Note: Staff reports can be accessed at https://www.mncppc.org/883/Watch-Meetings

Detailed Site Plan DSP-22017
Departure from Design Standards DDS-24003
Alternative Compliance AC-25009
The Herman Apartments

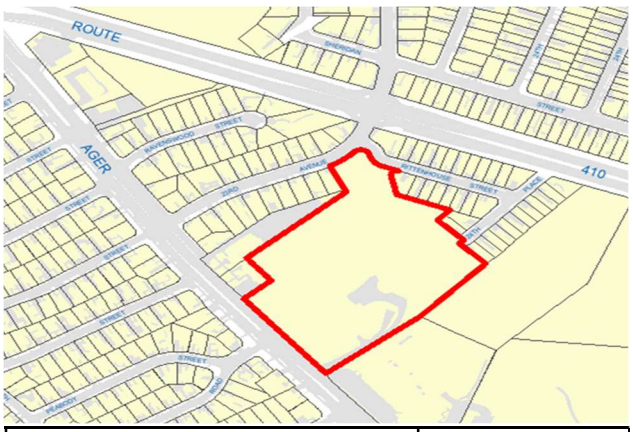
REQUEST	STAFF RECOMMENDATION
DSP: Development of 145 multifamily dwelling units with associated infrastructure and amenities. **DDS:** Reduction of the standard, nonparallel parking space size from 9.5 feet by 19 feet to 9 feet by 18 feet, pursuant to Section 27-239.01 of the prior Prince George's County Zoning Ordinance. **AC**: Alternative compliance from the buffer width requirement of Section 4.6, Buffering Development from Streets, of the 2010 *Prince George's County Landscape Manual.*	With the conditions recommended herein: • APPROVAL of Detailed Site Plan DSP-22017 • APPROVAL of Departure from Design Standards DDS-24003 • APPROVAL of Alternative Compliance AC-25009 • APPROVAL of Type 2 Tree Conservation Plan TCP2-023-2025 • APPROVAL of a Variance to Section 27-442(c)

Location: On the north side of Ager Road, approximately 1,500 feet southeast of its intersection with MD 410 (East West Highway).

Gross Acreage:	9.51
Zone:	RSF-65/RSF-A
Prior Zone:	R-55/R-35
Reviewed per prior Zoning Ordinance:	Section 27-1704(b)
Dwelling Units:	145
Gross Floor Area:	None
Planning Area:	65
Council District:	02
Municipality:	None

Applicant/Address:
Community Housing Initiative INC.
Attn: Patrick Byrne
1123 Ormond Court
McLean, VA 22101

Staff Reviewer: Meng Sun
Phone Number: 301-952-3994
Email: Meng.Sun@ppd.mncppc.org



Planning Board Date:	09/18/2025
Planning Board Action Limit:	09/18/2025
Staff Report Date:	09/05/2025
Date Accepted:	06/02/2025
Informational Mailing:	05/31/2024
Acceptance Mailing:	05/06/2025
Sign Posting Deadline:	08/19/2025

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

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-22017
Departure from Design Standards DDS-24003
Alternative Compliance AC-25009
Type 2 Tree Conservation Plan TCP2-023-2025
Variance to Section 27-442(c)
The Herman Apartments

The Urban Design Section has reviewed the subject application and presents the following evaluation and findings leading to a recommendation of APPROVAL, with conditions, as described in the Recommendation section of this technical staff report.

EVALUATION CRITERIA

This property is located within the Residential, Single-Family-65 (RSF-65) and Residential, Single-Family-Attached (RSF-A) Zones. However, this application is being reviewed and evaluated in accordance with the Prince George's County Zoning Ordinance effective prior to April 1, 2022 (prior Zoning Ordinance). Pursuant to Section 24-1704(a) of the Prince George's County Subdivision Regulations, subdivision approvals of any type remain valid for the period of time specified in the Subdivision Regulations under which the subdivision was approved. The subject property received prior development approvals, including Preliminary Plan of Subdivision (PPS) 4-22012 (PGCPB Resolution No. 2024-005), which was reviewed and approved under the Subdivision Regulations effective prior to April 1, 2022 (prior Subdivision Regulations), and therefore, remains valid until January 18, 2026. Pursuant to Section 24-1704(b) of the Subdivision Regulations, until and unless PPS 4-22012 expires, the project may proceed to the next steps in the approval process (including any zoning steps that may be necessary) and continue to be reviewed and decided under the prior Subdivision Regulations and prior Zoning Ordinance. Therefore, this application may proceed to the next steps in the approval process, and continue to be reviewed and decided under the prior Zoning Ordinance. A next step in this instance is a detailed site plan (DSP). Accordingly, this DSP application and the companion departure from design standards, alternative compliance, and variance applications are being reviewed under the prior Zoning Ordinance. Under the prior Zoning Ordinance, the property is subject to the standards of the One-Family Detached Residential (R-55) and One-Family Semidetached, and Two-Family Detached, Residential (R-35) Zones, which applied to this property prior to April 1, 2022. The portion of the property which is to be developed is entirely within the R-55 Zone. Therefore, staff considered the following in reviewing this detailed site plan:

a. The prior Prince George's County Zoning Ordinance for the One-Family Detached Residential (R-55) Zone;

b. Preliminary Plan of Subdivision 4-22012;

c. The 2010 *Prince George's County Landscape Manual*;

d. The Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;

e. The Prince George's County Tree Canopy Coverage Ordinance;

f. Referral comments; and

g. Community feedback.

FINDINGS

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

1. Request: This detailed site plan (DSP) is for development of 145 multifamily dwelling units, with associated infrastructure and amenities.

2. Development Data Summary:

	EXISTING	EVALUATED
Zone	RSF-65/RSF-A	R-55/R-35*
Use(s)	Vacant	Multifamily Residential
Gross Acreage	9.51	9.51
Floodplain Acreage	5.36	5.36
Net Tract Acreage	4.15	4.15
Parcels	1	2
Dwelling Units	0	145
One-Bedroom	0	63
Two-Bedroom	0	77
Three-Bedroom	0	5

Note: *No development is occurring on the portion of the subject property within the One-Family Semidetached, and Two-Family Detached, Residential (R-35) Zone.

Zoning Regulations (Per Section 27-442 of the prior Prince George's County Zoning Ordinance)*

	REQUIRED	PROVIDED
Density (max. dwelling units per net acre of net lot/tract area)	40	35
Building Height (max. in feet)	110	54
Net lot area (min. in sq. ft.)	16,000	180,774
Lot coverage for multifamily dwellings having 4 or more stories (max. % of Net Lot Area)	40%	62%**
Green area for multifamily dwellings having 4 or more stories (min. % of Net Tract Area)	60%	38%**
Lot width at front building line (min. in feet)	125	431
Lot width at front street line (min. in feet)	125	430
Front Yard Setback (min. in feet)	30	97.1***
Side Yard Setback (total of both/min. of each in feet)	30/10	97.5/36.1***
Rear Yard Setback (min. in feet)	30	140.6***

Notes: *Per Footnote 141 in Section 27-441(b) of the prior Zoning Ordinance, all regulations for the Multifamily Medium Density Residential (R-18) Zone set forth in Section 27-442 shall apply, except if the multifamily housing is constructed with low-income housing tax credits, the maximum density shall be 40 dwelling units per acre and the maximum height shall be 110 feet.

**Two variances are requested with this DSP, as discussed below in Finding 7.e. The variances seek a 22 percent increase in the maximum percentage of net lot coverage, from 40 to 62 percent, and a 22 percent decrease in minimum percentage of green area, from 60 to 38 percent. A green area exhibit was submitted to show the area that is counted, which contains some technical errors. A condition is included herein requiring the applicant to revise the green area exhibit to distinguish floodplain areas from green areas, and to change the legend from "pervious areas" to "green areas" on the plan.

***In addition to the two regulations from which a variance is requested, the front, side, and rear yard setbacks provided in the schedule on the plan do not reflect the actual distances provided. A condition is included herein requiring the applicant to update the schedule on the cover sheet, to reflect the actual yards provided to demonstrate conformance, and to remove the note with two asterisks which states "if the buildings are more than 36 feet high, 4 or more stories, and has an elevator".

Parking and Loading Data (Per Section 27-568(a) of the prior Zoning Ordinance)

REQUIREMENTS (If wholly within a one-mile radius of a metro station)	REQUIRED	PROVIDED
Multifamily, dwelling 1.33 spaces per each dwelling +0.33 space per bedroom in excess of one per unit		

REQUIREMENTS (If wholly within a one-mile radius of a metro station)	REQUIRED	PROVIDED
63 one-bedroom units	84	-
77 two-bedroom units	128	-
5 three-bedroom units	10	-
Total Parking Spaces	**222**	**223**
On-site standard spaces (9.0 feet x 18 feet)*	-	134
On-site compact spaces (8.0 feet x 16.5 feet)**	Up to 74	74
Handicap-accessible (8.0 feet x 18.0 feet)* and **	At least 7	10
Electric vehicle spaces (9.0 feet x 18 feet)*	-	5

Notes: *Departure from Design Standards DDS-24003 is submitted with this DSP for approval, which is addressed below in Finding 7.d. DDS-24003 seeks a reduction of the required parking space size (9.5 feet by 19 feet) to 9 feet by 18 feet. However, the typical parking space detail still shows a size of 9.5 feet by 19 feet, and the parking departure application number is incorrect. A condition is included herein requiring the applicant to remove the typical parking space detail exhibit, which shows typical parking space size as 9.5 feet by 19 feet, and revise the parking space detail exhibit by showing the correct parking departure application number.

**Of which up to 74 parking spaces (one third of the requirement) may be compact, in accordance with Section 27-559(a) of the prior Zoning Ordinance. In addition, of which at least seven parking spaces shall be handicap-accessible and at least two handicap-accessible spaces shall be handicap-van accessible, in accordance with Section 27-566(b) of the prior Zoning Ordinance.

The submitted parking schedule shows the parking requirement is met. However, there is a technical error in the parking schedule. A condition is included herein requiring the applicant to revise the parking schedule by placing the electric vehicle spaces row above the total spaces provided row, ensuring a total of 223 parking spaces.

Loading Spaces (Per Section 27-582(a) of the prior Zoning Ordinance)

	REQUIRED	PROVIDED
Multifamily, Dwelling (between 100 and 300 dwelling units)	1	-
Total Loading Spaces (12 feet x 33 feet)	**1**	**1**

Bicycle Spaces

This DSP includes six inverted U-shaped bicycle racks for 12 bike parking spaces, located to the southwest and southeast corners of the proposed building, near the building entrance and proposed sidewalk. Staff notice the bike rack specifications don't match the dimensions and images shown in the bike rack details on the site plan. The two bike rack details are not consistent in terms of dimensions. A condition is included here requiring the applicant to remove the bike rack specifications that are not consistent with the proposed bike rack on-site, and to ensure the two bike rack details are consistent in dimensions or remove

one detail exhibit that is not applicable. The proposed parking excludes long-term interior bicycle parking. Staff recommend long-term interior bicycle parking and a condition has been included herein.

3. **Location:** The subject property is located on the north side of Ager Road, approximately 1,500 feet southeast of its intersection with MD 410 (East West Highway), in Planning Area 65 and Council District 2.

4. **Surrounding Uses:** The subject property is bound to the southeast by the wooded area of Heurich Park in the Reserved Open Space (ROS) Zone, formerly the Reserved Open Space (R-O-S) Zone, and the Rosa L. Parks Elementary School in the Residential, Single-Family-65 (RSF-65) Zone, formerly the One-Family Detached Residential (R-55) Zone; to the southwest by Ager Road and single-family detached dwellings beyond in the RSF-65 (formerly R-55) Zone; to the northwest by Ager Road Methodist Church and single-family detached dwellings beyond in the RSF-65 (formerly R-55) Zone; to the north and northeast by 23rd Avenue, Rittenhouse Street, 24th Place, and single-family detached dwellings in the Residential, Single-Family-Attached (RSF-A) Zone, formerly the One-Family Semidetached, and Two-Family Detached, Residential (R-35) Zone.

5. **Previous Approvals:** Preliminary Plan of Subdivision (PPS) 4-04089 was approved by the Prince George's County Planning Board on October 7, 2004 (PGCPB Resolution No. 04-235), for development of one parcel to support a 19,283-square-foot church. The property subsequently received final plat approval (5-05120) in accordance with the PPS. However, the church was never constructed.

   PPS 4-22012 was approved by the Planning Board on January 18, 2024 (PGCPB Resolution No. 2024-005), to subdivide the property into two parcels. This PPS supersedes 4-04089. Parcel 1 is to be developed with a 145-unit multifamily building. Parcel 2 is to be conveyed to The Maryland-National Capital Park and Planning Commission (M-NCPPC), to add onto the stream valley parkland located on abutting Heurich Park. Certificate of Adequacy ADQ-2022-028 was approved by the Prince George's County Planning Director on January 8, 2024, subject to two conditions. This ADQ is valid for 12 years from the date of its approval, and subject to the additional expiration provisions of Section 24-4503(c)(1)(C) of the Prince George's County Subdivision Regulations.

6. **Design Features:** The DSP proposes development of 145 multifamily dwelling units within one 5-story building, with one vehicular access driveway from Ager Road. The proposed multifamily building with associated infrastructure and amenities will be developed on the proposed Parcel 1. Proposed Parcel 2 will be dedicated to M-NCPPC, to add onto the stream valley parkland, located on abutting Heurich Park. Due to the existing environmental features on the northern portion of proposed Parcel 1, the proposed multifamily building on Parcel 1 will be located south of the 100-year floodplain and its buffer area, facing a parking area that will occupy the western and southern portions Parcel 1.

   The multifamily building is designed in an approximately L-shaped configuration, with two wings and a central, south-facing main entrance that leads to the parking area. The periphery of Parcel 1 adjacent to other parcels will be enclosed with a fence. According to the architectural floor plan, there are stairway entrances at both the west and east sides of the building, an entrance providing access to the patio area at the rear/north side, and three entrances to utility rooms. The front and back area of the building will be improved with

landscaping and internal sidewalks, providing pedestrian access to the parking area and amenities located at the rear of the building. Striped crosswalks are proposed at the vehicular entry/exit point and between proposed internal sidewalks and the sidewalks outside of the parking area for pedestrian connectivity. The dimension of the proposed sidewalk is not labeled on the DSP. A condition is included herein requiring the applicant to add dimensions to the proposed sidewalk surrounding the proposed building.

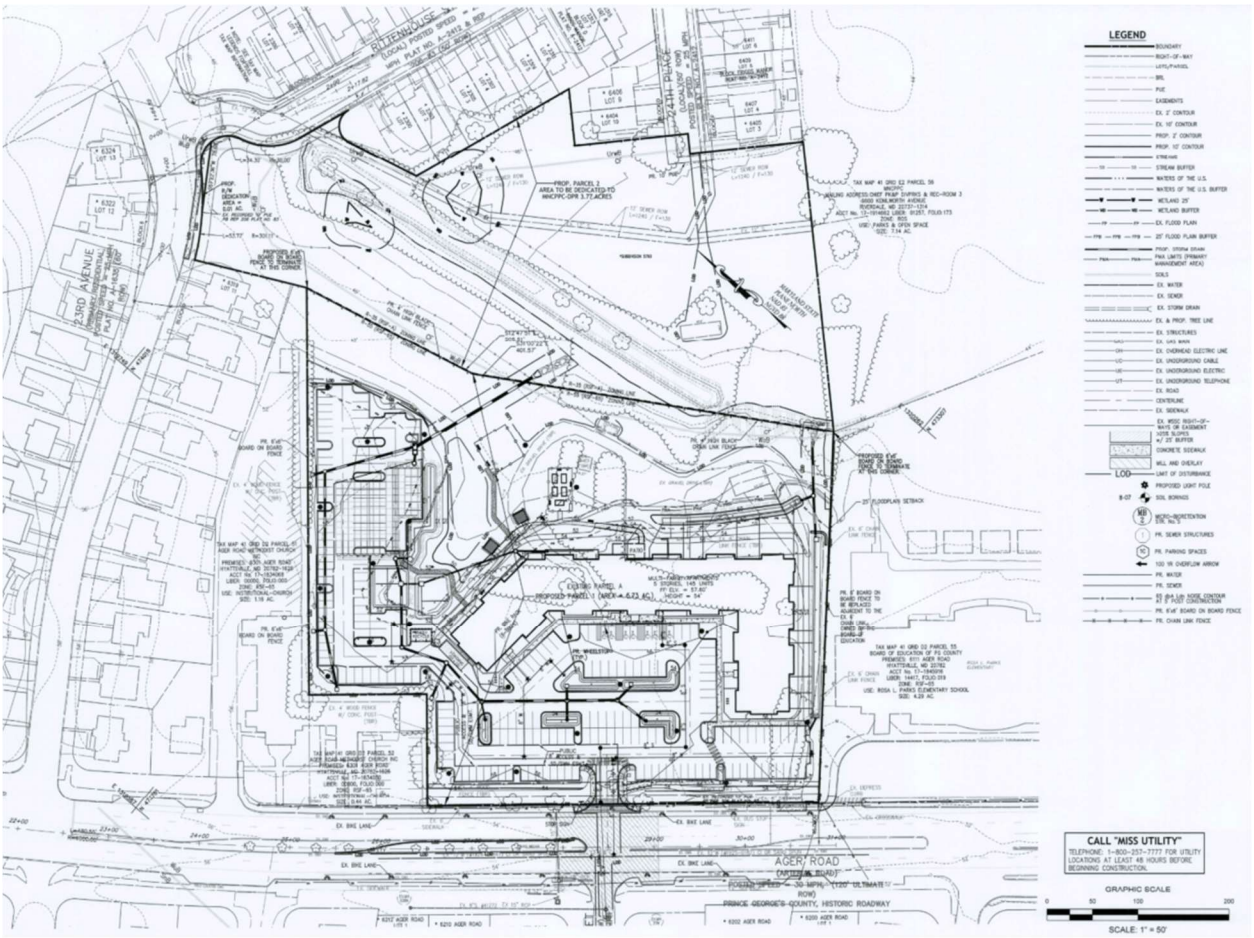


Figure 1: Site Plan

Architecture

Section 27-274(a)(10) of the prior Zoning Ordinance requires an analysis of architecture in terms of building forms, materials, and styles. The architectural design of the proposed building exemplifies a contemporary mid-rise multifamily residential style. The building's facade is arranged with multiple vertically articulated bays. The façade is composed of five-stories, with a tripartite base-middle-top expression. Lighter appearing material, including vinyl clapboard siding, is used on top of the heavier appearing materials, including faux stone veneer. The façade design features wall offsets, in the form of projection and recess in the façade plane, along with façade color alteration. The building façades will feature siding and veneer in four distinct colors/materials, thoughtfully arranged to create visually appealing patterns and prevent monotony in the exterior appearance. The gabled roof feature above the central section and mansard roof above each projected bay add a traditional element to the contemporary design, while the flat roof of the building provides a modern and functional aspect. The main entrance canopy enhances both the aesthetic

appeal and functionality of the entrance area to provide protection from sun and rain. The building is finished with a mix of materials including faux stone veneer, vinyl clapboard siding, fiber cement paneling, aluminum fascia, and glass. These building materials are proposed across all façades of the building, to ensure a unified and harmonious use of materials and style. Staff find the floor plans and the front elevation F6 A-2.1 are not matching. A condition is included herein requiring the front elevation and floor plan be revised to match.

Figure 2: Front and Side Elevations

Signage

Section 27-436(c)(1) of the prior Zoning Ordinance requires an analysis of signs based on Part 12 of the prior Zoning Ordinance. This DSP features one gateway sign with two sides, positioned on the southeast side of the entrance access, north of the proposed sidewalk. The base will be made of a masonry brick with a pre-cast concrete cap. The cast bronze plaque is mounted with silicone adhesives to the front of the sign base. The gateway sign is 6 feet in height and 3.5 feet in width. The plaque, which is the lettering area, is measured 24 inches in length and 16.5 inches in height. The area of the plaque is calculated as approximately 2.75 square feet. The proposed sign is in conformance with Section 27-624 of the prior Zoning Ordinance, in terms of area, height, location, materials, and landscaping as shown on Sheet 17 of the DSP. The materials shown on the sign detail appear to be masonry brick, however, the sign material is not labeled. A condition is included herein requiring the applicant to label the sign materials on the sign detail exhibit.

Lighting

Section 27-274(a)(3) of the prior Zoning Ordinance requires an analysis of lighting. A photometric plan was submitted with this application, including lighting specifications and a luminaire schedule. The DSP proposes to install 21 pole-mounted lights to illuminate the parking lot and around the multifamily building. The light fixtures are proposed to be durable and compatible with the scale, architecture, and use of the site. This photometric plan demonstrates the proposed lighting levels and features for the subject property, which have been designed to encourage pedestrian safety via durable, full-cut-off appliances. Staff find that the submitted photometric plan shows adequate lighting for users on-site and is sufficient for illuminating parking lot, drive aisles, building entryways, and walking paths. However, the photometric plan shows the proposed lighting fixtures will cause lighting to spill over onto adjacent properties. A condition is included herein requiring the applicant to adjust the location of lighting fixtures that are close to the eastern and western property lines, respectively, to avoid light spilling over to the adjacent properties.

Loading and trash facilities

Section 27-274(a)(2) of the prior Zoning Ordinance requires an analysis of loading, and Section 27-274(a)(6) of the prior Zoning Ordinance requires an analysis of trash facilities. One loading space will be located next to the west side of the multifamily building, and one trash/recycle facility will be located next to the loading space, at the northwest corner of the multifamily building. The dumpster and loading space are positioned away from Ager Road, to minimize visibility from public roadways. These facilities are located in areas conveniently accessible to the building and are directly accessible from the proposed 22-foot-wide drive aisle which connects to Ager Road. However, the loading space is not clearly marked on the plan. A condition is included herein requiring the applicant to add strips to clearly mark the proposed loading area.

Per Section 4.4(c)(2) of the 2010 *Prince George's County Landscape Manual* (Landscape Manual), loading spaces, loading docks, and maintenance areas shall be screened from adjoining existing residential uses, land in any residential zone, and constructed public streets. The proposed fence, trees, and landscaping along the property periphery and the proposed trees and landscaping along Ager Road will screen the loading space from the public street.

Per Section 4.4(c)(4) of the Landscape Manual, all dumpsters, trash pads, and trash collection or storage areas, including recycling facilities, are required to be screened from all outdoor recreation areas, retail parking areas, and entrance drives. The submitted plans show the location of the proposed trash/recycle facility, with the details and dimensions of the dumpster enclosure that will wholly screen the dumpster from view. The enclosure is made of materials that will be compatible with the building.

COMPLIANCE WITH EVALUATION CRITERIA

7. Prince George's County Zoning Ordinance: The subject property is split-zoned, but the proposed apartment building is only located within the prior R-55 Zone on proposed Parcel 1. Therefore, the subject DSP has been reviewed for compliance with the requirements of the R-55 Zone and the site design guidelines of the prior Zoning Ordinance, as follows:

a. Per Section 27-441(b), Uses Permitted, the use of a multifamily dwelling is permitted in the R-55 Zone, subject to Footnote 141, which reads as follows:

Notwithstanding any other provisions of this Subtitle, multifamily dwellings are a permitted use in the R-55 Zone provided:

(a) The use is located on property that has a minimum of nine (9) acres and a maximum of twelve (12) acres;

The subject property has a gross tract area of 9.51 acres.

(b) The Property adjoins property owned by the Board of Education of Prince George's County;

The Rosa L. Parks Elementary School, which adjoins the subject property to the southeast, is owned by the Board of Education of Prince George's County.

(c) The use is located on property within one mile radius of a Metro station platform; and

The property is approximately 0.8 miles from the Hyattsville Crossing Metro Station platform, and approximately 0.7 miles from the West Hyattsville Metro Station platform.

(d) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. Regulations concerning the net lot area, lot coverage and green area, lot/width frontage, yards, building height, density, accessory buildings, minimum area for development, and other requirements of the R-55 Zone shall not apply. All regulations for the R-18 Zone set forth in Section 27-442 shall apply, except if the multifamily housing is constructed with Low-Income Housing Tax Credits, the maximum density shall be forty (40) dwelling units per acre and the maximum height shall be one hundred ten (110) feet. All other regulations shall be those approved by the Planning Board or District Council pursuant to Part 3, Division 9 of this Subtitle.

This submitted DSP demonstrates conformance to all regulations for the R-18 Zone set forth in Section 27-442, as discussed in Finding 2. However, two variances are requested with this DSP, including a 22 percent increase in the maximum percentage of net lot coverage from 40 percent to 62 percent, and a 22 percent decrease in minimum percentage of green area from 60 percent to 38 percent.

The applicant has submitted a letter and attached exhibits as evidence that the Herman Apartments will be financed using low-income housing tax credits, administered through the Maryland Community Development Administration. The letter and its exhibits show that the applicant is in the process of seeking low-income housing tax credits approval for the project, but the project has not been approved for low-income housing tax credits yet. A condition is included herein requiring the applicant to submit

evidence that the development has been approved for low-income housing tax credits, prior to approval of building permits.

b. Other applicable regulations:

Section 27-420. Fences and walls

(a) Unless otherwise provided, fences and walls (including retaining walls) more than six (6) feet high shall not be located in any required yard, and shall meet the setback requirements for main buildings. (See Figure 42.)

No fence over 6 feet high is proposed. The submitted DSP shows 6-foot-high board-on-board fences are proposed along the western and eastern property lines of proposed Parcel 1, and a 4-foot-high chain-link fence is proposed along the northern property line. In addition, 6-foot-high solid board fences are proposed in the required landscape bufferyard along Ager Road. All proposed fences are in conformance with this regulation. A condition is included herein requiring the applicant to provide details for the proposed 6-foot-high solid board fence along Ager Road.

Furthermore, the site plan indicates that six retaining walls are proposed along the perimeter of the parking lot situated to the west of the multifamily building. Sheet 18 of the DSP shows the plan and profile of the proposed retaining walls. The height of all proposed retaining walls is less than 6 feet. The proposed retaining walls are in conformance with this regulation. Staff noticed some technical errors with the plan. A condition is included herein requiring the applicant to revise the name of Wall Detail 7 and 8 on Sheet 19 to be "Wall 6 plan & profile".

(b) Walls and fences more than four (4) feet high (above the finished grade, measured from the top of the fence to grade on the side of the fence where the grade is the lowest) shall be considered structures requiring building permits.

The proposed fences are four and six feet high, and they shall require permits.

(c) Except for land used for installation and operation of high-voltage equipment at substations for electrical generation, transmission, and distribution in connection with providing public utility service in the County by a regulated public utility, barbed wire shall be prohibited in the U-L-I Zone where visible from any street with a right-of-way width of at least eighty (80) feet, or land in a residential zone (or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, any approved Conceptual or Detailed Site Plan, or M-U-TC Zone Development Plan).

No stranded barbed wire and/or razor wire are proposed for this development.

(d) Except for fences less than four (4) feet in height, fences not requiring a permit, and fences on land assessed as agricultural uses, all structural support (vertical posts and horizontal rails) shall face the interior of the subject lot. (See Figure 42.1).

The DSP includes board-on-board, chain-link, and solid board fences. However, the submitted fence details don't indicate which side shall face the interior subject lot. A condition is included herein requiring the applicant to add notes on fence details, indicating that all structural support shall face the interior of the subject lot.

(e) Electric security fences more than six (6) feet high, but no more than ten (10) feet high, may be located in any required yard and shall not be required to meet the setback requirements for main buildings set forth in (a) above, if the electric security fence is located on the interior side of a non-electrical fence that is at least six (6) feet high. Any fence erected on a corner lot shall satisfy the provisions of Section 27-466. A voltage and shock hazard sign shall be attached to the electric security fence at intervals along the fence not exceeding thirty (30) feet. Any electric security fence exceeding twelve (12) volts shall require a variance from the Chief Electrical inspector or designee pursuant to Subtitle 9. Notwithstanding the above, an electrical security fence more than six (6) feet high, but not more than ten (10) feet high shall meet the setback requirement along any lot line shared with a property that is residentially or commercially zoned unless a variance is approved by the Board of Appeals.

This regulation is not applicable because the subject DSP does not include electric security fences.

Section 27-421.01. - Frontage.

Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code. Additional provisions are contained in Sections 27-431(d) and (e) and 27-433(e) and (f).

Proposed Parcel 1 has frontage on and direct vehicular access to Ager Road, a public street.

c. The DSP is in conformance with the applicable site design guidelines, as required in Section 27-283 of the prior Zoning Ordinance, and contained in Section 27-274 of the prior Zoning Ordinance, as follows:

Section 27-274(a)

(2) Parking, loading, and circulation.

(A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site. As a means of achieving these objectives, the following guidelines should be observed:

(i) Parking lots should generally be provided to the rear or sides of structures;

(ii) Parking spaces should be located as near as possible to the uses they serve;

(iii) Parking aisles should be oriented to minimize the number of parking lanes crossed by pedestrians;

(iv) Large, uninterrupted expanses of pavement should be avoided or substantially mitigated by the location of green space and plant materials within the parking lot, in accordance with the Landscape Manual, particularly in parking areas serving townhouses; and

(v) Special areas for van pool, car pool, and visitor parking should be located with convenient pedestrian access to buildings.

Access to the subject site will be provided by one full movement driveway along Ager Road. The site layout strategically places parking at the front and side of the multifamily building, to promote safe and efficient circulation for residents and vehicles. A single vehicular access point is located at the front of the building. Placing a portion of the parking lot at the front of the building enhances pedestrian accessibility for residents and visitors, especially those requiring handicap spaces. Green space and planting islands are located within the parking lot to avoid uninterrupted expanses of pavement. The buildable area within the parcel is limited due to the shape of the floodplain, as well as the narrow frontage along Ager Road. In order to minimize the lot coverage and to efficiently layout parking aisles, the proposed parking lot location is optimized to achieve maximum unit count, and project financial feasibility and efficient vehicular access, particularly for service and emergency vehicles. Conversely, positioning parking at the rear would intensify stormwater management (SWM) needs, and negatively affect outdoor amenities, which are currently shielded from traffic by the building, to provide a safe and pleasant environment for residents. Staff find that this configuration generally complies with design guidelines and mitigates both excessive costs and unnecessary impacts on the existing floodplain; the proposed surface parking lot has been located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the

visual impact of cars; and the parking spaces are located to provide convenient access to major destination points on the site.

(B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians. To fulfill this goal, the following guidelines should be observed:

(i) Loading docks should be oriented toward service roads and away from major streets or public view; and

(ii) Loading areas should be clearly marked and should be separated from parking areas to the extent possible.

The subject DSP does not include loading docks, but includes one loading space, which is screened by the proposed landscaping along the Ager Road frontage and western property line. The loading space is located internal to the site, adjacent to the multifamily building, and is separated from the parking area and away from traffic circulation. The loading circulation exhibit demonstrates that the movements will be accommodated throughout the site. Staff find that the location of the loading space is visually unobtrusive and located to minimize conflicts with vehicles or pedestrians. Staff find the loading space is appropriate and requirements for the loading area are met.

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

(i) The location, number and design of driveway entrances to the site should minimize conflict with off-site traffic, should provide a safe transition into the parking lot, and should provide adequate acceleration and deceleration lanes, if necessary;

(ii) Entrance drives should provide adequate space for queuing;

(iii) Circulation patterns should be designed so that vehicular traffic may flow freely through the parking lot without encouraging higher speeds than can be safely accommodated;

(iv) Parking areas should be designed to discourage their use as through-access drives;

(v) Internal signs such as directional arrows, lane markings, and other roadway commands should be used to facilitate safe driving through the parking lot;

(vi) Drive-through establishments should be designed with adequate space for queuing lanes that do not conflict with circulation traffic patterns or pedestrian access;

(vii) Parcel pick-up areas should be coordinated with other on-site traffic flows;

(viii) Pedestrian access should be provided into the site and through parking lots to the major destinations on the site;

(ix) Pedestrian and vehicular circulation routes should generally be separated and clearly marked;

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

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

Access to the subject site will be provided by one full movement driveway along Ager Road, and internal circulation is proposed via drive aisles, allowing two-way traffic. The site plan includes a 5-foot-wide sidewalk, ADA curb ramp, and crosswalks providing connections throughout the site, including within the parking lots. Stop signs and striped sidewalks are used to facilitate safe pedestrian and vehicular circulation. Sidewalks are proposed along the front and rear of the building, connecting to the outdoor amenities at the rear of the building, and the parking lot on the side of the building, as well as the sidewalks along Ager Road. Pedestrian and vehicular circulation routes are generally separated, and striped crosswalks are marked where they intersect. Staff find vehicular and pedestrian circulation on-site to be safe, efficient, and convenient for both pedestrians and drivers.

(3) Lighting.

(A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the site design's character. To fulfill this goal, the following guidelines should be observed:

(i) If the development is used at night, the luminosity, orientation, and location of exterior light fixtures should enhance user safety and minimize vehicular/pedestrian conflicts;

(ii) Lighting should be used to illuminate important on-site elements such as entrances, pedestrian pathways, public spaces, and property addresses. Significant natural or built features may also be illuminated if appropriate to the site;

(iii) The pattern of light pooling should be directed on-site;

(iv) Light fixtures fulfilling similar functions should provide a consistent quality of light;

(v) Light fixtures should be durable and compatible with the scale, architecture, and use of the site; and

(vi) If a variety of lighting fixtures is needed to serve different purposes on a site, related fixtures should be selected. The design and layout of the fixtures should provide visual continuity throughout the site.

Lighting for this DSP has been discussed in Finding 6, demonstrating conformance to the regulations, in which adequate illumination is provided for users and for the site in the evening. The light fixtures are proposed to be durable and compatible with the scale, architecture, and use of the site. As conditioned, the pattern of light pooling is directed on-site, as the applicant proposes full cut-off light fixtures. Staff find that the submitted photometric plan shows adequate lighting for users on-site and is sufficient for illuminating parking lot, drive aisles, building entries, and walking paths throughout the site.

(4) Views.

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

The proposed landscaping along the street frontage and the perimeter of the subject property creates a scenic view for both drivers passing by and pedestrians using the sidewalk along the public streets. In addition, existing on-site woodlands and varied landscaping proposed within the existing floodplain will enhance the scenic views from the adjacent public areas, including Heurich Park. Accordingly, staff find that the proposed site design techniques preserve, create, and emphasize scenic views from public areas.

(5) Green Area.

(A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use. To fulfill this goal, the following guidelines should be observed:

(i) Green area should be easily accessible in order to maximize its utility and to simplify its maintenance;

(ii) Green area should link major site destinations such as buildings and parking areas;

(iii) Green area should be well-defined and appropriately scaled to meet its intended use;

(iv) Green area designed for the use and enjoyment of pedestrians should be visible and accessible, and the location of seating should be protected from excessive sun, shade, wind, and noise;

(v) Green area should be designed to define space, provide screening and privacy, and serve as a focal point;

(vi) Green area should incorporate significant on-site natural features and woodland conservation requirements that enhance the physical and visual character of the site; and

(vii) Green area should generally be accented by elements such as landscaping, pools, fountains, street furniture, and decorative paving.

Green area is dispersed throughout the development and mainly consists of areas for landscaping, recreational facilities, and preservation of the various on-site environmental features. The landscaping areas are located along the property boundaries, and throughout the parking lot, creating scenic buffering from adjacent properties. The connective green areas will be easily accessible for maintenance and designed to enhance the visual character of the site.

The subject property totals 9.51 acres, of which 5.36 acres is in the 100-year floodplain. There is an existing stream on-site that is part of the Northwest Branch Stream Valley. The 3.77 acres proposed for stream valley parkland dedication encompasses most of the on-site stream, existing trees along the stream bank, floodplain, and reforestation area. The parkland dedication, along with the on-site woodland conservation and reforestation area, will serve the focal point of the project. The land for dedication is contiguous to Heurich Park to the east, which is currently developed with several outdoor recreational amenities, including a football/soccer field, a playground, a dog park, and a basketball court.

For future residents, recreational amenities for the proposed multifamily development will consist of a dog park and garden area complete with garden beds and benches. The proposed green area is

well-defined with these amenities and appropriately scaled to meet its intended use. The green area is accented by landscaping, pergolas, and benches. Staff find that the green area incorporates significant on-site natural features and woodland conservation requirements that enhance the physical and visual character of the site.

(B) The application shall demonstrate 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).

Section 27-285(b)(5) of the prior Zoning Ordinance states that the Planning Board may approve a DSP if it finds that the regulated environmental features (REF) have been preserved and/or restored in a natural state to the fullest extent possible, in accordance with the requirements of Section 24-130(b)(5) of the prior Subdivision Regulations. The on-site REF include streams, wetlands, stream buffers, and wetland buffers.

Section 24-130(b)(5) 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."

PMA Impacts Associated with 4-22012
Five impacts were approved with the PPS for a total impact of 25,534 square feet. Impacts 2, 3, and 4 are not proposed to be modified with this DSP; however, this DSP is reliant on that prior approval. Modified and additional impacts are discussed below.

PMA Impacts Associated with DSP-22017
Two modified impacts and two new impacts to the primary management area (PMA), identified as Impacts 1, 5, 6, and 7, are proposed with this application and detailed below. A statement of justification (SOJ) dated July 25, 2025 was submitted with the revised material.

Impact 1 – 0.11 acre (4,986 square feet)
Impact 1 was originally approved with the PPS, for 0.12 acre (5,057 square feet), for the installation of a 36-foot storm drainpipe and outfall. The DSP proposes to modify this impact due to refined site design engineering resulting in a decrease of 71 square feet of

permanent impact, totaling 0.11 acre (4,986 square feet). This impact is supported as proposed due to the decrease in impact.

Impact 5 – 0.55 acre (24,042 square feet)
Impact 5 was originally approved with the PPS for 0.29 acre (12,480 square feet), for the removal of two existing outbuildings and the remaining portion of an existing gravel driveway. The DSP proposes to modify this impact to expand the disturbance to floodplain by 0.26 acre, totaling 0.55 acre (24,042 square feet) to accommodate additional areas of open space and passive recreation. Over half of the property (5.36 acres) is within the floodplain. In addition, 3.77 acres of PMA on the site will be dedicated to the Prince George's County Department of Parks and Recreation (DPR), which limits space for on-site amenities for residents. The expanded floodplain area, while impacted, will be incorporated into open space and on-site recreational areas for development. These areas of passive recreation will be stabilized and planted with grass, along with landscaping materials, as shown on the landscape plans. This impact originally included areas of impact for SWM facilities and recreational facilities with the floodplain; however, staff requested that those impacts be separated to differentiate them from Impact 5, which does not include built facilities. The applicant submitted a revised impact request and exhibit accordingly, which are discussed in Impacts 6 and 7below. Modified Impact 5 is supported as proposed.

Impact 6 – 0.10 acre (4,166 square feet)
The DSP proposes this impact for recreational facilities to be located in the floodplain, totaling 0.10 acre (4,166 square feet). This includes a dog park, raised garden planting beds, two sitting areas, and pathways connecting these features. As mentioned with the discussion of Impact 5, the area of private recreation for the proposed development is limited. Over half of the property (5.36 acres) is within the floodplain. In addition, 3.77 acres of PMA on-site will be dedicated to DPR, which limits space for on-site amenities for residents. Due to limited site area outside of the floodplain, providing recreational amenities while also accommodating other County Code requirements is unavoidable. The provision of on-site amenities for residents is reasonable for this development and this impact ensures orderly and efficient use of the property. The proposed impact for recreational facilities constitutes a relatively minor impact that has minimized to the extent practicable, as the features are mainly pervious features to support recreational open space on the property. Impact 6, for the location of these recreational features within the floodplain, is supported as proposed.

Impact 7 – 0.05 acre (2,308 square feet)
The DSP proposes this impact for stormwater features to be located in the floodplain, totaling 0.05 acre (2,308 square feet). The

proposed features include two micro-bioretention areas and a swale. This impact was initially proposed with the PPS, but was removed so that it could be evaluated at the time of DSP, when further site design was complete to evaluate the needs and requirements further. With a large portion of the property in the floodplain, and an irregular configuration that limits the viability of the site for development, the applicant has limited opportunity to provide the SWM facility outside of the PMA, and still develop the site to the proposed density required to meet the criteria for affordable housing, while also meeting the parking requirements. The applicant has worked to locate most of the stormwater features outside of areas of PMA, but in compliance with SWM requirements and the necessity for proper drainage to the stormwater feature to ensure functionality. Therefore, portions of these features are proposed in the PMA. Section 32-205(b)(4) of the Prince Geoge's County Floodplain Ordinance allows for SWM facilities to be located in the floodplain. Impact 7 is a necessary impact for orderly development of the property, and is supported as proposed.

Conclusion

Two modified PMA impacts (Impact 1 and Impact 5) and two new impacts (Impact 6 and Impact 7) are proposed with this application. Impacts 1 and 5 were approved with the PPS and are being modified due to design refinement. Impacts 6 and 7 are new requests with this DSP. These impacts are supported as proposed.

In conformance with Section 24-130 of the prior Subdivision Regulations, based on the level of design information currently available, the limits of disturbance shown on the Type 2 tree conservation plan (TCP2), and the impact exhibits provided, the REF on the subject property have been preserved and/or restored to the fullest extent possible. Staff find that modified PMA Impacts 1 and 5, and new Impacts 6 and 7 are necessary for construction and are reasonable for the orderly and efficient redevelopment of the subject property.

(6) Site and streetscape amenities.

(A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site. To fulfill this goal, the following guidelines should be observed:

(i) The design of light fixtures, benches, trash receptacles, bicycle racks and other street furniture should be coordinated in order to enhance the visual unity of the site;

(ii) The design of amenities should take into consideration the color, pattern, texture, and scale of structures on the site, and when known, structures on adjacent sites, and pedestrian areas;

(iii) Amenities should be clearly visible and accessible, and should not obstruct pedestrian circulation;

(iv) Amenities should be functional and should be constructed of durable, low maintenance materials;

(v) Amenities should be protected from vehicular intrusion with design elements that are integrated into the overall streetscape design, such as landscaping, curbs, and bollards;

(vi) Amenities such as kiosks, planters, fountains, and public art should be used as focal points on a site; and

(vii) Amenities should be included which accommodate the handicapped and should be appropriately scaled for user comfort.

The proposed site and streetscape amenities will contribute to an attractive and coordinated development and enhance the use and enjoyment of the site. Site amenities include light fixtures in the parking lot, benches, trash receptacles, bicycle racks, ADA parking spaces, and electric vehicle charging stations. The design of these amenities has been coordinated to be compatible with the overall building design, and to enhance the visual unity of the site. The majority of the amenities are located immediately adjacent to the sidewalk, providing circulation around the building. The amenities are designed to be functional and will be constructed of durable, low-maintenance materials.

The parking lot light fixtures feature a borosilicate glass refractor coupled with a spun aluminum housing, which is finished with corrosion resistant super durable powder coat paint for maximum durability. Benches are made of durable powder-coated metal, with aluminum frames and recycled plastic planks. Bicycle racks have stainless-steel finishes, offering both durability and visual appeal. Electric vehicle charging stations are constructed with rugged aluminum enclosures, providing both durability and modern and compact appeal. The fencing around the trash and recycling facility is made up of a synthetic sight-tight gate and steel bollards, providing both structural integrity and limited visibility.

The bicycle racks will be located outside of the parking lot, positioned between the proposed sidewalk and the multifamily building, to protect them from vehicular intrusion. Light fixtures for

the parking lot and electric vehicle charging stations will be located behind curbs or wheel stops wherever feasible. ADA parking spaces are provided to accommodate disabled visitors and are designed to be appropriately scaled for user comfort.

(7) Grading.

(A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts. To fulfill this goal, the following guidelines should be observed:

(i) Slopes and berms visible from streets and other public areas should appear as naturalistic forms. Slope ratios and the length of slopes should be varied if necessary to increase visual interest and relate manmade landforms to the shape of the natural terrain;

(ii) Excessive grading of hilltops and slopes should be avoided where there are reasonable alternatives that will preserve a site's natural landforms;

(iii) Grading and other methods should be considered to buffer incompatible land uses from each other;

(iv) Where steep slopes cannot be avoided, plant materials of varying forms and densities should be arranged to soften the appearance of the slope; and

(v) Drainage devices should be located and designed so as to minimize the view from public areas.

All grading and landscaping proposed in this DSP will help to soften the overall appearance of improvements once constructed. To the fullest extent possible, all grading has been designed to minimize disruption to the existing topography. In addition, an approved SWM Concept Plan and Letter (Case No. 27161-2022-00) was submitted with this DSP. The approved plan shows the use of 12 micro-bioretention areas and an underground facility beneath the proposed parking lot to meet stormwater quality and quantity discharge requirements.

(8) Service Areas.

(A) Service areas should be accessible, but unobtrusive. To fulfill this goal, the following guidelines should be observed:

(i) Service areas should be located away from primary roads, when possible;

(ii) Service areas should be located conveniently to all buildings served;

(iii) Service areas should be effectively screened or enclosed with materials compatible with the primary structure; and

(iv) Multiple building developments should be designed to form service courtyards which are devoted to parking and loading uses and are not visible from public view.

Two service areas are proposed on-site. Staff find that these service areas will be accessible, but unobtrusive. One service area is to accommodate a trash/recycle facility, and the other area is to serve as a loading space. Both areas are positioned away from Ager Road, to minimize visibility from public roadways. The trash/recycle facility and loading space are located in areas conveniently accessible to the building. As shown on the site details sheet, a 6-foot-high sight-tight fence and gate will be provided around the trash/recycle facility to screen it. The fence is made of materials that will be compatible with the building. The proposed trees and landscaping will screen the loading space from Ager Road and surrounding properties.

(9) Public Spaces.

(A) A public space system should be provided to enhance a large-scale commercial, mixed-use, or multifamily development. To fulfill this goal, the following guidelines should be observed:

(i) Buildings should be organized and designed to create public spaces such as plazas, squares, courtyards, pedestrian malls, or other defined spaces;

(ii) The scale, size, shape, and circulation patterns of the public spaces should be designed to accommodate various activities;

(iii) Public spaces should generally incorporate sitting areas, landscaping, access to the sun, and protection from the wind;

(iv) Public spaces should be readily accessible to potential users; and

(v) Pedestrian pathways should be provided to connect major uses and public spaces within the development and should be scaled for anticipated circulation.

The 3.77 acres proposed for stream valley parkland dedication encompasses most of the on-site stream, existing trees along the stream bank, floodplain, and reforestation area. The parkland dedication, along with the on-site woodland conservation and reforestation area, will serve the public spaces of the project. The land for dedication is contiguous to Heurich Park to the east, which is currently developed with several outdoor recreational amenities, including a football/soccer field, a playground, a dog park, and a basketball court. These amenities will accommodate various activities for public use.

(10) Architecture.

(A) When architectural considerations are referenced for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with a unified, harmonious use of materials and styles.

(B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.

(C) These guidelines may be modified in accordance with Section 27-277.

A detailed discussion regarding architecture has been addressed in Finding 6. Staff find the architectural design guidelines to be met.

(11) Townhouses and three-family dwellings.

This requirement is not applicable to the subject DSP because it does not include townhouses or three-story dwellings.

d. **Departure from Design Standards DDS-24003:** The applicant has submitted a departure from design standards (DDS) to allow a reduction of the standard, nonparallel parking space size from 9.5 feet by 19 feet to 9 feet by 18 feet, pursuant to Section 27-239.01 of the prior Zoning Ordinance.

In addition, the applicant submitted an SOJ to address the required findings for a DDS indicated in Section 27-239.01(b)(7)(A) of the prior Zoning Ordinance. Staff's analysis of the departure request is as follows:

(A) In order for the Planning Board to grant the departure, it shall make the following findings:

(i) The purposes of this Subtitle will be equally well or better served by the applicant's proposal;

The purposes set forth in the prior Zoning Ordinance include protecting the health, safety, and welfare of the residents and workers in Prince George's County, and encouraging the preservation of stream valleys, steep slopes, lands of natural beauty, dense forests, scenic vistas, and other similar features. This DSP proposes a nonparallel standard parking space dimension to be 9 feet by 18 feet, to promote the development of a compact multifamily development by making efficient use of the available land area, while still allowing for proper on-site circulation. The reduced parking space size allows for a more compact parking design, while providing increased attractive landscaping, an efficient parking layout, safe on-site circulation, parkland dedication, and SWM techniques that currently do not exist on the property. Furthermore, pursuant to Section 27-6306 of the current Zoning Ordinance, the minimum dimensional standard for nonparallel parking space is 9 feet by 18 feet. This standard set forth in the current Zoning Ordinance is consistent with the applicant's proposal. As such, the purposes of this Subtitle will be equally well or better served by fulfilling the purposes of this Subtitle.

(ii) The departure is the minimum necessary, given the specific circumstances of the request;

The total gross acreage of the site is 9.51 acres and over half of the site is encumbered by 100-year floodplain, which is 5.36 acres or approximately 56 percent. The available land for development is approximately 4.15 acres, leaving a more compact development area available for the proposed multifamily building and its parking. The required number of parking spaces is 222, and the DSP provides 223 parking spaces along with one loading space. Reducing the dimensions of the nonparallel parking spaces allows for the required number of parking spaces to be provided without either intruding into the floodplain or requiring a departure from the number of parking spaces required. Accordingly, the reduction of the parking space size to 9 feet by 18 feet is the minimum necessary.

(iii) The departure is necessary in order to alleviate circumstances which are unique to the site or prevalent in areas of the County developed prior to November 29, 1949;

To adequately provide sufficient parking spaces for 145 multifamily units, as well as to meet the requirements of Section 4.3(c)(2), Parking Lot Interior Planting Requirements, in the 2010 *Prince George's County Landscape Manual* (Landscape Manual), a departure from the standard parking space size is necessary to accommodate the number of parking spaces required. As discussed above, the need for the departure arises from the fact that the property's

environmental features limit the area available to provide parking for the proposed multifamily building. Ultimately, the approval of the requested departure is not only to the benefit of the future residents of the multifamily development, but also to the benefit of the surrounding neighborhood. Specifically, sufficient on-site parking for the 145 multifamily units will be provided, which will reduce the possibility of off-site parking within the adjacent residential neighborhoods. Staff find that the departure is necessary to alleviate circumstances specific to the site, particularly its environmental features.

(iv) The departure will not impair the visual, functional, or environmental quality or integrity of the site or of the surrounding neighborhood.

The departure to the standard nonparallel parking space size will not impair the visual, functional, or environmental quality or integrity of the site or surrounding neighborhood. The reduced standard parking space size would allow the parking required by the prior Zoning Ordinance to be entirely located on-site, and no off-site parking shall be needed within the adjacent residential neighborhood. Furthermore, the departure ensures that the DSP will accommodate the parking lot landscape requirements in the Landscape Manual. Staff find that the departure will not impair the visual, functional, or environmental quality or integrity of the site or of the surrounding neighborhood. The departure will allow for a more efficient and fully functional parking and circulation design that will serve the needs of the community.

Based on the analysis above, staff support DDS-24003, for a departure to allow standard, nonparallel parking space sizes of 9 feet in width by 18 feet in length.

e. **Variances from Section 27-442(c) of the prior Zoning Ordinance:** The applicant has submitted two variances to allow a 22 percent increase in the maximum percentage of net lot coverage from 40 percent to 62 percent, and to allow a 22 percent decrease in minimum percentage of green area from 60 percent to 38 percent.

In addition, the applicant submitted an SOJ to address the required findings for variances indicated in Section 27-230(a) of the prior Zoning Ordinance.

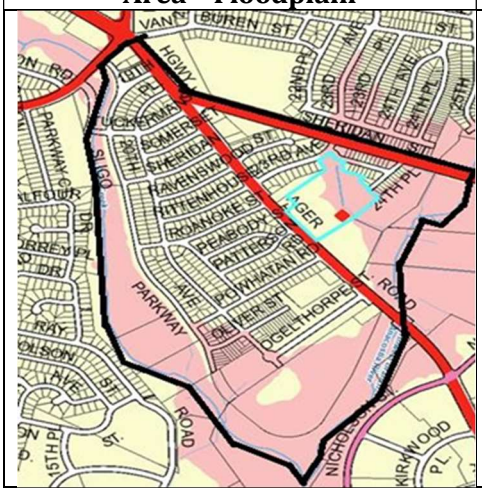
(a) A variance may only be granted when the District Council, Zoning Hearing Examiner, Board of Appeals, or the Planning Board as applicable, finds that:

(1) A specific parcel of land is physically unique and unusual in a manner different from the nature of surrounding properties with respect to exceptional narrowness, shallowness, shape, exceptional topographic conditions, or other extraordinary

conditions peculiar to the specific parcel (such as historical significance or environmentally sensitive features);

The applicant claims a variance is necessary because the subject property is physically unique compared to surrounding properties, due to it being heavily encumbered by environmental features like floodplain, streams, and wetlands, the extraordinary shape with limited road access due to the existence of the floodplain, and nature of split zoning of the property. The applicant defines surrounding properties as the area bounded by MD 410 (East West Highway) to the north, Sligo Creek to the south, Northwest Branch Anacostia River to the east, and Riggs Road to the west. Staff agree with the definition since the determination considered the nearby geographic boundaries, and identifying the neighboring natural features like rivers or hills, or man-made elements like major roads, highways, and railroad tracks. The selected area is developed with a mix of residential, commercial, institutional, and open spaces. This area also includes similarly zoned and situated parcels.

The applicant first claims that the property is encumbered by unique environmental features, specifically over half the site (55.8 percent or 5.36 acres) is covered by floodplain, streams, and wetlands. As a result, the existing environmental features reduce the net lot area (buildable area) of the site to only 4.15 acres. The applicant provides two exhibits to demonstrate that out of the approximately 600 tax accounts in surrounding properties, 32 properties are fully within the floodplain, and 39 are partially within floodplain; however, of the surrounding R-55 Zone, only 3 contain partial floodplain. Staff note that there are at least two other R-55-zoned properties wholly or partially in the floodplain along Powhatan Road. In addition, there are several other properties in residential zones, including the R-18 Zone under which this property is being evaluated, that are wholly or partially within the floodplain. Thus, the amount of floodplain on the property alone does not make it physically unique.

Figure 3: Surrounding Property Area – Floodplain	Figure 4: Surrounding Property Area – Prior Zoning
	

The applicant further provides a graphic showing the area of floodplain on the subject property (outlined in red), compared to the floodplain area on neighboring properties (shown in green, blue, and yellow).

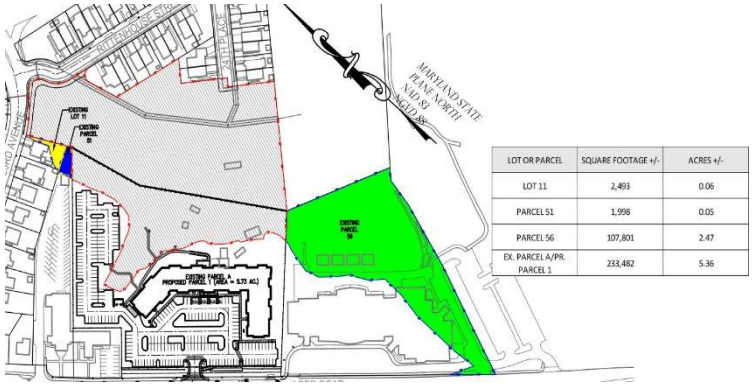


Figure 5: Floodplain acreage comparison with surrounding properties

In addition, the applicant argues that the subject property is unique because development of surrounding properties did not have the same regulatory limitations based on floodplain and stream buffers, due to these flood-impacted properties already being developed before floodplain regulation was adopted. Floodplain areas are generally unbuildable under the Federal Emergency Management Agency (FEMA), state, and local regulations, which often prohibit construction or impervious surfaces in these areas. Based on historical aerial images, the surrounding properties were fully developed circa 1960s. Of the surrounding properties that are impacted by floodplain, the subject property is the only property that is not zoned as Reserved Open Space (R-O-S) and remains undeveloped since the adoption of the floodplain regulations in 1989, and the enactment of

CB-15-2011, which established Subtitle 32: Water Resources Protection and Grading Code. The timing of development of the subject property and surrounding properties relative to the enactment of floodplain regulations is not an appropriate consideration for determining whether a property is physically unique for the purposes of granting a variance. Accordingly, this cannot serve as a basis for finding uniqueness.

Thirdly, the applicant claims that the subject property is unique based upon the extraordinary shape of the property compared to the surrounding properties. The site is adjacent to roadways on four sides, but due to REF, access to the development can only be provided from Ager Road. None of the surrounding properties have the same condition of having road frontage on four sides. The applicant does not address how this unique feature contributes to the lot coverage requirements. Staff find this unique feature is not applicable to the variance request to the lot coverage and green area percentage.

Fourth, the applicant claims the split zoning of the property is another unique attribute – notwithstanding the environmental features, the applicant has no ability to utilize the non R-55-zoned portions of the property for development given Prince George's County Council Bill CB-69-2020 that limits this use to the R-55 Zone. The criteria 1 is that a property must be physically unique. Split zoning is a regulatory rather than a physical feature. Therefore, it cannot support uniqueness.

While the applicant's submittal does not establish that the property is physically unique, staff nevertheless find that it is. Reviewing the map of the surrounding area provided by the applicant, the property is the only site with the following combination of physical features:

- Extensive Floodplain: The property is among 11.8 percent of properties within the surrounding area impacted by floodplain. The property is covered (55.8 percent or 5.36 acres) by floodplain, streams, and wetlands, which severely limits the amount of land that can be utilized toward the calculation of net lot coverage and green area;

- Irregularly Shaped Floodplain: The floodplain also features a serpentine shape, which encroaches substantially into the western portion of the property;

- Irregular Western Line: The western boundary of the parcel has been chamfered by the shape of the adjacent property, resulting in a significantly reduced front parcel width at the front street line.

- Additional Regulated Environmental Features: In addition to the existence of floodplain, the parcel also contains an existing stream, stream buffers, and existing structures within the floodplain. It is required by the prior Zoning Ordinance that the REF be preserved and/or restored in a natural state to the fullest extent possible. The applicant proposes to meet the requirements by removing the existing structures and fully restoring those natural features.

Together, these features result in a significantly reduced and irregular buildable area that is almost separated into two parts, which are connected by a narrow strip. This condition is not present on the other properties in the surrounding area. Therefore, the property is physically unique.

(2) The particular uniqueness and peculiarity of the specific property causes a zoning provision to impact disproportionately upon that property, such that strict application of the provision will result in peculiar and unusual practical difficulties to the owner of the property;

The applicant argues that the required lot coverage and green area percentages will result in peculiar and unusual practical difficulties as the site is encumbered by floodplain, streams, wetlands, and other REF that significantly reduce the buildable area of the property. Specifically, strict adherence to zoning regulations for lot coverage and green area on the subject property would create significant practical difficulties, as over half (55.8 percent or 5.36 acres) of the land is encumbered by environmental features that cannot be developed or counted toward required green space, even though their preservation fulfills the intent of those rules.

Furthermore, the applicant claims to reduce the footprint of the proposed building to comply with the regulations fully, however, it is not feasible due to both site constraints and financial limitations linked to affordable housing development and funding restrictions. Specifically, because the proposed development is being constructed with low-income housing tax credits, alternatives that would reduce the lot coverage—such as structured parking or building a taller building—is not economically viable. Structured parking is not a viable option because the increased cost of building a structured parking facility cannot be supported by the restricted revenue of an affordable housing property. Increasing the height of the building to decrease the lot coverage would also be cost prohibitive, as it would require a prohibitively expensive construction method, which would exceed available financing and rendering the project infeasible.

Based on the above analysis, staff find the required finding is met, because Footnote 141 to Section 27-441(b) requires the applicant to both meet the Multifamily Medium Density Residential (R-18) Zone standards and provide affordable housing units through low-income housing tax credits in order to construct the multifamily project at a density of up to 40 dwelling units per acre. The applicant has provided sufficient information for staff to conclude that constructing a taller building and/or structured parking, or simply building fewer units, would result in an inability to provide low-income housing tax credits units. Accordingly, the applicant cannot provide low-income housing tax credits units and comply with the R-18 Zone standards. Therefore, Footnote 141 has a disproportionate impact on the subject property, which creates practical challenges for the property owner.

In addition, staff observe that the distinctive physical configuration of the buildable area, as outlined in Criterion 1, significantly restricts development layout options, resulting in inevitably increased lot coverage. The northwestern portion of the buildable area is limited in size and suitable only for parking. Given the reduced width of the parcel along the street line, the proposed building cannot be repositioned along the street frontage, as it would require a reduction in units, which would compromise the ability to provide low-income housing tax credits units. Consequently, the parking lot must be configured to fit in the remainder of the irregular buildable area, which results in greater lot coverage due to the increased drive aisles and site circulation. Specifically, rather than utilizing the most efficient arrangement, such as a central drive aisle with double-loaded parking stalls, the applicant must provide many single-loaded parking stalls, acute angled drive aisles, and more drive aisles and circulation to provide the required minimum parking spaces and meet emergency vehicular circulation requirements. Based on the foregoing, the property's unique physical features outlined in Finding 1 create a practical difficulty in meeting the lot coverage and green area requirements of the R-18 Zone.

(3) Such variance is the minimum reasonably necessary to overcome the exceptional physical conditions;

The applicant claims the variance is the minimum necessary due to the other Zoning Ordinance regulations that must also be met to ensure a safe and quality residential development, including providing the minimum number of parking spaces, on-site walkways, and recreational amenities. Staff agree with the applicant's justification. The applicant has filed a DDS request to allow a reduction of the standard, nonparallel parking space size from 9.5 feet by 19 feet to 9 feet by 18 feet, pursuant to Section 27-239.01. As discussed above, the environmental features and other site constraints significantly reduce the buildable area on the site, due to no fault of the applicant. Due to the limited buildable

area and the irregular shape of the buildable area, the requested variance is the minimum reasonable to allow sufficient space for parking areas,on-site walkways, and recreational amenities. In addition, the applicant has utilized all available regulations to reduce the parking lot area. Specifically, the applicant has taken advantage of the reduced parking ratio available to multifamily dwellings within a one-mile radius of a metro station. The plan also features the maximum number of compact spaces in order to reduce the parking footprint. If the applicant were required to remove parking spaces to meet the net lot area and green area requirements, 139 of the 223 parking spaces would need to be removed. Finally, as discussed above, in order to deliver an affordable low-income housing tax credits project, the applicant is not able to increase the building's height, or provide structured parking to reduce lot coverage. Based on the above analysis, staff find that two variances to allow a 22 percent increase in the maximum percentage of net lot coverage and a 22 percent decrease in minimum percentage of green area are the minimum necessary.

(4) Such variance can be granted without substantial impairment to the intent, purpose and integrity of the general plan or any area master plan, sector plan, or transit district development plan affecting the subject property; and

The applicant claims that the subject property is located in the 1989 *Langley Park-College Park-Greenbelt Approved Master Plan and 1990 Adopted Sectional Map Amendment* (master plan), which recommends medium suburban and low urban land uses on the subject property. The master plan recommends the following (objectives and guidelines) to help advance the intent and purpose of the plan.

Environmental Envelope Objectives and Guidelines

- **To guide development of the Planning Areas in a manner that will minimize any adverse impact on the natural environment, with particular emphasis on the stream valleys of the Little Paint Branch, Paint Branch, Beaverdam Creek, Indian Creek, Northeast Branch, Sligo Creek, Northwest Branch, Bald Hill Branch, their tributaries, Greenbelt Lake and proposed Lake Metro.** (page 33)

- **To encourage the preservation of scenic assets and the incorporation of aesthetic features into development, in order to enhance community appearance.** (page 33)

- **Developers shall be encouraged to capitalize on natural assets through the retention and protection of trees, streams, and other ecological features.** (page 50).

The applicant claims the proposed multifamily development ensures environmental sustainability, which includes minimizing adverse impacts on the natural environment, and retaining and protecting trees or other ecological features that are currently on the property to the maximum extent possible. Furthermore, the proposed multifamily development aligns with goals and objects of CB-69-2020, for the purpose of permitting multifamily dwellings in the prior R-55 Zone, under certain specified circumstances.

Staff agree with the applicant's justifications. The variance can be granted without substantially impairment to the intent, purpose and integrity of the master plan affecting the subject property. Despite the increased lot coverage and decreased green area, the project has been designed in alignment with the Environmental Envelope Objectives and Guidelines. Specifically, the applicant has limited development to the subject property's Ager Road frontage with only minor intrusions into the floodplain and REF. Accordingly, allowing increased lot coverage and decreased green area will not substantially impair the master plan. This criterion is met.

(5) Such variance will not substantially impair the use and enjoyment of adjacent properties.

The subject property is bound to the southeast by the wooded area of Heurich Park in the Reserved Open Space (ROS) Zone, formerly the Reserved Open Space (R-O-S) Zone, and the Rosa L. Parks Elementary School in the Residential, Single-Family-65 (RSF-65) Zone, formerly the One-Family Detached Residential (R-55) Zone; to the southwest by Ager Road and single-family detached dwellings beyond in the RSF-65 (formerly R-55) Zone, to the northwest by Ager Road Methodist Church and single-family detached dwellings beyond in the RSF-65 (formerly R-55) Zone; to the northern and northeastern by 23rd Avenue, Rittenhouse Street, 24th Place, and single-family detached dwellings in Residential, Single-Family-Attached (RSF-A) Zone, formerly the One-Family Semidetached, and Two-Family Detached, Residential (R-35) Zone.

The applicant argues that northern and northeastern portion of the property are encumbered with environmental features that will be preserved, and no access to the development will be provided from these streets. Since the multifamily development is limited to the southern, R-55 zoned portion of the property, the adjacent properties will be naturally buffered from the proposed development and its increased lot coverage. In addition, landscaping will be provided to buffer the proposed development from the neighboring properties to the east and west. Based on the foregoing, staff find that the requested variances will not substantially impair the use and enjoyment of adjacent properties. The adjacent properties will be adequately buffered such that the increased lot

coverage and decreased green area will not be visible. This criterion is met.

(6) Notwithstanding any other provision of this Section, a variance may not be granted if the practical difficulty is self-inflicted by the owner of the property.

The applicant claims that the practical difficulties are not self-inflicted as the environmental features on the subject property were naturally formed and naturally exist. The basis for the requested variances results from the substantial environmental features that account for approximately 56 percent of the site, will not be disturbed or be developed, yet cannot be counted toward meeting the lot coverage or green area requirements, none of which were caused by the owner/applicant.

Staff find that the property's irregular shape, extent of the floodplain, and REF on the subject property cause practical difficulty in meeting the lot coverage and green area requirements, as discussed in Finding 2. The floodplain and REF are naturally occurring. Accordingly, the practical difficulty is not self-inflicted by the owner. Staff find this criterion is met.

8. Preliminary Plan of Subdivision PPS 4-22012: PPS 4-22012 was approved by the Prince George's County Planning Board on January 18, 2024 (PGCPB Resolution No. 2024-005), subject to 15 conditions. The conditions relevant to this DSP are listed below, in **bold** text. Staff's analysis of the PPS conditions follows each one, in plain text:

3. Development of this site shall be in conformance with Stormwater Management Concept Plan 27161-2022-00 and any subsequent revisions.

The proposed development remains in conformance with the SWM concept plan.

5. The applicant and the applicant's heirs, successors, and/or assignees shall construct the following facilities, and shall show these facilities on the detailed site plan, prior to its acceptance:

a. A standard sidewalk along the property's frontage on 23rd Avenue, unless modified by the operating agency with written correspondence.

The site plan includes a 5-foot-wide sidewalk along 23rd Avenue.

12. Prior to acceptance of a detailed site plan, the applicant shall determine whether the building is impacted by the unmitigated 65 dBA/Ldn noise contour, as shown on the preliminary plan of subdivision. If the building is impacted by the 65 dBA/Ldn noise contour, the applicant shall submit a revised noise study which shows the location of the unmitigated 65 dBA/Leq noise contour for the hours of 7:00 a.m. to 10:00 p.m. If the building is impacted by the 65 dBA/Leq noise contour, the noise study shall recommend

noise mitigation to ensure noise levels within the dwelling units are mitigated to below 45 dBA.

The submitted site plan shows the location of the unmitigated 65 dBA/Ldn noise contour, which does not impact the proposed building.

13. **If the building is determined to require interior noise mitigation as described by Condition 12 above, prior to approval of a building permit, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building permit, stating that the building shell or structure has been designed to reduce interior noise levels in the dwellings to 45 dBA or less.**

    This condition is not applicable because the proposed building is not impacted by the 65 dBA/Ldn noise contour.

14. **At the time of final plat, in accordance with Section 24-134(a)(4) of the Prince George's County Subdivision Regulations, approximately 3.65 +/- acres of parkland, as shown on the preliminary plan of subdivision (Parcel A), shall be conveyed to The Maryland-National Capital Park and Planning Commission (M-NCPPC). The land to be conveyed shall be subject to the following conditions:**

    h. **In general, no stormwater management facilities, tree conservation, or utility easements shall be located on land owned by, or to be conveyed to, M-NCPPC. However, the Prince George's County Department of Parks and Recreation (DPR) recognizes that there may be need for conservation or utility easements in the dedicated M-NCPPC parkland. Prior to the granting of any easements, the applicant must obtain written consent from DPR. DPR shall review and approve the location and/or design of any needed easements. Should the easement requests be approved by DPR, a performance bond and/or maintenance and easement agreement may be required prior to the issuance of any grading permits.**

    Woodland reforestation and outfalls are proposed on-site in areas to be dedicated to The Maryland-National Capital Park and Planning Commission. The applicant has provided written consent via an email with the Prince George's County Department of Parks and Recreation (DPR), the Environmental Stewardship Division of DPR, that demonstrates conformance with this condition. DPR staff have indicated that a signed memorandum will be provided to Environmental Planning Section staff at the time of final approval of the Type 2 tree conservation plan (TCP2).

9. **Certificate of Adequacy ADQ-2022-028**: The property is the subject of Certificate of Adequacy ADQ-2022-028, which was approved by the Prince George's County Planning Director on January 8, 2024. This ADQ is valid for 12 years from the date of its approval and subject to the additional expiration provisions of Section 24-4503(c)(1)(C) of the Subdivision Regulations. ADQ-2022-028 was approved with two conditions, one of which is relevant to review of this DSP and is listed below, in **bold** text. Staff's analysis of the project's conformance to the condition follows in plain text:

1. **Total development within the subject property shall be limited to uses which generate no more than 75 AM peak-hour trips and 87 PM peak-hour vehicle trips.**

   The subject application is consistent with the prior approval and does not exceed the established trip cap.

10. **2010 Prince George's County Landscape Manual:** The DSP is subject to Section 4.1, Residential Requirements; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping, of the Landscape Manual. The submitted landscape plan demonstrates conformance to the following standards:

    - Section 4.3, Parking Lot Requirements
    - Section 4.4, Screening Requirements
    - Section 4.7, Buffering Incompatible Uses
    - Section 4.9, Sustainable Landscaping

    Staff find there are a few technical errors, and conditions are included herein to address those technical errors in the provided schedules, and to demonstrate conformance.

    In Schedule 4.1-4, Residential Requirements for Multifamily, of the Landscape Manual, the green space provided is not consistent with the green space identified in the green space exhibit. A condition is included herein requiring the applicant to revise Schedule 4.1-4 to show the green space provided to be consistent with the number in the green space exhibit and revise the landscape plan accordingly to demonstrate conformance.

    Alternative compliance is requested from Section 4.6, Buffering Development from Streets, of the Landscape Manual.

    The applicant requests alternative compliance from Section 4.6 , as follows:

    REQUIRED: Section 4.6(c)(1)(A)(iii) Buffering Residential Development from Streets, Major Collector or Arterial Road:

	Ager Road
Linear feet of property line adjacent to the street	392 feet
Minimum width of buffer	50 feet
Shade Trees (6 per 100 linear feet)	24
Evergreen Trees (16 per 100 linear feet)	64
Shrubs (30 per 100 linear feet)	120

PROVIDED: Section 4.6(c)(1)(A)(iii) Buffering Residential Development from Streets, Major Collector or Arterial Road:

	Ager Road
Linear feet of property line adjacent to the street	392
Minimum width of buffer	26 feet
Shade Trees (4 per 100 linear feet)	24
Evergreen Trees (12 per 100 linear feet)	65
Shrubs (20 per 100 linear feet)	129

Justification of Recommendation
The applicant requests alternative compliance from the requirements of Section 4.6, which requires a minimum buffer width of 50 feet when any yard of a multifamily development in any zone is oriented toward a street classified as an arterial, such as Ager Road. The proposed development, which includes parking and drive aisles within this required buffer, reduces the provided width to 26 feet. The applicant has provided planting units along this buffer, beyond the requirement, to ensure there is an attractive view of development from the street, and the yard is buffered. In addition, the applicant has proposed a 6-foot-tall, board-on-board fence parallel to Ager Road.

Since the required buffer is in the front yard of this development, the Alternative Compliance Committee evaluated the alternative presented for quality in streetscape design as an additional consideration. The applicant provided several options for meeting the requirements of alternative compliance, including multiple variations of fencing or walls along this buffer (See Alternative Compliance Exhibit 2, included in the backup). The Committee reviewed these options and determined that Option Type No. 4, which includes a 2- to 4-foot-high curved masonry wall and berm would be equally effective as normal compliance while providing an attractive and safe streetscape along Ager Road. The recommended condition below includes revising the submitted plans to include Option Type No. 4 along this buffer, instead of the currently proposed 6-foot-tall, board-on-board fence.

Given that the provided plant units exceed the requirement, in addition to a proposed masonry wall and berm, the Alternative Compliance Committee finds the applicant's proposal, as amended with the recommended condition below, equally as effective as normal compliance with Section 4.6(c)(1), Requirements for Buffering Residential Development from Streets, of the Landscape Manual.

Recommendation
The Alternative Compliance Committee recommends APPROVAL of Alternative Compliance AC-25009, from the 2010 *Prince George's County Landscape Manual*, for Section 4.6, Buffering Development from Streets, subject to the following condition:

1. Prior to certification, the landscape plans shall be revised as follows:

    a. Revise the landscape design along the Ager Road frontage to provide Option Type No. 4, which includes a combination of berms and sections of curved 2- to 4-foot-high masonry wall, as shown in the sheet titled Exhibit

No. 2 Alternative Compliance Options, subject to review by the Urban Design Section, as a designee of the Prince George's County Planning Board.

b. Remove the alternative compliance notation from the landscape schedules that do not require alternative compliance.

11. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO): This property is subject to the grandfathering provisions of Subtitle 25, Division 2, the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance, because the property had a tree conservation plan that was accepted for review before June 30, 2024. Therefore, the property must conform to the environmental regulations of the 2010 WCO and the 2018 *Environmental Technical Manual*. The property is also subject to the environmental regulations in prior Subtitles 24 and 27 because there is a previously approved PPS.

The 2010 WCO requires a woodland conservation threshold of 20 percent of the 4.15-acre net tract area, or 0.83 acre. The total woodland conservation requirement of 0.69 acre, based on the amount of clearing proposed, is designed to be satisfied with 0.74 acre of on-site afforestation/reforestation. Minor technical revisions to the TCP2 are required and included herein in the Recommendation section of this technical staff report.

Specimen Trees

Section 25-122(b)(1)(G) of the WCO requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the Technical Manual." The removal of seven Specimen Trees (ST-1 through ST-6 and ST-14) was approved by the Planning Board with PPS 4-22012, and the companion Type 1 Tree Conservation Plan TCP1-015-2023, through PGCPB Resolution No. 2024-005. This DSP is reliant on that prior approval. No additional specimen trees are requested for removal with this DSP.

12. Prince George's County Tree Canopy Coverage Ordinance: Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 2,500 square feet of gross floor area, or disturbance, and requires a grading permit. CB-046-2025, amends the Tree Canopy Coverage Ordinance and , will become effective on September 8, 2025, prior to the Planning Board hearing date for this DSP. Per CB-046-2025, "landscape plans demonstrating conformance to this [. . .] [the Tree Canopy Coverage Ordinance] approved as part of a permit or an entitlement case subject to the transitional provisions of the Zoning Ordinance (Section 27-1700), or Subdivision Regulations (Section 24-2700), shall be subject to the regulations in place at the time of approval of any grandfathered permit or grandfathered development application". As detailed above, the subject application is being reviewed under the prior Zoning Ordinance, based on the transitional provisions of the Subdivision Regulations (Section 24-1704). The subject property received prior development approvals, including PPS 4-22012 (PGCPB Resolution No. 2024-005), which was approved on February 8, 2024. Therefore, this application was reviewed for conformance with the tree canopy coverage (TCC) requirement subject to the regulations in place at the time of approval of PPS 4-22012.

PPS 4-22012 was approved on February 8, 2024. At that time, the minimum TCC for the RSF-65 and RSF-A Zones was 15 percent of the gross tract area, which is 9.51 acres. Based on staff's calculations, the minimum TCC is 1.43 acres, or 62,138 square feet. The TCC schedule shows the total TCC provided is 112,525 square feet, demonstrating the TCC requirement is met. A condition is included herein requiring the applicant to update the TCC schedule to reflect that the TCC requirement is 15 percent of the gross tract area, and to demonstrate conformance to ensure the figures of total on-site woodland conservation provided and total area existing trees (non-woodland conservation acres) in TCC are consistent with those shown in the TCP2, to ensure the type and number of trees in TCC are consistent with those shown in the plant list.

13. Referral comments: This application was referred to the concerned agencies and divisions. The referral comments are summarized as follows, and are incorporated herein by reference:

a. **Historic Preservation and Archeological Review**—In a memorandum dated August 12, 2025 (Stabler, Smith, and Chisholm to Sun), 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 moderate, as the subject site is near the Northwest Branch of the Anacostia River. A Phase I archeology survey was completed and a report was submitted to Historic Preservation Section staff in December 2022. The report further documented the Washington, Westminster and Getter Railroad prism (18PR432), and reported the discovery of a lithic flake scatter (18PR1237). No further archaeological investigation was recommended, and Historic Preservation Section staff agreed that no further work needs to be completed. The subject property does not contain and is not adjacent to any designated Prince George's County historic sites or resources.

b. **Community Planning**—In a memorandum dated August 8, 2025 (McCrory to Huang), the Community Planning Division noted that pursuant to Subtitle 27, Part 3, Division 9, Subdivision 3 of the prior Zoning Ordinance, master plan conformance is not required for this application.

c. **Transportation Planning**—In a memorandum dated August 14, 2025 (Wilson to Sun), the Transportation Planning Section provided the following comments regarding this DSP:

Master Plan Recommendations
The 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the master plan contain recommendations that affect the subject site:

Right of Way (ROW)

- **Ager Road (A-42): 100-foot ROW**

The MPOT recommends the above right-of-way. The site plan identifies a 120-foot ultimate right-of-way.

Pedestrian and Bike Facilities
The MPOT recommends the following facilities:

- **Ager Road (A-42): Existing bicycle lane**

The site plan includes the existing bicycle lane along Ager Road and meets the intent of the recommendation.

Recommendations, Policies, and Goals
MPOT Complete Streets Policies (page 10):

> **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.**
>
> The site plan includes the existing sidewalk along Ager Road and Rittenhouse Street. The prior approval, PPS-4-22012, required a 5-foot-wide sidewalk along 23rd Avenue that is included on the site plan. The site plan includes the existing bicycle lane along Ager Road. These facilities meet the intent of the policy.
>
> **Policy 3: Small area plans within the Developed and Developing Tiers should identify sidewalk retrofit opportunities to provide safe routes to schools, pedestrian access to mass transit, and more walkable communities.**
>
> The prior approval, PPS-4-22012, required a 5-foot-wide sidewalk along 23rd Avenue which is included on the site plan. Both Ager Road and Rittenhouse Road are currently improved with sidewalk. These facilities meet the intent of the policy.
>
> **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.**
>
> The site plan includes the existing bicycle lane along Ager Road and meets the intent of the policy.

The master plan provides guidance for multi-modal circulation through the planning area (page 123):

> **Goal**
>
> - **To create and maintain a transportation network in the Planning Areas that is safe, efficient, and provides for all modes of travel in an integrated manner.**

Objective

- **To develop nonvehicular facilities where possible, including pedestrian/ hiker trails, bicycle ways, and equestrian paths.**

The site plan includes sidewalk along the frontage of Ager Road, 23rd Avenue, and Rittenhouse Road, and the existing bicycle lane along Ager Road. Marked crosswalks and ADA curb ramps are also provided crossing the access point and through the site for a direct connection to the building entrance. These facilities meet the intent of the policy.

d. **Environmental Planning**—In a memorandum dated August 15, 2025 (Meoli to Sun), the Environmental Planning Section offered the following:

Natural Resources Inventory/Existing Conditions Plan
Section 27-282(e)(5) of the prior Zoning Ordinance requires an approved natural resource inventory (NRI) plan with DSP applications. NRI-193-2021 was approved on March 25, 2022, and provided with this application. The site contains 100-year floodplain, wetlands, streams, and their associated buffers comprising the primary management area (PMA) generally in the middle of the site. One forest stand covering 0.99 acre within the 100-year floodplain is present on-site. No woodlands are mapped outside of the 100-year floodplain. There are 12 specimen trees on-site. This site is not within a Tier II catchment area. The southeast edge of the site is mapped within a sensitive species review area per PGAtlas. At the time of signature approval of the PPS and TCP1, the applicant produced a letter from the Maryland Department of Natural Resources verifying there are no rare, threatened, or endangered species on-site.

Stormwater Management
Section 27-282(e)(11) of the prior Zoning Ordinance requires a SWM concept approval prior to acceptance of a DSP. An approved SWM Concept Plan (No. 27161-2022) was submitted with the application, showing the use of micro-bioretention facilities. This SWM plan was approved on January 30, 2023, and expires on January 30, 2026. Certain proposed outfalls and SWM devices impact the PMA and are addressed herein. The DSP and TCP2 depict recreation facilities within the floodplain which are not shown on the SWM concept plan. These minor changes will be reflected on the final SWM plan based on guidance from the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), as indicated in the applicant's comment response letter dated August 8, 2025.

Soils
In accordance with Section 24-131 of the prior Subdivision Regulations, this application was reviewed for unsafe land restrictions.

According to the United States Department of Agriculture Natural Resource Conservation Service Web Soil Survey, soils present include Codorus and Hatboro soils and Urban land-Woodstown complexes. Marlboro and Christiana clays are not found to occur on this property.

Erosion and Sediment Control

Section 27-252 of the prior Zoning Ordinance requires an approved Grading, Erosion, and Sediment Control Plan. Development shall comply with the requirements for sedimentation and erosion control in accordance with Subtitle 32, Division 2, Grading, Drainage and Erosion and Sedimentation Control, of the Prince George's County Code. 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.

e. **Permit Review Section**—In a memorandum dated June 25, 2025 (Chaney to Huang), the Permit Review section had no comments on this application.

f. **Prince George's County Department of Parks and Recreation (DPR)**—In a memorandum dated August 15, 2025 (Thompson to Sun), DPR provided an evaluation on the recommendations of area master plans, the Land Preservation, Parks and Recreational Program for Prince George's County, Plan 2035, and the 2013 *Formula 2040: Functional Master Plan for Parks, Recreation and Open Space* as they pertain to public parks and recreation. DPR provided a list of comments addressing the applicable conditions from the approved PPS 4-22012. Those comments will be addressed at the time of final plat and prior to conveyance. DPR also offers conditions of approval for the subject application, which are included herein.

g. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE**)—In a memorandum dated June 2, 2025 (Branch to Huang), DPIE provided a list of comments which will be addressed at the time of permitting.

h. **Prince George's County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not offer comments on the subject application.

i. **Prince George's County Police Department**—At the time of the writing of this technical staff report, the Police Department did not offer comments on the subject application.

j. **Prince George's County Health Department**—At the time of the writing of this technical staff report, the Health Department did not offer comments on the subject application.

k. **Washington Suburban Sanitary Commission (WSSC)**—In a letter dated July 26, 2025 (Atencio to Huang), WSSC provided a hydraulic planning analysis and conditions of approval which will be addressed during the system extension permit stage.

l. **Public Utilities**—The subject DSP application was referred to Verizon, Comcast, AT&T, Potomac Electric Power Company, and Washington Gas for review and comments on August 8, 2025. In an email dated August 13, 2025 (Shea to Sun), AT&T noted that AT&T LNS has no existing utilities at the subject property location.

14. **Community feedback:** At the time of the writing of this technical staff report, staff did not receive any inquiries from the community regarding the subject application.

15. Based on the foregoing analysis, and as required by Section 27-285(b)(1) of the prior Zoning Ordinance, the DSP, if approved with the proposed conditions below, will represent a reasonable alternative for satisfying the site design guidelines of prior Subtitle 27, Part 3, Division 9, of the County Code, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

16. Section 27-285(b)(2) of the prior Zoning Ordinance does not apply to this DSP because the subject property is not subject to a conceptual site plan.

17. Section 27-285(b)(3) of the prior Zoning Ordinance does not apply to this DSP because it is not a DSP for infrastructure.

18. As required by Section 27-285(b)(4) of the prior Zoning Ordinance, the Planning Board may approve a DSP if it finds that the REF have been preserved and/or restored in a natural state to the fullest extent possible, in accordance with the requirements of Section 24-130(b)(5) of the prior Subdivision Regulations.

In conformance with Section 24-130 of the prior Subdivision Regulations, based on the level of design information currently available, the limits of disturbance shown on the TCP2, and the impact exhibits provided, the REF on the subject property have been preserved and/or restored to the fullest extent possible. Staff find that modified PMA Impacts 1 and 5 and new Impacts 6 and 7 are necessary for construction and are reasonable for the orderly and efficient redevelopment of the subject property.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Prince George's County Planning Board adopt the findings of this report and recommend the following:

A. APPROVAL of Departure from Design Standards DDS-24003, for The Herman Apartments, to allow standard, nonparallel parking space sizes of 9 feet in width by 18 feet in length.

B. APPROVAL of Detailed Site Plan DSP-22017, Alternative Compliance AC-25009, Type 2 Tree Conservation Plan TCP2-023-2025, and a Variance to Section 27-442(c) of the prior Prince George's County Zoning Ordinance, for The Herman Apartments, subject to the following conditions:

1. Prior to certification, the applicant and the applicant's heirs, successors, and/or assignees shall revise the detailed site plan, as follows:

    a. Revise the green space exhibit to distinguish floodplain areas from green areas, and change the legend from "pervious areas" to "green areas" on the plan, pursuant to Section 27-442(c) of the prior Prince George's County Zoning Ordinance.

b. Update the regulation schedule on the cover sheet to reflect the actual yards provided to demonstrate conformance, and remove the note with two asterisks, pursuant to Section 27-442(e) of the prior Prince George's County Zoning Ordinance.

c. Revise the parking schedule by placing the electric vehicle spaces row above the total spaces provided row, ensuring a total of 223 parking spaces, pursuant to Section 27-568 of the prior Prince George's County Zoning Ordinance.

d. Remove the typical parking space detail exhibit which shows typical parking space size as 9.5 feet by 19 feet and revise the parking space detail exhibit by showing the correct parking departure application number, pursuant to Section 27-588 of the prior Prince George's County Zoning Ordinance.

e. Revise the bike rack exhibits as follows:

(1) Remove the bike rack specifications that are not consistent with the proposed bike rack on-site.

(2) Ensure the two bike rack details on Sheet 17 are consistent in dimensions, or remove one detail exhibit that is not applicable.

f. Add dimensions to the proposed sidewalk surrounding the proposed building.

g. Revise the front elevation and floor plan of the building to match.

h. Label the sign materials on the sign detail exhibit.

i. Adjust the location of lighting fixtures that are close to the eastern and western property lines, respectively, to avoid light spilling over to the adjacent properties, pursuant to Section 27-274(a)(3) of the prior Prince George's County Zoning Ordinance.

j. Add stripes to clearly mark the proposed loading space, pursuant to Section 27-274(a)(2) of the prior Prince George's County Zoning Ordinance.

k. Update the fence and wall details as follows, pursuant to Section 27-420 of the prior Prince George's County Zoning Ordinance:

(1) Provide details for the proposed 6-foot-high solid board fence along Ager Road.

(2) Revise the name of Wall Detail 7 and 8 on Sheet 19 to be "Wall 6 plan & profile".

(3) Add notes on fence details indicating that all structural support shall face the interior of the subject lot.

l. Revise the landscape plan and schedules as follows, in accordance with the 2010 *Prince George's County Landscape Manual* (Landscape Manual)*:*

(1) Revise Schedule 4.7-1, Buffering Incompatible Uses Requirements—east, central, and west, to show the minimum required building setback to be 30 feet, and delineate the provided building setback and provided landscape yard width on landscape plan, pursuant to Section 4.7 of the Landscape Manual.

(2) Remove the alternative compliance notation from the landscape schedules that do not require alternative compliance.

(3) Revise Schedule 4.1-4, Residential Requirements for Multifamily Dwellings, to show the green space provided to be consistent with the number shown in the green space exhibit, and revise the landscape plan accordingly to demonstrate conformance.

(4) Revise the landscape design along the Ager Road frontage to provide Option Type No. 4, which includes a combination of berms and sections of curved 2- to 4-foot-high masonry wall, as shown in the sheet titled Exhibit No. 2 Alternative Compliance Options, subject to review by the Urban Design Section, as a designee of the Prince George's County Planning Board.

m. Update the tree canopy coverage (TCC) schedule to ensure the TCC requirement is 15 percent of the gross tract area, and demonstrate conformance. Ensure the figures of total on-site woodland conservation provided and total area existing trees (non-woodland conservation acres) in TCC are consistent with those shown in the Type 2 tree conservation plan. Ensure the type and number of trees in TCC are consistent with those shown in the plant list, pursuant to Subtitle 25, Division 3 of the Prince George's County Code.

n. Show the location and details of long-term bicycle parking within the multifamily building, in accordance with the bicycle facilities of the 2009 *Approved Countywide Master Plan of Transportation*.

o. Revise the Type 2 tree conservation plan (TCP2) as follows, in accordance with Section 25-121(a)(1) of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO), and the 2018 *Environmental Technical Manual*:

(1) Utilize the WCO template worksheet on the Countywide Planning Division, Environmental Planning Section webpage so that the net tract area per zone and the reforestation bond amount are calculated correctly.

(2) Add the application number, TCP2-023-2025, to the approval block and woodland conservation worksheet.

2. Prior to certification of the Type 2 tree conservation plan (TCP2), the applicant and the applicant's heirs, successors, and/or assignees shall provide specific documentation, as follows:

    a. 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, in accordance with Section 25-120(c)(1)(E) of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance and the 2018 *Environmental Technical Manual*. 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 approval of building permits, the applicant and the applicant's heirs, successors, and/or assignees shall provide specific documentation, as follows:

    a. Submit evidence that the development has been approved for low-income housing tax credits, pursuant to Footnote 141 of Section 27-441(b) of the prior Prince George's County Zoning Ordinance.

    b. Submit to the Prince George's County Department of Parks and Recreation evidence from the Prince George's County Health Department that trash found on-site and in the stream has been removed and properly stored or discarded.

THE HERMAN APARTMENTS

Detailed Site Plan

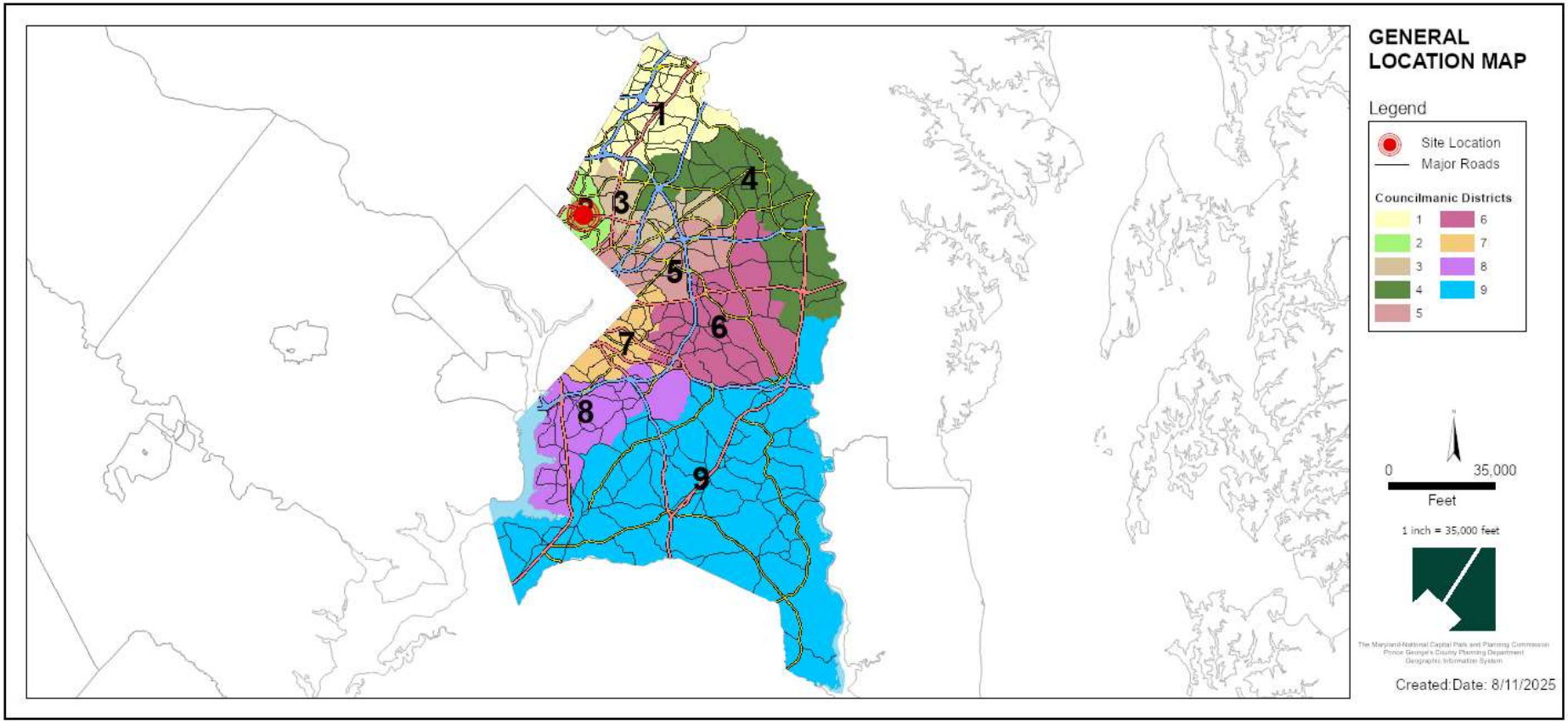
Companion Case: DDS-24003 & AC-25009

Staff Recommendation: APPROVAL with conditions

GENERAL LOCATION MAP

Council District: 02

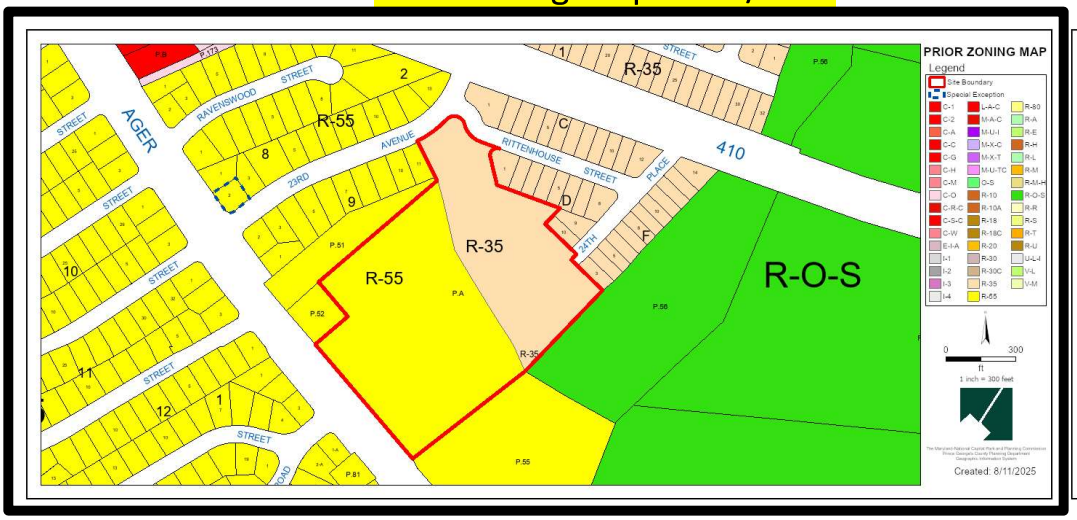
Planning Area: 65



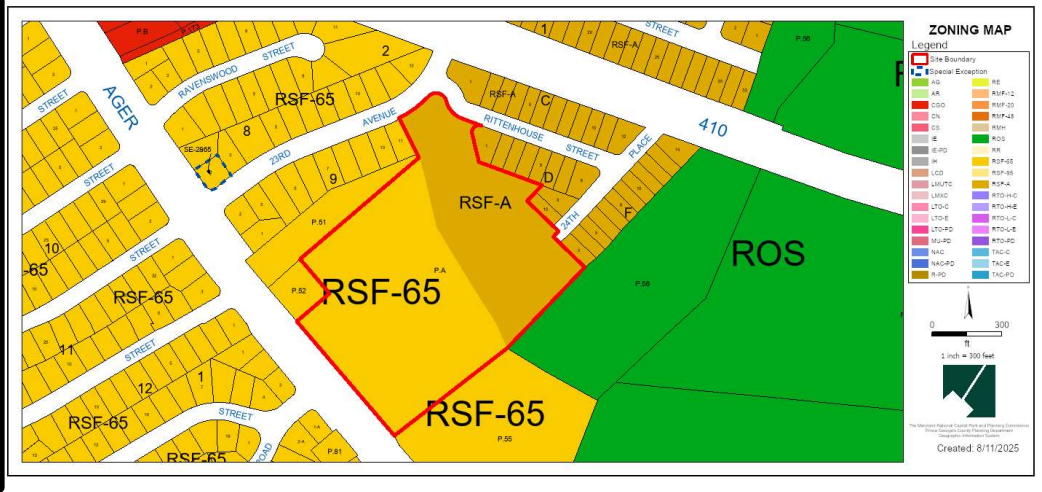
SITE VICINITY MAP

ZONING MAP (PRIOR AND CURRENT)

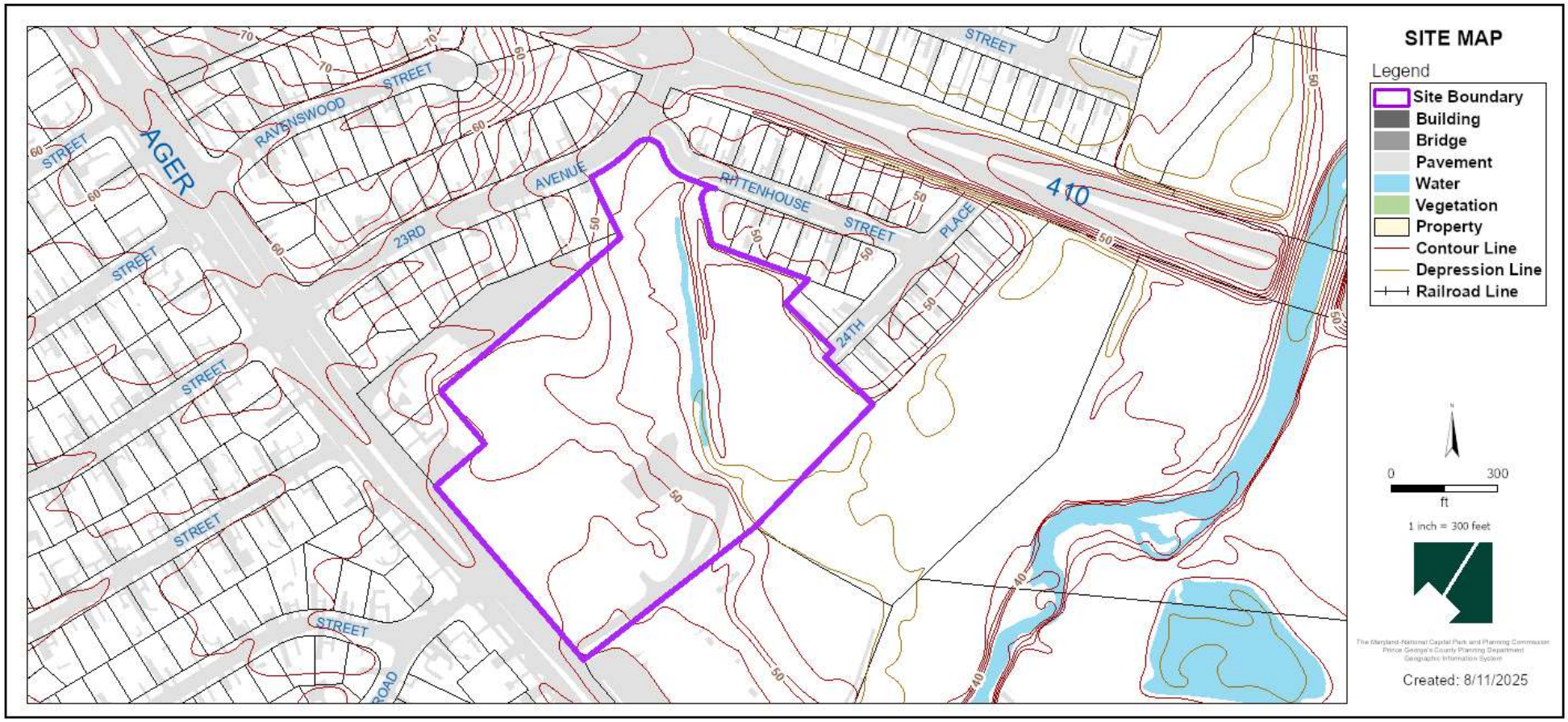
Prior Zoning Map: R-55/R-35



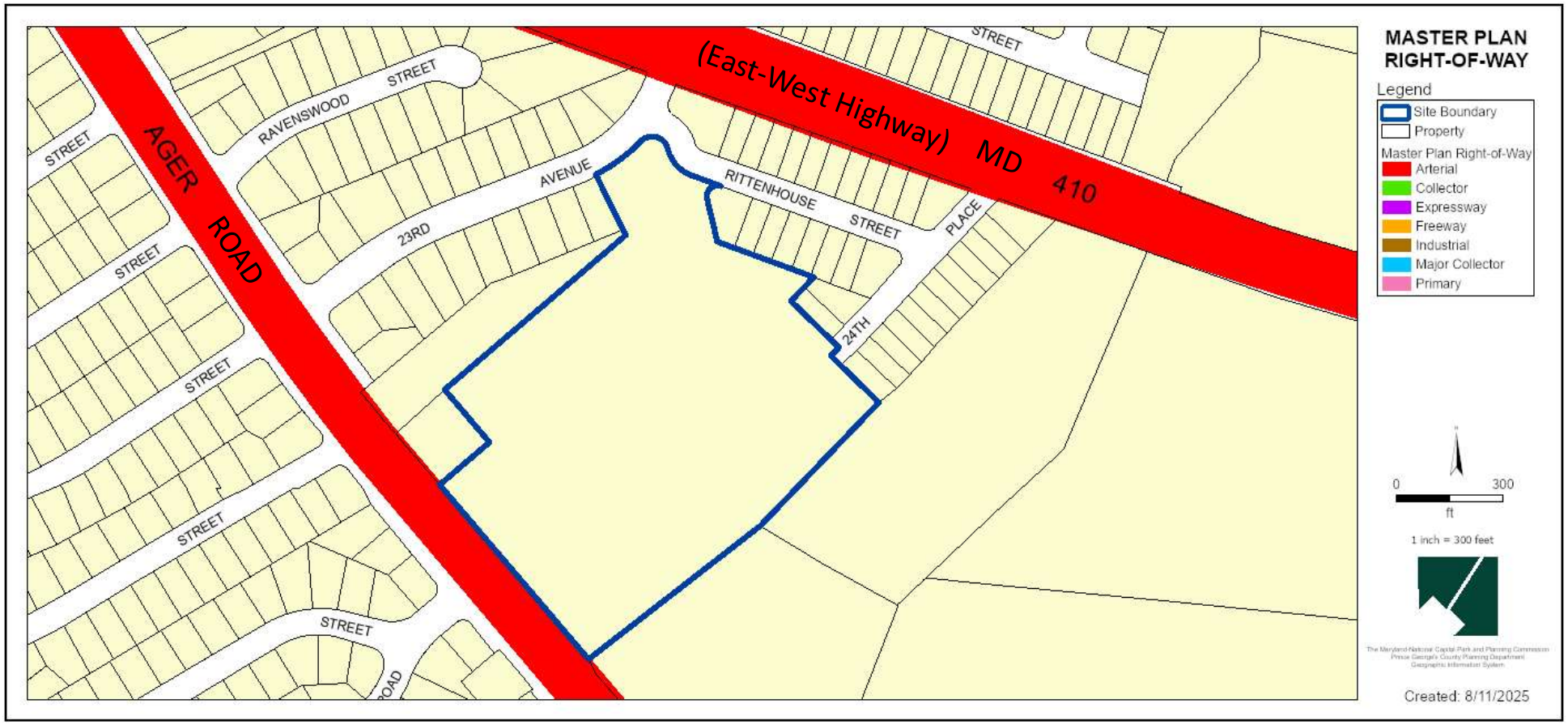
Current Zoning Map: RSF-65/RSF-A



SITE MAP

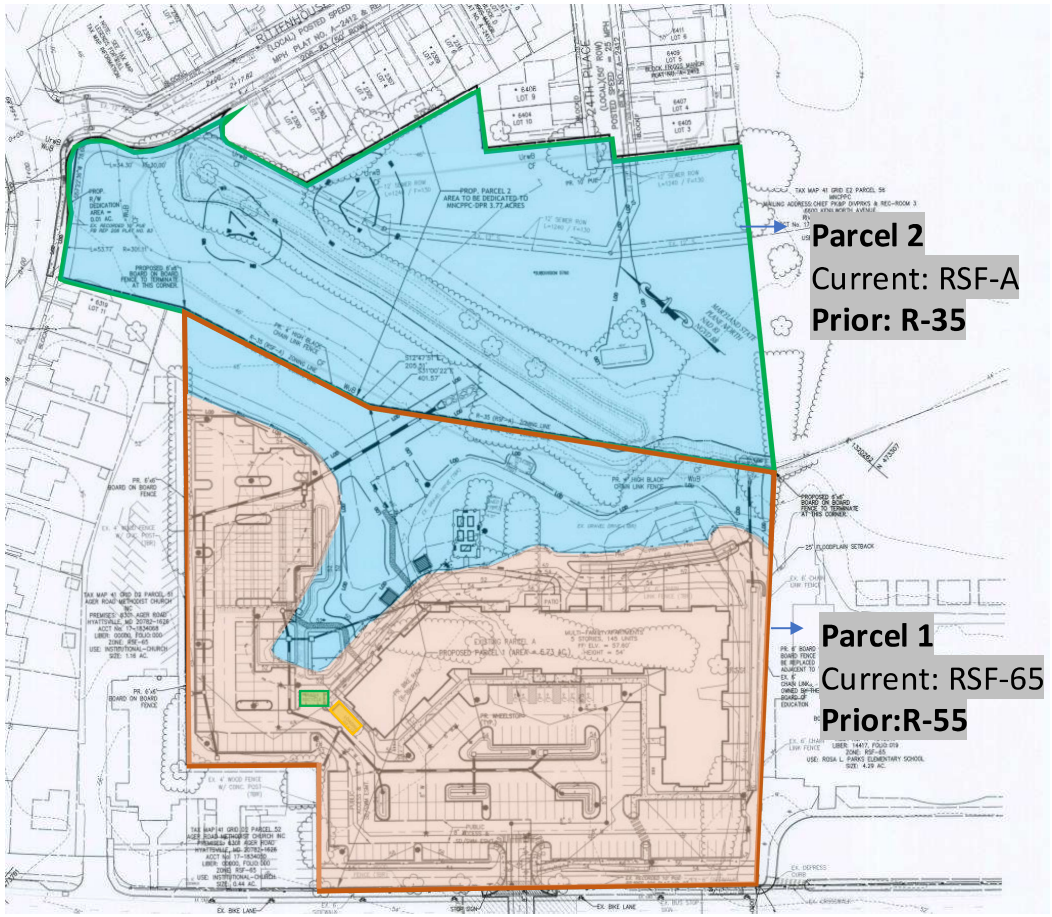

SITE MAP
Legend
Site Boundary
Building
Bridge
Pavement
Water
Vegetation
Property
Contour Line
Depression Line
Railroad Line
0
300
ft
1 inch = 300 feet
Created: 8/11/2025
AGER
RAVENSWOOD
STREET
AVENUE
23RD
RITTENHOUSE
STREET
PLACE
24TH
410

MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

DETAILED SITE PLAN



Gross lot area
(Parcel 1 + Parcel 2) = 9.51ac

100 yrs Floodplain = 5.36 ac
Net lot area= 4.15 ac

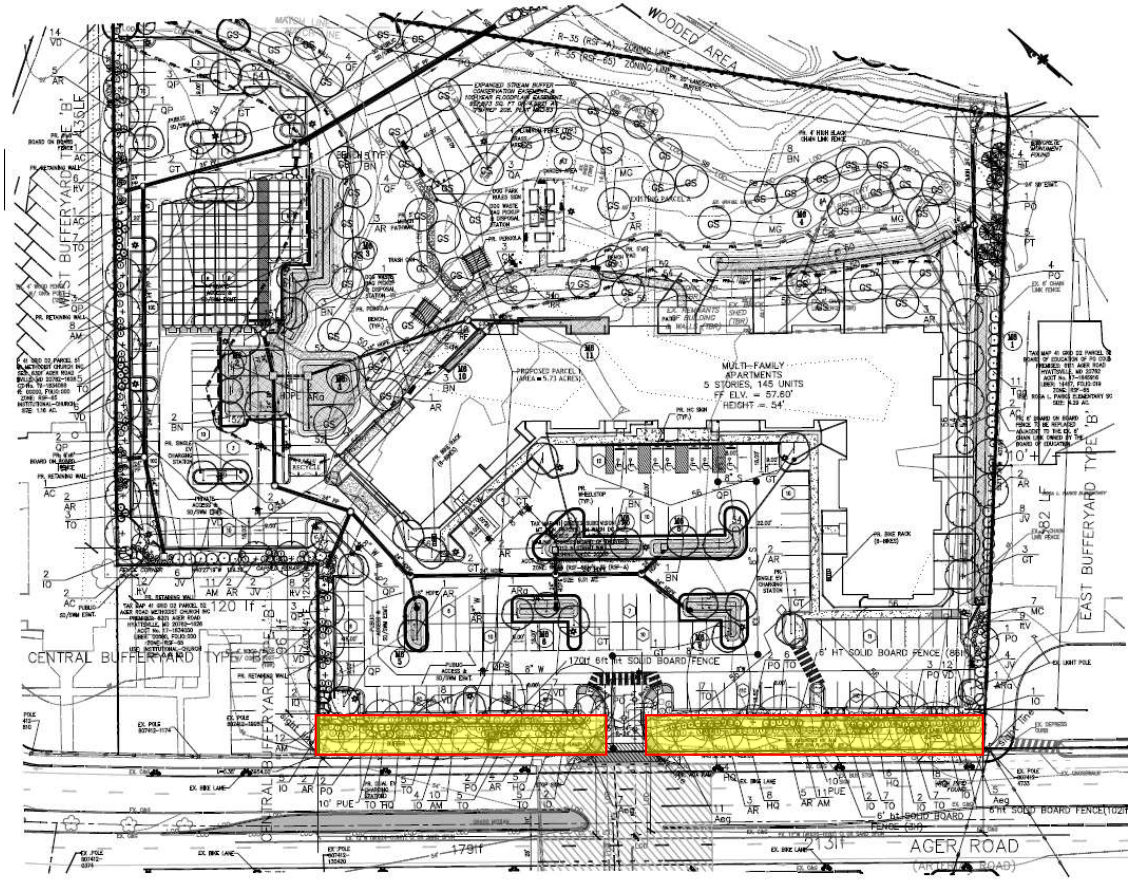
Loading area
Dumpster

ILLUSTRATIVE DETAILED SITE PLAN

LANDSCAPE PLAN

Legend

AC request area



LANDSCAPE PLAN - SITE

ELEVATIONS

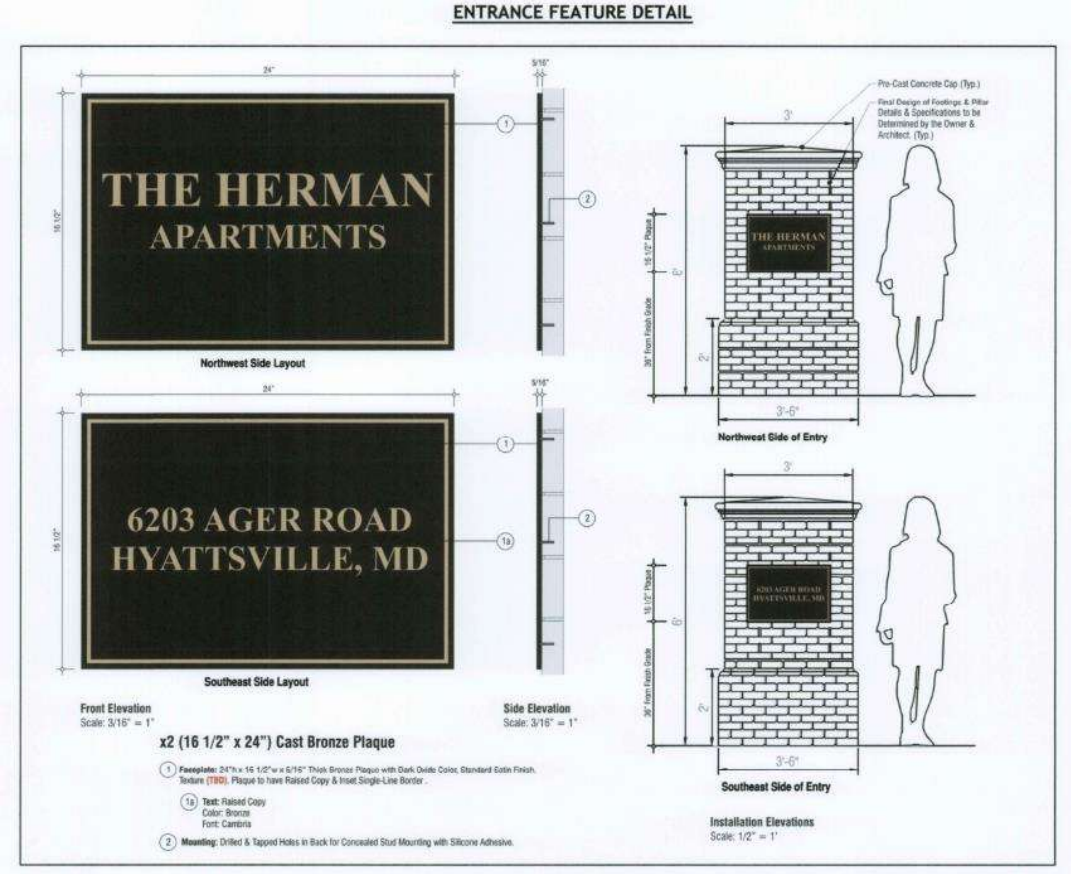
FRONT ELEVATION
SIDE ELEVATION
SIDE ELEVATION

SIDE ELEVATION
SIDE ELEVATION

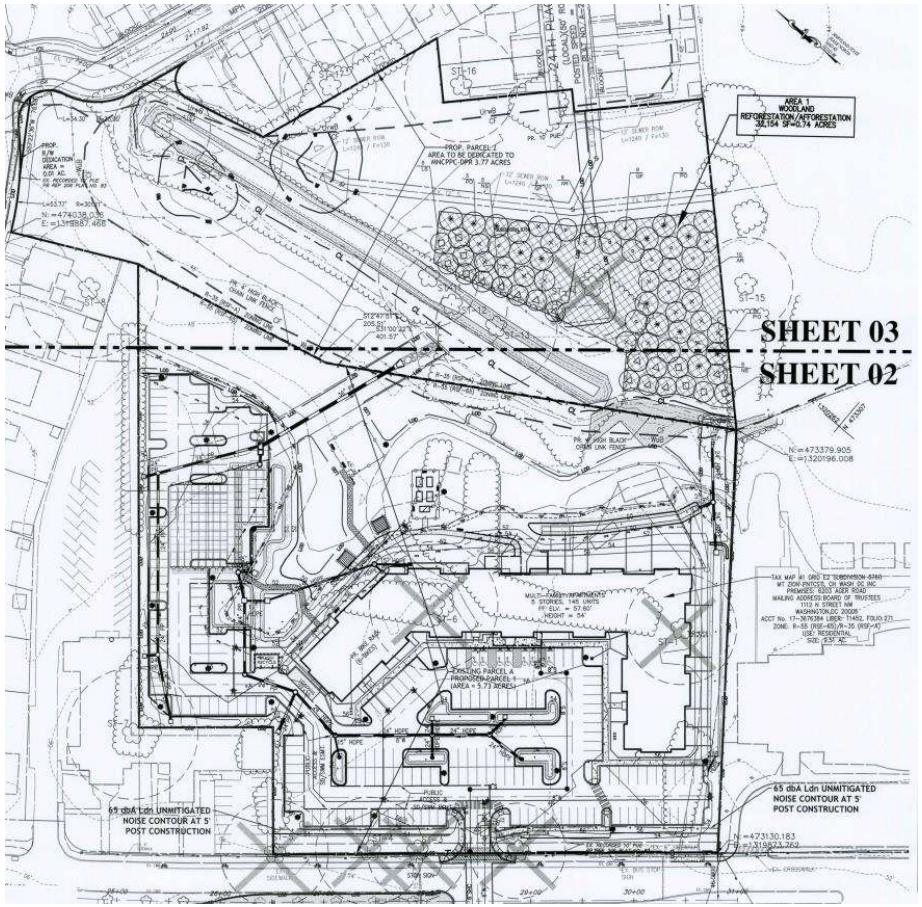
RENDERING - FRONT ENTRANCE

RENDERING – REAR OF THE BUILDING

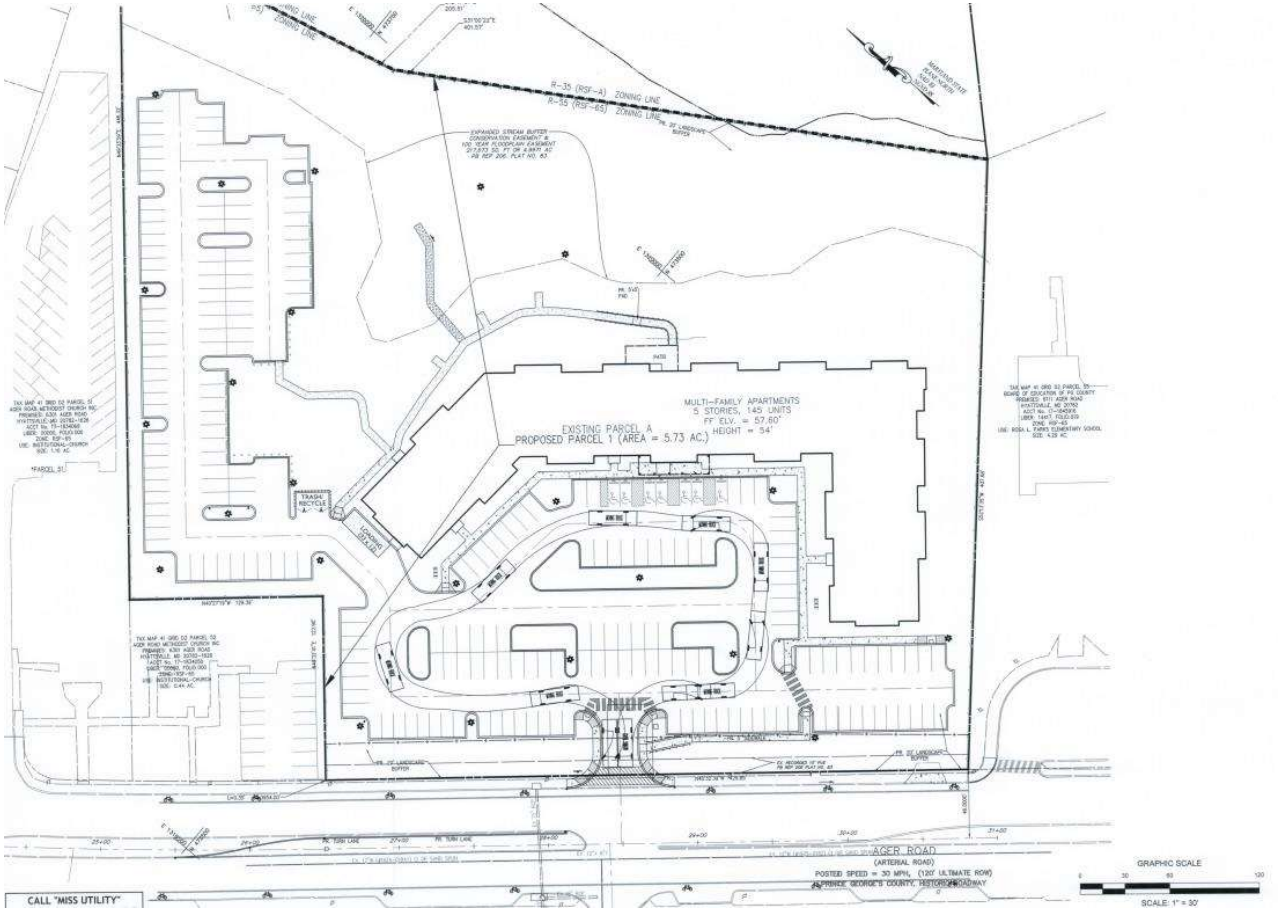
SIGNAGE DETAILS



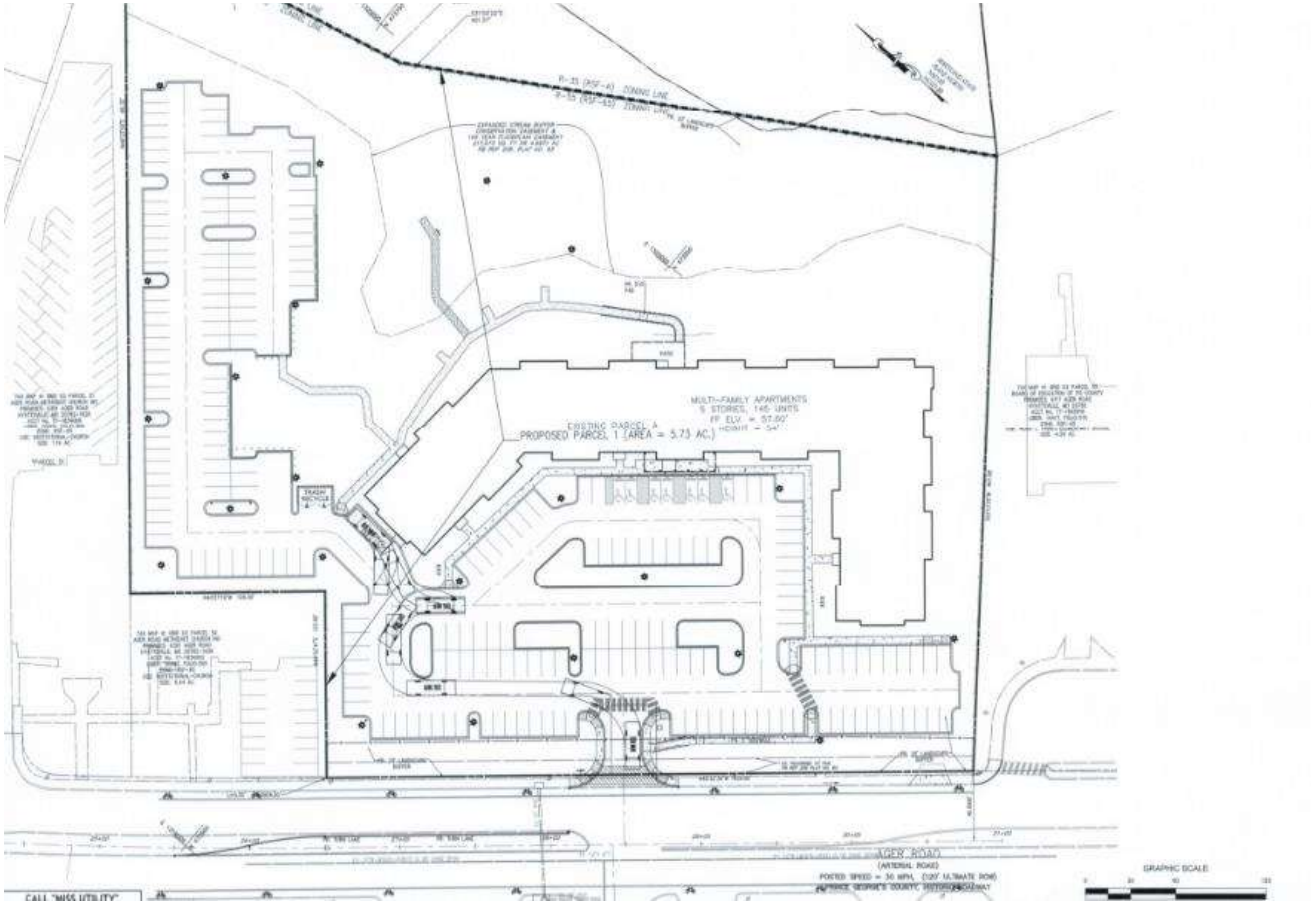
TYPE II TREE CONSERVATION PLAN



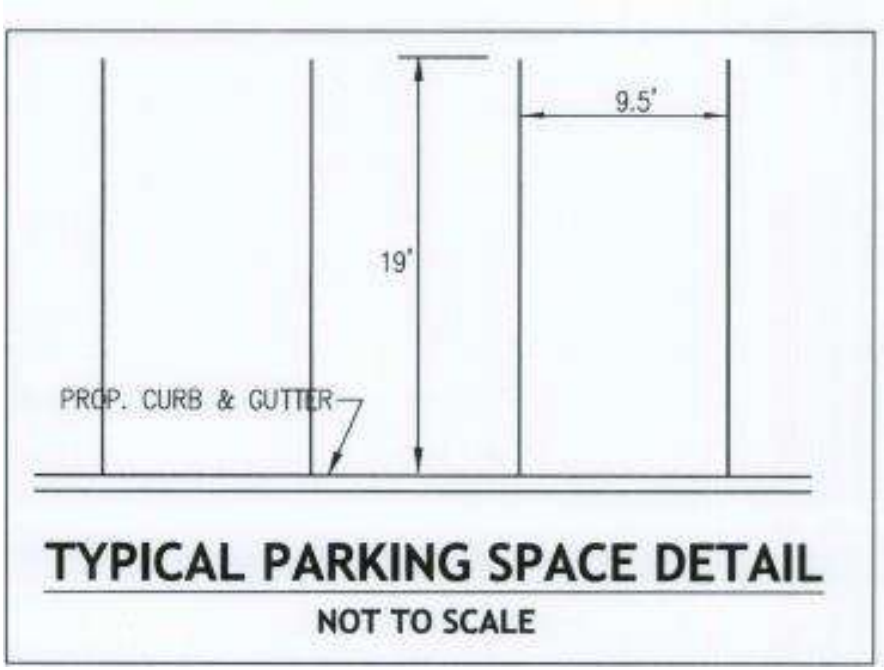
TRUCK TURNING EXHIBIT - PARKING



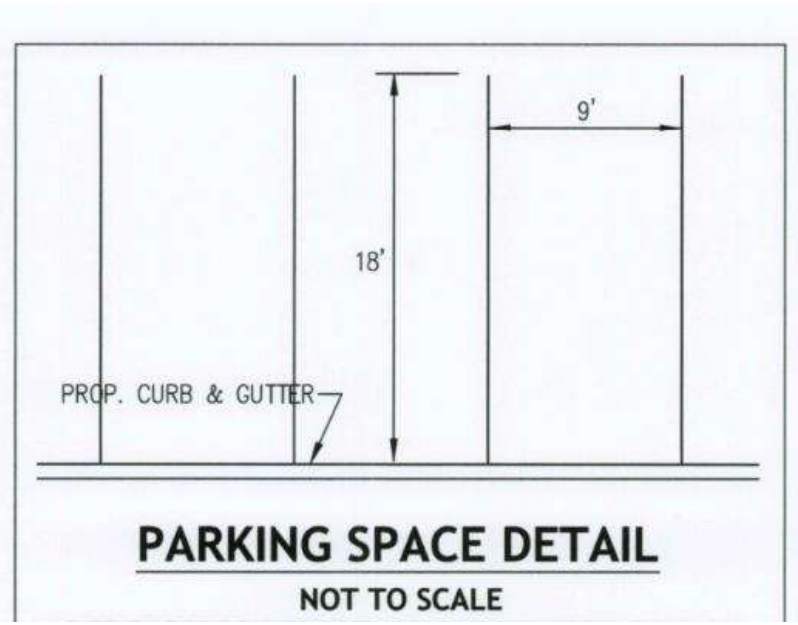
TRUCK TURNING EXHIBIT - LOADING



DEPARTURE FROM DESIGN STANDARDS DDS-24003

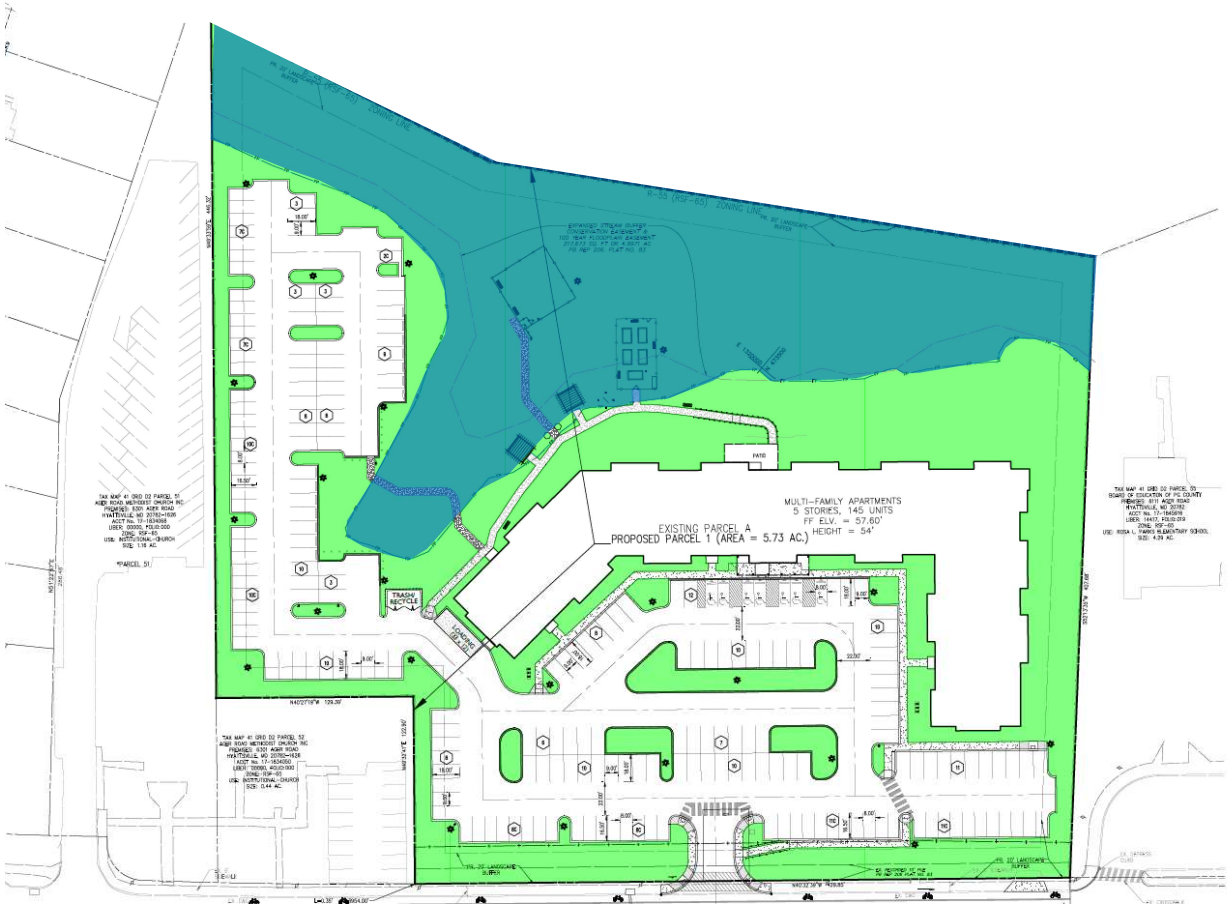


Standard Nonparallel parking space size 9.5'x19'



Departure to reduce standard nonparallel parking space size to 9'x18'

VARIANCE FROM SECTION 27-442(C)



In R-55 zone	Required	Requested by variance
Lot Coverage (Maximum % of Net Lot Area)	40%	**62%**
Green Area Minimum % of Net Lot Area (Multifamily dwellings having 4 or more stories)	60%	**38%**

Floodplain

Green area

Lot Coverage

STAFF RECOMMENDATION

APPROVAL with conditions

- Detailed Site Plan DSP-22017
- Departure from Design Standards DDS-24003
- Alternative Compliance AC-25009
- Type 2 Tree Conservation Plan TCP2-023-2025
- Variance to Section 27-442(c)

Applicant Required Mailings:

- Informational Mailing: 11/08/2022
- Acceptance Mailing: 05/06/2025

AMENDED
STATEMENT OF JUSTIFICATION
DSP-22017
DDS-24003

The Herman Multifamily Apartments

OWNER:	Mount Zion Pentecostal Church of Washington, D.C., Inc. Attn: Pastor Orin Boyd, Jr. 1112 N Street NW Washington, DC 20005 (713) 702-2169
APPLICANT:	Community Housing Initiative Attn: Patrick Byrne 1123 Ormond Court McLean, Virginia 22101 (703) 556-9569
ATTORNEY/AGENT:	Matthew C. Tedesco, Esq. Dominique A. Lockhart, AICP McNamee Hosea, P.A. 6404 Ivy Lane, Suite 820 Greenbelt, Maryland 20770 (301) 441-2420 Voice (301) 982-9450 Fax Mtedesco@mhlawyers.com Dlockhart@mhlawyers.com
CIVIL ENGINEER:	The Landtech Corporation Attn.: Kimberly Morgan 201 Defense Highway, Suite 200 Annapolis, Maryland 21401 (443) 274-3232 Voice (443) 274-3233 Fax
REQUEST:	Detailed Site Plan for development of approximately 145 multifamily dwelling units pursuant to the prior Zoning Ordinance and the prior R-55 and R-35 Zones per CB-69-2020. Departure from Design Standards to reduce the size of parking spaces to 9-feet x 18-feet.

