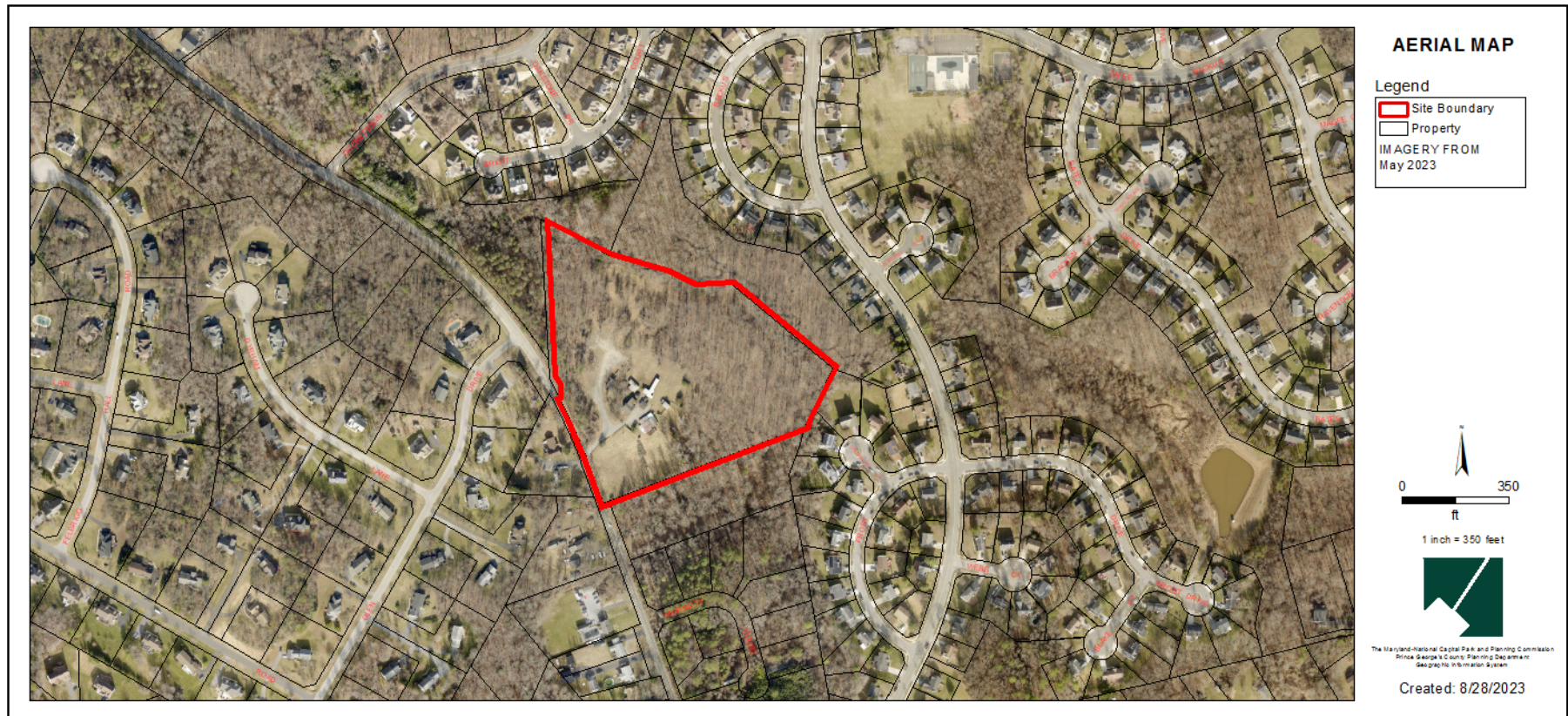


STEWART PROPERTY

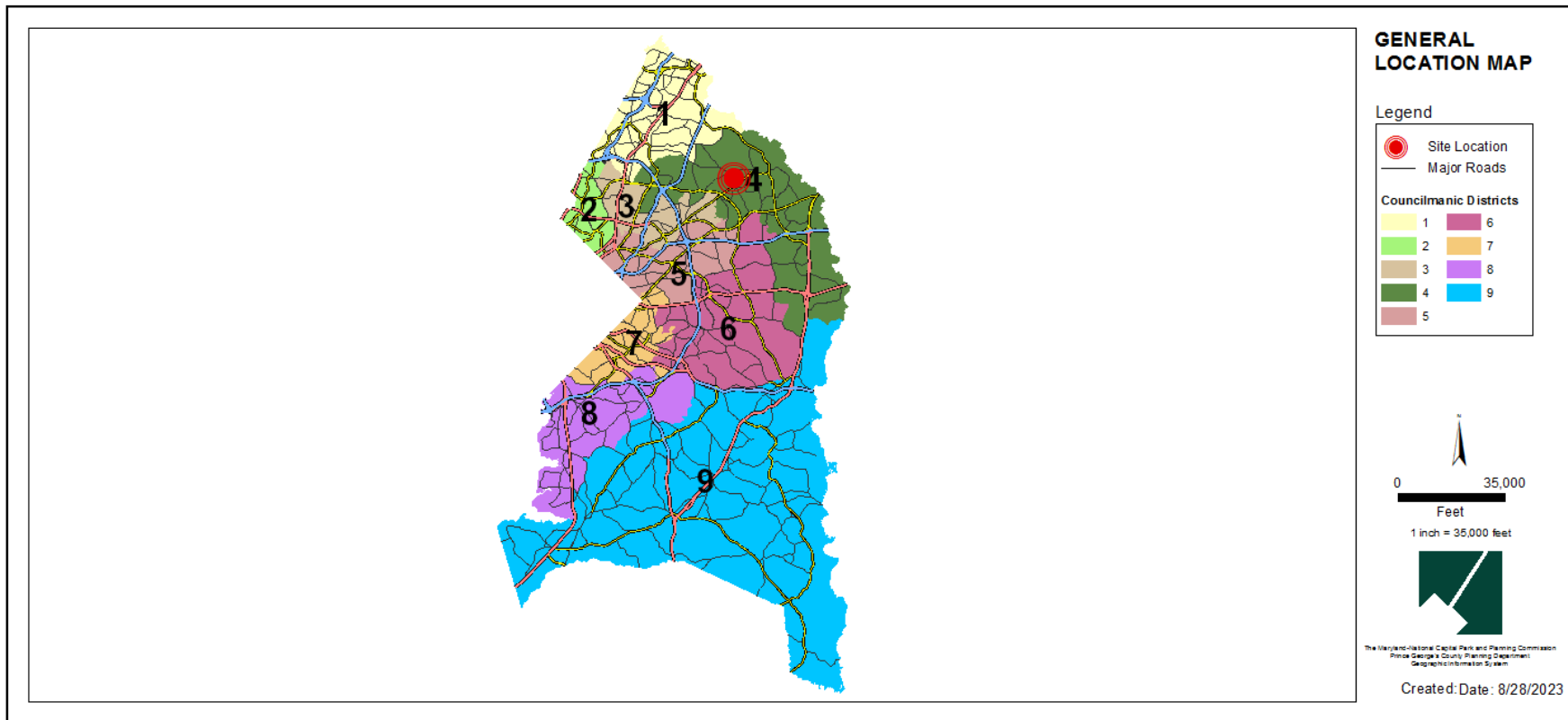
Special Exception
Alternative Compliance, AC-23008

