



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

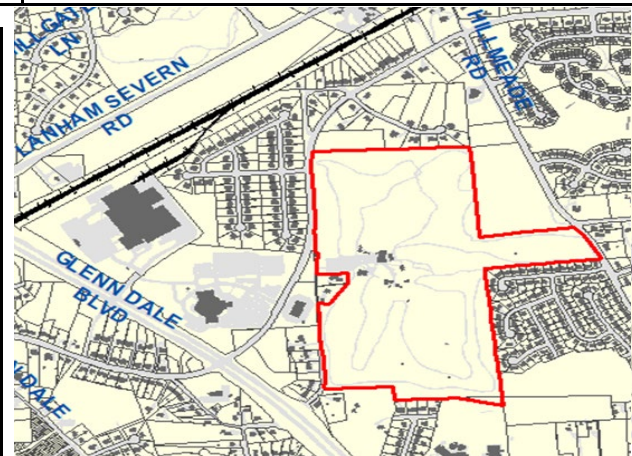
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Detailed Site Plan Fairway Estates at Glenn Dale

DSP-19007

REQUEST	STAFF RECOMMENDATION
Approval for a residential development including 62 single-family attached units, 210 single-family detached units, and recreation facilities.	APPROVAL with conditions

Location: On the east side of Prospect Hill Road, approximately 230 feet north of Glenn Dale Boulevard	
Gross Acreage:	125.16
Zone:	O-S/R-18C
Dwelling Units:	272
Gross Floor Area:	N/A
Planning Area:	70
Council District:	04
Election District:	14
Municipality:	N/A
200-Scale Base Map:	209NE10
Applicant/Address: SLDM, LLC 448 Viking Drive, Suite 220 Virginia Beach, VA 23452	
Staff Reviewer: Burke, Thomas Phone Number: 301-952-4534 Email: Thomas.Burke@ppd.mncppc.org	



Planning Board Date:	06/18/2020
Planning Board Action Limit:	07/12/2020
Staff Report Date:	06/02/2020
Date Accepted:	03/19/2020
Informational Mailing:	03/26/2019
Acceptance Mailing:	03/17/2020
Sign Posting Deadline:	05/19/2020

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

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-19007
Type 2 Tree Conservation Plan TCP2-010-2020
Fairway Estates at Glenn Dale

The Urban Design Staff 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 staff report.

EVALUATION

This detailed site plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the Prince George's County Zoning Ordinance in the Open Space (O-S) Zone, and the Multifamily Medium Density Residential-Condominium (R-18C) and site design guidelines;
- b. The requirements of Preliminary Plan of Subdivision 4-19005;
- c. The requirements of the 2010 *Prince George's County Landscape Manual*;
- d. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- e. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- f. Referral comments.

FINDINGS

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

- 1. **Requests:** The subject application is for approval of a Detailed Site Plan, DSP-19007, for 62 single-family attached lots, 210 single-family detached lots, and recreation facilities.

2. Development Data Summary:

	EXISTING	PROPOSED
Zone	O-S/R-18C	O-S/R-18C
Use	Golf Course/Country Club	Single-family Detached and Attached
Dwelling Units		
Single-family detached	0	210
Single-family attached	0	62
Total Dwelling Units	0	272
Total Gross Acreage	125.16	125.16
Floodplain	1.82	1.82
Total Net Acreage	123.34	123.34

3. **Location:** The site is in Planning Area 70 and Council District 4. More specifically, it is located on the east side of Prospect Hill Road, approximately 230 feet north of Glenn Dale Boulevard, in Glenn Dale, Maryland.
4. **Surrounding Uses:** The site is bounded to the north by developed residential properties in the Residential-Agricultural (R-A) Zone, the Residential-Estate Zone, and the Rural Residential (R-R) Zone; to the east by vacant land in the Open Space (O-S) and Multifamily Medium Density Residential-Condominium (R-18C) Zones, Hillmeade Road, and developed residential properties in the R-R Zone; to the south by institutional uses in the R-18C and O-S Zones, and residential development in the R-R Zone; and to the west by Prospect Hill Road, and residential development in the R-A and R-R Zones.
5. **Previous Approvals:** Special Exception SE-235 was approved by the Prince George’s County District Council in June 1955, for a special exception to the zoning regulations of the Maryland-Washington Regional District of Prince George’s County, to allow for a golf and country club in the R-R Zone.

In January 2004, the Prince George’s County Planning Board approved Preliminary Plan of Subdivision (PPS) 4-03088 (PGCPB Resolution No. 04-18) for a cluster residential subdivision. Subsequently, DSP-04023 (PGCPB Resolution No. 04-271) was approved by the Planning Board in December 2004, for the cluster development. However, the DSP was remanded by the District Council and eventually fell dormant.

The 2006 *Approved Sector Plan and Sectional Map Amendment for East Glenn Dale Area (Portions of Planning Area 70)* (East Glenn Dale Area Sector Plan and SMA) reclassified the subject properties from the R-R Zone to the O-S Zone, and the R-R Zone to the R-18C Zone. PPS 4-07025 (PGCPB Resolution No. 08-67) was approved by the Planning Board in April 2008, for the subdivision of three parcels and one lot for an active adult community on the subject property. However, the applicant did not proceed to receive signature approval of the PPS, in accordance with the conditions of approval, and submitted information concerning the withdrawal of the PPS.

On March 26, 2020, PPS 4-19005 and a Type 1 Tree Conservation Plan, TCP1-016-2019, were approved by the Planning Board (PGCPB Resolution No. 2020-36) for 272 lots and 15 parcels, subject to 23 conditions.

6. **Design Features:** This DSP proposes development for a total of 272 dwelling units, which includes 210 single-family detached and 62 single-family attached (townhouse) dwelling units. The subject DSP proposes the lots, grading, landscaping, signage, recreation facilities, and infrastructure for this development. Architecture will be approved under a DSP to be submitted in the future, which is a requirement, prior to the issuance of building permits. The single-family detached lots will be located on public roads that circulate in a looped fashion through the community, from Prospect Hill Road to Hillmeade Road. The single-family attached lots will be located on private roads, which are shown to be sufficiently lit, within the northeast corner of the community, which is in the R-18C Zone. The Prospect Hill Historic Site, 70-025, is located in the center of the site and is proposed to be retained with this application.

Signage

The applicant is proposing one monument sign at the Prospect Hill Road entrance, and two monument signs at the Hillmeade Road entrance. Each of the three signs will be mounted on a variable height brick masonry wall with a precast decorative trim along the top, and precast caps on columns. The Prospect Hill Road entrance will have a single sign on the south side of the entrance. The height of the wall was not provided on the plans, but it scales to approximately nine feet high at the center, tapering down to approximately four feet on either end. It is divided into three sections, spanning a total of 57 feet wide. The community name, "The Fairways", will be in black lettering on a grey masonry block inset located in the center. Materials, illumination, and dimensions were not included on the plan and are required as conditions in the Recommendation section of this report.

At the Hillmeade Road entrance, two monument signs measuring 18 feet long by 9 feet high will be located on either side of the entrance. A sign on each monument will present the community name in black lettering on a grey masonry block inset. Again, materials, illumination, and dimensions were not provided on the plan, and have been conditioned herein. In addition, there is no schedule, or note to demonstrate that the proposed signs are in conformance with Section 27-624 of the Prince George's County Zoning Ordinance. This section limits gateway signs for residential subdivisions to one sign that is a maximum of 6 feet high and 12 square feet; so most likely the signs will have to be reduced, or else a departure from sign design standards will be required. Therefore, a condition is included herein, requiring the signs to demonstrate conformance to the Zoning Ordinance prior to certification.

Recreational Facilities

At the time of PPS 4-19005, it was determined that the mandatory parkland dedication requirement would be met for this property by providing on-site recreational facilities. This DSP proposes over 1.5 miles of multipurpose trails, which meander through the open space areas of the community and provide connections between the different sections. The trails incorporate existing golf cart paths into new sections of trail for a cohesive network and will include sitting areas and fitness stations throughout. Two pre-school age tot lots are proposed and will be provided in the north east section of the property, among the quadruple townhome units, and in the south east section, adjacent to the single-family detached homes.

No timing for construction of the facilities was provided on the plans. Therefore, a condition is included herein, requiring the applicant to provide this prior to certification, to be reviewed by the Urban Design Section, as designee of the Planning Board.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The application has been reviewed for compliance with the requirements of the Zoning Ordinance in the O-S and R-18C Zones and the site plan design guidelines. The relevant requirements of the Zoning Ordinance are as follows:
- a. This DSP is in general conformance with the requirements of the R-18C Zone, as the single-family detached and quadruple-attached units are permitted uses. The single-family attached units will be developed as quadruple attached units in this zone.
 - b. This DSP is in general conformance with the requirements of the O-S Zone, as single-family detached and townhouses are permitted uses, subject to specific criteria in Footnote 129, as follows:
 - (A) **The property is located within a character area that is the subject of a Minor Amendment to an area Sector Plan and Sectional Map Amendment approved on or after March 1, 2018;**

This property is located within the character area of the East Glenn Dale Area Sector Plan and SMA identified as the "Area Between Prospect Hill Road and Daisy Lane," which was the subject of a minor amendment to that plan. The resolution of approval of the minor amendment (Prince George's County Council Resolution CR-20-2018) was adopted on April 3, 2018.
 - (B) **The property that is proposed for residential development, consisting of single-family detached and single-family attached residential dwelling units, will be located on lot(s) or parcel(s) with an aggregate acreage of not less than One Hundred Twenty (120) acres in size;**

This property is located on a parcel with an aggregate acreage of 125.16 acres.
 - (C) **Development regulations applicable to O-S Zone set forth within this Subtitle, including minimum lot sizes, coverage, frontage, setbacks, density, lot width, yards, building height, distance between townhouse groups and other requirements shall not apply to the development of single-family detached and single-family attached (townhouse) residential dwellings as authorized herein. Instead, the density regulations for the R-R Zone shall apply. All such other development regulations, including architectural review of proposed uses for development of the subject property, shall be as established and shown**

on a Detailed Site Plan approved in accordance with Part 3, Division 9 of this Subtitle;

This application demonstrates conformance to the requirements of the R-R Zone for the residential development within the O-S Zone area, and establishes detailed regulations that will govern development of the site. Architecture is not proposed at this time and will be reviewed with a future DSP application.

(D) A preliminary plan of subdivision approval process shall apply to development authorized pursuant to this Section; and

PPS 4-19005 was approved by the Planning Board on March 26, 2020 (PGCPB Resolution No. 2020-36), subject to 23 conditions.

(E) Notwithstanding Section 27-270 of this Subtitle, a permit for rough grading may be issued by the Department of Permitting, Inspections, and Enforcement after the adoption of a Resolution of approval for the preliminary plan of subdivision and acceptance of a Detailed Site Plan. The grading shall be limited to utilities, streets and the approved limits of disturbance for rough grading purposes as shown on the approved preliminary plan of subdivision.

A grading permit may be pursued at the discretion of the applicant.

- c. The DSP is in general conformance with the applicable site design guidelines, as referenced in Section 27-283 of the Zoning Ordinance. For instance, vehicular and pedestrian circulation is designed to be safe, efficient, and convenient for both pedestrians and drivers. Streetscape amenities contribute to an attractive, coordinated development that is appropriately scaled for user comfort. In addition, community open spaces are designed to allow for recreational facilities and are readily accessible to the community.

8. Preliminary Plan of Subdivision 4-19005: PPS 4-19005 was approved by the Planning Board on March 26, 2020 (PGCPB Resolution No. 2020-36), with 23 conditions. The following conditions apply to this DSP:

- 1. Prior to signature approval of the preliminary plan of subdivision, the plan shall be revised to:**
 - a. Adjust the rear lot line of Lots 3 and 23 of Block D on Sheet 5 to avoid unusual hitches in their rear lot lines abutting the primary management area. The rear lot lines should be straight, consistent with abutting lots.**

The statement of justification (SOJ) states that the lot lines have been adjusted on PPS-4-19005 that will be submitted for certification; however, the lot lines shown on the DSP are the same as those requiring correction with the PPS. A condition to ensure that all lot lines match those represented on the certified PPS is included in the Recommendation section of this report.

2. **The applicant and the applicant's heirs, successors, and/or assignees shall provide adequate, private recreational facilities, in accordance with the standards outlined in the Prince George's County Parks and Recreation Facilities Guidelines. The private recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division of the Prince George's County Planning Department for adequacy and property siting with the submittal of the detailed site plan.**

The subject DSP proposes over 1.5 miles of walking trails, sitting areas, fitness stations, and two pre-school aged playgrounds that have been found to be adequate and properly sited, in accordance with the Prince George's County Parks and Recreation Facilities Guidelines.

7. **Total development within the subject property shall be limited to uses that would generate no more than 201 AM and 238 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision, with a new determination of the adequacy of transportation facilities.**

The PPS was approved for a total of 272 dwelling units. This phase of the development represents 272 dwelling units, consequently, the trip cap will not be exceeded with this DSP application.

11. **Lots 1, 2, 4, 5, and 6, Block C, and Lot 11, Block B, shall be reviewed at the time of detailed site plan for architecture, materials, landscaping, and lighting to ensure that the visual impacts of this new construction is mitigated when viewed from the nearby Prospect Hill Historic Site (70-025).**

This application includes landscaping for the specified lots; no lighting is proposed, as these are single-family detached lots on public roads. Architectural standards will be reviewed with a subsequent DSP.

12. **Prior to approval of a detailed site plan, the Historic Preservation Commission shall review proposed landscape buffering, lighting, architecture and materials, and other details in the vicinity of the historic site to mitigate potential adverse effects on the views to and from the Prospect Hill Historic Site (70-025).**

The Historic Preservation Commission reviewed the subject DSP for landscaping and lighting, as discussed in Finding 12. At the time of the submission of a DSP for architecture and materials, they will review those details for their impact on Prospect Hill Historic Site.

- 13. Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan (TCP1) shall be revised to meet all the requirements of Subtitle 25. Required revisions include but are not limited to:**
- a. Revise the TCP1 to save Specimen Trees 23, 33, 56, 123, 224, and 243 by revising the limits of disturbance as appropriate to preserve a minimum of two-thirds of each tree's critical root zone.**
 - b. Revise the Specimen Trees Table, as follows:**
 - (2) Indicate that Specimen Trees 3, 4, 23, 33, 56, 57, 123, 165, 218, 221, 224, 235-239, 243, 249, and 253-255 will be saved.**
 - h. Remove all reforestation/afforestation from any proposed wetland mitigation areas on-site. This may be further evaluated at the time of DSP.**

The Type 2 Tree Conservation Plan, TCP2-010-2020, provided with this application, shall be in conformance with the approved TCP1. A revised specimen tree variance was evaluated with this application to address the specimen trees to be removed, as discussed in Finding 12.

- 14. Prior to signature approval of the preliminary plan of subdivision and Type 1 tree conservation plan, the following information shall be submitted:**
- a. A revised natural resources inventory (NRI) exhibit shall be submitted showing the regulatory status of all streams and wetlands, as shown on the NRI approved October 18, 2019, with the exception of the changes outlined in the letter issued by the Maryland Department of the Environment, dated February 12, 2020.**
 - b. A revised primary management area/regulated environmental features statement of justification (SOJ), including 8.5 by 11 exhibits, reflecting the regulated environmental features required to be shown on the revised NRI exhibit. The revised SOJ shall reflect the Prince George's County Planning Board's decision regarding impacts.**

Because the TCP2 must be found to be in conformance to the approved TCP1, these conditions affect the design and layout of the TCP2, and the pertinent conditions to this review are discussed in Finding 12.

- 15. The natural resources inventory (NRI) shall be filed to be revised through the standard review and approval process. This revision to the NRI shall be approved prior to detailed site plan review and approval.**

A revised Natural Resources Inventory Plan (NRI-059-2019-01) was approved for this site on April 22, 2020 and included in this DSP application for reference.

- 20. Prior to signature approval of the preliminary plan of subdivision, an approved stormwater concept plan shall be submitted, and demonstration of whether unsafe soils are present on-site. If present, the detailed site plan must clearly delineate the location of any associated safety factor lines, as well as any accompanying building restriction lines that are required by the Prince George's County Department of Permitting, Inspections and Enforcement.**

Stormwater Management (SWM) Concept Plan 4923-2019 and associated approval letter from the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), was submitted with the subject application and received on January 3, 2020. However, the layout approved on the SWM concept plan is not the same as what is shown on either the approved PPS, or this DSP. In response to staff comments, a revised unapproved SWM concept plan was later submitted by the applicant on May 7, 2020, that matches the layout of this DSP. However, DPIE has not determined whether or not any soil safety factor lines, or any accompanying building restriction lines are required at this time.

- 22. A detailed site plan shall be required for all lots and parcels approved with this preliminary plan of subdivision.**

This DSP is submitted in response to this condition.

- 9. 2010 Prince George's County Landscape Manual:** This application is subject to Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscape Requirements; and Section 4.10, Street Trees Along Private Roads of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). The landscape plan provided with this application demonstrates conformance to all applicable Landscape Manual requirements.
- 10. Prince George's Country 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 5,000 square feet of gross floor area, or disturbance and require a grading permit. Properties zoned R-18C are required to provide a minimum 15 percent of gross tract area to be covered by tree canopy. The subject site includes 10.05 acres in the R-18C Zone, and therefore, requires 1.50 acres of tree canopy coverage. Properties zoned O-S are exempt from the requirements of the Tree Canopy Coverage Ordinance. This DSP provides the required schedule, demonstrating conformance with the Tree Canopy Coverage Ordinance.
- 11. Prince George's County Woodland and Wildlife Habitat Conservation (WCO):** The site is subject to the provisions of the WCO because the property is greater than 40,000 square feet and contains more than 10,000 square feet of existing woodland. A Type 2 Tree Conservation Plan, TCP2-010-2020, has been submitted for review that covers the area of this DSP.

According to the worksheet shown on the TCP2, a total of 11.75 acres of existing woodlands are on the net tract and no woodlands are within the existing floodplain. The site has a Woodland Conservation Threshold (WCT) of 58.66 acres, or 47.56 percent of the net tract, as tabulated. No off-site clearing is shown on the plan. The TCP2 shows a total woodland conservation requirement of 33.47 acres based on the proposed clearing shown. The TCP2

shows this requirement will be met by providing 2.12 acres of on-site woodland preservation, 12.13 acres of on-site afforestation/reforestation, 5.11 acres of landscape credits, 0.12 acre of specimen tree credit (with two existing specimen trees within the Prospect Hill Historic Site (70-025)), and 13.99 acres of off-site woodland conservation credits. A sewer line is proposed to connect to an existing line to the north of the subject site. Off-site clearing will be necessary to accommodate this connection, but has not been shown on the plan, nor accounted for in the woodland conservation worksheet.

Several landscape areas are shown on the plan to also serve as woodland conservation; however, the density of landscape planting does not meet the definition of woodland, per Section 25-118(b)(72). The plan does not account for the additional planting required to meet the density in order to count as woodland conservation credits. All landscaping in areas to be counted as woodland conservation must be native. The TCP shall show the proposed planting for each landscape area and demonstrate that the minimum planting density has been met for woodland conservation credit. Further, there are 13 separate woodland afforestation/reforestation areas proposed on the plan, but only one reforestation planting schedule.

Two large areas are labeled as “On-Site Landscape Credit” for meeting woodland conservation requirements located on Parcel C1 (Landscape Area 8), and Parcels E1 (Landscape Area 9). Woodland conservation credit for these landscaped areas is not supported as these areas are large enough or could be enlarged further to be shown as reforestation instead.

Landscape Area 8 is associated with a 50-foot-wide Type E bufferyard that is required to be planted to screen the historic setting boundary of the Prospect Hill Historic Site from the proposed development. To count this area as woodland conservation, supplemental planting must occur. Preserving this buffer, supplemented with planting to meet the requirements of the Landscape Manual, as well as providing supplemental planting with seedlings to change the area from just landscaping to reforestation, is recommended herein.

A portion of proposed landscape credit area (LSC) 10 is over 50 feet in width behind Lot 9, Block D and is contiguous with woodland afforestation/reforestation area (WRA) 9. In addition, LSC 13 can be added to WRA 10 by shifting the proposed fitness trail between WRA 11 and LSC 13 to make it at least 50 feet wide. Staff recommends WRA 9 be expanded to include contiguous areas of LSC 10, and by shifting the fitness trail, LSC 13, where both are at least 50 feet in width. All remaining proposed landscaping that is less than 50 feet in width may remain as landscaping and can receive landscaping credit for LSC 10.

Staff supports woodland conservation credit for landscape areas 1, 2, 3, 4, 5, 6A, 6B, 7A, 7B, 8, 11, 12, and 14 on the TCP2. Since this site is within a Tier 2 Catchment Area the additional native plantings on-site will benefit water quality of the overall watershed and many of these landscape areas will provide linkages and habitat expansion to many of the proposed woodland preservation and afforestation areas on-site in areas that are too small for traditional reforestation or afforestation to fit.

The TCP2 requires additional technical revisions as discussed that are included in the recommended conditions below.

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

- a. **Historic Preservation Commission (HPC)**—In a memorandum dated April 22, 2020 (HPC to Burke), incorporated herein by reference, the HPC indicated that they reviewed the subject application at its April 21, 2020 meeting and voted 6-0-1 to forward findings, conclusions, and conditions to the Planning Board, summarized as follows:

The applicant provided a viewshed study from the Prospect Hill Historic Site to the closest lots, Lots 1 and 2. The applicant's exhibit shows that the proposed landscape buffer that is required around the Prospect Hill Historic Site will provide sufficient screening for the houses that will be sited on Lots 1 and 2.

The subject application does not propose any architecture, materials or lighting. At the time of the submission of a DSP for architecture, materials and lighting, the Historic Preservation Commission will review these details for their impact on the Prospect Hill Historic Site.

The Phase I archeological survey did not identify any significant archeological resources. Most of the property was previously disturbed by construction of the golf course. A springhouse located to the south of the historic site was not previously recorded. This building should be documented through measured drawings and detailed photographs by the applicant prior to its demolition or any grading in the vicinity.

A Phase I archeology survey was conducted on the subject property in July 2007. The area covered by the Phase I survey was confined to portions of the property that had a high probability of containing archeological resources and that had not been extensively disturbed by construction of the Glenn Dale golf course. The artifacts from the Phase I survey were never curated at the Maryland Archaeological Conservation Laboratory in Calvert County, Maryland. The applicant's representatives noted that they had contacted the archeological firm that conducted the Phase I study and has been storing the artifacts recovered from the Phase I archeological investigations. The applicant will work with the consultant to curate the artifacts at the Maryland Archaeological Conservation Lab in Calvert County and to produce the final Phase I reports. A condition is included in the recommendation section of this report to require the applicant to curate the artifacts that were recovered from the Phase I archeological survey to the Maryland Archaeological Conservation Laboratory in Calvert County, Maryland prior to approval of any building permits.

It was noted by the HPC that there is a trail shown on the plan and that there is an opportunity to provide interpretive signage on the history and significance of the Prospect Hill Historic Site along that trail. A condition is included in the Recommendation section to provide a plan for interpretive signage and public outreach measures subject to approval by the Maryland-National Capital Park and Planning Commission staff archeologist prior to the approval of the DSP for architecture.

- b. **Community Planning**—In a memorandum dated May 21, 2020 (Sams to Burke), incorporated herein by reference, the Community Planning Division indicated that pursuant to Part 3, Division 9, Subdivision 3 of the Zoning Ordinance, Master Plan conformance is not required for this application.
- c. **Transportation Planning**—In a memorandum dated May 11, 2020 (Burton to Burke), incorporated herein by reference, the Transportation Planning Section provided an evaluation of previous conditions of approval and found that the conditions have been addressed appropriately for this application. Staff finds the circulation on the proposed site to be acceptable. Overall, from the standpoint of transportation, it is determined that this plan is acceptable and meets the findings required for a DSP.
- d. **Trails**—In a memorandum dated May 11, 2020 (Smith to Burke), incorporated herein by reference, the Trails planner provided an evaluation of previous conditions of approval, master plan of transportation compliance, and the following summarized comments:

The proposed development includes an internal fitness trail throughout the site that varies in width ranging from five to ten feet and five-foot sidewalks on both sides of the internal roadways. Portions of this trail align with the existing golf cart pathway. Crosswalks are also included throughout the site and provide a continuous pedestrian system. This fitness trail is located in close proximity to many of the proposed dwelling units and will likely be a well-used amenity for the community. Because of its close proximity to many of the dwelling units, staff recommends that signage identifying the location of the proposed trail throughout the site shall be provided so that future residents are aware of the fitness trail in respect to their lots. Staff also recommends that the fitness trail maintain a minimum width of eight feet throughout the site, including the portions of the trail that are the existing golf cart pathway to accommodate pedestrian and bicycle use. These conditions and additional trails conditions are included in the Recommendation section of this report.

- e. **Environmental Planning**—In a memorandum dated May 22, 2020 (Juba to Burke), incorporated herein by reference, the Environmental Planning Section provided comments on this application, summarized as follows:

Natural Resources Inventory/Existing Conditions

The site has an approved Natural Resources Inventory Plan, NRI-059-2019-01, which shows the existing conditions of the property. A total of 258 specimen trees have been identified on-site or within the immediate vicinity of the site’s boundary. There are an additional 38 trees and shrubs that have been identified on-site that are located within a historic environmental setting associated with Prospect Hill Historic Site.

The site contains regulated environmental features, including streams and wetlands with their buffers, and 100-year floodplain. The Forest Stand Delineation indicates that there are four forest stands; two of which have a high rating for preservation. The site has a total of 11.75 acres of gross tract woodland, none of which are within the existing 100-year floodplain, as shown on the NRI. Areas of steep slopes are

scattered across the site. The site is associated with tributaries of the Horsepen Branch watershed, which is both a stronghold and a Tier II watershed.

Specimen Trees

Section 25-122(b)(1)(G) requires that “Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical 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 Environmental Technical Manual (ETM).”

A total of 258 specimen trees were identified on the approved NRI, with 242 on-site and 16 off-site. It is important to note that Specimen Trees 119 and 120 were identified on the TCP2 as being off-site but are located on-site. A condition to correct the identification of these trees as on-site is included in the Recommendation section. An additional 38 trees were also identified within 100 feet of the limits of disturbance located within the environmental setting of the Prospect Hill Historic Site. None of the trees or shrubs associated with the Historic Site Environmental Setting are being proposed to be removed.

At time of the PPS 4-19005 review, a total of 186 on-site specimen trees were proposed for removal according to the variance request dated February 21, 2020. A detailed condition analysis was submitted as part of this variance request for these trees as well as for four additional trees located off-site proposed for removal. At time of Planning Board, the Board made the finding for approval of the removal of 179 specimen trees. The Planning Board also found that 15 of the specimen trees could not be approved for removal at that time, although they were shown as being removed on the plan. These trees were not part of a variance request, and therefore could not be approved for removal. The Planning Board also concluded that seven specimen trees appeared to be capable of being saved on the TCP1 plan by either slightly adjusting the grading to reduce clearing within one-third or less of the critical rootzones of these trees, or these trees already have less than one-third of their critical root zone being removed and are considered to have a greater likelihood to be viable post construction if properly protected and root pruned prior to construction. These trees were conditioned to be saved on the TCP1 prior to signature approval of the PPS and TCP1. It should be noted that Specimen Tree 124 was mistakenly labeled as Specimen Tree 224 in the associated PGCPB Resolution No. 2020-36.

An additional 18 specimen trees that were not approved for removal with the PPS and TCP1 are requested to be removed with this DSP and TCP2 application. These trees include Specimen Trees 3, 4, 5, 6, 27, 33, 52, 71, 72, 123, 124, 133, 165, 221, 236, 243, 244, and 253.

Specimen Trees 277 and 278 on Sheet 14 of the TCP2 are shown as being saved but are still within the revised limits of disturbance. Neither of these trees were previously approved for removal with the PPS and TCP1. Staff cannot recommend approval for their removal at this time since they were not requested for removal with this variance request. The TCP2 must be revised to show these trees and their critical root zones to be saved.

Review of Subtitle 25 Variance Request

A revised Subtitle 25 variance application and SOJ dated May 12, 2020, in support of a variance, was received on May 18, 2020. A revised TCP2 was received for review on May 7, 2020.

Section 25-119(d)(1) of the WCO contains six required findings to be made before a variance can be granted. The Letter of Justification submitted seeks to address the required findings for the 18 specimen trees together.

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;

There are many open grown specimen trees located outside of the primary management area (PMA) in the most developable areas of the site. These trees range in condition from poor to excellent. The development has mostly been focused away from regulated environmental features, such as streams and wetlands with their associated buffers, which comprise the PMA. Many of the trees are unavoidable if the project is to be developed in a viable manner. The specimen trees on-site have been categorized into invasive species, non-native non-invasive, and native. All invasive species were previously approved with the PPS and TCP1 for removal.

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

This property is split zoned O-S and R-18C and is limited as to the number of lots that can be created on-site. Further limiting of developable area by protecting the root zones and specimen trees will deprive the applicant of the opportunity to create a functional development.

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

As previously discussed in (A) and (B) above, not granting this variance will prevent the project from being developed in a functional and efficient manner. The variance would not result in a privilege to the applicant; it would allow for development to proceed with similar rights afforded to others with similar properties and land uses.

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

The nature of the variance request is not in response to actions taken or resulting by the applicant.

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

The request to remove the specimen trees does not arise from a condition relating to land or building use, either permitted or nonconforming on a neighboring property.

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

The site is governed by the current SWM regulations. The site is adjacent to the Horsepen Branch and water is discharging untreated from the existing golf course and irrigation ponds constructed prior to these regulations, meaning there is significant discharge of untreated stormwater runoff currently. The proposed loss of specimen trees will be offset from the establishment of water quality and control devices preventing direct untreated discharge into the Horsepen Branch during storm events.

After evaluating the applicant's request, staff supports the removal of the 18 requested specimen trees. These trees include six Specimen Trees (3, 4, 5, 6, 52, 165) that are non-native Siberian elm trees that are considered an invasive species within the State of Maryland and actively controlled by the University of Maryland Extension Service; and 12 native Specimen Trees (27, 33, 71, 72, 123, 124, 133, 221, 236, 243, 244, and 253).

Preservation of Regulated Environmental Features/Primary Management Area (PMA)

The site contains regulated environmental features, including streams/wetlands and their buffers, and 100-year floodplain, which comprise the PMA, and isolated wetlands and their buffers.

Impacts to the regulated environmental features should be limited to those that are necessary for the 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 regulated environmental features. SWM outfalls may also be considered necessary impacts if the site has been designed to place the outfalls at points 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. Impacts to regulated environmental features must first be avoided and then minimized. The SOJ must address how each on-site impact has been avoided and/or minimized.

A revised SOJ dated April 14, 2020 and associated exhibits were submitted for five on-site impacts totaling 133,847 square feet (3.07 acres).

According to the Environmental Technical Manual, a mitigation plan is required if the cumulative proposed impacts for the entire site to wetlands and wetland buffers are shown to exceed a 0.5-acre threshold. Only on-site impacts are evaluated for this threshold. The amount and type of mitigation, if required, shall be at least generally equivalent to, or a greater benefit than, the total of all impacts proposed, as determined by the Planning Board. This can be in the form of stream or wetland restoration, wetland creation, or retrofitting of existing SWM facilities that are not required by some other section of County Code.

A wetland mitigation exhibit was also submitted with this application with two possible mitigation areas (Area 1 and Area 2) totaling 48,911 square feet (1.12 acres) associated with the stormwater retrofit of Irrigation Pond 3 and associated stream impacts.

The SOJ contains an impact summary table on page 3. This table breaks-down the impacts into the features that are proposed to be impacted (stream buffer, wetland, wetland buffer etc.); however, because these features overlap, it is difficult to confirm the proposed overall impact area for each requested impact. For evaluation purposes, staff has focused on the total area for each impact, as described below:

Impact 1 for Construction of Public Road E and Irrigation Pond 3 Retrofit for Stormwater Purposes

Impact 1 is proposed for the disturbance of a total of 65,352 square feet (1.50 acres) of total PMA Impact, which is comprised of 181 linear feet of stream bed impact, 3,534 square feet of wetland and wetland buffer impacts, and 58,046 square feet of stream buffer impacts for retrofitting existing Irrigation Pond 3 for stormwater purposes along with the construction of Public Road E. While the SOJ indicates portions of the disturbance is temporary, all impacts to the PMA are considered permanent. Two new outfall structures are also proposed into the stream. The proposed improvements are designed to improve the structural integrity of the stream.

A proposed mitigation plan was provided for this impact. It shows creation of existing wetlands around this pond (Area 1) for 34,209 square feet and adjacent to the stream being impacted (Area 2) for a total of 14,702 square feet that are not part of the stormwater concept plan submitted to DPIE for this site. A combined total of 48,911 square feet (1.12 acres) of mitigation is proffered to offset the 1.50 acres of proposed impacts for this area. Although the proffered mitigation falls short by 0.38 acre, the overall benefits of the stormwater retrofit of this irrigation pond make up for it as it will prevent future scouring and improve the quality of water outflowing from the existing pond into the stream.

This impact was modified slightly from what was approved with the PPS. Staff recommends approval Impact 1 and the associated mitigation.

Impact 2 for Construction of Private Road A and Removal and Replacement of Irrigation Pond 1 with a Gravel Wetland to Treat Stormwater

Impact 2 is proposed for the disturbance of a total of 26,354 square feet (0.60 acre) total PMA Impact, which is comprised of 11 linear feet of stream bed impacts, 27,443 square feet of wetland and wetland buffer impacts, and 10,709 square feet of stream buffer impacts for the construction of a section of Private Road A; the construction of a submerged gravel wetland; and proposed storm-drain outfall. While the SOJ indicates portions of the disturbance is temporary, all impacts to the PMA are considered permanent. Irrigation Pond 1, as labeled on the original SWM concept, is man-made and the irrigation pumps that supply water to it were shut down at the time of the golf course closure severing the hydrologic connection to this pond, which will result in the pond receding over time. Thus, the prior wetlands and associated environmental features will no longer have a water source and will eventually disappear. The proposed submerged gravel wetland will replace the pond with the new development and will treat stormwater from the site while providing a functional replacement wetland.

Although no mitigation plan was provided for this impact, staff supports Impact 2 since the existing wetland system was dependent on water pumped in elsewhere from the site and is no longer functional with the closing of the golf course. The replacement of the pond with a functional gravel wetland that will treat previously untreated water that leaves the site is considered more beneficial than preserving the pond in its current state of decline on-site.

Impact 3 for Construction of Submerged Gravel Wetland 4 and Outfall Structures as Part of the Stormwater Retrofit for Irrigation Ponds 2 and 3.

Impact 3 is proposed for the disturbance of a total of 20,045 square feet (0.46 acre), which is solely composed of 21,943 square feet (0.50 acre) of wetland and wetland buffer impacts for proposed grading and construction for Submerged Gravel Wetland 4 and associated storm-drain outfall structures required for SWM for retrofitting existing Irrigation Ponds 2 and 3, as labeled on the original SWM concept. While the SOJ indicates portions of the disturbance is temporary, all impacts to the PMA are considered permanent. This impact was modified from what was conditionally approved with the PPS. No mitigation was proffered for this impact. Staff supports Impact 3.

Impact 4 for Construction of an Underdrain to Control Overflow of Micro-bioretenion Area 3.3. for Stormwater Purposes

Impact 4 is proposed for the disturbance of a total of 442 square feet (0.01 acre), which is solely comprised of 442 square feet of wetland buffer impacts for the construction of an underdrain, to control overflow of Micro-bioretenion Area 3.3 for stormwater purposes. Staff supports Impact 4.

Impact 5 for Construction of One Outfall Structure Associated with Submerged Gravel Wetland 1 for Stormwater Purposes

Impact 5 is proposed for the disturbance of a total of 21,503 square feet (0.49 acre),

which is comprised of 55 linear feet of stream bed impacts, and 21,227 square feet of stream buffer impacts, for the construction of one outfall structure associated with proposed Submerged Gravel Wetland 1 on the plan. Staff supports Impact 5, as they are necessary to safely convey stormwater off-site.

The SOJ includes a section for proposed mitigation. The applicant proposed 1.12 acres of mitigation in the form of wetland enhancement in the southeastern portion of the site surrounding the existing irrigation pond. An additional wetland mitigation area is shown in the southern area of the property along the existing stream and within the floodplain. After evaluating the applicant's SOJ for proposed impacts to regulated environmental features, staff supports proposed Impacts 1-5 and the proffered mitigation of 1.12 acres.

Erosion and Sediment Control

This site is within a Tier II catchment area. Tier II waters are high-quality waters within the State of Maryland as designated by the Maryland Department of the Environment (MDE) that are afforded special protection under Maryland's Anti-degradation policy. According to correspondence with the Prince George's Soil Conservation District (PGSCD), a 150-foot-wide expanded buffer is required on-site for all intermittent and perennial streams. The approved NRI and TCP2 reflect this buffer, which is regulated by PGSCD. The PGSCD may require redundant erosion and sediment control measures for this site as part of their review and approval process.

Soils

According to available information, no unsafe soils containing Marlboro clay exist on-site; however, unsafe soils containing Christiana complexes are mapped on this property. According to the DPIE, when existing or proposed steep slopes exceed 20 percent on unsafe soils, government agencies should insist on submitting a full Geotechnical Report that includes a Global Stability Analysis with the proposed (mitigated) 1.5 Safety Factor Line (SFL) determined and shown on the plans submitted for County review and approval.

A detailed analysis and mitigation, if necessary, should be addressed with the approval of the SWM concept plan. Prior to certification of the DSP, the applicant shall demonstrate conformance with Section 24-131 of the Prince George's County Subdivision Regulations, for unsafe soils, by submitting an approved SWM concept plan that clearly delineates the location of any associated 1.5 SFL, as well as any accompanying building restriction lines that are required by DPIE. The layout on the SWM concept plan must conform to the layout of the proposed DSP for this site. An amended SWM concept plan and slope stability analysis, which reflects the final layout will be required.

Christiana Complex Soils

A global/ slope stability geotechnical report was submitted on May 13, 2020. This report was referred to DPIE. DPIE has not commented on the slope stability analysis at this time. A determination of safety must be made by DPIE prior to certification of the DSP and TCP2. If it is determined that unsafe soils are present, the DSP shall clearly delineate the location of any associated safety factor lines, as well as any accompanying building restriction lines that are required by DPIE. This may result in un-buildable lots.

Stormwater Management

A copy of a SWM Concept Plan 4923-2019 and associated approval letter from the DPIE was submitted with the subject application and received on January 3, 2020. However, the layout approved on this SWM concept plan was not the same as what is shown on either the approved PPS or of this DSP. In response to staff comments, a revised unapproved SWM concept plan was later submitted by the applicant, on May 7, 2020, that matches the layout of this DSP. According to the proposed plan, Irrigation Ponds 2 and 3 will be retrofitted for SWM purposes and Irrigation Pond 1 will be removed and replaced with a gravel wetland system. An additional three submerged gravel wetlands are proposed with 12 micro-bioretenment facilities, along with a series of five swales and ten drywells to provide stormwater retention and attenuation on-site before discharging into tributaries of the Horsepen Branch. A condition requiring an approved concept in conformance with this DSP layout prior to certification of the DSP is included in the Recommendation section of this report.

- g. **Prince George's County Fire/EMS Department**—At the time of the writing of this report, a memorandum had not been provided by the Office of the Fire Marshal.
- h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated April 17, 2020 (Giles to Burke), incorporated herein by reference, DPIE provided standard comments which will be addressed through their separate permitting process and indicated they have no objection to the DSP.
- i. **Prince George's County Health Department**—In a memorandum dated March 30, 2020 (Adepoju to Burke), incorporated herein by reference, the Health Department provided guidance and recommendations, including the following summarized comments:

Pesticides used to control pests on lawns, golf courses and recreational areas may affect individuals that may be sensitive when in contact with the treated areas. The existing site is currently occupied as a golf course and is intended to be redeveloped into a residential community. The applicant may consider sampling the grounds for potential herbicide and pesticide contaminants that may exist in the soils particularly in the areas of the chemical mixing stations and the t-boxes and greens of the golf course. If detected, the applicant should ensure the mitigation efforts according to state and local laws.

The applicant must ensure that underground storage tanks are not disturbed by excavation or grading activities. Should the soil become contaminated during the construction/demolition activity or should the applicant discover contaminated soils, all impacted soils must be handled in a manner that comports with State and local regulations. The applicant may consider testing the soils for possible contaminants associated with the motorized vehicle maintenance prior to the redevelopment of the existing golf course to a residential community.

The applicant may consider applying for the Maryland Department of the Environment's Voluntary Cleanup Program prior to the redevelopment of the potential "brownfield sites". Please contact the Land Restoration Program/ Land Management Administration located at 1800 Washington Boulevard in Baltimore Maryland, or call (410) 537-3305.

13. Based on the foregoing and as required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP, if revised as conditioned, represents a reasonable alternative for satisfying the site design guidelines of 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.

14. Per Section 27-285(b)(4) of the Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a DSP is as follows:

(4) The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirements of Subtitle 24-130(b)(15).

The regulated environmental features on the subject property have been preserved to the fullest extent possible based on the limits of disturbance shown on the DSP and TCP2 for proposed impacts 1-5.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-19007 and Type 2 Tree Conservation Plan TCP2-010-2020, including a variance for the removal of 18 specimen trees, for the Fairway Estates at Glenn Dale, subject to the following conditions:

1. Prior to certification of the detailed site plan (DSP), the applicant shall make the following revisions to the plans:
 - a. Obtain signature approval of Preliminary Plan of Subdivision 4-19005 and revise the DSP as necessary to be in conformance.
 - b. Show necessary grading for the fitness trail as applicable, and show the location, height, and any required fencing for proposed retaining walls.
 - c. Provide a list of the private, on-site recreation facilities and proposed timing of construction, to be reviewed by the Urban Design Section as the designee of the Planning Board.
 - d. Provide a minimum 8-foot-wide sidewalk or side path along the entire site frontage on Hillmeade Road and Prospect Hill Road, unless modified with written correspondence by the Prince George's County Department of Permitting, Inspections and Enforcement.
 - e. Provide minimum 8-foot-wide trail to replace the existing golf cart trail.

- f. Provide a detail indicating the size, height, materials, color, and wording for signs to indicate the location of the future trail. The signs shall be constructed of durable materials, utilize colors that will attract attention, and state at a minimum, "Future Trail Location" with the expected month and year of construction completion.
- g. Show the locations of all future trail location signs. The signs shall be posted at no more than 150-foot intervals, directed toward the nearest residential lots, and at a height that is visible from those lots.
- h. Provide an approved stormwater management concept plan showing the same layout as the DSP and Type 2 tree conservation plan.
- i. Provide written correspondence from the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) regarding whether unsafe soils are present on-site. If present, the DSP shall clearly delineate the location of any associated safety factor lines, as well as any accompanying building restriction lines that are required by DPIE. This may result in un-buildable lots.
- j. Provide the materials, illumination, and dimension for the lettering on the entrance signage, and the height of the monument for the Prospect Hill Road entrance monument, in conformance with Section 27-624 of the Prince George's County Zoning Ordinance.
- k. The Type 2 tree conservation plan (TCP2) shall be revised as follows:
 - (1) On the overall specimen and historic trees tables of the TCP2:
 - (a) Update the column entitled "Variance" to indicate which application approved each variance based on the findings of Planning Board for both Preliminary Plan of Subdivision 4-19005 and DSP-19007.
 - (b) Complete the standard note regarding specimen tree variances below the table.
 - (c) Indicate in the disposition column of the specimen and historic trees tables of the TCP2 that the critical root zone of Specimen Tree 29 will be root pruned.
 - (2) Identify and label all off-site clearing with its acreage on the plan and accounting for it in the tree conservation plan worksheet and any associated tables. This includes but is not limited to clearing and grading associated with the removal of off-site specimen trees, and off-site utility connections.
 - (3) Provide a copy of the erosion and sediment control plan. Adequate protection of all isolated wetland areas on-site that are proposed to be retained must be demonstrated on the TCP2 as well as other regulated environmental features proposed to remain within the primary management area.

