AGENDA ITEM: 6
AGENDA DATE: 2/12/2026

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

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

Detailed Site Plan DSP-2025-0017
Hyde Landing

REQUEST	STAFF RECOMMENDATION
Infrastructure improvements, including public streets, water, sewer, stormdrain, and stormwater management facilities.	With the conditions recommended herein: • APPROVAL of Detailed Site Plan DSP-2025-0017 • APPROVAL of Type 2 Tree Conservation Plan TCP2-2025-0053

Location: On the northwest side of MD 223 (Piscataway Road), at its intersection with Steed Road.

Gross Acreage:	425.46
Zone:	R-PD
Dwelling Units:	N/A
Gross Floor Area:	N/A
Planning Area:	81B
Council District:	09
Municipality:	N/A

Applicant/Address:
Hyde Field Acquisition LLC
5265 Westview Drive, Suite 210
Frederick, MD 21703

Staff Reviewer: Te-Sheng (Emery) Huang
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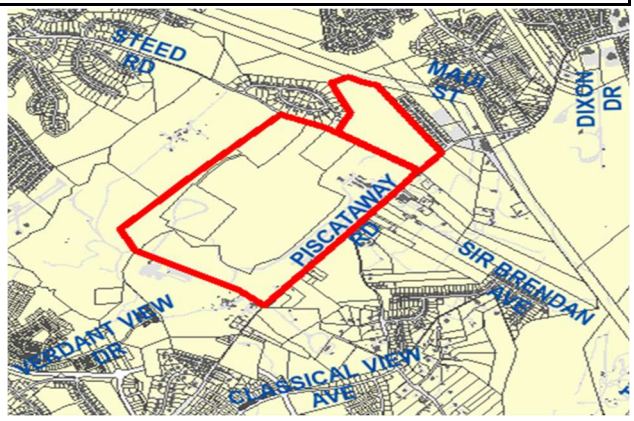

Planning Board Date:	02/12/2026
Planning Board Action Limit:	02/12/2026
Staff Report Date:	01/29/2026
Date Accepted:	11/17/2025
Informational Mailing:	06/26/2025
Acceptance Mailing:	11/13/2025
Sign Posting Deadline:	01/13/2026

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-2025-0017
Type 2 Tree Conservation Plan TCP2-2025-0053
Hyde Landing

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

I. EVALUATION CRITERIA

The subject property is within the Residential Planned Development (R-PD) Zone. This application is being reviewed under the requirements of Section 27-3605(e) of the Prince George's County Zoning Ordinance. Staff have considered the following criteria in reviewing this detailed site plan:

A. The Prince George's County Zoning Ordinance;

B. Zoning Map Amendment ZMA-2022-005;

C. Preliminary Plan of Subdivision PPS-2023-016;

D. Certificate of Adequacy ADQ-2023-032;

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

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

G. Referral comments; and

H. Community feedback.

II. BACKGROUND

A. **Request**: The subject detailed site plan (DSP) proposes infrastructure improvements, including public streets, water, sewer, stormdrain, and stormwater management (SWM) facilities, in support of a mixed-use development consisting of 906 single-family attached dwelling units, 382 two-family dwelling units, and up to 69,000 square feet of commercial development, public utility, and community service uses.

B. Development Data Summary:

	EXISTING	EVALUATED
Zone(s)	R-PD/APAO	R-PD/APAO
Use	Vacant	Infrastructure
Total Gross Acreage	425.46	425.46
Floodplain Acreage	7.26	7.26
Total Net Acreage	418.20	418.20

C. Location: The subject property is located on the northwest side of MD 223 (Piscataway Road), at its intersection with Steed Road.

D. Proposed Uses: The subject DSP proposes infrastructure improvements, including public streets, water, sewer, stormdrain, and SWM facilities.

E. Surrounding Uses: The subject property and its surroundings are located in the Aviation Policy Area Overlay (APAO) Zone. It is bound by MD 223 to the southeast, and single-family detached dwellings and vacant land in the Residential, Rural (RR) Zone, a commercial building in the Commercial, General and Office (CGO) Zone, and a church and vacant lands in the Residential Estate (RE) Zone beyond. To the northeast, the property is bound by Steed Road and a residential development in the RE Zone, and vacant land in the Residential Planned Development (R-PD) Zone. To the northwest and southwest, the property is bound by vacant land in the RE Zone.

F. Previous Approvals: Zoning Map Amendment A-9667 was approved by the Prince George's County District Council on June 4, 1991 (Zoning Ordinance No. 23-1991), to reclassify 458 acres from the Employment and Institutional Area (E-I-A) and Residential-Agricultural (R-A) Zones to the E-I-A Zone.

Special Exception SE-3851 was approved by the District Council on February 23, 1993, to permit surface mining on the subject property. The property has been cleared of the mining operation and remains undeveloped, apart from the decommissioned airport.

Zoning Map Amendments A-10009 and A-10017 were approved by the District Council on September 9, 2009 (Council Resolution CR-61-2009). A-10009 rezoned the property from the prior E-I-A, Residential-Estate (R-E), and Rural Residential (R-R) Zones to the prior Local Activity Center (L-A-C) Zone; and A-10017 rezoned the property from the prior E-I-A, R-E, and R-R Zones to the prior Residential Suburban Development (R-S) Zone. These zoning map amendments allowed for a range of development consisting of a maximum density of 2,060 dwelling units, and a maximum intensity of 270,000 square feet of commercial area for the property.

On November 29, 2021, the District Council approved Council Resolution CR-136-2021, the Countywide Map Amendment (CMA), which reclassified the subject property from the R-S and L-A-C Zones to the Legacy Comprehensive Design (LCD) Zone, effective April 1, 2022.

Zoning Map Amendment ZMA-2022-005 was reviewed by the Prince George's County Planning Board (PGCPB Resolution No. 2024-009) and was approved by the District Council on November 18, 2024 (Zoning Ordinance No. 5-2024), to rezone approximately 425.46 acres of land in the LCD Zone to the R-PD Zone, for development of a maximum of 1,288 single-family attached and two-family dwelling units.

Certificate of Adequacy ADQ-2023-032 was approved by the Prince George's County Planning Director on September 8, 2025. This ADQ is valid for 12 years from the date of its approval, and subject to the additional expiration provisions of Section 24-4503(c)(1)(C) of the Prince George's County Subdivision Regulations.

Preliminary Plan of Subdivision PPS-2023-016 was approved by the Planning Board on October 2, 2025 (PGCPB Resolution No. 2025-075), for 906 lots and 170 parcels in support of development of 906 single-family attached dwelling units, 382 two-family dwelling units, and up to 69,000 square feet of commercial development, public utility, and community service use.

G. **Design Features**: The 425.46-acre subject property contains mapped regulated environmental features (REF) including streams, wetlands, and 100-year floodplain. The topography varies throughout the site, but generally slopes downwards to the north and west through the stream valleys. The site is currently improved with an airport (former Washington Executive Airport) and has been subject to previous sand and gravel mining activities. Both the mining and airfield operations have completely ceased.

The subject DSP proposes infrastructure improvement designs for public streets, water, sewer, stormdrain, and SWM facilities, all of which will be essential to further develop the site as a residential community. No development of lots, parcels, or dwelling units is proposed at this time.

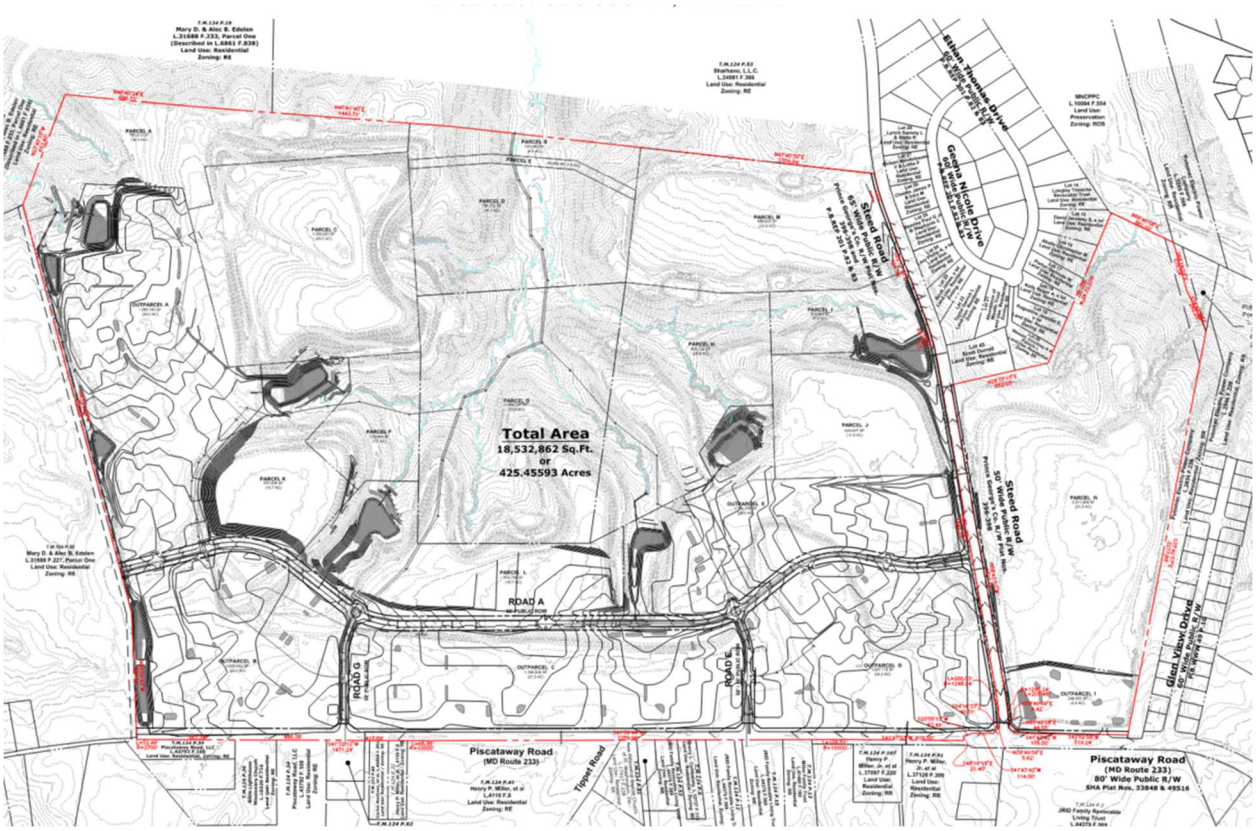


Figure 1: Detailed Site Plan

III. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE ZONING ORDINANCE

A. Section 27-3605(e). Detailed Site Plan Decision Standards

(1) The proposed development represents a reasonable alternative for satisfying the applicable standards of this Subtitle, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use;

As provided throughout this technical staff report, the subject DSP for infrastructure meets the applicable standards or proposes reasonable alternatives, where allowed to meet the intended purposes, without causing unreasonable costs.

(2) All conditions of approval in any development approvals and permits previously approved for the property have been considered and imposed as necessary to satisfy the applicable standards of this Subtitle;

The DSP is subject to the conditions of approval of ZMA-2022-005, PPS-2023-016, and ADQ-2023-032. If the application is revised, as conditioned herein, the proposed development will comply with all the relevant conditions of approval.

(3) The proposed development demonstrates the preservation and/or restoration of the regulated environmental features in a natural state, to the fullest extent possible, in accordance with the requirements of Section 24-4303(D)(5) of Subtitle 24: Subdivision Regulations;

This site contains REF that are required to be preserved and/or restored to the fullest extent possible under Section 27-6808 of the Zoning Ordinance. The site contains 100-year floodplain and REF, including streams, stream buffers, wetlands, wetland buffers, and steep slopes.

Section 27-6808 refers to Section 24-4303(d)(5) of the Subdivision Regulations, which states: "Where land is located outside the Chesapeake Bay Critical Area Overlay zones, the preliminary plan of subdivision (minor or major) and all plans associated with the application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state, to the fullest extent possible, consistent with the Environmental Technical Manual established in accordance with Subtitle 25: Trees and Vegetation, of the County Code. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required in accordance with Subtitle 27: Zoning Ordinance, of the County Code, for the reasonable development of the lot outside the regulated feature."

Nine impacts to the REF were approved by the Planning Board with PPS-2023-016. This DSP requires the revision of seven of these approved impacts (A through C, E, and G through I) and two new impacts (J and K), as discussed in Finding III.D.3.g. below. Based on the level of design information currently available, the limits of disturbance shown on the Type 2 tree conservation plan (TCP2), and the impact exhibit provided, the REF on the subject property have been preserved and/or restored to the fullest extent possible.

(4) Proposed development located within a Planned Development (PD) zone shall be in conformance with the PD Basic Plan and PD Conditions of Approval that apply to that development;

The proposed development is located in a Planned Development zone through the approval of Zoning Map Amendment ZMA-2022-005 and complies with the applicable basic plan and conditions, as discussed in Finding III.E. below.

(5) The proposed development conforms to an approved Tree Conservation Plan, if applicable;

The DSP has a companion TCP2-2025-0053, which staff recommend be approved, with conditions, as included herein.

(6) The development proposed in a detailed site plan for infrastructure complies with applicable regulations of PART 27-6: Development Standards, 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;

The subject DSP is for infrastructure and complies with applicable regulations of Part 27-6 of the Zoning Ordinance, as discussed in Finding III.D. below.

(7) Places of worship located on a lot between one (1) and two (2) acres in size shall also meet the following standards:

(A) The minimum setback for all buildings shall be twenty-five (25) feet from each lot line;

(B) When possible, there should be no parking or loading spaces located in the front yard; and

(C) The maximum allowable lot coverage for the zone in which the use is proposed shall not be.

The proposed development does not include a place of worship. Therefore, this criterion is not applicable.

(8) Notwithstanding any other provision in this Section to the contrary, in determining whether to approve an alteration, extension, or enlargement of a legal conforming building, structure, or use filed in conformance with Section 27-1707(c), the Planning Board shall find that the proposed alteration, extension, or enlargement will benefit the development and will not substantially impair implementation of any applicable area master plan or sector plan.

The proposed development does not alter, expand, or enlarge existing structures or uses. Therefore, this criterion is not applicable.

B. Section 27-4302(a). Residential Planned Development (R-PD) Zone

The subject property was found to meet the area and location thresholds for eligibility of R-PD zoning with ZMA-2022-005. The use and intensity and dimensional standards were established with the Planned Development (PD) basic plan.

The subject DSP is for infrastructure only and does not include development of residential lots or parcels. Conformance with the use and intensity and dimensional standards established with the PD basic plan will be further evaluated in future DSPs.

C. Section 27-4402. Policy Area Overlay Zones

The subject property is located within Aviation Policy Area 6. The purpose of the APAO Zone is to establish standards of safety and compatibility for occupants of land in the immediate vicinity of airports, with traffic patterns over land in Prince

George's County. The site was previously improved with an airport (formerly the Washington Executive Airport) whose operations have ceased. With the approval of ZMA-2022-005, the decommissioning of this airport will be required prior to approval of the final plats, and the applicant will need to provide official correspondence from the Maryland Aviation Administration that the airport is no longer licensed for public aviation use. The property is adjacent to another privately owned, public use airport, Potomac Airfield, also known as Potomac Airport, which is located approximately five miles northwest of the site. Since the subject DSP is for infrastructure only, conformance with all applicable APAO Zone standards will be further evaluated with a full-scale DSP.

D. Part 27-6. Development Standards

The DSP is consistent with the applicable standards in Part 27-6. The following analysis is offered:

1. Section 27-6200—Roadway Access, Mobility, and Circulation

The DSP is in conformance with the applicable standards in Section 27-6200 of the Zoning Ordinance, as follows:

a. Section 27-6202. Consistency with Plans

The design and construction of access and circulation systems associated with this DSP are consistent with the transportation goals, objectives, and actions in the 2014 *Plan Prince George's 2035 Approved General Plan*, the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), and the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* (master plan) addressing transportation.

Master Plan Right-of-Way
The subject property has frontage on MD 223 (Piscataway Road) and Steed Road. The former is classified as an arterial road, and the latter is classified as a collector road. C-518 transverses the site and is classified as a collector road.

Piscataway Road (A-54): 120-foot ROW

The submitted plan indicates a 64-foot-wide right-of-way dedication measured from the centerline along Piscataway Road. No additional dedication is required.

Steed Road (C-516): 80-foot ROW

The submitted plan indicates a 94-foot-wide and an 83-foot-wide ultimate right-of-way along Steed Road. No additional dedication is required.

C-518: 80-foot ROW

The plan sheets include an 80-foot ultimate right-of-way along the C-518 alignment, identified as Road A. No additional dedication is required.

Master Plan Pedestrian and Bike Facilities
The MPOT recommends the following facilities along the following roadways:

Piscataway Road (A-54): Planned side path and dual route

The MPOT and master plan designate Piscataway Road as a side path and bicycle lane facility, of which both facilities are shown on Sheets 4 through 9. However, the 10-foot-wide shared-use path terminates at the Steed Road intersection. A condition is included herein requiring the applicant to revise the site plan to provide a 10-foot-wide path along the frontage of Piscataway Road, northeast of Steed Road.

Steed Road (C-516): Planned side path, bicycle lane, and dual route

The MPOT and master plan designate Steed Road as a side path and bicycle lane facility, of which both facilities are shown on Sheets 8, 9,11, 22, 25, and 36 and meet the intent of the master plans and prior conditions.

C-518: Planned shared roadway

The MPOT designates C-518 as a shared roadway facility, which is identified on Sheets 11 through 16 as a 10-foot-wide shared-use path and shared road pavement markings and meets the intent of the master plans and prior conditions.

The Complete Streets element of the MPOT reinforces the need for multimodal transportation and includes the following policies regarding the accommodation of pedestrians and bicyclists (MPOT, pages 9–10):

Policy 1: Provide standard sidewalks along both sides of all new road construction within 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.

The plan sheets identify 10-foot-wide shared-use paths along the northwest side of Piscataway Road, along the southwest side of Steed Road, and along the northeast side of C-518 (Road A). The plan sheets also identify a 5-foot-wide sidewalk along the northeast side of Steed Road, the southwest side of Road A, and both sides of Roads E and G. In addition, the plan sheets identify bicycle lane facilities along Steed Road and Piscataway Road, and sharrows along Road A. These facilities meet the intent of the policy.

The master plan includes the following goals and policies (page 118):

- **Promote pedestrian and bicycle opportunities as part of a multi-modal transportation network.**

- **Promote and encourage cycling and walking for commuting purposes as an alternative to driving a car.**

The plan sheets identify 10-foot-wide shared-use paths along the northwest side of Piscataway Road, along the southwest side of Steed Road, and along the northwest side of C-518 (Road A). The plan sheets also identify a 5-foot-wide sidewalk along the northeast of Steed Road, southwest of Road A, and both sides of Roads E and G. In addition, the plan sheets identify bicycle lane facilities along Steed Road and Piscataway Road, and sharrows along Road A. These facilities meet the intent of the policy.

- **Promote dual-route facilities along all of the major road transportation corridors.**

The site plan identifies bicycle lanes and shared-use paths along the property frontages of Piscataway Road and Steed Road, and sharrows along Road A, which meets the intent of a dual route facility.

- **Expand and promote hiker/biker/equestrian recreational activities.**

The site plan identifies a 10-foot-wide asphalt trail connection on Sheets 13, 18, 20, 27, 29, 32, 33, 34, and 38 within the site, with intended connections to the adjacent property, and meets the intent of the policy.

b. Section 27-6203. Multimodal Transportation System

Multimodal access and circulation are proposed via 5-foot-wide sidewalks along the northeast side of Steed Road, the southeast side of Road A, and both sides of Roads E and G; bicycle lanes along Steed Road and Piscataway Road; shared road pavement markings along C-518 (Road A); and 10-foot-wide shared-use paths along the northwest side of Piscataway Road, along the southwest side of Steed Road, and along the northwest side of C-518 (Road A). Pedestrian crossings will be evaluated with subsequent DSP applications.

c. Section 27-6204. Circulation Plan or Site Plan Required

The site plan demonstrates all vehicular, pedestrian, and bicycle infrastructure throughout the site. A detailed circulation plan will be further evaluated with a full DSP application.

d. Section 27-6206. Vehicular Access and Circulation

27-6206(a): All public streets are classified appropriately.

27-6206(b): All accessways are classified appropriately. The development is served via five access points connecting to public streets, Piscataway Road, and Steed Road. Any proposed alleys will be further evaluated with subsequent DSP applications.

27-6206(c): The limited DSP includes two full movements and one right-in/out access point along Piscataway Road, one full movement access point along Steed Road, and internal circulation via public roadways to serve the proposed development. Circulation for larger and emergency vehicles will be further evaluated with subsequent DSP applications.

27-6206(d): The limited DSP does not propose direct driveway access to Piscataway Road, which is classified as an arterial roadway, or C-518 (Road A) and Steed Road, which are classified as collector roadways. All direct driveway access will be further evaluated with subsequent DSP applications. In addition, no shared driveways are proposed.

27-6206(e): At this time, the site is not subject to vehicular cross-access. However, proposed roadway C-518 (Road A) can be a feasible future connection to the adjacent property and will be further evaluated with subsequent DSP applications.

27-6206(f): As demonstrated with PPS-2023-016, the connectivity score of the proposed development is 1.86, meeting the minimum 1.5 requirement. This DSP represents infrastructure for only a portion of the street and circulation system for the overall development. The connectivity score will be further evaluated with subsequent DSP applications to ensure the minimum required connectivity score is maintained in accordance with the PPS.

27-6206(g): The subject DSP does not propose cul-de-sacs or street turnarounds that are within the limits of significant pedestrian generators. However, multimodal infrastructure and a trail system are included to accommodate this requirement and will be further evaluated with a full-scale DSP.

27-6206(h): The site includes the future master-planned collector roadway C-518 (Road A) which is proposed to be constructed and facilitate a connection to the adjacent property and meets the intent of this section. This will be further evaluated with a full-scale DSP.

27-6206(i): The internal roadway network is proposed to connect to existing roadways, Piscataway Road and Steed Road. These existing streets are extended beyond the subject property and will be improved with frontage infrastructure.

27-6206(j): The subject DSP is for infrastructure only. Any traffic calming measures proposed will be further evaluated with subsequent DSP applications.

27-6206(k): The road network, involving mostly private streets, will create an average block length between the 200-foot minimum and 800-foot maximum design criteria for the R-PD Zone, to be further evaluated at the time of a full-scale DSP.

e. Section 27-6207. Pedestrian Access and Circulation

27-6207(a): The subject DSP includes a pedestrian network via 10-foot wide shared-use paths along the northwest side of Piscataway Road, along the southwest side of Steed Road, and along the northwest side of C-518 (Road A). The pedestrian network is also served by a 5-foot-wide sidewalk along the northeast of Steed Road, southeast of Road A, and both sides of Roads E and G, and will be further evaluated at the time of a full-scale DSP.

27-6207(b): The site includes the future master-planned collector roadway C-518 (Road A) which is proposed to be constructed and facilitate a shared-use pathway connection to the adjacent property and meet the intent of this section. In addition, a 5-foot-wide sidewalk network is proposed throughout the site. This will be further evaluated with subsequent DSP applications.

f. Section 27-6208. Bicycle Access and Circulation

27-6208(a): The subject DSP includes bicycle lanes along Piscataway Road and Steed Road, 10-foot-wide shared-use paths along the northwest of Piscataway Road and southwest of Steed Road, an internal shared road facility along C-518 (Road A), and a 10-foot-wide asphalt trail to accommodate bicycle movement to, from, and throughout the site. This will be further evaluated with subsequent DSP applications.

27-6208(b): The site includes the future master-planned collector roadway C-518 (Road A) which is proposed to be constructed and facilitate a pedestrian and bicycle connection to the adjacent property and meets the intent of this section. A 10-foot-wide asphalt trail is also proposed through the site, with an intended connection to the adjacent property, and will be further evaluated with subsequent DSP applications.

2. Section 27-6300 through Section 27-6700

The subject DSP is for infrastructure only. Conformance to Section 27-6300, Off-Street Parking and Loading; Section 27-6400, Open Space Set-Aside; Section 27-6500, Landscape; Section 27-6600, Fence and Walls; and Section 27-6700, Exterior Lighting, of the Zoning Ordinance, will be further evaluated at the time of a full DSP review.

3. Section 27-6800—Environmental Protection and Noise Controls

a. Section 27-6802. Natural Resources Inventory (NRI)

A Natural Resources Inventory Plan (NRI-053-06-03), approved on August 22, 2024, was submitted with the subject DSP showing REF and 82 specimen trees. The site contains areas of 100-year floodplain, streams, wetlands, and their associated buffers. The submitted TCP2 and the subject DSP show all the required information correctly in conformance with the NRI.

b. Section 27-6803. Trees and Vegetations

This DSP complies with the requirements of Subtitle 25, Division 1, General; Subtitle 25, Division 2, Woodland and Wildlife Habitat Conservation Ordinance (WCO); and Subtitle 25, Division 3, Tree Canopy Coverage Ordinance, of the Prince George's County Code. See Findings IV and V below.

c. Section 27-6804. Floodplain Management

According to NRI-053-06-03, the site statistics table shows 7.26 acres of 100-year floodplain on this site. A SWM Concept Plan,

SIT-00044-2024, was approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) on May 8, 2025, in accordance with Subtitle 32, Division 4, Floodplain Ordinance, of the County Code.

d. Section 27-6805. Erosion and Sedimentation Control

Development shall comply with the requirements for sedimentation and erosion control in accordance with Subtitle 32, Division 2, Grading, Drainage and Erosion and Sedimentation Control, of the County Code.

The County requires approval of an erosion and sediment control plan for development applications. The TCP2 must reflect the ultimate limits of disturbance, not only for installation of permanent site infrastructure, but also for the installation of all temporary infrastructure, including erosion and sediment control measures. A copy of the approved erosion and sediment control technical plan was submitted with this application.

The SWM facility requesting primary management area (PMA) Impact I is not in accordance with the approved Erosion and Sediment Control Technical Plan (CSC No. 91-25). A condition is included herein requiring the applicant to submit a revised conceptual erosion and sediment control technical plan prior to certification of the TCP2.

e. Section 27-6806. Stormwater Management

An approved SWM Concept Plan (SIT-00044-2024) and approval letter from DPIE were submitted with the subject application. Proposed SWM features include 6 bioswales, 59 micro-bioretention facilities, and 11 submerged gravel wetland facilities. The concept approval was issued on May 8, 2025, and expires on May 8, 2028. The concept letter indicates no fee is required for on-site attenuation/quality control measures. The subject DSP and TCP2 are in conformance with the approved SWM concept plan.

The applicant requested PMA Impact I for a SWM facility. This impact is an allowable impact and must be located where it is proposed. The original design was to construct a State exempt pond structure. The Prince George's Soil Conservation District (PGSCD) has required that the pond be redesigned from an exempt facility to a State regulated 378 pond requiring more structures. The revision to this SWM facility shall be provided prior to certification of the TCP2, which is conditioned herein.

f. Section 27-6807. Chesapeake Bay Critical Area

The subject property is not within the Chesapeake Bay critical area. Therefore, Section 27-6807 of the Zoning Ordinance is inapplicable.

g. Section 27-6808. Regulated Environmental Features

The site contains 100-year floodplain and REF includes streams, stream buffers, wetlands, wetland buffers, and steep slopes. The subject DSP limits the review to impacts required for infrastructure. The Planning Board approved nine PMA impacts with PPS-2023-016. DSP-2025-0017 is reliant on nine of the original impacts, with seven revisions (A through C, E, and G through I) and two additional impacts (J and K). Impacts D and F require no revisions with this DSP application. These seven impact areas and two new areas are changing or added due to agency requirements, further engineering, and site design. The revised impacts are for added disturbance area to approved SWM facilities, road, and water connection impacts. These proposed impact areas are for required infrastructure to adequately develop the Hyde Landing subdivision.

Based on the level of design information currently available, the limits of disturbance shown on the TCP2, and the impact exhibit provided, the REF on the subject property have been preserved and/or restored to the fullest extent possible. Therefore, staff recommend approval of the revised Impacts A through C, E, and G through I, and two new impacts, J and K, with analysis as follows:

Impact A: Road Improvement: 4,796 square feet of impact.

Impact A was originally approved for 4,592 square feet with PPS-2023-016, to allow for improvements to Steed Road. The road improvements of Steed Road are required by the sector plan and DPIE. DPIE is requiring that Steed Road be widened to a proposed 80-foot right-of-way creating two vehicle lanes both ways, a bike lane, a sideway, and a pedestrian use trail. Due to this dedicated right-of-way for road improvements, the adjacent PMA impact cannot be avoided.

This impact is an allowable impact and must be located where it is proposed. Since the approval of the PPS, the road design has changed as requested by DPIE. This design change will add an additional 204 square feet of impact for a total of 4,796 square feet of impact.

Impact B: Stormwater outfall structure: 2,436 square feet of impact.

Impact B was originally approved for 2,985 square feet of stream bed, stream buffer, 100-year floodplain, and PMA impact with PPS-2023-016, for a stormwater outfall. Stormwater outfalls need to be placed within low lying areas

usually near stream systems to have positive drainage and prevent erosion during storm events. The SWM facility impact area is in accordance with the approved SWM Concept Plan, SIT-00044-2024.

Since the approval of the PPS, the stormdrain outfall for this proposed SWM facility was re-positioned. This impact is an allowable impact and must be located where it is proposed, as it will improve stream access without erosion. The new design reduced the previously approved impacts by 549 square feet for a total impact of 2,436 square feet.

Impact C: Stormwater outfall structure: 38,685 square feet.

Impact C was originally approved for 37,623 square feet of stream bed, stream buffer, and PMA impact with PPS-2023-016. Stormdrains and outfalls are allowable impacts and need to be placed within low lying areas usually near stream systems to have positive drainage and prevent erosion during storm events. The SWM facility impact area is in accordance with the approved SWM Concept Plan, SIT-00044-2024.

Since the approval of the PPS, and coordination with PGSCD, an additional 1,062 square feet (total 38,685 square feet) of impact is required. The proposed SWM structure needs additional grading to install the full core trench to the prior sediment trap facility, and to increase the nonwoody buffer. This nonwoody buffer is a result of the required core trench at the top of the embankment.

Impact E: Sewer and Water line connection: 111,240 square feet

Impact E was originally approved for 94,210 square feet for a sewer line connection.

Since the approval of the PPS, the location of Impact E was redesigned to include a water line collocating the two utilities for an additional 17,030 square feet (total 111,240 square feet) of impact. These impacts are allowable impacts and must be located where proposed in a low-lying area, to allow proper flow of water and sewage. The new parallel water and sewer utility system will avoid trenching in the already crowded infrastructure on Steed Road. This water line is needed to provide public water access to the parcel to the northwest.

Impact G: Sewer, SWM Structure, and Outfall Impact: 20,582 square feet.

Impact G was approved with PPS-2023-016 for 16,703 square feet of stream bed, stream buffer, and PMA disturbance for a SWM facility and outfall structure. This impact includes an existing sediment trap from the prior mining activities that will be repurposed and brought up to standards into a SWM facility and outfall structure. This impact is necessary to ensure the conveyance of stormwater to the stream without causing erosion. The SWM facility impact area is in accordance with the approved SWM Concept Plan, SIT-00044-2024.

Since the approval of the PPS and coordination with PGSCD, an additional 3,879 square feet (total 20,582 square feet) of impact is required. This impact is an allowable impact and must be located where it is proposed. PGSCD requires that the proposed SWM structure needs additional grading to install the full core trench to the prior sediment trap facility, and to increase the nonwoody buffer. This nonwoody buffer is a result of the required core trench at the top of the embankment.

Impact H – Sewer, SWM Structure, and Outfall Impact: 46,695 square feet.

Impact H was originally approved with PPS-2023-016 for 41,504 square feet of stream bed, stream buffer, and PMA disturbance for a SWM facility and outfall structure. This impact includes an existing sediment trap from the prior mining activities that will be repurposed and brought up to standards into a SWM facility and outfall structure. Stormdrain outfalls need to be placed within low lying areas, usually near stream systems, to have positive drainage and prevent erosion during storm events. The SWM facility impact area is in in accordance with the approved SWM Concept Plan, SIT-00044-2024.

Since the approval of the PPS and coordination with PGSCD, an additional 5,191 square feet (total 46,695 square feet) of impact is required. This impact is an allowable impact and must be located where it is proposed. PGSCD requires that the proposed SWM structure needs additional grading to install the full core trench to the prior sediment trap facility, and to increase the nonwoody buffer. This nonwoody buffer is a result of the required core trench at the top of the embankment.

Impact I – SWM Outfall Impact: 23,108 square feet.

Impact I was approved with PPS-2023-016 for 5,473 square feet of stream buffer, and PMA disturbance for an outfall structure. Stormdrains and outfalls need to be placed within low lying areas usually near stream systems to have positive drainage and prevent erosion during storm events.