Staff Recommendation: Approval with Conditions

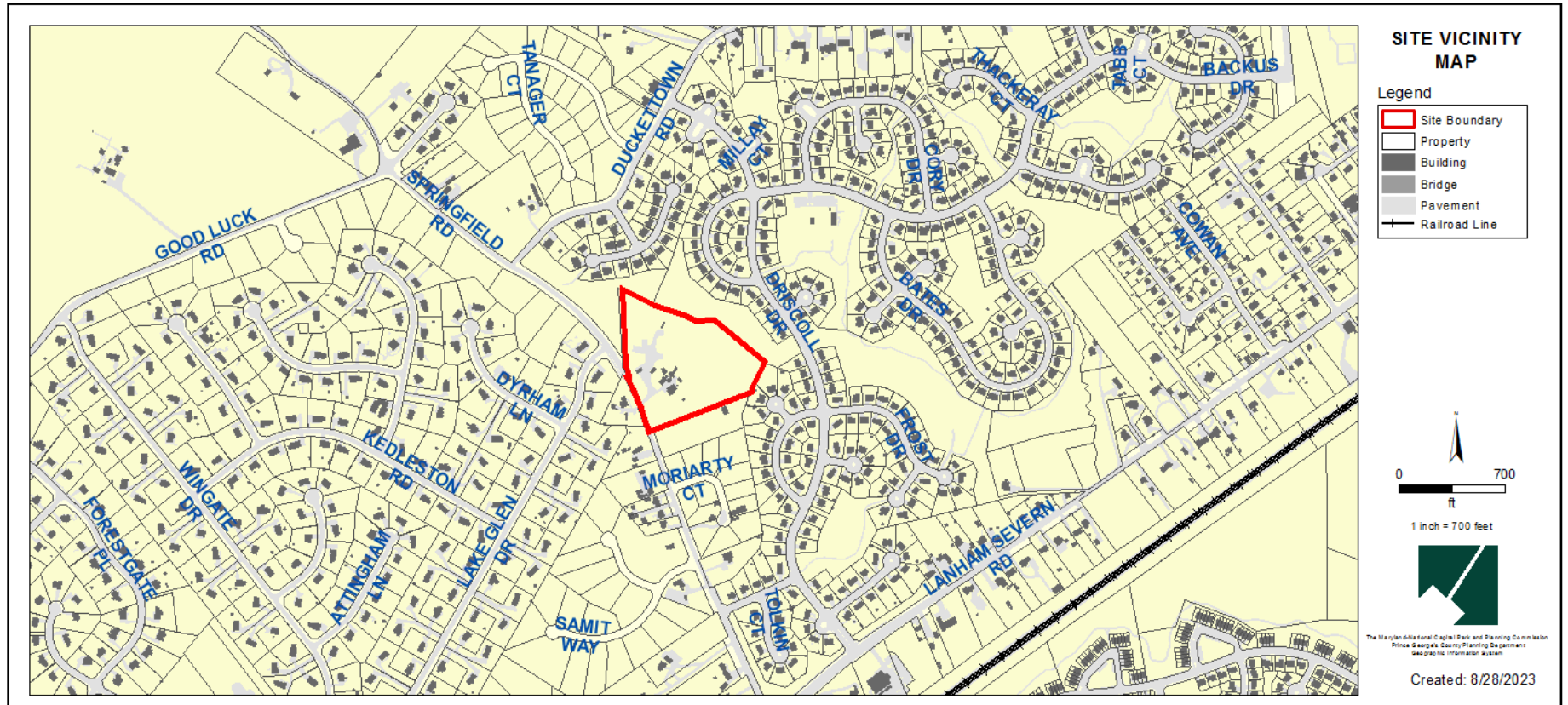


GENERAL LOCATION MAP

Council District: 04
Planning Area: 71A



SITE VICINITY MAP