- (4) Include all symbols for proposed silt fence and super silt fence to the TCP2 legend and plan as appropriate.
- (5) Identify the locations of all required tree protection fencing on the TCP2 plan. Differentiate between each fencing type used on the plan and legend, clearly demarcating transitions between fencing types as needed. Make all tree protection fencing symbols used on the plan be consistent with the legend and black on each sheet of the TCP2 so they are clearly distinguishable from other features on the plan.
- (6) Show tree protection fence/combination silt fence around woodland preservation area (WPA) 3 on the TCP2.
- (7) Revise the location of all reforestation/afforestation and woodland preservation signs, so they are spaced at a minimum of 50-feet apart as required. Add signs around woodland reforestation/afforestation area (WRA) 8, 10, 12, and 14.
- (8) All landscape areas proposed to receive woodland conservation credit must be planted exclusively with native material. These areas shall also be planted with supplemental native material as needed to meet the definition of woodland found in Section 25-118(b)(72) of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance. These areas shall be surrounded by split rail fencing, reforestation signage, and be recorded within woodland conservation easements.
- (9) Replace Landscape Credit Areas 10 and 13 on the TCP2 with reforestation expanded to meet the minimum requirements.
- (10) Change Landscape Credit Area 8 to afforestation/reforestation.
- (11) Use a darker line-style to clearly differentiate the existing contours from the proposed contours associated with grading for this project. Add the symbols for the proposed contours to the legend of Sheets 4-19 of the TCP2.
- (12) Revise the symbols to be black instead of grey for all regulated environmental features on the TCP2, so they are easily distinguishable from other features on the TCP2.
- (13) Show all areas of proposed easements that are to remain or are proposed to be created (with the exception of surface drainage easements) that overlap existing woodlands to remain, as being woodland retained counted as cleared on the plan, not as woodland preservation.
- (14) On Sheet 14 of the TCP2, revise the symbols for Specimen Trees 277 and 278 to be consistent with the other specimen tree symbols on the TCP2. Add their critical root zones to the plan. Revise the limits of disturbance to show them as being saved since they were not requested or approved for removal with the PPS or DSP.

- (15) Correct the Specimen Tree Table on the TCP2 to identify Specimen Trees 119 and 120 as on-site.
- (16) Ensure that all Specimen Tree signs on the TCP2 are placed along the vulnerable edges of the critical root zones, so they face the point of greatest visibility towards the proposed development. Remove all specimen tree signs from trees proposed for removal on the TCP2.
- (17) Ensure that the specimen tree table on the plan is consistent with the statement of justification and variance request, and that the TCP2 graphically shows the proposed disposition accordingly. All specimen trees approved for removal by the Planning Board must be shown as removed on the TCP2 plan. All specimen trees not approved for removal by the Planning Board must be shown as saved on the TCP2 plan.
- (18) Add separate afforestation/reforestation schedules for each planting area on the TCP2 as required. Add planting schedules for each landscape area that is also proposed to be counted as woodland conservation to demonstrate the use of native materials and that the density meets the definition of woodland found in Section 25-118(b)(72) of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.
- (19) Add and complete the Property Owners Awareness Certificate(s) to each sheet of the TCP2. Ensure that a separate property owner's awareness certificate is provided on the plan and signed by each appropriate owner prior to certification of the plan.
- (20) Revise the Standard Type 2 Tree Conservation Plan notes on Sheet 2 of the TCP2 as follows:
 - (a) Planting Specification Note 16 must be completed with the name, address, and phone number of the nursery supplier as required.
 - (b) Add the standard TCP2 Additional Notes to the TCP2 entitled "When Invasive Plant Species are to be removed by the permittee" to the plan.
 - (c) Include an invasive species management plan on the TCP2 as required.
- (21) Update the TCP worksheet as necessary once the above changes have been made. The qualified professional must sign and date the TCP worksheet, as required.
- (22) The current TCP2 approval block must be added to each sheet of the TCP2. Include the TCP2 number in the block on each sheet of the TCP2.
- (23) The Qualified Professional must sign and date their landscape architect seal on each sheet of the TCP2.

- (24) Show tree protection fencing along the intersection of the limits of disturbance and critical root zone of each specimen tree proposed to be saved on the plan (on and off-site).
2. Prior to the approval of a detailed site plan for architecture, the applicant shall provide a plan for interpretive signage to be erected and public outreach measures for the Prospect Hill Historic Site (70-025). The location and wording of the signage and the public outreach measures shall be subject to approval by the Maryland-National Capital Park and Planning Commission staff archeologist. The plan shall include the timing for the installation of the signage and the implementation of public outreach measures.
 3. Prior to approval of any building permit, the applicant shall curate the artifacts recovered from the Phase I survey of the subject property at the Maryland Archaeological Conservation Laboratory in Calvert County, Maryland. Proof of the disposition of the curated artifacts shall be provided to Historic Preservation staff.

ITEM: 9

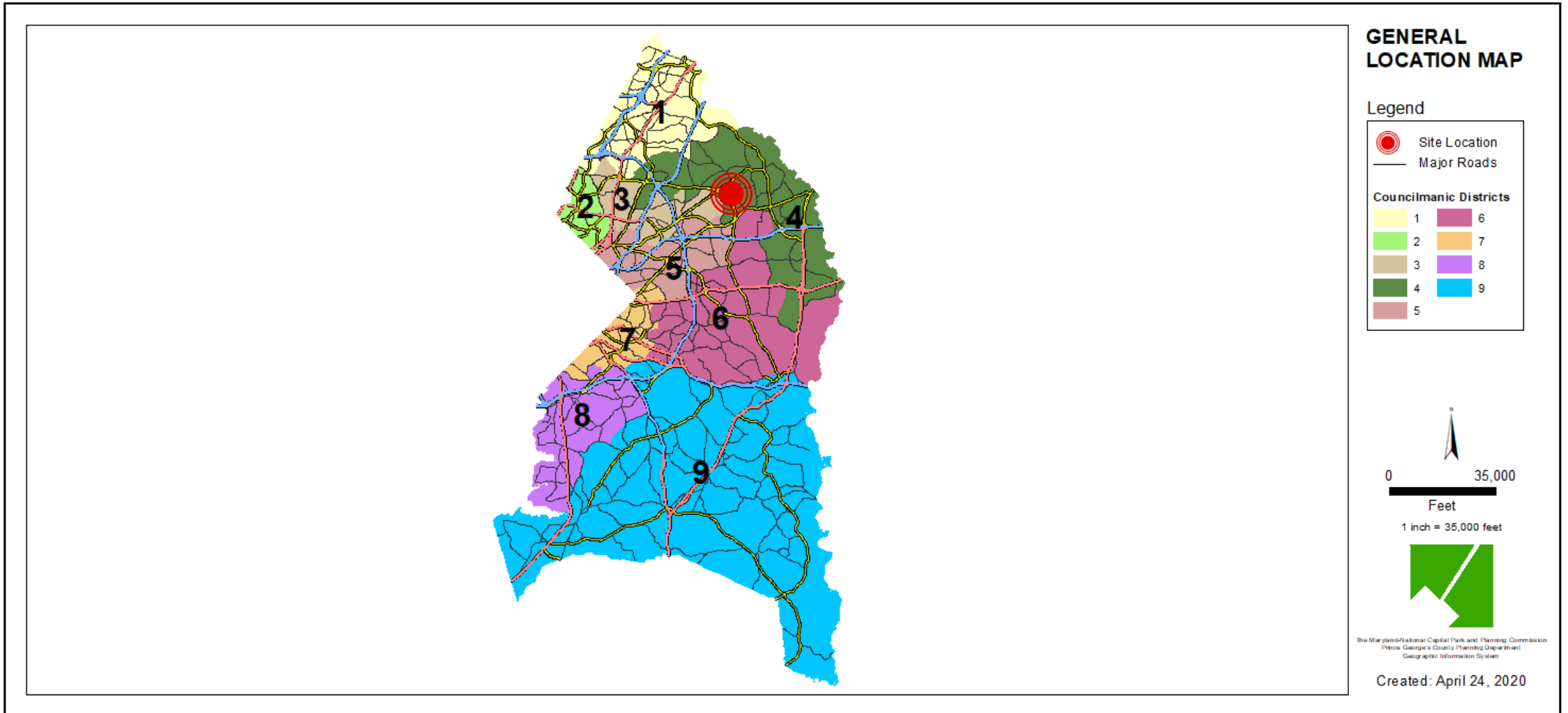
CASE: DSP-19007

FAIRWAY ESTATES AT GLENN DALE

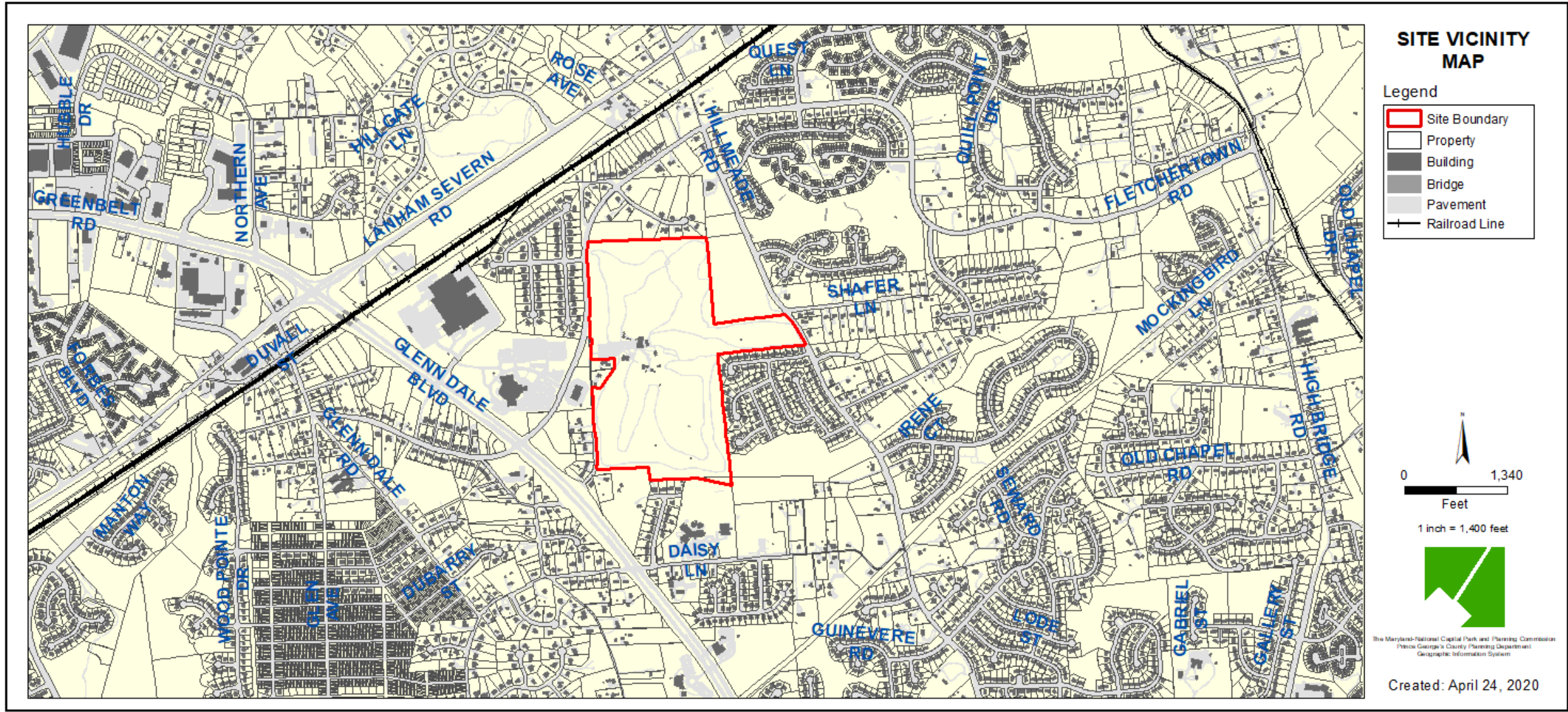
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



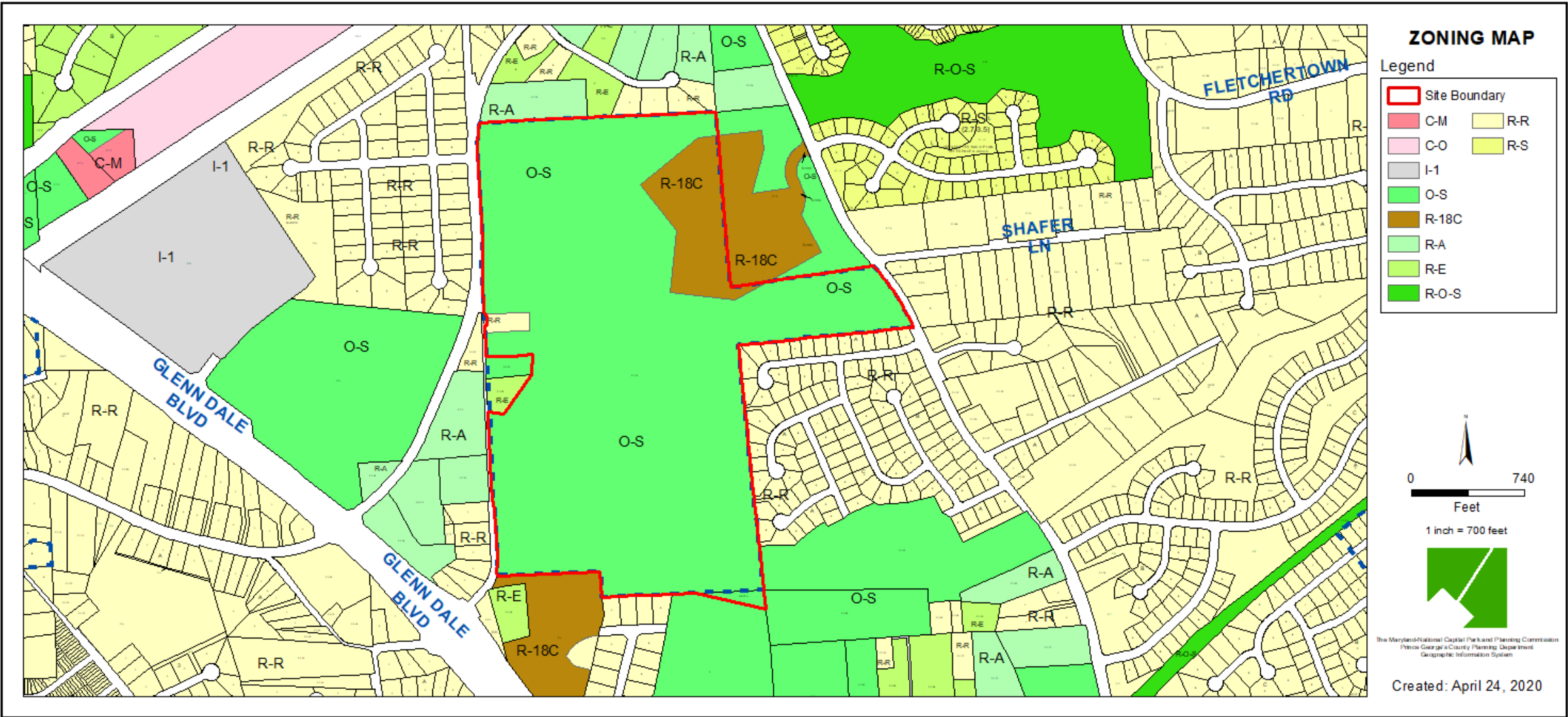
GENERAL LOCATION MAP



SITE VICINITY



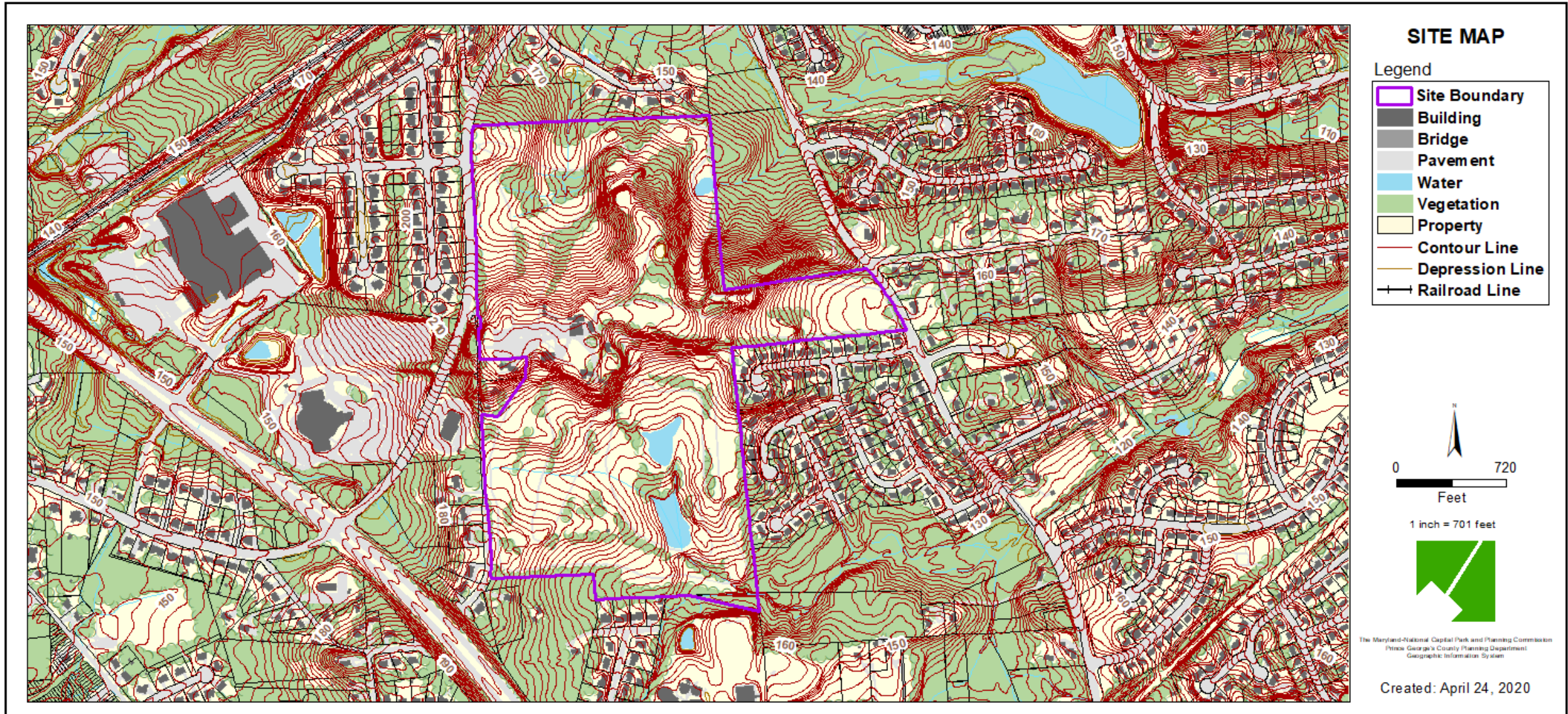
ZONING MAP



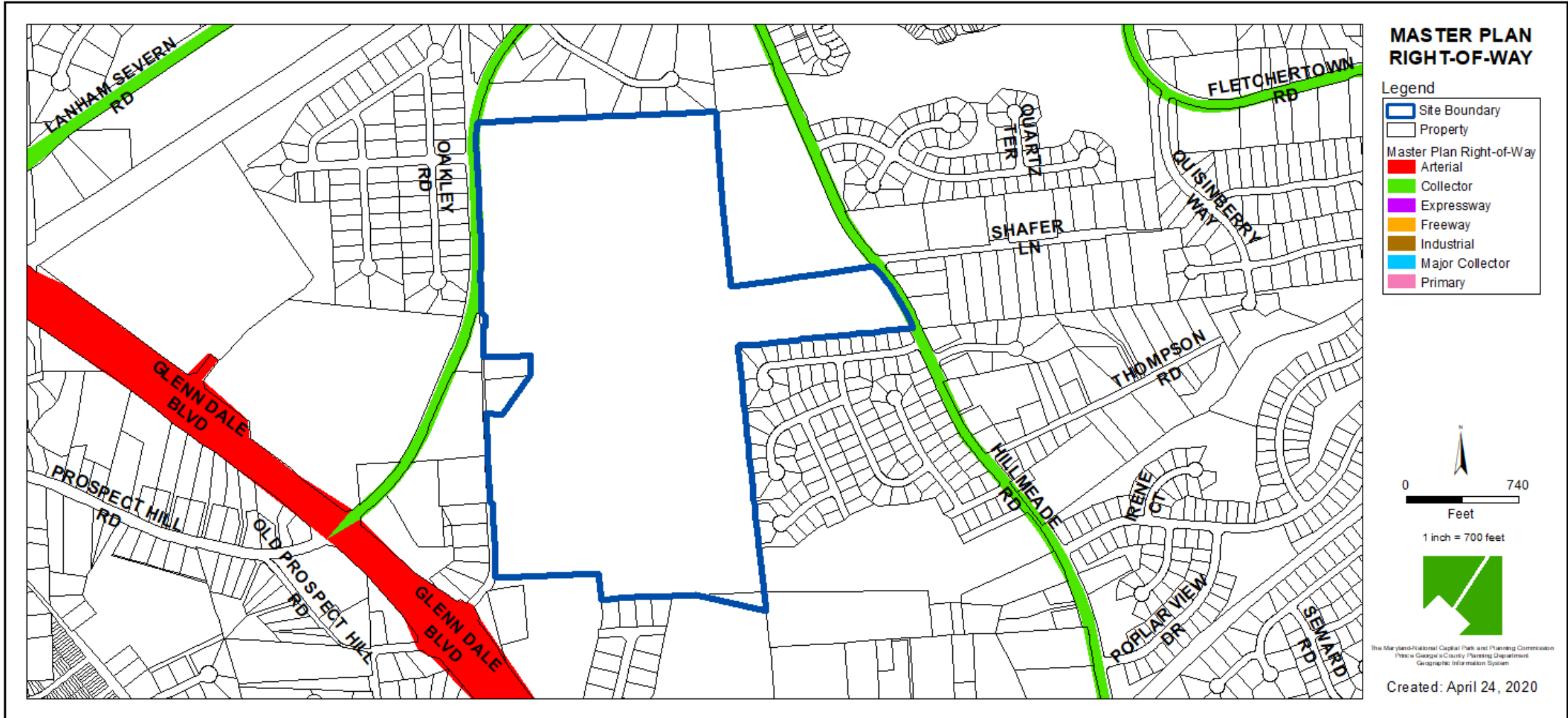
AERIAL MAP



SITE MAP



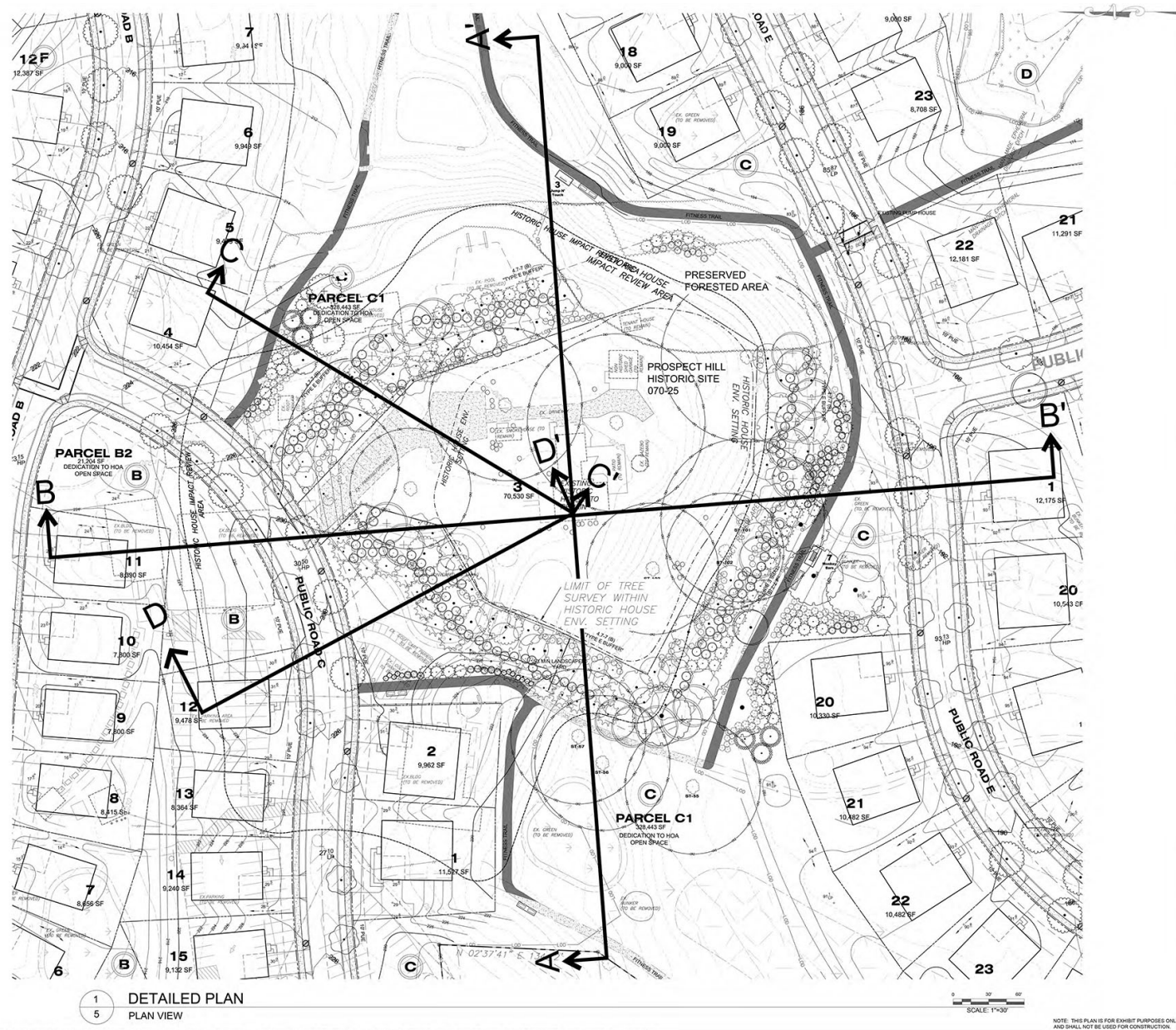
MASTER PLAN RIGHT-OF-WAY MAP



RENDERING



HISTORIC VIEWSHEDS

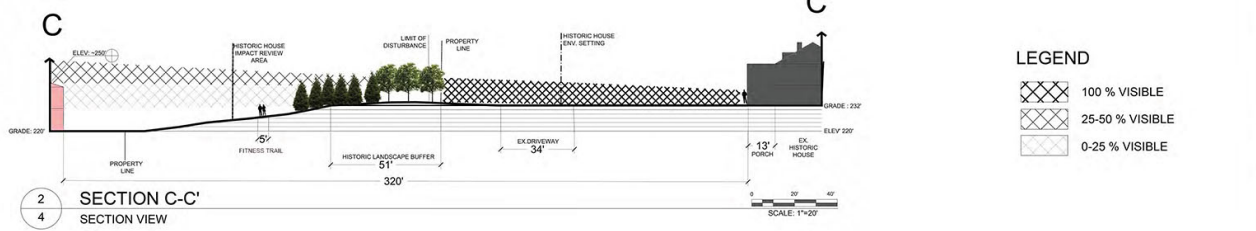
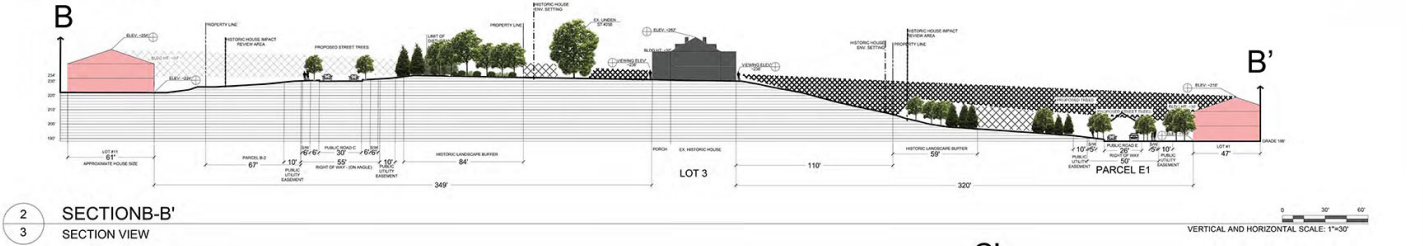
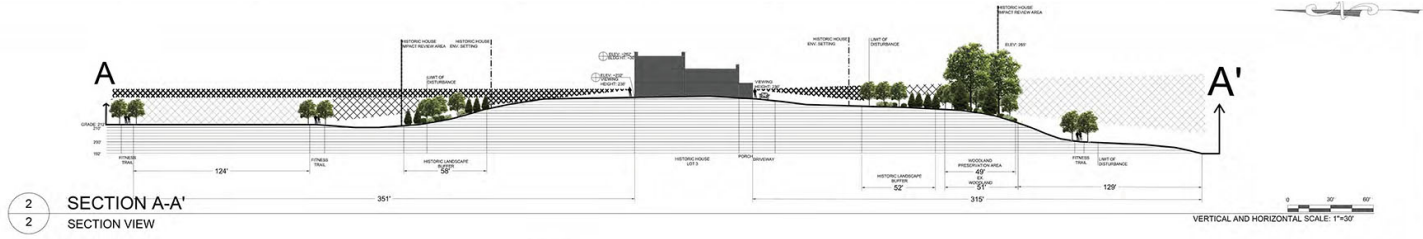


1 DETAILED PLAN
5 PLAN VIEW

NOTE: THIS PLAN IS FOR EXHIBIT PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.

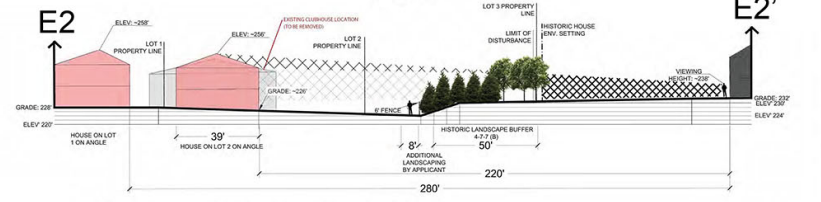
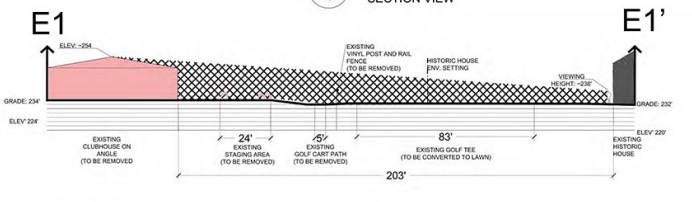
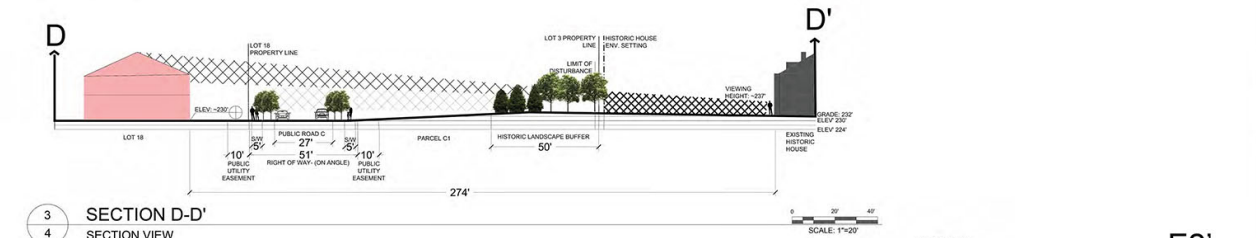


HISTORIC VIEWSHEDS



LEGEND

	100 % VISIBLE
	25-50 % VISIBLE
	0-25 % VISIBLE



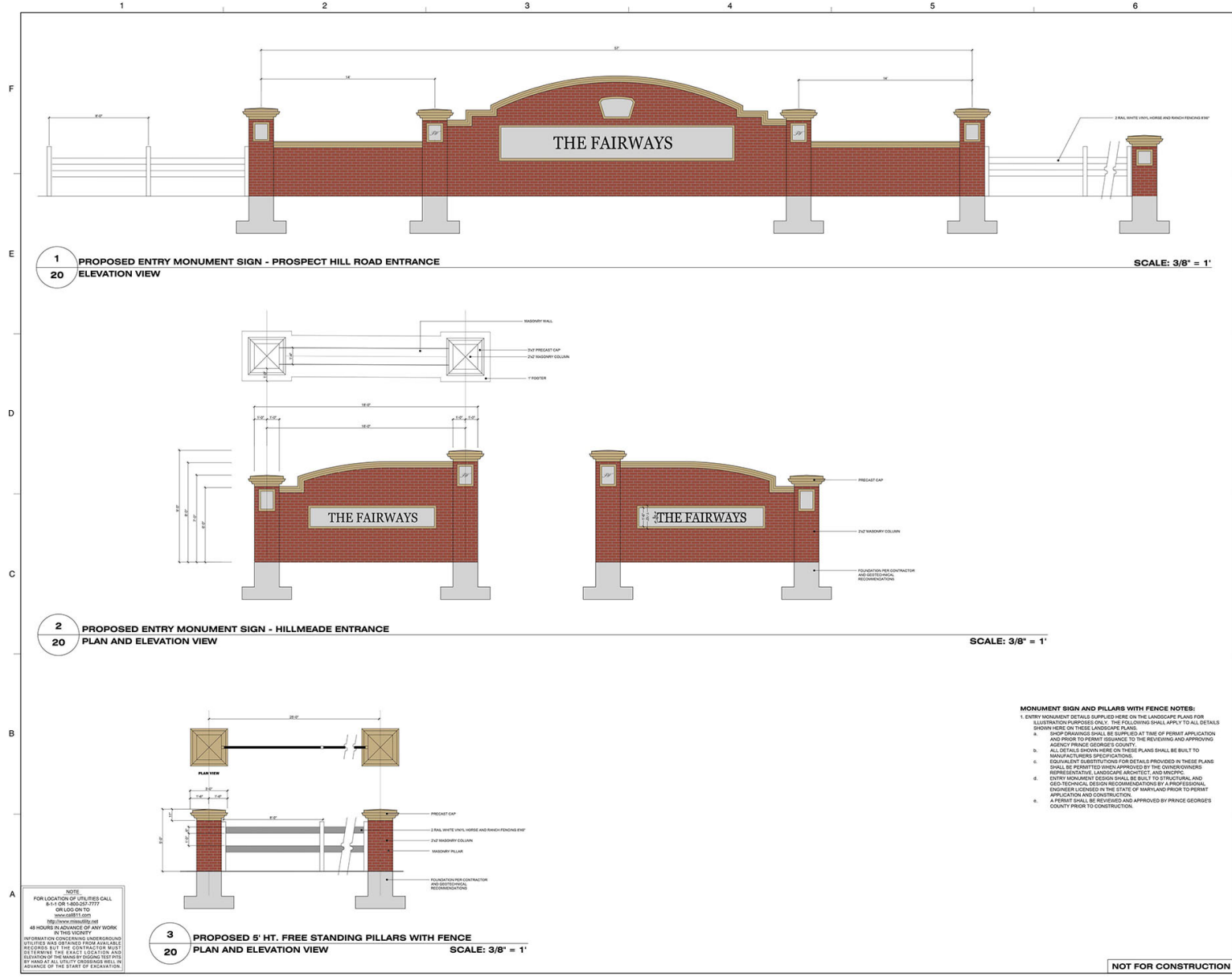
2
5 SECTION E1-E1' - EXISTING CONDITIONS SECTION VIEW VERTICAL AND HORIZONTAL SCALE: 1"=20'

3
5 SECTION E2-E2' - PROPOSED CONDITIONS SECTION VIEW VERTICAL AND HORIZONTAL SCALE: 1"=20'

NOTE: THIS PLAN IS FOR EXHIBIT PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.



ENTRYWAY SIGN



Dewberry®
Engineers Inc.

480 POWER BOULEVARD
SUITE 200
DUMMERSVILLE, VA 23042
TEL: 800.752.8742
WWW.DEBERRY.COM

APPLICANT:
GILBERT, LLC
448 VINOVA DRIVE, SUITE 220
VIRGINIA BEACH, VA 23462

OWNER:
FAIRWAYS SLENN DALE MD, LP
448 VINOVA DRIVE, SUITE 220
VIRGINIA BEACH, VA 23462

CONTACT:
SKAY I. BRUCE
803.622.8948
skay@deberry.com

**THE FAIRWAYS
DSP-19007 DETAILED SITE PLAN**

PRINCE GEORGES COUNTY, MD
14TH ELECTION DISTRICT
200 MAP REFERENCE: CORNELL CORNELL 11/06/20

PROFESSIONAL CERTIFICATION
I, DEBBY GIBBY, P.L.L.C. OF THE
STATE OF MARYLAND, BEING A
FULLY LICENSED ARCHITECT,
HEREBY CERTIFY THAT THE
DATE OF EXPIRATION DATE: OCTOBER 8, 2021.

KEY PLAN

SCALE
AS-SHOWN

NO.	DATE	BY	DESCRIPTION

DRAWN BY: ALD
APPROVED BY: RCM
CHECKED BY: SMR
DATE: AUGUST 2020

TITLE: DETAILED SITE PLAN
DETAIL SHEET

DEWBERRY JOB NO.: 50107161

20
SHEET NO. 20 OF 21

NOT FOR CONSTRUCTION



DETAILS

1
23

TOT-LOT #1 - PLAN ENLARGEMENT
SCALE: 1" = 20"

2
23

SINGLE BAY SWING SET
NTS

MANUFACTURER: Eagle Play Structures (or approved equivalent)
MODEL NAME AND NUMBER: Single Bay Swing Set
MATERIAL & COLOR: See Manufacturer Spec Sheet
DIMENSIONS: See Manufacturer Spec Sheet
COMPANY CONTACT INFO: Eagle Play Structures, 10078 Tylee Place, Jessupville, MD 21754, Tel: (800) 609-9966, http://www.eagleplaystructures.com

NOTES:
1. EQUIVALENT MAY BE UTILIZED AS APPROVED BY OWNER.
2. 3' MINIMUM FALL ZONE AROUND EQUIPMENT

3
23

PLAYGROUND RULES SIGNAGE
NTS

MANUFACTURER: Eagle Play Structures (or approved equivalent)
MODEL NAME AND NUMBER: Playground Rules Signage
MATERIAL & COLOR: See Manufacturer Spec Sheet
DIMENSIONS: See Manufacturer Spec Sheet
COMPANY CONTACT INFO: Eagle Play Structures, 10078 Tylee Place, Jessupville, MD 21754, Tel: (800) 609-9966, http://www.eagleplaystructures.com

NOTES:
1. EQUIVALENT MAY BE UTILIZED AS APPROVED BY OWNER.

4
23

4- SEAT BOUNCER
NTS

MANUFACTURER: Eagle Play Structures (or approved equivalent)
MODEL NAME AND NUMBER: 4-Seat Bouncer
MATERIAL & COLOR: See Manufacturer Spec Sheet
DIMENSIONS: See Manufacturer Spec Sheet
COMPANY CONTACT INFO: Eagle Play Structures, 10078 Tylee Place, Jessupville, MD 21754, Tel: (800) 609-9966, http://www.eagleplaystructures.com

NOTES:
1. EQUIVALENT MAY BE UTILIZED AS APPROVED BY OWNER.
2. 3' MINIMUM FALL ZONE AROUND EQUIPMENT

5
23

4- HT. SAFETY FENCE (TYP) WITH GATE ENTRANCES
NTS

FOR LOCATION OF UTILITIES CALL 811 OR 1-800-221-7777 OR 1-800-ON-TO-7777 OR 1-800-368-5888
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY
IF WORKING IN ADVANCE OF ANY WORK UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS PLEASE CONTACT THE utility TO VERIFY THE LOCATION AND DEPTH OF UTILITIES. THE LOCATION AND DEPTH OF UTILITIES OBTAINED FROM RECORDS MAY BE INCOMPLETE OR INACCURATE. VERIFY THE LOCATION AND DEPTH OF UTILITIES BY HAND OR BY OTHER MEANS PRIOR TO ADVANCE OF THE START OF EXCAVATION.

6
23

EAGLE PLAY STRUCTURES
MODEL # 16-02-GCMP-C
IPEMA MEMBER

7
23

20' MINI SPINNER
NTS

MANUFACTURER: Eagle Play Structures (or approved equivalent)
MODEL NAME AND NUMBER: 20' Mini Spinner
MATERIAL & COLOR: See Manufacturer Spec Sheet
DIMENSIONS: See Manufacturer Spec Sheet
COMPANY CONTACT INFO: Eagle Play Structures, 10078 Tylee Place, Jessupville, MD 21754, Tel: (800) 609-9966, http://www.eagleplaystructures.com

NOTES:
1. EQUIVALENT MAY BE UTILIZED AS APPROVED BY OWNER.
2. 3' MINIMUM FALL ZONE AROUND EQUIPMENT

8
23

BALANCE BEAM
NTS

MANUFACTURER: Eagle Play Structures (or approved equivalent)
MODEL NAME AND NUMBER: Balance Beam
MATERIAL & COLOR: See Manufacturer Spec Sheet
DIMENSIONS: See Manufacturer Spec Sheet
COMPANY CONTACT INFO: Eagle Play Structures, 10078 Tylee Place, Jessupville, MD 21754, Tel: (800) 609-9966, http://www.eagleplaystructures.com

NOTES:
1. EQUIVALENT MAY BE UTILIZED AS APPROVED BY OWNER.
2. 3' MINIMUM FALL ZONE AROUND EQUIPMENT

9
23

FENCE SECTION ELEVATION

6" (152MM) DIA TO CITY SIDE
2-1/2" (64MM) SQ. 0.080" ALUMINUM POST
1" (25MM) SQ. 0.083" ALUMINUM PICKET
1-3/4" (45MM) SQ ALUM. FORERUNNER RAIL

NOTE: 1. EQUIVALENT MAY BE UTILIZED AS APPROVED BY OWNER AND PG COUNTY PLANNING BOARD OR THEIR DESIGNEE
2. INSTALLATION SPECIFICATIONS TO BE PROVIDED BY MANUFACTURER

10
23

4- HT. SAFETY FENCE (TYP) WITH GATE ENTRANCES
NTS

11
23

EAGLE PLAY STRUCTURES
MODEL # 16-02-GCMP-C

12
23

TRASH RECEPTACLE
NTS

MANUFACTURER: Eagle Play Structures (or approved equivalent)
MODEL NAME AND NUMBER: Trash Receptacle
MATERIAL & COLOR: See Manufacturer Spec Sheet
DIMENSIONS: See Manufacturer Spec Sheet
COMPANY CONTACT INFO: Eagle Play Structures, 10078 Tylee Place, Jessupville, MD 21754, Tel: (800) 609-9966, http://www.eagleplaystructures.com

NOTES:
1. EQUIVALENT MAY BE UTILIZED AS APPROVED BY OWNER.

13
23

6' DECK ARMOR BENCH
NTS

MANUFACTURER: Eagle Play Structures (or approved equivalent)
MODEL NAME AND NUMBER: 6' Deck Armor Bench
MATERIAL & COLOR: See Manufacturer Spec Sheet
DIMENSIONS: See Manufacturer Spec Sheet
COMPANY CONTACT INFO: Eagle Play Structures, 10078 Tylee Place, Jessupville, MD 21754, Tel: (800) 609-9966, http://www.eagleplaystructures.com

NOTES:
1. EQUIVALENT MAY BE UTILIZED AS APPROVED BY OWNER.