The original design was to construct a State exempt pond structure. Since the approval of the PPS, PGSCD has required that Impact I be redesigned to a State regulated 378 pond requiring more structures for an additional 17,635 square feet (total 23,108 square feet) of impact. The redesign was necessary for an additional stormwater outfall and to increase the nonwoody buffer. This nonwoody buffer is a result of the required core trench at the top of the embankment. The SWM facility impact area is not in accordance with the approved SWM Concept Plan, SIT-00044-2024. Prior to certification of the TCP2, a condition is included requiring the applicant to provide the draft revision to the SWM plan reflecting changes to submerged gravel wetland identified as SGW-1A.

Impact J – SWM Outfall Impact: 4,203 square feet.

Impact J is a new request with this development for 4,203 square feet of stream bed, stream buffer, and PMA disturbance for a stormdrain outfall structure. This stormdrain outfall was previously combined with Impact E because it was adjacent to the proposed sewer line. This impact area has changed since the PPS submittal, because the sewer line was shifted to the opposite side of the stream. The general area of Impact J was previously approved for impact with PPS-2023-016 and now the impact has been revised to stand alone from Impact E.

Impact K –Pipe Removal: 18,774 square feet.

Impact K is a new request with this development for 18,774 square feet of stream bed, stream buffer, and PMA disturbance for a removal of an existing outfall pipe on a former sediment trap used during the on-site mining process. This pipe removal is a requirement from PGSCD. Any forest cleared for this impact will be replanted as shown on the TCP2.

PMA Impact Summary

These revised PMA impacts identified as Impacts A through C, E, and G through I, and two new impacts J and K, were evaluated for the implementation of a road connection, stormwater outfalls, and water

and sewer line connections. The changes resulted in an increase in impacts of 67,429 square feet (1.55 acres).

h. Section 27-6809. Unsafe Lands

This application is subject to Section 24-4101(c)(1) of the Subdivision Regulations, which states "The Planning Director or Planning Board, as appropriate, shall restrict or prohibit the subdivision of land found to be unsafe for development. The restriction or prohibition may be due to a.) natural conditions, including but not limited to flooding, erosive stream action, high water table, unstable soils, severe slopes or soils that are unstable either because they are highly erodible or prone to significant movement or deformation (Factor of Safety < 1.5), or b.) man-made conditions on the land, including but not limited to unstable fills or slopes."

According to the United States Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, soils present include Beltsville silt loam, Beltsville-Urban land complex, Croom-Marr complex, Dodon fine sandy loam, Grosstown gravelly silt loam, Marr-Dodon complex, Pits (gravel), Udorthents, and Widewater and Issue soils. Marlboro and Christiana clay are not found to occur on this property.

The overall property contains areas that were previously used for mining activities. These former on-site mining areas have been restored to grade and are proposed for a future phase to be used as a solar panel facility. No former mining areas are located within the proposed residential and commercial area. As part of this application, a geotechnical soil study was submitted by the applicant and found to be acceptable showing soil borings and depths for this application. The applicant was required with PPS-2023-0016 to submit a map clearly delineating the locations of where on-site areas were excavated and filled. This mining map was included with this DSP application. No further information is needed at this time.

i. Section 27-6810. Noise Control

Piscataway Road abutting the property to the southeast is classified as an arterial roadway. The evaluation of noise and required mitigation for residential dwelling units is required in accordance with this Section and as was identified on page 42 of PGCPB Resolution No. 2025-075 for PPS-2023-016. However, this regulation is not applicable for the subject DSP, which is for infrastructure only.

4. Section 27-6900—Multifamily, Townhouse, and Three-Family Form and Design Standards

a. Section 27-6903. Multifamily, Townhouse, and Three-Family Form and Design Standards

27-6903(a): The submitted site plan shows two access points on MD 223 (Piscataway Road) and one access point on Steed Road. This will be further evaluated in a full-scale DSP application as the subject DSP is for infrastructure only.

27-6903(b) through (j): These regulations include: off-street parking location; building orientation and configuration; building length, façade, roofs, and materials; building façade fenestration/transparency; garage standards; and outdoor activity areas. These regulations are not applicable to the subject DSP that is for infrastructure only.

5. Section 27-61000—Nonresidential and Mixed-Use Form and Design Standards

The subject DSP is for infrastructure only. Conformance to this section will be further evaluated with subsequent DSP applications for the non-residential development.

6. Section 27-61200—Neighborhood Compatibility Standards

The subject DSP is for infrastructure only. Conformance to the section will be further evaluated at the time of a full DSP review.

7. Section 27-61300—Agricultural Compatibility Standards

The subject application is exempt, per Section 27-61302 of the Zoning Ordinance, because it is not adjacent to an on-going agricultural use or activity in the Reserved Open Space (ROS), Agriculture and Preservation (AG), and Agricultural-Residential (AR) base zones.

8. Section 27-61400—Urban Agriculture Compatibility Standards

The subject application is exempt because it is not adjacent to ongoing urban agriculture use.

9. Section 27-61500 and Section 27-61600

The subject DSP is for infrastructure only. Conformance to Section 27-61500, Signage, and Section 27-61600, Green Building Standards, of the Zoning Ordinance, will be further evaluated at the time of a full DSP review.

E. Zoning Map Amendment ZMA-2022-005: ZMA-2022-005 was approved by the District Council (Zoning Ordinance No. 5-2024), subject to six conditions. The conditions relevant to the review of this DSP are listed below, in BOLD text. Staff's

analysis of the project's conformance to the conditions follows each one, in plain text:

2. In conformance with Section 27-4105 of the Prince George's County Zoning Ordinance, the following public benefits shall be provided:

e. Streetscape improvements shall be provided at the time of Detailed Site Plan, subject to the approval of the Urban Design Section of the development Review Division of the Prince George's County Planning Department.

f. Superior urban design, architecture, and landscaping shall be provided at the time of Detailed Site Plan, subject to the approval of the Urban Design Section the Development Review Division of the Prince George's County Planning Department.

g. A wayfinding signage package shall be provided at the time of Detailed Site Plan, subject to the approval of the Urban Design Section of the Development Review Division of the Prince George's County Planning Department.

4. At the time of Detailed Site Plan, the Applicant shall incorporate dog parks and dog waste facilities throughout the development.

5. At the time of Detailed Site Plan, the Applicant shall incorporate electrical vehicle charging stations within commercial development pods.

The above conditions are not applicable because the subject DSP is for infrastructure only. These conditions will be further evaluated in a full-scale DSP, when more detailed information is available.

F. Preliminary Plan of Subdivision PPS-2023-016: PPS-2023-016 was approved by the Planning Board (PGCPB Resolution No. 2025-075), subject to 20 conditions. The conditions relevant to the review of this DSP are listed below in bold text. Staff's analysis of the project's conformance to the conditions follows each one, in plain text:

2. Development of the site shall be in conformance with Stormwater Management Concept Plan SIT-00044-2024 and any subsequent revisions, in accordance with Section 24-4303 of the Prince George's County Subdivision Regulations.

A copy of the approved SWM Concept Plan SIT-00044-2024 and approval letter were submitted with this DSP application. The SWM concept approval for the overall development was issued on May 8, 2025, by DPIE, and will expire on May 8, 2028. The concept plan proposes to manage the stormwater through the construction of grass swales, micro-bioretention facilities, and submerged gravel wetlands.

3. Prior to approval, the final plats of subdivision shall include:

a. Right-of-way dedication along Piscataway Road (MD 223) and Steed Road, in accordance with the approved preliminary plan of subdivision and Section 24-4201(b) of the Prince George's County Subdivision Regulations.

Right-of-way dedication along MD 223 and Steed Road is depicted on Sheets 5 and 6 of the submitted site plan, in accordance with the approved PPS.

b. Right-of-way dedication of all internal public streets and C-518, a master plan collector roadway, in accordance with the approved preliminary plan of subdivision and Sections 24-4201(b) and 24-4201(c) of the Prince George's County Subdivision Regulations.

Right-of-way dedication along proposed internal public streets of various widths are provided with the subject DSP in accordance with the approved PPS.

c. Granting of minimum 10-foot-wide public utility easements along both sides of all public streets and along at least one side of all private streets, except as modified along proposed Public Roads A, E, and G and Private Roads B, C, E, T, and Y, in accordance with the approved preliminary plan of subdivision, and in accordance with Sections 24-4205 and 24-4401 of the Prince George's County Subdivision Regulations.

Public utility easements are shown along both sides of all public streets, as approved with the PPS.

7. In accordance with the 2013 Approved Subregion 5 Master Plan (master plan) and the 2009 Approved Countywide Master Plan of Transportation (MPOT), the applicant and the applicant's heirs, successors, and/or assignees shall provide the following facilities and show the locations and extent of the following facilities, at the time of detailed site plan:

a. A minimum 5-foot-wide sidewalk on both sides of all internal roads, unless identified as a shared-use path.

The submitted site plan shows 5-foot-wide sidewalks along both sides of internal.

b. A minimum 10-foot-wide shared-use path along the frontage of Piscataway Road (MD 223), unless modified by the permitting agency with written correspondence. Any modification shall be in accordance with Prince George's County Department of

Public Works and Transportation and Maryland State Highway Administration adopted standards.

Sheets 4 through 8 of the submitted site plan show a 10-foot-wide shared-use path along the property frontage of MD 223 of Outparcels B, C, and D. However, Sheet 9 shows a 5-foot-wide sidewalk along the MD 223 frontage of Outparcel 1. A condition is included herein requiring the applicant to revise the site plan to provide a 10-foot-wide path along the frontage of MD 223, northeast of Steed Road.

c. A minimum 10-foot-wide shared-use path along the southwest frontage of Steed Road, unless modified by the permitting agency with written correspondence. Any modification shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.

Sheets 8, 11,22, 25, and 36 of the submitted site plan show a 10-foot-wide shared-use path along the western side of Steed Road.

d. Standard bicycle lane along both sides of Piscataway Road (MD 223), to include pavement markings and signage, unless modified by the permitting agency with written correspondence. Any modification shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.

Sheets 4 through 9 of the submitted site plan show 5-foot-wide bicycle lanes along both sides of Piscataway Road, with pavement markings and signage.

e. Standard bicycle lane along both sides of Steed Road, to include pavement markings and signage, unless modified by the permitting agency with written correspondence. Any modification shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.

Sheets 11, 22, 25, and 36 of the submitted site plan show 5-foot-wide bicycle lanes along both sides of Steed Road, with pavement markings and signage.

f. Shared road pavement markings and signage along the limits of C-518, unless modified by the permitting agency with written correspondence. Any modification shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.

Sheets 11 through 16 of the submitted site plan show shared road pavement markings along the limits of C-518. Signage details will be evaluated with subsequent DSP applications.

g. Crosswalks and associated Americans with Disabilities Act-compliant curb ramps at all internal vehicular intersections and crossing the site access points.

h. Marked crosswalks at all locations where shared-use paths intersect roadways.

i. Traffic-calming measures at key intersections, as coordinated with the permitting agency.

j. Short-term bicycle parking, to include inverted U- or similar style bicycle racks at all recreational areas.

Conditions g through j will be elevated in a full-scale DSP application, as the subject DSP is for infrastructure only.

12. At the time of final plat, in accordance with Zoning Map Amendment ZMA-2022-005, approximately 109 -/+ acres (Parcels A, B, D, F, G, H, and I) of stream valley land shall be conveyed to The Maryland-National Capital Park and Planning Commission (M-NCPPC). The land to be conveyed shall be subject to the following conditions:

Parcels A, B, D, F, G, H, and I are shown on the DSP as to be conveyed to The Maryland-National Capital Park and Planning Commission (M-NCPPC).

13. The parcels to be conveyed to The Maryland-National Capital Park and Planning Commission shall be reflected on a Type 2 tree conservation plan (TCP2). The TCP2 shall be reviewed and approved by the Prince George's County Department of Parks and Recreation.

The parcels to be conveyed to M-NCPPC are not reflected on the TCP2. A condition is included herein requiring the applicant to identify those parcels on TCP2.

15. At the time of detailed site plan, the applicant shall show phasing of the residential development, in order to establish the timing for submittal of a performance bond, letter of credit, or other suitable financial guarantees for the master-planned trail. Prior to approval of building permits, as identified on the approved detailed site plan for residential development, the applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee to the Prince George's County Department of Parks and Recreation, for construction of the master-planned trail.

A phasing plan exhibit for the residential development was submitted with the subject DSP. The exhibit and the submitted site plan show the alignment of the master-planned trail. Prince George's County Department of Parks and Recreation (DPR) staff will continue to evaluate the proposed trails and timing for bonding and construction with a full-scale DSP review of the residential development.

16. **Prior approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall provide a draft Public Use Access Easement and Maintenance Agreement or Covenant for the master-planned trail to The Maryland-National Capital Park and Planning Commission (M-NCPPC), Prince George's County Department of Parks and Recreation, for approval. The easement agreement shall contain the rights of M-NCPPC, be recorded in land records, and the Liber/folio shown on the final plat, prior to recordation. The final plat shall reflect the location and extent of the easement, in accordance with the approved preliminary plan of subdivision and subsequent detailed site plan.**

    The submitted site plan shows the location of the master-planned trail. An easement is also shown on the DSP, covering the extent of the trail. Given that the subject DSP is for infrastructure only, the location and extent of the easement will be further evaluated and depicted on the plan with a full-scale DSP review.

17. **The applicant and the applicant's heirs, successors, and/or assignees shall submit construction drawings of the master-planned trail recreational facilities to the Prince George's County Department of Parks and Recreation, with timing of the trail construction to be determined at the time of detailed site plan for the residential development.**

    A cross-section detail for an asphalt surface trail is shown on Sheet 40 of the submitted site plan. Since the subject DSP is for infrastructure only, the timing for construction of the master-planned trail will be further evaluated and determined in a full-scale DSP review for the residential development.

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

    a. **A copy of the recorded deed for the property to be conveyed shall be submitted to the Subdivision Section of the Development Review Division of the Prince George's County Planning Department.**

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 operations that are 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 the HOA 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 HOA. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by the Development Review Division of the Prince George's County Planning Department.

f. Covenants recorded against the conveyed property ensuring retention and future maintenance of the property by the HOA, including reservation of the right of approval by the Prince George's County Planning Director.

No land is shown to be conveyed to the homeowners association (HOA) with this DSP for infrastructure. Developable land is proposed as outparcels to be retained by the owner. Parcels for open space and roadways, which are to be conveyed to the HOA per the approved PPS, will be reviewed with a future DSP.

G. Certificate of Adequacy ADQ-2023-032: ADQ-2023-032 was approved by the Planning Director on September 8, 2025, subject to seven conditions. The conditions relevant to the review of this DSP are listed below, in BOLD text. Staff's analysis of the project's conformance to the conditions follows in plain text:

1. Total development within the subject property shall be limited to uses that would generate no more than 1,095 AM and 1,309 PM peak-hour vehicle trips.

The subject application is for infrastructure only and has no impact on the vehicle trip capacity. This condition will be evaluated with a full-scale DSP application.

2. **Prior to the approval of the detailed site plan, the applicant and the applicant's heirs, successors, and/or assignees shall provide a signal warrant analysis for the following intersections. If the signal is deemed warranted or desired by the operating agency, a signal shall be bonded, permitted, and have an approved timetable for construction prior to the issuance of the first building permit.**

   a. Old Fort Road and Allentown Road (#2)

   b. MD 223 and Windbrook Drive/Bevard West (#4)

   c. MD 223 and Bevard North/East (#5)

   The submitted signal warrant analysis concluded that a signal is warranted at the intersection of Old Fort Road and Allentown Road (No. 2) only, and will be subject to approval by the permitting agency at the time of building permit. Intersections MD 223/Windbrook Drive/Bevard West (No. 4) and MD 223/Bevard North/East (No. 5) do not warrant a traffic signal at this time.

IV. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE 2010 PRINCE GEORGE'S COUNTY WOODLAND AND WILDLIFE HABITAT CONSERVATION ORDINANCE

This property is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the application has previously approved tree conservation plans. This project is also subject to the 2018 Environmental Technical Manual. TCP2-2025-0053 was submitted with this application.

This subdivision will be constructed in several phases, with residential and commercial units and solar panel uses. However, this DSP is for infrastructure only. The woodland conservation worksheet shows an overall conservation threshold of 20 percent (83.64 acres). This DSP (425.46 acres) contains a total of 95.29 acres of net tract woodlands, and 7.26 acres of wooded floodplain. This infrastructure DSP proposes to clear 9.43 acres of woodland, and 0.97 acre of wooded floodplain.

The DSP proposes to meet the woodland conservation requirement through the preservation of 85.68 acres of woodlands, the reforestation of 9.70 acres, and naturally regenerating 0.70 acre for 96.08 acres of woodland conservation.

This site includes a previously approved solar panel phase which proposes 1.43 acres of woodland clearing, and 0.05 acre of wooded floodplain, and proposes to preserve 19.06 acres of woodlands and naturally regenerate 0.54 acre for 19.60 acres of woodland conservation provided.

This overall development has a cumulative woodland conservation requirement of 94.04 acres and proposes to have a cumulative woodland conservation of 96.08 acres, all met on-site.

The notification letter for this application, sent on November 13, 2025, included the companion TCP2, per Section 25-119(c)(5)(A) of the WCO. Staff have not received any public comment about this application as a result of this mailing.

The applicant provided a statement of justification (SOJ), dated December 2025, for the additional clearing proposed with this DSP. There are SWM outfalls and non-woody buffers, water and sewer lines, and multi-use trails proposed within the stream buffer that cannot be replanted. The stream buffer impacted by the stormwater outfall impact area cannot be replanted once installed, as it needs to be clear and accessible for any future maintenance or repairs. Below the proposed stormwater ponds, a non-woody buffer is required to prevent vegetation from impacting the pond embankment and liner. This non-woody buffer shall comply with Prince George's County SWM and sediment control requirements. The proposed trail network within the stream buffer will require an easement for any future maintenance or repairs. Due to the existing canopy cover and linear nature of the easement, the existing forest will remain contiguous, preserving habitat connectivity and allowing for continued wildlife movement. Staff concur with this SOJ.

Specimen Trees

Section 25-122(b)(1)(G) of the WCO requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the Technical Manual."

The site contains 82 specimen trees with condition ratings of good, fair, and poor. Under the subject DSP, the applicant is showing the removal of four specimen trees: ST-38, ST-45, ST-47, and ST-64. The variance for the removal of these trees was approved under PPS-2023-016. The proposed DSP design requests no additional specimen trees be removed. The applicant has chosen to mitigate the removal of the four specimen trees by planting 21 (one inch to one and one half-inch caliper) trees on-site. As stated in Section 25-119(d)(7)(B) of the WCO, the replacement requirements for specimen trees shall be separate and apart from any other planting requirements. Conditions are included herein requiring the applicant to label the location of the 21 replacement tree plantings on the plan and provide a planting schedule prior to certification of the TCP2.

V. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE PRINCE GEORGE'S COUNTY TREE CANOPY COVERAGE ORDINANCE

Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading or building permit for more than 2,500 square feet of gross floor area or disturbance. Properties zoned Residential Planned Development (R-PD) are required to provide a minimum of 20 percent of the net tract area covered by tree canopy. Since the subject DSP includes grading for infrastructure exceeding 2,500 square feet, a condition is included herein requiring the applicant to add a TCC schedule, demonstrating conformance to this requirement.

VI. REFERRAL COMMENTS

The subject application was referred to the concerned agencies and divisions. The referral comments are incorporated herein by reference, and major findings are summarized, as follows:

A. **Community Planning**—In a memorandum dated January 9, 2026 (McCory to Huang), the Community Planning Division indicated that master plan conformance is not required for this application. Nonetheless, the proposed development is consistent with the recommendations of the 2014 Plan Prince George's 2035 Approved General Plan for Established Communities Growth Policy Area, which are most appropriate for context-sensitive infill and low- to medium-density development. The subject DSP is also consistent with the recommendations of the 2013 Approved Subregion 5 Master Plan and Sectional Map Amendment (master plan) for "residential low" land use on the subject property, and related infrastructure strategies, goals, and policies outlined in the master plan.

B. **Transportation Planning**—In a memorandum dated January 9, 2026 (Wilson to Huang), the Transportation Planning Section provided an analysis of prior approvals and of the applicable Part 27-6 development standards, which are incorporated into the findings above.

C. **Environmental Planning**—In a memorandum dated January 9, 2026 (Schneider to Huang), the Environmental Planning Section finds the application in conformance with Sections 27-3605(e)(3), 27-3605(e)(6), 27-6802, 27-6803, 27-6805, 27-6808, and 27-6809 within Section 27-6800, Environmental Protection and Noise Control, of the Zoning Ordinance, subject to the findings and conditions in the Recommendation section of this technical staff report.

D. **Subdivision**—In a memorandum dated January 12, 2026 (Gupta to Huang), the Subdivision Section provided an analysis of prior approvals, which is incorporated into the above findings of this technical staff report.

E. **Historic Preservation**—In a memorandum dated February 24, 2026 (Stabler, Smith, and Chisholm to Huang), the Historic Preservation Section noted the site's rich history, which includes its past use as a tobacco field, subsequent development as Hyde Field airport which operated from 1941 to 2022, and later as a sand and gravel mining site. The Historic Preservation Section also indicated that goals and policies related to historic preservation outlined in the master plan (pages 155 through 159) are not specific to the site or applicable to the proposed development.

F. **Prince George's County Department of Parks and Recreation (DPR)**—In a memorandum dated January 16, 2026 (Thompson to Huang), DPR provided an analysis of applicable conditions of PPS-2023-016, which are related to the master-planned trail recreational facilities and are incorporated in this technical staff report.

G. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this technical staff report, DPIE did not offer comments on this application.

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

I. **Prince George's County Health Department**—In a memorandum dated December 5, 2025 (Adepoju to Huang), the health department noted that noise and dust should not be allowed to adversely impact activities on the adjacent properties during the construction phase. Adherence to construction standards will be required by DPIE. The health department also suggested that the applicant apply for the Maryland Department of the Environment's (MDE) Voluntary Cleanup Program prior to the redevelopment of the site, to remove any possible contaminates that may have penetrated the soil surface. In the applicant's response (dated December 31, 2025), the applicant indicates the site is participating in MDE's Voluntary Cleanup Program and received determination letters from MDE that the recreational and commercial areas of the site had no further requirements. The residential area of the site received a Response Action Plan. The applicant also notes that removal of the underground storage tanks and contaminated soils has been completed. An amended Underground Storage Tank Registration was filed on February 21, 2025, and a Site Status and Closure Letter was received June 2, 2025.

J. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of this technical staff report, WSSC had not offered comments on the subject application.

K. **Public Utilities**—On November 17, 2025, the subject DSP application was referred to Verizon, Comcast, AT&T, the Potomac Electric Power Company (PEPCO), and Washington Gas for review and comments. In an email dated November 19, 2025 (Shea to Huang), AT&T indicated that AT&T LNS has no existing utilities at this location.

VII. COMMUNITY FEEDBACK

At the time of the writing of this technical staff report, staff did not receive any inquiries or comments from the community regarding the subject DSP.

VIII. RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-2025-0017 and Type 2 Tree Conservation Plan TCP2-2025-0053, for Hyde Landing, subject to the following conditions:

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

    a. Revise the site plan to provide a 10-foot-wide path along the frontage of MD 223 (Piscataway Road), northeast of Steed Road.

b. Add a tree canopy coverage schedule to the plan, demonstrating conformance to the Prince George's County Tree Canopy Coverage Ordinance.

2. Prior to certification of the detailed site plan, the Type 2 tree conservation plan shall be revised as follows:

a. Identify the parcels to be conveyed to The Maryland-National Capital Park and Planning Commission.

b. Add the following note to the plan, under the Specimen Tree table:

"NOTE: This plan is in accordance with the following variance from the strict requirements of Subtitle 25 approved by the Planning Board on (ADD DATE):

The removal of 15 specimen trees (Section 25-122(b)(1)(G)), Specimen Tree ST-38 (31-inch Tulip poplar), ST-45 (31-inch Tulip Poplar), ST-47 (30-inch Black cherry), and ST-64 (30-inch Southern Red oak)."

c. Label the location of the 21 replacement tree plantings on the plan and provide a planting schedule.

d. Add a revision note and have the revised plan signed and dated by the qualified professional preparing the plan.

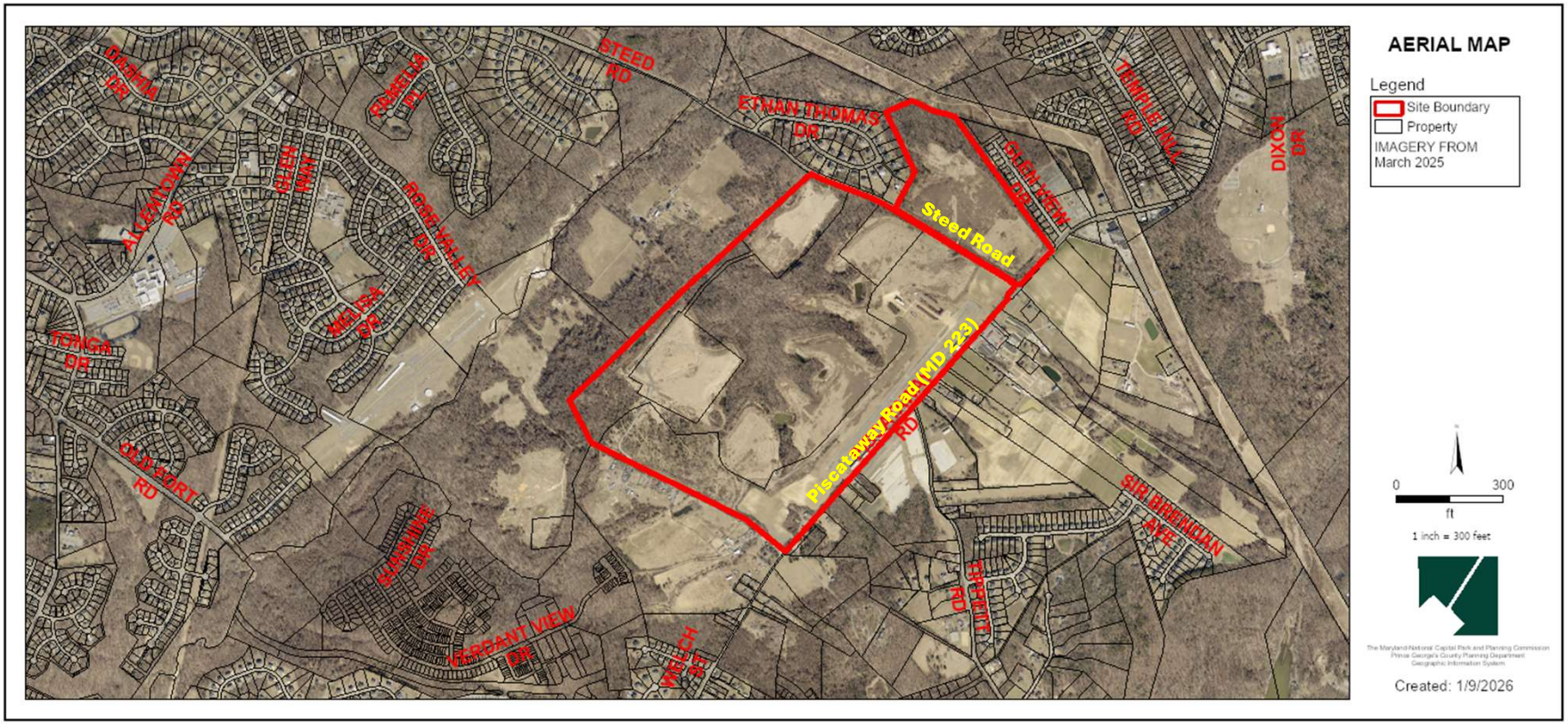
3. Prior to certification of the Type 2 tree conservation plan (TCP2), the applicant shall submit a draft of the revised stormwater management concept plan and erosion and sediment control technical plan, to reflect changes to the submerged gravel wetland identified as SGW 1A, which is identified on the detailed site plan and TCP2.

HYDE LANDING

Detailed Site Plan

Type 2 Tree Conservation Plan TCP2-2025-0053

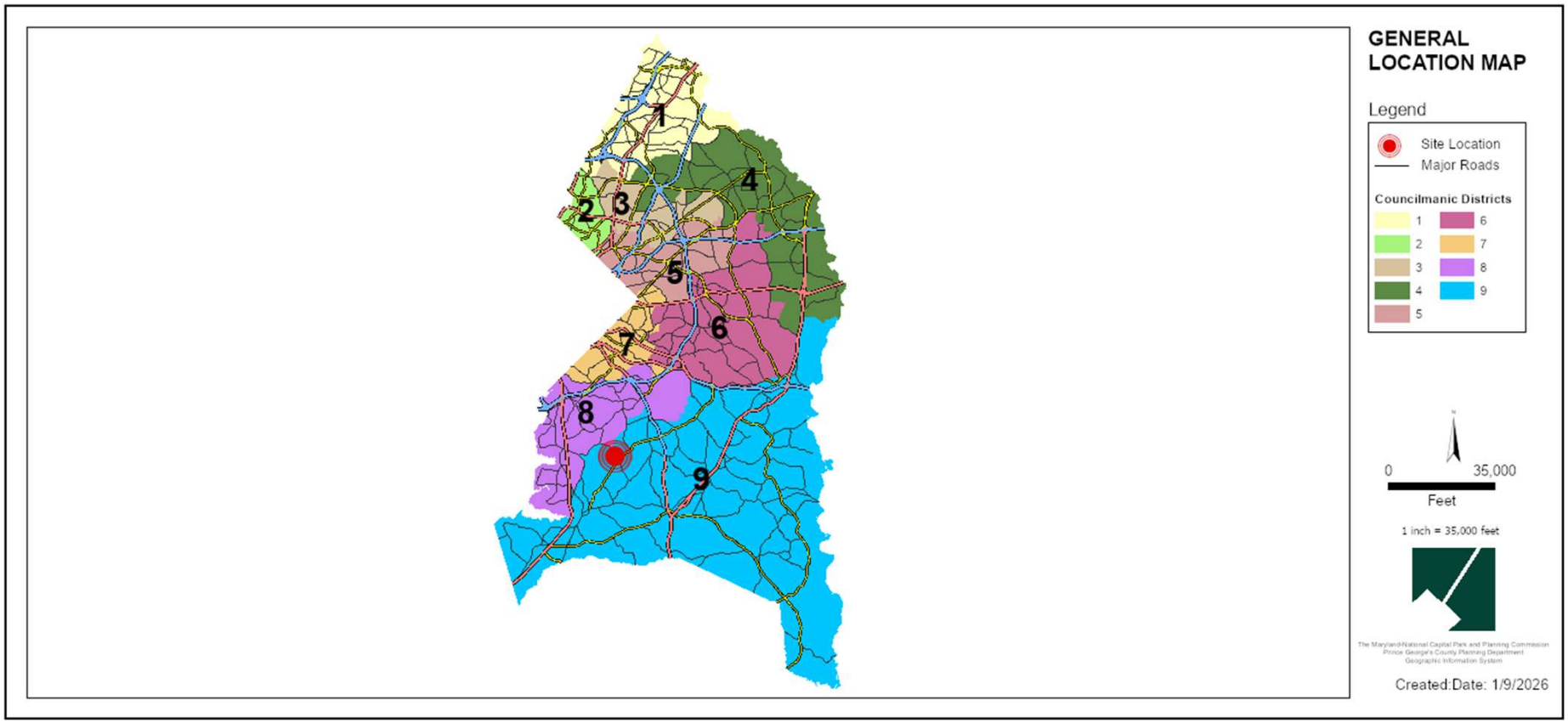
Staff Recommendation: APPROVAL with conditions