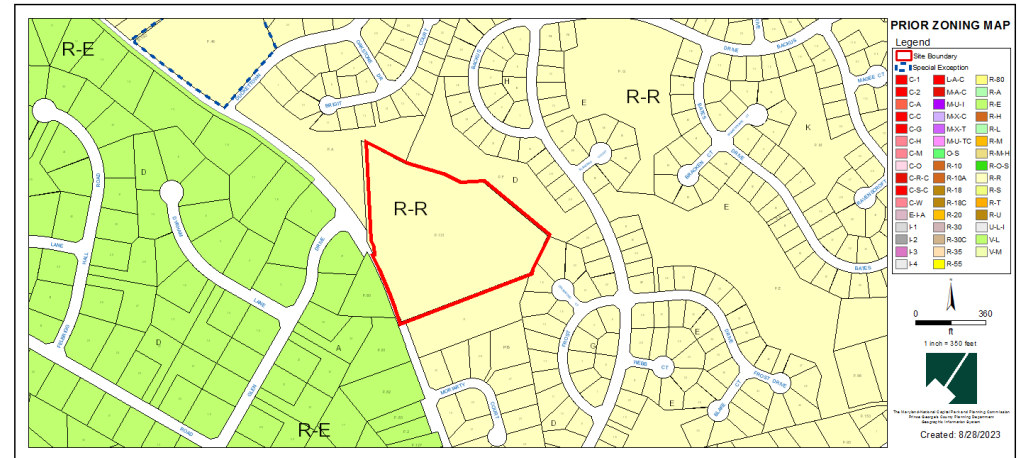
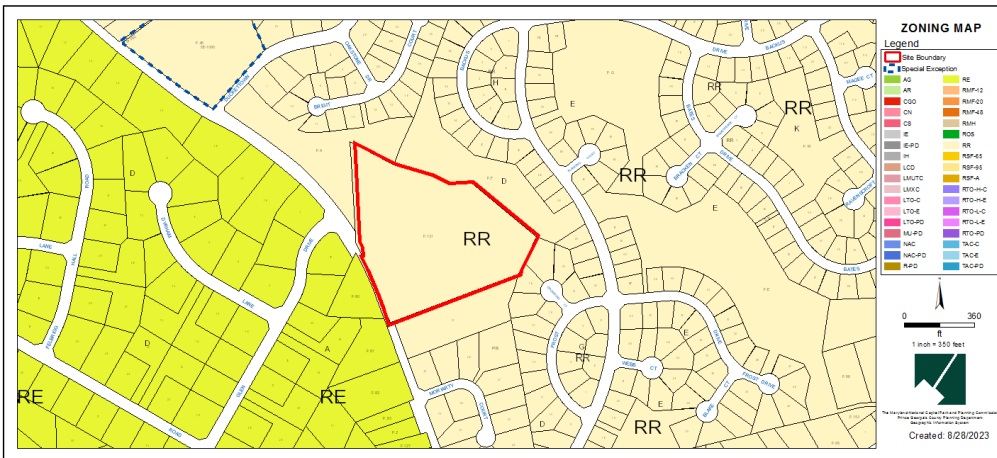


ZONING MAP (CURRENT & PRIOR)

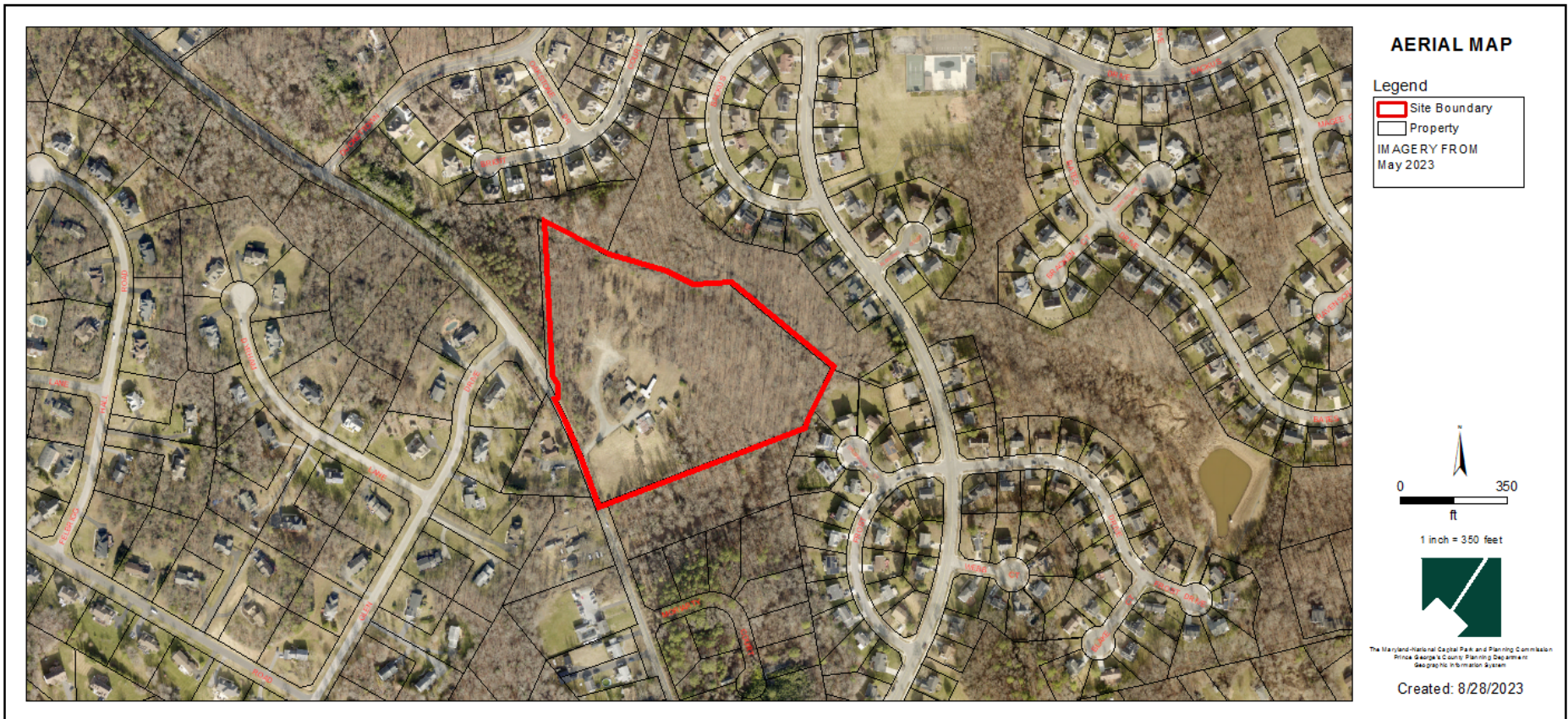
Property Zone: RR (Prior R-R)