I. DESCRIPTION OF PROPERTY

1. Address – 6203 Ager Road, Hyattsville, Maryland 20782.

2. Location – North side of Ager Road, approximately 2,500 feet southeast of its intersection with MD Route 410 (East-West Highway).

3. Proposed Use – Approximately 145 multifamily dwelling units.

4. Incorporated Area – None.

5. Council District – 2.

6. Election District – 17.

7. Existing Parcel – Parcel A.

8. Total Area – 9.51 acres.

9. Tax Map/Grid – 41-D2.

10. Zoned – RSF-65 and RSF-A (R-55 and R-35 Prior ZO).

11. Zoning Map – 208NE02.

II. APPLICANT'S PROPOSAL

Community Housing Initiative (the "Applicant") is requesting the approval of a Detailed Site Plan (DSP-22017) for the property located at 6203 Ager Road, Hyattsville, MD. DSP-22017 is proposed to be developed with approximately 145 multifamily dwelling units within one 5-story building. The Applicant is also requesting a departure from design standards to reduce the size of non-parallel parking spaces from 9.5' x 19' to 9' x 18', which is not only consistent with standard parking spaces throughout the region, but also the standard in the current Zoning Ordinance.

The property is within the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt Vicinity* ("Master Plan"), where medium-suburban and low-urban land uses are recommended. The Master Plan identifies three communities and eight subcommunities, in which the subject property falls within the Chillum-Takoma Park subcommunity. Each subcommunity is recommended to have access to open space, commercial areas, and public service facilities. Guidelines for subcommunities further state that the site planning of apartment projects should provide adequate open space at the perimeter to serve as a buffer between the project and adjacent lower density residential development (*see* p. 72). The subject property will be adequately buffered from adjacent residential per the requirements of the 2010 Prince George's County Landscape Manual (Landscape Manual) as depicted on the submitted Landscape Plan as well as the existing environmental feature(s) that bisect the property and will be preserved. The latter creates a natural buffer and significant separation from existing single family semi-detached units

to the north. Since the adoption of the Master Plan, in 2014, the County updated a new General Plan, known as "Plan Prince George's 2035" ("Plan 2035"), which placed the subject property in the Established Communities Growth Policy Area. Plan 2035

> [c]lassifies existing residential neighborhoods and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers, as Established Communities. Established Communities are most appropriate for context-sensitive infill and low-to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met.

(Plan 2035 at page 20).

Legally identified as Parcel A (recorded in Plat Book REP 206 at Plat No. 83 among the Land Records for Prince George's County), the Property comprises approximately 9.51 acres, with 5.36 acres of the site located within the 100-year floodplain. The Property is split-zoned between the RSF-65 and RSF-A Zones (formerly the R-55 and R-35 Zones, respectively), and the portion of the property which is to be developed is entirely within the former R-55 Zone along Ager Road.

The Applicant proposes a development consisting of 145 multifamily dwelling units. With a net acreage of 4.15 acres, this translates to a density of 35 dwelling units per acre. The Applicant is also requesting a Departure from Design Standards to reduce the size of parking spaces to 9-feet x 18-feet.

Transitional Provisions

Section 27-1704(a) of the Zoning Ordinance provides, "development approvals or permits of any type approved under the prior Zoning Ordinance or prior Subdivision Regulations prior to April 1, 2022 remain valid for the period of time specified in the prior Zoning Ordinance or prior Subdivision Regulations." Section 27-1704(b) provides, "Unless the period of time under which the development approval . . . remains valid expires, the project may proceed to the next steps in the approval process . . . and continue to be reviewed and decided under the prior Zoning Ordinance and prior Subdivision Regulations." Moreover, Section 24-1704(b) of the Subdivision Regulations provides, ". . . until and unless the period of time under which the subdivision approval remains valid expires, the project may proceed to the next steps in the approval process (including any zoning steps that may be necessary) and continue to be reviewed and decided under the Subdivision Regulations and Zoning Ordinance in effect immediately prior to the effective date of the County Subdivision Regulations and Zoning Ordinance." In this instance, Preliminary Plan of Subdivision (PPS) 4-22012 was approved by the Planning Board on January 18, 2024, and PGCPB No. 2024-005 was adopted on February 8, 2024. Consequently, PPS 4-22012 remains in a valid state and is "grandfathered" pursuant to its review and approval under Section 24-1903(b) of the Subdivision Regulations, which provides, "Once approved, development applications that

utilize the prior Subdivision Regulations shall be considered 'grandfathered' and subject to the provisions set forth in Section 24-1704 of this Subtitle."

Thus, both DSP-22017 and DDS-24003 are being filed pursuant to the prior Zoning Ordinance and prior Subdivision Regulations, and will be reviewed pursuant to the regulations above. Accordingly, the project and property are subject to the provisions of Council Bill CB-69-2020, which was adopted by the Prince George's County Council, Sitting as the District Council, on November 17, 2020. This council bill amended Section 27-441 of the prior Zoning Ordinance to permit multifamily dwellings in the prior R-55 Zone subject to certain criteria, which are met on the subject site.

III. COMMUNITY

The Herman Multifamily Apartment development site consists of approximately 9.51 total acres of land in the prior R-55 and R-35 Zones, located on the north side of Ager Road, approximately 2,500 feet southeast of its intersection with MD 410 (East-West Highway). Northeast of the site are semidetached dwellings in the prior R-35 Zone, with MD 410 (East-West Highway) beyond. Southeast of the site is Heurich Park, in the prior R-O-S Zone, and the Rosa L. Parks Elementary School, in the prior R-55 Zone. Southwest of the site is Ager Road, with single-family detached dwellings in the prior R-55 Zone beyond. Northwest of the site is the Ager Road Methodist Church, in the prior R-55 Zone, with single-family detached dwellings fronting on 23rd Avenue. Additionally, northern and northeastern portions of the property, formerly within the R-35 Zone, have frontages on 23rd Avenue, Rittenhouse Street, and 24th Place; however, these areas of the Property are encumbered with environmental features that will be preserved, and no access to the development will be provided from these streets.

IV. PREVIOUS APPROVALS

Preliminary Plan of Subdivision (PPS) 4-22012 was approved by the Prince George's Planning Board on January 18, 2024 (PGCPB No. 2024-005 was adopted on February 8, 2024) subject to 15 conditions. The applicable conditions are as follows:

3. Development of this site shall be in conformance with Stormwater Management Concept Plan 27161-2022-00 and any subsequent revisions.

COMMENT: Development of this site is in conformance with approved Stormwater Management Concept Plan No. 27161-2022-0, which has been submitted with this application.

4. Prior to approval, the final plat of subdivision shall include the following:

a. The granting of public utility easements along the abutting public rights-of-way, in accordance with preliminary plan of subdivision.

b. The dedication of right-of-way to 23rd Avenue, in accordance with preliminary plan of subdivision.

COMMENT: Acknowledged. This comment will be addressed prior to approval of the Final Plat.

5. The applicant and the applicant's heirs, successors, and/or assignees shall construct the following facilities, and shall show these facilities on the detailed site plan, prior to its acceptance:

a. A standard sidewalk along the property's frontage on 23rd Avenue, unless modified by the operating agency with written correspondence.

COMMENT: The DSP includes a minimum 5-foot-wide sidewalk along the property's frontage on 23rd Avenue, subject to modification by the operating agency.

8. Prior to issuance of any permits which impacts wetlands, wetland buffers, streams or waters of the United States, the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.

COMMENT: Acknowledged. Prior to the issuance of any permits, copies of all applicable federal and state wetland permits will be submitted.

12. Prior to acceptance of a detailed site plan, the applicant shall determine whether the building is impacted by the unmitigated 65 dBA/Ldn noise contour, as shown on the preliminary plan of subdivision. If the building is impacted by the 65 dBA/Ldn noise contour, the applicant shall submit a revised noise study which shows the location of the unmitigated 65 dBA/Leq noise contour for the hours of 7:00 a.m. to 10:00 p.m. If the building is impacted by the 65 dBA/Leq noise contour, the noise study shall recommend noise mitigation to ensure noise levels within the dwelling units are mitigated to below 45 dBA.

COMMENT: The unmitigated 65 dBA/Ldn noise contour is shown on the DSP and does not impact the proposed building.

13. If the building is determined to require interior noise mitigation as described by Condition 12 above, prior to approval of a building permit, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building permit, stating that the building shell or structure has been designed to reduce interior noise levels in the dwellings to 45 dBA or less.

COMMENT: The unmitigated 65 dBA/Ldn noise contour is shown on the DSP and does not impact the proposed building. Accordingly, and pursuant to condition 12, a revised noise study is not required.

15. Prior to issuance of permits for this subdivision, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the Final Plat of Subdivision.

> **"This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 tree conservation plan, when approved."**

COMMENT: A Type 2 Tree Conservation Plan is submitted with this application. It should be noted that the TCP1-015-2023 was approved by the Planning Board on January 18, 2024 in accordance with the prior WCO.

Certificate of Adequacy ADQ-2022-028

On January 8, 2024, the Planning Director Approved ADQ-2022-028 with two conditions. The following is an analysis of the applicable conditions related to DSP-22017.

1. Total development within the subject property shall be limited to uses which generate no more than 75 AM peak-hour trips and 87 PM peak-hour vehicle trips.

COMMENT: With a maximum of 145 multifamily units, the project will remain within the approved trip cap of 75 AM and 87 PM peak-hour vehicle trips as depicted in the approved TIA (adopted with the approval of ADQ-2022-028).

2. Pursuant to Section 24-4510(c) of the Subdivision Regulations, the applicant and the applicant's heirs successors and/or assignees shall pay the applicable school facilities surcharge in accordance with the requirements of Section 10-192.01 of the Prince George's County Code prior to approval of a building permit.

COMMENT: At the time of building permit, and pursuant to Section 10-192.01 (as amended from time to time), the Applicant will pay the applicable School Facility Surcharge.

V. CRITERIA FOR APPROVAL OF A DETAILED SITE PLAN & DESIGN GUIDELINES

The following Sections of the Prince George's County Zoning Ordinance are applicable to this application.

Sec. 27-285. Planning Board procedures.

(b) Required findings.

> **(1) The Planning Board may approve a Detailed Site Plan if it finds that the plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use;**

COMMENT: Based on the points and reasons provided herein, in addition to the evidence filed in conjunction with this application, the Applicant contends that DSP-22017 represents the most reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for the intended uses.

(2) The Planning Board shall also find that a Detailed Site Plan is in general conformance with the approved Conceptual Site Plan (if one was required).

COMMENT: Not applicable. A Conceptual Site Plan was not required.

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

COMMENT: Not applicable. The subject application is not a Detailed Site Plan for Infrastructure.

(4) The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

COMMENT: A Natural Resources Inventory (NRI-193-2021) was approved for this property on March 25, 2022. The NRI covered the entirety of DSP-22017, which consists of 9.51 acres. The site is associated with regulatory environmental features (REF) as depicted on the approved NRI and include streams, wetlands, and their associated buffers. Primary Management Areas (PMA) inclusive of these REF, existing floodplain, and adjacent steep slopes are also mapped for over half of the site (5.36 acres). The Applicant proposes to convey approximately 3.77 acres of stream valley parkland for further preservation and protection of the on-site environmental features. The land to be dedicated encompasses most of the on-site stream, floodplain, and reforestation areas.

Section 27-281. Purpose of Detailed Site Plans

(b) General purposes.

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

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

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

(C) To provide for development in accordance with the site design guidelines established in this Division; and (D)To provide approval procedures that are easy to understand and consistent for all types of Detailed Site Plans.

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

COMMENT: The subject property is currently within the RSF-65 and RSF-A Zones. Pursuant to the Transitional Provisions (Sec. 27-1704) and previously grandfathered approvals, the site is being developed in accordance with the prior zoning designations of R-55 and R-35. DSP-22017 will provide development that is in accordance with the principles consistent with the orderly, planned, efficient, and economical development envisioned in the County's Planning Documents; fulfills the purposes of the R-55 and R-35 Zones, as applicable; and is in accordance with the applicable site design guidelines of the prior Zoning Ordinance. Each of these are further addressed below and depicted on the DSP submitted in conjunction with this application.

(c) Specific purposes.

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

(A) To show the specific location and delineation of buildings and structures, parking facilities, streets, green areas, and other physical features and land uses proposed for the site;

(B) To show specific grading, planting, sediment control, woodland conservation areas, regulated environmental features and storm water management features proposed for the site;

(C) To locate and describe the specific recreation facilities proposed, architectural form of buildings, and street furniture (such as lamps, signs, and benches) proposed for the site; and

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

COMMENT: DSP-22017 depicts the specific location of all buildings and structures, parking facilities, streets, green areas, and other physical features and land uses proposed for the site, including all recreational facilities. The submitted DSP, Landscape Plan, and Architectural Elevations demonstrate the necessary infrastructure and building form to be implemented. This Detailed Site Plan will promote the purposes found in Section 27-281.

Section 27-283. Site Design Guidelines.

(a) The Detailed Site Plan shall be designed in accordance with the same guidelines as required for a Conceptual Site Plan (Section 27-274).

(b) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development, and the specific zone in which it is to be located.

(c) These guidelines may be modified in accordance with Section 27-286.

COMMENT: Generally, Section 27-274 provides design guidelines regarding parking, loading and circulation, lighting, views, green area, site and streetscape amenities, grading, service areas,

public spaces, and architecture. It is worth noting that every sub-part of Section 27-274(a) uses the word "should" when describing each of the guidelines. Thus, none of the design guidelines are mandatory; instead, they are as they appear, guidelines used to promote the purposes of the zone. The Planning Board is authorized to approve a detailed site plan so long as the plan represents a reasonable alternative to satisfying the guidelines – without requiring unreasonable costs or detracting substantially from the utility of the proposed development for its intended (and permitted) use. The Applicant exercised diligence in developing the design of the proposed affordable rental community, particularly due to the inherent economic restraints associated with financing the proposed community through the Low-Income Housing Tax Credit program, and understanding that the finished units would be subject to rent restrictions, as HUD would limit rent to households earning no more than 60% of Area Median Income (AMI). Moreover, funding for the project comes from state and local sources whose mission is to create and preserve affordable housing. That is, the financial constraints on this affordable housing project is not just a matter of economic loss, but actually make it impossible to secure a reasonable return or to make reasonable use of a property that was identified through legislation to not only help incentivize affordable housing, which is desperately needed in the County. The design of the project was carefully considered as project revenue is capped by regulation, financing sources are fixed, and the design and construction budget for this project does not allow for extraordinary costs. With this frame of reference in mind, there is no question that the detailed site and development proposes a reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

Regarding the application of the recommended design guidelines, the Applicant offers the following:

Section 27-274. Design Guidelines.

In addition to the purposes set forth in Section 27-281, Section 27-274 further requires the Applicant demonstrate the following:

(1) General.

(A) The Plan should promote the purposes of the [Detailed] Site Plan.

COMMENT: As described previously, the proposed DSP promotes the purposes of a Detailed Site Plan as found in Sections 27-281(b) and (c).

(2) Parking, loading, and circulation

(A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site.

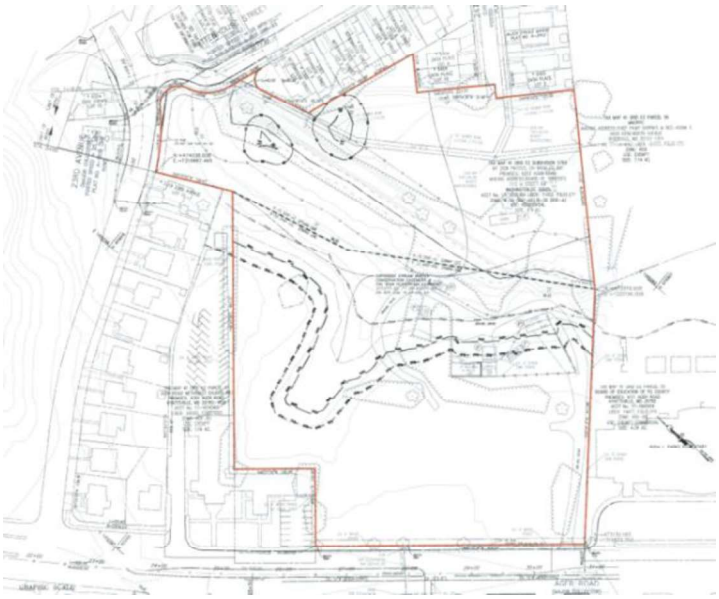
(B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians.

(C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers.

COMMENT: As shown on the detailed site plan, there is one point of vehicular access from Ager Road. The entrance driveway will be 24-feet wide, allowing for full access two-way traffic. An easily accessible surface parking lot for residents and visitors will be located directly to the front and side of the proposed multifamily building, providing safe and efficient vehicular and pedestrian circulation throughout the site.

There are approximately 80 parking spaces located to the front of the building, with the remaining parking spaces located to the side of the building meeting the spirit of this guideline while also not requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. There are several reasons why these parking spaces are not able to be relocated to the rear of the building.

The building and required associated infrastructure (parking, loading, and dumpster area) was intentionally designed to avoid unnecessary impacts to the floodplain. In order to place the building closer to Ager Road, the parking infrastructure would have to be designed to follow the shape of the floodplain. Due to the shape of the site, the property becomes narrower closer to Ager Road, as depicted in the image below – further contributing to the unique characteristics of the property.



Therefore, the width of the building would need to be reduced to accommodate the narrower property dimensions closer to the road, and still allow for the required drive aisles necessary to reach both the rear and side parking areas. These drive aisles would also need to be wide enough to accommodate loading trucks, trash vehicles, and emergency response vehicles who would now have to circulate and have unobstructed access around the entire building. The loading space and dumpster pad would need to be relocated to not interfere with the drive aisles and revised vehicle circulation pattern. As stated previously, the drive aisles would need to be wide enough to accommodate the required turning movements for trucks/emergency vehicles. The fire

department would need a second review of this layout to determine any complications with providing safe access around the building. Accommodation of such would undoubtedly detract substantially from the utility of the proposed development for its intended use.

Any reduction in the building footprint to accommodate the vehicular circulation would lead to a loss of units, making the project financially infeasible, which would also, undoubtedly, detract substantially from the utility of the proposed development for its intended use. The building footprint was intentionally designed to follow the shape of the floodplain delineation, and still provide 145 affordable apartment units with the required associated infrastructure, i.e. parking, loading and dumpster area. (For an explanation on why 145 units are required, *see* SOJ for the variance).

Moving some of the parking to the rear would also make it difficult to place the handicap spaces near the building entrance, which would still face Ager Road. Tenants/visitors would be required to enter through the side and rear of the building as their primary entrance, or walk around the building to reach the front entrance. If the handicap spaces remained in the front of the building, an additional drive aisle would be needed to accommodate those vehicles, while working seamlessly with the overall vehicle circulation pattern. Additionally, drive aisle intersections would only increase the likelihood of vehicle and pedestrian conflicts, a concern the current layout avoids.

Moving the building closer to the road has additional complications which detract substantially from the utility of the proposed development for its intended use. Ager Road is classified as an arterial roadway, which requires a 50-foot landscape buffer along the property frontage pursuant to Section 4.6 of the Landscape Manual. The justification provided by the Applicant for the requested Alternative Compliance stated that the required 50-foot landscape buffer would reduce the parking along Ager Road by 38 parking spaces, and lead to a loss of 25 dwelling units, which would make the project economically infeasible and would detract substantially from the utility of the proposed development for its intended use. Moving the parking to rear of the building would remove the current justification, and add back the 50-foot landscape buffer to the design requirements, further reducing the developable area of the site and detracting from the utility of the proposed development for its intended and permitted use.

With regard to Stormwater Management, moving the parking area to the rear would require additional water quality facilities for the increased impervious area in the rear that is not proposed with the existing layout. Having the parking area in front of the building and along the northwest side of the proposed building would require two additional bioretention areas within the Primary Management Areas. In other words, moving the building closer to the street would reduce the number of water quality areas in the front which would need to be provided elsewhere on the site. The proposed design has been approved as part of the Site Development Concept Plan from PG-DPIE. Likewise, the current design has been incorporated in the final Storm Drain and Paving/SWM plans, which are being processed. In addition, PG-SCD has approved the current design for the first 2 of 3 Erosion and Sediment Control Plans, and a complete Water and Sewer Plan based on this design is being processed by WSSC. Making a significant—and not required—change to the DSP at this stage would be cost-prohibitive for the project as the current design has

been incorporated in many other construction plans that have been completed and processed through various other review agencies.

Lastly, moving some of the parking to the rear of the building would impact the outdoor amenities for the new residents. As currently designed, the building acts as a buffer between the outdoor amenities and vehicular circulation, parking and arterial roadway. To place the outdoor amenities adjacent to drive aisles and parking areas would become a safety risk for both residents and drivers and move those areas closer to Ager Road.

As currently designed, there are no large uninterrupted expanses of pavement as the site will be in conformance with the requirements of Section 4.3 of the Landscape Manual, which contains landscaping requirements for parking lots, which serves the purpose of enhancing the appearance of surface parking facilities as viewed from the street and surrounding uses. Sidewalks are also proposed around the multifamily building creating a safe circulation pattern for pedestrians accessing the building. Additionally, a sidewalk and bike lane currently exist along the subject site's frontage along Ager Road. The sidewalk is 6-feet-wide, which is wider than a standard sidewalk. The bike lane is 5-feet-wide. The one loading space provided will be located internal to the site, adjacent to the multifamily building, and away from circulating traffic. The proposed parking, loading, and circulation meets the intention of this design guideline without detract substantially from the utility of the proposed development for its intended use.

(3) Lighting

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

COMMENT: This DSP, which proposes residential uses, anticipates at least some activities taking place in the evening and will provide adequate lighting levels for safe vehicular and pedestrian movements. Lighting is located throughout the parking lot area and around the multifamily building. Open spaces throughout the site will also contain lighting fixtures. The site lighting provided will create a bright, safe atmosphere while not causing a glare or have light bleeding onto adjacent properties, as the Applicant is proposing full cut-off light fixtures. Details of the light fixtures proposed are included on sheet 18 of the plan set.

(4) Views

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

COMMENT: The proposed multifamily building will be designed to provide a modern, clean, and strong presence along the road frontage. Other views and public areas will be emphasized through the use of sidewalks to collectively connect the various components of the project. Additionally, the development will retain and restore most of the regulated floodplain and woodlands on-site, the majority of which is to be conveyed to M-NCPPC for preservation. This will enhance and protect the existing scenic views on the property.

(5) Green Area.

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

COMMENT: Green area is dispersed throughout the development and mainly consist of areas for landscaping, recreational facilities, and preservation of the various on-site environmental features. The landscaping areas are located along the property boundaries and throughout the parking lot creating scenic buffering from adjacent properties. The connective green areas will be easily accessible for maintenance and designed to enhance the visual character of the site.

The subject property totals 9.51 acres, in which 5.36 acres is located in the 100-year floodplain. There is an existing stream on-site that is part of the Northwest Branch Stream Valley. The 3.77 acres proposed for stream valley parkland dedication encompasses most of the on-site stream, existing trees along the stream bank, floodplain, and reforestation area. The land for dedication is contiguous to Heurich Park to the east, which is currently developed with several outdoor recreational amenities including a football/soccer field, playground, dog park, and a basketball court. For future residents, recreational amenities for the proposed multifamily development will consist of a dog park and garden area complete with garden beds and benches. With these amenities, residents will have access to several recreational options in the area for their use and enjoyment.

(6) Site and streetscape amenities.

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

COMMENT: The proposed site and streetscape amenities will contribute to an attractive and coordinated development. Site amenities include light fixtures, fences, benches, trash receptacles, and bicycle racks. Details of all amenities are included with this DSP submission. The site fixtures will be accessible, functional, constructed of durable high-quality material, and attractive, which will enhance the site for future residents.

(7) Grading.

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

COMMENT: All grading and landscaping proposed will help to soften the overall appearance of improvements once constructed. To the fullest extent possible, all grading will be designed to minimize disruption to the existing topography. Additionally, an approved stormwater management (SWM) concept plan and letter (Case No. 27161-2022-00) was submitted with this DSP. The approved plan shows the use of 12 micro-bioretention areas and an underground facility beneath the proposed parking lot to meet stormwater quality and quantity discharge requirements.

(8) Service Areas.

(A) Service areas should be accessible, but unobtrusive.

COMMENT: No service areas are proposed with DSP-22017.

(9) Public Spaces.

(A) A public space system should be provided to enhance a large-scale commercial, mixed-use, or multifamily development.

COMMENT: The overall building massing and attention to scale for this project, which is residential in nature, will help create public areas that will be convenient to the residents. Recreational amenities will be located to the rear of the multifamily building, where the area is easily accessible to residents while being shielded from circulating vehicular traffic. The proposed amenities include seating areas, a dog park, and a garden area complete with garden beds and benches. Sidewalks will be located around the multifamily building to safely circulate residents to and from the various areas of the site.

(10) Architecture.

(A) When architectural considerations are referenced for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with a unified, harmonious use of materials and styles.

(B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.

(C) These guidelines may be modified in accordance with Section 27-277.

COMMENT: The architectural design of the multifamily building is contemporary, with a flat roof. Architectural features used for the building are comprised of a complementary mix of materials and colors. The front façade of the building features a canopy over the main building entrance, not only reinforcing the building entrance but also providing shelter from the rain and sun. Additional building articulation is achieved through roof height variations, material changes, and building recesses. The variety of architectural details, materials, and features are demonstrated on the submitted elevations.

(11) Townhouses and three-family dwellings.

(A) Open space areas, particularly areas separating the rears of buildings containing townhouses, should retain, to the extent possible, single or small groups of mature trees. In areas where trees are not proposed to be retained, the applicant shall demonstrate to the satisfaction of the Planning Board or the District Council, as applicable, that specific site conditions warrant the clearing of the area. Preservation of individual trees should take into account the viability of the trees after the development of the site.

(B) Groups of townhouses should not be arranged on curving streets in long, linear strips. Where feasible, groups of townhouses should be at right angles to each other, and should facilitate a courtyard design.

In a more urban environment, consideration should be given to fronting the units on roadways.

(C) Recreational facilities should be separated from dwelling units through techniques such as buffering, differences in grade, or preservation of existing trees. The rears of buildings, in particular, should be buffered from recreational facilities.

(D) To convey the individuality of each unit, the design of abutting units should avoid the use of repetitive architectural elements and should employ a variety of architectural features and designs such as roofline, window and door treatments, projections, colors, and materials. In lieu of this individuality guideline, creative or innovative product design may be utilized.

(E) To the extent feasible, the rears of townhouses should be buffered from public rights-of-way and parking lots. Each application shall include a visual mitigation plan that identifies effective buffers between the rears of townhouses abutting public rights-of-way and parking lots. Where there are no existing trees, or the retention of existing vegetation is not practicable, landscaping, berming, fencing, or a combination of these techniques may be used. Alternatively, the applicant may consider designing the rears of townhouse buildings such that they have similar features to the fronts, such as reverse gables, bay windows, shutters, or trim.

F) Attention should be given to the aesthetic appearance of the offsets of buildings.

COMMENT: Not applicable. No townhouses or three-family dwellings are proposed.

VI. CB-69-2020 REQUIREMENTS

On November 17, 2020, the District Council approved CB-69-2020 for the purpose of permitting multifamily dwellings in the prior R-55 Zone under certain specified circumstances, which are met on the subject site. CB-69-2020 added Footnote 141 to Section 27-441(b) of the Prior Zoning Ordinance, as depicted below.

Sec. 27-441(b) – Footnote 141

Notwithstanding any other provisions of this Subtitle, multifamily dwellings are a permitted use in the R-55 Zone provided:

(a) The use is located on property that has a minimum of nine (9) acres and a maximum of twelve (12) acres;

COMMENT: The subject property has a gross tract area of 9.51 acres. This criterion is met.

(b) The Property adjoins property owned by the Board of Education of Prince George's County;

COMMENT: The property adjoins the Rosa L. Parks Elementary school to the southeast (Tax Map 41 Grid D2 Parcel 55), which is owned by the Board of Education of Prince George's County. This criterion is met.

(c) The use is located on property within one mile radius of a Metro station platform; and

COMMENT: The property is approximately 0.9 mile from the Hyattsville Crossing metro station and approximately 0.8 mile from the West Hyattsville metro station. This criterion is met.

(d) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. Regulations concerning the net lot area, lot coverage and green area, lot/width frontage, yards, building height, density, accessory buildings, minimum area for development, and other requirements of the R-55 Zone shall not apply. All regulations for the R-18 Zone set forth in Section 27-442 shall apply, except if the multifamily housing is constructed with Low-Income Housing Tax Credits, the maximum density shall be forty (40) dwelling units per acre and the maximum height shall be one hundred ten (110) feet. All other regulations shall be those approved by the Planning Board or District Council pursuant to Part 3, Division 9 of this Subtitle.

COMMENT: The subject application is being filed in conformance with this requirement. The multifamily building is to be constructed with low-income housing tax credits. The proposed density is 35 dwelling units per acre and the proposed maximum height is 55-feet. Additional regulations are provided in general note nos. 25 and 26 on the coversheet of the Detailed Site Plan. Specifically, during the October 8, 2020, Committee of the Whole meeting on CB-69-2020, a proposed Draft-2A was discussed and ultimately unanimously voted out of COW 10-0. Among other edits to CB-69-2020, language was added to the footnote to ensure that the applicable R-18 Zone regulation would apply "***except*** if the multifamily housing is constructed with Low-Income Housing Tax Credits," and since this development is utilizing Low-Income Housing Tax Credits, the bulk regulations of the R-18 Zone are not applicable. This exception was purposeful to incentivize affordable housing and redevelopment, as the sponsor of the bill stated, in order to "allow for a mixed income building to be located near a Metro station and school that will be transformative for the individuals who reside there and also add value to the entire West Hyattsville community."

VII. PURPOSES OF THE R-55 ZONE

Sec. 27-430. R-55 Zone

(e) Purposes.

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

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

COMMENT: The property is split-zoned between the prior R-55 and R-35 Zones, and the portion of the property which is to be developed is entirely within the R-55 Zone along Ager Road. There are no other multifamily developments in the immediate area, and the proposed development will broaden the range of housing types available in the neighborhood.

The on-site environmental features and additional landscaping will serve as a suitable buffer between the project and adjacent residential development. There is an existing stream on-site that is part of the Northwest Branch Stream Valley. The project will retain and restore most of the regulated floodplain and woodlands on-site, the majority of which is to be conveyed for preservation and protection. The Applicant is proposing to convey approximately 3.77 acres of stream valley parkland. Additionally, an approved SWM plan was submitted with this application demonstrating the project will meet stormwater quality and quantity discharge requirements. Furthermore, and notwithstanding, it is important to note that the regulations and other requirements of the R-55 Zone shall not apply.

VIII. GENERAL CRITERIA FOR APPROVAL FOR A DEPARTURE FROM DESIGN STANDARDS

Section 27-558(a) of the prior Zoning Ordinance requires nonparallel standard parking spaces to be 9.5-feet by 19.0-feet. A Departure from Design Standards (DDS-24003) is requested for the Herman Multifamily Apartments development to reduce the size of the standard nonparallel parking spaces from 9.5-feet by 19.0-feet to 9.0-feet by 18.0-feet. The Applicant is providing a total of 223 parking spaces to serve the residential multifamily use, consisting of ten (10) handicap accessible surface parking spaces, seventy-four (74) compact spaces,[1] and one hundred and thirty-nine(139) standard parking spaces. For the standard 139 parking spaces, the Applicant is proposing spaces that measure 9.0-feet by 18.0-feet. It is the Applicant's experience that spaces of this size will adequately serve the proposed residential multifamily development. Indeed, this contention is supported by the fact that other neighboring jurisdictions require parking dimensions similar to what the Applicant is proposing here. Those jurisdictions include:

- Montgomery County: 8.5' x 18' for a standard perpendicular parking space (Sec. 5-E-2.22(b));
- Calvert County: 9.0' x 18' for a standard parking space (Sec. 6-3.01.C);

[1] Section 27-559(a) allows up to one-third (1/3) of the required number of parking spaces in any parking lot to be compact car spaces.

- Charles County: 9.0’ x 18’ for a standard parking space (Sec. 297-336(A));
- Anne Arundel County: 9.0’ x 16’ for a standard parking space (Sec. 17-6-602);
- Frederick County: 9.0’ x 18’ for standard perpendicular parking space (Sec. 1-19-6.220; and
- St. Mary’s County: 9.0’ x 18’ for standard perpendicular parking space (Sec. 64.7).

Additionally, the current Prince George’s County Zoning Ordinance includes parking dimensions that align with the Applicant’s request. Pursuant to Section 27-6306(a), the minimal dimensional standards for parking spaces at 90 degrees is 9-feet x 18-feet. By requesting a similar parking space standard, the Applicant is furthering one of the County’s parking goals which is to “provide for adequate off-street parking and loading while supporting transit-oriented development and walkable areas in appropriate locations, and allowing the flexibility needed to accommodate alternative parking solutions (Sec. 27-6301).”

Sec. 27-587. - Departures from Design Standards.

(a) Authorization.

(1) In order to accomplish the purposes of this Part, the Design Standards (Division 2, Subdivision 2; and Division 3, Subdivision 2) shall normally be complied with. A departure from these Design Standards may be permitted by the Planning Board or Planning Director, or by a municipality if this authority has been delegated by the District Council to a Municipal Corporation or through the establishment of a Revitalization Overlay District.

(2) The Planning Board is authorized to approve departures from Design Standards in this Part, under procedures and requirements in Part 3, Division 5.

COMMENT: Section 27-239.01 of Part 3, Division 5, provides, among other things, the required findings to approve a Departure from Design Standards.

Section 27-239.01. Departure from Design Standards.

(b) Procedures.

(7) Required findings.

(A) In order for the Planning Board to grant the departure, it shall make the following findings:

(i) The purposes of this Subtitle will be equally well or better served by the applicant's proposal;

COMMENT: Generally, the purposes set forth in Subtitle 27 are to protect the health, safety and welfare of the residents and workers in Prince George’s County. The purposes of this Subtitle will be equally or better served by the Applicant’s proposal to reduce the size of the standard parking spaces. The site will provide increased and attractive landscaping, an efficient parking design, safe on-site circulation, parkland dedication, and stormwater management techniques that currently do

not exist on the property. The departure will not negatively impact adjacent land or uses. The property is split-zoned between the former R-55 and R-35 Zones, and the Applicant is proposing to convey approximately 3.77 acres of stream valley parkland, which encompasses majority of the area zoned R-35. With these elements, the departure from the size of standard parking spaces promotes the development of a compact multifamily development by making efficient use of the available land area, while still allowing for proper on-site circulation. Therefore, the Applicant contends that the purposes of Subtitle 27 will be equally well or better served by the Applicant's proposal. Moreover, it is worth noting that with the adoption of the Countywide Map Amendment ("CMA")), the current Zoning Ordinance for Prince George's County requires 90° angled parking to be 9.0' x 18'. This adopted standard is consistent with the Applicant's proposal. In addition, the Applicant's request is consistent with the standards required by neighboring jurisdictions as follows:

- Montgomery County: 8.5' x 18' for a standard perpendicular parking space (Sec. 5-E-2.22(b));
- Calvert County: 9.0' x 18.0' for a standard parking space (Sec. 6-3.01.C.);
- Charles County: 9.0' x 18.0' for a standard parking space (Sec. 297-336(A)); and
- Anne Arundel County: 9.0' x 16.0' for a standard parking space (Sec. 17-6-602).
- Frederick County: 9.0' x 18' for standard perpendicular parking space (Sec. 1-19-6.220; and
- St. Mary's County: 9.0' x 18' for standard perpendicular parking space (Sec. 64.7)

With that said, the specific purposes of Subtitle 27 contained in Section 27-102 of the Zoning Ordinance are as follows:

(a) The purposes of the Zoning Ordinance are:

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

COMMENT: The proposed departure will promote the health, safety, morals, comfort, convenience, and welfare of the present and future inhabitants of the County by ensuring that current and future residents have a quality development in which to reside. The departure from the size of standard parking spaces promotes the development of a compact multifamily development by making efficient use of the available area, while preserving on site natural features. Simply stated, the strict application of the standard would unnecessarily result in the loss in the total number of parking spaces offered to future residents and their guests. Granting the requested departure will in fact protect the health, safety, morals, comfort, convenience, and welfare of the present and future inhabitants of the County. The spaces which are dimensioned at 9-feet x 18-feet will be more than sufficient in size to adequately park cars, as demonstrated by the fact that many surrounding jurisdictions, as well as the Zoning Ordinance, require parking spaces to be 9-feet x 18-feet.

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

COMMENT: The requested departure will ensure that the overall Herman Multifamily project meets the goals of the applicable Master Plan by promoting a sustainable pattern of development that encourages context sensitive development. Due to the protection and preservation of on-site environmental features, the departure allows for the Applicant to maximize the building envelope within a limited development area, while still providing a sufficient number of parking spaces for future residents and visitors.

Plan 2035 classifies the property in the Established Communities. The vision for this community is context-sensitive infill and low-to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services, facilities, and infrastructure to ensure that the needs of residents are met, which will be accomplished with the proposed development.

The subject site is within the Northwest Branch of the Anacostia River as identified in the 2017 *Green Infrastructure Plan*: A Countywide Functional Master Plan ("Green Infrastructure Plan"). According to the Green Infrastructure Plan, the site contains regulated environmental features, which are comprised of the existing stream that is centrally located on-site and its associated 100-year floodplain. The Green Infrastructure Plan contains several goals, in which the proposed development achieves, such as the following (page 23):

- **Preserving, enhancing, and/or restoring an interconnected network of significant countywide environmental features that retains ecological functions and improves water quality.**
- **Increasing connectivity of built and natural green spaces.**
- **Improving overall human health by providing equitable access to connected open and green spaces throughout the County.**

The development will retain and restore most of the regulated floodplain and woodlands on-site, majority of which is to be conveyed as parkland dedication for protection and preservation. The existing connectivity of the on-site stream valley habitat to off-site areas will be enhanced through afforestation and the addition of stormwater management to the site.

Additionally, the project is subject to the provisions of Council Bill CB-69-2020, which was adopted by the County Council on November 17, 2020. This Council Bill amended Section 27-441 of the prior Zoning Ordinance to permit multifamily dwellings in the prior R-55 Zone subject to certain criteria, all of which are met by the subject site (*see* supra).

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

COMMENT: The Herman Multifamily Apartment project was tested for adequate public facilities through the approval of PPS 4-22012. The analysis provided with the approved Certificate of Adequacy ADQ-2022-028 determined that, pursuant to adopted tests and standards, public safety facilities are adequate to serve the development. Furthermore, Section 24-122.01(b)(1) of the prior Subdivision Regulations states that the location of the property within the appropriate service area of the Ten-Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or

planned availability of public water and sewerage. The 2018 Water and Sewer Plan placed this property in Water and Sewer Category 3, Community System (PGCPB Resolution No.2024-005 at p. 19).

The site is convenient to public and private service facilities such as the abutting Rosa L. Parks Elementary School and Heurich Park, and nearby commercial development. Development of the site will not impact the space available for new or expanding facilities needed to support an increase in residents to the area. The site is also within immediate proximity of existing bus stops located along Ager Road.

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

COMMENT: The departure will assist in the orderly development of the County by ensuring that the site can be developed in a manner consistent with the purposes and development guidelines of the R-55 Zone, as amended by CB-69-2020. The reduction to the standard parking space sizes will ensure that the subject property is developed in a compact and efficient manner as designed with the submitted Detailed Site Plan.

5. To provide adequate light, air, and privacy;

COMMENT: This proposal complies with this requirement since it calls for compliance with the 2010 Prince George's County Landscape Manual, in which ample landscape buffering will be provided throughout the site to provide screening and privacy. Lighting will also be installed throughout the site to provide residents with a bright, safe atmosphere while not causing a glare onto adjoining properties. The proposed departure will in no way affect the adequacy of light, air, or privacy.

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

COMMENT: Northeast of the site are single-family detached dwellings, southeast of the site are Heurich Park and the Rosa L. Parks Elementary School, and northwest of the site is the Ager Road Methodist Church. Northern and northeastern portions of the property have frontages on 23rd Avenue, Rittenhouse Street, and 24th place. However, these areas are encumbered with environmental features, and no access to the proposed development will be provided from these streets. The proposed departure will promote the most beneficial relationship between the uses of land and buildings, while protecting future residents and visitors from adverse impacts of adjoining developments.

The development of the subject property with a modern multifamily residential development will have a beneficial impact upon the adjoining land uses by complementing the residential character of the neighborhood. Moreover, the small reduction to the standard parking space sizes will facilitate the ability to provide a sufficient number of parking spaces, which will ensure that the development meets the ultimate parking demand for the site. This in turn will

ensure that parking associated with the multifamily development will not negatively impact the surrounding community.

7. To protect the County from fire, flood, panic, and other dangers;

COMMENT: The proposed departure will in no way diminish the County's ability to protect against fire, flood, panic, and other dangers.

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 will be constructed with low-income housing tax credits creating modern housing that will provide a sound, sanitary, and healthy living environment. Additionally, there are no other multifamily developments in the immediate area; therefore, the development will broaden the range of housing types available in the area for County residents.

9. To encourage economic development activities that provide desirable employment and a broad, protected tax base;

COMMENT: Although this purpose does not specifically apply to the proposed residential use, the development of the subject property will broaden and protect the County tax base.

10. To prevent the overcrowding of land;

COMMENT: The detailed site plan and landscape plan submitted in conjunction with this application, demonstrate that the site has been designed, to the fullest extent practical, to develop the site with a sufficient number of parking spaces. Ample room for the safe internal flow of vehicles and pedestrians is provided, while prioritizing the preservation of the natural on-site environmental features.

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

COMMENT: The proposed departure will in no way contribute to the congestion of traffic on the streets but will lessen congestion and/or potential off-site impacts by providing a sufficient amount of on-site parking spaces necessary for the size of the project. That is, instead of the residents and guests having to park on nearby roads, the site has been designed to accommodate all resident and guest parking on-site.

Additionally, access to the multifamily building will only be from Ager Road, an arterial roadway. Ager Road currently features existing sidewalks and bike lanes that will link residents of the site to nearby community facilities and employment areas. The Northwest Branch trail is also accessible from the site. The reduction to the standard parking space sizes will ensure that the subject property is developed in a compact and efficient manner.

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

COMMENT: The departure is needed to ensure that the proposed development of this now undeveloped property can be achieved. This proposal complies with this requirement since the Applicant's financial investment in the subject property demonstrates its confidence in this growing community, and its expertise and experience in facilitating adequate parking for its residents and guests at the sizes proposed.

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 departure will not diminish the ability to protect against undue noise, air, and water pollution. The departure does not impact stream valleys, steep slopes, lands of natural beauty, dense forests, scenic vistas, or other similar features. The development is designed to lessen the impact to the regulated environmental features as well as to preserve the forested areas. The Applicant is proposing to convey approximately 3.77 acres of stream valley parkland. The land to be dedicated encompasses majority of the on-site stream, existing trees along the stream bank, majority of the on-site floodplain, and a reforestation area north of the stream.

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 preserved on-site environmental features and the additional landscaping will provide privacy, screening, and scenic beauty for the residents while servings as a suitable buffer between the project and adjacent residential development. Recreational facilities for residents will be located to the north of the multifamily building to include seating, gathering areas, a dog park, and a community gardening area. Additionally, the site is contiguous to Heurich Park to the east which features a variety of recreational amenities for the community.

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

COMMENT: This purpose does not apply.

In addition to the purposes set forth in Section 27-102(a), Section 27-239.01(b)(7)(A) goes on to require that the Applicant demonstrate the following:

(ii) The departure is the minimum necessary, given the specific circumstances of the request;

COMMENT: The total gross acreage of the site is 9.51 acres and over half of the site is encumbered by 100-year floodplain (5.36 acres or approximately 56 percent). Additionally, 3.77 acres of the site is being preserved and protected for stream valley parkland dedication leaving a more compact development area available for the proposed multifamily building. The reduction to the parking space size of 9-feet by 18-feet is the minimum necessary to provide sufficient/adequate

parking to serve the 145 multifamily residential units, while also preserving the environmental features of the site.

(iii) The departure is necessary in order to alleviate circumstances which are unique to the site or prevalent in areas of the County developed prior to November 29, 1949;

COMMENT: In order to adequately provide sufficient parking for 145 multifamily units, along with providing the 4.3 Interior Planting requirements in the Landscape Manual and preserving approximately 3.77 acres of stream valley parkland dedication area, a departure from the standard parking space size is necessary to accommodate the number of parking spaces required. The required number of parking spaces is 222, and the Applicant is providing 223 parking spaces along with 1 loading space. Ultimately, the approval of the requested departure is not only to the benefit of the future residents of the multifamily development, but also to the benefit of the surrounding neighborhood since it will facilitate sufficient parking spaces on-site for the 145 multifamily residences. This will ensure off-site parking does not occur within the adjacent residential neighborhoods.

(iv) The departure will not impair the visual, functional, or environmental quality or integrity of the site or of the surrounding neighborhood.

COMMENT: The requested departure to the standard parking space size will not impair the visual, functional, or environmental quality or integrity of the site or surrounding neighborhood. The reduced standard parking space size would allow the parking required by the prior Zoning Ordinance to be entirely located on the multifamily parcel. This results in more parking spaces on-site, which will not be detrimental to the general neighborhood due to the fact that the multifamily residents and visitors will not need to look for other areas to park, such as on-street parking. Moreover, the departure ensures that the Applicant is able to accommodate the required planting requirements in the Landscape Manual.

(B) For a departure from a standard contained in the Landscape Manual, the Planning Board shall find, in addition to the requirements in paragraph (7)(A), above, that there is no feasible proposal for alternative compliance, as defined in the Landscape Manual, which would exhibit equally effective design characteristics.

COMMENT: DDS-24003 is not for a departure from a standard of the Landscape Manual. This finding does not apply.

Based on the foregoing, the Applicant contends that the criteria for the requested departure are met.

IX. PARKLAND DEDICATION/PRIVATE RECREATIONAL FACILITIES

As stated previously, the Applicant is conveying approximately 3.77 acres of stream valley parkland, which will encompass majority of the on-site stream and floodplain area. Additional site amenities include an outdoor recreational site located to the north of the multifamily building. The recreational area will include benches, pergolas, a garden area with plant beds, and a fenced dog park complete with a pet waste disposal station.

X. CONCLUSION

Based on the foregoing, as well as all of the development plans filed in conjunction with this application, the Applicant respectfully requests the approval of DSP-22017 and DDS-24003.

Respectfully submitted,

By: _____
Matthew C. Tedesco, Esq.

By: _____
Dominique A. Lockhart, AICP

Date: August 28, 2025

LANDTECH
CORPORATION

April 21, 2025

Maryland-National Capital Park
And Planning Commission
Urban Design Section
Development Review Division
1616 McCormick Drive
Largo, Maryland 20774

RE: Statement of Justification for Alternative Compliance to Section 4.6 of the Prince George's County Landscape Manual, Buffering Development from Streets Detailed Site Plan DSP-22017 Landtech Project No. 521040

Dear Reviewer:

The above referenced Detailed Site Plan is currently under review by the Maryland -National Capital Planning Commission for the property known as The Mount Zion Pentecostal Church/The Herman Multi-Family Apartments. The Preliminary Plan was approved by the Prince George's County Planning Board on January 18, 2024 for the development of 145 100% affordable apartments and associated infrastructure. The property is located at 6203 Ager Road, which is on the east side of Ager Road, approximately 625 feet southwest of the intersection of Ager Road and 23 RD Avenue in Hyattsville, Maryland. It is located within the Developed Tier of Prince George's County. The Preliminary Plan 4-22012 and TCP I-015-2023 for The Herman Apartments were certified on October 16, 2024.

Ager Road is classified as an arterial roadway which requires a 50-foot landscape buffer along the adjacent property frontage per Section 4.6 of the Landscape Manual. The Herman Apartment property has approximately 429.5 linear feet of frontage along Ager Road. In this area, Ager Road is a 4-lane divided highway with 5-foot bike lanes along both the east and west travel lanes. The development requires a left turn lane from Ager Road into the entrance of the site.

The property was originally processed by the Mount Zion Pentecostal Church for the construction of a church and associated infrastructure. Previous approvals for that project include a Preliminary Plan 4-04089, a TCP I/046/02, TCP 2/106/05 and a record Plat 5-05120 recorded on May 31, 2005 in Plat Book REP 206, Book 83.

The applicant of The Herman Apartments development is respectfully requesting Alternative Compliance from Section 4.6 of the 2010 Prince George's County Landscape Manual, *Buffering Development from Streets.* This letter of Justification provides an explanation demonstrating how the request satisfies the requirements of Section 1.3, Alternative Compliance of the Landscape Manual specifically Sections 1.3 (a) (1) *topography, soil, vegetation or other site conditions are such that full compliance with the requirements is impossible or impractical:*

improved environmental quality would result from the alternative compliance and Section 1.3 (a) (2) Space Limitations, unusually shaped lots.

The entire property is 9.51 acres. The net developable outside of the PMA is 4.15 acres. The rear of the site is encumbered with approximately 5.36 acres of area within the PMA which includes the floodplain approved by Prince George's County Department of Permitting, Inspections and Enforcement, stream and stream buffer and two isolated areas of wetlands. The property consists of two zoning categories, RSF-A (R-35) and RSF-65 (R-55). This developer is opting to process the project under the old zoning ordinance therefore the R-35 and R-55 zoning categories. The R-35 is approximately 3.81 acres and is located entirely within the PMA portion of the site. The R-55 zone is approximately 5.70 acres, of which 1.56 acres of this zone is located within the PMA.

The proposed density for this project is in accordance with Section 24-441 (b) footnote 141 of the Prior Zoning Ordinance which states," All regulations for the R-18 Zone set forth in Section 27-42 shall apply except if the multifamily housing is constructed with low-income housing tax credits, the maximum density shall be forty (40) dwelling units per acre and the maximum height shall be 110 feet. All other regulations shall be those approved by the Planning Board or District Council pursuant to Part 3, Division 9 of this subtitle.

The final approval of the Preliminary Plan included the requirement to dedicate 3.77 acres of the PMA area to the Maryland National Capital Park and Planning Commission, Parks and Recreation Division. They have agreed to allow the developer to provide 0.74 acres of reforestation/afforestation within their dedicated portion of the property. The net developable area of 4.15 acres and the remaining 5.36 acres included in the environmentally sensitive area greatly reduce the development potential of this property.

Alternative Compliance for the 50-foot buffer was discussed early on with representatives of MNCPPC as it was indicated by the developer that in combination of the land encumbered with the environmental features and the requirement of a 50-foot buffer along the frontage of the property with Ager Road, approximately 22-25 of the 145 apartment units would be lost due to a loss in the parking areas along the frontage of Ager Road. The loss of this many units would make the project not financially feasible and there is a public need for this type of development in this area.

It was noted that according to 4.7-3 (F) Buffer Yard Types, for properties located in the Developed Tier and/or a Center or Corridor Node, except for those adjoining existing residentially developed lots, the requirements may be reduced up to fifty percent (50%) (including the number of plant units, setback, and landscape yard), if a six (6) foot high, opaque fence or wall is located within the buffer yard. The wall or fence must provide the maximum concealment.

Further discussion was held with MNCPPC and it was suggested that if the developer provided more than 50% of the buffer requirements in plant units plus additional buffering such as a sight tight board fence and/or masonry wall, it was conceivable that AC could be approved.

The Section 4.6 (c)(B (i) of the Prince George's County Landscape buffer requirement for arterial roadways includes 6 shade trees, 16 evergreen trees and 30 scrubs for every 100 linear feet of road frontage. The linear feet of landscape strip along Ager Road minus the entrance is approximately 392 feet. A 25-foot-wide landscape buffer has been prepared that includes 24 shade trees, 65 evergreen trees and 129 shrubs. 6 extra plant units, 1 evergreen tree and 9

additional shrubs, are also included for Alternative Compliance. In addition, 240 linear feet of sight tight board fence is proposed throughout the landscape buffer as highlighted in green on Exhibit 1.

As noted, the 50-foot landscape buffer along arterial roadways is also a requirement to help buffer noise from traffic especially for residential developments. A type I noise study was reviewed and approved as part of the Preliminary Plan process for this development. The study was completed by Sullivan Environmental Consulting, Inc., and the Executive Summary states the following: "*The results of all three monitors recording sound for a typical work day and night with typical weather conditions (recording every 5 seconds) produced average dBA decibel readings below 50 decibels for both daytime and nighttime which is under the standards for the residential nighttime standard of 55 decibels in the county that the study took place.*"

CONCLUSION:
Based on the reason set forth above, the Applicant, Community Housing Initiative and the owners of the property, Mt. Zion Pentecostal Church of Washington D.C. Inc, respectfully request approval of Alternative Compliance to Section 4.6 of the Landscape Manual which requires a 50-foot landscape buffer along the property frontage with an arterial roadway.

Please review this letter and Exhibit 1 and if you have any questions, please feel free to call or email me.

Sincerely,

Kimberly Morgan
President, Land Development

201 Defense Highway, Suite 200 • Annapolis, MD 21401
Office (443) 274-3232 •

SECOND AMENDED STATEMENT OF JUSTIFICATION
Variance
The Herman Multifamily Apartments

APPLICANT:	Community Housing Initiative Attn: Patrick Byrne 1123 Ormond Court McLean, Virginia 22101 (713) 556-9569
OWNER:	Mount Zion Pentecostal Church of Washington, D.C., Inc. Attn: Pastor Orin Boyd, Jr. 1112 N Street NW Washington, DC 20005 (713) 702-2169
ATTORNEY/ CORRESPONDENT:	Matthew C. Tedesco, Esq. Carly H. Landolfi, Esq. Dominique Lockhart, AICP McNamee Hosea, P.A. 6404 Ivy Lane, Suite 820 Greenbelt, Maryland 20770 (301) 441-2420 Voice (301) 982-9450 Fax mtedesco@mhlawyers.com clandolfi@mhlawyers.com dlockhart@mhlawyers.com
CIVIL ENGINEER:	The Landtech Corporation Attn.: Kimberly Morgan 201 Defense Highway, Suite 200 Annapolis, Maryland 21401 (443) 274-3232 Voice (443) 274-3233 Fax
REQUEST:	Variances from Section 27-442(c) of the prior Zoning Ordinance to permit a 22% increase in the maximum lot coverage percentage from 40% to 62%, and permit a 22% decrease in the minimum green area percentage allowed from 60% to 38%.

I. DESCRIPTION OF PROPERTY

1. Address –6203 Ager Road, Hyattsville, Maryland 20782.

2. Location –North side of Ager Road, approximately 2,500 feet southeast of its intersection with MD Route 410 (East-West Highway).

3. Proposed Use – Approximately 145 multifamily dwelling units.

4. Incorporated Area – None.

5. Council District – 2.

6. Election District – 17.

7. Existing Parcel – Parcel A.

8. Total Area – 9.51 acres.

9. Incorporated Area – None.

10. Tax Map/Grid – 41-D2.

11. Zone(s) – RSF-65 and RSF-A (Prior: R-55 and R-35).

12. Zoning Map –208NE02.

II. NATURE OF REQUEST

Community Housing Initiative (hereinafter the "Applicant") is seeking a variance to the lot coverage and green area regulations in the prior Zoning Ordinance. The utilization of the prior Zoning Ordinance is provided in this Statement of Justification as well as in the Statement of Justification in support of Detailed Site Plan DSP-22017 and is further incorporated herein by reference. The variance will help to facilitate the opportunity for redevelopment of the site for the proposed affordable multifamily development. The applicant submits this request despite the applicant's position that such a variance was not required pursuant to Footnote 141(d) in Section 27-441(b) of the prior Zoning Ordinance, since Draft 2A of CB-069-2020 (adopted by the District Council on November 17, 2020) was amended in Committee of the Whole to ensure that the applicable R-18 Zone regulations would apply "except if the multifamily housing is constructed with Low-Income Housing Tax Credits."[1] Since the proposed development intends to be

[1] As provided in CB-069-2020:

> A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. Regulations concerning the net lot area, lot coverage, and green area/lot/width frontage, yards, building height, density, accessory buildings, minimum area for development, and other requirements of the R-55 Zone shall not apply. All regulations for the R-18 Zone set forth in Section 27-442 shall apply, except if the multifamily housing is constructed with Low-Income Housing Tax

constructed with Low-Income Housing Tax Credits, as the sponsor of CB-069-2020 stated, in order to "allow for a mixed income building to be located near a Metro station and school that will be transformative for the individuals who reside there and also add value to the entire West Hyattsville community[,]" the applicant contends that the R-18 Zone regulations did not apply. However, since the interpretation of Footnote 141(d) is in dispute, the Applicant requests a variance from Section 27-442(c), Table II, of the prior Zoning Ordinance. That section provides that the maximum lot coverage percentage allowed is 40%, and the minimum green area percentage allowed is 60%. The Applicant is requesting to increase the maximum lot coverage percentage from 40% to 62%, and decrease the minimum green area percentage allowed from 60% to 38%. In support of this request, the applicant offers the following.

III. APPLICANT'S PROPOSAL

Legally identified as Parcel A (recorded in Plat Book REP 206 at Plat No. 83 among the Land Records for Prince George's County), the Property is comprised of approximately 9.51 acres. There is an existing stream on-site that is part of the Northwest Branch Stream Valley, and 5.36 acres of the Subject Property is located in the 100-year floodplain. The site is currently improved with several barns and sheds which are to be razed. With the companion Detailed Site Plan application (DSP-22017), the Applicant proposes a residential development consisting of 145 affordable multifamily dwelling units. With a net acreage of 4.15 acres, this translates to a density of 35 dwelling units per acre.

The Subject Property is split-zoned between the prior R-55 and R-35 Zones, and the portion of the property which is to be developed is entirely within the R-55 Zone along Ager Road and pursuant to CB-069-2020, the use is permitted.

> Credits, the maximum density shall be forty (40) dwelling units per acre and the maximum height shall be one hundred ten (110) feet. All other regulations shall be those approved by the Planning Board or District Council pursuant to Part 3, Division 9 of this Subtitle.

The word "except" introduces a complete exception to the application of R-18 regulations. By its plain language, once LIHTC financing is involved, the default R-18 standards no longer control. This reading is supported by the bill's legislative history, which confirm that the legislation contemplated increasing the maximum density to 40 dwelling units per acre and the maximum height of a multifamily dwelling in the R-55 Zone to 110 feet.

Accordingly, the Applicant maintains the position that a variance is not required under the language and the plain text of Footnote 141(d), and submission of this application for a variance does not constitute waiver of this argument.

PG Atlas Aerial Image

A Preliminary Plan of Subdivision (PPS) 4-22012 was approved for the Subject Property by the Prince George's Planning Board on January 18, 2024 (PGCPB No. 2024-005) subject to 15 conditions. The PPS was approved for two (2) parcels for development of multifamily dwelling units.

Transitional Provisions

Section 27-1704(a) of the Zoning Ordinance provides, "development approvals or permits of any type approved under the prior Zoning Ordinance or prior Subdivision Regulations prior to April 1, 2022 remain valid for the period of time specified in the prior Zoning Ordinance or prior Subdivision Regulations." Section 27-1704(b) provides, "Unless the period of time under which the development approval . . . remains valid expires, the project may proceed to the next steps in the approval process . . . and continue to be reviewed and decided under the prior Zoning Ordinance and prior Subdivision Regulations." Moreover, Section 24-1704(b) of the Subdivision Regulations provides, ". . . until and unless the period of time under which the subdivision approval remains valid expires, the project may proceed to the next steps in the approval process (including any zoning steps that may be necessary) and continue to be reviewed and decided under the Subdivision Regulations and Zoning Ordinance in effect immediately prior to the effective date of the County Subdivision Regulations and Zoning Ordinance." In this instance, Preliminary Plan of Subdivision (PPS) 4-22012 was approved by the Planning Board on January 18, 2024, and PGCPB No. 2024-005 was adopted on February 8, 2024. Consequently, PPS 4-22012 remains in a valid state and is "grandfathered" pursuant to its review and approval under Section 24-1903(b) of the Subdivision Regulations, which provides, "Once approved, development applications that utilize

the prior Subdivision Regulations shall be considered 'grandfathered' and subject to the provisions set forth in Section 24-1704 of this Subtitle."

Thus, the subject request for a variance and the associated companion applications, DSP-22017 and DDS-24003, are being filed pursuant to the prior Zoning Ordinance, and will be reviewed pursuant to the regulations above. Accordingly, the project and property are subject to the provisions of Council Bill CB-69-2020, which was adopted by the Prince George's County Council, Sitting as the District Council, on November 17, 2020. This council bill amended Section 27-441 of the prior Zoning Ordinance to permit multifamily dwellings in the prior R-55 Zone subject to certain criteria, which are discussed herein.

IV. COMMUNITY / MASTER PLAN CONFORMANCE

The Herman Multifamily Apartment development site consists of approximately 9.51 total acres of land in the prior R-55 and R-35 Zones, located on the north side of Ager Road, approximately 2,500 feet southeast of its intersection with MD 410 (East-West Highway). Northeast of the site are semidetached dwellings in the prior R-35 Zone, with MD 410 (East-West Highway) beyond. Southeast of the site is Heurich Park, in the prior R-O-S Zone, and the Rosa L. Parks Elementary School, in the prior R-55 Zone. Southwest of the site is Ager Road, with single-family detached dwellings in the prior R-55 Zone beyond. Northwest of the site is the Ager Road Methodist Church, in the prior R-55 Zone, with single-family detached dwellings fronting on 23rd Avenue. Additionally, northern and northeastern portions of the property, formerly within the R-35 Zone, have frontages on 23rd Avenue, Rittenhouse Street, and 24th Place; however, these areas of the Property are encumbered with environmental features that will be preserved, and no access to the development will be provided from these streets.

The Subject Property is located in the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* (Master Plan), which recommends medium suburban and low urban land uses on the subject property. The Master Plan is silent on a description of medium suburban and low urban land use. Pursuant to Section 24-121(a)(5) of the prior Subdivision Regulations, the PPS was not required to conform to the land use recommendations of the Master Plan, because on November 17, 2020, the District Council approved CB-69-2020 for the purpose of permitting multifamily dwellings in the prior R-55 Zone under certain specified circumstances. This renders the relevant land use recommendations, within the Master Plan, no longer appropriate. Since the adoption of the Master Plan in 2014, the County updated the General Plan known as "Plan Prince George's 2035" (Plan 2035), which placed the subject property in the Established Communities Growth Policy Area and recommended a future land use of Residential Medium. There are no other multifamily developments in the immediate area, and the proposed development will broaden the range of housing types available in the neighborhood meeting the goals of the Master Plan and Plan 2035.

V. CB-69-2020 REQUIREMENTS

On November 17, 2020, the District Council approved CB-69-2020 for the purpose of permitting multifamily dwellings in the prior R-55 Zone under certain specified circumstances. Specifically, during the October 8, 2020, Committee of the Whole meeting on CB-69-2020, a proposed Draft-2A was discussed and ultimately unanimously voted out of COW 10-0. Among other edits to CB-69-2020, language was added to the footnote to ensure that the applicable R-18 Zone regulations would apply for multifamily housing unless constructed with low-income housing tax credits. This exception was purposeful to incentivize affordable housing and redevelopment, as the sponsor of the bill stated, in order to "allow for a mixed income building to be located near a Metro station and schools that will be transformative for the individuals who reside there and also add value to the entire West Hyattsville community." CB-69-2020 added Footnote 141 to Section 27-441(b) of the Prior Zoning Ordinance, as excerpted below. The applicability of the R-18 Zone regulations is now in dispute causing the applicant to request the variances herein.

Sec. 27-441(b) – Footnote 141

Notwithstanding any other provisions of this Subtitle, multifamily dwellings are a permitted use in the R-55 Zone provided:

(a) The use is located on property that has a minimum of nine (9) acres and a maximum of twelve (12) acres;

COMMENT: The subject property has a gross tract area of 9.51 acres. This criterion is met.

(b) The Property adjoins property owned by the Board of Education of Prince George's County;

COMMENT: The property adjoins the Rosa L. Parks Elementary school to the southeast (Tax Map 41 Grid D2 Parcel 55), which is owned by the Board of Education of Prince George's County. This criterion is met.

(c) The use is located on property within one mile radius of a Metro station platform; and

COMMENT: The property is approximately 0.9 mile from the Hyattsville Crossing metro station and approximately 0.8 mile from the West Hyattsville metro station. This criterion is met.

(d) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. Regulations concerning the net lot area, lot coverage and green area, lot/width frontage, yards, building height, density, accessory buildings, minimum area for development, and other requirements of the R-55 Zone shall not apply. All regulations for the R-18 Zone set forth in Section 27-442 shall apply, except if the multifamily housing is constructed with Low-Income Housing Tax Credits, the maximum density shall be forty (40) dwelling units per acre and the maximum height shall be one hundred ten (110) feet. All other regulations shall be those approved by the Planning Board or District Council pursuant to Part 3, Division 9 of this Subtitle.

COMMENT: The multifamily building is to be constructed with low-income housing tax credits. The proposed density is 35 dwelling units per acre and the proposed maximum height is 55-feet, meeting the above criteria. The Applicant is requesting a variance from Section 27-442(c) of the prior Zoning Ordinance to increase the maximum lot coverage percentage from 40% to 62%, and decrease the minimum green area percentage allowed from 60% to 38%. Additional regulations are provided in general note nos. 25 and 26 on the coversheet of the Detailed Site Plan.

VI. VARIANCE REQUIREMENTS

The Applicant is requesting a variance from Section 27-442(c), Table II, of the prior Zoning Ordinance. That section provides that the maximum lot coverage percentage allowed in the prior R-18 Zone is 40%, and the minimum green area percentage allowed in the prior R-18 Zone is 60%. The Applicant is requesting to increase the maximum lot coverage percentage from 40% to 62%, and decrease the minimum green area percentage allowed from 60% to 38%. The objective of this variance is to facilitate the opportunity for redevelopment of the site to allow construction of the proposed affordable multifamily development as contemplated with CB-69-2020 and PPS 4-22012. An area variance—as requested here—generally offers "administrative relief . . . from the strict application of a particular development limitation in the zoning ordinance" with regard to "area, height, density, setback, or sideline restrictions." *Maryland Reclamation Assocs., Inc v. Harford County*, 468 Md. 339, 401, n. 15 (2020). Consequently, a variance, remains an attainable standard for relief. Indeed, the common purpose behind granting variances is "a 'safety valve' to avoid the application of an otherwise valid zoning regulation in a manner that could create an unconstitutional taking." *Maryland Reclamation Assocs., Inc v. Harford County*, 468 Md. 339, 401 (2020); *Belvoir Farms Homeowners Ass'n v. North*, 355 Md. 259, 281 (1999); *King v. Helfrich*, 263 Md. App. 174 (2024). In other words, if a variance exists to prevent unconstitutional or otherwise exceptional outcomes, a variance cannot be an illusory form of relief: it must be obtainable when the facts warrant it. Pursuant to Section 27-230(a) of the prior Zoning Ordinance, a variance may be granted when the Board of Appeals finds that:

(1) A specific parcel of land is physically unique and unusual in a manner different from the nature of surrounding properties with respect to exceptional narrowness, shallowness, shape, exceptional topographic conditions, or other extraordinary conditions peculiar to the specific parcel (such as historical significance or environmentally sensitive features);

COMMENT: The Applicant has defined the below area as the surrounding property area boundary:

North: East-West Highway (MD 410)

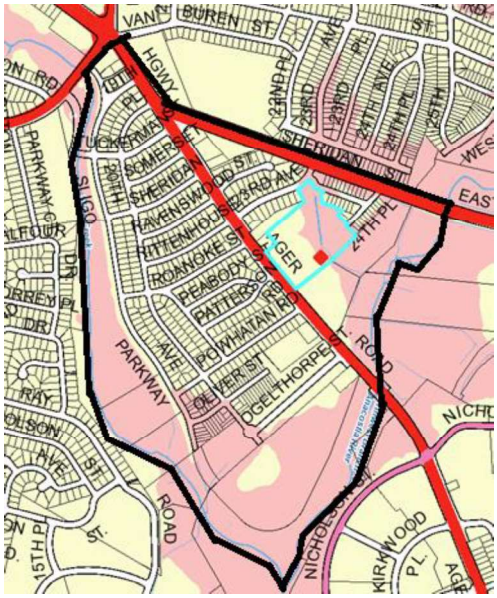
South: Sligo Creek

East: Northwest Branch Anacostia River

West: Riggs Road

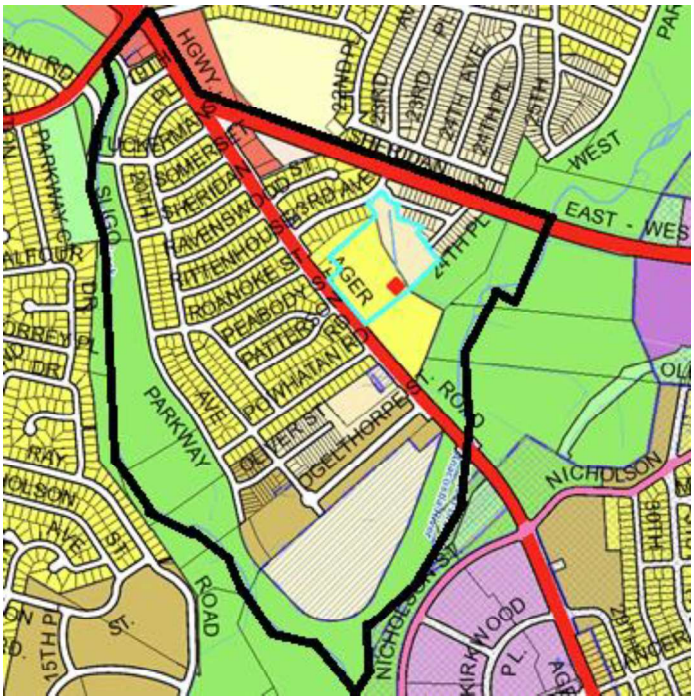
This area was determined by considering the nearby geographic boundaries, and identifying the neighboring natural features like rivers or hills, or man-made elements like major roads, highways, and railroad tracks. The eastern and southern boundary is formed by Sligo Creek and the Northwest Branch Anacostia River. These are two major environmental features which significantly influence the character of a neighborhood at large. The northern and western boundary is formed by East-West Highway and Riggs Road, which are both classified as arterial roadways. The selected area is developed with a mix of residential, commercial, institutional, and open spaces. This area also includes similarly zoned and situated parcels—R-55 properties along Ager Road. The ROS property further east is owned by M-NCPPC and the applicant is required – as a condition of approval to the PPS – to convey over 5 acres to M-NCPPC for parkland dedication. This project will retain and restore most of the regulated floodplain and woodlands on-site, the majority of which is to be conveyed to M-NCPPC for further protection and stewardship. The existing connectivity off the on-site stream valley habitat through the site connecting off-site areas has been maintained with this development, and will be enhanced through afforestation and stormwater management.

Within the surrounding area, the Subject Property is the only post-floodplain regulations property, not zoned ROS, that remains undeveloped. Based on aerial imagery, all other properties that are flood-impacted were fully developed circa 1960s, prior to the enactment of CB-15-2011, which established Subtitle 32: Water Resources Protection and Grading Code. Additionally, no property within the surrounding area carry the same R-55 restrictions while also being encumbered by a flat, expansive floodplain, and four-sided road frontage. The floodplain's impact, the topo of the site, the unique configuration, the limited access due to the existence of the floodplain, and the requirement to convey the floodplain/R-35 portion all create extraordinary conditions peculiar to the Subject Property.



Surrounding Property Area – Floodplain

(Approximately 600 tax accounts - 32 fully within the floodplain; 39 partially within floodplain; Of the surrounding R-55 zones, only 3 contain partial floodplain)



Surrounding Property Area – Prior Zoning

Surrounding Property Area - Aerial

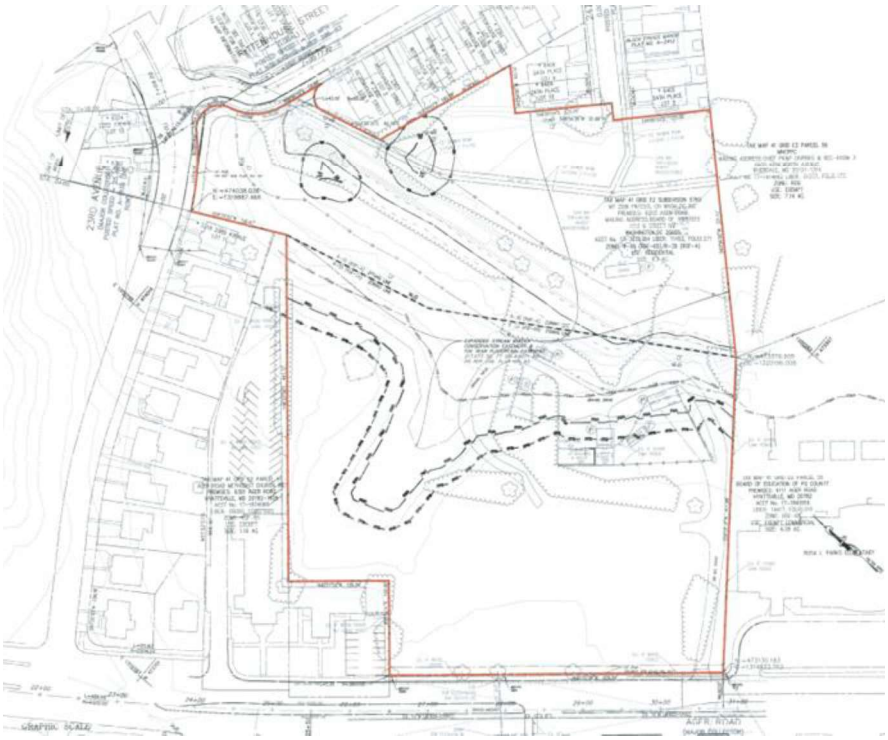
As stated previously, the Subject Property possesses unique circumstances and extraordinary conditions. A Natural Resources Inventory (NRI-193-2021) was approved for this property and covered the entire site, which consists of 9.51 acres. The site is associated with regulatory environmental features (REF) as depicted on the approved NRI and includes streams, wetlands, and their associated buffers. These environmental features and adjacent steep slopes are also mapped for over half (5.36 acres or 55.8%) of the site.

"Uniqueness" for purposes of variance law refers to the physical characteristics of a property which are not generally shared by other properties in the surrounding neighborhood. *See Cromwell v. Ward*, 102 Md. App. 691 (1995). In *Dan's Mountain Wind Force, LLC v. Allegany County Board of Zoning Appeals*, 236 Md. App. 483 (2018) the Appellate Court of Maryland (then, the Maryland Court of Special Appeals) discussed "The Law of Uniqueness" with regard to zoning variances. According to the *Dan's Mountain* Court, "The uniqueness analysis examines the unusual characteristics of a specific property in relation to the other properties in the area, and the nexus between those unusual characteristics and the application of the aspect of the zoning law from which relief is sought." *Id.* at 494. "Uniqueness" can apply to different elements of the property, so long as said uniqueness results in an "extraordinary impact" upon the property by the operation of the statute from which a variance is sought. *Id.* For example, a property's "exceptional narrowness," "shallowness," "unusual shape," or "exceptional topographic conditions" may "make it exceptionally difficult to comply" with a particular zoning law. *North v. St. Mary's County*, 99 Md. App. 502, 514–15 (1994) (citing *Ad + Soil, Inc. v. County Commissioners of Queen Anne's County*, 307 Md. 307, 339 (1986)). In other words, "uniqueness" is relative to the general conditions of the neighborhood. *See id.*

Defining the "surrounding neighborhood" must be "precise enough to enable a party . . . to comprehend the area [] considered when deciding to grant the variance[.]" *Attar v. DMS Tollgate, LLC*, 451 Md. 272, 278 (2017). The Maryland Supreme Court, then, the Maryland Court of Appeals, has explained that the "standards applied to area variances are more relaxed than those applied to use variances[,]" In that vein, there is flexibility in defining "neighborhood" for purposes of an area variance, such as the one proposed here. The Court explained that "neighborhood" "means 'surrounding properties[,]'" and will vary according to the geographical location involved. *Attar*, 451 Md. at 280 (citing *Montgomery County v. Butler*, 417 Md. 271, 305 (2010) (considering surrounding properties for purposes of "neighborhood" in zoning context)); *Montgomery v. Bd. of Cnty. Comm'rs for Prince George's Cnty.*, 263 Md. 1, 5 (1971) (in rezoning context, "[t]he concept of a neighborhood is a flexible one and will vary according to the geographical location involved[.]"); *Woodlawn Area Citizens Ass'n v. Bd. of Cnty. Comm'rs of Prince George's Cnty.*, 241 MD. 187, 198 (1966) (in the rezoning context, "what constitutes a neighborhood . . . is not and should not be precisely and rigidly defined[.]")). Accordingly, Courts have found that a description of a neighborhood for purposes of granting a variance was sufficient when the description was precise enough to enable a party or reviewing body to comprehend the area considered. *Alviani v. Dixon*, 365 Md. 95, 117 (2001).

Here, the Property is encumbered by unique environmental features, and as a result, the strict application of the lot coverage and green area requirements are problematic as it would

impose practical difficulties and prevent reasonable use of the property for it intended (and permitted) development. The existing environmental features reduce the net lot area (buildable area) to only 4.15 acres. This severely limits the amount of land that can be utilized toward the calculations of lot coverage and green space areas. Although no development or impervious surfaces will be located on 5.36 acres of the site, this space cannot be used to count toward achieving the lot coverage and green space requirements, despite achieving the intended result of the aforementioned provisions, which aim to preserve and protect the County's important natural resources and environmentally sensitive lands. Simply, these factors strongly influence the areas of the site which can be counted toward the requirements. This creates conditions that are unique to the Property and not generally applicable to other properties.

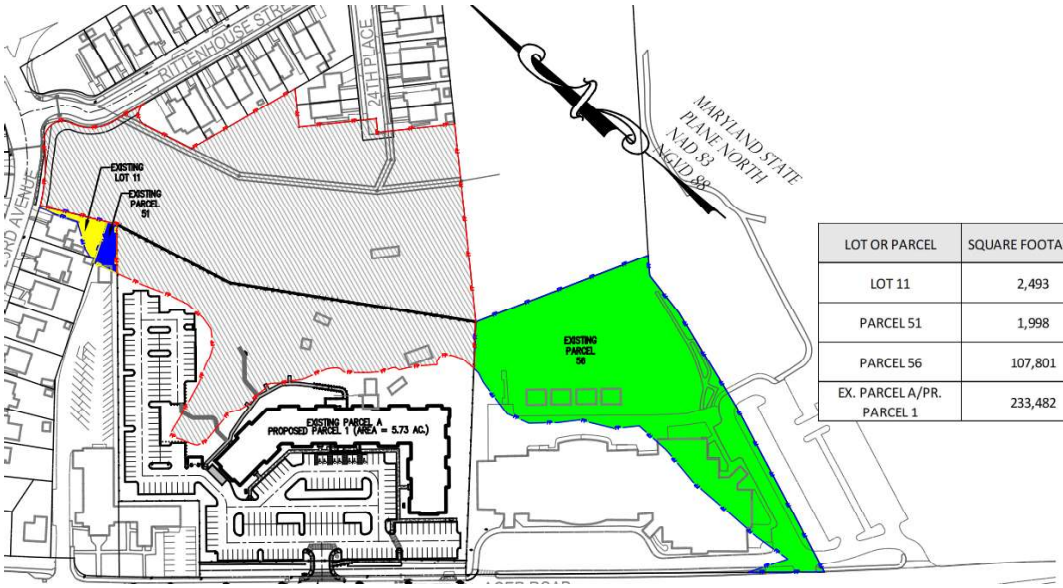


Survey of Property Showing Existing Environmental Features

Additionally, since the Subject Property is mainly surrounded by existing development, the environmental features that are located on the Subject Property are not shared by neighboring properties. Of the surrounding properties that are located partially or entirely within the floodplain, the Subject Property is the only property that remains undeveloped since the adoption of the floodplain regulations in 1989. The surrounding neighborhoods were fully developed circa 1960's. For example, the Lewisdale Neighborhood to the northwest was developed in the 1950's, the Green Meadows Neighborhood to the west was developed in the 1940's, and the Rosa L. Parks School property to the southeast was developed in the 1960's. This further adds to the uniqueness of the Subject Property in the sense that surrounding properties do not have the same limitations based on floodplain and stream buffers, due to these properties already being developed. For example, much of the Herman's site is encumbered by a flat, expansive floodplain, which is more impactful than the narrower, less restrictive floodplain behind nearby Rosa Parks Elementary School to the southeast. Floodplain areas are generally unbuildable under FEMA, state, and local regulations, which often prohibit construction or impervious surfaces in these areas. *See*

generally, Prince George's County Code § 32-205(a). The presence of the floodplain eliminates the ability to use the land for parking or open space, further constraining site layout options.

Below is a graphic showing the area of floodplain on the subject property (outlined in red), compared to the floodplain area on neighboring properties (shown in green, blue, and yellow). The floodplain on the Subject Property is 5.36 acres, more than double the amount of floodplain area on adjacent properties.



LOT OR PARCEL	SQUARE FOOTAGE +/-	ACRES +/-
LOT 11	2,493	0.06
PARCEL 51	1,998	0.05
PARCEL 56	107,801	2.47
EX. PARCEL A/PR. PARCEL 1	233,482	5.36

In addition to the environmental factors, the Subject Property is unique based upon the extraordinary shape of the property compared to the surrounding properties. The site is adjacent to roadways on four (4) sides. Access to the property is from the frontage of Ager Road. Additionally, the northern and northeastern portions of the property have frontages on 23rd Avenue, Rittenhouse Street, and 24th Place; however, these areas of the Property are encumbered with environmental features that will be preserved, and no access to the development will be provided from these streets. None of the adjacent properties, or properties in the nearby general vicinity have these same site conditions of having road frontages on four (4) sides.

The split zoning of the property is also another unique attribute – notwithstanding the environmental features, the applicant has no ability to utilize the non- R-55 zoned portions of the property for development given CB-69-2020 that limits this use to the R-55 Zone.[2] Due to these

[2] The R-35 portion of the Subject Property is currently covered by floodplain, restricting *all* development on that portion of the split-zoned lot. Although the split zoning limits proposed development to the portion of the Property designated as R-55, absent the floodplain, the R-35 portion of the Subject Property would be used to calculate net lot area.

The Zoning Ordinance defines "net lot area" as the total contiguous area included within the lines of a lot, subject to certain exceptions, including land lying within a 100-year floodplain. 27-2500. Under the prior Zoning Ordinance (Section 27-107.01(a)(161). Net Lot Area is defined as:

"(A) The total contiguous area included within the 'Lot Lines' of a 'Lot,' excluding:
(i) 'Alleys,' 'Streets, and other public ways; and
(ii) Land lying within a "One Hundred (100) Year Floodplain," except as follows. In the R-A, O-S, V-M, and V-L Zones, any part of the "Lot" exceeding forty thousand (40,000) contiguous square feet may be within the "One Hundred (100) Year Floodplain." In the R-E Zone, any area of the "Lot" in excess of twenty thousand (20,000) contiguous square feet may be within the "One Hundred (100) Year Floodplain," provided that the "Lot" is served by a public water and sewerage system and is in water and sewer service area category one (1), two (2), or three (3) at the time the "Final Plat" of "Subdivision" is approved.

(B) Unless otherwise specified, 'Lot Area' means 'Net Lot Area.

(C) In a conservation subdivision developed in conformance with Section 24-152 the net lot area is the contiguous lot area located outside of the 100-year floodplain, and regulated environmental features as defined by Section 24-101.

For purposes of calculating net lot area, the Zoning Ordinance provides:

> Net lot area shall be determined by measuring the total horizontal land area (in acres or square feet) within the lot lines of the lot, excluding public street or alley rights-of way and private street or alley easements, and land lying within the 100=year floodplain. For purposes of determining net density, floor area ratio, or lot coverage, any part of the net lot area dedicated as right-of way for which no more than nominal consideration was received, recreation area, park, greenway, or other public open space in conjunction with a development approval in accordance with this Ordinance shall continue to be considered part of the net lot area of the development site.

27-2201(a).

site constraints and unique factors, this criterion is met.

(2) The particular uniqueness and peculiarity of the specific property causes a zoning provision to impact disproportionately upon that property, such that strict application of the provision will result in peculiar and unusual practical difficulties to the owner of the property;

COMMENT: The required lot coverage and green area percentages will result in peculiar and unusual practical difficulties as the site is encumbered by floodplain, streams, wetlands, and other regulated environmental features that significantly reduce the buildable area of the property – notwithstanding that the purpose of lot coverage and green area regulations are otherwise being met since more than half of the property is not proposed for development. The Applicant contends that practical difficulties[3] [4] exist because compliance with the strict letter of the Zoning Ordinance would render conformity with the prior Ordinance unnecessarily burdensome. Based on utilizing net lot area (4.15 acres) per the zoning ordinance requirements, the maximum lot coverage percentage allowed is 40% (or 1.66 acres), and the Applicant is requesting 62% (or 2.57 acres). In order to achieve the maximum allowed lot coverage, the Applicant would need to further reduce impervious surfaces by another 0.91 acres on that area of the property that is buildable. The minimum green area percentage allowed is 60% (or 2.49 acres). The Applicant is requesting to decrease the minimum green area percentage allowed to 38% (or 1.58 acres). Similar to lot coverage, 0.91 acres of green area on that portion of the property that is buildable is needed to meet the requirement.

The Subject Property is unique with respect to the surrounding properties because it is surrounded by development on all sides:

Northeast of the site are semidetached dwellings in the prior R-35 Zone, with MD 410 (East-West Highway) beyond.

Pursuant to the Ordinance, split zoning of a property has no bearing on this calculation. Compare with XX, which explicitly considers split zoning for purposes of meeting zoning requirements: "Where a property is split zoned by a boundary of the MIO Zone, only that portion of the property within the MIO Zone shall be required to meet the provisions of this Subsection 27-4402(c)." If the intent of the Zoning Ordinance was to exclude split zoned portions of the property for purposes of calculating net lot area, this would have been specifically stated in the definition or calculation.

[3] The variance requested in this matter is commonly referred to as a "dimensional" variance, distinguishable from a "use" variance. *See Easter v. Mayor of Baltimore*, 195 Md. 395, 401, 73 A.2d 491, 493 (1950) ("Use variances are doubtless more serious than dimensional changes.").

[4] "The determination of which standard to apply, 'practical difficulties' or [unnecessary] hardship,' rests on which of two types of variances is being requested: 'area variances' or 'use variances.'" *Montgomery County v. Rotwein*, 169 Md. App. 716, 728 (2006). The "less stringent 'practical difficulties' standard applies to area variances, while the '[unnecessary] hardship' standard applies to use variances." *Dan's Mountain Wind Force, LLC v. Allegany County board of Zoning Appeals*, 236 Md. App. 483, 501 (2018); *Friends of the Ridge v. Baltimore Gas and Electric Co*., 352 Md. 645, 651, 724 A.2d 34, 37 (1999); *see also Zengerle v. Board of County Commissioners*, 262 Md. 1, 21, 276 A.2d 646, 656 (1971) ("a use variance is customarily concerned with unusual [unwarranted] hardship where the land cannot yield a reasonable return without a variance whereas an area variance is primarily concerned with practical difficulties.").

Southeast of the site is Heurich Park, in the prior R-O-S Zone, and the Rosa L. Parks Elementary School, in the prior R-55 Zone.

Southwest of the site is Ager Road, with single-family detached dwellings in the prior R-55 Zone beyond.

Northwest of the site is the Ager Road Methodist Church, in the prior R-55 Zone, with single-family detached dwellings fronting on 23rd Avenue.

As stated previously, these surrounding properties are developed, and are not encumbered by the same environmental features or substantial floodplain lot coverage as the Subject Property.

A strict application of the zoning Ordinance in this instance would be an unreasonable and practical difficulty to the property owner given existing regulated environmental features significantly limit the land area available that can count toward the lot coverage and green area requirements, which results in a disproportionate impact. Strict compliance would unreasonably prevent redevelopment of the property for permitted purposes. The REF takes up approximately 5.36 acres of the site (more than half), and will not otherwise be disturbed or developed. Thus, the intent of the regulations will be met notwithstanding the requested variance.

Moreover, there exist other practical difficulties which are "peculiar to the situation of the applicant[,]" and strict application of the zoning ordinance is "not necessary to carry out the spirit of the ordinance." *McLean v. Soley*, 270 Md. 208, 121–13 (1973). For example, because the proposed development is being constructed with Low-Income Housing Tax Credits, alternatives that would reduce the lot coverage—such as structured parking or building a taller building—is not economically viable. While "[e]conomic loss alone does not necessarily satisfy the 'practical difficulties' test[,]" the Appellate Court of Maryland has held that "[f]inancial concerns are not entirely irrelevant." Indeed, "[t]he pertinent inquiry with respect to economic loss is whether "it is impossible to secure a reasonable return from or to make reasonable use of such property." *Montgomery County v. Rotwein*, 169 Md. App. 716, 732–33 (2006)

The Applicant exercised diligence in developing the design of the proposed affordable renting community, particularly due to the inherent economic restraints associated with financing the proposed community through the Low-Income Housing Tax Credit program, and understanding that the finished units would be subject to rent restrictions, as HUD would limit rent to households earning no more than 60% of Area Median Income (AMI). Moreover, funding for the project comes from state and local sources whose mission is to create and preserve affordable housing.

Structured parking is not a viable option because structured parking costs a minimum of $45,000 per space, which would add over $6.5 million to the project budget. This cost cannot be supported by the restricted revenue of an affordable housing property. Regionally, few affordable housing developments include structured parking for this reason. As shown below, structured parking increases per-unit costs by $45,000—adding $6,525,000 to the total project cost:

	Current Plan	Structured Parking
Construction Costs	$ 30,450,000	$ 36,975,000
Cost Per Unit	$ 210,000	$ 255,000
Overall Cost Difference		$ (6,525,000)

A parking garage would also require a structural engineer to make a determination of the viability for construction of an above ground parking garage in order to limit any harmful environmental/soil impacts due to the proximity of the floodplain.

Likewise, increasing the height of the building to decrease the lot coverage would be cost prohibitive as it would require prohibitively expensive construction methods. Affordable housing developments are typically limited to Type 3a (wood-frame) construction, which is cost-effective and feasible within LIHTC budgets. Increasing the building height above five stories would require steel and/or concrete construction, increasing total building costs by approximately 20%-30% for the same square footage. This cost escalation would exceed available financing and render the project infeasible. In addition, a building taller than five stories would be out of character with the area and could have unforeseen negative impacts on the nearby single-family detached units. The Applicant also considered reducing the number of units to reduce the size of the building, but the minimum unit count is necessary for operational viability. Affordable housing communities must maintain a minimum number of units to support on-site management, services, maintenance, and compliance functions. At the current proposed number of units, The Herman is already near the lower threshold of operational viability. Any reduction in units to avoid a variance would increase per-unit costs, reduce operating income, and make the project unsustainable.

Unlike market-rate apartments that evaluate returns using metrics such as IRR or equity multiples, ground up new construction LIHTC projects are typically assessed as feasible or infeasible. The Applicant has already maximized all available county and state funding sources, so any additional cost from changing the design plans to reduce lot coverage would make the project infeasible. This is precisely why tax credit/affordable housing is so challenging and why the County – which desperately needs more affordable options – struggles to see more of it proposed. The strict application of the ordinance in this instance creates undeniable practical difficulties for the viability of the project as a whole – let alone the impact it would have on any return on investment.

That is, the financial constraints on this affordable housing project is not just a matter of economic loss, but actually make it impossible to secure a reasonable return or to make reasonable use of a property that was identified through legislation to be developed to provide the affordable housing not only proposed, but also desperately needed in the County.[5] Because project revenue is capped by regulation, and financing sources are fixed, the design and construction budget for this project does not allow for extraordinary costs, thus, rendering an actual practical difficulty to the applicant if strict application of these provisions are enforced.

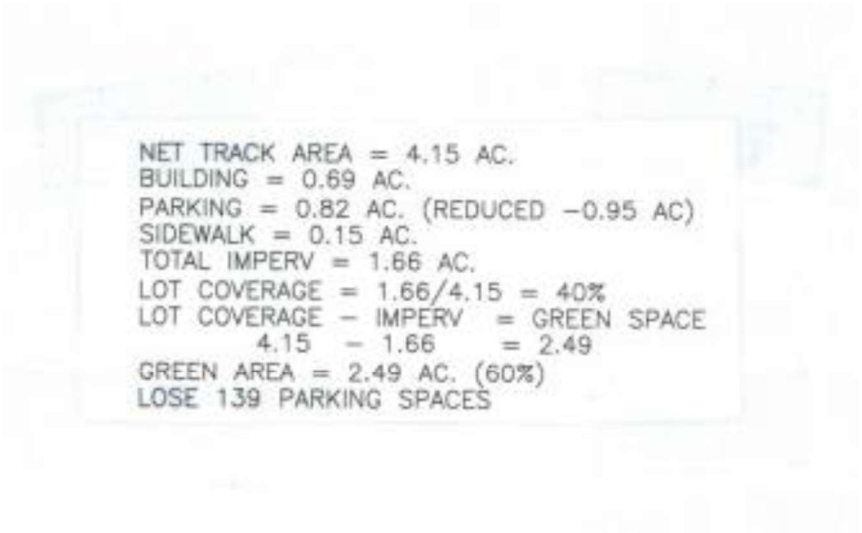
Finally, the Applicant contends that relief can be granted in such a fashion that the spirit of the these regulations and the Zoning Ordinance will still be observed and the County's important

[5] *See* CB-69-2020.

natural resources still preserved and protected. This is especially true given the fact that the Applicant also proposes to convey approximately 3.77 acres of stream valley parkland to the Commission for further preservation and protection of the on-site environmental features. The land to be conveyed (as required by PPS 4-22012) encompasses most of the on-site stream, floodplain, and reforestation areas.

(3) Such variance is the minimum reasonably necessary to overcome the exceptional physical conditions.

COMMENT: The Applicant is requesting a variance to increase the maximum lot coverage percentage from 40% to 62%, and decrease the minimum green area percentage allowed from 60% to 38%. This is the minimum necessary as due to the other Zoning Ordinance regulations that must also be met to ensure a safe and quality residential development. Parking regulations require a total of 222 parking spaces be provided for the 145 unit multifamily building. Along with the associated detailed site plan, the Applicant has also requested a departure to reduce the size of the standard nonparallel parking spaces from 9.5-feet by 19.0-feet to 9.0-feet by 18.0-feet in order to reduce the impact. It is the Applicant's experience that spaces of this size will adequately serve the proposed residential multifamily development, while reducing the parking area footprint – and are consistent with parking dimensions provided in the current Zoning Ordinance. Walkways are also proposed that lead to the parking areas and to the proposed recreational amenities. Although minor, the walkways take up green area that could be used toward the aforementioned requirements, but are necessary to facilitate safe pedestrian circulation throughout the property. Due to the space constraints, the requested variance is the minimum reasonable while allowing space for the parking areas and walkways. Additionally, the Applicant has taken advantage of the reduced parking ratio available to multifamily dwellings within a one (1) mile radius of a metro station. The plan also features the maximum number of compact spaces in order to reduce the parking footprint. Notwithstanding, the amount of parking provided is supported by the neighborhood for the proposed use. To meet the requirement utilizing net lot area, 139 parking spaces would need to be removed.



As discussed above, the Subject Property possesses unique circumstances and extraordinary conditions. The entire 9.51 acre property is associated with REF and includes streams, wetlands, and their associated buffers. Over half of the site—5.36 acres—is designated as having REF and adjacent steep slopes. The environmental features significantly reduce the buildable area on the site due to no fault of the Applicant. The requested variance would relieve the practical difficulty and would enable reasonable use of the Property.

In addition to the unique environmental features on the property, and as discussed above, because the proposed development on the Subject Property is to create affordable housing, in accordance with the intent of CB-69-2020, the project has unique financial constraints that affect the options for reducing lot coverage, such as increasing the height or providing structured parking. Affordable housing is not only a reasonable use of the property—it is the desired use for the property. Strict application of the lot coverage and green area provisions of the prior zoning ordinance would deny the Applicant reasonable and desirable use of the property.

(4) Such variance can be granted without substantial impairment to the intent, purpose and integrity of the general plan or any area master plan, sector plan, or transit district development plan affecting the subject property; and

COMMENT: The Subject Property is located in the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* (Master Plan), which recommends medium suburban and low urban land uses on the subject property. The Master Plan recommends the following (objectives and guidelines) to help advance the intent and purpose of the plan.

Environmental Envelope Objectives and Guidelines

- "To guide development of the Planning Areas in a manner that will minimize any adverse impact on the natural environment, with particular emphasis on the stream valleys of the Little Paint Branch, Paint Branch, Beaverdam Creek, Indian Creek, Northeast Branch, Sligo Creek, Northwest Branch, Bald Hill Branch, their tributaries, Greenbelt Lake and proposed Lake Metro." (pg. 33)
- "To encourage the preservation of scenic assets and the incorporation of aesthetic features into development, in order to enhance community appearance." (pg. 33)
- "Developers shall be encouraged to capitalize on natural assets through the retention and protection of trees, streams, and other ecological features." (pg. 50).

The proposed multifamily development ensures environmental sustainability, which includes minimizing adverse impacts on the natural environment, and retaining and protecting trees or other ecological features that are currently on the property to the maximum extent possible. The request for a variance to permit increased lot coverage and decreased green area would be consistent with the intent, purpose, and integrity of the Master Plan, which, as stated above, is focused on minimizing adverse impact on the natural environment, encouraging preservation of scenic assets and aesthetic features in order to enhance community appearance, and encourage capitalization on natural assets. The proposed development of the Subject Property would retain the natural features occurring on 5.36 acres of the subject property, and buildable area would be limited to 4.15 acres. It is noted that the application proposes to maintain 3.77 acres of stream valley parkland for preservation and protection of on-site stream valley habitat on the northern section of the property, although this area is not counted towards the lot coverage and green area requirement calculations. This preservation of the naturally occurring features by reducing the buildable area is consistent with the intent and purpose stated in the Master Plan. Even with the requested increased lot coverage and reduced green area, The Herman—as proposed—would be surrounded to the north by natural features and a stream on the Subject Property, and to the Southeast would have access to the Rosa Parks Elementary School green spaces and recreational facilities. Simply stated, the environmental goals as outlined in the Master Plan will be met despite the variances requested being granted.

In alignment with the Master Plan goals and objectives, on November 17, 2020, the District Council approved CB-69-2020 for the purpose of permitting multifamily dwellings in the prior R-55 Zone under certain specified circumstances. Among other edits to CB-69-2020, language was added to the footnote to ensure that the applicable R-18 Zone regulation would not apply for multifamily housing constructed with low-income housing tax credits. This exception was purposeful to incentivize affordable housing and redevelopment, as the sponsor of the bill stated, in order to "allow for a mixed income building to be located near a Metro station and schools that will be transformative for the individuals who reside there and also add value to the entire West Hyattsville community." The proposed multifamily development was designed to promote the goals of this Council Bill.

If granted, the requested variances will not substantially impair the intent, purpose and integrity of the Master Plan.

(5) Such variance will not substantially impair the use and enjoyment of adjacent properties.

COMMENT: The Herman Multifamily Apartment development site consists of approximately 9.51 total acres of land in the prior R-55 and R-35 Zones, located on the north side of Ager Road, approximately 2,500 feet southeast of its intersection with MD 410 (East-West Highway).