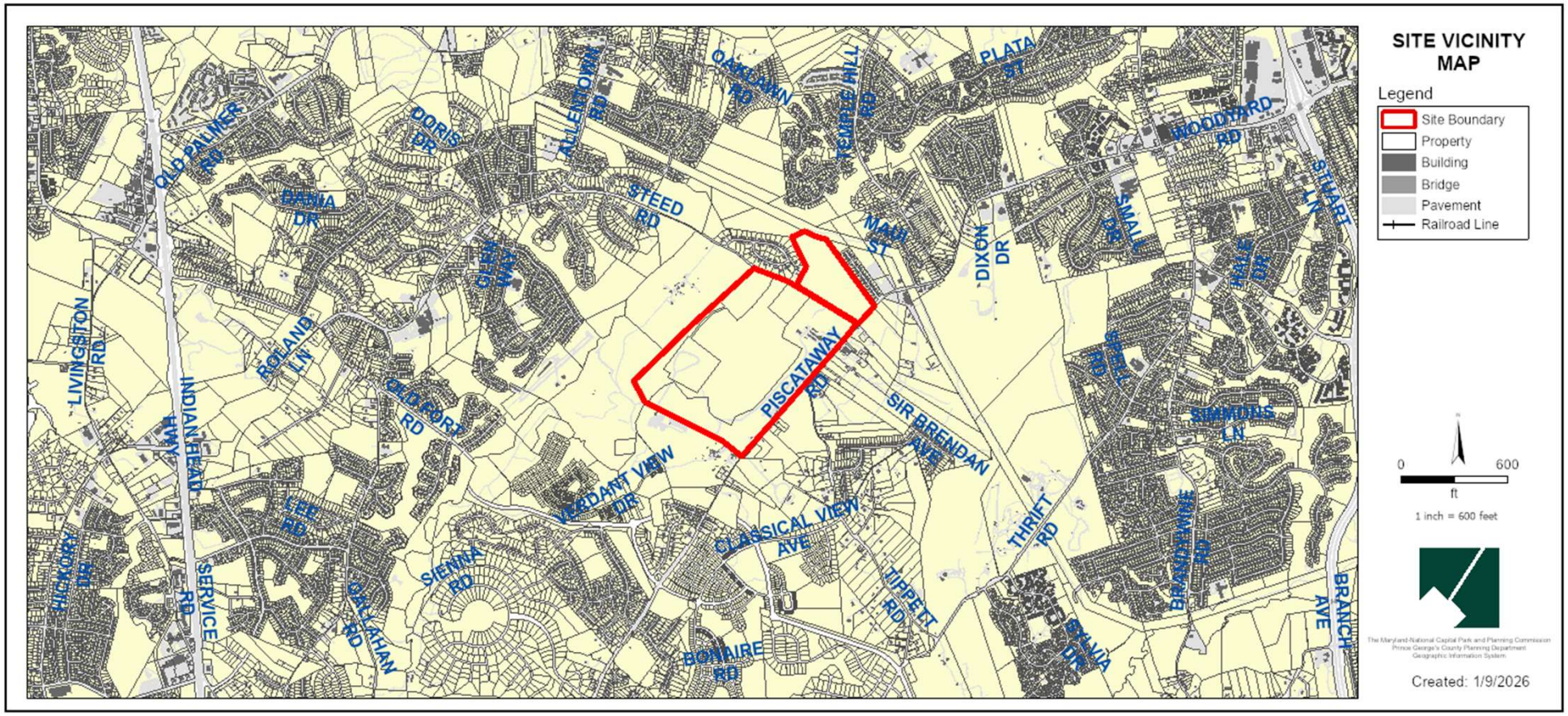
GENERAL LOCATION MAP

Council District: 09

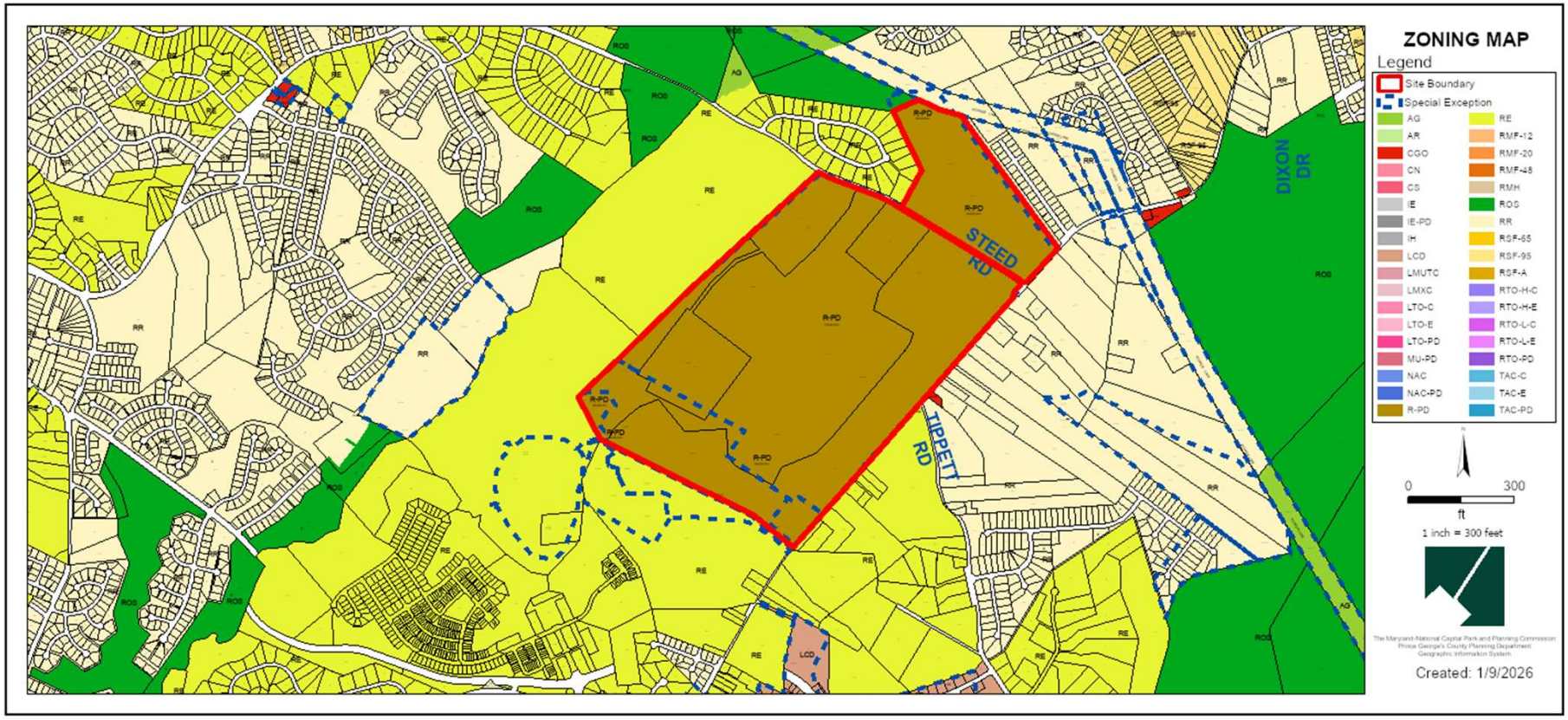
Planning Area: 81B



SITE VICINITY MAP

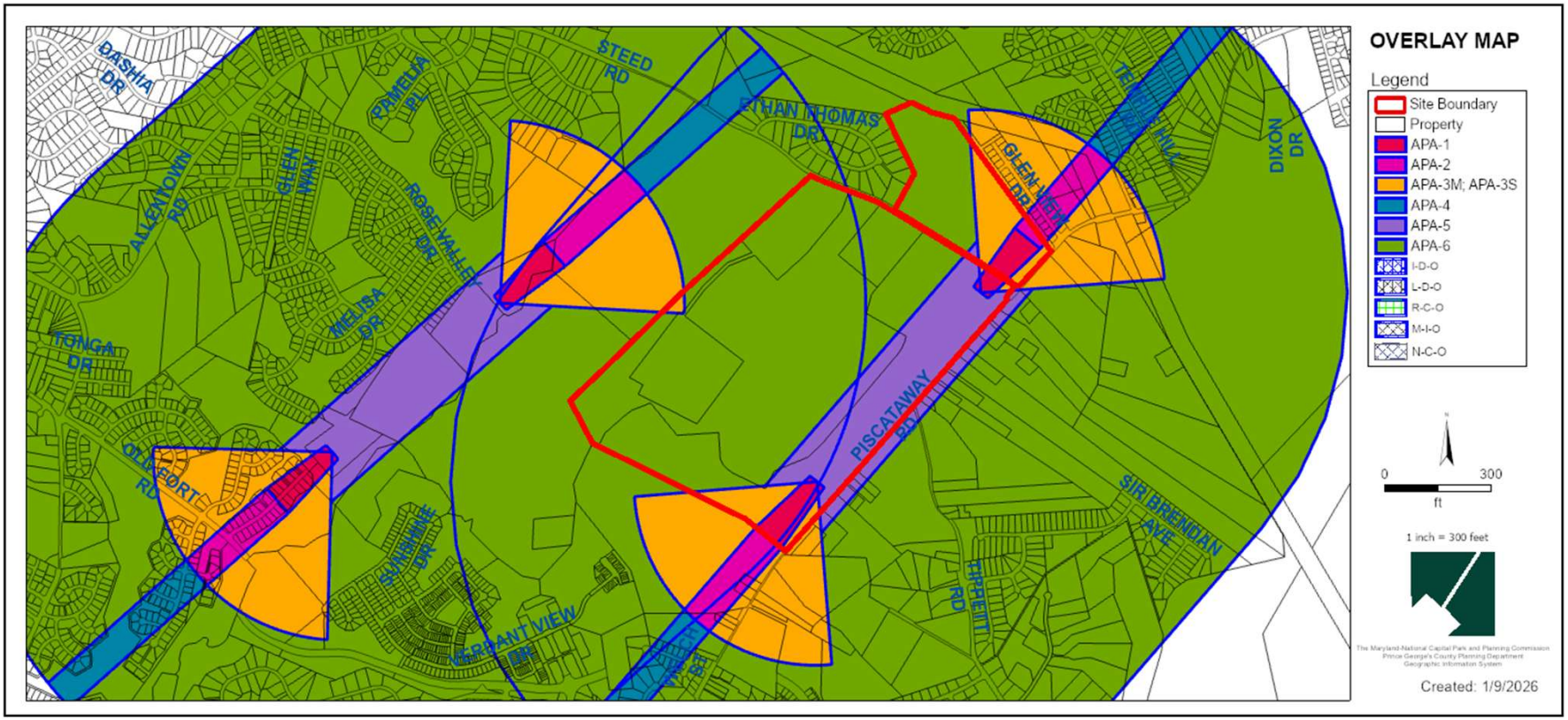


ZONING MAP



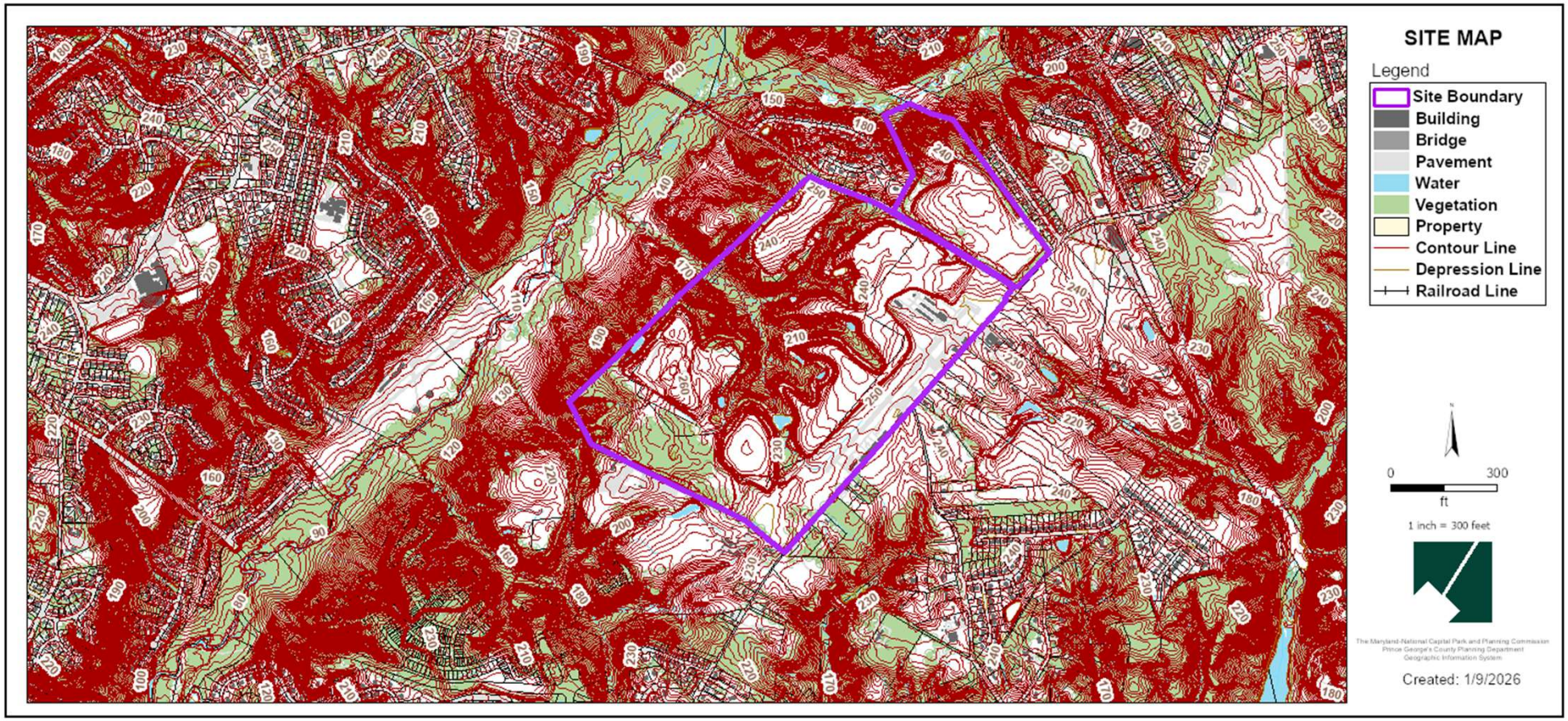
Current Zoning Map: R-PD

OVERLAY MAP

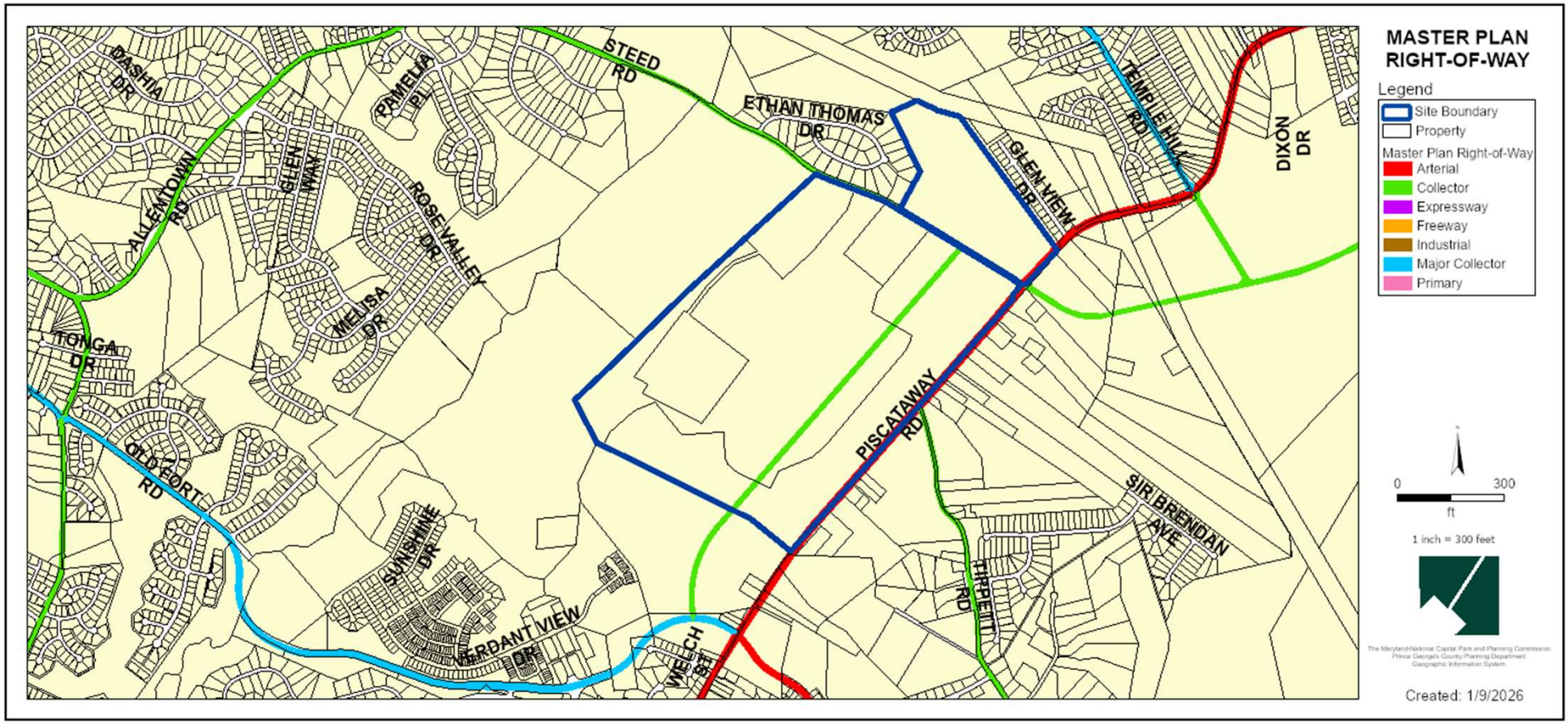


Current Overlay Map: Aviation Policy Area Overlay (APAO) Zone

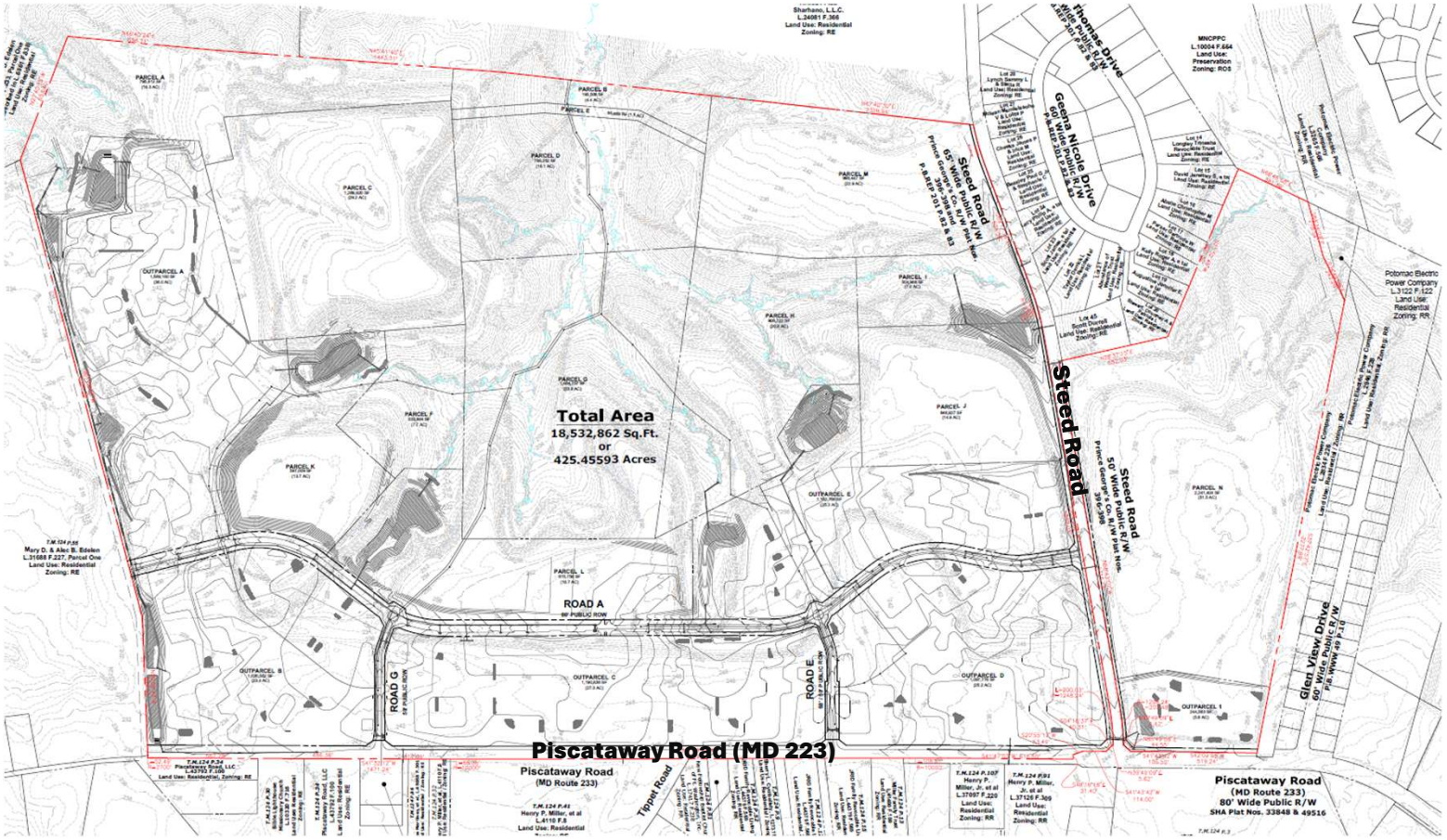
SITE MAP


SITE MAP
Legend
Site Boundary
Building
Bridge
Pavement
Water
Vegetation
Property
Contour Line
Depression Line
Railroad Line
0
300
ft
1 inch = 300 feet
Created: 1/9/2026

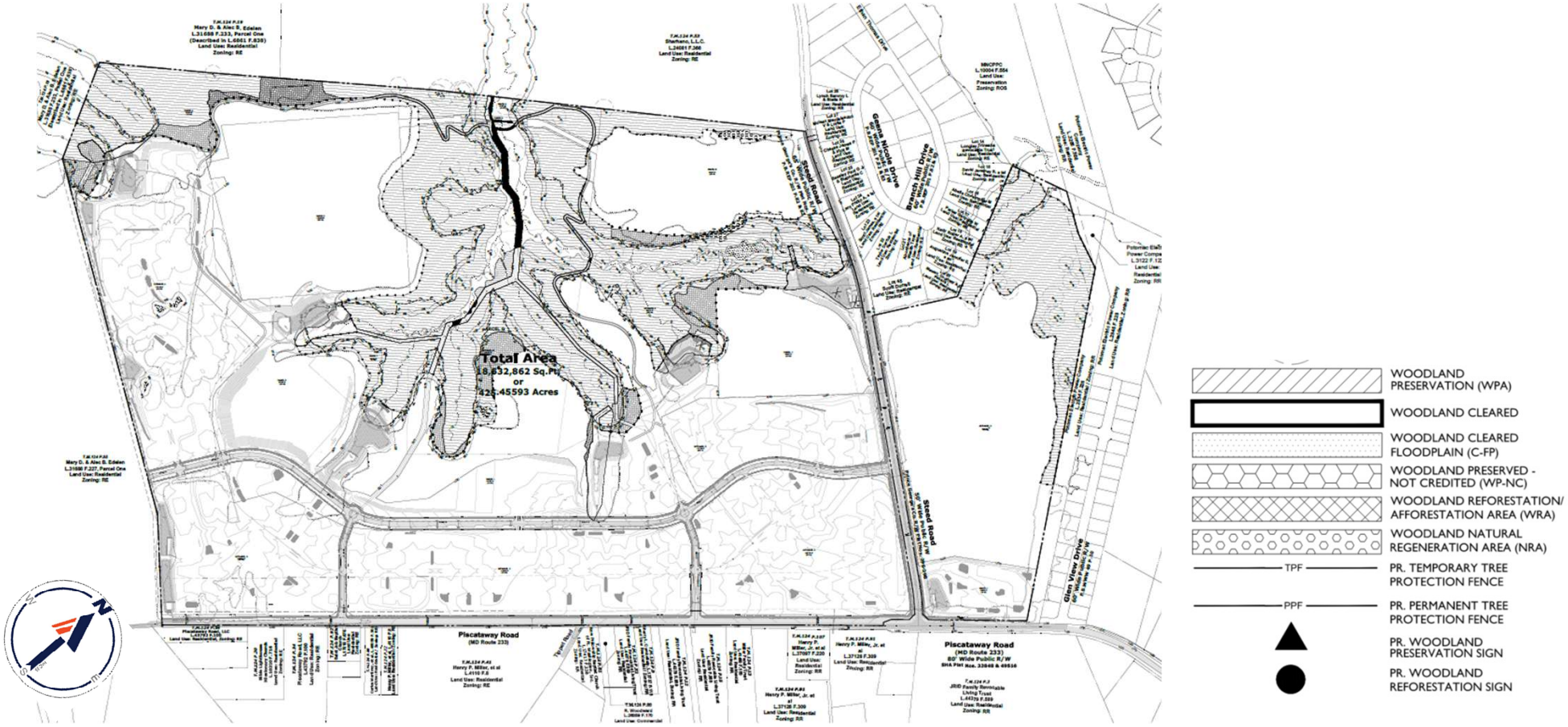
MASTER PLAN RIGHT-OF-WAY MAP



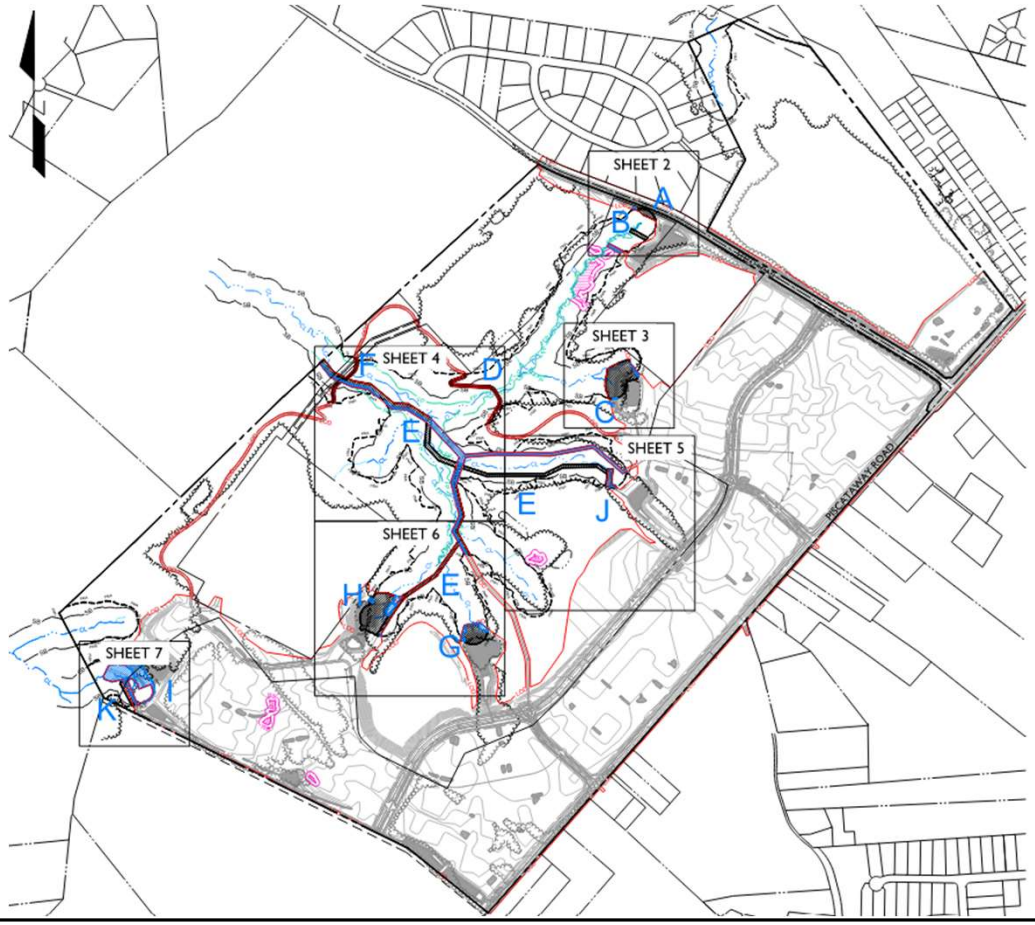
DETAILED SITE PLAN



TYPE II TREE CONSERVATION PLAN



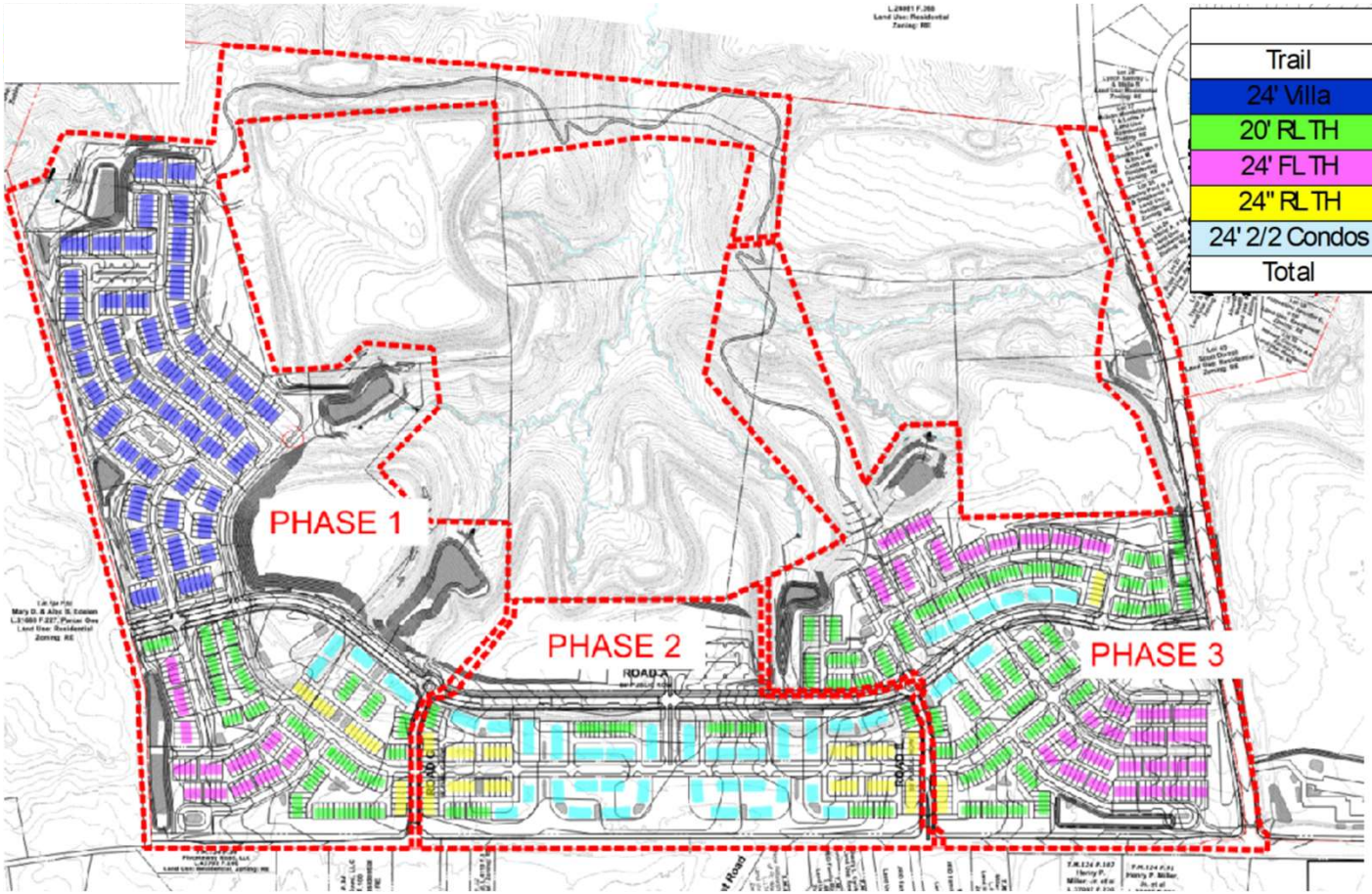
PMA IMPACT EXHIBIT



LEGEND:

- EX. BOUNDARY LINE
- PROPOSED LOD
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. STEEP SLOPE (>15%)
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM T.O.B
- EX. STREAM CENTER
- EX. STREAM BUFFER
- EX. TIER 2 BUFFER
- EX. PRIMARY MGMT AREA
- EX. FLOODPLAIN
- EX. FOREST STAND
- PR. R.O.W.
- PR. LOT LINE
- PR. BLDG
- PR. SIDEWALK
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- PR. PRIMARY MANAGEMENT AREA IMPACT
- PR. PRIMARY MANAGEMENT AREA IMPACT

PHASING EXHIBIT



	Phase 1	Phase 2	Phase 3
Trail	5092 LF		2827 LF
24' Villa	222		
20' RL TH	111	55	230
24' FL TH	52		143
24" RL TH	21	60	12
24' 2/2 Condos	18	138	35
Total	424	253	420

STAFF RECOMMENDATION

APPROVAL with conditions

- Detailed Site Plan DSP-2025-0017
- Type 2 Tree Conservation Plan TC2-2025-0053

Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 06/26/2025
- Acceptance Mailing: 11/13/2025

STATEMENT OF JUSTIFICATION

HYDE LANDING
DSP-2025-0017

Detailed Site Plan for Infrastructure

~~August 22, 2025~~
~~October 7, 2025~~
Revised December 16, 2025

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chowe@rodgers.com
cgillette@rodgers.com

REQUEST: Detailed Site Plan (DSP) for Infrastructure, in accordance with subsequent residential development under the standards of the R-PD Zone.