14
23

6' DECK ARMOR BENCH
NTS

GENERAL NOTES:
1. ALL PLAY EQUIPMENT AND FITNESS EQUIPMENT DETAILS ON THIS SHEET PROVIDED BY EAGLE PLAY STRUCTURES.
2. SHOP DRAWINGS SHALL BE SUPPLIED AT TIME OF PERMIT APPLICATION AND PRIOR TO PERMIT ISSUANCE TO THE REVIEWING AND APPROVING AGENCY.
3. ALL DETAILS SHOWN HEREON THESE PLANS SHALL BE BUILT TO MANUFACTURER'S SPECIFICATIONS.
4. EQUIVALENT SUBSTITUTIONS FOR DETAILS PROVIDED IN THESE PLANS SHALL BE PERMITTED WHEN APPROVED BY THE OWNER/OWNER'S REPRESENTATIVE, LANDSCAPE ARCHITECT, AND MANGPC.
5. ALL TOT LOT AND PRE-TEEN PLAYGROUND FACILITIES SHOWN ON THIS PLAN MUST EXCEED THE MINIMUM SQUARE FOOTAGE REQUIREMENTS AND MINIMUM NUMBER OF PLAY OPPORTUNITIES PER THE DESIGN REQUIREMENTS SECTION OF THE PARK AND RECREATION FACILITIES REGULATIONS FOR PRINCE GEORGES COUNTY. THIS IS ACHIEVED THROUGH A COMBINATION OF STRUCTURED AND OPEN PLAY AREAS. PLACEMENT OF THIS IS ACHIEVED THROUGH THIS SHEET AND REPRESENTATIONAL OF THE PLACEMENT, TYPE AND VARIETY OF PLAY STRUCTURES USED TO SATISFY THIS REQUIREMENT. FINAL CONSTRUCTION DOCUMENTS SHALL BE PREPARED SEPARATELY AND SHALL ADDRESS AT A MINIMUM FINISHES, SURFACE DRAINAGE SYSTEMS, DEPTHS OF ENGINEERED WOOD FIBER, AND PLAY EQUIPMENT FOOTINGS.

15
23

TOT-LOT #2 - PLAN ENLARGEMENT
SCALE: 1" = 20"

Dewberry
Engineers Inc.

1801 CROSS CREEK DRIVE
SUITE 200
SOUTH BEACH, VA 23852
TEL: (804) 748-8800
WWW.DEBERRY.COM

APPLICANT
GALAXY HILL LLC
488 WINDY DRIVE, SUITE 200
WINDY BEACH, VA 23852

OWNER
SHIELDS WYNNEFIELD C. TRUSTEE
11501 OLD PROSPECT HILL ROAD

CONTACT
SEAN F. BRUCE
301.862.9969
efdevelopment@gmail.com

THE FAIRWAYS
LANDSCAPE AND LIGHTING PLAN
DSP-19007 - PRINCE GEORGES COUNTY, MD
14741 ELECTRIC STREET
TANAMORE, VA 23131
200 MAP REFERENCE: DUMWELL, DUMWELL, FARMER

STATE OF MARYLAND
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND ARCHITECTURE AND ENGINEERING DESIGN IN THE STATE OF MARYLAND.
LICENSE NO. 3108
EXPIRATION DATE: 2023.03

KEY PLAN
SCALE
AS-SHOWN

NO. DATE BY DESCRIPTION
REVISIONS
DRAWN BY: FMS
APPROVED BY: BCM
CHECKED BY: DS
DATE: AUGUST 2019
TITLE: LANDSCAPE & LIGHTING PLAN
DETAIL SHEET
DEWBERRY JOB NO.: 50107161
23
SHEET NO. 23 OF 25



DETAILS

1
22

STATION 1 - 'HIP ROTATION' DETAIL
SCALE: 1" = 5'

MANUFACTURER: Eagle Play Structures (or approved equivalent)
MODEL NAME AND NUMBER: Hip Rotation Fitness Station
MATERIAL & COLOR: See Manufacturer Spec Sheet
DIMENSIONS: See Manufacturer Spec Sheet
COMPANY CONTACT INFO: Eagle Play Structures
10078 Tyler Place
Jmansville, MD 21754
Tel: (800) 609-9966
<http://www.eagleplaystructures.com>

NOTES:
1. EQUIVALENT MAY BE UTILIZED AS APPROVED BY OWNER.
2. 3' MINIMUM FALL ZONE AROUND EQUIPMENT.
3. STATION COMES WITH DETAILED INSTRUCTIONAL SIGNAGE

2
22

STATION 2 - 'ACHILLES STRETCH' DETAIL
SCALE: 1" = 5'

MANUFACTURER: Eagle Play Structures (or approved equivalent)
MODEL NAME AND NUMBER: Achilles Stretch Fitness Station
MATERIAL & COLOR: See Manufacturer Spec Sheet
DIMENSIONS: See Manufacturer Spec Sheet
COMPANY CONTACT INFO: Eagle Play Structures
10078 Tyler Place
Jmansville, MD 21754
Tel: (800) 609-9966
<http://www.eagleplaystructures.com>

NOTES:
1. EQUIVALENT MAY BE UTILIZED AS APPROVED BY OWNER.
2. 3' MINIMUM FALL ZONE AROUND EQUIPMENT.
3. STATION COMES WITH DETAILED INSTRUCTIONAL SIGNAGE

3
22

STATION 3 - 'JUMP N' TOUCH' DETAIL
SCALE: 1" = 5'

MANUFACTURER: Eagle Play Structures (or approved equivalent)
MODEL NAME AND NUMBER: Jump N' Touch Fitness Station
MATERIAL & COLOR: See Manufacturer Spec Sheet
DIMENSIONS: See Manufacturer Spec Sheet
COMPANY CONTACT INFO: Eagle Play Structures
10078 Tyler Place
Jmansville, MD 21754
Tel: (800) 609-9966
<http://www.eagleplaystructures.com>

NOTES:
1. EQUIVALENT MAY BE UTILIZED AS APPROVED BY OWNER.
2. 3' MINIMUM FALL ZONE AROUND EQUIPMENT.
3. STATION COMES WITH DETAILED INSTRUCTIONAL SIGNAGE

4
22

STATION 4 - 'SIT-UP' DETAIL
SCALE: 1" = 5'

MANUFACTURER: Eagle Play Structures (or approved equivalent)
MODEL NAME AND NUMBER: Sit-up Fitness Station
MATERIAL & COLOR: See Manufacturer Spec Sheet
DIMENSIONS: See Manufacturer Spec Sheet
COMPANY CONTACT INFO: Eagle Play Structures
10078 Tyler Place
Jmansville, MD 21754
Tel: (800) 609-9966
<http://www.eagleplaystructures.com>

NOTES:
1. EQUIVALENT MAY BE UTILIZED AS APPROVED BY OWNER.
2. 3' MINIMUM FALL ZONE AROUND EQUIPMENT.
3. STATION COMES WITH DETAILED INSTRUCTIONAL SIGNAGE

5
22

STATION 5 - 'PARALLEL BARS' DETAIL
SCALE: 1" = 5'

MANUFACTURER: Eagle Play Structures (or approved equivalent)
MODEL NAME AND NUMBER: Parallel Bars Fitness Station
MATERIAL & COLOR: See Manufacturer Spec Sheet
DIMENSIONS: See Manufacturer Spec Sheet
COMPANY CONTACT INFO: Eagle Play Structures
10078 Tyler Place
Jmansville, MD 21754
Tel: (800) 609-9966
<http://www.eagleplaystructures.com>

NOTES:
1. EQUIVALENT MAY BE UTILIZED AS APPROVED BY OWNER.
2. 3' MINIMUM FALL ZONE AROUND EQUIPMENT.
3. STATION COMES WITH DETAILED INSTRUCTIONAL SIGNAGE

6
22

STATION 6 - 'STEP-UP' DETAIL
SCALE: 1" = 5'

MANUFACTURER: Eagle Play Structures (or approved equivalent)
MODEL NAME AND NUMBER: Step Up Fitness Station
MATERIAL & COLOR: See Manufacturer Spec Sheet
DIMENSIONS: See Manufacturer Spec Sheet
COMPANY CONTACT INFO: Eagle Play Structures
10078 Tyler Place
Jmansville, MD 21754
Tel: (800) 609-9966
<http://www.eagleplaystructures.com>

NOTES:
1. EQUIVALENT MAY BE UTILIZED AS APPROVED BY OWNER.
2. 3' MINIMUM FALL ZONE AROUND EQUIPMENT.
3. STATION COMES WITH DETAILED INSTRUCTIONAL SIGNAGE

7
22

STATION 7 - 'MONKEY BARS' DETAIL
SCALE: 1" = 5'

MANUFACTURER: Eagle Play Structures (or approved equivalent)
MODEL NAME AND NUMBER: Monkey Bars Fitness Station
MATERIAL & COLOR: See Manufacturer Spec Sheet
DIMENSIONS: See Manufacturer Spec Sheet
COMPANY CONTACT INFO: Eagle Play Structures
10078 Tyler Place
Jmansville, MD 21754
Tel: (800) 609-9966
<http://www.eagleplaystructures.com>

NOTES:
1. EQUIVALENT MAY BE UTILIZED AS APPROVED BY OWNER.
2. 3' MINIMUM FALL ZONE AROUND EQUIPMENT.
3. STATION COMES WITH DETAILED INSTRUCTIONAL SIGNAGE

8
22

STATION 8 - 'CHIN-UP' DETAIL
SCALE: 1" = 5'

MANUFACTURER: Eagle Play Structures (or approved equivalent)
MODEL NAME AND NUMBER: Chin Up Fitness Station
MATERIAL & COLOR: See Manufacturer Spec Sheet
DIMENSIONS: See Manufacturer Spec Sheet
COMPANY CONTACT INFO: Eagle Play Structures
10078 Tyler Place
Jmansville, MD 21754
Tel: (800) 609-9966
<http://www.eagleplaystructures.com>

NOTES:
1. EQUIVALENT MAY BE UTILIZED AS APPROVED BY OWNER.
2. 3' MINIMUM FALL ZONE AROUND EQUIPMENT.
3. STATION COMES WITH DETAILED INSTRUCTIONAL SIGNAGE

9
22

FITNESS TRAIL - BENCH DETAIL
NTS

MANUFACTURER: Eagle Play Structures (or approved equivalent)
MODEL NAME AND NUMBER: Bench
MATERIAL & COLOR: See Manufacturer Spec Sheet
DIMENSIONS: See Manufacturer Spec Sheet
COMPANY CONTACT INFO: Eagle Play Structures
10078 Tyler Place
Jmansville, MD 21754
Tel: (800) 609-9966
<http://www.eagleplaystructures.com>

NOTES:
1. EQUIVALENT MAY BE UTILIZED AS APPROVED BY OWNER.

SCALE: NONE
TITLE: BENCH

DATE: 07/17/2017
REV: 1
DESIGNED BY: JAT
DATE REV: 10/27/17
REV: 2
DESIGNED BY: F
DATE REV: 10/27/17
REV: 3

DuMor, inc.
P.O. Box 142, Millstown, PA 17059-0142

WOOD OPTIONS:
 CLEAR ALL HEART REDWOOD S4S EE
 "C" & BTR. DOUGLAS FIR KD S4S EE
 OTHER

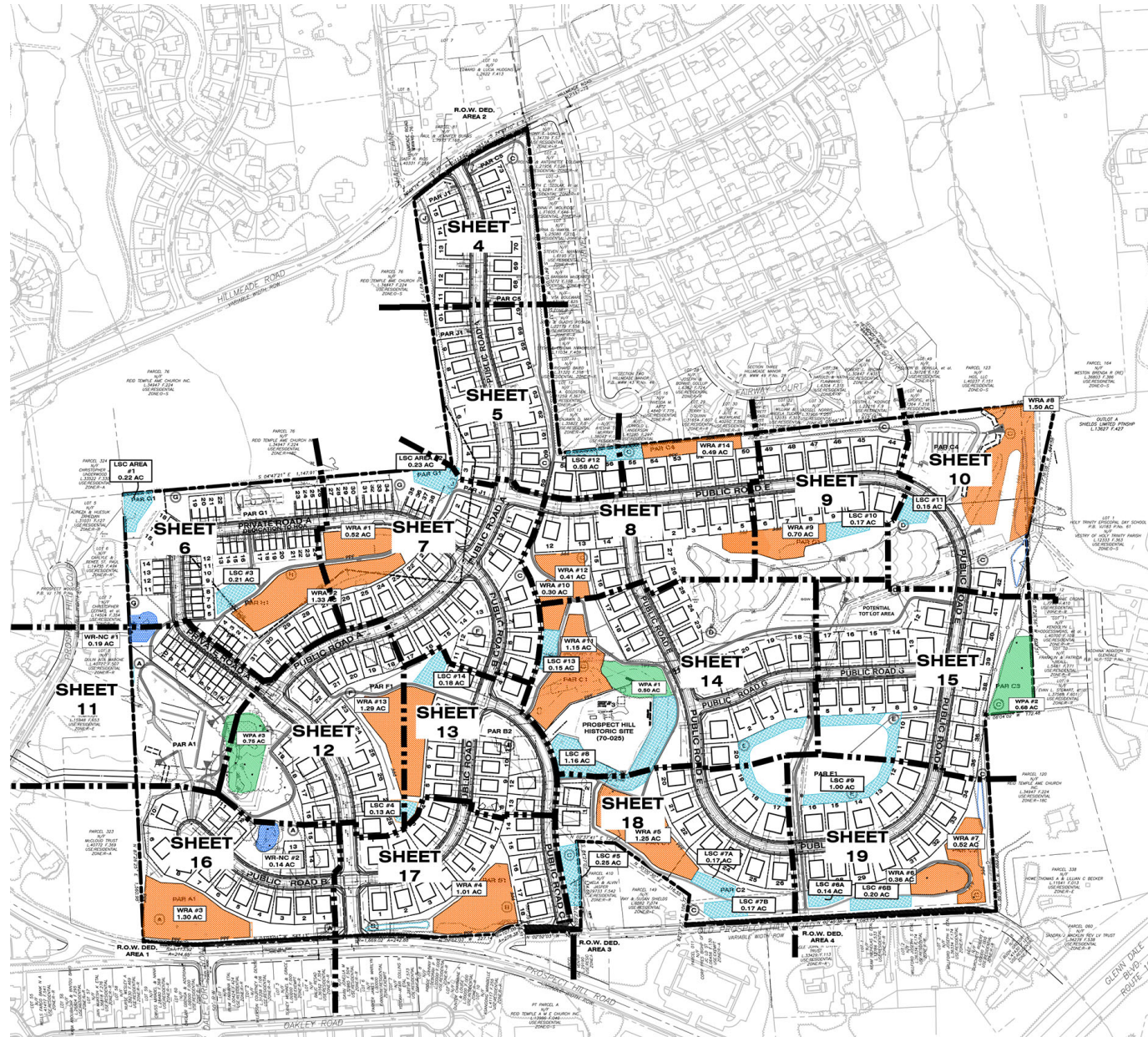
LENGTH OPTIONS:
 6' BENCH
 8' BENCH

NOTES:
1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) ALL WOOD MEMBERS TREATED W/ CLEAR PRESERVATIVE.
3.) 1/2" x 3/4" EXPANSION W/ANCHOR BOLTS PROVIDED FOR S-2 & S-4 OPTIONS.

105 SERIES
SHEET 1 of 2



TYPE II TREE CONSERVATION PLAN



DETAILED SITE PLAN APPLICATION (DSP - 19007)
THE FAIRWAYS
STATEMENT OF JUSTIFICATION

APPLICANT: Galaxy NC, LLC
448 Viking Drive, Suite 220
Virginia Beach, VA 23452

ATTORNEY/AGENT: Law Offices of Norman D. Rivera, Esq. LLC
17251 Melford Blvd., Suite 200
Bowie, MD 20715
301-352-4973

CIVIL ENGINEER: Dewberry Engineers Inc.
4601 Forbes Blvd., Suite 300
Lanham, MD 20706
301-731-5551

1. DESCRIPTION OF PROPERTY

The subject property is located on the east side of Prospect Hill Road, approximately 1600 feet northeast of its intersection with Glenn Dale Boulevard, in Planning Area 70 and Council District 4. The subject site is also located within the subarea of the 2006 *Approved Sector Plan for the East Glenn Dale Area* (East Glenn Dale Sector Plan) identified as the "Area Between Prospect Hill Road and Daisy Lane". The property was also included in the 2018 East Glenn Dale Limited Area Sector Plan (Limited Sector Plan).

The subject property is located on Tax Map 36 in Grids E2 and D2 and contains a total of 125.16 acres in the Open Space (O-S) and Multifamily Medium Density Residential-Condominium (R-18-C) Zones. Previous plan approvals include approved Detailed Site Plan (DSP-04023) and Preliminary Plans 4-

03088 and 4-07025. Only 4-07025 remains valid; however, a new Preliminary Plan of Subdivision (PPS) for the subject site reflecting the currently proposed lot and street layout, 4-19005, is pending review and is scheduled to be heard by the Planning Board on February 13, 2020. The Applicant understands that the PPS may not be certified until the DSP is approved to ensure consistency between the two plans. No architecture is proposed at this time and a future DSP revision will be required for that review.

The subject site was previously operated as the Glenn Dale Golf Club and contains Prospect Hill, Historic Site 70-025. The applicant proposes to develop the previous golf course site with single-family detached and quadruple attached units in the R-18-C-zoned portion and single-family detached and single-family attached townhouse units in the O-S-zoned portion of the site in accordance with Council Bill CB-97-2018. This legislation amended the table of uses for the O-S Zone to allow single-family attached residential units subject to specific criteria, which this site meets.

2. REQUEST FOR DETAILED SITE PLAN APPROVAL

The applicant is requesting approval of a detailed site plan to construct 8 single-family detached units and 38 single-family quadruple attached units on the R-18-C-zoned portion of the site and 24 single-family detached and 202 single-family attached townhouse units on the O-S-zoned portion of the site. Single-family detached and quadruple attached units are permitted in the R-18-C Zone. Single-family attached townhouse units are permitted in the O-S Zone pursuant to footnote 126 of the Table of Uses. Conformance to footnote 126 is discussed in detail below.

The proposed project will involve the redevelopment of a previous golf course site with quality single-family housing and associated recreational uses consistent with the goals and recommendations of the East Glenn Dale Sector Plan and compatible with the character of the existing neighborhood. A significant environmental setting is maintained surrounding Prospect Hill and vast open spaces featuring rolling hills, ponds, and scenic vistas are proposed to be preserved to enhance the visual quality of the community.

3. CONFORMANCE TO FOOTNOTE 126 OF THE RESIDENTIAL TABLE OF USES

Council Bill CB-97-2018 was enacted to implement the recommendations of the 2018 East Glenn Dale Limited Area Sector Plan, which retained the O-S Zoning, but recommended that the subject site be developed in accordance with R-R densities. It amends the Table of Uses to include footnote 126, permitting single-family detached and townhouse uses in the O-S Zone, subject to specific requirements. The subject DSP is in conformance with the requirements of footnote 126 as follows:

126 Permitted use, provided:

(A) The property is located within a character area that is the subject of a Minor Amendment to an area Sector Plan and Sectional Map Amendment approved on or after March 1, 2018;

***RESPONSE:** The subject site is located within the character area of the East Glenn Dale Sector Plan identified as the "Area Between Prospect Hill Road and Daisy Lane," which was the subject of a Minor Amendment to that plan. The resolution of approval for the Minor Amendment (CR-20-2018) was adopted on April 3, 2018.*

(B) The property that is proposed for residential development, consisting of single-family detached and single-family attached residential dwelling units, will be located on of lot(s) or parcel(s) with an aggregate acreage of not more than One Hundred Thirty (130) acres in size;

***RESPONSE:** The plans proposes single-family detached and attached residential dwelling units that will be located on lots and parcels with an aggregate acreage of 125.16 acres.*

(C) Development regulations applicable to O-S Zone set forth within this Subtitle, including minimum lot sizes, coverage, frontage, setbacks, density, lot width, yards, building height, distance between townhouse groups and other requirements shall not apply to the development of single-family detached and single-family attached (townhouse) residential dwellings as authorized herein. Instead, the density regulations for the R-R Zone shall apply. All such other development regulations, including

architectural review of proposed uses for development of the subject property, shall be as established and shown on a Detailed Site Plan approved in accordance with Part 3, Division 9 of this Subtitle; and

RESPONSE: *The DSP demonstrates conformance to the density requirements of the R-R Zone and establishes detailed regulations that will govern development of the subject site (See Development Standards Table on Cover Sheet). Architecture is not proposed at this time and will be reviewed in detail with a future DSP revision. The subject DSP has been submitted for approval in accordance with Part 3, Division 9.*

(D) A preliminary plan of subdivision approval process shall apply to development authorized pursuant to this Section.

RESPONSE: *A preliminary plan of subdivision (PPS) for the subject site, 4-19005, is pending review and is scheduled to be heard by the Planning Board on February 13, 2020.*

4. CONFORMANCE TO THE EAST GLENN DALE SECTOR PLAN RECOMMENDATIONS FOR THE “AREA BETWEEN PROSPECT HILL ROAD AND DAISY LANE”

The 2018 Minor Amendment to the 2006 Approved Sector Plan for the East Glenn Dale Area amended the future land use recommendations relating to the “Area Between Prospect Hill Road and Daisy Lane,” which includes the subject property. Previous recommendations for active adult and Residential, Low-Density/Open Space were replaced with the following language:

The development concept based on R-R Zone densities may include a mix of high quality, single-family residential development that enhance and preserve the existing community character and provide active and passive recreational opportunities for the homeowners or the public.

RESPONSE: *The proposed DSP includes a mix of high-quality single-family residential development at R-R Zone densities. As noted above, the proposed character is consistent with the surrounding community. An extensive recreational package is proposed to serve the active and passive needs of future homeowners and features two conveniently located tot lots and an extensive trail network with exercise stations and benches. The applicant’s proposal will result in a recreational facilities*

package with a value that greatly exceeds the minimum required per the formula for determining the value of recreational facilities to be provided in subdivisions.

The 2018 Minor Amendment to the Sector Plan also includes the following strategies for the “Area Between Prospect Hill Road and Daisy Lane:”

Maintain the existing character of the neighborhood by retaining the existing low- and medium-density land uses with attention to preservation of open spaces, woodlands, existing tree canopy, archeological areas, heritage sites, and historic vistas.

RESPONSE: *Low- (single-family detached) and medium-density (single-family attached and quadruple attached) units are proposed consistent with the above recommendation. Attention has been paid to the preservation of open spaces, woodland preservation is proposed in accordance with the requirements of the Prince George’s County Woodland and Wildlife Preservation Manual and tree canopy coverage meets the requirements of the Prince George’s County Tree Canopy Coverage Ordinance. Significant areas of open space have been preserved containing woodlands, ponds and an expansive environmental setting of Prospect Hill Historic Site 70-025 to provide scenic and historic vistas within the community.*

Encourage a variety of housing types in the focus area to allow residents to age in place in the community.

RESPONSE: *A variety of housing types including single-family detached, single-family attached townhouse and single-family quadruple attached units are proposed and will provide options for aging in place.*

Encourage active adult communities in the R-18C zoned areas.

RESPONSE: *An active adult community is not proposed; however, a variety of housing types have been provided to allow for aging in place.*

Identify potential areas that may warrant additional landscaping during the review of development applications to ensure adequate screening and buffering between land uses.

RESPONSE: The detailed site plan has been designed in accordance with the requirements of the Prince George's County Landscape Manual. Incompatible uses have been buffered appropriately to ensure adequate screening.

Construct continuous on-road sidewalks and bikeways to improve pedestrian and bicycle connectivity, especially on MD 564 and Hillmeade Road. Dead-end streets are discouraged.

RESPONSE: Sidewalks are proposed on both sides of all internal streets and along the site's frontage of Hillmeade Road. Only one small section of dead-end street is proposed (Public Road C, Sheet 17) to serve a total of nine lots; however, it has been designed with emergency access to Prospect Hill Road with removable bollards, grass paving, and load bearing sidewalk to ensure all units are accessible in the event of an emergency.

Coordinate with M-NCPPC's Department of Parks and Recreation to provide recreational facilities at existing parks such as running tracks and trails. One area of focus is the Daisy Lane Neighborhood Park.

RESPONSE: Recreational facilities are proposed to be provided on-site for community use and enjoyment.

Coordinate with the Department of Public Works and Transportation to identify areas where additional pedestrian safety measures are warranted.

RESPONSE: An extensive network of sidewalks and clearly marked crosswalks has been proposed to facilitate pedestrians. The subject DSP will be referred to DPW&T for review of proposed pedestrian safety measures to ensure they are sufficient.

5. **FINDINGS REQUIRED FOR THE PLANNING BOARD TO APPROVE THE DETAILED SITE PLAN 27-285(b)**

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

RESPONSE: *Based on the foregoing and following analysis, 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.*

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

RESPONSE: *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.

RESPONSE: *Not applicable. This 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).

RESPONSE: *The site has an approved Natural Resource Inventory, NRI-059-2019, and Stormwater Management Concept Plan #4923-2019-00. A separate, detailed statement of justification has been submitted with this application as well as the PPS application under concurrent review to address all proposed impacts to regulated environmental features. It includes a detailed discussion of each proposed impact and how it has been avoided, minimized, and/or mitigated to the fullest extent possible. The applicant is committed to working with Environmental Planning Section staff through the PPS and DSP processes to refine and reduce PMA impacts where feasible to ensure that regulated environmental features are preserved and/or restored to the fullest extent possible.*

6. **OTHER SITE PLAN RELATED REGULATIONS**

Prince George's County Landscape Manual

The DSP is subject to the following Sections of the 2010 Prince George's County Landscape Plans: 4.1 Residential Requirements, 4.6 Buffering Development from Streets, 4.7 Buffering Incompatible Uses, 4.9 Sustainable Landscaping Requirements, and 4.10 Street Trees Along Private Streets.

The Landscape Plans have been designed in conformance with all applicable requirements and include schedules demonstrating compliance.

Prince George's County Tree Canopy Coverage Ordinance

The Landscape Plans include a Tree Canopy Coverage schedule clearly demonstrating that the minimum requirement has been met in each zone.

Prince George's County Woodland and Wildlife Habitat Conservation Ordinance

The submittal package includes a Type II Tree Conservation Plan demonstrating conformance to the requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.

CONCLUSION

For all of the foregoing reasons, the Applicant believes the subject application conforms to the purposes and recommendations of the 2006 *Approved East Glenn Dale Sector Plan and Sectional Map Amendment* as amended and the criteria for approval of a DSP. Based on the foregoing analysis, as well as the plans and supporting documentation filed in conjunction with this application, the applicant respectfully requests the approval of DSP-19007.

Respectfully submitted,

By: 

Attorney for Applicant

Norman D. Rivera

May 7, 2020

Maryland National Capital Park and Planning Commission
Development Review Section
Attn: Mr. Thomas Burke
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Re: The Fairways DSP-19007– SDRC Comment Response Letter

Dear Thomas,

This letter will address the comments received at the virtual SDRC meeting held May 1, 2020 to review the submission of The Fairways DSP-19007. We will address each item as it applies in turn below. Conditions and comments are in *italics*, responses are **bolded**.

A. Urban Design Section

Previous Approval Conformance:

Condition 1.a.: Adjust the rear lot line of Lots 3 and 23 of Block Don Sheet 5 to avoid unusual hitches in their rear lot lines abutting the primary management area. The rear lot lines should be straight, consistent with abutting lots.

Response: These lot lines have been adjusted on the PPS-4-19005 that will be submitted for certification.

Condition 2: The applicant and the applicant's heirs, successors, and/or assignees shall provide adequate, private recreational facilities, in accordance with the standards outlined in the Prince George's County Parks and Recreation Facilities Guidelines. The private recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division of the Prince George's County Planning Department for adequacy and property siting with the submittal of the detailed site plan.

Response: Please see RFA Form with this submittal highlighting the adequate Recreational Facilities.

Condition 12: Prior to approval of a detailed site plan, the Historic Preservation Commission shall review proposed landscape buffering, lighting, architecture and materials, and other details in the vicinity of the historic site to mitigate potential adverse effects on the views to and from the Prospect Hill Historic Site (70-025).

Response: Two meetings have been held with the Historic Preservation Commission to date covering landscape buffering proposals. The applicant will be presenting architectural details to the commission in the near future.

Condition 13. Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan (TCP1) shall be revised to meet all the requirements of Subtitle 25. Required revisions include but are not limited to:

- a. *Revise the TCP1 to save Specimen Trees 23, 33, 56, 123, 224, and 243 by revising the limits of disturbance as appropriate to preserve a minimum of two-thirds of each tree's critical root zone.*
- b. *Revise the Specimen Trees Table, as follows:*
 - (2) *Indicate that Specimen Trees 3, 4, 23, 33, 56, 57, 123, 165, 218, 221, 224, 235-239, 243, 249, and 253-255 will be saved.*
- h. *Remove all reforestation/afforestation from any proposed wetland mitigation areas on-site. This may be further evaluated at the time of DSP.*

Response: These comments have carried through to the TCP2 submission comments following. Please refer to revised Tree Variance and responses to Environmental Planning Section Comments for answers on the applicant's continue collaboration with staff on these issues.

Condition 14. Prior to signature approval of the preliminary plan of subdivision and Type 1 tree conservation plan, the following information shall be submitted:

- a. *A revised natural resources inventory (NRI) exhibit shall be submitted showing the regulatory status of all streams and wetlands, as shown on the NRI approved October 18, 2019, with the exception of the changes outlined in the letter issued by the Maryland Department of the Environment, dated February 12, 2020.*
- b. *A revised primary management area/regulated environmental features statement of justification (SOJ), including 8.5 by 11 exhibits, reflecting the regulated environmental features required to be shown on the revised NRI exhibit. The revised SOJ shall reflect the Prince George's County Planning Board's decision regarding impacts.*

Response: NRI-059-2019-01 was approved on April 22, 2020. Revised ELOJ was submitted based on this NRI approval with the DSP-19007 submission.

Condition 15. The natural resources inventory (NRI) shall be filed to be revised through the standard review and approval process. This revision to the NRI shall be approved prior to detailed site plan review and approval.

Response: NRI-059-2019-01 was submitted and approved on April 22, 2020.

Condition 16. 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.

Response: Applicant is in process of applying for all environmental permits and will provide evidence of approval conditions with associated mitigation plans.

Condition 20. Prior to signature approval of the preliminary plan of subdivision, an approved stormwater concept plan shall be submitted, and demonstration of whether unsafe soils are present on-site. If present, the detailed site plan must clearly delineate the location of any associated safety factor lines, as well as any accompanying building restriction lines that are required by the Prince George's County Department of Permitting, Inspections and Enforcement.

Response: Stormwater Concept Plan SDCP#4923-2019-0, approved January 3, 2020 has been submitted along with the geotechnical report from GTA. Revised and approved Stormwater Concept Plans and final Geotechnical Reports will be provided to staff upon receipt by applicant.

Condition 22. A detailed site plan shall be required for all lots and parcels approved with this preliminary plan of subdivision.

Response: Condition 22 is acknowledged. DSP-19007 is submitted in response to this condition.

Landscape Manual Conformance:

- 1. This application is subject to the provisions of the 2010 Prince George's County Landscape Manual (Landscape Manual). Conformance with the following requirements to the Landscape Manual will be reviewed with this application: Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; Section 4.9 Sustainable Landscape Requirements; Section 4.10, Street Trees Along Private Roads.*

Response: The applicable Landscape Manual Sections, Buffers, and Worksheet will be provided with the Landscape Plan.

Tree Canopy Coverage Conformance:

- 1. 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 5,000 square feet of gross floor area or disturbance and require a grading permit. Properties zoned R-18C are required to provide a minimum 15 percent of gross tract area to be covered by tree canopy. The subject site includes 10.05 acres in the R-18C Zone and therefore requires 1.50 acres of tree canopy coverage. Properties zoned O-S are exempt from the requirements of the Tree Canopy Coverage Ordinance.*

Response: Tree Canopy Conformance language is acknowledged. Via the Landscape Plan, the project satisfies the 1.50 acres of necessary coverage.

Major Issues

- 1. Detailed Site Plan*

- a. *Provide a point by point of the applicable preliminary plan conditions (see Previous Approvals Conformance above)*

Response: See Responses above.

- b. *Index and page block shows 21 sheets total, only 20 are in the plan-set*
Response: All sheets are included in this submission.
- c. *Correct the spelling of "Zoning" in General Note 1.A.*

Response: Spelling Corrected

- d. *Correct General Note 24 to refer to Footnote 129.*

Response: General Note 24 refers to CB-97-2018 with footnote 126

- e. *In General Note 26, provide the minimum size for townhomes, quadruples, and single-family detached dwellings.*

Response: The minimum sizes have been provided.

- f. *IN General Note 31, provide the TCP1 number.*

Response: TCP1-016-2019 has been added to the note.

- g. *Throughout the plan, trails are running on top of the contours, with no cut being shown to accommodate them. In some cases, retaining walls may be necessary, and must be evaluated and shown.*

Response: The trails are intended to run along existing grade with limited earthwork. They will continue to be analyzed for the need for additional grading and walls. Should any walls be needed, they will be minor and not subject to any permits.

- h. *Provide consistent road identification on all plans. Public Road A on the Landscape Plan is shown as Public Road D on the DSP and TCP2.*

Response: The road designations have been made consistent through all plan sets.

- i. *Tot lots must be established with this review. "Potential" tot lots are not acceptable. Further, the Landscape plan provides a detail for Tot Lot 2; however, the tot lots shown on the plans are not labeled, nor consistent on each plan.*

Response: The word potential has been removed from the Tot Lot Facilities and they are consistent across the plan sets.

- j. *Provide a full color detail page on DSP Sheet 20.*

Response: A full color detail has been provided on Sheet 20 of the DSP.

- k. Provide the current MNCPPC approval block (2 inch x 2 inch square).

Response: The MNCPPC approval block is provided.

2. *Landscape Plan and Schedules:*

- a. See attached marked-up sheet

Response: Mark-up Sheet Acknowledged. Thank you.

- b. MAJOR ISSUE: Schedule 4.10 shows a deficiency of 22 street trees on the private streets. *Alternative Compliance is required* for this deficiency.

Response: Via the 4.1 Landscape Schedules, the landscape requirements for land planning of the overall site have been met.

- c. Tree Canopy Coverage Table contains numerous errors and inconsistencies. Revisit the plan and correct all data. Complete information such as the TCP2# and DRD Case#

Response: The TCC Table has been updated as have the TCP2 number and the Case number.

- d. The recreation plan enlargement for Tot Lot #2 on Sheet 23 is not properly superimposed. Provide the proper exhibit for this tot lot and the other proposed totlot(s).

Response: The proper exhibits will be updated on the LSP plan set.

B. Environmental Planning Section

Unsafe Soils

1. Condition #20: Prior to signature approval of the preliminary plan of subdivision, an approved stormwater concept plan shall be submitted, and demonstration of whether unsafe soils are present onsite. If present, the detailed site plan must clearly delineate the location of any associated safety factor lines, as well as any accompanying building restriction lines that are required by the Prince George's County Department of Permitting, Inspections and Enforcement.

Comment: The stormwater concept submitted does not address the presence or absence of unsafe soils onsite. Confirmation from DPIE must be obtained as to whether or not they are present and to where

any safety factor lines are located. A soils report must be submitted in accordance with DPIE's technogram 005-2018 for over consolidated clays.

Response: An approved stormwater concept plan was submitted with the Preliminary Plan. An accompanying Geotechnical Report was also submitted stating slope stability concerns related to these materials (soils) will not impact the design of the proposed improvements. As requested by staff, a progress set of the revised stormwater concept plan, showing the revised layout, and a Geotechnical Report are included with this submission. Upon approval of the revised stormwater concept plan documentation from DPIE will be forwarded to staff for inclusion with project information.

Additional Items That Must be Resolved

Stormwater Management Plan

2. The approved Stormwater Management Plan submitted shows a different road and lot pattern than what is being proposed on the DSP and TCP2. A revised stormwater management concept plan and letter of approval from DPIE must be submitted, which is consistent with the proposed lot and street pattern of the DSP and TCP2. Show all stormwater management structures on the TCP2 as approved by DPIE.

Response: A revised, progress set of plans for the Stormwater Concept Plan is included with this submission. Final plans will be forwarded to staff upon their approval.

Specimen and Historic Trees

Specimen and Historic Trees

3. The specimen tree variance request Statement of Justification (SOJ) received on March 19, 2020 and dated May 24, 2019 is for Preliminary Plan of Subdivision 4-19005 and TCP1-016-2018 instead of for this DSP and TCP2, as required. It was also noted that this SOJ is not the same one that went to Planning Board with PPS 4-19005 and TCP1-016-2018 that was received by M-NCPPC on 2/20/2020. It appears that this SOJ is the original SOJ accepted for review with 4-19005 on 11/22/2019 that pre-dates layout changes that were made to the PPS and TCP1 that went to Planning Board. Submit a new specimen tree variance SOJ that is consistent with the current layout reflected on this DSP and TCP2 application. Remove all references requesting variances to PPS 4-19005 and TCP1-016-2018 in the SOJ. Update the date of the SOJ accordingly.

Response: An updated Tree Variance is included with this submission, as requested.

4. On the overall specimen and historic trees tables on Sheet 20 of the TCP2:

a. Add a column to cross reference what Sheet number each tree can be found on.

Response: This column has been added, as requested.

b. Add a column entitled "Disposition" and indicate which trees will remain and which will be removed

Response: A "Disposition" column has been added, as requested.

c. Add a column entitled "Variance" to indicate which application approved each variance.

Response: The "Variance" column has been added to the plans.

d. Add the standard note regarding specimen tree variances below the table.

Response: The note has been added below the tables.

5. As required by condition #13 of Resolution No. 2020-36, the PPS and TCP1 were required to be revised prior to signature approval to save Specimen Trees 23, 33, 56, 116, 123, 224, and 243 by revising the limits of disturbance as appropriate to preserve a minimum of two-thirds of each tree's critical root zone. Although Specimen Trees 23 and 56 are shown as being saved on the TCP2, Specimen Trees 33, 123, 224, and 243 are not. All these trees must be saved, as required by the Resolution, with the exception of Specimen Tree 224 (Sheet 11). It appears Specimen Tree 124 (Sheet 4) was mistyped as 224 on the resolution. Specimen Tree 124 (Sheet 4) should be shown as being saved. Alternatively, additional justification for removal of these trees should be included in the revised SOJ/variance request consideration.

Response: All trees mentioned above have been shown to be saved with the exception of ST-33, which will have a pipe installed through its location, and ST-123 and ST-243. ST-123, ST-243, and mislabeled ST-124 are shown for removal but conditioned that they will be root pruned, surrounded with protection fencing, and saved during construction for evaluation for validity post construction.

6. Indicate that the following additional specimen trees will be saved not removed on the TCP2 plan:

a. Specimen Tree 120 (Sheet 5): Indicate root pruning in the disposition column of the Specimen Trees Tables and add tree protection fencing along the LOD within its Critical Root Zone.

Response: Applicant is requesting removal of this tree since there is a considerable amount of grading within the CRZ of the tree. Applicant will root prune, provide tree protection fence, and save tree during construction activities and evaluate the health of the tree post construction for viability.

b. Specimen Tree 122 (Sheet 5): Adjust the LOD to be consistent with the proposed grading. Indicate root pruning in the disposition column of the Specimen Trees Tables and add tree protection fencing along the LOD within its Critical Root Zone.

Response: LOD is shown as is to allow room for pipe installation associated with stormwater management requirements in this area. Applicant will root prune, provide tree protection fence, and save tree during construction activities and evaluate the health of the tree post construction for viability.

c. Specimen Trees 218-219 (Sheet 6): Adjust the LOD to be consistent with the proposed grading. Indicate root pruning in disposition column of the Specimen Trees Tables and add tree protection fencing along the LOD within each tree's Critical Root Zone.

Response: The LOD adjusted in this area. ST-218 is already proposed to be saved. Applicant will root prune ST-219, provide tree protection fence, and save tree during construction activities and evaluate the health of the tree post construction for viability.

d. Specimen Trees 221 and 243 (previously conditioned to save) (Sheet 11): Adjust the LOD to be consistent with the proposed grading. Indicate root pruning in the disposition column of the Specimen Trees Tables and add tree protection fencing along the LOD within each tree's Critical Root Zone. Expand the limits of Woodlands Retained Not Credited WR-NC#1 accordingly.

Response: LOD adjusted in this area. ST-221 is already proposed to be saved. Applicant will root prune ST-243, provide tree protection fence, and save tree during construction activities and evaluate the health of the tree post construction for viability.

7. On Sheet 5 of the TCP2, Specimen Tree 133 is within the LOD but is shown as being saved. Show this tree as being removed on the TCP2.

Response: ST-133 will be shown for removal as requested in the revised variance request.

8. Indicate that off-site Specimen Tree 249 (Sheet 11 of the TCP2) is proposed to be removed for the sewer connection on the Specimen Tree Tables. Remove the proposed specimen tree sign associated with this tree from the TCP2. Off-site specimen trees are not considered as part of a variance. This should be reflected accordingly in the revised SOJ/ variance request.

Response: ST-249 is offsite and will be removed per WSSC permit 2019-6756A. It will be indicated as removed on the TCP2.

9. Two thirds of the critical root zone of Specimen Tree 236 on Sheet 12 are being removed. Show this tree as being removed instead of saved on the TCP2. Remove the associated proposed specimen tree sign from the plan.

Response: ST-236 will be shown to be removed on the TCP2

10. On Sheet 14 of the TCP2, revise the symbols for Specimen Trees 277 and 278 to be consistent with the other specimen tree symbols on the TCP2. Add their critical rootzones to the plan and indicated that they are proposed to be removed since they are within the proposed LOD.

Response: The trees labeled ST-277 and ST-278 are not specimen trees. The trees are part of the survey requested of all vegetation with 2" caliper or greater within the Historic House Environmental Setting. At the time of the survey, the exact field delineation of this setting envelope was not known. While outside the setting limits, the trees are non-the-less shown on the TCP2.

11. On Sheet 16 of the TCP2, Specimen Tree 250 is shown as being saved, despite being within the LOD. Indicate that this tree is proposed to be removed on the TCP2 and Specimen Trees Tables.

Response: ST-250 is shown to be removed and will be denoted as such on the tree tables.

12. On Sheet 17, Specimen Tree 253 is being shown as being saved, despite about 2/3rds of its critical rootzone being impacted. Indicate that this specimen tree will be removed on the TCP2 and Specimen Trees Tables.

Response: ST-253 is shown to be removed and will be denoted as such on the tree tables.

13. Indicate in the disposition column of the specimen and historic trees tables of the TCP2 that the critical root zones of the following specimen trees will be root pruned. Show tree protection fencing along the LOD within each tree's critical root zones for the following trees:

a. On Sheet 4 of the TCP2, off-site Specimen Trees 125-127.

Response: Shown as Requested

b. On Sheet 5 of the TCP2, off-site Specimen Trees 128-131, 132, 134, 135, 137, 138, and 139.

Response: Shown as Requested

c. On Sheet 6 of the TCP2, off-site Specimen Trees 156-157, 216.

Response: Shown as Requested

d. On Sheet 7 of the TCP2, off-site Specimen Tree 155.

Response: Shown as Requested

e. On Sheet 8 of the TCP2, off-site Specimen Tree 39.

Response: Shown as Requested

f. On Sheet 10 of the TCP2, off-site Specimen Trees 20, 21, 26, and 29. Also on-site Specimen Tree 24.

Response: Shown as Requested. ST-26 is an on-site tree and its CR-Z is completely outside the LOD of the development.

g. On Sheet 11 of the TCP2, off-site Specimen Tree 220.

Response: Shown as Requested

h. On Sheet 12 of the TCP2, on-site Specimen Trees 234, 235, 239, and 255.

Response: Shown as Requested. Applicant believes reference to ST-234 is really ST-254 as St-234 is on Sheet 16.

i. On Sheet 14 of the TCP2, on-site Specimen Trees 97, 98, and 103.

Response: Shown as Requested. There is no grading proposed within the CRZ of ST-103.

j. On Sheet 15 of the TCP2, off-site Specimen Trees 18 and 19, and on-site Specimen Tree 17.

Response: Shown as Requested. No grading will take place within the CRZ of ST 17 or ST-18 as they are south of an existing gas line, which limits the extent of the grading on-site.

k. On Sheet 15 of the TCP2, on-site Specimen Tree 233 and the unidentified specimen tree within WRNC#

Response: Shown as requested. Trees in this comment are on page 16 and includes ST-233 and ST-229

l. On Sheet 18 of the TCP2, on-site Specimen Tree 57, and off-site Specimen Trees 47 and 52.

Response: Shown as requested.

m. On Sheet 19 of the TCP2, on-site Specimen Trees 3, 4, 6, and 7.

Response: Shown as requested. Note that ST-17 is located on an existing gas line and easement. Pruning will not be able to be performed on top of this easement.

14. There is an unlabeled Specimen Tree next to Specimen Tree 233 on Sheet 16 of the TCP2. Label this specimen tree on the TCP2. Indicate that it will be saved in the Specimen Trees Tables.

Response: The missing tree is ST-229. It will be noted to be saved.