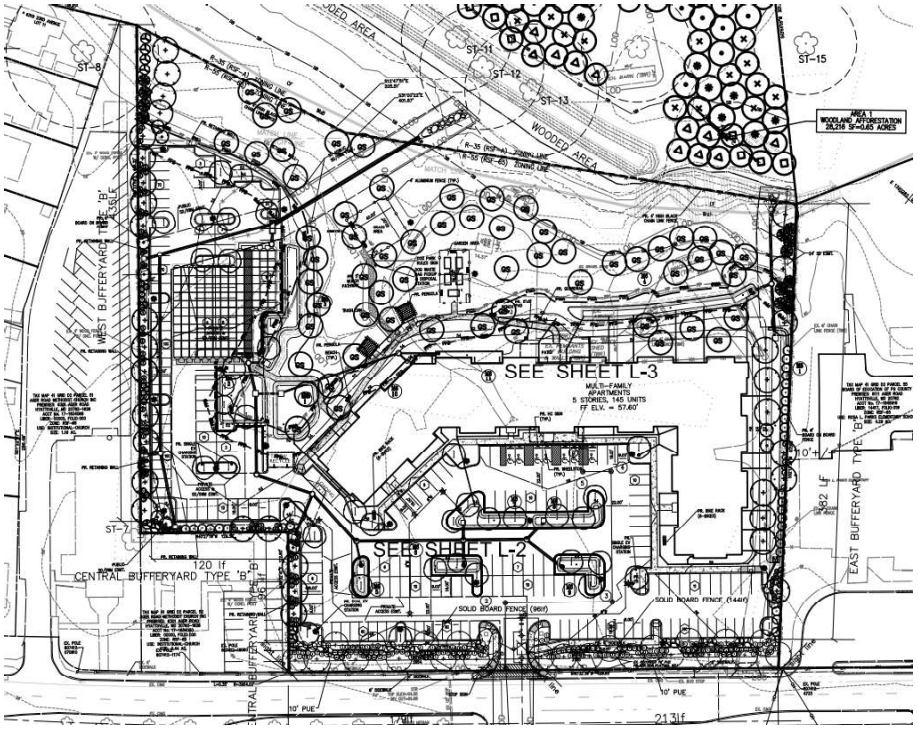
Northeast of the site are semidetached dwellings in the prior R-35 Zone, with MD 410 (East-West Highway) beyond.

Southeast of the site is Heurich Park, in the prior R-O-S Zone, and the Rosa L. Parks Elementary School, in the prior R-55 Zone.

Southwest of the site is Ager Road, with single-family detached dwellings in the prior R-55 Zone beyond.

Northwest of the site is the Ager Road Methodist Church, in the prior R-55 Zone, with single-family detached dwellings fronting on 23rd Avenue.

Additionally, northern and northeastern portions of the property, formerly within the R-35 Zone, have frontages on 23rd Avenue, Rittenhouse Street, and 24th Place; however, these areas of the Property are encumbered with environmental features that will be preserved, and no access to the development will be provided from these streets.



Since the multifamily development is limited to the R-55 southern portion of the site, the adjacent properties to the north will not be affected. Landscaping will also be provided to buffer the proposed development from the neighboring properties to the east and west. Therefore, the requested variances will not substantially impair the use and enjoyment of adjacent properties.

(6) Notwithstanding any other provision of this Section, a variance may not be granted if the practical difficulty is self-inflicted by the owner of the property.

COMMENT: The practical difficulties are not self-inflicted as the environmental features on the subject property were naturally formed and naturally exist. The basis for the requested variances result from the substantial environmental features that account for approximately 56% of the site, will not be disturbed or be developed, yet cannot be counted toward meeting the lot coverage or green area requirements, none of which were caused by the owner/applicant.

VII. CONCLUSION

Based on the foregoing, the owner and Applicant respectfully request the approval of the requested variances from Section 27-442(c) of the prior Zoning Ordinance to permit a 22% increase in the maximum lot coverage percentage from 40% to 62%, and permit a 22% decrease in the minimum green area percentage allowed from 60% to 38%.

Respectfully submitted,

MCNAMEE HOSEA, P.A.

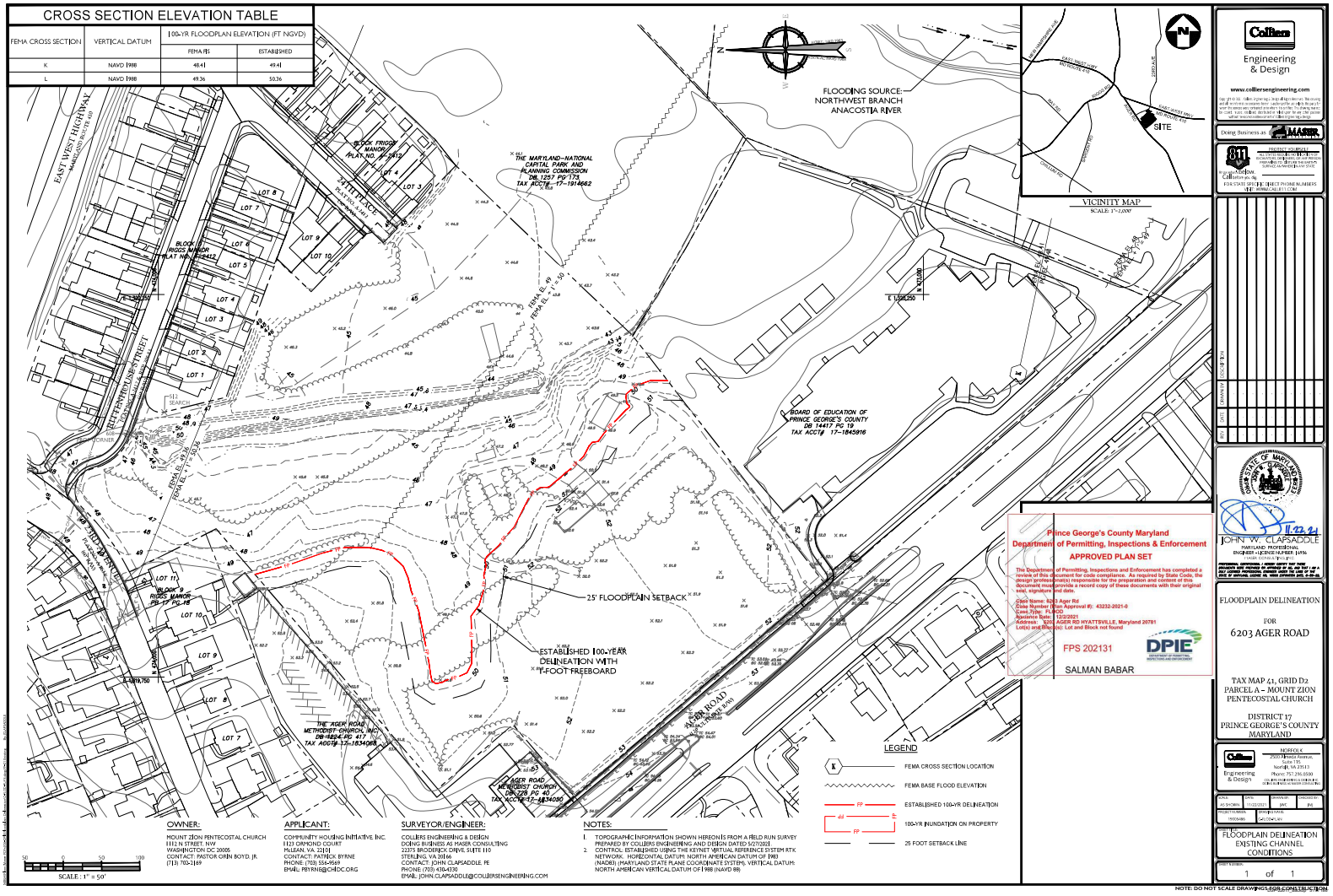
By: _____
Matthew C. Tedesco, Esq.

By: _____
Dominique Lockhart, AICP

Date: August 25, 2025

CROSS SECTION ELEVATION TABLE

FEMA CROSS SECTION	VERTICAL DATUM	100-YR FLOODPLAIN ELEVATION (FT NGVD)	
		FEMA FIS	ESTABLISHED
K	NAVD 1988	49.41	49.41
L	NAVD 1988	49.36	50.36



OWNER:
MOUNT ZION PENTECOSTAL CHURCH
1112 N STREET, NW
WASHINGTON DC 20005
CONTACT: PASTOR ORIN BOYD, JR.
(713) 703-2169

APPLICANT:
COMMUNITY HOUSING INITIATIVE, INC.
1123 DIAMOND COURT
MILLEAN, VA. 22101
CONTACT: PATRICK BYRNE
PHONE: (703) 556-9569
EMAIL: PBYRNE@CHDC.ORG

SURVEYOR/ENGINEER:
COLLIERS ENGINEERING & DESIGN
DOING BUSINESS AS MASER CONSULTING
22375 BRODERICK DRIVE SUITE 110
STERLING, VA 20166
CONTACT: JOHN CLAPSADDLE PE
PHONE: (703) 430-4330
EMAIL: JOHN.CLAPSADDLE@COLLIERSENGINEERING.COM

NOTES:
1. TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM A FIELD RUN SURVEY PREPARED BY COLLIERS ENGINEERING AND DESIGN DATED 5/27/2021.
2. CONTROL ESTABLISHED USING THE KEYNET VIRTUAL REFERENCE SYSTEM RTK NETWORK. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) (MARYLAND STATE PLANE COORDINATE SYSTEM). VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

Prince George's County Maryland
Department of Permitting, Inspections & Enforcement
APPROVED PLAN SET

The Department of Permitting, Inspections and Enforcement has completed a review of this document for code compliance. As required by State Code, the design professional(s) responsible for the preparation and content of this document must provide a record copy of these documents with their original seal, signature and date.

Case Name: 6203 Ager Rd
Case Number (Plan Approval #): 43232-2021-0
Case Type: FLOOD
Application: 12/22/2021
Address: 6203 AGER RD HYATTSVILLE, Maryland 20781
Lot(s) and Block(s): Lot and Block not found

FPS 202131

SALMAN BABAR

DPIE DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT

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STATE OF MARYLAND
JOHN W. CLAPSADDLE
No. 21511
PROFESSIONAL ENGINEER

11.22.21
JOHN W. CLAPSADDLE
MARYLAND PROFESSIONAL ENGINEER - LICENSE NUMBER 21511
PERSONAL LICENSE SEAL

FLOODPLAIN DELINEATION
FOR
6203 AGER ROAD

TAX MAP 41, GRID D2
PARCEL A – MOUNT ZION PENTECOSTAL CHURCH

DISTRICT 17
PRINCE GEORGE'S COUNTY MARYLAND

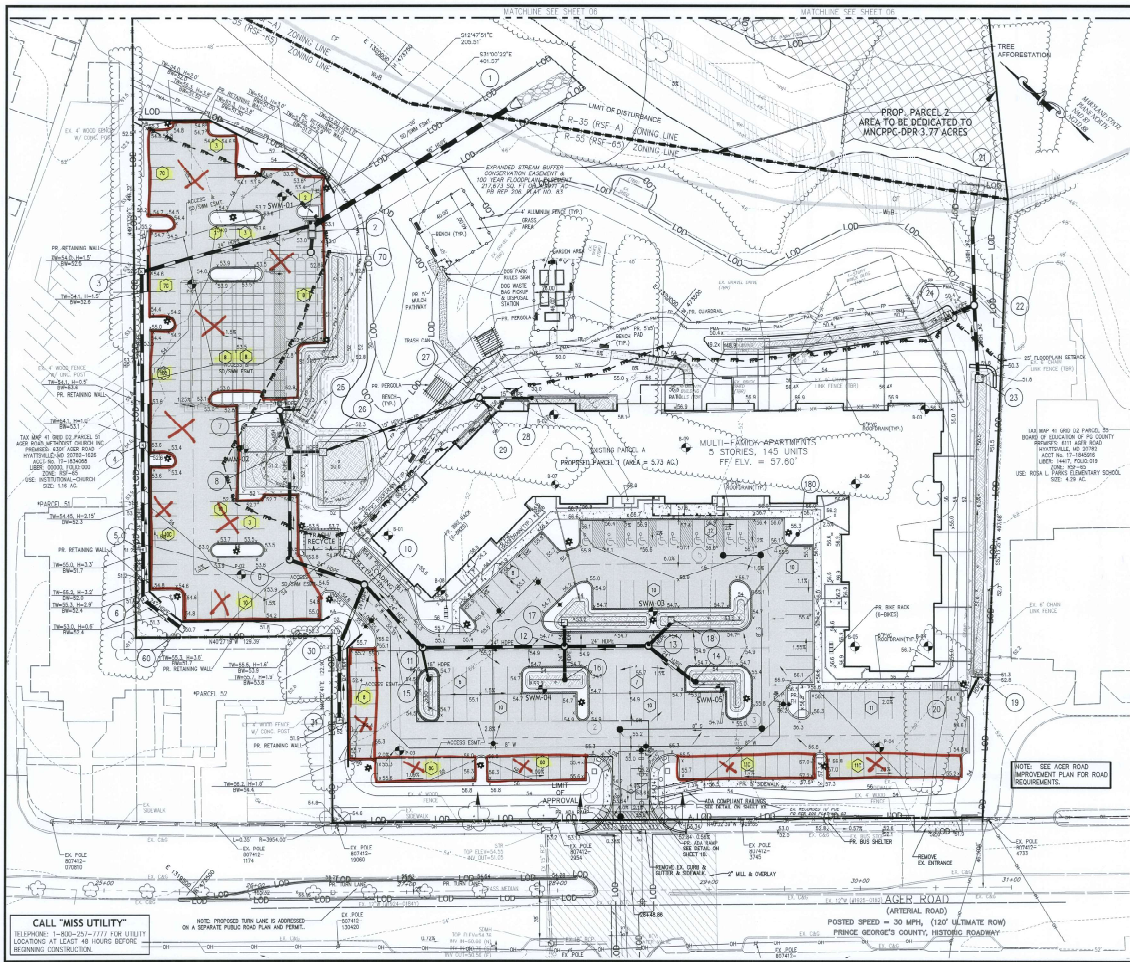
Colliers Engineering & Design
HORSLEY WITTEN GROUP
2500 Wilroy Avenue, Suite 115
Norfolk, VA 23513
Phone: 757.236.5500
COLLIERSENGINEERING.COM
HORSLEYWITTEN.COM

SCALE	DATE	DRAWN BY	DESIGNED BY
AS SHOWN	11/22/2021	JWC	JWC
PROJECT NUMBER	DRAWING NAME		
19350180	GRADING.DWG		

FLOODPLAIN DELINEATION EXISTING CHANNEL CONDITIONS

SHEET NUMBER 1 of 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION



LEGEND

- BOUNDARY
- RIGHT-OF-WAY
- LOTS/PARCEL
- BRL
- PUE
- EASEMENTS
- EX. 2' CONTOUR
- EX. 10' CONTOUR
- PROP. 2' CONTOUR
- PROP. 10' CONTOUR
- STREAMS
- STREAM BUFFER
- WATERS OF THE U.S.
- WATERS OF THE U.S. BUFFER
- WETLAND 25'
- WETLAND BUFFER
- EX. FLOOD PLAIN
- 25' FLOOD PLAIN BUFFER
- PROP. STORM DRAIN
- PMA LIMITS (PRIMARY MANAGEMENT AREA)
- SOILS
- EX. WATER
- EX. SEWER
- EX. STORM DRAIN
- EX. & PROP. TREE LINE
- EX. STRUCTURES
- EX. GAS MAIN
- EX. OVERHEAD ELECTRIC LINE
- EX. UNDERGROUND CABLE
- EX. UNDERGROUND ELECTRIC
- EX. UNDERGROUND TELEPHONE
- EX. ROAD
- CENTERLINE
- EX. SIDEWALK
- EX. WSSC RIGHT OF WAYS OR EASEMENT
- >25% SLOPES w/ 25' BUFFER
- MILL AND OVERLAY
- LOD — LIMIT OF DISTURBANCE
- PROPOSED LIGHT POLE
- B-07 — SOIL BORINGS
- MB 2 — MICRO-BIORETENTION STR. No.'S
- 1 — PR. SEWER STRUCTURES
- 1C — PR. PARKING SPACES
- 100 YR OVERFLOW ARROW
- PR. WATER
- PR. SEWER
- 65 dbA Ldn NOISE CONTOUR AT 5' POST CONSTRUCTION

FILL AREA NOTES:

- ALL EARTHWORK WITHIN THE BUILDING FOOTPRINT CONSISTS OF CLASS 1 FILL.
- ALL EARTHWORK WITHIN PARKING, ROAD AND PAVEMENT CONSISTS OF CLASS 2 FILL, EXCEPT STORMWATER MANAGEMENT DEVICES.
- ALL OTHER LAWNS AND LANDSCAPE AREAS ARE CLASS 3 FILL.

GRAPHIC SCALE

0 30 60 120

SCALE: 1" = 30'

NET TRACK AREA = 4.15 AC.
BUILDING = 0.69 AC.
PARKING = 0.82 AC. (REDUCED −0.95 AC)
SIDEWALK = 0.15 AC.
TOTAL IMPERV = 1.66 AC.
LOT COVERAGE = 1.66/4.15 = 40%
LOT COVERAGE − IMPERV = GREEN SPACE
4.15 − 1.66 = 2.49
GREEN AREA = 2.49 AC. (60%)
LOSE 139 PARKING SPACES

DESIGNED	FA	08/2024 DATE
DRAWN	FA/ERW	08/2024 DATE
CHECKED	KLM	08/2024 DATE
APPROVED	CFY	08/2024 DATE

REVISIONS

DATE	BY	DESCRIPTIONS

LANDTECH CORPORATION
A FALCON COMPANY

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Suite 200
Annapolis, MD 21401
Ph. (443) 274-3232
Contact Person: Kim Morgan
Project Manager
kmorgan@techgroupinc.net

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STATE OF MARYLAND CHARLES F. YOUNG 10932 PROFESSIONAL LAND SURVEYOR

CHARLES F. YOUNG
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE No. 10932 EXP. DATE 06-17-2026

DEVELOPER
COMMUNITY HOUSING INITIATIVE
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McLEAN VA 22101
PHONE: 703-556-9569
CONTACT: PATRICK BYRNE
EMAIL: PByrne@chidc.org

OWNER
MOUNT ZION PENTECOSTAL CHURCH
1112 N STREET N.W.
WASHINGTON, D.C. 20005
CONTACT: ORIN BOYD JR.
PHONE: 713-702-2169
EMAIL: PastorOBJ@gmail.com

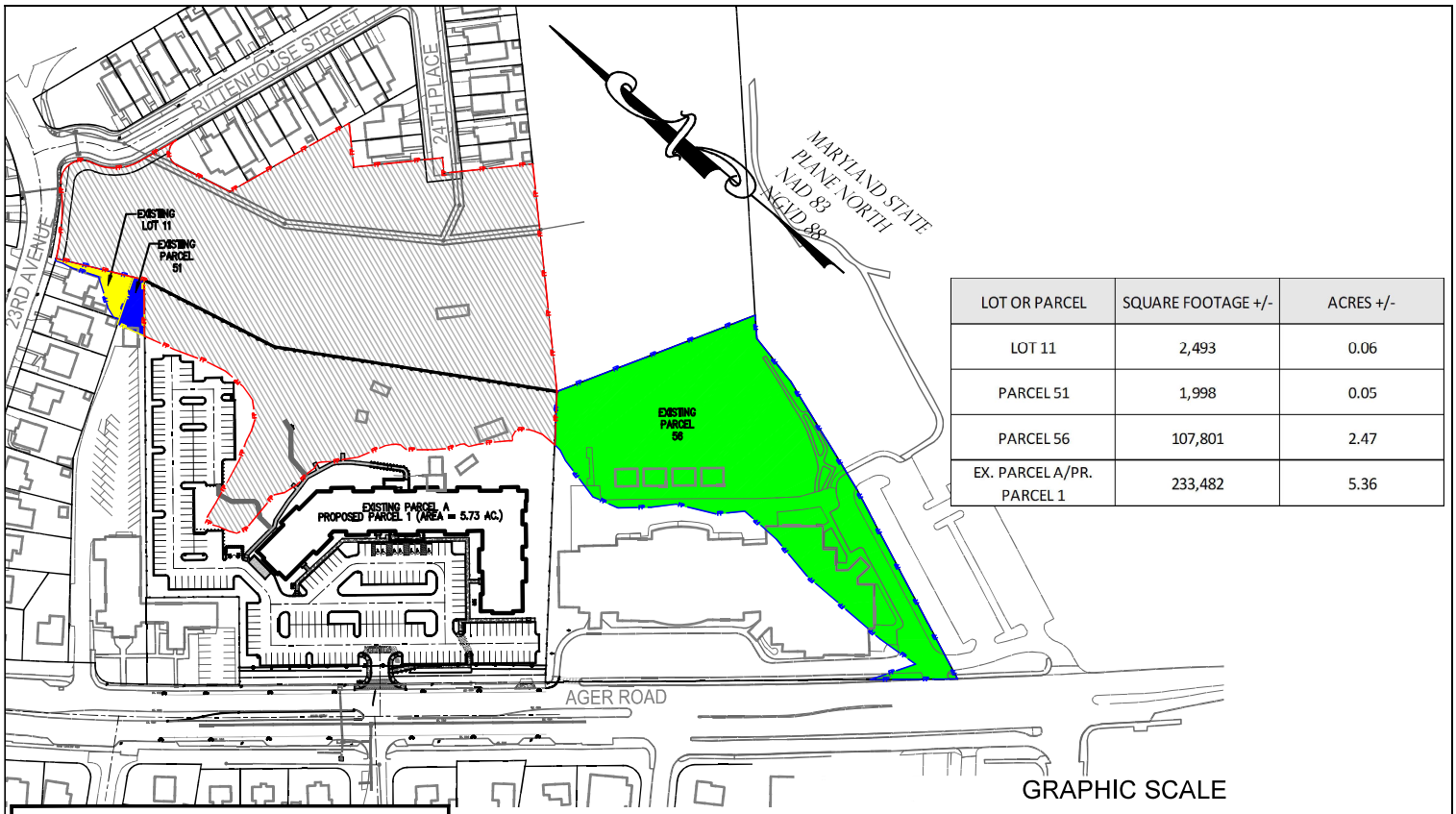
DETAILED SITE PLAN - DSP-22017
PLAN VIEW SHEET

THE HERMAN APARTMENTS

6203 AGER ROAD, HYATTSVILLE, MARYLAND 20782
PRINCE GEORGE'S COUNTY, MARYLAND
17TH CONGRESSIONAL ELECTION DISTRICT
TAX MAP 41, GRID D2, TAX ACCT. #3676384 PARCEL A

SCALE: 1" = 30' | DATE: AUGUST 2024 | TTG PROJECT No. 521040 | SHEET 05 OF 25

M:\projects\521040 6203 AGER ROAD\dwg\SHEETS\SITE\DETAILED SITE PLAN\05 - DETAILED SITE PLAN.dwg, 8/30/2024 1:04:08 PM, ewiley



LOT OR PARCEL	SQUARE FOOTAGE +/-	ACRES +/-
LOT 11	2,493	0.06
PARCEL 51	1,998	0.05
PARCEL 56	107,801	2.47
EX. PARCEL A/PR. PARCEL 1	233,482	5.36

GRAPHIC SCALE

0 200 400 800

SCALE: 1" = 200'

CALL "MISS UTILITY"

TELEPHONE: 1-800-257-7777 FOR UTILITY LOCATIONS AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.

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ADJACENT FLOODPLAIN AREAS AROUND SITE PARCEL 1 (EXISTING PARCEL A)

THE HERMAN APARTMENTS

TAX MAP 55, PARCELS A & 32
7TH ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND
SCALE: 1"=200' DATE: AUGUST 2025 SHEET 01OF 01

LANDTECH CORPORATION

Revised July 15, 2025
Revised April 17, 2025

MNCP&PC
Environmental Planning Division
Development Review Division
1616 McCormick Drive
Largo, Maryland 20774

SUBJECT: Statement of Justification for Impacts to Regulated Environmental Features (Subtitles 24 and 27)
Detailed Site Plan DSP-22017
NRI-193-2021
TCP 2- 023-2025
The Herman Multi-Family Apartments
LT Project Number 521040

Dear Reviewer:

The Applicant proposes impacts to Regulated Environmental Features related to the approval of the Detailed Site Plan application referenced above. Section 24-130(b)(5) of the Subdivision Ordinance regulates disturbance to nontidal wetlands, streams, and their associated buffers. It also regulates 100-Year Floodplain areas. This request to approve impacts is being submitted pursuant to Part C of the Environmental Technical Manual which was approved by the Planning Board on July 26, 2018.

THE PROPERTY AND DEVELOPMENT PROPOSAL

The property is located at 6203 Ager Road in Hyattsville, Maryland. It is further identified on Tax Map 41, Grid D2. It is bounded to the southwest by Ager Road, a Historic Road; to the northwest by 23 RD Ave; to the northeast by residential neighborhoods and to the east by property owned by MNCPPC, The Department of Parks and Recreation and the Board of Education for the Rosa L. Parks Elementary School.

The Applicant is proposing the approval of 145 100% affordable apartments and associated infrastructure. The property is 9.51 acres in size. The net developable area outside of the PMA is 4.15 acres. The rear of the site is encumbered with approximately 5.36 acres of area within the PMA which includes the floodplain approved by Prince George's County Department of Permitting, Inspections and Enforcement. (FP approval Letter attached) The property consists of two zoning categories, RSF-A (R-35) and RSF-65 (R-55). This developer is opting to process the project under the old zoning ordinance therefore the R-35 and R-55 zoning categories. The R-35 is approximately 3.78 acres and is located entirely within the PMA portion of the site. The R-55 zone is approximately 5.73 acres, of which 1.56 acres of this zone is located within the PMA.

The property was originally processed by the Mount Zion Pentecostal Church for the construction of a church and associated infrastructure. Previous approvals for that project include a Preliminary Plan 4-04089, a TCP I/046/02, TCP 2/106/05 and a record Plat 5-05120 recorded on May 31, 2005 in Plat Book REP 206, Book 83. The recorded record plat includes an "Expanded stream buffer conservation easement and 100-year floodplain easement." The expanded stream buffer conservation easement encompasses the northwest tributary to the Anacostia watershed, the 100-year floodplain and floodplain buffer and two isolated wetland areas. The isolated wetland areas will not be disturbed with

this development. The PMA within the conservation easement includes the perennial stream with a mixture of hardwoods and invasive species. This environmental area was approved in 2005. Since the recording of that "environmental easement" Prince George's County approved a revised floodplain study FPS 202131, case #43232-2021-0 on December 2, 2021.

The current approvals for The Herman Apartments project include Preliminary Plan 4-22012 and TCP 1-015-2023. Environmental Impacts to the PMA were approved as part of the processing of those current plans. Due to timing constraints in the review process several of the impacts that were proposed initially were removed from the plans in order to be heard by the Planning Board prior to the 140-day deadline. The findings in the Preliminary Plan staff report indicate that MNCPPC Environmental Planning was anticipating that additional or different impacts would be proposed with the processing of this Detailed Site Plan and Tree Conservation 2 Plans.

APPLICABLE STATUTES, ORDINANCES AND REGULATIONS

Section 24-130(b)(5) of the Prince George's County Subdivision Ordinance requires that all plans associated with a development 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." Part C of the Environmental Technical Manual deals with Preservation, Restoration, and Enhancement of Regulated Environmental Features. Part C, Section 2.0 of the Environmental Technical Manual is titled Regulations Regarding Impacts to Regulated Environmental Features.
There, it is stated that the Regulated Features such as streams, nontidal wetlands, isolated nontidal wetlands and all of their associated buffers are required to be preserved or restored "to a natural state to the fullest extent possible."

A determination of what constitutes "the fullest extent possible" involves a three-step process. The first step analyzes the extent to which impacts may be avoided. If in fact impacts are unavoidable and necessary in order to develop a property, the next step involves an analysis of how the impacts may be minimized. Finally, if impacts are necessary and even after being minimized are above the designated threshold, the third step involves required mitigation for impacts. Section 2.0 expressly recognizes that certain impacts are necessary. "Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property or are those that are required by County Code for reasons of health, safety or welfare." In this regard, necessary impacts have been found to include but not be limited to sewer and water lines, road crossings for required street connections, and outfalls for stormwater management. Mitigation is required when necessary and minimized impacts exceed the threshold. The threshold of impacts is defined as "the disturbance on one site of 200 or more linear feet of stream beds or one- half acre of wetland and wetland buffer area".

In this instance, mitigation should not be required in that the disturbance proposed includes two storm drain outfalls, the location of recreation facilities and water quality features required and approved by the Prince George's Department of Permitting Inspections and Enforcement and also by Prince George's County Soil Conservation District. Both of these agencies, one State and one County allow stormwater management facilities to be located within floodplains as the floodplain is the low point of the property. The disturbances are mainly to the stream buffer and floodplain areas. No wetland or wetland buffers are impacted with the disturbances.

The Site Development Concept Plan Case # 27161-2022-00 approval letter has been revised to delete the requirement for a floodplain waiver. A copy of the letter is provided in the submittal package to MNCPPC as **Exhibit 1**.

DESCRIPTION OF IMPACTS TO ENVIRONMENTAL FEATURES

This application includes a request for approval of impacts to regulated environmental features as follows:

Stream Disturbance = 64 SF (0.00 acres)
Total Stream Buffer Disturbance = 4,563 SF (0.10 acres)
Total Floodplain Disturbance = 38,872 SF (0.89 acres)
Total PMA Disturbance = 43,499 SF (1.0 acre)

NOTE: In response to pre-review comments to show the difference between the impacts approved with the TCP 1 Plan and the impacts proposed with the TCP 2 Plan, Page 2 of 10 of the Impact Exhibits includes a chart that provides the approved SF and acreage of each impact, the proposed SF and acreage of each impact and a column that includes the difference between the two areas, approved and proposed.

The request includes the construction of a 36-inch storm drain outfall that will require disturbance to the 100-year floodplain, the stream buffer, and the perennial stream to provide drainage from the northwest portion of the site. We are also proposing a second 24-inch storm drain outfall that will require disturbance to the same environmental features. This 24-inch storm drain outfall is required to provide drainage from the southwest portion of the site. Due to the configuration of the site with the proposed development, i.e., building and parking, it was not possible to combine the storm drain outfall systems into one system. These disturbances are considered permanent by MNCPPC.

IMPACT #1 36 INCH STORM DRAIN CREATES STREAM, STREAM BUFFER, FLOOD PLAIN IMPACTS:

The PMA extends into the developable area creating a unique configuration. This provided some difficulty in designing the area for the building, SWM ESD facilities, and associated infrastructure. The proposed multi-family building has been designed to parallel the PMA encroachment into the developable area. As a result, the drainage pattern for the site has been designed so that there is a high point in the center of the parking area along the front of the building and drainage flows to either side of the proposed building. This storm drain outfall will convey the drainage from the northwest side of the site. The proposed construction of this storm drain outfall will require the disturbance of 3,509 SF (0.08 acres) of 100-year floodplain, 1,419 SF (0.03 acres) of stream buffer and 58 SF (0.00 acres) of stream. The total PMA impact is 4,986 SF (0.11 acres). This impact will be a permanent impact and cannot be avoided.

IMPACT #2 24 INCH STORM DRAIN CREATES STREAM, STREAM BUFFER, AND FLOOD PLAIN IMPACTS:

As indicated in Impact #1, the PMA extends into the developable area creating a unique configuration. This provided some difficulty in creating the area for the building, SWM ESD facilities, and associated infrastructure. The proposed multi-family building has been designed to parallel the PMA encroachment. As a result, the drainage pattern for the site has been designed so that there is a high point in the center of the parking area along the front of the building and drainage flows to either side of the proposed building. This storm drain outfall will convey the drainage from the southwest side of the site. The proposed construction of this storm drain outfall will require the disturbance of 378 SF (0.01 acres) of floodplain, 6 SF (0.00 acres) of stream, and 1,380 SF (0.03 acres) of stream buffer. The total PMA impact is 1,764 SF (0.04 acres). This impact will be a permanent impact and cannot be avoided. **There is no change to this impact from the previously approved impact.**

IMPACT #3 FLOODPLAIN IMPACT:

Impact 3 is a temporary disturbance to create an access road from 24th Place to remove an existing shed located in the floodplain. The shed is an eyesore and could be a potential safety hazard. Once this area is stabilized it will be planted as part of the afforestation/reforestation area. The disturbance for this impact includes 4,469 SF (0.10 acres) of 100-year floodplain. . The total PMA impact is 4,469 SF (0.10 acres). This impact will be a temporary impact. The area will be planted and counted as reforestation/afforestation area to fulfill the Tree Conservation requirements of this project. This area will be part of the area to be dedicated to MNCPPC-DPR in response to the mandatory recreation requirements. **There is no change to this impact from the previously approved impact.**

IMPACT #4 STREAM BUFFER DISTURBANCE:

Impact 4 is required to remove an existing outbuilding and a portion of the existing gravel driveway that connects several outbuildings that are located within the existing conservation easement. The disturbance for this impact includes 1,764 SF (0.04 acres) of stream buffer. Once the building and gravel driveway have been removed the area will be graded and planted with grass. The total PMA impact is 1,764 SF (0.04 acres). **There is no change to this impact from the previously approved impact.**

IMPACT #5 FLOODPLAIN IMPACT:

Impact 5 is also required to remove two outbuildings and the remaining portion of the gravel driveway that connects the buildings located within the existing conservation easement. The disturbance for this impact includes 24,042 SF (0.55 acres). The total PMA impact is 24,042 SF (0.55 acres). Once the buildings and gravel driveway have been removed, the area will be graded and planted with grass.

As part of the MNCPPC review process, the Environmental Department requested that we revise the floodplain impacts to differentiate between the proposed demolition of this area by removing outbuilding and the gravel driveway and the proposed construction of water quality devices and recreation facilities.

IMPACT #6 FLOODPLAIN IMPACT

Impact 6 includes the proposed construction a dog park, raised planting beds so that the residence can grow vegetables, and two sitting areas within pergolas. There will be a mulch trail to the dog park and a sidewalk to connect the pergolas and the planting area. The entire disturbed area outside of these amenities will be stabilized and planted with grass. There will be a water source to the dog park and the planting area which can also be used to water and maintain the grass area connecting these amenities. Even though the developer has fulfilled their mandatory park dedication by the ultimate conveyance of the 3.77 acres of PMA area of the site to MNCPPC-DPR, these recreation facilities are to be provided solely for the occupants of the apartment building. The disturbance for this impact includes 4,166 SF (0.10 acres). The total PMA impact is 4,166 SF (0.10 acres).

IMPACT #7 FLOODPLAIN IMPACT

Impact 7 is for the construction of three water quality features. These features are required to provide water quality for a portion of the impervious area proposed for this development. As the site only has a developable area of 4.15 acres, which is 43% of the total site, we have attempted to be as respectful of the environmental features and still complete a plan that will be financially feasible. MDE requires the design of water quality features to the maximum extent practicable to filter drainage from all impervious areas. These areas must be located in the low point of the site. The proposed ESD/SWM facilities include two bioretention areas and a bioswale that will be planted as shown on the proposed landscape plans and as **Exhibit 2** to this letter of justification. The disturbance for this impact includes 2,308 SF (0.05 acres). The total PMA impact is 2,308 SF (0.05 acres).

According to Prince George's County Floodplain Ordinance, Section 32-205 Development Regulations, (b)(4) the location of stormwater management facilities is allowed within the floodplain. The configuration of these water quality areas is included in the Fine Grade Site Development Permit #11556-2023-SDFG currently being reviewed by PG-DPIE and the approved Erosion and Sediment Control Plans #95-23 (CSC) and (SSC) by PG-SCD. The Final Erosion and Sediment Control Plan is currently under review by SCD.

The Site Development Concept Plan #27161-2022-0 was approved by the Prince Georges' County Department of Permitting, Inspections and Enforcement January 30, 2023 and expires on January 30, 2026. The stormwater management design for the site meets the Maryland Department of Environment SWM and the Prince George's County Design Manual regulations. All impervious areas are treated in an environmental site design facility for water quality requirements prior to draining into the PMA.

The applicant respectfully submits that each of the proposed impacts would be deemed justified by Part C, Section 2 of the Environmental Technical Manual. As described above, they deal with grading the site, providing 100-year storm water management quantity control, stormwater management to provide the water quality requirements and the construction of the two main storm drain outfalls from the site. These are "necessary impacts" as defined in the Environmental Technical Manual.

CONCLUSION:
Upon review we would respectfully request approval of the proposed impacts.

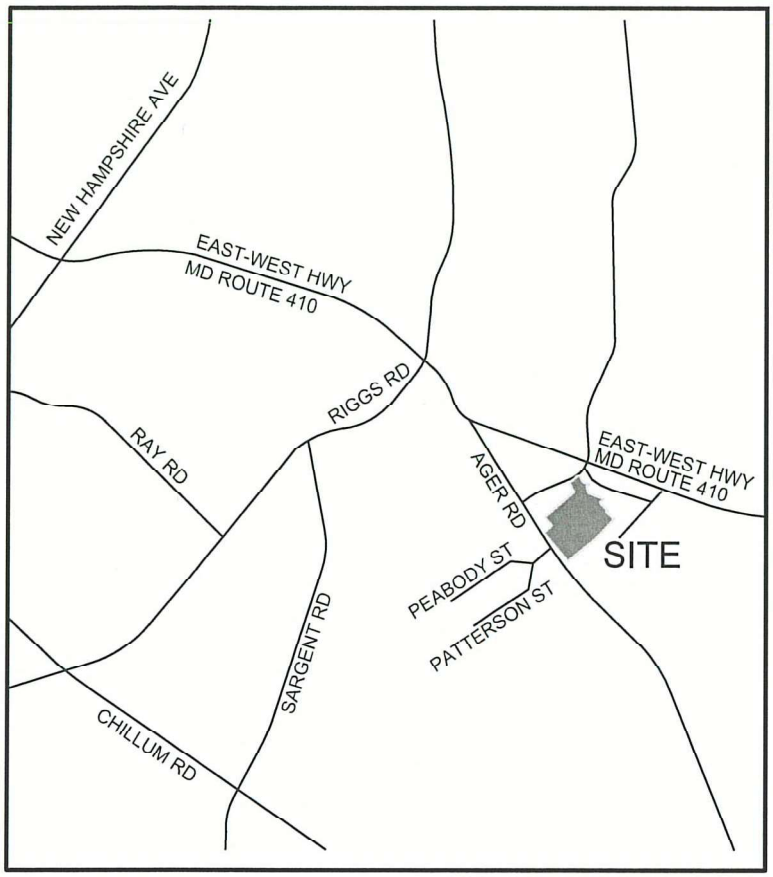
If you have any questions or comments regarding the information in this letter, please feel free to call (443-995-6232) or email me at kmorgan@techgroupinc.net

Sincerely,

Kimberly Morgan
President, Land Development

CC: Patrick Byrne
Joseph Byrne
Rob Byrne
Matthew Tedesco

201 DEFENSE HIGHWAY, SUITE 200
ANNAPOLIS, MARYLAND 21401
443-274-3230, 443-995-6232



VICINITY MAP

SCALE: 1" = 2000'
ADC PG. CO. MAP 5409, GRID E 6
200' SHEET 207 NE 8
PRINCE GEORGE'S COUNTY
TAX MAP 41 GRID D-2

SHEET INDEX

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3 - REQUIRED IMPACT SUMMARY
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8 - IMPACT #2 PROFILE
9 - IMPACT #3
10 - IMPACT #4
11 - IMPACT #5
12 - IMPACT #6
13 - IMPACT #7

STATE OF MARYLAND
JOHN NICHOLAS MENARD
NO. 16516
REGISTERED
PROFESSIONAL ENGINEER
7-12-25

JOHN NICHOLAS MENARD
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. 16516 EXP. DATE 06-08-2027

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Annapolis, MD 21401
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VICINITY MAP AND SHEET INDEX

THE HERMAN APARTMENTS

TAX MAP 41,
17TH ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: N.T.S. DATE: JULY 2025

REQUIRED IMPACT SUMMARY COMPARISON:

CURRENT :	APPROVED:	DIFFERENCE:
IMPACT #1 (36" STORM DRAIN OUTFALL PIPE)		FROM THE APPROVED
- STREAM - 58 SF OR 0 AC.	- 43 SF. OR 0 AC.	+15 SF. ADDED
- STREAM BUFFER - 1,419 SF. OR 0.03 AC.	- 1,403 SF. OR 0.03 AC.	+16 SF. ADDED
- FLOODPLAIN - 3,509 SF. OR 0.08 AC.	- 3,611 SF.OR 0.08 AC.	- 102 SF. LESS
- PMA IMPACT = 4,986 SF. OR 0.11 AC.	- 5,057 SF. OR 0.11 AC.	- 71 SF. LESS
IMPACT #2 (24" STORM DRAIN OUTFALL PIPE)		
- STREAM - 6 SF. OR 0 AC.	- SAME AREA	NO CHANGES
- STREAM BUFFER - 1,380 SF. OR 0.03 AC.	- SAME AREA	
- FLOODPLAIN - 378 SF. OR 0.01 AC.	- SAME AREA	
- PMA IMPACT = 1,764 SF. OR 0.04 AC.	- SAME AREA	
IMPACT #3		
- FLOODPLAIN - 4,469 SF. OR 0.10 AC.	- SAME AREA	NO CHANGES
- PMA IMPACT = 4,469 SF. OR 0.10 AC.	- SAME AREA	
IMPACT #4		
- STREAM BUFFER - 1,764 SF. OR 0.04 AC.	- SAME AREA	NO CHANGES
- PMA IMPACT = 1,764 SF. OR 0.04 AC.	- SAME AREA	
IMPACT #5		
- FLOODPLAIN - 24,042 SF. OR 0.55 AC.	- 12,480 SF OR 0.29 AC.	+ 0.26 AC. ADDED
- PMA IMPACT = 24,042 SF. OR 0.55 AC.	- 12,480 SF OR 0.29 AC.	+ 0.26 AC. ADDED
IMPACT #6		
- FLOODPLAIN - 4,166 SF. OR 0.10 AC.	----------	+ 0.10 AC. ADDED
- PMA IMPACT = 4,166 SF. OR 0.10 AC.	----------	+ 0.10 AC. ADDED
IMPACT #7		
- FLOODPLAIN - 2,308 SF. OR 0.05 AC.	----------	+ 0.05 AC. ADDED
- PMA IMPACT = 2,308 SF. OR 0.05 AC.	----------	+ 0.05 AC. ADDED

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REQUIRED IMPACTS SUMMARY TABLE

THE HERMAN APARTMENTS

TAX MAP 41,
17TH ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: N/A DATE: JULY 2025 SHEET 2 OF 13

REQUIRED IMPACT SUMMARY:

IMPACT #1 (36" STORM DRAIN OUTFALL PIPE)
- STREAM - 58 SF OR 0 ACRES
- STREAM BUFFER - 1,419 SF OR 0.03 ACRES
- FLOODPLAIN - 3,509 SF OR 0.08 ACRES
- PMA IMPACT = 4,986 SF OR 0.11 ACRES

IMPACT #2 (24" STORM DRAIN OUTFALL PIPE)
- STREAM - 6 SF OR 0 ACRES
- STREAM BUFFER - 1,380 SF OR 0.03 ACRES
- FLOODPLAIN - 378 SF OR 0.01 ACRES
- PMA IMPACT = 1,764 SF OR 0.04 ACRES

IMPACT #3
- FLOODPLAIN - 4,469 SF OR 0.10 ACRES
- PMA IMPACT = 4,469 SF OR 0.10 ACRES

IMPACT #4
- STREAM BUFFER - 1,764 SF OR 0.04 ACRES
- PMA IMPACT = 1,764 SF OR 0.04 ACRES

IMPACT #5
- FLOODPLAIN - 24,042 SF OR 0.55 ACRES
- PMA IMPACT = 24,042 SF OR 0.55 ACRES

IMPACT #6
- FLOODPLAIN - 4,166 SF OR 0.10 ACRES
- PMA IMPACT = 4,166 SF OR 0.10 ACRES

IMPACT #7
- FLOODPLAIN - 2,308 SF OR 0.05 ACRES
- PMA IMPACT = 2,308 SF OR 0.05 ACRES

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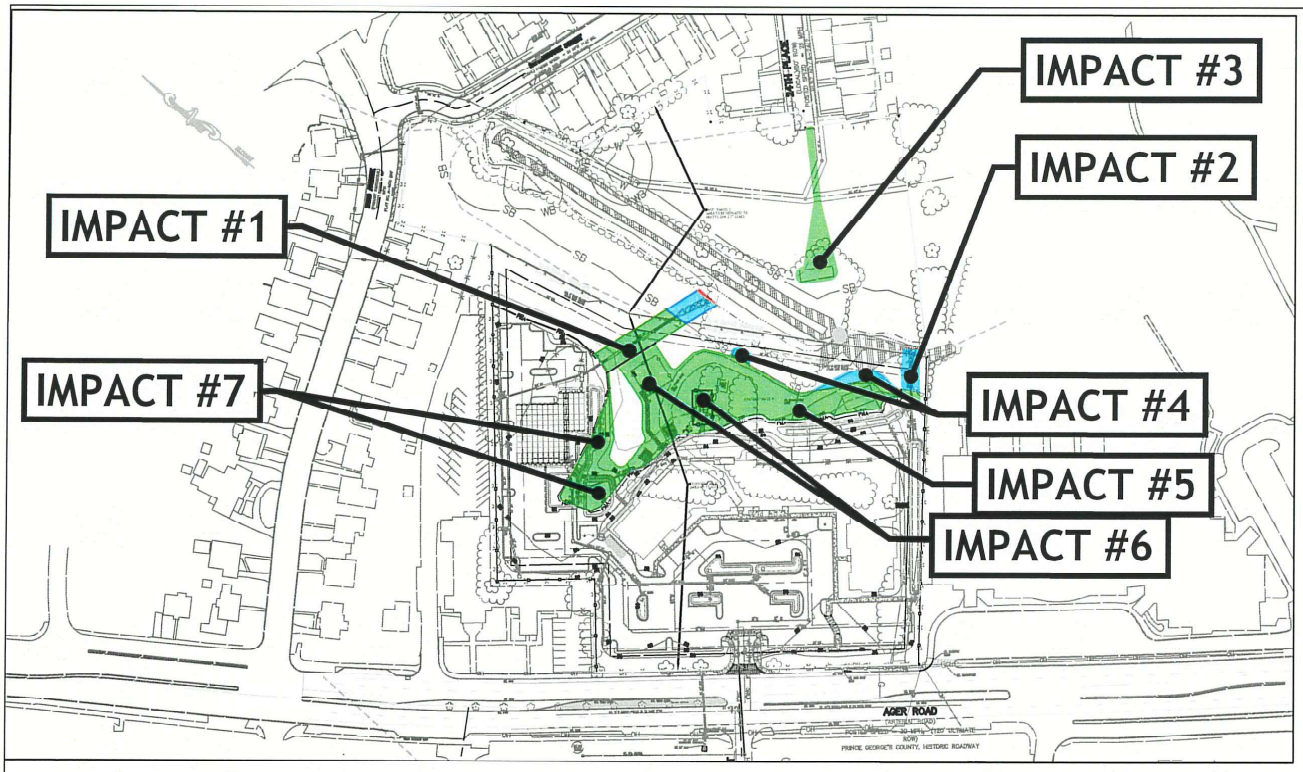
REQUIRED IMPACTS SUMMARY TABLE

THE HERMAN APARTMENTS

TAX MAP 41,
17TH ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: N/A DATE: JULY 2025 SHEET 3 OF 13



FLOODPLAIN DISTURBANCE

STREAM BUFFER DISTURBANCE

STREAM DISTURBANCE

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)

1 inch = 200 ft.

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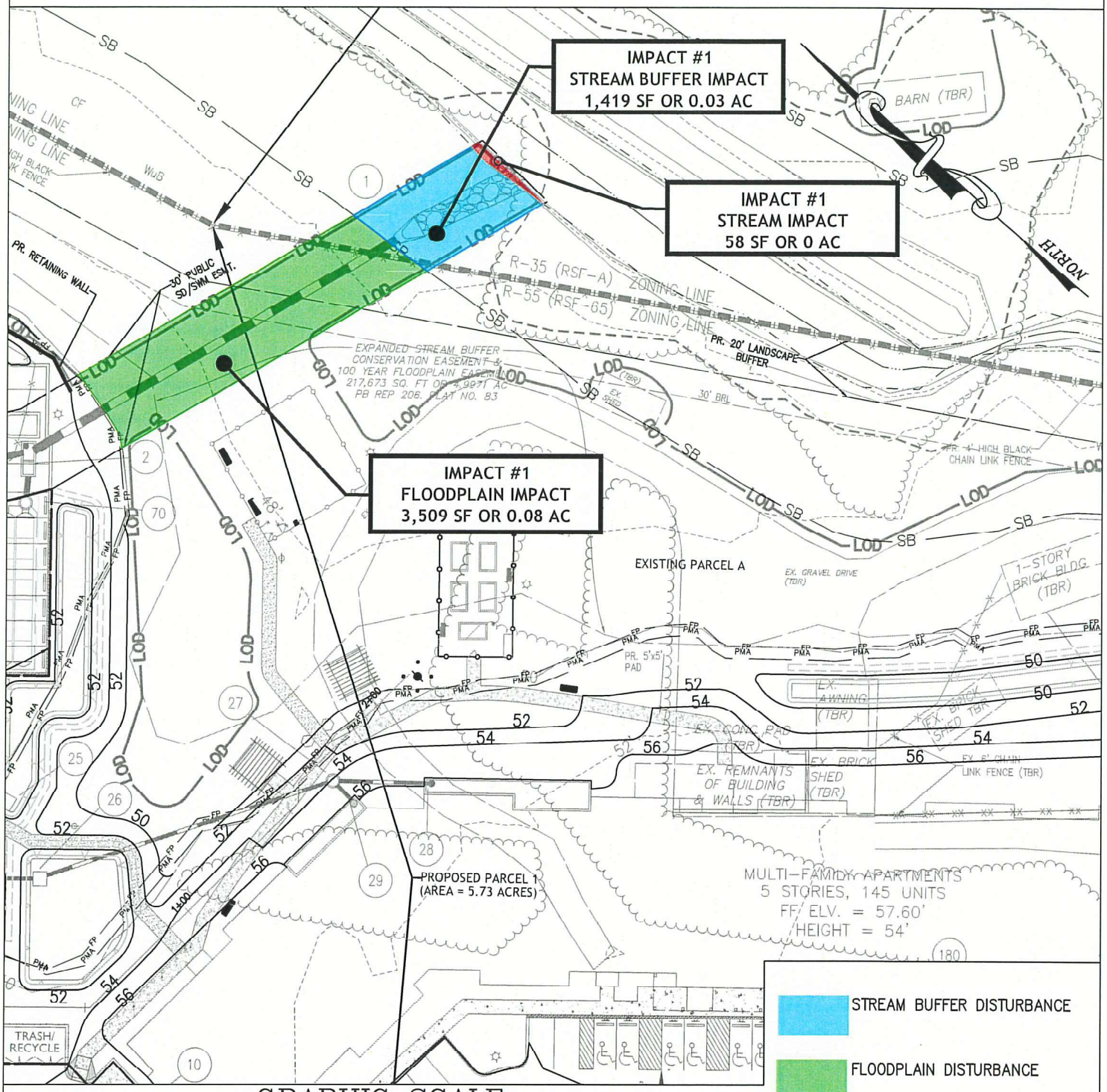
OVERALL PROPERTY - PLAN VIEW IMPACT LOCATIONS

THE HERMAN APARTMENTS

TAX MAP 55, PARCELS A & 32
7TH ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND
SCALE: 1" = 200' DATE: JULY 2025 SHEET 1 OF 1



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.

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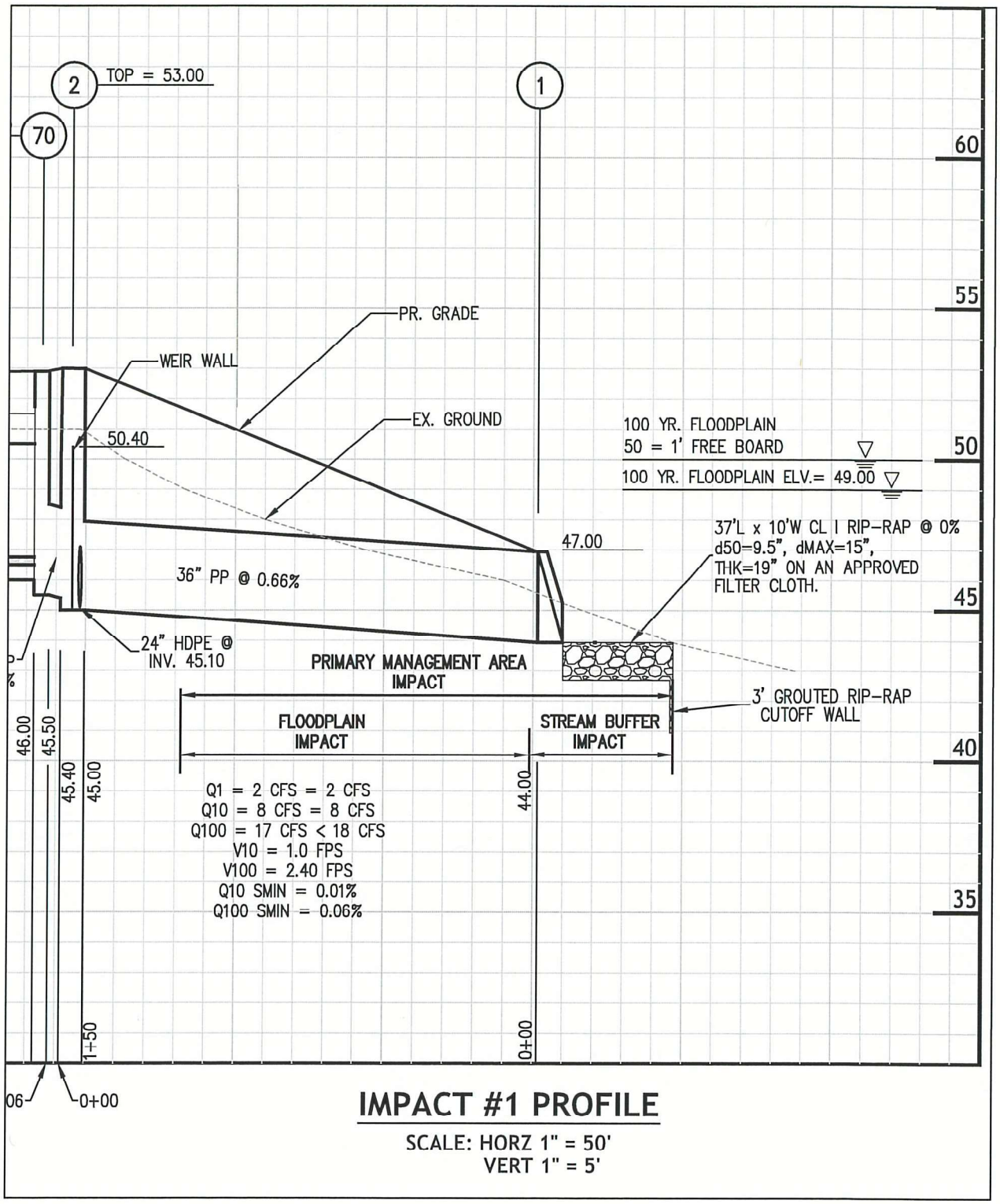
IMPACT #1

THE HERMAN APARTMENTS

TAX MAP 41,
17TH ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: 1" = 50' DATE: JULY 2015 SHEET 5 OF 5



IMPACT #1 PROFILE

SCALE: HORZ 1" = 50'
VERT 1" = 5'

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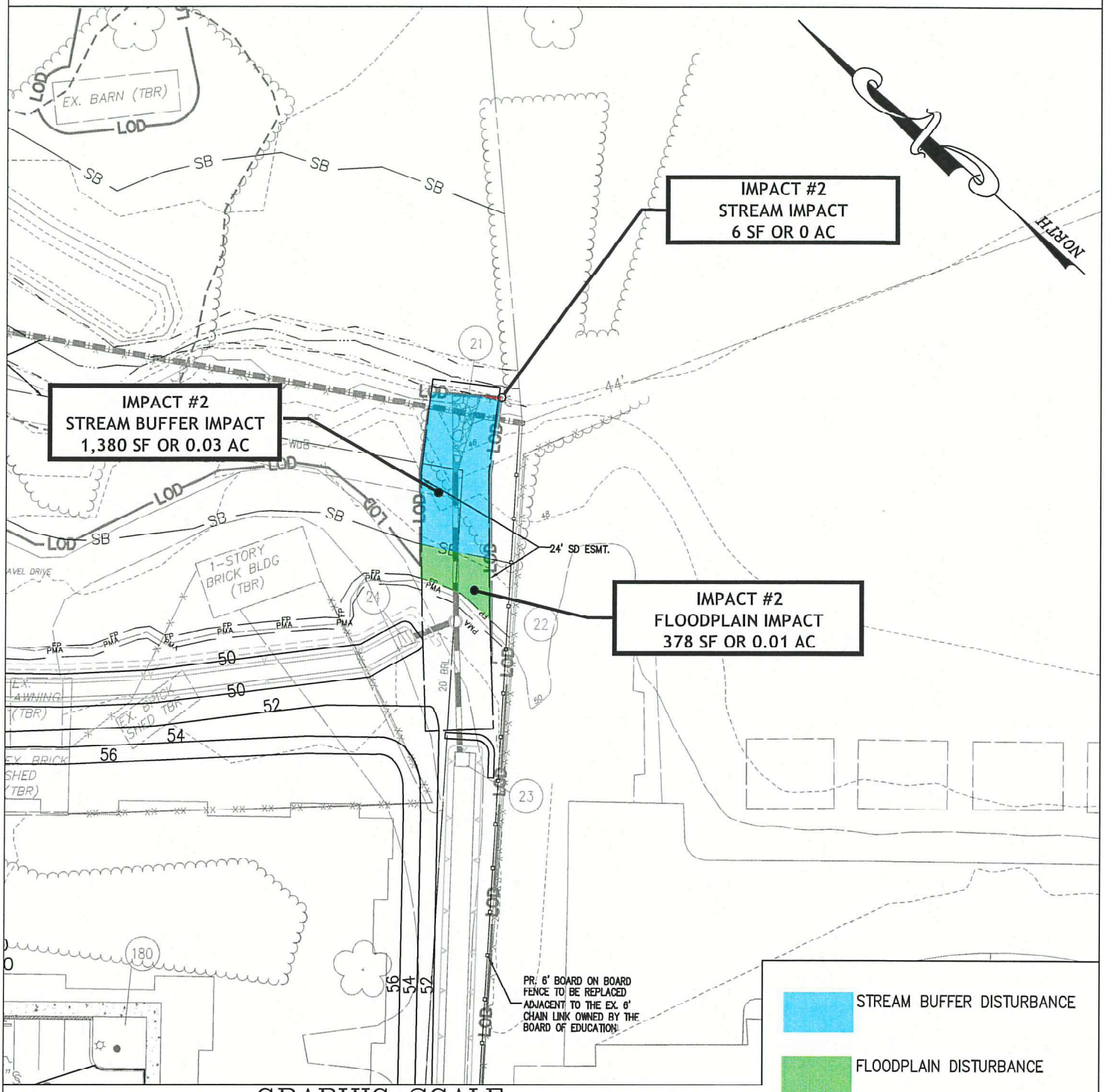
IMPACT #1 PROFILE

THE HERMAN APARTMENTS

TAX MAP 41,
17TH ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: 1" = 50' DATE: JULY 2025 SHEET 6 OF 6



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.

PMA IMPACT AREA = 1,764 SF OR 0.04 AC.

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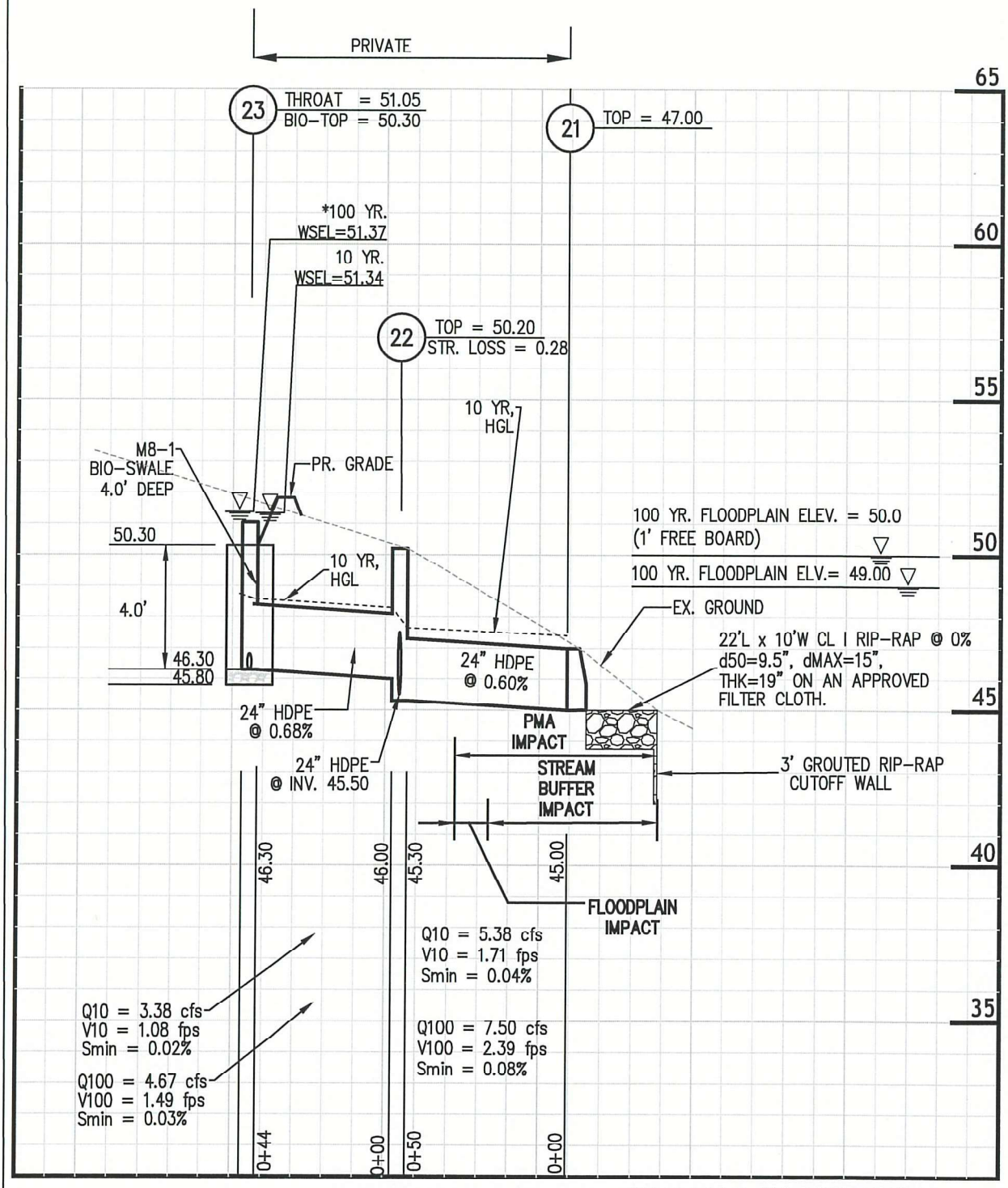
IMPACT #2

THE HERMAN APARTMENTS

TAX MAP 41,
17TH ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: 1" = 50' DATE: JULY 2015 SHEET 7 OF 13



STORM DRAIN PROFILE

SCALE: 1" = 50' HORIZ
1" = 5' VERT.

IMPACT #2 PROFILE

SCALE: HORZ 1" = 50'
VERT 1" = 5'

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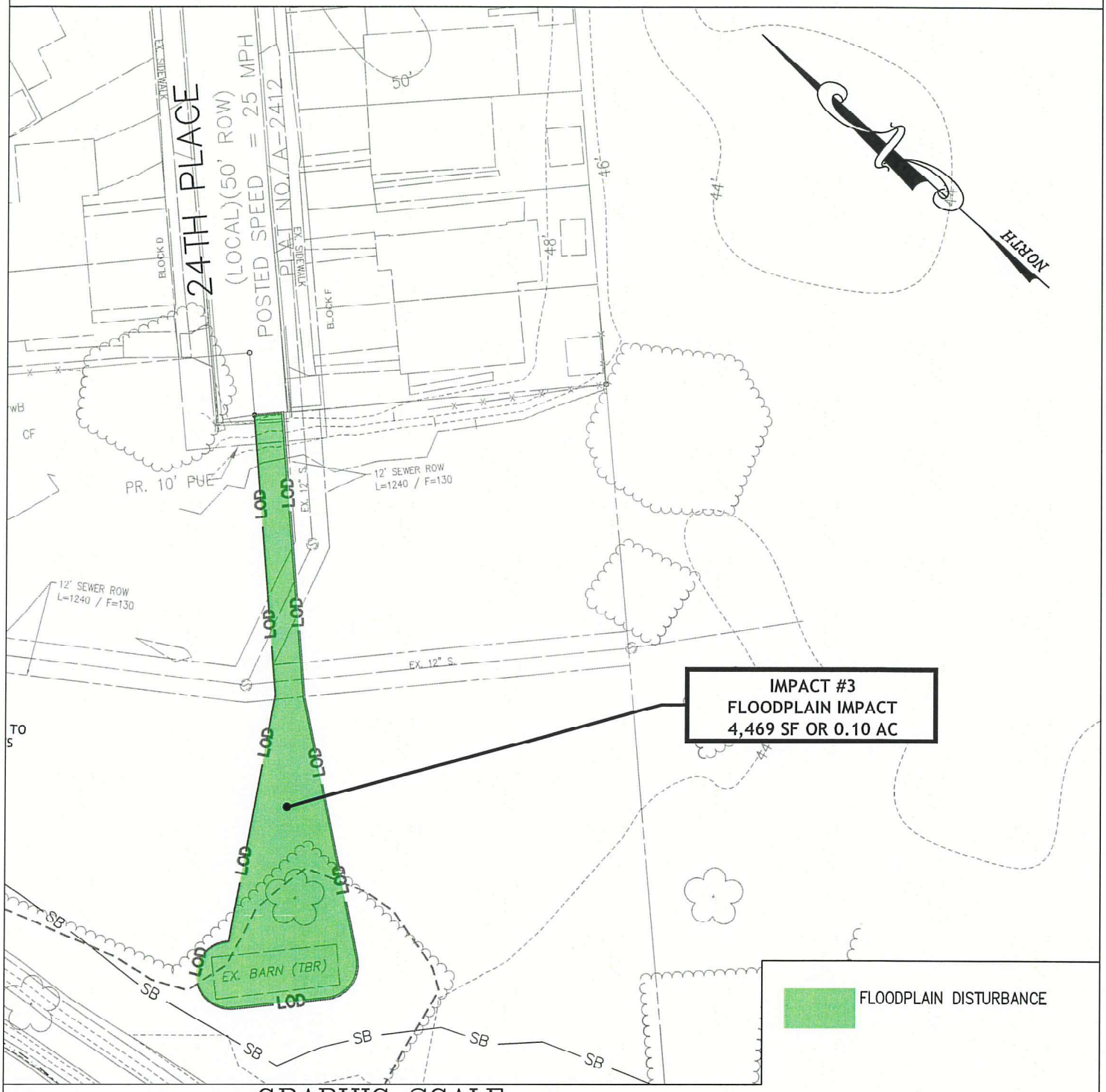
IMPACT #2 PROFILE

THE HERMAN APARTMENTS

TAX MAP 41,
17TH ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: 1" = 50' DATE: JULY 2025 SHEET 8 OF 17



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PMA IMPACT AREA = 4,469 SF OR 0.10 AC.

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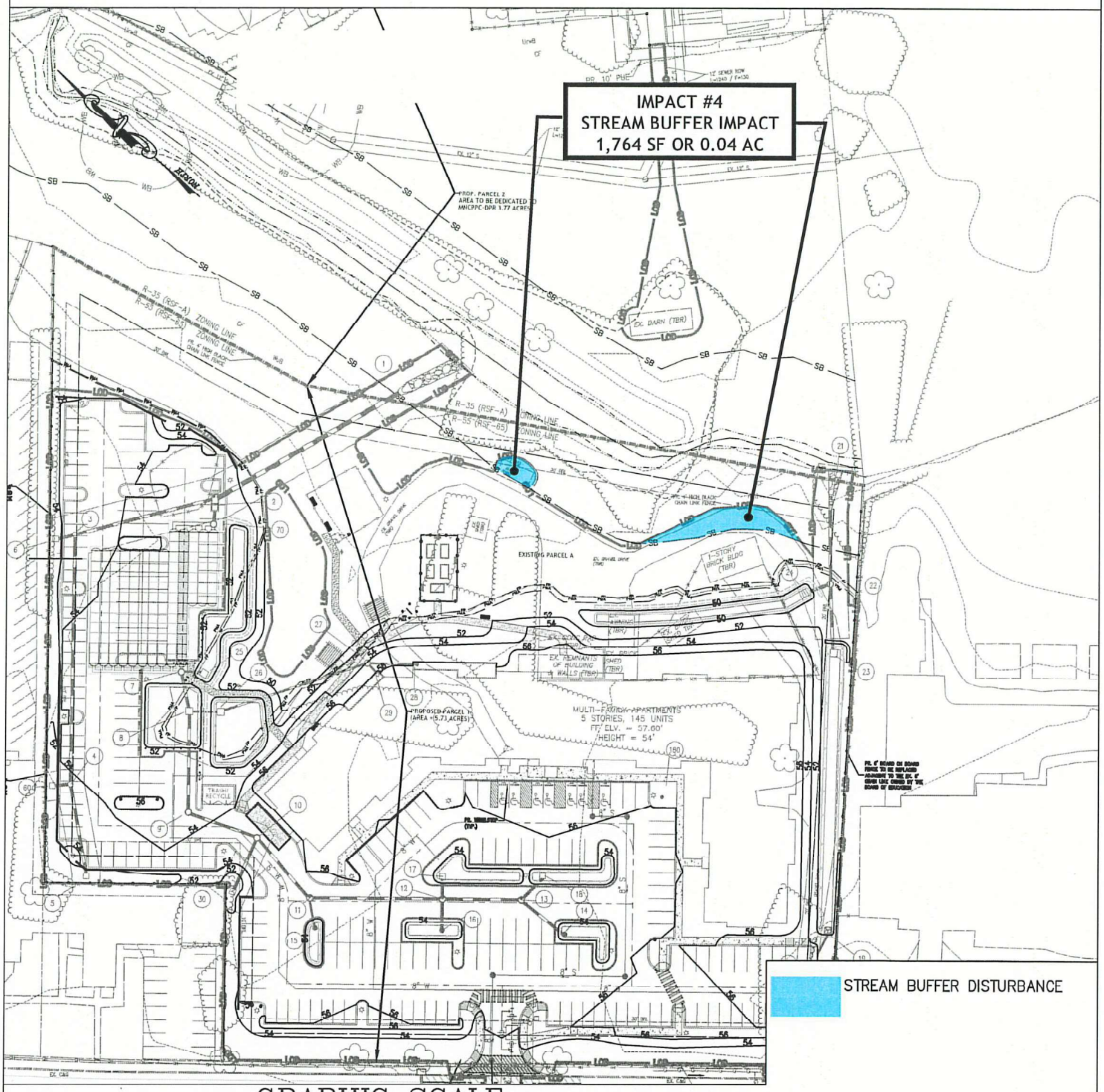
IMPACT #3

THE HERMAN APARTMENTS

TAX MAP 41,
17TH ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: 1" = 50' DATE: JULY 2015 SHEET 9 OF 9



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

1 inch = 100 ft.

PMA IMPACT AREA = 1,764 SF OR 0.04 AC.

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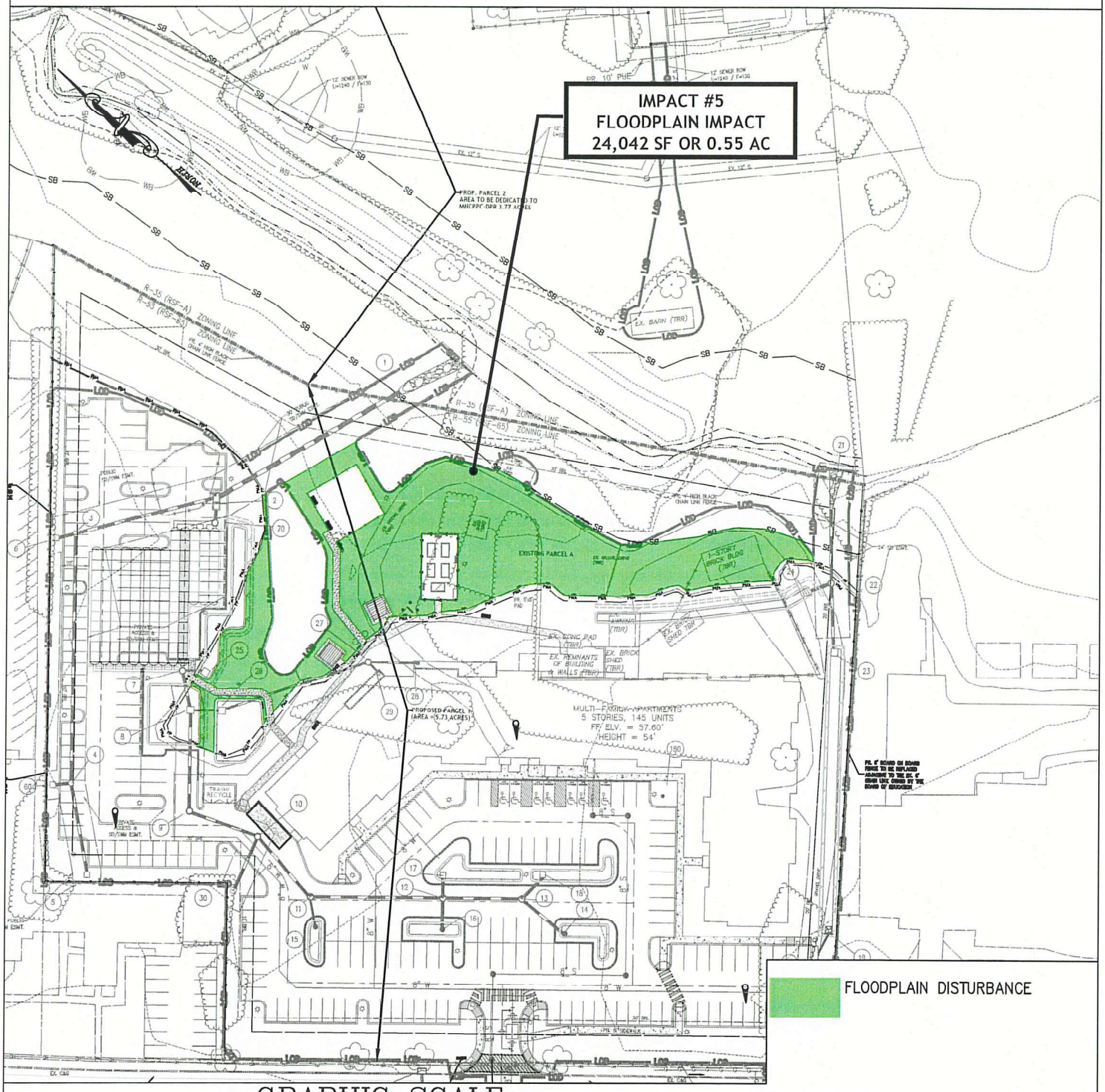
IMPACT #4

THE HERMAN APARTMENTS

TAX MAP 41,
17TH ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: 1" = 100' DATE: JULY 2025 SHEET 10 OF 16



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

1 inch = 100 ft.

PMA IMPACT AREA = 24,042 SF OR 0.55 AC.

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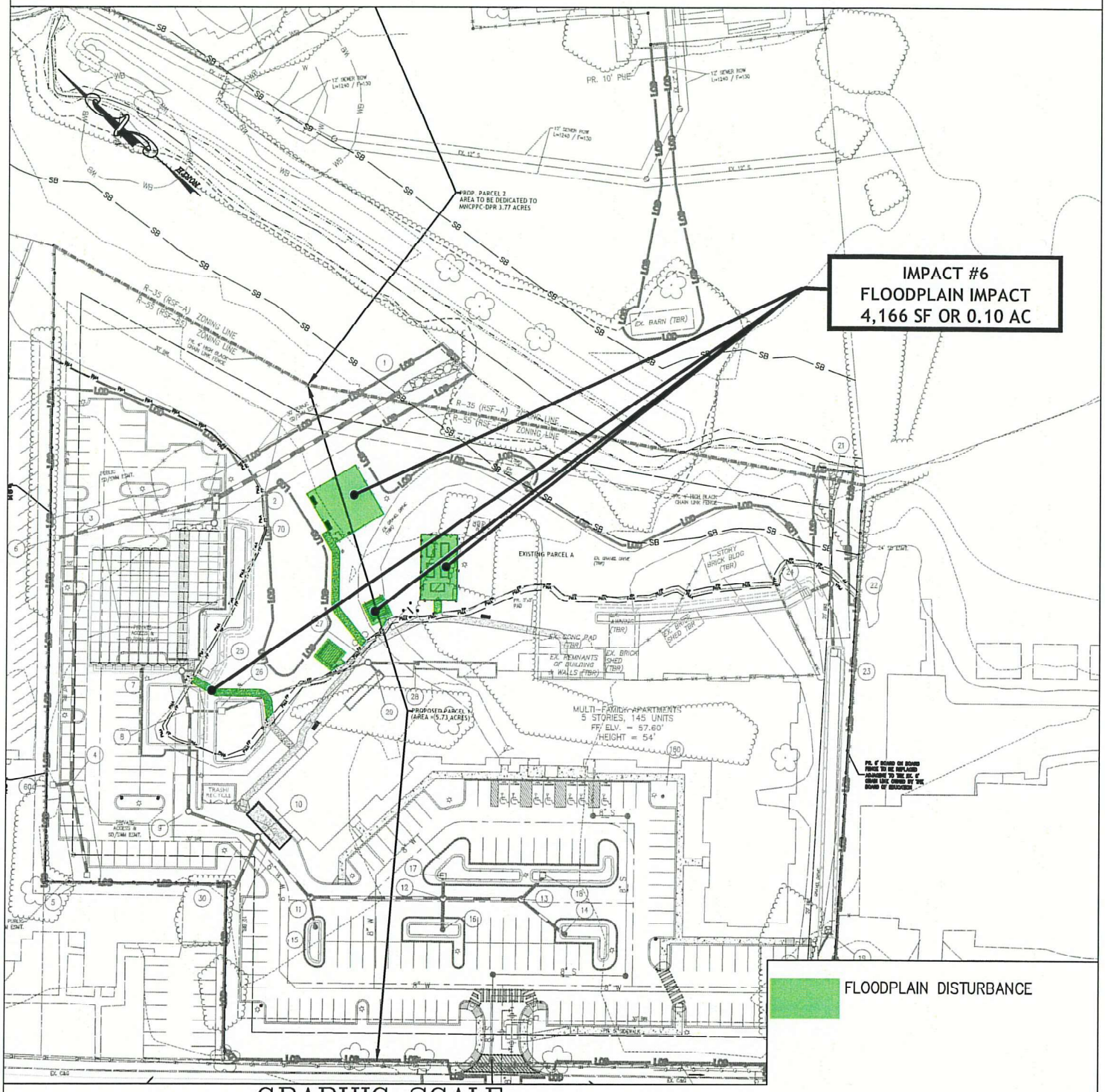
IMPACT #5

THE HERMAN APARTMENTS

TAX MAP 41,
17TH ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: 1" = 100' DATE: JULY 2015



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

1 inch = 100 ft.

PMA IMPACT AREA = 4,166 SF OR 0.10 AC.

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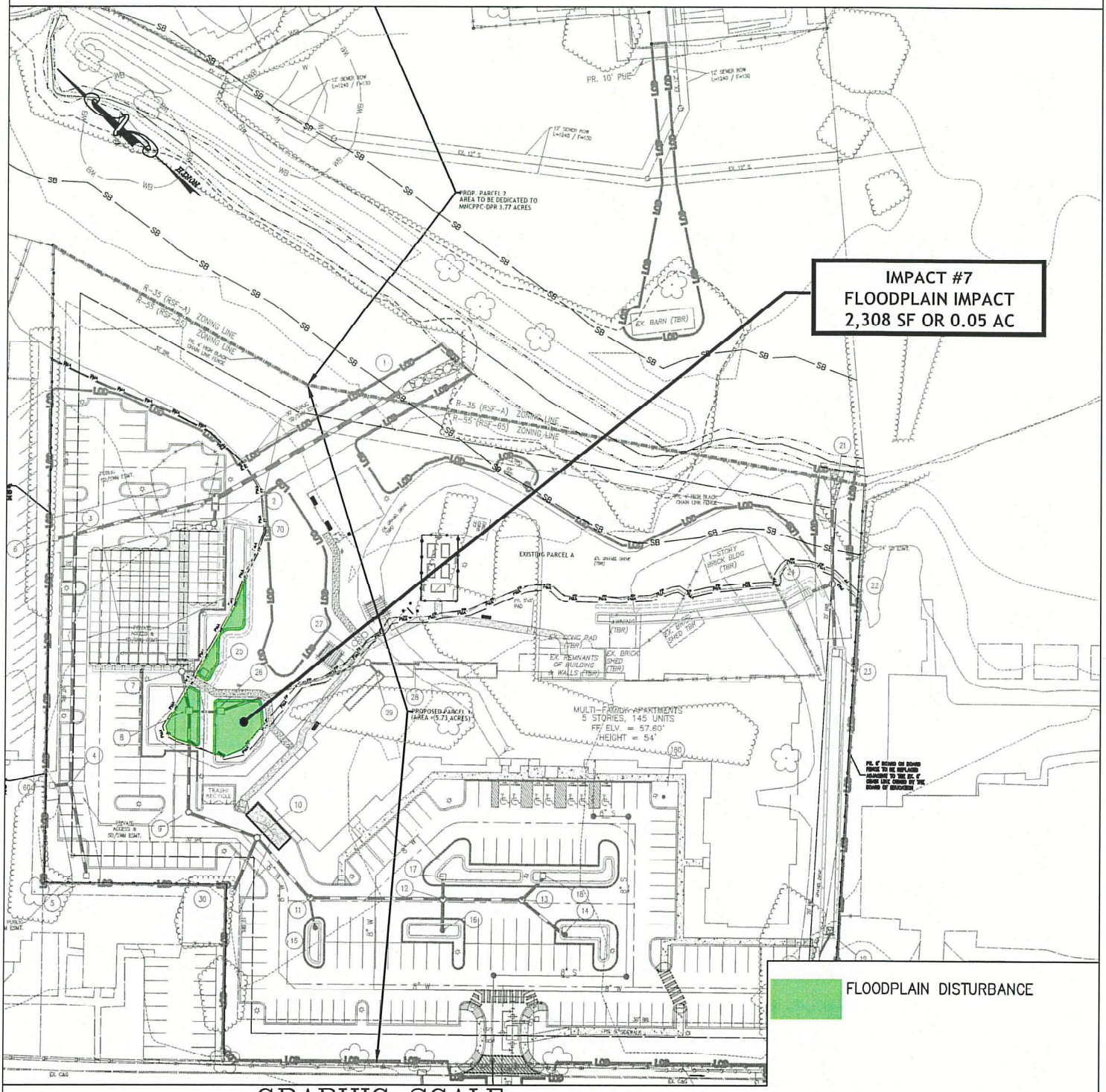
IMPACT #6

THE HERMAN APARTMENTS

TAX MAP 41,
17TH ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: 1" = 100' DATE: JULY 2025 SHEET 12 OF 15



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

PMA IMPACT AREA = 2,308 SF OR 0.05 AC.

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IMPACT #7

THE HERMAN APARTMENTS

TAX MAP 41,
17TH ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: 1" = 100' DATE: JULY 2025 SHEET 13 OF 17

THE PRINCE GEORGE'S COUNTY GOVERNMENT

Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division
9400 Peppercorn Place, Suite 420
Largo, Maryland 20774
(301) 883-5710

STORMWATER MANAGEMENT CONCEPT APPROVAL

CASE NAME: MT. ZION PNT. CHURCH - THE HERMAN Apt. Bldg. (FPS No. 202131) CASE #: 27161-2022-00

APPLICANT'S NAME: Community Housing Initia

ENGINEER : Landtech

REQUIREMENTS:

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

Type of Storm Drainage/SWM Construction is PRIVATE.

These additional approvals are required: None.

These fees apply: REVIEW.

These bonds apply: None.

Required water quality controls: MICRO-BIORETENTION.

Required water quantity controls: 100 YEAR ATTENUATION(S).

A maintenance agreement is required.

No special conditions apply.

Required easements: FLOOD PLAIN, STORM DRAIN.

Storm Water Management fee payment of none in lieu of providing on-site attenuation/quality control measures. (Fee-In-Lieu subject to change during technical review.)

EXHIBIT 1 tabbies

CONDITIONS OF APPROVAL:

1. CONSTRUCTION OF A FIVE-STORY MULTI-FAMILY APARTMENT BUILDING AND PARKING LOT.
2. LANDSCAPE PLANS ARE REQUIRED AT TECHNICAL REVIEW.
3. SITE DEVELOPMENT PERMIT REQUIRED TO INCLUDE ULTIMATE R/W FRONTAGE IMPROVEMENTS, INCLUDING STORM DRAINAGE, STREET TREES AND STREET LIGHTING AND ON-SITE GRADING.
4. RESTORATION BOND IS REQUIRED FOR THE EXISTING IMPROVEMENTS WITHIN THE PUBLIC RIGHTSOF-WAY ALONG FRONTAGE OF THE SITE.
5. THIS PROJECT WILL REQUIRE A SITE DEVELOPMENT FINE GRADING PERMIT.
6. THIS PROJECT WILL REQUIRE A STREET CONSTRUCTION PERMIT.
7. PROJECT NEEDS TO BE ADA COMPLIANT.
8. FPS 202131 GOVERNS. FLOODPLAIN EASEMENT REQUIRED.
9. PROPOSED GRADING TO BE REVISED TO REDUCE FLOODPLAIN IMPACT AND PROVIDE COMPENSATORY STORAGE CALCULATIONS, WAIVER REQUEST LETTER AND HYDRAULIC ANALYSIS TO JUSTIFY NO RISE CONDITION ON PRIVATE PROPERTY.
10. THE PROPOSED BUILDING NEED TO BE AT FLOODPLAIN PROTECTION ELEVATION (FPE) 51' NAVD88 OR HIGHER.
11. PROPOSED BUILDING HAS TO BE 25' AWAY FROM APPROVED FLOODPLAIN TO SATISFY FLOODPLAIN SETBACK REQUIREMENT.

REVIEWED BY RIG.

CASE NAME: MT. ZION PNT. CHURCH - THE HERMAN Apt. Bldg. (FPS No. 202131) CASE #: 27161-2022-00

APPROVED BY:

Rey De Guzman

APPROVAL DATE: January 30, 2023
EXPIRATION DATE: January 30, 2026

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

FOR OFFICE USE ONLY

ADC MAP:	5409 E-6	200' SHEET:	208NE02
STREET NAME:	AGER RD		
WATERSHED:	13-Northwest Branch		
NUMBER OF DU'S:	0	COST PER DWELLING:	0

PLANTING NOTES:

GENERAL

1. All planting shall conform to currently approved horticultural practice. See PLANTING DETAILS. Planting shall take place between March 15 – June 1 or September 15 – November 15.
2. All plants shall conform to current standards as defined by the American Nurseryman's Association and each shall be clearly tagged with its botanical name. No substitutions shall be permitted after bid is accepted. No plants shall be pruned other than to remove a damaged branch. No plant with a dead, damaged or pruned out central leader will be accepted.
3. All plants shall be certified by the Contractor to be free of pests, fungi and diseases and/or deformities or damage.
4. If any conflicts are found between the information on the Landscape Plan and that shown on the plant lists, notify the landscape architect prior to submission of bid.
5. Landscape architect shall be notified in writing five work days in advance for inspection and approval of all plants prior to any installation

PLANTING

6. Planting beds and pits shall be rendered free of all rocks over 2" and any debris found during the tilling and preparation process. All plants spaced at 6' on center (o.c.) or less shall be planted in hand-edged planting beds.
7. Planting beds shall be tilled to a minimum depth of 8"; if any unsuitable conditions, such as extreme compaction or high water table are encountered, the Landscape Architect shall be notified immediately.
8. A minimum of 2" depth 'Leaf-Gro' or equivalent and 2" clean loamy topsoil shall be spread evenly over all planting beds and incorporated by tilling. In compacted or clay conditions, a minimum of 1" depth of sand shall also be incorporated.
9. A suitable slow-release fertilizer shall be used in accordance with the manufacturer's recommendations and based on soil samples taken on-site after grading has been completed. Submit fertilizer information to the Landscape Architect for approval prior to commencing planting operations. Composted cow manure may be substituted for slow-released fertilizer, applied at a minimum depth of 1/2" and tilled in with other soil amendments.
10. Soil mix for planting pits shall consist of 3 parts by volume of existing on-site soil, one part 'Leaf Gro', or equivalent and slow-release fertilizer combined per manufacturer's recommendations. In compacted conditions or clay, also add 1 part clean sand. This mix shall be prepared prior to use as backfill Planting Mix.
11. If any underground obstructions or other site conditions are encountered that conflict with the planned plantings, notify the Landscape Architect immediately.
12. All planting beds shall be neatly hand edged unless otherwise specified.
13. All planting beds and pits shall be provided with a 2" minimum, 3"maximum depth of composted, aged, shredded bark mulch, spread evenly, unless otherwise specified. In addition, planting pits shall have a 6" high rim or 'saucer' provided. No mulch shall be placed on the crown of a plant or on the root flare or trunk of a tree or shrub.
14. Any plantings to occur in formerly paved or compacted areas shall be in conformance with planting detail entitled Landscape Island Planting Bed".

WATERING

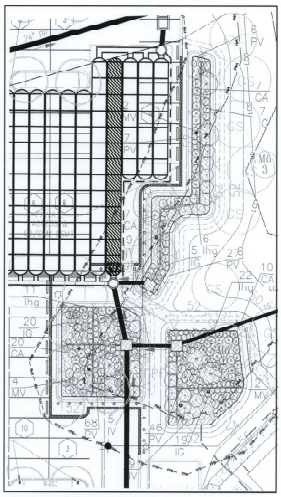
15. A water source for planting and maintenance operations will be provided by the Owner / Client. If a source is not available on-site, Contractor will include a water supply cost in his / her bid. 'Gator-bags' or equivalent slow drip watering devices are recommended for trees in times of low rainfall. Also, install soaker hose with connections left uncovered for ease of watering plant beds. Loop hose around any trees that do not have watering bags installed. A minimum of 1" depth of water shall be applied any week where that amount of rainfall has not occurred after a 2 month period of installation. During the first two months all plants shall be watered daily for two weeks, 3 times a week for 4 weeks and 2 times a week for 2 weeks.

CONTRACTOR / WARRANTY REQUIREMENTS

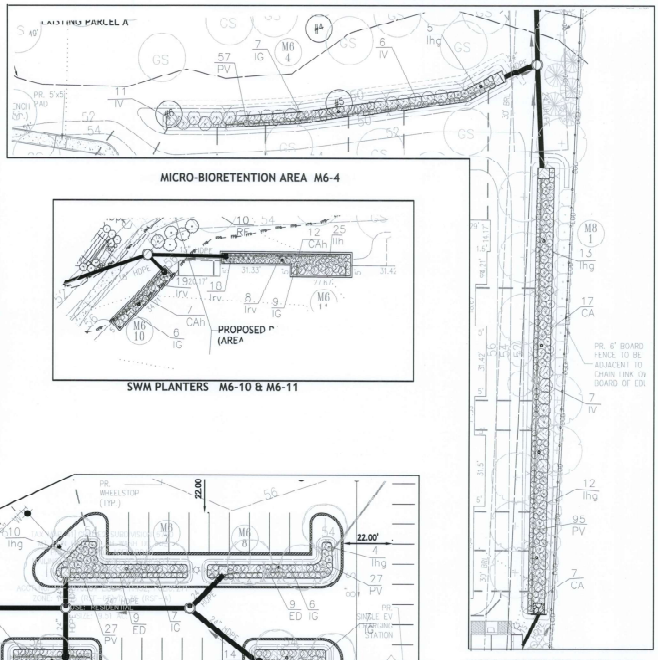
16. Any lawn, paving or other surfaces damaged by the Contractor's operations shall be repaired in kind before the project will be accepted for final approval and payment.
17. The Owner's property and any affected abutting property shall be left clean and free of any debris or excess materials resulting from any phase of the landscape operations.
18. The Contractor is responsible for repairing or replacing as necessary, any property of the Owner / Client or any affected abutting property that is damaged by the Contractor's operations, equipment or crew. Any such repair or replacement shall take place in a timely fashion and in a manner that meets with the approval of the Owner / Client.
19. Contractor shall notify the Landscape Architect or Owner / Client at the completion of landscape installation for a project acceptance inspection. All plants must be in accordance with specifications and be in healthy, vigorous conditions for acceptance.
20. All plant material shall be warranted for one year starting form the date of installation acceptance. This shall include one replacement to match the original. If the Contractor is of the opinion that a specified plant will not survive its planned location, the Landscape Architect shall be notified prior to bid. A tree shall be replaced if the main leader has died back or if the canopy is 25% or greater dead. A shrub shall be replaced if the crown is 25% or greater dead.
21. Contractor is responsible for all maintenance for a three month period following project acceptance. Maintenance shall include but not be limited to watering, herbicide, pesticide, fungicide or fertilizer applications, patching or reapplying mulch to maintain depth, pruning, adjusting stakes, weeding and repairing bed edges. This shall be included as a separate bid item. During the entire warranty period, the Contractor is responsible for checking the project and making maintenance suggestions to the Owner / Client.

STORMWATER MANAGEMENT PLANTING

22. Stormwater management plants shall be built in accordance with plans by others. A soil sample with lab results shall be submitted to the landscape architect prior to installation. No planting shall be done until the site has been stabilized. The landscape architect shall be notified one week prior to installation to inspect the plantings for approval. New plantings shall be protected form flooding conditions for two weeks minimum for establishment. Within two days after the first rain event, the plantings shall be inspected by the contractor. Any damaged plants shall be replanted. Any silt, sediment or debris which may have entered the stormwater planting area shall be removed. Redistribute mulch. If needed.

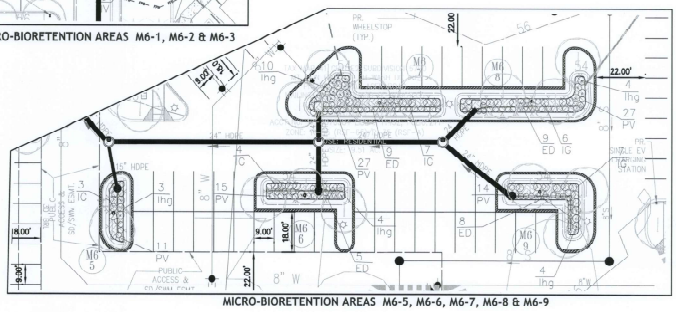


MICRO-BIORETENTION AREAS M6-1, M6-2 & M6-3



MICRO-BIORETENTION AREA M6-4

SWM PLANTERS M6-10 & M6-11



MICRO-BIORETENTION AREAS M6-5, M6-6, M6-7, M6-8 & M6-9

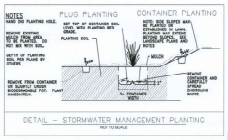
MICRO-BIORETENTION AREA M8-1

SWM PLANTING PLANS

GRAPHIC SCALE

0 20 40 80

SCALE: 1" = 20'



EXISTING VEGETATION

ANY INVASIVE SPECIES LOCATED ON SITE IN AREAS TO REMAIN UNDISTURBED ARE TO BE REMOVED USING HAND METHODS PRIOR TO CERTIFICATION IN ACCORDANCE WITH SECTION 1.5, CERTIFICATION OF LANDSCAPE PLANT MATERIALS

PLANT LIST –SWM PLANTERS

KEY	QTTY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	ROOT	SPC'G
Cah	10	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	15", 1 gal	Cont.	2'6"
IG	15	Ilex glabra 'Shamrock'	Shamrock Inkberry	24", 2 gal	Cont	4'
Irv	45	Iris versicolor	Native IRis	1 gal	Cont.	18"
Ilh	25	Itea virginica 'Little Henry'	Little Henry Sweetspire	15", 1 gal	Cont.	2'6"

PLANT LIST – MICRO BIORETENTION PLANTING

KEY	M6-1	M6-2	M6-3	M6-4	M6-5	M6-6	M6-7	M6-8	M6-9	M8-1	TOT.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	ROOT	SPC'G
CA	10	20	14	0	0	0	0	0	0	24	68	Clethra alnifolia 'Rosea'	Pink Summersweet	24", 2 gal	Cont.	4'
ED	0	0	0	0	0	5	9	9	8	0	31	Eupatorium dublum 'Little Joe'	Little Joe Pye Weed	1 gal	Cont	3'
IG	19	20	12	7	3	4	7	6	7	0	85	Ilex glabra 'Shamrock'	Shamrock Inkberry	24", 2 gal	Cont.	4'
IV	9	5	9	17	0	0	0	0	0	7	47	Ilex verticillata	Winterberry	30", 2 gal	Cont	6'
Ihg	22	11	6	5	3	4	10	4	4	25	94	Itea virginika 'Henry's Garnet'	Henry's Garnet Sweetspire	24", 2 gal	Cont.	3'
MV	2	4	2	0	0	0	0	0	0	0	8	Magnolia virginiana	Sweetbay Magnolia	6'	Cont	12'
PV	46	68	40	57	11	15	27	27	14	95	400	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 gal	Cont.	2'6"

DESIGNED	DS	12/2024 DATE
DRAWN	DG	12/2024 DATE
CHECKED	DS	12/2024 DATE
APPROVED	DS	1/2025 DATE

REVISIONS

DATE	BY	DESCRIPTIONS

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Suite 200
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Ph. (443) 274-3232
Fax (443) 274-3233
Contact Person: Kim Morgan
Project Manager
kmorgan@landtechgroupinc.net

DEBORAH SCHWAB
LANDSCAPE ARCHITECTURE
409 Washington Street
Annapolis, MD 21401
Ph: 410 268 0281 Email: deborahs@verizon.net

Job Number 20 2022-021

DEVELOPER
COMMUNITY HOUSING INITIATIVES
1123 ORMOND COURT
Mid FAIR VA 22101
PHONE: 703-555-0500
CONTACT: PATRICK BYRNE
EMAIL: PByrne@chiids.org

OWNER
MOUNT ZION UNITED METHODIST CHURCH
1112 N STREET N.W.
WASHINGTON, D.C. 20005
CONTACT: ORIN BOYD JR.
PHONE: 713-703-2180
EMAIL: PastorOBJ@gmail.com

STORMWATER MANAGEMENT PLANTING
LANDSCAPE & LIGHTING PLAN

6203 AGER ROAD

HYATTSVILLE, MARYLAND 20782
PRINCE GEORGE'S COUNTY, MARYLAND
17TH CONGRESSIONAL ELECTION DISTRICT
TAX MAP 41, GRID 5B, TAX ACCT. 2007034

EXHIBIT 2

SCALE: 1"=20' DATE: JANUARY, 2025 ITG PROJECT No. SHEET L2 OF 2

McNamee Hosea
Attorneys & Advisors

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

mhlawyers.com

Matthew Tedesco
Admitted in Maryland

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

July 15, 2025

Via Electronic Delivery
Hyojung Garland
Supervisor, Urban Design Section
Development Review Division
Maryland-National Capital Park and Planning Commission
1616 McCormick Drive
Largo, Maryland 20772

Re: DSP-22017; The Herman Apartments
Request for a 70-Day Waiver

Dear Hyojung:

Pursuant to Section 27-285(c)(2) of the prior Zoning Ordinance, please accept this letter, on behalf of the applicant, Community Housing Initiative, as formal consent to extend the 70-Day Action Period for DSP-22017. Specifically, Community Housing Initiative, hereby agrees to extend the action period for DSP-22017 to accommodate a Planning Board hearing on or around September 18, 2025.

Please do not hesitate to contact me if you should have any questions or need additional information. As always, thank you for your consideration of this request

Respectfully submitted,

Matthew C. Tedesco
Attorney for the Applicant

cc (via E-Mail): Meng Sun
Kimberly Morgan
Community Housing Initiative

COMMUNITY HOUSING INITIATIVE, INC.

The Herman

To Whom it May Concern

Please accept this letter and the attached exhibits as evidence that the referenced property will be financed using Low Income Housing Tax Credits (LIHTC), administered through the Maryland Community Development Administration (CDA). The project has already submitted its application for tax credits, as demonstrated by the attached exhibits, which include:

- The CDA Kick-Off Agenda
- The CDA Financing Schedule
- A Letter of Intent from Prince George's County Department of Housing and Community Development (DHCD) confirming capital support for the LIHTC project

Should you have any questions or require additional information, please do not hesitate to reach out.

Sincerely,

Very Respectfully,

Joseph Byrne

Joe Byrne
Vice President
Community Housing Initiative, inc.
703-407-1626
jbyrne@chidc.org

Exhibits:

COMMUNITY HOUSING INITIATIVE, INC.

Exhibit A – CDA Kick Off Agenda

Exhibit B – CDA Financing

Exhibit C – LOI from Prince George's County DHCD

Exhibit A

KICKOFF MEETING
July 14, 2025
AGENDA

PROJECT: **The Herman**

DEVELOPER: **Community Housing Initiative, Inc.**

DEVELOPER: **-**

CONSULTANT: **-**

GENERAL CONTRACTOR: **Morgan Keller**

ARCHITECT: **Studio K**

PROPERTY MANAGEMENT: **Habitat America**

1. Introductions
   CDA staff - Andrea Loreg
   Development Team members – Community Housing Initiative representative

2. Project Update – Development Team

3. Overview of Project Scoring – Andrea Loreg

4. Submission Packages and Processing Schedule – Andrea Loreg

5. Construction Monitoring – Gaurav Kapoor

6. Fair Practices – EEO
   Allegra Hollins (allegra.hollins@maryland.gov)

7. Tax Credit Allocation/Compliance Process
   Cheri Curley (cheri.curley@maryland.gov)

8. Construction Finance

9. Asset Management

10. MEEHA EmPOWER

11. Questions

Exhibit B

Processing Schedule_REVISED
The Herman

Award Phase	
Initial Application	September 30, 2024
Kick-Off (KO) Meeting	July 14, 2025

Underwriting Phase	*Fast Track* Due Date	With Ext*
Viability Submission - Developer submits within 90 days of kick off meeting		
Viability Report - CDA completes within 60 days of Viability Submission		
Commitment Submission - Developer submits within 90 days of Viability Report (30 days)		
Commitment Report - CDA completes within 70 days of receipt of Commitment Submission		
Viability/Commitment Submission - Developer submits within 90 days of kick off meeting	10/12/2025	11/11/2025
Viability/Commitment Report - CDA completes within 70 days of receipt of Commitment Submission	12/21/2025	1/20/2026

Closing Phase		
Closing - 120 days from Commitment (or Viab/Commitment) Report/HFRC Approval	4/20/2026	5/20/2026

* With approved 30 day extension

Exhibit C

Prince George's County DHCD
Department of Housing & Community Development
Bridging Gaps. Building Dreams

Tara H. Jackson
Acting County Executive

May 5, 2025

Joseph Byrne
Community Housing Initiative, Inc.
1123 Ormond Court
McLean, VA 22101
jbyrne@chidc.org

RE: The Herman Apartments – 145 Units
Hyattsville, Prince George's County

Dear Joseph Byrne:

On behalf of Prince George's County, I hereby express my support of The Herman Apartments Project (the "Project") to be developed by Community Housing Initiative, Inc. (the "Developer"). Upon completion, the Project will consist of 145 new units of affordable family housing. The development is located at 6203 Ager Road, Hyattsville, Prince George's County, Maryland.

The County recognizes that there is a significant need for decent, safe, and sanitary housing within Prince George's County for families with low or limited incomes. Pursuant to mapping data available from the State of Maryland Department of Housing and Community Development ("MD DHCD"), it is understood that the prospective site of the development is within the State of Maryland Priority Funding Area.

It is my understanding that you plan to submit this project to MD DHCD for 4% Low-Income Housing Tax Credits ("LIHTC") and bond financing. I support you in those efforts.

In furtherance of the application for financing from MD DHCD, the County hereby provides its preliminary approval of your request for a Payment in Lieu of Taxes ("PILOT") agreement and up to $2,500,000 of capital financing support in the form of either a County HOME Investment Partnerships Program or Housing Investment Trust Fund loan ("County Subordinate Loan") for the Development. It is projected that the PILOT will be structured to have a value of at least $600 per affordable unit per year for at least 15 years. Please note that final approval, terms, and conditions of the PILOT are subject to review and underwriting by the Prince

George's County Department of Housing and Community Development, the availability of funding, and final approval by the Prince George's County Council. Please also note that the County's support will trigger the requirement that the Developer comply with the terms of the County's Diversity and Equity Policy for Publicly Subsidized Development Projects.

This letter of support is indicative of the County's strong support for the Development and the importance placed on providing quality, affordable housing for our citizens. This letter of support will terminate within 15 months of the date hereof, unless the County, in its sole discretion, chooses to extend this letter by giving written notice of such extension to the Developer. Should you have any questions or require further information, please contact Pamela Wilson, Chief Housing Development Manager of the County's Department of Housing and Community Development at pawilson@co.pg.md.us.

Sincerely,

Aspasia Xypolia
Director

cc: Pamela Wilson, Chief Housing Development Manager

Prince George's County
DHCD
Department of Housing & Community Development
Bridging Gaps. Building Dreams

Tara H. Jackson
Acting County Executive

May 5, 2025

Joseph Byrne
Community Housing Initiative, Inc.
1123 Ormond Court
McLean, VA 22101
jbyrne@chidc.org

RE: The Herman Apartments – 145 Units
Hyattsville, Prince George's County

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Sincerely,

Aspasia Xypolia
Director

cc: Pamela Wilson, Chief Housing Development Manager

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

Countywide Planning Division
Historic Preservation Section

301-952-3680

August 12, 2025

MEMORANDUM

TO: Meng Sun, Urban Design Section, Development Review Division

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

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

SUBJECT: **DSP-22017, DDS-24033, and AC-25009 The Herman Apartments**

The subject property comprises 9.50 acres and is located on the north side of Ager Road, approximately 2,500 feet southeast of its intersection with East West Highway (MD 410), in Hyattsville. The subject property was zoned One-Family Detached Residential (R-55) and One-Family Semidetached, and Two-Family Detached, Residential (R-35), per the Prior Zoning Ordinance, and is located within the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* area. The subject application proposes the development of approximately 145 multi-family dwelling units with a proposed departure from design standards to reduce the size of the parking spaces for the development.

The *1989 Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* contains goals and policies related to historic preservation (pages 51-60). 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 moderate, as the subject site is near the Northwest Branch of the Anacostia River. A Phase I archeology survey was completed, and a report was submitted to Historic Preservation Section staff in December 2022. The report further documented the Washington, Westminster & Getter Railroad prism (18PR432), and reported the discovery of a lithic flake scatter (18PR1237). No further archaeological investigation was recommended, and Historic Preservation Section staff agreed that no further work needs to be completed. 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 of DSP-22017, DDS-24033, and AC-25009, The Herman Apartments, with no conditions.

8/8/2025

MEMORANDUM

TO: Te-sheng (Emery) Huang, Planner IV, Urban Design Section, Development Review Division

VIA: N. Andrew Bishop, Planner IV, Long-Range Planning Section, Community Planning Division NAB

VIA: Adam Dodgshon, Supervisor, Placemaking Section, Community Planning Division AD

FROM: Sam McCrory, Planner II, Placemaking Section, Community Planning Division

SUBJECT: **DSP-22017 The Herman Apartments**

FINDINGS

Community Planning Division staff finds that, pursuant to 27-3605 (e) Detailed Site Plan Decision Standards of the Zoning Ordinance, this detailed site plan to construct approximately 145 multifamily dwelling units is not required to conform to the Master or Sector Plan.

BACKGROUND

Application Type: Detailed Site Plan (DET)

Planning Area/Community: 65/Langley Park-College Park-Greenbelt and Vicinity

Location: 6203 Ager Road, Hyattsville, Maryland 20782, which is located on the north side of Ager Road approximately 2500 feet from the intersection of Maryland Route 410 (East-West Highway) and Ager Road.

Size: 9.51 Acres

Existing Use: Residential **–** Single Family

Future Land Use: Medium Suburban

Proposal: Construction of approximately 145 multifamily dwelling units.

Zoning: RSF-A (Residential, Single-Family-Attached) and RSF-65 (Residential, Single-Family-65)

Prior Zoning: R-55 (One Family Detached Residential) and R-35 (One-Family Semidetached, and Two-Family Detached, Residential)

Applicable Zoning Ordinance: Prior Zoning Ordinance

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This application is located in the Established Communities. Established Communities are most appropriate for context-sensitive infill and low-to medium density development. The General Plan (Plan 2035) recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met (p. 20).

This application is also consistent with Plan 2035's urban design principles, policies and strategies, as it demonstrates thoughtful, high-quality, sustainable design within proximity of two metro rail stations and is near public transportation options. These options will provide connections to surrounding retail and civic uses and enhance the local economy. The building has been designed with careful attention given to the architectural design by using building materials such as vinyl, cement panels, and stone. (see Strategies HD 9.3, 9.4, 9.6, 9.7 and urban design principles pp. 204-207).

Master Plan: The 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* (Master Plan) recommends **medium suburban on the southern section (R-55 zoned section) and low urban land use on the northern section (R-35 zoned section) of the subject property.** The Sector Plan is silent on a description of medium suburban and low urban land use. The generalized future land use for the northern section recommends Residential-Medium High, and Residential Medium on the southern section of the property. The 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) defines Residential-Medium as areas between 3.5 and less than or equal to 8 dwelling units per acre and Residential Low as areas between greater than 0.5 dwelling units per acre and less than or equal to 3.5 dwelling units per acre. (Plan 2035, p. 100).

The applicant is proposing 145 multifamily dwelling units on this property, which translates to approximately 35 dwellings per acre. This exceeds the recommended number of dwelling units per acres and does not conform to the original vision of the Master Plan.

However, it is noted that this project is subject to the provisions of Council Bill CB-69-2020, which was adopted by the Prince George's County Council, Sitting as the District Council, on November 17, 2020. This council bill amended Section 27-441 of the prior Zoning Ordinance to permit multifamily dwellings in the prior R-55 Zone subject to certain criteria, which this application meets.

In addition, the Sector Plan also makes the following recommendations that affect the subject property:

Environmental Envelope Objectives & Guidelines

- "To guide development of the Planning Areas in a manner that will minimize any adverse impact on the natural environment, with particular emphasis on the stream valleys of the Little Paint Branch, Paint Branch, Beaverdam Creek, Indian Creek, Northeast Branch, Sligo Creek, Northwest Branch, Bald Hill Branch, their tributaries, Greenbelt Lake and proposed Lake Metro." (pg. 33)
- "To encourage the preservation of scenic assets and the incorporation of aesthetic features into development, in order to enhance community appearance." (pg. 33)
- "To ensure the provision of adequate open space within each community". (pg. 33)
- "To encourage the use of careful site planning and construction techniques in order to minimize the impact of noise, vibrations, fumes, and visual intrusion on the human environment." (pg. 33).
- "Developers shall be encouraged to capitalize on natural assets through the retention and protection of trees, streams, and other ecological features." (pg. 50).
- "Developers shall be encouraged to include careful site planning and construction techniques which are designed to reduce the adverse impact of point and non-point source noise the exceeds the State's current maximum allowable levels for receiving land uses." (pg. 50).

Analysis: *To meet objectives and guidelines identified by the Master Plan, the proposed development is encouraged to ensure environmental sustainability throughout the development and construction process. This includes minimizing adverse impacts on the natural environment, particularly the Northwest Branch stream, retaining and protecting trees or other ecological features that are currently on the property to the maximum extent possible. In addition, during the development of the site the applicant is encouraged to implement construction techniques that reduce negative impacts (noise and air pollution) on surrounding properties and right-of-way.*

The applicant is proposing a dog park and passive garden area to meet the master plan recommendation for adequate open space in the community. In addition, it is noted that the application proposes to maintain 3.77 acres of stream valley parkland for preservation and protection of on-site stream valley habitat on the northern section of the property. To further meet the goals of the Master Plan, the applicant is encouraged to add additional recreational facilities to the site. The site plan provides space for additional passive or active recreational facilities residents can use on the northeast portion of the property. In addition, it is noted that the property is adjacent to M-NCPPC park property and is in proximity to the Northwest Branch Trail. The applicant should explore opportunities to connect the site to this region's trail system.

Living Areas Plan Objectives & Guidelines

In addition, the Master Plan recommends the following strategies (objectives and guidelines), to help advance the intent and purpose of the plan. The subject property falls within the Chillum-Takoma Park subcommunity.

- "To provide for an effective transition between residential uses and adjoining nonresidential uses through the imaginative use of urban design and the development of effective buffering techniques and standards." (pg. 61)
- "To encourage the design of housing and living areas that create safe spaces, which will in turn minimize vulnerability to crime and facilitate unobstructed access for emergency vehicles". (pg. 61)
- "To assure that future housing and neighborhoods are designed and located to provide protection from floods, stormwater damage, erosion, unstable soil conditions, noise, vibrations, aircraft accidents, and other incompatible uses, and place a high priority on correcting and preventing these deficiencies." (pg. 62)
- "A broad range of housing types and designs should be provided to meet the needs of different household ages, sizes and income levels." (pg. 72)
- "The site planning of apartment projects should provide adequate open space at the perimeter to serve as a buffer between the project and adjacent lower density residential development." (pg. 72)
- "Multifamily development should have direct access to arterial or collector roads and should not have primary access through single-family residential streets." (pg. 72)
- "Wherever possible, living areas should be linked to community facilities, transportation facilities, employment areas, and other living areas by a continuous system of pedestrian walkways and bike trails utilizing the open space and conservation network." (pg. 72)
- "Future apartment development should be located within walking distance (usually a 1,500-foot radius) of public transportation access points." (pg. 73)
- "A living area design proposal should include an analysis of internal traffic circulation, as well as an examination of the development's potential impact on the local transportation system." (pg. 73)
- "Buffering in the form of landscaping, open space, attractive fencing, and/or other creative site planning techniques should be utilized to protect residential areas from commercial industrial, and other incompatible uses." (pg. 73)
- "Developers should be encouraged to preserve natural amenities (streams, floodplains, wooded areas) and to incorporate these natural features into the environmental patterns of residential areas to serve as open space and to define and/or link together the living areas." (pg. 73)
- "Visual attractiveness and recreational amenities for residential areas should be increased through the provision of open space, public and private maintenance programs, and other private actions to ensure interesting, varied, and harmonious appearance." (pg. 74)

***Analysis**: Many of the strategies (objectives and guidelines) recommended in the Master Plan are met in the applicant's Detailed Site Plan. There are several strategies that are pertinent to this application and the applicant should follow the strategies highlighted above, specifically strategies related to open space, preservation of natural amenities, and transportation connections.*

The Master Plan includes several strategies that address the importance of the natural environment in Living Areas. Due to the development's adjoining property line with two non-residential uses (place of worship and an educational institution), the applicant is encouraged to add attractive fencing, landscaping, or other elements to buffer the proposed development from the surrounding properties. Due to the applications proximity to the Northwest Branch creek, the application should consider design considerations to enhance protection from floods, stormwater damage, erosion, unstable soil conditions, and other potential negative environmental impacts. Development of this site should preserve natural amenities and incorporate these natural features into the environmental patterns of residential areas to serve as open space and to define and/or link together the living areas.

In addition, the Master Plan provides guidance on how open space should be implemented in Living Areas. This application provides open space areas that would satisfy this strategy by providing a dog park and garden area with garden beds and benches for residents. It is recommended that the applicant create these open spaces with visual attractiveness and recreational amenities for the residents. In addition, open spaces on the property should also have public and private maintenance programs, to ensure these spaces are adequately maintained and continue to provide an interesting, and harmonious appearance that is maintained, clean, and usable for property residents.

The application proposes its primary access from Ager Road and does not propose access through single-family residential streets. The Master Plan recommends that living areas should be linked to community facilities, transportation facilities, employment areas, and other living areas by a continuous system of pedestrian walkways and bike trails utilizing the open space and conservation network. Additions like bus stop amenities along Ager Road and bicycle/pedestrian infrastructure and signage to the nearby Anacostia Tributary Trail System should be considered as a part of this project.

Circulation and Transportation Plan Guidelines

- "Intersection should be located to facilitate safe vehicular and pedestrian access to employment sites, shopping facilities, multi-family developments, and other large traffic generators." (pg. 137)
- "Development adjacent to major thoroughfares should, where possible, preserve and provide landscaped open space between structures and the highway." (pg. 137)
- "A system of trails and walks for pedestrians, bicyclists and equestrians should be developed to connect neighborhoods, recreation areas, commercial areas, employment areas, and Metro stations." (pg. 137)

Analysis: As mentioned above, the applicant should preserve and provide landscaped open space between structures and major thoroughfares, in this case, Ager Road. Additionally, the applicant should consider intersection improvements at the entrance of the development and Ager Road. This could include ADA ramps, painted or textured crosswalks to signify pedestrian crossing in front of the development, and dashed bicycle markings (like those at the entrance/exit of the adjacent Rosa L. Parks Elementary School) to signify to cyclist where vehicles cross the Ager Road bike lane. A development of this nature will introduce movements of new vehicles, pedestrians,

bicyclists, and other transportation modes and to ensure safe conditions in and out of the site. Intersection improvements should be considered, and the applicant should work with the Transportation Planning Section and operating agencies as appropriate to ensure safe pedestrian and vehicular movement in the area.

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

SMA/Zoning: On November 29, 2021, the District Council approved CR-136-2021, the Countywide Map Amendment (CMA) which reclassified the subject property from R-55 (One-Family Detached Residential) to RSF-65 (Residential, Single-Family - 65) and R-35 (One-Family Semidetached, and Two-Family Detached, Residential) to RSF-A (Residential, Single-Family-Attached) respectively, effective April 1, 2022.