SHEET INDEX

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I. DESCRIPTION OF PROPERTY

1. Addresses – 4401 Steed Road, and 10051 and 10625 and 10651 Piscataway Road, Clinton, Maryland 20735

2. Location –West and North quadrants of the intersection of Piscataway Road and Steed Road

3. Tax Account(s) – 0328708, 0327833, 0360651 and 0865121

4. Previous Approvals – A-10009, A-10017, ZMA-2022-005

5. Zone – R-PD (pursuant to ZMA-2022-005)

6. Water / Sewer Category – W-4 / S-4

7. Schools – Clinton Grove Elementary, Stephen Decatur Middle and Surrattsville High

8. Police – District V

9. Fire/EMS – Station 832, Battalion 885

10. Library – Surratts-Clinton Branch Library

11. Historic Site / Resources within 0.5 mile radius – None.

II. PROPERTY CONTEXT

Hyde Landing is located on the northwest side of Piscataway Road, at its intersection with Steed Road, in the Clinton area at 4401 Steed Road; 10051 Piscataway Road; 10625 Piscataway Road; and 10651 Piscataway Road (collectively the "Property"). The Property has a long history of former and active use as a sand and gravel mine, for material stockpiling, and as a general aviation facility (former Washington Executive Airport). These operations have now run their useful life, leaving behind an uncertain future without re-envisioning, re-investment, and re-positioning. The property has been contemplated for redevelopment numerous times over many decades, and, as evidenced by the lack of activity on prior Basic Plan approvals, continues to be a challenging land restoration reclamation. These and other factors require creative, thoughtful, and economically viable land use strategies and development standards in order to catalyze transformation into a refined and unique new model of responsible development, quality character, and amenity rich features. Chief among these strategies are the establishment of design goals and principles that align strongly with the R-PD (Residential Planned Development) Zone, the County's Climate Action Plan, and other new/modern County development goals and strategies, as explored in detail during the applicant's Zoning Map Amendment process for the Subject Property and the Preliminary Plan of Subdivision approved by the Planning Board on September 11, 2025.

III. APPLICANT'S PROPOSAL

Hyde Field Acquisition LLC (hereinafter the "Applicant") is requesting the approval of a Detailed Site Plan for Infrastructure (DET or DSP), to allow the subject property to be developed, under subsequent applications, with residential dwelling units, solar energy generating uses, and commercial uses, which will be consistent with prior approvals and further established with subsequent phased Detailed Site Plans. The subject plan proposes infrastructure improvement designs for public streets, water, sewer, and stormdrain utilities, and stormwater management facilities, all of which will be essential to further development of the site as a comprehensive residential community.

Pursuant to County Council Bill CB-013-2018, the Prince George's County Council adopted a new Zoning Ordinance (Subtitle 27 of the County Code), which was to become effective upon the approval of the Countywide Sectional Map Amendment ("CMA"). Pursuant to Council Resolution CR-136-2021, the new Zoning Ordinance became effective on April 1, 2022. As a result, the subject property was rezoned from the L-A-C Zone and R-S Zone to the LCD Zone, and then subsequently rezoned to the R-PD (Residential-Planned Development) Zone under the new procedures and policies (ZMA-2022-005).

The County—in adopting the new zoning ordinance and maps—recognized that standard Euclidian zones are too restrictive and prioritized adherence to standards over form, function, and quality of design. While there were Comprehensive Design Zones that allowed for greater flexibility in the prior Zoning Ordinance, the new R-PD Zone establishes a forward-thinking framework, placing form and design at the forefront. These purposes allow an applicant for development to be more creative when examining compatibility, pedestrian and bicycle movement, protection of the natural environment, open space, and design issues.

The flexibility provided by the R-PD Zone approved for the Subject Property allows the Applicant to be innovative with variety in residential unit types and/or sizes to achieve a high quality of development. The typical uniform ("cookie cutter") housing effect is therefore avoided, and the community enhanced with high quality architecture. With a mix of housing sizes and types, the proposal is envisioned as a multigenerational development, with homeownership available at a wide price range, accessible to first time homeowners, those seeking to purchase their "golden years" home to age in place, and all those in between.

The R-PD Zone also allows for more efficient use of land, while keeping in mind the community's vehicular circulation patterns and access, and the impact on the environment. In this case, internal circulation will be provided by public and private roads with a full system of sidewalks, augmenting the connectivity and pedestrian focus with an internal trail system. The on-site vehicular, pedestrian, and bicycle circulation systems will connect to Piscataway Road and Steed Road, with planned sidepaths and bike lanes.

Fulfilling the planning goals and policies of the Master Plan, SMA, and Plan 2035, this project application begins the site development with key infrastructure systems. The proposed design presents development in keeping with the Master Plan's recommendations in an area where public facilities are available to meet the needs of residents, is context sensitive, and provides an aesthetically pleasing setting for a compact community that respects the environment.

IV. MASTER PLAN / SECTIONAL MAP AMENDMENT / GENERAL PLAN

The Property is located within the *2013 Approved Subregion 5 Master Plan and Sectional Map Amendment* and the *2014 General Plan* ("Plan 2035"). The Master Plan recommends low density residential for the site, and Plan 2035 placed the Property in the Established Communities Growth Policy Area and the Water / Sewer Community System Adequate for Development Planning categories.

Established communities are most appropriate for context-sensitive infill and low-to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure (such as sidewalks) in these areas to ensure that the needs of existing residents are met (page 20). The Property is within the Clinton/Tippett area and located on the Hyde Field site, which is specifically referenced in the Master Plan as "recommended for low density residential development" (Exec. Summary pg 2). This is further defined as "residential areas of up to 3.5 dwelling units per acre" (p. 40). The proposed development meets the vision of the master plan and of Plan 2035's Established Communities because it proposes context-sensitive infill development, includes transportation improvements, stream valley and parkland dedication, open space, and bicycle/pedestrian connectivity.

Prior to this application, the Property was rezoned from the LCD (Legacy Comprehensive Design) Zone to the R-PD (Residential-Planned Development) Zone with ZMA-2022-005 and certified on December 16, 2024. The future proposed residential development, with an approved maximum density of 3.08 dwellings per acre, is below the recommended 3.5 dwellings per acre, therefore meeting the intent of the Master Plan and Plan 2035. It will present a comprehensively designed community of residential homes, a daycare use, and supporting neighborhood scale commercial / retail uses. Alignment with the County-wide and local policy documents has also been reviewed and approved with the Preliminary Plan of Subdivision, approved by the Planning Board on September 11, 2025.

The *Subregion 5 Master Plan* includes goals, policies, and strategies for transportation which are supported and fulfilled by the roadway improvements proposed with this Detailed Site Plan for Infrastructure.

Transportation Goal: Major State Road Recommendations by 2030 (Page 101)

- **MD 223 (Woodyard Road/Piscataway Road): This plan recommends that MD 223 be upgraded to a four- to six-lane arterial between Livingston Road and MD 4 (in Subregion 6). MD 223 experiences heavy traffic volumes, especially between Steed Road and Rosaryville Road, which result from it being the only major route that crosses Subregion 5 from east to west. MD 223 functions as the subregion's "Main Street" by connecting residential subdivisions and local commercial centers to the major north-south roads. MD 223 has four failing intersections within Subregion 5, and these conditions are projected to worsen. In some segments, continuous traffic flows make turning to or from MD 223 difficult.**

Road Improvement Priorities (Page 102):

State roads:

2. MD 223 widening between Steed Road and Subregion 6.

ADQ-2023-032, approved in association with Hyde Landing PPS-2023-016, finds that development of the Property under current proposed plans will meet public adequacy requirements through constructed improvements and standard fees. This approval includes extensive developer funded roadway improvements to Steed Road and Piscataway Road, all in

fulfillment of the Master Plan transportation goals of specific road improvements by 2030. Transportation related policies in the Master Plan include many suggestions for jurisdictional coordination and development review agency actions.

Transportation Strategies:

- **Collaborate with the State Highway Administration (SHA) to upgrade state roads with developer contributions. Project costs can be split and/or County funding can accelerate what would otherwise be a lower priority state project.**
- **Require that preliminary subdivision plan approvals be contingent upon adequate provisions for right-of-way needs to accommodate long-term transportation demand. The use of dedication of reservation must be utilized where appropriate and other strategies of reservation should be pursued where more traditional strategies cannot be used.**

With this Detailed Site Plan for Infrastructure at Hyde Landing, extensive vehicular, cyclist, and pedestrian circulation improvements will be constructed directly by the developer along Piscataway Road, a State Road. The scope of the improvements were approved with ADQ-2023-032 and PPS-2023-016, with a substantial amount of land proposed for dedication to the public right-of-ways where the improvements will be constructed.

Sidewalks, Bikeways, and Trails (Page 115)

Policies:

- **Promote pedestrian and bicycle opportunities as part of a multi-modal transportation network.**
- **Promote dual-route facilities along all of the major road transportation corridors.**
- **Connect a spine network of trails to the most populated areas.**
- **Expand and promote hiker/biker/equestrian recreational activities.**
- **Promote and encourage cycling and walking for commuting purposes as an alternative to driving a car.**

Strategies:

- **Construct sidewalks along all major transportation facilities in areas where there are concentrations of people.**
- **Retrofit the roads in the Clinton area that are recommended for sidewalks and sidepaths in this plan to make the area more pedestrian friendly.**
- **Develop bicycle facilities in conformance with the 1999 AASHTO Guide for the Development of Bicycle Facilities**
- **Complete sidepaths and bike lanes in areas of higher population to increase connectivity in Subregion 5. Emphasize the following roads: MD 223, *Piscataway Road*, Temple Hills Road, Livingston Road, Old Branch Avenue, *Steed Road*, Allentown Road, Old Fort Place, and Gallahan Road**
- **Install bicycle signage and safety improvements along designated shared-use roadways when development occurs or roadways are upgraded. Bikeway improvements may include paved shoulders, painted bike lanes, and bike signage.**

This Detailed Site Plan for Infrastructure proposes an extensive multi-modal transportation network along and to Piscataway Road and Steed Road, including standard sidewalks, wide sidepaths, and on-road bike facilities such as bike lanes and shared lanes. A comprehensive system of trails around and through the site is included as a public benefit feature and will connect with the circulation network, to be expanded even further with subsequent full Detailed Site Plan applications for the Subject Property.

Conservation and Enhancement of Special Roadways (Page 122)

Policies:

- **Conserve and enhance the scenic and historic values along special roadways**
- **Conserve and enhance the viewsheds along designated roadways**

Strategies:

- **Require submission of an inventory of scenic and historic features with all applications that propose work within the right-of-way of a designated roadway.**
- **Require the conservation and enhancement of the existing viewsheds of designated roads to the fullest extent possible during the review of land development or permit applications, whichever comes first. Elements to be considered shall include views of structures from the roadway, design character and materials of constructed features, preservation of existing vegetation, slopes and tree tunnels, use of scenic easements, and limited access points.**

Piscataway Road (MD 223) (A-54) and Steed Road (C-516), which define two extensive lengths of the Subject Property frontage, are both designated as Historic Roadways, primarily due to the long history of the roadway alignments. No historic structures or sites are currently identified along these roadways but further development review with full Detailed Site Plans will be conducted following this DSP for Infrastructure, prior to any permitted work within the designated historic right-of-ways. Residential development on the Subject Property and constructed road improvements along the frontages will have a positive increase in enjoyable viewsheds, particularly since the run-down shed and hangar structures of the decommissioned airport will be removed from along the roadways. Lot and block orientations and relationships, shown on the PPS and to be one future DSPs, have been carefully proposed to visually balance visual massing and create special viewsheds.

V. ENVIRONMENTAL CONSIDERATIONS

The Hyde Landing Property is comprised of varying environments that include old agricultural fields, a forested stream valley and associated floodplain, fill piles, the old runway and associated buildings, and large areas of upland forest. The topography varies throughout the site but generally slopes downwards to the north and west through the stream valleys.

The woodlands observed on site account for 102.55+/- acres of the sites 425.46+/- acres. The successive stages of the forest vary with exposure to moisture and sunlight. Eighty-two (82) specimen trees were observed on-site ranging from tulip poplars to red maples to northern red

oaks. Six forest stands were identified during the Natural Resource Inventory process. These stands range from early to mid-successional maple-beech-birch forest. Dominant species found in the upland areas of the forest stands consist of tulip poplar (*Liriodendron tulipifera*), red maple (*Acer rubrum*), sweetgum (*Liquidambar styraciflua*), and northern red oak (*Quercus rubra*). Within the lowland forest areas, the tree canopy was dominated by red maple (*Acer rubrum*), American sycamore (*Platanus occidentalis*), and sweetgum.

The site contains one perennial, fourteen (14) intermittent stream channels, and six (6) ephemerals that all drain to the northwest off-site into Tinkers Creek and its adjacent floodplain. The dominant tree size class and understory species increased around these channels and floodplain flats creating diverse habitats for the site's ecosystems. There are also three (3) PEM (*palustrine emergent*), and three (3) PFO (*palustrine forested)* wetlands. The emergent wetlands are found within a scrub-shrub field while the forested wetlands can be found within the stream valleys.

The environmental resources located on-site that contain the highest ecological value are located within the existing stream valleys. Of all forest on-site, 45+/- acres of high to medium priority retention forest, and 40 of the 82 specimen trees are located within the stream valleys. The Preliminary Plan associated with this application not only preserves these areas but offers opportunities for afforestation to bolster the vegetative buffers surrounding the stream valleys. These stream valleys will be preserved and utilized as a feature for future residents through the utilization of a trail. Overall, the proposed Preliminary Plan takes a prudent approach to preserving high-value ecological areas and maintains a high-level of on-site environmental sensitivity, as envisioned for the R-PD Zone and within the *2013 Subregion 5 Masterplan*.

The *2013 Subregion 5 Masterplan* outlines several environmental policies within Subregion 5. The first policy is to "Implement the master plan's desired development pattern while protecting sensitive environmental features and meeting the full intent of environmental policies and regulations". The Applicant has put forth an innovative land plan that designs the residential pods around the stream valleys to minimize the clearing of high priority forest, and also fulfills the recommendations of Plan 2035 and the Master Plan, which both recommend residential development of up to 3.5 dwellings per acre. The current plan proposes 3.08± dwelling units per acre and respects the density recommendations of the Master Plan by proposing a number of dwelling units below the suggested maximum in the Residential Low Density land use area. This project also dedicates the preservation of existing forest and specimen trees located on site, while meeting the density envisioned in the master plan. The preservation of the stream valleys, currently not protected, will continue to act as a habitat corridor that will allow wildlife to pass freely throughout the site and travel to different habitats beyond the limits of this property.

The second policy is to "Ensure that new development incorporates open space, environmentally sensitive design, and mitigation activities". This policy will be fulfilled through the intentional allocation of thoughtfully designed open spaces across the development, while also safeguarding the natural open spaces within the stream valleys and surrounding forests, ensuring a balance between development and environmental preservation, as envisioned in the Master Plan and Green Infrastructure Plan. The proposed project orients the layout around the

stream valleys present on-site, with the only impacts to these areas proposed for water-sewer and the proposed trail. A large number of the proposed impacts are also designed to be temporary from a ground disturbance standpoint, as once construction has been completed, the area will be restored back to existing grade and planted with native herbaceous species. The development will also be providing planting on-site for every acre necessary to clear for the sewer line and trail, ensuring there is no net loss of forest on-site.

The third and final policy is to "Protect, preserve, and enhance the identified green infrastructure network". This policy is proposed to be met through the preservation of the identified green infrastructure network associated with Tinkers Creek and the tributaries found on this site. This project not only safeguards the existing stream buffers but also commits to expanding and strengthening the existing vegetative zones around the streams, extending well beyond the current 100-foot boundary to ensure greater environmental preservation. The forest identified within the green infrastructure network protects the integrity of the on-site streams and the overall watershed from excessive deposits of sediment and nutrients by stabilizing stream banks and contributing to nutrient uptake through their root systems. By preserving these forest areas that a within the green infrastructure network and strategically planting new trees along the edges, this project ensures not only the protection, but the enrichment of the network.

On July 12, 2022, the County Council of Prince George's County adopted CR-032-2022 to formally adopt the draft *Climate Action Plan* and to direct that the Department of Environment lead the County's efforts to implement twenty-six priority recommendations for inclusion in the final *Climate Action Implementation Plan*. Although the recommendations of the plan have not yet been codified, the applicant is compelled to address a few items in the plan in an effort to show how the proposed Hyde Landing development aligns with the purposes and goals of this substantial regulatory effort.

The first category of recommendations, *Operational Actions To Bring About Transformational Change*, is mainly focused on County-level administrative actions and functions to promote the overall goals of the Climate Action Plan. Recommendation CO-5 "Strengthen land use regulations to better align individual land use decisions with State and County policies related to smart growth, natural resource conservation, and green infrastructure" speaks to the site design-based goals of Plan 2035 which we will be implementing with the Hyde Landing development. Flood mitigation and preservation of natural assets such as tree canopy, riparian buffers, and wetlands are all critical site design features associated with our approach to the conceptual layout of the subject property. The existing environmental features of the site will not only be protected to the greatest extent possible, but they will be visually integrated into the residential spaces as part of the community.

The second category of recommendations, *Mitigating the Cause of Climate Change By Reducing Greenhouse Gas Emissions*, includes recommendations regarding power sourcing, power consumption, and related topics. Recommendation M-11, "Enact and enforce 'no net loss' tree conservation regulation and policy to maintain and expand street tree canopy and forest as a land cover", addresses the goal of preserving existing woodlands and expanding the urban tree canopy. This application builds upon the Preliminary Plan of Subdivision (approved by the Planning Board on September 11, 2025) for Hyde Landing and will be further refined in future

development applications. It is specifically designed to limit impact to the existing woodlands on the site by concentrating residential density in the central and southern portions of the property. The areas of forest that are impacted from the proposed layout will be replaced on-site, ensuring a no-net loss of forest. The woodlands to the north and west of the development are part of a connected waterway and tree canopy system and are the priority preservation areas of the site.

The third category of recommendations, *Adapting To Coming Climate Impacts*, has the largest number of recommendations related to site design and development practices. Recommendation A-1, "Integrate climate resilience criteria into long-range County plans, policies, and CIP programs by 2026", suggests a prohibition on development within floodplains. The subject property has areas of floodplain along the streams in the central portion of the site, but no development is proposed within or directly adjacent to that delineation. Recommendation A-3, "Prioritize preserving and restoring natural resource areas and agricultural open space to reduce flood risk", speaks to the topics reviewed previously in a slightly different manner. The proposed development at Hyde Landing prioritizes the existing natural features on the property and their role in a much wider, interconnected ecosystem. The property was previously used for mining and airfield purposes so development of the property would not be removing a source of local food production from the larger community.

As the recommendations found within the *Climate Action Plan* become implemented into standard regulations and policies, we are confident that the proposed development at Hyde Landing, at each future application stage, will be in conformance and support the goals and purposes of this substantial climate change mitigation effort.

VI. GENERAL CRITERIA FOR DETAILED SITE PLAN APPROVAL

Pursuant to County Council Bills CB-13-2018 and CB-15-2018, the Prince George's County Council adopted a new Zoning Ordinance (Subtitle 27 of the County Code) and new Subdivision Regulations, which was to become effective upon the approval of the Countywide Sectional Map Amendment (CMA). Pursuant to Council Resolution CR-136-2021, the new Zoning Ordinance became effective on April 1, 2022. As a result, the Subject Property was rezoned from the L-A-C and R-S Zones to the LCD Zone. ZMA-2022-005 was approved by the Prince George's County Planning Board on February 15, 2024 (PGCPB No. 2024-009 adopted March 7, 2024). Prince George's County District Council heard the case and voted to approve Zoning Ordinance No. 5-2024, enacted on November 18, 2024. Conditions of Approval were accepted and subsequently addressed resulting in the final certification of ZMA-2022-005 Basic Plan by the ZHE on December 16, 2024. A Preliminary Plan of Subdivision was approved by Planning Board Hearing on September 11, 2025 (PGCPB No. 2025-075 adopted on October 2, 2025) subject to twenty (20) conditions. All applicable conditions associated with this Detailed Site Plan for Infrastructure are addressed *infra*.

Section 27-3605. Detailed Site Plan.

(e) Detailed Site Plan Decision Standards.
A detailed site plan may only be approved upon a finding that all of the following standards are met:

(1) The proposed development represents a reasonable alternative for satisfying the applicable standards of this Subtitle, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use;

COMMENT: Based on the points and reasons provided herein, in addition to the evidence filed in conjunction with this application (or any other previously approved applications as incorporated herein, as needed), the applicant contends that this Detailed Site Plan for Infrastructure represents the most reasonable alternative for satisfying the applicable standards of this Subtitle without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for the intended use.

(2) All conditions of approval in any development approvals and permits previously approved for the property have been considered and imposed as necessary to satisfy the applicable standards of this Subtitle;

COMMENT: This application complies with all applicable conditions of the prior approvals. See Section IX. (Prior Approvals) infra for additional analysis of all applicable conditions of approval.

(3) The proposed development demonstrates the preservation and/or restoration of the regulated environmental features in a natural state, to the fullest extent possible, in accordance with the requirements of Section 24-4303(D)(5) of Subtitle 24: Subdivision Regulations;

COMMENT: The site has regulated environmental features that are subject to the regulations of Subtitle 25 and are subject to the Woodland Conservation Ordinance. An approved NRI (NRI-053-06-03) is included with this application review package. This project is subject to the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) and subject to the prior Environmental Technical Manual. As demonstrated on the TCP1-004-2015-01 currently under review and the included Tree Conservation Plan Type 2, all regulated environmental features have been preserved and/or restored to the fullest extent possible.

(4) Proposed development located within a Planned Development (PD) zone shall be in conformance with the PD Basic Plan and PD Conditions of Approval that apply to that development;

COMMENT: As discussed further in subsequent sections of this document, the proposed development is in conformance with the approved PD Basic Plan and PD Conditions of Approval.

(5) The proposed development conforms to an approved Tree Conservation Plan, if applicable;

COMMENT: The proposed development will conform with TCP1-004-2015-01, which has been approved in conjunction with Preliminary Plan of Subdivision PPS-2023-016 – approved on September 11, 2025.

(6) The development proposed in a detailed site plan for infrastructure complies with applicable regulations of PART 27-6: Development Standards, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge;

COMMENT: This application is a Detailed Site Plan for Infrastructure, which conforms to the requirements of this Section by establishing infrastructure improvement designs for a) public streets, b) water, sewer, and stormdrain utilities, and c) stormwater management facilities, all of which are essential to further development of the site in conformance with ZMA-2022-005. These infrastructure plans do not propose any improvements which would hinder the achievement of the purposes of the zone (R-PD), the purposes of Subtitle 27-6 Development Standards, or any conditions of previous approvals. The associated Stormwater Management Concept Plan Case No.: SIT-00044-2024) was approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) and issued on May 8, 2025. A Concept Grading, Erosion and Sediment Control Plan (Case No. CSC-91-25) was approved by the Prince George's County Soil Conservation District on May 14, 2025. A Type 2 Tree Conservation Plan has been submitted in conjunction with this application and reflects all proposed infrastructure improvements and impacts.

(7) Places of worship on a lot between one (1) and two (2) acres in size shall also meet the following standards:

(A) The minimum setback for all buildings shall be twenty-five (25) feet from each lot line;
(B) When possible, there should be no parking or loading spaces located in the front yard; and
(C) The maximum allowable lot coverage for the zone in which the use is proposed shall not be increased.

COMMENT: Not applicable. This application is not proposing a place of worship.

(8) Notwithstanding any other provision in this Section to the contrary, in determining whether to approve an alteration, extension, or enlargement of a legal conforming building, structure, or use filed in conformance with Section 27-1707(c), the Planning Board shall find that the proposed alteration, extension, or enlargement will benefit the development and will not substantially impair implementation of any applicable area master plan or sector plan.

COMMENT: Not applicable. This application is not proposing an alteration, extension, or enlargement of a legal conforming building, structure, or use.

VII. CONFORMANCE WITH REQUIRED FINDINGS OF THE R-PD ZONE

In accordance with the Zoning Ordinance, the Planning Board must make the following findings for approval of a Detailed Site Plan in the R-PD Zone as follows:

Sec. 27-4300. Planned Development Zones

Sec. 27-4301. General Provisions for All Planned Development Zones

(a) General Purposes of Planned Development Zones

The Planned Development (PD) zones are established and intended to encourage innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other County goals and objectives resulting in a project superior to what would result from compliance with Base zones by:

(1) Reducing the inflexibility of zone standards that sometimes results from strict application of the zone development, form, and design standards established in this Ordinance;

(2) Allowing greater freedom and flexibility in selecting:

- **(A) The form and design of development;**
- **(B) The ways by which pedestrians, bicyclists, transit users, and motorists circulate;**
- **(C) The location and design of the development respective and protective of the natural features of the land and the environment;**
- **(D) The location and integration of open space and civic space into the development; and**
- **(E) Design amenities.**

(3) Where appropriate, allowing greater freedom in providing a well-integrated mix of uses in the same development, including a mix of nonresidential development, housing types, lot sizes, and densities/intensities;

(4) Allowing more efficient use of land, with coordinated and right-sized networks of streets and utilities;

(5) Promoting development forms and patterns that respect the character of established surrounding neighborhoods and other types of land uses;

(6) Improving community services and facilities and enhancing functionality of vehicular access and circulation; and

(7) Promoting development forms that respect and take advantage of a site's natural, scenic, and man-made features, such as rivers, lakes, wetlands, floodplains, trees, historic features, and cultural and archeological resources.

COMMENT: As provided herein, this application advances the general purposes of the Planned Development Zones. This infrastructure application and future proposed development is consistent with applicable planning policies and goals provided in Plan 2035 and the Master Plan. The Master Plan recommends a future land use of residential medium-low density development on the subject

property. The density approved with the Preliminary Plan of Subdivision (PPS-2023-016) is within the permitted range of the approved R-PD Zone and is consistent with the recommendations outlined in the Master Plan. Plan 2035 places the subject property in the Established Communities growth policy area. The vision for the Established Communities area is to create the most appropriate context-sensitive infill and low- to medium density development (page 20). The development is designed to be compatible, context sensitive, and in character with adjacent properties and the larger surrounding neighborhood. Through the strategic design and placement of the dwellings, the proposed development prioritizes preservation of the scenic and natural environment, pedestrian oriented amenities, and quality design that will be in harmony with the surrounding neighborhood.

As demonstrated on the approved Preliminary Plan of Subdivision, the development is proposing a notable amount of open space in the form of environmental preservation, consolidated open spaces adjacent to the dwelling units, and substantial active and passive recreation spaces throughout the development. Given the preservation of environmental features on the site, the development ensures adequate light, air, privacy, open space, and protects against noise, excessive population density, etc. This infrastructure site plan also includes internal public road sidewalks and sidepaths along the frontages of Piscataway Road and Steed Road. Crosswalks will be provided throughout the site for continuous pedestrian connections. Additionally, in conformance to Section 27-61600, Green Building Standards, green building features will be provided with subsequent full Detailed Site Plans.

With this Detailed Site Plan for Infrastructure application, the Applicant proposes three internal public roads, one of which fulfills the Master Plan road alignment for C-518 through the Property, as well as site improvements of utilities and stormwater management in comprehensive preparation for future applications.

Sec. 27-4302. Residential Planned Development Zones

(1) The purposes of the Residential Planned Development (R-PD) Zone are:

(A) To provide flexibility for the design of innovative, high-quality, planned residential communities that include a mix of residential use types along with a range of complementary and mutually supporting nonresidential land uses that serve the needs of the residents of the development;

(B) To ensure and support the development of comprehensive pedestrian and bicycle circulation networks, which are separated from vehicular roadways and link residential, commercial, open space, and recreation areas;

(C) To preserve and support well-integrated open spaces and recreation facilities for the use of the residents of the planned residential community;

(D) To ensure that the planned residential community is developed in a manner that does not adversely impact the surrounding communities; and

(E) To ensure the planned residential community respects the topographic and other environmental characteristics of the site on which it is located.

COMMENT: This application advances the purposes of the R-PD Zone as first addressed with the ZMA Basic Plan and continued with the approved Preliminary Plan of Subdivision. As mentioned herein, the proposed development respects and preserves the natural features of the land. The R-PD Zone allows the Applicant the flexibility to achieve a density in line with the surrounding area while respecting the natural environment by concentrating development in a smaller area, while minimizing impacts to the existing environmentally sensitive areas and features. Moreover, the Applicant is committed to not only preserving the environmental features to the fullest extent possible, but intends to showcase the environmental elements as a central feature and asset of the community.

The R-PD Zone encourages, and provides the appropriate mechanism to realize, environmentally sensitive and compact development, while ensuring compatibility in the residential area. This Detailed Site Plan for Infrastructure presents the start of a proposed residential and commercial development in a compact community that respects the environment. As affirmed by the purposes and provisions of the R-PD Zone are a clear fit for the successful and sustainable residential development of this Property.

(3) Intensity and Dimensional Standards:

(3) Intensity and Dimensional Standards (1)		
Standard (1)		
Density, min. (du/net lot areas)	All Uses	1.00
Density, max. (du/net lot area)	To be established in PD Basic Plan (see Section 27-4301(d))	
Net lot area, min. (sf)		
Lot width, min. (ft.)		
Lot coverage, max. (% of net lot area)		
Front yard depth, min. (ft.)		
Side yard depth, min. (ft.)		
Rear yard depth, min. (ft.)		
Principal structure height, max. (ft.)		
NOTES: sf = square feet; ft. = feet; du = dwelling unit; ac = acre (1) See measurement rules and allowed exceptions in Section 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.		

COMMENT: The approved ZMA-2022-005 established intensity and dimensional standards which will be adhered to at the time of full Detailed Site Plans for the Property. This Detailed Site Plan for Infrastructure does not include development of residential lots or parcels.

(4) Other Standards:

This section of the Zoning Ordinance includes additional standards in the Residential Planned Development (R-PD) Zone, with which this application is aligned.

Minimum Area Threshold	**The minimum area for an R-PD Zone is: 20 gross acres if the proposed gross density is less than 5 units an acre; 10 gross acres if the gross density is 5 to 8 units and acres; or 5 gross acres if the gross density is greater than 8 units an acre.** COMMENT: At 126± acres, the Property is significantly larger than the minimum area threshold of 20 acres, in association with a proposed gross density of less than 5 units an acre.
Location Standards	**An R-PD Zone shall only be approved if the property is located in a Residential base zone** COMMENT: The Property was previously located in a Residential base zone (RE).
Street Access	**Each lot and attached unit in the development shall have direct access to a street.** COMMENT: Each lot and attached unit in the development will be proposed with direct access to a street in subsequent applications.

VIII. SUBTITLE 27-6. DEVELOPMENT STANDARDS

SECTION 27-6200 – ROADWAY ACCESS, MOBILITY, AND CIRCULATION.

27-6206. Vehicular Access and Circulation

(c) Required Vehicular Access and Circulation

A new development shall be served by a system of vehicular accessways and internal circulation (including driveways, and alleys connecting from public or private streets, as well as any required fire lanes, parking lot drive aisles, and any circulation associated with parking, loading, or drive-through service windows) that are designed to accommodate appropriate circulation of firefighting and other emergency vehicles, public transit, school buses, garbage trucks, delivery vehicles, service vehicles, and passenger motor vehicles within the development, as defined by the standards in Subtitle 23: Roads and Sidewalks

COMMENT: As demonstrated on the site plan, two vehicular access points are posed along the Property's frontage with Piscataway Road and one access point is proposed along Steed Road. Internal vehicular circulation provided with this application, and subsequent full Detailed Site Plans, is designed to accommodate emergency vehicles.

(d) Vehicular Access Management

(1) Limitation on Direct Access Along Arterial, Major Collector, and Collector Streets

Proposed direct driveway access to a development's principal origin or destination points (including individual lots in a subdivision) may be provided directly from an arterial, major collector, or collector street only if:

(A) No alternative direct vehicular access from a lower-classified accessway (e.g., local street, driveway, or alley) is available or feasible to provide;

(B) Only one two-way driveway, or one pair of one-way driveways, is allowed onto lots with 200 or less feet of lot frontage on the arterial, major collector, or collector street, and no more than one additional two-way driveway or pair of oneway driveways per additional 200 feet of frontage; and

(C) The development(s) served by the driveway is expected to generate an average daily traffic (ADT) count of 1,000 trips or less, or it is determined that the origin or destination points accessed by the driveway will generate sufficiently low traffic volumes, and the adjacent arterial, major collector, or collector street has sufficiently low travel speeds and traffic volumes, to allow safe driveway access while preserving the safety and efficiency of travel on the arterial, major collector, or collector street

COMMENT: No direct driveway access to an arterial or collector road is proposed. Two public road connections are proposed to Piscataway Road (Arterial A-54) and one connection of the new Master Planned Collector Road (C-518) to Steed Road (Collector C-516).

(2) Limitation on Direct Driveway Access along Other Streets

The following standards shall apply to vehicular access along a street other than an arterial, major collector, or collector street.

(A) For single-family detached dwellings, two-family dwellings, and three family dwellings, one direct driveway access point is allowed if only the frontage of the lot abuts the street's right-of-way. If the street is on a corner lot of two non-arterial, non-major collector, and/or non-collector streets and abuts the right-of-way of two intersecting streets, two direct driveway access points are allowed (one to each street).

(B) For townhouse and multifamily dwellings, and for uses in the Public, Civic, and Institutional; Commercial; and Industrial Use Categories, the number of vehicular access points along a public street shall follow State, County, or municipal access standards, as applicable, to protect the function, safety, and efficiency of travel on the street and any associated bikeways and sidewalks.

(C) Where a through lot or corner lot fronts on roadways of different classifications, direct driveway access to the lot shall be provided only from the lower-classified fronting street, to the maximum extent practicable.

COMMENT: Not applicable to this application.

(3) Shared Driveways

(A) Driveway access shared between adjoining lots is encouraged and, in the case of County or State access spacing requirements that do not allow individual lot frontages to be served individually, may be required to limit direct vehicular access along streets.