15. On Sheet 1 of the TCP2 in the Woodland Summary Table there is a section for "Specimen Tree Credits" with no associated information. The TCP2 worksheet indicates that 0.12 acres of Specimen Tree Credit is sought to meet the overall woodland conservation requirement, but it is unclear what trees are being sought for credit on the plan or in the summary table. Update the TCP2 plan and summary table to clearly identify which specimen/historic trees will be counted towards meeting the woodland conservation requirements for this project, and how much acreage each tree will contribute rounding the area to the nearest 1/100th of an acre. If no specimen or historic tree credit is sought for this application, then remove all specimen/historic tree preservation credits from the woodland conservation worksheet.

Note: Credit cannot be given to specimen trees already being counted within forest conservation areas, in afforestation areas, or within landscape credit area. No credit can be given to invasive species. Priority shall be given for existing historic trees on-site to receive woodland conservation credit over off-site mitigation.

Response: Two trees are indicated for credit. Both are within the Historic House Environmental Setting. They are indicated on the tables on the cover sheet.

16. Ensure all specimen tree labels are unobscured by overlapping text on the TCP2.

Response: Acknowledged.

17. Remove all duplicate specimen tree labels from the TCP2.

Response: Acknowledged.

18. Ensure that all Specimen Tree signs on the TCP2 are placed along the vulnerable edges of the critical root zone so they face the point of greatest visibility towards the proposed development.

Response: Acknowledged.

19. Ensure that the specimen tree table on the plan is consistent with the SOJ and variance request and that the TCP2 graphically shows the proposed disposition accordingly. This is the approval for the

permit TCP2 plan and must consistently represent all specimen tree information for permitting purposes. Variances cannot be granted for trees graphically shown to be removed on the plan (located within the LOD) if a variance request has not been made.

Response: Acknowledged.

Off-site Clearing

20. Identify and label all off-site clearing with its acreage on the TCP2 plan, accounting for it in the TCP worksheet and in any associated tables. This includes but is not limited to clearing and grading associated with the removal of off-site specimen trees, off-site sewer connections, and from road improvements such as along Hillmeade Road (Sheet 4 of the TCP2).

Response: Offsite clearing at Hillmeade Rd will be incorporated into the offsite area table. All offsite clearing associated with off -site sewer connections will be accomplished under permit WSSC 2019-6756A

21. Show Super Silt fencing to be placed along the eastern side of the proposed LOD associated with the clearing and installation of the proposed sewer line to protect the Tier 2 intermittent stream that is located directly east of the proposed sewer line.

Response: Super Silt Fence will be shown in this location as requested.

22. *Ensure that a property owner's awareness certificate is provided on the plan and signed by the appropriate owner's prior to certification of the plan.*

Response: This will be added to the plans prior to certification.

Woodland Preservation, Reforestation, and Landscape Credit

23. *Show all areas of proposed easements that are to remain or are proposed to be created (with the exception of surface drainage easements) that overlap existing woodlands to remain, as being woodland retained counted as cleared on the plan, not as woodland preservation.*

Response: These areas will be indicated on the plans, as requested.

24. All areas sought for landscape credit that are larger than 10,000 square feet and 50 feet wide must be shown as afforestation or reforestation. After reviewing the proposed landscaping credit areas on the TCP2, staff made the following conclusions regarding the requests for landscaping credit by the applicant:

a. *Staff will allow woodland conservation credit for landscape areas #1, 2, 3, 4, 5, 6A, 6B, 7B, 11, and 14 on the TCP2.*

Response: Acknowledged.

b. *On Sheet 18, the majority of proposed Landscape Area #7A is over 50' in width and is contiguous with afforestation/reforestation area WRA#5. Expand WRA#5 to include the area of LSC#7A that is contiguous with WRA#5 that 50' or greater in width.*

Response: WRA #7A has been expanded to be included into WRA#5. Smaller LSC #7A has been created.

c. Staff does not support credit for Landscape Area #8. Convert Landscape Area #8 (Sheets 14 and 18), which is over 50' wide and 1.16 acres in size, which adjoins woodland preservation area WPA#1 from landscaping to afforestation/reforestation instead on the TCP2.

Response: Landscape Area #8 is currently open space surrounding the Historic House Environmental Setting. Per the Prince George's County Landscape Manual, this area is subject to a 4.7-7 (B) Type E Buffer. This is a 50' wide buffer to be planted at a rate of 180 P.U./100 linear feet. Applicant desires to have this area be planted in a manner that will enhance this area and incorporate it into the neighborhood. Applicant does not desire to show this area surrounded with reforestation material. This area will be shown as is, with no revisions.

d. Staff does not support landscape credit for landscape area #9 (Sheets 14, 15, 18, and 19), 1.14 acres. It appears that the area of proposed landscaping behind proposed Lots 1-4 and 17-20, Block F, could be converted to an afforestation/reforestation area by expanding it to the rear property lines of those lots and also south to the proposed trail along the edge of the proposed storm drain easement. It appears doing so would create an area of afforestation/reforestation of approximately 1.05 acres in size. Similarly, if the landscaped area located behind proposed Lots 5-7 and 10-16, Block E were expanded to the rear of these lots and in a similar fashion to the north excluding all proposed stormwater and sewer easements/rights-of-ways and the proposed trail, it appears that an additional amount of approximately 1.76 acres of afforestation/reforestation could be met on-site. Reforestation/afforestation either side of the trail will result in a combined total of approximately 2.81 acres of afforestation/reforestation in this area.

Response: Applicant desires to provide a smaller ring of ornamental landscaping around the backs of these houses and provide a green space in this area for active recreation, benches, and general neighborhood use. Planting this area to reforestation will eliminate the potential for this neighborhood amenity to occur. Applicant is leaving this area landscaped per the current plan.

e. On Sheets 8 and 14, the majority of proposed Landscape Area #10 is over 50' in width and is contiguous with afforestation/reforestation area WRA#9. Expand WRA#9 to include the area of LSC#10 that is contiguous with WRA#9 that is a minimum width of 50'. All remaining proposed landscaping that is less than 50' in width may remain as landscaping and can receive landscaping credit.

Response: WRA #9 will be expanded to create more reforestation area. LSC #10 will be reduced in size as recommended.

f. For Landscaping Area #12 (Sheet 8), landscaping credit may be credited behind lots 55-58 only; however, staff noted that if the proposed planting area of Landscape Area #12 is expanded to the rear property lines of proposed Lots 54-50, Block C (Sheet 8) the resulting width would be at least 50-foot-wide and the resulting area would be approximately 18,300 square feet, which would be large enough to be converted into reforestation/afforestation. Therefore, this area shall be shown as reforestation/afforestation, not as landscaping on the TCP2.

Response: The area behind lots 50-54 has been expanded in width and is now delineated as a reforestation area.

g. On Sheet#14, remove LSC#13 by shifting the trail between WRA#11 and LSC#13 such that LSC#13 becomes at least 50' wide and can be augmented onto Woodland Reforestation/Afforestation Area WRA#10 instead.

Response: Applicant desires to retain as much existing golf car path on site as possible. This is an area where existing path can be utilized and the current design will stay as is.

Note: All landscape areas proposed to receive woodland conservation credit, must be planted exclusively with native material. These areas shall also be surrounded by split rail fencing, reforestation signage, and be recorded within woodland conservation easements.

Response: Acknowledged. Applicant will utilize native plant species proven to thrive on this property.

25. Remove the Tree Canopy Calculation worksheet entitled "Landscaping Credit Plant Schedule" found on Sheet 3 of the TCP2, off of the TCP2. This should be shown on the Landscape Plan, not the TCP2.

Response: This chart has been moved to the Landscape Plan.

26. Revise all reforestation and woodland preservation areas to meet the minimum size requirements. Some areas noted that currently do not meet the minimum width requirements include but are not limited to WRA#1, WRA#9, WRA#12, WPA#1, and WRA#13.

Response: All areas have been revised to meet minimum standards.

27. There is a gap shown between WRA#11 and WPA#1 on Sheet 14 of the TCP2. Remove this gap by expanding WRA#11 to the edge of WPA#1.

Response: Gap has been eliminated between these two areas.

28. There are 13 separate woodland afforestation/reforestation areas proposed on the plan, but only one reforestation planting schedule. Add separate afforestation/reforestation schedules for each planting area on the TCP2 as required.

Response: Applicant will continue to refine and detail the planting

29. There are three separate types of tree protection fencing (temporary and permanent) specified on the plan; however, only one symbol is specified on the plan with no labels or clear divisions for where each of these fences start and end. Also, the fencing symbol is very light and many of the reforestation/afforestation do not appear to have fencing associated with them. Identify the locations of all required tree protection fencing on the TCP2 plan. Differentiate between each fencing type used on the plan and legend, clearly demarcating transitions between fencing types as needed. Make all tree protection fencing symbols black to be clearly distinguishable on the TCP2.

Response: Plans will continue to be revised to indicate specific differentiation between fence types.

30. The fence detail entitled "Permanent (Split Rail) Tree Protection Fence for Use in Low Lying Area" is not a standard fencing detail approved for use in the Environmental Technical Manual. Since this fencing detail is permanent and is comprised of chain link fencing and black vinyl, it must be reviewed by the Urban Design Section to determine if it is architecturally acceptable for use with this project.

Response: Understood that it must be reviewed.

31. Add the standard details for tree protection fence combination silt fence to the plan. Show it around WPA#3 on the TCP2.

Response: Standard details have been added to the plans.

32. Add the standard Root Pruning Detail to the TCP2 as referenced in the Environmental Technical Manual (ETM).

Response: Standard Root Pruning detail will be added to the plan.

33. Tree seedlings are specified in the reforestation plant schedule. Add the standard "Seedling and Whip Planting Techniques" and "Seedling Planting Techniques" details to the TCP2, per the ETM.

Response: These standard details will be added to the plans.

34. Add the standard "Tree Staking and Guying Specifications" detail per the ETM to the TCP2.

Response: This detail will be added to the plans

35. Add the Property Owners Awareness Certificate(s) to each sheet of the TCP2. It must be completed prior to certification of the TCP2 and DSP.

Response: The Property Owner Certificate will be added to the plans prior to certification.

36. Remove the non-standard TCP2 detail entitled "Deciduous Tree Planting Detail" from the TCP2.

Response: This detail will be removed from the plans.

37. The standard TCP2 phasing notes are on the TCP2 plan on Sheet 2 of the TCP2; however, neither the standard phasing TCP worksheet template nor any phasing boundaries are on the TCP2. Either delete the standard phasing notes from the TCP2 or revise the TCP Worksheet format to be phased and clearly show the phasing boundaries on each sheet of the TCP2.

Response: Phasing notes will be removed as project will be performed in one phase.

38. Revise the Standard Type 2 Tree Conservation Notes on Sheet 2 of the TCP2 as follows:

a. Revise General Note#3 by replacing all references to the "Department of Public Works and Transportation or the Department of Environmental Resources" with the "Department of Permitting, Inspections and Enforcement (DPIE)".

b. Prior to certification of the TCP2, Planting Specification Note#16 must be completed with the name, address, and phone number of the nursery supplier as required.

Response: Notes will be added to revise Sheet 2.

c. Add the following standard TCP2 Additional Notes to the TCP2:

i. Add the notes entitled “When Off-Site Woodland Conservation is Proposed”.

Response: Notes will be added to plan set.

ii. Add and complete the standard notes entitled “When Invasive Plant Species are to be removed by the permittee” to the plan. Include an invasive species management plan on the TCP2 as required.

Response: Notes will be added to plan set.

39. Revise the location of all reforestation/afforestation and woodland preservation signs so they are spaced at a minimum of 50-feet apart as required.

Response: Signs have been revised to be 50-feet apart, as required.

Wetland Mitigation Plan and SOJ for Impacts to Regulated Environmental Features

40. Remove all reforestation/afforestation from any proposed wetland mitigation areas on-site. Revise the TCP2 to show the locations of all reforestation and woodland preservation areas surrounding each of the mitigation areas (not within). Specifically, it is unclear if WRA#9 is within Mitigation Area #1.

Response: Plans have been revised as requested.

41. Identify the locations of each wetland mitigation area on the TCP2, include a separate sheet within the TCP2 or provide a separate wetland mitigation exhibit (full size plan) showing a planting schedule for each mitigation area with species, size, type and quantities of plant materials specified as well as any standard planting details.

Response: Exhibit Sheet for Wetland Mitigation Areas has been added to the TCP2 Plan Set. Details of these areas and planting schedules, details will be added in the future.

Sediment and Erosion Control

42. Submit a copy of the Sediment and Erosion Control plan, approved if available.

Response: A progress set of the Sediment and Erosion Control Plans is included with this submission. On going design work continues on this plan separate from the entitlement process.

43. Identify the location of all proposed sediment control devices and fencing on the TCP2. Adequate protection of all isolated wetland areas on-site that are proposed to be retained must be demonstrated on the TCP2 as well as other regulated environmental features proposed to remain within the PMA.

Response: Refer to Sediment and Erosion Control Plans included with submission. Details to be added to the TCP2 as appropriate.

44. Include all symbols for proposed silt fence and super silt fence to the TCP2 legend and plan as appropriate.

Response: Symbols for Silt Fence and Super Silt Fence will be added to the Legend.

Miscellaneous

45. Have the qualified professional sign and date the TCP worksheet, as required.

Response: Plan set will be signed at the appropriate time in the approval process.

46. Add the current TCP2 approval block to each sheet of the TCP2. Include the TCP2 number in the block on each sheet of the TCP2.

Response: Current approval block and case number has been included in the plan set.

47. The Qualified Professional must sign and date their landscape architect seal on each sheet of the TCP2.

Response: Plan set will be signed at the appropriate time in the approval process.

48. Use a slightly darker line to clearly differentiate the existing contours from the proposed contours associated with grading for this project. Add the symbols for the proposed contours to the legend of Sheets 4-19 of the TCP2.

Response: The proposed contour symbol will be added to the legend of sheets 4-19.

49. The existing regulated environmental features are light grey and hard to distinguish on the plan. These features must be made to be easily distinguished on the TCP2 by making them black.

Response: Every attempt will be made to make the plans more legible without all line work having the same weight and not distinguishing itself from other information.

50. On Sheet 11 of the TCP2, there are two unidentified symbols within the PMA adjacent to the proposed outfall structure for SGW 1, close to Specimen Trees 246 and 248. Identify what these structures are on the plan.

Response: As labeled on the plan, these are required, 15' non-woody buffers associated with the Submerged gravel wetlands.

51. Complete a TCP2 checklist and have it signed and dated by the qualified professional as required as part of the DSP application.

Response: The Checklist will be completed and included.

52. Update the TCP worksheet as necessary once the above changes have been made.

Response: Worksheets will be updated once the changes have been made.

C. Transportation Planning Section

Major Issues and Preliminary Comments:

- *Prior to certification the applicant shall revise the site plan to include the following:*
 - *Eight-foot wide sidewalk/side path along Prospect Hill Road and Hillmeade Road*
 - *Labeled width of the fitness trail as 10 feet*
 - *Labeled width of all internal sidewalks*
 - *Extension of the fitness trail (sheet 14) to the crosswalk crossing Public Road E*

Response: An exhibit has been provide indicating existing trails, proposed trails, and new sidewalks throughout the proposed neighborhood. This exhibit shows the width of each feature. Applicant desires to utilize the existing golf car paths as much as possible. New trails are shown at 8' wide. All new sidewalks are shown at 5' wide. Applicant will continue to work with DPIE on treatment of road improvements along Hillmeade Road and Prospect Hill Road.

- *Prior to approval, provide an exhibit displaying signage at 150-foot intervals along the proposed fitness trail indicating the location of the trail.*
 - *Details of the sign, including the language for the sign, the height of its posting at each location, the materials, and color of the sign. Signs shall be directed the lots nearest each sign and to the roadway.*

Response: Applicant will continue to work with staff to provide the appropriate signage for the trail.

- *Revised plans will be required to be submitted by Wednesday, May 6, 2020 at 12:00pm.*

Response: The requested exhibit for trails and sidewalks was submitted at noon on May 6, 2020.

D. Historic Preservation Section

Recommendations

The Historic Preservation Commission voted 6-0-1 (the Vice-Chair voted "present") to recommend to the Planning Board approval of DSP-19007, The Fairways at Glenn Dale Estates, with the following conditions:

1. *Prior to the approval of a detailed site plan for architecture, the applicant shall provide a plan for interpretive signage to be erected and public outreach measures for the Prospect Hill Historic Site (70-025). The location and wording of the signage and the public outreach measures shall be subject to approval by the M-NCPPC staff archeologist. The plan shall include the timing for the installation of the signage and the implementation of public outreach measures.*

Response: The applicant will continue to work with staff and the

HPC to provide appropriate interpretive signage for Prospect Hill Historic Site (70-025)

2. *Prior to approval of any building permit, the applicant shall curate the artifacts recovered from the Phase I survey of the subject property at the Maryland Archaeological Conservation Laboratory in Calvert County, Maryland. Proof of the disposition of the curated artifacts shall be provided to Historic Preservation staff.*

Response: The applicant will curate the artifacts as stated above.

E. Office of the Fire Marshall

Comment: Detail Sheet 21 shows a paving detail for a Grasspave2 fire lane but it is not clear where this alternative surface might be used. Similarly, there is a sign detail on the same sheet for an SHA "emergency lane" sign. Other than on a state road, this would not be the correct sign for a fire lane in the County. A cut sheet for the County fire lane sign is attached. The applicant should contact me at the Office of the Fire Marshal for information on fire lanes for their project.

Response: Grasspave2 will be utilized when the applicant closes access to the site from the existing golf course entrance. Removable bollards will be installed to close every-day access and to serve as an emergency access to the site. Grasspave will be installed to allow trucks to safely access the site. Applicant will work with the office of the Fire Marshall to install the appropriate signage at this emergency entrance.

F. Health Department

The Environmental Engineering / Policy Program of the Prince George's County Health Department have completed a desktop health impact assessment review of the detailed site plan and for the Fairway Estates at Glenn Dale and have the following comments / recommendations:

1. *Pesticides used to control pests on lawns, golf courses and recreational areas may affect individuals that may be sensitive when in contact with the treated areas. The existing site is currently occupied as a golf course and is intended to be redeveloped into a residential community. The applicant may consider the sampling the grounds for potential herbicide and pesticide contaminants that may exist in the soils particularly in the areas of the chemical mixing stations and the t-boxes and greens of the golf course. If detected the applicant should ensure the mitigation efforts according to state and local laws.*

Response: The applicant is currently implementing the recommended measures listed above.

2. *The property is located in the recharge area for the Patuxent aquifer, a groundwater supply that serves Prince George's county. Golf course*

maintenance activities can add nitrogen, phosphorus, and other organic and inorganic chemicals that can adversely impact the health of those that rely on the Patuxent aquifer as their water source. Nitrogen concentrations greater than 10 mg/L can cause methemoglobinemia, a dangerous blood disorder in infants.

Response: This information is acknowledged.

- 3. The applicant must ensure that underground storage tanks are not disturbed by excavation or grading activities. Should the soil become contaminated during the construction/demolition activity or should the applicant discover contaminated soils, all impacted soils must be handled in a manner that comports with State and local regulations. The applicant may consider testing the soils for possible contaminants associated with the motorized vehicle maintenance prior to the redevelopment of the existing golf course to a residential community.*

Response: The applicant is undertaking these measures for the safety of the development.

- 4. The applicant may consider applying for the Maryland Department of the Environment's Voluntary Cleanup Program prior to the redevelopment of the potential "brownfield sites". Please contact the Land Restoration Program/ Land Management Administration located at 1800 Washington Boulevard in Baltimore Maryland or call (410) 537-3305.*

Response: Applicant will take this under advisement and appreciates the information.

- 5. No construction noise should be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code. Noise can be detrimental to health with respect to hearing impairment, sleep disturbance, cardiovascular effects, psycho-physiologic effects, psychiatric symptoms, and fetal development. Sleep disturbances have been associated with a variety of health problems, such as functional impairment, medical disability, and increased use of medical services even among those with no previous health problems. The applicant should provide details regarding modifications / adaptations/mitigation as necessary to minimize the potential adverse health impacts of noise on the susceptible population.*

Response: Construction activities will be carried out in strict conformance with Subtitle 19 of the Prince Georges County Code.

- 6. During the construction of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland*

Standards and Specifications for Soil Erosion and Sediment Control.

Response: Dust control on the project will be administered as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

7. *Research shows that access to public transportation can have major health benefits. It can be good for connectedness and walkability.*

Response: Acknowledged.

8. *Scientific research has demonstrated that a high quality pedestrian environment can support walking both for utilitarian purposes and for pleasure, leading to positive health outcomes.*

Response: Acknowledged. Recreational amenities are being provided for residents of all ages in the development.

9. *As a water conservation measure, the developer should consider design for and implementation of water reuse practices for the proposed single-family dwelling and landscaping on the site.*

Response: Applicant will take this information under consideration for the proposed development.

Should you have any questions regarding any information contained in this comment response letter, do not hesitate to contact our team.

Sincerely,

Daniel Schlegel
Dewberry Engineers, Inc.

**The Fairways
DSP-19007**

**May 24, 2019
Revised March 23, 2020, May 6, 2020, May 12, 2020**

**Statement of Justification
For a Variance to Remove Specimen Tree**

INTRODUCTION

The site (the “Property”) is located in the Developing Tier of Prince George’s County, west of the intersection of Shafer Lane and Hillmeade Road in Bowie, Maryland. It consists of approximately 125.16 acres of O-S (Residential – Open Space) and R-18C Zoned land. The Property is identified as existing Parcel 121 and Parcel 2, Outlot A, located on Tax Map 036 Grid E3. The proposed use is residential subdivision of 272 units, consisting of 63 Townhouse units and 209 Single Family Detached units.


The site has access on Hillmeade Road, which runs along the eastern side of the site; there is also access on the western side of the site from Prospect Hill Road. The adjoining uses, of the parcels surrounding the site, are all residential. The property contains a total of 6.95 acres of Primary Management Area (“PMA”) and includes approximately 532.4 linear feet of regulated streams. There are 1.82 acres that are within the 100-year floodplain. The PMA is located on the southern side of the property. An approved Natural Resources Inventory Plan (NRI-050-2019-01) exists and identifies 258 specimen trees located on the property and in close proximity.

NATURE OF THE REQUEST

This application requests approval to remove 18 specimen trees for clearing associated with the proposed development. The subject specimen trees are identified as:

<i>TREES REQUESTED FOR REMOVAL WITH DSP-19007</i>						
<i>No.</i>	<i>Common Name</i>	<i>Scientific Name</i>	<i>DBH (inches)</i>	<i>Condition Rating</i>	<i>Condition/Comments</i>	<i>Disposition</i>
3	Siberian elm	<i>Ulmus pumila</i>	40	Fair	dead branches, root damage, cavity	Save, root pruning
4	Siberian elm	<i>Ulmus pumila</i>	34	Fair	dead branches, root damage, small crown	Save, root pruning
5	Siberian elm	<i>Ulmus pumila</i>	34	Fair	dead branches, growing on a steep slope, crown dieback, power lines running through crown	Save
6	Siberian elm	<i>Ulmus pumila</i>	33	Fair	lower trunk swelling, root damage, dead branches	Save, root pruning
27	Pin oak	<i>Quercus palustris</i>	33	Good	Root damage	Remove
33	southern red oak	<i>Quercus falcata</i>	33	Fair	slight lean, one sided branching	Remove - Fair/Poor Condition

○	52	Siberian elm	<i>Ulmus pumila</i>	32	Fair	root damage, large cracks in trunk	Save, root pruning
	71*	southern red oak	<i>Quercus falcata</i>	30	Fair		Remove - Fair/Poor Condition
	72*	scarlet oak	<i>Quercus coccinea</i>	30	Fair		Remove - Fair/Poor Condition
	123	White oak	<i>Quercus alba</i>	36	Good	Weak crotch attachment, one-sided branching	Remove
	124	Sweetgum	<i>Liquidambar styraciflua</i>	31	Good	Root damage, twisted lower crown	Remove
	133	Southern red oak	<i>Quercus falcata</i>	35	Fair	Leaning, one-sided branching	Remove- Fair/Poor Condition
○	165	Siberian Elm	<i>Ulmus pumila</i>	32	Fair	Root damage, broken/dead branches, poor form	Remove- Non-Native
	221	chestnut oak	<i>Quercus montana</i>	35	Good	slight lean, crown dieback	Save
	236	Yellow-poplar	<i>Liriodendron tulipifera</i>	61	Poor	Large cavity, crown almost dead	Remove- poor/Fair condition
	243	White oak	<i>Quercus alba</i>	32	Fair	Lower trunk, swelling, one-sided branching, stem sprouts	Remove- Fair/Poor Condition
	244	Chestnut oak	<i>Quercus montana</i>	31	Fair	Co-dominant leader, weak crotch attachment, crown dieback	Remove – Fair/Poor Condition
	253	Southern red Oak	<i>Quercus falcata</i>	32	Poor	Cavities, heavy vine cover, dead/broken branches	Remove – poor/Fair condition

 Trees requested to be approved for removal, however, the applicant will preserve the trees and tree health will be evaluated post construction. These trees will be added to the tree afforestation annual evaluation for four (4) years.

○ Non-Native Species

TREES APPROVED FOR REMOVAL WITH PPS-4-19005 PGCPB RESOLUTION 2020-36						
No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Condition/Comments	Disposition
2	Siberian Elm	<i>Ulmus pumila</i>	36	Fair	Dead branches, root damage, cavity	Remove- Non Native
8	Siberian elm	<i>Ulmus pumila</i>	39	Good		Remove - Non Native
9	pin oak	<i>Quercus palustris</i>	30	Excellent		Remove
10	Siberian elm	<i>Ulmus pumila</i>	36	Fair	lower trunk swelling, root damage, dead branches	Remove - Non Native
11	Norway spruce	<i>Picea abies</i>	34	Excellent		Remove - Non Native
12	pin oak	<i>Quercus palustris</i>	34	Good	small crown	Save
13	American sycamore	<i>Platanus occidentalis</i>	33	Excellent		Remove
14	red maple	<i>Acer rubrum</i>	35	Fair	root damage, co-dominant leader, dead branches	Remove - Fair/Poor Condition

15	American sycamore	<i>Platanus occidentalis</i>	34	Excellent		Remove
30	American sycamore	<i>Platanus occidentalis</i>	30	Fair	exposed roots, leaning, codominant leader	Remove - Fair/Poor Condition
31	American sycamore	<i>Platanus occidentalis</i>	30	Poor	dead leader, exposed roots, cavity	Remove - Fair/Poor Condition
32	American sycamore	<i>Platanus occidentalis</i>	33	Good	vine cover, multi-stem trunk, leaning	Remove
34	willow oak	<i>Quercus phellos</i>	32	Good	dead branches, small crown	Remove
35	Willow oak	<i>Quercus phellos</i>	34	Good	Dead branches, one-sided branching	Remove
36	southern red oak	<i>Quercus falcata</i>	30	Fair	cavity, dead branches	Remove - Fair/Poor Condition
37	southern red oak	<i>Quercus falcata</i>	34	Good	slight lean, one sided branching	Remove
38	southern red oak	<i>Quercus falcata</i>	32	Good	leaning, one sided branching	Remove
40	Siberian elm	<i>Ulmus pumila</i>	32	Good	small cavity	Remove - Non Native
41	Siberian elm	<i>Ulmus pumila</i>	38	Fair	root damage, large cracks in truck	Remove - Non Native
42	Siberian elm	<i>Ulmus pumila</i>	34	Poor	root damage, cavity, most of crown is dead,	Remove - Non Native
44	Siberian elm	<i>Ulmus pumila</i>	37	Good	girdled roots, roots impacts by parking lot, leaning,	Remove - Non Native
45	Siberian elm	<i>Ulmus pumila</i>	30	Good	roots impacts by parking lot, leaning, co-dominant leader	Remove - Non Native
46	Silver maple	<i>Acer saccharinum</i>	66	Good	Thin crown	Remove
48	pin oak	<i>Quercus palustris</i>	30	Good	small crown	Remove
49	Siberian elm	<i>Ulmus pumila</i>	30	Good	slight lean, crown dieback	Remove - Non Native
50	Siberian elm	<i>Ulmus pumila</i>	34	Poor	root damage, cavity, poor form, dead branches, crown dieback	Remove - Non Native
51	Siberian elm	<i>Ulmus pumila</i>	34	Poor	root damage, large vertical crack up tree, poor form	Remove - Non Native
53	Siberian elm	<i>Ulmus pumila</i>	49	Good	root damage, crown dieback	Remove - Non Native
54	Siberian elm	<i>Ulmus pumila</i>	31	Poor	large cavities, fungus, poor form	Remove - Non Native
58	Siberian elm	<i>Ulmus pumila</i>	32	Poor	root damage, lower trunk injury	Remove - Non Native
59	Siberian elm	<i>Ulmus pumila</i>	32	Fair	root damage, large cracks in truck, broken branches	Remove - Non Native
60	Siberian elm	<i>Ulmus pumila</i>	30	Good	multi-stem, crown dieback	Remove - Non Native
61	Siberian elm	<i>Ulmus pumila</i>	34	Good	root damage, leaning	Remove - Non Native
62	Siberian elm	<i>Ulmus pumila</i>	32	Good	root damage, dead branches	Remove - Non Native
63	Siberian elm	<i>Ulmus pumila</i>	30	Poor	root damage, small cavity, severe dieback	Remove - Non Native

64	Siberian elm	<i>Ulmus pumila</i>	34	Poor	crown dieback, leader missing, large cavity	Remove - Non Native
65	Siberian elm	<i>Ulmus pumila</i>	33	Fair	cavity, crown dieback	Remove - Non Native
66	Siberian elm	<i>Ulmus pumila</i>	37	Good	crown dieback	Remove - Non Native
67	Siberian elm	<i>Ulmus pumila</i>	36	Poor	poor form, large cavity, storm damage	Remove - Non Native
68	Siberian elm	<i>Ulmus pumila</i>	35	Poor	poor form, crown dieback	Remove - Non Native
69	Siberian elm	<i>Ulmus pumila</i>	37	Fair	root damage, poor form, crown dieback, cavity	Remove - Non Native
70	Siberian elm	<i>Ulmus pumila</i>	39	Poor	most of tree dead	Remove - Non Native
73	white oak	<i>Quercus alba</i>	31	Fair	short trunk, one sided branching	Remove - Fair/Poor Condition
74	white oak	<i>Quercus alba</i>	31	Fair	weak crotch, co-dominant leader, one sided branching, growing on steep bank	Remove - Fair/Poor Condition
75	scarlet oak	<i>Quercus coccinea</i>	34	Fair	root damage, dead branches, crown dieback	Remove - Fair/Poor Condition
76	American sycamore	<i>Platanus occidentalis</i>	30	Fair	root damage, weak crotch attachment	Remove - Fair/Poor Condition
77	Siberian elm	<i>Ulmus pumila</i>	31	Fair	lower trunk swelling, severe crown dieback	Remove - Non Native
78	Siberian elm	<i>Ulmus pumila</i>	30	Fair	poor form, dead branches, broken branches	Remove - Non Native
79	Norway spruce	<i>Picea abies</i>	35	Good	poor form	Remove - Non Native
80	Siberian elm	<i>Ulmus pumila</i>	34	Fair	weak crotch, dead branches	Remove - Non Native
81	eastern white pine	<i>Pinus strobus</i>	30	Good		Remove
82	Siberian elm	<i>Ulmus pumila</i>	46	Fair	root damage, cavity, weak crotch	Remove - Non Native
84	American sycamore	<i>Platanus occidentalis</i>	72	Fair	multi-stem trunk, crown dieback, vine covered	Remove - Fair/Poor Condition
85	red maple	<i>Acer rubrum</i>	38	Good	poor form in upper crown	Remove
86	willow oak	<i>Quercus phellos</i>	35	Good	growing on a stream bank, leaning, one sided branching	Remove
87	American sycamore	<i>Platanus occidentalis</i>	37	Fair	poor form, cavity, root damage	Remove - Fair/Poor Condition
88	Siberian elm	<i>Ulmus pumila</i>	34	Fair	dead branches, crown dieback, root damage, poor form	Remove - Non Native
89	Siberian elm	<i>Ulmus pumila</i>	32	Fair	dead branches, crown dieback, root damage, poor form	Remove - Non Native
90	Siberian elm	<i>Ulmus pumila</i>	32	Fair	dead branches, crown dieback, root damage	Remove - Non Native
91	Siberian elm	<i>Ulmus pumila</i>	33	Fair	dead branches, crown dieback, root damage, poor form	Remove - Non Native

92	Siberian elm	<i>Ulmus pumila</i>	36	Fair	dead branches, crown dieback, root damage, trunk swelling	Remove - Non Native
93	Siberian elm	<i>Ulmus pumila</i>	35	Fair	dead branches, crown dieback, root damage, leaning	Remove - Non Native
94	Siberian elm	<i>Ulmus pumila</i>	31	Fair	dead branches, crown dieback, root damage, cavity	Remove - Non Native
95	Siberian elm	<i>Ulmus pumila</i>	36	Fair	root damage, poor crotch attachment, cavity	Remove - Non Native
96	red maple	<i>Acer rubrum</i>	36	Fair	slight lean, small crown, root impacts from driveway	Remove - Fair/Poor Condition
101	black locust	<i>Robinia pseudoacacia</i>	46	Poor	mostly dead	Remove - Fair/Poor Condition
102	black locust	<i>Robinia pseudoacacia</i>	33	Poor	mostly dead, fungus	Remove - Fair/Poor Condition
104	white mulberry	<i>Morus alba</i>	33	Fair		Remove - Invasive/Introduced
105	Siberian elm	<i>Ulmus pumila</i>	39	Poor	dead branches, large vertical crack in trunk, root damage,	Remove - Non Native
106	Siberian elm	<i>Ulmus pumila</i>	44	Fair	dead branches, broken branches, root damage,	Remove - Non Native
107	Siberian elm	<i>Ulmus pumila</i>	32	Good	root damage, broken branches	Remove - Non Native
108	black locust	<i>Robinia pseudoacacia</i>	30	Poor	fungus, dead branches, co-dominant leader cut	Remove - Fair/Poor Condition
109	willow oak	<i>Quercus phellos</i>	33	Good		Remove
110	black locust	<i>Robinia pseudoacacia</i>	33	Poor	mostly dead	Remove - Fair/Poor Condition
111	pin oak	<i>Quercus palustris</i>	45	Good	fungus	Remove
112	Bradford pear	<i>Pyrus calleryana</i>	36	Good	weak crotch attachment, cavity, poor form	Remove - Invasive
113	Bradford pear	<i>Pyrus calleryana</i>	30	Good	weak crotch attachment, poor form	Remove - Invasive
114	southern red oak	<i>Quercus falcata</i>	50	Poor	large cavity, one sided branching	Remove - Fair/Poor Condition
115	southern red oak	<i>Quercus falcata</i>	43	Good	leaning, one sided branching	Remove
118	Yellow poplar	<i>Liriodendron tulipifera</i>	33	Fair	Cavity, leaning	Remove- Fair/Poor Condition
119	Southern red-oak	<i>Quercus falcata</i>	32	Fair		Remove- Fair/Poor condition
120	Yellow Poplar	<i>Liriodendron tulipifera</i>	30	Excellent		Remove
121	Siberian elm	<i>Ulmus pumila</i>	32	Good	small crown, dead branches	Remove - Non Native
122	Yellow Poplar	<i>Liriodendron tulipifera</i>	35	Excellent	Dead branches	Remove
140	southern red oak	<i>Quercus falcata</i>	36	Good		Remove
141	southern red oak	<i>Quercus falcata</i>	42	Fair	one sided branching, leaning, poor form	Remove - Fair/Poor Condition

142	yellow-poplar	<i>Liriodendron tulipifera</i>	44	Excellent		Remove
143	Siberian elm	<i>Ulmus pumila</i>	31	Fair	root damage, dead branches, broken branches, cavity, leaning	Remove - Non Native
144	Siberian elm	<i>Ulmus pumila</i>	35	Fair	co-dominant leader, poor form, one sided branching	Remove - Non Native
145	southern red oak	<i>Quercus falcata</i>	46	Good	weak crotch attachment, one sided branching, co-dominant leader	Remove
146	yellow-poplar	<i>Liriodendron tulipifera</i>	38	Good	small cavity	Remove
147	chestnut oak	<i>Quercus montana</i>	38, 33	Fair	cavity, small crown, weak crotch attachment, dead branches, one side branching	Remove - Fair/Poor Condition
148	chestnut oak	<i>Quercus montana</i>	30	Good	small crown,	Remove
149	southern red oak	<i>Quercus falcata</i>	35	Poor	co-dominant leader, one leader is dead, crown dieback, dead branches, poor form	Remove - Fair/Poor Condition
150	southern red oak	<i>Quercus falcata</i>	35	Poor	co-dominant leader, one leader is dead, severe crown dieback,	Remove - Fair/Poor Condition
151	chestnut oak	<i>Quercus montana</i>	37	Fair	cavity, weak crotch attachment, one sided branching	Remove - Fair/Poor Condition
152	chestnut oak	<i>Quercus montana</i>	30	Fair	weak crotch attachment, one sided branching, multi-stem leader	Remove - Fair/Poor Condition
153	chestnut oak	<i>Quercus montana</i>	31	Good	lower trunk swelling	Remove
154	chestnut oak	<i>Quercus montana</i>	30	Good	root damage, co-dominant leader, weak crotch attachment, one sided branching	Remove
158	Yellow poplar	<i>Liriodendron tulipifera</i>	37	Good	Root damage, leaning, one-sided branching	Remove
159	Siberian elm	<i>Ulmus pumila</i>	34	Poor	dead leader, weak crotch attachment	Remove - Non Native
160	Siberian elm	<i>Ulmus pumila</i>	30	Fair	root damage, broken/dead branches	Remove - Non Native
161	Siberian elm	<i>Ulmus pumila</i>	37	Poor	root damage, broken/dead branches	Remove - Non Native
162	Siberian elm	<i>Ulmus pumila</i>	34	Fair	root damage, broken/dead branches, codominant leader	Remove - Non Native
163	Siberian elm	<i>Ulmus pumila</i>	46	Good	root damage, broken/dead branches	Remove - Non Native
164	Siberian elm	<i>Ulmus pumila</i>	38	Good	root damage, broken/dead branches	Remove - Non Native
166	Siberian elm	<i>Ulmus pumila</i>	34	Fair	Root damage, broken/dead branches, slight lean	Remove- Fair/Poor Condition

167	Siberian elm	<i>Ulmus pumila</i>	35	Fair	Root damage, broken/dead branches, crown dieback, lower trunk swelling	Remove- Fair/Poor Condition
168	Red maple	<i>Acer rubrum</i>	30	Poor	Root damage, broken/dead branches	Remove- Fair/Poor Condition
169	yellow-poplar	<i>Liriodendron tulipifera</i>	36	Poor	slight lean, small crown, root impacts from driveway, crown dieback	Remove - Fair/Poor Condition
170	Siberian elm	<i>Ulmus pumila</i>	31	Good	root damage, broken/dead branches, weak crotch attachment	Remove - Non Native
171	southern red oak	<i>Quercus falcata</i>	42	Good	lower trunk swelling	Remove
172	southern red oak	<i>Quercus falcata</i>	35	Good		Remove
173	post oak	<i>Quercus stellata</i>	37	Fair	broken/dead branches, cavity, leaning, one-sided branching	Remove - Fair/Poor Condition
174	yellow-poplar	<i>Liriodendron tulipifera</i>	34	Good	small crown, exposed roots, slight lean	Remove
175	yellow-poplar	<i>Liriodendron tulipifera</i>	35	Fair	small crown, exposed roots, slight lean, one-sided branching	Remove - Fair/Poor Condition
176	chestnut oak	<i>Quercus montana</i>	60	Good	crown dieback, poor crown form, multi-stem leader	Remove
177	chestnut oak	<i>Quercus montana</i>	32	Fair	co-dominant leader, poor form, leaning	Remove - Fair/Poor Condition
178	chestnut oak	<i>Quercus montana</i>	30	Good	small crown, vine cover, weak crotch attachment	Remove
179	chestnut oak	<i>Quercus montana</i>	36	Poor	mostly dead	Remove - Fair/Poor Condition
180	chestnut oak	<i>Quercus montana</i>	30	Good	small crown	Remove
181	chestnut oak	<i>Quercus montana</i>	34	Good	exposed roots, leaning, one-sided branching, dead branches	Remove
182	chestnut oak	<i>Quercus montana</i>	35	Fair	root damage, one sided branching	Remove - Fair/Poor Condition
183	yellow-poplar	<i>Liriodendron tulipifera</i>	41	Poor	upper crown dead, trunk seep, exposed roots	Remove - Fair/Poor Condition
184	yellow-poplar	<i>Liriodendron tulipifera</i>	50	Fair	one-sided branching, co-dominant leader, weak crotch attachment	Remove - Fair/Poor Condition
185	yellow-poplar	<i>Liriodendron tulipifera</i>	30	Fair	small crown, vine cover	Remove - Fair/Poor Condition
186	chestnut oak	<i>Quercus montana</i>	51	Fair	one-sided branching, weak crotch attachment	Remove - Fair/Poor Condition
187	black oak	<i>Quercus velutina</i>	35	Good	root impacts from cart path, broken branches, small leader growing from trunk base	Remove
188	White oak	<i>Quercus alba</i>	32	Excellent	One sided branching	Remove
189	yellow-poplar	<i>Liriodendron tulipifera</i>	35	Good	poor form, crown dieback	Remove

190	white oak	<i>Quercus alba</i>	34	Poor	lower trunk swelling, two trees growing together	Remove - Fair/Poor Condition
191	white oak	<i>Quercus alba</i>	34	Fair	stem sprouts, crown dieback	Remove - Fair/Poor Condition
192	Chestnut oak	<i>Quercus montana</i>	32	Good	Crooked trunk	Remove
193	Yellow poplar	<i>Liriodendron tulipifera</i>	31	Good	Poor crotch attachment	Remove
194	chestnut oak	<i>Quercus montana</i>	33	Good	small cavities, one-sided branching	Remove
195	southern red oak	<i>Quercus falcata</i>	36	Good	dead branches	Remove
196	Chestnut oak	<i>Quercus montana</i>	43	Fair	Poor form, stem sprouts, weak crotch attachment	Remove
197	chestnut oak	<i>Quercus montana</i>	44	Good	one-sided branching	Remove
198	chestnut oak	<i>Quercus montana</i>	36	Excellent		Remove
199	Chestnut oak	<i>Quercus montana</i>	45	Poor	Weak crotch attachment	Remove – poor condition
200	Yellow poplar	<i>Liriodendron tulipifera</i>	35	Good	Slight lean	Remove
201	Chestnut oak	<i>Quercus montana</i>	36	Fair	One sided branching, cavities, lower trunk swelling	Remove
202	chestnut oak	<i>Quercus montana</i>	31	Good	one-sided branching	Remove
203	Yellow poplar	<i>Liriodendron tulipifera</i>	51	Excellent	Broken branches	Remove
204	Yellow poplar	<i>Liriodendron tulipifera</i>	47	Poor	Lower trunk rot, broken branches, cavity	Remove- Poor condition
205	Yellow poplar	<i>Liriodendron tulipifera</i>	37	Fair	Crown dieback, poor form, weak crotch attachment, dead branches	Remove- Fair or poor condition
206	yellow-poplar	<i>Liriodendron tulipifera</i>	43	Good	crown dieback, broken branches	Remove
207	yellow-poplar	<i>Liriodendron tulipifera</i>	30	Good	poof form, weak crotch attachment, dead branches	Remove
208	sweetgum	<i>Liquidambar styraciflua</i>	30	Fair	multi-stem trunk, weak crotch attachment, stem sprouts, one-sided branching	Remove - Fair/Poor Condition
209	Yellow poplar	<i>Liriodendron tulipifera</i>	43	Fair	Weak crotch attachment, one-sided branching, co-dominant leader	Remove – Fair/poor Condition
210	Yellow-poplar	<i>Liriodendron tulipifera</i>	32	Good	Crown dieback	Remove
211	yellow-poplar	<i>Liriodendron tulipifera</i>	32	Fair	one-sided branching, leaning	Remove - Fair/Poor Condition
212	yellow-poplar	<i>Liriodendron tulipifera</i>	38	Good	one-sided branching, vine cover	Remove
213	yellow-poplar	<i>Liriodendron tulipifera</i>	31	Good	cavity, dead/broken branches, one-sided branching	Remove
214	Siberian elm	<i>Ulmus pumila</i>	30	Poor	root damage, cavity, lower trunk injury	Remove - Non Native

215	Siberian elm	<i>Ulmus pumila</i>	31	Fair	cavity, dead/broken branches	Remove - Non Native
219	scarlet oak	<i>Quercus coccinea</i>	31	Fair	dead/broken branches	Remove - Fair/Poor Condition
222	chestnut oak	<i>Quercus montana</i>	37	Excellent		Remove
223	chestnut oak	<i>Quercus montana</i>	33	Good	weak crotch attachment, lower trunk swelling	Remove
**224	chestnut oak	<i>Quercus montana</i>	35	Good	root damage, leaning, one-sided branching	Remove
225	chestnut oak	<i>Quercus montana</i>	30	Good	fungus, dead/broken branches	Remove
227	Siberian elm	<i>Ulmus pumila</i>	35	Good	root damage	Remove - Non Native
228	Siberian elm	<i>Ulmus pumila</i>	44	Fair	weak crotch attachment, root damage, crown dieback	Remove - Non Native
229-A	Siberian elm	<i>Ulmus pumila</i>	33	Fair	Co-dominant leader, weak crotch attachment, crown dieback	Remove-Non-Native
230	red maple	<i>Acer rubrum</i>	31	Fair	leaning, co-dominant leader, weak crotch attachment, crown dieback	Remove - Fair/Poor Condition
231	yellow-poplar	<i>Liriodendron tulipifera</i>	41	Fair	root damage, leaning, co-dominant leader, weak crotch attachment	Remove - Fair/Poor Condition
232	red maple	<i>Acer rubrum</i>	34	Poor	leaning heavily, co-dominant leader, weak crotch attachment, crown dieback	Remove - Fair/Poor Condition
234	Red maple	<i>Acer rubrum</i>	32	Fair	Root crown swelling, dead branches, small cavity	Remove- Fair/Poor condition
240	chestnut oak	<i>Quercus montana</i>	32	Good	crown dieback, weak crotch attachment, dead branches	Remove
241	chestnut oak	<i>Quercus montana</i>	32	Good	crown dieback, weak crotch attachment	Remove
242	chestnut oak	<i>Quercus montana</i>	30	Fair	leaning, lower trunk swelling, one-sided branching	Remove - Fair/Poor Condition
245	yellow-poplar	<i>Liriodendron tulipifera</i>	39	Good	crown dieback, dead/broken branches	Remove
246	Sweetgum	<i>Liquidambar styraciflua</i>	30	Good	Slight lean, upper crown, small crown	Remove
247	American sycamore	<i>Platanus occidentalis</i>	31	Good	thin crown	Remove
248	sweetgum	<i>Liquidambar styraciflua</i>	32	Fair	stem sprouts, weak crotch attachment	Remove - Fair/Poor Condition
250	Willow oak	<i>Quercus phellos</i>	33	Good	One-sided branching	Remove
252	Siberian elm	<i>Ulmus pumila</i>	38	Fair	cavity, dead/broken branches, co-dominant leader,	Remove - Non Native
256	red maple	<i>Acer rubrum</i>	31	Fair	thin crown, girdled roots, root damage, multi-stem trunk	Remove - Fair/Poor Condition

257	red maple	<i>Acer rubrum</i>	30	Fair	girdled roots, root damage, multi-stem trunk	Remove - Fair/Poor Condition
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*Tree is located on an adjacent parcel with critical root zone extending onto project site.