MASTER PLAN CONFORMANCE ISSUES: None

ADDITIONAL INFORMATION: None

MASTER PLAN CONFORMANCE ANALYSIS: Several of the analysis comments above speak to the improvements that need to be considered on this application. Primarily, the applicant will need to ensure environmental compliance as it relates to the proximity to the Northwest Branch stream. Additionally, transportation improvements, specifically at the entrance of the development and Ager Road are crucial to improve connectivity and safety for future users of the complex and others who pass by the proposed project.

OVERLAY ZONE CONFORMANCE ANALYSIS: None

cc: Long-Range Agenda Notebook

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • TTY: 301-952-3796 • pgplanning.org

August 14, 2025

MEMORANDUM

TO: Meng Sun, Development Review Division

FROM: Jon Wilson, Transportation Planning Section, Countywide Planning Division

VIA: NS Noelle Smith, AICP, Transportation Planning Section, Countywide Planning Division

SUBJECT: **DSP-22017 Herman Apartments**

Prior Conditions of Approval

This site is subject to the previously approved Preliminary of Subdivision (PPS) 4-22012, Certificate of Adequacy ADQ-2022-028 and Final Plat of Subdivision 5-05120. The relevant conditions of approval are provided below.

4-22012

5. The applicant and the applicant's heirs, successors, and/or assignees shall construct the following facilities, and shall show these facilities on the detailed site plan, prior to its acceptance:
    a. A standard sidewalk along the property's frontage on 23rd Avenue, unless modified by the operating agency with written correspondence.

Comment: The site plan includes a five-foot-wide sidewalk along 23rd Avenue.

ADQ-2022-028

1. Total development within the subject property shall be limited to uses that would generate no more than 75 AM and 87 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision (PPS) with a new determination of the adequacy of transportation facilities

Comment: The subject application is consistent with the prior approval and does not exceed the established trip cap.

Master Plan Compliance

The site is subject to the 2009 *Countywide Master Plan of Transportation* (MPOT) and the 1989 *Approved Langley Park-College Park-Greenbelt and Vicinity Sector Plan and Sectional Map Amendment.*

Right of Way (ROW)

Ager Road (A-42): 100-foot ROW

Comment: The MPOT recommends the above ROW. The site plan identifies a 120-foot ultimate ROW.

Pedestrian and Bike Facilities

The MPOT recommends the following facilities:

Ager Road (A-42): Existing bicycle lane

Comment: The site plan includes the existing bicycle lane along Ager Road and meets the intent of the recommendation.

Recommendations, Policies, and Goals

MPOT Complete Streets Policies (p. 10):

> **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.**

Comment: The site plan includes the existing sidewalk along Ager Road and Rittenhouse. The prior approval required a five-foot-wide sidewalk along 23rd Avenue that is included on site plan. The site plan includes the existing bicycle lane along Ager Road. These facilities meet the intent of the policy.

> **Policy 3: Small area plans within the Developed and Developing Tiers should identify sidewalk retrofit opportunities to provide safe routes to schools, pedestrian access to mass transit, and more walkable communities.**

Comment: The prior approval required a five-foot-wide sidewalk along 23rd Avenue and is included on the site plan. Both Ager Road and Rittenhouse Road are currently improved with sidewalk. These facilities meet the intent of the policy.

> **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.**

Comment: The site plan includes the existing bicycle lane along Ager Road and meet the intent of the policy.

1989 *Approved Langley Park-College Park-Greenbelt and Vicinity Sector Plan and Sectional Map Amendment* provides guidance for multi-modal circulation through the planning area (p.123):

> **Goal: To create and maintain a transportation network in the Planning Areas that is safe, efficient, and provides for all modes of travel in an integrated manner.**

Objective: To develop nonvehicular facilities where possible, including pedestrian/ hiker trails, bicycle ways, and equestrian paths.

Comment: The site plan includes sidewalk along the frontage of Ager Road, 23rd Avenue, and Rittenhouse Road, and the existing bicycle lane along Ager Road. Marked crosswalks and ADA curb ramps are also provided crossing the access point and through the site for a direct connection to the building entrance. These facilities meet the intent of the policy.

Transportation Planning Review

Zoning Ordinance Compliance

Section 27-283 of the Prince George's County Zoning Ordinance (Ordinance) provides guidance for DSP review. The section references the following design guidelines described in Section 27-274(a):

(2) Parking, loading, and circulation

A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site.

Comment: Access to the subject site will be provided by one full movement driveway along Ager Road. The development requires 222 parking spaces, of which 218 are provided to include 134 standard, 74 compact, and 10 ADA accessible parking spaces. In addition, the development proposes 5 electric vehicle spaces, totaling 223 vehicular parking spaces to meet the requirement. One loading space is provided on site, and designated space for bicycle parking is proposed in two locations, including 3 spaces, accommodating 6 bicycles each and 12 bicycles total for the site. The proposed parking excludes long-term interior bicycle parking. Staff recommend long-term interior bicycle parking. The proposed development allows for adequate circulation through the site.

B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians.

Comment: The proposed development includes one loading space and does not feature any loading docks. The loading area is clearly marked; the loading space is appropriate. The loading circulation exhibit demonstrates that the movements will be accommodated through the site.

C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers.

Comment: Access to the subject site will be provided by one full movement driveway along Ager Road, and internal circulation is proposed via drive aisles, allowing two-way traffic. The site plan includes a five-foot-wide sidewalk, ADA curb ramp, and crosswalks providing connections throughout the site. Vehicular and pedestrian circulation is accommodated. Staff find circulation on site to be sufficient.

Conclusion

Based on the findings presented above, staff conclude that the vehicular, pedestrian, and bicycle access and circulation for this plan are acceptable, consistent with the site design guidelines pursuant to Section 27, and meet the findings for pedestrian and bicycle transportation purposes if the following conditions are met:

1. Prior to certification, the applicant and the applicant's heirs, successors, and/or assigns shall show these facilities as part of the site plan:

    a) Location and details of long-term bicycle parking within the multifamily building, in accordance with the bicycle facilities of the 2009 *Countywide Masterplan of Transportation*

Countywide Planning Division
Environmental Planning Section 301-952-3650

August 15, 2025

MEMORANDUM

TO: Meng Sun, Planner III, Urban Design Section, DRD

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

FROM: Christian Meoli, Planner II, Environmental Planning Section, CWPD *CM*

SUBJECT: **The Herman Apartments: DSP-22017 and TCP2-023-2025**

The Environmental Planning Section (EPS) has reviewed the above-referenced detailed site plan (DSP) application accepted on June 2, 2025. Comments were provided in a Subdivision and Development Review Committee (SDRC) meeting on June 20, 2025. Revised plans were received on August 12, 2025. EPS finds the application in conformance with Sections 27-285(b)(3), 27-285(b)(4), 27-282(e)(5), 27-282(e)(9),27-282(e)(11) of the prior Zoning Ordinance, and 24-131 of the prior Subdivision Regulations, and recommends approval of DSP-22017 and TCP2-023-2025, subject to the findings and conditions at the end of this memorandum.

BACKGROUND
The EPS has reviewed this site previously with the review of the following applications:

Development Review Case	Associated TCP(s)	Authority	Status	Action Date	Resolution Number
N/A	TCP2-106-05	Staff	Approved	7/27/2005	N/A
N/A	TCP2-106-05-01	Staff	Approved	6/2/2006	N/A
NRI-193-2021	N/A	Staff	Approved	3/25/2022	N/A
4-22012	TCP1-015-2023	Planning Board	Approved	1/18/2024	PGCPB No. 2024-005
DSP-22017	TCP2-023-2025	Planning Board	Pending	Pending	Pending

PROPOSED ACTIVITY
The current application is a DSP for the development of 145 multifamily apartments.

APPLICABLE ENVIRONMENTAL REGULATIONS
This property is subject to the grandfathering provisions of Division 2 of the Woodland and Wildlife Habitat Conservation Ordinance because the property had a TCP that was accepted for review before June 30, 2024. The property must therefore conform to the environmental regulations of the 2010 Woodland Conservation Ordinance (2010 WCO) and the 2018 Environmental Technical Manual. The property is also subject to the environmental regulations in prior Subtitles 24 and 27 because there is a previously approved preliminary plan of subdivision (PPS).

SITE DESCRIPTION

This property is 9.51 acres and is located on the north side of Ager Road, approximately 2,500 feet from its intersection with East-West Highway. The current zoning for the site is Residential, Single-Family – Attached (RSF-A) Zone and Residential, Single-Family - 65 (RSF-65) Zone; however, the applicant has opted to apply the zoning standards to this application that were in effect prior to April 1, 2022, for the One-Family Semidetached, the Two-Family Detached, Residential (R-35) Zone, and the One-Family Detached Residential (R-55) Zone. The site is predominantly in the 100-year floodplain and contains regulated environmental features (REF) in the form of streams, wetlands, stream buffer, and wetland buffer.

REVIEW OF PREVIOUSLY APPROVED CONDITIONS

Review of Preliminary Plan of Subdivision 4-22012

4-22012 was approved by the Planning Board on January 18, 2024 (PGCPB Resolution No. 2024-005) for two lots for development of multifamily dwelling units. The approval conditions, which are environmental in nature and relevant to this DSP, are shown in **bold** and are addressed below:

2. Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan (TCP1) shall be revised, as follows:

a. Remove proposed primary management area Impacts 6 and 7 from the TCP1 plan (as reflected on the impact exhibits provided).

b. Have the plans signed and dated by the qualified professional who prepared them.

This condition was addressed with the signature approval of the PPS and TCP1. Modified and new PMA impacts are requested with the DSP and are addressed herein.

3. Development of this site shall be in conformance with Stormwater Management Concept Plan 27161-2022-00 and any subsequent revisions.

The site remains in general conformance with the stormwater management (SWM) concept plan. Certain proposed outfalls and stormwater management devices impact the PMA. One new impact requested with the DSP for a stormwater facility within the PMA is addressed herein.

9. Prior to signature approval of the preliminary plan of subdivision, the applicant shall provide a copy of a letter from the Maryland Department of Natural Resources discussing whether or not any rare, threatened, or endangered species are present on-site, and if any development restrictions exist.

The applicant was requested to provide evidence of this letter at SDRC to confirm that this condition has been previously addressed. This information has not yet been provided and must be provided prior to certification of the DSP.

14. At the time of final plat, in accordance with Section 24-134(a)(4) of the Prince George's County Subdivision Regulations, approximately 3.65 +/- acres of parkland, as shown on the preliminary plan of subdivision (Parcel A), shall be conveyed to The Maryland-National Capital Park and Planning Commission (M-NCPPC). The land to be conveyed shall be subject to the following conditions:

h. In general, no stormwater management facilities, tree conservation, or utility easements shall be located on land owned by, or to be conveyed to, M-NCPPC. However, the Prince George's County Department of Parks and Recreation (DPR) recognizes that there may be need for conservation or utility easements in the dedicated M-NCPPC parkland. Prior to the granting of any easements, the applicant must obtain written consent from DPR. DPR shall review and approve the location and/or design of any needed easements. Should the easement requests be approved by DPR, a performance bond and/or maintenance and easement agreement may be required prior to the issuance of any grading permits.

Reforestation and stormwater management facilities are proposed on-site in areas to be dedicated to M-NCPPC. The applicant has provided an email with Prince George's County Department of Parks and Recreation (DPR), the Environmental Stewardship Division of DPR that demonstrates conformance with this condition.

ENVIRONMENTAL REVIEW

Natural Resources Inventory
Section 27-282(e)(5) of the prior Zoning Ordinance requires an approved natural resource inventory (NRI) plan with DSP applications. NRI-193-2021 was approved on March 25, 2022, and provided with this application. The site contains 100-year floodplain, wetlands, streams, and their associated buffers comprising the primary management area (PMA) generally in the middle of the site. One forest stand covering 0.99 acre within the 100-year floodplain is present on-site. No woodlands are mapped outside of the 100-year floodplain. There are 12 specimen trees on-site. This site is not within a Tier II catchment area. The southeast edge of the site is mapped within a sensitive species review area per PGAtlas. At the time of PPS and TCP1, Staff requested that the applicant produce the required letter from the Maryland Department of Natural Resources regarding the presence or absence of rare, threatened, or endangered species on-site. It is unclear if this letter was submitted at the time of signature approval. Staff request that the applicant provide evidence that this letter was previously submitted, or to deliver the letter prior to certification of the TCP2.

Woodland Conservation
The 2010 WCO requires a woodland conservation threshold (WCT) of 20 percent of the 4.15-acre net tract area or 0.83 acre. The total woodland conservation requirement based on the amount of clearing proposed, 0.69 acre, designed to be satisfied with 0.74 acre of on-site afforestation or reforestation. Minor technical revisions to the TCP2 are required and included in the conditions listed at the end of this memorandum.

Specimen Trees
Section 25-122(b)(1)(G) of the 2010 WCO requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the Technical Manual." The removal of seven specimen trees (ST-1 through ST-6 and ST-14) was approved by the Planning Board with 4-22012 and the companion TCP1-015-2023 through Planning Board Resolution PGCPB Res. No. 2024-005. This DSP is reliant on that prior approval. No additional specimen trees are requested for removal with this DSP.

Regulated Environmental Features (REF)
Section 27-285(b)(5) of the Zoning Ordinance states that the Planning Board may approve a detailed site plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement Section 24-130(b)(5) of the Subdivision Ordinance. The on-site REF include streams, wetlands, stream buffer, and wetland buffer.

Section 24-130(b)(5) of the 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."

PMA Impacts Associated with 4-22012
Five impacts were approved with the PPS for a total impact of 25,534 square feet. Impacts 2, 3, and 4 are not proposed to be modified with this DSP; however, this DSP is reliant on that prior approval. Modified and additional impacts are discussed below.

PMA Impacts Associated with DSP-22017
Two modified impacts and two new impacts to the PMA are proposed with this application, identified as Impacts 1, 5, 6, and 7, detailed below. A statement of justification (SOJ) dated July 25, 2025, was submitted with the revised material.

Impact 1 – 0.11 acre (4,986 square feet)
Impact 1 was originally approved with the PPS for 0.12 acre (5,057 square feet) for the installation of a 36-foot storm drainpipe and outfall. The DSP proposes to modify this impact due to refined site design engineering resulting in a decrease of 71 square feet of permanent impact, totaling 0.11 acre (4,986 square feet). This impact is supported as proposed due to the decrease in impact.

Impact 5 – 0.55 acre (24,042 square feet)
Impact 5 was originally approved with the PPS for 0.29 acre (12,480 square feet) for the removal of two existing outbuildings and the remaining portion of an existing gravel driveway.

The DSP proposes to modify this impact to expand the disturbance to floodplain by 0.26 acre, totaling 0.55 acre (24,42 square feet) due to expanded floodplain impact to accommodate additional areas of open space and passive recreation. Over half of the property (5.36 acres) is within the floodplain. In addition, 3.77 acres of PMA on the site will be dedicated to DPR which limits space for on-site amenities for residents. The expanded floodplain area, while impacted, will be incorporated into the open space and on-site recreational areas for the development. These areas of passive recreation will be stabilized and planted with grass along with landscaped materials as shown on the landscape plans. This impact originally included areas of impact for stormwater management facilities and recreational facilities with the floodplain; however, staff requested that those impacts be separated to differentiate them from Impact 5. The applicant submitted a revised impact request and exhibit accordingly and are discussed in Impact 6 and Impact 7, respectively, below. Modified Impact 5 is supported as proposed.

Impact 6 – 0.10 acre (4,166 square feet)
The DSP proposes this impact for recreational facilities to be located in the floodplain, totaling 0.10 acre (4,166 square feet). This includes a dog park, raised garden planting beds, two sitting areas, and pathways connecting these features. As mentioned with the discussion of Impact 5, the area of private recreation for the proposed development is limited. These areas constitute a relatively minor impact that is mainly pervious features to support recreational open space on the property. Impact 6 for the location of these recreational features within the floodplain is supported as proposed.

Impact 7 – 0.05 acre (2,308 square feet)
The DSP proposes this impact for stormwater features to be located in the floodplain, totaling 0.05 acre (2,308 square feet). The proposed features include two micro-bioretention areas and a swale. This impact was initially proposed with the PPS but was removed so that it could be evaluated at the time of DSP when further site design was complete. With a large portion of the property in the floodplain, the development is constrained at the front of the site. The applicant has worked to located almost all stormwater features outside areas of PMA, but in compliance with stormwater management requirements and the necessity for proper drainage to the stormwater feature, portions of these features are proposed in the PMA. Impact 7 is a necessary impact for the orderly development of the property and is supported as proposed.

Conclusion
Two modified PMA impacts (Impact 1 and Impact 5) and two new impacts (Impact 6 and Impact 7) are proposed with this application. Impact 1 and Impact 5 were approved with the PPS and are being modified due to design refinement. Impacts 6 and 7 are new requests with this DSP. These impacts are supported as proposed.

Stormwater Management
Section 27-282(e)(11) of the prior Zoning Ordinance requires a stormwater management (SWM) concept approval prior to acceptance of a DSP. An approved Concept Plan (#27161-2022) was submitted with the application, showing the use of micro-bioretention facilities. This SWM plan was approved on January 30, 2023, and expires on January 30, 2026. Certain proposed outfalls and SWM devices impact the PMA, and are addressed herein. The DSP and TCP2 depict recreation facilities within the floodplain which are not shown on the stormwater concept plan.

These minor changes will be reflected on the final stormwater management plan based on guidance from the Department of Permitting, Inspections and Enforcement as indicated in the applicant's comment response letter dated August 8, 2025.

Soils
In accordance with Section 24-131 of the prior Subdivision Regulations, this application was reviewed for unsafe land restrictions.

According to the U.S. Department of Agriculture Natural Resource Conservation Service Web Soil Survey, soils present include Codorus and Hatboro soils and Urban land-Woodstown complexes. Marlboro and Christiana clays are not found to occur on this property.

Erosion and Sediment Control
Section 27-252 of the prior Zoning Ordinance requires an approved Grading, Erosion, and Sediment Control Plan. Development shall comply with the requirements for sedimentation and erosion control in accordance with Subtitle 32, Division 2, Grading, Drainage and Erosion and Sedimentation Control, of County Code. 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.

SUMMARY OF RECOMMENDED FINDINGS AND CONDITIONS

EPS has completed the review of DSP-22017 and TCP2-023-2025, and recommends approval, subject to the following findings and conditions:

Recommended Findings
1. No additional specimen trees are proposed for removal with this application.

2. In conformance with Section 24-130 of the prior Subdivision Regulations, based on the level of design information currently available, the limits of disturbance shown on the Type 2 tree conservation plan (TCP2), and the Impact exhibits provided, the regulated environmental features (REF) on the subject property have been preserved and/or restored to the fullest extent possible. Staff find that modified primary management area (PMA) Impacts 1 and 5, and new Impacts 6 and 7 are necessary for construction and are reasonable for the orderly and efficient redevelopment of the subject property.

Recommended Conditions:

1. Prior to the certification of the Type 2 tree conservation plan, 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 Type 2 tree conservation plan 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."

2. Prior to the certification of the Type 2 tree conservation plan, provide the letter from the Maryland Department of Natural Resources discussing whether or not any rare, threatened, or endangered species are present on-site.

3. Prior to the certification of the detailed site plan, the Type 2 tree conservation plan shall be revised as follows:

   a. Utilize the 2010 WCO template worksheet on the Countywide Planning Division Environmental Planning Section webpage so that the net tract area per zone and the reforestation bond amount are calculated correctly.

   b. Add the application number to the approval block and woodland conservation worksheet, TCP2-023-2025.

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

Date – June 25, 2025

MEMORANDUM

TO: Emery Hung, Urban Design Section

FROM: Tempi Chaney, Permit Review Section TMC

SUBJECT: DSP-22017, DDS-24003, AC-25009, The Herman Apartments

1. No comments at this time per the plans submitted with this referral.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Department of Parks and Recreation
6600 Kenilworth Avenue Riverdale, Maryland 20737

DATE: August 15, 2025

TO: Meng Sun, Planner III
Urban Design Section
Development Review Division
Planning Department

VIA: Sonja Ewing, Division Chief SME
Jameka Smith, Assistant Division Chief JS
Dominic Quattrocchi, Planning Supervisor DQ
Department of Parks and Recreation

FROM: Ivy R. Thompson, AICP, Planner III IRT
Land Acquisition/Management & Development Review Section
Park Planning and Environmental Stewardship Division
Department of Parks and Recreation

SUBJECT: DSP-22017 The Herman Apartments

The staff of the Department of Parks and Recreation (DPR) 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.

The subject property, zoned Residential, Single Family-65 (RMF-65), and Residential Single Family-Attached (RSF-A), is 9.5 acres. The site, addressed as 6203 Ager Road, is located on the north side of Ager Road, approximately 2,500 feet east of East-West Highway. This property is currently unimproved. This application is for the development of a 145-unit multifamily building and was previously reviewed as PPS 4-22012. DPR staff recommended the dedication of land to meet the mandatory parkland dedication requirement. DPR staff agreed to permit woodland conservation on land conveyed to M-NCPPC. The applicant provided a DPR land dedication exhibit illustrating 3.77 acres of land, shown as Parcel 2, for conveyance to M-NCPPC.

Planning Board Resolution 2024-05 was approved on February 8, 2024. Conditions 6, 7, 8, 9, 10, 11, 14 and 15 are of interest to DPR and apply to the subject application, Specifically, Conditions 8-11, and 14 as cited below:

8. Prior to issuance of any permits which impact wetlands, wetland buffers, streams or waters of the United States, the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.

9. Prior to signature approval of the preliminary plan of subdivision, the applicant

shall provide a copy of a letter from the Maryland Department of Natural Resources discussing whether or not any rare, threatened, or endangered species are present on-site, and if any development restrictions exist.

Comment: This information should be provided to DPR staff prior to conveyance.

10. Prior to approval of building permits, the applicant shall submit evidence from the Prince George's County Health Department that the trash found on the site and in the stream has been removed and properly stored or discarded.

Comment: This information should be provided to DPR staff prior to conveyance.

11. Prior to approval of a rough grading permit, any abandoned well or septic system shall be pumped, backfilled and/or sealed in accordance with COMAR 26.04.04 by a licensed well driller or witnessed by a representative of the Prince George's County Health Department.

14. At the time of final plat, in accordance with Section 24-134(a)(4) of the Prince George's County Subdivision Regulations, approximately 3.65 +/- acres of parkland, as shown on the preliminary plan of subdivision (Parcel A), shall be conveyed to The Maryland-National Capital Park and Planning Commission (M-NCPPC). The land to be conveyed shall be subject to the following conditions:

a) An original, special warranty deed for the property to be conveyed, (signed by the WSSC Assessment Supervisor) shall be submitted to the Subdivision Section of the Development Review Division at M-NCPPC, along with the application of record plat.

b) The applicant and applicant heirs, successors and/or assignees shall demonstrate that any leins, leases, mortgages, or trusts have been released from the land to be conveyed to M-NCPPC

c) The M-NCPPC shall be held harmless for the cost of public improvements associated with land to be conveyed, including but not limited to, sewer extensions, adjacent road improvements, drains, sidewalls, curbs and gutters, and front-foot benefit charges prior to and subsequent to application of the building permit.

d) The boundaries and acreage of land to be conveyed to the M-NCPPC shall be indicated on all development plans and permits, which include such property.

e) The land to be conveyed shall not be disturbed or filled in any way without the prior written consent of the DPR. If the land is to be disturbed, the DPR shall require that a performance bond be posted to warrant restoration, repair, or improvements made necessary or required by the M-NCPPC development approval process. The bond or other suitable financial guarantee (suitability to

be judged by the General Counsel's Office, The M-NCPPC) shall be submitted to the DPR within two weeks prior to applying for grading permits.

f) All waste matter of any kind shall be removed from the property to be conveyed. All wells shall be filled, and underground structures shall be removed. The DPR shall inspect the site and verify that the land is in an acceptable condition for conveyance, prior to dedication.

g) Storm drain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by the M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to or owned by the M-NCPPC, the DPR shall review and approve the location and design of these facilities. The DPR may require a performance bond and easement agreement prior to the issuance of grading permits.

h) No stormwater management facilities, tree conservation, or utility easements shall be proposed on land owned by or to be conveyed to the M-NCPPC without the prior written consent of the DPR. The DPR shall review and approve the location and/or design of these features. If such proposals are approved by the DPR, a performance bond, maintenance, and easement agreements shall be required prior to the issuance of grading permits.

Comment: DPR staff provided written consent with the approval of the PPS. A signed memoranduum will be provided to EPS staff with the signauture approval of the TCP2.

Recommendation:

DPR staff recommends approval of DSP-22017, The Herman Apartments with the following conditions:

1. Prior to approval of building permits, the applicant shall:
   a. Provide the Department of Parks and Recreation a copy of a letter from the Maryland Department of Natural Resources discussing whether any rare, threatened, or endangered species are present on-site, and if any development restrictions exist.
   b. Submit to the Department of Parks and Recreation evidence from the Prince George's County Health Department that the trash found on the site and in the stream has been removed and properly stored or discarded.

cc: Leonard Pettiford

Signature:

Email: Sonja.Ewing@pgparks.com

Signature: Dominic Quattrocchi

Email: dominic.quattrocchi@pgparks.com

Signature: Jameka Smith
Jameka Smith (Aug 19, 2025 11:54:52 EDT)

Email: jameka.smith@pgparks.com

Tara H. Jackson
Acting County Executive

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

Dawit Abraham, P.E.
Director

MEMORANDUM
June 2, 2025 - Revised

TO: Emery Huang, Development Review Division
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 - The Herman Apartments, DSP-22017

Below are my comments on a detailed site plan that is scheduled for review at the SDRC meeting on **June 20, 2025**. This is a first response for this detailed site plan. Should you have any questions regarding the attached information, please feel free to call me at 301.636.2060.

DSP-22017 The Herman Apartments
Tax ID: 3676384
Tax map: 41 D-2; Platted Parcel A; Plat: 17206083
Acres: 9.50; Zoned: RSF-65
WSSC Grid: 208NE02
DPIE North District

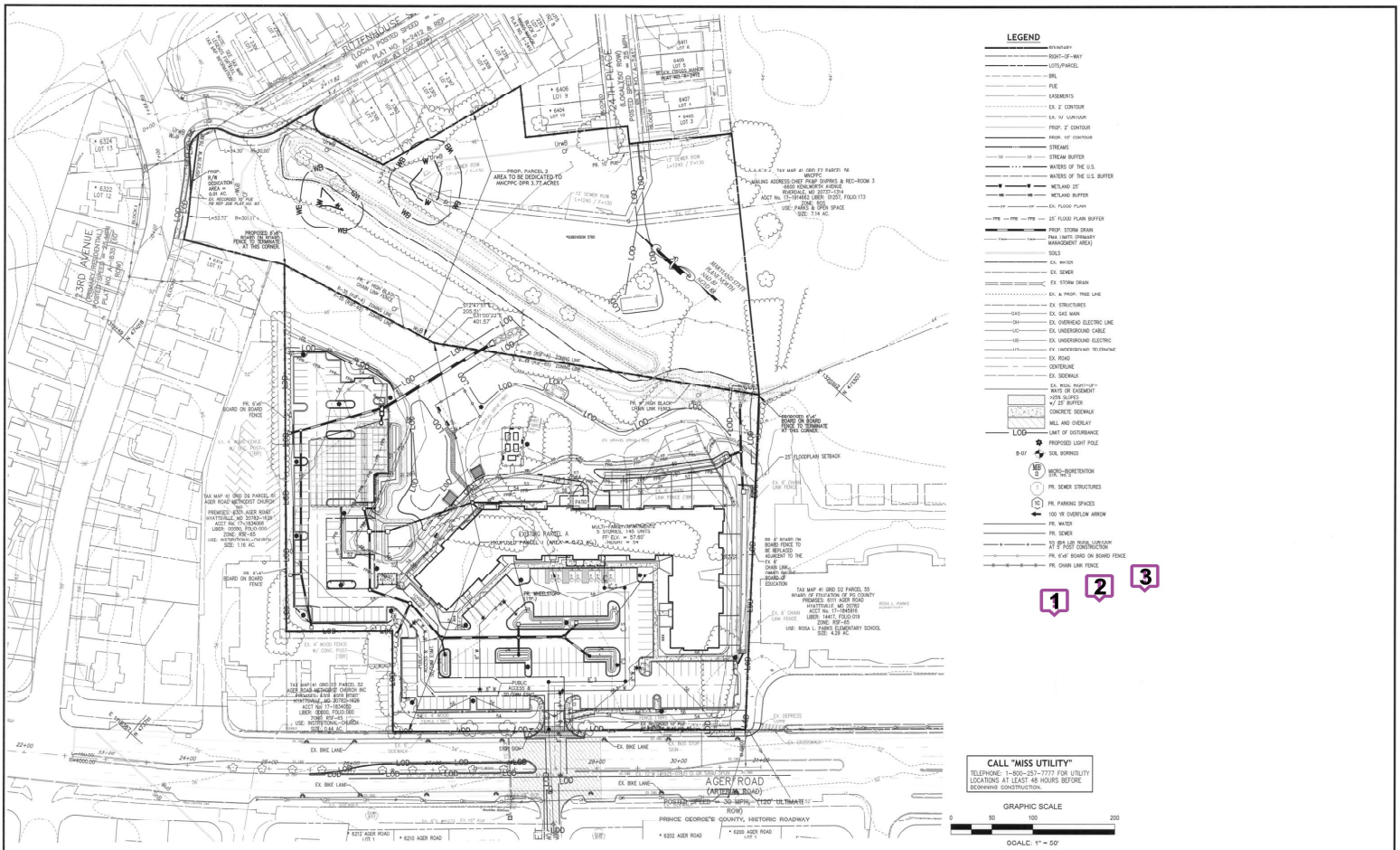
1. The 2018 Water and Sewer Plan designates platted Parcel A in Water and Sewer Category 3, inside the Sewer Envelope, in the Growth Tier, and within Tier 1 under the Sustainable Growth Act – approved for public sewer service. Parcel A was previously developed with a church that is now razed. Auxiliary buildings remain in the 2023 aerial view.

2. Six-inch diameter water and sewer lines are extended unto the property. Water and sewer lines in Ager Road abut the property. Water and sewer line extensions or on-site systems may be required to service the proposed subdivision and must be approved by the Washington Suburban Sanitary Commission before recordation of a final plat.

3. Floodplain exists on the property. Please contact the Floodplain Manager for more information regarding this matter.

*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 **July 31, 2024**. 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: Rey De Guzman, P.E., Associate Director, S/RPRD, DPIE
Koji Harada, P.E., North District, S/RPRD, DPIE
Salman U. Babar, P.E., CFM, Floodplain Manager, S/RPRD, DPIE



DESIGNED	FA	04/2025 DATE
DRAWN	FA/DRW	04/2025 DATE
CHECKED	KLM	04/2025 DATE
APPROVED	CFY	04/2025 DATE

REVISIONS

DATE	BY	DESCRIPTIONS

LANDTECH CORPORATION
A FALCON COMPANY

201 Defense Highway
Suite 200
Annapolis, MD 21401
Ph. (443) 874-3333
Contact Person: Kim Morgan
Project Manager
kmorgan@techgroupinc.net

STATE OF MARYLAND — CHARLES F. YOUNG — PROFESSIONAL ENGINEER
Charles F. Young 4/17/25

DEVELOPER
COMMUNITY HOUSING INITIATIVE
1123 ORMOND COURT
MCLEAN VA 22101
PHONE: 703-556-9569
CONTACT: PATRICK BYRNE
EMAIL: PByrne@chidc.org

OWNER
MOUNT ZION PENTECOSTAL CHURCH
1112 N STREET N.W.
WASHINGTON, D.C. 20005
CONTACT: ORIN BOYD JR.
PHONE: 713-702-2169
EMAIL: PastorOBJ@gmail.com

DETAILED SITE PLAN - DSP-22017
COMPOSITE SHEET

THE HERMAN APARTMENTS

8203 AGER ROAD, HYATTSVILLE, MARYLAND 20782
PRINCE GEORGE'S COUNTY, MARYLAND
17TH CONGRESSIONAL ELECTION DISTRICT
TAX MAP 41, GRID D2, TAX ACCT. #2870324, PARCEL A

SCALE: 1" = 50' | DATE: APRIL 2025 | LTO PROJECT No.: 23-040 | SHEET 1 OF 17

1 - Created by: Art Atencio on 6/25/25 9:24 AM
Title: WSSC - General, Department Review, DSD - Project Manager
1. WSSC comments are made exclusively for this plan review based on existing system conditions at this time. We will reevaluate the design and system conditions at the time of application for water/sewer service.

2. Coordination with other buried utilities:

a. Refer to WSSC Pipeline Design Manual pages G-1 and G-2 for utility coordination requirements.
b. No structures or utilities (manholes, vaults, pipelines, poles, conduits, etc.) are permitted in the WSSC right-of-way unless specifically approved by WSSC.
c. Longitudinal occupancy of WSSC rights-of-way (by other utilities) is not permitted.
d. Proposed utility crossings of WSSC pipelines or rights-of-way that do not adhere to WSSCs pipeline crossing and clearance standards will be rejected at design plan review. Refer to WSSC Pipeline Design Manual Part Three, Section 3.
e. Failure to adhere to WSSC crossing and clearance standards may result in significant impacts to the development plan including, impacts to proposed street, building and utility layouts.
f. The applicant must provide a separate Utility Plan to ensure that all existing and proposed site utilities have been properly coordinated with existing and proposed WSSC facilities and rights-of-way.
g. Upon completion of the site construction, utilities that are found to be located within WSSCs rights-of-way (or in conflict with WSSC pipelines) must be removed and relocated at the applicants expense.

3. Forest Conservation Easements are not permitted to overlap WSSC existing or proposed easements. Potential impacts to existing Forest Conservation Easements (due to proposed water and/or sewer systems) must be reviewed and approved by County staff.

4. Unless otherwise noted: ALL extensions of WSSCs system require a request for Hydraulic Planning Analysis and need to follow the System Extension Permit (SEP) process. Contact WSSCs Permit Services Section at (301) 206-8650 or visit our website at MASTER - HPA Checklist for ePlan.xlsx (wsscwater.com) for requirements. For information regarding connections or Site Utility (on-site) reviews, you may visit or contact WSSCs Permit Services Section at (301) 206-4003.

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2 - Created by: Art Atencio on 6/25/25 9:25 AM
Title: WSSC - Hydraulics, Department Review, DSD - Project Manager
1. Site Utility System reviews are required for projects with proposed water connections greater than 2-inch or sewer connections greater than 4-inch. Contact the WSSC Permit Services Section at (301) 206-8650 for submittal requirements or view our website.

2. Hydraulic Planning Analysis may be requested from WSSC for pre-review of a proposed site utility system to address adequate flow and/or capacity concerns.

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

4. An 8-inch gravity sewer main is available to serve the proposed site. Contact the

Permit Services Section at (301) 206-8650 for details regarding applying for service connections or visit our website.

5. If elevations do not allow gravity sewer, onsite pumping with ejector or grinder pumps may be required for sewer service.

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3 - Created by: Art Atencio on 6/25/25 10:12 AM
Title: WSSC - Design, Department Review, DSD - Project Manager

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

2. Geotechnical and Corrosion Submittal will be required. It appears that possible sources of stray current have been identified within 2,000 feet of this site. See WSSC 2017 Pipeline Design Manual Part Three, Section 20.

3. Follow WSSC Demolition/Abandonment procedures to obtain a County Raze Permit. Note: Failure to obtain an SDC fixture credit permit inspection prior to the removal of existing fixtures will result in the issuance of Basic Credit Only. To obtain System Development Charge (SDC) credits for existing plumbing fixtures, an SDC Fixture Count Inspection MUST be completed by a WSSC Regulatory Inspector BEFORE REMOVAL OF FIXTURES OR DEMOLITION of the structure. The inspection requires a permit which can only be obtained through a WSSC Registered Master Plumber. SDC Fixture Credit Procedures are available at the WSSC Permit Services website.

4. WSSC facilities/structures cannot be located with a public utility easement (PUE) however WSSC pipelines may cross over a PUE. Revise the plan to relocate any pipeline, valve, fire hydrant, meter vault, meter vault by-pass piping and any other WSSC facilities/structures outside of the PUE.

From:	SHEA, CHARLES
To:	Grigsby, Martin; AZZAM, ABDULKADER; LANGHORNE, DANIEL; Sun, Meng
Cc:	HWARY, AHMED ED; IBRAHIM, WALID; HASSAN, HATIM
Subject:	RE: SDRC Response for DSP-22017 (DDS-24003) (AC-25009) The Herman Apartments
Date:	Wednesday, August 13, 2025 10:15:06 AM
Attachments:	image001.png image002.png image003.png image004.png image005.png image006.png image007.png

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

At&t LNS has no existing utilities at this location.

Regards ,

Charles P. Shea

Desk: 703.288.9400 Ext. 1006
Mobile: 703-338-8024
Email: cs239m@att.com

From: Grigsby, Martin <Martin.Grigsby@ppd.mncppc.org>
Sent: Tuesday, August 12, 2025 3:13 PM
To: SHEA, CHARLES <cs239m@att.com>; AZZAM, ABDULKADER <aa9168@att.com>; LANGHORNE, DANIEL <dl9346@att.com>; Sun, Meng <Meng.Sun@ppd.mncppc.org>
Cc: HWARY, AHMED ED <ah5959@att.com>; IBRAHIM, WALID <wi340d@att.com>; HASSAN, HATIM <hh9514@att.com>
Subject: Re: SDRC Response for DSP-22017 (DDS-24003) (AC-25009) The Herman Apartments

Hello Charles,

See attached items for assistance.

Thanks,

Martin Grigsby
Applications Section |M-NCPPC *Development Review Division*
Office: 301-952-3772
1616 McCormick Drive, Largo, MD 20774
Martin.Grigsby@ppd.mncppc.org

From: SHEA, CHARLES <cs239m@att.com>
Sent: Tuesday, August 12, 2025 2:55 PM
To: AZZAM, ABDULKADER <aa9168@att.com>; LANGHORNE, DANIEL <dl9346@att.com>; Grigsby, Martin <Martin.Grigsby@ppd.mncppc.org>; Sun, Meng <Meng.Sun@ppd.mncppc.org>
Cc: HWARY, AHMED ED <ah5959@att.com>; IBRAHIM, WALID <wi340d@att.com>; HASSAN, HATIM <hh9514@att.com>
Subject: RE: SDRC Response for DSP-22017 (DDS-24003) (AC-25009) The Herman Apartments

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

At&t Firewalls block me from accessing dropbox, please forward and overview map/drawings to me via email to review.

Regards ,

Charles P. Shea

Desk: 703.288.9400 Ext. 1006
Mobile: 703-338-8024
Email: cs239m@att.com

From: AZZAM, ABDULKADER <aa9168@att.com>
Sent: Monday, August 11, 2025 9:46 AM
To: SHEA, CHARLES <cs239m@att.com>; LANGHORNE, DANIEL <dl9346@att.com>
Cc: HWARY, AHMED ED <ah5959@att.com>; IBRAHIM, WALID <wi340d@att.com>; HASSAN, HATIM <hh9514@att.com>; AZZAM, ABDULKADER <aa9168@att.com>
Subject: FW: SDRC Response for DSP-22017 (DDS-24003) (AC-25009) The Herman Apartments
Importance: High

From: Grigsby, Martin <Martin.Grigsby@ppd.mncppc.org>
Sent: Friday, August 8, 2025 12:48 PM
To: julysse@hyattsville.org; planning@hyattsville.org; amelliza@washgas.com; wi3400@att.com; AZZAM, ABDULKADER <aa9168@att.com>; gw1349@att.com; kencrouse@comcast.net; jkoroma@pepco.com; Martin.W.Vermillion@Verizon.com; SAMUEL.Z.TAYMAN@VERIZON.COM;

DSGIntake@wsscwater.com; Andreadis, Irene <Irene.Andreadis@wsscwater.com>; AOAdeyemo@co.pg.md.us; Thweatt, Susan W. <swthweatt@co.pg.md.us>; JGANDERSON-PRESTON@CO.PG.MD.US; Police_21stCenturyPolicingDiv@co.pg.md.us; 'sabranch@co.pg.md.us' <sabranch@co.pg.md.us>; Walder, Stephanie <sawalder@co.pg.md.us>; NDonoghue@co.pg.md.us; CHii@co.pg.md.us; Weissberg, Victor <VWeissberg@co.pg.md.us>; SHElkabbani@co.pg.md.us; jrussel@co.pg.md.us; KMAZZARA@CO.PG.MD.US; ETBeckert@co.pg.md.us; mcgiles@co.pg.md.us; MAbdullah@co.pg.md.us; mtayyem@co.pg.md.us; rlattivor@co.pg.md.us; Steven G. Snyder - DPIE (SGSnyder@co.pg.md.us) <SGSnyder@co.pg.md.us>; nwformukong@co.pg.md.us; WKEdelen@co.pg.md.us; Larman, Brooke <Brooke.Larman@ppd.mncppc.org>; Rey DeGuzman - DPIE <rsdeguzman@co.pg.md.us>; AMGullickson@co.pg.md.us; Reilly, James V <JVReilly@co.pg.md.us>; PPD-EnvDRDreferrals <ppd-envdrdreferrals@ppd.mncppc.org>; Thompson, Ivy <Ivy.Thompson@pgparks.com>; Holley, Edward <Edward.Holley@pgparks.com>; DPR-DRDreferrals <DPR-DRDreferrals@pgparks.com>; Gupta, Mridula <Mridula.Gupta@ppd.mncppc.org>; Hancock, Crystal <crystal.hancock@ppd.mncppc.org>; Smith, Noelle <Noelle.Smith@ppd.mncppc.org>; Bishop, Andrew <andrew.bishop@ppd.mncppc.org>; PPD-CPDreferrals <cpdreferrals@ppd.mncppc.org>; Franklin, Judith <Judith.Franklin@ppd.mncppc.org>; Bynum, Angele <Angele.Bynum@ppd.mncppc.org>; Henderson, Tamika <Tamika.Henderson@ppd.mncppc.org>; Albrecht, Jill <Jill.Albrecht@ppd.mncppc.org>; Chisholm, Amelia <Amelia.Chisholm@ppd.mncppc.org>; Stabler, Jennifer <Jennifer.Stabler@ppd.mncppc.org>; Gross, Thomas <thomas.gross@ppd.mncppc.org>; Smith, Tyler <Tyler.Smith@ppd.mncppc.org>
Cc: Fields, Ernest <Ernest.Fields@ppd.mncppc.org>; Contee, Wendy <wendy.contee@ppd.mncppc.org>; Nichols, Page <Page.Nichols@ppd.mncppc.org>; PPD-DRD_Applications Section_Distribution <ppd-drd_applicationssection_distribution@ppd.mncppc.org>; Garland, Hyojung <hyojung.garland@ppd.mncppc.org>; Kosack, Jill <Jill.Kosack@ppd.mncppc.org>; Sun, Meng <Meng.Sun@ppd.mncppc.org>; Huang, Te-sheng (Emery) <Tesheng.Huang@ppd.mncppc.org>
Subject: SDRC Response for DSP-22017 (DDS-24003) (AC-25009) The Herman Apartments
Importance: High

Greetings,

SDRC Response for **DSP-22017 (DDS-24003) (AC-25009) The Herman Apartments** has been received

DUE DATE: August 15, 2025

Planning Board Date: September 18, 2025 (Tentative)

- All responses must be emailed to the **NEW** assigned reviewer and to PGCReferrals@ppd.mncppc.org ;
- Attach signed memos on official letterhead
- Attach a signed PDF and Word version of the document.
- The email subject must include Case number + Case name + Dept + Reviewer initials.

- Please indicate in the body of your email if the attached response is the 1st, 2nd or 3rd

NEW assigned reviewer: **Meng Sun:** Meng.Sun@ppd.mncppc.org

Click on the hyperlink to view the SDRC Submission:
https://www.dropbox.com/scl/fo/enysm0vi20338nv9u8a6o/h?rlkey=rnihum44jkozjrijjvaw7x8od&st=goeu924w&dl=0

Thanks,

Martin Grigsby
Applications Section |M-NCPPC *Development Review Division*
Office: 301-952-3772
1616 McCormick Drive, Largo, MD 20774
Martin.Grigsby@ppd.mncppc.org

From: Grigsby, Martin <Martin.Grigsby@ppd.mncppc.org>
Sent: Monday, June 2, 2025 8:20 AM
To: julysse@hyattsville.org <julysse@hyattsville.org>; planning@hyattsville.org <planning@hyattsville.org>; amelliza@washgas.com <amelliza@washgas.com>; wi3400@att.com <wi3400@att.com>; Sam Azzam - AT&T <aa9168@att.com>; gw1349@att.com <gw1349@att.com>; kencrouse@comcast.net <kencrouse@comcast.net>; jkoroma@pepco.com <jkoroma@pepco.com>; Martin.W.Vermillion@Verizon.com <Martin.W.Vermillion@Verizon.com>; SAMUEL.Z.TAYMAN@VERIZON.COM <SAMUEL.Z.TAYMAN@VERIZON.COM>; DSGIntake@wsscwater.com <DSGIntake@wsscwater.com>; Andreadis, Irene <Irene.Andreadis@wsscwater.com>; AOAdeyemo@co.pg.md.us <AOAdeyemo@co.pg.md.us>; Thweatt, Susan W. <swthweatt@co.pg.md.us>; JGANDERSON-PRESTON@CO.PG.MD.US <JGANDERSON-PRESTON@CO.PG.MD.US>; Police_21stCenturyPolicingDiv@co.pg.md.us <Police_21stCenturyPolicingDiv@co.pg.md.us>; 'sabranch@co.pg.md.us' <sabranch@co.pg.md.us>; Walder, Stephanie <sawalder@co.pg.md.us>; NDonoghue@co.pg.md.us <NDonoghue@co.pg.md.us>; CHii@co.pg.md.us <CHii@co.pg.md.us>; Weissberg, Victor <VWeissberg@co.pg.md.us>; SHElkabbani@co.pg.md.us <SHElkabbani@co.pg.md.us>; jrussel@co.pg.md.us <jrussel@co.pg.md.us>; KMAZZARA@CO.PG.MD.US <KMAZZARA@CO.PG.MD.US>; ETBeckert@co.pg.md.us <ETBeckert@co.pg.md.us>; mcgiles@co.pg.md.us <mcgiles@co.pg.md.us>; MAbdullah@co.pg.md.us

<MAbdullah@co.pg.md.us>; mtayyem@co.pg.md.us <mtayyem@co.pg.md.us>; rlattivor@co.pg.md.us <rlattivor@co.pg.md.us>; Steven G. Snyder - DPIE (SGSnyder@co.pg.md.us) <SGSnyder@co.pg.md.us>; nwformukong@co.pg.md.us <nwformukong@co.pg.md.us>; WKEdelen@co.pg.md.us <WKEdelen@co.pg.md.us>; Larman, Brooke <Brooke.Larman@ppd.mncppc.org>; Rey DeGuzman - DPIE <rsdeguzman@co.pg.md.us>; AMGullickson@co.pg.md.us <AMGullickson@co.pg.md.us>; Reilly, James V <JVReilly@co.pg.md.us>; PPD-EnvDRDreferrals <ppd-envdrdreferrals@ppd.mncppc.org>; Thompson, Ivy <Ivy.Thompson@pgparks.com>; Holley, Edward <Edward.Holley@Pgparks.com>; DPR-DRDreferrals <DPR-DRDreferrals@pgparks.com>; Gupta, Mridula <Mridula.Gupta@ppd.mncppc.org>; Hancock, Crystal <crystal.hancock@ppd.mncppc.org>; Smith, Noelle <Noelle.Smith@ppd.mncppc.org>; Bishop, Andrew <andrew.bishop@ppd.mncppc.org>; PPD-CPDreferrals <cpdreferrals@ppd.mncppc.org>; Franklin, Judith <Judith.Franklin@ppd.mncppc.org>; Bynum, Angele <Angele.Bynum@ppd.mncppc.org>; Henderson, Tamika <Tamika.Henderson@ppd.mncppc.org>; Albrecht, Jill <Jill.Albrecht@ppd.mncppc.org>; Chisholm, Amelia <Amelia.Chisholm@ppd.mncppc.org>; Stabler, Jennifer <Jennifer.Stabler@ppd.mncppc.org>; Gross, Thomas <thomas.gross@ppd.mncppc.org>; Smith, Tyler <Tyler.Smith@ppd.mncppc.org>
Cc: Fields, Ernest <Ernest.Fields@ppd.mncppc.org>; Contee, Wendy <wendy.contee@ppd.mncppc.org>; Nichols, Page <Page.Nichols@ppd.mncppc.org>; PPD-DRD_Applications Section_Distribution <ppd-drd_applicationssection_distribution@ppd.mncppc.org>; Garland, Hyojung <hyojung.garland@ppd.mncppc.org>; Kosack, Jill <Jill.Kosack@ppd.mncppc.org>; Huang, Te-sheng (Emery) <Tesheng.Huang@ppd.mncppc.org>
Subject: EPlan Acceptance Referral for DSP-22017 (DDS-24003) (AC-25009) The Herman Apartments

Greetings,

This is an EPlan ACCEPTANCE of **DSP-22017 (DDS-24003) (AC-25009) The Herman Apartments** to be reviewed at **PLANNING BOARD**.

This case was officially accepted as of today, **June 2, 2025**

SDRC Date: **June 20, 2025**
Major Issues Date**: June 16, 2025**
Final Referral Due Date: **August 8, 2025**

Planning Board Date: September 11, 2025 (Tentative)

- All responses must be emailed to the assigned reviewer and to PGCReferrals@ppd.mncppc.org ;
- Attach signed memos on official letterhead
- Attach a signed PDF and Word version of the document.
- The email subject must include Case number + Case name + Dept + Reviewer

initials.

- Please indicate in the body of your email if the attached response is the 1st, 2nd or 3rd

Please submit All Comments to assigned reviewer: **Emery Huang:** **Tesheng.Huang@ppd.mncppc.org**

Click on the hyperlink to view the Acceptance Submission: https://www.dropbox.com/scl/fo/enysm0vi20338nv9u8a6o/h?rlkey=rnihum44jkozjrijjvaw7x8od&st=goeu924w&dl=0

NOTE: Plans and documents for this case will be available in Dropbox. You may download and save for your records, but the plans are not final until conditions are met, and the plan is certified.

Thank you,

Martin Grigsby

Applications Section |M-NCPPC *Development Review Division*

Office: 301-952-3772

1616 McCormick Drive, Largo, MD 20774
Martin.Grigsby@ppd.mncppc.org

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-3796

PGCPB No. 04-235

File No. 4-04089

RESOLUTION

WHEREAS, Mt. Zion Pentecostal Church of Washington, D.C. is the owner of a 9.50-acre parcel of land known as Parcels 3, 53 and 54, Tax Map 41, Grid D-2 said property being in the 17th Election District of Prince George's County, Maryland, and being zoned R-35; and

WHEREAS, on May 10, 2004, Mt. Zion Pentecostal Church of Washington, D.C. filed an application for approval of a Preliminary Subdivision Plan (Staff Exhibit #1) for 1 parcel; and

WHEREAS, the application for approval of the aforesaid Preliminary Subdivision Plan, also known as Preliminary Plan 4-04089 for Mount Zion Pentecostal Church was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on October 7, 2004, for its review and action in accordance with Article 28, Section 7-116, Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

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

WHEREAS, on October 7, 2004, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board APPROVED the Type I Tree Conservation Plan (TCPI/62/02), and further APPROVED Preliminary Plan of Subdivision 4-04089, Mt. Zion Pentecostal Church of Washington, D.C. for Parcel A and a Variation from Section 24-121(A)(3) and 24-130 of the Subdivision Regulations with the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision the plan shall be revised as follows:

   a. To note the approved stormwater management concept plan number and approval date.

   b. To reflect the correct zoning of the property (R-55 and R-35) in the general notes and label on the plan.

2. Prior to the issuance of permits, a Type II Tree Conservation Plan shall be approved.

OK

3. Prior to the issuance of building permits the applicant shall submit evidence from the Health Department that the trash found on the site and in the stream has been removed and properly stored or discarded.

OK

4. Any abandoned well or septic system shall be pumped, backfilled and/or sealed in accordance with COMAR 26.04.04 by a licensed well driller or witnessed by a representative of the Health Department

5. Any existing building being served by private well and septic systems will be connected to the public systems upon availability or the applicant shall obtain a waiver from the Department of Environmental Resources, Programs and Planning.

OK

6. Prior to signature approval of the preliminary plan the applicant shall submit a copy of the stormwater management concept approval letter and approved plan. Development of this site shall be in conformance with the approved plan and any subsequent revisions.

7. Prior to signature approval of the preliminary plan, a copy of the stormwater management concept approval letter and the associated plans shall be submitted to ensure compliance with TCPI.

8. Impacts to sensitive environmental features shall be limited to a minor area of impact for the placement of a stormwater management pond/outfall within the expanded stream buffer.

9. At time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the expanded buffer, except for areas of approved variations, and shall be reviewed by the Environmental Planning Section prior to approval of the final plat. The following note shall be placed on the plat:

OK

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

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

OK

11. The final plat shall carry a note that access to this site is denied from 23rd Avenue, Rittenhouse Street, and 24th Street.

OK

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

1. The subdivision, as modified, meets the legal requirements of Subtitles 24 and 27 of the Prince George's County Code and of Article 28, Annotated Code of Maryland.

2. The subject property is located on the north side of Ager Road, approximately 2,500 feet from the intersection of East West Highway.

3. **Development Data Summary**—The following information relates to the subject preliminary plan application and the proposed development.

	EXISTING	PROPOSED
Zone	R-55 (5.74 acres) R-35 (3.76 acres)	R-55 (5.74 acres) R-35 (3.76 acres)
Use(s)	SFD	Church
Acreage	9.50	9.50
Parcels	3	1

4. **Environmental**—The Environmental Planning Section has reviewed the Type I Tree Conservation Plan (TCPI/46/02). The Environmental Planning Section recommends approval of the Type I Tree Conservation Plan TCPI/46/02, subject to conditions.

The site is characterized by terrain sloping toward the northeast and drains into unnamed tributaries of the Northeast Branch watershed in the Anacostia River basin. According to information obtained from the Maryland Department of Natural Resources, Natural Heritage Program publication entitled "Ecologically Significant Areas in Anne Arundel and Prince George's Counties," December 1997, there are no rare, threatened, or endangered species found to occur in the vicinity of this parcel.

There is a stream and its associated 100-year floodplain on the site. There are no wetlands on the site. There are no Marlboro clays or scenic or historic roads located on or adjacent to the subject property. Ager Road is a collector roadway generally not regulated for noise. The predominant soil type found to occur on the subject property, according to the Prince George's County Soil Survey, is woodstown. This soil series generally exhibits slight to moderate limitations to development due to seasonally high water table and impeded drainage.

A detailed forest stand delineation (FSD) was submitted with the application and was found to address the requirements for detailed FSD in accordance with the Prince George's Woodland Conservation and Tree Preservation Technical Manual. The site is partially wooded.

This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area is in excess of 40,000 square feet in size and contains more than 10,000 square feet of existing woodland. A Type I Tree Conservation Plan (TCPI/46/02) was submitted with the review package and was found to be in compliance with the requirements of the Woodland Conservation Ordinance.

The Subdivision Ordinance requires the preservation of streams and wetlands and their associated buffers in their entirety, unless the Planning Board approves a variation and can make the required findings of Section 24-113.

The site is traversed by a stream, which bisects the property into two halves. The western half of

the site is proposed for the construction of a church with encroachments into the expanded buffer area for the construction of a stormwater management pond. The stream and 50-foot-wide stream buffer, adjacent severe slopes (25 percent or greater), and steep slopes (15 percent or greater) on highly erodible soils, compose the expanded buffer in accordance with Section 24-130 of the Subdivision Ordinance. The features are shown correctly on the plan as submitted. These features are required to be preserved unless the Planning Board grants a variation to the requirements. A variation request was submitted with the review package for proposed impacts needed for the purpose of installing a stormwater quality control pond and its associated outfall.

Variation requests are generally supported for impacts that are essential to the development, such as road connections to isolated portions of a parcel or impacts for the construction and installation of necessary public utilities, if the impacts are minimized. The proposed impact must be addressed as part of the current review of the preliminary plan.

Review of the Variation Request Submitted

A single variation request was submitted by the applicant and is recommended for approval. Section 24-130 of the Subdivision Regulations restricts impacts to buffers unless the Planning Board grants a variation to the Subdivision Regulations in accordance with Section 24-113. Even if approved by the Planning Board, the applicant will need to obtain federal and state permits prior to the issuance of any grading permit. The variation is for installing a stormwater quality control pond and its associated outfall pipe within the expanded stream buffer in an area that is not currently wooded. According to the variation request, the proposed total impacts to the expanded buffer composing the 100-year floodplain is 15,995 square feet or 0.367 acre.

Section 24-113(a) of the Subdivision Regulations sets forth the required findings for approval of variation requests. Section 24-113(a) reads:

> **Where the Planning Board finds that extraordinary hardship or practical difficulties may result from strict compliance with this Subtitle and/or that the purposes of this Subtitle may be served to a greater extent by an alternative proposal, it may approve variations from these Subdivision Regulations so that substantial justice may be done and the public interest secured, provided that such variation shall not have the effect of nullifying the intent and purpose of this Subtitle; and further provided that the Planning Board shall not approve variations unless it shall make findings based upon evidence presented to it in each specific case that:**
>
> **(1) The granting of the variation will not be detrimental to the public safety, health, or injurious to other property;**
>
> The variation is required to address the regulations associated with the Stormwater Management Ordinance, which are designed to promote public safety and health and to ensure no off-site properties are damaged.

(2) The conditions on which the variation is based are unique to the property for which the variation is sought and are not applicable generally to other properties;

The conditions of the property are unique with respect to the placement of the existing stream, the associated buffer, and the required placement of the necessary public utilities. The property is unique in that it is bisected by the stream and 100-year floodplain, significantly reducing the buildable area of the site.

(3) The variation does not constitute a violation of any other applicable law, ordinance, or regulation;

No other variances, departures, or waivers are required with regard to the treatment of stormwater. All appropriate local, federal and state permits must be obtained before the construction can proceed.

(4) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;

Due to the configuration of this site, the location of the stream, and the fact that no other reasonable options are possible that would further reduce or eliminate the number and extent of the proposed impacts while allowing for the development of the property under its existing zoning, staff recommends approval of the variations.

The property is zoned R-55, and proposed to be developed with an institutional use, therefore this finding does not apply to this application.

Water and Sewer Categories

The water and sewer service categories are W-3 and S-3 according to water and sewer maps obtained from the Department of Environmental Resources dated June 2003.

5. **Community Planning**—The property is located within the limits of the 1989 approved Langley Park-College Park-Greenbelt Master Plan, Planning Area 65 in the Langley Park community. The master plan recommended land use is for medium suburban. The proposed use is consistent with the zoning of the property. The 2002 General Plan locates the property in the Developed Tier. A vision for the Developed Tier is a network of sustainable mixed-used neighborhoods. The proposed preliminary plan is consistent with the master plan and the General Plan.

6. **Parks and Recreation**—In accordance with Section 24-134 of the Subdivision Regulations, the proposed subdivision is exempt from the requirement of the mandatory dedication of parkland because the lot/parcel is greater than one-acre and is a nonresidential use.

because the lot/parcel is greater than one-acre and is a nonresidential use.

7. **Trails**—There are no master plan trails issues identified in the 1989 approved Langley Park-College Park-Greenbelt master plan.

SIDEWALK CONNECTIVITY:

There is an existing sidewalk immediately behind the curb along the subject site's frontage of Ager Road to accommodate pedestrian movement. Any additional pedestrian or bicycle facility improvements may have to be undertaken comprehensively for the road corridor through a capital improvement project.

8. **Transportation**—The application is a preliminary plan of subdivision for a church. The Institute of Transportation Engineer's (ITE) *Trip Generation Manual,* 7th Edition, lists churches as having a trip rate of 0.72 trip per 1,000 square feet of gross floor (GFA) area on weekdays, and 11.76 trips/1,000 square feet of GFA on Sundays. The applicant is proposing a church with a floor area of 19,283 square feet. Based on the ITE rates, the proposed church facility would generate 14 AM and 13 PM peak-hour vehicle trips on weekdays, and 227 trips during the peak hour on Sundays.

The traffic generated by the proposed preliminary plan would impact the intersection of Ager Road and 23rd Avenue/Rittenhouse Street. This intersection is not programmed for improvement with 100 percent construction funding within the next six years in the current Maryland Department of Transportation Consolidated Transportation Program or the Prince George's County Capital Improvement Program.

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

> **Links and signalized intersections:** Level-of-service (LOS) E, with signalized intersections operating at a critical lane volume (CLV) of 1,600 or better;
>
> **Unsignalized intersections:** The *Highway Capacity Manual* procedure for unsignalized intersections is not a true test of adequacy but rather an indicator that further operational studies need to be conducted. Vehicle delay in any movement exceeding 50.0 seconds is deemed to be an unacceptable operating condition at unsignalized intersections. In response to such a finding, the Planning Board has generally recommended that the applicant provide a traffic signal warrant study and install the signal (or other less costly warranted traffic controls) if deemed warranted by the appropriate operating agency.

The Ager Road/23rd Avenue/Rittenhouse Street intersection, when analyzed with existing traffic was found to be operating with a CLV/LOS of 569/A during the AM peak hour, 677/A during the PM peak hour, and 1274/C during the peak hour on Sunday. When the subject intersection was analyzed under total traffic conditions, the resulting CLV/LOS was 569/A during the AM peak hour, 681/A during the PM peak hour, and 1309/D during the peak hour on Sunday.

Regarding on-site circulation, staff has no issues.

Section 24-121(a)(3) of the Subdivision Regulations establishes that proposed parcels fronting on a roadway of an arterial classification or higher shall be designed to front on either an interior street or service road. The subject property has frontage on Ager Road, 23rd Avenue, Rittenhouse Street, and 24th Street. The plan proposes direct vehicular access onto Ager Road, an arterial roadway. In order to grant direct access to Ager Road, the Planning Board must find conformance to Section 24-113 of the Subdivision Regulations.

Section 24-113(a) of the Subdivision Regulations sets forth the required findings for approval of variation requests. Section 24-113(a) reads:

> **Where the Planning Board finds that extraordinary hardship or practical difficulties may result from strict compliance with this Subtitle and/or that the purposes of this Subtitle may be served to a greater extent by an alternative proposal, it may approve variations from these Subdivision Regulations so that substantial justice may be done and the public interest secured, provided that such variation shall not have the effect of nullifying the intent and purpose of this Subtitle; and further provided that the Planning Board shall not approve variations unless it shall make findings based upon evidence presented to it in each specific case that:**
>
> **(1) The granting of the variation will not be detrimental to the public safety, health, or injurious to other property;**
>
> Comment: The access location will require approval from the Prince George's County Department of Public Works and Transportation (DPW&T). DPW&T may require additional improvements at the site entrance to accommodate traffic and to ensure safety. These improvements may include left turn lanes, acceleration/deceleration lanes, frontage improvements, signage, and pavement markings.
>
> Review and approval of access permit by DPW&T will ensure that the proposed entrances will not be detrimental to the public safety, health, or injurious to other properties.
>
> **(2) The conditions on which the variation is based are unique to the property for which the variation is sought and are not applicable generally to other properties;**
>
> Comment: The property has frontage on Ager Road, 23rd Avenue, Rittenhouse Street and 24th Street. The most developable portion of the property fronts onto Ager Road and is separated from those other road frontages by a significant environmental feature, which would be difficult to cross. This feature is unique to this property and not shared with the surrounding properties. Moreover, all of the development on 23rd Avenue, Rittenhouse Street, and 24th Street is residential. The residential development to the north and west is a

well-established neighborhood that may be adversely impacted if the church traffic were to utilize the residential street. With the granting of the variation, access to this church use will be via Ager Road and will not create possible conflicts with the surrounding neighborhood.

(3) The variation does not constitute a violation of any other applicable law, ordinance, or regulation;

Comment: Review and approval of access permits by SHA and DPW&T will ensure that the proposed entrances will not constitute a violation of any other applicable law, ordinance, or regulation.

(4) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if strict letter of these regulations is carried out;

Comment: The most developable portion of the property fronts onto Ager Road and is separated from those other road frontages by a significant environmental feature that would be difficult to provide vehicular access across. The applicant would be required to obtain state and federal permits to cross the environmental features. Because of the significant amount of frontage on Ager Road and the nature of the surrounding community, a particular hardship to the owner could result if the request were to be denied.

Adequate access roads will exist as required by Section 24-124 of the Prince George's County Code.

9. **Schools**—The Historic Preservation and Public Facilities Planning Section has reviewed this subdivision plan for adequacy of school facilities in accordance with Section 24-122.02 of the Subdivision Regulations and CB-30-2003 and CR-23-2003 and concluded that the subdivision is exempt from APF test for schools because it is an institutional use.

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

a. The existing fire engine service at Chillum-Adelphi Fire Station, Company 44 located at 6330 Riggs Road has a service travel time of 1.42 minutes, which is within the 3.25-minute travel time guideline.

b. The existing ambulance service at Chillum-Adelphi Fire Station, Company 44 located at 6330 Riggs Road has a service travel time of 1.42 minutes, which is within the 4.25-minute travel time guideline.

c. The existing paramedic service at Brentwood Fire Station, Company 4 located at 3712

Utah Avenue has a service travel time of 4.22 minutes, which is within the 7.25-minute travel time guideline.

d. The existing ladder truck service at Hyattsville Fire Station, Company 1 located at 6200 Belcrest Road has a service travel time of 3.08 minutes, which is within the 4.25-minute travel time guideline.

The proposed subdivision will be within the adequate coverage area of the nearest existing fire/rescue facilities for fire engine, ambulance, ladder truck and paramedic services.

These findings are in conformance with the standards and guidelines contained in the *Adopted and Approved Public Safety Master Plan* (1990) and the *Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities.*

11. **Police Facilities**—The proposed development is within the service area for Police District I-Hyattsville. The Planning Board's current test for police adequacy is based on a standard for square footage in police stations relative to the number of sworn duty staff assigned. The standard is 115 square feet per officer. As of January 2, 2004, the county had 823 sworn staff and a total of 101,303 square feet of station space. Based on available space, there is capacity for additional 57 sworn personnel. This police facility will adequately serve the population generated by the proposed subdivision.

12. **Health Department**—The existing dwelling is to remain and serve as an accessory use to the church use. The building is currently served by private well and septic systems and should be connected to public systems upon availability, unless a waiver is granted by the Department of Environmental Resources, Programs and Planning. Once the dwelling is connected to public systems the abandoned well and septic tank should be properly disposed.

The applicant must obtain a raze permit prior to the removal of any of the structures on site. Any hazardous materials located in any structures on site must be removed and properly stored or discarded prior to the structures being razed.

A significant amount of domestic trash (bottles, cans, trashcan) and other debris (rusted vehicle and farm equipment) was found on the side of the stream and in the entire length of the stream. The significant amount of trash found in the stream has polluted the stream and is causing the stream to appear black and stagnant. The trash should be removed and properly stored or discarded.

13. **Stormwater Management**—The Department of Environmental Resources (DER), Development Services Division, has determined that on-site stormwater management is required. A stormwater management concept plan has been submitted, but not yet approved. To ensure that development of this site does not result in on-site or downstream flooding, this concept plan must be approved prior to signature approval of the preliminary plan. Development must be in accordance with this approved plan.

14. **Cemeteries**—There are no known cemeteries on or adjoining the subject property. However, the applicant should be aware that if burials are found during any phase of the development process, development activity must cease in accordance with state law.

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

* * * * * * * * * * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Squire, seconded by Commissioner Harley, with Commissioners Squire, Harley, Eley, Vaughns and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, October 7, 2004, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 4th day of November 2004.

Trudye Morgan Johnson
Executive Director

Frances J. Guertin

By Frances J. Guertin
Planning Board Administrator

TMJ:FJG:WC:rmk

APPROVED AS TO LEGAL SUFFICIENCY
MNCPPC
10-29-04

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2020 Legislative Session

Bill No. CB-69-2020
Chapter No. 52
Proposed and Presented by Council Member Taveras
Introduced by Council Members Taveras, Davis, Streeter and Franklin
Co-Sponsors
Date of Introduction October 13, 2020

ZONING BILL

AN ORDINANCE concerning

R-55 ZONE

For the purpose of permitting multifamily dwellings in the R-55 (One-Family Detached Residential) Zone of Prince George's County, under certain specified circumstances.

BY repealing and reenacting with amendments:
Section 27-441(b),
The Zoning Ordinance of Prince George's County, Maryland,
being also
SUBTITLE 27. ZONING.
The Prince George's County Code
(2019 Edition).

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, sitting as the District Council for that part of the Maryland-Washington Regional District in Prince George's County, Maryland, that Section 27-441(b) of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same is hereby repealed and reenacted with the following amendments:

SUBTITLE 27. ZONING.

PART 5. RESIDENTIAL ZONES.

DIVISION 3. USES PERMITTED.

Sec. 27-441. Uses permitted.

(b) TABLE OF USES.

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
(1) COMMERCIAL:									
* * * * * * *	*	*	*	*	*	*	*	*	*
(7) Residential/Lodging:									
* * * * * * *	*	*	*	*	*	*	*	*	*
Dwelling, Multifamily:									
(A) In general:	X	X	X	X	P[79]	X	P[139]	X	X
(B) Subject to applicable bedroom percentages	X	X	X	X	X	X	X	X	X
(C) In excess of applicable bedroom percentages	X	X	X	X	X	X	X	X	X
(D) Restricted to one-bedroom and efficiency apartments	X	X	X	X	X	X	X	X	X
(E) Higher than 110 feet	X	X	X	X	X	X	X	X	X
(F) Up to six dwelling units in a building of no more than two stories, where the first story was previously used for commercial purpose	X	X	X	X	X	X	P	X	X
(G) With ground floor commercial uses	X	X	X	X	X	X	P[131]	X	X
* * * * * * *	*	*	*	*	*	*	*	*	*

139 Notwithstanding any other provisions of this Subtitle, multifamily dwellings are a permitted use in the R-55 Zone provided:

(a) The use is located on property that has a minimum of nine (9) acres and a maximum of twelve (12) acres;

(b) The Property adjoins property owned by the Board of Education of Prince George's County;

(c) The use is located on property within one mile radius of a Metro station platform; and

(d) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. Regulations concerning the net lot area, lot coverage and green area, lot/width frontage, yards, building height, density, accessory buildings, minimum area for development, and other requirements of the R-55 Zone shall not apply. All regulations for the R-18 Zone set forth in Section 27-442 shall apply, except if the multifamily housing is constructed with Low-Income Housing Tax Credits, the maximum density shall be forty (40) dwelling units per acre and the maximum height shall be one hundred ten (110) feet. All other regulations shall be those approved by the Planning Board or District Council pursuant to Part 3, Division 9 of this Subtitle.

* * * * * * * * * * * * * * * * * * *

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SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five (45) calendar days after its adoption.

Adopted this 17th day of November, 2020.

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

BY: _____
Todd M. Turner
Council Chair

ATTEST:

_____
Donna J. Brown
Clerk of the Council

KEY:
Underscoring indicates language added to existing law.
[Brackets] indicate language deleted from existing law.
Asterisks *** indicate intervening existing Code provisions that remain unchanged.

* * * * * * * * *

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

February 13, 2024

Community Housing Initiative Inc.
1123 Ormond Court
McLean, VA 22101

Re: Notification of Planning Board Action on
Preliminary Plan of Subdivision 4-22012
The Herman Multi-Family Apartments

Dear Applicant:

This is to advise you that, on **February 8, 2024,** the above-referenced Preliminary Plan of Subdivision was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

Pursuant to Section 23-401 of the Land Use Article of the Maryland Code, a petition for judicial review of the Planning Board's action must be filed with the Circuit Court for Prince George's County, Maryland within 30 calendar days after the date of this final notice **(February 13, 2024).** Please direct questions regarding this matter to Ms. Mahasin El Amin, Clerk of the Circuit Court, at 301-952-3318.

Sincerely,
James R. Hunt, Chief
Development Review Division

By: Diaz-Campbell, Eddie Digitally signed by Diaz-Campbell, Eddie Date: 2024.02.08 14:52:34 -05'00'
Reviewer

Attachment: PGCPB Resolution No. **2024-005**

cc: Persons of Record

THE MARYLAND-NATIONAL CAPITAL
Park and Planning Commission
Prince George's County Planning Board | Office of the Chairman

1616 McCormick Drive, Largo, MD 20774
301-952-3560
pgcpb@ppd.mncppc.org
www.pgplanningboard.org

PGCPB No. 2024-005 File No. 4-22012

RESOLUTION

WHEREAS, Mt. Zion Pentecostal Church of Washington, D.C. Inc. is the owner of a 9.51-acre parcel of land known as Parcel A of Mount Zion Pentecostal Church, said property being in the 17th Election District of Prince George's County, Maryland, and being zoned Residential, Single Family-65 (RSF-65) and Residential, Single-Family Attached (RSF-A); and

WHEREAS, on September 12, 2023, Community Housing Initiative Inc. filed an application for approval of a Preliminary Plan of Subdivision, also known as Preliminary Plan 4-22012 for The Herman Multi-Family Apartments, for two parcels for development of multifamily dwelling units; and

WHEREAS, the current Regulations for the Subdivision of Land, Subtitle 24 of the Prince George's County Code went into effect on April 1, 2022; and

WHEREAS, pursuant to Section 24-1900 *et seq.* of the Prince George's County Subdivision Regulations, subdivision applications submitted before April 1, 2024 may be reviewed and decided in accordance with the Subdivision Regulations, Subtitle 24 of the Prince George's County Code, in effect prior to April 1, 2022 ("prior Subdivision Regulations") provided that the applicant meets the requirements of Section 24-1904(a)-(c) of the Subdivision Regulations; and

WHEREAS, the applicant met the requirements of Section 24-1904(a)-(c) of the Subdivision Regulations; and

WHEREAS, therefore, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed the application under the prior Subdivision Regulations; and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission at a public meeting on January 18, 2024 and recommended APPROVAL of the application with conditions; and

WHEREAS, at the January 18, 2024 public meeting, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code in effect prior to April 1, 2022 and Subtitle 25, Prince George's County Code, the Prince George's County Planning Board APPROVED Type 1 Tree Conservation Plan TCP1-015-2023, APPROVED a Variance to Section 25-122(b)(1)(G), and APPROVED Preliminary Plan of Subdivision 4-22012, including a Variation from Section 24-121(a)(3), for two parcels, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision (PPS), the plan shall be revised as follows:

   a. Clarify the correct acreage of Parcel 2 (3.65 acres or 3.68 acres).

b. Delete General Note 38, as two parcels are proposed.

c. On all plan sheets, except the existing conditions plan, label the area of Parcel 1 on the plan drawing.

d. Remove the label for proposed Parcel 2 from the existing conditions plan.

e. Label the length of each of the two property lines shared between Parcels 1 and 2.

f. Revise the stormwater management facilities shown on the PPS to account for the removal of primary management area Impacts 6 and 7 from the Type 1 tree conservation plan.

g. Add a statement to General Note 11 saying that the PPS was reviewed according to the prior Prince George's County Zoning Ordinance and prior Prince George's County Subdivision Regulations.

h. Delete General Note 15, as lot coverage will be determined with the detailed site plan.

i. In General Note 24, add the word "approximately" before 3.65 acres.

j. In General Note 27, add the number of the Type 1 tree conservation plan.

2. Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan (TCP1) shall be revised, as follows:

a. Remove proposed primary management area Impacts 6 and 7 from the TCP1 plan (as reflected on the impact exhibits provided).

b. Have the plans signed and dated by the qualified professional who prepared them.

3. Development of this site shall be in conformance with Stormwater Management Concept Plan 27161-2022-00 and any subsequent revisions.

4. Prior to approval, the final plat of subdivision shall include the following:

a. The granting of public utility easements along the abutting public rights-of-way, in accordance with the preliminary plan of subdivision.

b. The dedication of right-of-way to 23rd Avenue, in accordance with the preliminary plan of subdivision.

5. The applicant and the applicant's heirs, successors, and/or assignees shall construct the following facilities, and shall show these facilities on the detailed site plan, prior to its acceptance:

a. A standard sidewalk along the property's frontage on 23rd Avenue, unless modified by the operating agency with written correspondence.

6. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-015-2023). The following note shall be placed on the final plat of subdivision:

> "This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-015-2023), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department."

7. At the time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area except for any approved impacts and shall be reviewed by the Environmental Planning Section of the Development Review Division of the Prince George's County Planning Department prior to approval of the final plat. The following note shall be placed on the plat:

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

8. Prior to issuance of any permits which impact wetlands, wetland buffers, streams or waters of the United States, the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.

9. Prior to signature approval of the preliminary plan of subdivision, the applicant shall provide a copy of a letter from the Maryland Department of Natural Resources discussing whether or not any rare, threatened, or endangered species are present on-site, and if any development restrictions exist.

10. Prior to approval of building permits, the applicant shall submit evidence from the Prince George's County Health Department that the trash found on the site and in the stream has been removed and properly stored or discarded.

11. Prior to approval of a rough grading permit, any abandoned well or septic system shall be pumped, backfilled and/or sealed in accordance with COMAR 26.04.04 by a licensed well driller or witnessed by a representative of the Prince George's County Health Department.

12. Prior to acceptance of a detailed site plan, the applicant shall determine whether the building is impacted by the unmitigated 65 dBA/Ldn noise contour, as shown on the preliminary plan of subdivision. If the building is impacted by the 65 dBA/Ldn noise contour, the applicant shall submit a revised noise study which shows the location of the unmitigated 65 dBA/Leq noise contour for the hours of 7:00 a.m. to 10:00 p.m. If the building is impacted by the 65 dBA/Leq noise contour, the noise study shall recommend noise mitigation to ensure noise levels within the dwelling units are mitigated to below 45 dBA.

13. If the building is determined to require interior noise mitigation as described by Condition 12 above, prior to approval of a building permit, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building permit, stating that the building shell or structure has been designed to reduce interior noise levels in the dwellings to 45 dBA or less.

14. At the time of final plat, in accordance with Section 24-134(a)(4) of the Prince George's County Subdivision Regulations, approximately 3.65 +/- acres of parkland, as shown on the preliminary plan of subdivision (Parcel A), shall be conveyed to The Maryland-National Capital Park and Planning Commission (M-NCPPC). The land to be conveyed shall be subject to the following conditions:

    a. An original, special warranty deed for the property to be conveyed (signed by the Washington Suburban Sanitary Commission, Assessment Supervisor) shall be submitted to the Subdivision Section of the Development Review Division of the Prince George's County Planning Department, along with the first final plat application.

    b. The applicant and the applicant's heirs, successors and/or assignees shall demonstrate that any liens, leases, mortgages, or trusts have been released from the land to be conveyed to M-NCPPC.

    c. M-NCPPC shall be held harmless for the cost of public improvements associated with land to be conveyed, including, but not limited to, sewer extensions, adjacent road improvements, drains, sidewalls, curbs and gutters, and front-foot benefit charges, prior and subsequent to a building permit application.

    d. The boundaries, lot or parcel identification, and acreage of land to be conveyed to M-NCPPC shall be indicated on all development plans and permits, which include such property.

    e. The land to be conveyed shall not be disturbed or filled in any way, without the prior written consent of the Prince George's County Department of Parks and Recreation (DPR). If the land is to be disturbed, DPR shall require that a performance bond be posted to warrant restoration, repair or improvements made necessary or required by the M-NCPPC development approval process. The bond or other suitable financial guarantee (suitability to be judged by the General Counsel's Office, M-NCPPC) shall be submitted to DPR within two weeks prior to applying for grading permits.

f. All waste matter of any kind shall be removed from the property to be conveyed. All wells shall be filled, and underground structures shall be removed. The Prince George's County Department of Parks and Recreation shall inspect the site and verify that land is in an acceptable condition for conveyance, prior to dedication.

g. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed or owned by M-NCPPC, the Prince George's County Department of Parks and Recreation (DPR) shall review and approve the location and design of these facilities. DPR may require a performance bond and easement agreement, prior to issuance of grading permits.

h. In general, no stormwater management facilities, tree conservation, or utility easements shall be located on land owned by, or to be conveyed to, M-NCPPC. However, the Prince George's County Department of Parks and Recreation (DPR) recognizes that there may be need for conservation or utility easements in the dedicated M-NCPPC parkland. Prior to the granting of any easements, the applicant must obtain written consent from DPR. DPR shall review and approve the location and/or design of any needed easements. Should the easement requests be approved by DPR, a performance bond and/or maintenance and easement agreement may be required prior to the issuance of any grading permits.

15. Prior to issuance of permits for this subdivision, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the Final Plat of Subdivision:

> "This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 tree conservation plan, when approved."

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

1. The subdivision, as modified with conditions, meets the applicable legal requirements of Subtitles 24 and 27 of the Prince George's County Code and the Land Use Article of the Annotated Code of Maryland.

2. **Background**—The site is located on the north side of Ager Road, approximately 2,500 feet southeast of its intersection with MD 410 (East-West Highway). The property totals 9.51 acres and consists of one parcel known as Parcel A of Mount Zion Pentecostal Church, which is recorded in Plat Book REP 206 page 83 of the Prince George's County Land Records. The property is in the Residential, Single-Family-65 (RSF-65) and Residential, Single-Family Attached (RSF-A) Zones; however, this preliminary plan of subdivision (PPS) was reviewed under the applicable provisions of the prior Prince George's County Zoning Ordinance and prior Prince George's County Subdivision Regulations, pursuant to Section 24-1900 of the Subdivision Regulations. Under the prior Zoning Ordinance, the site was within the One-Family Detached Residential (R-55) and One-Family Semidetached and Two-Family Detached Residential (R-35)

Zones, which were effective prior to April 1, 2022. The property is subject to the 1989 *Approved Langley Park-College Park-Greenbelt Master Plan* (master plan).

The site is the subject of prior PPS 4-04089, which approved one parcel for development of a 19,283-square-foot church. The church was never constructed and is now no longer proposed. A new PPS was required for the division of land, the construction of multiple dwelling units, and the substantial change of use from that evaluated under the prior PPS. The subject PPS evaluates development of a 145-unit multifamily building on the subject property and allows division of the property into two parcels.

The subject PPS qualifies for review under the prior Zoning Ordinance and prior Subdivision Regulations because it meets the requirements of Section 24-1904 of the current Subdivision Regulations. In accordance with Section 24-1904(a), a pre-application conference was held on June 6, 2022. In accordance with Section 24-1904(b), the applicant provided a statement of justification (SOJ) dated February 2, 2023, explaining why they were requesting to use the prior regulations. In accordance with Section 24-1904(c) of the Subdivision Regulations, this PPS is supported by and subject to approved Certificate of Adequacy ADQ-2022-028.

The site features several barns and sheds, all of which will be razed. Of the two parcels to be created, Parcel 1 is to be developed with the multifamily building. Parcel 2 is to be conveyed to The Maryland-National Capital Park and Planning Commission (M-NCPPC), to add onto the stream valley parkland, located on abutting Heurich Park, pursuant to Section 24-134(a)(4) of the prior Subdivision Regulations. This conveyance is discussed further in the Parks and Recreation finding of this resolution.

The project is subject to the provisions of Prince George's County Council Bill CB-69-2020, which was adopted by the Prince George's County Council on November 17, 2020. This council bill amended Section 27-441 of the prior Zoning Ordinance to permit multifamily dwellings in the prior R-55 Zone subject to certain criteria, which are met by the subject site. The site's conformance to these criteria is discussed further in the Community Planning finding of this resolution.

A variation from Section 24-121(a)(3) of the Subdivision Regulations, in order to permit one direct access driveway from Parcel 1 to Ager Road, which is an arterial roadway, is discussed further in the Transportation Planning finding of this resolution.

A variance to Section 25-122(b)(1)(G) of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO), to allow the removal of seven specimen trees, is discussed further in the Environmental finding of this resolution.

3. **Setting**—The subject site is located on Tax Map 41 in Grid D-2, and it is within Planning Area 65. Northeast of the site are semidetached dwellings in the RSF-A Zone (prior R-35 Zone), with MD 410 beyond. Southeast of the site are Heurich Park, in the Reserved Open Space (ROS) Zone (prior R O-S Zone), and the Rosa L. Parks Elementary School, in the RSF-65 Zone (prior R-55 Zone). Southwest of the site is Ager Road, with single-family detached dwellings in the RSF-65 Zone (prior R-55 Zone) beyond. Northwest of the site is the Ager Road Methodist

Church (unrelated to the church previously proposed on the subject property), in the RSF-65 Zone (prior R-55 Zone), with single-family detached dwellings fronting on 23rd Avenue, also in the RSF-65 Zone (prior R-55 Zone), beyond.

The property is split-zoned between the RSF-65 and RSF-A Zones (formerly the R-55 and R-35 Zones, respectively), and the portion of the property which is to be developed is entirely within the former R-55 Zone, along Ager Road. Northern and northeastern portions of the property, formerly in the R-35 Zone, have frontage on 23rd Avenue, Rittenhouse Street, and 24th Place; however, these areas are encumbered with environmental features, and no access to the development will be provided from these streets.

4. **Development Data Summary**—The following information relates to the subject PPS and the evaluated development.

	EXISTING	EVALUATED
Zones	RSF-65/RSF-A	R-55/R-35
Use(s)	Vacant/vehicle storage	Residential multifamily
Acreage	9.50	9.50
Parcels	1	2
Lots	0	0
Dwelling Units	0	145
Subtitle 25 Variance	No	Yes (25-122(b)(1)(G))
Variation	No	Yes (24-121(a)(3))

The subject PPS 4-22012 was accepted for review on September 12, 2023. Pursuant to Section 24-119(d)(2) of the prior Prince George's County Subdivision Regulations, the PPS was reviewed by the Subdivision and Development Review Committee (SDRC), which held a meeting on September 29, 2023, at which comments were provided to the applicant. Pursuant to Section 24-113(b) of the prior Prince George's County Subdivision Regulations, the request for a variation from Section 24-121(a)(3) was submitted on September 26, 2023, and was also reviewed at the SDRC meeting on September 29, 2023. Revised plans were received on December 7, 2023, and December 15, 2023, which were used for the analysis contained herein.

5. **Previous Approvals**—The property was subject to PPS 4-04089, which was approved by the Planning Board on October 7, 2004 (PGCPB No. 04-235) for development of one parcel to support a 19,283-square-foot church. The property subsequently received final plat approval in accordance with the PPS. However, the subject PPS 4-22012 supersedes the prior PPS in its entirety, and a new final plat will be required.

Some of the conditions of the prior PPS are similar to the conditions applicable to the subject PPS. In addition, other conditions of the prior PPS, which are relevant to the subject PPS, are discussed here:

3. **Prior to the issuance of building permits the applicant shall submit evidence from the Health Department that the trash found on the site and in the stream has been removed and properly stored or discarded.**

   Though the property received final plat approval, in accordance with the prior PPS, the proposed church building was never constructed. Aerial imagery indicates that there are still large amounts of trash on the site. This condition is therefore carried forward and made a condition of the subject PPS.

4. **Any abandoned well or septic system shall be pumped, backfilled and/or sealed in accordance with COMAR 26.04.04 by a licensed well driller or witnessed by a representative of the Health Department.**

   The site features existing structures which are to be razed, which may be on well or septic systems. The proposed multifamily building is to be served by public water and sewer, as shown on the PPS. Therefore, any existing well or septic systems on the property shall be abandoned and shall be properly pumped, backfilled and/or sealed, in accordance with the Code of Maryland Regulations (COMAR) 26.04.04. This condition has been carried forward in modified form and made a condition of the subject PPS. Any abandoned well or septic systems shall be treated in this manner, prior to approval of a rough grading permit for the site.

5. **Any existing building being served by private well and septic systems will be connected to the public systems upon availability or the applicant shall obtain a waiver from the Department of Environmental Resources, Programs and Planning.**

   None of the existing buildings on the site are to remain, and the multifamily building will be served by public water and sewer. This condition therefore does not need to be carried forward.

11. **The final plat shall carry a note that access to this site is denied from 23rd Avenue, Rittenhouse Street, and 24th Street.**

    Access to the multifamily building from these streets is not approved, due to the impacts such access would have on the environmental features in the northeast portion of the property. However, with this PPS, the area adjacent to these streets is to be conveyed as a separate parcel (Parcel 2) to M-NCPPC. To avoid landlocking Parcel 2, and to allow access to the parcel should it be needed at a future time, this condition has not been carried forward.

6. **Community Planning**—The 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) and conformance with the master plan is evaluated, as follows:

Plan 2035

The subject property is located in the Established Communities Growth Policy Area. Established Communities are most appropriate for context-sensitive infill and low- to medium-density

development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met (page 20).

Master Plan
The master plan recommends medium-suburban and low-urban land uses on the subject property. The subject property falls within the Chillum-Takoma Park subcommunity.

According to Plan 2035, all planning documents which were duly adopted and approved prior to the date of adoption of Plan 2035, remain in full force and effect, except for the designation of tiers, corridors, and centers, until those plans are revised or superseded. Pursuant to Section 24-121(a)(5) of the prior Subdivision Regulations, a PPS must conform to the area master plan, unless events have occurred to render the relevant recommendations no longer appropriate, or the Prince George's County District Council has not imposed the recommended zoning. Pursuant to Section 24-121(a)(5), this PPS is not required to conform to the land use recommendations of the master plan, because on November 17, 2020, the District Council approved CB-69-2020 for the purpose of permitting multifamily dwellings in the prior R-55 Zone under certain specified circumstances, which are met by the subject site. This renders the relevant land use recommendations, within the master plan, no longer appropriate.

CB-69-2020 added Footnote 141 to Section 27-441(b) of the prior Zoning Ordinance. The requirements of this footnote are shown below in **bold** text, while comments on conformance to these requirements are given in plain text.

Notwithstanding any other provisions of this Subtitle, multifamily dwellings are a permitted use in the R-55 Zone provided:

(a) The use is located on property that has a minimum of nine (9) acres and a maximum of twelve (12) acres;

The property has a gross tract area of 9.5 acres.

(b) The Property adjoins property owned by the Board of Education of Prince George's County;

The property adjoins the Rosa L. Parks Elementary school to the southeast, which is owned by the Board of Education of Prince George's County.

(c) The use is located on property within one mile radius of a Metro station platform; and

The property is approximately 0.9 mile from the Hyattsville Crossing metro station, and approximately 0.8 mile from the West Hyattsville metro station.

(d) **A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. Regulations concerning the net lot area, lot coverage and green area, lot/width frontage [sic], yards, building height, density, accessory buildings, minimum area for development, and other requirements of the R-55 Zone shall not apply. All regulations for the R-18 Zone set forth in Section 27-442 shall apply, except if the multifamily housing is constructed with Low-Income Housing Tax Credits, the maximum density shall be forty (40) dwelling units per acre and the maximum height shall be one hundred ten (110) feet. All other regulations shall be those approved by the Planning Board or District Council pursuant to Part 3, Division 9 of this Subtitle.**

The multifamily building is to be constructed with low-income housing tax credits, according to the applicant. The density of the project is 35 dwelling units per acre, which complies with the maximum density allowable should low-income housing tax credits be used. A detailed site plan (DSP) review will be required following approval of the subject PPS, pursuant to Part 3, Division 9 of the Zoning Ordinance (Subtitle 27). At the time of DSP, the building architecture will be evaluated to ensure the building meets the height limit of 110 feet. Lot coverage and green area, yards, accessory buildings, minimum area for development, and other regulations will also be evaluated and approved at the time of the DSP.

The minimum net lot area and minimum lot width/frontage of this PPS match those of the prior Multifamily Medium Density Residential (R-18) Zone, according to General Note 16 on the PPS. The parcels exceed the R-18 standards and are therefore found to be acceptable at the time of this PPS. The minimum net lot area and lot width/frontage will ultimately be approved, at the time of the DSP.

Though the land use recommendations of the master plan are no longer appropriate due to the project's conformance to Footnote 141, the master plan includes guidelines which are generally applicable to residential development and therefore still relevant to the subject PPS. Relevant guidelines from the Living Areas Chapter (Pages 72-74) are listed below in bold text, and comments on each guideline are listed in plain text.

5. **A broad range of housing types and designs should be provided to meet the needs of different household ages, sizes and income levels.**

This PPS evaluates multifamily development. There are no other multifamily developments in the immediate area; therefore, the development will broaden the range of housing types available in the area. The development is intended to meet the needs of households with low-income levels.

6. **High-density housing should be located only in such a manner as to relate to, and maximize convenience to, public and private service facilities for the greatest number of people in the area, and only where designated in the Plan. Sufficient space should be available for the provision of new or expanded supporting facilities in proportion to the expected population increase.**

Because the PPS is not required to conform to the land use recommendations of the master plan, the apartment building does not need to be located in an area specifically designated by the master plan for high-density housing. Nevertheless, the site is convenient to public and private service facilities such as the abutting school and park and nearby private institutional and commercial development. Development of the site will not impact the space available for new or expanding facilities needed to support an increasing population, as discussed in the Public Facilities finding of this resolution.

7. **The site planning of apartment projects should provide adequate open space at the perimeter to serve as a buffer between the project and adjacent lower density residential development.**

The property is adjacent to lower-density development located to the northeast. The on-site environmental features will serve as a suitable buffer between the project and this adjacent residential development.

8. **Multifamily development should have direct access to arterial or collector roads and should not have primary access through single-family residential streets.**

Access to the multifamily building will be only from Ager Road, an arterial roadway. Though this guideline supports such access, a variation from Section 24-121(a)(3) is still required, in order to provide direct access to the site from an arterial roadway. This variation is discussed in the Transportation finding of this resolution.

14. **Wherever possible, living areas should be linked to community facilities, transportation facilities, employment areas, and other living areas by a continuous system of pedestrian walkways and bike trails utilizing the open space and conservation network.**

The site has frontage on Ager Road, which features existing sidewalks and bike lanes that will link residents of the site to community facilities, transportation facilities, employment areas, and other living areas. The Northwest Branch trail is also accessible from the site.

15. **Future apartment development should be located within walking distance (usually a 1,500-foot radius) of public transportation access points.**

The subject site is within immediate proximity of existing bus stops located along Ager Road, including one on the property frontage.

16. **A living area design proposal should include an analysis of internal traffic circulation, as well as an examination of the development's potential impact on the local transportation system.**

The development will feature a single-access driveway onto Ager Road and an internal parking lot. Because only one parcel is to be developed with the multifamily use, analysis of the parking lot's internal traffic circulation should be done at the time of the DSP.

20. **Residential structures should be designed in harmonious relationships to one another and to the terrain and should be situated to create interesting spaces.**

The architecture of the building should be evaluated, at the time of the DSP, to ensure a harmonious relationship with other nearby residential structures, as well as between it and the environmental features on site.

26. **Visual attractiveness and recreational amenities for residential areas should be increased through the provision of open space, public and private maintenance programs, and other private actions to ensure an interesting, varied, and harmonious appearance.**

The development includes public open space on Parcel 2, which will be maintained by the Prince George's County Department of Parks and Recreation (DPR). Private open space on the multifamily parcel will be maintained by the ultimate private property owner. The visual attractiveness of the development should be evaluated with the DSP.

Based on the foregoing, and based on the information currently available, the development meets the above guidelines at the time of this PPS.

Sectional Map Amendment/Zoning
The 1990 *Adopted Sectional Map Amendment for Planning Areas 65, 66, and 67* retained the subject property in the R-55 and R-35 Zones. On November 29, 2021, the District Council approved Prince George's County Council Resolution CR-136-2021, the Countywide Sectional Map Amendment, which reclassified the subject property from the R-55 and R-35 Zones into the RSF-65 and RSF-A Zones. However, this PPS is reviewed according to the prior zoning.

7. **Stormwater Management**—An application for a major subdivision must include an approved stormwater management (SWM) concept plan or indication that an application for such approval has been filed with the appropriate agency or the municipality having approval authority. A SWM Concept Approval Letter (27161-2022-00) and associated plan were submitted with this PPS. The Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) issued the approval on January 30, 2023. This approved plan shows the use of 12 micro-bioretention areas and an underground facility, beneath a proposed parking lot, to meet stormwater quality and quantity discharge requirements.

In an email dated December 19, 2023, the applicant withdrew the primary management area (PMA) impacts of one of the micro-bioretention areas and the underground storage facility from consideration with this PPS. The Type 1 tree conservation plan (TCP1) and PPS will need to be revised, prior to signature approval, to move or remove these facilities. At the time of the DSP, the DSP and approved SWM concept plan will be reviewed to ensure the DSP is in conformance with the approved SWM concept plan. If the DSP cannot be made to conform with the approved

SWM concept plan due to the facilities' associated PMA impacts not being approved, a revised SWM concept plan may be required.

Development of the site, in conformance with the SWM concept plan and any subsequent revisions, to ensure that no on-site or downstream flooding occurs, satisfies the requirements of Section 24-130 of the prior Subdivision Regulations.

8. **Parks and Recreation**—This PPS has been reviewed for conformance with the requirements and recommendations of Plan 2035, the master plan, the 2022 *Land Preservation, Parks and Recreation Plan for Prince George's County* (LPPRP), the 2013 *Formula 2040: Functional Master Plan for Parks, Recreation and Open Space* (Formula 2040), and the Subdivision Regulations, as they pertain to public parks and recreational facilities.

The subject property is within Park Service Area 2. Nearby developed park facilities include Heurich Park, located along the northeast border of the subject property, and Riggs Manor Park, located approximately .5 mile south of the site. In addition, The Northwest Branch Stream Valley Park is located 0.5 mile northeast of the subject property. The LPPRP indicates that Service Area 2 is well served by trails and neighborhood and community parks.

Master Plan Conformance
The master plan provides goals and policies related to parks and recreation (pages 147–156). The LPPRP provides parkland acquisition priorities (page 75) and level of service targets for parkland (pages 264–265). Additional acquisition of land along the Northwest Branch Anacostia River Stream Valley is recommended. Given that the PPS includes public parkland to be dedicated, as discussed below, the PPS aligns with the intentions of the applicable plans to provide natural undeveloped land; to provide open space designed to help satisfy local and sub-regional demand for recreation; and to support existing development and future residents.

Subdivision Regulations Conformance
Sections 24-134 and 24-135 of the Subdivision Regulations, which relate to mandatory dedication of parkland, provide for the dedication of land, the payment of a fee-in-lieu, and/or the provision of private recreational facilities to meet the park and recreation needs of the residents of the subdivision. The requirement shall be met via dedication of stream valley parkland, pursuant to Section 24-134(a)(4).

Section 24-134(a)(4) provides that "when land is shown for preservation as part of a stream valley park on an official master plan, such land may be dedicated or preserved in lieu of active recreation, provided that the Planning Board finds that there is a reasonable amount of active recreation in the general area and that any trails shown on the master plan are provided." In conformance with this section, the applicant will convey approximately 3.65 acres of stream valley parkland, as identified in Parks Exhibit A, shown on the referral memorandum provided by DPR dated October 23, 2023 (Quattrocchi and Thompson to Diaz-Campbell, incorporated by reference herein). This area encompasses the area of the property zoned RSF-A (formerly zoned R-35).

The subject site is located within the Northwest Branch of the Anacostia River and is identified in the 2017 *Countywide Green Infrastructure Plan of the Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (Green Infrastructure Plan). There is an existing stream on-site that is part of the Northwest Branch Stream Valley. The land to be dedicated encompasses most of the on-site stream, existing trees along the stream, most of the on-site floodplain, and a reforestation area north of the stream (shown on the TCP1). The land is contiguous to existing M-NCPPC parkland (Heurich Park) to the east, and, when dedicated, will extend public parkland northward through the local community and allow for the conservation of the on-site stream.

The master plan cites the acquisition of stream valley parkland as a top priority (page 151). The plan states there is a need for "continued acquisition within the park acquisition lines" for Northwest Branch to "provide additional open space, preserve and protect the floodplain, help join neighborhoods, and provide flood protection to developed areas" (page 151). Guidelines 3, 5, and 7 of the Parks and Recreation section in the Public Facilities chapter further support the acquisition and dedication of passive parkland as sound conservation principles and practices (page 155–156). Though Guideline 3 of the Environmental Envelope chapter (page 50) indicates that land dedicated in accordance with the Subdivision Regulations should not consist of floodplain areas, this is to ensure land dedicated for parks can be developed for active recreation use. However, Section 24-134(a)(4) of the Subdivision Regulations provides specific circumstances under which land not to be developed for active recreation may meet mandatory parkland dedication requirements. Thus, the dedication of land within the floodplain, such as the land to be dedicated with this PPS, is appropriate.

The LPPRP prioritizes land acquisition goals for Fiscal Years 2023–2027. The acreage need identified for the acquisition of other stream valley parks is 375 acres (page 75) and in Service Area 2 there is a need for 1,696 acres of undeveloped Parkland (page 264). Due to the guidelines of the master plan and the acquisition goals of the LPPRP, the applicable plans support preservation of the identified land within a stream valley park.

Per the LPPRP, 74 percent of residents in Service Area 2 are within 0.25 mile of a park and 100 percent of residents are within 1.0 mile of a park (page 264). The subject site is adjacent to Heurich Park, which is developed with a programmed artificial turf football/soccer field, a playground, a playfield, an outdoor dining area, a dog park, and a basketball court. As noted earlier the subject property is also within 0.5 mile of Riggs Manor Park, which is improved with a basketball court, a playground, and an outdoor dining area. For these reasons, there is reasonable active recreation in the general area.

Heurich Park contains a segment of the Northwest Branch trail, however, there are no master-planned trail extensions onto the subject site. Residents of the site will be able to access the existing trail through entrances located southeast of the site along Ager Road.

The dedication of the 3.65 acres will protect the stream valley, serve the community, and provide connectivity to public natural open space to the east. Locations of active recreation facilities within .25 mile to .50 mile of the subject property were identified, to demonstrate the accessibility of active recreation by future residents. The conveyance of Parcel 2 to M-NCPPC, to meet the

mandatory dedication of parkland requirement, will meet the recreational needs of the future residents of this community. The dedication will be in conformance with applicable plans and the requirements of Subtitle 24, as they pertain to parks and recreation facilities.

The boundaries of the area shown for dedication on the PPS (Parcel 2) are found to be acceptable. However, the acreage of this area needs to be clarified. Parcel 2 is coterminous with the area of the site in the prior R-35 Zone; however, General Note 6 indicates this area is 3.8 acres while the plan drawing indicates it is 3.5 acres. The correct acreage of Parcel 2 shall be shown on the PPS, prior to signature approval.

The applicant is providing woodland reforestation on-site in the area to be dedicated to M-NCPPC. DPR has consented to the placement of woodland conservation easements on the land to be dedicated, and they will provide a memorandum to Environmental Planning staff giving this permission no later than, at the time of the Type 2 tree conservation plan (TCP2).

9. **Transportation**—This PPS was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), the master plan, and the prior Subdivision Regulations to provide the appropriate transportation facilities.

MASTER PLAN CONFORMANCE

Master Plan Right-of-Way
The subject property has frontage on Ager Road (A-42), which is designated by the MPOT as an arterial roadway with an ultimate right-of-way (ROW) of 100 feet. Ager Road is built out with four travel lanes, sidewalks, and bike lanes in both directions, and the plan shows that there are 120 feet of existing ROW. No additional ROW dedication to Ager Road is required. The PPS shows a small amount (0.02 acre) of ROW dedication to 23rd Avenue.

Master Plan Pedestrian and Bike Facilities
The MPOT recommends a wide sidewalk and a designated bike lane along Ager Road adjacent to the property (page 35).

The MPOT provides policy guidance regarding multimodal transportation, and the Complete Streets element recommends how to accommodate infrastructure for people walking and bicycling. The MPOT includes the following policies, which are relevant to the subject development (MPOT, pages 9–10):

> **Policy 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.**
>
> **Policy 3: Small area plans within the Developed and Developing Tiers should identify sidewalk retrofit opportunities to provide safe routes to schools, pedestrian access to mass transit, and more walkable communities.**

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.

The master plan recommends the following regarding pedestrian and bicycle infrastructure in the Circulation and Transportation chapter (page 123):

Goal: To create and maintain a transportation network in the Planning Areas that is safe, efficient, and provides for all modes of travel in an integrated manner.

Objectives: To develop nonvehicular facilities where possible, including pedestrian/hiker trails, bicycle ways and equestrian paths.

A sidewalk and bike lane currently exist along the subject site's frontage on Ager Road. The sidewalk is six feet wide, which is wider than a standard sidewalk. The bike lane is 5 feet wide and meets the standards of the American Association of State Highway and Transportation Officials (AASHTO). The existing sidewalk and bike lane shall be maintained. There are also existing sidewalks along Rittenhouse Street and 24th Place which shall be maintained. There is no sidewalk along the 23rd Avenue frontage, and one shall be provided. The existing facilities, with the addition of the 23rd Avenue frontage sidewalk, will satisfy the MPOT and master plan recommendations.

Access and Circulation
The PPS includes two parcels. Parcel 2 is to have frontage on 23rd Avenue, Rittenhouse Street, and 24th Place. However, this parcel is entirely encumbered by environmental features and will be conveyed to M-NCPPC; therefore, no vehicular access to this parcel is provided with this PPS. Parcel 1, which is to be developed with the multifamily building, has its sole frontage on Ager Road, an arterial roadway. The PPS indicates that Parcel 1 will be served by one full movement access point along Ager Road. The configuration of the access, with approval of a variation for direct access to an arterial road, is approved as discussed below.

Section 24-121(a)(3) of the Subdivision Regulations establishes that parcels fronting on a roadway of an arterial classification or higher shall be designed to front on either an interior street or service road. No new interior streets or service roads are provided that would give Parcel 1 access on a frontage, other than Ager Road. In order to obtain direct access to the arterial roadway, the applicant requested a variation from Section 24-121(a)(3).

Variation Request
In order to approve a variation, the Planning Board must find conformance to the criteria given in Section 24-113(a) of the prior Subdivision Regulations. The criteria are listed below in bold text, and responses are in plain text.

(1) **The granting of the variation will not be detrimental to the public safety, health, or injurious to other property;**

The access location will require approval from the Prince George's County Department of Public Works and Transportation (DPW&T). DPW&T may require additional improvements at the site entrance to accommodate traffic and to ensure safety. These improvements may include left turn lanes, acceleration/deceleration lanes, frontage improvements, signage, and pavement markings. The access location is generally acceptable; the access will be configured to create a four-way intersection with Ager Road and Patterson Street, which should create a safer traffic circulation pattern than having the entrance offset from the public street intersection. However, review and approval of an access permit by DPW&T will ultimately ensure that the entrance will not be detrimental to the public safety, health, or injurious to other properties.

(2) **The conditions on which the variation is based are unique to the property for which the variation is sought and are not applicable generally to other properties;**

The overall property has frontage on Ager Road, 23rd Avenue, Rittenhouse Street and 24th Place. The most developable portion of the property fronts onto Ager Road and is separated from those other road frontages by significant environmental features, including the on-site PMA, floodplain, and stream, which would be difficult to cross. These features are unique to this property and not shared with the surrounding properties. Moreover, all of the existing development on 23rd Avenue, Rittenhouse Street, and 24th Street is single-family detached and semidetached residential. The residential development to the north and west is a well-established neighborhood. With the granting of the variation, access to the development will be via Ager Road; this will avoid conflicts with the surrounding neighborhood, which could result if the development established access to a neighborhood street.

(3) **The variation does not constitute a violation of any other applicable law, ordinance, or regulation;**

The granting of a variation pursuant to the prior Subdivision Regulations is under the sole authority of the Planning Board. There are no known laws, ordinance or regulations that will be violated by this request. Further, review and approval of access permits by SHA and DPW&T will ensure that the entrance will not constitute a violation of any other applicable law, ordinance, or regulation.

(4) **Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if strict letter of these regulations is carried out;**

The most developable portion of the property fronts onto Ager Road and is separated from other road frontages by significant environmental features that would be difficult to provide vehicular access across. The applicant would be required to obtain state and

federal permits to cross the environmental features. Even if such permits were approved, achieving access to 23rd Street, Rittenhouse Street, or 24th Place would require significant additional cost as well as greater impacts to the PMA. Because of the extra approvals (which would be needed to cross the environmental features), which may not be approved, and because of the possible conflicts (which could result if access was provided through the neighboring community), a particular hardship to the owner could result if the request were to be denied.

(5) **In the R-30, R-30C, R-18, R-18C, R-10A, R-10, and R-H Zones, where multifamily dwellings are proposed, the Planning Board may approve a variation if the applicant proposes and demonstrates that, in addition to the criteria in Section 24-113(a), above, the percentage of dwelling units accessible to the physically handicapped and aged will be increased above the minimum number of units required by Subtitle 4 of the Prince George's County Code.**

The property is not located in any of the above-mentioned zones; therefore, this criterion is inapplicable.

The site is unique to the surrounding properties, and the variation request is supported by the required findings. Pursuant to Section 24-113(a), the Planning Board may approve a variation when it finds that extraordinary hardship or practical difficulties may result from strict compliance with the Subdivision Regulations, and/or when it finds that the purposes of the Subdivision Regulations may be served to a greater extent by an alternative proposal, provided that the variation does not have the effect of nullifying the intent and purpose of the prior Subdivision Regulations. The site plan demonstrates adequate access for residents, visitors, and emergency services. Furthermore, the applicant would encounter a practical difficulty if strict compliance with the prior Subdivision Regulations was required, as no alternative access is practical given the above-described environmental features. Approval of the variation will not have the effect of nullifying the intent and purpose of the Subdivision Regulations to provide the most beneficial relationship between the subdivision of land and the circulation of traffic, given that a more beneficial relationship cannot be implemented. Therefore, the variation is approved.

Based on the findings presented above, multimodal transportation facilities will exist to serve the subdivision, as required under prior Subtitle 24 of the Prince George's County Code, and will conform to the MPOT and master plan.

10. **Public Facilities**—This PPS was reviewed for conformance to the master plan in accordance with Section 24-121(a)(5). The master plan contains a Public Facilities chapter (page 141) which establishes the following overall goals:

Goals:

- **To correctly determine current and future needs in response to economic development and population change.**

- **To coordinate plans of the public and private sectors and set priorities for the acquisition of land and the development of public facilities, so as to minimize public costs.**

- **To make timely and orderly provision for needed public facilities and services by providing facilities that are reasonably accessible to all potential users and will ensure adequate level of physical safety and personal well-being for residents.**

- **To make timely and orderly provision for needed public facilities and services by designing public buildings to be aesthetically and functionally compatible with their surroundings, and to be energy efficient.**

There are policies established for the following areas in the Public Facilities chapter of the master plan: schools, libraries, public safety, parks and recreation, solid waste management/recycling and water and sewer. The development evaluated under this PPS will not impede achievement of any of the above-referenced goals or policies. The analysis provided with approved Certificate of Adequacy ADQ-2022-028 illustrates that, pursuant to adopted tests and standards, public safety facilities are adequate to serve the development. There are no police, fire and emergency medical service facilities, public schools, or libraries proposed on the subject property. Land is to be conveyed to M-NCPPC as public stream valley parkland, as discussed in the Parks and Recreation finding of this resolution.

The 2008 *Approved Public Safety Facilities Master Plan* also provides guidance on the location and timing of upgrades, renovations to existing facilities, and construction of new facilities; however, none of its recommendations affect the subject site.

Section 24-122.01(b)(1) of the prior Subdivision Regulations states that the location of the property within the appropriate service area of the Ten-Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for PPS or final plat approval. The 2018 *Water and Sewer Plan* placed this property in Water and Sewer Category 3, Community System. Category 3 comprises all developed land (platted or built) on public water and sewer, and undeveloped land with a valid PPS approved for public water and sewer. In addition, the property is within Tier 1 of the Sustainable Growth Act. Tier 1 includes those properties served by public sewerage systems.

11. **Public Utility Easement**—In accordance with Section 24-122(a) of the prior Subdivision Regulations, when utility easements are required by a public company, the subdivider shall include the following statement in the dedication documents recorded on the final plat:

> "Utility easements are granted pursuant to the declaration recorded among the County Land Records in Liber 3703 at Folio 748."

The standard requirement for public utility easements (PUEs) is 10 feet wide along both sides of all public ROWs. The subject property has frontage on Ager Road, 23rd Avenue, Rittenhouse Street, and 24th Place. The PPS shows PUEs along all of these streets at a minimum of 10 feet wide.

12. **Historic**—The master plan contains goals and policies related to historic preservation (pages 51-60). However, these are not specific to the subject site or applicable to the subject development. The subject property does not contain, and is not adjacent to, any designated Prince George's County historic sites or resources.

A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicated the probability of archeological sites within the subject property was moderate, as the subject site is near the Northwest Branch of the Anacostia River. A Phase I archeology survey was completed, and a report was submitted in December 2022. The report further documented the Washington, Westminster & Getter Railroad prism (18PR432), and reported the discovery of an aboriginal flake scatter (18PR1237). No further archaeological investigation is required.

13. **Environmental**—The following applications and associated plans were previously reviewed for the subject site:

Review Case #	Associated Tree Conservation Plan or Natural Resources Inventory #	Authority	Status	Action Date	Resolution Number
NA	TCP2-106-05	Staff	Approved	7-27-2005	N/A
NA	TCP2-106-05-01	Staff	Approved	6-2-2006	N/A
NA	NRI-193-2021	Staff	Approved	3-25-2022	N/A
4-22012	TCP1-015-2023	Planning Board	Approved	1-18-2024	2024-005
DSP-22017	TCP2-106-05-02	Planning Board	Pending	N/A	N/A

Grandfathering
The project is subject to the environmental regulations contained in prior Subtitles 24 and 27, and Subtitle 25 that came into effect on September 1, 2010, because it is a new PPS.

Plan 2035
The site is located within Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map, and within the Established Communities of the General Plan Growth Policy Map, as designated by Plan 2035.

ENVIRONMENTAL CONFORMANCE WITH APPLICABLE PLANS

Master Plan Conformance
The master plan contains environmental guidelines, the following of which are applicable to the current project with regard to 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:

> **Guideline 5: Developers shall be encouraged to capitalize on natural assets through the retention and protection of trees, streams, and other ecological features.**
>
> This project will retain and restore most of the regulated floodplain and woodlands on-site, the majority of which is to be conveyed to M-NCPPC for protection and stewardship.
>
> **Guideline 6: The Natural Reserve Areas, containing floodplain and other areas unsuitable for development, should be restricted from development except for agricultural, recreational and similar uses; landfilling should be discouraged.**
>
> Most of the 100-year floodplain is to be preserved and restored; however, there are a few permanent impacts to the 100-year floodplain that are discussed below in the Regulated Environmental Features section.
>
> **Guideline 7: All development proposals should provide effective means for the preservation and protection of Natural Reserve Areas, and development plans for lands containing open space and conservation areas should specify how and by whom these areas will be maintained.**
>
> **Guideline 8: Limited development should be permitted in Conditional Reserve Areas, based on the significant physiographic constraints and natural processes of the land.**
>
> As depicted on the Comprehensive Map of the master plan, the site is not located within the mapped Natural Reserved Area or Conditional Reserve Area; however, the environmental guidance for this area master plan was superseded by the passage of Plan 2035, the update to Subtitle 25 Division 2 (the Woodland and Wildlife Habitat Conservation Ordinance (WCO)), and the 2018 Environmental Technical Manual.

Conformance with the Green Infrastructure Plan

According to the Green Infrastructure Plan the site contains regulated and evaluation areas. The regulated areas are comprised of an existing stream that is centrally located on-site and its associated 100-year floodplain. Evaluation areas appear to be associated with adjacent woodland areas.

The following policies and strategies are applicable to the subject PPS. 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.

The green infrastructure network map within the Green Infrastructure Plan was referenced as part of the evaluation process of this PPS.

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.

The existing designated regulated areas within the green infrastructure on-site have been prioritized for retention and restoration to protect plant, fish, and wildlife habitats along the connected stream ecosystem on-site.

c. Protecting existing resources when constructing stormwater management features and when providing mitigation for impacts.

DPIE inspectors will be required to inspect the site to ensure protection of existing resources when SWM features are constructed. No mitigation is required for impacting the green infrastructure network other than any overlapping impacts required to be mitigated under Subtitles 24, 25, and 32.

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.

The existing connectivity of the on-site stream valley habitat through the site connecting off-site areas has been maintained with this development proposal, and it will be restored and enhanced through afforestation and stormwater management.

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.

No special conservation areas are located on or within the vicinity of the subject site.

POLICY 2: Support implementation of the 2017 GI Plan throughout the planning process.

2.4 Identify Network Gaps when reviewing land development applications and determine the best method to bridge the gap: preservation of existing forests, vegetation, and/or landscape features, and/ or planting of a new corridor with reforestation, landscaping and/or street trees.

No network gaps are mapped on-site per the Green Infrastructure Plan, and the project will not result in fragmentation of the existing network on-site.

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.

No mitigation is required for impacts to the regulated environmental features (REF) shown on the TCP1; however, the applicant will restore areas within the network of REF on-site by removing existing gravel and structures from within the PMA and targeting reforestation and afforestation within the regulated environmental features on-site.

2.6 Strategically locate off-site mitigation to restore, enhance and/or protect the green infrastructure network and protect existing resources while providing mitigation.

No off-site mitigation is required. The majority of the existing forest area is to be preserved within the floodplain, with additional afforestation/reforestation provided within the floodplain to satisfy the entirety of the woodland conservation requirements on-site.

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 PPS. Preservation of the existing stream will help facilitate safe passage of wildlife across the site. Protection of the stream area in conservation easements and conveyance to M-NCPPC for maintenance will help protect the existing network in perpetuity for wildlife and water-based fauna to facilitate safe passage across the site.