(B) Easements allowing cross-access to and from lands served by a shared driveway, along with agreements defining maintenance responsibilities of landowners, shall be recorded with the Land Records of Prince George's County before issuance of a building permit for the development proposing the shared driveway access. Such easements shall clearly limit parking of each property owners' vehicles to their side of the driveway, and stipulate that both owners shall share in the costs and responsibility of maintaining the driveway.

COMMENT: Not applicable to this application.

(e) Cross-Access.

(2) Cross-Access Between Adjoining Developments.

To encourage shared parking and minimize access points along streets, new development, other than industrial development, in the Transit-Oriented/Activity Center base and PD zones and Nonresidential base zones shall comply with the following standards:

(A) The internal vehicular circulation system shall be designed and constructed to provide vehicular cross-access between the development's vehicular use areas and those on adjoining parcels containing a nonresidential or mixed-use development, or to the boundary of adjoining vacant land in a Transit-Oriented/Activity Center base or PD zone or a Nonresidential zone.

(B) Cross-accessways shall provide for two-way vehicular traffic between the vehicular use areas on the adjoining lots through the use of a single driveway or drive aisle that is at least 22 feet wide or through two one-way driveways or aisles that are each at least 14 feet wide.

(C) The Planning Director or review body deciding a parent application may waive or modify the requirement for vehicular cross-access if the applicant clearly demonstrates that such cross–access is impractical or undesirable due to the presence of topographic conditions, natural features, or safety factors.

(D) Easements allowing cross-access to and from lands served by a vehicular cross-access, along with agreements defining maintenance responsibilities of landowners, shall be recorded in the Land Records of Prince George's County before record plat or prior to the issuance of a building permit for the development

COMMENT: Not applicable, the Subject Property is located in the R-PD Zone, which is not a Transit-Oriented/Activity Center Base Zone, a Transit-Oriented/Activity Center PD Zone, or a Nonresidential Base Zone.

(f) Connectivity Standards for Single-Family (Attached and Detached) Residential Development

(1) Minimum Connectivity Index Score Required

New single-family residential subdivisions processed with a preliminary plan of major subdivision shall achieve an internal street connectivity index score in accordance with Table 27-6206(f)(1): Minimum Street Connectivity Index.

(A) Located in Residential and Planned Development Zones = 1.5

(B) Located in Nonresidential and Transit-Oriented/Activity Center Zones = 1.4.

(2) Connectivity Index Score Calculation

The connectivity index for a development is calculated by dividing its links by its nodes. Figure 27-6206(f)(2): Street Connectivity Index, provides an example of how to calculate the connectivity index.

Nodes exist at street intersections, including any intersections to access streets immediately adjacent to the development but outside of its site property, such as intersections that provide access to the development through an entry street or driveway; traffic circles/roundabouts; street intersections with alleys that serve as the only vehicular access to residential dwellings; trail intersections where two or more trails intersect; and cul-desac heads within the development.

Links are stretches of road that connect nodes, stub streets, and pedestrian connections pursuant to Section 27-6206(g) below. Any alley that serves as the only vehicular access to residential dwellings shall also count as a link. Other alleys do not count as links. For purposes of this Subsection, stub streets shall stub at the property line to count a link. Any stub street fully internal to the development and which does not touch the property line (and therefore will not constitute a future street connection) does not count as a link. Links external to the development that connect to nodes associated with the development shall be included in the index calculation, as shall all links attached to nodes providing access to the development.

(3) Reduction in Minimum Index Score

COMMENT: The Connectivity Index Score for this proposed development, as shown with the Preliminary Plan, totals 1.86 (134 links and 72 nodes) and the required score is 1.50. Thus, this requirement is met; please refer to the Connectivity Exhibit included with this application.

(g) Pedestrian Connections

(1) A right-of-way (at least ten feet wide) shall be provided for pedestrian and bicycle access between a cul-de-sac head or street turnaround and the sidewalk system of the closest street or pedestrian path (as shown in Figure 27-6206(g): Pedestrian Connections), if the cul-de-sac head or street turnaround:

(A) Is within a half-mile of significant pedestrian generators or destinations such as transit stops, schools, parks, public trails, greenways, employment centers, mixed use development, retail centers, or similar features; and

(B) Can be connected to an existing or proposed sidewalk, trail, greenway, or other type of pedestrian connection.

(2) Vacant adjacent land that could be developed in the foreseeable future with sidewalks, trails, greenways, or other types of pedestrian connections to which the pedestrian and bicycle access can be connected.

(3) These pedestrian connections shall count as links for the purpose of calculating the connectivity index.

(4) These pedestrian connections may require public use easements in accordance with Subtitle 24: Subdivision Regulations of the County Code.

COMMENT: A multi-use trail connection, from a proposed trail system on the Subject Property, to the adjacent land north of Hyde Landing has been proposed by the approved ZMA and pending Preliminary Plan. Public use easements will be provided for sections of the trail not occurring on land to be dedicated to M-NCPPC.

(h) External Street Connectivity

(1) The arrangement of streets in a single-family residential subdivision shall provide for the alignment and continuation of existing or proposed streets into adjoining lands where the adjoining lands are undeveloped and deemed appropriate for future development, or are developed and include opportunities for such connections.

(2) Street rights-of-way shall be extended to or along adjoining property boundaries such that a street connection or stub street shall be provided for development where practicable and feasible in each direction (north, south, east, and west) for development that abuts vacant lands.

(3) At all locations where streets terminate with no street connection, but a future connection is planned or accommodated, a sign shall be installed with the words "FUTURE STREET CONNECTION" to inform landowners.

(4) The final plat (see Subtitle 24: Subdivision Regulations) shall identify all stub streets and include a notation that all stub streets are intended for connection with future streets on adjoining undeveloped or underdeveloped lands.

COMMENT: The new Master Planned roadway through the Property will be stubbed at the southwestern development boundary in order to provide for the alignment and continuation of this proposed street into adjoining lands to the west which are partially undeveloped and are deemed appropriate for future development.

(i) Continuation of Adjacent Streets

> **Proposed street layouts shall be coordinated with the existing street system in surrounding areas. Existing streets shall, to the maximum extent practicable, be extended to provide access to adjacent developments and subdivisions and to provide for additional points of ingress and egress.**

COMMENT: Not applicable, there are no adjacent existing streets to connect to other than the extensive main frontages of Piscataway Road and Steed Road.

(j) Traffic-Calming Measures for Private Streets

COMMENT: The applicant will coordinate with DPIE as needed for any potential traffic calming measures for private streets and their prospective maintenance at the time of a full Detailed Site Plan and prior to permitting. Although traffic calming measures may be explored, the applicant contends that the actual design of the internal road network has been designed for slower traffic speeds and functions to calm traffic.

(k) Block Design

(1) Block Length

> **Where blocks are used in the Transit-Oriented/Activity Center base and PD zones and the MU-PD Zone, block length shall be at least 200 feet, but no more than 800 feet. In all other zones block length shall be at least 200 feet, but no more than 1,000 feet in length. The Planning Director (or DPIE Director if any streets forming/abutting the block are public streets) may allow modifications from these block length standards on determining that:**
> **(A) Environmental or topographic constraints exist;**
> **(B) The site has an irregular shape;**
> **(C) A longer block will reduce the number of railroad grade or water body crossings; or**
> **(D) Longer blocks will result in less traffic through residential subdivisions from adjoining businesses or areas.**

COMMENT: The road network, involving mostly private streets, will create an average block length between the 200-foot minimum and 1000-foot maximum design criteria for the R-PD Zone, to be further evaluated at the time of a full Detailed Site Plan.

(2) Block Width

> **To the maximum extent practicable, the width of any block shall be sufficient to permit at least two lots across the depth of the block, exclusive of any alleys, watercourses, or other right-of-way located outside platted lots.**

COMMENT: Noted.

(3) Through-Block Access

In the RSF-95, RSF-65, and RSF-A zones where a block face exceeds more than 800 feet, sidewalks or multi-use paths shall be provided through the block, perpendicular to the long block face to connect parallel sidewalks on either side of the block through the interior of the block.

COMMENT: Not applicable as the Property is in the R-PD Zone.

(4) General Accessway Layout and Design

The vehicular access and circulation system of a development located on a site abutting an existing or planned transit route shall accommodate a transit stop and other associated facilities unless the Planning Director determines that transit facilities already exist to serve the needs of the development.

COMMENT: Not applicable as the site does not abut an existing or planned transit route.

(l) Driveway Layout and Design

(1) Driveway Width

All driveways serving development, except single-family detached dwellings, two-family dwellings, and three-family dwellings, shall comply with the following minimum width standards:

COMMENT: Not applicable to this application.

(2) Dead-End Driveway Length

Driveways that do not connect back to a street shall be no longer than 150 feet unless they include adequate provision for fire trucks to turn around, as approved by the Fire Chief.

COMMENT: Not applicable to this application.

(3) Driveway Intersections

Driveway intersections shall also comply with the following standards:

(A) Alignment

To the maximum extent practicable, driveway intersections along a street shall line up with existing or approved driveway, parking lot drive aisle, or roadway intersections on the opposite side of the street.

COMMENT: Driveway intersections will be designed in as suitable a location as possible and will be further evaluated at the time of a full Detailed Site Plan.

(B) Proximity to Adjoining Land

COMMENT: Not applicable. No shared driveways are proposed.

(C) Medians in Driveway Entrances

COMMENT: Not applicable to this application.

(m) Vehicle Stacking Space

(1) For Drive-through and Related Uses

(A) Required Number of Stacking Spaces

(B) Design and Layout

COMMENT: Not applicable to this application.

(2) For Vehicular Parking Area (Parking Lot) Entrance Driveways

COMMENT: Not applicable to this application.

27-6207. Pedestrian Access and Circulation.

(a) Required Pedestrian Access.

(1) General Pedestrian Access.

All new development subject to this Section shall be served by an internal pedestrian circulation system (including sidewalks, pedestrian paths, and/or trails) that permits safe, convenient, efficient, and orderly movement of pedestrians among the following origin and destination points within the development, as well as between the adjoining parts of an existing or planned external, community-wide pedestrian circulation system and any adjoining transit stops, bus stops, public parks, greenways, schools, community centers, and shopping areas:

(A) The primary entrance(s) of principal buildings (or the buildable area of lots, for subdivisions);

(B) Off-street parking bays;

(C) Any designated or planned transit stations or bus stops and shelters (on-site or on an adjacent street); and

(D) Recreation facilities and other common use areas and amenities.

COMMENT: This Detailed Site Plan for Infrastructure depicts internal pedestrian circulation along the proposed public roadways that permits safe, convenient, efficient, and orderly movement of pedestrians within the development. A larger network of sidewalks will be proposed with subsequent full Detailed Site Plans.

(2) Sidewalks Required.

(A) All new development subject to this Section, except for development fronting a rural road, or single-family subdivisions where the density is 1 dwelling unit per 2 acres or less, shall install sidewalks on both sides of all streets having curb and gutter construction within the development site and along the entire frontage of the development site

with an existing street (unless an existing sidewalk meeting County standards is already in place).

COMMENT: This application includes sidewalks on both sides of all internal roads, and along the entire frontage of Piscataway Road (10' sidepath to the north) and Steed Road (10' sidepath to the south).

(B) Where a development site fronts an existing street with insufficient right-of-way width to accommodate installation of a required sidewalk along the frontage, the developer shall install a sidewalk on the development site within a dedicated widening of the right-of-way or dedicated public easement running parallel and adjacent to the public street.

COMMENT: A sidewalk/sidepath is proposed within the dedication area for right-of-way frontage along both Piscataway Road and Steed Road to accommodate all pedestrian requirements.

(b) Pedestrian Connectivity.

All new multifamily, townhouse, nonresidential, and mixed-use development shall comply with the following standards:

(1) The internal pedestrian circulation system shall be designed to allow for pedestrian walkway cross-access between the development's buildings and parking areas and those on adjoining lots containing a multifamily, townhouse, nonresidential, or mixed-use development, or to the boundary of adjoining vacant land zoned to allow multifamily residential, nonresidential, or mixed-use development (including land in the Residential, Transit-Oriented/Activity Center, and Nonresidential base and PD zones).

(2) The Planning Director may waive or modify the requirement for pedestrian cross-access where the applicant clearly demonstrates that such cross–access is impractical or infeasible due to police concerns about through-traffic routes complicating law enforcement, Environmental Site Design requirements, or the presence of any of the following at the point(s) where through-connections would otherwise be required: topographic conditions, natural features, visual obstructions or parking space locations that create traffic hazards, or the existence of mature or protected trees.

(3) Easements allowing cross-access to and from properties served by a pedestrian cross-access, along with agreements defining maintenance responsibilities of landowners, shall be recorded with the Land Records of Prince George's County before issuance of a building permit for the development.

(4) Pedestrian Walkways through Large Vehicular Parking Areas and Parking Garages

(A) General Standards

(i) All vehicular parking areas and parking structures containing more than 150 parking spaces shall provide a clearly identified and protected pedestrian path between parking areas and the primary pedestrian entrance(s) to the building(s) served by the parking areas, or to a

pedestrian walkway providing direct access from the furthest extent of the parking area to the primary building entrance(s).

(ii) Vehicular parking areas containing more than 150 parking spaces shall, at a minimum, include one pedestrian walkway every 6 parallel parking rows (every three double-row parking bays) or every 200 feet, whichever is the lesser dimension (see Figure 27-6207(b)(4): Walkways Through Vehicular Parking Area). The pedestrian walkway shall be constructed of a paved surface with concrete similar to that used for sidewalk standards for public streets. Other hardscape materials, such as brick pavers, may be used provided that they allow smooth surfaces along pedestrian paths and at vehicle crossings.

(iii) Pedestrian walkways providing access between vehicular parking areas and associated buildings may be extended to provide the connections to abutting street sidewalks or to adjoining development required by Section 27-6207(a)(1), General Pedestrian Access, and Section 27-6207(b), Pedestrian Connectivity.

COMMENT: Pedestrian walkway cross-access will be evaluated with subsequent full Detailed Site Plans.

(B) Walkway Standards.

Required pedestrian walkways shall:

(i) Be at least five feet wide in Residential base zones and six feet wide in the Transit-Oriented/Activity Center and Nonresidential base zones, unless expressly stated otherwise in those zone regulations;

(ii) Be distinguishable from vehicular traffic lanes they cross by painted markings, a change in pavement material or color, raised paving height, decorative bollards, and/or flashing caution signals; and

(iii) Provide lighting similar to the lighting standards for residential streets established in the Prince George's County Specifications and Standards for Roadways and Bridges or other standards in Subtitle 23.

COMMENT: Sidewalks within the site are proposed to be 5 feet wide and fulfill these standards.

27-6208. Bicycle Access and Circulation.

(a) Required Bicycle Access.

(1) Internal and Adjoining Bicycle Access

All new development subject to this Section shall provide for internal bicycle circulation such that bicycle access to the development's primary use is safe, convenient and intuitive, specifically by providing the following, in coordination with the Department of Public Works and Transportation, State Highway Administration, or a municipality with jurisdiction over the streets.

(A) Bicycle parking facilities required by Section 27-6309, Bicycle Parking Standards, in areas near the primary entrance(s) of principal buildings (or the buildable area of lots, for subdivisions) for bicycle storage;

(B) Connections to any adjacent existing or planned (identified in the applicable Area Master Plan or Sector Plan, or in the Countywide Master Plan of Transportation) on-street or off-street bicycle facilities outside the development, or internal bicycle systems in adjacent developments;

(C) Connections to any designated or planned rail transit or bus stops and shelters (on-site or on an adjacent street);
(D) Connections to any recreational amenities internal to the development, such as open space.

COMMENT: This Detailed Site Plan for Infrastructure provides sufficient space to accommodate a system of pedestrian and bicycle facilities consistent with the MPOT and the master plan recommended policies. The master plan contains transportation policies and recommendations that are consistent with the those in the MPOT. Bicycle access will be provided via internal roads and proposed bicycle lanes along the site's frontage of Piscataway Road and Steed Road. Bicycle racks will be installed on a paved surface located in visible, well-lit areas conveniently accessible and adjacent to the primary recreation areas in the development, to be established with subsequent full Detailed Site Plans.

(2) Required Bikeway Network Improvements

(A) All new development subject to this Section shall be required to install bike lanes, bike paths, or other bicycle improvements. Additional bikeway network improvements are encouraged where appropriate, such as within large development sites and to provide additional connections to nearby bicycle routes. The facilities shall be established in part, through an agreement and/or easements which include assurances for their maintenance.

COMMENT: Five-foot-wide bike lanes are shown along the property's existing public road frontages and a ten foot wide multi-use trail system is proposed within the development, to be further evaluated at the time of full Detailed Site Plans. No waivers or modifications are requested for this requirement.

(b) Bicycle Connectivity Between Developments.

All new multifamily, townhouse, nonresidential, and mixed-use development shall comply with the following standards:

(1) Any internal bicycle circulation system shall be designed and constructed to provide bicycle cross-access between it and any internal bicycle circulation system on adjoining parcels containing a multifamily, townhouse, nonresidential, or mixed-use development, or to the boundary of adjoining vacant land zoned to allow townhouse, multifamily, nonresidential, or mixed-use development (including land in the Residential, Transit-Oriented/Activity Center, and Nonresidential base and PD zones).

COMMENT: Bicycle cross-access will be evaluated with subsequent full Detailed Site Plans.

(c) General Bikeway Layout and Design

(1) Off-Street Bicycle Facilities

Required bicycle paths shall:

(A) Allow two-way bicycle circulation;
(B) Be at least ten (10) feet wide and surfaced with a smooth-surface (such as hot-mix asphalt), durable, and dustless material;

(C) Be distinguishable from vehicular traffic lanes they cross by painted markings, a change in pavement material or color, raised paving height, decorative bollards, and/or flashing caution signals; and
(D) Provide lighting similar to the lighting standards for residential streets established in the Prince George's County Specifications and Standards for Roadways and Bridges or other standards in Subtitle 23 of the County Code.

COMMENT: A multi-use trail system is proposed within the development, to be further evaluated at the time of a full Detailed Site Plan.

(2) On-Street Bicycle Facilities
Required bike lanes shall be designed and provided in accordance with the cross-section, paving, and other standards applicable to the roadways of which they are a part.

COMMENT: Noted. The proposed bicycle lanes will be designed and provided in accordance with all applicable roadway design standards, to be further evaluated at the time of a full Detailed Site Plan.

SECTION 27-6300 – OFF-STREET PARKING AND LOADING

27-6304. General Standards for Off-Street Parking and Loading Areas

(a) Use of Parking and Loading Areas

(1) General
Off-street parking areas required by this Section shall be used solely for the parking of licensed motorized vehicles in operating condition. Required parking spaces and loading berths may not be used for the display of goods for sale (except for food truck hubs operating pursuant to Subtitle 5 of the County Code, farmers' markets, and flea markets), or the sale, lease, storage, dismantling, or service of any vehicles, boats, motor homes, campers, mobile homes, building materials, equipment, or supplies.

(2) Identified as to Purpose and Location
Except for single-family dwellings, off-street parking areas and off-street loading areas shall include painted lines, wheel stops, or other methods of identifying individual parking spaces and loading berths and distinguishing such spaces or berths from aisles. Specific dimensional and marking standards are defined in Section 27-6304(d), Markings.

COMMENT: Where parking lots are to be proposed at the time of a full Detailed Site Plan, this regulation will be met, as the parking areas will be used solely for the parking of licensed motorized vehicles in operating condition with spaces clearly marked.

(b) Surfacing

COMMENT: This regulation is met, as all parking surface will consist of asphalt adjacent to roads.

(2) Pervious or Semi-pervious Surfacing

The use of pervious or semi-pervious parking lot surfacing materials—including, but not limited to—pervious asphalt and concrete, open-joint pavers, and reinforced grass/gravel/shell grids, is encouraged. Any pervious or semi-pervious surfacing used for aisles within or driveways to parking and loading areas shall be certified as capable of accommodating anticipated traffic loading stresses and maintenance impacts. Where possible, such materials should be used in areas proximate to and in combination with on-site stormwater control devices.

COMMENT: The applicant is not proposing to utilize any pervious pavement with this application.

(c) Location and Arrangement.

(1) Safe and Convenient Access.

COMMENT: This regulation will be met, to be further evaluated at the time of a full Detailed Site Plan. Proposed parking spaces will have adequate, unobstructed means for the ingress and egress of vehicles and all are directly adjacent to a public street.

(2) Backing onto Streets Prohibited.

Except for parking areas serving single-family detached, townhouse, two-family, and three-family dwellings, all off-street parking and loading areas shall be arranged so that no vehicle is required to back out from such areas directly onto a street.

COMMENT: All off-street parking spaces will be proposed to be arranged so that no vehicle is required to back out from such areas directly onto a street.

(d) Markings.

(1) Each required off-street parking area and space, and each off-street loading area and berth, shall be identified by surface markings that are arranged to provide for orderly and safe loading, unloading, and parking of vehicles. Such markings—including striping, directional arrows, lettering on signs and in disabled-designated areas, and labeling of the pavement—shall be maintained so as to be readily visible at all times.

COMMENT: This regulation will be met, to be further evaluated at the time of a full Detailed Site Plan when off-street parking locations and striping are shown on the submitted site plan.

(g) Accessible Parking for Persons with Physical Disabilities.

COMMENT: Noted.

(i) Large Vehicular Use Areas (300 or More Spaces).

Vehicular use areas containing 300 or more parking spaces, whether developed at one time or in phases, shall be configured in accordance with the following standards:

COMMENT: Not applicable. A vehicular use area of 300 or more parking spaces is not proposed.

27-6305. Off-Street Parking Space Standards.

(a) Minimum Number of Off-Street Parking Spaces.

New development or a change in use or expansion shall provide the minimum number of off-street parking spaces in accordance with Table 27-6305(a).

COMMENT: This regulation will be met at the time of a full Detailed Site Plan.

(e) Electric Vehicle (EV) Charging Stations

COMMENT: No EV charging stations are proposed with this infrastructure site plan, and will be further articulated/provided with future detailed site plans for the various phases of development.

(g) Visitor Parking

COMMENT: This regulation will be met at the time of a full Detailed Site Plan.

27-6306. Dimensional Standards for Parking Spaces and Aisles.

(a) General.

Except as otherwise provided in Section 27-6306(b) below, standard vehicle parking spaces and parking lot aisles shall comply with the minimum dimensional standards established in Table 27-6306(a), Minimum Dimensional Standards for Parking Spaces and Aisles.

(d) Compact Parking Spaces.

(1) Up to one-half (1/2) of the required number of parking spaces in any parking lot may be compact car spaces. Any parking spaces provided in any lot, in excess of the number required, may also be compact car spaces.

(2) All compact car spaces shall be marked as such.

COMMENT: Parking spaces to be designed and evaluated at the time of full Detailed Site Plans, to comply with the minimum dimensional standards established in Table 27-6306(a).

27-6309. Bicycle Parking Standards.

(a) Bicycle Racks or Lockers Required.

(1) In all zones except the RTO, LTO, TAC, and NAC base and PD zones, Rural and Agricultural zones, and any Residential Zone with equal or lesser intensity than the RSF-95 Zone, all parking areas shall provide bicycle racks or lockers sufficient to accommodate the parking of at least two bicycles, regardless of the number of vehicle spaces provided (up to ten spaces). At least one additional bicycle space shall be provided for each additional ten parking spaces or major fraction thereof, provided, no more than 20 bicycle parking spaces shall be required for any single vehicular parking area. Specific requirements for particular uses are as follows:

(A) For multifamily dwellings and uses in the Group Living Uses principal use category other than private dormitories, one space shall be required per four dwelling units, with no fewer than two bicycle parking spaces provided and no more than 49 spaces.

(B) For private dormitories, 0.25 spaces per leased occupant shall be required if automobile parking is included in lease agreements or 0.4 spaces per leased

occupant shall be required if automobile parking is not included in lease agreements and must be rented separately, up to a maximum of 50 spaces.

(C) For private schools, 1 space per 10 employees plus 1 space for each 20 students (in grades four and higher) of planned capacity shall be required.

(D) For private colleges and universities, one space per ten employees plus one space for each five students of planned capacity shall be required. Of these student-required spaces, generally half should be for short-term storage (outdoors and convenient to building entrances and other major destinations of the use) and the other half should be for long-term storage (which may be inside buildings, in lockers, or in other specialized covered and secured bicycle parking areas).

COMMENT: This proposed development is in the R-PD Zone with an anticipated density below the 4.58 du/ac maximum of the RSF-95 Zone. Notwithstanding, bicycle racks will be provided with subsequent full Detailed Site Plans.

(2) In the RTO, LTO, TAC, and NAC base and PD zones, all parking areas shall provide bicycle racks or lockers sufficient to accommodate the parking of at least four bicycles, regardless of the number of vehicle spaces provided, and at least two additional bicycles for every ten parking spaces, or major fraction thereof, above ten spaces.

COMMENT: Not applicable, the site is located in the R-PD Zone.

(3) Racks must allow a bicycle's frame to rest against the rack in at least two places, and for both a wheel and section of the frame to be secured to the rack simultaneously. Racks that allow only a wheel to rest against the rack will not be counted toward meeting the minimum bicycle requirements. Applicants should consult best practices sources such as the Association of Pedestrian and Bicycle Professionals Bicycle Parking Guidelines for guidance on types of racks that are appropriate to meet this requirement.

COMMENT: A bicycle rack details will be provided at the time of a full Detailed Site Plan.

(b) Bike Parking Rack or Locker Location.

COMMENT: Bicycle racks will be provided at the time of a full Detailed Site Plan.

27-6310. Loading Area Standards.

(a) Minimum Number of Off-Street Loading Berths

(b) Dimensional Standards for Loading Areas.

(c) Location of Loading Areas.

COMMENT: Not applicable to this application.

SECTION 27-6400 – OPEN SPACE SET-ASIDES.

27-6403. Amount of Open Space Set-Asides Required.

Development subject to the standards in this Section shall provide the minimum amounts of open space set-asides identified in Table 27-6403: Required Open Space Set-Asides, based on the use classification.

Open space set-aside requirements shall not replace requirements for open spaces, mandatory dedication of parkland, stormwater management, or other similar requirements imposed by any other Subtitle of the County Code. However, such requirements may be counted toward open-space set asides pursuant to Section 27-6404(b), below.

COMMENT: Open Space Set-Asides were conceptually delineated with the approved ZMA-2022-005 Basic Plan and updated with Preliminary Plan PPS-2023-016 for the proposed development. Subsequent full Detailed Site Plans will show continued conformance with this requirement.

27-6404. Areas Counted as Open Space Set-Asides

(a) The features and areas identified in Table 27-6404(a): Open Space Set-Aside Features, shall be credited towards compliance with the open space set-aside standards of this Section for Development in the areas indicated.

(1) No less than 15 percent of the total required minimum open space set-aside area within a residential development outside the Transit-Oriented/Activity Center base and Transit-Oriented/Activity Center PD zones shall consist of active recreational areas.

(2) No less than 50 percent of the total required minimum open space set-aside area within the core area of a Transit-Oriented/Activity Center base or Transit-Oriented/Activity Center PD zone shall be a square, forecourt, or plaza.

(b) Open spaces required by any other section in the County Code, such as, but not limited to, mandatory dedication of parkland, may be credited toward compliance with the open space set aside standards in Table 27-6403: Required Open Space Set-Asides, if they are located and designed in accordance with the standards in this Section.

COMMENT: Open Space Set-Asides were conceptually delineated with the approved ZMA-2022-005 Basic Plan and updated with Preliminary Plan PPS-2023-016 for the proposed development. Subsequent full Detailed Site Plans will show continued conformance with this requirement.

27-6405. Areas Not Counted as Open Space Set-Asides

COMMENT: Noted.

27-6406. Design Standards for Open Space Set-Asides

Land used as an open space set-aside shall comply with the following design standards:

(a) Location.
(b) Configuration.
(c) Orientation of Adjacent Buildings.
(d) Prioritization of Open Space Set-Aside

COMMENT: Noted.

(2) In the Transit-Oriented/Activity Center base and Planned Development (PD) zones, and to the maximum extent practicable, open space set-asides shall be located and organized to include, protect, or enhance the open areas and features identified in Section 27-6406(d)(1) above, except that the establishment of squares, plazas, forecourts, civic greens, and similar urban open space amenities shall have the highest priority.

COMMENT: Not applicable as the property is located in the R-PD Zone.

(e) Open Space Set-Asides on Property in the Industrial, Heavy (IH) Zone
Development consisting of multiple industrial uses on property in the IH Zone may provide open space set-asides based upon the total development in-lieu of providing individual open space set-asides for individual uses on individual lots. This provision includes: (1) multiple industrial uses on a single property in the IH Zone, or (2) multiple industrial uses on one or more adjoining properties under the same ownership (and which are located not more than 1,000 feet away from each other) in the IH Zone. These developments shall provide open space set-asides using the following method:

(1) Applicant calculates the sum amount of open space set-aside required for each individual industrial use or lot.
(2) The total sum of open space set-aside required may be placed on any portion of the area included in the calculation.

COMMENT: Not applicable as the property is located in the R-PD Zone.

27-6407. Development in Open Space Set-Asides.

Development within open space set-asides shall be limited to that appropriate to the purposes of the type(s) of open space set-asides. Where appropriate, such development may include, but is not limited to, walking, jogging, and biking paths or trails; benches or other seating areas; meeting areas; tables, shelters, grills, trash receptacles, and other picnic facilities; docks and other facilities for fishing; environmental education guides and exhibits; historic interpretive signage; gazebos and other decorative structures; fountains or other water features; play structures for children; gardens or seasonal planting areas; pools; athletic fields and courts; and associated clubhouses.

COMMENT: Noted

27-6408. Ownership, Management, and Maintenance of Open Space Set-Asides
(a) Open space set-asides required by this Ordinance or by Subtitle 24: Subdivision Regulations, shall be managed and maintained in compliance with all applicable provisions of Maryland law. To the extent not inconsistent with Maryland law, such open space set-asides shall be managed and maintained as permanent open space

through one or more of the following options:

(1) Conveyance of open space set-aside areas to a property owners' or homeowners' association that holds the land in common ownership;

(2) Conveyance of open space set-aside areas to a third-party beneficiary such as an environmental, historical, or civic organization, a municipality, or M-NCPPC, that is organized for, capable of, and willing to accept responsibility for managing and maintaining the land;

(3) Establishment of easements or covenants; or

(4) If public stormwater management facilities are treated as site amenities, through stormwater management easements.

(b) All options involving private ownership of open space set-aside areas shall include deed restrictions, covenants, or other legal instruments that ensure continued use of the land for its intended open space purposes, in perpetuity, and provide for the continued and effective management, operation, and maintenance of the land and facilities.

(c) Responsibility for managing and maintaining open space set-asides rests with the owner of the land of the open space set-asides. Failure to maintain open space set-asides in accordance with this Section and the development approval or permit shall be a violation of this Ordinance.

COMMENT: Noted.

SECTION 27-6500 – LANDSCAPING

All development shall comply with the requirements of the Prince George's County Landscape Manual, which is incorporated herein by reference, and made a part of this Ordinance with the same force and effect as the regulations set forth herein.

COMMENT: A Landscape Plan will be included with subsequent full Detailed Site Plan applications, demonstrating fulfillment of the applicable requirements as set forth by the Prince George's County Landscape Manual.

SECTION 27-6600 – FENCES AND WALLS

27-6602. General Standards

(a) General

(1) Fences and walls shall be located outside of the public right-of-way.

(2) Fences and walls are allowed on the property line between two or more parcels of land held in private ownership.

(3) Fences and walls may be located within any required yard.

(4) Nothing in this Section shall be construed to prevent the installation of temporary fencing to protect existing trees, limit sedimentation, or control erosion.

(b) In Utility Easements

Fences located within utility easements shall receive written authorization from the easement holder or the County, as appropriate. The County shall not be responsible for damage to, or the repair or replacement of, fences that must be removed to access utility easements or facilities.

(c) Within Required Landscaping Areas

Fences and walls may be installed within required landscaping areas, subject to an approved landscaping plan.
(d) Avoidance of Traffic Hazards
Notwithstanding other provisions of this Subsection, fences and walls shall not be allowed within the triangle formed by the intersection of the street lines and points on the street lines 25 feet from the intersection, or in a location that is determined by an agency will create a traffic hazard.

COMMENT: No fences or walls are proposed with this Detailed Site Plan for Infrastructure.

27-6603. Height Standards

(a) General
Unless otherwise stated in Section 27-6600, Fences and Walls, fences and walls shall comply with the standards in Table 27-6603(a): Fence and Wall Height.
(b) Administrative Waiver Request
(c) Measurement of Height

COMMENT: No fences or walls are proposed with this Detailed Site Plan for Infrastructure.

27-6604. Materials

(a) General
(b) Transit-Oriented/Activity Center Zones
(c) Prohibited Materials

COMMENT: No fences or walls are proposed with this Detailed Site Plan for Infrastructure.

27-6605. Perimeter Fences and Walls Abutting Street Right-of-Way

COMMENT: No fences or walls are proposed with this Detailed Site Plan for Infrastructure.

27-6606. Appearance

COMMENT: No fences or walls are proposed with this Detailed Site Plan for Infrastructure.