CURRENT ZONING MAP

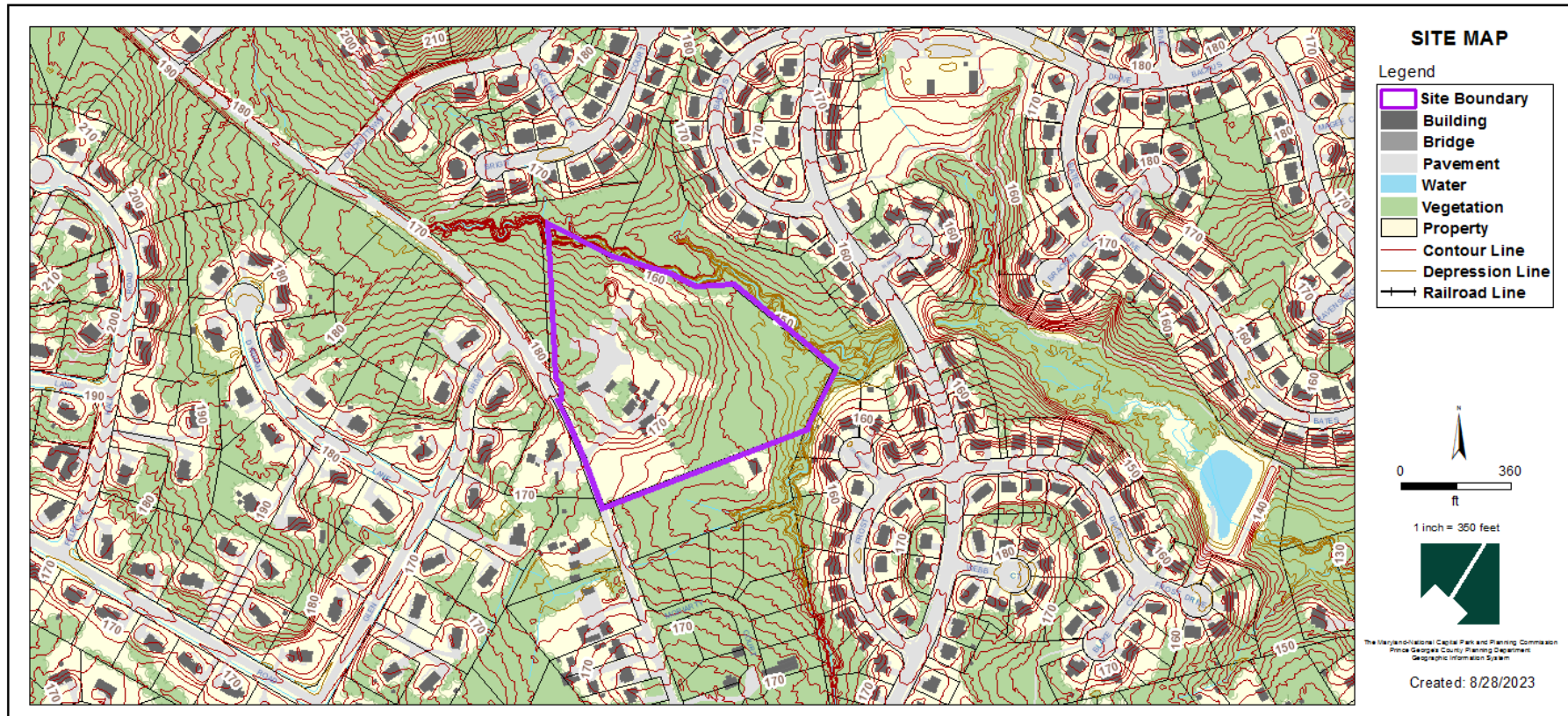
PRIOR ZONING MAP



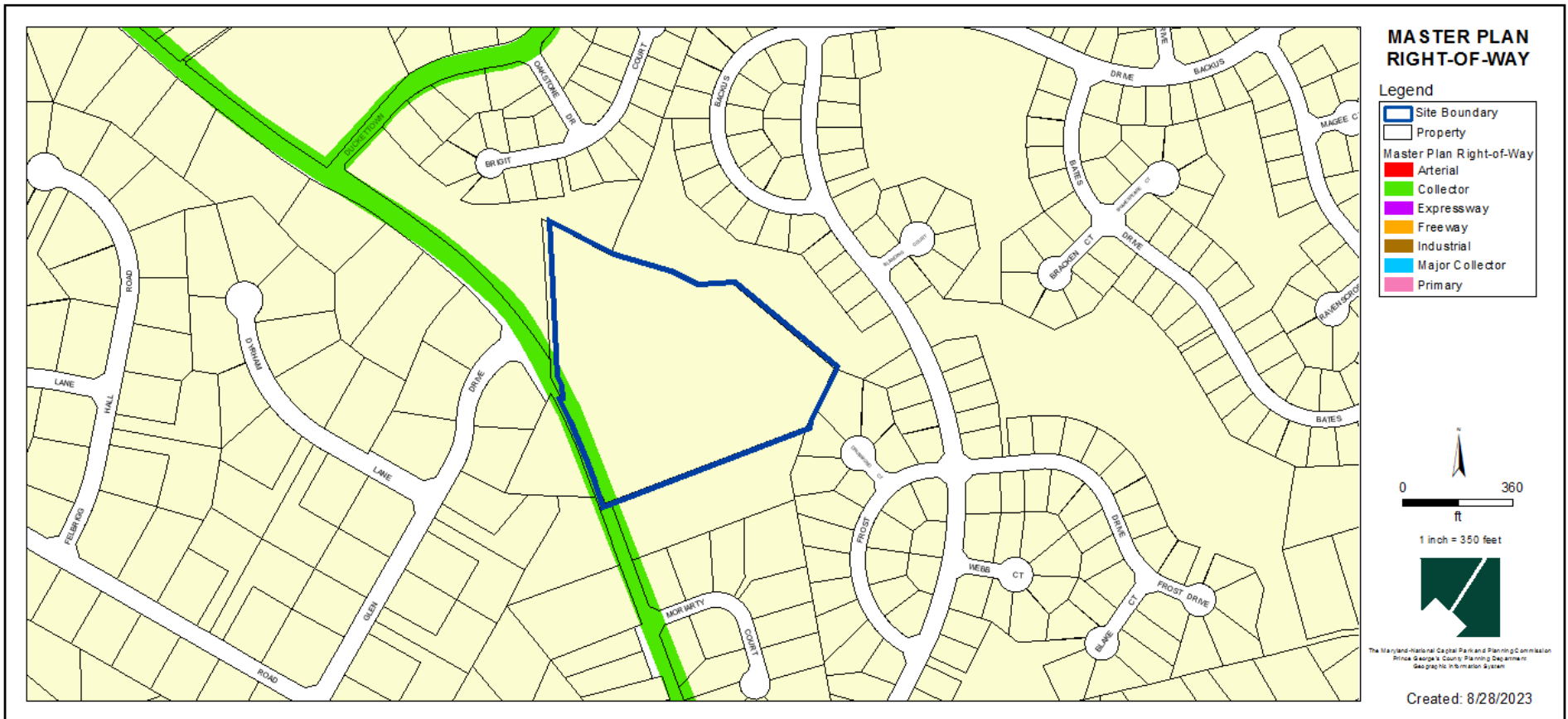
AERIAL MAP



SITE MAP