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 trails will be provided within the regulated environmental features (REF) and their buffers on-site.

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.

Afforestation areas will be placed into woodland conservation easements, while all areas within the primary management area (PMA) will be protected within a conservation easement prior to permit. DPR has agreed to the placement of woodland conservation easements on land to be conveyed to M-NCPPC.

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.

A SWM concept approval letter and associated plan were submitted with this PPS, the details of which are discussed in the SWM finding of this resolution. Two impacts to the PMA caused by SWM facilities were withdrawn from consideration with the PPS, and all remaining impacts are discussed in the Regulated Environmental Features section below. With the removal of these impacts, the final design will be in conformance with Policy 5.

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 majority of the existing woodlands have been preserved within the stream buffer except where needed for required stormwater outfall structures. The woodland conservation requirements are to be met entirely on-site within and outside of the stream buffer, but still within the existing floodplain and PMA, to provide a more beneficial habitat area. This will contribute to improvement to water quality with the trees providing bioaccumulation of unwanted substances from the watershed.

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.

The woodland conservation requirement will be met entirely on-site.

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.

All woodland afforestation/reforestation is required to be entirely comprised by native species and will be evaluated at the time of TCP2, when planting details will be reviewed.

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.

Planting details will be evaluated at the time of DSP and TCP2 review as required.

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.

Planting of new forest in the clear area left from the removal of the existing barn is shown on the TCP1. The appropriateness of an invasive species management plan will be evaluated at the time of TCP2 review.

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.

Per the approved NRI, no forest interior dwelling species (FIDS) habitat is present on-site. The portion of the property that is mapped within a Sensitive Project Review Area is to be largely restored through removal of existing gravel and structures and planting of woodlands.

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.

This project must conform to existing zoning standards. The creation and adequacy of green and open spaces will be evaluated by the Urban Design Section and DPR, at the time of DSP review.

ENVIRONMENTAL REVIEW

Natural Resources Inventory/Existing Conditions
An approved Natural Resources Inventory, NRI-193-2021, was submitted with the PPS. This site is associated with REF, which include streams, wetlands, and their associated buffers. County regulated 100-year floodplain is mapped on-site. The PMA, which is comprised of REFs, 100-year floodplain, and any adjacent steep slopes, is mapped on-site. This site is not within a Tier II catchment area. The southeast edge of the site is mapped within a sensitive species review area, per PGAtlas; however, it is unclear what if any species are present on-site as no correspondence from the Maryland Department of Natural Resources (MDNR) was provided regarding the presence or absence of rare, threatened, or endangered species (RTES) on-site. Prior to signature approval of the TCP1, a copy of a letter from MDNR is required discussing whether or not any RTES are present on-site, and if any development restrictions exist. One forest stand covering 0.99 acre within the 100-year floodplain is present on-site. No woodlands are mapped outside of the 100-year floodplain. A total of 12 specimen trees exist on-site.

Woodland Conservation
This site is subject to the provisions of the WCO because the project is a new PPS, and the project is subject to the requirements of the 2018 Environmental Technical Manual (ETM). TCP1-015-2023 was submitted with the subject PPS and requires minor revisions to be found in conformance with the WCO.

The woodland conservation threshold for this 9.51-acre property is 20 percent of the net tract area or 0.83 acre. The total woodland conservation requirement, based on the amount of clearing proposed, is 0.69 acre. This requirement is to be satisfied with 0.74 acre of on-site afforestation/reforestation.

As previously discussed in the Master Plan Conformance section above, in an email dated December 19, 2023, the applicant withdrew the micro-bioretention area and the underground storage facility located within the PMA, as identified as Impacts 6 and 7 in the associated SOJ, from consideration for review. These two impacts must be removed from the TCP1, prior to signature approval. The applicant may request these impacts, at the time of DSP and TCP2 review, when greater information is available to establish limitations of the site for final design.

At the time of DSP, the existing TCP2-106-05-02 will be required to be revised under the current design standards and will lose its grandfathering.

Specimen Trees

Section 25-122(b)(1)(G) of the WCO requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved, and the design shall either preserve the critical root zone (CRZ) of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the [Environmental] Technical Manual." The code, however, is not inflexible.

The authorizing legislation of the WCO is the Maryland Forest Conservation Act, which is codified under Title 5, Subtitle 16 of the Natural Resources Article of the Annotated Code of Maryland. 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 the 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 PPS. The approved NRI-193-2021 identifies a total of 12 specimen trees on-site. The following analysis is a review of the request to remove specimen trees.

The SOJ requested the removal of seven specimen trees identified as Specimen Trees ST-1, ST-2, ST-3, ST-4, ST-5, ST-6, and ST-14. The condition of the trees to be removed ranges from poor to good. The TCP1 shows the locations of the trees to be removed. These specimen trees are to be removed for development of the site, roadways, utilities, SWM, and associated infrastructure.

Specimen Tree Variance SOJ Table

ST-#	DBH	Common Name	Location	Rating	Impacted by Design Elements	Construction Tolerance
ST-1	36"	Red maple	Within the net developable area	Good	Construction of one of the residential buildings	Good
ST-2	30"	Silver maple	Along the property frontage with Ager Road	Poor	Frontage improvement along Ager Road	Poor
ST-3	32"	Red maple	Along the property frontage with Ager Road	Fair	Frontage improvement along Ager Road	Good

Specimen Tree Variance SOJ Table						
ST-#	**DBH**	**Common Name**	**Location**	**Rating**	**Impacted by Design Elements**	**Construction Tolerance**
ST-4	35"	Red maple	Along the property frontage with Ager Road	Fair	Frontage improvement along Ager Road	Good
ST-5	35"	Red maple (Incorrectly identified as a 16" eastern red cedar in SOJ variance request)	Along the property frontage with Ager Road	Fair	Frontage improvement along Ager Road	Good
ST-6	42"	Silver maple	Center of the net developable area	Poor	Construction of one of the residential buildings	Poor
ST-14	32"	Silver maple	Within the conservation easement	Fair	Proximate to demolition of an existing barn	Poor

Statement of Justification Request
The text in **bold**, labeled A–F, are the six criteria listed in Section 25-119(d)(1). The plain text provides responses to the criteria.

(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 specimen trees located on-site. Those special conditions relate to the specimen trees themselves, such as their size, condition, species, and on-site location.

Four of the specimen trees to be removed, ST-2, ST-3, ST-4, and ST-5, are located along the frontage of Ager Road. These trees must be removed to facilitate necessary improvements within the PUE running along Ager Road.

Specimen Trees ST-1 and ST-6 are located within the area of the property that is outside of the floodplain. This area is the only area suitable for development. Accordingly, the applicant is proposing to construct one of the proposed multifamily residential buildings in this area. Therefore, Specimen Trees ST-1 and ST-6 must be removed.

Specimen Tree ST-14 is located within the existing floodplain. The removal of ST-14 is required to accommodate demolition of an existing barn in the floodplain, so that the applicant can restore the area of the property near the existing stream to a natural state.

The species of the trees to be removed are red maple and silver maple. The condition ratings of these trees range from poor to good, with most classified in fair condition. The tree species have a mixture of good and poor 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.

Retention of these trees and protection of their respective CRZs would have a considerable impact on the development by creating challenges for building siting, for implementing any required street frontage improvements, and for removal of a derelict barn from the property.

(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 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 to be removed, retaining the trees and avoiding disturbance to the CRZ would prevent the applicant from constructing one of the buildings integral to this development, prevent restoration to the floodplain along the northern section of the property, and prevent any needed utility improvements to be made within the PUE along Ager Road.

The subject multifamily residential development aligns with the uses permitted under the R-55 Zone. Based on the unique characteristics of the property, enforcement of these rules would deprive the applicant of the right to develop the property in a similar manner to other properties in the area.

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

Not granting the variance request for ST-1, ST-2, ST-3, ST-4, ST-5, ST-6, and ST-14 would prevent the applicant from constructing one of the buildings integral to this development, prevent restoration to the floodplain along the northern section of the property, and prevent any needed utility improvements to be made within the PUE along Ager Road. 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.

(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 removal of all seven specimen trees would be the result of the new development, and in the case of ST-14, the need to

remove an existing barn from the 100-year floodplain. The request to remove the trees is solely based on the trees' location on the site, their species, and their condition.

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

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.

Granting this variance request will neither violate state water quality standards nor cause measurable degradation in water quality. Requirements regarding SWM will be reviewed and approved by DPIE. Erosion and sediment control requirements will be 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.

The required findings of Section 25-119(d) have been adequately addressed for the removal of the specimen trees identified as ST-1, ST-2, ST-3, ST-4, ST-5, ST-6, and ST-14 and, therefore, the variance is approved.

Preservation of Regulated Environmental Features/Primary Management Area
This site contains REF that are required to be preserved and/or restored to the fullest extent possible under Section 24-130(b)(5) of the prior Subdivision Regulations. The on-site REF include streams, stream buffers, wetlands, wetland buffers, 100-year floodplain, and steep slopes.

Section 24-130(b)(5) of the prior Subdivision Regulations 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 development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property or are those that are required by 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. SWM 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 County Code.

The REF on this property, as delineated in the approved NRI, include a stream, wetlands, and their associated buffers. PMA inclusive of these REF, existing floodplain, and adjacent steep slopes are also mapped along over half of the site (5.36 acres). The applicant submitted a revised SOJ for seven impacts to the REF and PMA, dated December 14, 2023. A subsequent email was received dated December 19, 2023, for a formal request to remove previously proposed Impacts 6 and 7 from consideration. Thereafter, another SOJ was received dated December 26, 2023, confirming that the applicant's request was for Impacts 1-5 only. A summary of the impacts considered is, as follows:

Impact #	**Type of Impact**	**Square footage Impact to REF (Per the December 14, 2023, SOJ)**
1	Installation of a 36" storm drainpipe and outfall	5,057 SF
2	Installation of a 24" storm drainpipe and outfall	1,764 SF
3	Demolition and removal of an existing barn and associated temporary access road from 24th place to the barn.	4,469 SF
4	Removal of an existing outbuilding and a portion of an existing gravel driveway that connects several existing outbuildings.	1,764 SF
5	Removal of two existing outbuildings and remaining portion of an existing gravel driveway.	12,480 SF
	Total:	25,534 SF

Impacts 1 and 2 are for stormwater pipes, outfall structures, and riprap. These impacts total 6,821 square feet of floodplain and PMA impacts. As discussed above, Impacts 1 and 2 are due to the installation of required infrastructure. They qualify as necessary impacts per the Code and, therefore, the REF have been preserved and/or restored in a natural state, to the fullest extent possible, in accordance with the requirements of prior Subtitles 24 and 27.

Impacts 3, 4, and 5 are for the removal of existing structures, an existing gravel driveway, and a temporary access road to access one of the structures for demolition. These impacts are required for the removal of these derelict structures and gravel driveway for restoration of the area they currently occupy within the PMA to a more natural state before conveyance to the M-NCPPC Parks Department. Impacts 3, 4, and 5 qualify as necessary impacts per the Code and, therefore, the REF have been preserved and/or restored in a natural state, to the fullest extent possible, in accordance with the requirements of prior Subtitles 24 and 27.

The square footage of the remaining impacts, exclusive of Impacts 6 and 7 in the December 19, 2023 email, did not match that of the revised SOJ dated December 14, 2023. Confirmation of the actual impact area (25,534 square feet) was provided in the revised SOJ dated December 26, 2023.

Impacts 6 and 7 shall be removed from the TCP1 and PPS, prior to their signature approval.

Erosion and Sediment Control

The County requires the approval of an erosion and sediment control plan. The tree conservation plan 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. A copy of the erosion and sediment control technical plan must be submitted so that the ultimate limits of disturbance (LOD) for the project can be verified and shown on the TCP2.

Soils

The predominant soils found to occur on-site, according to the U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, include Codorus and Hatboro soils frequently flooded; Urban land-Woodstown complex (0–5 percent slopes), and Woodstown-Urban land complex (0–5 percent slopes).

According to available information, unsafe soils containing Marlboro clay or Christiana complexes are not mapped on this property. A geotechnical review was not requested with this PPS; however, a copy of one was submitted. It may be required for review by the County with a future development application, in conformance with CB-94-2004.

Based on the preceding findings, the PPS conforms to the relevant environmental policies of the master plan and the Green Infrastructure Plan, and the relevant environmental requirements of prior Subtitle 24 and Subtitle 25.

14. **Urban Design**—The development will be subject to DSP approval, at which time the following requirements will be applicable:

Conformance with the Requirements of the prior Prince George's County Zoning Ordinance

This PPS evaluated 145 multifamily dwelling units in the portion of the property zoned R-55. Pursuant to Section 27-441(b) of the Zoning Ordinance, Footnote 141, multifamily dwellings are a permitted use in the prior R-55 Zone subject to the conditions provided in the footnote, including a requirement for DSP approval. At the time of DSP review, the applicant will be required to demonstrate conformance with the applicable requirements of the Zoning Ordinance including, but not limited to, the following:

- Section 27-430 and 27-441, requirements for the prior R-55 Zone, as applicable;
- Part 11, Off-Street Parking and Loading;

- Part 12, Signs; and
- Part 3, Division 9, Site Plans.

Conformance with the 2010 Prince George's County Landscape Manual
Pursuant to Section 27-124.03 of the prior Zoning Ordinance, the development is subject to the 2010 *Prince George's County Landscape Manual* (Landscape Manual). Specifically, conformance with the following requirements of the Landscape Manual will be evaluated at the time of DSP: Section 4.1, Residential Requirements; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements.

Ager Road is an arterial road requiring a landscape buffer for the frontage according to Section 4.6 (A minimum 50-foot-wide buffer to be planted with a minimum of 170 plant units per 100 linear feet of property line adjacent to the street). All plant material required by this section shall be located outside of PUEs adjacent to the ROW.

Incompatible uses are located to the northwest (place of worship) and southeast (educational use) which require a bufferyard in accordance with Section 4.7. A Type B buffer will be required along the south property line, and a Type A buffer will be required along the west property line, respectively.

Conformance with the Tree Canopy Coverage Ordinance
Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development project that proposes more than 5,000 square feet of gross floor area or disturbance, and requires a grading permit. Properties that are within the prior R-55 Zone are required to provide a minimum of fifteen percent of the gross tract area under tree canopy coverage (TCC), which equates to approximately 1.42 acres for this property. Compliance with this requirement will be evaluated at the time of DSP.

Approval of this PPS will not pose an impediment to achieving conformance with the prior Zoning Ordinance, Landscape Manual and TCC requirements, at the time of DSP review.

15. **Noise**—The property abuts Ager Road, an arterial roadway, therefore the applicant was required to provide a noise study analyzing whether any noise mitigation would be needed for the subject property.

The most recent standards for noise under the prior Zoning Ordinance and Subdivision Regulations are that noise must be mitigated to be no more than 65 A-weighted decibels (dBA) continuous equivalent sound level (Leq) during the hours of 7:00 a.m. to 10:00 p.m. (daytime) and no more than 55 dBA/Leq during the hours of 10:00 p.m. to 7:00 a.m. (nighttime) in outdoor activity areas. This method of measurement establishes that the *average* noise level in outdoor activity areas must be no more than 65 dBA during the daytime and 55 dBA during the nighttime. The most recent standards also establish that noise must be mitigated to be no more than 45 dBA in the interiors of dwelling units.

The noise study submitted by the applicant follows the prior standards for noise used by the Planning Department. The study delineated the unmitigated 65 dBA day-night average sound level (Ldn) noise contour, finding it to be approximately 25 feet from the front street line. The prior 65 dBA/Ldn standard is similar to a 65 dBA/Leq 24-hour noise average, but with a 10-decibel (dB) penalty to nighttime noise levels. Because of this, the unmitigated 65 dBA/Ldn 24-hour noise contour can be treated as an average of the unmitigated 65 dBA/Leq daytime noise contour and the unmitigated 55 dBA/Leq nighttime noise contour, resulting in it being located in between the two Leq contours. The 65 dBA/Leq daytime contour will be located closer to the noise source (the arterial), and the 55 dBA/Leq nighttime contour will be located farther from the noise source.

With this PPS, the applicant is not required to provide any outdoor activity areas, as mandatory dedication of parkland is being accomplished with the conveyance of stream valley parkland. Prior discussion with the applicant has indicated that they may provide a courtyard at the rear of the building for the use of their residents. The noise study indicates that the courtyard, if provided, will not exceed acceptable noise levels and will be further mitigated due to the shielding provided by the building.

Standard building construction materials are capable of reducing noise levels at building exteriors of up to 65 dB, to be no more than 45 dB in building interiors. For this reason, the noise standards require that any dwelling unit which will experience average exterior noise levels above 65 dBA (as shown by the position of the 65 dBA/Leq daytime noise contour), shall demonstrate noise mitigation to bring interior noise levels down to 45 dBA. Mitigation is typically accomplished through upgraded construction materials capable of greater sound reduction. Based on the current location of the building, no dwelling unit will be exposed to noise levels above 65 dBA. The building is not affected by the 65 dBA/Ldn unmitigated noise contour, and because the 65 dBA/Leq noise contour will be located farther from the building (closer to the arterial), the building will also not be affected by the unmitigated 65 dBA/Leq daytime noise contour. No dwelling unit will need additional noise mitigation beyond what can be accomplished with standard construction materials.

In conclusion, no exterior noise mitigation will be required and no interior noise mitigation will be required, unless the building position changes so that it is close enough to Ager Road to be affected by the unmitigated 65 dBA/Leq daytime noise contour. At the time of DSP, the applicant shall determine the position of the multifamily building. If the building is affected by the unmitigated 65 dBA/Ldn noise contour currently shown on the plan, the applicant shall submit a revised noise study which determines the location of the unmitigated 65 dBA/Leq daytime noise contour, shows whether the building will be impacted by this contour, and, if impacted, what noise mitigation measures will be put in place to reduce interior noise to below 45 dBA. If interior noise mitigation is required, at the time of building permit, the permit shall include a certification by a professional engineer with competency in acoustical analysis, stating that the building shell or structure has been designed to reduce interior noise levels in the units to 45 dBA or less.

16. **Community Feedback**—Planning staff received a request from the 8th Precinct Civic Association to make a presentation to their members on how to provide feedback on the subject PPS. Staff attended a meeting held on November 20, 2023, at the Rollingcrest Community Center, to make the presentation. The topics covered at the meeting included basic information about the project, how to become a person of record, how to provide testimony for the Planning Board hearing, and the date of the Planning Board hearing. No specific feedback on the project was received at the meeting, given the meeting's limited scope. Although several members of the community had questions about the details of the project, staff did not have answers available to these questions at the meeting, and the meeting organizer determined the questions would be better directed towards the applicant. According to information provided later by the Association, a meeting between the Association and the applicant took place on December 18, 2023.

    No other written correspondence was received from members of the community regarding this project, prior to the deadline for submission. No community members signed up to speak at the January 18, 2024 Planning Board hearing.

17. **Public Hearing**—At the January 18, 2024 Planning Board hearing, staff presented the PPS to the Planning Board. In response to staff's presentation, the applicant's attorney spoke to indicate the applicant's agreement with the findings and conditions laid out in the technical staff report. The applicant's attorney affirmed the applicant's intent to use low-income housing tax credits to support the development. They also described the citizen outreach efforts made by the applicant to support the proposed development.

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

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This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, Doerner, and Bailey voting in favor of the motion, and with Commissioner Shapiro absent at its regular meeting held on Thursday, January 18, 2024, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 8th day of February 2024.

Peter A. Shapiro
Chairman

By Jessica Jones
Planning Board Administrator

PAS:JJ:EDC:rpg

Laura Tallerico

Approved for Legal Sufficiency
M-NCPPC Office of General Counsel

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department

Countywide Planning Section
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Certificate of Adequacy

ADQ- 2022-028

General Information

Project Name: The Herman Multifamily Apartments

Case Number: ADQ-2022-028

Associated Preliminary Plan of Subdivision or Final Plat: 4-22012

Use Type: Residential

Dwelling Unit Type and Number: 145 multifamily dwelling units

Gross Floor Area (nonresidential): N/A

Project Location

Project Location: On the north side of Ager Road, approximately 2,500 feet southeast of its intersection with MD 410 (East-West Highway)

Lot/Parcel: Parcel A

Tax Account: 3676384

Property Zone: RSF-65/RSF-A

Council District: 2

Planning Area: 65

Municipality: N/A

Election District: 17

Transportation Service Area: 1

Police District: I

School Cluster Area: 2

APPLICABILITY OF PUBLIC FACILITY ADEQUACY STANDARDS

Facility	Level of Service Required	Adequacy Met (Yes/No/NA)	Conditions of Adequacy Approval (Yes/No)
Transportation: Service Area 1 and designated boundaries of t	LOS "E" (Critical Lane Volume of 1451-1600)	Yes	Yes
Pedestrian and Bikeway	Public Facilities provided in accordance with Section 24-4506	N/A	No
Parks and Recreation *(Transit-Oriented/ Activity Center Zones and Employment Areas)*	2.5 acres per 1,000 residents	N/A	No
Parks and Recreation *(All Other Zones)*	15 acres per 1,000	Yes	No
Police—Residential Use	25 minutes for non-emergency calls; 10 minutes for emergency calls	Yes	No
Fire and Rescue—Residential Use	7 minutes travel time	Yes	No
Fire and Rescue—Non-Residential Use	5 minutes response time	N/A	No
Schools	<105% capacity or mitigation in accordance with Section 24-4510(c)	Yes	Yes

This Certificate of Adequacy is issued in accordance with Section 24-4503 of the Subdivision Regulations of Prince George's County, Maryland and in accordance with the analysis contained in the following memorandums attached hereto:

- *Special Projects Section (Walker to Diaz-Campbell, October 13, 2023)*
- *Department of Parks and Recreation (Thompson to Diaz-Campbell, October 23, 2023)*
- *Transportation Planning Section (Patrick to Diaz-Campbell, December 20, 2023)*

Based on the forgoing analysis, this Certificate of Adequacy is:

☐ Approved ☑ Approved with the conditions (indicated here):

☐ Denied

1. Total development within the subject property shall be limited to uses which generate no more than 75 AM peak-hour trips and 87 PM peak-hour vehicle trips.

2. Pursuant to Section 24-4510(c) of the Subdivision Regulations, the applicant and the applicant's heirs successors and/or assignees shall pay the applicable school facilities surcharge in accordance with the requirements of Section 10-192.01 of the Prince George's County Code prior to approval of a building permit.

SIGNATURE

D Berlage

Planning Director

Jan. 8, 2024

Date of Approval

This certificate of adequacy is valid for 12 years from the date of approval, subject to the additional expiration provisions of Section 24-4503(c).

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco

Countywide Planning Division
Special Projects Section

October 13, 2023

MEMORANDUM

TO: Eddie Diaz-Campbell, Planner III, Subdivision Section, DRD

FROM: Tineya Walker, Planner I, Special Projects Section, CWPD

VIA: Bobby Ray, AICP, Supervisor, Special Projects Section, CWPD

SUBJECT: **4-22012 Mount Zion Pentecostal Church-The Herman Multi-Family Apartments and ADQ-2022-028**

Project Summary:
The project proposes the development of one hundred and forty-five multifamily residential units. The 9.52-acre site is located at 6203 Ager Road, Hyattsville, MD 20782, on the north side of Ager Road approximately 1,800 feet south of the intersection with East-West Highway (Route 410).

This preliminary plan of subdivision (PPS) application was accepted for processing by the Planning Department on September 12, 2023.

PPS-4-22012

The following preliminary plan is being reviewed for public facility adequacy per the findings of Section 24-122.01. as follows:

(a) The Planning Board may not approve a preliminary plan of subdivision if it finds that adequate public facilities do not exist or are not programmed for the area within which the proposed subdivision is located, as defined in the "Guidelines for the Mitigation of Adequate Public Facilities: Public Safety Infrastructure" and "Guidelines for the Analysis of the Traffic Impact of Development Proposals." The Planning Board shall require adequate public facilities, as provided in this Section and in Division 4 of this Subtitle.

Water and Sewer:
Section 24-122.01(b)(1) of the prior Subdivision Regulations states that:

> …. the location of the property within the appropriate service area of the Ten-Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for preliminary or final plat approval.

The 2018 Water and Sewer Plan placed this property in the Water and Sewer Category 3, "Community System". Category 3 comprises all developed land (platted or built) on public water and sewer, and undeveloped land with a valid preliminary plan approved for public water and sewer. Additionally, the property is within Tier 1 of the Sustainable Growth Act. Tier 1 includes those properties served by public sewerage systems.

Capital Improvement Program (CIP):
The subject property is located in Planning Area 65 – "Langley Park & Vicinity". The *2023-2028 Fiscal Year Approved CIP Budget* identifies three new construction projects programmed for this planning area. Chillum Fire/EMS Station #834 located at 7411 Riggs Road (3.51.0017), International School at Langley Park located at 8211 15th Avenue (3.77.0017), and New Adelphi W/North Technology Academy located at 9000 25th Avenue (3.77.0021).

Conformance to the Master Plan:
This preliminary plan of subdivision was reviewed for conformance to the master plan in accordance with Section 24-121(a)(5) of the prior Subdivision Regulations. The 1989 Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity contains a Public Facilities Chapter (p. 141) which establishes some of the following overall objectives:

Goals:

- To correctly determine current and future needs in response to economic development and population change.
- To coordinate plans of the public and private sectors and set priorities for the acquisition of land and the development of public facilities, so as to minimize public costs.
- To make timely and orderly provision for needed public facilities and services by providing facilities that are reasonably accessible to all potential users and will ensure adequate level of physical safety and personal well-being for residents.
- To make timely and orderly provision for needed public facilities and services by designing public buildings to be aesthetically and functionally compatible with their surroundings, and to be energy efficient.

There are policies established for the following areas in the Public Facilities Chapter of the Plan: schools, libraries, public safety, parks and recreation, solid waste management / recycling and water and sewer. The proposed development will not impede achievement of any of the above-referenced goals. The analysis provided in this memo illustrates that, pursuant to adopted tests and standards, public safety facilities are adequate to serve the proposed development. Although not part of this analysis, the *2021 Update of the Pupil Yield Factors and Public School Clusters* shows that Cluster 6 is operating below 100% capacity.

There are no police, fire and emergency medical service facilities, public schools, parks, or libraries proposed on the subject property.

The 2008 *Approved Public Safety Facilities Master Plan* also provides guidance on the location and timing of upgrades and renovations to existing facilities and construction of new facilities, however, none of its recommendations affect the subject site.

Conclusion
At the writing of this referral staff finds that the applicable public facility standards and conformance with the area sector, is met pursuant to the prior Subdivision Regulations.

ADQ-2022-028

Certificate of Adequacy ADQ-2022-028 is being reviewed for public facility adequacy, per the findings of the current Subdivision Regulations Section 24-4500, as follows:

(1) This Section establishes public facility adequacy standards. They are summarized in Table 24-4502: Summary of Public Facility Adequacy Standards. The standards are established in Sections 24-4504, Public Facility Adequacy-Generally, through Section 24-4510, Schools Adequacy, below.

(2) An application listed in Section 24-4502(a) above shall not be approved until a certificate of adequacy or conditional certificate of adequacy is approved in accordance with the procedures and standards of this Section. No certificate of adequacy or conditional certificate of adequacy shall be approved unless and until it is reviewed and approved in conjunction with one of the applications or subdivision reviews identified in Section 24-4502(a) above and Section 24-4503(a).

Police Facility Adequacy:
Per Section 24-4508 of the current Subdivision Regulations, the Planning Board's test for police adequacy involves the following:

(A) A statement reflecting adequate equipment pursuant to studies and regulations used by the County, or the *Public Safety Master Plan* for police stations in the vicinity of the area of the proposed subdivision; and

(B) A statement by the Police Chief that the rolling 12-month average, adjusted monthly, for response times in the vicinity of the proposed subdivision is a maximum of 25 minutes total for non-emergency calls and a maximum of 10 minutes total for emergency calls for service. For the purposes of this Subsection, response time means the length of time from the call for service until the arrival of Police personnel on-scene or other police response, as appropriate.

The subject property is served by Police District I, Hyattsville, located at 5000 Rhode Island Avenue. Consistent with the provisions of Section 24-4508 correspondence was received from representatives of the Prince George's County Police Department dated October 2, 2023, that stated the Department "has an adequate amount of equipment for our current sworn officers".

Pursuant to Section 24-4508.B the subject police response times for the site meet the standard of 25 minutes for non-emergency calls and 10 minutes for emergency calls. The test is applied on the date the application is accepted or within the following three (3) monthly cycles. The times are based on a rolling average for the preceding 12 months. The application was accepted by the Planning Department on June 1, 2023.

Police Response Times (Section 24-4508.B) District VII

Reporting Cycle	Reporting Month	Priority	Non-Priority
Acceptance Date	September 2023	7:23 minutes	8:56 minutes

Fire and Rescue Adequacy:
Per Section 24-4509 of the current Subdivision Regulations, the Planning Board's test for fire and rescue adequacy involves the following:

(A) A statement reflecting adequate equipment in accordance with studies and regulations used by the County, or the *Public Safety Master Plan* for fire stations in the vicinity of the area where the subdivision is proposed to be located; and

(B) A statement by the Fire Chief that the response time for the first due fires and rescue station in the vicinity of the proposed subdivision is a maximum of seven minutes travel time. The Fire Chief shall submit monthly reports chronicling actual response times for calls for service during the preceding month.

The subject property is served by the Hyattsville Volunteer Fire Department #801 located at 6200 Belcrest Road, as the first due station. Prince George's County Fire and EMS Department representative, James V. Reilly, stated in writing (via email) that as of September 25, 2023, the project site passes the 7-minute travel time test for residential development. Travel time was taken from the closest Prince George's County Fire/EMS Station, Hyattsville #801.

Schools:
The subject property is located within Cluster 2, as identified in the *Pupil Yield Factors & Public-School Clusters* 2022-2023 Update. The project proposes to add 145 multifamily units.

The adopted "level of service" standard is the number of students generated by the proposed subdivision at each stage of development will not exceed 105 percent of the state rated capacity of the affected elementary, middle, and high school clusters. Per the table below, the existing state rated capacity for each level is above 105%. Per Section 24-4510 (c) of the Subdivision Regulations:

> When conditioned upon payment of the school's facility surcharge, or when otherwise exempt from the schools facility surcharge pursuant to Section 10-192.01, School Facilities Surcharge, of the County Code, the subdivision may be approved regardless of actual or projected school capacity.

Per the discussion below the project will be subject to the school's facility surcharge which will provide mitigation for noncompliance with the school capacity.

Impact on Affected Public School Clusters

	Affected School Cluster		
	Elementary School Cluster 2	**Middle School Cluster 2**	**High School Cluster 2**
Multifamily Units	145	145	145
Pupil Yield Factor (PYF) – MF	0.179	0.095	0.131
MF x PY=Future Enrollment	26	14	19
Adjusted Student Enrollment 9/30/21	20,968	9,781	10,074
Total Future Student Enrollment	20,994	9,795	10,093
State Rated Capacity	19,705	7,969	8,494
Percent Capacity	106%	123%	119 %

Section 10-192.01 establishes school surcharges and an annual adjustment for inflation, unrelated to the provision of Subtitle 24. The current amount is $9,741 per dwelling if a building is located between Interstate 495 and the District of Columbia; $9,741 per dwelling if the building is included within a Basic Plan or Conceptual Site Plan that abuts an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority; or $16,698 per dwelling for all other buildings. This project is inside of the I-495 Capital Beltway; thus, the surcharge fee is **$9,741**. This fee is to be paid to Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) at the time of issuance of each building permit.

CONCLUSION

Pursuant to compliance with Section 24-4510 (c) and payment of the school's facility surcharge, Staff finds that the applicable public facility standards and conformance with the area sector is met pursuant to 24-4500 of the Subdivision Regulations.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Department of Parks and Recreation
6600 Kenilworth Avenue Riverdale, Maryland 20737

Land Management and Environmental Stewardship

MEMORANDUM

DATE: October 23, 2023

TO: Eddie Diaz-Campbell, Planner III
Subdivision Section, Development Review Division, Planning Department

VIA: Sonja Ewing, Division Chief SME
Land Management and Environmental Stewardship (LMES)
Department of Parks and Recreation

FROM: Dominic Quattrocchi, Supervisor DAQ
Ivy R. Thompson, AICP, Planner III IRT
Land Acquisition/Management & Development Review Section
Land Management and Environmental Stewardship
Department of Parks and Recreation

SUBJECT: **Preliminary Plan of Subdivision (PPS) 4-22012**
Mount Zion Pentecostal Church [Multifamily]

The Department of Parks and Recreation (DPR) has reviewed and evaluated this Preliminary Plan of Subdivision (PPS) application as it pertains to public parks and recreational facilities.

PROPOSAL

This application is for the subdivision of land for the development of a 145-unit multifamily building.

BACKGROUND

The subject property, zoned Residential, Single Family-65 (RMF-65), and Residential Single Family-Attached (RSF-A), is 9.5 acres. The site addressed as 6203 Ager Road, is located on the north side of Ager Road, approximately 2,500 feet east of East-West Highway, and is subject to the 2013 *Formula 2040, Functional Master Plan for Parks, Recreation and Open Space, the* 2022 *Land Preservation, Parks and Recreation Plan for Prince George's County*, the 2014 *Plan Prince Georges 2035 Approved General Plan* (Plan 2035) and the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity*. This property is currently unimproved.

The subject property is within Park Service Area 2. Nearby developed park facilities include Heurich Park, located along the northeast border of the subject property and Riggs Manor Park located approximately a half mile south of the site. Additionally, The Northwest Branch Stream Valley Park is located 1/2-mile northeast of the subject property. 2022 *Land Preservation, Parks and*

Recreation Plan for Prince George's County indicates that Service Area 2 is well served by trails, and neighborhood and community parks.

Parks & Recreation Adequacy [Section 24-4507]
Staff analysis has determined that the project, as shown, will generate an additional 439 people in the local community.

Per 24-4507(b)(1)(B) of the Prince George's County Subdivision Regulations 15 acres of improved public parks per 1,000 residents is the adopted Level of Service standard for Parks and Recreation in Prince George's County. The 2022 Land Preservation, Parks, and Recreation Plan (LPPRP) shows that there are 35 acres of improved public parkland per 1,000 persons in the county.

Therefore, Parks staff finds the LOS is adequate.

Separate from the evaluation of Parks & Recreation Adequacy, the Mandatory Dedication requirements must be met, as discussed below.

Master Plan Conformance
The property is subject to the 2013 *Formula 2040, Functional Master Plan for Parks, Recreation and Open Space, the* 2022 *Land Preservation, Parks and Recreation Plan for Prince George's County*, the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) and the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity*. Parks staff reviewed this preliminary plan of subdivision for conformance to the master plan per Sections 24-4101(b) and 24-4402 of the Subdivision Regulations. 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity*, provides goals and policies related to parks and recreation (pages 147-156). The 2022 *Land Preservation, Parks and Recreation Plan for Prince George's County* provides parkland acquisition priorities (p. 75) and level of service targets for parkland (p. 264-265). Additional acquisition of land along the Northwest Branch Anacostia River Stream Valley is recommended. The proposed development aligns with the intention of the master plans to provide natural undeveloped land, and open space designed to help satisfy local recreation demand in the subregion and to support existing development for future residents.

FINDINGS & DISCUSSION:
Subdivision Section 24-4600 addresses the Mandatory Dedication of Parkland requirement for residential development. The regulation provides for the dedication of land, the payment of a fee-in-lieu, or onsite recreational facilities. The applicant proffered to meet the mandatory dedication requirement through the conveyance of land. LMES staff agrees.

The Prince George's County Subdivision Regulations Section 24-4601(b)(4)(A)(i) Compliance Alternatives allows for "the dedication of land identified for preservation as part of a stream valley park on a Functional Master Plan, Area Master Plan, or Sector Plan, with a finding there is reasonable active recreation in the general area, and that any trails shown on the plans are provided and dedicated" to conform to the mandatory Parkland Dedication requirement. DPR-LMES staff is seeking the conveyance of approximately 3.65 acres as identified in Parks Exhibit A of the subject property zoned RSF-A to satisfy Subdivision Section 24 -4601(4)(A)(i). The amount of land requested for dedication encompasses all the stream and the woodland conservation north of the stream.

PARKS EXHIBIT A

The subject site is located within the Northwest Branch of the Anacostia River and is identified in the 2017 Green Infrastructure Plan. There is an existing stream that is part of the Northwest Branch Stream Valley. The northern section of the property zoned RSF-A is contiguous existing M-NCPPC parkland (Heurich Park) to the east. The addition of this land will extend public parkland northward through this community and allow for the conservation of the stream located on the property.

The 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* cites the acquisition of Stream Valley parkland as a top priority (p. 151). The plan states there is a need for "continued acquisition within the park acquisition lines" for Northwest Branch "to provide additional open space preserve and protect to protect flood plain, help join neighborhoods, and provide flood protection to developed areas." (151). Guidelines 3, 5, and 7 further support the acquisition and dedication of passive parkland as sound conservation principles and practices. (p.155)

The 2022 *Land Preservation, Parks, And Recreation Plan* prioritizes the acquisition goals for Fiscal Years 2023 -2027. The acreage need identified for the acquisition of other stream valley parks is 375 acres (p.75) and in Service Area 2 there is a need for 1,696 acres of undeveloped Parkland. (p.264) Per the 2022 *Land Preservation, Parks, And Recreation Plan* 74% of residents are within a ¼ mile of a park and 100% of residents are within one mile of a park. The subject site is adjacent to Heurich Park which is developed with a programmed artificial turf football/soccer field; playground; playfield; outdoor dining area; dog park and basketball court. As noted earlier the subject property is also within 1/2 mile of Riggs Manor Park improved with a basketball court, playground, and outdoor dining area.

The applicant is providing all woodland conservation onsite, inclusive of land proposed for conveyance to M-NCPPC -DPR. LMES staff consents to the placement of woodland conservation easements on lands to be dedicated to M-NCPPC. LMES staff will provide a memorandum to Environmental Planning staff permitting woodland conservation on land being conveyed to M-NCPPC-DPR.

During a meeting coordinated by Subdivision staff on Tuesday, October 10, 2023, DPR staff met with the applicant to request the conveyance of the land zoned RSF-A, approximately 3.65 acres, to M-NCPPC to meet the Mandatory Parkland Dedication requirement. The applicant and representatives were in general agreement provided acreage remained for residents to access outdoor dining and passive recreation opportunities on the subject property. It was verbally stated that the LPPRP cited a need for stream valley conservation and supports the conveyance of the requested acreage.

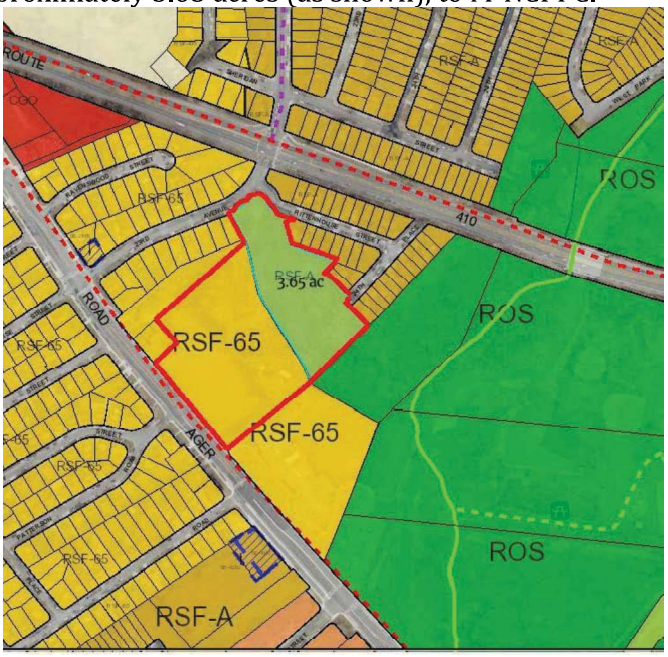
Summary:

The dedication of the 3.65+/- acres protects the stream valley and serves this community while providing connectivity to public natural open space to the east. Locations of active recreation facilities within ¼ mile to a ½ mile of the subject property were identified to demonstrate the accessibility of active recreation by future residents. The dedication conforms to the Master Plans and mandatory dedication of parkland requirement. LMES staff determined that the proposed mandatory dedication of parkland will meet the recreational needs of the future residents of this community.

RECOMMENDATION

The Park Planning & Development Division of DPR recommends approval of the Mount Zion Pentecostal Church Preliminary Plan of Subdivision, PPS 4-22012 with the following conditions:

1. Per Section 24-4601(b)(4)(A)(i) of the Prince George's County Subdivision Regulations the dedication of the land zoned RSF-A, approximately 3.65 acres (as shown), to M-NCPPC.



PARKS EXHIBIT A

2. The land shall be conveyed prior to the approval of the final record plat for the subdivision with the following conditions:

   a) An original, special warranty deed for the property to be conveyed, (signed by the WSSC Assessment Supervisor) shall be submitted to the Subdivision Section of the Development Review Division at M-NCPPC, along with the application of record plat.

   b) The M-NCPPC shall be held harmless for the cost of public improvements associated with land to be conveyed, including but not limited to, sewer extensions, adjacent road improvements, drains, sidewalls, curbs and gutters, and front-foot benefit charges prior to and subsequent to application of the building permit.

   c) The boundaries and acreage of land to be conveyed to the M-NCPPC shall be indicated on all development plans and permits, which include such property.

   d) The land to be conveyed shall not be disturbed or filled in any way without the prior written consent of the DPR. If the land is to be disturbed, the DPR shall require that a performance bond be posted to warrant restoration, repair, or improvements made necessary or required by the M-NCPPC development approval process. The bond or other suitable financial guarantee (suitability to be judged by the General Counsel's Office, The M-NCPPC) shall be submitted to the DPR within two weeks prior to applying for grading permits.

   e) All waste matter of any kind shall be removed from the property to be conveyed. All wells shall be filled, and underground structures shall be removed. The DPR shall inspect the site and verify that the land is in an acceptable condition for conveyance, prior to dedication.

   f) Storm drain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by the M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to or owned by the M-NCPPC, the DPR shall review and approve the location and design of these facilities. The DPR may require a performance bond and easement agreement prior to the issuance of grading permits.

   g) No stormwater management facilities, tree conservation, or utility easements shall be proposed on land owned by or to be conveyed to the M-NCPPC without the prior written consent of the DPR. The DPR shall review and approve the location and/or design of these features. If such proposals are approved by the DPR, a performance bond, maintenance, and easement agreements shall be required prior to the issuance of grading permits.

3. The applicant shall include a copy of the letter consenting to the placement of woodland conservation easements on lands to be dedicated to the Maryland-National Capital Park and Planning Commission as part of the record for 4-22012 and all subsequent applications.

cc: Alvin McNeal

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • TTY: 301-952-3796 • pgplanning.org

Countywide Planning Division
Transportation Planning Section

301-952-3680

December 20, 2023

MEMORANDUM

TO: Eddie Diaz-Campbell, Subdivision Section, Development Review Division

FROM: BHP Benjamin Patrick, Transportation Planning Section, Countywide Planning Division

NS Noelle Smith, AICP Transportation Planning Section, Countywide Planning Division

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

SUBJECT: ADQ-2022-028: Mt. Zion Ager Road

Proposal

The referenced Certificate of Adequacy (ADQ) application is being reviewed in conjunction with Preliminary Plan of Subdivision (PPS) 4-22012, which proposes the subdivision of land for 145 multifamily dwelling units. The Transportation Planning Section's (TPS) review of the referenced ADQ application was evaluated under the current zoning ordinance and subdivision regulations.

Criteria for Establishing Transportation Adequacy

The proposed development is subject to the Transportation Service Area 1 adequacy requirements for site-generated traffic impacts. The study area and critical intersections were scoped and approved by staff. The property is located within the RSF-65 and RSF-A zoning district and therefore is not subject to the bicycle and pedestrian adequacy requirements, described in Section 24-4502 and the "2022 Transportation Review Guidelines Supplement".

Analysis of Traffic Impacts

The applicant has submitted a full traffic impact study (TIS) at the request of staff. This study is used as the basis for a determination of adequacy.

The subject property is located within Transportation Service Area (TSA) 1, as defined in the *Plan Prince George's* 2035 *Approved General Plan*. As such, the subject property is evaluated according to the following standards:

Links and Signalized Intersections: Level-of-Service (LOS) D, with signalized intersections operating at a critical lane volume (CLV) of 1,600 or better.

Unsignalized Intersections:

For two-way stop-controlled intersections a three-part process is employed:

(a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) the maximum approach volume on the minor streets is computed if delay exceeds 50 seconds, (c) if the delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed.

For all-way stop-controlled intersections a two-part process is employed: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) if the delay exceeds 50 seconds, the CLV is computed.

Trip Generation

As mentioned, the PPS application proposes the subdivision of land for residential units. The table below summarizes trip generation for the site and will be used in reviewing traffic impacts generated by the site and for developing a trip cap for the site:

TRIP GENERATION SUMMARY: ADQ-2022-028								
			AM Peak Hour			PM Peak Hour		
Land Use	**Quantity**	**Metric**	**In**	**Out**	**Total**	**In**	**Out**	**Total**
Apartments	145	Units	15	60	75	57	30	87
Total Trip Cap Recommendation			**75**			**87**		

The latest TIS dated October 4, 2022 includes the analysis of the level of service (LOS) for all critical intersections. As previously mentioned, adequacy for the peak hour periods at all signalized intersections is acceptable within TSA 1, when LOS D or better is met per Section 24-4502 of the subdivision regulations and the Transportation Review Guidelines (TRG) Supplement. The traffic generated by the proposed PPS would impact the following intersections and links in the transportation system:

- MD 410 / Ager Road (signalized)
- MD 410 / 23rd Avenue (signalized)
- Ager Road / 23rd and Rittenhouse Street (signalized)
- Ager Road / Site Access (unsignalized)
- Ager Road / Oglethorpe Street (signalized)
- Ager Road / Hamilton Street (signalized)
- MD 500 / Ager Road (signalized)
- MD 500/ Hamilton Street (signalized)

Existing Traffic

The following critical intersections, interchanges, and links identified above, when analyzed with existing traffic and existing lane configurations, operate as follows:

EXISTING TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
MD 410 / Ager Road (signalized)	968	1000	A	A

MD 410 / 23rd Avenue (signalized)	938	1094	A	B
Ager Road / 23rd and Rittenhouse Street (signalized)	683	761	A	A
Ager Road / Site Access (unsignalized)	17.5 s	23.8 s	Pass	Pass
	<100 veh	<100 veh	-	-
	420	524	A	A
Ager Road / Oglethorpe Street (signalized)	497	591	A	A
Ager Road / Hamilton Street (signalized)	503	792	A	A
MD 500 / Ager Road (signalized)	821	697	A	A
MD 500/ Hamilton Street (signalized)	791	1114	A	B

*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure and should be interpreted as a severe inadequacy.

The TIA indicates that all intersections under the existing conditions are operating at acceptable levels.

Background Traffic

There are no critical intersections identified above that are programmed for improvements with 100 percent construction funding within the next six years in the current Maryland Department of Transportation "Consolidated Transportation Program" or the Prince George's County "Capital Improvement Program."

A growth of 0.5 percent was applied over 6 years. A second analysis was done to evaluate the impact of the background developments. The TIA indicates that all intersections under the background conditions are operating at acceptable levels. The analysis revealed the following results:

BACKGROUND TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
MD 410 / Ager Road (signalized)	1056	1087	B	B
MD 410 / 23rd Avenue (signalized)	966	1127	A	B
Ager Road / 23rd and Rittenhouse Street (signalized)	757	835	A	A
Ager Road / Site Access (unsignalized)	20.2 s	31.3 s	Pass	Pass
	<100 veh	<100 veh	-	-

	474	600	A	A
Ager Road / Oglethorpe Street (signalized)	565	669	A	A
Ager Road / Hamilton Street (signalized)	723	1019	A	B
MD 500 / Ager Road (signalized)	963	1198	A	C
MD 500/ Hamilton Street (signalized)	861	1280	A	C

*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure and should be interpreted as a severe inadequacy.

Total Traffic

The following critical intersections identified above, when analyzed with total future traffic, as developed using the Guidelines including the site trip generation as described above. The TIA concludes that all intersections under total future conditions will operate at acceptable levels and operate as follows:

TOTAL TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
MD 410 / Ager Road (signalized)	1061	1090	B	B
MD 410 / 23rd Avenue (signalized)	966	1138	A	B
Ager Road / 23rd and Rittenhouse Street (signalized)	772	853	A	A
Ager Road / Site Access (unsignalized)	54.4 s*	83.7 s*	Fail	Fail
	<100 veh	<100 veh		
	525	621	A (Pass)	A (Pass)
Ager Road / Oglethorpe Street (signalized)	570	680	A	A
Ager Road / Hamilton Street (signalized)	744	1040	A	B
MD 500 / Ager Road (signalized)	984	1229	A	C
MD 500/ Hamilton Street (signalized)	866	1290	A	C

*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure and should be interpreted as a severe inadequacy.

The applicant's TIA indicates that all studied intersections will continue to operate at an acceptable level of service and that the existing road network will not be adversely impacted by traffic generated by the subject site.

Bicycle & Pedestrian Adequacy

The subject property is in the RSF-65 and RSF-A zoning district and is, therefore, not subject to Section 24-4506 for pedestrian and bicycle adequacy.

Transportation Planning Review

Based on the methods provided in the "Transportation Review Guidelines – 2022 Supplement", the proposed residential development will generate 75 AM and 87 PM vehicle trips. Staff finds that all critical intersections will operate at acceptable levels to serve the proposed development based on the findings and conclusions provided in the traffic analysis. The Transportation Planning Section concludes that adequate transportation facilities would exist to serve the proposed subdivision as required under Section 24-4505 and Section 24-4506 of the Prince George's County Code.

Recommendations

Based on the findings presented above, staff conclude that transportation facilities will exist to serve the proposed subdivision as required under the prior and current Subtitle 24, if the following conditions are met:

1. Total development within the proposed Preliminary Plan of Subdivision shall be limited to uses that generate no more than 75 AM peak-hour trips and 87 PM peak-hour vehicle trips.

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

DATE: August 20, 2025

TO: Lakisha Hull, AICP, LEED AP BD+C, Planning Director

VIA: Jill Kosack, Chair, Alternative Compliance Committee

FROM: David Myerholtz, Alternative Compliance Committee Member

PROJECT NAME: The Herman Apartments

PROJECT NUMBER: Alternative Compliance AC-25009

COMPANION CASE: Detailed Site Plan DSP-22017

ALTERNATIVE COMPLIANCE

Recommendation: __X__ Approval _____ Denial

Justification: SEE ATTACHED

David E. Myerholtz

David E. Myerholtz
_____
Reviewer's Signature

PLANNING DIRECTOR'S REVIEW

_____ Final Decision ____ Approval ____ Denial

__X__ Recommendation ☐ Approval ____ Denial

__X__ To Planning Board

____ To Zoning Hearing Examiner

Planning Director's Signature [illegible] Sep 2, 2025 11:36:04 EDT) _____ _____
Date

APPEAL OF PLANNING DIRECTOR'S DECISION

Appeal Filed:

Planning Board Hearing Date:

Planning Board Decision: ____ Approval ____ Denial

Resolution Number:

Alternative Compliance: AC-25009
Name of Project: The Herman Apartments
Companion Case: DSP-22017

Alternative compliance is requested from Section 4.6, Buffering Development from Streets, of the 2010 *Prince George's County Landscape Manual* (Landscape Manual).

Location
The subject 9.51-acre property is located on the north side of Ager Road, approximately 1,500 feet southeast of its intersection with MD 410 (East-West Highway). The subject property is bound to the southeast by the wooded area of Heurich Park, in the Reserved Open Space (ROS) Zone, formerly the Reserved Open Space (R-O-S) Zone, and the Rosa L. Parks Elementary School in the Residential, Single-Family-65 (RSF-65) Zone, formerly the One-Family Detached Residential (R-55) Zone; to the southwest by Ager Road and single-family detached dwellings beyond in the RSF-65 (formerly R-55) Zone; to the northwest by Ager Road Methodist Church and single-family detached dwellings beyond in the RSF-65 (formerly R-55) Zone; to the north and northeast by 23rd Avenue, Rittenhouse Street, 24th Place, and single-family detached dwellings in the Residential, Single-Family-Attached (RSF-A) Zone, formerly the One-Family Semidetached, and Two-Family Detached, Residential (R-35) Zone.

Background
Detailed Site Plan DSP-22017 proposes development of 145 multifamily dwelling units in one building, with associated infrastructure and amenities. The applicant requests alternative compliance from Section 4.6, Buffering Development from Streets, of the Landscape Manual, as follows:

REQUIRED: Section 4.6(c)(1)(A)(iii) Buffering Residential Development from Streets, Major Collector or Arterial Road:

	Ager Road
Linear feet of property line adjacent to the street	392 feet
Minimum width of buffer	50 feet
Shade Trees (6 per 100 linear feet)	24
Evergreen Trees (16 per 100 linear feet)	64
Shrubs (30 per 100 linear feet)	120

PROVIDED: Section 4.6(c)(1)(A)(iii) Buffering Residential Development from Streets, Major Collector or Arterial Road:

	Ager Road
Linear feet of property line adjacent to the street	392
Minimum width of buffer	26 feet
Shade Trees (4 per 100 linear feet)	24
Evergreen Trees (12 per 100 linear feet)	65
Shrubs (20 per 100 linear feet)	129

Justification of Recommendation
The applicant requests alternative compliance from the requirements of Section 4.6, which requires a minimum buffer width of 50 feet when any yard of a multifamily development in any zone is

oriented toward a street classified as an arterial, such as Ager Road. The proposed development, which includes parking and drive aisles within this required buffer, reduces the provided width to 26 feet. The applicant has provided planting units along this buffer, beyond the requirement, to ensure there is an attractive view of development from the street, and the yard is buffered. In addition, the applicant has proposed a 6-foot-tall, board-on-board fence parallel to Ager Road.

Since the required buffer is in the front yard of this development, the Alternative Compliance Committee evaluated the alternative presented for quality in streetscape design as an additional consideration. The applicant provided several options for meeting the requirements of alternative compliance, including multiple variations of fencing or walls along this buffer (See Alternative Compliance Exhibit 2, included in the backup). The Committee reviewed these options and determined that Option Type No. 4, which includes a 2- to 4-foot-high curved masonry wall and berm would be equally effective as normal compliance while providing an attractive and safe streetscape along Ager Road. The recommended condition below includes revising the submitted plans to include Option Type No. 4 along this buffer, instead of the currently proposed 6-foot-tall, board-on-board fence.

Given that the provided plant units exceed the requirement, in addition to a proposed masonry wall and berm, the Alternative Compliance Committee finds the applicant's proposal, as amended with the recommended condition below, equally as effective as normal compliance with Section 4.6(c)(1), Requirements for Buffering Residential Development from Streets, of the Landscape Manual.

Recommendation

The Alternative Compliance Committee recommends APPROVAL of Alternative Compliance AC-25009, from the 2010 *Prince George's County Landscape Manual*, for Section 4.6, Buffering Development from Streets, subject to the following condition:

1. Prior to certification, the landscape plans shall be revised as follows:

    a. Revise the landscape design along the Ager Road frontage to provide Option Type No. 4, which includes a combination of berms and sections of curved 2- to 4-foot-high masonry wall, as shown in the sheet titled Exhibit No. 2 Alternative Compliance Options, subject to review by the Urban Design Section, as a designee of the Prince George's County Planning Board.

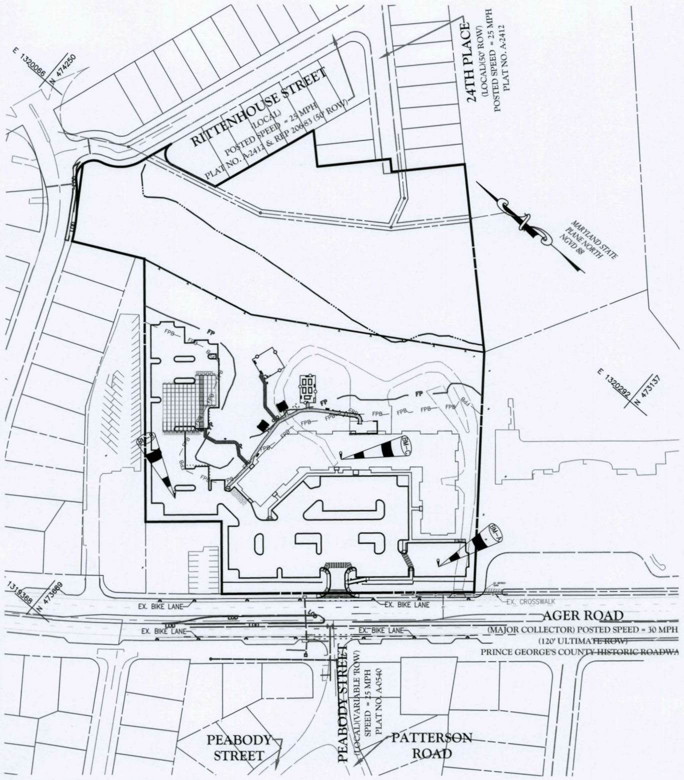
    b. Remove the alternative compliance notation from the landscape schedules that do not require alternative compliance.

THE HERMAN APARTMENTS
6203 AGER ROAD
DETAILED SITE PLAN DSP-22017

GENERAL NOTES

1. THE PROJECT NAME IS THE HERMAN APARTMENTS
2. TOTAL GROSS SITE AREA = 9.51 AC
   TOTAL NET SITE AREA = 4.15 AC
   TOTAL 100 YEAR FLOODPLAIN = 5.36 AC
   TOTAL AREA OF THE R-35 ZONE IS 164,657.3 SF - (3.78 ACRES). (CURRENT ZONE RSF-A SINGLE FAMILY ATTACHED)
   TOTAL AREA OF THE R-55 ZONE IS 249,599.0 SF - (5.73 ACRES). (CURRENT ZONE RSF-65 RESIDENTIAL, SINGLE FAMILY 65)
   FUTURE ROAD DEDICATION FOR 23RD AVE. IS PART OF AREA OF THE R-35 ZONE. THE DEDICATED AREA IS 435 SF - (.01 ACRES). (CURRENT ZONE RSF-A SINGLE FAMILY ATTACHED)
3. THE CURRENT ZONING IS RSF-A AND RSF-65. THE PREVIOUS ZONING WAS R-35 AND R-55.
4. THE PROPOSED USE OF THE PROPERTY IS TO CONSTRUCT 145 AFFORDABLE MULTI-FAMILY RENTAL APARTMENTS
5. THE NUMBER OF PARCELS WILL BE 2. PARCEL 2, WHICH IS 3.77 ACRES, WILL BE DEDICATED TO MNCPPC, DPR.
6. THE PROPOSED BREAKDOWN BY DWELLING UNIT IS AS FOLLOWS:
   63 1 BEDROOM APARTMENTS
   77 2 BEDROOM APARTMENTS
   05 3 BEDROOM APARTMENTS
7. EXISTING AND PROPOSED GROSS FLOOR AREA: N/A
8. 200 FOOT WSSC MAP REFERENCE 208NE02.
9. TAX MAP 41, GRID D2
10. THE PROPERTY IS NOT LOCATED WITHIN AN AVIATION POLICY AREA
11. WSSC WATER AND SEWER CATEGORY: EXISTING W-3, S-3
12. WSSC WATER AND SEWER CATEGORY: PROPOSED W-3, S-3
13. STORMWATER MANAGEMENT CONCEPT PLAN NUMBER: 27161-2022-0 APPROVED 1/30/2023 AND EXPIRES ON 1/30/2026.
14. A 10 FOOT PUE IS PROVIDED ALONG AGER ROAD AND IS ACTUALLY RECORDED ON THE EXISTING RECORD PLAT "PARCEL A MOUNT ZION PENTECOSTAL CHURCH" RECORDED MAY 31 2005 IN PLAT BOOK REP 206, PLAT NUMBER 83.
15. MANDATORY PARK DEDICATION: IS (4.15 NET ACRES) (15%) = 0.62 ACRES. PER THE REFERRAL FROM MNCPPC-DPR DATED OCTOBER 23, 2023 THE MANDATORY DEDICATION OF APPROXIMATELY 3.77 ACRES OF THE SUBJECT PROPERTY ZONED RSF-A IS PROVIDED TO SATISFY SUBDIVISION SECTION 24-460(A)(i). THE AREA FOR DEDICATION ENCOMPASSES ALL THE STREAM AND THE PROPOSED WOODLAND CONSERVATION AREA NORTH OF THE STREAM.
16. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
17. HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
18. STREAMS: YES, NORTHWEST BRANCH
    WETLANDS: YES, THERE ARE TWO ISOLATED WETLAND POCKETS WITHIN THE EXPANDED STREAM BUFFER CONSERVATION EASEMENT & 100 YEAR FLOODPLAIN EASEMENT. THE WETLAND AREA IS 0.04 AC. THE WETLAND BUFFER IS 0.26 AC
19. 100 YEAR FLOODPLAIN, YES TOTAL ACREAGE IS = 5.36 AC THE SOURCE OF THE FLOODPLAIN IS A FEMA STUDY 24033C0129E FOR THE NORTHWEST BRANCH.
20. THE PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
21. THE BOUNDARY AND TOPOGRAPHY FOR THIS PROJECT WERE INITIALLY COMPLETED BY MASER CONSULTING AND FIELD VERIFIED BY THE LANDTECH CORPORATION DATED JANUARY 2022
22. APPLICANT: MT. ZION PENTECOSTAL CHURCH OF WASHINGTON, D.C., INC.
23. THE NORTH ARROW IS NVGD 29.
24. THE PROPOSED DENSITY FOR THIS PROJECT IS IN ACCORDANCE WITH SECTION 27-441 (b) FOOTNOTE 141 OF THE PRIOR ZONING ORDINANCE WHICH STATES "ALL REGULATIONS FOR THE R-18 ZONE SET FORTH IN SECTION 27-442 SHALL APPLY, EXCEPT IF THE MULTIFAMILY HOUSING IS CONSTRUCTED WITH LOW INCOME HOUSING TAX CREDITS, THE MAXIMUM DENSITY SHALL BE FORTY (40) DWELLING UNITS PER ACRE AND THE MAXIMUM HEIGHT SHALL BE 110 FEET. ALL OTHER REGULATIONS SHALL BE THOSE APPROVED BY THE PLANNING BOARD OR DISTRICT COUNCIL PURSUANT TO PART 3, DIVISION 9 OF THIS SUBTITLE". (CB-69-2020)
    REFER TO THE SCHEDULE ON THIS COVER SHEET FOR THE REQUIRED AND PROPOSED ZONING REQUIREMENTS FOR THE R-18 ZONE PER SECTION 27-442.

- THE PROPOSED DENSITY IS 145 UNITS/4.15 NET ACRES = 35 UNITS/ACRE
- THE BUILDING HAS A FLAT ROOF AND THE PROPOSED HEIGHT OF THE BUILDING IS 54 FEET. THERE IS A DECORATIVE GABLE AT THE MAIN ENTRANCE THAT IS 57 FEET. SEE COLORED ARCHITECTURAL ELEVATION SHEETS 10 THRU 13.
- THE MINIMUM LOT SIZE, MINIMUM LOT WIDTH AT THE FRONT BUILDING LINE, AND MINIMUM LOT WIDTH AT THE FRONT STREET LINE IS IN ACCORDANCE WITH THE R-18 ZONE REQUIREMENTS PURSUANT TO SECTION
- 27-442
- GREEN AREA REQUIRED IS 60%.



LOCATION MAP

GRAPHIC SCALE

0 100 200 400

SCALE: 1" = 100'

SITE DATA

PARKING CALCULATIONS

PARKING SPACES REQUIRED:

(PER SECTION 27-658/WITHIN ONE MILE OF A METRO STATION)

1.33	SPACES/DWELLING UNITS	01 BEDROOM	
0.33	PLUS BEDROOMS		
63	1 BEDROOM UNITS * 1.33 =	84 SPACES	
77	2 BEDROOM UNITS * 1.66 =	128 SPACES	
5	3 BEDROOM UNITS * 1.99 =	10 SPACES	
		222 SPACES REQUIRED	

TOTAL PARKING SPACES PROVIDED:

COMPACT SPACES	(8.0' x 16.5') =	74
REGULAR SPACES	(9.0' x 18.0') =	134
HANDICAP SPACES	(19.0' x 13.0') =	10
		223
TOTAL LOADING SPACES	(33.0' x 12.0') =	1
ELECTRIC VEHICLE SPACES	(9.0' x 18.0') =	5
BIKE PARKING SPACES	(6-BIKE RACK)=	12

7/10/2025

BENCHMARK INFORMATION

BM	ELEVATION & STATION
BM-A	ELEVATION: 51.74 REBAR / CAP #5000 89 FEET NORTH OF AGER ROAD CENTERLINE. SOUTH EAST OF PROPERTY, N 473204 E 1319868
BM-B	ELEVATION: 50.53 REBAR / CAP #5001 208 FEET NORTH OF AGER ROAD CENTERLINE. SOUTH WEST OF PROPERTY, N 473622 E 1319667
BM-C	ELEVATION: 52.37 REBAR / CAP #5002 273 FEET NORTH OF AGER ROAD CENTERLINE. NORTH EAST OF PROPERTY, N 473448 E 1319900

CALL "MISS UTILITY"

TELEPHONE: 1-800-257-7777 FOR UTILITY LOCATIONS AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.

TAX MAP LEGEND ADJACENT PROPERTY OWNERS FOR AGER ROAD

LOT/BLOCK/ PARCEL/PLAT/ SUBDIVISION IN PLAN VIEW	TAX MAP INFORMATION
*PARCEL 51	TAX MAP 41 GRID D2 PARCEL 51 AGER ROAD METHODIST CHURCH INC PREMISES: 6301 AGER ROAD HYATTSVILLE, MD 20782-1626 ACCT No. 17-1834068 LIBER: 00000, FOLIO: 000 ZONE: RSF-65 USE: INSTITUTIONAL-CHURCH SIZE: 1.16 AC.
*PARCEL 52	TAX MAP 41 GRID D2 PARCEL 52 AGER ROAD METHODIST CHURCH PREMISES: 6301 AGER ROAD HYATTSVILLE, MD 20782-1626 ACCT No. 17-1834050 LIBER: 00000, FOLIO: 000 ZONE: RSF-65 USE: INSTITUTIONAL-CHURCH SIZE: 19,410 SF.
*SUBDIVISION 5760	TAX MAP 41 GRID E2 SUBDIVISION 5760 MT ZION PNTCSTL CH WASH DC INC PREMISES: 6203 AGER ROAD MAILING ADDRESS: BOARD OF TRUSTEES 1112 N STREET NW, WASHINGTON,DC 20005 ACCT No. 17-3676384 LIBER: 11452, FOLIO: 271, ZONE: RSF-65/RSF-A USE: RESIDENTIAL, SIZE: 9.5 AC.
*PARCEL 55	TAX MAP 41 GRID D2 PARCEL 55 BOARD OF EDUCATION OF PG COUNTY PREMISES: 6111 AGER ROAD HYATTSVILLE, MD 20782 ACCT No. 17-1845916 LIBER: 14417, FOLIO: 019 ZONE: RSF-65 USE: ROSA L. PARKS ELEMENTARY SCHOOL SIZE: 4.29 AC.
*LOT 1 BLOCK 1	TAX MAP 41 GRID D2 LOT 1 BARNES TERRY SR, MARSHALLBARNES BRENDA PREMISES: 6212 AGER ROAD HYATTSVILLE, MD 20782 ACCT No. 17-1871201, LIBER: 32551, FOLIO: 025 ZONE: RSF-65 USE: RESIDENTIAL SIZE: 7,000 SF.
*LOT 2 BLOCK 1	TAX MAP 41 GRID D2 LOT 2 HAROON SHAHEED PREMISES: 6210 AGER ROAD MAILING ADDRESS: 6229 LATCHLIFT CT., ELKRIDGE, MD 21075 ACCT No. 17-1850254 LIBER: 46590, FOLIO: 483, ZONE: RSF-65 USE: RESIDENTIAL, SIZE: 5,800 SF.
*LOT 3 BLOCK 1	TAX MAP 41 GRID D2 LOT 3 ARIAS JOSE L PREMISES: 6208 AGER ROAD HYATTSVILLE, MD 20782-1605 ACCT No. 17-1977594 LIBER: 06638, FOLIO: 635 ZONE: RSF-65 USE: RESIDENTIAL SIZE: 5,700 SF.
*LOT 1-A BLOCK 3	TAX MAP 41 GRID D2 SUBDIVISION: 900, LOT 1-A RAMIREZ JUAN & JULIA L PREMISES: 6206 AGER ROAD HYATTSVILLE, MD 20782-1604 ACCT No. 17-1933357 LIBER: 30471, FOLIO: 157 ZONE: RSF-65 USE: RESIDENTIAL SIZE: 5,778 SF.
*PARCEL 81	TAX MAP 41 GRID D2 PARCEL 81 COZIER ESTELLE & MALESIA ETAL, COZIER DEBBIE PREMISES: 6202 AGER ROAD HYATTSVILLE, MD 20782-1604 ACCT No. 17-1918721 LIBER: 00000, FOLIO: 000 ZONE: RSF-65 USE: RESIDENTIAL SIZE: 9,051 SF.
* LOT 1 BLOCK A	TAX MAP 41 GRID D2 SUBDIVISION: 220, LOT 1 CHOTEKA HUSSEIN M PREMISES: 6200 AGER ROAD HYATTSVILLE, MD 20782-1604 ACCT No. 17-1967777 LIBER: 31781, FOLIO: 290 ZONE: RSF-65 USE: RESIDENTIAL SIZE: 6,380 SF.

TAX MAP LEGEND ADJACENT PROPERTY OWNERS FOR 24TH PLACE

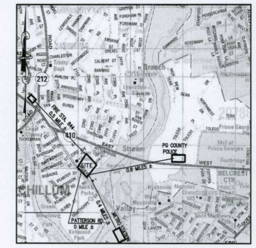
LOT/BLOCK/ PARCEL/PLAT/ SUBDIVISION IN PLAN VIEW	TAX MAP INFORMATION
*LOT 9 BLOCK D	TAX MAP 41 GRID D2 SUBDIVISION: 7800, LOT 9 MARTINEZHERNANDEZ TULIO E PREMISES: 6406 24TH PLACE HYATTSVILLE, MD 20782 ACCT No. 17-1911221 LIBER: 38072, FOLIO: 008 ZONE: RSF-65 USE: TOWN HOUSE SIZE: 4,801 SF.
*LOT 10 BLOCK D	TAX MAP 41 GRID D2 SUBDIVISION: 7800, LOT 10 JULIAN JULIE PREMISES: 6404 24TH PLACE HYATTSVILLE, MD 20782-1745 ACCT No. 17-1896463 LIBER: 10629, FOLIO: 001 ZONE: RSF-65 USE: TOWN HOUSE SIZE: 3,600 SF.
*LOT 3 BLOCK F	TAX MAP 41 GRID D2 SUBDIVISION: 7800, LOT 3 JOVA ANGEL L & NEREYDA PREMISES: 6405 24TH PLACE HYATTSVILLE, MD 20782 ACCT No. 17-1892462 LIBER: 04414, FOLIO: 740 ZONE: RSF-65 USE: TOWN HOUSE SIZE: 3,500 SF.

TAX MAP LEGEND ADJACENT PROPERTY OWNERS FOR 23RD AVENUE

LOT/BLOCK/ PARCEL/PLAT/ SUBDIVISION IN PLAN VIEW	TAX MAP INFORMATION
*LOT 13 BLOCK 8	TAX MAP 41 GRID SUBDIVISION: 7800, LOT 13 FUNES BLANCA PREMISES: 6324 23RD AVENUE HYATTSVILLE, MD 20782 ACCT No. 17-1906379 LIBER: 37230, FOLIO: 205, PLAT: A-1635 ZONE: RSF-65 USE: RESIDENTIAL SIZE: 5,425 SF.
*LOT 12 BLOCK 8	TAX MAP 41 GRID D2 SUBDIVISION: 7800, LOT 12 HIDER EVELYN L REV TRUST PREMISES: 6322 23RD AVENUE HYATTSVILLE, MD 20782-1743 ACCT No. 17-1930171 LIBER: 32618, FOLIO: 020 ZONE: RSF-65 USE: RESIDENTIAL SIZE: 5,900 SF.
*LOT 11 BLOCK 9	TAX MAP 41 GRID D2 SUBDIVISION: 7800, LOT 11 PAULINO PEDRO AMAYA PREMISES: 6319 23RD AVENUE HYATTSVILLE, MD 20782 ACCT No. 17-1902238 LIBER: 42322, FOLIO: 107 ZONE: RSF-65 USE: RESIDENTIAL SIZE: 6,900 SF.

TAX MAP LEGEND ADJACENT PROPERTY OWNERS FOR RITTENHOUSE STREET

LOT/BLOCK/ PARCEL/PLAT/ SUBDIVISION IN PLAN VIEW	TAX MAP INFORMATION
*LOT 1 BLOCK C	TAX MAP 41 GRID D2 SUBDIVISION 7800, LOT 1 YARL NANCY PREMISES: 2300 RITTENHOUSE STREET HYATTSVILLE, MD 20782 ACCT No. 17-1833656 LIBER: 41356, FOLIO: 051 ZONE: RSF-A USE: TOWN HOUSE SIZE: 7,261 SF.
LOT 2 BLOCK C	TAX MAP 41 GRID D2 SUBDIVISION 7800, LOT 2 MARTINEZ RUTILIO PREMISES: 2302 RITTENHOUSE STREET HYATTSVILLE, MD 20782 ACCT No. 17-1866532 LIBER: 00000, FOLIO: 000 ZONE: RSF-A USE: TOWN HOUSE SIZE: 3,800 SF.
*LOT 1 BLOCK D	TAX MAP 41 GRID E2 SUBDIVISION 7800, LOT 1 FLORES JOSE H ETAL, FLORES GERTRUDIS PREMISES: 2301 RITTENHOUSE STREET MAILING ADDRESS: 2300 FORDHAM STREET HYATTSVILLE, MD 20783 ACCT No. 17-1944651 LIBER: 32180, FOLIO: 469, ZONE: RSF-A USE: RESIDENTIAL, SIZE: 5,921 SF.
*LOT 2 BLOCK D	TAX MAP 41 GRID D2 SUBDIVISION 7800, LOT 2 RODRIGUEZ PEDRO E ETAL, MARIA FLORES-BATRES PREMISES: 2303 RITTENHOUSE STREET HYATTSVILLE, MD 20782 ACCT No. 17-1968221 LIBER: 21256, FOLIO: 055 ZONE: RSF-A USE: TOWN HOUSE SIZE: 3,800 SF.
*LOT 3 BLOCK D	TAX MAP 41 GRID E2 SUBDIVISION 7800, LOT 3 LU MING CHUN PREMISES: 2305 RITTENHOUSE STREET MAILING ADDRESS: 4521 TONQUIL STREET BELTSVILLE, MD 20705 ACCT No. 17-1957018 LIBER: 41819, FOLIO: 102, ZONE: RSF-A USE: RESIDENTIAL, SIZE: 3,800 SF.
*LOT 4 BLOCK D	TAX MAP 41 GRID D2 SUBDIVISION 7800, LOT 4 ROGERS MARY A PREMISES: 2307 RITTENHOUSE STREET HYATTSVILLE, MD 20782-1748 ACCT No. 17-1892983 LIBER: 00000, FOLIO: 000 ZONE: RSF-A USE: TOWN HOUSE SIZE: 3,800 SF.
*LOT 5 BLOCK D	TAX MAP 41 GRID D2 SUBDIVISION 7800, LOT 5 ALVEY VIRGINIA PREMISES: 2309 RITTENHOUSE STREET HYATTSVILLE, MD 20782 ACCT No. 17-1918010 LIBER: 00000, FOLIO: 000 ZONE: RSF-A USE: TOWN HOUSE SIZE: 3,800 SF.
*LOT 6 BLOCK D	TAX MAP 41 GRID D2 SUBDIVISION 7800, LOT 6 MORRIS WINSTON G & CAROL S PREMISES: 2311 RITTENHOUSE STREET HYATTSVILLE, MD 20782-1748 ACCT No. 17-1926997 LIBER: 12384, FOLIO: 024 ZONE: RSF-A USE: TOWN HOUSE SIZE: 3,800 SF.



VICINITY MAP

SCALE: 1" = 2000'
ADC PG. CO. MAP 5409, GRID E 6
200' SHEET 207 NE 2
PRINCE GEORGE'S COUNTY
TAX MAP 41 GRID D-2

	Required	Provided
Net Lot Area (SF)	16000	180,774
Maximum Lot Coverage	40%	62%
Green Area (minimum % for net lot area multi family 4 or more stories)	60%	38%
Lot/Width Frontage		
At Front Building Line	125*	431.1
At front Street Line	125*	429.85
Yards (min Depth/Width)		
Front	30	30
Side/Total of Both & Yards/ min of either yard	30/10	20/10
Rear	30	30
Building Height (ft)	110**	54
Density	40	35

*Refers to a lot or parcel used for a multi family project.

** if the buildings are more than 36 feet high, four or more stories and has an elevator.

SHEET INDEX

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7. GEOMETRIC PLAN
8. UTILITY PLAN
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10. COLORED ELEVATIONS
11. COLORED ELEVATIONS
12. COLORED ELEVATIONS
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15. RECREATION PLAN, DETAILS & NOTES
16. RECREATION DETAILS & NOTES
17. SIGNAGE, DETAILS & NOTES
18. DETAILS & NOTES
19. DETAILS & NOTES
20. LIGHTING DETAILS & NOTES
21. LIGHTING DETAILS & NOTES
22. ADA RAILING & EV CHARGING DETAILS & NOTES
23. RETAINING WALL DETAIL PLAN
24. PRE-DEVELOPED DRAINAGE AREA MAP
25. POST-DEVELOPED DRAINAGE AREA MAP

DESIGNED	FA	08/2025 DATE
DRAWN	FA/ERW	08/2025 DATE
CHECKED	KLM	08/2025 DATE
APPROVED	CFY	08/2025 DATE

REVISIONS

DATE	BY	DESCRIPTIONS
08/2025	CFY	REVISED PER MNCPPC SDRC COMMENTS.

LANDTECH CORPORATION
A FALCON COMPANY

201 Defense Highway
Suite 200
Annapolis, MD 21401
Ph. (443) 274-3232
Contact Person: Kim Morgan
Project Manager
kmorgan@techgroupinc.net

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STATE OF MARYLAND CHARLES F. YOUNG 10932 PROFESSIONAL LAND SURVEYOR

Charles F. Young 8/7/25

CHARLES F. YOUNG
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE No. 10932 EXP. DATE 06-17-2026

DEVELOPER

COMMUNITY HOUSING INITIATIVE, INC.
1123 ORMOND COURT
McLEAN VA 22101
PHONE: 703-556-9569
CONTACT: PATRICK BYRNE
EMAIL: PByrne@chidc.org

OWNER

MOUNT ZION PENTECOSTAL CHURCH OF WASHINGTON D.C., INC.
1112 N STREET N.W.
WASHINGTON, D.C. 20005
CONTACT: ORIN BOYD JR.
PHONE: 713-702-2169
EMAIL: PastorOBJ@gmail.com

DETAILED SITE PLAN - DSP-22017
COVER SHEET

THE HERMAN APARTMENTS

6203 AGER ROAD, HYATTSVILLE, MARYLAND 20782
PRINCE GEORGE'S COUNTY, MARYLAND
17TH CONGRESSIONAL ELECTION DISTRICT
TAX MAP 41, GRID D2. TAX ACCT. #3676384 PARCEL A

SCALE: 1" = 100' | DATE: AUGUST 2025 | TTG PROJECT No. 521040 | SHEET 01 OF 25

M:\projects\521040 6203 AGER ROAD\dwg\SHEETS\SITE\DETAILED SITE PLAN\01 - COVER SHEET.dwg, 8/7/2025 3:13:54 PM, dmurphy

M:\projects\521040 6203 AGER ROAD\dwg\SHEETS\SITE\DETAILED SITE PLAN.02 - APPROVAL SHEET.dwg, 8/7/2025 12:57:08 PM, ewiley

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

DESIGNED	FA	08/2025 DATE
DRAWN	FA/ERW	08/2025 DATE
CHECKED	KLM	08/2025 DATE
APPROVED	CFY	08/2025 DATE

REVISIONS

DATE	BY	DESCRIPTIONS
08/2025	CFY	REVISED PER MNCPPC SDRC COMMENTS.

LANDTECH CORPORATION
A FALCON COMPANY

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201 Defense Highway
Suite 200
Annapolis, MD 21401
Ph. (443) 274-3232
Contact Person: Kim Morgan
Project Manager
kmorgan@techgroupinc.net

STATE OF MARYLAND · CHARLES F. YOUNG · 10939 · PROFESSIONAL LAND SURVEYOR

Charles F. Young 8/7/25

CHARLES F. YOUNG
PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 10939, EXP. DATE 06-17-2026

DEVELOPER
COMMUNITY HOUSING INITIATIVE, INC.
1123 ORMOND COURT
McLEAN VA 22101
PHONE: 703-556-9569
CONTACT: PATRICK BYRNE
EMAIL: PByrne@chidc.org

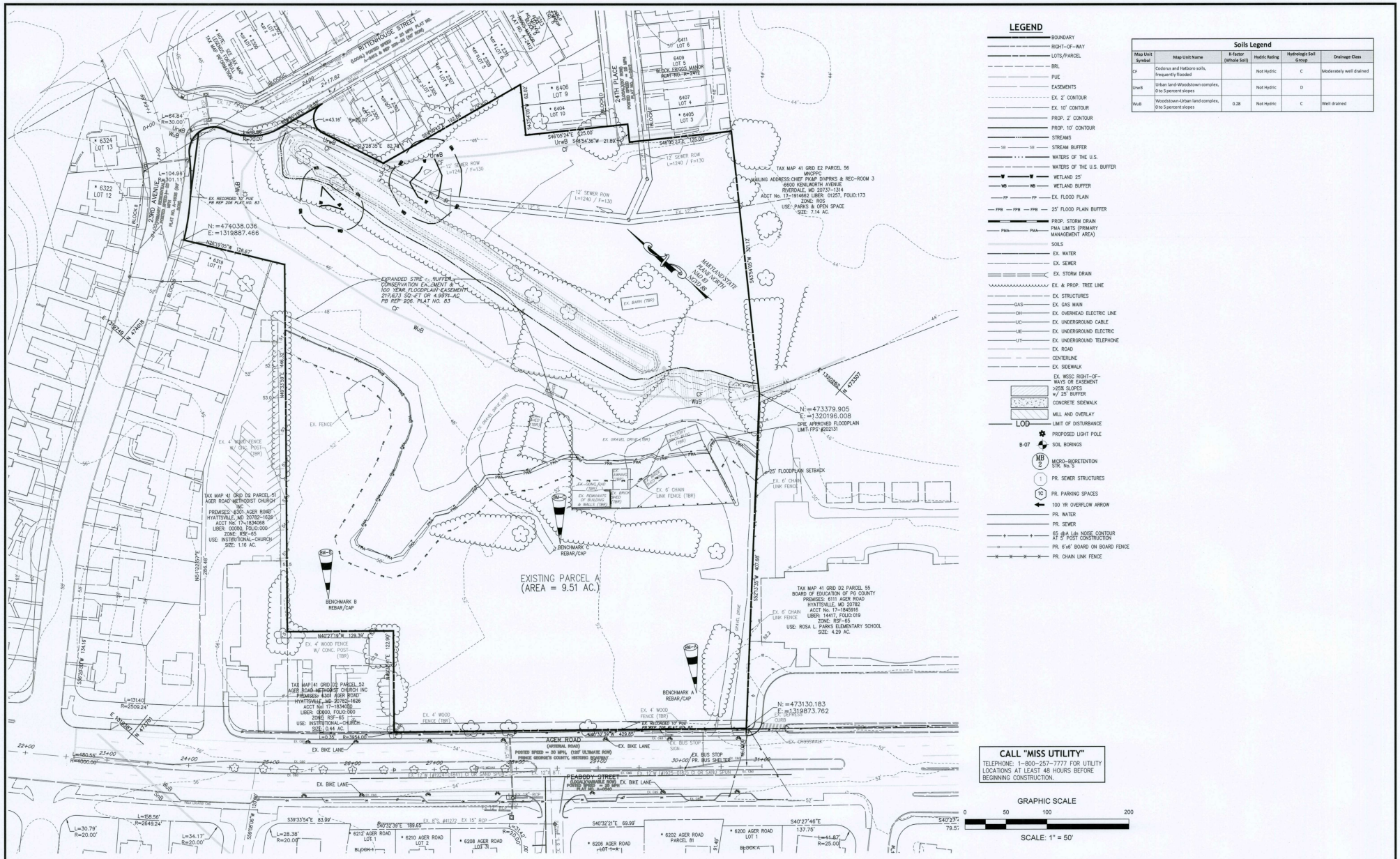
OWNER
MOUNT ZION PENTECOSTAL CHURCH OF WASHINGTON D.C., INC.
1112 N STREET N.W.
WASHINGTON, D.C. 20005
CONTACT: ORIN BOYD JR.
PHONE: 713-702-2169
EMAIL: PastorOBJ@gmail.com

DETAILED SITE PLAN - DSP-22017
APPROVAL SHEET

THE HERMAN APARTMENTS

6203 AGER ROAD, HYATTSVILLE, MARYLAND 20782
PRINCE GEORGE'S COUNTY, MARYLAND
17TH CONGRESSIONAL ELECTION DISTRICT
TAX MAP 41, GRID D2, TAX ACCT. #3676384 PARCEL A

SCALE: 1" = 200'	DATE: AUGUST 2025	TTG PROJECT No. 521040	SHEET 02 OF 25



DESIGNED	FA	08/2025 DATE
DRAWN	FA/ERW	08/2025 DATE
CHECKED	KLM	08/2025 DATE
APPROVED	CFY	08/2025 DATE

REVISIONS

DATE	BY	DESCRIPTIONS
08/2025	CFY	REVISED PER MNCPPC SDRC COMMENTS.

LANDTECH CORPORATION
A FALCON COMPANY
201 Defense Highway
Suite 200
Annapolis, MD 21401
Ph. (443) 274-3232
Contact Person: Kim Morgan
Project Manager
kmorgan@techgroupinc.net

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STATE OF MARYLAND — CHARLES F. YOUNG — 10930 — PROFESSIONAL ENGINEER
Charles F. Young 8/7/25

CHARLES F. YOUNG PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 10930, EXPIRATION DATE: 09-15-2026

DEVELOPER
COMMUNITY HOUSING INITIATIVE, INC.
1123 ORMOND COURT
McLEAN VA 22101
PHONE: 703-556-9569
CONTACT: PATRICK BYRNE
EMAIL: PByrne@chidc.org

OWNER
MOUNT ZION PENTECOSTAL CHURCH OF WASHINGTON D.C., INC.
1112 N STREET N.W.
WASHINGTON, D.C. 20005
CONTACT: ORIN BOYD JR.
PHONE: 713-702-2169
EMAIL: PastorOBJ@gmail.com

DETAILED SITE PLAN - DSP-22017
EXISTING CONDITIONS

THE HERMAN APARTMENTS

6203 AGER ROAD, HYATTSVILLE, MARYLAND 20782
PRINCE GEORGE'S COUNTY, MARYLAND
17TH CONGRESSIONAL ELECTION DISTRICT
TAX MAP 41, GRID D2, TAX ACCT. #3676384 PARCEL A

SCALE: 1" = 50' | DATE: AUGUST 2025 | TTG PROJECT No. 521040 | SHEET 03 OF 25

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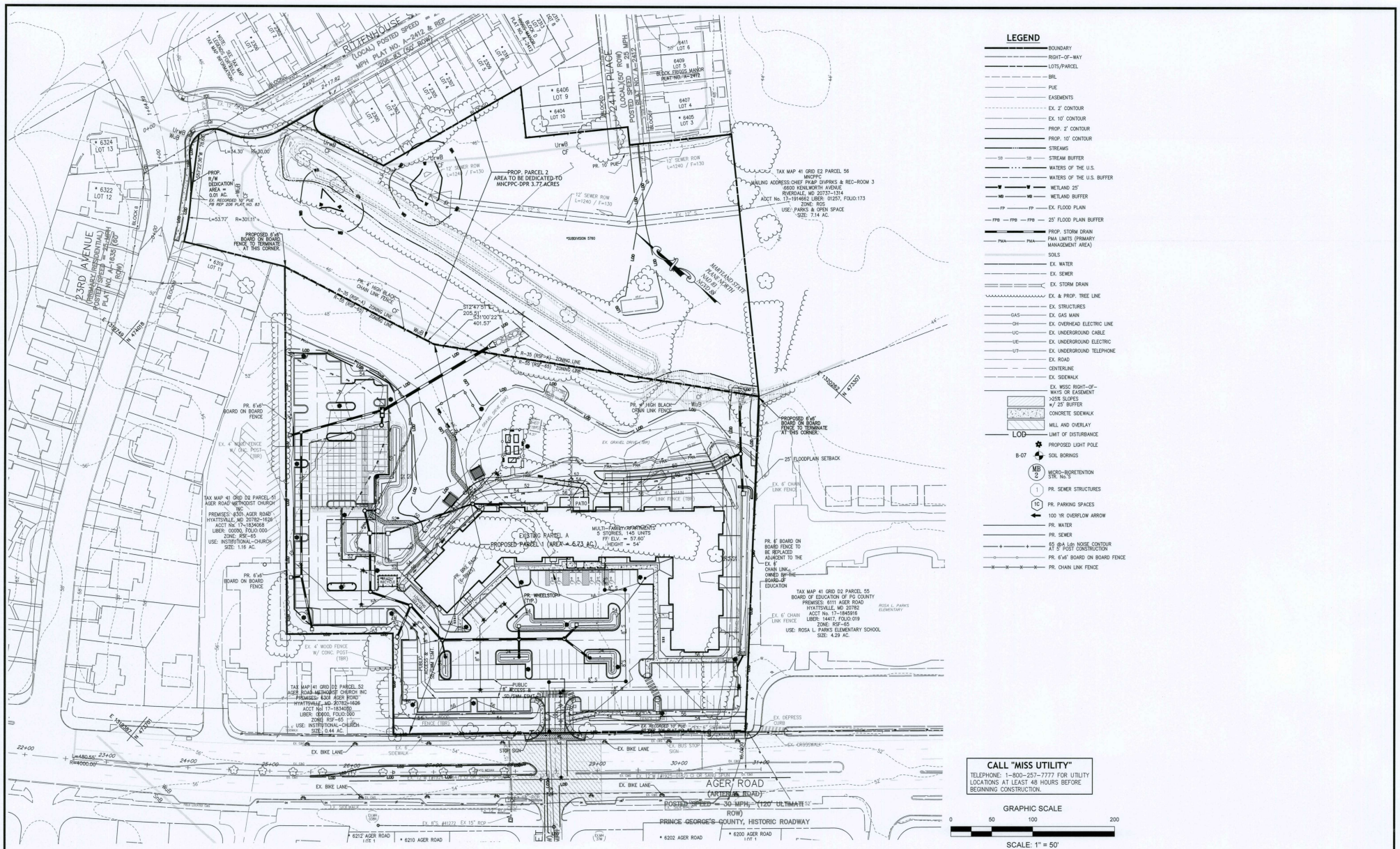

DESIGNED	FA	08/2025 DATE
DRAWN	FA/ERW	08/2025 DATE
CHECKED	KLM	08/2025 DATE
APPROVED	CFY	08/2025 DATE

REVISIONS

DATE	BY	DESCRIPTIONS
08/2025	CFY	REVISED PER MNCPPC SDRC COMMENTS.

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Project Manager
kmorgan@techgroupinc.net

STATE OF MARYLAND — CHARLES F. YOUNG — 10934 — PROFESSIONAL ENGINEER — PROFESSIONAL LAND SURVEYOR

Charles F. Young 8/7/25

CHARLES F. YOUNG PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 10934 EXP. DATE 06-17-2026

DEVELOPER
COMMUNITY HOUSING INITIATIVE, INC.
1123 ORMOND COURT
McLEAN VA 22101
PHONE: 703-556-9569
CONTACT: PATRICK BYRNE
EMAIL: PByrne@chidc.org

OWNER
MOUNT ZION PENTECOSTAL CHURCH OF WASHINGTON D.C., INC.
1112 N STREET N.W.
WASHINGTON, D.C. 20005
CONTACT: ORIN BOYD JR.
PHONE: 713-702-2169
EMAIL: PastorOBJ@gmail.com

DETAILED SITE PLAN - DSP-22017
COMPOSITE SHEET

THE HERMAN APARTMENTS

6203 AGER ROAD, HYATTSVILLE, MARYLAND 20782
PRINCE GEORGE'S COUNTY, MARYLAND
17TH CONGRESSIONAL ELECTION DISTRICT
TAX MAP 41, GRID D2, TAX ACCT. #3676384 PARCEL A

SCALE: 1" = 50'	DATE: AUGUST 2025	TTG PROJECT No. 52104.0	SHEET 04 OF 25

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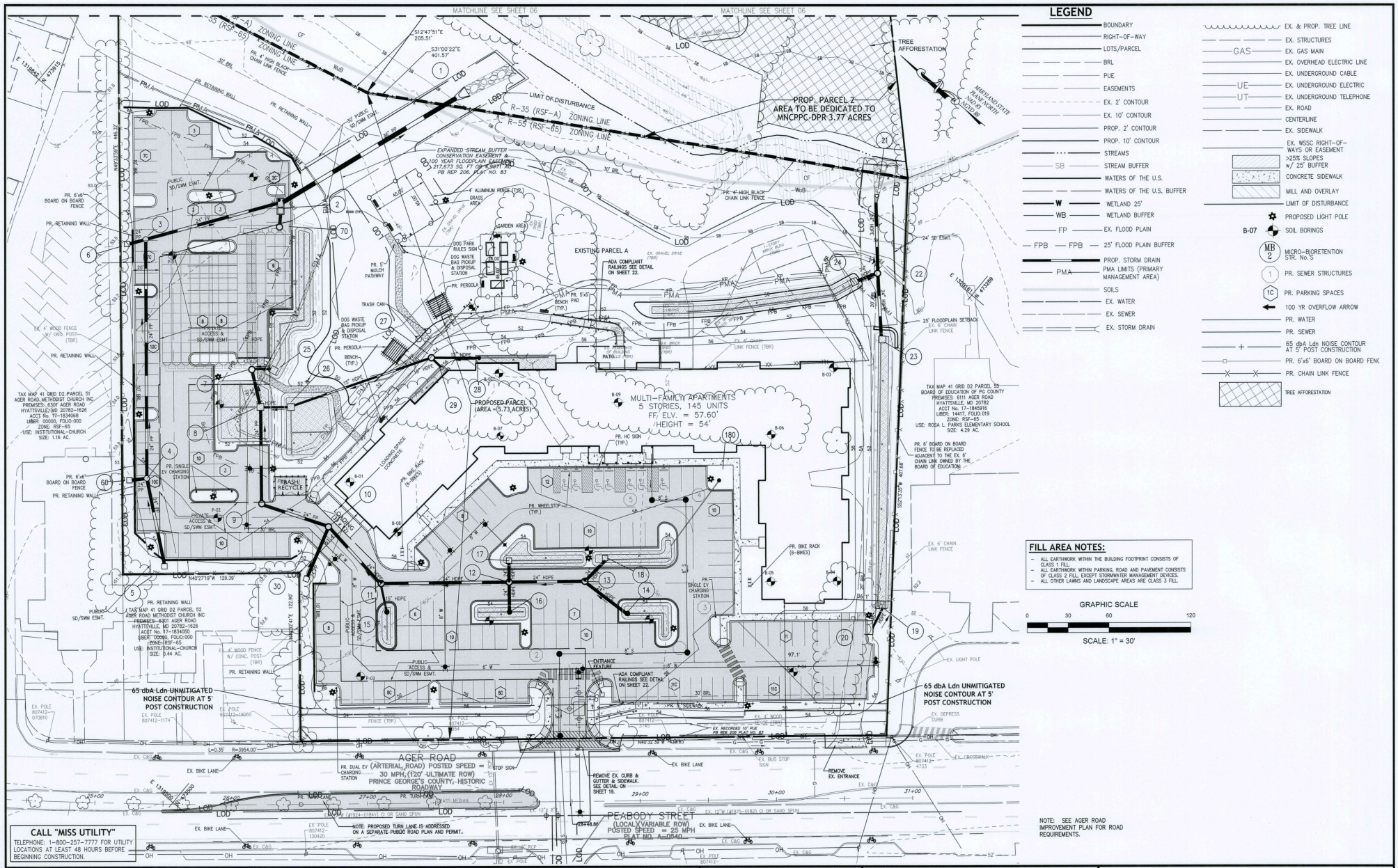

DESIGNED	FA	08/2025 DATE
DRAWN	FA/ERW	08/2025 DATE
CHECKED	KLM	08/2025 DATE
APPROVED	CFY	08/2025 DATE

REVISIONS

DATE	BY	DESCRIPTIONS
08/2025	CFY	REVISED PER MNCPPC SDRC COMMENTS.

LANDTECH CORPORATION
A FALCON COMPANY
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Ph. (443) 274-3232
Contact Person: Kim Morgan
Project Manager
kmorgan@techgroupinc.net

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STATE OF MARYLAND — CHARLES F. YOUNG — 10903 — PROFESSIONAL ENGINEER — FINAL LOG
Charles F. Young 8/7/25

CHARLES F. YOUNG PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 10903 EXP. DATE 09-11-2026

DEVELOPER
COMMUNITY HOUSING INITIATIVE, INC.
1123 ORMOND COURT
McLEAN VA 22101
PHONE: 703-556-9569
CONTACT: PATRICK BYRNE
EMAIL: PByrne@chidc.org

OWNER
MOUNT ZION PENTECOSTAL CHURCH OF WASHINGTON D.C., INC.
1112 N STREET N.W.
WASHINGTON, D.C. 20005
CONTACT: ORIN BOYD JR.
PHONE: 713-702-2169
EMAIL: PastorOBJ@gmail.com

DETAILED SITE PLAN - DSP-22017
PLAN VIEW SHEET

THE HERMAN APARTMENTS

6203 AGER ROAD, HYATTSVILLE, MARYLAND 20782
PRINCE GEORGE'S COUNTY, MARYLAND
17TH CONGRESSIONAL ELECTION DISTRICT
TAX MAP 41, GRID D2, TAX ACCT. #3676384 PARCEL A

SCALE: 1" = 30'	DATE: AUGUST 2025	TTG PROJECT No. 521040	SHEET 05 OF 25

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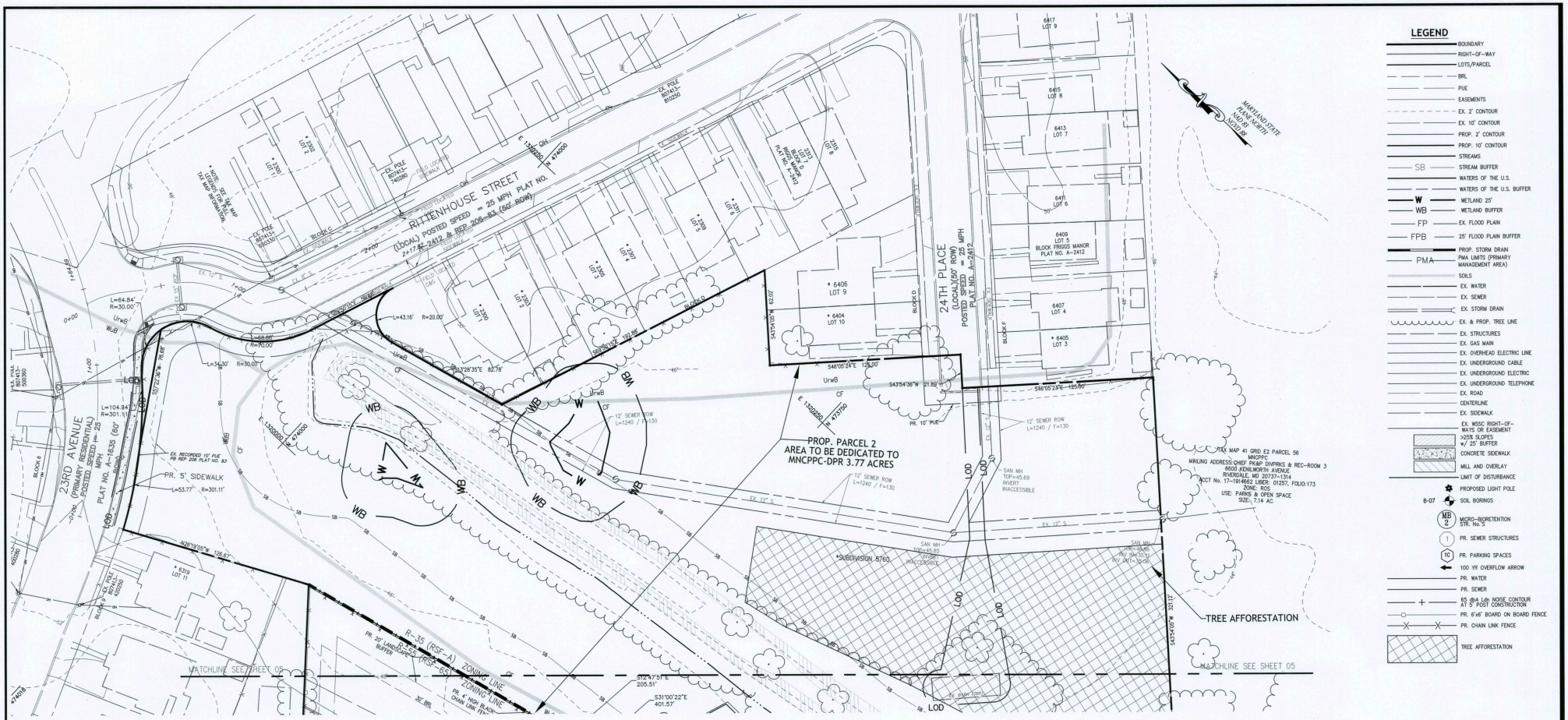

GRAPHIC SCALE
0 30 60 120
SCALE: 1" = 30'

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

DESIGNED	FA	08/2025 DATE
DRAWN	FA/ERW	08/2025 DATE
CHECKED	KLM	08/2025 DATE
APPROVED	CFY	08/2025 DATE

REVISIONS

DATE	BY	DESCRIPTIONS

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STATE OF MARYLAND — CHARLES F. YOUNG — 10933 — PROFESSIONAL ENGINEER
CHARLES F. YOUNG PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE No. 10933 EXP. DATE 06-17-2026
8/7/25

DEVELOPER
COMMUNITY HOUSING INITIATIVE, INC.
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PHONE: 703-556-9569
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EMAIL: PByrne@chidc.org

OWNER
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WASHINGTON, D.C. 20005
CONTACT: ORIN BOYD JR.
PHONE: 713-702-2169
EMAIL: PastorOBJ@gmail.com

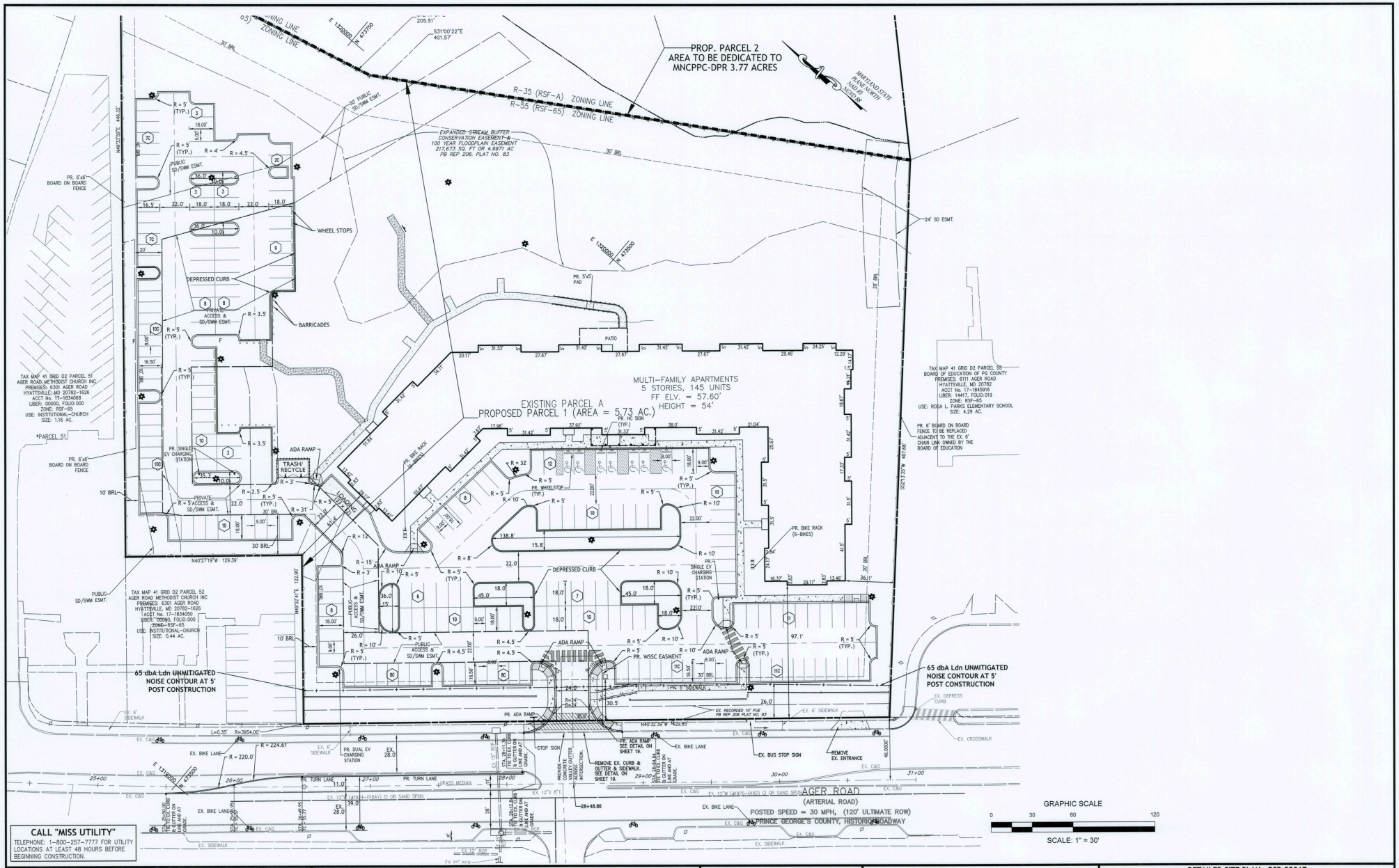
DETAILED SITE PLAN - DSP-22017
PLAN VIEW SHEET

THE HERMAN APARTMENTS

6203 AGER ROAD, HYATTSVILLE, MARYLAND 20782
PRINCE GEORGE'S COUNTY, MARYLAND
17TH CONGRESSIONAL ELECTION DISTRICT
TAX MAP 41, GRID D2, TAX ACCT. #3676364 PARCEL A

SCALE: 1" = 30'	DATE: AUGUST 2025	TTG PROJECT No. 521040	SHEET 06 OF 25

K:\projects\521040 6203 AGER ROAD\dwg\SHEETS\SITE\DETAILED SITE PLAN\DA - DETAILED SITE PLAN.dwg, 8/4/2025 12:34:04 PM, ewiley



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TELEPHONE: 1-800-257-7777 FOR UTILITY LOCATIONS AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.

DESIGNED	FA	08/2025 DATE
DRAWN	FA/ERW	08/2025 DATE
CHECKED	KLM	08/2025 DATE
APPROVED	CFY	08/2025 DATE

REVISIONS

DATE	BY	DESCRIPTIONS
08/2025	CFY	REVISED PER MNCPPC SDRC COMMENTS.

LANDTECH CORPORATION
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Contact Person: Kim Morgan
Project Manager
kmorgan@techgroupinc.net

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STATE OF MARYLAND — CHARLES F. YOUNG — 10933 — PROFESSIONAL LAND SURVEYOR
CHARLES F. YOUNG CERTIFICATION: I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 10933, EXP. DATE 09-17-2026
Charles F. Young 8/7/25

DEVELOPER
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PHONE: 703-556-9569
CONTACT: PATRICK BYRNE
EMAIL: PByrne@chidc.org

OWNER
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CONTACT: ORIN BOYD JR.
PHONE: 713-702-2169
EMAIL: PastorOBJ@gmail.com

DETAILED SITE PLAN - DSP-22017
GEOMETRIC PLAN

THE HERMAN APARTMENTS

6203 AGER ROAD, HYATTSVILLE, MARYLAND 20782
PRINCE GEORGE'S COUNTY, MARYLAND
17TH CONGRESSIONAL ELECTION DISTRICT
TAX MAP 41, GRID D2, TAX ACCT. #3676364 PARCEL A

SCALE: 1" = 30'	DATE: AUGUST 2025	TTG PROJECT No. 521040	SHEET 07 OF 25

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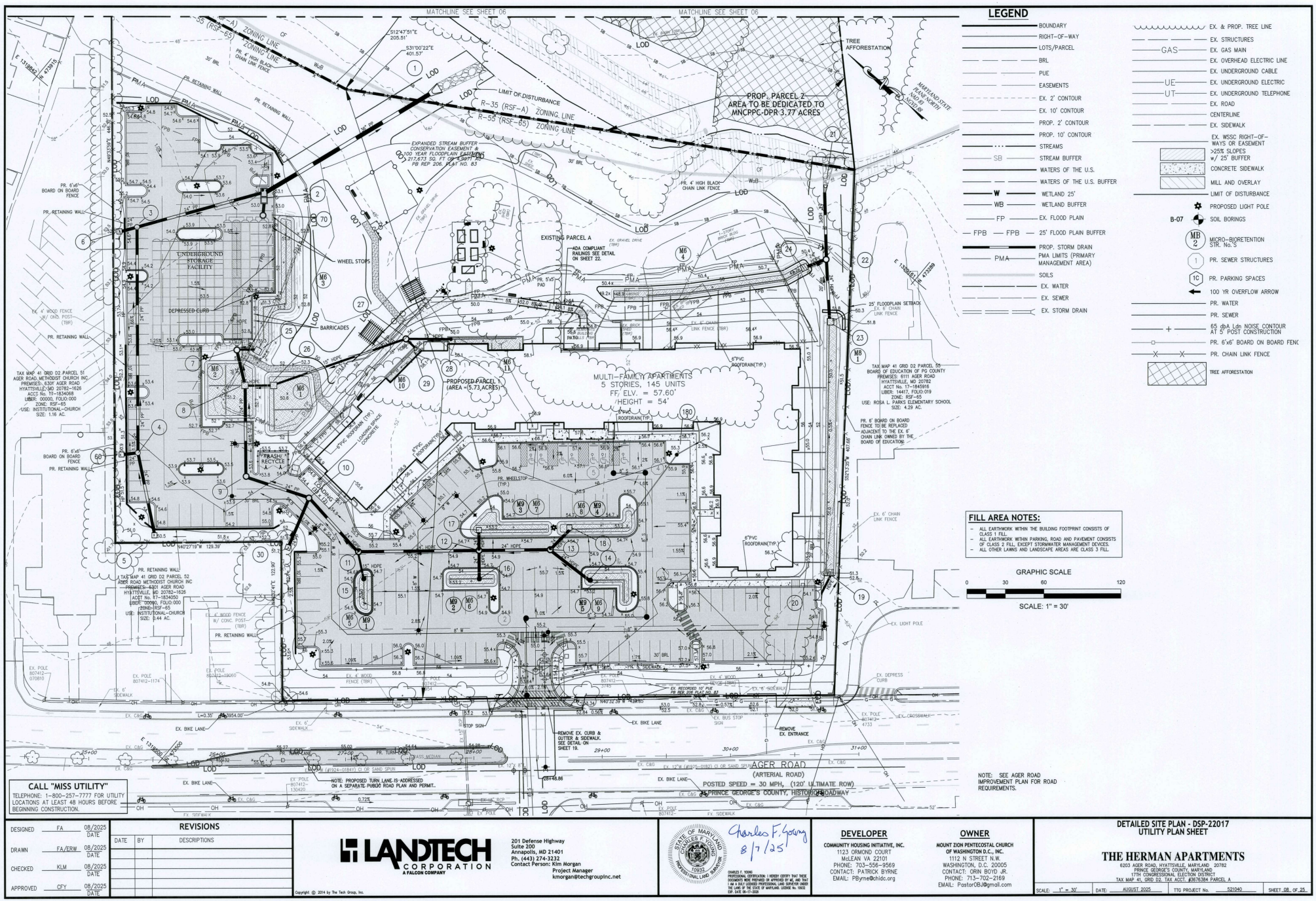

DESIGNED	FA	08/2025 DATE
DRAWN	FA/ERW	08/2025 DATE
CHECKED	KLM	08/2025 DATE
APPROVED	CFY	08/2025 DATE

REVISIONS

DATE	BY	DESCRIPTIONS

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Ph. (443) 274-3232
Contact Person: Kim Morgan
Project Manager
kmorgan@techgroupinc.net

STATE OF MARYLAND — CHARLES F. YOUNG — 10932 — PROFESSIONAL ENGINEER — PROFESSIONAL LAND SURVEYOR
Charles F. Young 8/7/25
CHARLES F. YOUNG
PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 10932 EXP. DATE 06-17-2026

DEVELOPER
COMMUNITY HOUSING INITIATIVE, INC.
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McLEAN VA 22101
PHONE: 703-556-9569
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EMAIL: PByrne@chidc.org

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WASHINGTON, D.C. 20005
CONTACT: ORIN BOYD JR.
PHONE: 713-702-2169
EMAIL: PastorOBJ@gmail.com

DETAILED SITE PLAN - DSP-22017
UTILITY PLAN SHEET

THE HERMAN APARTMENTS

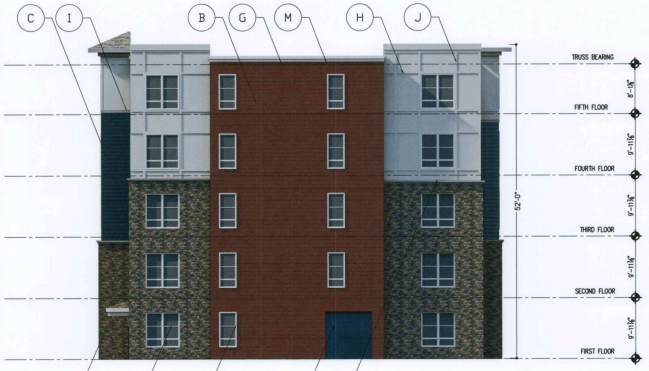
6203 AGER ROAD, HYATTSVILLE, MARYLAND 20782
PRINCE GEORGE'S COUNTY, MARYLAND
17TH CONGRESSIONAL ELECTION DISTRICT
TAX MAP 41, GRID D2, TAX ACCT. #3676384 PARCEL A

SCALE: 1" = 30'	DATE: AUGUST 2025	TTG PROJECT No. 521040	SHEET 08 OF 25

M:\projects\521040 6203 AGER ROAD\dwg\SHEETS\SITE\DETAILED SITE PLAN.DWG - UTILITY PLAN.dwg 8/4/2025 12:34:28 PM, ewiley

F6 FRONT ELEVATION
Scale: 1/8"=1'

C3 SIDE ELEVATION
Scale: 1/8"=1'



C8 SIDE ELEVATION
Scale: 1/8"=1'

3.13.1 CRITERIA APPLICABLE TO ALL PROJECTS

1. Project will be designed to comply with currently adopted State and local building codes,which includes the 2018 International Energy Conservation Code (IECC), MD COMAR 09.12.53, and the Uniform Federal Accessibility Standards (UFAS).
2. The design team has extensive experience with the energy efficiency goals of DHCD, and will work cooperatively with the applicant's certified RESNET Rater. The Rater will provide review of the design documents, modeling services, field observations and final testing and inspection. This project will be certified under the Energy Star for Homes program.
3. The design documents will include pest and rodent preventative measures. In addition, a pest management program will be implemented by the management company.
4. The project will be constructed with membrane roofing that provides a minimum 20 year warranty.
5. Entry doors will be hollow metal with polyurethane core or high performance fiberglass for improved durability and thermal resistance.
6. Project specifications will include detailed installation instructions including a requirement to comply with manufacturer's instructions.

3.13.2 BASE LEVEL GREEN STANDARDS FOR ALL PROJECTS

1. Contractor will prepare a waste management plan and divert a minimum of 75% of the construction waste from landfills.
2. Smoking areas will be designated on the site, and will not be less than 25'from air intake devices.

3.13.3 ADDITIONAL CRITERIA FOR NEW CONSTRUCTION

1. This project will be certified under the current Energy Star Multi-Family NC program.
2. Windows will be Energy Star qualified vinyl single hung.
3. Paving at the dumpster pad, the access drive to the dumpster, and any turns or return path of the garbage truck route will equal local requirements for standard duty residential roadway, or provide eight inches stone topped with five inches of bituminous asphalt.