27-6609. Retaining Walls

COMMENT: No retaining walls are proposed with this Detailed Site Plan for Infrastructure. Any retaining walls proposed with a full Detailed Site Plan will the Building Code as applicable.

SECTION 27-6700 – EXTERIOR LIGHTING

27-6705. Private Street Lighting.

COMMENT: Lighting information will be provided at the time of full Detailed Site Plan with a Landscape and Lighting Plan, including photometric levels and light fixture details.

27-6706. General Standards for Exterior Lighting.

Development subject to this Section shall comply with the following standards:

(a) Hours of Illumination.
(b) Shielding with Full Cut-off Fixtures.
(c) Maximum Illumination Levels.
(d) Maximum Height.

COMMENT: Lighting information will be provided at the time of full Detailed Site Plan with a Landscape and Lighting Plan, including photometric levels and light fixture details.

27-6707. Lighting Design Standards for Specific Uses and Site Features.

(d) Wall Pack Lights.
(e) Pedestrian Lighting
(f) Decorative Landscaping and Lighting

COMMENT: Lighting information will be provided at the time of full Detailed Site Plan with a Landscape and Lighting Plan, including photometric levels and light fixture details.

SECTION 27-6800 – ENVIRONMENTAL PROTECTION AND NOISE CONTROLS

COMMENT: Filed in conjunction with this Detailed Site Plan for Infrastructure, is the approved NRI-053-06-03; a proposed TCP2; an approved Grading, Erosion, and Sediment Control Plan (Case No.: CSC 91-25); and approved Site Development Concept Plan (Case No.: SIT-00044-2024). As a predominately residential development, site generated noise is not expected to be a concern. Environmental features will be protected to the fullest extent possible.

SECTION 27-6900 - MULTIFAMILY, TOWNHOUSE, AND THREE-FAMILY FORM AND DESIGN STANDARDS

27-6903. Multifamily, Townhouse, and Three-Family Form and Design Standards
Development subject to this Section shall comply with the following standards.

(a) Site Access.

New multifamily, townhouse, or three-family development with 20 or more dwelling units shall have:

(1) At least one secondary point of vehicular access to or from the site to ensure emergency vehicle access, if feasible.

COMMENT: Several points of public site access to both existing street frontages are proposed with this application.

(2) No primary vehicular access along a local street serving existing single-family detached dwellings—provided, however, that secondary vehicle access for emergency vehicles may be provided along such a local street if other points of access are not available.

COMMENT: Not applicable to this application.

(b) Location of Off-Street Parking.

(1) For multifamily dwellings only, no more than 50 percent of off-street surface parking may be located between a building and the street it faces unless the parking bays are screened from view from the street by another building. Interior structures within a multi-building development served by a central, private driveway are exempted from this requirement. (see Figure 27-6903(b): Multifamily, Townhouse, or Three-Family Parking Location).

(2) For all multifamily, townhouse, and three-family buildings:

(A) Guest and overflow parking within a development subject to these standards shall be located to the side or rear of the building containing the units, to the maximum extent practicable.

(B) Off-street surface parking located beside a building shall not occupy more than 35 percent of the parcel's street frontage. Associated driving areas shall be included as part of such off-street surface parking.

COMMENT: Parking information will be provided at the time of full Detailed Site Plan.

(c) Building Orientation and Configuration.

(1) Single-Building Development—The primary entrance of a multifamily, townhouse, or three-family single-building development shall face the street or a common open space such as a mews.

(2) Multi-Building Development.

Multifamily, townhouse, and three-family developments with more than one building shall be configured so that primary building entrances are oriented towards external streets, internal streets, or open space areas (like mews or courtyards). Buildings may be oriented towards off-street parking lots only in cases where no other practical alternative exists. (see Figure 27-6903(c)(2): Multi-Building Orientation)

COMMENT: Orientation and configuration of townhouse dwelling units will be demonstrated at the time of full Detailed Site Plan, as applicable.

(d) Maximum Building Length.

(1) The maximum length of any multifamily, townhouse, or three-family building shall be 150 linear feet in the RSF-A and RMF-12 zones; and 250 linear feet in the RMF-20, RMF-48, and CGO zones, regardless of the number of units.

COMMENT: Not applicable, the property is located in the R-PD Zone.

(e) Building Façades

For all multifamily, townhouse, and three-family buildings, except as noted in Section 27-6903(e)(3) below:

(1) Façades of all buildings subject to these standards that face a street shall incorporate wall offsets, in the form of projections or recesses in the façade

plane, spaced no more than 50 feet apart (see Figure 27-6903(e)(1): Changes in Building Façade), unless the applicant provides a design of similar or superior quality.

(2) Wall offsets shall have a minimum depth of two feet.

(3) In addition to wall offsets, street-facing façades of multifamily, townhouse, and three-family buildings shall provide a minimum of three of the following design features for each residential building fronting onto a public street (see Figure 27-6903(e)(3): Examples of Front Façades):

(A) One or more dormer windows or cupolas;

(B) A recessed entrance;

(C) A covered porch;

(D) Pillars, posts, or columns next to the doorway

(E) One or more bay windows projecting at least twelve inches from the façade plane;

(F) Eaves projecting at least six inches from the façade plane;

(G) Raised corniced parapets over the entrance door;

(H) Multiple windows with a minimum four-inch-wide trim;

(I) Integrated planters that incorporate landscaped areas or places for sitting; or

(J) Roof form and line changes consistent with the wall offsets.

COMMENT: Architectural information will be proposed at the time of full Detailed Site Plan.

(f) Roofs.

For all multifamily dwellings:

(1) Sloped roofs on buildings over 100 feet in length shall include two or more different sloping roof planes, each with a minimum pitch between 3:12 and 12:12.

(2) Flat roofs shall be concealed by parapets that extend at least three feet above the roof level and have three-dimensional cornice treatments that project at least eight inches outward from the parapet façade plane.

(3) Alternative roof forms or pitches may be allowed for small roof sections over porches, entryways, or similar features.

(4) All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations (except chimneys), shall be located on the rear elevations or otherwise be configured and screened (if necessary) to have a minimal visual impact as seen from the street.

COMMENT: No multifamily units will be proposed with subsequent applications.

(g) Building Façade Fenestration/Transparency.

At least 15 percent of the street-facing façade area of the ground-level floor of any multifamily, townhouse, or three-family building (as measured from the grade to the underside of the eave, top of the parapet, or the story line denoting the second floor) shall be occupied by windows or doorways.

COMMENT: Architectural information will be proposed at the time of full Detailed Site Plan.

(h) Materials.

For all multifamily, townhouse, and three-family buildings:

(1) Primary façade materials shall not change at outside corners, but extend along any side façade that is visible from a street. In all instances the extension shall be a minimum of 20 feet, with the exception that materials may change where side or rear wings meet the main body of the structure.

(2) Material changes shall occur along a horizontal line or where two forms meet. It is acceptable, however, that change of materials occur as accents around windows, doors, cornices, at corners, or as a repetitive pattern. See Figure 27-6903(h): Example of Building Façade, Roof, Fenestration/Transparency, and Materials Requirements for Multifamily Building.

(3) Townhouse development shall conform with the building material requirements set forth in Section 27-61203(d), Building Materials, of this Subtitle.

COMMENT: Architectural information will be proposed at the time of full Detailed Site Plan.

(i) Garage Standards.

COMMENT: Garages and other architectural information will be proposed at the time of full Detailed Site Plan.

(j) Outdoor Activity Areas.

For all multifamily, townhouse, and three-family buildings, ground-level outdoor activity areas, porches, decks, vending areas, and other similar site attributes shall be screened from adjacent single-family dwellings with a perimeter buffer in accordance with Section 4.7, Buffering Incompatible Uses, of the Landscape Manual.

COMMENT: Landscape Manual regulations will be addressed at the time of full Detailed Site Plan.

SECTION 27-61200 - NEIGHBORHOOD COMPATIBILITY STANDARDS

27-61202. Applicability

(a) General

(1) Unless exempted as provided in Section 27-61202(b), Exemptions, below, these standards apply to:

(A) Any new townhouse, multifamily, nonresidential, or mixed-use development when located on land adjacent to, or across a street or alley from, existing single-family detached dwellings, two-family dwellings, or vacant lands in the RE, RR, RSF-95, and RSF-65 zones (single-family residential zones);

(B) Any new multifamily, nonresidential, or mixed-use development when located on land adjacent to, or across a street or alley from, existing townhouse dwellings;

(C) Any expansion of an existing townhouse, multifamily, nonresidential, or mixed-use building located on land abutting or across a street or alley from existing single-family detached dwellings, two-family dwellings, or vacant lands in a single-family residential zone, where the expansion increases the building's gross floor area by 50 percent or more; and

(D) Any expansion of an existing multifamily, nonresidential, or mixed-use building located on land abutting or across a street or alley from existing townhouse dwellings where the expansion increases the building's gross floor area by 50 percent or more.

COMMENT: The proposed development will be shown as compatible with surrounding properties at the time of full Detailed Site Plan, as applicable.

27-61203. Neighborhood Compatibility Standards

Development subject to this Section shall comply with the following standards:

(a) Building Height and Setbacks

(1) Setbacks of buildings shall be consistent with other buildings on the block face to maintain a consistent plane or edge of buildings along public frontages. Instead of the required setback or build-to line of the zone, setbacks of buildings shall vary no more than 15 percent from the setbacks of adjacent buildings.

(2) Building height shall not exceed the maximum height established in Table 27-61203(a)(2): Maximum Height in Transitional Areas.

COMMENT: This regulation will be addressed at the time of full Detailed Site Plan, as applicable since the property is in the R-PD Zone.

(c) Building Design

(1) Buildings shall (see Figure 27-61203(c): Compatible Building Design):

(A) Use a similar roof type to adjacent single-family detached dwellings, two-family dwellings, or townhouse dwellings in terms of slope and arrangement to prevent abrupt changes in roof form;

(B) Configure all roof-mounted equipment to avoid or minimize its view from adjacent single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone;

(C) Use exterior colors, where possible, that are similar to those found on adjacent single-family detached dwellings two-family dwellings, or townhouse dwellings;

(D) Use similarly sized and patterned architectural features such as windows, doors, awnings, arcades, pilasters, cornices, wall offsets, building materials, and other building articulations found on adjacent single-family detached, two-family dwellings, and townhouse dwellings; and

(E) Orient porches, balconies, and outdoor activity areas away from adjacent single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone.

COMMENT: This regulation will be addressed at the time of full Detailed Site Plan, as applicable since the property is in the R-PD Zone.

(d) Building Materials

(1) Transparency

Building façades facing single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone, shall comply with the standards in Table 27-61203(d)(1), Transparency Standards:

Table 27-61203(d)(1): Transparency Standards	
Building Story	Minimum Façade Area Percentage to be Transparent (Percent of Façade) (1),(2),(3)
1st Floor (2)	35 (3)
2nd Floor	20
3rd or Higher Floor	20

NOTES:
(1) The façade area shall be measured from the grade to the underside of the eaves, or from story line to story line on upper building stories.
(2) Façades abutting sidewalks, plazas, gathering areas, or other pedestrian areas shall incorporate transparent glazing.
(3) The first two feet of façade area closest to the grade are not required to be glazed and shall be excluded from the façade area calculation.

COMMENT: This regulation will be addressed at the time of full Detailed Site Plan, as applicable since the property is in the R-PD Zone.

(f) Off-Street Parking

The total amount of off-street parking shall not exceed 1.1 times the required minimum specified in Table 27-6305(a): Minimum Number of Off-Street Parking Spaces.

(1) Except along US 1 between the northern corporate boundaries of the City of College Park and the County's boundary with the District of Columbia and along 34th Street between Sheperd Street and Otis Street, for development that is within 200 feet of single-family detached dwellings, two-family dwellings, townhouses, or vacant land within a single-family residential zone, the total amount of off-street parking shall not exceed 1.5 times the required minimum specified in Table 27-6305(a): Minimum Number of Off-Street Parking Spaces, and may be reduced through an alternative parking plan (see Section 27-6307, Off-Street Parking Alternatives) that demonstrates such reduction will not have an adverse impact on the adjacent single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone.

(2) When required, off-street parking shall be established in one or more of the following locations, listed in order of priority:

(A) Within a structured parking facility;
(B) Adjacent to off-street parking lots serving nonresidential development on abutting lots;
(C) Adjacent to lot lines abutting nonresidential development;
(D) Adjacent to lot lines abutting mixed-use development;

(E) Behind the building;
(F) Within a lot's corner side yard;
(G) In front of the building; or
(H) When all of the above options are infeasible, adjacent to lot lines abutting single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone.

(3) Off-street surface parking areas located adjacent to single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone shall be treated in accordance with Section 4.3, Parking Lot Requirements, of the Landscape Manual.

(4) The façade of any parking structure facing adjacent single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone, shall be designed in accordance with the exterior materials standards of this Section and be landscaped to soften its visual impact.

COMMENT: Acceptable parking quantities will be provided at the time of full Detailed Site Plan, as applicable since the property is in the R-PD Zone.

(g) Other Site Features

(1) Loading, Service, Recycling Collection, and Refuse Collection Areas shall be located at least 50 feet from residential development and:

COMMENT: Not applicable to this application.

(2) Drive-Through Service Facilities

(A) In no instance shall a drive-through or pick-up window be located on a building façade that faces a single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone.
(B) Order boxes associated with a drive-through or pick-up window shall be at least 200 feet from a lot containing a single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone.

COMMENT: Not applicable to this application; this Detailed Site Plan for Infrastructure only does not propose any buildings or structures.

(3) Exterior Lighting

(A) Exterior lighting fixtures shall have a maximum height of 14 feet and illumination that does not exceed 0.5 foot candle at the lot line if located within 100 feet of a lot containing a single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone.
(B) Exterior lighting fixtures shall have a maximum height of 18 feet if between 100 and 150 feet of such lot or lands (and illumination that does not exceed 0.5 foot candle at the lot line).
(C) Exterior lighting shall be extinguished by 10:00 p.m. or within one hour after closing, whichever occurs first.

COMMENT: This standard will be met at the time of full Detailed Site Plan, to be demonstrated with photometric levels provided on a Landscape and Lighting Plan, as applicable since the property is in the R-PD Zone.

(4) Signage Standards

(A) To the maximum extent practicable, signage shall be located a minimum of 50 feet from lot lines shared with a single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone.

(B) Signage within 50 feet of a lot line shared with a single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone, shall be limited to directional signage.

(C) Within 100 feet of lot lines shared with a single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone, the maximum sign area for signs shall be reduced by 25 percent.

(D) Projecting signs are prohibited if the sign is located across the street from or within 200 feet of a development with single-family detached dwellings, two-family dwellings, townhouses dwellings, or vacant lands in a single-family residential zone.

COMMENT: The monument signs proposed at the time of full Detailed Site Plan will not be located within 50 feet from lot lines shared with a single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone.

(5) Open Space Set-Asides

(A) Required open space set-asides shall be located between a proposed development and an adjacent single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone, to the maximum extent practicable.

(B) Outdoor recreation features such as swimming pools, tennis courts, playgrounds, and similar features shall be at least 50 feet from any lot line shared with a single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone.

COMMENT: This regulation will be met at the time of full Detailed Site Plan, as applicable since the property is in the R-PD Zone.

SECTION 27-61500 SIGNAGE

27-61504. General Standards.

(a) Illumination.

(1) Static Illumination.

(2) Animated Illumination.

COMMENT: Residential gateway (entrance) signs and enhanced landscape character will be designed, proposed, and reviewed at the time of full Detailed Site Plan with appropriate illumination details.

(b) Materials.

Permanent signs shall not be made of plywood, corrugated plastic sheets, cardboard, paper, cloth, vinyl banners, or other similar materials.

COMMENT: Residential gateway (entrance) signs and enhanced landscape character will be designed, proposed, and reviewed at the time of full Detailed Site Plan.

(c) Digital Display.

Digital displays shall comply with the standards in this Subsection.

(1) Location and Sign Type.

(2) Standards.

COMMENT: Not applicable to this application; no digital displays are proposed.

(d) Signs Within Proposed Right-of-Way.

(1) Sign permits may be issued for signs on land located within the right-of-way, property, or acquisition lines of a proposed street, rapid transit route, or rapid transit facility, or proposed relocation or widening of an existing street, rapid transit route, or rapid transit facility as shown on the General Plan or other County plans (e.g., Area Master Plans, Sector Plans, or Functional Master Plans) only if such signs are placed on:

(A) Land which:

(i) Was in reservation but is now not in reservation; and

(ii) Has not been acquired and is not being acquired; or

(B) Land which was subdivided after the adoption of the General Plan or other County plans (e.g., Area Master Plans, Sector Plans, or Functional Master Plans), but was not reserved or required to be dedicated for a street or rapid transit route or facility shown on the General Plan or other County plan.

COMMENT: Residential gateway (entrance) signs and enhanced landscape character will be designed, proposed, and reviewed at the time of full Detailed Site Plan. If any entrance median signs are requested within a proposed right-of-way, they will be designed in accordance with all applicable guidelines and regulating agencies.

27-61505. Standards for Specific Sign Types.

Unless exempted in accordance with Section 27-61502(b), Exemptions, all signs except special purpose signs (see Section 27-61506, Standards for Special Purpose Signs) and temporary signs (see Section 27-61507, Standards for Temporary Signs) shall comply with the standards in Table 27-61505: Standards for Specific Sign Types, based on the zone in which the sign is located.

COMMENT: Noted.

27-61506. Standards for Special Purpose Signs.

(b) Residential Gateway Sign

A monument sign that serves as a permanent gateway sign identifying a residential subdivision is allowed, if it complies with the following standards:

COMMENT: Residential gateway (entrance) signs and enhanced landscape character will be designed, proposed, and reviewed at the time of full Detailed Site Plan, as applicable.

Sec. 27-61600. GREEN BUILDING STANDARDS.

27-61603. Green Building Standards.

(a) Minimum Amount of Points Required.

Development subject to the standards of this Section shall achieve the following minimum number of points from the menu of options shown in Table 27-61603(b): Green Building Point System.

(1) Minimum Requirements for Residential Development.

(A) 10 to 25 units: 3 points.

(B) 25 or more units: 4 points.

COMMENT: This regulation will be met by providing four (4) or more points at the time of full Detailed Site Plan.

IX. PRIOR APPROVALS

Zoning Map Amendment – ZMA-2022-005 (District Council Zoning Ordinance No. 5-2024)

On November 12, 2024, the District Council voted to approve the ZMA-2022-005 application request in accordance with the ZHE's written decision, subject to six (6) conditions. The Ordinance was thereafter enacted on November 18, 2024. While two of the conditions are to be addressed at the time of Detailed Site Plan, neither are applicable to this application for Infrastructure only. Locations and details for dog parks in recreation facilities and EV charging stations on commercial parcels will be properly satisfied with subsequent full Detailed Site Plans.

Certificate of Adequacy – ADQ-2023-032

On September 8, 2025, the Certificate of Adequacy (ADQ-2023-032) was approved by the Planning Director with seven (7) conditions. The conditions applicable to this application for Infrastructure Detailed Site Plan are as follows, indicating what portions are applicable to this limited DSP for Infrastructure:

2. Prior to the approval of the detailed site plan, the applicant and the applicant's heirs, successors, and/or assignees, shall provide a signal warrant analysis for the following intersections. If the signal is deemed warranted or desired by the operating agency, a signal shall be bonded, permitted and have an approved timetable of construction prior to the issuance of the first building permit.

a. Old Fort Road and Allentown Road (#2)

b. MD 223 and Windbrook Drive / Bevard West (#4)

c. MD 223 and Bevard North/East (#5)

COMMENT: A signal warrant analysis was conducted for Old Fort Road and Allentown Road (Condition 2a) intersection which is under the purview of DPIE and DPWT. A signal warrant study has also been prepared for MD 223 and Windbrook Drive and MD 223 (Condition 2b) & Bevard North/East (Condition 2c), which are under the purview of SHA. SHA does not approve traffic signals based on projected future traffic volumes, and will only approve a signal based on actual existing traffic volumes. None of the referenced Bevard entrances exist today and there are no pending access permit applications for Bevard. As such, intersection 2c above does not exist today and would not meet the warrants. MD 223 & Windbrook Drive (2b) has been reviewed in the past (2013 and 2016) and SHA has concluded that signalization is not warranted. The existing traffic patterns are relatively similar to the traffic volumes observed during the last signal warrant analysis and it is anticipated that SHA will continue to conclude that signalization is not warranted.

Preliminary Plan of Subdivision – PPS-2023-016

On September 11, 2025, the Planning Board approved Preliminary Plan of Subdivision PPS-2023-016 with 20 conditions. Planning Board Resolution PGPBR No. 2025-075 was adopted on October 2, 2025. The conditions applicable to this application for Detailed Site Plan are as follows, indicating what portions are applicable to this limited DSP for Infrastructure:

7. In accordance with the 2013 Approved Subregion 5 Master Plan (master plan) and the 2009 Approved Countywide Master Plan of Transportation (MPOT), the applicant and the applicant's heirs, successors, and/or assignees shall provide the following facilities and show the locations and extent of the following facilities, at the time of detailed site plan:

a. A minimum 5-foot-wide sidewalk on both sides of all internal roads, unless identified as a shared-use path.

COMMENT: A 5-foot-wide sidewalk is shown on both sides of all internal roads included with this limited Detailed Site Plan for Infrastructure. Some sidewalks are identified as shared-use paths with a width of 10 feet. Additional roadways and sidewalks will be proposed in accordance with this Condition with subsequent full Detailed Site Plans.

b. A minimum 10-foot-wide shared-use path along the frontage of Piscataway Road (MD 223), unless modified by the permitting agency with written correspondence. Any modification shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.

COMMENT: A 10-foot-wide shared-use path is provided along the frontage of Piscataway Road (MD 223).

c. A minimum 10-foot-wide shared-use path along the southwest frontage of Steed Road, unless modified by the permitting agency with written correspondence. Any modification shall be in accordance with Prince George's County Department of

Public Works and Transportation and Maryland State Highway Administration adopted standards.

COMMENT: A 10-foot-wide shared-use path is provided along the southwest frontage of Steed Road.

d. Standard bicycle lane along both sides of Piscataway Road (MD 223), to include pavement markings and signage, unless modified by the permitting agency with written correspondence. Any modification shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.

COMMENT: Standard bicycle lanes are provided along both sides of Piscataway Road (MD 223), shown with pavement markings and labels. Signage will be incorporated with a subsequent full Detailed Site Plan, prior to any permitted roadway work. This will allow for a fully informed review by DPIE and will accommodate any required modifications by that regulating agency.

e. Standard bicycle lane along both sides of Steed Road, to include pavement markings and signage, unless modified by the permitting agency with written correspondence. Any modification shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.

COMMENT: Standard bicycle lanes are provided along both sides of Steed Road, shown with pavement markings and labels. Signage will be incorporated with a subsequent full Detailed Site Plan, prior to any permitted roadway work. This will allow for a fully informed review by SHA and will accommodate any required modifications by that regulating agency.

f. Shared road pavement markings and signage along the limits of C-518, unless modified by the permitting agency with written correspondence. Any modification shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.

COMMENT: Shared road pavement markings are provided along the limits of C-518, shown with pavement markings and labels. Signage will be incorporated with a subsequent full Detailed Site Plan, prior to any permitted roadway work. This will allow for a fully informed review by DPIE and/or SHA and will accommodate any required modifications from those regulating agencies.

g. Crosswalks and associated Americans with Disabilities Act-compliant curb ramps at all internal vehicular intersections and crossing the site access points.

COMMENT: Crosswalks and associated ADA-compliant curb ramps at all intersections and crossings will be provided with subsequent full Detailed Site Plans, as this level of detail is not required at the time of a DSP limited to Infrastructure.

h. Marked crosswalks at all locations where shared-use paths intersect roadways.

COMMENT: Marked crosswalks where shared-use paths intersect roadways will be provided with subsequent full Detailed Site Plans, as this level of detail is not required at the time of a DSP limited to Infrastructure.

i. Traffic-calming measures at key intersections, as coordinated with the permitting agency.

COMMENT: Traffic-calming measures will be discussed with and reviewed by the permitting agency with subsequent full Detailed Site Plans.

j. Short-term bicycle parking, to include inverted U- or similar style bicycle racks at all recreational areas.

COMMENT: Short-term bicycle parking locations will be proposed with subsequent full Detailed Site Plans.

15. At the time of detailed site plan, the applicant shall show phasing of the residential development, in order to establish the timing for submittal of a performance bond, letter of credit, or other suitable financial guarantees for the master-planned trail. Prior to approval of building permits, as identified on the approved detailed site plan for residential development, the applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee to the Prince George's County Department of Parks and Recreation, for construction of the master-planned trail.

COMMENT: A Phasing Exhibit is included with this Application, showing the phasing of the residential development and associated trails for Public Benefit Features and sidepaths Masterplan of Transportation fulfillment. All required trails and pathways will be reviewed and approved with subsequent Detailed Site Plans, prior to any permitted roadway work and performance bonds.

17. The applicant and the applicant's heirs, successors, and/or assignees shall submit construction drawings of the master-planned trail recreational facilities to the Prince George's County Department of Parks and Recreations, with timing of the trail construction to be determined at the time of the detailed site plan for the residential development.

COMMENT: Shared Use Path details are included on the Details Sheet of the DSP for Infrastructure plan set. The Applicant will submit construction drawings for the Public Benefit

Feature Trail to the Department of Parks and Recreation prior to certification of this DSP. Trail construction timing will be established with the approval of a subsequent residential DSP.

X. CONCLUSION

For all of the above-stated reasons, and based on all of the supporting documents and evidence that has (or will be) submitted into the record for this matter, the Applicant respectfully requests approval of the PRE-APP-2025-0001 Detailed Site Plan for Infrastructure and associated TCP2 in conformance with the requirements of Subtitle 24 and Subtitle 27 of the Prince George's County Code.

Respectfully submitted,

MCNAMEE HOSEA, P.A.

By:

Matthew C. Tedesco, ESQ.
Attorney for the Applicant

By:

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Senior Land Use Planner

RODGERS CONSULTING, INC.

By:

Christine Gillette, PLA
Senior Landscape Architect / Senior Associate

January 9, 2026

Memorandum

TO: Te-Shang (Emery) Huang, Planner IV, Urban Design Section, Development Review Division

VIA: N. Andrew Bishop, Planner IV, Long-Range Planning Section, Community Planning Division

VIA: Sarah Benton, AICP, Supervisor, Long-Range Planning Section, Community Planning Division

FROM: Sam McCrory, Planner II, Placemaking Section, Community Planning Division

SUBJECT: DSP-2025-0017 – Hyde Landing

FINDINGS

Community Planning Division staff finds that, pursuant to 27-3605(e) Detailed Site Plan Decision Standards of the Zoning Ordinance, this detailed site plan for infrastructure is not required to conform to the Master or Sector Plan.

BACKGROUND

Application Type: Detailed Site Plan (DET) for Infrastructure

Planning Area: 81B

Community: Tippett & Vicinity

Location: Generally located at the northwest quadrant of the intersection of Steed Road and Piscataway Road. The subject properties include 4401 Steed Road, and 10051, 10625, and 10651 Piscataway Road, Clinton, Maryland 20735. Generally located at the northwest quadrant of the intersection of Steed Road and Piscataway Road.

Size: 425.45 acres

Existing Uses: Current existing land use is the location of a former sand and gravel mine and a general aviation facility but is currently unused. The remainder of the property is vacant.

Future Land Use: Residential Low

Proposal: Construction of the roads, sidewalks, stormwater management facilities, and infrastructure for the development of approximately 1,288 dwellings, including

single-family attached and two-family dwelling units, with active and passive recreational areas.

Zoning: Residential Planned Development (R-PD) Zone

Applicable Zoning Ordinance: Current Zoning Ordinance

GENERAL PLAN AND MASTER PLAN

General Plan: This application is in the Established Communities. From Plan 2035, the vision for the Established Communities "classifies existing residential neighborhoods and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers, as Established Communities. Established communities are most appropriate for context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met," (p. 20).

Analysis: The proposed residential development is consistent with the recommendations of the General Plan for Established Communities by creating neighborhood parks and open spaces, preserving sensitive environmental areas, and promoting infrastructure investments such as the multi-use trail connection, the Master Plan roadway, and bicycle and pedestrian improvements to meet the needs of future and existing residents in this area.

In addition, it is noted that the General Plan recommends "Design sustainably to reduce energy use, improve community health, and protect environmental resources as well as to create a sense of place." (page 205, I, Community Character Principles), and "Prioritize infill, reinvestment, and revitalization in existing neighborhoods." Promote redevelopment around existing infrastructure and facilities to leverage public investment, promote the efficient use of County resources, strengthen older communities, and preserve open space and environmental assets." (page 205, I. Community Character Principles).

In addition, the General Plan recommends "link development and redevelopment to existing routes and surrounding communities. A network of connected streets and trails that responds to topography and respects scenic and historic context is an essential component of a functional neighborhood. This applies to existing neighborhoods where there are closed or missing connections, as well as to new developments built adjacent to existing neighborhoods. Concerns about privacy, speeding, and noise should be addressed without limiting neighborhood circulation." (page 206, II. Connectivity Principles), and "Use connections to foster a sense of place. Design roads and trails to respond to their local context – such as their historical, natural, and scenic settings – and to implement a community's vision for the future. Their designs should engage its users through architectural details, unique features, and/or interesting breaks, stopping places, and public spaces." (page 208, II. Connectivity Principles).

Master Plan: The 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* (Master Plan) recommends **residential low** land use on the subject property. The Master Plan defines residential low as "Residential areas up to 3.5 dwelling units per acre. Primarily single-family detached dwellings." The proposed development, with an approved maximum density of 3.08 dwellings per acre (established with ZMA-2022-005), is within the recommended density identified in the Master Plan and ZMA-2022-005.

As it relates to infrastructure, this application meets many of the strategies, goals, and policies highlighted in the Master Plan. The application includes improvements that are recommended by the Master Plan Including: Master Plan Right-of-Way dedication (A-54, C-156, and C-158), bicycle and pedestrian facilities, and other transportation related improvements. The Community Planning Division has included the following recommended goals, policies, and strategies of the Master Plan which pertain to the subject property and will advance the intent and purpose of the plan.

Transportation

Roads Policies and Strategies

- "Implement the 2009 Approved Countywide Master Plan of Transportation (MPOT) policies and strategies for streets, roads, and highways as they apply to new development applications and the preparation of plan recommendations." (pg. 108).
- Recommendations from the Master Plan for Master Plan ROW include C-518, C-156, and A-54.
    - C-158 is an 80-foot proposed right of way with 4 proposed lanes.
    - C-516: Steed Road from MD 223 to Allentown Road. An 80-foot proposed right-of-way with 4 proposed lanes.
    - A-54: Piscataway Road/Woodyard Road (MD 223) from MD 210 to MD 5. A proposed 120-foot minimum right-of-way with 4-6 lanes proposed lanes.

General Plan Policy Recommendation

- Transportation and Mobility Policy 5.2: "Expand the use of traffic-calming devices and pedestrian safety features to slow traffic and increase safety for all roadway users. Examples include Americans with Disabilities Act compliant curb ramps, curb extensions, safety signage, median islands, and speed cameras." (page 158).

Analysis: *The application meets the goals, policies, and strategies identified in the Transportation section of the Master Plan as it relates to Roads. The applicant has included the addition of Master Plan Right-of-Way dedication for C-518, C-156, and A-54 that meet minimum requirements in the plan sheets.*

At the major intersections within the development, the applicant proposes round-abouts. These include the intersections of Road A and Road G, and intersection of Road A and Road E. The

General Plan specifically mentions expanding the usage of traffic calming devices, like roundabouts, which are meant to slow traffic and increase safety for all roadway users (page 158 of the General Plan).

Sidewalks, Bikeways, and Trails Policies and Strategies

- "Promote pedestrian and bicycle opportunities as part of a multi-modal transportation network." (pg. 118)
- "Promote dual-route facilities along all of the major road transportation corridors." (pg. 118)
- "Connect a spine network of trails to the most populated areas." (pg. 118)
- "Expand and promote hiker/biker/equestrian recreational activities." (pg. 118)
- "Construct sidewalks along all major transportation facilities in areas where there are concentrations of people." (pg. 120)
- "Develop bicycle facilities in conformance with the…AASHTO Guide for the Development of Bicycle Facilities." (pg. 120)
- "Complete side paths and bike lanes in areas of higher population to increase connectivity in Subregion 5. Emphasize the following roads: MD 223, Piscataway Road, Temple Hills Road, Livingston Road, Old Branch Avenue, Steed Road, Allentown Road, Old Fort Place, and Gallahan Road." (pg. 120)
- "Develop street and sidewalk/trail connections between adjacent subdivisions as new development occurs." (pg. 120)
- "Develop recreational and interpretative programs, facilities, and thematic trails that build on the recreational, natural, historic, and scenic attributes of the subregion." (pg. 120)
- "Encourage developers at employment destinations to provide new sidewalks, bicycle trails, lockers, bike friendly intersection improvements, and trail connections as part of their development proposals." (pg. 120)
- "Install bicycle signage and safety improvements along designated shared-use roadways when development occurs or roadways are upgraded. Bikeway improvements may include paved shoulders, painted bike lanes, and bike signage." (pg. 120)
- "When possible, all on- and off-road facilities should be designed and constructed according to the recommendations of the Manual on Uniform Traffic Control Devices (MUTCD)…and the Guide for the Development of Bicycle Facilities…(AASHTO)." (pg. 120)

Analysis: The applicant has noted several infrastructure amenities that align with the goals, strategies, and policies mentioned in the Sidewalks, Bikeways, and Trails subsection of the Master Plan. The side paths along Piscataway Road and Steed Road and the public benefit multi-use path connection to the adjacent property to the northwest are both sufficient improvements to the infrastructure for people walking and biking in the area. This multi-use path connection amplifies recommendation made in the General Plan to build physical connections between new and existing developments in the Established Communities areas.