** Specimen Tree 224 was approved for removal with PGCPB No. 2020-36 with PPS-4-19005. In condition 13(b)(2) of the aforementioned resolution, ST-124 was mistakenly labeled as ST-224 and required to be saved. ST-124 is now being shown for removal with TCP2-010-2019, with the description that it will be preserved and tree health will be evaluated post construction and added to the tree afforestation annual evaluation for four (4) years.

The removal of these Specimen Trees are necessary for the proposed development. The subject Specimen Trees are located throughout all portions of the proposed site. A large majority of the trees indicated on the Forest Stand Delineation and NRI plans are non-native species of trees or trees that are in fair to poor health. Thirty two percent of the trees requested for removal are non-native Siberian Elm trees in severe decline. These trees will not be advantageous to keep for the new development. Many of these trees have also been planted to form straight line arrangements and separation along the existing golf course fairways, and are in decline. The new development proposes extensive street tree planting, reforestation areas, and additional site plantings to enhance the eventual build out of the property. All Specimen Trees located within the Historic House Environmental Setting are slated for preservation, per Section 25-122(b)(1)(G). The proposed development also respects the existing environmental constraints on the property. Preservation of the Specimen Trees would result in an unnecessary hardship on the applicant to revise the site layout, drastically reducing the potential for a feasible project.

This variance requests the removal of trees: 3, 4 ,5 ,6, 27, 33,52, 71, 72, 123, 124, 133, 165, 221, 236, 243, 244, 253.

The applicant requests that trees 123, 124, 244 be approved for removal, however the applicant will preserve the trees and tree health will be evaluated post construction and these trees will be added to the tree afforestation annual evaluation for four (4) years.

REQUIRED FINDINGS

Section 25-119(d) sets forth the following requirements for approvals of variances to requirements of Subtitle 25 – Trees and Vegetation.

(d) Variances

(1) An applicant may request a variance from this Division as part of the review of a TCP where owing to special features of the site or other circumstances, implementation of this subtitle would result in unwarranted hardship to an applicant. To approve a variance, the approving authority shall find that:

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

RESPONSE: The property is unique in that it is currently being utilized as an operating golf course. Many of the trees proposed for removal are non-native species of trees that have been systematically planted in straight rows along the fairways, and are currently in advanced stages of decline. These trees were originally planted in previously open farmland after the establishment of the golf course fairways. The proposed development has maximized the allowable design and density of the site and has preserved large areas of green space throughout the property. Additional plantings are being proposed, as required, during the planning process. The landowner and developer would realize significant hardship in that the project would not be viable without removal of the requested trees, should Subtitle 25 be strictly enforced.

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

RESPONSE: As stated above, strict enforcement of Subtitle 25 would reduce the design of the development to be such that it would not be feasible. The proposed development proposes large amounts of open space for future landscaping, reforestation, and recreational areas. The project will be much more “green” than many other developments under construction in the county. The proposed design will also remove a large amount of non-native tree species and replace them with native planting material. The subject variance is necessary in order for the applicant to develop the property based on the proposed layout and minimum construction standards to achieve the highest and best use of the property in ways similar to other comparable properties and uses. Given the unique nature of the existing use, the relatively poor condition of some of the trees, and the fact that many trees are non-native varieties, the applicant would be denied rights not commonly enjoyed by others in similar situations if the variance were denied. The original purpose of many of the planted trees was to serve the golf course use. Without the golf course, the trees subject to this request are no longer necessary and their removal can make way for more appropriate plantings and native trees.

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

RESPONSE: Circumstances unique to the site include limited opportunities to provide access to and from the site from master planned rights-of-way, constraints associated with the size and shape of developable areas, and preservation of the PMA area. The subject variance is necessary in order for the applicant to develop the property based on the proposed layout and to achieve the highest allowable and best use of the property in ways similar to other comparable properties and uses. Requiring preservation of all specimen trees would render the property undevelopable for allowable zoning uses. The variance would not result in a privilege to the applicant; it would allow for development to proceed with similar rights afforded to others with similar properties and land uses.

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

RESPONSE: The nature of the variance request is premised on preserving existing natural features of the site and the necessity to implement grading and clearing to allow for adequate and safe development practices to maximize the potential of the allowed use of the property.

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

RESPONSE: The subject request is based on conditions pertaining solely to the site and proposed development. The required grading and clearing of the land that is suitable for development practices has led to the need to remove the specimen trees as stated in the preceding findings in order to create buildable parcels and lots.

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

RESPONSE: Concurrently with this plan submission, the applicant is working with Prince George's County Department of Permitting Inspections and Enforcement to provide effective Site Development Concepts, Stormwater Management Plans, Erosion Control Plans, and other design plans for review. There are no impacts to water quality anticipated and there is no evidence that removal of the Specimen Trees would adversely impact quality of the water on-site and/or within the general vicinity of the property.

CONCLUSION

Section 25-119(d)(4) states that the variance granted under these findings are not to be considered zoning variances. They are specific variances meant to recognize special circumstances relating to the removal of specimen trees only. In this case, there are special circumstances relating to the property, including the unique shape, size of developable area, limited site frontage, opportunities for ingress and egress, and the location of the PMA. Many of the non-native trees were planted to serve as wood lines for the golf course. They serve no other purpose and can be removed to make way for higher quality wooded land. The request satisfies all of the required findings for approval. We therefore respectfully request approval of a variance to permit the removal of the specimen trees in accordance with the application for DSP-19007.

Respectfully submitted,

Daniel Schlegel

APPENDIX I: SPECIMEN TREE TABLES FROM TCP2-010-2019, AS REQUESTED

No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Condition/Comments	Disposition	Sheet #	Variance
1	sweetgum	<i>Liquidambar styraciflua</i>	35	Fair	root damage, poor form	Save	18	
2	Siberian elm	<i>Ulmus pumila</i>	36	Fair	dead branches, root damage, cavity	Remove - Non-Native	19	PPS
3	Siberian elm	<i>Ulmus pumila</i>	40	Fair	dead branches, root damage, cavity	Save, root pruning	19	
4	Siberian elm	<i>Ulmus pumila</i>	34	Fair	dead branches, root damage, small crown	Save, root pruning	19	
5	Siberian elm	<i>Ulmus pumila</i>	34	Fair	dead branches, growing on a steep slope, crown dieback, power lines running through crown	Save	19	
6	Siberian elm	<i>Ulmus pumila</i>	33	Fair	lower trunk swelling, root damage, dead branches	Save, root pruning	19	
7	southern red oak	<i>Quercus falcata</i>	36	Fair	cavity, dead branches	Save, root pruning	19	
8	Siberian elm	<i>Ulmus pumila</i>	39	Good		Remove - non-Native	19	PPS
9	pin oak	<i>Quercus palustris</i>	30	Excellent		Remove	19	PPS
10	Siberian elm	<i>Ulmus pumila</i>	36	Fair	lower trunk swelling, root damage, dead branches	Remove- none native	19	PPS
11	Norway spruce	<i>Picea abies</i>	34	Excellent		Remove - Non-Native	19	PPS
12	pin oak	<i>Quercus palustris</i>	34	Good	small crown	Save	15	PPS
13	American sycamore	<i>Platanus occidentalis</i>	33	Excellent		Remove	15	PPS
14	red maple	<i>Acer rubrum</i>	35	Fair	root damage, co-dominant leader, dead branches	Remove - Fair/poor Condition	15	PPS
15	American sycamore	<i>Platanus occidentalis</i>	34	Excellent		Remove	15	PPS
16	pin oak	<i>Quercus palustris</i>	37	Good	dead branches	Save	15	
17	sweetgum	<i>Liquidambar styraciflua</i>	33	Good	leaning, on stream bank	Save, root pruning	15	
18*	willow oak	<i>Quercus phellos</i>	40	Fair	storm damage	Save, root pruning	15	
19*	willow oak	<i>Quercus phellos</i>	40	Poor	weak crotch attachment,	Save, root pruning	15	

					leaning, broken branches			
20	willow oak	<i>Quercus phellos</i>	49	Good	small cavity, crown dieback, sparse crown	Save, root pruning	10	
21	willow oak	<i>Quercus phellos</i>	36	Good	dead branches	Save, root pruning	10	
22*	willow oak	<i>Quercus phellos</i>	30	Fair		Save	10	
23*	yellow-poplar	<i>Liriodendron tulipifera</i>	36	Fair		Save	10	
24	willow oak	<i>Quercus phellos</i>	42	Good		Save, root pruning	10	
25	American sycamore	<i>Platanus occidentalis</i>	36	Fair	stem sprouts, storm damage, crown dieback	Save	10	
26	red maple	<i>Acer rubrum</i>	34	Poor	leaning, on a stream bank	Save, root pruning	10	
27	pin oak	<i>Quercus palustris</i>	33	Good	root damage	Remove - Fair/Poor Condition	10	DSP
28	yellow-poplar	<i>Liriodendron tulipifera</i>	32	Poor	root damage, lower trunk swelling, weak crotch attachment	Save	10	
29	white oak	<i>Quercus alba</i>	35	Good	weak crotch attachment,	Save	10	
30	American sycamore	<i>Platanus occidentalis</i>	30	Fair	exposed roots, leaning, codominant leader	Remove - Fair/Poor Condition	10	PPS
31	American sycamore	<i>Platanus occidentalis</i>	30	Poor	dead leader, exposed roots, cavity	Remove - Fair/Poor Condition	10	PPS
32	American sycamore	<i>Platanus occidentalis</i>	33	Good	vine cover, multi-stem trunk, leaning	Remove	10	PPS
33	southern red oak	<i>Quercus falcata</i>	33	Fair	slight lean, one sided branching	Remove - Fair/Poor Condition	9	DSP
34	willow oak	<i>Quercus phellos</i>	32	Good	dead branches, small crown	Remove	9	PPS
35	willow oak	<i>Quercus phellos</i>	34	Good	dead branches, one sided branching	Save	9	PPS
36	southern red oak	<i>Quercus falcata</i>	30	Fair	cavity, dead branches	Remove - Fair/Poor Condition	9	PPS
37	southern red oak	<i>Quercus falcata</i>	34	Good	slight lean, one sided branching	Remove	9	PPS
38	southern red oak	<i>Quercus falcata</i>	32	Good	leaning, one sided branching	Remove	9	PPS
39*	white oak	<i>Quercus alba</i>	31	Fair		Save, root pruning	8	
40	Siberian elm	<i>Ulmus pumila</i>	32	Good	small cavity	Remove - Non Native	9	PPS
41	Siberian elm	<i>Ulmus pumila</i>	38	Fair	root damage, large cracks in trunk	Remove - Non Native	9	PPS
42	Siberian elm	<i>Ulmus pumila</i>	34	Poor	root damage, cavity, most of crown is dead,	Remove - Non Native	8	PPS
43	Siberian elm	<i>Ulmus pumila</i>	35	Poor	large vertical crack up entire tree	Remove - Non Native	8	PPS

44	Siberian elm	<i>Ulmus pumila</i>	37	Good	girdled roots, roots impacts by parking lot, leaning,	Remove - Non Native	18	PPS
45	Siberian elm	<i>Ulmus pumila</i>	30	Good	roots impacts by parking lot, leaning, co-dominant leader	Remove - Non Native	18	PPS
46	silver maple	<i>Acer saccharinum</i>	66	Good	thin crown	Remove	18	PPS
47	eastern red cedar	<i>Juniperus virginiana</i>	38	Good	power line cutting through crown, small cavity at trunk base	Save, root pruning	18	
48	pin oak	<i>Quercus palustris</i>	30	Good	small crown	Remove	18	PPS
49	Siberian elm	<i>Ulmus pumila</i>	30	Good	slight lean, crown dieback	Remove - Non Native	18	PPS
50	Siberian elm	<i>Ulmus pumila</i>	34	Poor	root damage, cavity, poor form, dead branches, crown dieback	Remove - Non Native	18	PPS
51	Siberian elm	<i>Ulmus pumila</i>	34	Poor	root damage, large vertical crack up tree, poor form	Remove - Non Native	18	PPS
52	Siberian elm	<i>Ulmus pumila</i>	32	Fair	root damage, large cracks in truck	Save, root pruning	18	
53	Siberian elm	<i>Ulmus pumila</i>	49	Good	root damage, crown dieback	Remove - Non Native	18	PPS
54	Siberian elm	<i>Ulmus pumila</i>	31	Poor	large cavities, fungus, poor form	Remove - Non Native	18	PPS
55	Siberian elm	<i>Ulmus pumila</i>	38	Good	lower trunk injury, broken branches	Save	18	
56	black locust	<i>Robinia pseudoacacia</i>	38	Poor	large cavity, vine cover, small crown, leader has fallen	Save	18	
57	eastern red cedar	<i>Juniperus virginiana</i>	31	Poor	root impacts, large cavity, power pole	Save, root pruning	18	
58	Siberian elm	<i>Ulmus pumila</i>	32	Poor	root damage, lower trunk injury	Remove - Non Native	14	PPS
59	Siberian elm	<i>Ulmus pumila</i>	32	Fair	root damage, large cracks in truck, broken branches	Remove - Non Native	18	PPS
60	Siberian elm	<i>Ulmus pumila</i>	30	Good	multi-stem, crown dieback	Remove - Non Native	18	PPS
62	Siberian elm	<i>Ulmus pumila</i>	32	Good	root damage, dead branches	Remove - Non Native	19	PPS
63	Siberian elm	<i>Ulmus pumila</i>	30	Poor	root damage, small cavity, severe dieback	Remove - Non Native	19	PPS
64	Siberian elm	<i>Ulmus pumila</i>	34	Poor	crown dieback, leader missing, large cavity	Remove - Non Native	19	PPS

65	Siberian elm	<i>Ulmus pumila</i>	33	Fair	cavity, crown dieback	Remove - Non Native	14	PPS
66	Siberian elm	<i>Ulmus pumila</i>	37	Good	crown dieback	Remove - Non Native	14	PPS
67	Siberian elm	<i>Ulmus pumila</i>	36	Poor	poor form, large cavity, storm damage	Remove - Non Native	8	PPS
68	Siberian elm	<i>Ulmus pumila</i>	35	Poor	poor form, crown dieback	Remove - Non Native	8	PPS
69	Siberian elm	<i>Ulmus pumila</i>	37	Fair	root damage, poor form, crown dieback, cavity	Remove - Non Native	8	PPS
70	Siberian elm	<i>Ulmus pumila</i>	39	Poor	most of tree dead	Remove - Non Native	8	PPS
71*	southern red oak	<i>Quercus falcata</i>	30	Fair		Remove - Fair/Poor Condition	8	DSP
72*	scarlet oak	<i>Quercus coccinea</i>	30	Fair		Remove - Fair/Poor Condition	8	DSP
73	white oak	<i>Quercus alba</i>	31	Fair	short trunk, one sided branching	Remove - Fair/Poor Condition	8	PPS
74	white oak	<i>Quercus alba</i>	31	Fair	weak crotch, co-dominant leader, one sided branching, growing on steep bank	Remove - Fair/Poor Condition	9	PPS
75	scarlet oak	<i>Quercus coccinea</i>	34	Fair	root damage, dead branches, crown dieback	Remove - Fair/Poor Condition	15	PPS
76	American sycamore	<i>Platanus occidentalis</i>	30	Fair	root damage, weak crotch attachment	Remove - Fair/Poor Condition	15	PPS
77	Siberian elm	<i>Ulmus pumila</i>	31	Fair	lower trunk swelling, severe crown dieback	Remove - Non Native	9	PPS
78	Siberian elm	<i>Ulmus pumila</i>	30	Fair	poor form, dead branches, broken branches	Remove - Non Native	9	PPS
79	Norway spruce	<i>Picea abies</i>	35	Good	poor form	Remove - Non Native	9	PPS
80	Siberian elm	<i>Ulmus pumila</i>	34	Fair	weak crotch, dead branches	Remove - Non Native	9	PPS
81	eastern white pine	<i>Pinus strobus</i>	30	Good		Remove	9	PPS
82	Siberian elm	<i>Ulmus pumila</i>	46	Fair	root damage, cavity, weak crotch	Remove - Non Native	10	PPS
83	red maple	<i>Acer rubrum</i>	36	Fair	crown dieback, co-dominant leader, leaning	Save	10	PPS
84	American sycamore	<i>Platanus occidentalis</i>	72	Fair	multi-stem trunk, crown dieback, vine covered	Remove - Fair/Poor Condition	10	PPS
85	red maple	<i>Acer rubrum</i>	38	Good	poor form in upper crown	Remove	10	PPS
86	willow oak	<i>Quercus phellos</i>	35	Good	growing on a stream bank, leaning, one sided branching	Remove	10	PPS

	87	American sycamore	<i>Platanus occidentalis</i>	37	Fair	poor form, cavity, root damage	Remove - Fair/Poor Condition	10	PPS
○	88	Siberian elm	<i>Ulmus pumila</i>	34	Fair	dead branches, crown dieback, root damage, poor form	Remove - Non Native	15	PPS
○	89	Siberian elm	<i>Ulmus pumila</i>	32	Fair	dead branches, crown dieback, root damage, poor form	Remove - Non Native	15	PPS
○	90	Siberian elm	<i>Ulmus pumila</i>	32	Fair	dead branches, crown dieback, root damage	Remove - Non Native	15	PPS
○	91	Siberian elm	<i>Ulmus pumila</i>	33	Fair	dead branches, crown dieback, root damage, poor form	Remove - Non Native	15	PPS
○	92	Siberian elm	<i>Ulmus pumila</i>	36	Fair	dead branches, crown dieback, root damage, trunk swelling	Remove - Non Native	15	PPS
○	93	Siberian elm	<i>Ulmus pumila</i>	35	Fair	dead branches, crown dieback, root damage, leaning	Remove - Non Native	15	PPS
○	94	Siberian elm	<i>Ulmus pumila</i>	31	Fair	dead branches, crown dieback, root damage, cavity	Remove - Non Native	14	PPS
○	95	Siberian elm	<i>Ulmus pumila</i>	36	Fair	root damage, poor crotch attachment, cavity	Remove - Non Native	14	PPS
	96	red maple	<i>Acer rubrum</i>	36	Fair	slight lean, small crown, root impacts from driveway	Remove - Fair/Poor Condition	14	PPS
	97	American holly	<i>Ilex opaca</i>	34	Good	co-dominant leader, multi-stem trunk	Save, root pruning	14	
	98	silver maple	<i>Acer saccharinum</i>	43	Good	small crown, root impacts	Save, root pruning	14	
	99	ginkgo	<i>Ginkgo biloba</i>	50	Fair	root impacts	Save	14	
	100	white oak	<i>Quercus alba</i>	48	Good	crown dieback, vine cover	Save	14	
	101	black locust	<i>Robinia pseudoacacia</i>	46	Poor	mostly dead	Remove - Fair/Poor Condition	14	PPS
	102	black locust	<i>Robinia pseudoacacia</i>	33	Poor	mostly dead, fungus	Remove - Fair/Poor Condition	14	PPS
	103	eastern red cedar	<i>Juniperus virginiana</i>	37	Good		Save, root pruning	14	
△	104	white mulberry	<i>Morus alba</i>	33	Fair		Remove - Invasive/introduced	14	PPS
○	105	Siberian elm	<i>Ulmus pumila</i>	39	Poor	dead branches, large vertical crack in trunk, root damage,	Remove - Non Native	14	PPS
○	106	Siberian elm	<i>Ulmus pumila</i>	44	Fair	dead branches, broken branches, root damage,	Remove - Non Native	13	PPS
○	107	Siberian elm	<i>Ulmus pumila</i>	32	Good	root damage, broken branches	Remove - Non Native	7	PPS

	108	black locust	<i>Robinia pseudoacacia</i>	30	Poor	fungus, dead branches, co-dominant leader cut	Remove - Fair/Poor Condition	7	PPS
	109	willow oak	<i>Quercus phellos</i>	33	Good		Remove	7	PPS
	110	black locust	<i>Robinia pseudoacacia</i>	33	Poor	mostly dead	Remove - Fair/Poor Condition	7	PPS
	111	pin oak	<i>Quercus palustris</i>	45	Good	fungus	Remove	8	PPS
△	112	Bradford pear	<i>Pyrus calleryana</i>	36	Good	weak crotch attachment, cavity, poor form	Remove - Invasive/introduced	8	PPS
△	113	Bradford pear	<i>Pyrus calleryana</i>	30	Good	weak crotch attachment, poor form	Remove - Invasive/introduced	5	PPS
	114	southern red oak	<i>Quercus falcata</i>	50	Poor	large cavity, one sided branching	Remove - Fair/Poor Condition	5	PPS
	115	southern red oak	<i>Quercus falcata</i>	43	Good	leaning, one sided branching	Remove	5	PPS
	116*	southern red oak	<i>Quercus falcata</i>	30	Fair		Save	5	
	117*	yellow-poplar	<i>Liriodendron tulipifera</i>	30	Fair		Save	5	
	118	yellow-poplar	<i>Liriodendron tulipifera</i>	33	Fair	cavity, leaning	Remove - Fair/Poor Condition	5	PPS
	119*	southern red oak	<i>Quercus falcata</i>	32	Fair		Remove - Fair/Poor Condition	5	PPS
	120*	yellow-poplar	<i>Liriodendron tulipifera</i>	30	Excellent		Remove	5	PPS
○	121	Siberian elm	<i>Ulmus pumila</i>	32	Good	small crown, dead branches	Remove - Non Native	5	PPS
	122	yellow-poplar	<i>Liriodendron tulipifera</i>	35	Excellent	dead branches	Remove	5	PPS
	123	white oak	<i>Quercus alba</i>	36	Good	weak crotch attachment, one sided branching.	Remove	4	DSP
	124	sweetgum	<i>Liquidambar styraciflua</i>	31	Good	root damage, twisted lower crown	Remove	4	DSP
	125	willow oak	<i>Quercus phellos</i>	33	Good	large indentation in trunk	Save, root pruning	4	
	126	willow oak	<i>Quercus phellos</i>	43	Good	cavity, lower trunk swollen, one sided branching	Save, root pruning	4	
	127	southern red oak	<i>Quercus falcata</i>	30	Fair	leaning, small crown, one sided branching	Save, root pruning	4	
	128	yellow-poplar	<i>Liriodendron tulipifera</i>	34	Good	dead branches, broken branches, crown dieback, weak crotch attachment	Save, root pruning	5	
	129	southern red oak	<i>Quercus falcata</i>	33	Good	leaning, lower trunk swelling, one sided branching	Save, root pruning	5	
	130	southern red oak	<i>Quercus falcata</i>	37	Fair	lower trunk swelling, poor	Save, root pruning	5	

					form, tree bent over			
131	southern red oak	<i>Quercus falcata</i>	48	Good	dead branches, stem sprouts	Save, root pruning	5	
132	yellow-poplar	<i>Liriodendron tulipifera</i>	35	Good	crown dieback	Save, root pruning	5	
133	southern red oak	<i>Quercus falcata</i>	35	Fair	leaning, one sided branching	Remove	5	DSP
134	yellow-poplar	<i>Liriodendron tulipifera</i>	31	Good	small crown, one sided branching	Save, root pruning	5	
135*	chestnut oak	<i>Quercus montana</i>	36	Fair		Save, root pruning	5	
136*	southern red oak	<i>Quercus falcata</i>	34, 35	Fair		Save	5	
137*	yellow-poplar	<i>Liriodendron tulipifera</i>	34	Fair		Save, root pruning	5	
138	southern red oak	<i>Quercus falcata</i>	35	Fair	slight lean, one sided branching, dead branches	Save, root pruning	5	
139*	southern red oak	<i>Quercus falcata</i>	30	Fair		Save, root pruning	5	
140	southern red oak	<i>Quercus falcata</i>	36	Good		Remove	7	PPS
141	southern red oak	<i>Quercus falcata</i>	42	Fair	one sided branching, leaning, poor form	Remove - Fair/Poor Condition	7	PPS
142	yellow-poplar	<i>Liriodendron tulipifera</i>	44	Excellent		Remove	7	PPS
143	Siberian elm	<i>Ulmus pumila</i>	31	Fair	root damage, dead branches, broken branches, cavity, leaning	Remove - Non Native	7	PPS
144	Siberian elm	<i>Ulmus pumila</i>	35	Fair	co-dominant leader, poor form, one sided branching	Remove - Non Native	5	PPS
145	southern red oak	<i>Quercus falcata</i>	46	Good	weak crotch attachment, one sided branching, co-dominant leader	Save	7	PPS
146	yellow-poplar	<i>Liriodendron tulipifera</i>	38	Good	small cavity	Remove	7	PPS
147	chestnut oak	<i>Quercus montana</i>	38, 33	Fair	cavity, small crown, weak crotch attachment, dead branches, one side branching	Remove - Fair/Poor Condition	7	PPS
148	chestnut oak	<i>Quercus montana</i>	30	Good	small crown,	Remove	7	PPS
149	southern red oak	<i>Quercus falcata</i>	35	Poor	co-dominant leader, one leader is dead, crown dieback, dead branches, poor form	Remove - Fair/Poor Condition	7	PPS

	150	southern red oak	<i>Quercus falcata</i>	35	Poor	co-dominant leader, one leader is dead, severe crown dieback,	Remove - Fair/Poor Condition	7	PPS
	151	chestnut oak	<i>Quercus montana</i>	37	Fair	cavity, weak crotch attachment, one sided branching	Remove - Fair/Poor Condition	7	PPS
	152	chestnut oak	<i>Quercus montana</i>	30	Fair	weak crotch attachment, one sided branching, multi-stem leader	Remove - Fair/Poor Condition	7	PPS
	153	chestnut oak	<i>Quercus montana</i>	31	Good	lower trunk swelling	Remove	7	PPS
	154	chestnut oak	<i>Quercus montana</i>	30	Good	root damage, co-dominant leader, weak crotch attachment, one sided branching	Remove	6	PPS
	155*	yellow-poplar	<i>Liriodendron tulipifera</i>	45	Fair		Save, root pruning	7	
	156*	yellow-poplar	<i>Liriodendron tulipifera</i>	45	Fair		Save, root pruning	6	
	157	chestnut oak	<i>Quercus montana</i>	31	Good	small crown	Save, root pruning	6	
	158	yellow-poplar	<i>Liriodendron tulipifera</i>	37	Good	root damage, leaning, one sided branching	Remove	6	PPS
○	159	Siberian elm	<i>Ulmus pumila</i>	34	Poor	dead leader, weak crotch attachment	Remove -Non native	13	PPS
○	160	Siberian elm	<i>Ulmus pumila</i>	30	Fair	root damage, broken/dead branches	Remove -Non native	13	PPS
○	161	Siberian elm	<i>Ulmus pumila</i>	37	Poor	root damage, broken/dead branches	Remove -Non native	13	PPS
○	162	Siberian elm	<i>Ulmus pumila</i>	34	Fair	root damage, broken/dead branches, codominant leader	Remove -Non native	13	PPS
○	163	Siberian elm	<i>Ulmus pumila</i>	46	Good	root damage, broken/dead branches	Remove -Non native	13	PPS
○	164	Siberian elm	<i>Ulmus pumila</i>	38	Good	root damage, broken/dead branches	Remove -Non native	13	PPS
○	165	Siberian elm	<i>Ulmus pumila</i>	32	Fair	root damage, broken/dead branches, poor form	Remove - Fair/Poor Condition	13	DSP
○	166	Siberian elm	<i>Ulmus pumila</i>	34	Fair	root damage, broken/dead branches, slight lean	Remove - Fair/Poor Condition	12	PPS
○	167	Siberian elm	<i>Ulmus pumila</i>	35	Fair	root damage, broken/dead branches, crown dieback, lower trunk swelling	Remove - Fair/Poor Condition	12	PPS

168	red maple	<i>Acer rubrum</i>	30	Poor	root damage, broken/dead branches	Remove - Fair/Poor Condition	12	PPS
169	yellow-poplar	<i>Liriodendron tulipifera</i>	36	Poor	slight lean, small crown, root impacts from driveway, crown dieback	Remove - Fair/Poor Condition	12	PPS
170	Siberian elm	<i>Ulmus pumila</i>	31	Good	root damage, broken/dead branches, weak crotch attachment	Remove -Non native	12	PPS
171	southern red oak	<i>Quercus falcata</i>	42	Good	lower trunk swelling	Remove	12	PPS
172	southern red oak	<i>Quercus falcata</i>	35	Good		Remove	12	PPS
173	post oak	<i>Quercus stellata</i>	37	Fair	broken/dead branches, cavity, leaning, one-sided branching	Remove - Fair/Poor Condition	12	PPS
174	yellow-poplar	<i>Liriodendron tulipifera</i>	34	Good	small crown, exposed roots, slight lean	Remove	12	PPS
175	yellow-poplar	<i>Liriodendron tulipifera</i>	35	Fair	small crown, exposed roots, slight lean, one-sided branching	Remove - Fair/Poor Condition	12	PPS
176	chestnut oak	<i>Quercus montana</i>	60	Good	crown dieback, poor crown form, multi-stem leader	Remove	12	PPS
177	chestnut oak	<i>Quercus montana</i>	32	Fair	co-dominant leader, poor form, leaning	Remove - Fair/Poor Condition	12	PPS
178	chestnut oak	<i>Quercus montana</i>	30	Good	small crown, vine cover, weak crotch attachment	Remove	12	PPS
179	chestnut oak	<i>Quercus montana</i>	36	Poor	mostly dead	Remove - Fair/Poor Condition	12	PPS
180	chestnut oak	<i>Quercus montana</i>	30	Good	small crown	Remove	12	PPS
181	chestnut oak	<i>Quercus montana</i>	34	Good	exposed roots, leaning, one-sided branching, dead branches	Remove	12	PPS
182	chestnut oak	<i>Quercus montana</i>	35	Fair	root damage, one sided branching	Remove - Fair/Poor Condition	12	PPS
183	yellow-poplar	<i>Liriodendron tulipifera</i>	41	Poor	upper crown dead, trunk seep, exposed roots	Remove - Fair/Poor Condition	12	PPS
184	yellow-poplar	<i>Liriodendron tulipifera</i>	50	Fair	one-sided branching, co-dominant leader, weak crotch attachment	Remove - Fair/Poor Condition	12	PPS
185	yellow-poplar	<i>Liriodendron tulipifera</i>	30	Fair	small crown, vine cover	Remove	12	PPS
186	chestnut oak	<i>Quercus montana</i>	51	Fair	one-sided branching, weak	Remove	6	PPS

					crotch attachment			
187	black oak	<i>Quercus velutina</i>	35	Good	root impacts from cart path, broken branches, small leader growing from trunk base	Remove	6	PPS
188	white oak	<i>Quercus alba</i>	32	Excellent	one-sided branching	Remove	6	PPS
189	yellow-poplar	<i>Liriodendron tulipifera</i>	35	Good	poor form, crown dieback	Remove	6	PPS
190	white oak	<i>Quercus alba</i>	34	Poor	lower trunk swelling, two trees growing together	Remove - Fair/Poor Condition	6	PPS
191	white oak	<i>Quercus alba</i>	34	Fair	stem sprouts, crown dieback	Remove - Fair/Poor Condition	6	PPS
192	chestnut oak	<i>Quercus montana</i>	32	Good	crooked trunk	Remove	6	PPS
193	yellow-poplar	<i>Liriodendron tulipifera</i>	31	Good	poor crotch attachment	Remove	6	PPS
194	chestnut oak	<i>Quercus montana</i>	33	Good	small cavities, one-sided branching	Remove	6	PPS
195	southern red oak	<i>Quercus falcata</i>	36	Good	dead branches	Remove	6	PPS
196	chestnut oak	<i>Quercus montana</i>	43	Fair	poor form, stem sprouts, weak crotch attachment	Remove	6	PPS
197	chestnut oak	<i>Quercus montana</i>	44	Good	one-sided branching	Remove	6	PPS
198	chestnut oak	<i>Quercus montana</i>	36	Excellent		Remove	6	PPS
199	chestnut oak	<i>Quercus montana</i>	45	Poor	weak crotch attachment,	Remove - Fair/Poor Condition	6	PPS
200	yellow-poplar	<i>Liriodendron tulipifera</i>	35	Good	slight lean	Remove	6	PPS
201	chestnut oak	<i>Quercus montana</i>	36	Fair	one-sided branching, one-sided branching, cavities, lower trunk swelling	Remove	6	PPS
202	chestnut oak	<i>Quercus montana</i>	31	Good	one-sided branching	Remove	7	PPS
203	yellow-poplar	<i>Liriodendron tulipifera</i>	51	Excellent	broken branches	Remove	7	PPS
204	yellow-poplar	<i>Liriodendron tulipifera</i>	47	Poor	lower trunk rot, broken branches, cavity	Remove - Fair/Poor Condition	7	PPS
205	yellow-poplar	<i>Liriodendron tulipifera</i>	37	Fair	crown dieback, poor form, weak crotch attachment, dead branches	Remove - Fair/Poor Condition	7	PPS
206	yellow-poplar	<i>Liriodendron tulipifera</i>	43	Good	crown dieback, broken branches	Remove	7	PPS
207	yellow-poplar	<i>Liriodendron tulipifera</i>	30	Good	poor form, weak crotch attachment, dead branches	Remove	7	PPS

208	sweetgum	<i>Liquidambar styraciflua</i>	30	Fair	multi-stem trunk, weak crotch attachment, stem sprouts, one-sided branching	Remove - Fair/Poor Condition	7	PPS
209	yellow-poplar	<i>Liriodendron tulipifera</i>	43	Fair	weak crotch attachment, one-sided branching, co-dominant leader	Remove - Fair/Poor Condition	7	PPS
210	yellow-poplar	<i>Liriodendron tulipifera</i>	32	Good	crown dieback	Remove	7	PPS
211	yellow-poplar	<i>Liriodendron tulipifera</i>	32	Fair	one-sided branching, leaning	Remove - Fair/Poor Condition	7	PPS
212	yellow-poplar	<i>Liriodendron tulipifera</i>	38	Good	one-sided branching, vine cover	Remove	7	PPS
213	yellow-poplar	<i>Liriodendron tulipifera</i>	31	Good	cavity, dead/broken branches, one-sided branching	Remove	7	PPS
214	Siberian elm	<i>Ulmus pumila</i>	30	Poor	root damage, cavity, lower trunk injury	Remove - non native	7	PPS
215	Siberian elm	<i>Ulmus pumila</i>	31	Fair	cavity, dead/broken branches	Remove - non native	7	PPS
216	scarlet oak	<i>Quercus coccinea</i>	33	Poor	co-dominant leader, small crown,	Save, root pruning	6	
217	scarlet oak	<i>Quercus coccinea</i>	34	Good	crown dieback	Save	6	
218	chestnut oak	<i>Quercus montana</i>	31	Good	slight lean	Save	6	
219	scarlet oak	<i>Quercus coccinea</i>	31	Fair	dead/broken branches	Remove - Fair/Poor Condition	6	PPS
220	chestnut oak	<i>Quercus montana</i>	36	Good	weak crotch attachment, poor form, co-dominant leader	Save, root pruning	11	
221	chestnut oak	<i>Quercus montana</i>	35	Good	slight lean, crown dieback	Save	11	
222	chestnut oak	<i>Quercus montana</i>	37	Excellent		Remove	11	PPS
223	chestnut oak	<i>Quercus montana</i>	33	Good	weak crotch attachment, lower trunk swelling	Remove	11	PPS
224	chestnut oak	<i>Quercus montana</i>	35	Good	root damage, leaning, one-sided branching	Remove	11	PPS
225	chestnut oak	<i>Quercus montana</i>	30	Good	fungus, dead/broken branches	Remove	11	PPS
226*	white oak	<i>Quercus alba</i>	34	Fair		Save		
227	Siberian elm	<i>Ulmus pumila</i>	35	Good	root damage	Remove - Non Native	17	PPS
228	Siberian elm	<i>Ulmus pumila</i>	44	Fair	weak crotch attachment, root damage, crown dieback	Remove - Non Native	17	PPS

229	red maple	<i>Acer rubrum</i>	32	Poor	cavity, root crown swelling, dead branches, crown dieback	Save, root pruning	16	
229-A	Siberian elm	<i>Ulmus pumila</i>	33	Fair	co-dominant leader, weak crotch attachment, crown dieback	Remove - Non Native	16	PPS
230	red maple	<i>Acer rubrum</i>	31	Fair	leaning, co-dominant leader, weak crotch attachment, crown dieback	Remove - Fair/Poor Condition	16	PPS
231	yellow-poplar	<i>Liriodendron tulipifera</i>	41	Fair	root damage, leaning, co-dominant leader, weak crotch attachment	Remove - Fair/Poor Condition	16	PPS
232	red maple	<i>Acer rubrum</i>	34	Poor	leaning heavily, co-dominant leader, weak crotch attachment, crown dieback	Remove - Fair/Poor Condition	16	PPS
233	red maple	<i>Acer rubrum</i>	33	Fair	weak crotch attachment, one-sided branching, co-dominant leader	Save, root pruning	16	
234	red maple	<i>Acer rubrum</i>	32	Fair	root crown swelling, dead branches, small cavity	Remove - Fair/Poor Condition	16	PPS
235	yellow-poplar	<i>Liriodendron tulipifera</i>	40	Poor	stem sprouts, one-sided branching, growing on stream bank, small crown	Save, root pruning	12	
236	yellow-poplar	<i>Liriodendron tulipifera</i>	61	Poor	large cavity, crown almost dead	Remove	12	DSP
237	yellow-poplar	<i>Liriodendron tulipifera</i>	31	Good	crown dieback	Save	12	
238	yellow-poplar	<i>Liriodendron tulipifera</i>	35	Good	crown dieback	Save	12	
239	yellow-poplar	<i>Liriodendron tulipifera</i>	30	Good	crown dieback	Save, root pruning	12	
240	chestnut oak	<i>Quercus montana</i>	32	Good	crown dieback, weak crotch attachment, dead branches	Remove	11	PPS
241	chestnut oak	<i>Quercus montana</i>	32	Good	crown dieback, weak crotch attachment	Remove	11	PPS
242	chestnut oak	<i>Quercus montana</i>	30	Fair	leaning, lower trunk swelling, one-sided branching	Remove - Fair/Poor Condition	11	PPS
243	white oak	<i>Quercus alba</i>	32	Fair	lower trunk swelling, one-sided branching, stem sprouts	Remove - Fair/Poor Condition	11	DSP

244	chestnut oak	<i>Quercus montana</i>	31	Fair	co-dominant leader, weak crotch attachment, crown dieback	Remove - Fair/Poor Condition	11	DSP
245	yellow-poplar	<i>Liriodendron tulipifera</i>	39	Good	crown dieback, dead/broken branches	Remove	11	PPS
246	sweetgum	<i>Liquidambar styraciflua</i>	30	Good	slight lean upper crown, small crown	Remove	11	PPS
247	American sycamore	<i>Platanus occidentalis</i>	31	Good	thin crown	Remove	11	PPS
248	sweetgum	<i>Liquidambar styraciflua</i>	32	Fair	stem sprouts, weak crotch attachment	Remove - Fair/Poor Condition	11	PPS
249	sweetgum	<i>Liquidambar styraciflua</i>	30	Fair	stem sprouts, main leader broken, small crown	Remove	11	WSSC Permit #2019-6756A
250	willow oak	<i>Quercus phellos</i>	33	Good	one-sided branching	Remove	16	PPS
251*	willow oak	<i>Quercus phellos</i>	30	Fair		Save	16	
○ 252	Siberian elm	<i>Ulmus pumila</i>	38	Fair	cavity, dead/broken branches, co-dominant leader,	Remove - Non Native	17	PPS
253	southern red oak	<i>Quercus falcata</i>	32	Poor	cavities, heavy vine cover, dead/broken branches	Remove	17	DSP
254	southern red oak	<i>Quercus falcata</i>	37	Good	curved trunk, one-sided branching, crown dieback	Save	12	
255	yellow-poplar	<i>Liriodendron tulipifera</i>	30	Good	poor form, dead/broken branches, co-dominant leader	Save, root pruning	12	
256	red maple	<i>Acer rubrum</i>	31	Fair	thin crown, girdled roots, root damage, multi-stem trunk	Remove - Fair/Poor Condition	13	PPS
257	red maple	<i>Acer rubrum</i>	30	Fair	girdled roots, root damage, multi-stem trunk	Remove - Fair/Poor Condition	13	PPS

* Tree located offsite, size and condition estimated

△ Invasive Species

○ Non-native Species

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2018 Legislative Session**

Bill No. CB-97-2018
Chapter No. 60
Proposed and Presented by Council Members Turner, Davis and Harrison
Introduced by Council Members Turner, Davis and Harrison
Co-Sponsors _____
Date of Introduction September 25, 2018

ZONING BILL

1 AN ORDINANCE concerning

2 O-S Zone

3 For the purpose of permitting, on a limited basis, the development of single-family detached,
4 single-family attached, and townhouse residential uses within the O-S (Open Space) Zones of
5 Prince George’s County, under certain specified circumstances.

6 BY repealing and reenacting with amendments:

7 Section 27-441(b),
8 The Zoning Ordinance of Prince George's County, Maryland,
9 being also
10 SUBTITLE 27. ZONING.
11 The Prince George's County Code
12 (2015 Edition; 2017 Supplement).