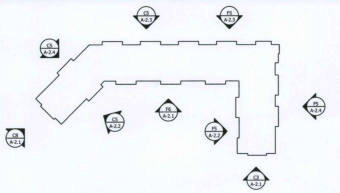
4.6.3 DEVELOPMENT QUALITY ENHANCEMENTS

1. Building entrances are designed and located to provide security and weather protection for the targeted resident group and the project includes green space areas, play areas, courtyards or exterior seating areas that provide recreational and social opportunities for the targeted resident community.
2. The building architecture, structure and mass complement the existing neighborhood and the project includes exterior architectural features and design elements that add interest and/or functionality, create unity with nearby architectural style, and generally improve the appearance of the building(s).
3. Architectural accessories such as decorative door surrounds, larger window trim, corner eave, cornice and column details or other special features are provided and are of composite or other durable materials.
4. Individual units, common areas and community spaces are well designed for comfortable living and tenant activities. Layouts are efficient, with practical traffic flow, and provide adequate space for furniture placement.

ELEVATION KEY

- (A) FACE STONE VENEER
- (B) VINYL CLAPBOARD SIDING- AUTUMN RED
- (C) VINYL CLAPBOARD SIDING- PACIFIC BLUE
- (D) ARCHITECTURAL GRADE SHINGLES
- (E) 3-1/2" VINYL WINDOW TRIM
- (F) HM DOOR W/ POLYURETHANE CORE
- (G) VINYL CROWN MOLDING - COLONIAL WHITE
- (H) FIBER CEMENT PANELING
- (I) SINGLE CHANNEL VINYL TRIM BAND
- (J) FIBER CEMENT TRIM
- (K) ENERGY STAR VINYL WINDOW - WHITE
- (L) PAINTED FIBERGLASS COLUMN WRAP
- (M) ALUMINUM FASCIA
- (O) PREFORMED ALUMINUM GUTTER
- (P) PRECAST STONE CAP
- (Q) PVC BRACKETS
- (R) INSULATED STEEL ROLLUP DOOR

KEY PLAN



SHEET 09 OF 25

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly registered Architect under the laws of the state of Maryland.
Registration No. 16763
Expiration Date: November 30, 2025

BUILDING DATA:

Construction Type: IIIB
Use Group: R2

DRAWING NAME: EXTERIOR ELEVATIONS

NO.	REVISION	DATE
1	SCHEMATIC SET	8/5/24

STUDIO K ARCHITECTURE
7806 JAKI TER
GLEN BURNIE, MD 21060
301.935.5985
STUDIO_K@VERIZON.NET

PROJECT NAME AND ADDRESS
AGER ROAD MULTI-FAMILY
6203 AGER ROAD
HYATTSVILLE, MD 20782

PRINCE GEORGE'S COUNTY

PROJECT	SHEET
AGER RD	A-2.1
DATE: 10/02/23	
SCALE	

M:\projects\21040-6203 AGER ROAD\dwg\SHEETS\SITE\DETAILED SITE PLAN.09 - BUILDING ELEVATION VIEW.dwg, 8/4/2025 10:45:55 AM, ewiley

F5 SIDE ELEVATION
Scale: 1/8"=1'

C5 SIDE ELEVATION
Scale: 1/8"=1'

3.13.1 CRITERIA APPLICABLE TO ALL PROJECTS

1. Project will be designed to comply with currently adopted State and local building codes,which includes the 2018 International Energy Conservation Code (IECC), MD COMAR 05.02.02,and the Uniform Federal Accessibility Standards (UFAS).
2. The design team has extensive experience with the energy efficiency goals of DHCD, and will work cooperatively with the applicant's certified RESNET Rater. The Rater will provide review of the design documents, modeling services, field observations and final testing and inspection. This project will be certified under the Energy Star for Homes program.
3. The design documents will include pest and rodent preventative measures. In addition, a pest management program will be implemented by the management company.
4. The project will be constructed with Architectural grade asphalt shingle roofing that provides a minimum of 30 year warranty. Membrane roofing for flat roofs will provide a 20 year warranty.
5. Entry doors will be hollow metal with polyurethane core for improved durability and thermal resistance.
6. Project specifications will include detailed installation instructions including a requirement to comply with manufacturer's instructions.

3.13.2 BASE LEVEL GREEN STANDARDS FOR ALL PROJECTS

1. Contractor will prepare a waste management plan and divert a minimum of 75% of the construction waste from landfills.
2. Smoking areas will be designated on the site, and will not be less than 25'from air intake devices.

3.13.3 ADDITIONAL CRITERIA FOR NEW CONSTRUCTION

1. This project will be certified under the current Energy Star New Multi-Family program.
2. Windows will be Energy Star qualified vinyl single hung.
3. Paving at the dumpster pad, the access drive to the dumpster, and any turns or return path of the garbage truck route will equal local requirements for standard duty residential roadway, or provide eight inches stone topped with five inches of bituminous asphalt.

4.6.3 DEVELOPMENT QUALITY ENHANCEMENTS

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2. The building architecture, structure and mass complement the existing neighborhood and the project includes exterior architectural features and design elements that add interest and/or functionality, create unity with nearby architectural style, and generally improve the appearance of the building(s).
3. Architectural accessories such as decorative door surrounds, larger window trim, corner eave, cornice and column details or other special features are provided and are of composite or other durable materials.
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ELEVATION KEY

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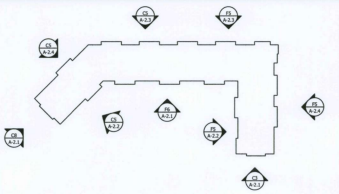
- (B) VINYL CLAPBOARD SIDING- AUTUMN RED
- (C) VINYL CLAPBOARD SIDING- PACIFIC BLUE
- (D) ARCHITECTURAL GRADE SHINGLES
- (E) 3-1/2" VINYL WINDOW TRIM
- (F) 6M DOOR W/ POLYURETHANE CORE
- (G) VINYL CROWN MOLDING - COLONIAL WHITE
- (H) FIBER CEMENT PANELING
- (I) SINGLE CHANNEL VINYL TRIM BAND
- (J) FIBER CEMENT TRIM
- (K) ENERGY STAR VINYL WINDOW - WHITE
- (L) PAINTED FIBERGLASS COLUMN WRAP
- (M) ALUMINUM FASCIA
- (O) PREFORMED ALUMINUM GUTTER
- (P) PRECAST STONE CAP
- (Q) PVC BRACKETS
- (R) INSULATED STEEL ROLLUP DOOR

KEY PLAN



SHEET 10 OF 25

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly registered Architect under the laws of the state of Maryland.
Registration No. 16763
Expiration Date: November 30, 2025

BUILDING DATA:

Construction Type: IIIB
Use Group: R2

EXTERIOR ELEVATIONS

NO.	REVISION	DATE
#1	SCHEMATIC PROGRESS	12/11/23

STUDIO K ARCHITECTURE
7806 JAKI TER
GLEN BURNIE, MD 21060
301.935.9195
STUDIO_K@VERIZON.NET

PROJECT NAME AND ADDRESS
AGER ROAD MULTI-FAMILY
6203 AGER ROAD
HYATTSVILLE, MD 20782

PRINCE GEORGE'S COUNTY

PROJECT	SHEET
AGER RD	A-2.2
DATE 10/09/23	
SCALE	

M:\projects\521040 6203 AGER ROAD\dwg\SHEETS\SITE\DETAILED SITE PLAN.10 - BUILDING ELEVATION VIEW.dwg, 8/4/2025 10:45:11 AM, ewiley

F5 REAR ELEVATION
Scale: 1/8"=1'

C5 REAR ELEVATION
Scale: 1/8"=1'

3.13.1 CRITERIA APPLICABLE TO ALL PROJECTS

1. Project will be designed to comply with currently adopted State and local building codes,which includes the 2018 International Energy Conservation Code (IECC), MD COMAR 05.02.02,and the Uniform Federal Accessibility Standards (UFAS).
2. The design team has extensive experience with the energy efficiency goals of DHCD, and will work cooperatively with the applicant's certified RESNET Rater. The Rater will provide review of the design documents, modeling services, field observations and final testing and inspection. This project will be certified under the Energy Star for Homes program.
3. The design documents will include pest and rodent preventative measures. In addition, a pest management program will be implemented by the management company.
4. The project will be constructed with Architectural grade asphalt shingle roofing that provides a minimum of 30 year warranty. Membrane roofing for flat roofs will provide a 20 year warranty.
5. Entry doors will be hollow metal with polyurethane core for improved durability and thermal resistance.
6. Project specifications will include detailed installation instructions including a requirement to comply with manufacturer's instructions.

3.13.2 BASE LEVEL GREEN STANDARDS FOR ALL PROJECTS

1. Contractor will prepare a waste management plan and divert a minimum of 75% of the construction waste from landfills.
2. Smoking areas will be designated on the site, and will not be less than 25' from air intake devices.

3.13.3 ADDITIONAL CRITERIA FOR NEW CONSTRUCTION

1. This project will be certified under the current Energy Star New Multi-Family program.
2. Windows will be Energy Star qualified vinyl single hung.
3. Paving at the dumpster pad, the access drive to the dumpster, and any turns or return path of the garbage truck route will equal local requirements for standard duty residential roadway, or provide eight inches stone topped with five inches of bituminous asphalt.

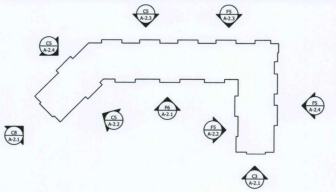
4.6.3 DEVELOPMENT QUALITY ENHANCEMENTS

1. Building entrances are designed and located to provide security and weather protection for the targeted resident group and the project includes green space areas, play areas, courtyards or exterior seating areas that provide recreational and social opportunities for the targeted resident community.
2. The building architecture, structure and mass complement the existing neighborhood and the project includes exterior architectural features and design elements that add interest and/or functionality, create unity with nearby architectural style, and generally improve the appearance of the building(s).
3. Architectural accessories such as decorative door surrounds, larger window trim, corner eave, cornice and column details or other special features are provided and are of composite or other durable materials.
4. Individual units, common areas and community spaces are well designed for comfortable living and tenant activities. Layouts are efficient, with practical traffic flow, and provide adequate space for furniture placement.

ELEVATION KEY

- (A) FAUX STONE VENEER
- (B) VINYL CLAPBOARD SIDING- AUTUMN RED
- (C) VINYL CLAPBOARD SIDING- PACIFIC BLUE
- (D) ARCHITECTURAL GRADE SHINGLES
- (E) 3-1/2" VINYL WINDOW TRIM
- (F) HM DOOR W/ POLYURETHANE CORE
- (G) VINYL CROWN MOLDING - COLONIAL WHITE
- (H) FIBER CEMENT PANELING
- (I) SINGLE CHANNEL VINYL TRIM BAND
- (J) FIBER CEMENT TRIM
- (K) ENERGY STAR VINYL WINDOW - WHITE
- (L) PAINTED FIBERGLASS COLUMN WRAP
- (M) ALUMINUM FASCIA
- (O) PREFORMED ALUMINUM GUTTER
- (P) PRECAST STONE CAP
- (Q) PVC BRACKETS
- (R) INSULATED STEEL ROLLUP DOOR

KEY PLAN



SHEET 11 OF 25

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly registered Architect under the laws of the state of Maryland.
Registration No. 16763
Expiration Date: November 30, 2025

BUILDING DATA:

Construction Type: IIIB
Use Group: R2

EXTERIOR ELEVATIONS

NO.	REVISION	DATE
#1	SCHEMATIC PROGRESS	12/11/23

STUDIO K ARCHITECTURE
7906 JANI TER
GLEN BURNIE, MD 21060
301.835.5195
STUDIO_K@VERIZON.NET

PROJECT NAME AND ADDRESS
AGER ROAD MULTI-FAMILY
6203 AGER ROAD
HYATTSVILLE, MD 20782

PRINCE GEORGE'S COUNTY

PROJECT	SHEET
AGER RD	A-23
DATE 10/03/23	
SCALE	

M:\projects\521\040 6203 AGER ROAD\dwg\SHEETS\SITE\DETAILED SITE PLAN\11 - BUILDING ELEVATION VIEW.dwg, 8/4/2025 10:44:38 AM, melley

F5 SIDE ELEVATION
Scale: 1/8"=1'

C5 SIDE ELEVATION
Scale: 1/8"=1'

3.13.1 CRITERIA APPLICABLE TO ALL PROJECTS

1. Project will be designed to comply with currently adopted State and local building codes,which includes the 2018 International Energy Conservation Code (IECC), MD COMAR 05.02.02,and the Uniform Federal Accessibility Standards (UFAS).
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3. The design documents will include pest and rodent preventative measures. In addition, a pest management program will be implemented by the management company.
4. The project will be constructed with Architectural grade asphalt shingle roofing that provides a minimum of 30 year warranty. Membrane roofing for flat roofs will provide a 20 year warranty.
5. Entry doors will be hollow metal with polyurethane core for improved durability and thermal resistance.
6. Project specifications will include detailed installation instructions including a requirement to comply with manufacturer's instructions.

3.13.2 BASE LEVEL GREEN STANDARDS FOR ALL PROJECTS

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ELEVATION KEY

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- (B) VINYL CLAPBOARD SIDING- AUTUMN RED
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- (D) ARCHITECTURAL GRADE SHINGLES
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- (G) VINYL CROWN MOLDING - COLONIAL WHITE
- (H) FIBER CEMENT PANELING
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- (K) ENERGY STAR VINYL WINDOW - WHITE
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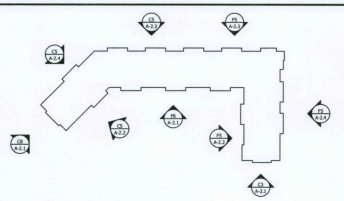
- (M) ALUMINUM FASCIA
- (O) PREFORMED ALUMINUM GUTTER
- (P) PRECAST STONE CAP
- (Q) PVC BRACKETS
- (R) INSULATED STEEL ROLLUP DOOR

KEY PLAN



SHEET 12 OF 25

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly registered Architect under the laws of the state of Maryland.
Registration No. 16763
Expiration Date: November 30, 2025

BUILDING DATA:

Construction Type: IIIB
Use Group: R2

EXTERIOR ELEVATIONS

NO.	REVISION	DATE
#1	SCHEMATIC PROGRESS	12/11/23

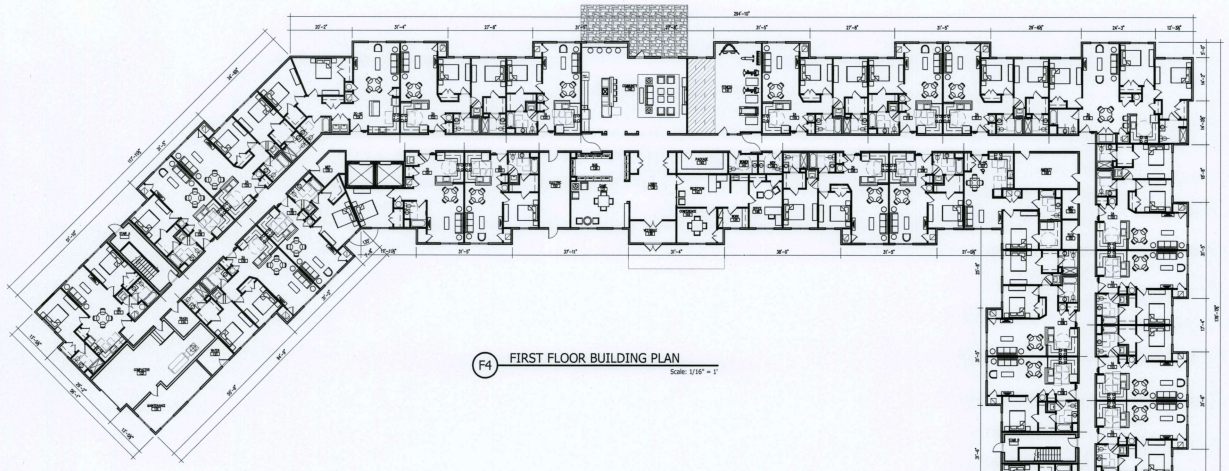
STUDIO K ARCHITECTURE
7806 JAKI TER
GLEN BURNIE, MD 21060
301.830.5195
STUDIO_K@VERIZON.NET

AGER ROAD MULTI-FAMILY
6203 AGER ROAD
HYATTSVILLE, MD 20782

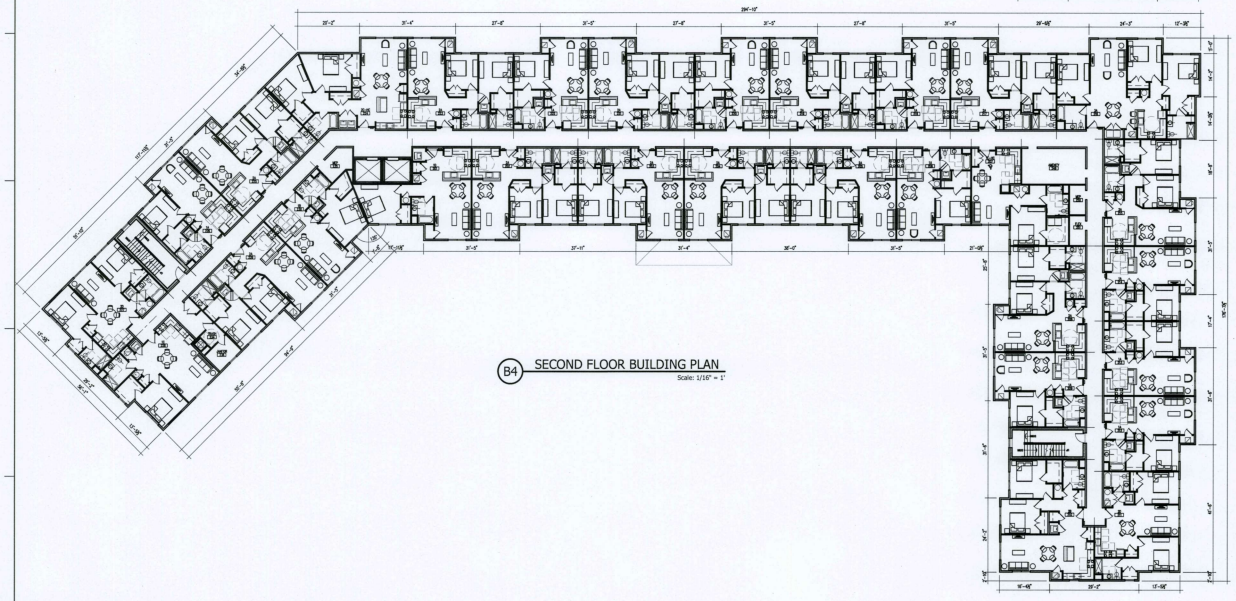
PRINCE GEORGE'S COUNTY

PROJECT	SHEET
AGER RD	A-24
DATE 10/[illegible]/23	
SCALE	

M:\projects\521040 6203 AGER ROAD\dwg\SHEETS\SITE\DETAILED SITE PLAN\12 - BUILDING ELEVATION VIEW.dwg, 8/4/2025 10:56:37 AM, ashley



F4 FIRST FLOOR BUILDING PLAN
Scale: 1/16" = 1'



B4 SECOND FLOOR BUILDING PLAN
Scale: 1/16" = 1'

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly registered Architect under the laws of the state of Maryland.
Registration No. 16763
Expiration Date: November 30, 2025

BUILDING DATA:

Construction Type: IIIB
Use Group: R2

BUILDING PLANS – FIRST AND SECOND FLOORS

NO.	REVISION	DATE
#1	SCHEMATIC PROGRESS	12/11/23

STUDIO K ARCHITECTURE
7806 JAMS TER
GLEN BURNIE, MD 21060
301.935.5185
STUDIO_K@VERIZON.NET

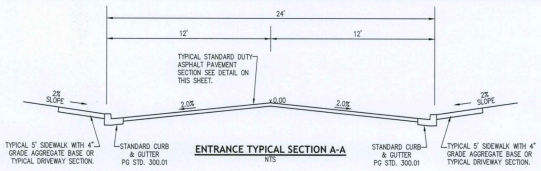
PROJECT NAME AND ADDRESS
AGER ROAD MULTI-FAMILY
6203 AGER ROAD
HYATTSVILLE, MD 20782

PRINCE GEORGE'S COUNTY

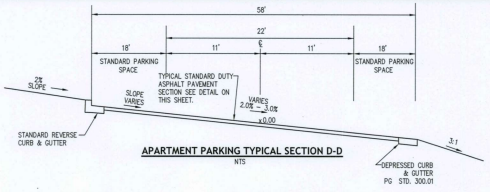
PROJECT	SHEET
AGER RD	A-1.1
DATE: 10/23/23	
SCALE	

SHEET 13 OF 25

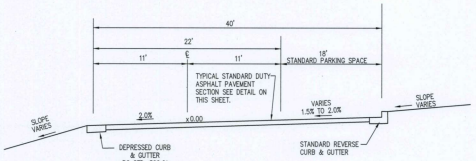
M:\projects\SS1040 6203 AGER ROAD\dwg\SHEETS\SITE\DETAILED SITE PLAN 13 - BUILDING ELEVATION VIEW.dwg, 8/4/2025 10:55:53 AM, ewiley



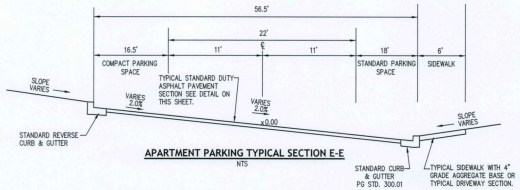
ENTRANCE TYPICAL SECTION A-A
NTS



APARTMENT PARKING TYPICAL SECTION D-D
NTS



APARTMENT PARKING TYPICAL SECTION B-B
NTS



APARTMENT PARKING TYPICAL SECTION E-E
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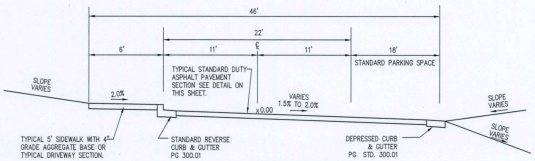
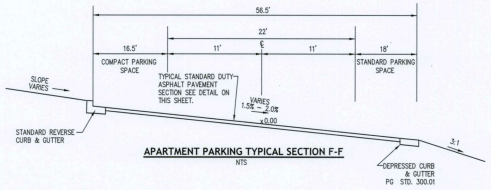
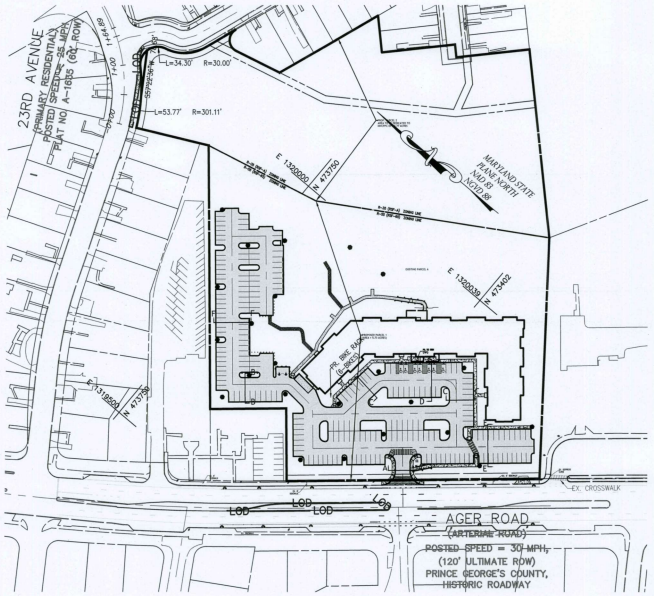


TYPICAL SECTION C-C
NTS



APARTMENT PARKING TYPICAL SECTION F-F
NTS



GRAPHIC SCALE
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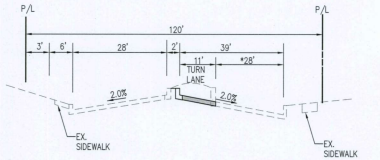
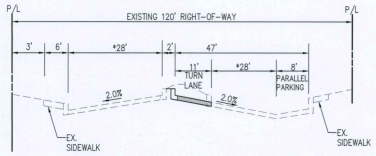
SCALE: 1" = 100'



2" FINAL COURSE
2" INTERMEDIATE COURSE
4.5" HMA BASE COURSE
6" GASB COURSE
DPW&T URBAN ARTERIAL ROAD, STD-100.01
SAW-CUT EXISTING ASPHALT AS REQUIRED
STANDARD TYPE 'A' CURB & GUTTER, STD-300.01

* EX. PAVEMENT =
2-11' WIDE LANES & 6' BIKE LANE

TYPICAL SECTION
AGER ROAD - STATION 26+49.95 TO 26+61.49 & 27+97.40 TO 28+11.36
NO SCALE



2" FINAL COURSE
2" INTERMEDIATE COURSE
4.5" HMA BASE COURSE
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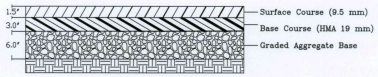
DPW&T URBAN ARTERIAL ROAD, STD-100.01
SAW-CUT EXISTING ASPHALT AS REQUIRED
STANDARD TYPE 'A' CURB & GUTTER, STD-300.01

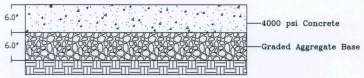
* EX. PAVEMENT =
2-11' WIDE LANES & 6' BIKE LANE

TYPICAL SECTION
AGER ROAD - STATION 26+61.49 TO 27+97.40
NO SCALE



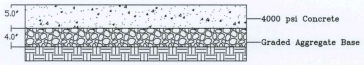
All Material Should be per MDSHA Section 901

Typical Standard Duty Asphalt Pavement Section



All Material Should be per MDSHA Section 901

Heavy Duty Concrete Section



All Material Should be per MDSHA Section 901

Standard Duty Concrete Section

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

DESIGNED	FA	08/2025
DRAWN	FA/ERW	08/2025
CHECKED	KLM	08/2025
APPROVED	CFY	08/2025

REVISIONS

DATE	BY	DESCRIPTIONS

LANDTECH CORPORATION
A FALCON COMPANY

201 Defense Highway
Suite 200
Annapolis, MD 21401
Ph. (443) 274-3232
Contact Person: Kim Morgan
Project Manager
kmorgan@techgroupinc.net

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STATE OF MARYLAND — CHARLES F. YOUNG — 10932 — PROFESSIONAL LAND SURVEYOR

CHARLES F. YOUNG PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 10932 EXP. DATE 05-17-2026

DEVELOPER
COMMUNITY HOUSING INITIATIVE, INC.
1123 ORMOND COURT
McLEAN VA 22101
PHONE: 703-556-9569
CONTACT: PATRICK BYRNE
EMAIL: PByrne@chidc.org

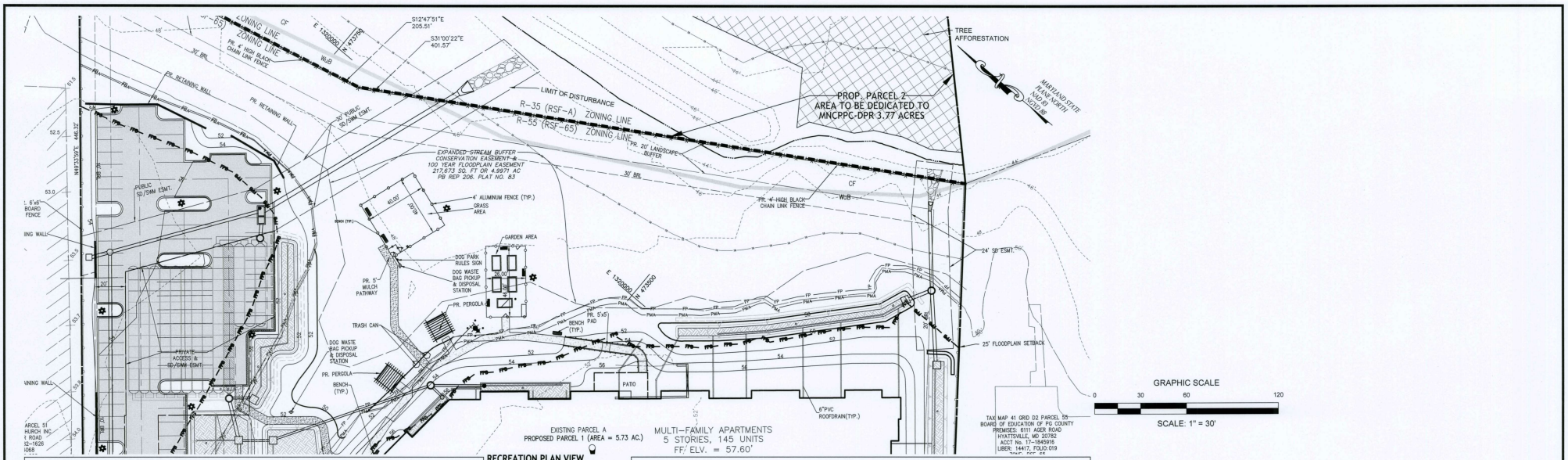
OWNER
MOUNT ZION PENTECOSTAL CHURCH OF WASHINGTON D.C., INC.
1112 N STREET N.W.
WASHINGTON, D.C. 20005
CONTACT: ORIN BOYD JR.
PHONE: 713-702-2169
EMAIL: PastorOBJ@gmail.com

DETAILED SITE PLAN - DSP-22017
TYPICAL CROSS SECTIONS A-A TO SECTION F-F

THE HERMAN APARTMENTS
6203 AGER ROAD, HYATTSVILLE, MARYLAND 20782
PRINCE GEORGE'S COUNTY, MARYLAND
17TH CONGRESSIONAL ELECTION DISTRICT
TAX MAP 41, GRID D2, TAX ACCT. #3676384 PARCEL A

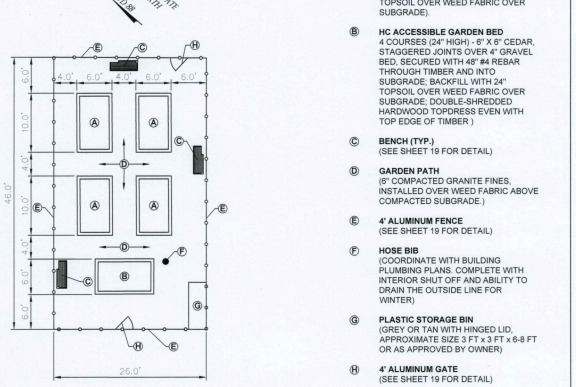
SCALE: AS SHOWN	DATE: AUGUST 2025	TTG PROJECT No. 521040	SHEET 14 OF 25

M:\projects\521040\6203 AGER ROAD\dwg\SHEETS\SITE\DETAILED SITE PLAN\14 - TYPICAL SECTIONS.dwg, 8/4/2025 10:54:59 AM, ewiley



RECREATION PLAN VIEW

SCALE: 1" = 30'



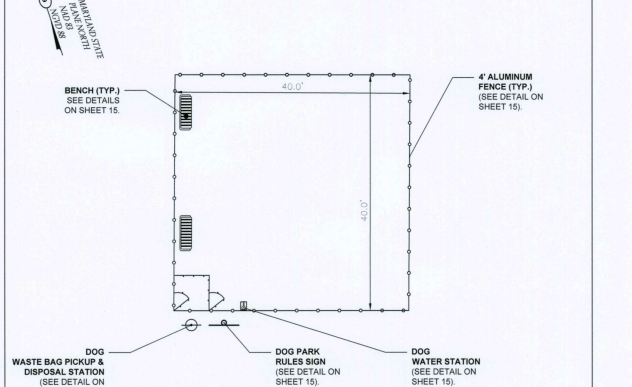
KEY

- (A) **GARDEN BED** (1 COURSE - 6" X 6" CEDAR, STAGGERED JOINTS OVER 4" GRAVEL BED, SECURED WITH 24" #4 REBAR THROUGH TIMBER AND INTO SUBGRADE; BACKFILL WITH 6" TOPSOIL OVER WEED FABRIC OVER SUBGRADE).
- (B) **HC ACCESSIBLE GARDEN BED** 4 COURSES (24" HIGH) - 6" X 6" CEDAR, STAGGERED JOINTS OVER 4" GRAVEL BED, SECURED WITH 48" #4 REBAR THROUGH TIMBER AND INTO SUBGRADE; BACKFILL WITH 24" TOPSOIL OVER WEED FABRIC OVER SUBGRADE; DOUBLE-SHREDDED HARDWOOD TOPDRESS EVEN WITH TOP EDGE OF TIMBER)
- (C) **BENCH (TYP.)** (SEE SHEET 19 FOR DETAIL)
- (D) **GARDEN PATH** (6" COMPACTED GRANITE FINES, INSTALLED OVER WEED FABRIC ABOVE COMPACTED SUBGRADE.)
- (E) **4' ALUMINUM FENCE** (SEE SHEET 19 FOR DETAIL)
- (F) **HOSE BIB** (COORDINATE WITH BUILDING PLUMBING PLANS. COMPLETE WITH INTERIOR SHUT OFF AND ABILITY TO DRAIN THE OUTSIDE LINE FOR WINTER)
- (G) **PLASTIC STORAGE BIN** (GREY OR TAN WITH HINGED LID, APPROXIMATE SIZE 3 FT x 3 FT x 6-8 FT OR AS APPROVED BY OWNER)
- (H) **4' ALUMINUM GATE** (SEE SHEET 19 FOR DETAIL)

GARDEN AREA DETAIL

1" = 10'

GRAPHIC SCALE
0 10 20 40
SCALE: 1" = 10'



NOTE:
COORDINATE WITH BUILDING PLUMBING PLANS. COMPLETE WITH INTERIOR SHUT OFF AND ABILITY TO DRAIN THE OUTSIDE LINE FOR WINTER.

DOG PARK DETAIL

1" = 10'

GRAPHIC SCALE
0 10 20 40
SCALE: 1" = 10'

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

DESIGNED	FA	08/2025 DATE
DRAWN	FA/ERW	08/2025 DATE
CHECKED	KLM	08/2025 DATE
APPROVED	CFY	08/2025 DATE

REVISIONS

DATE	BY	DESCRIPTIONS
08/2025	CFY	REVISED PER MNCPPC SDRC COMMENTS.

LANDTECH CORPORATION
A FALCON COMPANY

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201 Defense Highway
Suite 200
Annapolis, MD 21401
Ph. (443) 274-3232
Contact Person: Kim Morgan
Project Manager
kmorgan@techgroupinc.net

STATE OF MARYLAND — CHARLES F. YOUNG — 19932 — PROFESSIONAL ENGINEER — FINAL LINE

Charles F. Young 8/7/25

CHARLES F. YOUNG
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. 19932 EXP. DATE 06-17-2026

DEVELOPER
COMMUNITY HOUSING INITIATIVE, INC.
1123 ORMOND COURT
McLEAN VA 22101
PHONE: 703-556-9569
CONTACT: PATRICK BYRNE
EMAIL: PByrne@chidc.org

OWNER
MOUNT ZION PENTECOSTAL CHURCH OF WASHINGTON D.C., INC.
1112 N STREET N.W.
WASHINGTON, D.C. 20005
CONTACT: ORIN BOYD JR.
PHONE: 713-702-2169
EMAIL: PastorOBJ@gmail.com

DETAILED SITE PLAN - DSP-22017
RECREATION PLAN, DETAILS & NOTES

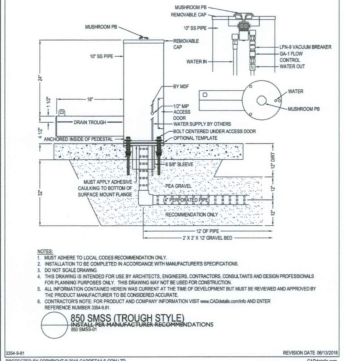
THE HERMAN APARTMENTS

6203 AGER ROAD, HYATTSVILLE, MARYLAND 20782
PRINCE GEORGE'S COUNTY, MARYLAND
17TH CONGRESSIONAL ELECTION DISTRICT
TAX MAP 41, GRID D2, TAX ACCT. #3676384 PARCEL A

SCALE: AS SHOWN | DATE: AUGUST 2025 | TTG PROJECT No. 521040 | SHEET 15 OF 25

M:\projects\5210\MD 6203 AGER ROAD\dwgs\SHEETS\DT\DETAILED SITE PLAN\15 - RECREATION PLAN - DETAILS & NOTES.dwg, 8/7/2025 1:35:57 PM, ewiley

MOST DEPENDABLE FOUNTAINS, INC.
5705 COMMANDER DR. P.O. BOX 587
ARLINGTON, TN 38002-0587
PHONE: (901) 867-0339
FAX: (901) 867-0159
www.mostdependable.com



NOTES:
1. MUST ADHERE TO LOCAL CODES RECOMMENDATION ONLY.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
6. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/mfr AND ENTER REFERENCE NUMBER 3364-841.

850 SMSS (TROUGH STYLE)
INSTALL PER MANUFACTURER RECOMMENDATIONS
850 SMSS/P

3364-841 REVISION DATE: 08/13/2016
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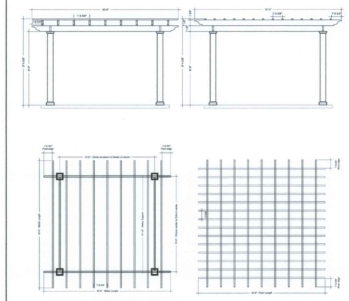
DOG PARK WATER FOUNTAIN DETAIL

ONE (1) DOG WATER FOUNTAIN REQUIRED N.T.S.

Contents
- (4) 12'x12'x18'-0" Square Pultruded Columns
- (4) 10' Square Poly Cap/Base Sets
- (4) 8'-0" Steel Threaded Rod
- (4) 10" Aluminum Top Anchor Plate
- (4) Stainless Steel Column Hardware Set
- (6) 2'x8'x16' Fiberglass Rafters
- (18) Decorative Spartan Rafter Tails
- (36) Aluminum Angles
- (72) Stainless Steel Rafter Screws
- (14) 2"x2"x16' Purlins
- (28) Decorative Ends
- (128) Stainless Steel Purlin Screws
- (2) 2"x6"x11'-10" Header Supports
- (2) 2"x6"x16' Rafter Supports
- (4) Decorative Rafter Tails



INSTALL PER MANUFACTURER RECOMMENDATIONS

16'-0"x16'-0" Standard Pergola
Toll Free: 888-265-8661 • Fax: 888-344-2937 • www.RoyalCorinthian.com • RoyalCom@RoyalCorinthian.com
(OR APPROVED EQUAL BY OWNER)

PERGOLA DETAIL

DOG PARK RULES

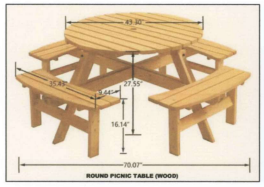
1. No dogs without people. No people without dogs.
2. Watch your dogs at all times. Discourage barking and digging. If your dog digs a hole, fill it in.
3. No spike, prong or pinch collars. However your dog must wear a collar or harness in the run at all times.
4. Clean up after your dog.
5. No aggressive dogs. Do not let your dog poster or mount other dogs. Watch for signs of aggression.
6. No dogs in heat. Closely monitor un-neutered males.
7. If your dog gets in a fight, exchange contact information and leave the dog run. You are responsible for any injury caused by your dog.
8. Dogs must be licensed and immunized.
9. Bring children at your own risk. Children under ten must be accompanied by an adult.
10. No glass containers. Use caution and judgement when bringing food into the run.

NOTES: INSTALL SIGN ON STEEL "U" CHANNEL POST, BLACK CAP POST, BLACK PAINT FINISH, 6' MOUNTING HEIGHT, POST EMBEDMENT OF 2'-6" (MIN) WITH 1' DIAMETER CONCRETE FOOTER

1 DOG PARK RULES SIGN REQUIRED

DOG PARK RULES SIGN DETAIL

N.T.S.



ROUND PICNIC TABLE (WOOD)

PVC COATED METAL TABLE SF405-8PVC

*OR EQUIVALENT

PVC COATED METAL BENCH SF336-6PVC

PATHWAY BENCH SPECIFICATIONS

Not To Scale

MANUFACTURER: ULINE
STYLE: PLAZA
NUMBER: H-4337
FINISH: ALUMINUM FRAME & RECYCLED PLASTIC PLANKS

DIMENSIONS:
OVERALL HEIGHT=30"
WIDTH=6'
DEPTH=24"

DESCRIPTION:
600 LBS CAPACITY

Plaza Bench - 6'

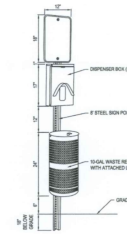
*OR EQUIVALENT

Pet Waste ELIMINATOR
Commercial Pet Waste Disposal System

PET WASTE ELIMINATOR
6701 CONCORD PARK DR
HOUSTON, TX 77040-9802
PHONE: (800)790-8896
www.petwasteeliminator.com

☑ SELECT DESIRED COLOR:
☐ BLACK
☐ GREEN

☑ SELECT DESIRED FINES ON SIGN:
☐ $75.00 TO $500.00 FINE
☐ NO FINE



SUPERIOR KIT INCLUDES:
1. 12" X 18" ALUMINUM SIGN.
2. DISPENSER BOX.
3. 13GAL WASTE RECEPTACLE WITH ATTACHED LID.
4. 3 MOUNTING HARDWARE SETS
(INCLUDES 2 NUTS, BOLTS AND WASHERS).
5. 80 PET WASTE BAGS.
6. 50 WASTE RECEPTACLE LINERS.

NOTES:
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5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/mfr AND ENTER REFERENCE NUMBER: 0265-001

PET WASTE STATIONS
SUPERIOR PET WASTE ELIMINATOR STATION (E3)
INSTALL PER MANUFACTURER RECOMMENDATIONS

0265-001 REVISION DATE: 07/12/2016
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DOG WASTE BAG PICKUP & DISPOSAL STATION DETAIL

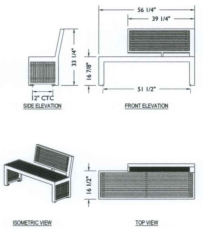
ONE (1) DOG WASTE BAG PICKUP & DISPOSAL STATION REQUIRED N.T.S.

Wishbone site furnishings

WISHBONE SITE FURNISHINGS
#210-27090 GLOUCESTER WAY
LANGLEY, BC V4W 3Y5
TOLL FREE: 1-866-626-0476
PHONE: (604) 626-0476
FAX: (604) 626-0496
www.wishbonefd.com

☑ SELECT DESIRED TEXTURED POWDER COATED COLOR:
☐ ANTIWICK BROWN ☐ OIL RUB BRONZE
☐ CARDINAL BLACK ☐ NON-TEXTURED PEWTER
☐ CARDINAL GREY ☐ BENGAL SILVER
☐ COLD BROWN ☐ BLACK SUPER TEXTURE
☐ LAKESIDE SAND

☑ SELECT DESIRED CUSTOMIZED SOLUTIONS:
☐ CUSTOM POWDER COATING (SETUP CHARGES MAY APPLY)
☐ INST-T-STAINLESS STEEL BOLT DOWN KIT
☐ CUSTOM LENGTH FROM 2' TO 6'



SPECIFICATIONS:
- DURABLE POWDER COATED ALUMINUM FRAME
- INNOVATIVE NO WELD DESIGN
- EASY ON SITE COMPONENT REPLACEMENT
- TOTAL HEIGHT: 33.5" / 851 MM
- SEAT HEIGHT: 17.5" / 445 MM
- SEAT DEPTH: 16.5" / 419 MM
- LENGTH: 78" / 1981 MM
- WEIGHT: 91 LBS / 35 KG
- RECYCLED CONTENT: UP TO 10% RECYCLED CONTENT BY WEIGHT
- 100% RECYCLABLE

NOTES:
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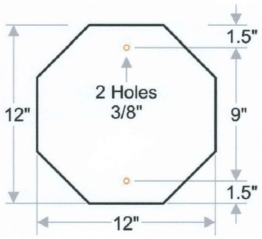
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/mfr AND ENTER REFERENCE NUMBER 4265-081.

BENCH DETAIL

N.T.S.

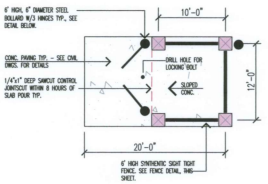
NOTE: BENCH SHALL BE ANCHORED PER MANUFACTURER RECOMMENDATION
NINETEEN (19) BENCHES REQUIRED



TENANTS ONLY SIGN DETAIL

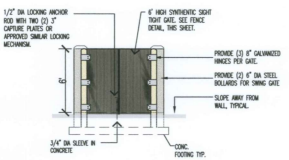
N.T.S.

NOTE: TO BE PLACED ON ALL DOG PARK & GARDEN AREA ENTRANCE GATES.



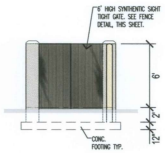
DUMPSTER PLAN VIEW

NOT TO SCALE



DUMPSTER GATE ELEVATION

NOT TO SCALE



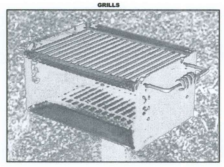
DUMPSTER ELEV (Rear)

NOT TO SCALE

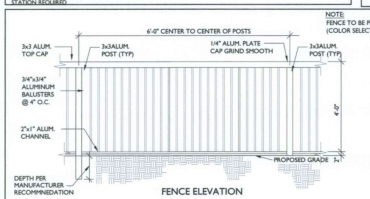
RECEPTACLE

PVC COATED METAL TRASH CAN SF510-32PVC

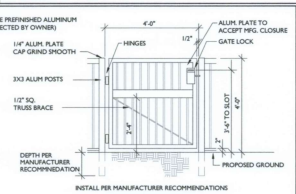
GRILLS



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



FENCE ELEVATION



INSTALL PER MANUFACTURER RECOMMENDATIONS

GATE ELEVATION

ALUMINUM FENCE DETAIL

N.T.S.

6' X 6' BOARD ON BOARD FENCE

N.T.S.

DESIGNED	FA	08/2025	DATE
DRAWN	FA/ERW	08/2025	DATE
CHECKED	KLM	08/2025	DATE
APPROVED	CFY	08/2025	DATE

REVISIONS

DATE	BY	DESCRIPTIONS
08/2025	CFY	REVISED PER MNCPPC SDRC COMMENTS.
8/6/25	KM	Revised to Remove AC Label under Aluminum Fence Detail

LANDTECH CORPORATION
A FALCON COMPANY

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201 Defense Highway
Suite 200
Annapolis, MD 21401
Ph. (443) 274-3232
Contact Person: Kim Morgan
Project Manager
kmorgan@techgroupinc.net

STATE OF MARYLAND — CHARLES F. YOUNG — 10932 — PROFESSIONAL ENGINEER

CHARLES F. YOUNG
PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 10932 EXP. DATE 09-15-2025

Charles F. Young 8/7/25

DEVELOPER
COMMUNITY HOUSING INITIATIVE, INC.
1123 ORMOND COURT
McLEAN VA 22101
PHONE: 703-556-9569
CONTACT: PATRICK BYRNE
EMAIL: PByrne@chidc.org

OWNER
MOUNT ZION PENTECOSTAL CHURCH OF WASHINGTON D.C., INC.
1112 N STREET N.W.
WASHINGTON, D.C. 20005
CONTACT: ORIN BOYD JR.
PHONE: 713-702-2169
EMAIL: PastorOBJ@gmail.com

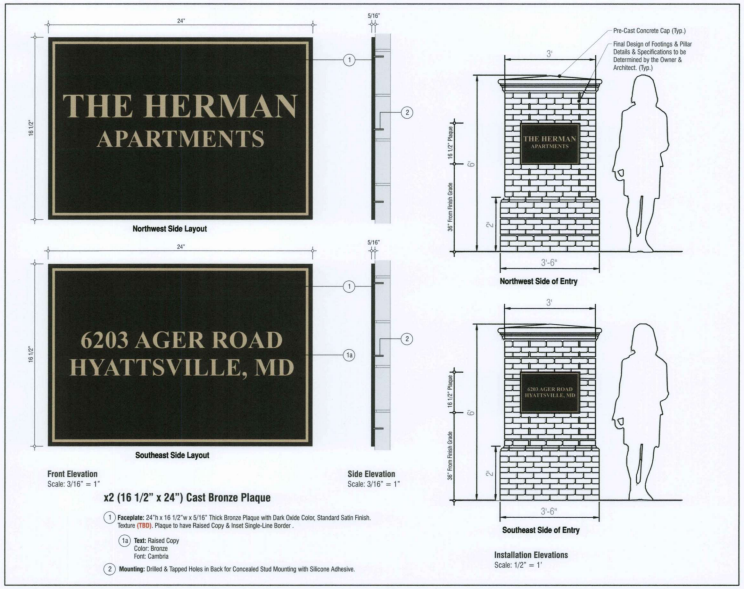
DETAILED SITE PLAN - DSP-22017
RECREATIONAL DETAILS & NOTES

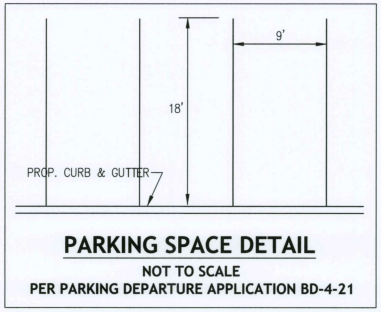
THE HERMAN APARTMENTS
6203 AGER ROAD, HYATTSVILLE, MARYLAND 20782
PRINCE GEORGE'S COUNTY, MARYLAND
17TH CONGRESSIONAL ELECTION DISTRICT
TAX MAP 41, GRID D2, TAX ACCT. #3675384 PARCEL A

SCALE: N.T.S. | DATE: AUGUST 2025 | TTG PROJECT No. 521040 | SHEET 16 OF 25

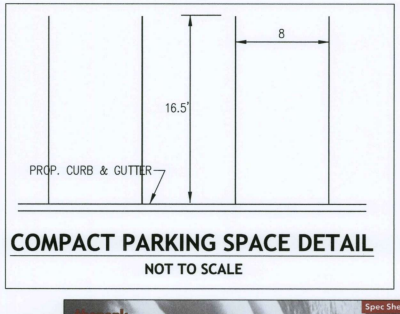
M:\projects\521040\8203 AGER ROAD\dwg\SHEETS\SITE\DETAILED SITE PLAN\16 - RECREATION DETAILS & NOTES.dwg, 8/7/2025 1:40:49 PM, evelley

ENTRANCE FEATURE DETAIL

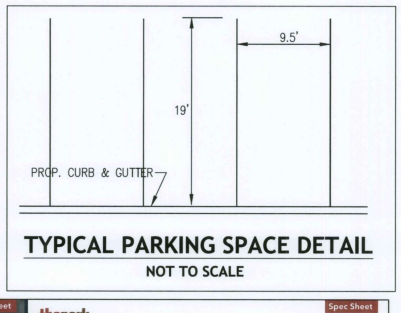




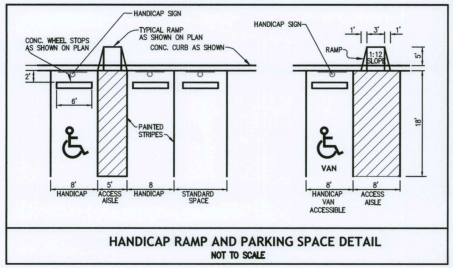
PARKING SPACE DETAIL
NOT TO SCALE
PER PARKING DEPARTURE APPLICATION BD-4-21



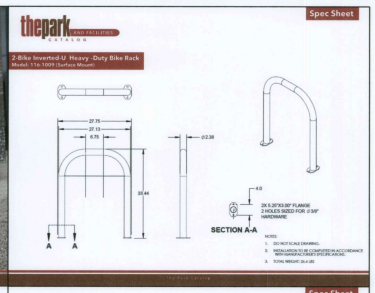
COMPACT PARKING SPACE DETAIL
NOT TO SCALE

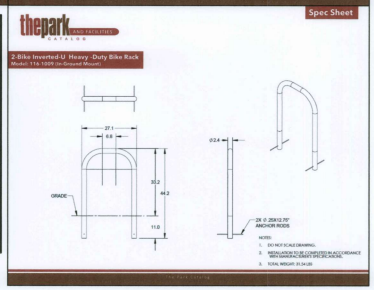


TYPICAL PARKING SPACE DETAIL
NOT TO SCALE



HANDICAP RAMP AND PARKING SPACE DETAIL
NOT TO SCALE





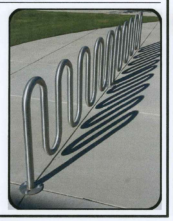
BIKE RACK SPECIFICATIONS

Not To Scale

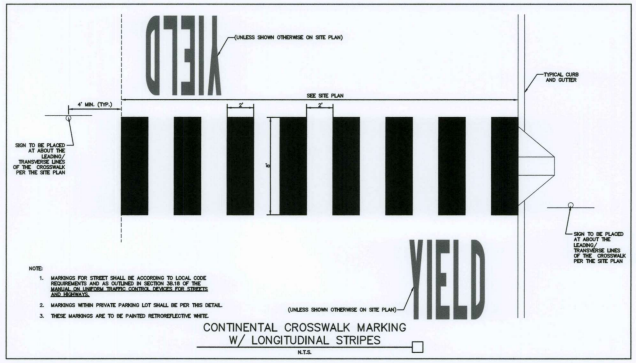
MANUFACTUER: SITESCAPES
STYLE: ECHO
NUMBER: EC2-11EM/SM
FINISH: STAINLESS STEEL

DIMENSIONS:
OVERALL HEIGHT=46"
WIDTH=54" O.C.
DEPTH=2' 3/8"

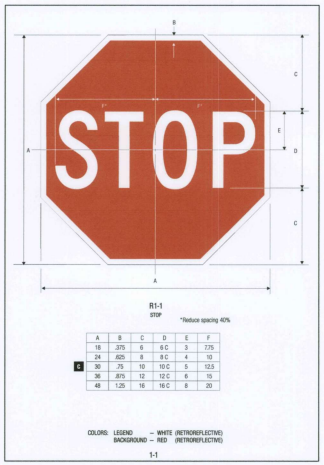
DESCRIPTION:
6 BIKE CAPACITY
SURFACE MOUNT

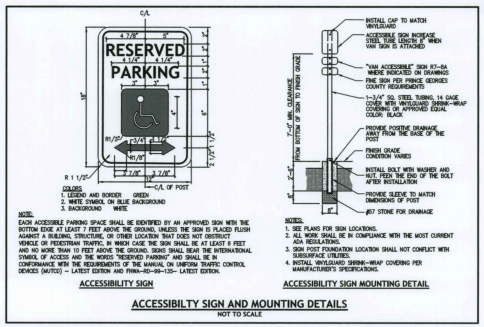


*OR EQUIVALENT



CONTINENTAL CROSSWALK MARKING
W/ LONGITUDINAL STRIPES
N.T.S.





ACCESSIBILTY SIGN AND MOUNTING DETAILS
NOT TO SCALE

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

DESIGNED	FA	08/2025 DATE
DRAWN	FA/ERW	08/2025 DATE
CHECKED	KLM	08/2025 DATE
APPROVED	CFY	08/2025 DATE

REVISIONS

DATE	BY	DESCRIPTIONS

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LANDTECH CORPORATION
A FALCON COMPANY
201 Defense Highway
Suite 200
Annapolis, MD 21401
Ph. (443) 274-3232
Contact Person: Kim Morgan
Project Manager
kmorgan@techgroupinc.net

STATE OF MARYLAND — CHARLES F. YOUNG — 10932 — PROFESSIONAL ENGINEER
Charles F. Young 8/7/25
CHARLES F. YOUNG
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McLEAN VA 22101
PHONE: 703-556-9569
CONTACT: PATRICK BYRNE
EMAIL: PByrne@chidc.org

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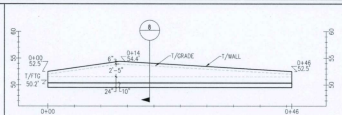
1112 N STREET N.W.
WASHINGTON, D.C. 20005
CONTACT: ORIN BOYD JR.
PHONE: 713-702-2169
EMAIL: PastorOBJ@gmail.com

DETAILED SITE PLAN - DSP-22017
SIGNAGE, DETAILS & NOTES

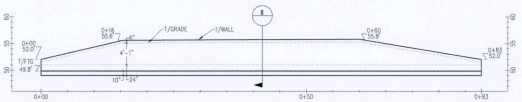
THE HERMAN APARTMENTS
6203 AGER ROAD, HYATTSVILLE, MARYLAND 20782
PRINCE GEORGE'S COUNTY, MARYLAND
17TH CONGRESSIONAL ELECTION DISTRICT
TAX MAP 41, GRID D2, TAX ACCT. #3976304 PARCEL A

SCALE: N.T.S.	DATE: AUGUST 2025	TTG PROJECT No. 521040	SHEET 17 OF 25

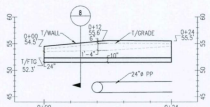
M:\projects\521040 6203 AGER ROAD\dwg\SHEETS\SITE\DETAILED SITE PLAN\17 - SIGNAGE - DETAILS & NOTES.dwg, 8/4/2025 11:15:04 AM, ewilley



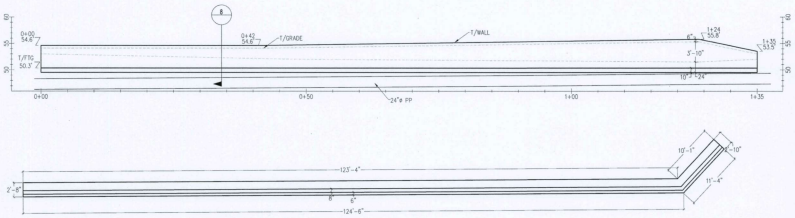
1 WALL 1 PLAN & PROFILE
SCALE: 1" = 10' (AS SHOWN)



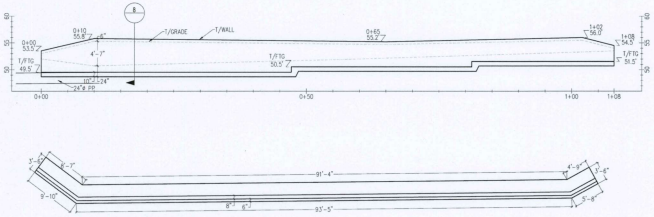
2 WALL 2 PLAN & PROFILE
SCALE: 1" = 10' (AS SHOWN)



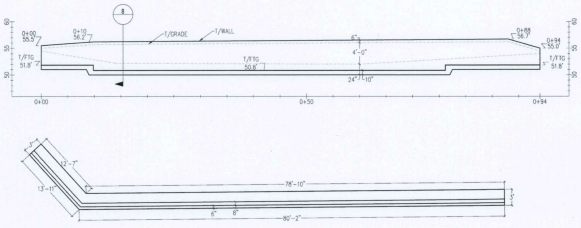
3 WALL 3 PLAN & PROFILE
SCALE: 1" = 10' (AS SHOWN)



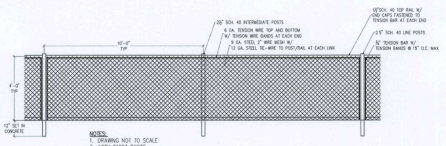
4 WALL 4 PLAN & PROFILE
SCALE: 1" = 10' (AS SHOWN)



5 WALL 5 PLAN & PROFILE
SCALE: 1" = 10' (AS SHOWN)



6 WALL 7 PLAN & PROFILE
SCALE: 1" = 10' (AS SHOWN)



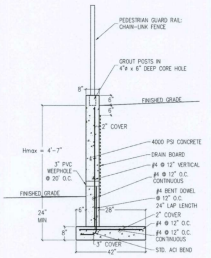
7 WALL 7 PLAN & PROFILE
SCALE: 1" = 10' (AS SHOWN)

CONSTRUCTION NOTES

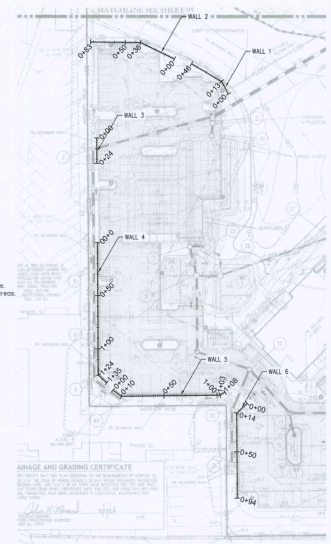
1.0 GENERAL
A. Structural Engineer – Geomo Enterprises, Inc. (703) 266–7100
B. Civil Engineer – Landtech Corporation (443) 274–3232
C. Geotechnical Engineer – Hynes & Associates (410) 546–6462
D. Factor of Safety: Sliding = 1.5, Overturning = 1.5, Bearing = 2.0.
E. Uniform Surcharge = 100 psf.
F. Maximum Applied Bearing Pressure = 2,000 psf.
G. Hydrostatic Pressure = none
H. Notify Designer if soil, drainage, or site conditions are not as noted on these drawings.
I. Locate all utilities prior to construction.
J. Maintain excavations per 29 CFR Part 1926, OSHA – Excavation Standards.
K. Building Code: IBC 2021.
L. Design Standard: ACI 318, Building Code Requirements for Structural Concrete.
M. Reference plan sheet 4 of 25 dated 12/17/24 by Civil Engineer.

2.00 MATERIALS
A. Concrete – 4,000 psi compressive strength (28–day).
B. Rebar – Grade 60 deformed billet steel bars.
C. Weepholes – 3"ø schedule 40 PVC @ 20' o.c. located 6" above finished grade.
D. Backfill – SM/SC soil with PI<20.
E. Drain Board – Amerdrain 200.
F. Guard Rail – Black PVC coated chain link fence.

3.00 EXECUTION
A. Locate all utilities prior to beginning work on the site.
B. Locate retaining wall in field per Civil Engineer site plans.
C. Geotechnical Engineer shall observe foundation conditions prior to construction.
D. Subgrade conditions not meeting the required strength shall be removed and replaced.
E. Place rebar and concrete for footings, walls and piers per ACI requirements.
F. Allow concrete to fully cure (4,000 psi) before backfilling.
G. Compact soil in eight–inch lifts to 95% Std. Proctor density per ASTM D698.
H. Use six–inch lifts and hand–operated equipment within three feet of walls.
I. If #57 stone is used as backfill, consolidate with vibrating equipment and cover with geotextile.
J. Maintain site grades during construction to prevent stormwater from disturbing construction areas.



8 WALL 7 PLAN & PROFILE
SCALE: 1" = 10' (AS SHOWN)



9 WALL LOCATION PLAN
SCALE: 1" = 50'
0 10 20 30 40 50 75 100
SCALE: 1" = 50'

STATE OF MARYLAND
KEVIN R. MUIR
No. 21301
PROFESSIONAL ENGINEER
2/3/25

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. 21301, Expiration date: 7/9/2025.

CALL MISS UTILITY
TELEPHONE: 1–800–257–7777 FOR UTILITY LOCATIONS AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.

DESIGNED	FA	08/2025 DATE
DRAWN	FA/ERW	08/2025 DATE
CHECKED	KLM	08/2025 DATE
APPROVED	CFY	08/2025 DATE

REVISIONS

DATE	BY	DESCRIPTIONS
08/2025	CFY	REVISED PER MNCPPC SDRC COMMENTS.

LANDTECH CORPORATION
A FALCON COMPANY

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201 Defense Highway
Suite 200
Annapolis, MD 21401
Ph. (443) 274-3232
Contact Person: Kim Morgan
Project Manager
kmorgan@techgroupinc.net

STATE OF MARYLAND
CHARLES F. YOUNG
PROFESSIONAL ENGINEER
FINAL LINK

8/7/25

CHARLES F. YOUNG
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. 19972, EXP. DATE 09-17-2026

DEVELOPER
COMMUNITY HOUSING INITIATIVE, INC.
1123 ORMOND COURT
MCLEAN VA 22101
PHONE: 703–556–9569
CONTACT: PATRICK BYRNE
EMAIL: PByrne@chidc.org

OWNER
MOUNT ZION PENTECOSTAL CHURCH OF WASHINGTON D.C., INC.
1112 N STREET N.W.
WASHINGTON, D.C. 20005
CONTACT: ORIN BOYD JR.
PHONE: 713–702–2169
EMAIL: PastorOBJ@gmail.com

DETAILED SITE PLAN - DSP-22017
DETAILS & NOTES

THE HERMAN APARTMENTS
6203 AGER ROAD, HYATTSVILLE, MARYLAND 20782
PRINCE GEORGE'S COUNTY, MARYLAND
17TH CONGRESSIONAL ELECTION DISTRICT
TAX MAP 41, GRID D2, TAX ACCT. #3676384 PARCEL A

SCALE: N.T.S. | DATE: AUGUST 2025 | TTG PROJECT No. 521040 | SHEET 18 OF 25

Geomo Enterprises, Inc.
7 Alpha Park, Suite 100
Cleveland, Ohio 44143
phone: (703)266-7100
www.geomoenterprises.com

Date Drawn: 1/30/25
Sheet: S001
Project No: 5355

THE HERMAN APARTMENTS
6203 AGER ROAD, HYATTSVILLE
PRINCE GEORGE'S COUNTY, MARYLAND

SITE RETAINING WALLS
PLAN AND PROFILE, CONSTRUCTION NOTES
TYPICAL SECTION , AND DETAILS

Revision	Date
DRP	2/3/25

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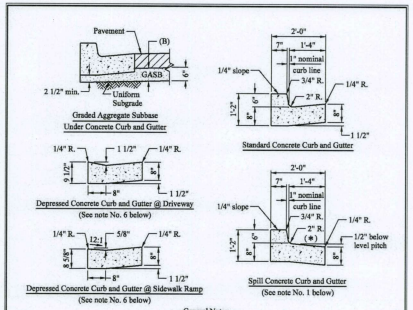
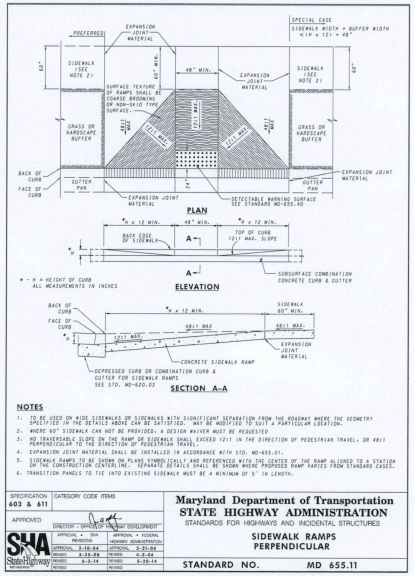


General Notes

1. Use of spill concrete curb and gutter requires special Departmental approval, except for "Urban Major Collector Road" design.
2. The slope (*) of a spill concrete curb and gutter pan shall be equal to the cross slope of roadway paving.
3. Install expansion joints using 1/2" preformed non-extruding joint filler, at 100' intervals, at the beginning and end of curves with less than 100' radii, at structures, and at midpoints of curb returns.
4. All construction joints shall be located at 10' intervals. The contraction joints shall be constructed to a depth equal to 1/4 of the depth of the thickness of the concrete.
5. All concrete shall be Class I (MSHA Mix No. 3) air-entrained, unless otherwise approved by the Department. The surface shall be brush finished.
6. The depressed concrete curb and gutter sections shall be used at all driveway aprons and sidewalk ramps.
7. Preformed joint fillers shall conform to M 153. The bituminous fiber type joint shall conform to M 213, with the bitumen content determined using T 164.
8. Granite curb and gutter may be required under certain conditions.
9. Provide uniform subgrade under entire roadway section.
10. All new construction within the County right-of-way shall comply with Federal accessibility guidelines of the Americans with Disabilities Act and Fair Housing regulations.

APPROVED: DIRECTOR / DATE	DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION Prince George's County, MD	
REVISION DATE: / APPROVED BY:	Concrete Curb and Gutter	STD. 300.01



NOTES

1. TO BE USED ON WIDE SIDEWALKS OR SIDEWALKS WITH SIGNIFICANT SEPARATION FROM THE ROADWAY WHERE THE GEOMETRY SPECIFIED IN THE DETAILS ABOVE CAN BE SATISFIED. MAY BE MODIFIED TO SUIT A PARTICULAR LOCATION.
2. WHERE 60" SIDEWALK CAN NOT BE PROVIDED, A DESIGN WAIVER MUST BE REQUESTED
3. NO TRANSVERSE SLOPE ON THE RAMP OR SIDEWALK SHALL EXCEED 1:21 IN THE DIRECTION OF PEDESTRIAN TRAVEL, OR 4.8:1 PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL.
4. EXPANSION JOINT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH STD. MD-655.01.
5. SIDEWALK RAMPS TO BE SHOWN ON PLANS SYMBOLICALLY AND REFERENCED WITH THE CENTER OF THE RAMP ALIGNED TO A STATION ON THE CONSTRUCTION CENTERLINE. SEPARATE DETAILS SHALL BE SHOWN WHERE PROPOSED RAMP VARIES FROM STANDARD CASES.
6. TRANSITION PANELS TO TIE INTO EXISTING SIDEWALK MUST BE A MINIMUM OF 5' IN LENGTH.

SPECIFICATION / CATEGORY CODE ITEMS	Maryland Department of Transportation STATE HIGHWAY ADMINISTRATION
603 & 611	STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
APPROVED: DIRECTOR - OFFICE OF ENGINEERING AND DEVELOPMENT	SIDEWALK RAMPS PERPENDICULAR
APPROVAL + STATE REVISIONS: APPROVED 3-10-04, REVISED 6-23-04, REVISED 6-2-14	APPROVAL + FEDERAL HIGHWAY ADMINISTRATION: APPROVED 3-31-04, REVISED 6-2-04, REVISED 3-28-16
	STANDARD NO. MD 655.11

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

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APPROVED	CFY	08/2025 DATE

REVISIONS

DATE	BY	DESCRIPTIONS

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LANDTECH CORPORATION
A FALCON COMPANY
201 Defense Highway
Suite 200
Annapolis, MD 21401
Ph. (443) 274-3232
Contact Person: Kim Morgan
Project Manager
kmorgan@techgroupinc.net

STATE OF MARYLAND — CHARLES F. YOUNG — 10932 — PROFESSIONAL ENGINEER — PROFESSIONAL LAND SURVEYOR
Charles F. Young 8/7/25
CHARLES F. YOUNG PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 10932 EXP. DATE 06-17-2026

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DETAILED SITE PLAN - DSP-22017
DETAILS & NOTES

THE HERMAN APARTMENTS

6203 AGER ROAD, HYATTSVILLE, MARYLAND 20782
PRINCE GEORGE'S COUNTY, MARYLAND
17TH CONGRESSIONAL ELECTION DISTRICT
TAX MAP 41, GRID D2, TAX ACCT. #3676384 PARCEL A

SCALE: N.T.S.	DATE: AUGUST 2025	TTG PROJECT No. 521040	SHEET 19 OF 25

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POLE AND ARM DETAILS

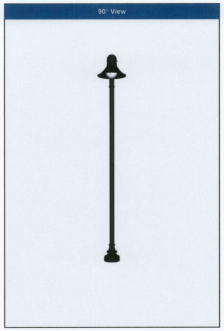
HOLOPHANE

Job Name:	Job Location:	Quote No:	Type:
Wadsworth Pole with Stugart Arm			A

Catalog Number:
GPLB3 P40 40K MVOLT BG3 ARM BK PR7 PCLL L03 STG 20IN 1A TN BK WDA 16 S5J 17D G12 BK ABG ASSY17049

0° View

90° View



Ordering Information

Luminaire		Arm/Mounting Bracket	Pole
Catalog Number: GPLB3 P40 40K MVOLT BG3 ARM BK PR7 PCLL L03 Series: (GPLB3) GlasWorks® Prismatic LED Pinguin® Performance Package: (P40) P40 performance package Color Temperature: (40K) 4000K Voltage: (MVOLT) 120-277V Option: (BG3) Type 3 asymmetric bowl glass and door Mounting Method: (ARM) Arm	Finish: (BK) Black Photocontrol Receptacle: (PR7) 7 pin NEMA dimmable photocontrol receptacle Photocontrols: (PCLL) DTL photocontrol Prewire Leads: (L03) 36 prewire leads	Catalog Number: STG 20IN 1A TN BK Series: (STG) Stuttgart Glasworks arm Height / Length: (20IN) 20IN Number of Arms: (1A) Single arm Arm Connection: (TN) Tenon mount Finish: (BK) Black	Catalog Number: WDA 16 S5J 17D G12 BK ABG Series: (WDA) Wadsworth aluminum pole Pole Height: (16) 16FT Shaft Style: (S5J) Shaft, SIN diameter smooth, .25 wall Base Diameter: (17D) 17IN Base, Diamond Pattern Bolt Circle Pole Top Mounting: (G12) 4 3/8 x 12 tenon Finish: (BK) Black

Pole (Cont...)	Anchor Bolt	Anchor bolt template
Base Mounting: (ABG) Anchor bolt (galvanized steel)	Catalog Number: AB-31-4 Anchor Bolt: (AB-31-4) AB-31-4	Catalog Number: TMP-85 Anchor Bolt Template Number: (TMP-85) TMP-85

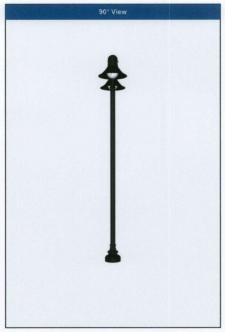
HOLOPHANE

Job Name:	Job Location:	Quote No:	Type:
Wadsworth Pole with Stugart Arm			B2

Catalog Number:
GPLB3 P40 40K MVOLT BG5 ARM BK PR7 PCLL L03 STG 20IN 2A TN BK WDA 16 S5J 17D G12 BK ABG ASSY17061

0° View

90° View

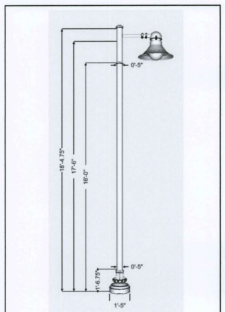


Ordering Information

Luminaire		Arm/Mounting Bracket	Pole
Catalog Number: GPLB3 P40 40K MVOLT BG5 ARM BK PR7 PCLL L03 Series: (GPLB3) GlasWorks® Prismatic LED Pinguin® Performance Package: (P40) P40 performance package Color Temperature: (40K) 4000K Voltage: (MVOLT) 120-277V Option: (BG5) Type 5 asymmetric bowl glass and door Mounting Method: (ARM) Arm	Finish: (BK) Black Photocontrol Receptacle: (PR7) 7 pin NEMA dimmable photocontrol receptacle Photocontrols: (PCLL) DTL photocontrol Prewire Leads: (L03) 36 prewire leads	Catalog Number: STG 20IN 2A TN BK Series: (STG) Stuttgart Glasworks arm Height / Length: (20IN) 20IN Number of Arms: (2A) 2 at 180 degrees Arm Connection: (TN) Tenon mount Finish: (BK) Black	Catalog Number: WDA 16 S5J 17D G12 BK ABG Series: (WDA) Wadsworth aluminum pole Pole Height: (16) 16FT Shaft Style: (S5J) Shaft, SIN diameter smooth, .25 wall Base Diameter: (17D) 17IN Base, Diamond Pattern Bolt Circle Pole Top Mounting: (G12) 4 3/8 x 12 tenon Finish: (BK) Black

Pole (Cont...)	Anchor Bolt	Anchor bolt template
Base Mounting: (ABG) Anchor bolt (galvanized steel)	Catalog Number: AB-31-4 Anchor Bolt: (AB-31-4) AB-31-4	Catalog Number: TMP-85 Anchor Bolt Template Number: (TMP-85) TMP-85

Assembly Drawing



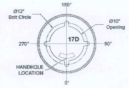
Windload

Passed Wind Speed: 90 mph

Windload Result: 32%

Evaluated per: AASHTO 2013

Anchorage/Orientation Plan



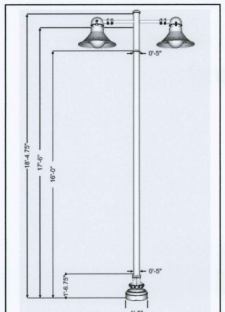
Note: Door = Hand Hole

Ordering Information

Qty	Catalog Number
7	GPLB3 P40 40K MVOLT BG3 ARM BK PR7 PCLL L03
7	STG 20IN 1A TN BK
7	WDA 16 S5J 17D G12 BK
7	AB-31-4
1	TMP-85

Description	Height/Width
Assembly Overall Height	18'-4.75"
Luminaire Mounting Height	17'-6"
Pole Height	16'-0"
Pole Shaft OD At Top	0'-5"
Pole Shaft OD At Bottom	0'-5"
Pole Base Height	1'-6.75"
Pole Base Width	1'-5"

Assembly Drawing



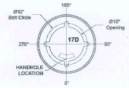
Windload

Passed Wind Speed: 90 mph

Windload Result: 45%

Evaluated per: AASHTO 2013

Anchorage/Orientation Plan



Note: Door = Hand Hole

Ordering Information

Qty	Catalog Number
12	GPLB3 P40 40K MVOLT BG5 ARM BK PR7 PCLL L03
6	STG 20IN 2A TN BK
6	WDA 16 S5J 17D G12 BK
6	AB-31-4
1	TMP-85

Description	Height/Width
Assembly Overall Height	18'-4.75"
Luminaire Mounting Height	17'-6"
Pole Height	16'-0"
Pole Shaft OD At Top	0'-5"
Pole Shaft OD At Bottom	0'-5"
Pole Base Height	1'-6.75"
Pole Base Width	1'-5"

NOTE: FULL CUTOFF STREET LIGHTS ARE PROPOSED TO ILLUMINATE THE SITE. THIS WILL ENSURE THAT THE NEIGHBORING RESIDENTIAL AREAS ARE NOT AFFECTED BY THE PROPOSED LIGHTING FROM THIS DEVELOPMENT.

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

DESIGNED	FA	08/2025 DATE
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Suite 200
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Ph. (443) 274-3232
Contact Person: Kim Morgan
Project Manager
kmorgan@techgroupinc.net

STATE OF MARYLAND — CHARLES F. YOUNG — 10932 — PERSONAL LAND SURVEYOR

Charles F. Young 8/7/25

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DETAILED SITE PLAN - DSP-22017
LIGHTING, DETAILS & NOTES

THE HERMAN APARTMENTS
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17TH CONGRESSIONAL ELECTION DISTRICT
TAX MAP 41, GRID D2, TAX ACCT. #3675384 PARCEL A

SCALE: N.T.S.	DATE: AUGUST 2025	TTG PROJECT No. 521040	SHEET 20 OF 25

M:\projects\521040 6203 AGER ROAD\dwgs\SHEETS\SITE\DETAILED SITE PLAN\20 - LIGHTING - DETAILS & NOTES.dwg 8/7/2025 1:47:34 PM, ewiley

LED PRAGUE DETAILS

HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

Catalog Number	
Notes	Type

GPLB3
GlasWerks® Prismatic LED Prague®

LED IP66 cULus DLC BAA

SPECIFICATIONS

General Description
This architectural luminaire consists of a borosilicate glass refractor coupled with a cast aluminum housing.

Optical Assembly
The optical assembly consists of a prismatic glass refractor to precisely distribute light with excellent visual comfort and reduced glare. Configurable with CCT options of 2700K, 3000K and 4000K, CRI is 70 minimum. Available with many different form factors and optical distributions.

Electrical Assembly
The cast aluminum electrical housing has a smooth domed contour. A (3) station terminal block is provided to accept #14 through #2 size wire. The electrical housing is hinged with a tool-less latch to provide easy access to the gear assembly. The sanitized electrical assembly, containing the electronic driver and other electrical components, plugs into the quick disconnect receptacle. Programmable LED driver with 0-10V dimming. Optional DALI dimming. Driver life is rated to at least 100,000 hours.

Mounting Style
Optional mounting styles include Quick Lock Stem, NPT threads, and horizontal arm.
Quick Lock Stem Mounting style includes a welded stem for fast installation and is compatible with the following leveling fitters:
- Boston Harbor Decorative Arm Fitter (BHDF)
- GlasWerks Decorative Arm Fitter (GWDF)
- West Liberty Decorative Arm Fitter (WLDF)
- Ball Style Decorative Arm Fitter (BADF)

The arm mount version is provided with two U-bolts with washers and nuts and two leveling set screws that lock the housing to a 2" nominal (ID: 3/8" O.D.) horizontal arm and allow a ±5° degree adjustment from horizontal to the cover.

Finish
Aluminum housing is finished with corrosion resistant super durable powder coat paint for maximum durability. Finish is rated to 3,000 hour salt spray per ASTM B117.

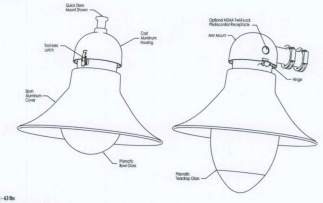
Listing
The luminaire is CSA certified to US and Canadian standards. 20kV/10kA extreme surge protection per ANSI/IEEE C136.2. Suitable for operation in ambient temperatures from -40°C to 40°C. Optical chamber is sealed to IP66.
DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Buy American Act
This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

Warranty
This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Limited warranty located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specification subject to change without notice.

DIMENSIONAL DATA



Maximum Weight - 63 lbs
Maximum Effective Projected Area - 1.7 ft²

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PERFORMANCE DATA

Performance Package	Wattage	Optical Distribution	2700K Lumens	2700K LPW	3500K Lumens	3500K LPW	4000K Lumens	4000K LPW
P10	24	BG3	2,738	113	3,084	127	3,285	132
		TG4	2,755	114	3,103	128	3,224	133
		BG5	2,848	117	3,209	132	3,334	137
		SC2	2,994	123	3,373	139	3,504	145
		SC3	3,088	127	3,478	143	3,614	149
		SC5	3,198	132	3,602	148	3,743	154
		LC3	2,352	97	2,650	109	2,753	114
		LC5	2,573	106	2,898	120	3,011	124
		SG3	2,761	114	3,110	128	3,231	133
		SG5	2,980	123	3,357	138	3,487	144
P20	36	BG3	4,010	110	4,517	124	4,693	129
		TG4	4,034	111	4,545	125	4,722	130
		BG5	4,171	115	4,699	129	4,882	135
		SC2	4,384	121	4,939	136	5,132	141
		SC3	4,522	125	5,094	140	5,292	146
		SC5	4,683	129	5,275	145	5,481	151
		LC3	3,445	95	3,881	107	4,032	111
		LC5	3,768	104	4,245	117	4,410	122
		SG3	4,045	111	4,555	126	4,732	130
		SG5	4,364	120	4,916	135	5,107	141
P30	50	BG3	5,218	105	5,878	119	6,107	123
		TG4	5,250	106	5,914	119	6,144	124
		BG5	5,428	110	6,114	123	6,353	128
		SC2	5,705	115	6,427	130	6,677	135
		SC3	5,884	119	6,628	134	6,887	139
		SC5	6,094	123	6,865	139	7,132	144
		LC3	4,481	90	5,050	102	5,247	106
		LC5	4,903	99	5,523	111	5,739	116
		SG3	5,261	106	5,927	120	6,158	124
		SG5	5,678	115	6,396	129	6,646	134
P40	62	BG3	6,467	104	7,285	117	7,569	122
		TG4	6,506	105	7,329	118	7,615	122
		BG5	6,727	108	7,578	122	7,873	126
		SC2	7,071	114	7,965	128	8,276	133
		SC3	7,292	117	8,215	132	8,535	137
		SC5	7,552	121	8,508	137	8,840	142
		LC3	5,556	89	6,259	101	6,503	104
		LC5	6,077	98	6,846	110	7,112	114
		SG3	6,521	105	7,345	118	7,632	123
		SG5	7,037	113	7,928	127	8,237	132
P50	80	BG3	8,055	101	9,074	114	9,428	118
		TG4	8,104	101	9,129	114	9,485	119
		BG5	8,379	105	9,439	118	9,807	123
		SC2	8,807	110	9,921	124	10,308	129
		SC3	9,083	114	10,232	128	10,631	133
		SC5	9,407	118	10,597	133	11,010	138
		LC3	6,920	87	7,796	98	8,100	101
		LC5	7,569	95	8,527	107	8,859	111
		SG3	8,122	102	9,149	115	9,506	119
		SG5	8,765	110	9,874	124	10,259	128
P60	100	BG3	9,701	97	10,928	109	11,354	113
		TG4	9,760	97	10,995	110	11,423	114
		BG5	10,091	101	11,367	113	11,811	118
		SC2	10,607	106	11,949	119	12,414	124
		SC3	10,939	109	12,323	123	12,803	128
		SC5	11,329	113	12,762	127	13,260	132
		LC3	8,334	83	9,388	94	9,755	97
		LC5	9,116	91	10,269	102	10,669	106
		SG3	9,781	98	11,019	110	11,448	114
		SG5	10,556	105	11,892	119	12,356	123

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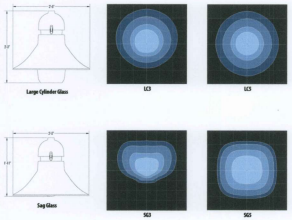

LED Lumen Maintenance

Lumen Package	25,000 hours	35,000 hours	50,000 hours	60,000 hours	75,000 hours	100,000 hours
P10–P50	0.96	0.94	0.92	0.91	0.89	0.87
P60	0.95	0.93	0.90	0.88	0.85	0.81

Lumen maintenance calculated according to TM-21 at 25°C ambient. Italicized values are extrapolated beyond the standard.

Adjustable Output (AO) Response	
AO Setting	% Lumen Output
8	100%
7	88%
6	76%
5	64%
4	54%
3	39%
2	27%
1	21%

Luminaire Ambient Temperature Factor	
Ambient Temperature	Relative Lumen Output
0°C	1.02
15°C	1.01
20°C	1.01
25°C	1.00
30°C	0.99
35°C	0.99
40°C	0.98

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ORDERING INFORMATION

Example: GPLB3 P20 30K MVOLT BG3 QSM BK

Product Series	Lumen Package	Color Temperature	Voltage	Optics	Mounting	Color
GPLB3 Prague®	P10 P10 Performance Package	27K 2700K	MVOLT Auto-sensing 120-277V	BG3 Bowl Glass, Type 3	ARM Arm Mount	BK Black
	P20 P20 Performance Package	30K 3000K	HVOLT Auto-sensing 347-480V	BG5 Bowl Glass, Type 5	WFT Pendant 1.5" NPT	BZ Bronze
	P30 P30 Performance Package	40K 4000K		TG4 Teardrop Glass, Type 4	QSM Quick Stem Mount	GH Graphite
	P40 P40 Performance Package			SC2 Small Cylinder Glass, Type 2		GN Green
	P50 P50 Performance Package			SC3 Small Cylinder Glass, Type 3		GR Gray
	P60 P60 Performance Package			SC5 Small Cylinder Glass, Type 5		WH White
				LC3 Large Cylinder Glass, Type 3		
				LC5 Large Cylinder Glass, Type 5		
				SG3 Sag Glass, Type 3		
				SG5 Sag Glass, Type 5		

Options					
Photocontrol Receptacle:	Photocontrol:	Dimming Options:	Prewire Lead Options:	NEMA Label Options:	
PR3 3-pin NEMA twistlock photocontrol receptacle	PCLL BTL solid state long life photocontrol (120-277V)	AO Adjustable Output Module	L05 3' of prewired leads	NL101 3"x 1" NEMA Label	
PR7 7-pin NEMA twistlock photocontrol receptacle	PCL4 Solid state long life photocontrol (347V)	DALI DALI driver	L10 10' of prewired leads	NL103 3"x 3" NEMA Label	
PR7E Prepared for external 3-pin photocontrol receptacle	PR8 Solid state long life photocontrol (480V)		L20 20' of prewired leads		
PR7E Prepared for external 7-pin photocontrol receptacle	SH Shorting Cap		L25 25' of prewired leads		
			L30 30' of prewired leads		

OPTIONS MATRIX

		Lumen Package					Voltage		Receptacle			Photocontrol				Dimming Options	
		P10	P20	P30	P40	P50	P60	MVOLT	HVOLT	PR3	PR7	PR7E	PR7E	PCLL	PCL3	PCL4	SH	AO	DALI
Lumen Package	P10		N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	RFQ
	P20	N		N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	RFQ
	P30	N	N		N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	RFQ
	P40	N	N	N		N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	RFQ
	P50	N	N	N	N		N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	RFQ
	P60	N	N	N	N	N		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	RFQ
Voltage	MVOLT	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	N	Y	Y	Y	Y	RFQ
	HVOLT	Y	Y	Y	Y	Y	Y	N		Y	Y	Y	Y	N	Y	Y	Y	Y	N
Receptacle	PR3	Y	Y	Y	Y	Y	Y	Y	Y		N	N	N	Y	Y	Y	Y	Y	RFQ
	PR7	Y	Y	Y	Y	Y	Y	Y	Y	N		N	N	Y	Y	Y	Y	Y	RFQ
	PR7E	Y	Y	Y	Y	Y	Y	Y	Y	N	N		N	Y	Y	Y	Y	Y	RFQ
	PR7E	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N		Y	Y	Y	Y	Y	RFQ
Photocontrol	PCLL	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y		N	N	N	Y	RFQ
	PCL3	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N		N	N	Y	RFQ
	PCL4	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	N	N		N	Y	RFQ
	SH	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N		Y	RFQ
Dimming Options	AO	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		A
	DALI	RFQ	RFQ	RFQ	RFQ	RFQ	RFQ	N	RFQ	RFQ	RFQ	RFQ	RFQ	RFQ	RFQ	RFQ	RFQ	A	

Y = combination is available
N = combination is not available
RFQ = consult factory, additional information required

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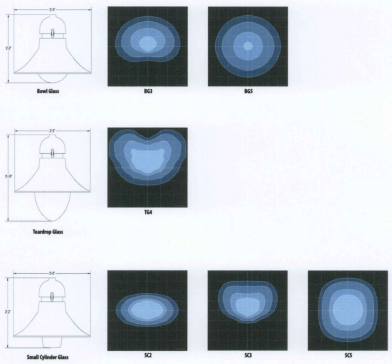

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NOTE: FULL CUTOFF STREET LIGHTS ARE PROPOSED TO ILLUMINATE THE SITE. THIS WILL ENSURE THAT THE NEIGHBORING RESIDENTIAL AREAS ARE NOT AFFECTED BY THE PROPOSED LIGHTING FROM THIS DEVELOPMENT.

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

DESIGNED	FA	08/2025 DATE
DRAWN	FA/ERW	08/2025 DATE
CHECKED	KLM	08/2025 DATE
APPROVED	CFY	08/2025 DATE

REVISIONS

DATE	BY	DESCRIPTIONS

LANDTECH CORPORATION
A FALCON COMPANY
201 Defense Highway
Suite 200
Annapolis, MD 21401
Ph. (443) 274-3232
Contact Person: Kim Morgan
Project Manager
kmorgan@techgroupinc.net

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STATE OF MARYLAND — CHARLES F. YOUNG — 10932 — PROFESSIONAL ENGINEER
Charles F. Young 8/7/25
CHARLES F. YOUNG, PROFESSIONAL ENGINEER, 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. 10932, EXP. DATE 06-17-2026

DEVELOPER
COMMUNITY HOUSING INITIATIVE, INC.
11123 ORMOND COURT
McLEAN VA 22101
PHONE: 703-556-9569
CONTACT: PATRICK BYRNE
EMAIL: PByrne@chidc.org

OWNER
MOUNT ZION PENTECOSTAL CHURCH OF WASHINGTON D.C., INC.
1112 N STREET N.W.
WASHINGTON, D.C. 20005
CONTACT: ORIN BOYD JR.
PHONE: 713-702-2169
EMAIL: PastorOBJ@gmail.com

DETAILED SITE PLAN - DSP-22017
LIGHTING, DETAILS & NOTES

THE HERMAN APARTMENTS
6203 AGER ROAD, HYATTSVILLE, MARYLAND 20782
PRINCE GEORGE'S COUNTY, MARYLAND
17TH CONGRESSIONAL ELECTION DISTRICT
TAX MAP 41, GRID D2, TAX ACCT. #3676304 PARCEL A

SCALE: N.T.S.	DATE: AUGUST 2025	TTG PROJECT No. 521040	SHEET 21 OF 25

M:\projects\521040 8303 AGER ROAD\dwg\SHEETS\SITE\DETAILED SITE PLAN\21 - LIGHTING - DETAILS & NOTES.dwg, 8/4/2025 11:08:55 AM, xwilley

ADA RAILING DETAILS & NOTES

505 Handrails

505.1 General. Handrails provided along walking surfaces complying with 403, required at *ramps* complying with 405, and required at stairs complying with 504 shall comply with 505.

Advisory 505.1 General. Handrails are required on ramp runs with a rise greater than 6 inches (150 mm) (see 405.8) and on certain stairways (see 504). Handrails are not required on walking surfaces with running slopes less than 1:20. However, handrails are required to comply with 505 when they are provided on walking surfaces with running slopes less than 1:20 (see 403.6). Sections 505.2, 505.3, and 505.10 do not apply to handrails provided on walking surfaces with running slopes less than 1:20 as these sections only reference requirements for ramps and stairs.

505.2 Where Required. Handrails shall be provided on both sides of stairs and *ramps*.
EXCEPTION: In assembly areas, handrails shall not be required on both sides of aisle *ramps* where a handrail is provided at either side or within the aisle width.

505.3 Continuity. Handrails shall be continuous within the full length of each stair flight or *ramp* run. Inside handrails on switchback or dogleg stairs and *ramps* shall be continuous between flights or runs.
EXCEPTION: In assembly areas, handrails on *ramps* shall not be required to be continuous in aisles serving seating.

505.4 Height. Top of gripping surfaces of handrails shall be 34 inches (865 mm) minimum and 38 inches (965 mm) maximum vertically above walking surfaces, stair nosings, and *ramp* surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and *ramp* surfaces.

Advisory 505.4 Height. The requirements for stair and ramp handrails in this document are for adults. When children are the principal users in a building or facility (e.g., elementary schools), a second set of handrails at an appropriate height can assist them and aid in preventing accidents. A maximum height of 28 inches (710 mm) measured to the top of the gripping surface from the ramp surface or stair nosing is recommended for handrails designed for children. Sufficient vertical clearance between upper and lower handrails, 9 inches (230 mm) minimum, should be provided to help prevent entrapment.

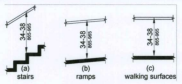


Figure 505.4
Handrail Height

505.7.2 Non-Circular Cross Sections. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches (100 mm) minimum and 6¼ inches (160 mm) maximum, and a cross-section dimension of 2¼ inches (57 mm) maximum.

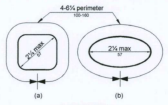


Figure 505.7.2
Handrail Non-Circular Cross Section

505.8 Surfaces. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges.

505.9 Fittings. Handrails shall not rotate within their fittings.

505.10 Handrail Extensions. Handrail gripping surfaces shall extend beyond and in the same direction of stair flights and *ramp* runs in accordance with 505.10.
EXCEPTIONS: 1. Extensions shall not be required for continuous handrails at the inside turn of switchback or dogleg stairs and *ramps*.
2. In assembly areas, extensions shall not be required for *ramp* handrails in aisles serving seating where the handrails are discontinuous to provide access to seating and to permit crossovers within aisles.
3. In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.

505.10.1 Top and Bottom Extension at Ramps. *Ramp* handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beyond the top and bottom of *ramp* runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent *ramp* run.

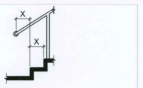


Figure 505.10.3
Bottom Handrail Extension at Stairs

505.5 Clearance. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1½ inches (38 mm) minimum.

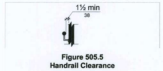


Figure 505.5
Handrail Clearance

505.6 Gripping Surface. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20 percent of their length. Where provided, horizontal projections shall occur 1½ inches (38 mm) minimum below the bottom of the handrail gripping surface.
EXCEPTIONS: 1. Where handrails are provided along walking surfaces with slopes not steeper than 1:20, the bottoms of handrail gripping surfaces shall be permitted to be obstructed along their entire length where they are integral to crash rails or bumper guards.
2. The distance between horizontal projections and the bottom of the gripping surface shall be permitted to be reduced by 1/8 inch (3.2 mm) for each ½ inch (13 mm) of additional handrail perimeter dimension that exceeds 4 inches (100 mm).

Advisory 505.6 Gripping Surface. People with disabilities, older people, and others benefit from continuous gripping surfaces that permit users to reach the fingers outward or downward to grasp the handrail, particularly as the user senses a loss of equilibrium or begins to fall.

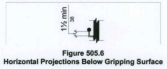


Figure 505.6
Horizontal Projections Below Gripping Surface

505.7 Cross Section. Handrail gripping surfaces shall have a cross section complying with 505.7.1 or 505.7.2.

505.7.1 Circular Cross Section. Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1¼ inches (32 mm) minimum and 2 inches (51 mm) maximum.

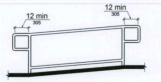


Figure 505.10.1
Top and Bottom Handrail Extension at Ramps

505.10.2 Top Extension at Stairs. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

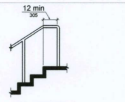
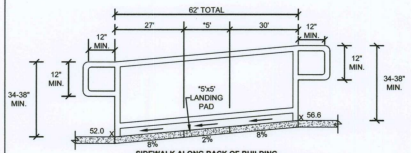


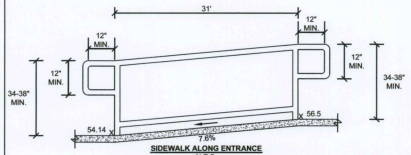
Figure 505.10.2
Top Handrail Extension at Stairs

505.10.3 Bottom Extension at Stairs. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

ADA RAILING ALONG SIDEWALK DETAILS & NOTES



SIDEWALK ALONG BACK OF BUILDING
N.T.S.



SIDEWALK ALONG ENTRANCE
N.T.S.

ELECTRIC VEHICLE CHARGING STATION DETAILS & NOTES

Connection Options

Series 7 – Model 780

80A Level 2 EV Charging Station *

Enhance your business or fleet's EV charging capabilities with the versatile Blink Series 7. This innovative charging solution offers added connectivity options, adjustable power and a sleek, compact mounting design, making it a suitable choice for your needs.

FLEXIBLE • ETHERNET & WI-FI • COMPACT

Easily configure the Blink Series 7 to deliver up to 80 A per port, now offering both ethernet and Wi-Fi connectivity options. The modern and compact pedestal, along with a terminal block for effortless installation, ensures convenience. Enhance the charging experience with the sleek and universal optional cable management system, keeping cables clean and tidy for drivers. Additionally, the Series 7 features load management, enabling dynamic power distribution to each port for optimal charging efficiency when servicing two vehicles simultaneously.

Series 7 Benefits

- Rugged aluminum enclosure provides durability
- Easily configure each port to deliver up to 80A max
- Seamless data communication via built-in ethernet, Wi-Fi, and 4G LTE
- Compact charging head unit, pedestal, and cable management system
- New terminal block supporting #2 AWG input cabling, simplifies installation
- Charge effortlessly with plug-and-charge readiness
- Dual-port design for simultaneous charging of two vehicles, with smart, dynamic power allocation to each port
- Clear charging information with the easy-to-read LCD screen
- Universal J1772 and NACS connectors (coming soon) ensure compatibility with all electric and plug-in electric hybrid vehicles
- Bright status LED indicator lights
- Choose from pedestal and wall mount options for flexible installation

Product Code: 101-000022-A

*Tesla adapter required

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Charge on.

2.2.5. Model 780 Charger with Pedestal and Cable Management System dimensions:

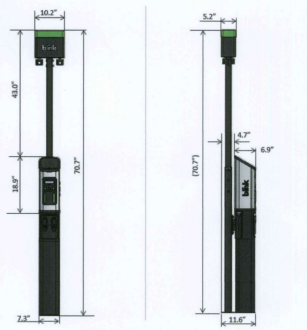

Fig. 5 – Model 780 charger with pedestal and cable management system

BlinkCharging.com 12

Series 7 - Model 780 Technical Specifications

ELECTRICAL SPECIFICATION: AC OUTPUT	
Number of Ports	Two
Current	Configurable up to 80A
Power	Up to 19.2kW (@240VAC)
Energy Metering Accuracy	+/- 1%
Charging Connector	SAE J1772, NACS (coming soon)
Hardware Derate Control	Adjustable from 12A to max current rating of the charger using derating switch
ELECTRICAL SPECIFICATION - AC INPUT	
Input Connector	Hardwired
Voltage	208 or 240 VAC
Service Panel Breaker	2x 100A max (depending on output configuration)
Power Connection	Line 1, line 2 and GND (no neutral) per port
Standby Power	4.6W Typical per port
SAFETY SPECIFICATION	
Safety, Ground Fault Circuit Interrupt	20ma CCID with auto retry (every 15 seconds)
Automatic Plug-Out Detection	Power terminated per SAE J1772 spec
Surge Protection	6kV @3,000a
NETWORK SPECIFICATION	
Data Communication	Cellular 4G LTE, Wi-Fi, Ethernet
Backend Protocol	OCPP 1.6 compliant
Remote Management	Remote access, diagnostics, Over-The-Air (OTA) software update enabled
Load Management	Smart, dynamic allocation and distribution of power to each port
USER INTERACTION SPECIFICATION	
Charging Status Indicator	High visibility, multi-color LED visual status indication
Display	4.3" color LCD screen, 480x272
Authentication	RFID: ISO14443 Type A & B, MiFare, Felica, ISO15693 NFC: Apple VAS, NEMA, Google Smart Tap Plug and Charge: ISO 15118 read
Authentication	RFID card, Mobile app
ENVIRONMENTAL SPECIFICATION	
Enclosure	Aluminum, NEMA 3R certified
Operating Humidity	Up to 95% noncondensing
Operating Temperature	-30 degree C to +50 degree C ambient
Operating Altitude	≤6560 ft
MECHANICAL SPECIFICATION	
Dimensions	Head Unit: 18.0" H x 7.4" W x 7.4" D | Pedestal: 33"H x 12.5" W x 8.1" D| Wall-mount: 14.7" H x 8.6" W x 7.7" D
Approximate Weights	Device: 18.7 lbs.| Pedestal: 24.2 lbs.| Wall mount: 16.3 lbs.
Mounting Option	Wall or Pedestal mount
Cable Length	23 ft
Cable Management System	Optional
REGULATION	
Safety	UL 2594 / CSA C22.2 No. 280-16, UL 2231-1 / CSA C22.2 No. 281.1-12, UL 2231-2 / CSA C22.2 No. 281.2-12 certified
EMI	FCC Part 15 Class A compliant
Energy Efficiency	Energy Star certified
Compliance	California Type Evaluation Program (CTEP) certified
Accessibility	ADA compliant

*** (OR EQUIVALENT)**

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

DESIGNED	FA	08/2025	DATE
DRAWN	FA/ERW	08/2025	DATE
CHECKED	KLM	08/2025	DATE
APPROVED	CFY	08/2025	DATE

REVISIONS

DATE	BY	DESCRIPTIONS

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STATE OF MARYLAND — CHARLES F. YOUNG — 10932 — PROFESSIONAL LAND SURVEYOR

Charles F. Young 8/7/25

CHARLES F. YOUNG
PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 10932 EXP. DATE 08-13-2026

DEVELOPER
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1112 N STREET N.W.
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EMAIL: PastorOBJ@gmail.com

DETAILED SITE PLAN - DSP-22017
ADA RAILING & ELECTRIC VEHICLE CHARGING STATION DETAILS & NOTES

THE HERMAN APARTMENTS
6203 AGER ROAD, HYATTSVILLE, MARYLAND 20782
PRINCE GEORGE'S COUNTY, MARYLAND
17TH CONGRESSIONAL ELECTION DISTRICT
TAX MAP 41, GRID D2, TAX ACCT. #3676364 PARCEL A

SCALE: N.T.S. DATE: AUGUST 2025 TTG PROJECT No. 521040 SHEET 22 OF 25

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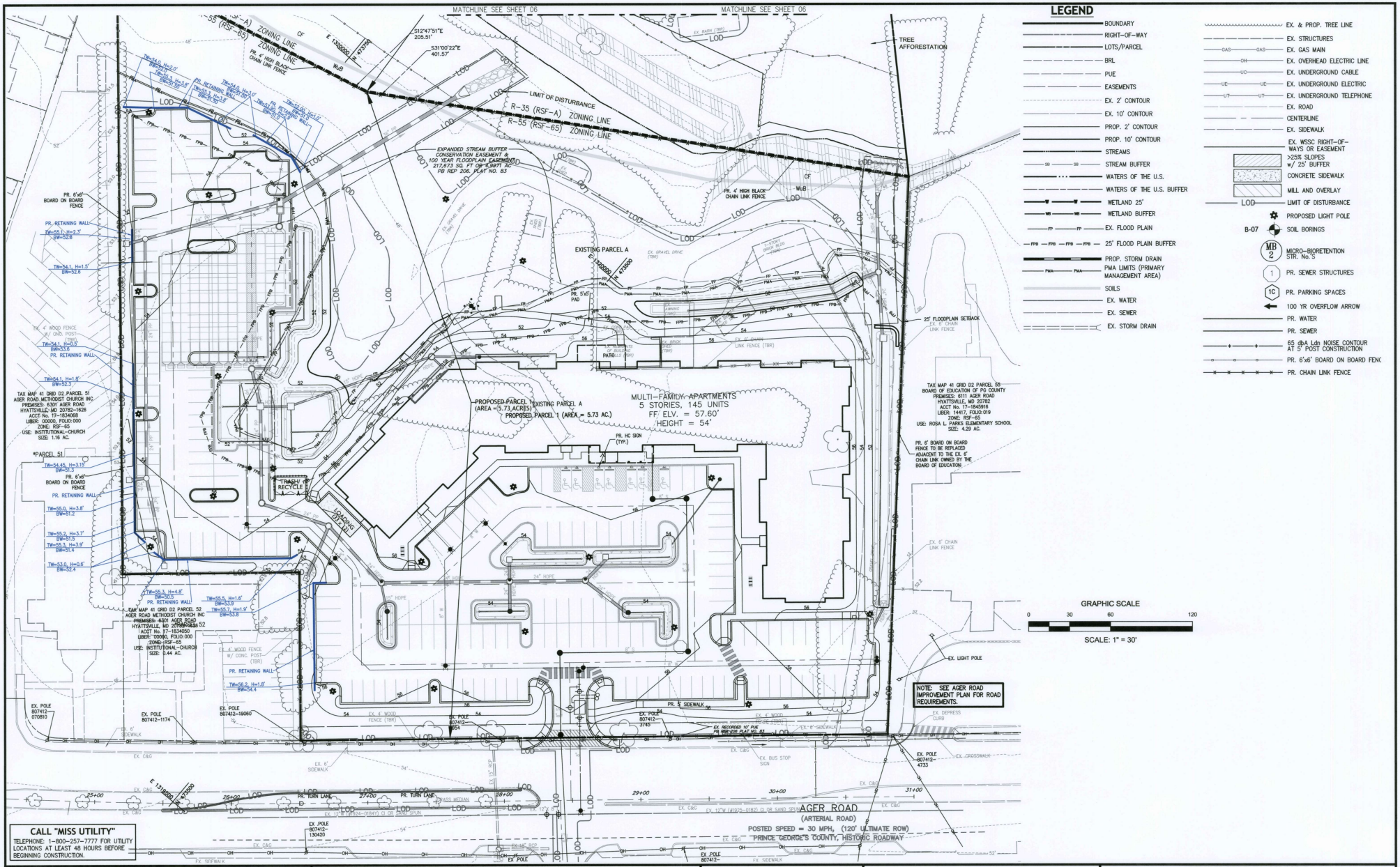

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STATE OF MARYLAND — CHARLES F. YOUNG — 10932 — PROFESSIONAL LAND SURVEYOR

Charles F. Young 8/7/25

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DETAILED SITE PLAN - DSP-22017
RETAINING WALL PLAN

THE HERMAN APARTMENTS

6203 AGER ROAD, HYATTSVILLE, MARYLAND 20782
PRINCE GEORGE'S COUNTY, MARYLAND
17TH CONGRESSIONAL ELECTION DISTRICT
TAX MAP 41, GRID D2, TAX ACCT. #3076384 PARCEL A

SCALE: 1" = 30'	DATE: AUGUST 2025	TTG PROJECT No. 521040	SHEET 23 OF 25

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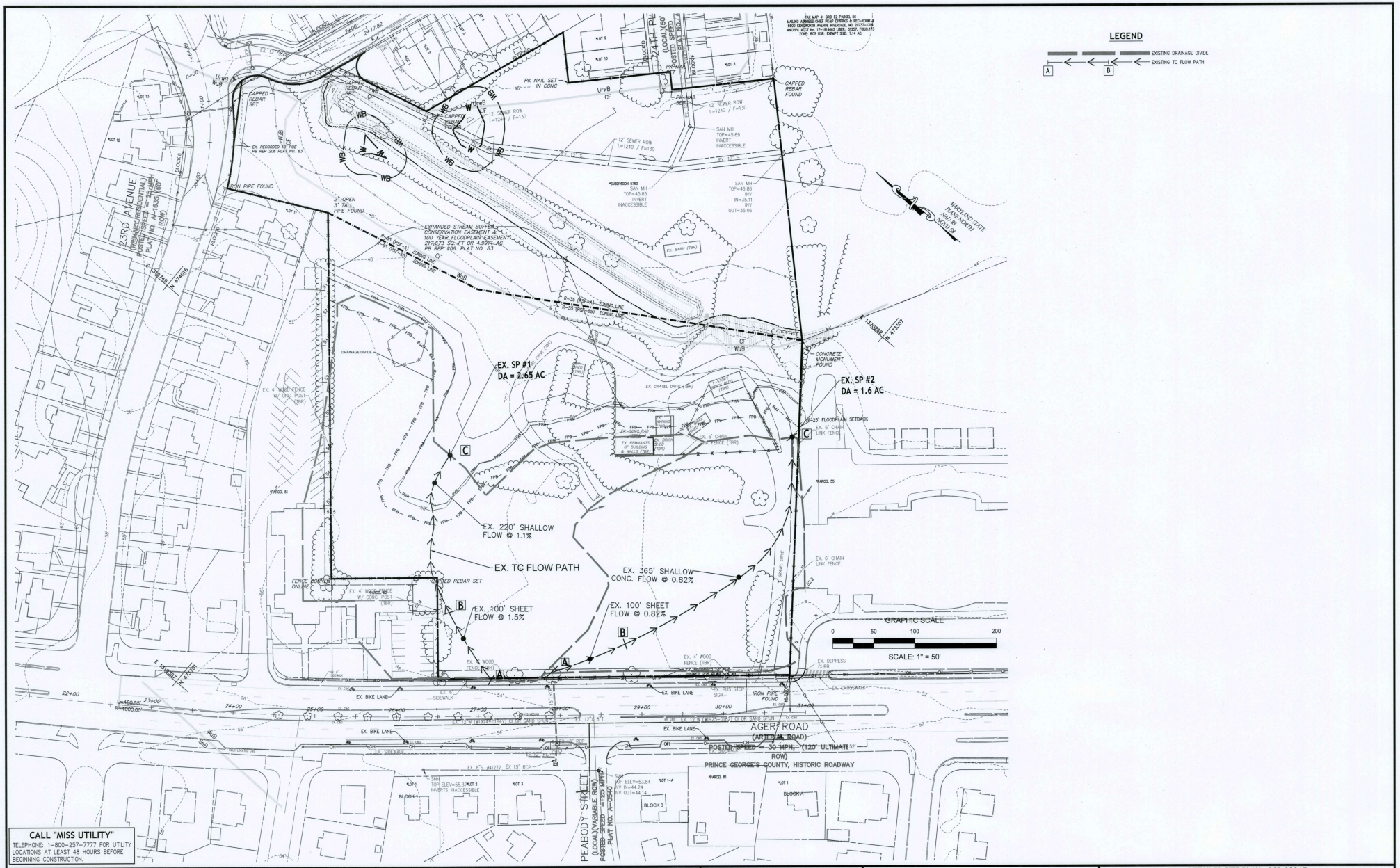

CALL "MISS UTILITY"
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DESIGNED	FA	08/2025 DATE
DRAWN	FA/ERW	08/2025 DATE
CHECKED	KLM	08/2025 DATE
APPROVED	CFY	08/2025 DATE

REVISIONS

DATE	BY	DESCRIPTIONS

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EMAIL: PastorOBJ@gmail.com

DETAILED SITE PLAN - DSP-22017
SWM PRE-DEVELOPED DRAINAGE AREA MAP

THE HERMAN APARTMENTS
6203 AGER ROAD, HYATTSVILLE, MARYLAND 20782
PRINCE GEORGE'S COUNTY, MARYLAND
17TH CONGRESSIONAL ELECTION DISTRICT
TAX MAP 41, GRID D2, TAX ACCT. #3676384 PARCEL A

SCALE: 1" = 50'	DATE: AUGUST 2025	TTG PROJECT No. 521040	SHEET 24 OF 25

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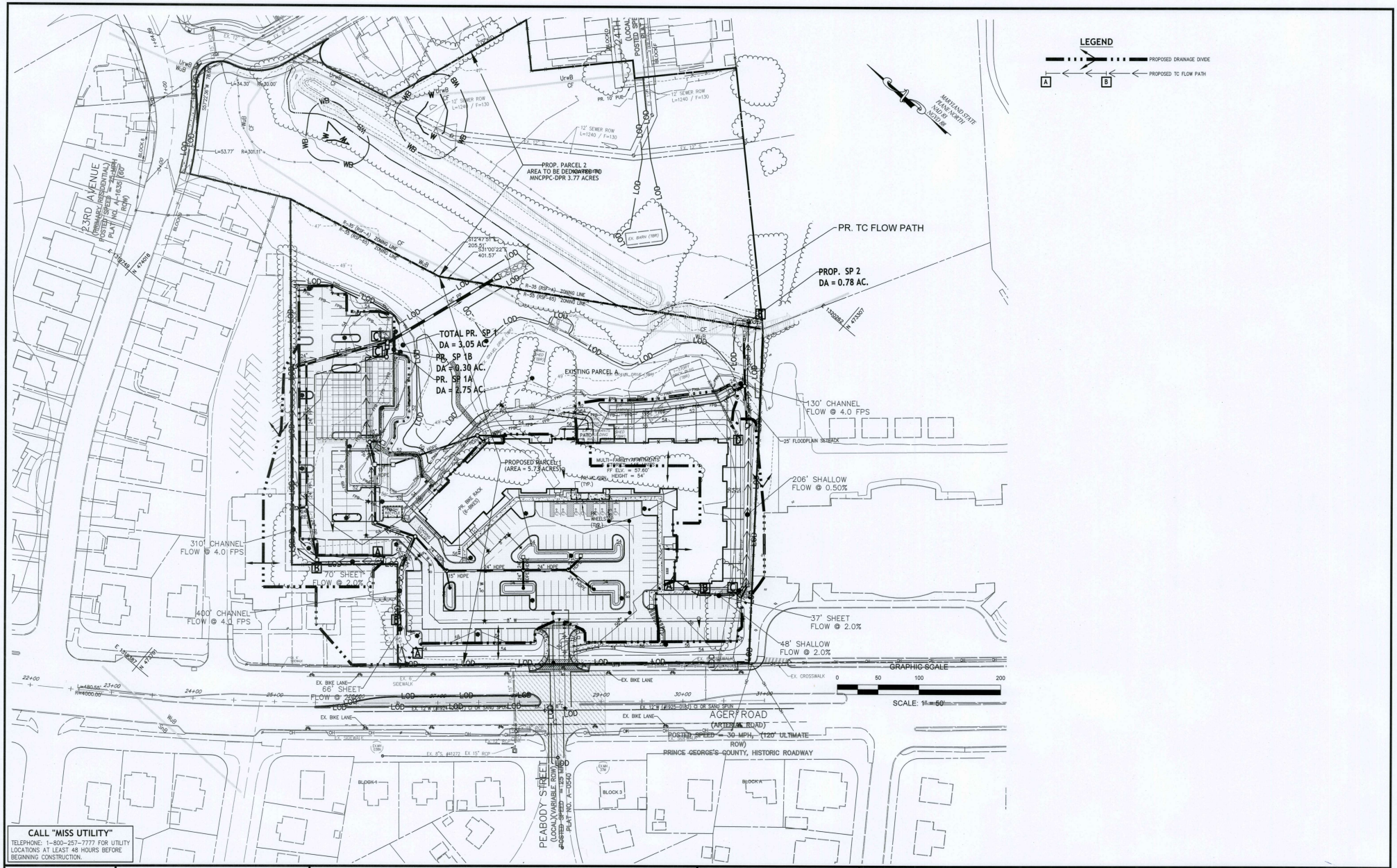

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DESIGNED	FA	08/2025 DATE
DRAWN	FA/ERW	08/2025 DATE
CHECKED	KLM	08/2025 DATE
APPROVED	CFY	08/2025 DATE

REVISIONS

DATE	BY	DESCRIPTIONS

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Charles F. Young 8/7/25

CHARLES F. YOUNG PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 10933, EXPIRATION DATE 06-27-2026

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WASHINGTON, D.C. 20005
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PHONE: 713-702-2169
EMAIL: PastorOBJr@gmail.com

DETAILED SITE PLAN - DSP-22017
SWM POST-DEVELOPED DRAINAGE AREA MAP

THE HERMAN APARTMENTS

6203 AGER ROAD, HYATTSVILLE, MARYLAND 20782
PRINCE GEORGE'S COUNTY, MARYLAND
17TH CONGRESSIONAL ELECTION DISTRICT
TAX MAP 41, GRID D2, TAX ACCT. #3676384 PARCEL A

SCALE: 1" = 50'	DATE: AUGUST 2025	TTG PROJECT No. 521040	SHEET 25 OF 25

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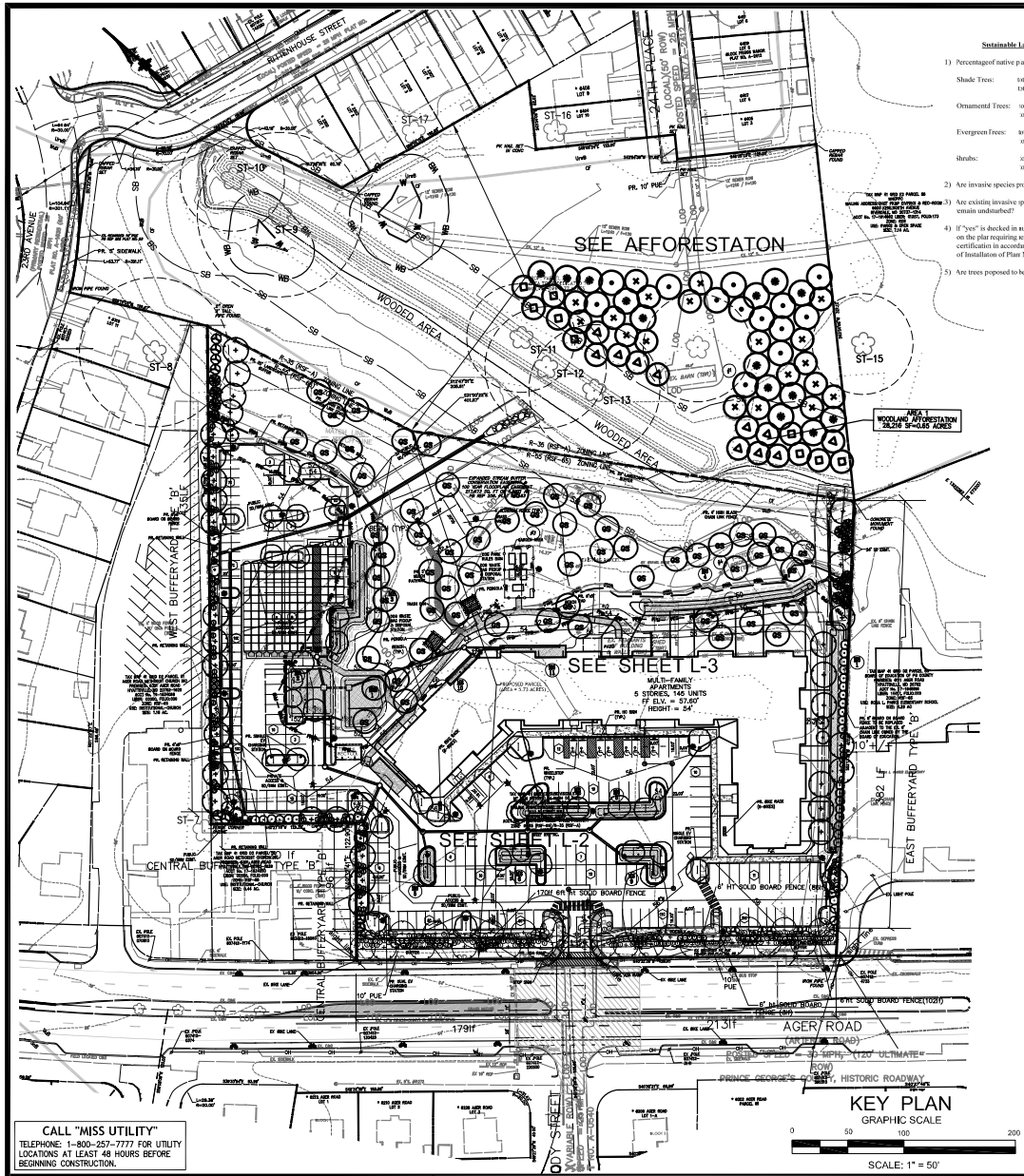


SCHEDULE 4.9-1

Sustainable Landscapirg Requirements –Site & Façade Planting

1) Percentageof native p ant matericl required is each category:

Shade Trees: total 143 x 50% = 72 total numbe required
total numbe provided 143 = 100 % native

Ornamental Trees: total 26 x 50% = 1: total number required
total number provided 17 = 65 % native

Evergreen Trees: total 132 x 30% = 40 total number required
total numbe provided 132 = 100 % native

Shrubs: total 501 x 30% = 15 total number requirec
total numbe provided 272 = 54 % native

2) Are invasive species proposed? ____Yes ___√__ No

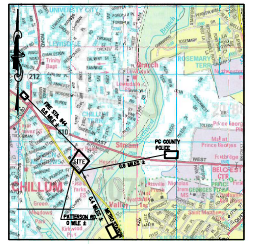
3) Are existing invasive species on-site in areasthat are to remain undisturbed? ____Yes ___√__ No

4) If "yes" is checked in numbers 2 or 3, is a note included on the plar requiring removal of invasive spcies prior to certification in accordance with Section 1.5, Certification of Installaton of Plant Materials? ____Yes ___√__ No

5) Are trees poposed to be planted on slopes grater than 3:1 ____Yes ___√__ No

LEGEND

- BOUNDARY
- RIGHT-OF-WAY
- LOTS
- BRL
- 10' PUE
- PUE
- EX. STORM DRAIN EASEMENTS
- PR. STORM DRAIN EASEMENTS
- SOUNDWALL EASEMENTS
- EASEMENTS
- EX. 2' CONTOUR
- EX. 10' CONTOUR
- PROP. 2' CONTOUR
- PROP. 10' CONTOUR
- STREAMS
- STREAM BUFFER
- WETLAND 25'
- WETLAND BUFFER
- FLOOD PLAIN EASEMENT
- FLOOD PLAIN BUFFER
- PROP. STORM DRAIN
- PMA CONSERVATION EASEMENT
- SOILS
- PROP. LIMIT OF DISTURBANCE
- EX. WATER
- EX. WATER HOUSE CONNECTION
- EX. SEWER
- EX. SEWER HOUSE CONNECTION
- EX. STORM DRAIN
- EX. & PROP. TREE LINE
- EX. STRUCTURES
- EX. GAS MAIN
- EX. OVERHEAD ELECTRIC LINE
- EX. UNDERGROUND CABLE
- EX. UNDERGROUND ELECTRIC
- EX. UNDERGROUND TELEPHONE
- EX. ROAD
- PR. ROAD
- CENTERLINE
- EX. SIDEWALK
- PR. PAVEMENT
- MILL AND OVERLAY
- PR. SEWER
- PR. WATER
- BIO-RETENTIONAND/OR BIO-SWALE



VICINITY MAP

SCALE: 1" = 2000'
ADC PG, CO. MAP 5409, GRID E 6
200' SHEET 207 NE 2
PRINCE GEORGE'S COUNTY
TAX MAP 41 GRID D-2

SCHEDULE 4.7-1
AC 25-009

BUFFERING INCOMPATIBLE USE - EAST

1) General Plan Designation ___√__ Developed Tier, Corridor
___ Developing or Rural Tier
2) Use of Proposed Development Apartments
3) Use of adjoining development School
5) Impact of adjoining development Medium
6) Minimum Bufferyard (A, B, C, D or E) B
7) Minimum required building setback 35'
8) Building setback provided 35'
9) Minimum width of landscape yard 20'
10) Width of Landscape yard provided 20' for 223lf, =10 for 59lf
(The required setback and landscape yard width may be reduced by 50% in the Developed Tier, Corridor Node or Center when a 6ft ht fence or wall is provided.)
11) Linar feet of Buffer yard required along property line 382lf
12) Percentage of Bufferyad occupied by existing trees 0
13) Is a six foot high fence or wall provided Yes
14) Total number of plant units required in buffer strip (80/100lf) 306 p.u.
15) Total number of plant units provided: shade trees 12 x 10p.u. = 120 p.u.
evergreen trees 32 x 5 p.u. = 160 p.u.
ornamental trees 2 x 5 = 10 p.u.
shrubs 18 x 1 = 16 p.u.
TOTAL P.U. 306
ALTERNATIVE COMPLIANCE IS REQUIRED: A SIX FEET SCREEN FENCE IS PROPOSED ALONG THE PROPERTY LINE

SCHEDULE 47-1
AC 25-009

BUFFERING INCOMPATIBLE USE - WEST

1) General Plan Designations ___√__ Developed Tier, Corridor
_____ Developing or Rural Tier
2) Use of Iroposed Development Apartments
3) Use of adjoining development Church
5) Impact of adjoining development Medium
6) Minimum Bufferyard (A, B, C, D or E) B
7) Minimun required building setback 35'
8) Building setback provided 35'
9) Minimum width of landscape yard 20'
10) Width of Landscape yard provided 0'
(The required setback and landscape yard width may be reduced by 50% in the Developes Tier, Corridor Node or Center when a 6ft ht fence or wall is provided.)
11) Linearfeet of Buffer yard required dong property line 433lf
12) Percenage of Bufferyard occupied by existing trees 0
13) Is a six foot high fence or wall provided Yes
14) Total number of plant units required in bufferstrip (80/100lf) 348 p.u.
15) Total number of plant units provide: shade trees 16 x 10p.u. = 160 p.u.
evergreen trees 23 x 5 p.u. = 115 p.u.
ornamental trees 5 x 5 = 25 p.u.
shrubs 48 x 1 = 48 p.u.
TOTAL P.U. 348
ALTERNATIVE COMPLIANCE IS REQUIRED: A SIX FEET SCREEN FENCE IS ALONG THE PROPERTY LINE

SCHEDULE 4.7-1
AC 265-009

BUFFERING INCOMPATIBLEUSE – CENTRAL

1) General Plan Designation: ___√__ Developed Tier, Corridor
_____ Developing or Rural Tier
2 Use of Proposed Development Apartments
3 Use of adjoining development Church
5 Impact of adjoining development Medium
6 Minimum Bufferyard (A, B C, D or E) B
7)Minimum requirec building setback 15'
8 Building setback provided 15'
9 Minimum width o' landscape yard 10'
10) Width of Landscape yard provided 10'
(The required setback and landscape yard width may be reduced by 53% in the Developed Tier, Corridor Node or Center when a 6ft ht fence or wall is provided.)
11) Linear feet of Buffer strip required along proprty line and right of way 210lf
12) Percentage of Bufferyard occupied by existing trees 0
13) Is a six foot highfence or wall provided YES
14) Total number of slant units required in buffer strip (80/100lf) 171 p.u.
15) Total number of slant units provide: shade trees 5 x 10p.u = 50 s.u.
evergreen trees 2 x 5 p.u. = 60 s.u.
ornamental trees3 x 5 = 15 p.u.
shrubs 48 : 1 = 48 p.u.
TOTAL P.U. 173
ALTERNATIVE COMPLIANCE IS REQUIRED: A SIX FEET SCREEN FENCE IS ALONG THE PROPERTY LINE

SCHEDULE 4.6-1
AC-25009

BUFFERING RESIDENTIAL DEVELOPMENT FOR STREETS
AGER ROAD - ARTERIAL

1) Name of Street Adjacent to Multifamily development (4.6(B)(i) : AGER ROAD
2) Type of street adjacent to Multi-family development (4.6(B)(i) : ARTERIAL
3) Linear Feet of street frontage toward which mult -family development is oriented (4.6(B)(i) Not including driveway entrances: 392 LF
4) Minimum width of buffer required: 50 FT
4) Minimum width of buffer provided: 26 FT
4) Number of plants REQUIRED: Landscape Strip 392 lf to be planted

6 Shade Tree/ 100lf 24 Shade Trees
16 Evergreen Tees/100f 64 Evergreen trees
33 Shrubs / 100 lf 120 Shrubs
0 25' wide strip of existing trees 0 25' strip of existing trees

5) Number of Plants Provided: Landscape Strip plantings provided.