In addition, the applicant has noted the implementation of bicycle lanes along Piscataway Road and Steed Road. Bicycle lanes should be in accordance with the Master Plan of Transportation standards and standards from the Manual on Uniform Traffic Control Devices (MUTCD), and the Guide for the Development of Bicycle Facilities (AASHTO). Community Planning recommends considering protecting the bike lanes along MD 223 with physical barriers like flex posts, planters, or another type of protective separation for cyclists. Any potential design needs to be in compliance with Maryland State Highway Administration, AASHTO, and MUTCD design standards. To further enhance the goals, strategies, and policies of the Master Plan, Community Planning recommends that multi-use pathways and trails should have proper signage, trail markings, and wayfinding elements to encourage the usage of walking, biking, and other modes of transportation.

Conservation and Enhancement of Special Roadways

- "Require submission of an inventory of scenic and historic features with all applications that propose work within the right-of-way of a designated roadway." (pg. 123).
- "Utilize the "Guidelines for the Design of Scenic and Historic Roadways in Prince George's County, Maryland" … and the scenic-historic road sections from the DPW&T standards when evaluating applications within the rights-of-way of scenic and historic roadways." (pg. 123).
- "During the review of applications that involve work within the right-of-way of a designated roadway, consider a variety of techniques to protect the scenic and historic qualities of the designated roads. These techniques include alternative ways to circulate traffic, the use of the historic road section as one leg of a needed dual highway, provision of bypass roads, and limiting certain types of development and signs in the viewshed." (pg. 123).
- "Require the conservation and enhancement of the existing viewsheds of designated roads to the fullest extent possible during the review of land development or permit applications, whichever comes first. Elements to be considered shall include views of structures from the roadway, design character and materials of constructed features, preservation of existing vegetation, slopes and tree tunnels, use of scenic easements, and limited access points." (pg. 124).

Analysis: Both Steed Road and Piscataway Road (MD 223) are designated as historic roads by the Master Plan and must comply with strategies in the Conservation and Enhancement of Special Roadways section. The inventory submitted in A-DSP-2025-0017 Pre-Acceptance Comment Response Letter_v1 sufficiently documents scenic and historic features and is acceptable for advancing the application.

Aviation/MIOZ: This application is located within an Aviation Policy Area. The property falls within the APA-6 (Traffic Pattern Area) Zone. Additionally, the northern section of the subject property, specifically the property at 10651 Piscataway Road, is in the APA-3M (Medium Airport Inner Turning Area) Zone. Information, standards, and regulations on APA zones can be

found in section 27-4402(b) - Aviation Policy Area Overlay (APAO) Zones. This application is not located within the Military Installation Overlay Zone.

SMA/Zoning: In 2013, the Sectional Map Amendment, concurrent with the 2013 Master Plan rezoned the subject property from Employment-Institutional-Area (E-I-A) and Residential – Estate (R-E) to Residential Estate (R-E) (Change Number 30a), Residential Suburban (R-S) (Change Number 30b), and Local Activity Center (L-A-C) (Change Number 30b). Information on this change is on Page 199 of the Master Plan.

The Prince George's County Circuit Court, for Case No. CAL 13-24972, issued a court order dated December 18, 2015, that changed the zoning of Hyde Field from the E-I-A and Residential Estate (R-E) Zones to the Local Activity Center (L-A-C) and Residential Suburban Development (R-S) Zones, subject to Prince George's County Council Resolution CR-61-2009. The official decision is embodied in Zoning Ordinance No. 09-90 and No. 09-91.

On November 29, 2021, the District Council approved CR-136-2021, the Countywide Sectional Map Amendment (CMA), which reclassified the subject property from the R-S and L-A-C Zones to the LCD Zone, effective April 1, 2022.

On November 18, 2024, the District Council approved ZMA-2022-005 which rezoned the property from the LCD Zone to the R-PD (Residential-Planned Development) Zone subject to six conditions.

MASTER PLAN SUBSTANTIAL IMPAIRMENT ISSUES
None

ADDITIONAL DISCUSSION
None

Cc: Long-Range Agenda Notebook

January 9, 2026

MEMORANDUM

TO: Emery Huang, Urban Design Section, Development Review Division

FROM: Jon Wilson Jon Wilson, Transportation Planning Section, Countywide Planning Division

VIA: NS Noelle Smith, AICP, Transportation Planning Section, Countywide Planning Division

Crystal Saunders Hancock, Transportation Planning Section, Countywide Planning Division

SUBJECT: Hyde Landing, DSP-2025-0017

Prior Conditions of Approval

The subject application is governed by a Certificate if Adequacy (ADQ)-2023-032, Preliminary Plan of Subdivision (PPS)-2023-016, Zoning Map Amendment (ZMA)-2022-005, and Comprehensive Design Plan (CDP)-1501. The following conditions are applicable to this application:

ADQ-2023-032

1. Total development within the subject property shall be limited to uses that would generate no more than 1,095 AM and 1,309 PM peak-hour vehicle trips.

Comment: The subject application is for infrastructure only. This condition will be evaluated with subsequent Detailed Site Plan (DSP) applications.

2. Prior to the approval of the detailed site plan, the applicant and the applicant's heirs, successors, and/or assignees shall provide a signal warrant analysis for the following intersections. If the signal is deemed warranted or desired by the operating agency, a signal shall be bonded, permitted, and have an approved timetable for construction prior to the issuance of the first building permit.
    a. Old Fort Road and Allentown Road (#2)
    b. MD 223 and Windbrook Drive/Bevard West (#4)
    c. MD 223 and Bevard North/East (#5)

Comment: The submitted signal warrant analysis concluded that a signal is warranted at the intersection of Old Fort Road and Allentown Road (#2) only and will be subject to approval by the permitting agency at the time of building permit. Intersections MD 223/Windbrook Drive/Bevard West (#4) and MD 223/Bevard North/East (#5) do not meet the applicable warrants at this time.

3. Prior to approval of any building permit, the applicant and the applicant's heirs, successors, and /or assignees shall:

a. Pay a pro-rata share of the cost of construction for the Brandywine Road CIP (4.66.0052). $2,679,634 for the intersection of MD 223 at Old Branch Avenue and Brandywine Road south of MD 223. The pro-rata share shall be payable to Prince George's County (or its designee), with evidence of payment provided to the Planning Department with each building permit application.

Comment: This condition will be evaluated at the time of permitting.

4. Prior to approval of any building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following road improvements have (a) full financial assurances, (b) been permitted for construction through the applicable operating agency's access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency:
    a. MD 223 and Tippett Road:
        i. Center left turn lane along MD 223 onto Tippett Road, extending through to the Miller Farms.
    b. MD 223 and Steed Road:
        i. Double left turn lanes from Steed Road onto MD 223.
        ii. A free-right turn lane from Steed onto MD 223.
        iii. An additional through lane in both directions along MD 223.

Comment: This condition will be evaluated at the time of permitting.

PPS-2023-016

2. Prior to approval, the final plats of subdivision shall include:
    a. Right-of-way dedication along Piscataway Road (MD223) and Steed Road, in accordance with the approved preliminary plan of subdivision and Section 24-4201(b) of the Prince George's County Subdivision of Regulations.
    b. Right-of-way dedication of all internal public streets and C-518, a master plan collector roadway, in accordance with the approved preliminary plan of subdivision and Sections 24-4201(b) and 24-4201(c) of the Prince George's County Subdivision Regulations.

Comment: This condition will be evaluated at the time of final plats.

7. In accordance with the 2013 Approved Subregion 5 Master Plan (master plan) and the 2009 Approved Countywide Master Plan of Transportation (MPOT), the applicant and the applicant's heirs, successors, and/or assignees shall provide the following facilities and show the locations and extent of the following facilities at the time of detailed site plan:
    a. A minimum 5-foot-wide sidewalk on both sides of all internal roads, unless identified as a shared-use path.
    b. A minimum 10-foot-wide shared-use path along the frontage of Piscataway Road (MD 223), unless modified by the permitting agency with written correspondence. Any modification shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.
    c. A minimum 10-foot-wide shared-use path along the southwest frontage of Steed Road, unless modified by the permitting agency with written correspondence. Any modification shall be in accordance with Prince George's County Department of

Public Works and Transportation and Maryland State Highway Administration adopted standards.

d. Standard bicycle lane along both sides of Piscataway Road (MD 223), to include pavement markings and signage, unless modified by permitting agency with written correspondence. Any modification shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.
e. Standard bicycle lane along both sides of Steed Road, to include pavement markings and signage, unless modified by the permitting agency with written correspondence. Any modification shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.
f. Shared road pavement markings and signage along the limits of C-518, unless modified by permitting agency with written correspondence. Any modification shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.
g. Crosswalks and associated American with Disabilities Act-compliant curb ramps at all internal vehicular intersections and crossing the site access points.
h. Marked crosswalks at all locations where shared-use paths intersect roadways.
i. Traffic-calming measures at key intersections, as coordinated with the permitting agency.
j. Short-term bicycle parking, to include inverted U-or similar style bicycle racks at all recreational areas.

Comment: Five-foot-wide sidewalks are identified on all plan sheets, along both sides of internal roadways where a shared use path is not proposed and satisfies condition 7a. A ten-foot-wide shared-use path is identified on sheets 4 – 8 along the property frontage of Piscataway Road until the intersection with Steed Road. Staff recommend that the plan sheets be revised to identify a ten-foot-wide path along the frontage of Piscataway Road, east of Steed Road, to satisfy condition 7b. A ten-foot-wide shared use path is identified along the western side of Steed Road on sheets 8, 11,22, 25, and 36 to satisfy condition 7c. Five-foot-wide bicycle lanes are identified on sheets 4 – 9, 11, 22,25, and 36 along both sides of Piscataway Road and Steed Road to satisfy conditions 7d and 7e. Signage details will be provided with subsequent DSP applications. Shared road pavement markings are identified on sheets 11- 16 to satisfy condition 7f. Signage details will be provided with subsequent DSP applications. Conditions 7g – 7j will be evaluated with subsequent DSP applications.

Master Plan Compliance

The 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* include the following recommendations for the subject site as follows:

Right of Way (ROW)

Piscataway Road (A-54): 120-foot ROW

Comment: The MPOT and sector plan recommend the above ROW. The plan sheets identify a 64-foot ROW dedication from centerline along Piscataway Road, consistent with prior approvals. No additional dedication required.

Steed Road (C-516): 80-foot ROW

Comment: The MPOT and sector plan recommend the above ROW. The plan sheets identify sections of a 94 and an 83-foot ultimate ROW and dedication along Steed Road, consistent with the prior approvals and meets the minimum requirements. No additional dedication is required.

C-518: 80-foot ROW

Comment: The MPOT recommends the above ROW. The plan sheets include an 80-foot ultimate ROW along the C-518 alignment, identified as Road and is consistent with prior approvals. No additional dedication is required.

Pedestrian and Bicycle Facilities

Piscataway Road (A-54): Planned side path and dual route

Comment: The MPOT and sector plan designate Piscataway Road as a side path and bicycle lane facility, of which both facilities are shown on sheets 4-9. However, the ten-foot-wide shared-use path terminates at the Steed Road intersection. Staff recommend the ten-foot wide shared-use path continues east of Steed Road to meet the intent of the master plans and prior conditions.

Steed Road (C-516): Planned side path, bicycle lane, and dual route

Comment: The MPOT and sector plan designate Steed Road as a side path and bicycle lane facility, of which both facilities are shown on sheets 8,9,11, 22, 25 and 36 and meet the intent of the master plans and prior conditions.

C-518: Planned shared roadway

Comment: The MPOT designates C-518 as a shared roadway facility to which is identified on sheets 11-16 as a ten-foot-wide shared use path and shared road pavement markings and meets the intent of the master plans and prior conditions.

Recommendations, Policies, and Goals

The Complete Streets element of the MPOT reinforces the need for multimodal transportation and includes the following policies regarding the accommodation of pedestrians and bicyclists (MPOT, pages 9-10):

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

Comment: The plan sheets identify ten-foot-wide shared-use paths along the northern side of Piscataway Road, along the western side of Steed Road, and along the northern side of C-518 (Road A). The plan sheets also identify a five-foot-wide sidewalk along the east side of Steed Road, south of Road A, and south of Piscataway Road to meet the intent of the policy.

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

Comment: The plan sheets identify ten-foot-wide shared-use paths along the northwest side of Piscataway Road, along the southwest side of Steed Road, and along the northwest side of C-518 (Road A). The plan sheets also identify a five-foot-wide sidewalk along both sides of Road E and Road G and the northeast side of Steed Road, southeast of Road A, and southeast side of Piscataway Road. Additionally, the plan sheets identify bicycle lane facilities along Steed Road and Piscataway Road and shared roadway pavement markings along Road A. These facilities meet the intent of the policy.

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

Comment: The plan sheets identify ten-foot-wide shared-use paths along the northern side of Piscataway Road, along the western side of Steed Road, and along the northern side of C-518 (Road A). Additionally, the plan sheets identify bicycle lane facilities along Steed Road and Piscataway Road and sharrows along Road A. These facilities meet the intent of the policy.

The 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* includes the following goals and policies *(Page 118)*

Policy: Promote pedestrian and bicycle opportunities as part of a multi-modal transportation network.

Comment: The plan sheets identify ten-foot-wide shared-use paths along the northwest side of Piscataway Road, along the southwest side of Steed Road, and along the northwest side of C-518 (Road A). The plan sheets also identify a five-foot-wide sidewalk along both sides of Road E and Road G and the northeast side of Steed Road, southeast of Road A, and southeast of Piscataway Road. Additionally, the plan sheets identify bicycle lane facilities along Steed Road and Piscataway Road and shared road pavement markings along Road A. These facilities meet the intent of the policy.

Policy: Promote dual-route facilities along all of the major road transportation corridors.

Comment: The site plan identifies bicycle lanes and shared-use paths along the property frontages of Piscataway Road and Steed Road and meets the intent of a dual route facility.

Policy: Expand and promote hiker/biker/equestrian recreational activities.

Comment: The site plan identifies a ten-foot-wide asphalt trail connection on sheets 13, 18, 20, 27, 29, 32, 33, 34, and 38 within the site with intended connections to the adjacent property and meets

the intent of the policy. The alignment of the proposed trail will be evaluated with subsequent applications by the Parks Department.

> **Policy: Promote and encourage cycling and walking for commuting purposes as an alternative to driving a car.**

Comment: The plan sheets identify ten-foot-wide shared-use paths along the northwest side of Piscataway Road, along the southwest side of Steed Road, and along the northwest side of C-518 (Road A). The plan sheets also identify a five-foot-wide sidewalk along both sides of Road E and Road G and along the northeast side of Steed Road, southeast of Road A, and southeast of Piscataway Road. Additionally, the plan sheets identify bicycle lane facilities along Steed Road and Piscataway Road and sharrows along Road A. These facilities meet the intent of the policy.

Transportation Planning Review

Zoning Ordinance Compliance

Section 27-3605 of the Prince George's County Zoning Ordinance (Ordinance) provides guidance for the review of DSP development applications. Sections within 27-6 provide guidance for the development and design standards for the current application. The relevant sections to transportation are discussed below.

Section 27-6200: Roadway Access, Mobility and Circulation

27-6202: Consistency with Plans

The proposed and recommended access and circulation were evaluated per the applicable master plans.

27-6203: Multimodal Transportation System

Multimodal access and circulation are proposed via five-foot wide sidewalk along the southeast of Steed Road, southeast of Road A and southeast of Piscataway Road, bicycle lanes along Steed Road and Piscataway Road, shared road pavement markings along C-518 (Road A) and shared-use paths along the northwest side of Piscataway Road, along the southwest side of Steed Road and along the northwest side of C-518 (Road A). Pedestrian crossings will be evaluated with subsequent DSP applications.

27-6204: Circulation or Site Plan Required

The site plan demonstrates all vehicular, pedestrian, and bicycle infrastructure throughout the site. A detailed circulation plan will be further evaluated with subsequent DSP applications.

27-6206: Vehicular Access and Circulation

27-6206(a): All public streets are classified appropriately.

27-6206(b): All accessways are classified appropriately. The development is served via four access points connecting to public streets, Piscataway Road, and Steed Road. Any proposed alleys will be evaluated with subsequent DSP applications.

27-6206(c): The limited DSP includes two full movements and one right-in/out access point along Piscataway Road, two full movement access point along Steed Road, and internal circulation via public roadways to serve the proposed development. Circulation for larger and emergency vehicles will be further evaluated with subsequent DSP applications.

27-6206(d): The limited DSP does not propose direct driveway access to Piscataway Road, an arterial roadway, or collector roadways C-518 (Road A) and Steed Road. All direct driveway access will be further evaluated with subsequent DSP applications. Additionally, no shared driveways are proposed.

27-6206(e): At this time, the site is not subject to vehicular cross-access. However, the proposed roadway C-518 (Road A) is proposed with a feasible future connection to the adjacent property and will be further evaluated with subsequent DSP applications.

27-6206(f): As demonstrated with the PPS-2023-016, the connectivity score of the proposed development is 1.86, meeting the minimum 1.5 requirement. However, this will be further evaluated with subsequent DSP applications.

27-6206(g): The limited DSP does not propose cul-de-sacs or street turnarounds that are within the limits of significant pedestrian generators. However, multimodal infrastructure and a trail system are proposed to accommodate this development and will be further evaluated with subsequent DSP applications.

27-6206(h): The site includes the future master planned collector roadway C-518 (Road A) that is proposed to be constructed and facilitate a connection to the adjacent property and meet the intent of this section. This will be further evaluated with subsequent DSP applications.

27-6206(i): The internal roadway network is proposed to connect to existing roadways, Piscataway Road and Steed Road. These existing streets are extended beyond the subject property and will be improved with frontage infrastructure.

27-6206(j): The site includes a shared road facility along C-518 (Road A), which is a mechanism for traffic calming through the site. However, any additional traffic calming measures are to be coordinated with the permitting agency and shown on subsequent DSP applications.

27-6206(k): As demonstrated with PPS-2023-016, five-foot wide sidewalks and the ten-foot-wide shared-use path provide through-block access where a block face exceeds more than 800 feet. These connections will be further evaluated with subsequent DSP applications.

27-6207: Pedestrian Access and Circulation

27-6207(a): The limited DSP includes a pedestrian network via ten-foot wide shared-use paths along the northwest side of Piscataway Road, along the southwest side of Steed Road, and along the northwest side of C-518 (Road A). The pedestrian network is also served by a five-foot-wide sidewalk along both sides of Road G and Road E the northeast of Steed Road, southeast of Road A, and southeast of Piscataway Road, and will be further evaluated with subsequent DSP applications.

27-6207(b): The site includes the future master planned collector roadway C-518 (Road A) that is proposed to be constructed and facilitate a shared use pathway connection to the adjacent property and meet the intent of this section. In addition, a five-foot-wide sidewalk

is proposed throughout the site. This will be further evaluated with subsequent DSP applications.

27-6208: Bicycle Access and Circulation

27-6208(a): This limited DSP includes bicycle lanes along Piscataway Road and Steed Road, ten-foot-wide shared-use paths along the northwest side of Piscataway Road and southwest of Steed Road, an internal shared road facility along C-518 (Road A), and a ten-foot-wide asphalt trail through the site to accommodate bicycle movement. This will be further evaluated with subsequent DSP applications.

27-6208(b): The site includes the future master planned collector roadway C-518 (Road A) that is proposed to be constructed and facilitate a pedestrian and bicycle connection to the adjacent property and meet the intent of this section. A ten-foot-wide asphalt trail is also proposed through the site with an intended connection to the adjacent property and will be further evaluated with subsequent DSP applications.

Recommendations

Based on the findings presented above, staff conclude that the vehicular, pedestrian, and bicycle access and circulation for this plan are acceptable, consistent with the site design guidelines pursuant to Section 27, and meet the findings for vehicular, pedestrian, and bicycle transportation purposes.

1. Prior to certification of the Detailed Site Plan, the applicants and applicants' heirs, successors, and/or assignees shall provide the following:
    a. Revise the site plan to show a ten-foot-wide path along the frontage of Piscataway Road, northeast of Steed Road.

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

Countywide Planning Division
Environmental Planning Section 301-952-3650

January 9, 2026

MEMORANDUM

TO: Emery Huang, Planner IV, Urban Design Section

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

FROM: Chuck Schneider, Planner III, Environmental Planning Section *ACS*

SUBJECT: Hyde Landing Subdivision; DSP-2025-0017 and TCP2-2025-0053

The Environmental Planning Section (EPS) has reviewed the above-referenced Detailed Site Plan (DSP-2025-0017) and Type 2 Tree Conservation Plan (TCP2-2025-0053) accepted on November 17, 2025. Comments were provided in a Subdivision and Development Review Committee (SDRC) meeting on December 5, 2025. Revised information was received on December 31, 2025. EPS finds the application in conformance with Sections 27-3605(e)(3), 27-3605(e)(6), 27-6802, 27-6803, 27-6805, 27-6808, and 27-6809 within Section 27-6800 Environmental Protection and Noise Control section of the Zoning Ordinance, and recommends approval of DSP-2025-0017 and TCP2-2025-0053 based on the findings and conditions at the end of this memorandum.

BACKGROUND
EPS has reviewed this site previously with the review of the following applications:

Development Review Case	Associated TCP(s)	Authority	Status	Action Date	Resolution Number
SE-4465	N/A	Zoning Hearing Examiner	Dismissed	6/12/2013	N/A
A-10009	N/A	District Council	Approved	7/24/2013	09-90
A-10017	N/A	District Council	Approved	7/24/2013	09-91
CDP-1501	TCP1-004-15	Planning Board	70-day limit waived indefinitely	N/A	N/A
N/A	TCP2-122-94	Staff	Approved	1/2/1997	N/A
NRI-053-06	N/A	Staff	Approved	5/8/2006	N/A
NRI-053-06-01	N/A	Staff	Approved	10/25/2013	N/A
NRI-053-06-02	N/A	Staff	Approved	5/23/2023	N/A
NRI-053-06-03	N/A	Staff	Approved	8/22/2024	N/A

ZMA-2022-005	N/A	Planning Board District Council	Approved	2/15/2024 11/24/2024	2024-009 5-2024
PPS-2023-016	TCP1-004-15-01	Planning Board	Approved	9/11/ 2025	2025-075
DSP-2025-0017	TCP2-2025-0053	Planning Board	Pending	Pending	Pending

PROPOSED ACTIVITY
This Detailed Site Plan (DSP-2025-0017) application is for the Hyde Landing Subdivision for infrastructure for a residential and commercial development.

APPLICABLE WOODLAND CONSERVATION ORDINANCE
This property is subject to the Woodland and Wildlife Habitat Conservation Ordinance (WCO), the 2018 Environmental Technical Manual, and the regulations contained in Subtitles 24 and 27 of County Code.

SITE DESCRIPTION
The subject property is 425.46 acres, is located on the north side of Piscataway Road at its intersection with Steed Road, and contains property on the east and west sides of Steed Road. The property was zoned Residential Planned Development (R-PD) with ZMA-2022-005. This site is within Environmental Strategy Area 2 (formerly the Developing Tier) as designated by *Plan Prince George's* 2035 *Approved General Plan* (Plan 2035). This project is not within the boundaries of a transit-oriented center as identified in Plan 2035. The property contains 100-year floodplain and regulated environmental features (REF) as defined in Subtitle 24 of the Subdivision Regulations, including streams, stream buffers, wetlands, wetland buffers, and steep slopes. The site contains forest interior dwelling species (FIDS) habitat. Marlboro clays and Christiana complexes are not mapped on-site. The entire property is within the Tinkers Creek watershed, a Tier II waterway. Tier II waterways are high quality waters designated by the State of Maryland Department of Environment (MDE). These waters are afforded special protection under Maryland's anti-degradation policy. The protection measures shall be determined by the Prince George's County Soil Conservation District with the sediment and erosion control reviews.

The mapped Green Infrastructure network on this site contains Regulated and Evaluation Areas over a majority of the site. According to available information from the Maryland Department of Natural Resources Natural Heritage Program, rare, threatened, and endangered (RTE) species are not found on the site. The site fronts Piscataway Road and Steed Road, which are designated as historic roadways. The 2009 *Master Plan of Transportation* (MPOT) designates Piscataway Road as an arterial roadway, and Steed Road as a collector roadway. The MPOT also shows a future collector road, C-518, located within the application area paralleling Piscataway Road.

Parcel 45 is improved as a former airport site with associated structures (runway, roads, hangars, and various office and maintenance buildings). An approved NRI-053-06-03 was submitted with this application, depicting the existing structures.

REVIEW OF PREVIOUSLY APPROVED CONDITIONS

The site was subject to several prior approvals (A-10009, A-10017, and CDP-1501) which proposed to develop a mixed-use subdivision in the prior comprehensive design zones of Residential Suburban Development (R-S) and the Local Activity Center (L-A-C) Zones.

This prior comprehensive design development proposal will not be implemented with the development proposed with PPS-2023-016 and DSP-2025-0017. Previous conditions of approval related to the residential use are not pertinent to this application because the use and site design have changed.

The following text addresses previously approved environmental conditions to be considered with this application:

Zoning Map Amendment ZMA-2022-005

Zoning Map Amendment (ZMA-2022-005) was approved by the District Council on November 18, 2024, in Zoning Ordinance 5-2024. The approved conditions that are environmental in nature for ZMA-2022-005 are listed below in **bold** text, with staff comments in plain text:

1. **At the time of acceptance of the Preliminary Plan of Subdivision Application, the applicant shall provide the following:**

    b. **A Soils Study shall be submitted. The Study shall clearly define the limits of past excavation and indicate all areas where fill has been placed. All fill areas shall include borings, test pits, and logs of the materials found. Borings and test pits in fill areas shall be deep enough to reach undisturbed ground.**

    The acceptance package of the PPS included a geotechnical report that discussed the excavations for mining operation and performed the required soil investigations including soil borings, test pits, and logs of the materials found. On May 22, 2025, an additional exhibit was provided that defines the limits of past excavation and indicates the limits of the fill. The geotechnical material provided with the PPS satisfies this requirement.

3. **At the time of Preliminary Plan of Subdivision, a Type 1 Tree Conservation Plan shall be submitted that accounts for all previous clearing and shall show the provision of all Woodland Conservation requirements on-site.**

    The approved TCP1-004-2015-01 accounts for all the previous on-site woodland clearing and meets all their woodland requirements on-site. There is no off-site woodland clearing proposed with this application.

Preliminary Plan of Subdivision PPS-2023-016

PPS-2023-016 was approved by the Planning Board on September 11, 2025. The environmental conditions of approval are found in PGCPB Resolution No. 2025-075. The approved conditions that are environmental in nature for PPS-2023-016 are listed below in **bold** text, with staff comments in plain text:

2. Development of the site shall be in conformance with Stormwater Management Concept Plan SIT-00044-2024 and any subsequent revisions, in accordance with Section 24-4303 of the Prince George's County Subdivision Regulations.

The stormwater management concept approval for the overall development was issued on May 8, 2025, by the Department of Permitting, Inspections and Enforcement (DPIE). The concept plan proposes to manage the stormwater through the construction of grass swales, micro-bioretention facilities, and submerged gravel wetlands.

4. At the time of final plat, a conservation easement shall be described by bearings and distances, in conformance with Section 24-4303(d)(5) of the Prince George's County Subdivision Regulations. The conservation easement shall contain the delineated primary management area, except for any approved impacts, and shall be reviewed by the Environmental Planning Section of the Countywide Planning Division of the Prince George's County Planning Department, prior to approval of the final plat. The following note shall be placed on the plat:

> **"Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the Prince George's County Planning Department Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."**

This condition will be met at the time of final plat of subdivision.

5. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-004-2015-01), in conformance with Section 25-121 of the 2024 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance. 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 (TCP1-004-2015-01, 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, Prince George's County Planning Department."**

This condition will be met at the time of final plat of subdivision.

6. Prior to issuance of permits for this subdivision, and in conformance with Section 25-119(a)(3) of the 2024 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance, a Type 2 tree conservation plan (TCP2) 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."

This condition will be met at the time of final plat of subdivision.

12. At the time of final plat, in accordance with Zoning Map Amendment ZMA-2022-005, approximately 109 -/+ acres (Parcels A, B, D, F, G, H, and I) of stream valley land shall be conveyed to The Maryland-National Capital Park and Planning Commission (M-NCPPC). The land to be conveyed shall be subject to the following conditions:

c. The boundaries and acreage of land to be conveyed to M-NCPPC shall be indicated on all development plans and permits, which include such property.

d. The land to be conveyed shall not be disturbed or filled in any way without the prior written consent of DPR. If the land is to be disturbed, DPR shall require that a performance bond be posted to warrant restoration, repair, or improvements made necessary or required by M-NCPPC's development approval process. The bond or other suitable financial guarantee (suitability to be judged by the General Counsel's Office, M-NCPPC) shall be submitted to DPR within two weeks prior to applying for grading permits.

e. All waste matter of any kind shall be removed from the property to be conveyed. All wells shall be filled, and underground structures shall be removed. DPR shall inspect the site and verify that land is in an acceptable condition for conveyance, prior to dedication.

f. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to or owned by M-NCPPC, DPR shall review and approve the location and design of these facilities. DPR may require a performance bond and easement agreement prior to issuance of grading permits.

g. No stormwater management facilities, or tree conservation or utility easements shall be proposed on land owned by or to be conveyed to M-NCPPC without the prior written consent of DPR. DPR shall review and approve the location and/or design of these features. If such proposals are approved by DPR, a performance bond, and/or maintenance and easement agreements shall be required prior to issuance of grading permits.

h. The land to be conveyed shall not include any areas of applicant proffered meadow or wetland habitat creation. Native tree and/or shrub planting may be substituted for meadow habitat creation, subject to the approval of the Prince George's County Planning Department staff.

i. The applicant is responsible for plant installation, maintenance, bonds, and all other requirements, including maintenance period fulfillment and compliance associated with forest planting, forest edge treatment, and woodland understory enhancement environmental proffers occurring on parkland conveyance areas.

j. The applicant and the applicant's heirs, successors and/or assignees shall demonstrate any liens, leases, mortgages, or trusts have been released from the land to be conveyed to M-NCPPC.

This condition will be met at the time of final plat of subdivision.

13. The parcels to be conveyed to The Maryland-National Capital Park and Planning Commission shall be reflected on a Type 2 tree conservation plan (TCP2). The TCP2 shall be reviewed and approved by the Prince George's County Department of Parks and Recreation.

The submitted TCP2 does not show lands conveyed to The Maryland-National Capital Park and Planning Commission. A condition was recommended for this DSP for the parcels to be identified at time of TCP2 certification.

20. Prior to signature approval of the preliminary plan of subdivision, the woodland conservation worksheet, on the Type 1 tree conservation plan, shall be revised to remove the phasing of development.

This condition will be met at time of signature approval of the TCP1.

ENVIRONMENTAL REVIEW

Natural Resource Inventory Plan/Existing Features
Section 27-6802 requires an approved natural resource inventory (NRI) plan with PPS applications. The property currently has a combination of woodlands, fallow field areas, former airport, and areas that were part of mining operations no longer in use. The site contains areas of 100-year floodplain, streams, wetlands, and their associated buffers. NRI-053-06-03 was approved on August 22, 2024, showing REF and 82 specimen trees. No further information is needed at this time.

Woodland Conservation Plan
This property is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because the application has previously approved tree conservation plans. This project is also subject to the 2018 Environmental Technical Manual (ETM). Type 2 Tree Conservation Plan (TCP2-2025-0053) was submitted with this application.

This subdivision will be constructed in several phases with residential and commercial units, and solar panel uses. This DSP is for infrastructure. The woodland conservation worksheet shows an overall conservation threshold of 20 percent (83.64 acres). This DSP (425.46acres) contains a total of 95.29 acres of net tract woodlands, and 7.26 acres of wooded floodplain. This infrastructure DSP proposes to clear 9.430 acres of woodland, and 0.97 acre of wooded floodplain.

The DSP proposes to meet the woodland conservation requirement through the preservation of 85.68 acres of woodlands, the reforestation of 9.70 acres, and naturally regenerating 0.70 acre for 96.08 acres woodland conservation.

This site includes a previously approved solar panel phase which proposes 1.43 acres of woodland clearing, and 0.05 acre of wooded floodplain, and proposes to preserve 19.06 acres of woodlands and naturally regenerate 0.54 acre for 19.60 acres woodland conservation provided.

This overall development has a cumulative woodland conservation requirement of 94.04 acres and proposes to have cumulative woodland conservation of 96.08 acres, all met on-site.