13 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
14 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
15 District in Prince George's County, Maryland, that Section 27-441(b) of the Zoning Ordinance of
16 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be
17 and the same is hereby repealed and reenacted with the following amendments:

18 **SUBTITLE 27. ZONING.**
19 **PART 5. RESIDENTIAL ZONES.**
20 **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
* * * * *	*	*	*	*	*	*	*	*	*
(6) RESIDENTIAL/LODGING:									
* * * * *	*	*	*	*	*	*	*	*	*
Townhouse, all others	X	P ¹²⁶	X	X	P ^{79,120, 123}	X ⁴⁸	P ^{48,111,124}	X ⁴⁸	P ²
* * * * *	*	*	*	*	*	*	*	*	*
Dwelling, one-family detached (in general)	P	P ¹²⁶	P	P	P	X	P	P	*

126 Permitted use, provided:

(A) The property is located within a character area that is the subject of a Minor Amendment to an area Sector Plan and Sectional Map Amendment approved on or after March 1, 2018;

(B) The property that is proposed for residential development, consisting of single-family detached and single-family attached residential dwelling units, will be located on of lot(s) or parcel(s) with an aggregate acreage of not more than One Hundred Thirty (130) acres in size;

(C) Development regulations applicable to O-S Zone set forth within this Subtitle, including minimum lot sizes, coverage, frontage, setbacks, density, lot width, yards, building height, distance between townhouse groups and other requirements shall not apply to the development of single-family detached and single-family attached (townhouse) residential dwellings as authorized herein. Instead, the density regulations for the R-R Zone shall apply. All such other development regulations, including architectural review of proposed uses for development of the subject property, shall be as established and shown on a Detailed Site Plan approved in accordance with Part 3, Division 9 of this Subtitle; and

(D) A preliminary plan of subdivision approval process shall apply to development authorized pursuant to this Section.

SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect on the date it becomes law.

Adopted this 23rd day of October, 2018.

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: _____
Dannielle M. Glaros
Chair

ATTEST:

Redis C. Floyd
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.

R E S O L U T I O N

WHEREAS, Fairways Glenn Dale MD, LP is the owner of a 125.16-acre parcel of land known as Parcel 121, said property being in the 14th Election District of Prince George's County, Maryland, and being zoned Multifamily Medium Density Residential-Condominium (R-18C) Zone and Open Space (O-S) Zone; and

WHEREAS, on November 25, 2019, Fairways Glenn Dale MD, LP filed an application for approval of a Preliminary Plan of Subdivision for 272 lots and 15 parcels; and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision, also known as Preliminary Plan 4-19005 for The Fairways 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 March 26, 2020, for its review and action in accordance with the Land Use Article of the 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 March 26, 2020, 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 Type 1 Tree Conservation Plan TCP1-016-2019, and APPROVED a Variance from Section 25-122(b)(1)(G), and further APPROVED Preliminary Plan of Subdivision 4-19005 for 272 lots and 15 parcels with the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision, the plan shall be revised to:
 - a. Adjust the rear lot line of Lots 3 and 23 of Block D on Sheet 5 to avoid unusual hitches in their rear lot lines abutting the primary management area. The rear lot lines should be straight, consistent with abutting lots.
 - b. Correct the Development Standards table on the coversheet to provide the minimum lot standards required by the Zoning Ordinance and the minimum lot standards provided for each use and zone applicable to this site. All lots shall be designed to meet the minimum requirements.
 - c. Correct the density table on the coversheet to indicate the allowed density for single-family detached dwelling in the O-S Zone is 2.17 dwelling units per acre and reflect the total number of dwelling units permitted accordingly.

- d. Refer to the density calculation table in General Note 14, rather than providing an overall density for the site.
 - e. Delete General Note 18.
 - f. Delete Maryland-National Capital Park and Planning Commission approval blocks from the plan.
 - g. Correct General Notes 15 and 16 to provide the minimum zoning requirements based on each zone and use applicable to this site.
2. The applicant and the applicant's heirs, successors, and/or assignees shall provide adequate, private recreational facilities, in accordance with the standards outlined in the Prince George's County Parks and Recreation Facilities Guidelines. The private recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division of the Prince George's County Planning Department for adequacy and property siting with the submittal of the detailed site plan.
 3. Prior to submission of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall submit three original, executed recreational facilities agreements (RFAs) to the Development Review Division (DRD) for review and approval. Upon approval by DRD, the RFA shall be recorded among the Prince George's County Land Records, with the recording reference noted on the final plat, prior to recordation.
 4. The applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee for construction of recreational facilities on-site, prior to issuance of building permits.
 5. In conformance with the 2006 *Approved Sector Plan and Sectional Map Amendment for East Glenn Dale Area (Portions of Planning Area 70)* the applicant and the applicant's heirs, successors, and/or assignees shall provide a side path or wide sidewalks along the entire frontage of Hillmeade Road and Prospect Hill Road, unless modified by the Prince George's County Department of Public Works and Transportation and the Prince George's County Department of Permitting, Inspections and Enforcement with written correspondence, prior to issuance of the building permit.
 6. Prior to issuance of building permits, the applicant and the applicant's heirs, successors and/or assignees shall provide a financial contribution of \$840.00 to the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) for the placement of bikeway signs along Hillmeade and Prospect Hill Roads, unless modified by DPIE with written correspondence. A note shall be placed on the final plat for payment to be received, prior to issuance of the first building permit.

7. Total development within the subject property shall be limited to uses that would generate no more than 201 AM and 238 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision, with a new determination of the adequacy of transportation facilities.
8. Prior to approval, the final plat of subdivision shall include:
 - a. The granting of public utility easements along all public rights-of-way, in accordance with the approved preliminary plan of subdivision.
 - b. Right-of-way dedication 40 feet from the centerline of Hillmeade Road and 40 feet from the centerline of Prospect Hill Road.
 - c. Any required building restriction lines associated with unsafe land, unless Prince George's County Department of Permitting, Inspections and Enforcement approves proposed mitigation that eliminates the need for a building restriction line.
9. Prior to issuance of any building permit within the subject property, the following road improvements shall (a) have full financial assurances, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency for construction of:

MD 193 and MD 564
Construction of a second left-turn lane along northbound MD 564 and southbound MD 564.
10. Prior to approval of any grading permit, the applicant shall provide measured drawings and detailed photographs of the spring house located on the subject property located south of the Prospect Hill Historic Site (70-025).
11. Lots 1, 2, 4, 5, and 6, Block C, and Lot 11, Block B, shall be reviewed at the time of detailed site plan for architecture, materials, landscaping, and lighting to ensure that the visual impacts of this new construction is mitigated when viewed from the nearby Prospect Hill Historic Site (70-025).
12. Prior to approval of a detailed site plan, the Historic Preservation Commission shall review proposed landscape buffering, lighting, architecture and materials, and other details in the vicinity of the historic site to mitigate potential adverse effects on the views to and from the Prospect Hill Historic Site (70-025).
13. Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan (TCP1) shall be revised to meet all the requirements of Subtitle 25. Required revisions include but are not limited to:
 - a. Revise the TCP1 to save Specimen Trees 23, 33, 56, 123, 224, and 243 by revising the limits of disturbance as appropriate to preserve a minimum of two-thirds of each tree's critical root zone.

- b. Revise the Specimen Trees Table, as follows:
- (1) Add a column entitled “Disposition” and indicate which trees will remain and which will be removed from the site.
 - (2) Indicate that Specimen Trees 3, 4, 23, 33, 56, 57, 123, 165, 218, 221, 224, 235-239, 243, 249, and 253-255 will be saved.
 - (3) Add the standard Subtitle 25 variance note under the Specimen Tree Table or Woodland Conservation Worksheet, identifying with specificity the variance decision consistent with the decision of the Planning Board:

“NOTE: This plan is in accordance with the following variance(s) from the strict requirements of Subtitle 25 approved by the Planning Board on (ADD DATE) for the removal of the following specified specimen trees (Section 25-122(b)(1)(G): (Identify the specific trees to be removed).”
 - (4) Add Specimen Tree 146 to the Specimen Tree Table.
- c. Add the following note below the Specimen Tree Table:
- “Evaluation of specimen tree credit for woodland conservation purposes shall be calculated at time of TCP2.”
- d. Label all off-site clearing with its acreage on the plan, accounting for it in the TCP worksheet and in any associated tables. This includes but is not limited to clearing and grading associated with the removal of off-site specimen trees and off-site sewer connections.
- e. Show all areas of proposed easements that are to remain or are proposed to be created (with the exception of surface drainage easements) that overlap existing woodlands to remain, as being woodland retained counted as cleared on the plan, not as woodland preservation.
- f. Ensure all specimen tree labels are unobscured by overlapping text.
- g. All areas sought for landscape credit that are larger than 10,000 square feet and 50 feet wide must be shown as afforestation or reforestation. This may be further evaluated at the time of DSP.
- h. Remove all reforestation/afforestation from any proposed wetland mitigation areas on-site. This may be further evaluated at the time of DSP.

- i. Priority shall be given for existing historic trees on-site to receive woodland conservation credit over off-site mitigation.
 - j. Remove specimen/historic tree preservation credits from the worksheet.
 - k. Revise all reforestation and woodland preservation areas to meet the minimum size requirements.
 - l. Remove all landscape areas credited for woodland conservation.
 - m. Update the TCP worksheet as necessary once the above changes have been made.
 - n. Have the qualified professional sign and date the TCP worksheet, as required.
 - o. Show all stormwater management structures.
14. Prior to signature approval of the preliminary plan of subdivision and Type 1 tree conservation plan, the following information shall be submitted:
- a. A revised natural resources inventory (NRI) exhibit shall be submitted showing the regulatory status of all streams and wetlands, as shown on the NRI approved October 18, 2019, with the exception of the changes outlined in the letter issued by the Maryland Department of the Environment, dated February 12, 2020.
 - b. A revised primary management area/regulating environmental features statement of justification (SOJ), including 8.5 by 11 exhibits, reflecting the regulated environmental features required to be shown on the revised NRI exhibit. The revised SOJ shall reflect the Prince George's County Planning Board's decision regarding impacts.
15. The natural resources inventory (NRI) shall be filed to be revised through the standard review and approval process. This revision to the NRI shall be approved prior to detailed site plan review and approval.
16. 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.
17. At 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 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."

18. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-016-2019). 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 (TCP1-016-2019 or most recent revision), 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 (M-NCPPC), Prince George's County Planning Department."

19. 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."

20. Prior to signature approval of the preliminary plan of subdivision, an approved stormwater concept plan shall be submitted, and demonstration of whether unsafe soils are present on-site. If present, the detailed site plan must clearly delineate the location of any associated safety factor lines, as well as any accompanying building restriction lines that are required by the Prince George's County Department of Permitting, Inspections and Enforcement.

21. Prior to approval of a final plat, the applicant and the applicant's heirs, successors and/or assignees shall demonstrate that a homeowners association has been established. The draft covenants shall be submitted to the Subdivision and Zoning Section to ensure that the rights of the Maryland-National Capital Park and Planning Commission are included. The Liber/folio of the declaration of covenants shall be noted on the final plat prior to recordation.

22. A detailed site plan shall be required for all lots and parcels approved with this preliminary plan of subdivision.

23. Prior to approval of building permits, the applicant and the applicant's heirs, successors, and/or assignees shall convey to the homeowners association land, as identified on the approved preliminary plan of subdivision. Land to be conveyed shall be subject to the following:

- a. A copy of the deed for the property to be conveyed shall be submitted to the Subdivision and Zoning Section of the Development Review Division, Upper Marlboro.
- b. All waste matter of any kind shall be removed from the property, and all disturbed areas shall have a full stand of grass or other vegetation upon completion of any phase, section, or the entire project.
- c. The conveyed land shall not suffer the disposition of construction materials or soil filling, other than the placement of fill material associated with permitted grading operation that is consistent with the permit and minimum soil class requirements, discarded plant materials, refuse, or similar waste matter.
- d. Any disturbance of land to be conveyed to a homeowners association shall be in accordance with an approved site plan and tree conservation plan. This shall include, but not be limited to, the location of sediment control measures, tree removal, temporary or permanent stormwater management facilities, utility placement, and stormdrain outfalls.
- e. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to the homeowners association. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by the Development Review Division.
- f. The Prince George's County Planning Board, or its designee, shall be satisfied that there are adequate provisions to ensure retention and future maintenance of the property to be conveyed.

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 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 subject property is located on the east side of Prospect Hill Road, approximately 1,600 feet northeast of its intersection with Glenn Dale Boulevard. The property consists of approximately 125.16 acres, having 10.05 acres within the Multifamily Medium Density Residential-Condominium (R-18C) Zone and 115.11 acres within the Open Space (O-S) Zone. This preliminary plan of subdivision (PPS) includes existing Parcel 121 (124.50 acres) recorded in the Prince George's County Land Records in Liber 5938 folio 757, and Outlot A (28,687 square feet or 0.66 acre) recorded in Plat Book VJ 183-61. This site is the former Glenn Dale golf course and contains existing structures and greens associated with the golf course, the Prospect Hill Historic Site and associated spring house, and areas of existing woodlands. This application includes 272 lots and 15 parcels for 210 single-family detached dwelling units and 62 single-family attached dwelling units. Existing structures, except for the historic house, are to be razed.

A variance was filed to Section 25-122(b)(1)(G) of the 2010 Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance (WCO) for removal of 186 specimen trees on the subject site. The removal of 179 specimen trees is approved, as discussed further.

3. **Setting**– The subject property is located on Tax Map 36 in Grids D-2, D-3, E-2, and E-3, in Planning Area 70, and is split-zoned, R-18C and O-S. The subject site is irregularly shaped and is bounded by Hill Road and Prospect Hill Road to the west, and a panhandle of land extends from the interior of the subject property to connect with Hillmeade Road to the east. The subject property is surrounded by properties with zoning classifications that are primarily residential. The subject property is bound to the north by properties in the Residential-Agricultural, Residential-Estate (R-E), and Rural Residential (R-R) Zones, developed with single-family detached dwellings. Vacant property in the R-18C and O-S Zones, and single-family detached dwellings in the R-R Zone abut the subject site to the east. Property in the R-18C Zone, to be developed with senior housing approved via PPS 4-16034, the O-S Zone developed with a school, and the R-R Zone developed with single-family detached dwellings, abut the subject site to the south. Properties in the R-E, O-S, and R-R Zones, developed with single-family detached dwellings, abut the subject site to the west.
4. **Development Data Summary**—The following information relates to the subject PPS application:

	EXISTING	APPROVED
Zone	R-18C/O-S	R-18C/O-S
Use(s)	Golf Course	Residential
Acreage	125.16	125.16
Lots	0	272
Parcels	1	15
Outlot	1	0
Dwelling Units	1	272
Variance	No	Yes 25-122(b)(1)(G)
Variation	No	No

Pursuant to Section 24-119(d)(2) of the Subdivision Regulations, this case was heard before the Subdivision and Development Review Committee on December 13, 2019.

5. **Previous Approvals**—Special Exception SE-235 was approved by the Prince George’s County District Council in June 1955 for a special exception to the zoning regulations of the Maryland-Washington Regional District of Prince George’s County to allow for a golf and country club in the R-R Zone.

PPS 4-03088 (PGCPB Resolution No. 04-18) was approved by the Prince George's County Planning Board in January 2004 for a cluster subdivision on the subject property. Subsequently, Detailed Site Plan DSP-04023 (PGCPB Resolution No. 04-271) was approved by the Planning Board in December 2004 for the cluster development. However, the DSP was remanded by District Council and eventually fell dormant.

The 2006 *Approved Sector Plan and Sectional Map Amendment for East Glenn Dale Area (Portions of Planning Area 70)* (East Glenn Dale Area Sector Plan and SMA) reclassified the subject properties from the R-R to the O-S, Zone and the R-R Zone to the R-18C Zone. PPS 4-07025 (PGCPB Resolution No. 08-67) was approved by the Planning Board in April 2008 for the subdivision of 3 parcels and 1 lot for an active adult community on the subject property. However, the applicant did not proceed to receive signature approval of the PPS, in accordance with the conditions of approval, and submitted information concerning the withdrawal of the PPS. The subject PPS 4-19005 is the only applicable PPS for development of the subject property.

6. **Community Planning**—Conformance with the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) and the East Glenn Dale Area Sector Plan and SMA are evaluated, as follows:

General Plan

This application is in the Established Communities area. The vision for the Established Communities area is context-sensitive infill and low- to medium-density development, and maintaining and enhancing existing public services, facilities, and infrastructure to ensure that the needs of residents are met is recommended.

Sector Plan

The subject property is located in Planning Area 70, in the Glenn Dale Area Community. The sector plan recommends residential low-density and open space development on the subject property, and it reclassified the subject properties from the R-R to the O-S Zone and the R-R Zone to the R-18C Zone. However, Prince George's County Council Bill CB-97-2018 further modified the permitted uses and development density allowed in the O-S Zone.

Given the approved zoning and allowed development pursuant to CB-97-2018, this application conforms to Section 24-121(a)(5) of the Subdivision Regulations.

7. **Stormwater Management**—In accordance with Section 24-120(a)(8) of the Subdivision Regulations, a Stormwater Management (SWM) Concept Plan (4923-2019-0), currently under review with the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), was submitted with this application.

According to the proposed SWM plan, Irrigation Ponds 2 and 3 will be retrofitted for SWM purposes, and Irrigation Pond 1 will be removed and replaced with a gravel wetland system. An additional three submerged gravel wetlands are proposed with nine micro-bioretenion facilities, along with a series of four swales, to provide stormwater retention and attenuation on-site before discharging into tributaries of the Horsepen Branch.

In accordance with Section 24-130 of the Subdivision Regulations, development must be in accordance with an approved SWM concept plan to ensure that on-site or downstream flooding do not occur. Submittal of an approved SWM concept plan and letter will be required, prior to signature approval of the PPS.

8. **Parks and Recreation**—This PPS was reviewed and evaluated for conformance with the requirements and recommendations of Plan 2035, the area master plan, the Land Preservation, Parks and Recreation Plan for Prince George's County, and the *Formula 2040: Functional Master Plan for Parks, Recreation and Open Space*, as they pertain to public parks and recreational facilities.

The plans indicate that approximately 70 acres of land will be used for development, and the remaining 55 acres of land will be open/green space. As per Section 24-134(a)(1) of the Subdivision Regulations, mandatory dedication of parkland applies to any new residential subdivision. Based on the density of the proposed subdivision, the applicant is required to dedicate 5 percent of their land to the Maryland-National Capital Park and Planning Commission (M-NCPPC) for public parks.

As previously noted, the subject property is not adjacent to any existing M-NCPPC owned property or parks. The closest surrounding facilities include Daisy Lane Park (one-half mile to the south) with a baseball diamond, picnic shelter, playground, soccer fields, and a walking loop trail; and Northridge Park (three-fourths mile to the north) with a softball diamond, picnic shelter, playground, a walking loop trail, fitness course, and a lake/pond recreational area. The Prince George's County Department of Parks and Recreation (DPR) is very interested in creating connectivity to the adjacent Daisy Lane Park, which is in close proximity to the southern portion of the development, at proposed Parcel C2. This would require obtaining easements for access across the adjoining properties. DPR explored several possible routes and has determined that the connection is not viable, due to topography and various environmental concerns.

With the information submitted by the applicant, the proposal is for the mandatory dedication requirements to be met by providing on-site recreational facilities. In accordance with Section 24-135(b) of the Subdivision Regulations, the mandatory dedication of parkland requirements may be met by the provision of on-site recreational facilities. The on-site recreational facilities may be approved by the Planning Board, provided that the facilities will be superior, or equivalent to those that would have been provided under the provisions of mandatory dedication. Further, the facilities shall be properly developed and maintained to the benefit of future residents through covenants or a recreational facilities agreement, with this instrument being legally binding upon the subdivider and their heirs, successors, and/or assignees.

The applicant has adequately provided conceptual information for the proposed on-site facilities that will be constructed within the development and available to residents. The list of the facilities proposed include over 1.5 miles of walking trails, sitting areas, fitness stations, and two preschool-aged playgrounds. The list of proposed preliminary recreational facilities is acceptable.

The applicant's proposal of the provisioning on-site recreational facilities will meet the parks and recreation needs of the future residents.

9. **Trails**— This PPS was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the East Glenn Dale Area Sector Plan and SMA, to provide the appropriate pedestrian and bicycle transportation recommendations.

Review of Proposed On-Site Improvements

The development includes an internal trail network throughout the subject site and sidewalks on both sides of internal roadways. The submitted PPS includes blocks over 750 feet in length. However, and pursuant to Section 24-121(a)(9), additional mid-block pedestrian crossings are not necessary because they would not connect to existing or other proposed pedestrian facilities.

Review of Connectivity to Adjacent/Nearby Properties

The subject site is adjacent to residential neighborhoods, a church facility to the west, and a school and community park to the south, with no current connections.

Review of Master Plan of Transportation (MPOT) Compliance

There are two master plan trails that impact the subject site; planned bike lanes along Prospect Hill Road and Hillmeade Road. The Complete Streets element of the MPOT reinforces the need for these recommendations, and includes the following policies regarding sidewalk and bikeway construction, and the accommodation of pedestrians and bicyclists (MPOT, pages 9–10):

Policy 1:

Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

Sidewalks on both sides of the internal roadways are shown on the submitted plans, and therefore fulfill the intent of the policy above.

Review of Sector Plan Compliance

The sector plan includes the following policies regarding sidewalk and bikeway construction and the accommodation of pedestrians and bicyclists (page 30):

Policy 1: Incorporate appropriate pedestrian-oriented development (POD) features in all new development.

Policy 2: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines.

Policy 3: Provide new trail connections and improved trail connectivity.

Prospect Hill Road and Hillmeade Road are subject to a bikeway fee for the placement of signage. While the frontages may be too short for an effective striped bicycle lane, the full extent of the bicycle lane can be constructed by the Prince George's County Department of Public

Works and Transportation (DPW&T) as part of future capital improvements or roadway maintenance projects. Prior to this, a “Share the road with a bike” sign can be installed along both roadways. Bikeway signs can be used to effectively notify motorists that people may be bicycling on the road.

Hillmeade Road is designated as a priority sidewalk corridor. A sidewalk shall be constructed along the entire frontage of Hillmeade Road, unless modified by DPW&T and/or DPIE by means of written correspondence. Side paths are recommended per the sector plan along Prospect Hill Road, in conjunction with on-road bicycle facilities. A side path shall be constructed along the subject property’s frontage of Prospect Hill Road, unless modified by DPW&T/DPIE, by means of written correspondence. The sector plan recommends future development of the Glenn Dale Golf Course to include an internal trail network to “improve the connectivity between sites in the southern portion of the East Glenn Dale area, including Daisy Lane Community Park.” (Sector Plan, page 31) The proposed trail system shown on the submitted plans fulfills the intent of this policy.

10. **Transportation**—The findings and recommendations outlined below are based upon a review of the materials and analyses conducted by staff, consistent with the “Transportation Review Guidelines, Part 1” (Guidelines).

The subject property is located within Transportation Service Area 2, as defined in Plan 2035. As such, the subject property is evaluated according to the following standards:

Links and Signalized Intersections: Level of Service (LOS) D, with signalized intersections operating at a critical lane volume (CLV) of 1,450 or better.

Unsignalized Intersections: The procedure for unsignalized intersections is not a true test of adequacy, but rather an indicator that further operational studies need to be conducted.

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 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 delay exceeds 50 seconds, the CLV is computed.

For roundabouts, where the analysis using the Highway Capacity Manual (Transportation Research Board) indicates a volume-to-capacity (v/c) ratio greater than 0.850 for the intersection, geometric improvements or trip reduction

measures should be considered that will reduce the v/c ratio to an acceptable level. The operating agency can deem a v/c between 0.850 and 0.900 to be acceptable, and that agency must do this in writing for the Planning Board to make a similar finding.

The application analyzed is a PPS for a residential development consisting of 210 single-family units and 62 townhomes. Using trip generation rates from the Guidelines, this development will be adding 201 (40 in, 161 out) AM peak-hour trips and 238 (155 in, 83 out) PM peak-hour trips.

The development will impact the following intersections deemed to be critical:

- MD 193 and MD 564
- MD 193 and Prospect Hill Road
- MD 450 and Hillmeade Road
- Prospect Hill Road and Hillmeade Road
- Prospect Hill Road and site access
- Hillmeade Road and site access

Since the trip generation for the proposed development is projected to exceed 50 trips in either peak hour, the applicant has provided a traffic impact study (TIS) dated October 2019. Using data from this TIS, the following results were determined:

EXISTING CONDITIONS		
Intersection	AM	PM
	(LOS/CLV)	(LOS/CLV)
MD 193 and MD 564	C/1194	D/1359
MD 193 and Prospect Hill Road	C/1187	B/1149
MD 450 and Hillmeade Road	A/922	C/1249
Prospect Hill Road and Hillmeade Road*	12.2 seconds	12.5 seconds
Prospect Hill Road and Site Access-Glenn Dale Forest Road*	N/A	N/A
Hillmeade Road and Site Access*	N/A	N/A
*Unsignalized intersections are analyzed using the Highway Capacity Software. The results show the intersection delay measured in seconds/vehicle. A maximum delay of 50 seconds/car is deemed acceptable. If delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed. A two-part process is employed for all-way stop-controlled intersections: (a) vehicle delay is computed in all movements using the Highway Capacity Manual (Transportation Research Board) procedure; (b) if delay exceeds 50 seconds, the CLV is computed. If the CLV falls below 1,150 for either type of intersection, this is deemed to be an acceptable operating condition.		

In evaluating the effect of background traffic, four background developments were identified in the TIS. Additionally, a growth factor of 0.5 percent per year for six years were applied to the through traffic along MD 193. A background scenario analysis based on future developments yielded the following results:

BACKGROUND CONDITIONS		
Intersection	AM	PM
	(LOS/CLV)	(LOS/CLV)
MD 193 and MD 564	C/1287	E/1462
MD 193 and Prospect Hill Road	C/1264	C/1240
MD 450 and Hillmeade Road	A/964	D/1312
Prospect Hill Road and Hillmeade Road*	12.9 seconds	13.5 seconds
Prospect Hill Road and Site Access-Glenn Dale Forest Road*	N/A	N/A
Hillmeade Road and Site Access*	N/A	N/A
*Unsignalized intersections are analyzed using the Highway Capacity Software. The results show the intersection delay measured in seconds/vehicle. A maximum delay of 50 seconds/car is deemed acceptable. If delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed. A two-part process is employed for all-way stop-controlled intersections: (a) vehicle delay is computed in all movements using the Highway Capacity Manual (Transportation Research Board) procedure; (b) if delay exceeds 50 seconds, the CLV is computed. If the CLV falls below 1,150 for either type of intersection, this is deemed to be an acceptable operating condition.		

Regarding the total traffic scenario, Table 1 below shows a breakdown of the trip generation for the two residential uses. In summary, the proposed development will generate 201 AM and 238 PM peak-hour trips.

Table 1						
Trip Generation Summary						
Land Use	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
Existing Golf Course (ITE-430) – 18 holes	25	7	32	28	24	52
Single-Family Housing – 209 units	31	126	157	122	66	188
Townhouse – 63 units	9	35	44	33	17	50
New proposed trip cap	40	161	201	155	83	238

A third analysis (total traffic) revealed the following results:

TOTAL CONDITIONS		
Intersection	AM	PM
	(LOS/CLV)	(LOS/CLV)
MD 193 and MD 564 <i>With improvements</i>	D/1307 C/1269	E/1487 D/1417
MD 193 and Prospect Hill Road	C/1291	C/1250
MD 450 and Hillmeade Road	A/999	D/1326
Prospect Hill Road and Hillmeade Road*	13.1 seconds	13.9 seconds
Prospect Hill Road and Site Access-Glenn Dale Forest Road*	16.3 seconds	16.9 seconds
Hillmeade Road and Site Access*	8.9 seconds	9.3 seconds
* Unsignalized intersections are analyzed using the Highway Capacity Software. The results show the intersection delay measured in seconds/vehicle. A maximum delay of 50 seconds/car is deemed acceptable. If delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed. A two-part process is employed for all-way stop-controlled intersections: (a) vehicle delay is computed in all movements using the Highway Capacity Manual (Transportation Research Board) procedure; (b) if delay exceeds 50 seconds, the CLV is computed. If the CLV falls below 1,150 for either type of intersection, this is deemed to be an acceptable operating condition.		

The results of the traffic analyses show that under total traffic, all the critical intersections are deemed to be operating adequately except for the MD 193/MD 564 intersection. The TIS recommended the following improvement:

- Construct a second left turn lane along northbound MD 564 and southbound MD 564

This improvement will result in adequate LOS, as shown in the table above.

Agency review

The TIS was referred to and reviewed by representatives from DPIE, as well as the Maryland State Highway Administration (SHA). DPIE has deferred to SHA for comments regarding SHA facilities. SHA has not commented as of this writing. A referral response from DPIE dated December 27, 2019 (Giles to Davis), indicated the following requirements which will need to be addressed by the applicant prior to grading permit: provide a right-turn lane analysis for the Prospect Hill Road and Glen Dale Forest Road site entrance intersection, as shown in the study along the eastbound direction, and that all internal intersections need to meet the intersection sight distance requirements for a 25-mph speed. It is within the authority of DPIE to review and require these items at the time of permitting for site access.

Master Plan Roads and Site Access

The property is in an area where the development policies are governed by the East Glenn Dale Area Sector Plan and SMA, as well as MPOT. The site is currently accessed from Old Prospect Hill Road, a substandard roadway, which is proposed to be used for temporary access to support

the development and then converted to emergency only access once two new entrance locations are constructed. The subject property fronts on Prospect Hill Road, a planned collector road (C-342), requiring 80 feet of right-of-way, and Hillmeade Road, a planned collector road (C-343), also requiring 80 feet of right-of-way, which will provide the permanent access to the site. Consequently, the applicant will be required to dedicate 40 feet of right-of-way from the center line of both roads.

Based on the preceding findings, adequate transportation facilities will exist to serve the subdivision, as required in accordance with Section 24-124 of the Subdivision Regulations.

11. **Schools**—Per Section 24-122.02 of the Subdivision Regulations, the Planning Board shall analyze school facilities at the time of PPS. The analysis is as follows:

Impact on Affected Public School Cluster by Dwelling Units

	Affected School Cluster		
	Elementary School Cluster 1	Middle School Cluster 1	High School Cluster 1
Single-Family Detached (SFD) Dwelling Units	210 DU	210 DU	210 DU
Pupil Yield Factor (PYF) – Detached	0.158	0.098	0.127
SFD x PYF	33	21	27
Single-Family Attached (SFA) Dwelling Units	62 DU	62 DU	62 DU
Pupil Yield Factor (PYF) – Attached	0.114	0.073	0.091
SFA x PYF	7	5	5
Total Future Subdivision Enrollment SFD+SFA	40	26	32
Actual Enrollment in 2019	12,632	5,756	6,695
Total Enrollment	12,672	5,782	6,727
State Rated Capacity	11,837	4,725	6,221
Percent Capacity	107%	122%	108%

Section 10-192.01 of the Prince George’s County Code establishes school facilities surcharges and an annual adjustment for inflation. The current amount is \$16,698 per dwelling unit, as this project falls outside of the I-95/I-495 Capital Beltway. This fee is to be paid to Prince George’s County at the time of issuance of each building permit.

12. **Public Facilities**—In accordance with Section 24-122.01, water and sewerage, police, and fire and rescue facilities are found to be adequate to serve the subject site, as outlined in a memorandum from the Special Projects Section, dated March 3, 2020 (Thompson to Conner), incorporated herein by reference.

13. **Use Conversion**—This PPS was analyzed based on the proposal for a residential development. The analysis includes access, mandatory parkland dedication, public facilities, and density, specifically related to the land use and layout proposed with this application. While the subject application is not proposing any nonresidential development, if such a land use were proposed, a new preliminary plan shall be required.
14. **Public Utility Easement (PUE)**—Section 24-122(a) requires that, when utility easements are required by a public utility 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 PUEs is 10 feet wide along both sides of all public rights of way. In accordance with Section 24-128(b)(12) of the Subdivision Regulations, PUEs are also required along one side of all private streets. The subject site fronts on the existing public rights-of-way of Hillmeade Road and Old Prospect Hill Road. Public roads and Private Road A, which will serve the townhouse lots, are provided internal to this subdivision. The required PUEs are delineated on the PPS.

15. **Historic**—The Historic Preservation Commission (HPC) reviewed the subject application at its January 21, 2020 meeting and, in a memorandum dated January 22, 2020 (HPC to Simon), incorporated by reference herein, forwarded the following findings and conclusions regarding the subject site:

Findings

1. The subject property comprises 125.16 acres located east of Prospect Hill Road and Old Prospect Hill Road, west of Hillmeade Road, and northeast of Glenn Dale Road in Glenn Dale, Maryland. The subject application proposes a residential development, including 62 single-family attached townhouses and 209 single-family detached houses. The subject property is zoned O-S (115.11 acres) and R-18C (10.05 acres).
2. The subject application includes the Prospect Hill Historic Site (70-025). The brick main block of Prospect Hill was built by George W. Duvall early in the nineteenth century and underwent a major renovation in 1940, by then-owner Terrill Brazelton, who added the Neoclassical porches and Palladian windows. The main block is attached to a lower gambrel-roof frame dwelling by means of a two-story connecting hyphen. It is likely that the Duvall’s lived in the gambrel roof portion after their marriage in 1820 and the brick section was built soon after that. The property, also containing a tobacco barn and icehouse, was sold in 1955 to the Prospect Hill Golf and Country Club and was home to the Glenn Dale Golf Club until recently.

3. Section 24-135-01(b), Historic Preservation requirements, states:

The following requirements shall apply to a proposed subdivision containing or adjacent to a historic resource:

- (a) Lots shall be designed to minimize adverse impacts of new construction on the historic resource;
 - (b) Natural features (such as trees and vegetation) which contribute to the preservation of a historic resource or provide a buffer between the historic resource and new development, shall be retained; and
 - (c) Protective techniques (such as limits of disturbance (LODs), building restriction lines and buffers) shall be used.
4. Based on an exhibit provided by the applicant, proposed Lot 2 will be closest to the historic site and the highest portion of the building will be 25–50 percent visible from the historic site and a portion of the rear of that structure will be 0–25 percent visible. Dwellings on Lots 4, 5, 6, and 17 may also be visible from the historic site and the rears of these buildings also face towards the historic site. The clubhouse of the golf course is currently located where Lots 1 and 2 are proposed, is in an open area, and is highly visible from the historic site. Historic Preservation staff noted that the clubhouse was constructed prior to the designation of Prospect Hill as a Historic Site, so no buffering was required at that time. The HPC noted that there is an opportunity to screen the rear of the historic house from the proposed buildings in that area, while leaving an open view in the front.
5. A Phase I archeology survey was conducted on the subject property in July 2007. The area covered by the Phase I survey was confined to portions of the property that had a high potential of containing archeological resources and that had not been extensively disturbed by construction of the Glenn Dale golf course.
6. A spring house located to the south of the house was not previously recorded. The spring house is constructed of stone and is set over a small spring.

Conclusions

- 1. Due to the visibility of Lots 1 and 2 from the historic site and the potential impact to its viewshed, these lots should be eliminated from the plan, in accordance with Section 24-135-01(b)(1).
- 2. Proposed lots 4, 5, 6, and 17, and proposed lots 1 and 2, if approved by the Planning Board, should be subject to a requirement for a limited DSP to address architecture, materials, landscaping, and lighting in order to ensure that the visual impacts of this new proposed construction is mitigated when viewed from the nearby historic site.

3. The Phase I survey did not identify any significant archeological resources. Most of the property was previously disturbed by construction of the golf course. A spring house located to the south of the historic site was not previously recorded. This building should be documented through measured drawings and detailed photographs by the applicant, prior to its demolition or any grading in the vicinity.
4. At the time of DSP, HPC should review proposed landscape buffering, lighting, architecture and materials, and other details in the vicinity of the historic site to mitigate potential adverse effects on the views to and from the Prospect Hill Historic Site (70-025).

Revised plans were received February 20, 2020 which shifted Lots 1 and 2 farther west of the Historic Site (70-025), leaving additional space for potential buffering and setback of the future proposed dwellings. It is also noted that the lots referenced in the HPC memorandum were all within Block B of the prior submitted plans. Lots 1, 2, 4, 5, and 6 are now designated in Block C, and Lot 17, Block B is now designated as Lot 11, Block B on the revised plans submitted February 20, 2020. It is recommended that landscaping and proposed dwellings on the lots referenced by HPC be further evaluated at the time of DSP regarding their visibility and architectural compatibility with the historic site, at which time additional recommendations, including the loss of lots, may be made.

16. **Environmental**—The Environmental Planning Section previously reviewed the following applications and associated plans for the subject site:

Development Review Case	Associated Tree Conservation Plan or Natural Resources Inventory	Authority	Status	Action Date	Resolution Number
4-03088	TCPI/060/03	Planning Board	Superseded	9/23/2004	No. 04-18
DSP-04023	TCPII/088/04	Planning Board	Withdrawn	N/A	N/A
4-07025	TCPI/060/03-01	Planning Board	Approved	4/24/2008	08-67
N/A	NRI-059-2019	Staff	Approved	10/18/2019	N/A
4-19005	TCP1-016-2018	Planning Board	Pending	Pending	Pending

Grandfathering

This project is not grandfathered with respect to the environmental regulations contained in Subtitles 24 and 27 that came into effect on September 1, 2010 because the application is for a new PPS. This project is subject to the WCO and the Environmental Technical Manual (ETM).

Master Plan Conformance

2014 Plan Prince George's 2035 Approved General Plan

The site is located within the Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map as designated by Plan 2035, and within the Established Communities area of the General Plan Growth Policy (2035).

Conformance with the Countywide Green Infrastructure Plan of the Approved Prince George's County Resource Conservation Plan (May 2017)

The 2017 *Countywide Green Infrastructure Plan* (Green Infrastructure Plan) was approved with the adoption of the *Approved Resource Conservation Plan: A Countywide Functional Master Plan* (CR-11-2017) on March 7, 2017. According to the approved Green Infrastructure Plan, three regulated areas are mapped on-site. One is associated with a stream system including associated non-tidal wetlands that originate on the north-central portion of the property and flow off-site to the north. A second regulated area is associated with an existing pond with emergent wetlands located along the northeastern property boundary that outfall off-site. The third regulated area is associated with two existing ponds located along the southeastern portion of the property, along with associated emergent wetlands, and a stream system that drains off-site. It appears that an existing sewer easement that runs from the subdivision located along Prospect Hill has been incorrectly mapped as part of this regulated area. All three areas drain off-site into tributaries of the Horsepen Branch watershed. Evaluation areas are mapped along the periphery of all three mapped regulated areas.

The following policies and strategies in **BOLD** are applicable to the subject application. The text in **BOLD** is the text from the master plan and the plain text provides comments on plan conformance.

POLICY 1: Preserve, enhance and restore the green infrastructure network and its ecological functions while supporting the desired development pattern of Plan Prince George's 2035.

1.1 Ensure that areas of connectivity and ecological functions are maintained, restored and/or established by:

- a. **Using the designated green infrastructure network as a guide to decision-making and using it as an amenity in the site design and development review processes.**
- b. **Protecting plant, fish, and wildlife habitats and maximizing the retention and/or restoration of the ecological potential of the landscape by prioritizing healthy, connected ecosystems for conservation.**
- c. **Protecting existing resources when constructing stormwater management features and when providing mitigation for impacts.**

- d. Recognizing the ecosystem services provided by diverse land uses, such as woodlands, wetlands, meadows, urban forests, farms and grasslands within the green infrastructure network and work toward maintaining or restoring connections between these landscapes.**
- e. Coordinating implementation between County agencies, with adjoining jurisdictions and municipalities, and other regional green infrastructure efforts.**
- f. Targeting land acquisition and ecological restoration activities within state-designated priority waterways such as stronghold watersheds and Tier II waters.**

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.**
- b. Prioritize use of public funds to preserve, enhance, connect, restore and protect critical ecological systems.**

The site contains three regulated areas that are located within the Horsepen Branch of the Patuxent River, which is both a stronghold and a Tier II watershed. Much of these regulated areas have been previously impacted as a direct result of the prior use of the Glenn Dale Golf Club on-site.

However, there is potential to improve and restore many of these regulated areas on-site and to focus development away from them. The applicant proffers improving water quality associated with the two existing ponds along the southern section of the site by remediating the existing pond embankment and installing wetlands that will aide in prevention of further degradation and erosion off-site. The regulated area associated with the ephemeral stream system and associated wetlands located along the north central portion of the property is proposed to be retained and reforested.

No Sensitive Species Project Review Areas or 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.**
- 2.5 Continue to require mitigation during the development review process for impacts to regulated environmental features, with preference given to locations on-site, within the same watershed as the development creating the impact, and within the green infrastructure network.**
- 2.6 Strategically locate off-site mitigation to restore, enhance and/or protect the green infrastructure network and protect existing resources while providing mitigation.**

The potential for network gaps has been identified on the subject site to connect the mapped regulated and evaluation areas. Some of these areas are proposed to be protected through a combination of woodland preservation, afforestation, and the creation of new wetland areas 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.**
 - 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.**

The site is currently developed as a golf course with no public or private roads on-site. However, an existing network of golf cart trails exist on-site that are proposed to be retained and improved on-site as hiking trails for future residents. The undeveloped portion of the subject site will be significantly impacted by transportation improvements. Any future trail system proposed through the regulated areas of the site will be evaluated during the site planning process at time of DSP. Trails through sensitive areas shall be generally designed to minimize impacts.

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.**

Conservation easements are required for the subject application to protect areas identified within the primary management area (PMA) that are not otherwise approved for impact.

With regard to the required woodland conservation easement, approximately 2.02 acres of woodland conservation (0.12 acre of which is for specimen tree/historic tree credit) and 12.07 acres of afforestation/reforestation, and 6.01 acres of landscape credits are proposed. The final on-site areas counted as woodland conservation credits will be required to be placed in a woodland conservation easement if it meets the criteria for credit.

POLICY 5: Improve water quality through stream restoration, stormwater management, water resource protection, and strategic conservation of natural lands.

- 5.8 Limit the placement of stormwater structures within the boundaries of regulated environmental features and their buffers to outfall pipes or other features that cannot be located elsewhere.**
- 5.9 Prioritize the preservation and replanting of vegetation along streams and wetlands to create and expand forested stream buffers to improve water quality.**

The proposed SWM Concept Plan (4923-2019-00) currently under review by DPIE proposes the implementation of four separate SWM systems that utilize a combination of submerged gravel wetlands, micro-bioretenion areas, and swales to improve the water quality of runoff that will discharge off-site. DPIE will determine whether or not this proposed SWM concept plan is in conformance with the current code.

POLICY 7: Preserve, enhance, connect, restore and preserve forest and tree canopy coverage.

General Strategies for Increasing Forest and Tree Canopy Coverage

- 7.1 Continue to maximize on-site woodland conservation and limit the use of off-site banking and the use of fee-in-lieu.**
- 7.2 Protect, restore and require the use of native plants. Prioritize the use of species with higher ecological values and plant species that are adaptable to climate change.**

- 7.4 Ensure that trees that are preserved or planted are provided appropriate soils and adequate canopy and root space to continue growth and reach maturity. Where appropriate, ensure that soil treatments and/ or amendments are used.**

Planting of native species is encouraged on-site.

Forest Canopy Strategies

- 7.12 Discourage the creation of new forest edges by requiring edge treatments such as the planting of shade trees in areas where new forest edges are proposed to reduce the growth of invasive plants.**
- 7.13 Continue to prioritize the protection and maintenance of connected, closed canopy forests during the development review process, especially in areas where FIDS habitat is present or within Sensitive Species Project Review Areas.**
- 7.18 Ensure that new, more compact developments contain an appropriate percentage of green and open spaces that serve multiple functions such as reducing urban temperatures, providing open space, and stormwater management.**

Green space should be encouraged within the proposed development, particularly within and around existing regulated areas onsite for expansion, restoration, and preservation of these regulated areas.

Reforestation and landscape planting are shown on the Type 1 tree conservation plan (TCP1); however, it has not been provided in connection with the enhancement of regulated or evaluation areas. Rather, it has been provided in areas encircled by proposed lots.

2006 Approved Sector Plan and Sectional Map Amendment for East Glenn Dale Area (Portions of Planning Area 70)

The site is located in the East Glenn Dale Area Sector Plan and SMA. The sector plan includes applicable goals, policies, and strategies. The following policies are applicable to the current project with regard to natural resources preservation, protection, and restoration. The text in **BOLD** is the text from the SMA and the plain text provides comments on plan conformance.