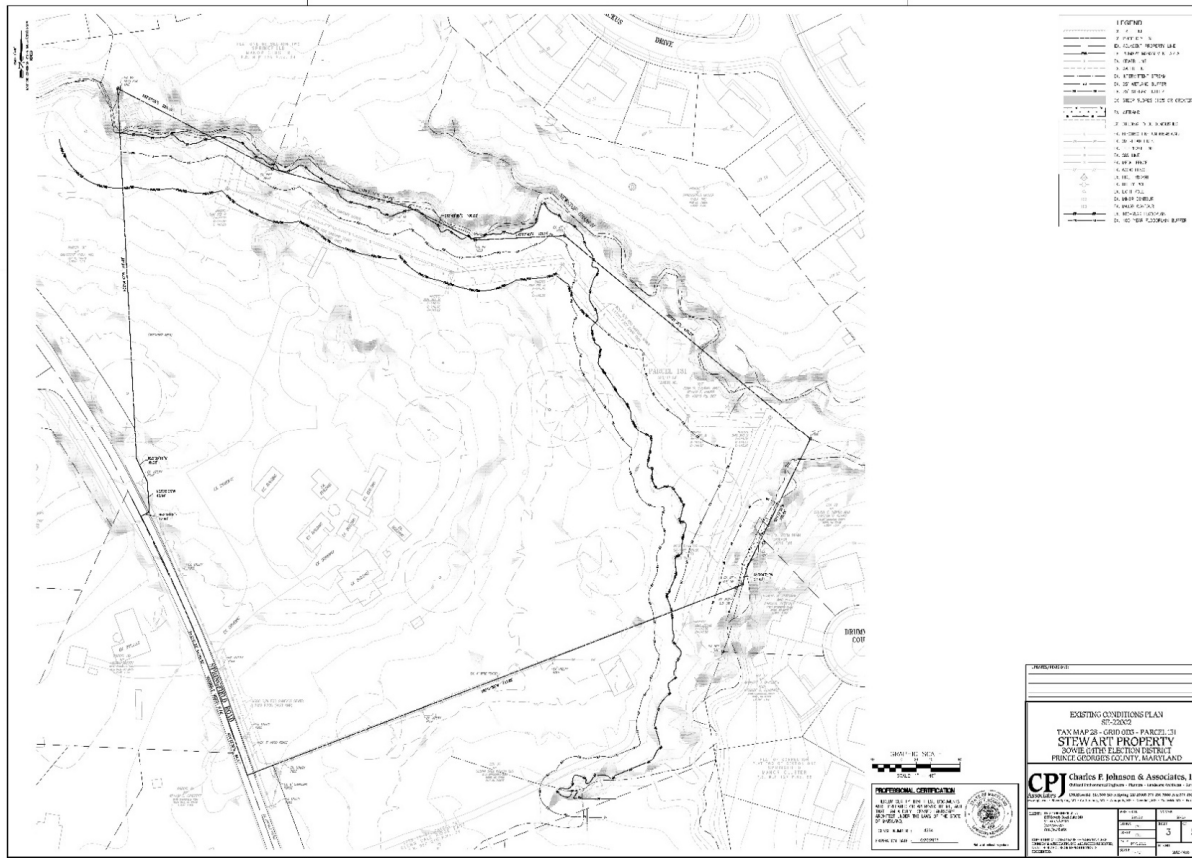
MASTER PLAN RIGHT-OF-WAY MAP



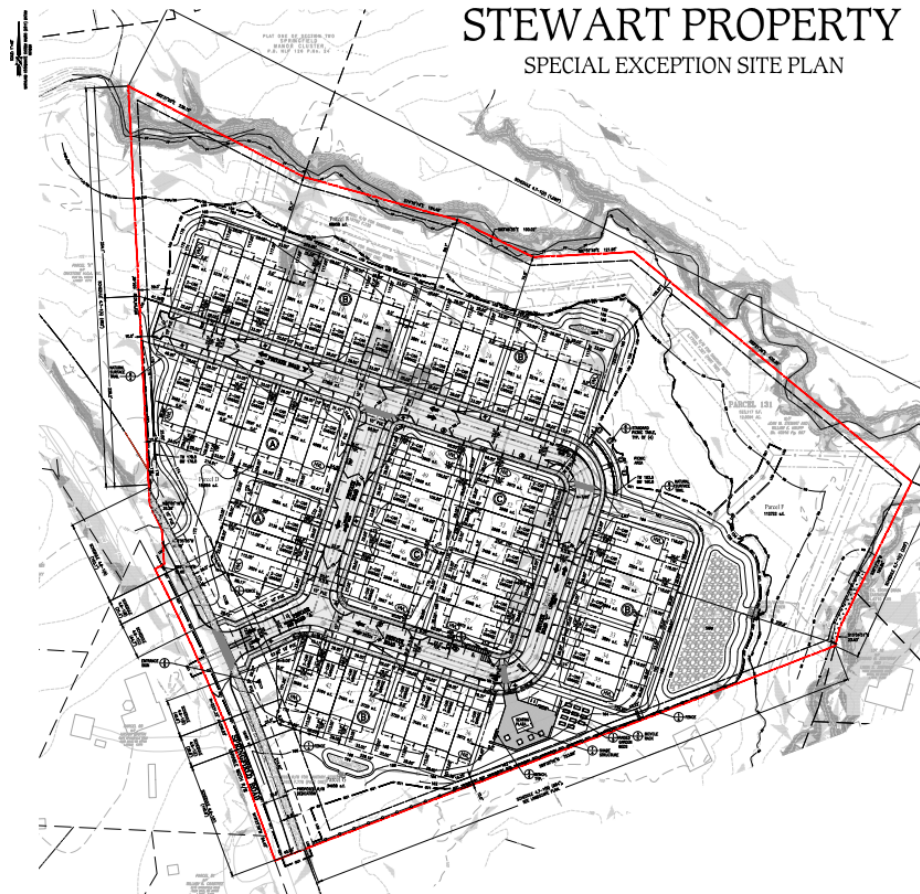
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