24 Shade Trees
65 Ornamental Evergreen trees
129 Shrubs
0 25' strip of existing trees

ALTERNATIVE COMPLIANCE IS REQUIRED: 361LF of 6 FT SCEEEN FENCE PROPOSED: 1 Additional Evergreen Tree And 9 Additional Shrubs

SCHEDULE 4.3-1

Interior Planting for Parking Lots \5000sf or Larger

Linear feet of parking lot perimeter adjacent to property line

1) Parking Lot Area (see figure 4.3-7) 73,655 quare feet
2) Interior landscaped area required: 10% 7,366 square feet
3) Interior landscaped area povided: 10.8% 7,920 square feet
4) Interior landscaped area required
(1 per 300sf of interior planting area provided) ___ shade trees
or
(1 per 200sf of interior planting area provided) 40 shade trees
5) Number of shade trees provided: 40 shade trees
5) Is a minimum of 160sf if contiguous pervious land area Provided per shade tree? ___√__ Yes _____ No
7) Is there a planting island on average every 10 spaces? ___√__ Yes _____ No
8) Is a curb or wheel stop provided for all parking spaces abutting a planting or peustrian area? ___√__ Yes _____ No
9) Are planting islands that are either parallel or perpendicular to parking spaces on both sides a minimum of 9' wide? ___√__ Yes _____ No
10) Is a planting island that isperpendicular to parking spaces on one side a minimum of 6' wide? ___√__ Yes _____ No
11) For parking lots 50,000sf or larger:
i) Is thereca 9' wide planting island perpendicular to for every two bays? ___√__ Yes _____ No
or
ii) Is the number of shade trees required increased (1 per 300sf of interior planting area provided) ___√__ Yes _____ No

SCHEDULE 4.1-4

Residential Requirements for Multi-Familys

1) General Plan Designation: ____ Rural or Developing Tier (1 shade Tee per 100sf Open Space Provided
__X__ Developed Tier and/or Corridor Node or Center
(1 shadetree per 1,000sf of green space provided)
2) Green Space provided: 1.3ac or 56628 square feet
3) Number of shade trees recuired 57 Shade Trees
4) Number of trees provided: 57 Shade Trees
0 Ornamental trees
0 Evergreen trees (ornamental & evergreen trees may be substituted at a rate of 2:1, not to exceed 24% of total shaz tree requirement
0 Existing shade trees, (min 2.5in dbs located within gren space but outside of floodplain
Total Provided: 57 shade trees

EXISTING VEGETATION

ANY INVASIVE SPECIES LOCATED ON SITE IN AREAS TO REMAIN UNDISTURBED ARE TO BE REMOVED USING HAND METHODS PRIOR TO CERTIFICATION IN ACCORDANCE WITH SECTION 1.5, CERTIFICATION OF LANDSCAPE PLANT MATERIALS.

NOTES:
1. This plan is to be used for landscape purposes only.
2. All known utilities have been shown.
3. See Sheet L-5 for Notes & Details.
4. See Sheet L-6 for Stormwater Management Plantings,Notes & Details.
5. See plans by LandTech Corporation for any additional site information.

SHEET INDEX

L1 LANDSCAPE KEY PLAN (SCALE 100)
L2 LANDSCAPE PLAN, (SCALE 30)
L3 LANDSCAPE PLAN, FOUNDATION (SCALE 20)
L4 LANDSCAPE PLAN, DETAILS
L5 STORMWATER MANAGEMENT PLANTING

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

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DRAWN	DS	8/2025 DATE
CHECKED	DS	8/2025 DATE
APPROVED	DS	8/2025 DATE

REVISIONS

DATE	BY	DESCRIPTIONS

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Annapolis, MD 21401
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Contact Person: Kim Morgan
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STATE OF MARYLAND — REGISTERED LANDSCAPE ARCHITECT — No. 3000

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Job Number DS 2022-031

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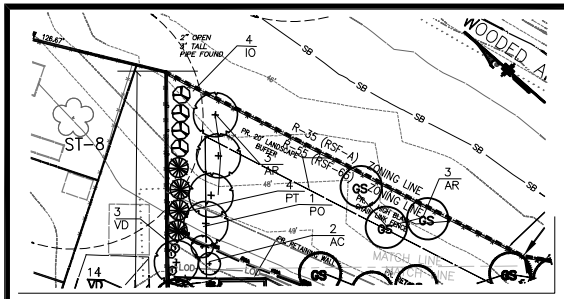
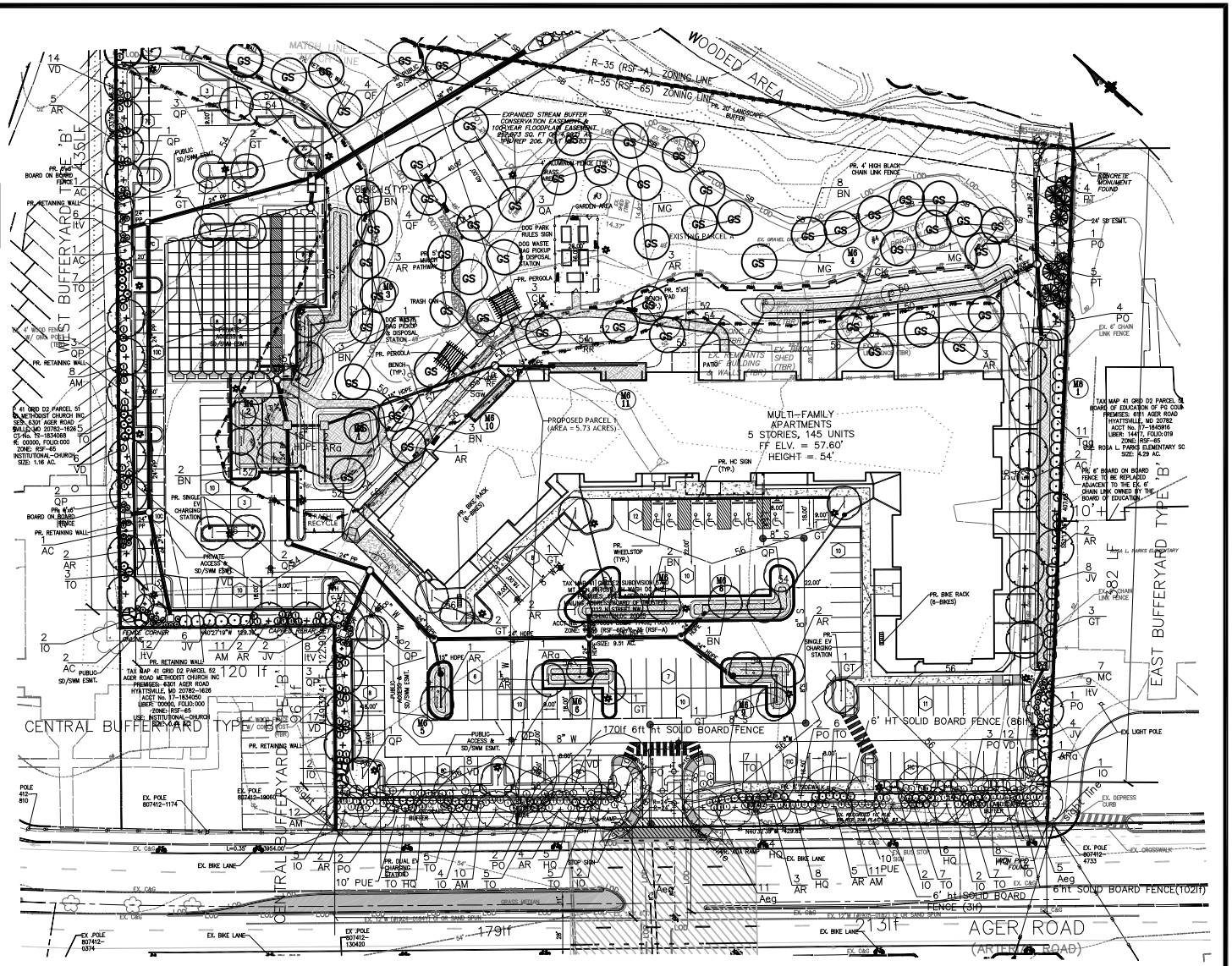
KEY PLAN
LANDSCAPE & LIGHTING PLAN
6203 AGER ROAD
HYATTSVILLE, MARYLAND 20782
PRINCE GEORGE'S COUNTY, MARYLAND
17TH CONGRESSIONAL ELECTION DISTRICT
TAX MAP 41, GRID D2, TAX ACCT. #3678384

SCALE: SHOWN DATE: AUGUST, 2025 TTG PROJECT No. _____ SHEET L1 OF 5





PLANT LIST - INTERIOR TREES - PARKING

KEY	Q'TY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SP'C'G	NATIVE
Ars	4	Acer rubrum 'Armstrong'	Armstrong Maple	2 ½ -3"cal	B & B	Shown	Yes
AR	6	Acer rubrum 'October Glory'	October Glory Red Maple	2 ½ -3"cal	B & B	Shown	Yes
BN+	8	Betula nigra	River Birch	Multi-stem +	B & B	Shown	Yes
GT	11	Gleditsia triacanthos var. inermis 'Skycole'	Skyline Honeylocust	2 ½ -3"cal	B & B	Shown	Yes
QP	11	Quercus phellos	Willow Oak	2 ½ -3"cal	B & B	Shown	Yes
TOTAL	40						

NOTE: Clear branching height must be a minimum of 7 ft or 60% of height.
+ River Birch shall be a 3 stem maximum w/ the stems ranging in size from 1 -2"

PLANT LIST – ANDSCAPE STRIP – AGER ROAD

CATEGORY	KEY	Q'TY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SP'C'G	NATIVE
SHADE TREE	AR	14	Acer rubrum 'October Glory'	October Glory Red Maple	2 ½ -3"cal	B & B	Shown	Yes
	PO	10	Platanus occidentalis	Sycamore	2 ½ -3"cal	B & B	Shown	YES
TOTAL		24						
EVERGREEN TREE	IO	18	Ilex opaca	American Holly	6 -8'	B & B	8'	Yes
	TO	47	Thuja occidentalis 'Emerald'	Emerald American Arborvitae	6 -8'	Cont	6'	Yes
TOTAL (I EXTRA for ALTER COMP)		65						
SHRUB	Aeg	23	Abelia 'Edward Goucher'	Edward Goucher Abelia	18 -24"	Cont.	4'o.c.	No
	AM	43	Aronia melanocarpa	Black Chokeberry	18 -24"	CONt	4' o.c.	Yes
	HQ	36	Hydrangea quercifolia	OAkleaf Hydrangea	18 -24"	Cont.	5'o.c.	Yes
	VD	27	Viburnum dentatum	Arrowwood Viburnum	18 -24"	Cont.	5'o.c.	Yes
TOTAL (9 EXTRA for ALTER COMP)		129						

NOTE: + River Birch shall be a 3 stem maximum with the stems ranging in size from 1 1/2 -2"each

PLANT LIST –BJFERYARDS - CENTRAL

CATEGORY	KEY	Q'TY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MIN. SP'C'G	NATIVE
SHADE TREE	AR	2	Acer rubrum 'October Glory'	October Glory Red Maple	2 ½ -3"cal	B & B	Shown	Yes
	QP	3	Quercus phellos	Willow Oak	2 ½ -3"cal	B & B	Shown	YES
TOTL		5						
EVERGREEN TREI	IO	4	Ilex opaca	American Holly	6 -8'	B & B	8'	Yes
	JV	8	Juniperus virginiana	Eastern Redcedar	6-8'ht	B & B	8'o.c.	Yes
TOTAL		12						
	AC	3	Amelanchier canadensis	Service berry	1 ½ - 1 ¾ "cal	Cont	12'o.c.	Yes
TOTAL		3						
SHRUB	AM	11	Aronia melanocarpa	Black Chokeberry	18 -24"	COnt	4' o.c.	Yes
	ItV	20	Itea virginica	Virginia Sweetspire	18-24"	Cont.	4'o.c.	Yes
	VD	12	Viburnum dentatum	Arrowwood Viburnum	18-24"	Cont.	5'o.c.	Yes
TOTAL		48						

PLANTLIST – BUFFERYARD WEST

CATEGORY	KEY	CTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MIN. SP'C'G	NATIVE
SHADETREE	AR	10	Acer rubrum 'October Glory'	October Glory Red Maple	2 ½ -3"cal	B & B	Shown	Yes
	PO	2	Platanus occidentalis	Sycamore	2 ½ -3"cal	B & B	Shown	YES
	QP	5	Quercus phellos	Willow Oak	2 ½ -3"cal	B & B	Shown	YES
TOTAL		16						
EVERGREEN TREE	IO	4	Ilex opaca	American Holly	6 -8'	B & B	8'	Yes
	PT	4	Pinus taeda	Loblolly Pine	6-8'	CONT	10'	YEs
	TO	15	Thuja occidentalis 'Emerald'	Emerald American Arborvitae	6 -8'	Cont	6'	Yes
TOTAL		23						
UNDERSTORY TREE	AC	5	Amelanchier canadensis	Service berry	1 ½ - 1 ¾ "cal	Cont	12'o.c.	Yes
TOTAL		5						
SHRUB	AM	8	Aronia melanocarpa	Black Chokeberry	18 -24"	COnt	4' o.c.	Yes
	ItV	17	Itea virginica	Virginia Sweetspire	18-24"	Corn.	4'o.c.	Yes
	VD	23	Viburnum dentatum	Arrowwood Viburnum	18-24"	Corn.	5'o.c.	Yes
TOTAL		48						

PLANT LIST – BUFFERYARD EAST

CATEGORY	KEY	Q'TY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MIN. SP'C'G	NATIVE
SHADE TREE	AR	3	Acer rubrum 'October Glory'	October Glory Red Maple	2 ½ -3"cal	B & B	Shown	Yes
	G"	3	Gleditsia triacanthos var. inermis 'Skycole'	Skyline Honeylocust	2 ½ -3"cal	B & B	Shown	Yes
	PO	6	Platanus occidentalis	Sycamore	2 ½ -3"cal	B & B	Shown	YES
TOTAL		12						
UNDERSTORY TREE	AC	2	Amelanchier canadensis	Service berry	1 ½ - 1 ¾ "cal	Cont	12'o.c.	Yes
EVERGREEN TREE	JV	12	Juniperus virginiana	Eastern Redcedar	6-8'ht	B & B	8'o.c.	Yes
	PT	9	Pinus taeda	Loblolly Pine	6-8'	CONT	10'	Yes
	Tpl	11	Thuja plcata 'Green Giant'	Green Giant Arborvitae	6-8'ht	B & B	8' o.c.	Yes
TOTAL		32						
SHRUB	ItV	9	Itea virginica	Virginia Sweetspire	18-24"	Cont.	4'o.c.	Yes
	MC	7	MORella cnifera	Southern Waxmyrtle	18-24"	Cont.	5'o.c.	Yes
TOTAL		16						

PLANT LIST – NULTI-FAMILY GREEN SPA'E

KEY	Q'TY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SP'C'G	NATIVE
AR	11	Acer rubrum 'October Glory'	October Glory Red Maple	2 ½ -3"cal	B & B	Shown	Yes
BN+	16	Betula nigra	River Birch	Multi-stem +	B & B	Shown	Yes
CK	5	Cladrastis kentuckia	Yellowwood	2 ½ -3"cal	B & B	Shown	Yes
MG	3	Magnolia grandiflora	Southen Magnolia	2 ½ -3"cal	B & B	Shown	Yes
QA	3	Quercus alba	White Oak	2 ½ -3"cal	B & B	Shown	Yes
QF	8	Quercus falcata	Southen Red Oak	2 ½ -3"cal	B & B	Shown	Yes
PO	11	Platanus occidentalis	Sycamore	2 ½ -3"cal	B & B	Shown	Yes
TOTAL	57						

NOTE: Clear branching height must be a minimum of 7 ft or 60% of height.
+ River Birchshall be a 3 stem maximum w/ the stems ranging in size from 1 -2"

LANDSCAPE PLAN - SITE

GRAPHIC SCALE

0 15 30 60 120

SCALE: 1" = 30'

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

DESIGNED	DS	8/2025 DATE
DRAWN	DS	8/2025 DATE
CHECKED	DS	8/2025 DATE
APPROVED	DS	8/2025 DATE

REVISIONS

DATE	BY	DESCRIPTIONS

LANDTECH CORPORATION
A FALCON COMPANY
201 Defense Highway
Suite 200
Annapolis, MD 21401
Ph. (443) 274-3232
Fax (443) 274-3233
Contact Person: Kim Morgan
Project Manager
kmorgan@techgroupinc.net

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STATE OF MARYLAND — REGISTERED LANDSCAPE ARCHITECT — NO. 1500 — DEBORAH SCHWAB

DEBORAH SCHWAB
LANDSCAPE ARCHITECTURE
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Job Number DS 2022-031

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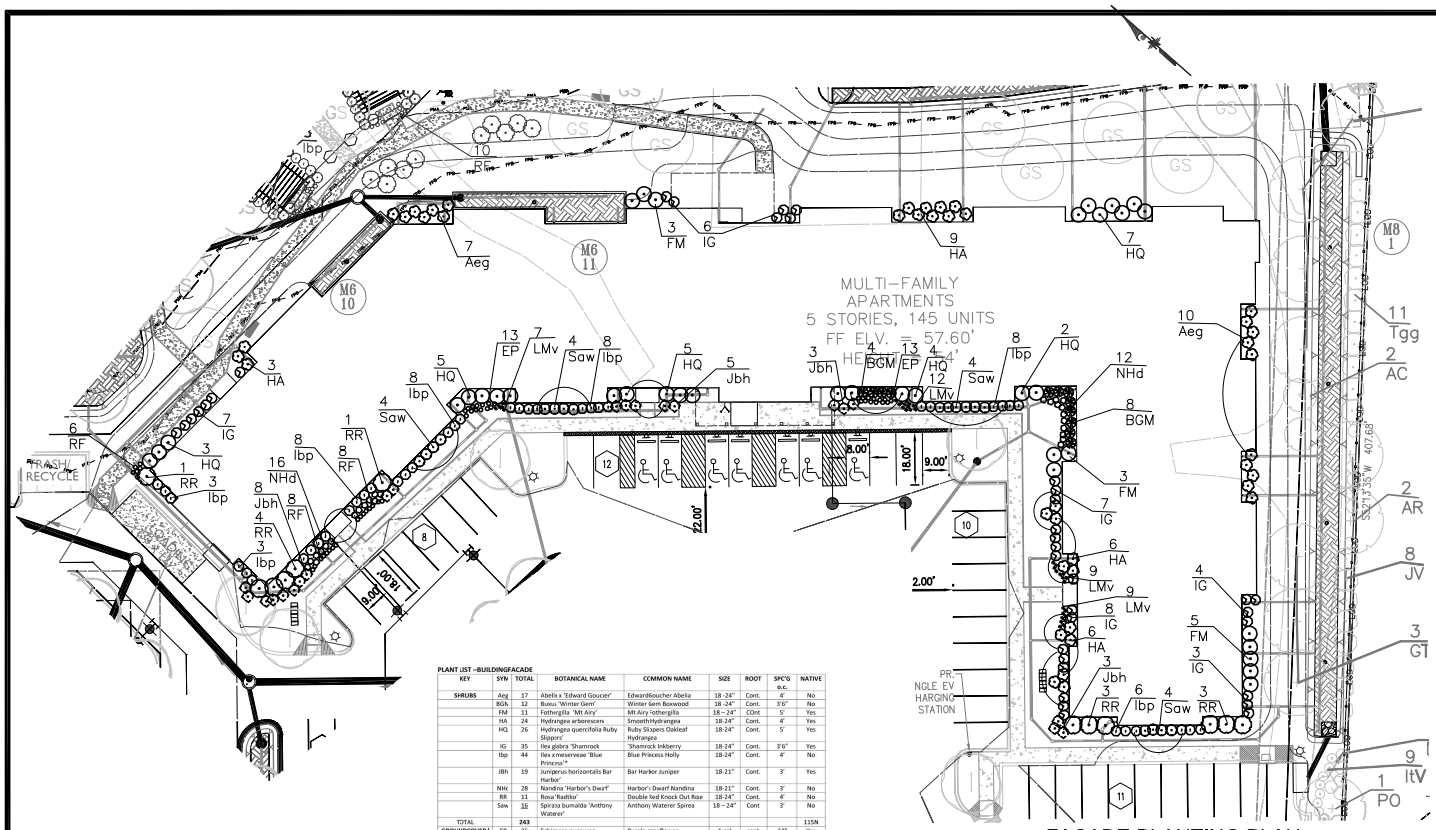
McLEAN VA 22101
PHONE: 703-556-9569
CONTACT: PATRICK BYRNE
EMAIL: PByrne@chldc.org

OWNER
MOUNT ZION PENTECOSTAL CHURCH
1112 N STREET N.W.
WASHINGTON, D.C. 20005
CONTACT: ORIN BOYD JR.
PHONE: 713-702-2169
EMAIL: PastorOBJ@gmail.com

SITE PLANTING
LANDSCAPE & LIGHTING PLAN
6203 AGER ROAD
HYATTSVILLE, MARYLAND 20782
PRINCE GEORGE'S COUNTY, MARYLAND
17TH CONGRESSIONAL ELECTION DISTRICT
TAX MAP 41, GRID D2, TAX ACCT. #3676384

SCALE: SHOWN | DATE: AUGUST, 2025 | TTG PROJECT No. | SHEET L2 OF 5



FACADE PLANTING PLAN

GRAPHIC SCALE

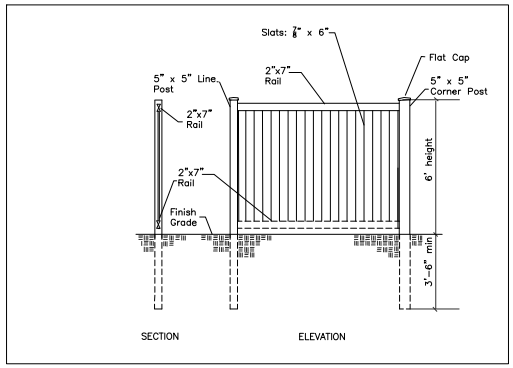
0 20 40 80

SCALE: 1" = 20'

PLANT LIST –BUILDINGFACADE

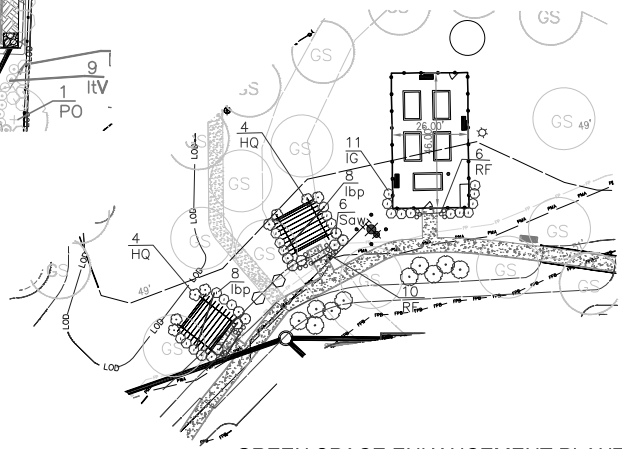
KEY	SYN	TOTAL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPC'G o.c.	NATIVE
SHRUBS	Aeg	17	Abelia x 'Edward Goucer'	EdwardGoucher Abelia	18 -24"	Cont.	4'	No
	BGA	12	Buxus 'Winter Gem'	Winter 6em Boxwood	18 -24"	Cont.	3'6"	No
	FM	11	Fothergilla 'Mt Airy'	Mt Airy 'othergilla	18 – 24"	COnt	5'	Yes
	HA	24	Hydrangea arborescens	SmoothHydrangea	18-24"	Cont.	4'	Yes
	HQ	26	Hydrangea quercifolia Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea	18-24"	Cont.	5'	Yes
	IG	35	Ilex glabra 'Shamrock	'Shamrock Inkberry	18-24"	Cont.	3'6"	Yes
	Ibp	44	Ilex xmeserveae 'Blue Princess'*	Blue Princess Holly	18-24"	Cont.	4'	No
	JBh	19	Juniperus horizontalis Bar Harbor'	Bar Harbor Juniper	18-21"	Cont.	3'	Yes
	NHc	28	Nandina 'Harbor's Dwarf'	Harbor's Dwarf Nandina	18-21"	Cont.	3'	No
	RR	11	Rosa 'Radtko'	Double Red Knock Out Rose	18-24"	Cont.	4'	No
	Saw	16	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea	18 – 24"	Cont	3'	No
TOTAL		243						115N
GROUNDCOVER/	EP	26	Echinacea purpurea	Purple coneflower	1 gal	cont	24"	Yes
PERENNIAL	LMv	37	Liriope muscari 'Variegata'	Variegated Liriope	1 Gal.	Cont.	18"	No
	RF	26	Rudbeckia fulgida	Balck Eyed-Susan	1 gal	cont	24"	Yes
TOTAL		89						52N

* INCLUDE 5 Ilex meserveae 'Blue Prince' as part of total quantity



DETAIL – 6ft HT VINYL PRIVACY FENCE

Not to Scale



GREEN SPACE ENHANCEMENT PLANTING

GRAPHIC SCALE

0 20 40 80

SCALE: 1" = 20'

PLANT LIST – GRIEN SPACE ENHANCEMINT

KEY	SYM	TOTAL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPC'G o.c.	NATIVE
SHRUBS	HQ	8	Hydrangea quercifolia 'Ruby Slipper'	Ruby Slippers Oakleaf Hydrangea	18-24"	Cont.	5'	Yes
	IG	11	Ilex glora 'Shamrock	'Shamrock Inkberry	18-24"	Cont.	3'6"	Yes
	Ibp	16	Ilex x meserveae 'Blue Princess'*	Blue Princess Holly	18-24"	Cont.	4'	No
	RR	10	Rosa 'Redtko'	Double Red Knock Out Rose	18-24"	Cont.	4'	No
	Saw	12	Spiraeabumalda 'Anthony Waterer'	Anthony Waterer Spirea	18 – 24"	Cont	3'	No
TOTAL		57						19N
GROUNDCOVER/ PERENNIAL	RF	26	Rudbeckia fulgida	Black Eyed-Susan	1 gal	cont	24"	Yes
TOTAL		26						26N

* INCLUDE 2 Ilex meserveae 'Blue Prince' as part of total quantity

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

DESIGNED	DS	3/2025 DATE
DRAWN	DS	3/2025 DATE
CHECKED	DS	3/2025 DATE
APPROVED	DS	3/2025 DATE

REVISIONS

DATE	BY	DESCRIPTIONS

LANDTECH CORPORATION
A FALCON COMPANY

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Job Number DS 2022-031

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OWNER
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WASHINGTON, D.C. 20005
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PHONE: 713-702-2169
EMAIL: PastorOBJ@gmail.com

FACADE PLANTING
LANDSCAPE & LIGHTING PLAN
6203 AGER ROAD
HYATTSVILLE, MARYLAND 20782
PRINCE GEORGE'S COUNTY, MARYLAND
17TH CONGRESSIONAL ELECTION DISTRICT
TAX MAP 41, GRID D2, TAX ACCT. 0367636

SCALE: SHOWN DATE: AUGUST, 2025 TTG PROJECT No. SHEET L3 OF 5

PLANTING NOTES:

GENERAL

1. All planting shall conform to currently approved horticultural practice. See PLANTING DETAILS. Planting shall take place between March 15 – June 1 or September 15 – November 15.
2. All plants shall conform to current standards as defined by the American Nurseryman's Association and each shall be clearly tagged with its botanical name. No substitutions shall be permitted after bid is accepted. No plants shall be pruned other than to remove a damaged branch. No plant with a dead, damaged or pruned out central leader will be accepted.
3. All plants shall be certified by the Contractor to be free of pests, fungi and diseases and/or deformities or damage.
4. If any conflicts are found between the information on the Landscpae PLan and that shown on the plant lists, notify the landsape architect prior tp submission of bid.
5.Landscape architect shall be notified in writing five work days in advance for inspection and approval of all plants prior to any installation

PLANTING

6. Planting beds and pits shall be rendered free of all rocks over 2" and any debris found during the tilling and preparation process. All plants spaced at 6' on center (o.c.) or less shall be planted in hand–edged planting beds.
7. Planting beds shall be tilled to a minimum depth of 8". If any unsuitable conditions, such as extreme compaction or high water table are encountered, the Landscape Architect shall be notified immediately.
8. A minimum of 2" depth 'Leaf–Gro' or equivalent and 2" clean loamy topsoil shall be spread evenly over all planting beds and incorporated by tilling. In compacted or clay conditions, a minimum of 1" depth of sand shall also be incorporated.
9. A suitable slow–release fertilizer shall be used in accordance with the manufacturer's recommendations and based on soil samples taken on–site after grading has been completed. Submit fertilizer information to the Landscape Architect for approval prior to commencing planting operations. Composted cow manure may be substituted for slow–released fertilizer, applied at a minimum depth of 1/2" and tilled in with other soil amendments. A mycrorhzal such as 'Roots' shall be used for all tree plantings, per manufacturer's recommendations.
10. Soil mix for planting pits shall consist of 3 parts by volume of existing on–site soil, one part 'Leaf Gro', or equivalent and slow–release fertilizer combined per manufacturer's recommendations. In compacted conditions or clay, also add 1 part clean sand. This mix shall be prepared prior to use as backfill Planting Mix.
11. If any underground obstructions or other site conditions are encountered that conflict with the planned plantings, notify the Landscape Architect immediately.
12. All planting beds shall be neatly hand edged unless otherwise specified.
13. All planting beds and pits shall be provided with a 2" minimum, 3"maximum depth of composted, aged, shredded bark mulch, spread evenly, unless otherwise specified. In addition, planting pits shall have a 6" high rim or 'saucer' provided. No mulch shall be placed on the crown of a plant or on the root flare or trunk of a tree or shrub.
14. Any plantings to occur in formerly paved or compacted areas shall be in conformance with planting detail entitled Landscape Island Planting Bed".

WATERING

15. A water source for planting and maintenance operations will be provided by the Owner / Client. If a source is not available on–site, Contractor will include a water supply cost in his / her bid. 'Gator–bags' or equivalent slow drip watering devices are recommended for trees in times of low rainfall. Also, install soaker hose with connections left uncovered for ease or watering plant beds. Loop hose around any trees that do not have watering bags installed. A minimum of 1" depth of water shall be applied any week where that amount of rainfall has not occurred after a 2 month period of installation. During the first two months all plants shall be watered daily for two weeks, 3 times a week for 4 weeks and 2 times a week for 2 weeks.

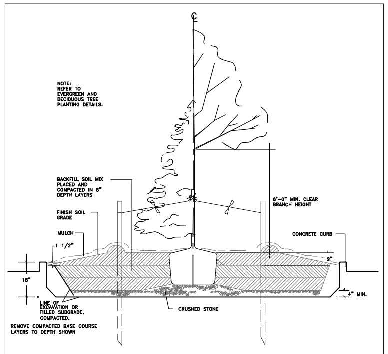
CONTRACTOR / WARRANTY REQUIREMENTS

16. Any lawn, paving or other surfaces damaged by the Contractor's operations shall be repaired in kind before the project will be accepted for final approval and payment.
17. The Owner's property and any affected abutting property shall be left clean and free of any debris or excess materials resulting from any phase of the landscape operations.
18. The Contractor is responsible for repairing or replacing as necessary, any property of the Owner / Client or any affected abutting property that is damaged by the Contractor's operations, equipment or crew. Any such repair or replacement shall take place in a timely fashion and in a manner that meets with the approval of the Owner / Client.
19. Contractor shall notify the Landscape Architect or Owner / Client at the completion of landscape installation for a project acceptance inspection. All plants must be in accordance with specifications and be in healthy, vigorous conditions for acceptance.
20. All plant material shall be warranted for one year starting form the date of installation acceptance. This shall include one replacement to match the original. If the Contractor is of the opinion that a specified plant will not survive its planned location, the Landscape Architect shall be notified prior to bid. A tree shall be replaced if the main leader has died back or if the canopy is 25% or greater dead. A shrub shall be replaced if the crown is 25% or greater dead.
21. Contractor is responsible for all maintenance for a three month period following project acceptance. Maintenance shall include but not be limited to watering, herbicide, pesticide, fungicide or fertilizer applications, patching or reapplying mulch to maintain depth, pruning, adjusting stakes, weeding and repairing bed edges. This shall be included as a separate bid item. During the entire warranty period, the Contractor is responsible for checking the project and making maintenance suggestions to the Owner / Client.

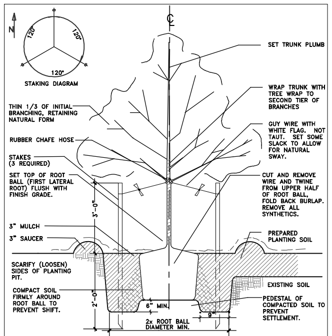
CALL "MISS UTILITY"
TELEPHONE: 1–800–257–7777 FOR UTILITY LOCATIONS AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.

EXISTING VEGETATION

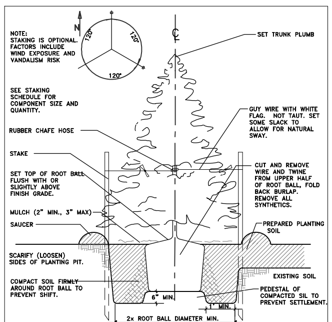
ANY INVASIVE SPECIES LOCATED ON SITE IN AREAS TO REMAIN UNDISTURBED ARE TO BE REMOVED USING HAND METHODS PRIOR TO CERTIFICATION IN ACCORDANCE WITH SECTION 1.5, CERTIFICATION OF LANDSCAPE PLANT MATERIALS.



DETAIL – LANDSCAPE ISLAND PLANTING BED
NOT TO SCALE



DETAIL – DECIDUOUS TREE PLANTING – TO 3" CALIPER
PLANTING PIT – SINGLE PLANTING PIT – PLANTING BED
NOT TO SCALE



DETAIL – EVERGREEN TREE PLANTING – TO 12' HEIGHT
PLANTING PIT – SINGLE PLANTING PIT – PLANTING BED
NOT TO SCALE

TREE CANOPY COVERAGE SPECIES CLASSIFICATION CHART

CATEGORY	SPECIES USED	SIZE PROP'D	TOTAL
DECIDUOUS COLUMNAR (50' or less height)	Acer rubrum 'Armstrong'	2 ½ -3" =65	
TOTAL			4
DECIDUOUS – SMALL ORNAMENTAL TREE (20ft or less with equal spread)	Amelanchier canadensis	1 - 1 1/2"= 75	
			10
DECIDUOUS –MEDIUM SHADE TREE (25 -50' ht with equal spread or greater and over 30ft in ht with less spread than height)	Betula nigra (50 -90ht x 35 -60sprd) Acer rubrum 'October Glory' (40x40) Cladrastus kentuckia 30-50ht x 40 -50'sprd	2 ½-3" = 160	
			75
DECIDUOUS –LARGE SHADE TREE (50' and greater ht with spread equal to or greater than ht and trees over 75ft in ht)	Gleditsia triancanthos Skycole (60-75x55 - 65') Platanus occidentalis (70-100'x65-80) Quercus alba (50-80'htx50-80'sprd) Quercus falcate (70-80'ht x 70-80'sprd) Quercus phellos (40 -75' ht x 30 - 60'sprd) Magnolia grandifora (60-80;htx30-50'sprd)	2 ½-3" = 225	
			72
EVERGREEN – COLUMNAR TREE (less than 30' ht with spread less than 15')	Thuja occidentalis Emerald(12 -15' x 3 -5')	6 -8' = 40	
			52
EVERGREEN – SMAL. TREE (30 -40' ht with spread of 15-20')	Thuja plicata green Giant (30 -60 x 12-18')	6 -8' = 75	
			11
EVERGREEN – MEDIUM TREE (40 - 50' ht with spread of 20 -30')	Ilex opaca (40 – 60'ht x 20 -40') Juniperus virginiana	6 -8' = 125	
			46
EVERGREEN –LARGE TREE (50' ht or greater with spread of over 30')	Pinus taeda (60-90' x 30 -40')	6 -8' = 150	
			13

Note - Tree Species sizes are based on the following sources: "Encyclopedia of Trees and Shrubs", Dirr."Street Tree Fact Sheets", Gerhold, Lacase, Wandell."Woody Plants or Maryland" Brown and Brown. Natural Resources Conservation Service Plant Fact Sheets. North Carolina State University Plant Toolbox. "Trees of the Southeastern United States", Duncan and Duncan. "Native Trees Shrubs and Vines for Urban and Rural America", Hightshoe

Tree Canopy Coverage Schedule for Sec. 25-128

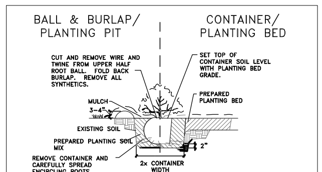
Project Name:	TCP2#:	DRD Case #	Area (acres)
HERMAN APRATMENTS			
Site Calculations:	Zone 1:		9.51
	Zone 2:		
	Zone 3:		
	Zone 4:		
	Total Acres:		9.51
Total Acres (gross acres)	% of TCC required	TCC Required (Acres)	TCC Required in (SF)
9.51	10.0%	0.95	41425
A. TOTAL ON-SITE WC PROVIDED (acres) =	1.66	acres	72309.5
B. TOTAL AREA EXISTING TREES (non-WC acres) =		acres	0
C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES =			40215
D. TOTAL TREE CANOPY COVERAGE PROVIDED =			112525
E. TOTAL SQUARE FOOTAGE REQUIRED =			41425
			Requirement Satisfied

Credit Categories for Landscape Trees	TCC Credit per Tree Based on Size at Planting (SF)	Number of Trees	TCC Credit (SF)
Deciduous - **columnar** shade tree (50 ' or less height)	2-1/2 - 3" = 55	4	260
	3 - 3 1/2" = 75	0	0
Deciduous - **ornamental** tree (20' or less height with equal spread). Minimum planting size 7 - 9 ' in height	1-1/2 - 1-3/4' = 75	10	750
	2 - 2 1/2" = 100	0	0
	2-1/2 - 3" = 110	0	0
Deciduous - **minor shade** tree (25-50' height with equal spread or greater). Minimum planting size 8-10' in height	2-1/2 - 3" = 160	75	12000
	3 - 3 1/2" = 175	0	0
Deciduous - **major shade** tree (50' and greater ht. with spread equal to or greater than ht) Minimum planting size 12 to 14' in height	2-1/2 - 3" = 225	72	16200
	3 - 3 1/2" = 250	0	0
Evergreen - **columnar** tree (less than 30' height with spread less than 15')	6 - 8' = 40	62	2480
	8 - 10' = 50	0	0
	10 - 12' = 75	0	0
Evergreen - **small tree** (30-40' height with spread of 15-20')	6 - 8' = 75	11	825
	8 - 10' = 100	0	0
	10 - 12' = 125	0	0
Evergreen - **medium tree** (40-50' height with spread of 20-30')	6 - 8' = 125	46	5750
	8 - 10' = 150	0	0
	10 - 12' = 175	0	0
Evergreen - **large tree** (50' height or greater with spread of over 30')	6 - 8' = 150	13	1950
	8 - 10' = 200	0	0
	10 - 12' = 250	0	0
TOTAL NUMBER OF TREES/TCC CREDIT (SF)		253	40215
(Manually enter information/figures into shaded areas)			
Deborah M Schwab, RLA		03/27/25	
Prepared by		Date	
		Revised June 2011	

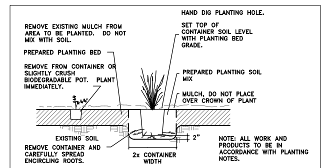
PLANT LIST – TOTAL SITE PLANTING & FOUNDATION - COMPOSITE

CATEGORY	KEY	Q'TY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MIN. SP'C'G	NATIVE
SHADE TREE	Ara	4	Acer rubrum 'Armstrong'	Armstrong Maple	2 ½ -3"cal	B & B	Shown	Yes
	AR	46	Acer rubrum 'October Glory'	October Glory Red Maple	2 ½ -3"cal	B & B	Shown	Yes
	BN+	24	Betula nigra	River Birch	Multi-stem +	B & B	Shown	Yes
	GT	11	Gleditsia triacanthos var. inermis 'Skycole'	Skyline Honeylocust	2 ½ -3"cal	B & B	Shown	Yes
	CK	5	Cladrastis kentuckia	Yellowwood	2 ½ -3"cal	B & B	Shown	Yes
	MG	3	Magnolia grandiflora	Southern Magnolia	2 ½ -3"cal	B & B	Shown	Yes
	PO	23	Platanus occidentalis	Sycamore	2 ½ -3"cal	B & B	Shown	YES
	QA	3	Quercus alba	White Oak	2 ½ -3"cal	B & B	Shown	Yes
	QF	8	Quercus falcata	Southern Red Oak	2 ½ -3"cal	B & B	Shown	Yes
	QP	24	Quercus phellos	Willow Oak	2 ½ -3"cal	B & B	Shown	Yes
TOTAL		143						143N
UNDERSTORY TREE	AC	10	Amelanchier canadensis	Service berry	1 ½ - 1 ¾ "cal	Cont	12'o.c.	Yes
	LT	7	Lagerstroemia x 'Tuscarora'	Tuscarora Crape Myrtle	1 ½ - 1 ¾ "cal	Cont	12'	No
	MV	9	Magnolia virginiana	Sweetbay Magnolia	1 ½ - 1 ¾ "cal	Cont	12'	YEs
		26						19N
EVERGREEN TREE	IO	26	Ilex opaca	American Holly	6 -8'	B & B	8'	Yes
	JV	20	Juniperus virginiana	Eastern Redcedar	6-8'ht	B & B	8'o.c.	Yes
	PT	13	Pinus taeda	Loblolly Pine	6-8'	CONT	10'	YEs
	TO	62	Thuja occidentalis 'Emerald'	Emerald American Arborvitae	6 -8'	Cont	6'	Yes
	Tgg	11	Thuja plicata 'Green Giant'	Green Giant Arborvitae	6-8'ht	B & B	8' o.c.	Yes
TOTAL(1 EXTRA for ALTER COMP.)		132						132N
SHRUB	Aeg	40	Abelia 'Edward Goucher'	Edward Goucher Abelia	18-24'	Cont.	4'o.c.	No
	AM	62	Aronia melanocarpa	Black Chokeberry	18 -24"	COnt	4' o.c.	Yes
	BGM	12	Buxus 'Winter Gem'	Winter Gem Boxwood	18 -24"	Cont.	3'6"	No
	FM	11	Fothergilla 'Mt Airy'	Mt Airy Fothergilla	18 – 24"	COnt	5'	Yes
	HA	24	Hydrangea arborescens	Smooth Hydrangea	18-24'	Cont.	4'	Yes
	HQ	34	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea	18-24'	Cont.	5'	Yes
	HQ	36	Hydrangea quercifolia	OAkleaf Hydrangea	18-24'	Cont.	5'o.c.	Yes
	IG	46	Ilex glabra 'Shamrock	'Shamrock Inkberry	18-24'	Cont.	3'6"	Yes
	Ibp	60	Ilex x meserveae 'Blue Princess'*	Blue Princess Holly	18-24'	Cont.	4'	No
	ItV	46	Itea virginica	Virginia Sweetspire	18-24'	Cont.	4'o.c.	Yes
	JBh	19	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Juniper	18-21'	Cont.	3'	Yes
	MC	7	MORella cerifera	Southern Waxmyrtle	18 -24"	Cont.	5'o.c.	Yes
	NHd	28	Nandina 'Harbor's Dwarf'	Harbor's Dwarf Nandina	18-21'	Cont.	3'	No
	RR	21	Rosa 'Radtko'	Double Red Knock Out Rose	18-24'	Cont.	4'	No
	Saw	28	Spiraea bumada 'Anthony Waterer'	Anthony Waterer Spirea	18 – 24"	Cont.	3'	No
	VD	67	Viburnum dertatum	Arrowwood Viburnum	18-24'	Cont.	5'o.c.	Yes
TOTAL(9 EXTRA for ALTER COMP.		501						253N
GROUNDCOVER/ PERENNIAL	EP	26	Echinacea purpurea	Purple coneflower	1 gal	cont	24"	Yes
	LMv	37	Liriope muscari 'Variegata'	Variegated Liriope	1 Gal.	Cont.	18"	No
	RF	52	Rudbeckia fulgida	Balck Eyed-Susan	1 gal	cont	24"	Yes
TOTAL		115						

NOTE: + River Birch shall be a 3 stem maximum with the stems ranging in size from 1 1/2 -2"each



DETAIL – SHRUB PLANTING
NOT TO SCALE



DETAIL – PERENNIAL / GRASS PLANTING
NOT TO SCALE

Tree Size	Stake Q'ty	Stake Size	Wire Size
6 – 10' or 1 – 2" caliper	2	2" x 2" x 6' min.	14 gauge
10 – 12' or 2–2½" caliper	2	2" x 2" x 8' min.	14 gauge
12 – 16' or 2½"–4" caliper	3 deadmen	24" min.	12 gauge
16 – 20' or 4 – 6" caliper	3 deadmen	30" min.	14 gauge
over 20' or over 6" caliper	3 deadmen		3/16" with turnbuckles

TREE STAKING SCHEDULE

TREE STAKING NOTES:
1. Tree staking shall be installed in areas of high wind, slopes and potential vandalism. Staking shall be monitored and reset and repaired to prevent damage to tree trunks and branches. All tree stakes shall be removed at end of warranty period.

NOTES:
1. This plan is to be used for landscape purposes only.
2. All known utilities have been shown.
3. See Sheet L–5 for Notes & Details.
4. See Sheet L–6 for Stormwater Management Plantings,Notes & Details.
5. See plans by LandTech Corporation for any additiional site information.
6. There are no historic features on site.

DESIGNED	DS	3/2025 DATE
DRAWN	DS	3/2025 DATE
CHECKED	DS	3/2025 DATE
APPROVED	DS	3/2025 DATE

REVISIONS

DATE	BY	DESCRIPTIONS

LANDTECH CORPORATION
A FALCON COMPANY
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LANDSCAPE NOTES & DETAILS
LANDSCAPE & LIGHTING PLAN
6203 AGER ROAD
HYATTSVILLE, MARYLAND 20782
PRINCE GEORGE'S COUNTY, MARYLAND
17TH CONGRESSIONAL ELECTION DISTRICT
TAX MAP 41, GRID D2. TAX ACCT. #3876384

SCALE: SHOWN | DATE: AUGUST, 2025 | TTG PROJECT No. | SHEET L4 OF 5

PLANTING NOTES:

GENERAL

1. All planting shall conform to currently approved horticultural practice. See PLANTING DETAILS. Planting shall take place between March 15 – June 1 or September 15 – November 15.
2. All plants shall conform to current standards as defined by the American Nurseryman's Association and each shall be clearly tagged with its botanical name. No substitutions shall be permitted after bid is accepted. No plants shall be pruned other than to remove a damaged branch. No plant with a dead, damaged or pruned out central leader will be accepted.
3. All plants shall be certified by the Contractor to be free of pests, fungi and diseases and/or deformities or damage.
4. If any conflicts are found between the information on the Landscape PLan and that shown on the plant lists, notify the landsape architect prior tp submission of bid.
5. Landscape architect shall be notified in writing five work days in advance for inspection and approval of all plants prior to any installation

PLANTING

6. Planting beds and pits shall be rendered free of all rocks over 2" and any debris found during the tilling and preparation process. All plants spaced at 6' on center (o.c.) or less shall be planted in hand–edged planting beds.
7. Planting beds shall be tilled to a minimum depth of 8". If any unsuitable conditions, such as extreme compaction or high water table are encountered, the Landscape Architect shall be notified immediately.
8. A minimum of 2" depth 'Leaf–Gro' or equivalent and 2" clean loamy topsoil shall be spread evenly over all planting beds and incorporated by tilling. In compacted or clay conditions, a minimum of 1" depth of sand shall also be incorporated.
9. A suitable slow–release fertilizer shall be used in accordance with the manufacturer's recommendations and based on soil samples taken on–site after grading has been completed. Submit fertilizer information to the Landscape Architect for approval prior to commencing planting operations. Composted cow manure may be substituted for slow–released fertilizer, applied at a minimum depth of 1/2" and tilled in with other soil amendments.
10. Soil mix for planting pits shall consist of 3 parts by volume of existing on–site soil, one part 'Leaf Gro', or equivalent and slow–release fertilizer combined per manufacturer's recommendations. In compacted conditions or clay, also add 1 part clean sand. This mix shall be prepared prior to use as backfill Planting Mix.
11. If any underground obstructions or other site conditions are encountered that conflict with the planned plantings, notify the Landscape Architect immediately.
12. All planting beds shall be neatly hand edged unless otherwise specified.
13. All planting beds and pits shall be provided with a 2" minimum, 3"maximum depth of composted, aged, shredded bark mulch, spread evenly, unless otherwise specified. In addition, planting pits shall have a 6" high rim or 'saucer' provided. No mulch shall be placed on the crown of a plant or on the root flare or trunk of a tree or shrub.
14. Any plantings to occur in formerly paved or compacted areas shall be in conformance with planting detail entitled Landscape Island Planting Bed".

WATERING

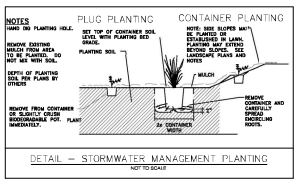
15. A water source for planting and maintenance operations will be provided by the Owner / Client. If a source is not available on–site, Contractor will include a water supply cost in his / her bid. 'Gator–bags' or equivalent slow drip watering devices are recommended for trees in times of low rainfall. Also, install soaker hose with connections left uncovered for ease or watering plant beds. Loop hose around any trees that do not have watering bags installed. A minimum of 1" depth of water shall be applied any week where that amount of rainfall has not occurred after a 2 month period of installation. During the first two months all plants shall be watered daily for two weeks, 3 times a week for 4 weeks and 2 times a week for 2 weeks.

CONTRACTOR / WARRANTY REQUIREMENTS

16. Any lawn, paving or other surfaces damaged by the Contractor's operations shall be repaired in kind before the project will be accepted for final approval and payment.
17. The Owner's property and any affected abutting property shall be left clean and free of any debris or excess materials resulting from any phase of the landscape operations.
18. The Contractor is responsible for repairing or replacing as necessary, any property of the Owner / Client or any affected abutting property that is damaged by the Contractor's operations, equipment or crew. Any such repair or replacement shall take place in a timely fashion and in a manner that meets with the approval of the Owner / Client.
19. Contractor shall notify the Landscape Architect or Owner / Client at the completion of landscape installation for a project acceptance inspection. All plants must be in accordance with specifications and be in healthy, vigorous conditions for acceptance.
20. All plant material shall be warranted for one year starting form the date of installation acceptance. This shall include one replacement to match the original. If the Contractor is of the opinion that a specified plant will not survive its planned location, the Landscape Architect shall be notified prior to bid. A tree shall be replaced if the main leader has died back or if the canopy is 25% or greater dead. A shrub shall be replaced if the crown is 25% or greater dead.
21. Contractor is responsible for all maintenance for a three month period following project acceptance. Maintenance shall include but not be limited to watering, herbicide, pesticide, fungicide or fertilizer applications, patching or reapplying mulch to maintain depth, pruning, adjusting stakes, weeding and repairing bed edges. This shall be included as a separate bid item. During the entire warranty period, the Contractor is responsible for checking the project and making maintenance suggestions to the Owner / Client.

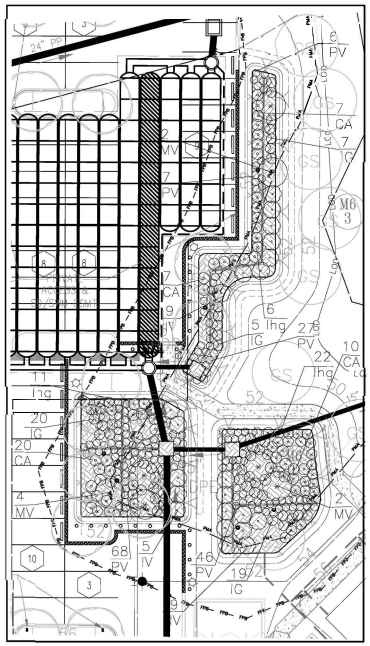
STORMWATER MANAGEMENT PLANTING

22. Stormwater management plans shall be built in accordance with plans by others. A soil sample with lab results shall be submitted to the landscape architect prior to installation. No planting shall be done until the site has been stabilized. The landscape architect shall be notified one week prior to installation to inspect the plantings for approval. New plantings shall be protected form flooding conditions for two weeks minimum for establishment. Within two days after the first rain event, the plantings shall be inspected by the contractor. Any dislodged plants shall be replanted. Any silt, sediment or debris which may have entered the stormwater planting area shall be removed. Redistribute mulch, if needed.

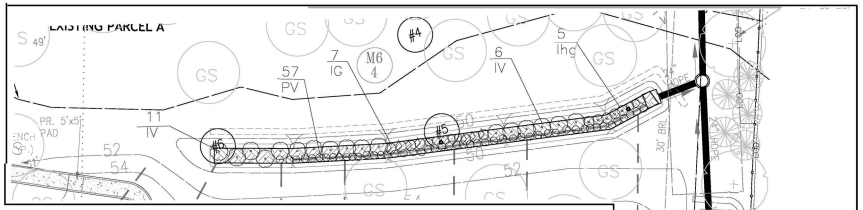


EXISTING VEGETATION

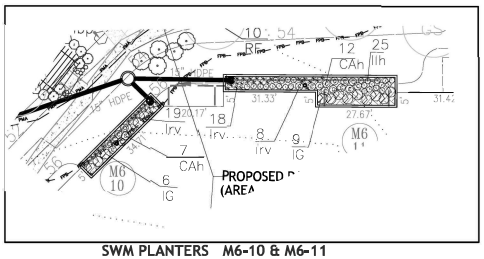
ANY INVASIVE SPECIES LOCATED ON SITE IN AREAS TO REMAIN UNDISTURBED ARE TO BE REMOVED USING HAND METHODS PRIOR TO CERTIFICATION IN ACCORDANCE WITH SECTION 1.5, CERTIFICATION OF LANDSCAPE PLANT MATERIALS.



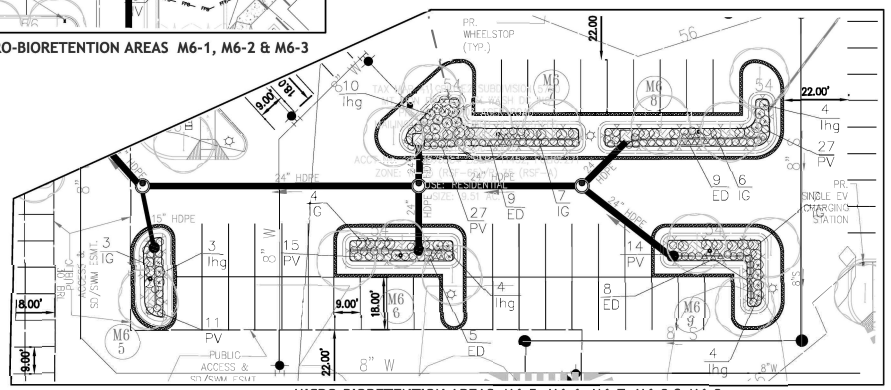
MICRO-BIORETENTION AREAS M6-1, M6-2 & M6-3



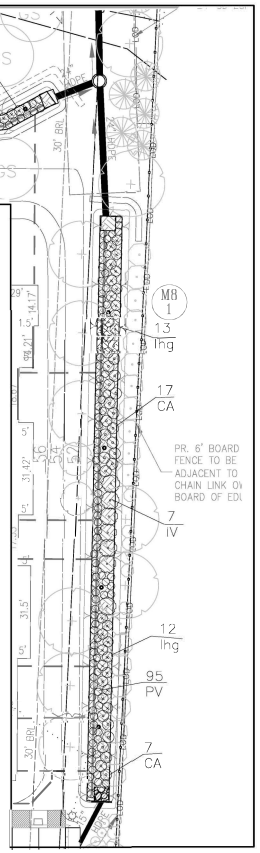
MICRO-BIORETENTION AREA M6-4



SWM PLANTERS M6-10 & M6-11



MICRO-BIORETENTION AREAS M6-5, M6-6, M6-7, M6-8 & M6-9



MICRO-BIORETENTION AREA M8-1

SWM PLANTING PLANS

GRAPHIC SCALE

0 20 40 80

SCALE: 1" = 20'

PLANT LIST –SWM PLANTERS

KEY	Q'TY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	ROOT	SPC'G
Cah	19	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	15", 1 gal	Cont.	2'6"
IG	15	Ilex glabra 'Shamrock'	Shamrock Inkberry	24", 2 gal	Cont.	4'
Irv	45	Iris versicolor	Native IRis	1 gal	Cont.	18"
Ilh	25	Itea virginica 'Little Henry'	Little Henry Sweetspire	15", 1 gal	Cont.	2'6"

PLANT LIST – MICRO BIORETENTION PLANTING

KEY	M6-1	M6-2	M6-3	M6-4	M6-5	M6-6	M6-7	M6-8	M6-9	M8-1	TOT.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	ROOT	SPC'G
CA	10	20	14	0	0	0	0	0	0	24	68	Clethra alnifolia 'Rosea'	Pink Summersweet	24", 2 gal	Cont.	4'
ED	0	0	0	0	0	5	9	9	8	0	31	Eupatorium dubium 'Little Joe'	Little Joe Pye Weed	1 gal	Cont	2'
IG	19	20	12	7	3	4	7	6	7	0	85	Ilex glabra 'Shamrock'	Shamrock Inkberry	24", 2 gal	Cont.	4'
IV	9	5	9	17	0	0	0	0	0	7	47	Ilex verticillata	Winterberry	30", 2 gal	Cont	6'
Ihg	22	11	6	5	3	4	10	4	4	25	94	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	24", 2 gal	Cont.	3'
MV	2	4	2	0	0	0	0	0	0	0	8	Magnolia virginiana	Sweetbay Magnolia	6'	Cont	12'
PV	46	68	40	57	11	15	27	27	14	95	400	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 gal	Cont.	2'6"

DESIGNED	DS	12/2024 DATE
DRAWN	DS	12/2024 DATE
CHECKED	DS	12/2024 DATE
APPROVED	DS	1/2025 DATE

REVISIONS

DATE	BY	DESCRIPTIONS

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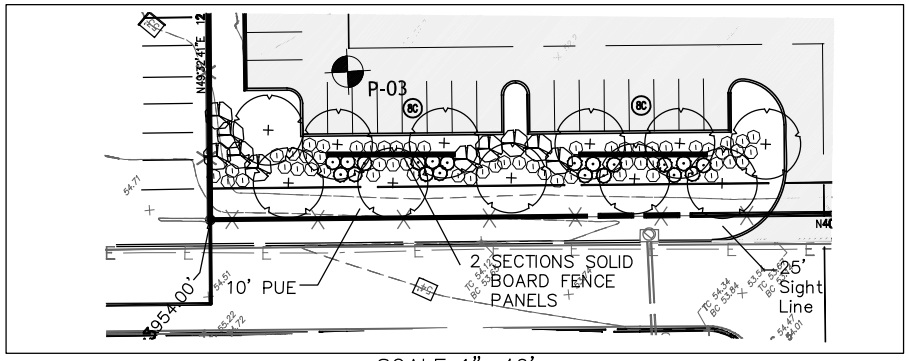
STORMWATER MANAGEMENT PLANTING
LANDSCAPE & LIGHTING PLAN
6203 AGER ROAD
HYATTSVILLE, MARYLAND 20782
PRINCE GEORGE'S COUNTY, MARYLAND
17TH CONGRESSIONAL ELECTION DISTRICT
TAX MAP 41, GRID D2 TAX ACCT. 3078384

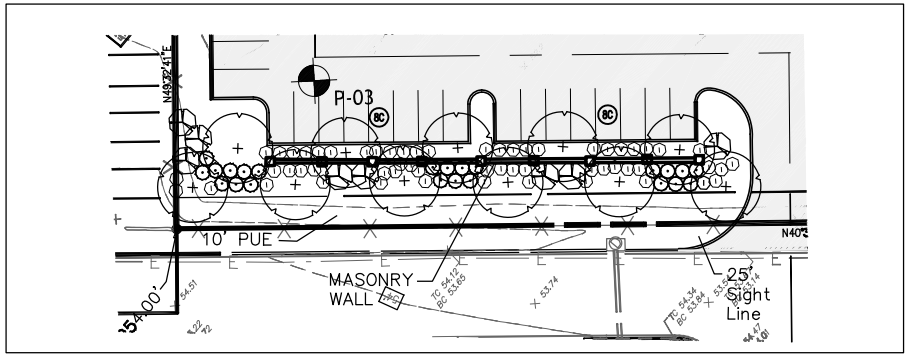
SCALE: SHOWN DATE: JANUARY, 2025 TTG PROJECT No. SHEET L5 OF 5

OPTION TYPE #2
ALTERNATIVE COMPLIANCE WITH FENCE
BUFFER REQUIRED: 50ft BUFFER
BUFFER PROVIDED: 25ft BUFFER
BUFFER LENGTH: 184 lf
MEETS REQURIED PLANTING REQUIREMENTS
ADDITONAL SCREENING PROVIDED BY:
SOLID BOARD FENCE 6'ht
2 PANELS 40lf EACH



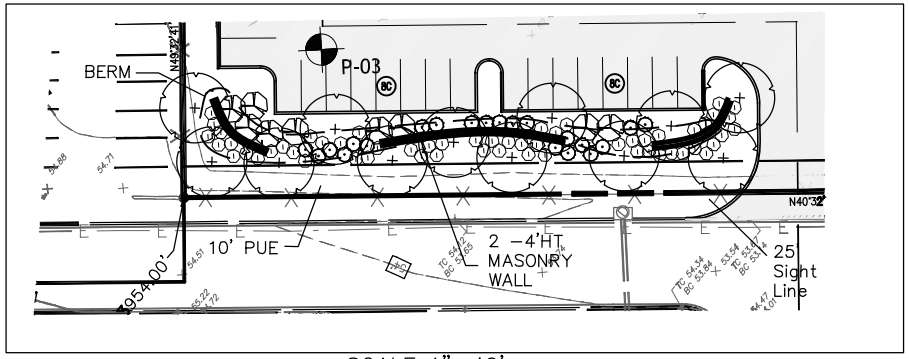
SCALE 1"=40'

OPTION TYPE #3
ALTERNATIVE COMPLIANCE WITH WALL
BUFFER REQUIRED: 50ft BUFFER
BUFFER PROVIDED: 25ft BUFFER
BUFFER LENGTH: 184 lf
MEETS REQURIED PLANTING REQUIREMENTS
ADDITONAL SCREENING PROVIDED BY:
MASONRY WALL 4–6'ht



SCALE 1"=40'

OPTION TYPE #4
ALTERNATIVE COMPLIANCE WITH WALL
BUFFER REQUIRED: 50ft BUFFER
BUFFER PROVIDED: 25ft BUFFER
BUFFER LENGTH: 184 lf
MEETS REQURIED PLANTING REQUIREMENTS
ADDITONAL SCREENING PROVIDED BY:
COMBINATION BERM & SECTIONS OF MASONRY WALL 2 –4'ht



SCALE 1"=40'

PRINCE GEORGE'S COUNTY
LANDSCAPE CLASSIFICATION:
MAJOR ARTERIAL/COLLECTOR ROAD

BUFFER REQUIRED: 50ft BUFFER
PLANTING REQUIRED:
6 SHADE TREES
16 EVERGREENS
30 SHRUBS
PER EVERY 100 LF OF ROAD FRONTAGE

LEGEND

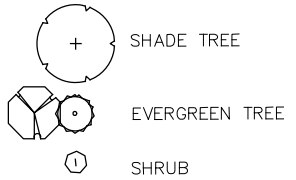
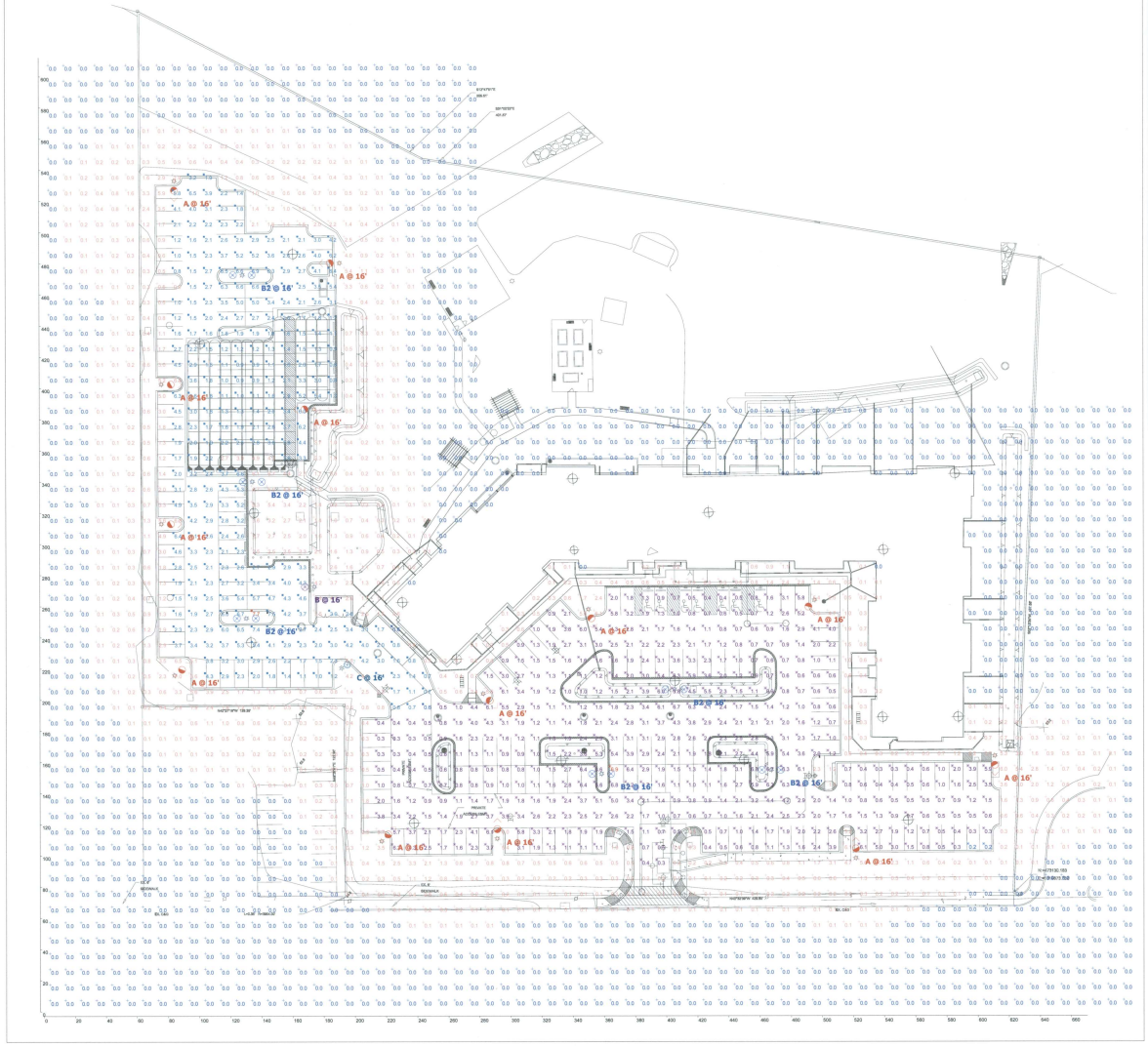


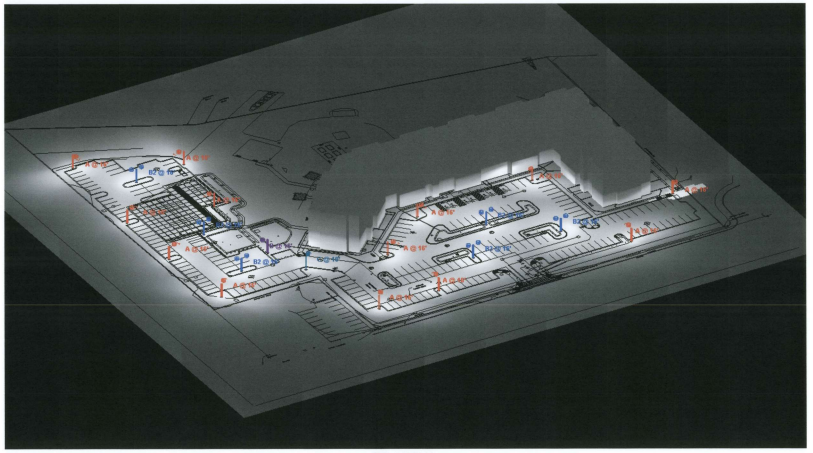
EXHIBIT #2

ALTERNATIVE COMPLIANCE OPTIONS

6203 AGER ROAD



Plan View
Scale - 1" = 30ft



3D VIEW.

General Notes- Exteriors

1. Readings shown are based on a total LLF OF 0.9 as indicated in the luminaire schedule at 0.0' (0.0m) AFG (at grade). Data
references the extrapolated performance projections in a 25c ambient based on 10,000 hrs of LED testing (per IESNA LM--80-08
and projected per IESNA TM-21-11).

2. Please refer to the fixture labels for product type and mounting heights.

3. Product information can be obtained at https://www.acuitybrands.com/ or through your local agency.

4. Grid spacing is 10' x 10' on center.

5. Note: pole and wall pack locations are based on provided plans or approximations using Google Earth.

6. Calculations do not account for topography and possible obstructions such as old growth trees or other foliage. Actual lighting
readings may vary.

DISCLAIMER

This application design is not a professional engineering drawing, and the design, including reported data and calculated results, is provided for informational purposes only, without any warranty as to accuracy, completeness, safety or otherwise. The design is the result of calculations made using Visual® lighting application software, photometric/radiometric data measured in a laboratory, and certain computational and modeling assumptions.
Far-field photometric/radiometric data may have been used to perform one or more calculations. Photometric/radiometric data is typically collected under far-field measurement conditions; far-field data is not generally representative of near-field geometric conditions. When using far-field photometric/ radiometric data, the Visual software applies certain generalizing assumptions to approximate near-field performance. These approximations may result in significant inaccuracies in individual calculated luminous and/or radiant power quantities in areas where a source is in close proximity to a particular surface or point.
The modeling of radiant flux exchange used in the Visual software requires a uniform exitance across each reflecting surface. The Visual software approximates the uniform surface exitance condition by adaptively subdividing surfaces with non--uniform exitances into subsurfaces with sufficiently uniform exitance gradients. Practical restrictions, due to computer hardware limitations, may prevent the subdivision procedure from subdividing surfaces with high exitance gradients into subsurfaces with sufficiently uniform exitance gradients, introducing potential discretization error into calculated values.
Calculations performed by the Visual software assume that all reflected flux is reflected in a perfectly diffuse (Lambertian) and spectrally uniform manner across the spectral range being analyzed. If actual reflectance characteristics differ from these assumptions, observed luminous and/or radiant power quantities may differ from predicted quantities.
As a result of the computational limitations and simplifying modeling assumptions described above, and/or variations in actual product performance from tested product samples, the accuracy of calculated output values identifying expected radiometric quantities and any resulting derived radiation dose calculations may be adversely affected.
In addition, the accuracy of the application design may be adversely affected if information about the physical space provided to Acuity Brands Lighting is incomplete, inaccurate, outdated or not in the required format (including but not limited to floor plans, space layout, reflected ceiling plans, physical structures, electrical design or specifications), if incorrect assumptions are made because of such deficiencies in the information provided, or if typical assumptions made about the depicted physical space are not appropriate for the space. Furthermore, actual field performance may differ from performance calculated using laboratory measurements as the result of miscalculations related to deficiencies in the information provided about the physical space, degradation factors in the end- user environment (including, but not limited to, voltage variation and dirt accumulation), or other possible variations in field conditions. Finally, lamp lumen depreciation and/or depreciation in lamp radiant intensity may result in performance over time that differs from performance calculated using a new lamp. Light loss factors may have been used in the application design to estimate such depreciation, but flaws in these estimates may also result in performance over time that differs from calculated performance.
It is the obligation of the end-user to consult with appropriately qualified Professional Engineer(s) to determine whether this application design meets the applicable requirements for performance, code compliance, safety, suitability and effectiveness for use in a particular application. In no event will Acuity Brands Lighting be responsible for any loss resulting from any use of this application design.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Base Spill Summary	+	0.9 fc	7.7 fc	0.0 fc	N/A	N/A
Main Parking	✳	2.1 fc	6.9 fc	0.2 fc	34.5:1	10.5:1
Secondary Parking	■	2.9 fc	7.7 fc	0.6 fc	12.8:1	4.8:1

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Filename	Lumens Per Lamp	Light Loss Factor	Description	Wattage	Distribution
	A	13	Holophane	GPLB3 P60 30K XXXXX BG3	GPLB3_P60_30K_XXXXX_BG3.ies	10927	0.9	GlasWerks Prismatic LED Prague, P60 Performance Package, 3000K CCT, Bowl Glass Type 3	100	TYPE III, MEDIUM, BUG RATING: B2 - U2 - G2
	B	1	Holophane	GPLB3 P60 30K XXXXX BG5	GPLB3_P60_30K_XXXXX_BG5.ies	11367	0.9	GlasWerks Prismatic LED Prague, P60 Performance Package, 3000K CCT, Bowl Glass Type 5	100	TYPE VS, BUG RATING: B4 - U2 - G2
	B2	6	Holophane	GPLB3 P60 30K XXXXX BG5	GPLB3_P60_30K_XXXXX_BG5.ies	11367	0.9	GlasWerks Prismatic LED Prague, P60 Performance Package, 3000K CCT, Bowl Glass Type 5	200	TYPE VS, BUG RATING: B4 - U2 - G2
	C	1	Holophane	GPLB3 P60 30K XXXXX TG4	GPLB3_P60_30K_XXXXX_TG4.ies	10994	0.9	GlasWerks Prismatic LED Prague, P60 Performance Package, 3000K CCT, Teardrop Glass Type 4	100	TYPE IV, SHORT, BUG RATING: B2 - U2 - G2

Studio K Ager Road

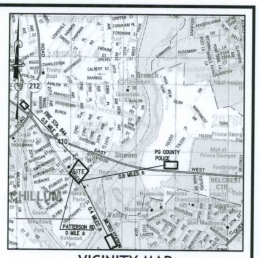
Designer JH
Date 04/03/2025
Scale As Shown
Drawing No. 149384-2 A1 Summary

1 of 1

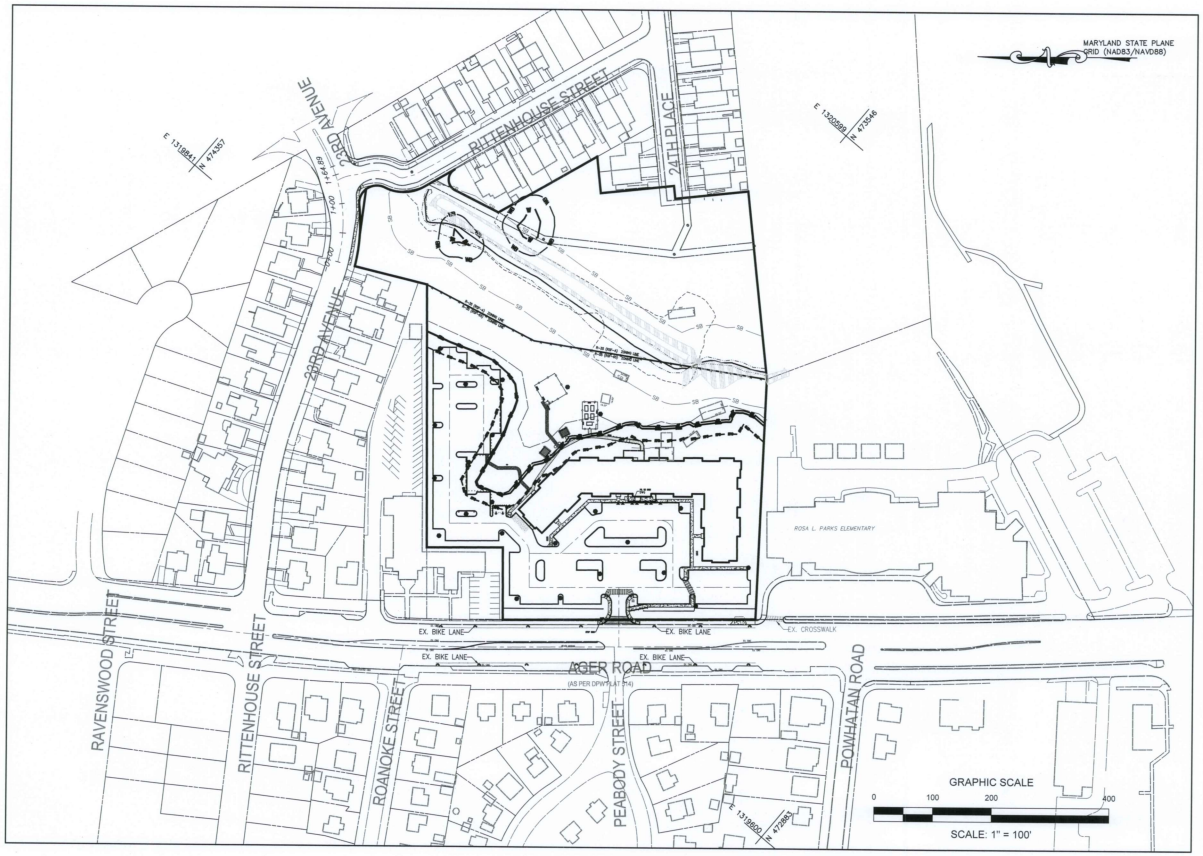
THE HERMAN APARTMENTS

6203 AGER ROAD

PEDESTRIAN/BIKE FACILITIES/CIRCULATION PLAN



VICINITY MAP
SCALE: 1" = 2000'
ADC PG. CO. MAP 5409, GRID E 6
200' SHEET 207 NE 2
PRINCE GEORGE'S COUNTY
TAX MAP 41 GRID D-2



SHEET INDEX

1. COVER SHEET
2. PEDESTRIAN/BIKE FACILITIES/CIRCULATION PLAN
3. PEDESTRIAN/BIKE FACILITIES/CIRCULATION PLAN
4. PEDESTRIAN/BIKE FACILITIES/CIRCULATION PLAN
5. DETAILS & NOTES

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

DESIGNED	FA	08/2025 DATE
DRAWN	FA/ERW	08/2025 DATE
CHECKED	KLM	08/2025 DATE
APPROVED	CFY	08/2025 DATE

REVISIONS

DATE	BY	DESCRIPTIONS
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Charles F. Young 8/7/25

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PEDESTRIAN / BIKE FACILITIES / CIRCULATION PLAN
COVER SHEET
THE HERMAN APARTMENTS
6203 AGER ROAD, HYATTSVILLE, MARYLAND 20782
PRINCE GEORGE'S COUNTY, MARYLAND
17TH CONGRESSIONAL ELECTION DISTRICT
TAX MAP 41, GRID D2, TAX ACCT. #3676384 PARCEL A

SCALE: 1" =50'	DATE: AUGUST 2025	TTG PROJECT No. 521040	SHEET 1 OF 5

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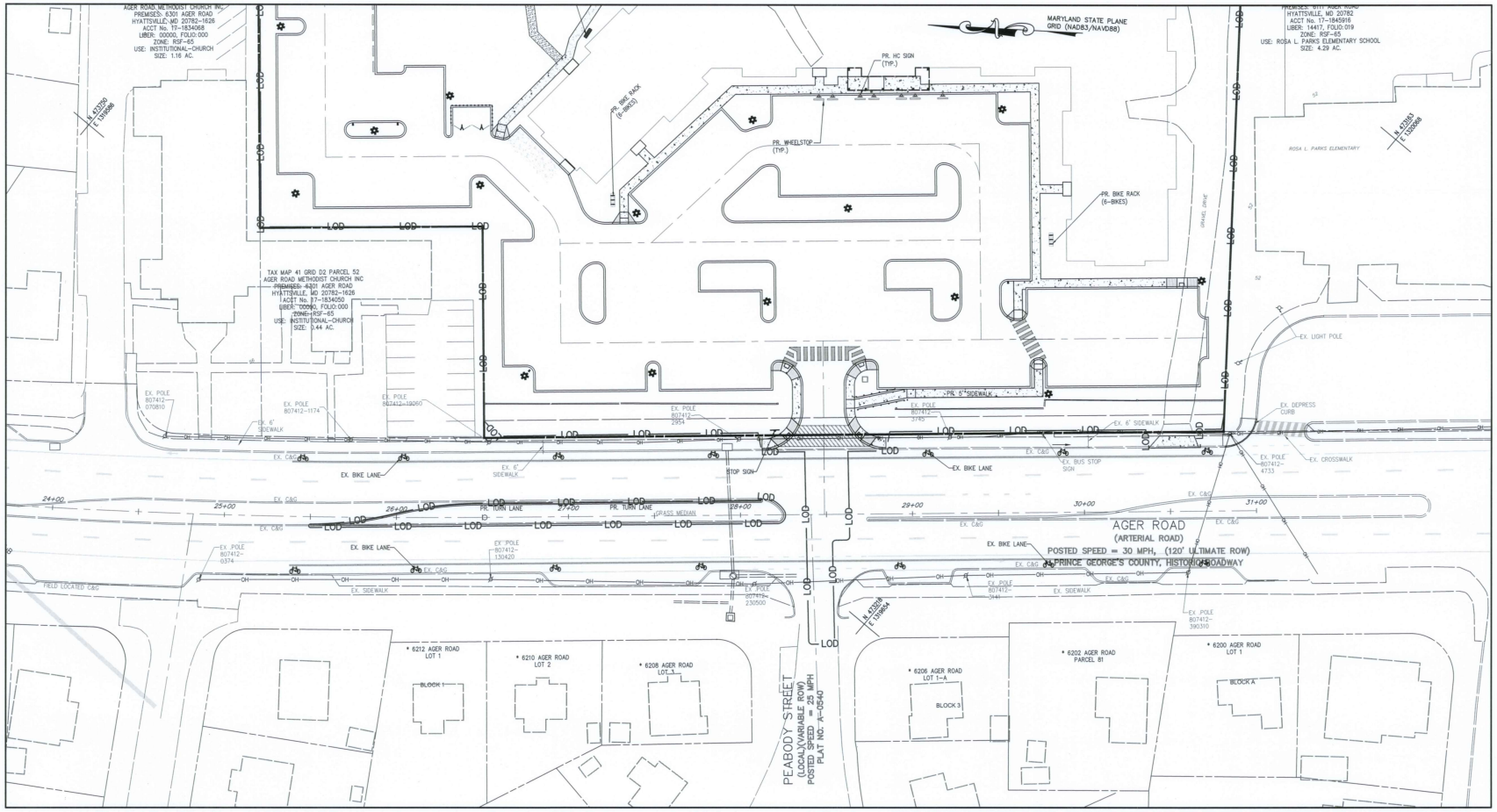

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GRAPHIC SCALE
0 30 60 120
SCALE: 1" = 30'

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PEDESTRIAN / BIKE FACILITIES / CIRCULATION PLAN

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17TH CONGRESSIONAL ELECTION DISTRICT
TAX MAP 41, GRID D2, TAX ACCT. #3676364 PARCEL A

SCALE: 1" = 30' | DATE: AUGUST 2025 | TTG PROJECT No. 521040 | SHEET 2 OF 5

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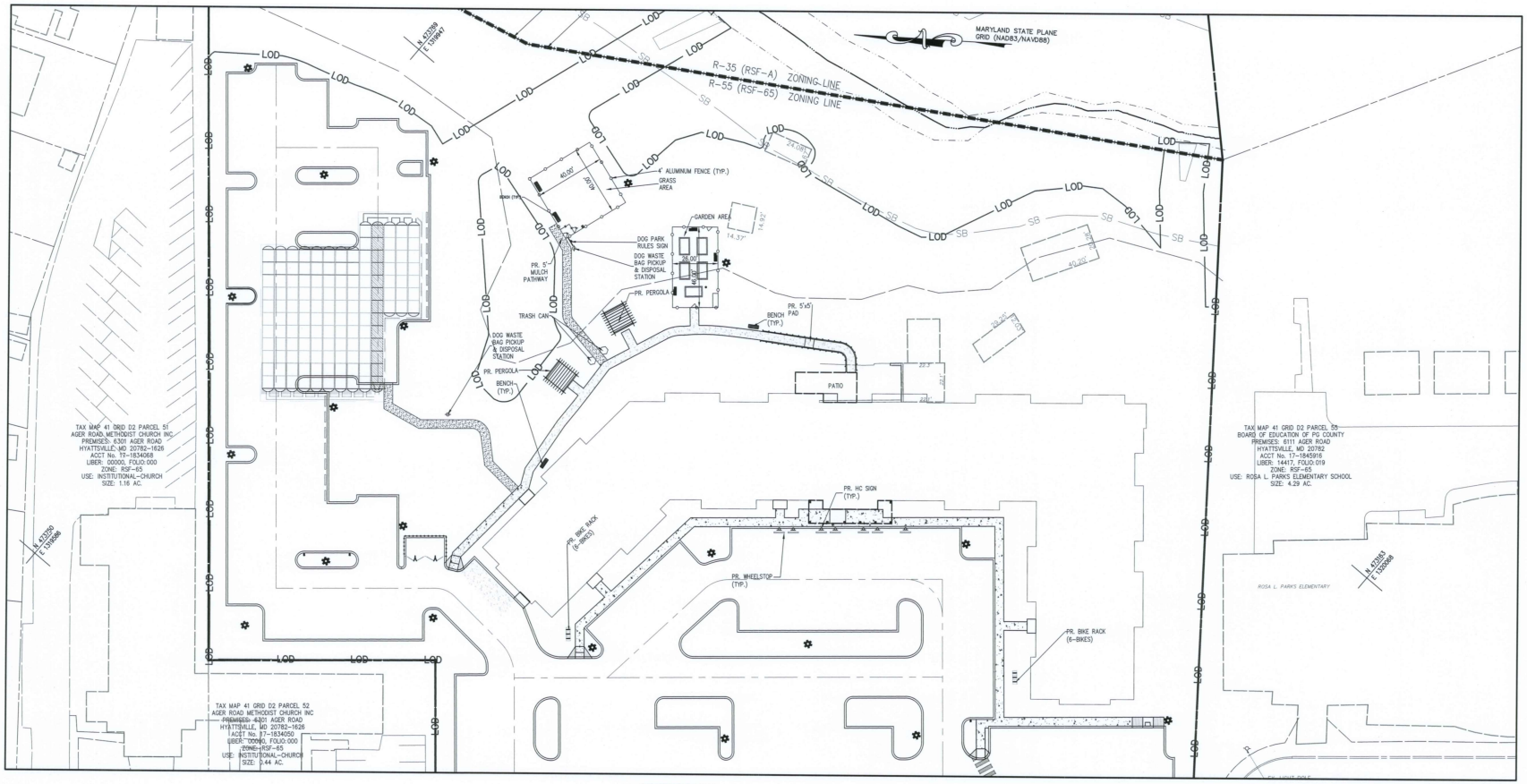

GRAPHIC SCALE

0 30 60 120

SCALE: 1" = 30'

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SCALE: 1" = 30'	DATE: AUGUST 2025	TTG PROJECT No. 521040	SHEET 3 OF 5

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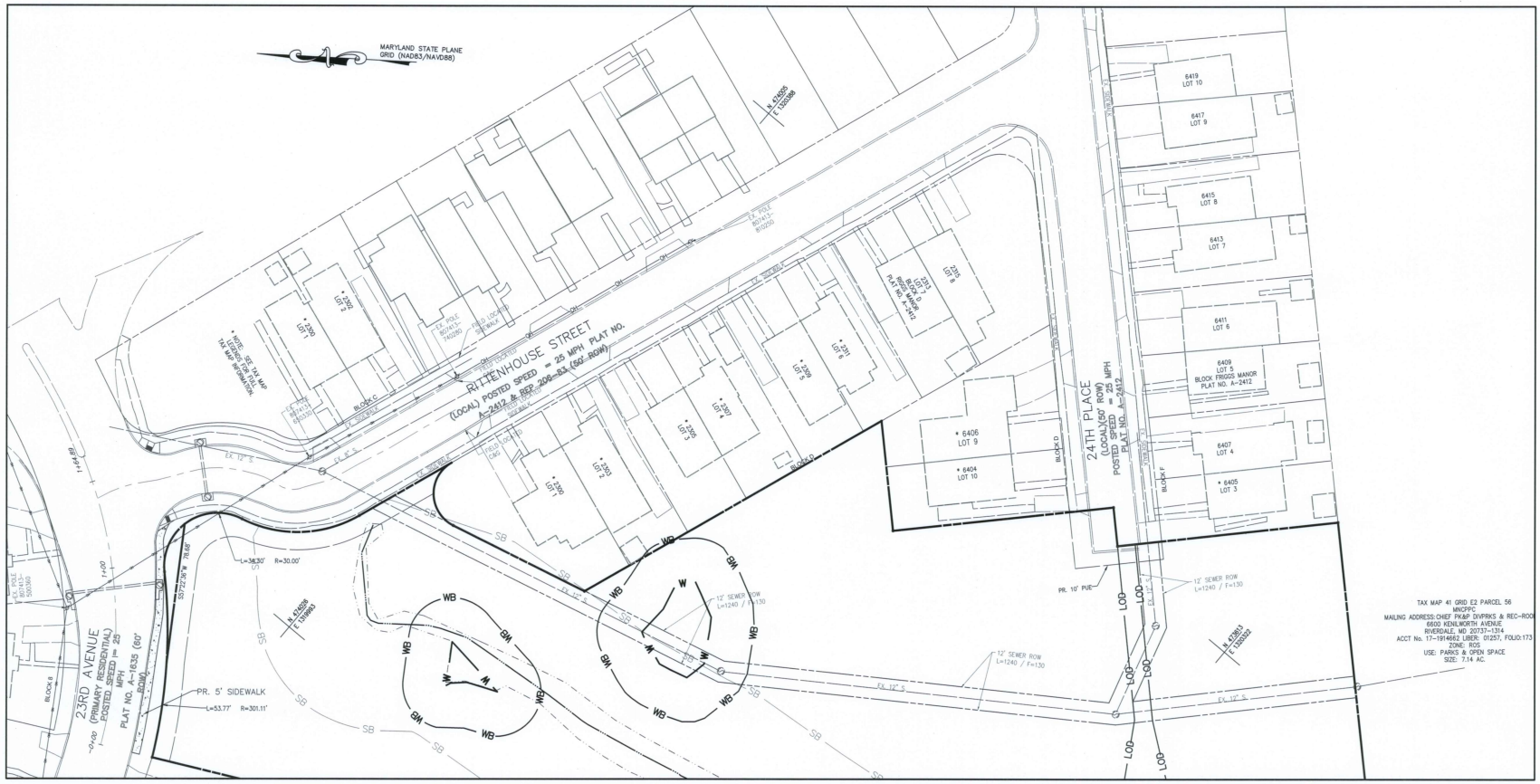

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17TH CONGRESSIONAL ELECTION DISTRICT
TAX MAP 41, GRID D2, TAX ACCT. #3676384 PARCEL A

SCALE: 1" = 30'	DATE: AUGUST 2025	TTG PROJECT No. 521040	SHEET 4 OF 5

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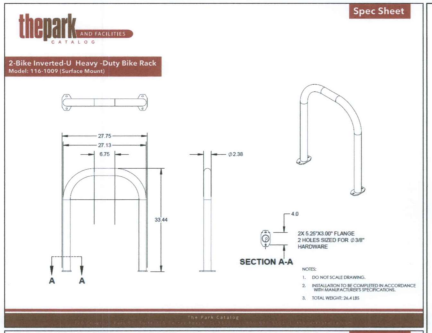

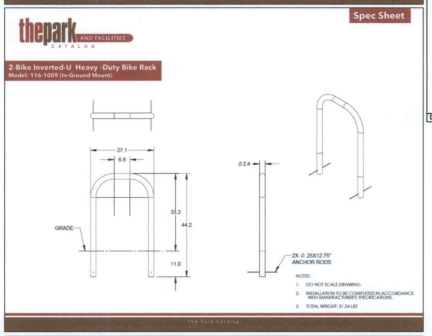

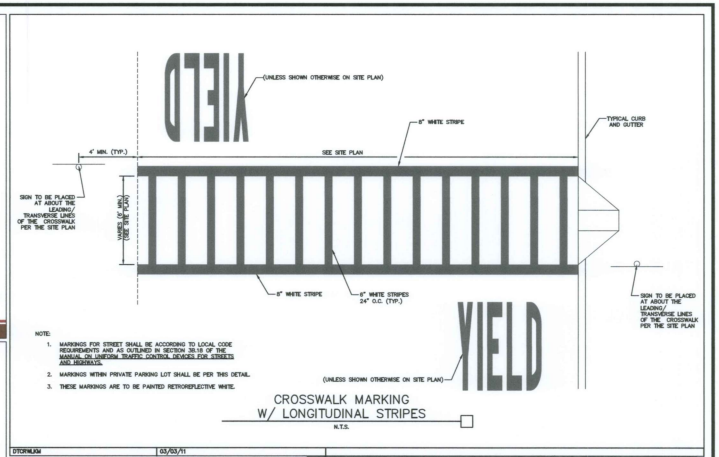

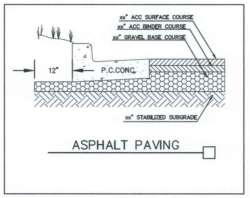

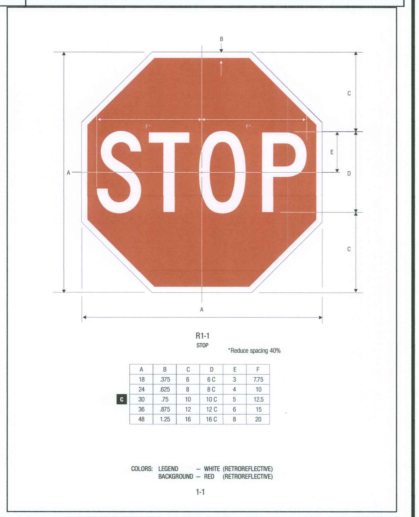

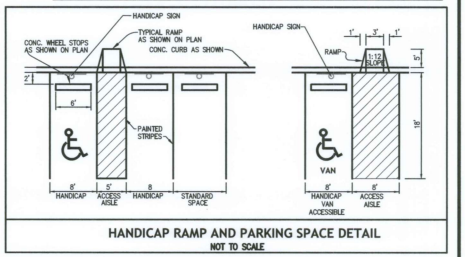

DESIGNED	FA	08/2025 DATE
DRAWN	FA/ERW	08/2025 DATE
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PEDESTRIAN / BIKE FACILITIES / CIRCULATION PLAN DETAILS & NOTES

THE HERMAN APARTMENTS
6203 AGER ROAD, HYATTSVILLE, MARYLAND 20782
PRINCE GEORGE'S COUNTY, MARYLAND
17TH CONGRESSIONAL ELECTION DISTRICT
TAX MAP 41, GRID D2, TAX ACCT. #3678364, PARCEL A

SCALE: NONE	DATE: AUGUST 2025	TTG PROJECT No. 521040	SHEET 5 OF 5

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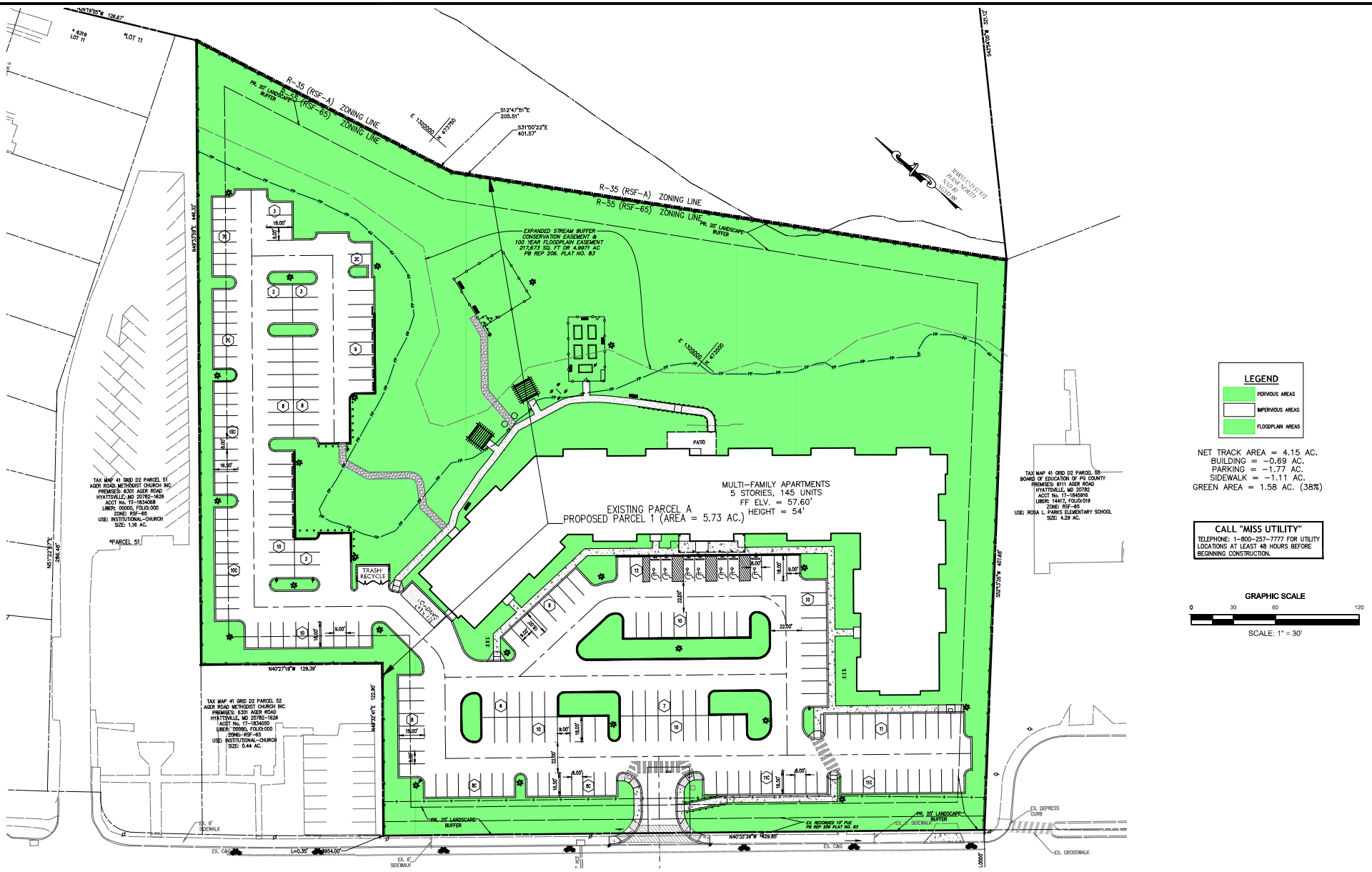

DESIGNED	FA	08/2025 DATE
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GREEN SPACE EXHIBIT

THE HERMAN APARTMENTS

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TAX MAP 41, GRID D2, TAX ACCT. 4567634 PARCEL A

SCALE: 1" = 30' | DATE: AUGUST 2025 | TTG PROJECT No. 521040 | SHEET 01 OF 01

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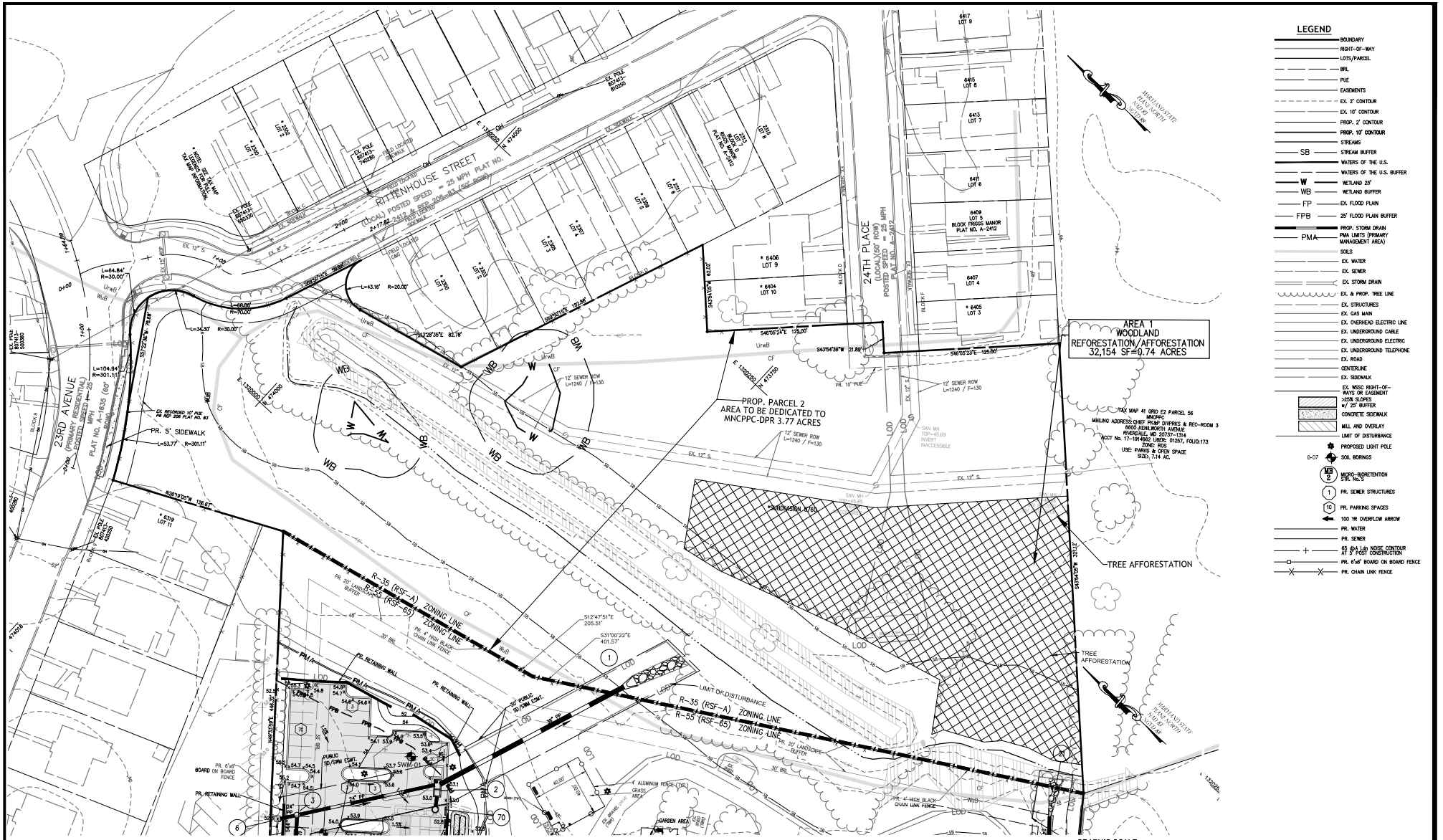

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THE HERMAN APARTMENTS

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SCALE: 1" = 30' | DATE: AUGUST 2025 | TTG PROJECT No. 521040 | SHEET 01 OF 01

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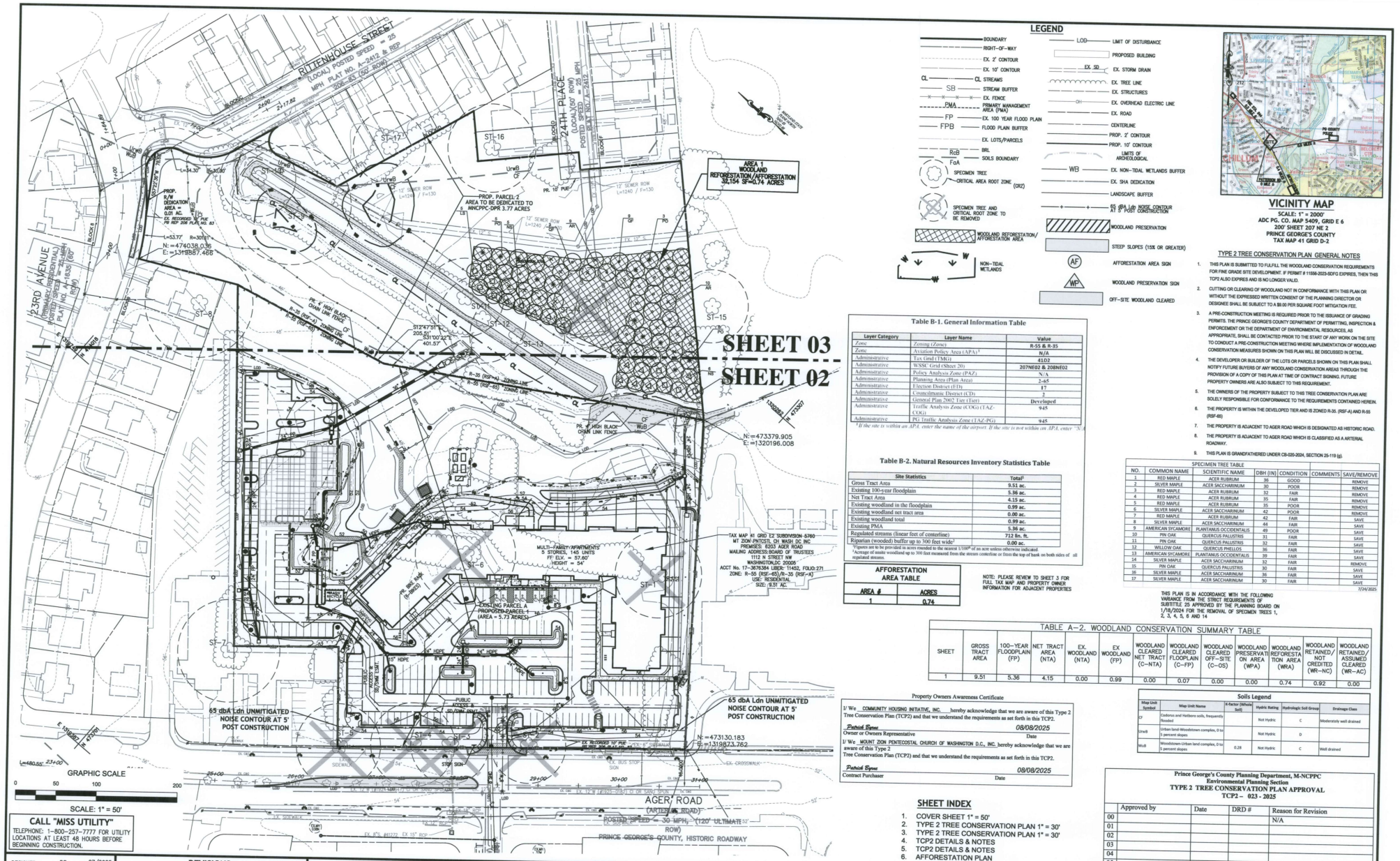

LEGEND

BOUNDARY
RIGHT-OF-WAY
EX. 2' CONTOUR
EX. 10' CONTOUR
CL CL STREAMS
SB STREAM BUFFER
EX. FENCE
PMA PRIMARY MANAGEMENT AREA (PMA)
FP EX. 100 YEAR FLOOD PLAIN
FPB FLOOD PLAIN BUFFER
EX. LOTS/PARCELS
RcB BRL
FoA SOILS BOUNDARY
SPECIMEN TREE
CRITICAL AREA ROOT ZONE (CRZ)
SPECIMEN TREE AND CRITICAL ROOT ZONE TO BE REMOVED
WOODLAND REFORESTATION/AFFORESTATION AREA
NON-TIDAL WETLANDS
LOD LIMIT OF DISTURBANCE
PROPOSED BUILDING
EX. SD EX. STORM DRAIN
EX. TREE LINE
EX. STRUCTURES
OH EX. OVERHEAD ELECTRIC LINE
EX. ROAD
CENTERLINE
PROP. 2' CONTOUR
PROP. 10' CONTOUR
LIMITS OF ARCHEOLOGICAL
WB EX. NON-TIDAL WETLANDS BUFFER
EX. SHA DEDICATION
LANDSCAPE BUFFER
65 dBA Ldn NOISE CONTOUR AT 5' POST CONSTRUCTION
WOODLAND PRESERVATION
STEEP SLOPES (15% OR GREATER)
AF AFFORESTATION AREA SIGN
WP WOODLAND PRESERVATION SIGN
OFF-SITE WOODLAND CLEARED

VICINITY MAP

SCALE: 1" = 2000'
ADC PG. CO. MAP 5409, GRID E 6
200' SHEET 207 NE 2
PRINCE GEORGE'S COUNTY
TAX MAP 41 GRID D-2

Table B-1. General Information Table

Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-55 & R-35
Zone	Aviation Policy Area (APA)[1]	N/A
Administrative	Tax Grid (TMG)	41D2
Administrative	WSSC Grid (Sheet 20)	207NE02 & 208NE02
Administrative	Policy Analysis Zone (PAZ)	N/A
Administrative	Planning Area (Plan Area)	2-65
Administrative	Election District (ED)	17
Administrative	Councilmanic District (CD)	2
Administrative	General Plan 2002 Tier (Tier)	Developed
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	945
Administrative	PG Traffic Analysis Zone (TAZ-PG)	945

[1] If the site is within an APA, enter the name of the airport. If the site is not within an APA, enter "N/A"

Table B-2. Natural Resources Inventory Statistics Table

Site Statistics	Total[1]
Gross Tract Area	9.51 ac.
Existing 100-year floodplain	5.36 ac.
Net Tract Area	4.15 ac.
Existing woodland in the floodplain	0.99 ac.
Existing woodland net tract area	0.00 ac.
Existing woodland total	0.99 ac.
Existing PMA	5.36 ac.
Regulated streams (linear feet of centerline)	712 lin. ft.
Riparian (wooded) buffer up to 300 feet wide[2]	0.00 ac.