Environmental Infrastructure Section Recommendations

Policy 1: Protect, preserve and enhance the identified green infrastructure network within the sector plan area.

The site layout is incorporating sufficient preservation of regulated areas within the green infrastructure network within the sector plan area. Areas are being preserved along the southern and western boundaries of the site, as well as along the northern portion of the site, within regulated areas comprised of wetlands and their associated buffers. Minor impacts are supported for transportation circulation purposes.

Policy 2: Restore and enhance water quality in areas that have been degraded and preserve water quality in areas not degraded.

Implementing conservation landscaping techniques that reduce water consumption and the need for fertilizers or chemical applications is encouraged. The capture and reuse of stormwater for grey water should be considered with the site's final design to the fullest extent possible.

The proposed SWM Concept Plan (4923-2019-00) currently under review by DPIE proposes the implementation of four separate SWM systems that utilize a combination of submerged gravel wetlands, micro-bioretenion areas, and swales to improve the water quality of runoff that will discharge off-site.

Policy 3: Protect and enhance tree cover within the sector plan study area.

Conformance with Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, will be required at the time of DSP, subject to review by the Urban Design Section.

Policy 4: Reduce overall energy consumption and implement more environmentally sensitive building techniques.

The use of green building techniques and energy conservation techniques should be used as appropriate. The use of alternative energy sources such as solar, wind, and hydrogen power are encouraged.

Policy 5: Reduce light pollution and intrusion into residential and environmentally sensitive areas.

The use of alternative lighting technologies is encouraged so that light intrusion onto surrounding residential is limited. Use of lights should be minimized along the waterfront with lighting directed away from PMA. Full cut-off optic light fixtures should be used.

Policy 6: Reduce adverse noise impacts to meet State of Maryland noise standards.

The site is not abutting roadways of arterial or higher classification, or any transit right-of-way, and is not within a noise impact zone which would require the review of noise.

Environmental Review

Existing Conditions/Natural Resources Inventory

The site has an approved Natural Resources Inventory Plan (NRI-059-2019), which shows the existing conditions of the property. A supplemental NRI exhibit was submitted with this application on February 26, 2020 showing changes to the designation of several on-site streams per a field meeting held February 10, 2020 and a letter from the Maryland Department of the Environment (MDE) dated February 12, 2020, which was issued based on the findings of the field meeting. MDE verified that three stream channels located on the northern portion of the site, which were shown on the approved NRI as intermittent, are considered ephemeral in nature. These streams contain pockets of wetlands, which are still regulated, but are now considered isolated.

It should be noted that the NRI exhibit submitted by the applicant shows changes to other regulated environmental features, beyond those that were discussed during the field meeting with MDE. These changes are not outlined in the summary letter issued by MDE. The three stream channels, that were designated by MDE as ephemeral, join together and drain under an existing fairway via a pipe. This pipe drains into an intermittent stream channel, which drains off-site to the north; however, the NRI exhibit shows this stream segment as ephemeral. The NRI exhibit must be revised to show the stream segment located below the three ephemeral streams as intermittent, as shown on the approved NRI. The NRI exhibit also shows the steam channel located on the northeastern portion of the property as ephemeral. This stream is shown on the approved NRI as intermittent and must be revised on the NRI exhibit to be shown as intermittent.

A total of 258 specimen trees have been identified on-site or within the immediate vicinity of the site's boundary. There are an additional 38 trees and shrubs that have been identified on-site that are located within a historic environmental setting associated with Prospect Hill (70-025), which is registered as a historic site with the State of Maryland.

The site contains regulated environmental features, including streams/wetlands and their buffers, and 100-year floodplain, which comprise the PMA, and isolated wetlands and their buffers. The site is associated with tributaries of the Horsepen Branch watershed, which is both a stronghold and a Tier II watershed. The forest stand delineation indicates that there are four forest stands, two of which have a high rating for preservation. The site has a total of 11.75 acres of gross tract woodland, of which no acres are within the existing 100-year floodplain, as shown on the NRI. Areas of steep slopes are scattered across the site. Much of the remaining property is a grassed golf course.

The NRI exhibit must be revised prior to signature approval of this PPS and TCP1, to account for only the changes to the categorization of streams on-site determined by MDE, as outlined in their February 12, 2020 letter.

The NRI plan must be revised through the standard review and approval process. The revised NRI plan must be submitted with the DSP.

Woodland Conservation

This property is subject to the provisions of the WCO because the property is greater than 40,000 square feet and contains more than 10,000 square feet of existing woodland. TCP1-016-2019 has been submitted for review, which covers the area of this PPS.

According to the worksheet shown on the TCP1 as submitted, the site is 125.16 acres split-zoned between the O-S (115.11 acres) and R-18C (10.05 acres) Zones. A total of 11.75 acres of existing woodlands are on the net tract and no woodlands are within the existing floodplain. The site has a woodland conservation threshold of 58.66 acres, or 47.56 percent of the net tract, as tabulated. Off-site clearing is shown on the plan, but has not been accounted for in the TCP worksheet. The TCP1 shows a total woodland conservation requirement of 32.94 acres based on the proposed clearing shown. The TCP1 shows this requirement will be met by providing 2.02 acres of on-site woodland preservation (0.12 acre of which is for specimen/historic tree credit), 12.07 acres of on-site afforestation/reforestation, 6.01 acres of landscape credits, and 12.84 acres of off-site woodland conservation credits. It is unclear which specimen/historic trees are proposed to be credited toward the woodland conservation requirement. The TCP1 must be revised to eliminate specimen tree credits, which were not evaluated with the current application. If specimen tree credits are warranted, the TCP2 shall include all information required to support such a request, including but not limited to, updates to the specimen tree table, details for preservation and maintenance of the trees, and the permanent protection of the specimen or historic trees retained as woodland conservation credit. A note shall be added to the TCP1 to indicate that further evaluation of specimen tree credit for woodland conservation purposes will be evaluated at the time of TCP2. Also, at the time of TCP2, a vegetation management plan must be included for the preservation and maintenance of any trees within the historic environmental setting and proposed for woodland conservation credit.

Several areas are labeled as landscape areas credited for preservation and reforestation. Woodland conservation credit for these landscaped areas is not approved at this time. Landscape credits for planting areas may be considered at the time of TCP2 review; however, the TCP1 shall maximize reforestation on-site, in accordance with Section 25-122(c), which prioritizes reforestation over landscape credits. Any landscape areas credited for woodland preservation must meet the minimum code requirements and be located in a way that provides a supplemental edge to existing woodland and/or provides a contiguous wooded corridor. Isolated patches of landscaping shall not be credited toward woodland conservation requirements.

The TCP1 requires additional technical revisions that are included in the conditions of this approval.

Specimen Trees

Section 25-122(b)(1)(G) requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical 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 Environmental Technical Manual (ETM)."

A total of 258 specimen trees, 242 on-site and 16 off-site, (Note: ST-119 and ST-120, which were identified as being off-site are actually on-site) were identified on the approved NRI. An additional 38 trees were also identified within 100 feet of the LOD located within the Historic Site of Environmental Setting associated with the State registered historic site known as Prospect Hill and Outbuildings (70-025). None of the trees or shrubs associated with the Historic Site of Environmental Setting are to be removed.

Of the 242 on-site specimen trees, a total of 186 were proposed for removal according to the revised variance request received on February 21, 2020. A detailed condition analysis was submitted as part of this variance request for these trees, as well as for two additional trees located off-site proposed for removal (four are labeled as off-site on the variance request, but only two are actually off-site).

After subsequent changes to the layout of the PPS submitted on February 20, 2020 and TCP1 submitted on February 21, 2020, the applicant did not match the updated variance request accordingly to reflect the most recently submitted plans. As a result, there are an additional 15 specimen trees on-site proposed for removal on the TCP1 plan that are not accounted for by the variance request (Specimen Trees 3, 4, 57, 165, 218, 221, 235–239, 249, and 253–255). Since these trees were not included in the variance request, no findings for their removal can be made at this time. They must be shown as saved on the plan. Additional variance requests may be made at later development review phases.

Review of Subtitle 25 Variance Request

A Subtitle 25 variance application and statement of justification (SOJ) dated May 24, 2019 in support of a variance were received on November 22, 2019. A revised TCP1 was received for review on January 9, 2020. Subsequently, a revised SOJ dated February 21, 2020 and a revised TCP1 were received on February 21, 2020.

Section 25-119(d)(1) of the WCO contains six required findings to be made before a variance can be granted. The SOJ submitted seeks to address the required findings for the 186 specimen trees together; however, details specific to the 201 individual on-site trees that are actually proposed for removal on the plan were provided in a table incorporated as part of this record. These tables break down the on-site trees into three categories: Table 1) Invasive Species (required to be removed), Table 2) Non-Native Non-Invasive Species, and Table 3) Native Species (priority for preservation).

Statement of Justification request:

A variance to Section 25-122(b)(1)(G) is requested for the clearing of 186 specimen trees together; however, 15 additional trees not initially considered for clearing are now proposed to be cleared with this application, as shown on the TCP1.

This variance is requested to the WCO, which requires under Section 25-122, that “woodland conservation shall be designed as stated in this Division unless a variance is approved by the approving authority for the associated case.” The Subtitle 25 Variance Application form requires an SOJ of how the findings are being met.

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.

There are many open grown specimen trees located inside and outside of the PMA in the most developable area of the site. These trees range in condition from poor to excellent condition. The development has mostly been focused away from regulated environmental features, such as streams and wetlands with their associated buffers, which comprise the PMA. Many of the trees are unavoidable if the project is to be developed in a viable manner. The specimen trees on-site have been categorized into invasive species, non-native non-invasive, and native. All invasive species are supported for removal.

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

This property is split-zoned O-S and R-18C and is limited as to the number of lots that can be created on-site. Further limiting of developable area by protecting the root zones and specimen trees will deprive the applicant of the opportunity to create a functional development with the following exceptions:

Specimen Trees 23, 33, 56, 123, 224, 243, and 244 appear to be capable of being saved on the plan by either slightly adjusting the grading to reduce clearing within one-third or less of the critical rootzones of these trees, or these trees already have less than one-third of their critical root zone being removed and are considered to have a greater likelihood to be viable post construction if properly protected and root pruned prior to construction.

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

As previously discussed in (A) and (B) above, not granting this variance will prevent the project from being developed in a functional and efficient manner. The variance would not result in a privilege to the applicant; it would allow for development to proceed with similar rights afforded to others with similar properties and land uses.

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

The nature of the variance request is not a result of actions by the applicant.

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

The request to remove the specimen trees does not arise from a condition relating to land or building use, either permitted or nonconforming on a neighboring property.

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

The site is governed by the current SWM regulations. The site is adjacent to Horsepen Branch and water is discharging untreated from the existing golf course and irrigation ponds constructed prior to these regulations, meaning there is currently significant discharge of untreated stormwater runoff. The loss of specimen trees will be offset from the establishment of water quality and control devices preventing direct untreated discharge into the Horsepen Branch during storm events.

Summary

After evaluating the applicant's request, the findings of Section 25-119(d) have been adequately addressed for the removal of 179 specimen trees; three that are invasive species (Specimen Trees 104, 112, 113); 62 that are considered non-native, non-invasive (Specimen Trees 2, 8, 10-11, 40-45, 49-51, 53-54, 58-70, 77-80, 82, 88-95, 105-107, 121, 143-144, 159-164, 166-167, 170, 214-215, 227-228, 229-A, and 252); and 114 native trees (Specimen Trees 9-15, 30-32, 34-38, 46, 48, 73-76, 81, 84-87, 96, 101,102, 108-111, 114-115, 118-120, 122, 140-142, 145-154, 158, 168-169, 171-213, 219, 222-225, 230-232, 234, 240-242, 245-248, 250, 256-257).

The following seven specimen trees, Specimen Trees 23, 33, 56, 123, 224, 243, and 244, appear to be capable of being saved on the plan by either slightly adjusting the grading to reduce clearing within one-third or less of the critical rootzones of these trees, or these trees already have less than one-third of their critical root zone being removed and are considered to have a greater likelihood to be viable post construction if properly protected and root pruned prior to construction. The following 15 Specimen Trees, 3, 4, 57, 165, 218, 221, 235-239, 249, and 253-255, are shown as being removed on this plan; however, because they were not part of a variance request, they cannot be approved for removal at this time. The TCP1 and PPS must be revised to show these trees as saved. Additional variance requests may be made at later development review phases.

Preservation of Regulated Environmental Features/Primary Management Area (PMA)

The site contains regulated environmental features, including streams/wetlands and their buffers, and 100-year floodplain, which comprise the PMA, isolated wetlands, and their buffers.

Impacts to regulated environmental features 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 regulated environmental features. SWM outfalls may also be considered necessary impacts if the site has been designed to place the outfalls at points 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. Impacts to regulated environmental features must first be avoided and then minimized. The SOJ must address how each on-site impact has been avoided and/or minimized.

Statement of Justification

A SOJ and associated exhibits were initially submitted with this application on September 10, 2019. Subsequent revisions to these documents occurred on November 6, 2019, January 9, 2020, and finally on February 21, 2020. The current revised SOJ and associated exhibits are for three impacts on-site totaling 97,003 square feet (2.23 acres). The SOJ includes a letter from Bay Environmental, Inc. addressed to the Baltimore District Corps of Engineers and dated June 12, 2019, refuting the regulatory status of three of the regulated environmental features on-site. A letter from MDE dated February 12, 2020 in support of Bay Environmental, Inc. reclassifying three channels centrally located in the northern section of the property, that are shown as intermittent on the current approved NRI, to be ephemeral. An NRI exhibit was received on January 26, 2020, in lieu of an approved NRI with this PPS application. As discussed under the NRI section of this memo, the NRI exhibit must be revised to show only the changes in regulatory status of streams that were confirmed by MDE. All other regulated environmental features must be shown on the approved NRI. The NRI plan must be revised and approved prior to acceptance of the DSP, signature approval of the PPS, and TCP1.

According to the ETM, a mitigation plan is required if the cumulative proposed impacts for the entire site to wetlands and wetland buffers are shown to exceed a 0.5-acre threshold. Only on-site impacts are evaluated for this threshold. The amount and type of mitigation, if required, shall be at least generally equivalent to, or a greater benefit than, the total of all impacts proposed, as determined by the Planning Board. This can be in the form of stream or wetland restoration, wetland creation, or retrofitting of existing SWM facilities that are not required by some other section of County Code.

An unquantified wetland mitigation area is shown on the TCP1 and on the impact exhibits provided by the applicant.

Analysis of Impacts

Based on the SOJ, the applicant requested the following impacts described below:

Impact 1 for Construction of Public Road E and Irrigation Pond 3 Retrofit for Stormwater Purposes

Impact 1 is for the disturbance of a total of 63,188 square feet (1.45 acres), which is comprised of 235 linear feet of stream bed impact, 2,375 square feet of wetland and wetland buffer impacts, and 56,027 square feet of stream buffer impacts for retrofitting existing Irrigation Pond 3 for stormwater purposes along with the construction of Public Road E. Two new outfall structures are also proposed into the stream. It appears that these improvements will actually improve the structural integrity of the existing pond and aid in prevention of future scouring and erosion into the adjoining stream.

Proposed mitigation is shown for this impact. It shows creation of existing wetlands adjacent to the stream being impacted for an unspecified amount that is not part of the stormwater concept plan submitted to DPIE for this site. The overall benefits of the stormwater retrofit of this irrigation pond make up for it, as it will prevent future scouring and improve the quality of water outflowing from the existing pond into the stream. Because of this, Impact 1 and the proposed mitigation for this impact as shown on the TCP1 and associated impact exhibits provided by the applicant are approved.

Impact 2 for Construction of Private Road A and Removal and Replacement of Irrigation Pond 1 with a Gravel Wetland to Treat Stormwater

Impact 2 is for the disturbance of a total of 13,932 square feet (0.32 acre), which is comprised of 13,932 square feet of wetland and wetland buffer impacts for construction of a section of Private Road A; construction of a submerged gravel wetland; and proposed stormdrain outfall. Irrigation Pond 1 is manmade and the irrigation pumps that supply water to it were shut down at the time of the golf course closure severing the hydrologic connection to this pond, which will result in the pond receding over time. Thus, the prior wetlands and associated environmental features will no longer have a water source and will eventually disappear. The proposed submerged gravel wetland will replace the pond with the new development and will treat stormwater from the site while providing a functional replacement wetland.

It was noted that the regulated environmental features impact exhibit for this area, as well as the TCP1, are inconsistent with the approved NRI for the area of this impact. MDE's letter did not make findings to change the status of the stream that flows from this pond off-site from intermittent to ephemeral, as is referenced on the exhibit. The TCP1, the exhibit, and SOJ must be revised with the correct area of PMA impacts based on the existing stream buffer, as referenced on the approved NRI.

Although no mitigation plan was provided for this impact, since the existing wetland system was dependent on water pumped in elsewhere from the site and is no longer functional with the closing of the golf course, this impact is approved. The replacement of the pond with a functional gravel wetland that will treat previously untreated water that leaves the site is considered more beneficial than preserving the pond in its current state of decline on-site.

Impact 3 for Construction of Submerged Gravel Wetland 4 and Outfall Structures as Part of the Stormwater Retrofit for Irrigation Ponds 2 and 3.

According to the applicant's Impact Exhibit, Impact 3 is for the disturbance of a total of 19,833 square feet (0.46 acre), which is solely composed of 14,969 square feet of wetland and wetland buffer impacts for proposed grading and construction for Submerged Gravel Wetland 4 and associated stormdrain outfall structures required for SWM for retrofitting existing Irrigation Ponds 2 and 3. The square footage amounts for this impact in Table 1 of the applicant's Impact Exhibits are inconsistent with the total area of PMA tallied in this table. It is unclear as to what the actual total impact to regulated environmental features that are proposed for this area. No mitigation was proffered for this impact.

This impact is approved with a condition that additional mitigation is provided on-site in the form of supplemental wetland establishment equal to or greater than the area of wetlands removed from the site.

Additional Impacts Not Requested with This Application.

It was noted that one additional impact to regulated environmental features is shown on this plan but was not requested in the SOJ. This impact is for the creation of two outfall structures associated with Submerged Gravel Wetland 1 for stormwater purposes. It appears that this impact is solely associated with stream buffer impacts, which are not shown on the TCP1. These impacts were not requested and must be evaluated at time of DSP review.

Summary

After evaluating the applicant's SOJ for proposed impacts to regulated environmental features, as well as impacts shown on the plans as submitted that were not included in the SOJ, Impacts 1, 2, and 3 are approved. The impacts shown on the plans that were not requested with this application cannot be approved at this time and must be requested at time of DSP. The regulated environmental features on the subject property have been preserved to the fullest extent possible based on the LODs shown for proposed impacts 1, 2, and 3.

Erosion and Sediment Control

This site is within a Tier II catchment area. Tier II waters are high-quality waters within the State of Maryland as designated by MDE that are afforded special protection under Maryland's anti-degradation policy. According to correspondence with the Prince George's Soil Conservation District (PGSCD), a 150-foot-wide expanded buffer is required on-site for all intermittent and perennial streams. The approved NRI and TCP1 reflect this buffer, which is regulated by the PGSCD. The PGSCD may require redundant erosion and sediment control measures for this site, as part of their review and approval process. No further information is required at this time regarding erosion and sediment control.

Soils

The predominant soils found to occur on-site, according to the US Department of Agriculture Natural Resource Conservation Service Web Soil Survey, include Christiana-Downer complex (5-25 percent slopes), Christiana-Downer-Urban land complex (5-15 percent slopes),

Downer-Hammonton complex (2-5 percent slopes), Elkton silt loam (0-2 percent slopes), Fallsington sand loams (0-2 percent slopes) Northern Coastal Plain, Russett-Christiana complex (2-5 percent slopes), Russett-Christiana-Urban land complex (0-5 percent slopes), Sassafras and loam (0-2 percent slopes) Northern Coastal Plain, Sassafras-Urban land complex (0-5 percent slopes), and Woodstown sandy loam (2-5 percent slopes) Northern Coastal Plain.

According to available information, no unsafe soils containing Marlboro clay exist on-site; however, unsafe soils containing Christiana complexes are mapped on this property. According to DPIE, when existing or proposed steep slopes exceed 20 percent on unsafe soils, government agencies should insist on the submittal of a full geotechnical report that includes a global stability analysis with the proposed (mitigated) 1.5 safety factor line determined and shown on the plans submitted for County review and approval. The Site Road Division of DPIE should make this determination at the time of SWM concept review.

A detailed analysis and mitigation, if necessary, should be addressed with the approval of the SWM concept plan. Prior to signature approval of the PPS, the applicant shall demonstrate conformance with Section 24-131 of the Subdivision Regulations for unsafe soils, by submitting an approved SWM concept plan that clearly delineates the location of any associated 1.5 safety factor line, as well as any accompanying building restriction lines that are required by DPIE. The layout on the SWM concept plan must conform to the layout of the proposed DSP for this site. An amended SWM concept plan and slope stability analysis, which reflects the final layout, will be required.

17. **Urban Design**—The PPS proposes single-family detached, single-family attached (townhouse), and quadruple-attached dwelling units. The quadruple-attached dwellings and the single-family detached units are allowed in the R-18C Zone. However, the quadruple-attached units must follow the Townhouse Zone regulations.

Single-family detached and single-family attached dwellings are allowed in the O-S Zone, pursuant to Footnote 129 included in CB-97-2018, which permits these uses in the O-S Zone, under certain circumstances, and is subject to DSP review. CB-60-2019 was approved on November 19, 2019 to expand Footnote 129, to allow a permit for rough grading to be issued after approval of the PPS and acceptance of a DSP.

Specifically, Footnote 129 is as follows:

129 Permitted use, provided:

- (A) The property is located within a character area that is the subject of a Minor Amendment to an area Sector Plan and Sectional Map Amendment approved on or after March 1, 2018;**
- (B) The property that is proposed for residential development, consisting of single-family detached and single-family attached residential dwelling units, will be located on lot(s) or parcel(s) with**

an aggregate acreage of not less than One Hundred Twenty (120) acres in size;

- (C) Development regulations applicable to O-S Zone set forth within this Subtitle, including minimum lot sizes, coverage, frontage, setbacks, density, lot width, yards, building height, distance between townhouse groups and other requirements shall not apply to the development of single-family detached and single-family attached (townhouse) residential dwellings as authorized herein. Instead, the density regulations for the R-R Zone shall apply. All such other development regulations, including architectural review of proposed uses for development of the subject property, shall be as established and shown on a Detailed Site Plan approved in accordance with Part 3, Division 9 of this Subtitle;**
- (D) A preliminary plan of subdivision approval process shall apply to development authorized pursuant to this Section; and**
- (E) Notwithstanding Section 27-270 of this Subtitle, a permit for rough grading may be issued by the Department of Permitting, Inspections, and Enforcement after the adoption of a Resolution of approval for the preliminary plan of subdivision and acceptance of a Detailed Site Plan. The grading shall be limited to utilities, streets and the approved limits of disturbance for rough grading purposes as shown on the approved preliminary plan of subdivision.**

Conformance with the footnote is required for the proposed development in the O-S Zone, at the time of DSP review. In addition, the proposed development will need to show conformance with other applicable requirements in the Zoning Ordinance, including but not limited to the following:

- Section 27-437, Requirements in the R-18C Zone;
- Section 27-441, Uses permitted in all residential zones;
- Section 27-442, Regarding the bulk regulations in the R-18C Zone;
- Parts 11 and 12 of the Zoning Ordinance, regarding parking and signage, respectively.

It is noted that DSP review is not required for single-family detached lots in the R-18C Zone. However, given the unified development proposal and the zoning line, which bisects the lotting pattern, the DSP shall include all lots in the O-S and R-18C zones approved with this PPS.

Conformance with the 2010 Prince George's County Landscape Manual

The proposed development is subject to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). Specifically, Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees along Private

Streets, are applicable to this development. Conformance with the requirements of the Landscape Manual will be evaluated during future review phases.

A Historic Site (70-025), Prospect Hill and Outbuildings, is located in the middle of the site. The site is located in the developing tier, and a Type E bufferyard is required between the proposed development and the historic setting boundary of this historic site. A Type E bufferyard requires a minimum 60-foot building setback and a minimum landscaped yard width of 50 feet along the entire setting boundary, adjacent to the proposed development. Adequate spacing has been provided and a bufferyard is shown around the historic setting to allow for the required bufferyard width, which will be further evaluated with the future DSP.

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 projects that propose more than 5,000 square feet of gross floor area or disturbance and require a grading permit. Properties zoned R-18C are required to provide a minimum 15 percent of gross tract area to be covered by tree canopy. The subject site includes 10.05 acres in the R-18C Zone and therefore requires 1.50 acres of tree canopy coverage. Properties zoned O-S are normally exempt from the requirements of the Tree Canopy Coverage Ordinance. Compliance with tree canopy coverage requirements will be further evaluated during future review phases.

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.

* * * * *

PGCPB No. 2020-36
File No. 4-19005
Page 37

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 Bailey, with Commissioners Washington, Bailey, Doerner, Geraldo and Hewlett voting in favor of the motion at its regular meeting held on Thursday, March 26, 2020, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 26th day of March 2020.

Elizabeth M. Hewlett
Chairman

By Jessica Jones
Planning Board Administrator

EMH:JJ:SC:nz



PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

County Administration Building • 14741 Governor Oden Bowie Drive, 4th Floor, Upper Marlboro, Maryland 20772
pgplanning.org/HPC.htm • 301-952-3680

April 22, 2020

MEMORANDUM

TO: Thomas Burke, Planner Coordinator, Urban Design Section

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

FROM: Historic Preservation Commission

**SUBJECT: DSP-19007: The Fairways at Glenn Dale Estates
(includes Prospect Hill Historic Site, 70-025)**

The Historic Preservation Commission (HPC) reviewed the subject application at its April 21, 2020 meeting. The HPC voted 6-0-1 (the Vice-Chair voted "present") to forward the following findings, conclusions and conditions to the Planning Board for its review.

Findings

1. The subject property comprises 125.16 acres located east of Prospect Hill Road and Old Prospect Hill Road, west of Hillmeade Road, and northeast of Glenn Dale Road in Glenn Dale, Maryland. The subject property is zoned O-S (Open Space, 115.11 acres) and R-18-C (Medium Density Residential-Condominium, 10.05 acres). The subject application proposes a residential development, including 24 single-family attached units, 38 single-family quadruple attached units, and 210 single-family detached units. There is no architecture proposed with this application.
2. The subject application includes the Prospect Hill Historic Site (70-025). The brick main block of Prospect Hill was built by George W. Duvall early in the nineteenth century and underwent a major renovation in 1940 by then-owner Terrill Brazelton, who added the Neoclassical porches and Palladian windows. The main block is attached to a lower gambrel-roof frame dwelling by means of a two-story connecting hyphen. It is likely that the Duvalls lived in the gambrel roof portion after their marriage in 1820 and the brick section was built soon after that. The property, also containing a tobacco barn and icehouse, was sold in 1955 to the Prospect Hill Golf and Country Club and was home to the Glenn Dale Golf Club until recently.
3. Proposed Lots 1 and 2 will be highly visible from the Historic Site and the rears of those proposed buildings will be facing it. Dwellings on Lots 4, 5, 6, and 17 may also be visible from the Historic Site and the rears of these buildings also face towards the Historic Site. To mitigate the adverse effects on the viewshed of the Historic Site, the applicant has proposed landscaping within the 50' landscape buffer that should substantially screen the new development from the Historic Site. In addition, that applicant moved Lots 1 and 2 to the west and further away from the Historic Site, as shown on the approved Preliminary Plan.

4. A Phase I archeology survey was conducted on the subject property in July 2007. The area covered by the Phase I survey was confined to portions of the property that had a high probability of containing archeological resources and that had not been extensively disturbed by construction of the Glenn Dale golf course. The artifacts from the Phase I survey were never curated at the Maryland Archaeological Conservation Laboratory in Calvert County, Maryland.
5. A spring house located to the south of the house was not previously recorded. The springhouse is constructed of stone and is set over a small spring.
6. The Prince George's County Planning Board approved the Preliminary Plan (4-19005) for the subject property at its March 26, meeting. The following conditions are those that are applicable to the treatment of the Historic Site:
 10. *Prior to approval of any grading permit, the applicant shall provide measured drawings and detailed photographs of the spring house located on the subject property, located south of the Prospect Hill Historic Site (70-025).*
 11. *Lots 1, 2, 4, 5, and 6, Block C, and Lot 11, Block B, shall be reviewed at the time of detailed site plan for architecture, materials, landscaping, and lighting to ensure the visual impacts of this new construction is mitigated when viewed from the nearby Prospect Hill Historic Site (70-025).*
 12. *Prior to approval of a detailed site plan, the Historic Preservation Commission shall review proposed landscape buffering, lighting, architecture and materials, and other details in the vicinity of the historic site to mitigate potential adverse effects on the views to and from the Prospect Hill Historic Site (70-025).*

Conclusions

1. The applicant provided a viewshed study from the Prospect Hill Historic Site to the closest lots, Lots 1 and 2. The applicant's exhibit shows that the proposed landscape buffer that is required around the Prospect Hill Historic Site will provide sufficient screening for the houses that will be sited on Lots 1 and 2.
2. The subject application does not propose any architecture, materials or lighting. At the time of the submission of a detailed site plan for architecture, materials and lighting, the Historic Preservation Commission will review these details for their impact on the Prospect Hill Historic Site.
3. The Phase I archeological survey did not identify any significant archeological resources. Most of the property was previously disturbed by construction of the golf course. A springhouse located to the south of the historic site was not previously recorded. This building should be documented through measured drawings and detailed photographs by the applicant prior to its demolition or any grading in the vicinity.

A condition is proposed to require the applicant to curate the artifacts that were recovered from the Phase I archeological survey to the Maryland Archaeological Conservation Laboratory in Calvert County, Maryland.

The applicant's representatives noted that they had contacted the archeological firm that conducted the Phase I study and has been storing the artifacts recovered from the Phase I archeological investigations. The applicant will work with the consultant to curate the artifacts at the Maryland Archaeological Conservation Lab in Calvert County and to produce the final Phase I reports.

4. Conditions 10, 11 and 12 of Preliminary Plan 4-19005 have not been satisfied and will remain in effect until completed.
5. Commissioner Marcavitch noted that there is a trail shown on the plan and that there is an opportunity to provide interpretive signage on the history and significance of the Prospect Hill Historic Site along that trail. He proposed a condition to require interpretive measures within the development.

Recommendations

The Historic Preservation Commission voted 6-0-1 (the Vice-Chair voted "present") to recommend to the Planning Board approval of DSP-19007, The Fairways at Glenn Dale Estates, with the following conditions:

1. Prior to the approval of a detailed site plan for architecture, the applicant shall provide a plan for interpretive signage to be erected and public outreach measures for the Prospect Hill Historic Site (70-025). The location and wording of the signage and the public outreach measures shall be subject to approval by the M-NCPPC staff archeologist. The plan shall include the timing for the installation of the signage and the implementation of public outreach measures.
2. Prior to approval of any building permit, the applicant shall curate the artifacts recovered from the Phase I survey of the subject property at the Maryland Archaeological Conservation Laboratory in Calvert County, Maryland. Proof of the disposition of the curated artifacts shall be provided to Historic Preservation staff.

May 21, 2020

MEMORANDUM

TO: Thomas Burke, Planner Coordinator, Urban Design Section,
Development Review Division

VIA: David A. Green, MBA, Master Planner, Community Planning Division *DAG*

FROM: Daniel Sam's, Planner Coordinator, Neighborhood Revitalization Section,
Community Planning Division

SUBJECT: **DSP-19007 Fairway Estates at Glenn Dale**

FINDINGS

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

BACKGROUND

Application Type: Detailed Site Plan outside of an overlay zone

Location: 1150 Old Prospect Hill Road

Size: 125.16 acres

Existing Uses: golf course

Proposal: Residential development including 63 single-family attached units, 209 single-family detached units, and recreational facilities.

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This application is located in the Established Communities. The vision for the Established Communities is context-sensitive infill and low to medium-density development and recommends maintaining and enhancing existing public services, facilities, and infrastructure to ensure that the needs of residents are met.

Master Plan: The 2006 *Approved Sector Plan for the East Glenn Dale Area (Portions of Planning Area 70)* as amended April 2018 recommends Residential Low land uses on the subject property.

Planning Area: 70

Community: Glenn Dale-Seabrook-Lanham & Vicinity

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

SMA/Zoning: The 2006 *Approved Sectional Map Amendment for the East Glenn Dale Area (Portions of Planning Area 70)* retained an approximately .83-acre portion of the property in the R-R (Rural Residential) Zone and rezoned a 192.45-acre portion of the subject property from R-R to O-S (Open Space) and a 29.32-acre portion of the property from R-R to R-18C (Multifamily Medium Density Residential-Condominium). Council Bill CB-97-2018 was enacted to implement the recommendations of the April 2018 Minor Amendments to the East Glenn Dale Area Sector Plan, which recommended that the subject site be developed in accordance with R-R Zone densities (rather than O-S Zone densities). It amended the Table of Uses with footnote 126, permitting single-family detached and townhouse uses in the O-S Zone, subject to specific requirements. The application is in conformance with the requirements of footnote 126.

MASTER PLAN CONFORMANCE ISSUES:

None


c: Long-range Agenda Notebook
Frederick Stature, Planning Supervisor, Neighborhood Revitalization Section, Community Planning Division

Transportation Planning Section
Countywide Planning Division

301-952-3680

May 11, 2020

MEMORANDUM

TO: Tom Sievers, Subdivision and Zoning Section, Development Review Division
VIA: Tom Masog, Transportation Planning Section, Countywide Planning Division
FROM:  Glen Burton, Transportation Section, Countywide Planning Division
SUBJECT: **DSP-19007: The Fairways**

Proposal: This application proposes the construction of 200 townhouses.

Background: On March 26, 2020, the Prince George's County Planning Board approved preliminary plan of subdivision (PPS) 4-19005 for the subject property. The PPS was approved with several conditions, including the following that pertain to transportation:

7. **Total development within the subject property shall be limited to uses that would generate no more than 201 AM and 238 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision, with a new determination of the adequacy of transportation facilities.**

Status: The PPS was approved for a total of 272 dwelling units. This phase of the development represents 272 dwelling units, consequently, the trip cap will not be exceeded with this DSP application.

8. **Prior to approval, the final plat of subdivision shall include:**
 - a. **The granting of public utility easements along all public rights-of-way, in accordance with the approved preliminary plan of subdivision.**
 - b. **Right-of-way dedication 40 feet from the centerline of Hillmeade Road and 40 feet from the centerline of Prospect Hill Road.**
 - c. **Any required building restriction lines associated with unsafe land, unless Prince George's County Department of Permitting, Inspections and Enforcement approves proposed mitigation that eliminates the need for a building restriction line.**

Status: These are still valid and will be addressed at the time of recordation.

9. **Prior to issuance of any building permit within the subject property, the following road improvements shall (a) have full financial assurances, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency for construction of:**

MD 193 and MD 564

Construction of a second left-turn lane along northbound MD 564 and southbound MD 564.

Status: These improvements will be addressed at the time of permitting.

Master Plan, Site access,

The property is in an area where the development policies are governed by the 2006 *Approved Sector Plan and Sectional Map Amendment for the East Glenn Dale Area*, as well as the 2009 *Approved Countywide Master Plan of Transportation*. The subject property fronts on Prospect Hill Road, a planned collector road (C-342) requiring 80 feet of right-of-way. It also fronts on Hillmeade Road, a planned collector road (C-343) also requiring 80 feet of right-of-way. The subject application is in conformance with Condition 8b of the approved PPS.

Staff finds the circulation on the proposed site to be acceptable.

Conclusion

Overall, from the standpoint of transportation, it is determined that this plan is acceptable and meets the findings required for a detailed site plan.




THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION


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 Upper Marlboro, Maryland 20772
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May 11, 2020

MEMORANDUM

TO: Thomas Burke, Urban Design Section, Development Review Division

VIA: Bryan Barnett-Woods, Transportation Planning Section, Countywide Planning Division 

FROM: Noelle Smith, Transportation Planning Section, Countywide Planning Division 

SUBJECT: Detailed Site Plan Review for Non-Motorized Transportation Master Plan Compliance

The following detailed site plan (DSP) was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation (MPOT)*, the 2006 *Approved Sector Plan and Sectional Map Amendment for the East Glenn Dale Area (Portions of Planning Area 70)*, and Subtitle 27 to provide the appropriate pedestrian and bicycle transportation recommendations.

Detailed Site Plan Number: DSP- 19007

Development Case Name: The Fairways at Glenn Dale Estates

Type of Master Plan Bikeway or Trail

Private R.O.W.*	<input type="checkbox"/>	Public Use Trail Easement	<input type="checkbox"/>
County R.O.W.*	<input type="checkbox"/>	Nature Trails	<input type="checkbox"/>
SHA R.O.W.*	<input type="checkbox"/>	M-NCPPC – Parks	<input type="checkbox"/>
HOA	<input type="checkbox"/>	Bicycle Parking	<input type="checkbox"/>
Sidewalks	<input checked="" type="checkbox"/>	Trail Access	<input checked="" type="checkbox"/>

Subject to 24-124.01: No

Bicycle and Pedestrian Impact Statement Scope Meeting Date: n/a

Development Application Background	
Building Square Footage (non-residential)	n/a
Number of Units (residential)	272
Abutting Roadways	Hillmeade Road, Prospect Hill Road
Abutting or Nearby Master Plan Roadways	Hillmeade Road (C-343) Prospect Hill Road (C-342)
Abutting or Nearby Master Plan Trails	Bike lane along Hillmeade and Prospect Hill Roads (planned)
Proposed Use(s)	Residential

Zoning	O-S
Centers and/or Corridors	n/a
Prior Approvals on Subject Site	4-19005
Subject to 24-124.01:	No
Bicycle and Pedestrian Impact Statement Scope Meeting Date	n/a

Previous Conditions of Approval

The site is subject to 4-19005 which included the following conditions related to pedestrian and bicycle transportation:

5. In conformance with the *2006 Approved Sector Plan and Sectional Map Amendment for East Glenn Dale Area (Portions of Planning Area 70)* the applicant and the applicant’s heirs, successors, and/or assignees shall provide a side path or wide sidewalks along the entire frontage of Hillmeade Road and Prospect Hill Road, unless modified by the Prince George’s County Department of Public Works and Transportation and the Prince George’s County Department of Permitting, Inspections and Enforcement with written correspondence, prior to issuance of the building permit.
6. Prior to issuance of building permits, the applicant and the applicant’s heirs, successors and/or assignees shall provide a financial contribution of \$840.00 to the Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE) for the placement of bikeway signs along Hillmeade and Prospect Hill Roads, unless modified by DPIE with written correspondence. A note shall be placed on the final plat for payment to be received, prior to issuance of the first building permit.

Comment: The submitted plans do not indicate a side path or wide sidewalk along the frontages of Hillmeade Road and Prospect Hill Road. Staff recommend that these facilities be provided and depicted on the detailed site plan. The bikeway fee will not be included as a recommended condition for the detailed site plan but will be maintained from the preliminary plan and checked at the time of building permit.

Review of Proposed On-Site Improvements

The proposed development includes an internal fitness trail throughout the site that varies in width ranging from five to ten feet and five-foot sidewalks on both sides of the internal roadways. Portions of this trail align with the existing golf-cart pathway. Crosswalks are also included throughout the site and provide a continuous pedestrian system.

Staff recommend that the fitness trail maintain a minimum width of eight-feet throughout the site, including the portions of the trail that are the existing golf-cart pathway to accommodate pedestrian and bicycle use. This trail is located in close proximity to many of the proposed dwelling units and will likely be a well-used amenity for the community. Because of its close proximity to many of the dwelling units, staff recommend that signage identifying the location of the proposed trail throughout the site shall be provided so that future residents are aware of the fitness trail in respect to their lots.

Staff find that with the below recommendations, vehicular, pedestrian, and bicyclist circulation on the site to be safe, efficient, and convenient, pursuant to Sections 27-283 and 27-274(a)(2), the relevant design guidelines for pedestrian and bicycle transportation.

Review of Connectivity to Adjacent/Nearby Properties

The subject site is adjacent to residential neighborhoods, a church facility to the west, and a school and community park to the south, with no current connections. The planned pedestrian and bicycle facilities will help facilitate future connections to the adjacent and nearby properties.

Review Master Plan of Transportation (MPOT) Compliance

There are two master plan trails that impact the subject site, a planned on-road bicycle facility and wide sidewalk/side path along Prospect Hill Road and Hillmeade Road. The Complete Streets element of the MPOT reinforces these recommendations and includes the following policies regarding the accommodation of pedestrians and bicyclists (MPOT, p. 9-10):

Policy 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO *Guide for the Development of Bicycle Facilities*.

Comment: The internal sidewalk proposed fulfill the intent of Policy 1. Staff recommend eight-foot wide side path/sidewalk along the frontages of Hillmeade Road and Prospect Hill Road to fulfill the intent of Policy 2. As a detailed site plan, bicycle transportation recommendations within the roadway are beyond the scope of this application. The required right-of-way along Hillmeade Road and Prospect Hill Roads have been fully dedicated and the implementation of the recommended master plan street section, including the bicycle facility, will be required by the Department of Permitting, Inspections and Enforcement (DPIE) as appropriate or can be installed as part of a future road repaving or capital improvement project by the Department of Public Works and Transportation (DPW&T) to fulfill the intent of the Policy 4.

Review Area Master Plan Compliance

The *Approved Sector Plan and Sectional Map Amendment for the East Glenn Dale Area (Portions of Planning Area 70)* include the following policies regarding sidewalk and bikeway construction and the accommodation of pedestrians and bicyclist (p.30):

Policy 1: Incorporate appropriate pedestrian-oriented development (POD) features in all new development.

Policy 2: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines.

Policy 3: Provide new trail connections and improved trail connectivity.

Comment: The area master plan recommend future development of the Glenn Dale Golf Course to include an internal trail network to “improve the connectivity between sites in the southern portion of the East Glenn Dale area, including Daisy Lane Community Park.” The proposed trail system shown on the submitted plans fulfills the intent of this policy. The on-road bicycle facilities and continuous sidewalk along Prospect Hill Road and Hillmeade Road are also included in the area master plan and will provide new connections as recommended.

Recommended Conditions of Approval

Based on the findings presented above, staff conclude that the pedestrian and bicycle access and circulation for this plan is acceptable, consistent with the site design guidelines pursuant to Section 27-283, and meets the finding required by Section 27-285(b) for a detailed site plan for pedestrian and bicycle transportation purposes, and conforms to the prior development approvals and the *Approved Sector Plan and Sectional Map Amendment for the East Glenn Dale Area (Portions of Planning Area 70)* (2006), if the following condition is met:

1. Prior to the certification of the detailed site plan, the applicant, and the applicant’s heirs, successors, and assigns shall revise the plans to include:
 - a. a minimum eight-foot-wide sidewalk or side path along the entire subject site frontage along Hillmeade Road, unless modified with written correspondence by the Department of Permitting, Inspections and Enforcement.
 - b. a minimum eight-foot-wide sidewalk or side path along the entire subject site frontage along Prospect Hill Road, unless modified with written correspondence by the Department of Permitting, inspections and Enforcement.
 - c. a minimum eight-foot-wide trail to replace the existing golf-cart trail
 - d. a detail exhibit indicating the size, materials, color, and wording for signs to indicate the location of the future trail. The signs shall be constructed of durable materials, utilize colors that will attract attention, and state at a minimum, “Future Trail Location” with the expected month and year of construction completion.
 - e. the locations and heights of all future trail location signs. The signs shall be posted at no more than 150-foot intervals, directed toward the nearest residential lots, and at a height that is visible from those lots.

Countywide Planning Division
Environmental Planning Section

301-952-3650

May 22, 2020

MEMORANDUM

TO: Thomas Burke, Planner Coordinator, Urban Design Section, DRD

VIA: Megan Reiser, Supervisor, Environmental Planning Section, CWPD

FROM: Marc Juba, Planner Coordinator, Environmental Planning Section, CWPD

SUBJECT: The Fairways; DSP-19007 and TCP2-010-2020

The Environmental Planning Section has reviewed the above referenced Detailed Site Plan (DSP) and Type 2 Tree Conservation Plan initially received on March 19, 2020 and recommends approval subject to conditions listed at the end of this memorandum. Revised plans were received on April 27, 2020. Comments were given to the applicant at the Subdivision Review Committee (SDRC) meeting on May 1, 2020. Revised plans and documents were subsequently submitted in response to these comments by the applicant for review on May 7, 2020; May 12, 2020; May 13, 2020; and May 18, 2020.