EXISTING CONDITIONS PLAN



SPECIAL EXCEPTION SITE PLAN




SITE DETAILS

The image displays eight architectural site detail drawings, each with a title, scale, and sheet number:

- 1. VIC FENCE**: Shows a cross-section of a fence with a 72" PVC line of fence. Includes a table for materials and a note about the fence being 48" high and 4" thick.
- 2. BENCH**: Shows a plan view of a bench with a 12" x 12" grid. Includes a table for materials and a note about the bench being 48" long and 18" high.
- 3. CONCRETE CURBS AND GUTTER**: Shows a cross-section of a concrete curb and gutter. Includes a table for materials and a note about the curb being 4" high and 12" wide.
- 4. URBAN RESIDENTIAL DRIVEWAY ENTRANCE**: Shows a plan view of a driveway entrance with a 12" x 12" grid. Includes a table for materials and a note about the driveway being 12" wide and 18" high.
- 5. CONCRETE SIDEWALK RAMP TYPE "A"**: Shows a cross-section of a concrete sidewalk ramp. Includes a table for materials and a note about the ramp being 4" high and 12" wide.
- 6. CONCRETE SIDEWALK AND RAMP LOCATION**: Shows a plan view of a concrete sidewalk and ramp location. Includes a table for materials and a note about the sidewalk being 48" wide and 18" high.
- 7. BRIDGE STRUCTURE**: Shows a 3D rendering of a wooden bridge structure. Includes a table for materials and a note about the bridge being 48" long and 18" high.
- 8. BRIDGE STRUCTURE**: Shows a cross-section of a bridge structure. Includes a table for materials and a note about the bridge being 48" high and 12" wide.

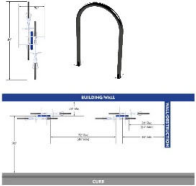
Each drawing includes a table for materials and a note about the materials. The drawings are for the project: URBAN RESIDENTIAL DRIVEWAY ENTRANCE, located at 12345 Main St, Prince Georges County, MD 20780.

SITE DETAILS CONTINUED




1 WOODEN RAISED GARDEN BED

WOODEN RAISED GARDEN BED
 2' HIGH x 4' WIDE x 8' LONG
 1/2" GAP BETWEEN BEDS
 1/2" GAP BETWEEN BEDS AND WALKWAY



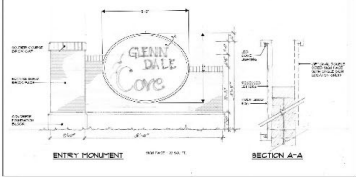
3 BIKE RACK

BIKE RACK
 2' HIGH x 4' WIDE x 8' LONG
 1/2" GAP BETWEEN RACKS
 1/2" GAP BETWEEN RACKS AND WALKWAY



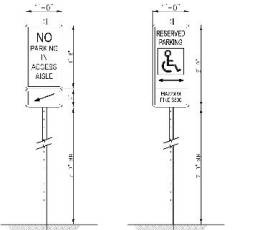
4 WOODEN WASTE STATION

WOODEN WASTE STATION
 2' HIGH x 4' WIDE x 8' LONG
 1/2" GAP BETWEEN STATIONS
 1/2" GAP BETWEEN STATIONS AND WALKWAY




2 EAST ENTRANCE SIGN

EAST ENTRANCE SIGN
 2' HIGH x 4' WIDE x 8' LONG
 1/2" GAP BETWEEN SIGNS
 1/2" GAP BETWEEN SIGNS AND WALKWAY



5 HANDICAPPED PARKING AND ACCESSIBLE SIGN

HANDICAPPED PARKING AND ACCESSIBLE SIGN
 2' HIGH x 4' WIDE x 8' LONG
 1/2" GAP BETWEEN SIGNS
 1/2" GAP BETWEEN SIGNS AND WALKWAY