[1] Quants are to be provided in acres rounded to the nearest 1/100th of an acre unless otherwise indicated.
[2] Acreage of onsite woodland up to 300 feet measured from the stream centerline or from the top of bank on both sides of all regulated streams.

AFFORESTATION AREA TABLE

AREA #	ACRES
1	0.74

NOTE: PLEASE REVIEW TO SHEET 3 FOR FULL TAX MAP AND PROPERTY OWNER INFORMATION FOR ADJACENT PROPERTIES

TYPE 2 TREE CONSERVATION PLAN GENERAL NOTES

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR FINE GRADE SITE DEVELOPMENT. IF PERMIT # 11598-2023-00FG EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.
2. CUTTING OR CLEARING OF WOODLAND NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNEE SHALL BE SUBJECT TO A $0.00 PER SQUARE FOOT MITIGATION FEE.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE PRINCE GEORGE'S COUNTY DEPARTMENT OF PERMITTING, INSPECTION & ENFORCEMENT OR THE DEPARTMENT OF ENVIRONMENTAL RESOURCES, AS APPROPRIATE, SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO CONDUCT A PRE-CONSTRUCTION MEETING WHERE IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.
4. THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THIS PLAN AT TIME OF CONTRACT SIGNING. FUTURE PROPERTY OWNERS ARE ALSO SUBJECT TO THIS REQUIREMENT.
5. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
6. THE PROPERTY IS WITHIN THE DEVELOPED TIER AND IS ZONED R-35. (RSF-A) AND R-55 (RSF-65)
7. THE PROPERTY IS ADJACENT TO AGER ROAD WHICH IS DESIGNATED AS HISTORIC ROAD.
8. THE PROPERTY IS ADJACENT TO AGER ROAD WHICH IS CLASSIFIED AS A ARTERIAL ROADWAY.
9. THIS PLAN IS GRANDFATHERED UNDER CB-020-2024, SECTION 25-119 (g).

SPECIMEN TREE TABLE

NO.	COMMON NAME	SCIENTIFIC NAME	DBH (IN)	CONDITION	COMMENTS	SAVE/REMOVE
1	RED MAPLE	ACER RUBRUM	36	GOOD		REMOVE
2	SILVER MAPLE	ACER SACCHARINUM	30	POOR		REMOVE
3	RED MAPLE	ACER RUBRUM	32	FAIR		REMOVE
4	RED MAPLE	ACER RUBRUM	35	FAIR		REMOVE
5	RED MAPLE	ACER RUBRUM	35	POOR		REMOVE
6	SILVER MAPLE	ACER SACCHARINUM	42	POOR		REMOVE
7	RED MAPLE	ACER RUBRUM	42	FAIR		SAVE
8	SILVER MAPLE	ACER SACCHARINUM	44	FAIR		SAVE
9	AMERICAN SYCAMORE	PLANTANUS OCCIDENTALIS	49	POOR		SAVE
10	PIN OAK	QUERCUS PALUSTRIS	31	FAIR		SAVE
11	PIN OAK	QUERCUS PALUSTRIS	32	FAIR		SAVE
12	WILLOW OAK	QUERCUS PHELLOS	36	FAIR		SAVE
13	AMERICAN SYCAMORE	PLANTANUS OCCIDENTALIS	39	FAIR		SAVE
14	SILVER MAPLE	ACER SACCHARINUM	32	FAIR		REMOVE
15	PIN OAK	QUERCUS PALUSTRIS	30	FAIR		SAVE
16	SILVER MAPLE	ACER SACCHARINUM	30	FAIR		SAVE
17	SILVER MAPLE	ACER SACCHARINUM	30	FAIR		SAVE

7/24/2025

THIS PLAN IS IN ACCORDANCE WITH THE FOLLOWING VARIANCE FROM THE STRICT REQUIREMENTS OF SUBTITLE 25 APPROVED BY THE PLANNING BOARD ON 1/18/2024 FOR THE REMOVAL OF SPECIMEN TREES 1, 2, 3, 4, 5, 6 AND 14

TABLE A-2. WOODLAND CONSERVATION SUMMARY TABLE

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	NET TRACT AREA (NTA)	EX. WOODLAND (NTA)	EX. WOODLAND (FP)	WOODLAND CLEARED NET TRACT (C-NTA)	WOODLAND CLEARED FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (WPA)	WOODLAND REFORESTATION AREA (WRA)	WOODLAND RETAINED/ NOT CREDITED (WR-NC)	WOODLAND RETAINED/ ASSUMED CLEARED (WR-AC)
1	9.51	5.36	4.15	0.00	0.99	0.00	0.07	0.00	0.00	0.74	0.92	0.00

Property Owners Awareness Certificate

I/ We COMMUNITY HOUSING INITIATIVE, INC. hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Patrick Byrne — 08/08/2025
Owner or Owners Representative — Date

I/ We MOUNT ZION PENTECOSTAL CHURCH OF WASHINGTON D.C., INC. hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Patrick Byrne — 08/08/2025
Contract Purchaser — Date

Soils Legend

Map Unit Symbol	Map Unit Name	K-factor (Whole Soil)	Hydric Rating	Hydrologic Soil Group	Drainage Class
Cf	Codorus and Hatboro soils, frequently flooded		Not Hydric	C	Moderately well drained
UrwB	Urban land-Woodstown complex, 0 to 5 percent slopes		Not Hydric	D	
WuB	Woodstown-Urban land complex, 0 to 5 percent slopes	0.28	Not Hydric	C	Well drained

SHEET INDEX

1. COVER SHEET 1" = 50'
2. TYPE 2 TREE CONSERVATION PLAN 1" = 30'
3. TYPE 2 TREE CONSERVATION PLAN 1" = 30'
4. TCP2 DETAILS & NOTES
5. TCP2 DETAILS & NOTES
6. AFFORESTATION PLAN

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2– 023 - 2025

	Approved by	Date	DRD #	Reason for Revision
00				N/A
01				
02				
03				
04				
05				

DESIGNED	DS	07/2025	DATE
DRAWN	DS	07/2025	DATE
CHECKED	DS	07/2025	DATE
APPROVED	DS	07/2025	DATE

REVISIONS

DATE	BY	DESCRIPTIONS

LANDTECH CORPORATION
A FALCON COMPANY
201 Defense Highway
Suite 200
Annapolis, MD 21401
Ph. (443) 274-3232
Contact Person: Kim Morgan
Project Manager
kmorgan@techgroupinc.net

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QUALIFIED PROFESSIONAL CERTIFICATION
This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Technical Manual
Prepared by: Deborah M Schwab, RLA MD No. 0759
Typed name — Signature
409 Washington Street
Annapolis, MD 21403
PH: (410) 268-3291 e-mail address: dschwab9a@comcast.net

DEVELOPER
COMMUNITY HOUSING INITIATIVE
1123 ORMOND COURT
McLEAN VA 22101
PHONE: 703-556-9569
CONTACT: PATRICK BYRNE
EMAIL: PByrne@chidc.org

OWNER
MOUNT ZION PENTECOSTAL CHURCH
1112 N STREET N.W.
WASHINGTON, D.C. 20005
CONTACT: ORIN BOYD JR.
PHONE: 713-702-2169
EMAIL: PastorOBJ@gmail.com

TYPE 2 TREE CONSERVATION PLAN
COVER SHEET
THE HERMAN APARTMENTS
6203 AGER ROAD, HYATTSVILLE, MARYLAND 20782
PRINCE GEORGE'S COUNTY, MARYLAND
17TH CONGRESSIONAL ELECTION DISTRICT
TAX MAP 41, GRID D2, TAX ACCT. #3676384 PARCEL A

SCALE: 1" = 50' | DATE: JULY 2025 | TTG PROJECT No. S21040 | SHEET 01 OF 06

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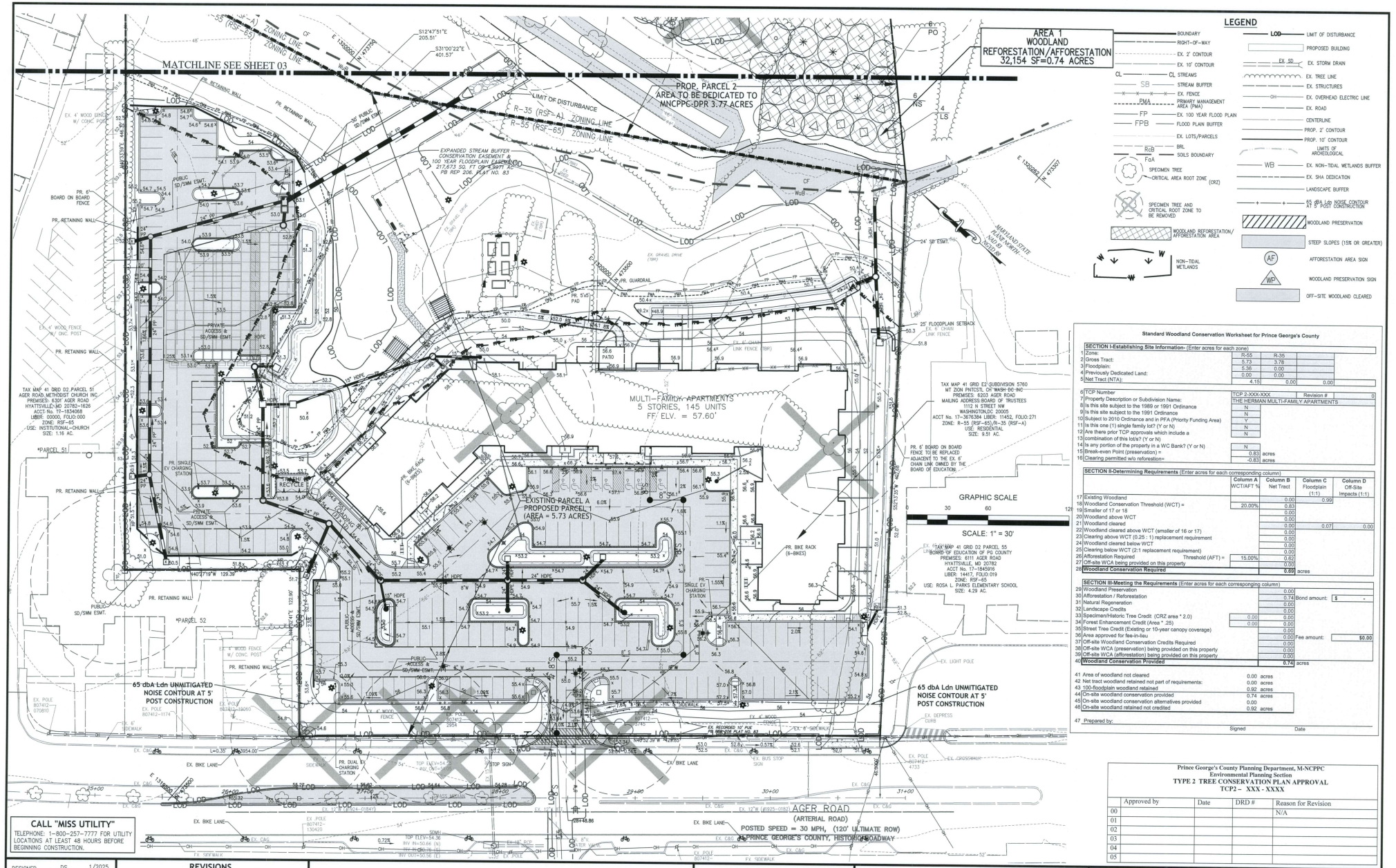

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information- (Enter acres for each zone)

		R-55	R-35	
1	Zone:			
2	Gross Tract:	5.73	3.78	
3	Floodplain:	5.36	0.00	
4	Previously Dedicated Land:	0.00	0.00	
5	Net Tract (NTA):	4.15	0.00	0.00

6	TCP Number	TCP 2-XXX-XXX	Revision # 0
7	Property Description or Subdivision Name:	THE HERMAN MULTI-FAMILY APARTMENTS	
8	Is this site subject to the 1989 or 1991 Ordinance	N	
9	Is this site subject to the 1991 Ordinance	N	
10	Subject to 2010 Ordinance and in PFA (Priority Funding Area)	Y	
11	Is this one (1) single family lot? (Y or N)	N	
12	Are there prior TCP approvals which include a	N	
13	combination of this lot/s? (Y or N)		
14	Is any portion of the property in a WC Bank? (Y or N)	N	
15	Break-even Point (preservation) =	0.83	acres
16	Clearing permitted w/o reforestion=	-0.83	acres

SECTION II-Determining Requirements (Enter acres for each corresponding column)

		Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
17	Existing Woodland		0.00	0.99	
18	Woodland Conservation Threshold (WCT) =	20.00%	0.83		
19	Smaller of 17 or 18		0.00		
20	Woodland above WCT		0.00		
21	Woodland cleared		0.00	0.07	0.00
22	Woodland cleared above WCT (smaller of 16 or 17)		0.00		
23	Clearing above WCT (0.25 : 1) replacement requirement		0.00		
24	Woodland cleared below WCT		0.00		
25	Clearing below WCT (2:1 replacement requirement)		0.00		
26	Afforestation Required Threshold (AFT) =	15.00%	0.62		
27	Off-site WCA being provided on this property		0.00		
28	**Woodland Conservation Required**		0.69	acres	

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)

29	Woodland Preservation	0.00		
30	Afforestation / Reforestation	0.74	Bond amount:	$ -
31	Natural Regeneration	0.00		
32	Landscape Credits	0.00		
33	Specimen/Historic Tree Credit (CRZ area * 2.0) 0.00	0.00		
34	Forest Enhancement Credit (Area * .25) 0.00	0.00		
35	Street Tree Credit (Existing or 10-year canopy coverage)	0.00		
36	Area approved for fee-in-lieu	0.00	Fee amount:	$0.00
37	Off-site Woodland Conservation Credits Required	0.00		
38	Off-site WCA (preservation) being provided on this property	0.00		
39	Off-site WCA (afforestation) being provided on this property	0.00		
40	**Woodland Conservation Provided**	0.74	acres	

41	Area of woodland not cleared	0.00 acres
42	Net tract woodland retained not part of requirements:	0.00 acres
43	100-floodplain woodland retained	0.92 acres
44	On-site woodland conservation provided	0.74 acres
45	On-site woodland conservation alternatives provided	0.00
46	On-site woodland retained not credited	0.92 acres

47 Prepared by: Signed Date

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 – XXX - XXXX

	Approved by	Date	DRD #	Reason for Revision
00				N/A
01				
02				
03				
04				
05				

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

DESIGNED	DS	1/2025 DATE
DRAWN	DS	1/2025 DATE
CHECKED	DS	1/2025 DATE
APPROVED	DS	1/2025 DATE

REVISIONS

DATE	BY	DESCRIPTIONS

LANDTECH CORPORATION
A FALCON COMPANY
201 Defense Highway
Suite 200
Annapolis, MD 21401
Ph. (443) 274-3232
Contact Person: Kim Morgan
Project Manager
kmorgan@techgroupinc.net

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QUALIFIED PROFESSIONNAL CERIFICATION
This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Technical Manual

Prepared by: Deborah M Schwab, RLA MD No. 0759
Typed name
409 Washington Street
Annapolis, MD 21403
PH: (410) 268- 5291 e-mail address: dschwabla@comcast.net
Signature

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TYPE 2 TREE CONSERVATION PLAN

THE HERMAN APARTMENTS

6203 AGER ROAD, HYATTSVILLE, MARYLAND 20782
PRINCE GEORGE'S COUNTY, MARYLAND
17TH CONGRESSIONAL ELECTION DISTRICT
TAX MAP 41, GRID D2, TAX ACCT. #3676384 PARCEL A

SCALE: 1" = 30' DATE: JANUARY 2025 TTG PROJECT No. 521040 SHEET 02 OF 06

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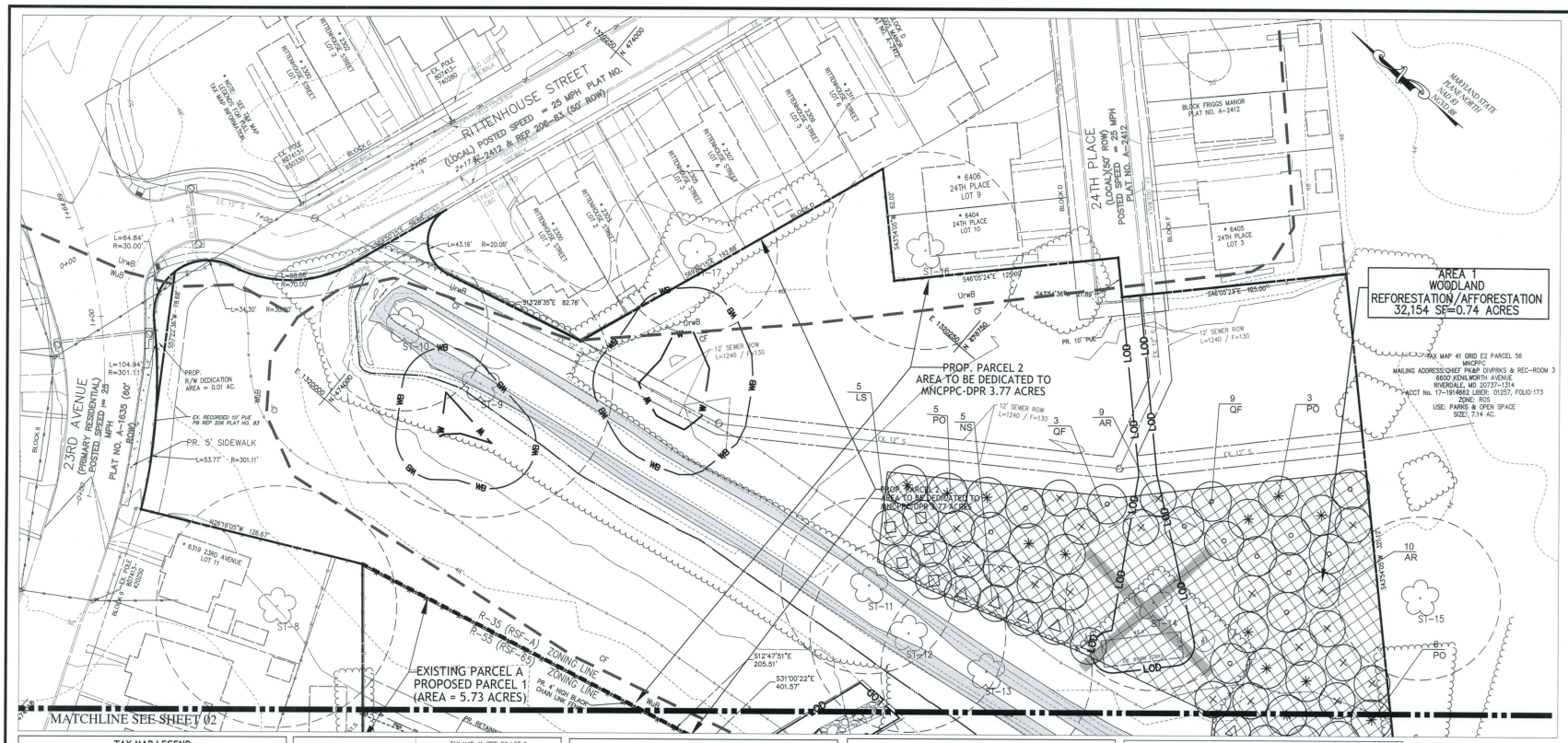

TAX MAP LEGEND
ADJACENT PROPERTY OWNERS FOR AGER ROAD

LOT/BLOCK/ PARCEL/PLAT/ SUBDIVISION IN PLAN VIEW	TAX MAP INFORMATION
*PARCEL 51	TAX MAP 41 GRID D2 PARCEL 51 AGER ROAD METHODIST CHURCH INC PREMISES: 6301 AGER ROAD HYATTSVILLE, MD 20782–1626 ACCT No. 17–1834068 LIBER:00000, FOLIO:000 ZONE: RSF–65 USE: INSTITUTIONAL–CHURCH SIZE: 1.16 AC.
*PARCEL 52	TAX MAP 41 GRID D2 PARCEL 52 AGER ROAD METHODIST CHURCH PREMISES: 6301 AGER ROAD HYATTSVILLE, MD 20782–1626 ACCT No. 17–1834050 LIBER:00000, FOLIO:000 ZONE: RSF–65 USE: INSTITUTIONAL–CHURCH SIZE: 19.410 SF.
*SUBDIVISION 5760	TAX MAP 41 GRID E2 SUBDIVISION 5760 MT ZION PNTCSTL CH WASH DC INC PREMISES: 6203 AGER ROAD MAILING ADDRESS:BOARD OF TRUSTEES 1112 N STREET NW, WASHINGTON,DC 20005 ACCT No. 17–3676384 LIBER:11452, FOLIO:271, ZONE: RSF–65/RSF–A USE: RESIDENTIAL, SIZE: 9.5 AC.
*PARCEL 55	TAX MAP 41 GRID D2 PARCEL 55 BOARD OF EDUCATION OF PG COUNTY PREMISES: 6111 AGER ROAD HYATTSVILLE, MD 20782 ACCT No. 17–1845916 LIBER:14417, FOLIO:019 ZONE: RSF–65 USE: ROSA L. PARKS ELEMENTARY SCHOOL SIZE: 4.29 AC.
*LOT 1 BLOCK 1	TAX MAP 41 GRID D2 LOT 1 BARNES TERRY SR, MARSHALLBARNES BRENDA PREMISES: 6212 AGER ROAD HYATTSVILLE, MD 20782 ACCT No. 17–1871201, LIBER:32551, FOLIO:025 ZONE: RSF–65 USE: RESIDENTIAL SIZE: 7,000 SF.
*LOT 2 BLOCK 1	TAX MAP 41 GRID D2 LOT 2 HAROON SHAHEED PREMISES: 6203 AGER ROAD MAILING ADDRESS: 6229 LATCHLIFT CT., ELKRIDGE, MD 21075 ACCT No. 17–1850254 LIBER:46590, FOLIO:483, ZONE: RSF–65 USE: RESIDENTIAL, SIZE: 5,000 SF.
*LOT 3 BLOCK 1	TAX MAP 41 GRID D2 LOT 3 ARIAS JOSE L. PREMISES: 6205 AGER ROAD HYATTSVILLE, MD 20782–1605 ACCT No. 17–1977594 LIBER: 06638, FOLIO:635 ZONE: RSF–65 USE: RESIDENTIAL SIZE: 5,700 SF.
*LOT 1–A BLOCK 3	TAX MAP 41 GRID D2 SUBDIVISION: 900, LOT 1–A RAMIREZ JUAN & JULIA L. PREMISES: 6301 AGER ROAD HYATTSVILLE, MD 20782–1604 ACCT No. 17–1933357 LIBER: 30471, FOLIO:157 ZONE: RSF–65 USE: RESIDENTIAL SIZE: 5,778 SF.
*PARCEL 81	TAX MAP 41 GRID D2 PARCEL 81 COZIER ESTELLE & MALESIA ETAL, COZIER DEBBIE PREMISES: 6202 AGER ROAD HYATTSVILLE, MD 20782–1604 ACCT No. 17–1918723 LIBER: 00000, FOLIO:000 ZONE: RSF–65 USE: RESIDENTIAL SIZE: 9,051 SF.
* LOT 1 BLOCK A	TAX MAP 41 GRID D2 SUBDIVISION: 220, LOT 1 CHOTKA HUSSEIN M PREMISES: 6200 AGER ROAD HYATTSVILLE, MD 20782–1604 ACCT No. 17–1967777 LIBER: 31781, FOLIO:290 ZONE: RSF–65 USE: RESIDENTIAL SIZE: 6,380 SF.

TAX MAP LEGEND
ADJACENT PROPERTY OWNERS FOR 23RD AVENUE

LOT/BLOCK/ PARCEL/PLAT/ SUBDIVISION IN PLAN VIEW	TAX MAP INFORMATION
*LOT 13 BLOCK 8	TAX MAP 41 GRID D2 SUBDIVISION: 7800, LOT 13 FUNES BLANCA PREMISES: 6324 23RD AVENUE HYATTSVILLE, MD 20782 ACCT No. 17–1906379 LIBER: 37230, FOLIO:205, PLAT: A–1635 ZONE: RSF–65 USE: RESIDENTIAL SIZE: 5,425 SF.
*LOT 12 BLOCK 8	TAX MAP 41 GRID D2 SUBDIVISION: 7800, LOT 12 HIXON EVELYN L, REV TRUST PREMISES: 6322 23RD AVENUE HYATTSVILLE, MD 20782–1743 ACCT No. 17–1930071 LIBER: 32618, FOLIO:020 ZONE: RSF–65 USE: RESIDENTIAL SIZE: 5,900 SF.
*LOT 11 BLOCK 9	TAX MAP 41 GRID D2 SUBDIVISION: 7800, LOT 11 PALUMO PEDRO AMAYA PREMISES: 6319 23RD AVENUE HYATTSVILLE, MD 20782 ACCT No. 17–1902238 LIBER: 42322, FOLIO:107 ZONE: RSF–65 USE: RESIDENTIAL SIZE: 6,900 SF.
*LOT 6 BLOCK D	TAX MAP 41 GRID D2 SUBDIVISION 7800, LOT 6 MORRIS WINSTON G & CAROL S. PREMISES: 2311 RITTENHOUSE STREET HYATTSVILLE, MD 20782–1748 ACCT No. 17–1926997 LIBER: 12384, FOLIO:024 ZONE: RSF–A USE: TOWN HOUSE SIZE: 3,800 SF.

TAX MAP LEGEND
ADJACENT PROPERTY OWNERS FOR 24TH PLACE

LOT/BLOCK/ PARCEL/PLAT/ SUBDIVISION IN PLAN VIEW	TAX MAP INFORMATION
*LOT 9 BLOCK D	TAX MAP 41 GRID D2 SUBDIVISION: 7800, LOT 9 MARTINEZHERNANDEZ TULIO E PREMISES: 6406 24TH PLACE HYATTSVILLE, MD 20782 ACCT No. 17–1911221 LIBER: 38072, FOLIO:008 ZONE: RSF–65 USE: TOWN HOUSE SIZE: 4,801 SF.
*LOT 10 BLOCK D	TAX MAP 41 GRID D2 SUBDIVISION: 7800, LOT 10 JULIAN JULIO PREMISES: 6404 24TH PLACE HYATTSVILLE, MD 20782–1745 ACCT No. 17–1896463 LIBER: 10629, FOLIO:001 ZONE: RSF–65 USE: TOWN HOUSE SIZE: 3,600 SF.
*LOT 3 BLOCK F	TAX MAP 41 GRID D2 SUBDIVISION: 7800, LOT 3 JOYA ANGEL L. & NEREIDA PREMISES: 6405 24TH PLACE HYATTSVILLE, MD 20782 ACCT No. 17–1892462 LIBER: 04414, FOLIO:740 ZONE: RSF–65 USE: TOWN HOUSE SIZE: 3,500 SF.
*LOT 4 BLOCK D	TAX MAP 41 GRID D2 SUBDIVISION 7800, LOT 4 ROGERS MARY A PREMISES: 2307 RITTENHOUSE STREET HYATTSVILLE, MD 20782 ACCT No. 17–1892983 LIBER: 00000, FOLIO:000 ZONE: RSF–A USE: TOWN HOUSE SIZE: 3,800 SF.
*LOT 5 BLOCK D	TAX MAP 41 GRID D2 SUBDIVISION 7800, LOT 5 ALVEY VIRGINIA PREMISES: 2309 RITTENHOUSE STREET HYATTSVILLE, MD 20782 ACCT No. 17–1918010 LIBER: 00000, FOLIO:000 ZONE: RSF–A USE: TOWN HOUSE SIZE: 3,800 SF.

TAX MAP LEGEND
ADJACENT PROPERTY OWNERS FOR RITTENHOUSE STREET

LOT/BLOCK/ PARCEL/PLAT/ SUBDIVISION IN PLAN VIEW	TAX MAP INFORMATION
*LOT 1 BLOCK C	TAX MAP 41 GRID D2 SUBDIVISION 7800, LOT 1 YARL NANCY PREMISES: 2300 RITTENHOUSE STREET HYATTSVILLE, MD 20782 ACCT No. 17–1833656 LIBER: 41356, FOLIO:051 ZONE: RSF–A USE: TOWN HOUSE SIZE: 7,261 SF.
LOT 2 BLOCK C	TAX MAP 41 GRID D2 SUBDIVISION 7800, LOT 2 MARTINEZ RUTILIO PREMISES: 2302 RITTENHOUSE STREET HYATTSVILLE, MD 20782 ACCT No. 17–1866532 LIBER: 00000, FOLIO:000 ZONE: RSF–A USE: TOWN HOUSE SIZE: 3,800 SF.
*LOT 1 BLOCK D	TAX MAP 41 GRID E2 SUBDIVISION 7800, LOT 1 FLORES JOSE H ETAL, FLORES GERTRUDIS PREMISES: 2301 RITTENHOUSE STREET MAILING ADDRESS:2300 FORDHAM STREET HYATTSVILLE, MD 20783 ACCT No. 17–1944651 LIBER:32180, FOLIO:469, ZONE: RSF–A USE: RESIDENTIAL, SIZE: 5,921 SF.
*LOT 2 BLOCK D	TAX MAP 41 GRID D2 SUBDIVISION 7800, LOT 2 RODRIGUEZ PEDRO E ETAL, MARIA FLORES–BATRES PREMISES: 2303 RITTENHOUSE STREET HYATTSVILLE, MD 20782 ACCT No. 17–1968221 LIBER: 21256, FOLIO:055 ZONE: RSF–A USE: TOWN HOUSE SIZE: 3,800 SF.
*LOT 3 BLOCK D	TAX MAP 41 GRID E2 SUBDIVISION 7800, LOT 3 LU MING CHUN PREMISES: 2305 RITTENHOUSE STREET MAILING ADDRESS:4521 TONQUIL STREET BELTSVILLE, MD 20705 ACCT No. 17–1957018 LIBER:41819, FOLIO:103, ZONE: RSF–A USE: RESIDENTIAL, SIZE: 3,800 SF.

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

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 – XXX - XXXX

	Approved by	Date	DRD #	Reason for Revision
00				N/A
01				
02				
03				
04				
05				

DESIGNED	DS	1/2025	DATE
DRAWN	DS	1/2025	DATE
CHECKED	DS	1/2025	DATE
APPROVED	DS	1/2025	DATE

REVISIONS

DATE	BY	DESCRIPTIONS

LANDTECH CORPORATION
A FALCON COMPANY
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Suite 200
Annapolis, MD 21401
Ph. (443) 274-3232
Contact Person: Kim Morgan
Project Manager
kmorgan@techgroupinc.net

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QUALIFIED PROFESSIONNAL CERIFICATION
This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Technical Manual
Prepared by:
Deborah M Schwab, RLA MD No. 0759
Typed name
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PH: (410) 268- 5291 e-mail address: dschwabla@comcast.net
Signature

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OWNER
MOUNT ZION PENTECOSTAL CHURCH
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WASHINGTON, D.C., 20005
CONTACT: ORIN BOYD JR.
PHONE: 713–702–2169
EMAIL: PastorOBJ@gmail.com

TYPE 2 TREE CONSERVATION PLAN

THE HERMAN APARTMENTS

6203 AGER ROAD, HYATTSVILLE, MARYLAND 20782
PRINCE GEORGE'S COUNTY, MARYLAND
17TH CONGRESSIONAL ELECTION DISTRICT
TAX MAP 41, GRID D2, TAX ACCT. #3676384 PARCEL A

SCALE: 1" = 30'	DATE: JANUARY 2025	TTG PROJECT No. 52104O	SHEET 03 OF 06

M:\projects\52\1040 6203 AGER ROAD\dwg\SHEETS\TCP\TCP203 - TCP2 PLAN VIEW.dwg, 4/1/2025 7:06:55 PM, famos

FOUR-YEAR MANAGEMENT PLAN FOR RE/AFFORESTATION AREAS

FIELD CHECK THE RE/AFFORESTATION AREA ACCORDING TO THE FOLLOWING SCHEDULE:

YEAR 1: SITE PREPARATION AND TREE PLANTING
SURVIVAL CHECK AFTER FIRST GROWING SEASON (SEPT–NOV) (SEE NOTE 1)
WATERING IS NEEDED (2 TIMES A MONTH)
CONTROL OF UNDESIRABLE VEGETATION AS NEEDED (MINIMUM OF 1 TIME IN JUNE AND 1 TIME IN SEPTEMBER).

YEAR 2–3: REINFORCEMENT PLANTING IS NEEDED (SEE NOTE 2)
SURVIVAL CHECK ONCE ANNUALLY (SEPT–NOV)**
CONTROL OF UNDESIRABLE VEGETATION IF NEEDED (MIN OF 1 TIME IN MAY AND 1 TIME IN AUGUST).

YEAR 4: (FINAL) REINFORCEMENT PLANTING IF NEEDED (SEE NOTE 2)
SURVIVAL CHECK (SEPTEMBER–NOVEMBER)

1. SURVIVAL CHECK: CHECK PLANTED STOCK AGAINST PLANT LIST (OR AS-BUILT) BY WALKING THE SITE AND TAKING INVENTORY. PLANTS MUST SHOW VITALITY. SUBMIT FIELD DATA FORMS(CONDITION CHECK SHEETS) TO OWNER AFTER EACH INSPECTION. REMOVE DEAD PLANTS AS NEEDED.

2. REINFORCEMENT PLANTING: REPLACE DEAD OR MISSING PLANTS IN SUFFICIENT QUANTITY TO BRING THE TOTAL NUMBER OF LIVE PLANTS TO AT LEAST 75% OF THE NUMBER ORIGINALLY PLANTED. IF A PARTICULAR SPECIES SUFFERS UNUSUALLY HIGH MORTALITY, REPLACE WITH AN ALTERNATIVE PLANT TYPE.

3. MISCELLANEOUS: FERTILIZATION OR WATERING DURING YEARS 1 THROUGH 3 WILL BE DONE ON AN AS NEEDED BASIS. SPECIAL RETURN OPERATIONS OR RECOMMENDATIONS WILL BE CONDUCTED ON AS NEEDED BASIS.

**IF AT LEAST 75% OF THE NUMBER ORIGINALLY PLANTED HAS SURVIVED THE FIRST GROWING SEASON THEN THE 2ND YEAR SURVIVAL CHECK MAY BE SKIPPED. IN THAT CASE A SURVIVAL CHECK WILL BE REQUIRED AFTER THE 3RD YEAR AND AGAIN FOR THE 4TH YEAR AND FINAL YEAR.

REDUCTION IN BOND: A REDUCTION IN THE BOND AMOUNT MAY BE APPLIED FOR UP TO 50% OF THE ORIGINAL POSTED BOND AMOUNT AFTER THE 2ND GROWING SEASON if:

1. THE SURVIVAL CHECK FOR YEARS 1 AND 2 SHOW AT LEAST 75% OF THE NUMBER ORIGINALLY PLANTED WITH/WITHOUT REPLACEMENT PLANTING HAVE SURVIVED AND ARE IN GOOD CONDITION AND:

2. CERTIFICATION OF SURVIVABILITY HAS BEEN SUBMITTED TO THE ENVIRONMENTAL PLANNING SECTION FOR RECOMMENDATION TO DPW&T THAT A REDUCTION IN THE BOND AMOUNT MAY BE GRANTED.

REFORESTATION PLANTING SPECIFICATION NOTES

1. QUANTITY: (SEE PLANT SCHEDULE)
2. TYPE: (SEE PLANT SCHEDULE)
3. PLANT QUALITY STANDARDS: THE PLANTS SELECTED SHALL BE HEALTHY AND STURDY REPRESENTATIVES OF THEIR SPECIES. SEEDLINGS SHALL HAVE A MINIMUM TOP GROWTH OF 18". THE DIAMETER OF THE ROOT COLLAR (THE PART OF THE ROOT JUST BELOW GROUND LEVEL) SHALL BE AT LEAST 3/8". THE ROOTS SHALL BE WELL DEVELOPED AND AT LEAST 8" LONG

   PLANTS THAT DO NOT HAVE AN ABUNDANCE OF WELL DEVELOPED TERMINAL BUDS ON THE LEADERS AND BRANCHES SHALL BE REJECTED.

   PLANTS SHALL BE SHIPPED BY THE NURSERY IMMEDIATELY AFTER LIFTING FROM THE FIELD OR REMOVAL FROM THE GREEN HOUSE, AND PLANTED IMMEDIATELY UPON RECEIPT BY THE LANDSCAPE CONTRACTOR.

   IF THE PLANTS CANNOT BE PLANTED IMMEDIATELY AFTER DELIVERY TO THE REFORESTATION SITE, THEY SHALL BE STORED IN THE SHADE WITH THEIR ROOT MASSES PROTECTED FROM DIRECT EXPOSURE TO SUN AND WIND BY THE USE OF STRAW, PEAT MOSS, COMPOST, OR OTHER SUITABLE MATERIAL AND SHALL BE MAINTAINED THROUGH PERIODIC WATERING, UNTIL THE TIME OF PLANTING
4. PLANT HANDLING: THE QUANTITY OF SEEDLINGS TAKEN TO THE FIELD SHALL NOT EXCEED THE QUANTITY THAT CAN BE PLANTED IN A DAY. SEEDLINGS, ONCE REMOVED FROM THE NURSERY OR TEMPORARY STORAGE AREA SHALL BE PLANTED IMMEDIATELY.
5. TIMING OF PLANTING: THE BEST TIME TO PLANT SEEDLINGS IS WHILE THEY ARE DORMANT, PRIOR TO SPRING BUDDING. SEEDLINGS PLANTING IS TO OCCUR FROM NOVEMBER THROUGH MAY ONLY. NO PLANTING SHALL BE DONE WHILE GROUND IS FROZEN. PLANTING SHALL OCCUR WITHIN ONE GROWING SEASON OF THE ISSUANCE OF GRADING/BUILDING PERMITS AND/OR REACHING THE FINAL GRADES AND STABILIZATION OF PLANTING AREAS.
6. SEEDLING PLANTING: TREE SEEDLINGS SHALL BE HAND PLANTED USING A DIBBLE BAR OR A SHARP-SHOOTER SHOVEL. IT IS IMPORTANT THAT THE SEEDLING BE PLACED IN THE HOLE SO THAT THE ROOTS CAN SPREAD OUT NATURALLY; THEY SHOULD NOT BE TWISTED, BALLED UP OR BENT. MOIST SOIL SHOULD THEN BE PACKED FIRMLY AROUND THE ROOTS. SEEDLINGS SHOULD BE PLANTED AT A DEPTH WHERE THE ROOTS LIE JUST BELOW THE GROUND SURFACE. AIR POCKETS SHOULD NOT BE LEFT AFTER CLOSING THE HOLE WHICH WOULD ALLOW THE ROOTS TO DRY OUT. SEE PLANTING DETAILS FOR FURTHER EXPLANATION. IF THE CONTRACTOR WISHES TO PLANT BY ANOTHER METHOD, THE PREPARER OF THIS TREE CONSERVATION PLAN MUST BE CONTACTED AND GIVE HIS APPROVAL BEFORE PLANTING MAY BEGIN.
7. SPACING: SEE PLANT SCHEDULE AND/OR PLANTING PLAN FOR SPACING REQUIREMENTS. ALSO REFER TO THE PLANTING LAYOUT DETAIL FOR A DESCRIPTION OF THE GENERAL PLANTING THEORY.
8. SOIL: UPON THE COMPLETION OF ALL GRADING OPERATIONS, A SOIL TEST SHALL BE CONDUCTED TO DETERMINE WHAT SOIL PREPARATION AND SOIL AMENDMENTS, IF ANY, ARE NECESSARY TO CREATE GOOD TREE GROWING CONDITIONS. SOIL SAMPLES SHALL BE TAKEN AT A RATE THAT PROVIDES ONE SOIL SAMPLE FOR EACH AREA THAT APPEARS TO HAVE A DIFFERENT SOIL TYPE (IF THE ENTIRE AREA APPEARS UNIFORM, THEN ONLY ONE SAMPLE IS NECESSARY), AND SUBMITTED FOR TESTING TO A PRIVATE COMPANY. THE COMPANY OF CHOICE SHALL MAKE RECOMMENDATIONS FOR IMPROVING THE EXISTING SOIL. THE SOIL WILL BE TESTED AND RECOMMENDED FOR CORRECTIONS OF SOIL TEXTURE, pH, MAGNESIUM, PHOSPHORUS, POTASSIUM, CALCIUM AND ORGANIC MATTER.
9. SOIL IMPROVEMENT MEASURES: THE SOIL SHALL THEN BE IMPROVED ACCORDING TO THE RECOMMENDATIONS MADE BY THE TESTING COMPANY.
10. FENCING AND SIGNAGE: FINAL PROTECTIVE FENCING SHALL BE PLACED ON THE VISIBLE AND/OR DEVELOPMENT SIDE OF PLANTING AREAS. THE FINAL PROTECTIVE FENCE SHALL BE INSTALLED UPON COMPLETION OF PLANTING OPERATIONS UNLESS IT WAS INSTALLED DURING THE INITIAL STAGES OF DEVELOPMENT. SIGNS SHALL BE POSTED PER THE SIGNAGE DETAIL ON THIS SHEET.
11. PLANTING METHOD: CONSULT THE PLANTING DETAILS(S) SHOWN ON THIS PLAN.
12. MULCHING: APPLY TWO-INCH THICK LAYER OF WOODCHIP OR SHREDDED HARDWOOD MULCH (AS NOTED) TO EACH PLANTING SITE (SEE DETAIL SHOWN ON THIS PLAN).
13. GROUNDCOVER ESTABLISHMENT: THE REMAINING DISTURBED AREA BETWEEN SEEDLING PLANTING SITES SHALL BE SEEDED AND STABILIZED WITH WHITE CLOVER SEED AT THE RATE OF 5 LBS/ACRE.
14. MOWING: NO MOWING SHALL BE ALLOWED IN ANY PLANTING AREA.
15. SURVIVAL CHECK FOR BOND RELEASE: THE SEEDLING PLANTING IS TO BE CHECKED AT THE END OF EACH YEAR FOR FOUR YEARS TO ASSURE THAT NO LESS THAN 75% OF THE ORIGINAL PLANTED QUANTITY SURVIVES. IF THE MINIMUM NUMBER HAS NOT BEEN PROVIDED THE AREA MUST BE SUPPLEMENTED WITH ADDITIONAL SEEDLING TO REACH THE REQUIRED NUMBER AT TIME OF PLANTING.
16. SOURCE OF SEEDLINGS TO BE SUPPLIED FROM A LOCAL NURSERY. SEEDLINGS SHALL BE NATIVE SPECIES FROM THE SAME USDA HARDINESS ZONE AS THE PROPOSED PLANTING AREA.

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

TREE PRESERVATION OR RETENTION

TREE PRESERVATION AND RETENTION NOTES

1. ALL WOODLANDS DESIGNATED ON THIS PLAN FOR PRESERVATION ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE WOODLAND AREAS SHALL REMAIN IN A NATURAL STATE. THIS INCLUDES THE CANOPY TREES AND UNDERSTORY VEGETATION. A REVISED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING WOODLAND AREAS THAT ARE NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE APPROVED TCP2.
2. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
3. THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPFs) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING. UPON APPROVAL OF THE LOCATIONS BY THE COUNTY INSPECTOR, INSTALLATION OF THE TPFs MAY BEGIN.
4. ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE BOND IS RELEASED FOR THE PROJECT. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TCP2.
5. WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TPF INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.

REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

6. THE DEVELOPER AND/OR BUILDER IS RESPONSIBLE FOR THE COMPLETE PRESERVATION OF ALL FORESTED AREAS SHOWN ON THE APPROVED PLAN TO REMAIN UNDISTURBED. ONLY TREES OR PARTS THEREOF DESIGNATED BY THE COUNTY AS DEAD, DYING, OR HAZARDOUS MAY BE REMOVED.
7. A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH LEADS A CERTIFIED ARBORIST OR LICENSED TREE EXPERT TO BELIEVE THAT THE TREE OR A PORTION OF THE TREE HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE.
8. DURING THE INITIAL STAGES OF CLEARING AND GRADING, IF HAZARDOUS TREES ARE PRESENT, OR TREES ARE PRESENT THAT ARE NOT HAZARDOUS BUT ARE LEANING INTO THE DISTURBED AREA, THE PERMITTEE SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE COUNTY INSPECTOR. ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP SHALL NOT BE REMOVED OR COVERED WITH SOIL, MULCH, OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.
9. IF A TREE OR TREES BECOME HAZARDOUS PRIOR TO BOND RELEASE FOR THE PROJECT, DUE TO STORM EVENTS OR OTHER SITUATIONS NOT RESULTING FROM AN ACTION BY THE PERMITTEE, PRIOR TO REMOVAL, A CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MUST CERTIFY THAT THE TREE OR THE PORTION OF THE TREE IN QUESTION HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE. IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITTEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENT THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

   IF CORRECTIVE PRUNING MAY ALLEVIATE A HAZARDOUS CONDITION, THE CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE APPROPRIATE ANSI A-300 PRUNING STANDARDS. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE

   DEBRIS FROM THE TREE REMOVAL OR PRUNING THAT OCCURS WITHIN 35 FEET OF THE WOODLAND EDGE MAY BE REMOVED AND PROPERLY DISPOSED OF BY RECYCLING, CHIPPING OR OTHER ACCEPTABLE METHODS. ALL DEBRIS THAT IS MORE THAN 35 FEET FROM THE WOODLAND EDGE SHALL BE CUT UP TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION. THE SMALL MATERIALS SHALL BE PLACED INTO BRUSH PILES THAT WILL SERVE AS WILDLIFE HABITAT.

   TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.
10. WORK ON THIS PROJECT WILL BE INITIATED IN SEVERAL PHASES. ALL TEMPORARY TPFs REQUIRED FOR A GIVEN PHASE SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE WITHIN THAT PHASE OF WORK.

AFFORESTATION / REFORESTATION NOTES

AFFORESTATION AND REFORESTATION NOTES

1. ALL AFFORESTATION/REFORESATION BONDS, BASED ON SQUARE FOOTAGE, SHALL BE POSTED WITH THE COUNTY PRIOR TO THE ISSUANCE OF ANY PERMITS. THESE BONDS WILL BE RETAINED AS SURETY UNTIL ALL REQUIRED ACTIVITIES HAVE BEEN SATISFIED OR THE REQUIRED TIMEFRAME FOR MAINTENANCE HAS PASSED, WHICHEVER IS LONGER.
2. THE PLANTING OF AFFORESTATION OR REFORESTATON AREAS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT. THAT ABUTS THE CONSERVATION EASEMENT ALONG THE UNNAMED TRIBUTARY TO THE GREEN BRANCH TRIBUTARY. SEEDLING PLANTING IS TO OCCUR FROM NOVEMBER THROUGH MAY ONLY. NO PLANTING SHALL BE DONE WHILE GROUND IS FROZEN. PLANTING WITH LARGER CALIPER STOCK OR CONTAINERIZED STOCK MAY BE DONE AT ANY TIME PROVIDED A DETAILED MAINTENANCE SCHEDULE IS PROVIDED.
3. IF PLANTING CANNOT OCCUR DUE TO PLANTING CONDITIONS, THE DEVELOPER OR PROPERTY OWNER SHALL INSTALL THE FENCING AND SIGNAGE IN ACCORDANCE WITH THE APPROVED TYPE 2 TREE CONSERVATION PLAN. PLANTING SHALL THEN BE ACCOMPLISHED DURING THE NEXT PLANTING SEASON. IF PLANTING IS DELAYED BEYOND THE TRANSFER OF THE PROPERTY TITLE TO THE HOMEOWNER, THE DEVELOPER OR BUILDER SHALL OBTAIN A SIGNED STATEMENT FROM THE PURCHASER INDICATING THAT THEY UNDERSTAND THAT THE REFORESTATION AREA IS LOCATED ON THEIR PROPERTY AND THAT REFORESTATION WILL OCCUR DURING THE NEXT PLANTING SEASON. A COPY OF THAT DOCUMENT SHALL BE PRESENTED TO THE GRADING INSPECTOR AND THE COUNTY.
4. REFORESTATION AREAS SHALL NOT BE MOWED. MAINTENANCE MAY INCLUDE MEASURES SUCH AS WATERING AND MECHANICAL OR HAND REMOVAL OF COMPETING VEGETATION OR INVASIVE SPECIES CONTROLS.
5. ALL REQUIRED TEMPORARY TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT TREE PROTECTION FENCING IS INSTALLED WITH THE REQUIRED PLANTING. THE TEMPORARY FENCING IS NOT REQUIRED TO BE INSTALLED IF THE PERMANENT FENCING IS INSTALLED PRIOR TO CLEARING AND GRADING OF THE SITE. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE FENCING IS A VIOLATION OF THIS TCP2.
6. AFFORESTATON/REFORESTATION AREAS SHALL BE POSTED WITH NOTIFICATION SIGNAGE, AS SHOWN ON THE PLANS, AT THE SAME TIME AS THE PERMANENT PROTECTION FENCING INSTALLATION. THESE SIGNS SHALL REMAIN IN PERPETUITY.
7. THE COUNTY INSPECTOR SHALL BE NOTIFIED PRIOR TO SOIL PREPARATION OR INITIATION OF ANY TREE PLANTINGS ON THIS SITE.
8. AT TIME OF ISSUANCE OF THE FIRST PERMIT, THE FOLLOWING INFORMATION SHALL BE SUBMITTED TO THE M-NCPPC PLANNING DEPARTMENT REGARDING THE CONTRACTOR RESPONSIBLE FOR IMPLEMENTATION OF THIS PLAN: CONTRACTOR NAME; BUSINESS NAME (IF DIFFERENT); ADDRESS; AND PHONE NUMBER.
9. FAILURE TO ESTABLISH THE AFFORESTATION OR REFORESTATION WITHIN THE PRESCRIBED TIME FRAME WILL RESULT IN THE FORFEITURE OF THE REFORESTATION BOND AND/OR VIOLATION OF THIS PLAN INCLUDING THE ASSOCIATED $9.00 PER SQUARE FOOT PENALTY UNLESS THE COUNTY INSPECTOR APPROVES A WRITTEN EXTENSION.

PLANTING SPECIFICATION NOTES

1. QUANTITY: (SEE PLANT SCHEDULE)

2. TYPE: (SEE PLANT SCHEDULE)

3. PLANT QUALITY STANDARDS: THE PLANTS SELECTED SHALL BE HEALTHY AND STURDY REPRESENTATIVES OF THEIR SPECIES. SEEDLINGS SHALL HAVE A MINIMUM TOP GROWTH OF 18". THE DIAMETER OF THE ROOT COLLAR (THE PART OF THE ROOT JUST BELOW GROUND LEVEL) SHALL BE AT LEAST 3/8". THE ROOTS SHALL BE WELL DEVELOPED AND AT LEAST 8"LONG, NO MORE THAN TWENTY -FIVE PERCENT (25%) OF THE ROOT SYSTEM (BOTH PRIMARY AND AUXILIARY/FIBROUS ROOTS SHALL BE PRESENT.
PLANTS THAT DO NOT HAVE AN ABUNDANCE OF WELL DEVELOPED TERMINAL BUDS ON THE LEADERS AND BRANCHES SHALL BE REJECTED. PLANTS SHALL BE SHIPPED BY THE NURSERY IMMEDIATELY AFTER LIFTING FROM THE FIELD OR REMOVAL FROM THE GREEN HOUSE, AND PLANTED IMMEDIATELY UPON RECEIPT BY THE LANDSCAPE CONTRACTOR. IF THE PLANTS CANNOT BE PLANTED IMMEDIATELY AFTER DELIVERY TO THE REFORESTATION SITE, THEY SHALL BE STORED IN THE SHADE WITH THEIR ROOT MASSES PROTECTED FROM DIRECT EXPOSURE TO SUN AND WIND BY THE USE OF STRAW, PEAT MOSS, COMPOST, OR OTHER SUITABLE MATERIAL AND SHALL BE MAINTAINED THROUGH PERIODIC WATERING, UNTIL THE TIME OF PLANTING.

4. PLANT HANDLING: THE QUANTITY OF SEEDLINGS TAKEN TO THE FIELD SHALL NOT EXCEED THE QUANTITY THAT CAN BE PLANTED IN A DAY. SEEDLINGS, ONCE REMOVED FROM THE NURSERY OR TEMPORARY STORAGE AREA SHALL BE PLANTED IMMEDIATELY.

5. TIMING OF PLANTING: THE BEST TIME TO PLANT SEEDLINGS IS WHILE THEY ARE DORMANT, PRIOR TO SPRING BUDDING. THE MOST SUITABLE MONTHS FOR PLANTING ARE MARCH AND APRIL, WHEN THE SOIL IS MOIST, BUT MAY BE PLANTED FROM MARCH THROUGH NOVEMBER. NO PLANTING SHALL BE DONE WHILE GROUND IS FROZEN. PLANTING SHALL OCCUR WITHIN ONE GROWING SEASON OF THE ISSUANCE OF GRADING /BUILDING PERMITS AND/OR REACHING THE FINAL GRADES AND STABILIZATION OF PLANTING AREAS.

6. SEEDLING PLANTING: TREE SEEDLINGS SHALL BE HAND PLANTED USING A DIBBLE BAR OR SHARP-SHOOTER SHOVEL IT IS IMPORTANT THAT THE SEEDLING BE PLACED IN THE HOLE SO THAT THE ROOTS CAN SPREAD OUT NATURALLY; THEY SHOULD NOT BE TWISTED, BALLED UP OR BENT. MOIST SOIL SHOULD THEN BE PACKED FIRMLY AROUND THE ROOTS. SEEDLINGS SHOULD BE PLANTED AT A DEPTH WHERE THEIR ROOTS LIE JUST BELOW THE GROUND SURFACE. AIR POCKETS SHOULD NOT BE LEFT AFTER CLOSING THE HOLE WHICH WOULD ALLOW THE ROOTS TO DRY OUT. SEE PLANTING DETAILS FOR FURTHER EXPLANATION. IF THE CONTRACTOR WISHES TO PLANT BY ANOTHER METHOD, THE PREPARER OF THIS TREE CONSERVATION PLAN MUST BE CONTACTED AND GIVE HIS APPROVAL BEFORE PLANTING MAY BEGIN.

7. SPACING: SEE PLANT SCHEDULE AND/OR PLANTING PLAN FOR SPACING REQUIREMENTS. ALSO REFER TO THE PLANTING LAYOUT DETAIL FOR A DESCRIPTION OF THE GENERAL PLANTING THEORY.

8. SOIL: UPON THE COMPLETION OF ALL GRADING OPERATIONS, A SOIL TEST SHALL BE CONDUCTED TO DETERMINE WHAT SOIL PREPARATION AND SOIL AMENDMENTS, IF ANY, ARE NECESSARY TO CREATE GOOD TREE GROWING CONDITIONS. SOIL SAMPLES SHALL BE TAKEN AT A RATE THAT PROVIDES ONE SOIL SAMPLE FOR EACH AREA THAT APPEARS TO HAVE A DIFFERENT SOIL TYPE (IF THE ENTIRE AREA APPEARS UNIFORM, THEN ONLY ONE SAMPLE IS NECESSARY), AND SUBMITTED FOR TESTING TO A PRIVATE COMPANY. THE COMPANY OF CHOICE SHALL MAKE RECOMMENDATIONS FOR IMPROVING THE EXISTING SOIL. THE SOIL WILL BE TESTED AND RECOMMENDED FOR CORRECTIONS OF SOIL TEXTURE, PH, MAGNESIUM, PHOSPHORUS, POTASSIUM, CALCIUM AND ORGANIC MATTER.

9. SOIL IMPROVEMENT MEASURES: THE SOIL SHALL THEN BE IMPROVED ACCORDING TO THE RECOMMENDATIONS MADE BY THE TESTING COMPANY.

10. FENCING AND SIGNAGE: FINAL PROTECTIVE FENCING SHALL BE PLACED ON THE VISIBLE AND/OR DEVELOPMENT SIDE OF PLANTING AREAS. THE FINAL PROTECTIVE FENCE SHALL BE INSTALLED UPON COMPLETION OF PLANTING OPERATIONS UNLESS IT WAS INSTALLED DURING THE INITIAL STAGES OF DEVELOPMENT. SIGNS SHALL BE POSTED PER THE SIGNAGE DETAIL ON THIS SHEET.

11. PLANTING METHOD: CONSULT THE PLANTING DETAIL(S) SHOWN ON THIS PLAN.

12. MULCHING: APPLY TWO-INCH THICK LAYER OF WOODCHIP OR SHREDDED HARDWOOD MULCH (AS NOTED) TO EACH PLATING SITE (SEE DETAIL SHOWN ON THIS PLAN).

13. GROUNDCOVER ESTABLISHMENT: THE REMAINING DISTURBED AREA BETWEEN SEEDLING PLANTING SITES SHALL BE SEEDED AND STABILIZED WITH WHITE CLOVER SEED AT THE RATE OF 5 LBS/ACRE.

14. MOWING: NO MOWING SHALL BE ALLOWED IN ANY PLANTING AREA.

15. SURVIVAL CHECK FOR BOND RELEASE: THE SEEDLING PLANTING IS TO BE CHECKED AT THE END OF EACH YEAR FOR FOUR YEARS TO ASSURE THAT NO LESS THAN 75% OF THE ORIGINAL PLANTED QUANTITY SURVIVES. IF THE MINIMUM NUMBER HAS NOT BEEN PROVIDED THE AREA MUST BE SUPPLEMENTED WITH ADDITIONAL SEEDLINGS TO REACH THE REQUIRED NUMBER AT TIME OF PLANTING.

16. SOURCE OF SEEDLINGS: STATE NAME, ADDRESS, AND PHONE NUMBER OF NURSERY OR SUPPLIER.

POST DEVELOPMENT NOTES

WHEN WOODLANDS AND/OR SPECIMEN, HISTORIC OR CHAMPION TREES ARE TO REMAIN:

A. IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER DESIRES TO REMOVE A HAZARDOUS TREE OR PORTION THEREOF, THE NEW OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM A CERTIFIED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE MEASURES PRIOR TO HAVING THE WORK CONDUCTED. AFTER PROPER DOCUMENTATION HAS BEEN COMPLETED PER THE HANDOUT "GUIDANCE FOR PRINCE GEORGE'S COUNTY PROPERTY OWNERS, PRESERVATION OF WOODLAND CONSERVATION AREAS", THE ARBORIST OR TREE EXPERT MAY THEN REMOVE THE TREE. THE STUMP SHALL BE CUT AS CLOSE TO THE GROUND AS POSSIBLE AND LEFT IN PLACE. THE REMOVAL OR GRINDING OF THE STUMPS IN THE WOODLAND CONSERVATION AREA IS NOT PERMITTED.

IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.

B. THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM ANY WOODLAND PRESERVATION AREA SHALL BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY (PRUNERS OR A CHAIN SAW). THESE PLANTS MAY BE CUT NEAR THE GROUND AND MATERIAL LESS THAN TWO INCHES DIAMETER MAY BE REMOVED FROM THE AREA AND DISPOSED OF APPROPRIATELY. ALL MATERIAL FROM THESE NOXIOUS, INVASIVE, AND NON-NATIVE PLANTS GREATER THAN TWO (2) INCHES DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION.

C. THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES TO DISCOURAGE RE-SPROUTING OF INVASIVE, NOXIOUS, OR NON-NATIVE PLANTS IS PERMITTED IF DONE AS AN APPLICATION OF THE CHEMICAL DIRECTLY TO THE CUT STUMP IMMEDIATELY FOLLOWING CUTTING OF PLANT TOPS. THE USE OF ANY HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS.

D. THE USE OF CHAINSAWS IS EXTREMELY DANGEROUS AND SHOULD NOT BE CONDUCTED WITH POORLY MAINTAINED EQUIPMENT, WITHOUT SAFETY EQUIPMENT, OR BY INDIVIDUALS NOT TRAINED IN THE USE OF THIS EQUIPMENT FOR THE PRUNING AND/OR CUTTING OF TREES.

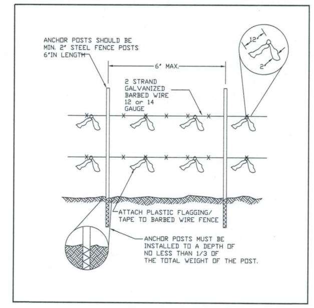
PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY INDIVIDUAL HOMEOWNERS

E. REFORESTATION FENCING AND SIGNAGE SHALL REMAIN IN PLACE IN ACCORDANCE WITH THE APPROVED TYPE 2 TREE CONSERVATION PLAN.

F. REFORESTATION AREAS SHALL NOT BE MOWED; HOWEVER, THE MANAGEMENT OF COMPETING VEGETATION AND REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE.

NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
6. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

REFORESTATION AREA SIGN

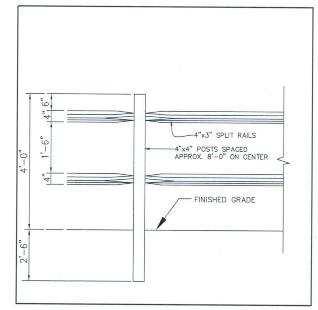


NOTES: (MUST BE INCLUDED WITH DETAIL)
1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. BARBED WIRE SHOULD BE SECURELY ATTACHED TO POSTS.
6. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.
7. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

TYPE 2 (TEMPORARY) TREE PROTECTION FENCE FOR REFORESTATION AREAS

NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
6. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

SPECIMEN TREE SIGN



NOTES:
1. POSTS SHALL STAND PLUMB.
2. RAILS SHALL BE HUNG WITH UNIFORM HEIGHT AND SPACING.
3. REFORESTATION SIGNS TO BE ATTACHED TO WOOD POSTS EVERY 50 FEET..
4. TOP OF SIGN TO BE FLUSH WITH TOP OF WOOD POST.
5. SIGNS TO BE ATTACHED USING 2 GALVANIZED WOOD SCREWS EACH WITH A GALVANIZED WASHER.

PERMANENT (SPLIT RAIL)TREE PROTECTION FENCE FOR REFORESTATION AREAS

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 – XXX - XXXX

	Approved by	Date	DRD #	Reason for Revision
00				N/A
01				
02				
03				
04				
05				

DESIGNED	DS	1/2025 DATE
DRAWN	DS	1/2025 DATE
CHECKED	DS	1/2025 DATE
APPROVED	DS	1/2025 DATE

REVISIONS

DATE	BY	DESCRIPTIONS

LANDTECH CORPORATION
A FALCON COMPANY

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Contact Person: Kim Morgan
Project Manager
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QUALIFIED PROFESSIONNAL CERIFICATION
This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Technical Manual

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TYPE 2 TREE CONSERVATION PLAN
DETAILS & NOTES
THE HERMAN APARTMENTS
6203 AGER ROAD, HYATTSVILLE, MARYLAND 20782
PRINCE GEORGE'S COUNTY, MARYLAND
17TH CONGRESSIONAL ELECTION DISTRICT
TAX MAP 41, GRID D2, TAX ACCT. #3676384 PARCEL A

SCALE: 1" = 30' DATE: JANUARY 2025 TTG PROJECT No. 521040 SHEET 04 OF 06

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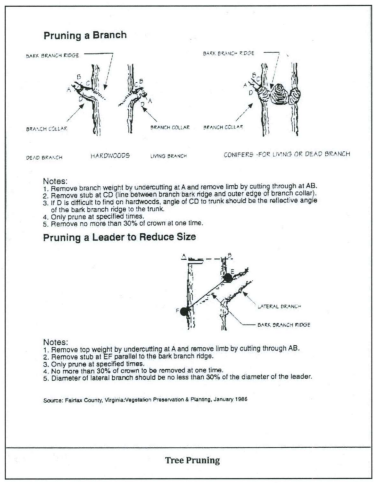
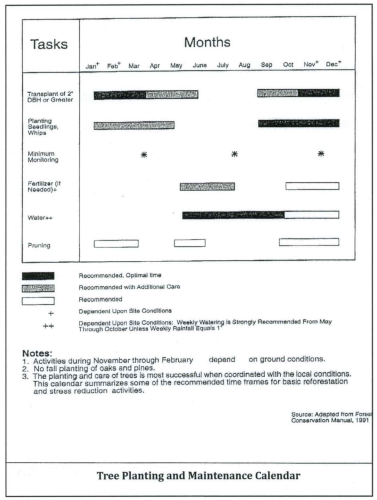
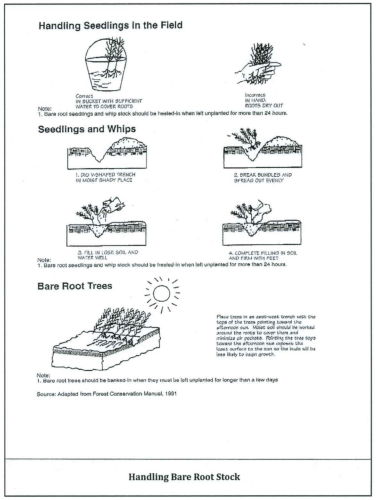


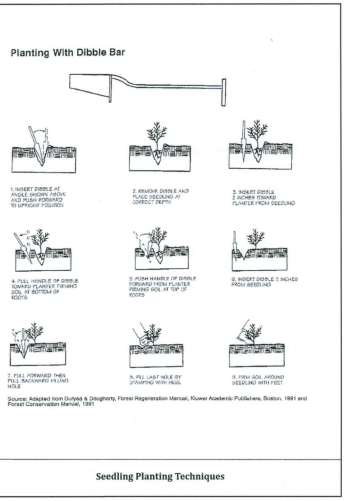
Tree Pruning



Tree Planting and Maintenance Calendar



Handling Bare Root Stock

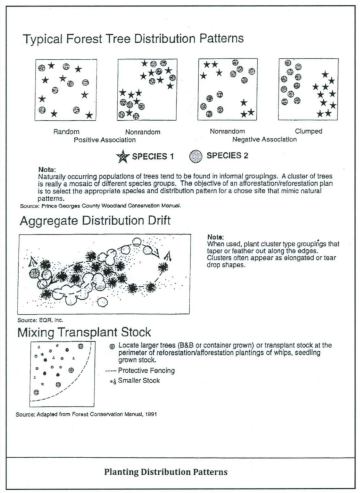


Seedling Planting Techniques

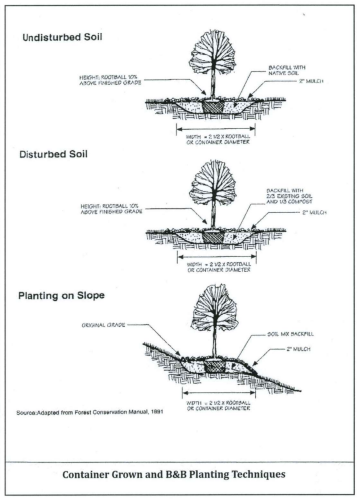
Size	Number Required per Acre	Approximate Spacing feet on center	Survivability Requirement At the end of the second growing season	
Bare Root Seedlings or Whips	700	8 x 8	75%	525
Container Grown Seedling Tubes (Minimum Cavity Width 1.5")	500	10 x 10	75%	375
Container Grown 1, 2, 3 Gallon	400	12 x 12	75%	300
Container Grown 5, 7 Gallon or 1" Caliper B & B	300	15 x 15	85%	255
Container Grown 15, 25 Gallon or 1.5 - 2" Caliper B & B	150	20 x 20	100%	150

Notes:
1. These stocking and survival requirements are the minimum numbers estimated to meet the definition of forest from bare land.
2. In certain circumstances, any combination of the above mentioned stocking options, dry seeding, tree shelters, transplants, and/or natural regeneration may be appropriate strategies to fulfill the requirements of an approved TCP. They will be evaluated on a case-by-case basis by the approving authority.
3. Spacing does not imply that trees or shrubs must be planted in a grid pattern.

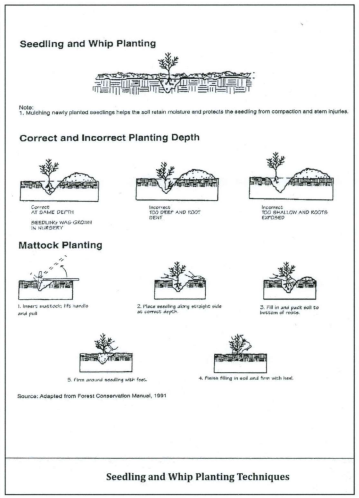
Site Stocking



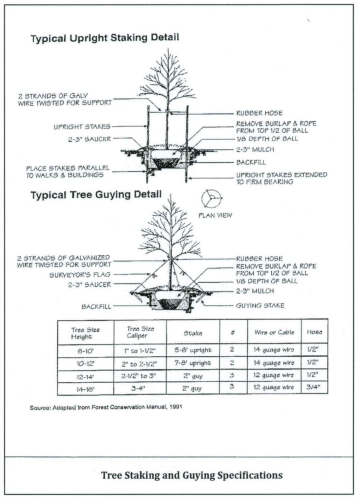
Planting Distribution Patterns



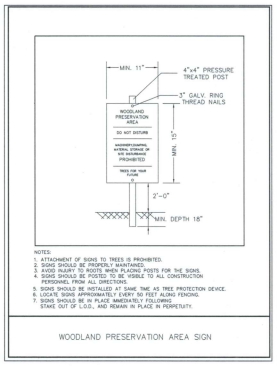
Container Grown and B&B Planting Techniques



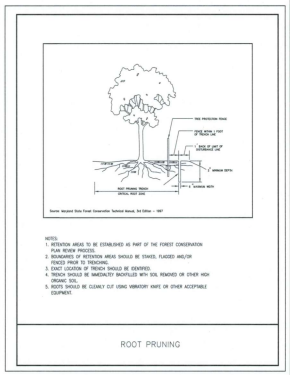
Seedling and Whip Planting Techniques



Tree Staking and Guying Specifications



WOODLAND PRESERVATION AREA SIGN



ROOT PRUNING

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

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 – XXX - XXXX

	Approved by	Date	DRD #	Reason for Revision
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DESIGNED	DS	1/2025	DATE
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REVISIONS

DATE	BY	DESCRIPTIONS

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Ph. (443) 274-3232
Contact Person: Kim Morgan
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QUALIFIED PROFESSIONNAL CERIFICATION
This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Technical Manual
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Signature

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TYPE 2 TREE CONSERVATION PLAN
DETAILS & NOTES
THE HERMAN APARTMENTS
6203 AGER ROAD, HYATTSVILLE, MARYLAND 20782
PRINCE GEORGE'S COUNTY, MARYLAND
17TH CONGRESSIONAL ELECTION DISTRICT
TAX MAP 41, GRID D2, TAX ACCT. 4767594 PARCEL A

SCALE: 1" = 30'	DATE: JANUARY 2025	TTG PROJECT No. 521040	SHEET 05 OF 06

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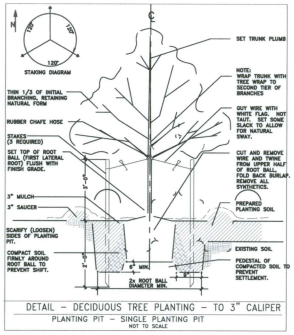


DETAIL – DECIDUOUS TREE PLANTING – TO 3" CALIPER

PLANTING PIT – SINGLE PLANTING PIT

NOT TO SCALE

PLANTING NOTES:

GENERAL

1. All planting shall conform to currently approved horticultural practice. See PLANTING DETAILS. Planting shall take place between March 15 – June 1 or September 15 – November 15.
2. All plants shall conform to current standards as defined by the American Nurseryman's Association and each shall be clearly tagged with its botanical name. No substitutions shall be permitted after bid is accepted. No plants shall be pruned other than to remove a damaged branch. No plant with a dead, damaged or pruned out central leader will be accepted.
3. All plants shall be certified by the Contractor to be free of pests, fungi and diseases and/or deformities or damage.
I4. If any conflicts are found between the information on the Landscpae PLan and that shown on the plant lists, notify the landsape architect prior tp submission of bid.
5.Landscape architect shall be notified in writing five work days in advance for inspection and approval of all plants prior to any installation

PLANTING

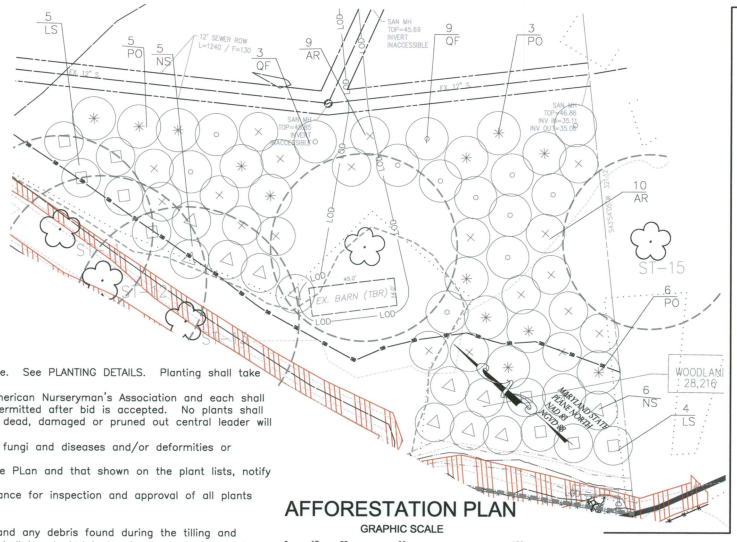
6. Planting beds and pits shall be rendered free of all rocks over 2" and any debris found during the tilling and preparation process. All plants spaced at 6' on center (o.c.) or less shall be planted in hand–edged planting beds.
7. Planting beds shall be tilled to a minimum depth of 8". If any unsuitable conditions, such as extreme compaction or high water table are encountered, the Landscape Architect shall be notified immediately.
8. A minimum of 2" depth 'Leaf–Gro' or equivalent and 2" clean loamy topsoil shall be spread evenly over all planting beds and incorporated by tilling. In compacted or clay conditions, a minimum of 1" depth of sand shall also be incorporated.
9. A suitable slow–release fertilizer shall be used in accordance with the manufacturer's recommendations and based on soil samples taken on–site after grading has been completed. Submit fertilizer information to the Landscape Architect for approval prior to commencing planting operations. Composted cow manure may be substituted for slow–released fertilizer, applied at a minimum depth of 1/2" and tilled in with other soil amendments. A mycrorhzal such as 'Roots' shall be used for all tree plantings, per manufacturer's recommendations.
10. Soil mix for planting pits shall consist of 3 parts by volume of existing on–site soil, one part 'Leaf Gro', or equivalent and slow–release fertilizer combined per manufacturer's recommendations. In compacted conditions or clay, also add 1 part clean sand. This mix shall be prepared prior to use as backfill Planting Mix.
11. If any underground obstructions or other site conditions are encountered that conflict with the planned plantings, notify the Landscape Architect immediately.
12. All planting beds shall be neatly hand edged unless otherwise specified.
13. All planting beds and pits shall be provided with a 2" minimum, 3"maximum depth of composted, aged, shredded bark mulch, spread evenly, unless otherwise specified. In addition, planting pits shall have a 6" high rim or 'saucer' provided. No mulch shall be placed on the crown of a plant or on the root flare or trunk of a tree or shrub.
14. Any plantings to occur in formerly paved or compacted areas shall be in conformance with planting detail entitled Landscape Island Planting Bed".

WATERING

15. A water source for planting and maintenance operations will be provided by the Owner / Client. If a source is not available on–site, Contractor will include a water supply cost in his / her bid. 'Gator–bags' or equivalent slow drip watering devices are recommended for trees in times of low rainfall. Also, install soaker hose with connections left uncovered for ease or watering plant beds. Loop hose around any trees that do not have watering bags installed. A minimum of 1" depth of water shall be applied any week where that amount of rainfall has not occurred after a 2 month period of installation. During the first two months all plants shall be watered daily for two weeks, 3 times a week for 4 weeks and 2 times a week for 2 weeks.

CONTRACTOR / WARRANTY REQUIREMENTS

16. Any lawn, paving or other surfaces damaged by the Contractor's operations shall be repaired in kind before the project will be accepted for final approval and payment.
17. The Owner's property and any affected abutting property shall be left clean and free of any debris or excess materials resulting from any phase of the landscape operations.
18. The Contractor is responsible for repairing or replacing as necessary, any property of the Owner / Client or any affected abutting property that is damaged by the Contractor's operations, equipment or crew. Any such repair or replacement shall take place in a timely fashion and in a manner that meets with the approval of the Owner / Client.
19. Contractor shall notify the Landscape Architect or Owner / Client at the completion of landscape installation for a project acceptance inspection. All plants must be in accordance with specifications and be in healthy, vigorous conditions for acceptance.
20. All plant material shall be warranted for one year starting form the date of installation acceptance. This shall include one replacement to match the original. If the Contractor is of the opinion that a specified plant will not survive its planned location, the Landscape Architect shall be notified prior to bid. A tree shall be replaced if the main leader has died back or if the canopy is 25% or greater dead. A shrub shall be replaced if the crown is 25% or greater dead.
21. Contractor is responsible for all maintenance for a three month period following project acceptance. Maintenance shall include but not be limited to watering, herbicide, pesticide, fungicide or fertilizer applications, patching or reapplying mulch to maintain depth, pruning, adjusting stakes, weeding and repairing bed edges. This shall be included as a separate bid item. During the entire warranty period, the Contractor is responsible for checking the project and making maintenance suggestions to the Owner / Client.



AFFORESTATION PLAN

GRAPHIC SCALE

0 15 30 60 120

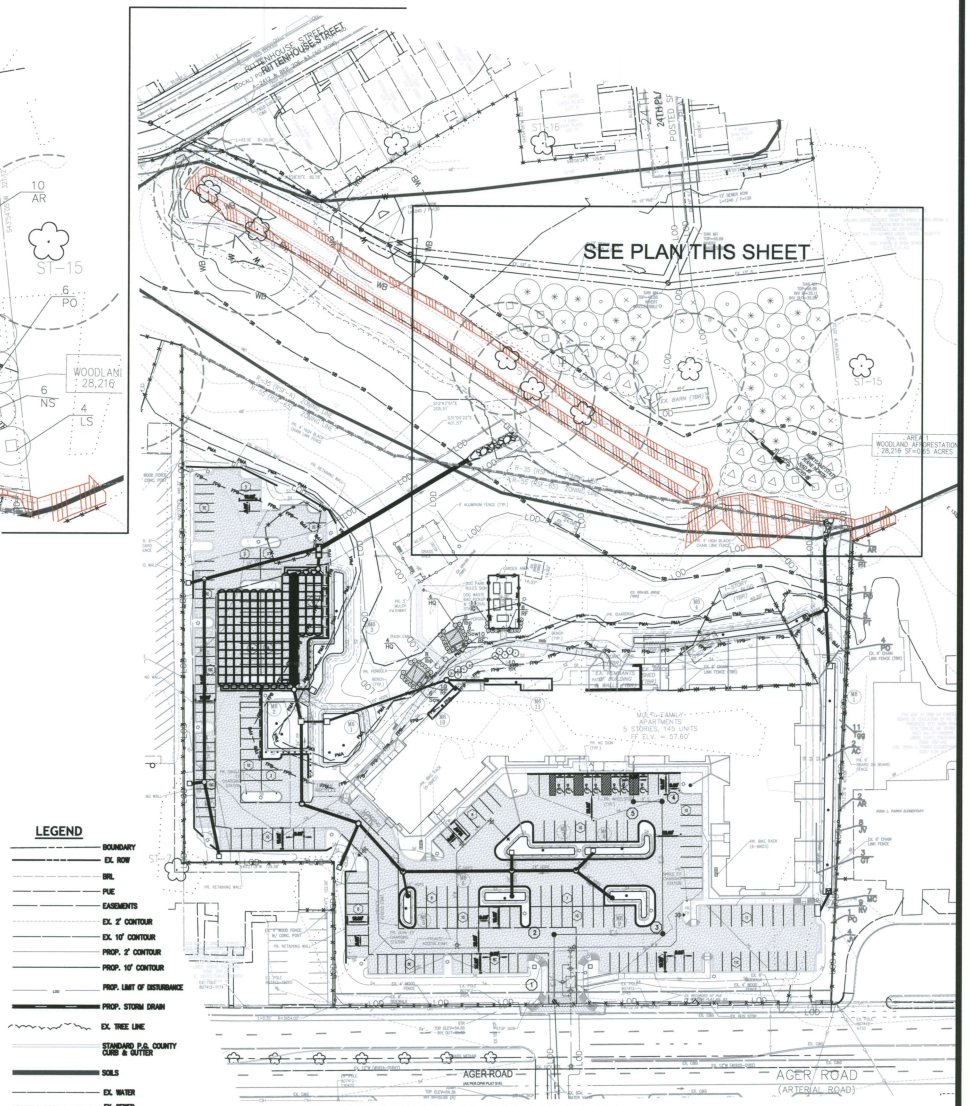
SCALE: 1" = 30'

AFFORESTATION TABULATION:

AREA 1: 0.65ac
TREES REQUIRED: 65
TREEs PROVIDED: 65

PLANT LIST – AFFORESTATION

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPC'G O.C.	NATIVE
AR	19	Acer rubrum	Red Maple	1 ½"-2"cal	B & B	20'	yes
LS	9	Liquidambar styraciflua	Sweet gum	1 ½"-2"cal	B & B	20'	yes
NS	11	Nyssa sylvatica	Black Gum	1 ½"-2"cal	B & B	20'	yes
PO	14	Platanus occidentalis	Sycamore	1 ½"-2"cal	B & B	20'	yes
QF	12	Quercus falcata	Southern Red Oak	1 ½"-2"cal	B & B	20'	yes
TOTAL	65						



AFFORESTATION KEY PLAN

GRAPHIC SCALE

0 100 200 400

SCALE: 1" = 100'

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

DESIGNED	DS	6/2024 DATE
DRAWN	DS	6/2024 DATE
CHECKED	DS	6/2024 DATE
APPROVED	DS	3/2025 DATE

REVISIONS

DATE	BY	DESCRIPTIONS

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AFFORESTATION PLAN

6203 AGER ROAD

HYATTSVILLE, MARYLAND 20782
PRINCE GEORGE'S COUNTY, MARYLAND
17TH CONGRESSIONAL ELECTION DISTRICT
TAX MAP 41, GRID D2, TAX ACCT. #3676384

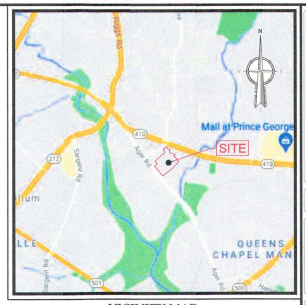
SCALE: SHOWN DATE: MARCH, 2025 TTG PROJECT No. SHEET 6 OF 6

NATURAL RESOURCES INVENTORY
FOREST STAND DELINEATION
FOR
6203 AGER ROAD
PARCEL A
ELECTION DISTRICT 17, CHILLUM
PRINCE GEORGE'S COUNTY MARYLAND

COMPOSITE PLAN

80 0 80 160

SCALE : 1" = 80'



VICINITY MAP
SCALE: 1"=2,000'
SOURCE: GOOGLE MAPS

INDEX OF SHEETS	
SHEET NO.	SHEET NAME
1	COVER SHEET
2	NATURAL RESOURCES - FOREST STAND DELINEATION
3	NATURAL RESOURCES - FOREST STAND DELINEATION
4	NRI - FSD INVENTORY NOTES

NOTES:

1. STEEP SLOPES ON THE SUBJECT SITE ARE MAN MADE AND HAVE BEEN DEPICTED.
2. THE PMA LINE HAS BEEN OFF-SET FROM THE FLOODPLAIN EASEMENT FOR GRAPHICAL PURPOSES. THE PMA IS COEXISTENT WITH THE FLOODPLAIN EASEMENT LINE DEPICTED ON THESE PLANS.
3. THERE ARE NO FOREST INTERIOR DWELLING SPECIES HABITAT ON THE SUBJECT SITE.
4. PLEASE REFER TO THE ATTACHED NATURAL RESOURCE INVENTORY, SOIL, AND WETLAND DELINEATION REPORTS FOR ADDITIONAL INFORMATION.

DEVELOPER/APPLICANT:

COMMUNITY HOUSING INITIATIVE, INC.
1123 ORMOND COURT
McLEAN, VA 22101
PHONE: (703) 556-9569
EMAIL: PBYRNE@COMMUNITYHOUSINGINITIATIVE.ORG

OWNER:

MT. ZION PENTECOSTAL CHURCH OF WASHINGTON, D.C., INC
1112 N STREET NW
WASHINGTON, DC 20005

PLAN LEGEND

- EXISTING TREE LINE
- FOREST STAND BOUNDARY
- A — FOREST STAND DELINEATION DATA POINT
- ST-1 — SPECIMEN TREE
- W — NON-TIDAL WETLAND
- GRAVEL DRIVE
- WB — 25' WETLAND BUFFER
- SB — 60' STREAM BUFFER
- T.O.B. / T.O.B. — STREAM (TOP OF BANK)
- CL — STREAM CENTERLINE
- PMA — PRIMARY MANAGEMENT AREA (PMA)
- FP — FLOODPLAIN
- PLATTED FLOODPLAIN
- SOIL BOUNDARY LINE
- ZONE: R-35 / ZONE: R-55 — SPLIT ZONING BOUNDARY
- ST-1 — CRITICAL ROOT ZONE (CRZ)

Qualified Professional Certification
This plan complies with the current requirements of Prince George's Code and the Environmental Technical Manual.

Signed: _____ Date: 2-16-22

KENNETH R. WALLIS
BAY ENVIRONMENTAL, INC.
2661 RIVA ROAD, BUILDING 800, SUITE A
ANNAPOLIS, MARYLAND 21401
PHONE: (301) 627-7505
KWALLIS@BAYENVINC.COM

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
NATURAL RESOURCES INVENTORY APPROVAL
NRI-193-2021

	Approved by	Date	Reason for Revision
00	Mary Jo	3/25/2022	
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REV	DATE	DRAWN BY	DESCRIPTION

NATURAL RESOURCE INVENTORY & FOREST STAND DELINEATION PLAN
FOR
CHI

PARCEL A
6203 AGER ROAD

PRINCE GEORGES COUNTY
MARYLAND

Colliers Engineering & Design
STERLING
22375 Broderick Drive, Suite 110
Sterling, VA 20166
Phone: 703.430.4330
COLLIERS ENGINEERING & DESIGN, INC. DBA/TRADING AS MASER CONSULTING

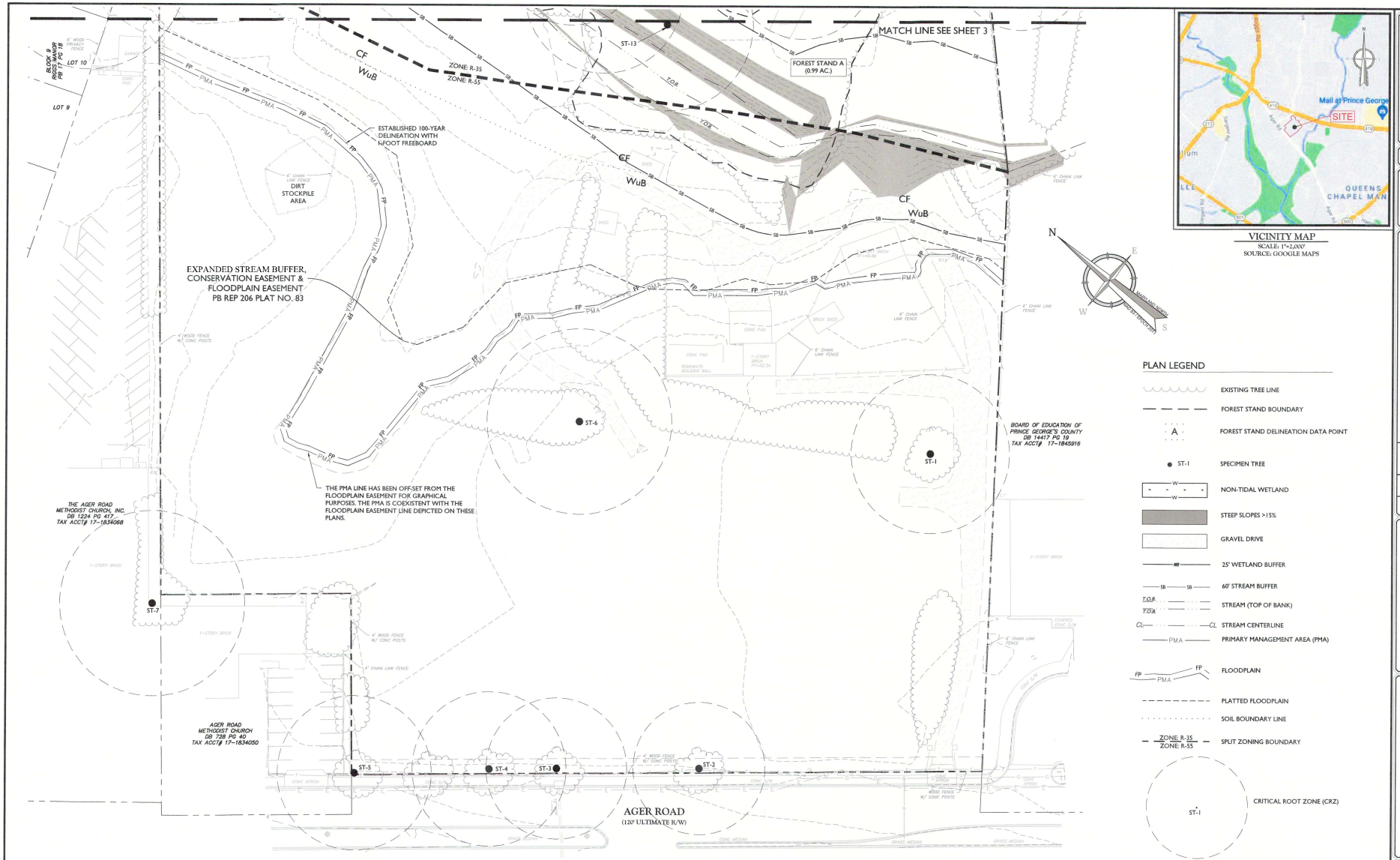
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	12/10/21	CME	JMJ

PROJECT NUMBER: 19005486A
DRAWING NAME: 220214 C-NRIS

SHEET TITLE: COVER SHEET

SHEET NUMBER: 1 of 4

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



VICINITY MAP
SCALE: 1"=2,000'
SOURCE: GOOGLE MAPS

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Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
NATURAL RESOURCES INVENTORY APPROVAL
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	Approved by	Date	Reason for Revision
00	Mary Shaw	3/25/2022	
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REV	DATE	DRAWN BY	DESCRIPTION

NATURAL RESOURCE INVENTORY & FOREST STAND DELINEATION PLAN
FOR
CHI

PARCEL A
6203 AGER ROAD

PRINCE GEORGES COUNTY
MARYLAND

Colliers Engineering & Design
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22375 Broderick Drive, Suite 110
Sterling, VA 20166
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COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

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AS SHOWN	12/10/21	CME	JMJ

PROJECT NUMBER: 19005486A
DRAWING NAME: 220214 C-NRIS

SHEET TITLE
NATURAL RESOURCES - FOREST STAND DELINEATION

SHEET NUMBER: 2 of 4

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

PLAN LEGEND

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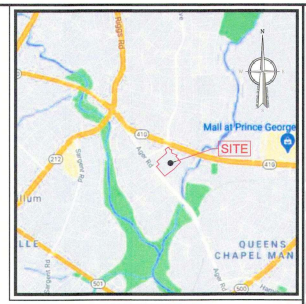
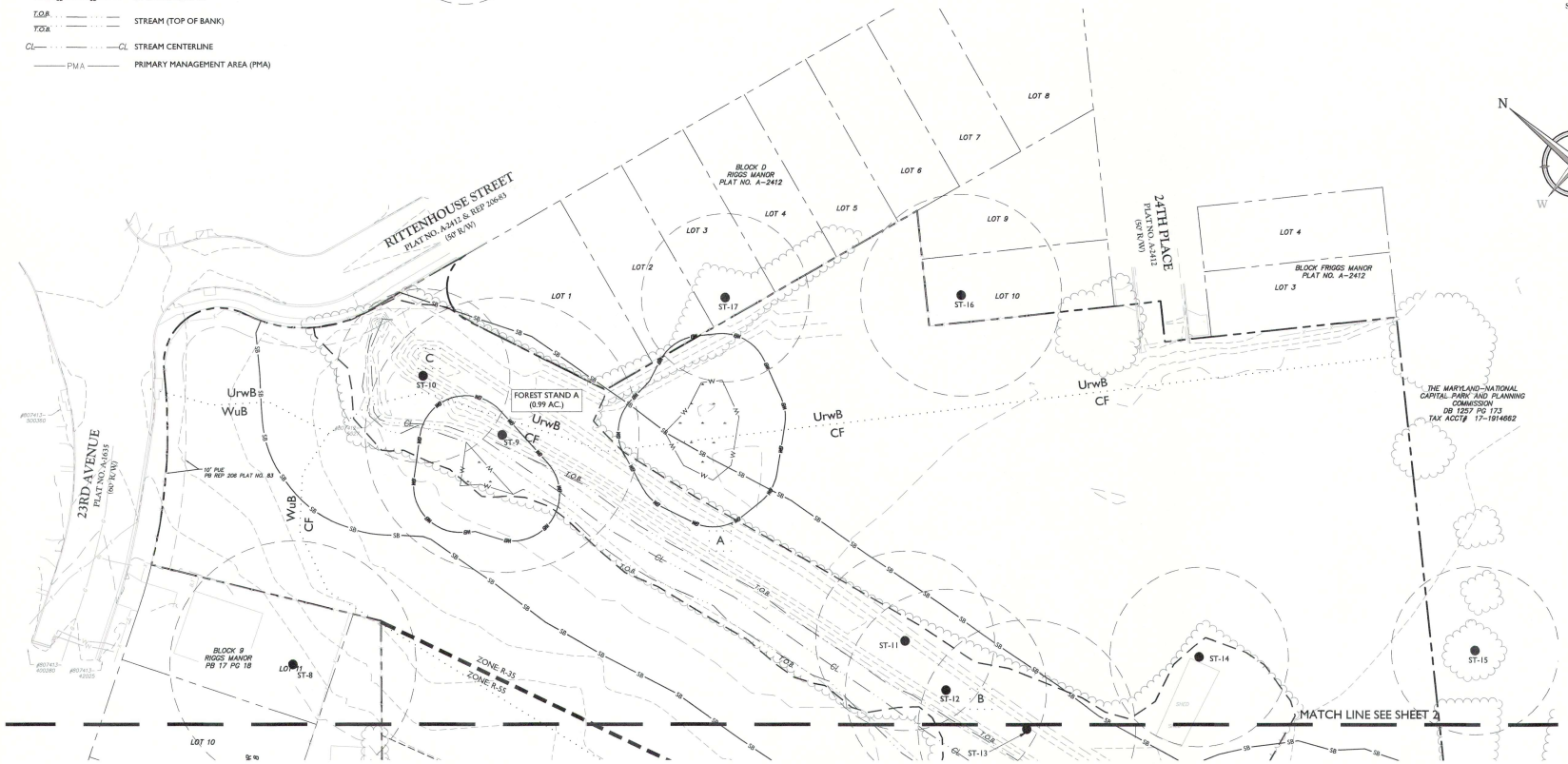


VICINITY MAP
SCALE: 1"=2,000'
SOURCE: GOOGLE MAPS



SCALE : 1" = 30'

Qualified Professional Certification
This plan complies with the current requirements of Prince George's Code and the Environmental Technical Manual.

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Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
NATURAL RESOURCES INVENTORY APPROVAL
NRI-193-2021

	Approved by	Date	Reason for Revision
00	Mary Jo	3/25/2022	
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NATURAL RESOURCE INVENTORY & FOREST STAND DELINEATION PLAN

FOR

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AS SHOWN	12/10/21	CME	JMI

PROJECT NUMBER: 19005486A
DRAWING NAME: 220214 C-NRI5

SHEET TITLE:
NATURAL RESOURCES - FOREST STAND DELINEATION

SHEET NUMBER:
3 of 4

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

SPECIMEN TREE TABLE

No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Comments
1	red maple	*Acer rubrum*	36	Good	
2	silver maple	*Acer saccharinum*	30	Poor	root impacts due to new sidewalk, top of tree dead, impacts to crown by power line
3	red maple	*Acer rubrum*	32	Fair	root impacts due to new sidewalk, vine encumbered, large cavity, dead branch stub
4	red maple	*Acer rubrum*	35	Fair	root impacts due to new sidewalk, crown impacts due to powerlines, vine encumbered, yellow leaves in places
5	red maple	*Acer rubrum*	35	Poor	root impacts due to new sidewalk and parking lot, half of crown removed by power company in two directions
6	silver maple	*Acer saccharinum*	42	Poor	vine encumbered, thin crown, roots impacted by dirt road, cavity, large leader fallen, large wound, two large leaders missing
7*	red maple	*Acer rubrum*	42	Fair	vine encumbered, offsite
8*	silver maple	*Acer saccharinum*	44	Fair	offsite
9	American sycamore	*Platanus occidentalis*	49	Poor	growing on slope, severe crown dieback, codominant leaders, vine covered, one leader fallen
10	pin oak	*Quercus palustris*	31	Fair	growing on slope, two oversized limbs
11	pin oak	*Quercus palustris*	32	Fair	leader is dead, cavity, dead scaffold branch, crown dieback
12	willow oak	*Quercus phellos*	36	Good	slight lean, girdling roots
13	American sycamore	*Platanus occidentalis*	39	Fair	vine encumbered, leaning, codominant leaders, severe crown dieback, unbalanced
14	silver maple	*Acer saccharinum*	32	Fair	leaning, vine encumbered, two dead scaffold branches, crown dieback
15*	pin oak	*Quercus palustris*	30	Fair	offsite
16*	silver maple	*Acer saccharinum*	36	Fair	offsite
17*	silver maple	*Acer saccharinum*	30	Fair	offsite

*tree located offsite, size and condition estimated

MAPPED SOIL TYPES

Map Unit	Soil Description	Drainage Class	K-factor (whole soil)	Percent Hydric Inclusions
Cf	Codorus and Hatboro soils, frequently flooded	Moderately well	----	39%
UrwB	Urban land-Woodstown complex, 0-5% slopes	----	----	0%
WuB	Woodstown-Urban land complex, 0-5% slopes	Moderately well	0.28	5%

Source: http://websoilsurvey.nrcs.usda.gov/

Table B-1. General Information Table

Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-55 & R-35
Zone	Aviation Policy Area (APA)[1]	N/A
Administrative	Tax Grid (TMG)	41D2
Administrative	WSSC Grid (Sheet 20)	207NE02 & 208NE02
Administrative	Policy Analysis Zone (PAZ)	N/A
Administrative	Planning Area (Plan Area)	2-65
Administrative	Election District (ED)	17
Administrative	Councilmanic District (CD)	2
Administrative	General Plan 2002 Tier (Tier)	Developed
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	945
Administrative	PG Traffic Analysis Zone (TAZ-PG)	945

[1] If the site is within an APA, enter the name of the airport. If the site is not within an APA, enter "N/A"

Table B-2. Natural Resources Inventory Statistics Table

Site Statistics	Total[1]
Gross Tract Area	9.51 ac.
Existing 100-year floodplain	5.36 ac.
Net Tract Area	6.15 ac.
Existing woodland in the floodplain	0.99 ac.
Existing woodland net tract area	0.00 ac.
Existing woodland total	0.99 ac.
Existing PMA	5.36 ac.
Regulated streams (linear feet of centerline)	712 lin. ft.
Riparian (wooded) buffer up to 300 feet wide[2]	0.00 ac.

[1]Figures are to be provided in acres rounded to the nearest 1/100th of an acre unless otherwise indicated.
[2]Acreage of onsite woodland up to 300 feet measured from the stream centerline or from the top of bank on both sides of all regulated streams.

Summary Table – Forest Analysis and Priorities						
Stand	Structure (out of 20)	Condition (out of 20)	Location (out of 20)	Total (out of 60)	Priority for Preservation (H, M or L)	Priority for Restoration (H, M or L)
A	10	10	20	40	H	H

Forest Stand Summary Sheet

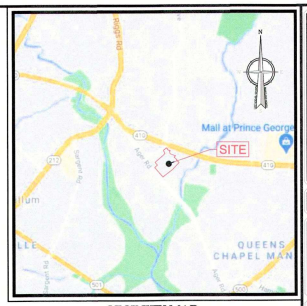
Property: 6203 Ager Road
Location: Hyattsville, Maryland, ADC Map #5409, E, 6
Prepared by: Kevin M. McCarthy Date: 5/28/2021

Stand Variable	Stand A
1. Dominant species/ Co-Dominant species	American elm/pin oak
2. Forest Association	American elm/pin oak
3. Successional stage	Mixed-mature
4. Basal Area in s.f. per acre	123
5. Size class of dominant species	18-29.9"
6. Percent of canopy coverage	62
7. Number of trees per acre	400
8. Common understory species	*Lonicera tatarica, Ligustrum vulgare, Pyrus calleryana, Rosa multiflora*
9. Percent understory cover 3' to 20' tall	12
10. Number of understory species 3' to 20' tall	4
11. Common herbaceous species	*Lonicera japonica, Alliaria petiolate, Parthenocissus quinquefolia, Toxicodendron radicans, Geum laciniatum*
12. Percent of herbaceous & woody plant cover 0 to 3' tall	30
13. List of major invasive plant species and percent cover	*Lonicera japonica, Lonicera tatarica, Alliaria petiolate – 17%*
14. Number of standing dead trees 6" DBH or greater	2
15. Comments	

Sheet _ of _

NATURAL RESOURCE INVENTORY - GENERAL NOTES

1. THIS SITE IS ZONED R-55 AND R-35 AND IS LOCATED IN ENVIRONMENTAL STRATEGY AREA 1 IN ACCORDANCE WITH PLAN 2035.
2. THE CURRENT OWNERSHIP OF THE PROPERTY IS NOW IN THE NAME OF MT. ZION PENTECOSTAL CHURCH OF WASHINGTON, D.C., INC. ACQUIRED FROM VIVIAN V. VETRANO BY DEED AS RECORDED IN LIBER 10452 AT FOLIO 271 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.
3. THE TOPOGRAPHY SHOWN ON THIS PLAN IS ON VERTICAL DATUM NAVD 83 AND IS BASED ON A FIELD RUN SURVEY BY COLLIERS ENGINEERING & DESIGN ON MAY 27, 2021. TWO FOOT CONTOUR INTERVALS ARE SHOWN HEREON.
4. THE SOURCE OF THE SOILS INFORMATION ON THIS PLAN IS FROM THE USDA NRCS WEB SOIL SURVEY (WSS) IN A CUSTOM SOIL RESOURCE REPORT FOR AN AREA OF INTEREST (AOI) ESTABLISHED FOR THE SUBJECT SITE ONLY AND GENERATED ON MAY 20, 2021.
5. THE REGULATED 1-PERCENT ANNUAL CHANCE (100-YEAR) FLOODPLAIN AND CONSERVATION EASEMENT SHOWN HEREON AS SHOWN ON A PLAN ENTITLED FLOODPLAIN DELINEATION EXISTING CHANNEL CONDITIONS, PREPARED BY COLLIERS ENGINEERING & DESIGN, DATED 11-22-21, APPROVED BY DPIE 12-2-21.
6. THE WETLAND AND STREAM INFORMATION ON THIS PLAN IS FROM A STUDY PREPARED BY BAY ENVIRONMENTAL, INC. AND DATED JUNE 7, 2021
7. THIS SITE DOES NOT CONTAIN WETLANDS OF SPECIAL STATE CONCERN AS DEFINED IN COMAR 26.23.06.01.
8. THIS SITE IS NOT LOCATED WITHIN A TIER II CATCHMENT AREA AND DOES NOT CONTAIN A TIER II WATERBODY AS DEFINED IN COMAR 26.08.02.04. THE SITE IS NOT LOCATED WITHIN AN IMPAIRED WATER BODY WITH A TOTAL MAXIMUM DAILY LOAD (TMDL) ALLOTTED FOR SEDIMENT, WHICH ARE AFFORDED SPECIAL PROTECTION UNDER MARYLAND'S ANTI-DEGRADATION POLICY. IF THE SUBJECT PROPERTY IS WITHIN A TIER II CATCHMENT OR CONTAINS IMPAIRED WATERS, ADD THE FOLLOWING NOTE: PGSCD RESERVES THE RIGHT TO RESTRICT DISTURBANCE TO ANY ONSITE OR OFFSITE TIER II BUFFER OR BUFFERS FOR IMPAIRED WATERS.
9. THIS SITE IS NOT LOCATED WITHIN A STRONGHOLD WATERSHED AS ESTABLISHED BY THE MD DNR.
10. THIS SITE IS WITHIN A SENSITIVE SPECIES PROTECTION REVIEW AREA BASED ON A REVIEW OF THE ESPRA GIS LAYER PREPARED BY THE HERITAGE AND WILDLIFE SERVICE, MARYLAND DEPARTMENT OF NATURAL RESOURCES.
11. THE SITE DOES NOT INCLUDE FOREST INTERIOR DWELLING SPECIES HABITAT.
12. THE SITE IS SUBJECT TO PREVIOUSLY APPROVED TCP'S. PREVIOUSLY APPROVED TCP'S INCLUDE: TCP1-046-02 AND TCPII-106-05
13. THERE ARE 17 SPECIMEN, CHAMPION AND/OR HISTORIC TREES LOCATED ON OR WITHIN CLOSE PROXIMITY TO THE PROPERTY. THESE ONSITE TREES WERE SURVEYED THE OFFSITE TREES WERE LOCATED FIELD OBSERVATIONS
14. THE SUBJECT SITE IS NOT WITHIN A SCENIC RESOURCE POLICY AREA.
15. THE SITE IS ABUTTING AGER ROAD, A DESIGNATED SCENIC AND HISTORIC ROAD IN THE VICINITY OF THE PROPERTY.
16. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A REGISTERED HISTORIC DISTRICT.
17. THERE ARE NO KNOWN ARCHEOLOGICAL SITES LOCATED ON THE SUBJECT PROPERTY; HOWEVER, THE SUBJECT PROPERTY HAS NOT BEEN SURVEYED FOR ARCHEOLOGICAL RESOURCES AND A PHASE I ARCHEOLOGY REPORT MAY BE REQUIRED DURING SUBSEQUENT DEVELOPMENT REVIEW PROCESSES.
18. MARLBORO CLAY AND CHRISTIANA CLAY ARE NOT FOUND TO OCCUR ON OR WITHIN THE VICINITY OF THIS PROPERTY.
19. THE SITE IS LOCATED IN THE VICINITY OF ABUTTING AGER ROAD, A MASTER PLANNED ARTERIAL ROADWAY THAT IS REGULATED FOR NOISE. A NOISE STUDY MAY BE REQUIRED DURING SUBSEQUENT DEVELOPMENT REVIEW PROCESSES.
20. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 2009 JOINT BASE ANDREWS NOISE CONTOURS.
21. THE SITE IS NOT LOCATED WITHIN AN AVIATION POLICY AREA (APA).
22. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA).
23. AN APPROVED NRI IS VALID FOR FIVE YEARS FROM THE DATE OF SIGNATURE BY STAFF, OR UNTIL INFORMATION USED TO PREPARE THE NRI CHANGES. NRIS WILL BE REQUIRED TO BE REVISED AND RE-APPROVED IF THE BASE INFORMATION CHANGES SIGNIFICANTLY. APPROVAL OF THIS NRI IN NO WAY IMPARTS ANY OTHER DEVELOPMENT APPLICATION APPROVALS.



VICINITY MAP
SCALE: 1"=2,000'
SOURCE: GOOGLE MAPS

Qualified Professional Certification
This plan complies with the current requirements of Prince George's Code and the Environmental Technical Manual.

Signed: _____ Date: 2-16-22

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PHONE: (301) 627-7505
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Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
NATURAL RESOURCES INVENTORY APPROVAL
NRI-193-2021

	Approved by	Date	Reason for Revision
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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	12/10/21	CME	JMI

PROJECT NUMBER: 19005486A
DRAWING NAME: 220214 C-NRIS

SHEET TITLE:
NRI - FSD INVENTORY NOTES

SHEET NUMBER:
4 of 4

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

July 19, 2021

Mr. Kevin M. McCarthy
Bay Environmental, Inc.
2661 Riva Road
Building 800, Suite A
Annapolis, MD 21401

RE: Environmental Review for 6203 Ager Road, Hyattsville, Prince George's County, Maryland.

Dear Mr. McCarthy:

The Wildlife and Heritage Service has determined that there are no official State or Federal records for listed plant or animal species within the delineated area shown on the map provided. As a result, we have no specific concerns regarding potential impacts or recommendations for protection measures at this time. Please let us know however if the limits of proposed disturbance or overall site boundaries change and we will provide you with an updated evaluation.

Thank you for allowing us the opportunity to review this project. If you should have any further questions regarding this information, please contact me at (410) 260-8573.

Sincerely,

Lori A. Byrne

Lori A. Byrne,
Environmental Review Coordinator
Wildlife and Heritage Service
MD Dept. of Natural Resources

ER# 2021.0806.pg

Additional Back-up

For

DSP-22017 & DDS-24003
The Herman Apartments

ITEM 6 - AE1-Eighth Precinct Civic Association Responses (3 pages)

Responses to Eighth Precinct Civic Association
Sent: November 10, 2023 – Ms. Patricia Fenn
From Mt. Zion Pentecostal Church and Community Housing Initiative [CHI]
The Herman Apartments

Question: To what extent do you meet with community groups in advance of developing your projects?

Answer: CHI meets with community groups on every project to get their insight for a new development in their community. Given the housing crises and the extreme shortage of affordable housing options in the Washington DC Metropolitan area, we find that our projects are well received within the community.

Question: How many notice-letters were sent by McNamee Hosea Law Firm to parties of record, adjoining property owners and registered associations & municipalities?

Answer: To date, 2 Notice Letters have been sent. The Informational Mailing was sent on November 8, 2022. An Acceptance Mailing was sent on September 11, 2023. Both mailings were sent to all adjoining property owners, municipalities within one-mile of the property, any prior parties of record, and civic associations registered to received mailings with the Maryland-National Capital Park and Planning Commission (M-NCPPC). If an association is not registered with M-NCPPC, it will not be on the list provided by M-NCPPC. We always encourage associations to register and information on how to register can be found here:
https://www.mncppc.org/DocumentCenter/View/1686/Register-Association-PDF

Question: What impacts should the neighborhood expect?

Answer: The impacts should be minimal to the community during the 15-month +/- construction period. There will be work needed to be performed on Ager Road to complete frontage improvements consisting of, among other things, a dedicated turning lane; however, nearly all the construction work will be on site. This turning lane will help mitigate impact to local traffic once the building is completed. The building will have sufficient parking onsite which will ensure that the development does not contribute to on-street parking. Once the project is completed it will operate as a normal apartment community. To ensure the safety of our residents and the community, the building will be accessed controlled and cameras at all doorways to and from the building in addition to installing streetlights in the parking lot to deter any crime.

Question: To what extent does CHI have DEI action in place in your own company? Does have a written, affirmative action plan?

Answer: CHI is a local family owned and operated company. All of the employees have the last name Byrne! We look to hire MBE Professionals, Contractors and/or subcontractors during the predevelopment and construction of all our projects. In addition, our projects are financed using Federal, State and Local sources, this governmental assistance requires that our project use a certain percentage of funds towards MBE firms to complete the project.

Question: Where can I read a copy of your last annual report? Does it include a financial report, too?

Answer: We do not have an annual report since we are a privately owned firm. We can provide a resume of our company and past projects to your community organization.

Question: To what extent does the Church intend to sell the Ager Road property to CHI?

Answer: Mount Zion Pentecostal Church will remain a 50% Owner in the project.

Question: To what extend does CHI have a construction company in mind? To what extent has your construction company used MBE subcontractors? And will use MBE subcontractors to develop the Ager Road property?

Answer: CHI has not selected a Contractor yet, as it is still very early in the predevelopment process. As mentioned previously, CHI looks to hire MBE professionals, Contractors and/or subcontractors during the predevelopment and construction of all our projects. In addition, our projects are financed using Federal, State and Local monetary assistance to build these affordable projects. These governmental funds require that such projects use a certain percentage of the funds utilizing MBE firms to complete the project.

Question: What is the range of rental/lease fees you have in mind as monthly affordable, senior housing for one, two and three-bedroom accommodations?

Answer: The rents for affordable housing projects charged are determined by HUD on an annual basis. This project is not a Senior housing project, it is a Family Affordable Apartment that will contain 1,2, and 3-Bedroom apartment units, all units will be rented to those with incomes below 60% of AMI (Area Median income) or less.

Question: To what extent does CHI intend to cut an additional ingress/egress road from the northeast end of the property onto 23rd Avenue?

Answer: The only ingress/egress to the building is located off of Ager Road. As mentioned earlier, we will be constructing a dedicated left-hand turning lane into the project, which will mitigate traffic impacts to the community. No vehicular connections are proposed onto 23rd Ave.

Question: There are vehicles already at the far end of the road onto the property from Ager Road. Are you already clearing land? or something else?

Answer: The vehicles located on the property are from the current landscaping tenant that occupies the property. Those vehicles will be removed prior to the commencement of construction. Over 5 Acres of the 10 Acre property is considered undevelopable due to being in a floodplain. We are in discussions with the County to convey that portion of the property to M-NCPPC for its preservation as a stream valley, creating an undeveloped 5 acres of buffer between this development and the Single-Family Houses on 23rd Avenue, 24th Avenue, and Rittenhouse Street.

Question: Please refer me (us) to a senior housing complex you developed, previously;

Answer: As mentioned in a previous response, this is not a Senior project, however a previously developed Senior Housing project is: Willow Manor at Fairland 13605 Robey Road, Silver Spring, MD.

Question: To what extent have any of your developments not made it to completion? Please explain;

Answer: All projects that have started construction have been completed.