Background

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

Development Review Case	Associated Tree Conservation Plan or Natural Resource Inventory	Authority	Status	Action Date	Resolution Number
4-03088	TCPI/60/03	Planning Board	Superseded	9/23/2004	No. 04-18
DSP-04023	TCPII/088/04	Planning Board	Withdrawn	N/A	N/A
N/A	NRI-059-2019	Staff	Approved	10/18/2019	N/A
4-19005	TCP1-016-2019	Planning Board	Approved	3/26/2020	2020-36
N/A	NRI-059-2019-01	Staff	Approved	4/22/2020	N/A
DSP-19007	TCP2-010-2020	Planning Board	Pending	Pending	Pending

Proposed Activity

The current application is a DSP for a residential development including 63 single-family attached units, 209 single-family detached units, and recreation facilities.

Grandfathering

The site is subject to the environmental regulations contained in Subtitles 24, 25, and 27 that came into effect on September 1, 2010 and February 1, 2012, as the site is for a new use and has no prior valid TCP approvals prior to September 1, 2010.

Review of Previously Approved Conditions

The following text addresses previously approved environmental conditions related to the subject application. The text in **BOLD** is the actual text from the previous cases or plans. The plain text provides the comments on the plan's conformance with the conditions.

Conformance with 4-19005 and TCP1-016-2019

The following conditions apply during the preparation and review of the Detailed Site Plan.

13. Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan (TCP1) shall be revised to meet all the requirements of Subtitle 25. Required revisions include but are not limited to:

- a. **Revise the TCP1 to save Specimen Trees 23, 33, 56, 123, 224, and 243 by revising the limits of disturbance as appropriate to preserve a minimum of two-thirds of each tree's critical root zone.**
- b. **Revise the Specimen Trees Table, as follows:**
 - (1) **Add a column entitled "Disposition" and indicate which trees will remain and which will be removed from the site.**
 - (2) **Indicate that Specimen Trees 3, 4, 23, 33, 56, 57, 123, 165, 218, 221, 224, 235 239, 243, 249, and 253-255 will be saved.**
 - (3) **Add the standard Subtitle 25 variance note under the Specimen Tree Table or Woodland Conservation Worksheet, identifying with specificity the variance decision consistent with the decision of the Planning Board:**

"NOTE: This plan is in accordance with the following variance(s) from the strict requirements of Subtitle 25 approved by the Planning Board on (ADD DATE) for the removal of the following specified specimen trees (Section 25 122(b)(1)(G): (Identify the specific trees to be removed)."
 - (4) **Add Specimen Tree 146 to the Specimen Tree Table.**
- c. **Add the following note below the Specimen Tree Table:**

"Evaluation of specimen tree credit for woodland conservation purposes shall be calculated at time of TCP2."

- d. Label all off-site clearing with its acreage on the plan, accounting for it in the TCP worksheet and in any associated tables. This includes but is not limited to clearing and grading associated with the removal of off-site specimen trees and off-site sewer connections.**
 - e. Show all areas of proposed easements that are to remain or are proposed to be created (with the exception of surface drainage easements) that overlap existing woodlands to remain, as being woodland retained counted as cleared on the plan, not as woodland preservation.**
 - f. Ensure all specimen tree labels are unobscured by overlapping text.**
 - g. All areas sought for landscape credit that are larger than 10,000 square feet and 50 feet wide must be shown as afforestation or reforestation. This may be further evaluated at the time of DSP.**
 - h. Remove all reforestation/afforestation from any proposed wetland mitigation areas on site. This may be further evaluated at the time of DSP.**
 - i. Priority shall be given for existing historic trees on-site to receive woodland conservation credit over off-site mitigation.**
 - j. Remove specimen/historic tree preservation credits from the worksheet.**
 - k. Revise all reforestation and woodland preservation areas to meet the minimum size requirements.**
 - l. Remove all landscape areas credited for woodland conservation.**
 - m. Update the TCP worksheet as necessary once the above changes have been made.**
 - n. Have the qualified professional sign and date the TCP worksheet, as required.**
 - o. Show all stormwater management structures.**
- 14. Prior to signature approval of the preliminary plan of subdivision and Type 1 tree conservation plan, the following information shall be submitted:**
- a. A revised natural resources inventory (NRI) exhibit shall be submitted showing the regulatory status of all streams and wetlands, as shown on the NRI approved October 18, 2019, with the exception of the changes outlined in the letter issued by the Maryland Department of the Environment, dated February 12, 2020.**
 - b. A revised primary management area/regulated environmental features statement of justification (SOJ), including 8.5 by 11 exhibits, reflecting the regulated environmental features required to be shown on the revised NRI**

exhibit. The revised SOJ shall reflect the Prince George's County Planning Board's decision regarding impacts.

Because the TCP2 must be found to be in conformance to the approved TCP1, these conditions affect the design and layout of the TCP2, and the pertinent conditions to this review are discussed in the Woodland Conservation and Specimen Trees Sections of this memo.

- 15. The natural resources inventory (NRI) shall be filed to be revised through the standard review and approval process. This revision to the NRI shall be approved prior to detailed site plan review and approval.**

A revised NRI (NRI-059-2019-01) was approved for this site on 4/22/2020 and included in this DSP application for reference.

- 20. Prior to signature approval of the preliminary plan of subdivision, an approved stormwater concept plan shall be submitted, and demonstration of whether unsafe soils are present on-site. If present, the detailed site plan must clearly delineate the location of any associated safety factor lines, as well as any accompanying building restriction lines that are required by the Prince George's County Department of Permitting, Inspections and Enforcement.**

A copy of a Stormwater Management Concept plan (#4923-2019) and associated approval letter from the Department of Permitting, Inspections, and Enforcement (DPIE) was submitted with the subject application and received on January 3, 2020. However, the layout approved on this stormwater management concept plan is not the same as what is shown on either the approved PPS or this DSP. In response to SDRC comments, a revised unapproved Stormwater Management Concept plan was later submitted by the applicant, date received May 7, 2020 that matches the layout of this DSP. However, DPIE has not determined whether or not any soil safety factor lines or any accompanying building restriction lines are required at this time. This is further discussed in the Soils section of this report .

ENVIRONMENTAL REVIEW

Natural Resources Inventory/Existing Conditions

The site has an approved Natural Resources Inventory Plan (NRI-059-2019-01), which shows the existing conditions of the property. A total of 258 specimen trees have been identified on-site or within the immediate vicinity of the site's boundary. There are an additional 38 trees and shrubs that have been identified on-site that are located within a historic environmental setting associated with Prospect Hill (70-025), which is registered as a historic site with the State of Maryland.

The site contains Regulated Environmental Features (REF), including streams/wetlands and their buffers, and 100-year floodplain, which comprise the Primary Management Area (PMA), and isolated wetlands and their buffers. The Forest Stand Delineation (FSD) indicates that there are four forest stands; two of which have a high rating for preservation. The site has a total of 11.75 acres of gross tract woodland, of which no acres are within the existing 100-year floodplain, as shown on the NRI. Areas of steep slopes are scattered across the site.

The site is associated with tributaries of the Horsepen Branch watershed, which is both a stronghold and a Tier II watershed. The site contains a historic site and associated environmental setting known as Prospect Hill (70-025). Much of the remaining property is a grassed golf course.

No revisions are required for conformance to the NRI.

Woodland Conservation

The site is subject to the provisions of the WCO because the property is greater than 40,000 square feet and contains more than 10,000 square feet of existing woodland. A Type 2 Tree Conservation Plan (TCP2-010-2020) has been submitted for review that covers the area of this detailed site plan.

According to the worksheet shown on the TCP2 as submitted, the site is 125.16 acres split zoned between the O-S (115.11 acres) and R-18C (10.05 acres) zones. A total of 11.75 acres of existing woodlands are on the net tract and no woodlands are within the existing floodplain. The site has a Woodland Conservation Threshold (WCT) of 58.66 acres, or 47.56 percent of the net tract, as tabulated. No off-site clearing is shown on the plan. The TCP2 shows a total woodland conservation requirement of 33.47 acres based on the proposed clearing shown. The TCP2 shows this requirement will be met by providing 2.12 acres of on-site woodland preservation, 12.13 acres of on-site afforestation/reforestation, 5.11 acres of landscape credits, 0.12 acres of specimen tree credit (with two existing specimen trees within the Historic House Setting of Historic Site (70-025), Prospect Hill), and 13.99 acres of off-site woodland conservation credits. A sewer line is proposed to connect to an existing line to the north of the subject site. Off-site clearing will be needed to accommodate this connection but has not been shown on the plan nor accounted for in the woodland conservation worksheet. The woodland conservation worksheet will be required to be updated prior to certification to address this and other issues outlined in this memo and recommended as conditions of approval.

Several landscape areas are shown on the plan to also serve as woodland conservation; however, the density of landscape planting does not meet the definition of woodland [Section 25-118(b)(72)]. The plan does not account for the additional planting required to meet the density in order to count as woodland conservation credits. All landscaping in areas to be counted as woodland conservation must be native. The TCP must show the proposed planting for each landscape area and demonstrate that the minimum planting density has been met for woodland conservation credit. Further, there are 13 separate woodland afforestation/reforestation areas proposed on the plan, but only one reforestation planting schedule. Separate afforestation/reforestation schedules must be added for each planting area on the TCP2 as required.

Two large areas are labeled as On-Site Landscape Credit for meeting woodland conservation requirements located on Parcel C1 (Landscape Area#8), and Parcels E1 (Landscape Area#9). Woodland conservation credit for these landscaped areas is not supported as these areas are large enough or could be enlarged further to be shown as reforestation instead.

In the case of Landscape Area#8, it is associated with a 50-foot-wide Type E bufferyard that is required to be planted to screen the historic setting boundary of Historic Site (70-025), Prospect Hill and Outbuildings, from the proposed development. In order for this area to be counted as woodland conservation, supplemental planting must occur. Discussions between the Historic Preservation Section and the Environmental Planning Section concluded that preserving as much of a buffer as possible supplemented with planting to meet the requirements of the *2010 Prince George's County Landscape Manual*, as well as providing supplemental planting with seedlings to

change the area from just landscaping to reforestation as additional buffering would be preferred between the Historic Site and the proposed development.

Landscape area #9 is proposed behind the rear yards of Lots 1-8 and 10-20, Block E for a total of 1.00 acre. This landscaping encircles an open space that is bisected by a trail. It appears that the area of proposed landscaping behind these lots could be converted to an afforestation/ reforestation area by expanding it to the limits of the proposed trail, excluding all proposed stormwater and sewer easements/rights-of-way. It appears that an additional area of approximately 2.81 acres of afforestation/ reforestation could be achieved on-site should this area be converted to woodland conservation. However, during conversations with the applicant regarding this area, it was determined that the intent of the landscaping is for screening and buffering of the encircled open space and to provide an aesthetically pleasing view from the lots. This landscaped area is not suitable to be counted as woodland conservation based on its intended use as screening and its lack of connectivity to other woodland or sensitive environmental features. For these reasons, the use of Landscape area #9 towards meeting the woodland conservation requirement is not supported.

A portion of proposed Landscape Area #10 is over 50' in width behind Lot 9, Block D and is contiguous with afforestation/reforestation area WRA#9. It is recommended that WRA#9 be expanded to include the area of LSC#10 that is contiguous with WRA#9 that is a minimum width of 50'. All remaining proposed landscaping that is less than 50' in width may remain as landscaping and can receive landscaping credit for Landscape Area #10.

It was noted that Landscape Area #13 could be added to Woodland Reforestation/Afforestation Area WRA#10 by shifting the proposed fitness trail between WRA#11 and LSC#13 such that LSC#13 becomes at least 50' wide. Staff recommends shifting this portion of the fitness trail so Landscape Area #13 can be fully included into Woodland Reforestation/Afforestation Area WRA#10 instead.

Staff supports woodland conservation credit for landscape areas #1, 2, 3, 4, 5, 6A, 6B, 7A, 7B, 8, 11, 12, and 14 on the TCP2. Since this site is within a Tier 2 Catchment Area the additional native plantings on-site will benefit water quality of the overall watershed and many of these landscape areas will provide linkages and habitat expansion to many of the proposed woodland preservation and afforestation areas on-site in areas that are too small for traditional reforestation or afforestation to fit.

All landscape areas proposed to receive woodland conservation credit must be planted exclusively with native material. These areas shall also be surrounded by split rail fencing, reforestation signage, and be recorded within woodland conservation easements.

There are three separate types of tree protection fencing (temporary and permanent) specified on the plan; however, only two symbols are specified in the legend and they are not the same symbols as those used on the TCP2 plan itself. There are no labels or clear divisions for where each of these fences start and end on each sheet of the TCP2. Identify the locations of all required tree protection fencing on the TCP2 plan. Differentiate between each fencing type used on the plan and legend, clearly demarcating transitions between fencing types as needed. Make all tree protection fencing symbols used on the plan consistent with the legend on each sheet of the TCP2 so they are clearly distinguishable from other features on the plan.

The TCP2 requires additional technical revisions that are included in the recommended conditions below.

Specimen Trees

Section 25-122(b)(1)(G) requires that “Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical 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 Environmental Technical Manual (ETM).”

A total of 258 specimen trees (242 on-site and 16 off-site (Note: Specimen Trees#119 and 120, which were identified as being off-site are actually on-site) were identified on the approved NRI. An additional 38 trees were also identified within 100 feet of the Limit of Disturbance (LOD) located within the Historic Site of Environmental Setting associated with the State registered historic site known as Prospect Hill and Outbuildings (70—025). None of the trees or shrubs associated with the Historic Site of Environmental Setting are being proposed to be removed.

At time of Preliminary Plan of Subdivision (4-19005) review of the 242 on-site specimen trees, a total of 186 were proposed for removal according to the variance request dated February 21, 2020. A detailed condition analysis was submitted as part of this variance request for these trees as well as for four additional trees located off-site proposed for removal. At time of Planning Board, the Board made the finding for approval of the removal of 179 specimen trees; three that are invasive species (Specimen Trees 104, 112, 113); 62 that are considered non-native, non-invasive (Specimen Trees 2, 8, 10-11, 40-45, 49-51, 53-54, 58-70, 77-80, 82, 88-95, 105-107, 121, 143-144, 159-164, 166-167, 170, 214-215, 227-228, 229-A, and 252); and 114 native trees (Specimen Trees 9-15, 30-32, 34-38, 46, 48, 73-76, 81, 84-87, 96, 101,102, 108-111, 114-115, 118-120, 122, 140-142, 145-154, 158, 168-169, 171-213, 219, 222-225, 230-232, 234, 240-242, 245-248, 250, 256-257). The Planning Board also found that 15 of the specimen trees (Specimen Trees, 3, 4, 57, 165, 218, 221, 235-239, 249, and 253-255) could not be approved for removal at that time, as although they were shown as being removed on the plan; they were not part of a variance request, and could not be approved for removal at that time. The Planning Board also concluded that seven specimen trees, Specimen Trees 23, 33, 56, 123, 224, 243, and 244, appeared to be capable of being saved on the TCP1 plan by either slightly adjusting the grading to reduce clearing within one-third or less of the critical rootzones of these trees, or these trees already have less than one-third of their critical root zone being removed and are considered to have a greater likelihood to be viable post construction if properly protected and root pruned prior to construction. These trees were conditioned to be saved on the TCP1 prior to signature approval of the PPS and TCP1. However, it was noted that Specimen Tree 124 was mistakenly labeled as Specimen Tree 224 in the associated PGCPB No. 2020-36 resolution.

An additional 18 specimen trees that were not approved for removal with the PPS and TCP1 are requested to be removed with this DSP and TCP2 application. These trees include Specimen Trees#3, 4, 5, 6, 27, 33, 52, 71, 72, 123, 124, 133, 165, 221, 236, 243, 244, and 253.

Specimen Trees 277 and 278 on Sheet 14 of the TCP2 are shown as being saved but are still within the revised LOD. Neither of these trees were previously approved for removal with the PPS and TCP1. Staff cannot recommend approval for their removal at this time since they were not requested for removal with this SOJ variance request. The TCP2 must be revised to show these trees and their critical root zones to be saved.

Review of Subtitle 25 Variance Request

A Subtitle 25 variance application and statement of justification dated May 24, 2019, revised on March 32, 2020; May 6, 2020; and May 12, 2020 in support of a variance were received on May 18, 2020. A revised TCP2 was received for review on May 7, 2020.

Section 25-119(d)(1) of the WCO contains six required findings to be made before a variance can be granted. The Letter of Justification submitted seeks to address the required findings for the 18 specimen trees together.

Statement of Justification request:

A variance from Section 25-122(b)(1)(G) is requested for the clearing of 18 specimen trees together.

This variance is requested to the Woodland and Wildlife Conservation Habitat Ordinance (WCO), which requires under Section 25-122 of the Prince George's County Zoning Ordinance, that "woodland conservation shall be designed as stated in this Division unless a variance is approved by the approving authority for the associated case." The Subtitle 25 Variance Application form requires a Statement of Justification of how the findings are being met.

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.

There are many open grown specimen trees located outside of the PMA in the most developable area of the site. These trees range in condition from poor to excellent condition. The development has mostly been focused away from REFs such as streams and wetlands with their associated buffers, which comprise the PMA. Many of the trees are unavoidable if the project is to be developed in a viable manner. The specimen trees on-site have been categorized into invasive species, non-native non-invasive, and native. All invasive species were previously approved with the PPS and TCP1 for removal.

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

This property is split zoned O-S (Open Space) and R-18C (Multifamily Medium Density Residential-Condominium) and is limited as to the number of lots that can be created on-site. Further limiting of developable area by protecting the root zones and specimen trees will deprive the applicant of the opportunity to create a functional development.

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

As previously discussed in (A) and (B) above, not granting this variance will prevent the project from being developed in a functional and efficient manner. The variance would not result in a privilege to the applicant; it would allow for development to proceed with similar rights afforded to others with similar properties and land uses.

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

The nature of the variance request is not in response to actions taken or resulting by the applicant.

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

The request to remove the specimen trees does not arise from a condition relating to land or building use, either permitted or nonconforming on a neighboring property.

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

The site is governed by the current Stormwater Management (SWM) Regulations. The site is adjacent to the Horsepen Branch and water is discharging untreated from the existing golf course and irrigation ponds constructed prior to these regulations, meaning there is significant discharge of untreated stormwater runoff currently. The proposed loss of specimen trees will be offset from the establishment of water quality and control devices preventing direct untreated discharge into the Horsepen Branch during storm events.

Summary

After evaluating the applicant's request, staff supports the removal of all 18 requested specimen trees. These trees include six Specimen Trees (#3, 4, 5, 6, 52,165) that are non-native Siberian elm trees that are considered an invasive within the State of Maryland and actively controlled by the University of Maryland Extension Service; and 12 native Specimen Trees (#27, 33, 71, 72, 123, 124, 133, 221, 236, 243, 244, and 253).

Preservation of Regulated Environmental Features (REF)/Primary Management Area (PMA)

The site contains Regulated Environmental Features REF, including streams/wetlands and their buffers, and 100-year floodplain, which comprise the PMA, and isolated wetlands and their buffers.

Impacts to the REF should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to 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. Stormwater management outfalls may also be considered necessary impacts if the site has been designed to place the outfalls at points of least impact.

The types of impacts that can be avoided include those for site grading, building placement, parking, stormwater management 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. Impacts to REFs must first be avoided and then minimized. The statement of justification must address how each on-site impact has been avoided and/or minimized.

Statement of Justification

A revised statement of justification dated April 14, 2020 and associated exhibits were submitted on April 27, 2020 for five impacts on-site totaling 133,847 square feet (3.07 acres).

According to the Environmental Technical Manual (ETM) a mitigation plan is required if the cumulative proposed impacts for the entire site to wetlands and wetland buffers are shown to exceed a 0.5-acre threshold. Only on-site impacts are evaluated for this threshold. The amount and type of mitigation, if required, shall be at least generally equivalent to, or a greater benefit than, the total of all impacts proposed, as determined by the Planning Board. This can be in the form of stream or wetland restoration, wetland creation, or retrofitting of existing SWM facilities that are not required by some other section of County Code.

A wetland mitigation exhibit was also submitted with this application with two possible mitigation areas (Area 1 and Area 2) totaling 48,911 square feet (1.12 acres) associated with the stormwater retrofit of Irrigation Pond 3 and associated stream impacts.

The statement of justification contains an impact summary table on page 3. This table breaks-down the impacts into the features that are proposed to be impacted (stream buffer, wetland, wetland buffer etc./); however, because these features overlap, it is difficult to confirm the proposed overall impact area for each requested impact. For evaluation purposes, staff has focused on the total area for each impact.

Analysis of Impacts

Based on the statement of justification, the applicant is requesting the following impacts described below:

Impact 1 for Construction of Public Road E and Irrigation Pond 3 Retrofit for Stormwater Purposes

Impact 1 is proposed for the disturbance of a total of 65,352 square feet (1.50 acres) of total PMA Impact, which is comprised of 181 linear feet of stream bed impact, 3,534 square feet of wetland and wetland buffer impacts, and 58,046 square feet of stream buffer impacts for retrofitting existing Irrigation Pond 3 for stormwater purposes along with the construction of Public Road E. While the statement of justification indicates portions of the disturbance is temporary, all impacts to the PMA are considered permanent. Two new outfall structures are also proposed into the stream. The proposed improvements are designed to improve the structural integrity of the existing pond and aid in prevention of future scouring and erosion into the adjoining stream.

According to the Environmental Technical Manual (ETM) a mitigation plan is required if the cumulative proposed impacts to wetlands and wetland buffers are shown to exceed a 0.5-acre threshold. Only on-site impacts are evaluated for this threshold. The amount and type of mitigation, if required, shall be at least generally equivalent to, or a greater benefit than, the total of all impacts proposed, as determined by the Planning Board. This can be in the form of stream or wetland restoration, wetland creation, or retrofitting of existing SWM facilities that are not required by some other section of County Code.

A proposed mitigation plan was provided for this impact. It shows creation of existing wetlands around this pond (Area 1) for 34,209 square feet and adjacent to the stream being impacted (Area 2) for a total of 14,702 square feet that are not part of the stormwater concept plan submitted to DPIE for this site. A combined total of 48,911 square feet (1.12 acres) of mitigation is proffered to offset the 1.50 acres of proposed impacts for this area. Although the proffered mitigation falls short by 0.38 acres, the overall benefits of the stormwater retrofit of this irrigation pond make up for it as it will prevent future scouring and improve the quality of water outflowing from the existing pond into the stream. Because of this, staff supports Impact 1 and the proposed mitigation for this impact as shown on the mitigation plan provided by the applicant.

This impact was modified slightly from what was approved with the PPS. Staff recommends approval Impact 1 and the associated mitigation.

Impact 2 for Construction of Private Road A and Removal and Replacement of Irrigation Pond 1 with a Gravel Wetland to Treat Stormwater

Impact 2 is proposed for the disturbance of a total of 26,354 square feet (0.60 acres) total PMA Impact, which is comprised of 11 linear feet of stream bed impacts, 27,443 square feet of wetland and wetland buffer impacts, and 10,709 square feet of stream buffer impacts for the construction of a section of Private Road A; the construction of a submerged gravel wetland; and proposed storm-drain outfall. While the statement of justification indicates portions of the disturbance is temporary, all impacts to the PMA are considered permanent. Irrigation Pond 1, as labeled on the original SWM concept, is man-made and the irrigation pumps that supply water to it were shut down at the time of the golf course closure severing the hydrologic connection to this pond, which will result in the pond to receding over time. Thus, the prior wetlands and associated environmental features will no longer have a water source and will eventually disappear. The proposed submerged gravel wetland will replace the pond with the new development and will treat stormwater from the site while providing a functional replacement wetland.

Although no mitigation plan was provided for this impact, staff supports this impact since the existing wetland system was dependent on water pumped in elsewhere from the site and is no longer functional with the closing of the golf course. The replacement of the pond with a functional gravel wetland that will treat previously untreated water that leaves the site is considered more beneficial than preserving the pond in its current state of decline on-site.

This impact was modified from what was approved with the PPS. Staff supports Impact 2.

Impact 3 for Construction of Submerged Gravel Wetland 4 and Outfall Structures as Part of the Stormwater Retrofit for Irrigation Ponds 2 and 3.

Impact 3 is proposed for the disturbance of a total of 20,045 square feet (0.46 acres), which is solely composed of 21,943 square feet (0.50 acres) of wetland and wetland buffer impacts for proposed grading and construction for Submerged Gravel Wetland 4 and associated storm-drain outfall structures required for SWM for retrofitting existing Irrigation Ponds 2 and 3, as labeled on the original SWM concept. While the statement of justification indicates portions of the disturbance is temporary, all impacts to the PMA are considered permanent. This impact was modified from what was conditionally approved with the PPS.

Staff recommends approving this impact.

Impact 4 for Construction of an Underdrain to Control Overflow of Micro-bioretenion Area 3.3. for Stormwater Purposes

Impact 4 is proposed for the disturbance of a total of 442 square feet (0.01 acres), which is solely comprised of 442 square feet of wetland buffer impacts for the construction of an underdrain to control overflow of Micro-bioretenion Area 3.3 to for stormwater purposes. Staff supports Impact 4.

Impact 5 for Construction of One Outfall Structure Associated with Submerged Gravel Wetland 1 for Stormwater Purposes

Impact 5 is proposed for the disturbance of a total of 21,503 square feet (0.49 acres), which is comprised of 55 linear feet of stream bed impacts, and 21,227 square feet of stream buffer impacts. for the construction of one outfall structure associated with proposed Submerged Gravel Wetland 1 on the plan. Staff supports these impacts, as they are necessary to safely convey stormwater off-site.

Mitigation and Restoration

The statement of justification includes a section for proposed mitigation. The applicant proposed 1.12 acres of mitigation in the form of wetland enhancement in the southeastern portion of the site surrounding the existing irrigation pond. An additional wetland mitigation area is shown in the southern area of the property along the existing stream and within the floodplain.

Summary

After evaluating the applicant's statement of justification for proposed impacts to REF's, staff supports proposed Impacts 1-5 and the proffered mitigation of 1.12 acres.

Erosion and Sediment Control

This site is within a Tier II catchment area. Tier II waters are high-quality waters within the State of Maryland as designated by the Maryland Department of the Environment (MDE) that are afforded special protection under Maryland's Anti-degradation policy. According to correspondence with the Prince George's Soil Conservation District (PGSCD), a 150-foot-wide expanded buffer is required on-site for all intermittent and perennial streams. The approved NRI and TCP2 reflect this buffer, which is regulated by PGSCD. The PGSCD may require redundant erosion and sediment control measures for this site as part of their review and approval process. No further information is required at this time regarding Erosion and Sediment Control.

Soils

The predominant soils found to occur on-site, according to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), include Christiana-Downer complex (5-25% slopes), Christiana-Downer-Urban land complex (5-15% slopes), Downer-Hammonton complex (2-5% slopes), Elkton silt loam (0-2% slopes), Fallsington sand loams (0-2% slopes) Northern Coastal Plain, Russett-Christiana complex (2-5% slopes), Russett-Christiana-Urban land complex (0-5% slopes), Sassafras and loam (0-2% sloes) Northern Coastal Plain, Sassafras-Urban land complex (0-5% slopes), and Woodstown sandy loam (2-5% slopes) Northern Coastal Plain.

According to available information, no unsafe soils containing Marlboro clay exist on-site; however, unsafe soils containing Christiana complexes are mapped on this property. According to the DPIE, when existing or proposed steep slopes exceed 20 percent on unsafe soils, government agencies should insist on submitting a full Geotechnical Report that includes a Global Stability Analysis with the proposed (mitigated) 1.5 Safety Factor Line (SFL) determined and shown on the plans submitted for County review and approval.

A detailed analysis and mitigation, if necessary, should be addressed with the approval of the SWM concept plan. Prior to certification of the DSP, the applicant shall demonstrate conformance with Section 24-131 of the Subdivision Regulations for unsafe soils, by submitting an approved SWM concept plan that clearly delineates the location of any associated 1.5 SFL, as well as any accompanying building restriction lines that are required by DPIE. The layout on the SWM concept plan must conform to the layout of the proposed DSP for this site. An amended SWM concept plan and slope stability analysis, which reflects the final layout will be required.

Christiana Complex Soils

A global/ slope stability geotechnical report was submitted on May 13, 2020. This report was referred to DPIE. DPIE has not commented on the slope stability analysis at this time. A determination of safety must be made by DPIE prior to certification of the DSP and TCP2. If it is determined that unsafe soils are present, the detailed site plan shall clearly delineate the location of any associated safety factor lines, as well as any accompanying building restriction lines that are required by DPIE. This may result in un-buildable lots.

Stormwater Management

A copy of a Stormwater Management Concept plan (#4923-2019) and associated approval letter from the Department of Permitting, Inspections, and Enforcement (DPIE) was submitted with the subject application and received on January 3, 2020. However, the layout approved on this stormwater management concept plan was not the same as what is shown on either the approved PPS or of this DSP. In response to SDRC comments, a revised unapproved Stormwater Management Concept plan was later submitted by the applicant, date received May 7, 2020 that matches the layout of this DSP. According to the proposed plan, Irrigation Ponds 2 and 3 will be retrofitted for stormwater management purposes and Irrigation Pond 1 will be removed and replaced with a gravel wetland system. An additional three submerged gravel wetlands are proposed with 12 micro-bioretenion facilities, along with a series of five swales and ten drywells to provide stormwater retention and attenuation on-site before discharging into tributaries of the Horsepen Branch. An approved concept in conformance with this detailed site plan layout must be submitted prior to certification of the detailed site plan.

Summary of Recommended Findings and Conditions

The Environmental Planning Section has completed the review of DSP-19007 and TCP2-010-2020, and recommends approval subject to the following recommended findings and conditions:

Recommended Findings

1. The Regulated Environmental Features (REFs) on the subject property have been preserved to the fullest extent possible based on the limits of disturbance shown on the DSP and TCP2 for proposed impacts 1-5.

2. The required findings of Section 25-119(d) have been adequately addressed for the removal of 18 specimen trees; six Specimen Trees (#3, 4, 5, 6, 52,165) that are non-native Siberian elm trees that are considered an invasive within the State of Maryland and actively controlled by the University of Maryland Extension Service; and 12 native Specimen Trees (#27, 33, 71, 72, 123, 124, 133, 221, 236, 243, 244, and 253). These trees are recommended for removal in addition to the (list trees) approved for removal with the approved Preliminary Plan (4-19005).

Recommended Conditions:

1. Prior to certification of the detailed site plan, the TCP2 shall be revised as follows:
 - a. On the overall specimen and historic trees tables of the TCP2:
 - i. Update the column entitled "Variance" to indicate which application approved each variance based on the findings of Planning Board for both 4-19005 and DSP-19007.
 - ii. Complete the standard note regarding specimen tree variances below the table.
 - iii. Indicate in the disposition column of the specimen and historic trees tables of the TCP2 that the critical root zone of Specimen Tree 29 will be root pruned.
 - b. Identify and Label all off-site clearing with its acreage on the plan and accounting for it in the TCP worksheet and any associated tables. This includes but is not limited to clearing and grading associated with the removal of off-site specimen trees, and off-site utility connections.
 - c. Provide a copy of the erosion and sediment control plan. Adequate protection of all isolated wetland areas on-site that are proposed to be retained must be demonstrated on the TCP2 as well as other regulated environmental features proposed to remain within the PMA.
 - d. Include all symbols for proposed silt fence and super silt fence to the TCP2 legend and plan as appropriate.
 - e. Identify the locations of all required tree protection fencing on the TCP2 plan. Differentiate between each fencing type used on the plan and legend, clearly demarcating transitions between fencing types as needed. Make all tree protection fencing symbols used on the plan be consistent with the legend and black on each sheet of the TCP2 so they are clearly distinguishable from other features on the plan.
 - f. Show tree protection fence/ combination silt fence around WPA#3 on the TCP2.
 - g. Revise the location of all reforestation/afforestation and woodland preservation signs, so they are spaced at a minimum of 50-feet apart as required. Add signs around WRA#8, 10, 12, and 14.
 - h. All landscape areas proposed to receive woodland conservation credit must be planted exclusively with native material. These areas shall also be planted with supplemental native material as needed to meet the definition of woodland found in Section 25-118(b)(72). These areas shall be surrounded by split rail fencing, reforestation signage, and be recorded within woodland conservation easements.
 - i. Replace Landscape Areas #10 and 13 on the TCP2 with reforestation expanded to meet the minimum requirements.
 - j. Change Landscape Area#8 to afforestation/reforestation instead per the recommendation of the Historic Preservation Section.

- k. Use a slightly darker line-style to clearly differentiate the existing contours from the proposed contours associated with grading for this project. Add the symbols for the proposed contours to the legend of Sheets 4-19 of the TCP2.
- l. Revise the symbols to be black instead of grey for all regulated environmental features on the TCP2, so they are easily distinguishable from other features on the TCP2.
- m. Show all areas of proposed easements that are to remain or are proposed to be created (with the exception of surface drainage easements) that overlap existing woodlands to remain, as being woodland retained counted as cleared on the plan, not as woodland preservation.
- n. On Sheet 14 of the TCP2, revise the symbols for Specimen Trees 277 and 278 to be consistent with the other specimen tree symbols on the TCP2. Add their critical rootzones to the plan. Revise the LOD to show them as being saved since they were not requested or approved for removal with the PPS or DSP.
- o. Ensure that all Specimen Tree signs on the TCP2 are placed along the vulnerable edges of the critical root zones, so they face the point of greatest visibility towards the proposed development. Remove all specimen tree signs from trees proposed for removal on the TCP2.
- p. Ensure that the specimen tree table on the plan is consistent with the SOJ and variance request, and that the TCP2 graphically shows the proposed disposition accordingly. All specimen trees approved for removal by the Planning Board must be shown as removed on the TCP2 plan. All specimen trees not approved for removal by the Planning Board must be shown as saved on the TCP2 plan.
- q. Add separate afforestation/reforestation schedules for each planting area on the TCP2 as required. Add planting schedules for each landscape area that is also proposed to be counted as woodland conservation to demonstrate the use of native materials and that the density meets the definition of woodland found in Section 25-118(b)(72).
- r. Add and complete the Property Owners Awareness Certificate(s) to each sheet of the TCP2. Ensure that a separate property owner's awareness certificate is provided on the plan and signed by each appropriate owner prior to certification of the plan.
- s. Revise the Standard Type 2 Tree Conservation Notes on Sheet 2 of the TCP2 as follows:
 - i. Planting Specification Note#16 must be completed with the name, address, and phone number of the nursery supplier as required.
 - ii. Add the standard TCP2 Additional Notes to the TCP2 entitled "When Invasive Plant Species are to be removed by the permittee" to the plan.
 - iii. Include an invasive species management plan on the TCP2 as required.
- t. Update the TCP worksheet as necessary once the above changes have been made. The qualified professional must sign and date the TCP worksheet, as required.
- u. The current TCP2 approval block must be added to each sheet of the TCP2. Include the TCP2 number in the block on each sheet of the TCP2.
- v. The Qualified Professional must sign and date their landscape architect seal on each sheet of the TCP2.
- w. Show tree protection fencing along the intersection of the limits of disturbance (LOD) and critical root zone of each specimen tree proposed to be saved on the plan (on and off-site).
- x. Correct the Specimen Tree Table on the TCP2 to identify Specimen Trees 119 and 120 as on-site.

2. Prior to certification of the detailed site plan, an approved stormwater concept plan showing the same layout as the DSP and TCP2.
3. Prior to certification of the detailed site plan, the applicant shall provide written correspondence from DPIE regarding whether unsafe soils are present on-site. If present, the detailed site plan shall clearly delineate the location of any associated safety factor lines, as well as any accompanying building restriction lines that are required by DPIE. This may result in un-buildable lots.



Division of Environmental Health/Disease Control

Date: March 30, 2020

To: Thomas Burke, Urban Design, M-NCPPC

From: Adebola Adepoju, Environmental Health Specialist, Environmental Engineering/ Policy Program

Re: DSP-19007, Fairway Estates at Glenndale

The Environmental Engineering / Policy Program of the Prince George's County Health Department have completed a desktop health impact assessment review of the detailed site plan and for the Fairway Estates at Glenndale and have the following comments / recommendations:

1. Pesticides used to control pests on lawns, golf courses and recreational areas may affect individuals that may be sensitive when in contact with the treated areas. The existing site is currently occupied as a golf course and is intended to be redeveloped into a residential community. The applicant may consider the sampling the grounds for potential herbicide and pesticide contaminants that may exist in the soils particularly in the areas of the chemical mixing stations and the t-boxes and greens of the golf course. If detected the applicant should ensure the mitigation efforts according to state and local laws.
2. The property is located in the recharge area for the Patuxent aquifer, a groundwater supply that serves Prince George's county. Golf course maintenance activities can add nitrogen, phosphorus, and other organic and inorganic chemicals that can adversely impact the health of those that rely on the Patuxent aquifer as their water source. Nitrogen concentrations greater than 10 mg/L can cause methemoglobinemia, a dangerous blood disorder in infants.
3. The applicant must ensure that underground storage tanks are not disturbed by excavation or grading activities. Should the soil become contaminated during the construction/demolition activity or should the applicant discover contaminated soils, all impacted soils must be handled in a manner that comports with State and local



Environmental Engineering/Policy Program
Largo Government Center
9201 Basil Court, Suite 318, Largo, MD 20774
Office 301-883-7681, Fax 301-883-7266, TTY/STS Dial 711
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Division of Environmental Health/Disease Control

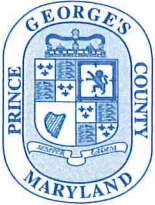
regulations. The applicant may consider testing the soils for possible contaminants associated with the motorized vehicle maintenance prior to the redevelopment of the existing golf course to a residential community.

4. The applicant may consider applying for the Maryland Department of the Environment's Voluntary Cleanup Program prior to the redevelopment of the potential "brownfield sites". Please contact the Land Restoration Program/ Land Management Administration located at 1800 Washington Boulevard in Baltimore Maryland or call (410) 537-3305.
5. No construction noise should be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code. Noise can be detrimental to health with respect to hearing impairment, sleep disturbance, cardiovascular effects, psycho-physiologic effects, psychiatric symptoms, and fetal development. Sleep disturbances have been associated with a variety of health problems, such as functional impairment, medical disability, and increased use of medical services even among those with no previous health problems. The applicant should provide details regarding modifications / adaptations/mitigation as necessary to minimize the potential adverse health impacts of noise on the susceptible population.
6. During the construction of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
7. Research shows that access to public transportation can have major health benefits. It can be good for connectedness and walkability.
8. Scientific research has demonstrated that a high quality pedestrian environment can support walking both for utilitarian purposes and for pleasure, leading to positive health outcomes.
9. As a water conservation measure, the developer should consider design for and implementation of water reuse practices for the proposed single family dwelling and landscaping on the site.

If you have any questions or need additional information, please contact me at 301-883-7677 or aoadepoju@co.pg.md.us.

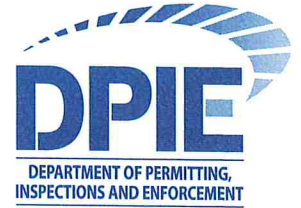


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Angela D. Alsobrooks
County Executive

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



MEMORANDUM

April 17, 2020

TO: Thomas Burke, Urban Design Section
Development Review Division, M-NCPPC

FROM: Mary C. Giles, P.E., Associate Director *Mary C. Giles* 4/21/2020
Site/Road Plan Review Division, DPIE

RE: Fairway Estates at Glenn Dale
Detailed Site Plan No. DSP-19007

CR: Old Prospect Hill Road

CR: Hillmeade Road

In response to the Detailed Site Plan No. DSP-19007 referral, the Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The property is located at 11501 Prospect Hill Road, on the east side of Prospect Hill Road, approximately 230 feet north of Glenn Dale Boulevard. Both Cross roads are County-maintained roadways.
- The applicant is proposing construction of residential development including 63 single family attached units, 209 single family detached units and recreational facilities.
- Prospect Hill Road is Master-Planned as a Collector Roadway C342. Hillmeade Road is Master-Planned as a Collector Roadway C343. This project shall dedicate right of way for an 80' right of way road and construct frontage improvements to comply with the Collector Road Standard.
- DSP-19007 is consistent with Concept number 4923-2019, issued on January 3, 2020.
- DPIE Traffic Comments:
 - a) The developer should perform a northbound (NB) right turn lane analysis at Prospect Hill Road and Site Entrance (Public Road D) intersection.

Thomas Burke
April 17, 2020
Page 2

- b) The emergency access at the end of Public Road C will only be in future. In the meantime, at the end of Road C, provide a cul-de-sac.
 - c) Roads shall meet public roadway standards. Horizontal radii of internal roads shall be adjusted to meet County Standards.
- This memorandum incorporates the Site Development Plan Review pertaining to Stormwater Management (County Code 32-182(b)). The following comments are provided pertaining to this approval phase:
- a) Final site layout, exact impervious area locations are shown on plans.
 - b) Exact acreage of impervious areas has not been provided.
 - c) Proposed grading is shown on plans.
 - d) Stormwater volume computations have not been provided.
 - e) Erosion/sediment control plans that contain the construction sequence, and any phasing necessary to limit earth.
 - f) Disturbances and impacts to natural resources, and an overlay plan showing the types and locations of ESD devices and erosion and sediment control practices are not included in the submittal.
 - g) A narrative in accordance with the code has not been provided.
 - h) The applicant shall provide items (a-g) at the time of filing final site permits.
- DPIE has no objection on subject DSP.

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

MCG:DJK:dar

cc: Rene Lord-Attivor, Chief, Traffic Engineering, DPIE
Steve Snyder, P.E., District Engineer, S/RPRD, DPIE
Yonas Tesfai, P.E., Engineer, S/RPRD, DPIE
Dana Karzoun, Engineer, S/RPRD, DPIE
SLMD, LLC, Suite 220, Virginia Beach, VA 23452
Dewberry, 4601 Forbes Boulevard, Suite 300, Lanham, MD 20706



MEMORANDUM

DATE: May 4, 2020

TO: Thomas Burke, Planner Coordinator
Urban Design
Development Review Division

VIA: Helen Asan, Land Acquisition and Development Review Supervisor
Park Planning and Development Division

FROM: Paul J. Sun, Land Acquisition Specialist
Park Planning and Development Division

SUBJECT: **DSP-19007 - The Fairways at Glenn Dale Estates**

The staff of the Department of Parks and Recreation (DPR) has reviewed and evaluated the above Detailed Site Plan (DSP) for conformance with the requirements and recommendations of the Preliminary Plan of Subdivision (PPS) as they pertain to public parks and recreational facilities.

The subject property consists of approximately 125.16 acres of land, zoned O-S and R-18c and, located on the east side of Prospect Hill Road approximately 230 feet north of Glenn Dale Boulevard (MD 193). The current development plan is for a residential development comprising of 209 single-family detached units and 63 single-family attached units.

The subject property is not adjacent to any existing M-NCPPC owned property. The closest surrounding park facilities include: Daisy Lane Park (1/2 mile to the south) with a baseball diamond, picnic shelter, playground, soccer fields and a walking loop trail; Northridge Park (3/4 mile to the north) with a softball diamond, picnic shelter, playground, a walking loop trail, fitness course along with a lake/pond recreational area. The proposed development would not adversely affect existing Park properties.

In March of 2020, the Planning Board approved PPS 4-19005, (PGCPB Resolution No. (2020-36) with the provision of on-site private recreational facilities to meet the requirements of the Subdivision Ordinance.

The applicant has submitted plans indicating that the on-site recreational facilities will include over 1.5 miles of walking trails, sitting areas, fitness stations, and two pre-school aged playgrounds. As per conditions- #2-#4 of PGCPB Resolution No. 2020-36, the on-site recreational facilities shall be evaluated by the Urban Design Section of the Development Review Division (DRD).



**INTER-OFFICE MEMORANDUM
PRINCE GEORGE'S COUNTY
POLICE DEPARTMENT**



M E M O R A N D U M

DATE: April 30, 2020
TO: Planning Coordinator, Urban Design Application Section
Development Review Division
FROM: Captain Wendy Contic, Assistant Commander, Planning & Research Division
SUBJECT: DSP-19007 Fairway Estates at Glenn Dale

Upon review of the site plans, there are no comments at this time.