6 PICNIC TABLE

PICNIC TABLE
 2' HIGH x 4' WIDE x 8' LONG
 1/2" GAP BETWEEN TABLES
 1/2" GAP BETWEEN TABLES AND WALKWAY

2 WEST ENTRANCE SIGN

WEST ENTRANCE SIGN
 2' HIGH x 4' WIDE x 8' LONG
 1/2" GAP BETWEEN SIGNS
 1/2" GAP BETWEEN SIGNS AND WALKWAY

2 ENTRANCE SIGN

ENTRANCE SIGN
 2' HIGH x 4' WIDE x 8' LONG
 1/2" GAP BETWEEN SIGNS
 1/2" GAP BETWEEN SIGNS AND WALKWAY

PROFESSIONAL CERTIFICATION

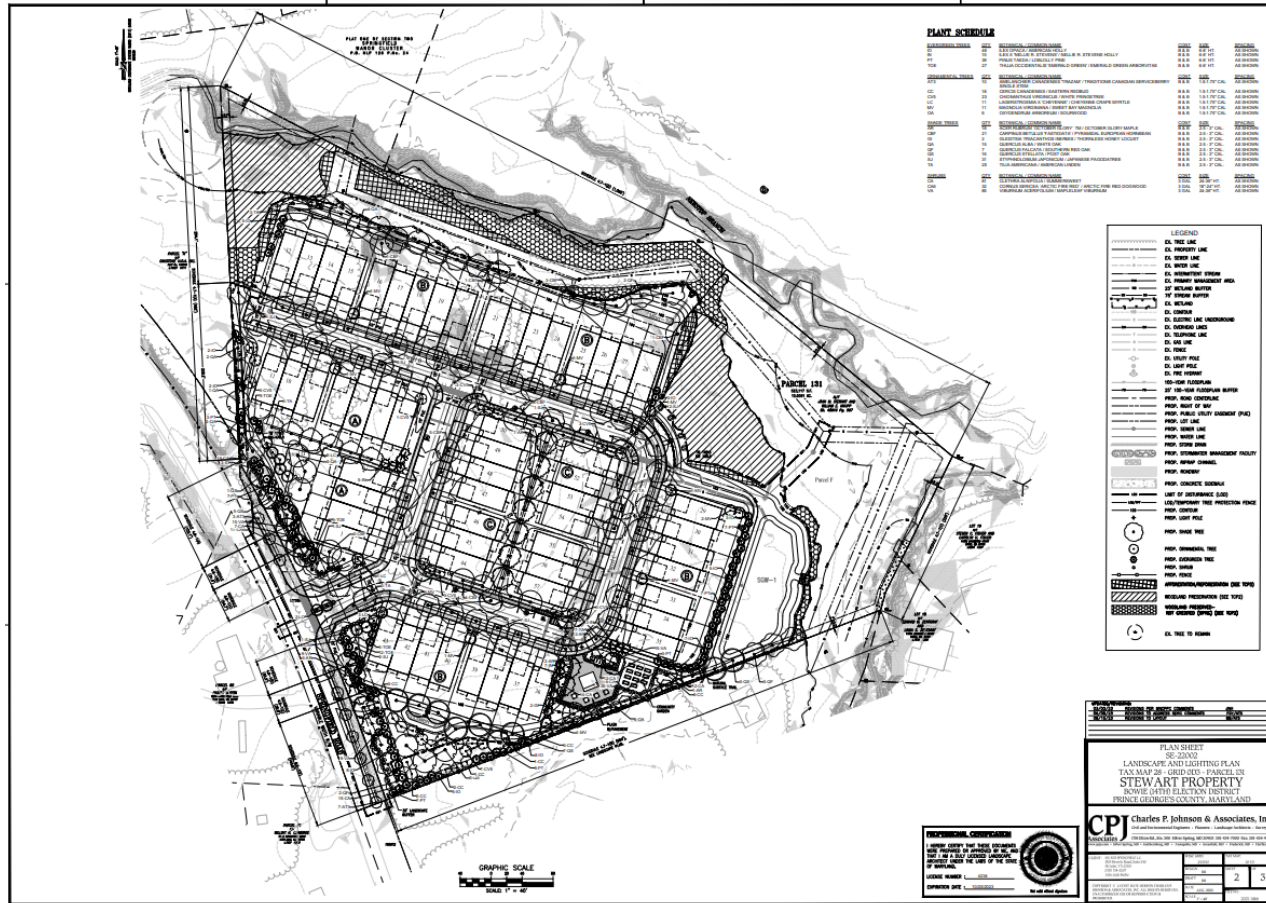
CHARLES P. JOHNSON & ASSOCIATES, INC.
 10000 WOODBURN ROAD, SUITE 200, GREENBELT, MD 20818
 (301) 441-1111
 www.cpi-johnson.com

SITE DETAILS

TAX MAP 28 GREENBELT PARCELS 22
 STEWART PROPERTY
 PRINCE GEORGE'S COUNTY, MARYLAND

CPI Charles P. Johnson & Associates, Inc.
 10000 WOODBURN ROAD, SUITE 200, GREENBELT, MD 20818
 (301) 441-1111
 www.cpi-johnson.com

LANDSCAPE PLAN



ALTERNATIVE COMPLIANCE

Section 4.6, Buffering Development from Streets

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

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

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

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

Section 4.10, Street Trees Along Private Streets

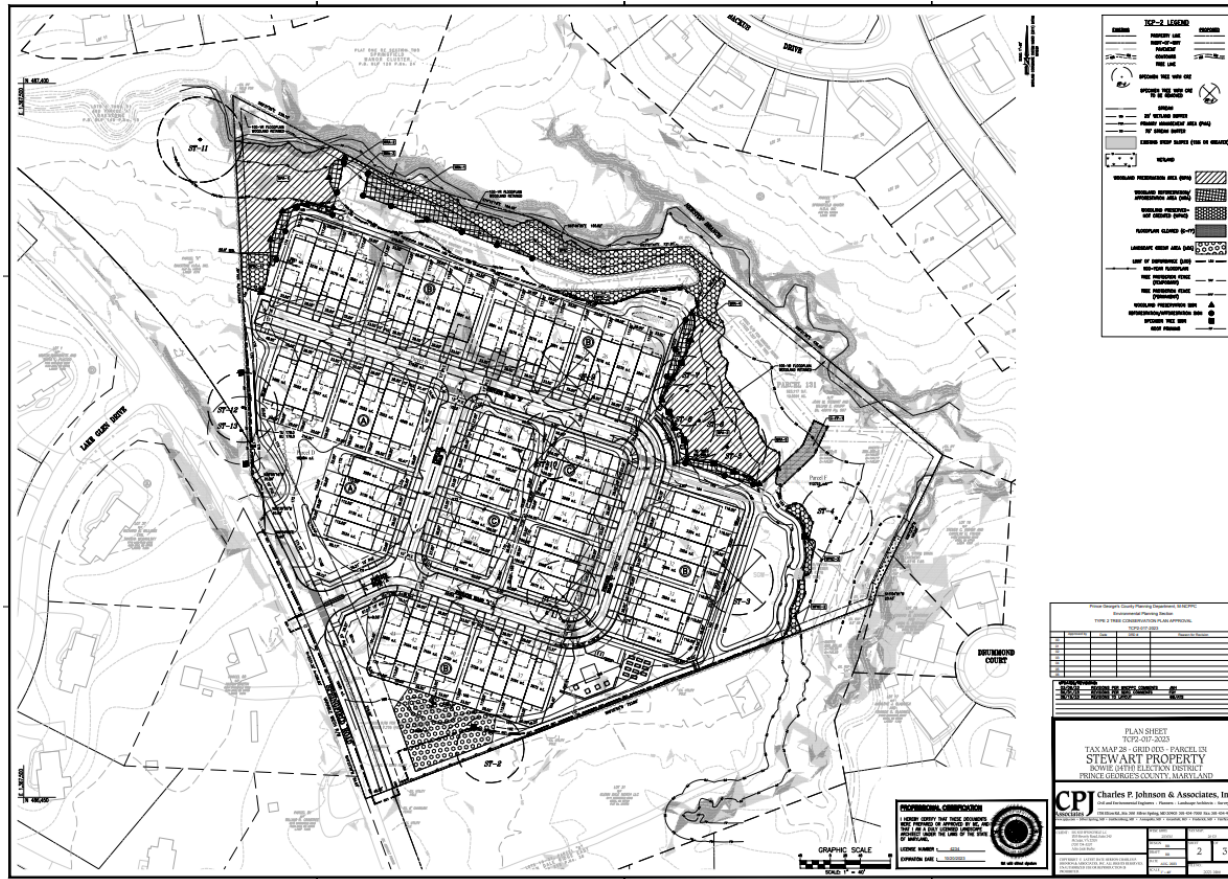
REQUIRED: Section 4.10(c) Street Trees Along Private Streets, along all private roads

Number of Street Trees	57 (total)
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PROVIDED: Section 4.10(c) Street Trees Along Private Streets, along all private roads

Number of Street Trees	41 (total)
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TYPE 2 TREE CONSERVATION PLAN



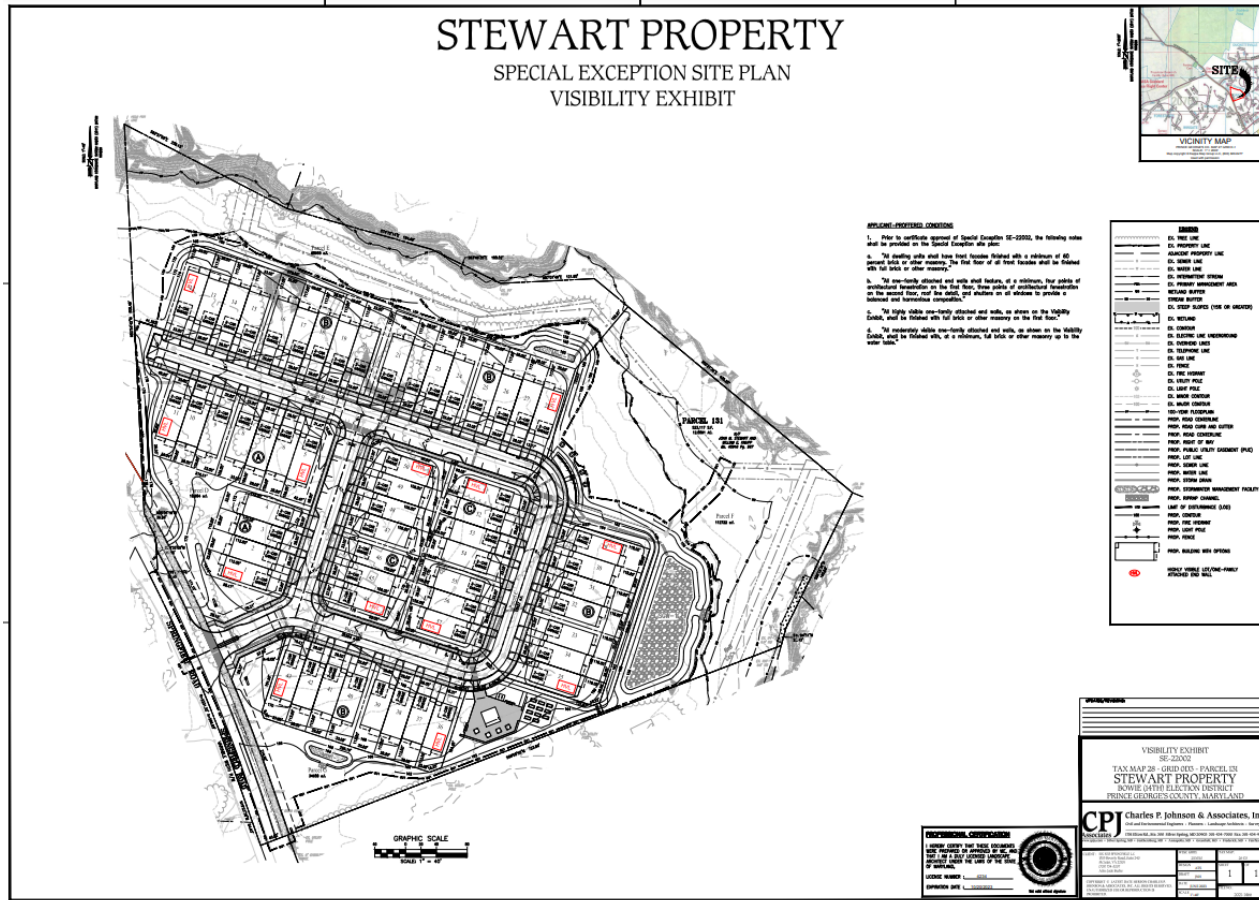
REPRESENTATIVE FRONT ELEVATIONS



REPRESENTATIVE SIDE ELEVATIONS



SPECIAL EXCEPTION – VISIBILITY EXHIBIT



STAFF RECOMMENDATION

APPROVAL to Transmit the following recommendation to the ZHE:

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

Minor Issues:

- Technical Corrections

Applicant Required Mailings:

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