The notification letter for this application sent on November 13, 2025, included this companion TCP1 as per Section 25-119(c)(5)(A) of County Code. EPS has not received any public comment about this application as the result of the mailing.

The applicant provided a statement of justification dated December 2025 for the additional clearing proposed with this DSP. There are stormwater management outfalls and non-woody buffers, water and sewer lines, and multi-use trails proposed within the stream buffer that cannot be replanted. The stream buffer impacted by the stormwater outfall impact area cannot be replanted once installed, as it needs to be clear and accessible for any future maintenance or repairs. Below the proposed stormwater ponds a non-woody buffer is required to prevent vegetation from impacting the pond embankment and liner. This non-woody buffer shall comply with Prince George's County SWM and Sediment Control requirements. The proposed trail network within the stream buffer will require an easement for any future maintenance or repairs. Due to the existing canopy cover and linear nature of the easement, the existing forest will remain contiguous, preserving habitat connectivity and allowing for continued wildlife movement. Staff concur with this statement of justification.

Specimen Trees
Section 25-122(b)(1)(G) of the Woodland and Wildlife Conservation Habitat Ordinance (WCO) requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the Technical Manual."

The site contains 82 specimen trees with condition ratings of good, fair, and poor. The proposed DSP design requests no additional specimen trees be removed. The DSP is reliant on the variance for the removal of specimen trees that was approved by the Planning Board with the PPS. PPS-2023-016 approved the removal of four specimen tree ST-38, ST-45, ST-47, and ST-64. The applicant has chosen to mitigate the removal of the four specimen trees by planting 21 (one inch to one and one half -inch caliper) trees on-site. As stated in Section 25-119(d)(7)(B) the replacement requirements for specimen trees shall be separate and apart from any other planting requirements. Prior to certification of the TCP2, the applicant shall show the location of the 21 replacement tree plantings on the plan and provide a planting schedule.

Preservation of Regulated Environmental Features (REF)/Primary Management Area (PMA)
This site contains REF that are required to be preserved and/or restored to the fullest extent possible under Section 27-6808, the Zoning Ordinance. The site contains 100-year floodplain and REF includes streams, stream buffers, wetlands, wetland buffers, and steep slopes.

Section 27-6808 refers to section 24-4300(d)(5) of the Subdivision Ordinance and states: "Where land is located outside the Chesapeake Bay Critical Area Overlay zones, the preliminary plan of subdivision (minor or major) and all plans associated with the application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state, to the fullest extent possible, consistent with the Environmental Technical Manual established in accordance with Subtitle 25: Trees and Vegetation, of the County Code. "

"Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required in accordance with Subtitle 27: Zoning Ordinance, of the County Code, for the reasonable development of the lot outside the regulated feature."

This DSP-2025-0017 application limits the review to impacts required for infrastructure. The Planning Board approved nine PMA impacts with PPS-2023-016. DSP-2025-0017 is reliant on nine of the original impacts with seven revisions and two additional. Staff received a statement of justification dated December 2025 for changes to the approved PMA impacts for infrastructure and two new impacts.

Statement of Justification
The applicant submitted a statement of justification for changes to the approved PMA impacts for infrastructure and two new impacts. PPS-2023-016 approved nine PMA impacts and this DSP requires the revision of seven of these approved impacts (A through C, E, and G through I) and two new impacts (J and K). Impacts D and F require no revisions with this DSP application. These seven impact areas and two new areas are changing or added due to agency requirements, further engineering, and site design. The revised impacts are for added disturbance area to approved stormwater management facilities, road, and water connection impacts. These proposed impact areas are for required infrastructure to adequately develop the Hyde Landing subdivision.

Analysis of Impacts
PPS-2023-016 was approved for nine PMA impacts. This SOJ for DSP-2025-0017 revisits seven impacts identified as A through C, E, and G through I and two new impacts J and K. The development of DS0-2025-0017 is reliant on all 11 PMA impacts. Impacts D and F remain unchanged from the PPS-2023-016 approval and will not be reviewed with this DSP application.

DSP-2025-0017 REQUESTED PMA IMPACT CHANGE TABLE PMA Impact	PMA Impact Function	PPS-2023-016 Approved (SF)	DSP-2025-0017 Requested PMA (SF)	Change from PPS-2023-016 to DSP-2025-0017 (SF)	PMA Feature impacted by Change
A	Road Improvement	4,592	4,796	204	Stream Buffer
B	Sewer /SWM Outfall	2,985	2,436	-549	Stream Bed, Stream Buffer, Floodplain

C	SWM Outfall	37,623	38,685	1,062	Stream Bed, Stream Buffer
E	Sewer /Water Connection	94,210	111,240	17,030	Stream Bed, Stream Buffer, Floodplain
G	Sewer /SWM Outfall	16,703	20,582	3,879	Stream Bed, Stream Buffer
H	Sewer /SWM Outfall	41,504	46,695	5,191	Stream Bed, Stream Buffer
I	SWM Outfall	5,473	23,108	17,635	Stream Bed, Stream Buffer
J	SWM Outfall	N/A	4,203	4,203	Stream Bed, Stream Buffer
K	Pipe Removal	N/A	18,774	18,774	Stream Bed, Stream Buffer
Total		220,058 5,05 acres	287,487 6.60 acres	67,429 1.55 acres	

The requested changes to impact areas A through C, E, and G through I and two new impacts J and K are discussed below.

A meeting was conducted with the applicant's environmental consultant to go over the impact's numbers. The consultant explained that due to further engineering and comments from the Prince George's Soil Conservation District (PGSCD) that two new areas have been added and seven impact areas have increased or decreased in several of the approved impact areas.

Impact A: Road Improvement - 4,796 square feet of impact.
Impact A was originally approved for 4,592 square feet with the PPS-2023-016 to allow for improvements to Steed Road. The road improvements of Steed Road are required by the Sector Plan and DPIE. DPIE is requiring that Steed Road be widened to a proposed 80-foot right-of- way creating two vehicle lanes both ways, bike lane, sideway, and a pedestrian use trail. Due to this dedicated right-of-way for road improvements, the adjacent PMA impact cannot be avoided.

Since the approval of the PPS, the road design changed to add an additional 204 square feet of impact for a total of 4,796 square feet of impact. Staff recommend support of the revised Impact A.

Impact B: Stormwater outfall structure - 2,436 square feet of impact.
Impact B was originally approved for 2,985 square feet of stream bed, stream buffer, 100-year floodplain, and PMA impact with PPS-2023-016 for a stormwater outfall. Stormwater outfalls need to be placed within low lying areas usually near stream systems to have positive drainage and prevent erosion during storm events. The stormwater management facility impact area is in accordance with the approved SWM concept plan (SIT-00044-2024).

Since the approval of the PPS, the stormdrain outfall for this proposed SWM facility was re-positioned. The new design reduced impacts by 549 square feet for a total impact of 2,436 square feet. Staff recommend support of the revised Impact B.

Impact C: Stormwater outfall structure - 38,685 square feet.
Impact C was originally approved for 37,623 square feet of stream bed, stream buffer, and PMA impact with PPS-2023-016. Stormdrains and outfalls need to be placed within low lying areas usually near stream systems to have positive drainage and prevent erosion during storm events. The stormwater management facility impact area is in accordance with the approved SWM concept plan (SIT-00044-2024).

Since the approval of the PPS, and coordination with PGSCD, an additional 1,062 square feet (total 38,685 square feet) of impact is required. The proposed SWM structure needs additional grading is required to install the full core trench to the prior sediment trap facility, and to increase the nonwoody buffer. This nonwoody buffer is a result of the required core trench at the top of the embankment. Staff recommend support of the revised Impact C.

Impact E: Sewer and Water line connection –111,240 square feet
Impact E was originally approved for 94,210 square feet for a sewer line connection.

Since the approval of the PPS, the location of Impact E was redesigned to include a water line collocating the two utilities for an additional 17,030 square feet (total 111,240 square feet) of impact. The new parallel utility system will avoid trenching in the already crowded infrastructure on Steed Road. This water line is needed to provide public water access to the parcel to the northwest. Staff recommends support of the revised Impact E.

Impact G: Sewer, SWM Structure, and Outfall Impact - 20,582 square feet.
Impact G was approved with PPS-2023-016 for 16,703 square feet of stream bed, stream buffer, and PMA disturbance for a stormwater management facility and outfall structure. This impact includes an existing sediment trap from the prior mining activities that will be repurposed and brought up to standards into a stormwater management facility and outfall structure. This impact is necessary to ensure the conveyance of stormwater to the stream without causing erosion. The stormwater management facility impact area is in in accordance with the approved SWM concept plan (SIT-00044-2024).

Since the approval of the PPS and coordination with PGSCD, an additional 3,879 square feet (total 20,582 square feet) of impact is required. The proposed SWM structure needs additional grading and is required to install the full core trench to the prior sediment trap facility, and to increase the nonwoody buffer. This nonwoody buffer is a result of the required core trench at the top of the embankment. Staff recommend support of the revised Impact G.

Impact H – Sewer, SWM Structure, and Outfall Impact - 46,695 square feet.
Impact H was originally approved with PPS-2023-016 for 41,504 square feet of stream bed, stream buffer, and PMA disturbance for a stormwater management facility and outfall structure. This impact includes an existing sediment trap from the prior mining activities that will be repurposed and brought up to standards into a stormwater management facility and outfall structure. Stormdrain outfalls need to be placed within low lying areas, usually near stream systems, to have positive drainage and prevent erosion during storm events. The stormwater management facility impact area is in in accordance with the approved SWM concept plan (SIT-00044-2024).

Since the approval of the PPS and coordination with PGSCD, an additional 5,191 square feet (total 46,695 square feet) of impact is required. The proposed SWM structure needs additional grading and is required to install the full core trench to the prior sediment trap facility, and to increase the nonwoody buffer. This nonwoody buffer is a result of the required core trench at the top of the embankment. Staff recommend support of the revised Impact H.

Impact I – SWM Outfall Impact - 23,108 square feet.
Impact I was approved with PPS-2023-016 for 5,473 square feet of stream buffer, and PMA disturbance for an outfall structure. Stormdrains and outfalls need to be placed within low lying areas usually near stream systems to have positive drainage and prevent erosion during storm events.

Since the approval of the PPS, Impact I has been redesigned to a State regulated 378 pond requiring more structures for an additional 17,635 square feet (total 23,108 square feet) of impact. The redesign was necessary for an additional stormwater outfall and to increase the nonwoody buffer. This nonwoody buffer is a result of the required core trench at the top of the embankment. The stormwater management facility impact area is not in accordance with the approved SWM concept plan (SIT-00044-2024). Prior to certification of the TCP2, provide the approved revision to the stormwater management plan reflecting changes to submerged gravel wetland identified as SGW-1A.

Impact J – SWM Outfall Impact - 4,203 square feet.
Impact J is a new request with this development for 4,203 square feet of stream bed, stream buffer, and PMA disturbance for a stormdrain outfall structure. This stormdrain outfall was previously combined with Impact E because it was adjacent to the proposed sewer line. This impact area has changed since the PPS submittal, because the sewer line was shifted to the opposite side of the stream. The general area of Impact J was previously approved for impact with the PPS-2023-016 and now the impact has been revised to stand alone from Impact E. Staff recommend support of Impact J.

Impact K –Pipe Removal – 18,774 square feet.
Impact K is a new request with this development for 18,774 square feet of stream bed, stream buffer, and PMA disturbance for a removal of an existing outfall pipe on a former sediment trap used during the on-site mining process. This pipe removal is a PGSCD requirement. Any forest cleared for this impact will be replanted as shown on the TCP2. Staff recommends support of the Impact K.

PMA Impact Summary
These revised PMA impacts identified as Impacts A through C, E, G through I, and two new impacts J and K were evaluated for the implementation of a road connection, stormwater outfalls, and water and sewer line connections. The changes resulted in an increase in impacts of 67,429 square feet (1.55 acres).

Based on the level of design information currently available, the limits of disturbance shown on the TCP2, and the impact exhibit provided, the REF on the subject property have been preserved and/or restored to the fullest extent possible. Staff therefore support the approval of the revised Impacts A through C, E, and G through I and two new impacts J, and K, as proposed.

Soils and Unsafe soils
Section 27-6809, Unsafe Lands of the Zoning Ordinance, states that "all applications shall conform to the requirements pertaining to unsafe land in Section 24-4300, Environmental Standards, of Subtitle 24: Subdivision Regulations". This application will use the current Subdivision Regulations, and Section 24-4101(c) (1) of Subdivision Regulations states "The Planning Director or Planning Board, as appropriate, shall restrict or prohibit the subdivision of land found to be unsafe for development. The restriction or prohibition may be due to a.) natural conditions, including but not limited to flooding, erosive stream action, high water table, unstable soils, severe slopes or soils that are unstable either because they are highly erodible or prone to significant movement or deformation (Factor of Safety < 1.5), or b.) man-made conditions on the land, including but not limited to unstable fills or slopes."

According to the U.S. Department of Agriculture - Natural Resource Conservation Service Web Soil Survey, soils present include Beltsville silt loam, Beltsville-Urban land complex, Croom-Marr complex, Dodon fine sandy loam, Grosstown gravelly silt loam, Marr-Dodon complex, Pits (gravel), Udorthents, and Widewater and Issue soils. Marlboro and Christiana clay are not found to occur on this property.

The overall property contains areas that were previously used for mining activities. These former on-site mining areas have been restored to grade and are proposed for a future phase to be used as a solar panel facility. No former mining areas are located within the proposed residential and commercial area. As part of this application, a geotechnical soil study was submitted by the applicant and found to be acceptable showing soil borings and depths for this application. The applicant was required with PPS-2023-0016 to submit a map clearly delineating the locations of where on-site areas were excavated and filled. This mining map was included with the DSP application. No further information is needed at this time.

Erosion and Sediment Control
Section 27-6805 of the Zoning Ordinance requires an approved Grading, Erosion, and Sediment Control Plan. Development shall comply with the requirements for sedimentation and erosion control in accordance with Subtitle 32, Division 2, Grading, Drainage and Erosion and Sedimentation Control, of County Code.

The County requires approval of an Erosion and Sediment Control Plan for development applications. The TCP2 must reflect the ultimate limits of disturbance (LOD), not only for installation of permanent site infrastructure, but also for the installation of all temporary infrastructure, including erosion and sediment control measures. A copy of the approved Erosion and Sediment Control Technical Plan was submitted with this application.

The stormwater management facility requesting PMA Impact I is not in accordance with the approved Erosion and Sediment Control Technical Plan (CSC number 91-25). A revised conceptual Erosion and Sediment Control Technical Plan will be required prior to certification of the TCP2.

Stormwater Management
Section 27-3605(c)(5)(F)(x) of the Zoning Ordinance requires stormwater management (SWM) concept approval prior to acceptance of a DSP. An approved DPIE approved stormwater management concept plan and approval letter were submitted with the subject application (SIT-00044-2024).

Proposed SWM features include six bio-swales, 59 micro-bioretention facility, and 11 submerged gravel wetland facilities. The concept approval was issued May 8, 2025, and expires May 8, 2028. The concept letter indicates no fee is required for on-site attenuation/quality control measures.

The applicant requested PMA Impact Area I for a stormwater management facility. The pond was redesigned from an exempt facility to a State regulated 378 pond requiring more structures. The revision to this stormwater management facility shall be reviewed and approved by DPIE prior to certification of the TCP2.

SUMMARY OF RECOMMENDED FINDINGS AND CONDITIONS
The Environmental Planning Section recommends approval of Detailed Site Plan (DSP-2025-0017) and Type 2 Tree Conservation Plan (TCP2-2025-0053) subject to the following findings and conditions:

Recommended Findings:

1. No additional specimen trees are requested for removal with Detailed Site Plan (DSP-2025-0017).

2. Based on the level of design information available at the present time, the regulated environmental features (REF) on the subject property have been preserved and/or restored to the fullest extent possible based on the limits of disturbance shown on Statement of Justification for Hyde Landing "DSP-2025-0017 Detailed Site Plan for Infrastructure" and associated exhibits from Rodgers dated December 2025. This Statement of Justification provides for revised Impacts A through C, E, and G through I and two new impacts J, and K. Staff support these revised impact areas and the two new impact areas.

Recommended Conditions:

1. Prior to signature approval of the detailed site plan, the Type 2 tree conservation plan shall be revised as follows:

    a. Identify the parcels to be conveyed to The Maryland-National Capital Park and Planning Commission.

    b. Add the following note to the plan under the Specimen Tree table:
    "NOTE: This plan is in accordance with the following variance from the strict requirements of Subtitle 25 approved by the Planning Board on (ADD DATE):
    The removal of 15 specimen trees (Section 25-122(b)(1)(G)), Specimen Tree ST-38 (31-inch Tulip poplar), ST-45 (31-inch Tulip Poplar), ST-47 (30-inch Black cherry), and ST-64 (30-inch Southern Red oak)."

    c. Show the location of the 21 replacement specimen tree plantings on the plan and provide a planting schedule.

    d. Add a revision note and have the revised plan signed and dated by the qualified professional preparing the plan.

2. Prior to certification of the Type 2 tree conservation plan, the submission of a revised Stormwater Concept Plan and Erosion and Sediment Control Technical Plan are required to reflect changes to the submerged gravel wetland identified as SGW 1A.

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

January 12, 2026
Revised January 20, 2026

MEMORANDUM

TO: Te-sheng Huang, Planner IV, Urban Design Section

FROM: Mridula Gupta, Planning Supervisor, Subdivision Section MG

SUBJECT: DSP-2025-0017; Hyde Landing

The property subject to this detailed site plan (DSP) consists of 425.46 acres of land and includes Parcels 20, 21, 45, and 90 recorded in Prince George's County Land Records in Liber 48458 folio 591. The property is located within the Residential Planned Development (R-PD) Zone. DSP-2025-0017 was accepted for review on November 17, 2025, and comments were provided to the applicant during the SDRC meeting on December 5, 2025. This referral memorandum is based upon the plans submitted for review on November 17, 2025, and December 31, 2025.

This DSP proposes infrastructure improvements only to support mixed-use development consisting of 906 single-family attached dwelling units, 382 two-family dwelling units, and up to 69,000 square feet of commercial, public utility, and community service uses.

The property is subject to Preliminary Plan of Subdivision (PPS) PPS-2023-016, which was approved by the Prince George's County Planning Board on September 11, 2025 (PGCPB Resolution No. 2025-075). The PPS approved subdivision of the 425.46-acre property into 906 lots and 170 parcels for the development of 906 single-family attached dwelling units, 382 two-family dwelling units, and up to 69,000 square feet of commercial development. The subject DSP proposal is consistent with the development evaluated with the approved PPS. Therefore, a new PPS is not required at this time.

Preliminary Plan of Subdivision PPS-2023-016 was approved subject to 20 conditions, of which the conditions relevant to the review of this proposed DSP are listed below in bold text. Staff analysis of the project's conformance to the conditions follows each one in plain text:

2. Development of the site shall be in conformance with Stormwater Management Concept Plan SIT-00044-2024 and any subsequent revisions, in accordance with Section 24-4303 of the Prince George's County Subdivision Regulations.

A copy of the approved Stormwater Management (SWM) Concept Plan SIT-00044-2024 and approval letter were submitted with this DSP application. The proposed development and the SWM concept plan should be reviewed by the Environmental Planning Section for conformance to this condition.

3. Prior to approval of a final plat:

a. Right-of-way dedication along Piscataway Road (MD 223) and Steed Road, in accordance with the approved preliminary plan of subdivision and Section 24-4201(b) of the Prince George's County Subdivision Regulations.

Right-of-way dedication along Piscataway Road (MD 223) and Steed Road is depicted on sheet 5 and 6 of the detailed site plan in accordance with the approved PPS.

b. Right-of-way dedication of all internal public streets and C-518, a master plan collector roadway, in accordance with the approved preliminary plan of subdivision and Sections 24-4201(b) and 24-4201(c) of the Prince George's County Subdivision Regulations.

Right-of-way dedication along proposed internal public streets of various widths are provided with the detailed site plan in accordance with the approved PPS.

c. Granting of minimum 10-foot-wide public utility easements along both sides of all public streets and along at least one side of all private streets, except as modified along proposed Public Roads A, E, and G and Private Roads B, C, E, T, and Y, in accordance with the approved preliminary plan of subdivision, and in accordance with Sections 24-4205 and 24-4401 of the Prince George's County Subdivision Regulations.

Public utility easements are shown along both sides of all public streets and along at least one side of all private streets, and as approved with the PPS.

5. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-004-2015-01), in conformance with Section 25-121 of the 2024 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance. The following note shall be placed on the final plat of subdivision:

6. Prior to issuance of permits for this subdivision, and in conformance with Section 25 119(a)(3) of the 2024 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance, a Type 2 tree conservation plan (TCP2) shall be approved. The following note shall be placed on the final plat of subdivision:

A Type 2 Tree Conservation Plan TCP2-2025-0053 was submitted with this application. The Environmental Planning Section should further review the submittal to determine conformance with Conditions 5 and 6.

7. In accordance with the 2013 *Approved Subregion 5 Master Plan* (master plan) and the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), the applicant and the applicant's heirs, successors, and/or assignees shall provide the following facilities and show the locations and extent of the following facilities, at the time of detailed site plan:

a. A minimum 5-foot-wide sidewalk on both sides of all internal roads, unless identified as a shared-use path.

b. A minimum 10-foot-wide shared-use path along the frontage of Piscataway

Road (MD 223), unless modified by the permitting agency with written correspondence. Any modification shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.

c. A minimum 10-foot-wide shared-use path along the southwest frontage of Steed Road, unless modified by the permitting agency with written correspondence. Any modification shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.

d. Standard bicycle lane along both sides of Piscataway Road (MD 223), to include pavement markings and signage, unless modified by the permitting agency with written correspondence. Any modification shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.

e. Standard bicycle lane along both sides of Steed Road, to include pavement markings and signage, unless modified by the permitting agency with written correspondence. Any modification shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.

f. Shared road pavement markings and signage along the limits of C-518, unless modified by the permitting agency with written correspondence. Any modification shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.

g. Crosswalks and associated Americans with Disabilities Act-compliant curb ramps at all internal vehicular intersections and crossing the site access points.

h. Marked crosswalks at all locations where shared-use paths intersect roadways.

i. Traffic-calming measures at key intersections, as coordinated with the permitting agency.

j. Short-term bicycle parking, to include inverted U- or similar style bicycle racks at all recreational areas.

This condition is applicable at the time of detailed site plan and should be further evaluated by Transportation Planning Section.

8. In accordance with Section 24-4601(b)(4)(C) of the Prince George's County Subdivision Regulations, the applicant and the applicant's heirs, successors, and/or assignees shall allocate appropriate and developable areas for, and provide, adequate on-site recreational facilities, in accordance with the standards outlined in the Prince George's County Parks and Recreation Facilities Design Guidelines.

9. The on-site recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division, of the Prince George's County Planning Department, for sufficiency and proper siting, in accordance with the Prince George's County Parks and Recreation Facilities Design Guidelines, with the review of the detailed site plan. Timing for construction shall also be determined at the time of detailed site plan.

Conditions 8 and 9 are not applicable to an infrastructure only detailed site plan. These conditions will be evaluated during the review of subsequent detailed site plan for architecture that proposes buildings.

12. At the time of final plat, in accordance with Zoning Map Amendment ZMA-2022-005, approximately 109 -/+ acres (Parcels A, B, D, F, G, H, and I) of stream valley land shall be conveyed to The Maryland-National Capital Park and Planning Commission (M-NCPPC). The land to be conveyed shall be subject to the following conditions:

Parcels A, B, D, F, G, H, and I are shown on the DSP as to be conveyed to M-NCPPC, per Condition 12.

13. The parcels to be conveyed to The Maryland-National Capital Park and Planning Commission shall be reflected on a Type 2 tree conservation plan (TCP2). The TCP2 shall be reviewed and approved by the Prince George's County Department of Parks and Recreation.

The parcels to be conveyed to M-NCPPC are not reflected on the TCP2. Department of Parks and Recreation and Environmental Planning Section should review the TCP2 for conformance to this condition.

15. At the time of detailed site plan, the applicant shall show phasing of the residential development, in order to establish the timing for submittal of a performance bond, letter of credit, or other suitable financial guarantees for the master-planned trail. Prior to approval of building permits, as identified on the approved detailed site plan for residential development, the applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee to the Prince George's County Department of Parks and Recreation, for construction of the master-planned trail.

A phasing plan exhibit for the residential development was provided with detailed site plan submittal. The exhibit and the DSP, show the alignment of the master-planned trail and the DSP includes a cross section detail for an asphalt surface trail. Department of Parks and Recreation should establish the timing for submittal of a performance bond, letter of credit, or other suitable financial guarantees for construction of the master-planned trail.

16. Prior approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall provide a draft Public Use Access Easement and Maintenance Agreement or Covenant for the master-planned trail to The Maryland-National Capital Park and Planning Commission (M-NCPPC), Prince George's County Department of Parks and Recreation, for approval. The easement agreement shall contain the rights of M-NCPPC, be recorded in land records, and the Liber/folio

shown on the final plat, prior to recordation. The final plat shall reflect the location and extent of the easement, in accordance with the approved preliminary plan of subdivision and subsequent detailed site plan.

17. The applicant and the applicant's heirs, successors, and/or assignees shall submit construction drawings of the master-planned trail recreational facilities to the Prince George's County Department of Parks and Recreation, with timing of the trail construction to be determined at the time of detailed site plan for the residential development.

The DSP shows the alignment of the master-planned trail and includes a cross section detail for an asphalt surface trail. An easement is also shown on the DSP, covering the extent of the trail. In their response to comments provided during SDRC meeting, the applicant stated that construction drawings for the portion of the trail required as a public benefit, will be provided to Department of Parks and Recreation (DPR) prior to certification of the DSP. DPR should evaluate the DSP for conformance to Conditions 16 and 17.

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

No land is shown to be conveyed to the HOA, with this DSP for infrastructure. Developable land is proposed as outparcels, to be retained by the owner. Parcels for open space, roadways, and two-family dwelling units, which are to be conveyed to the HOA per the approved PPS, will be reviewed with a future DSP for architecture that proposes buildings.

The proposed development is also subject to an approved Certificate of Adequacy ADQ-2023-032, approved by the Planning Director on September 8, 2025. The ADQ was approved subject to seven conditions, of which, the following condition is relevant to the review of this DSP for infrastructure, since no development is proposed on the property at this time. The remaining conditions of the approved ADQ will be applicable, and will be reviewed, with a future DSP for architecture that proposes buildings.

2. Prior to the approval of the detailed site plan, the applicant and the applicant's heirs, successors, and/or assignees shall provide a signal warrant analysis for the following intersections. If the signal is deemed warranted or desired by the operating agency, a signal shall be bonded, permitted, and have an approved timetable of construction prior to the issuance of the first building permit.

a. Old Fort Road and Allentown Road (#2)

b. MD 223 and Windbrook Drive/Bevard West (#4)

c. MD 223 and Bevard North/East (#5)

The applicant provided a Traffic Signal Warrant Analyses memo with the revised submittal, to address the above condition. Transportation Planning Section should review the submitted memo for conformance with the above condition.

Additional Comments:

1. None.

Recommended Conditions:

1. None.

This referral is provided for the purpose of determining conformance with any underlying subdivision approvals for the subject property and Subtitle 24. The DSP has been found to be in conformance with the approved preliminary plan of subdivision. All bearings and distances must be clearly shown on the site plan and must be consistent with the record plat or permits will be placed on hold until the plans are corrected. There are no other subdivision issues at this time.

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

Countywide Planning Division
Historic Preservation Section 301-952-3680

January 2, 2026

MEMORANDUM

TO: Emery Huang, Urban Design Section, Development Review Division

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

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

SUBJECT: **DSP-2025-0017 Hyde Landing**

The subject property comprises 425.26 acres and is located on the southwest side of Piscataway Road (MD 223), on the north and south sides of its intersection with Steed Road in Clinton, Maryland. The subject property is zoned Residential Planned Development (R-PD) and located within the 2013 *Approved Subregion* 5 *Master Plan* area. The subject application proposes infrastructure improvement designs for public streets, water, sewer, storm drain utilities, and stormwater management facilities, all of which will be essential to further development of the site as a comprehensive residential community.

The 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* includes goals and policies related to historic preservation (pages 155-159). However, these are not specific to the subject site or applicable to the proposed development.

Historically, the subject property was owned by members of the Lanham, Bryan, and Lyons families, who grew tobacco. Arthur C. Hyde acquired the land within the subject property in 1940. Shortly after his purchase, Hyde constructed an airport, commonly known as Hyde Field, on the land. During World War II, the U.S. Navy used Hyde Field to train fighter pilots and crews, with assistance provided by the Hyde Field-based flight of the newly created Civil Air Patrol (CAP). In addition to working with the U.S. Navy, the Hyde Field CAP flight participated in a variety of homeland security-related missions, including training civilian pilots and flying reconnaissance missions. Hyde Field operated continuously from 1941 to 2022.

Hyde Field, including its runways and remaining buildings, was recorded on a Maryland Inventory of Historic Properties form (Documented Site PG:81B-014). Hyde Field was determined to not be eligible for listing in the National Register of Historic Places by the Maryland Historical Trust in April 2018 because many of the airport's oldest buildings were demolished in the 1980s, and its western extent was destroyed by mining operations.

Outside of the part of the subject property containing Hyde Field, a large portion of the land has been mined for sand and gravel. This mining has likely destroyed any archeological resources in those areas. Several areas were not subject to sand and gravel mining, including the airfield, the areas adjacent to Tinker's Creek, a residence, and associated farm fields in the southeast corner of the subject property. There have been numerous precontact indigenous sites identified along Tinker's Creek in proximity to the subject property. In addition, a small knoll with a specimen tree in the west-central portion of the property could possibly be the location of a burial ground. On the submitted plans, this area is not proposed to be disturbed.

Previous applications indicated that several community gathering places will be provided throughout the development. These gathering places would be prime locations for interpretive signs that could address the history of the property, including its early use as a tobacco plantation, and its later use as an airport. Interpretive signage may be required at the time of a Detailed Site Plan for architecture.

Historic Preservation Section staff recommend approval of DSP-2025-0017, Hyde Landing, with no conditions.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Department of Parks and Recreation
6600 Kenilworth Avenue Riverdale, Maryland 20737

MEMORANDUM

DATE: January 26, 2026

TO: T-sheng Huang, Planner IV
Urban Design Section, Development Review Division
Planning Department

VIA: Sonja Ewing, Division Chief SME
Jameka Smith, Assistant Division Chief, JS
Dominic Quattrocchi, Planning Supervisor DQ
Park Planning and Environmental Stewardship Division
Department of Parks and Recreation

FROM: Ivy R. Thompson, Planner III IRT
Land Acquisition/Management & Development Review Section
Park Planning and Environmental Stewardship Division
Department of Parks and Recreation

SUBJECT: **DSP-2025-0017 Hyde Landing**

The staff of the Department of Parks and Recreation (DPR) reviews and evaluates Development Review applications for conformance with the requirements and recommendations of Area Master Plans, the Land Preservation, Parks and Recreational Program for Prince George's County, Plan 2035, the Formula 2040 Functional Master Plan for Parks, Recreation and Open Space as they pertain to public parks and recreation.

The subject property is located along the north side of Piscataway Road (MD 223) on the east and west sides of its intersection with Steed Road in Clinton, Maryland. This 425.46-acre property, zoned Mixed-Use Planned Development (MU-PD), is for 902 lots, 170 parcels for 902 single family attached dwellings, 382 two over two dwellings and 60,000 square feet of retail spaces. The site plan includes open space, active and passive recreational areas and solar energy collection areas.

Prince George's County Planning Board Resolution (PBR) 2025-075 conditions 8-17 are relevant to DPR. Conditions 8, 9, 15 will be addressed with future Detailed Site Plan applications. Conditions 10, 12, 14, and 16 will be addressed with the evaluation of the Final Plat. The Tinkers Creek Strean Valley Park master planned trail is shown on the site plan as a 10-foot trail without proposed contours within a narrow LOD corridor. For some areas at grade this is fine but is problematic for areas of steep slope. DPR staff supports the alignment shown (moved south) onto the proposed parkland on the north side of site with the routing up to the future internal roadway to the stream crossing This accommodates the Tinkers Creek SVP Trail master planned trail on top of the stream (sourced by GIS line).

The site plan also shows proposed 10-foot sidepaths along Steed Road, Piscataway Road, Road "A" and on internal road C-518 connecting to the Edelman parcels. DPR staff support each of the proposed alignments.

Condition 14:
Prior to submission of the final plat of subdivision for any residential lot/parcel, the applicant and the applicant's heirs, successors, and/or assignees shall submit an original executed public recreational facilities agreement (RFA) to the Prince George's County Department of Parks and Recreation (DPR), Park Planning and Environmental Stewardship Division, for construction of the master-planned trail, for approval. Upon approval by DPR staff, the RFA shall be recorded among the Prince George's County Land Records and the Liber and Folio of the RFA shall be noted on the final plat, prior to plat recordation.

Comment: DPR staff will review and evaluate the draft Public Recreation Facilities Agreement with the review and approval of a final plat.

Condition 15:
At the time of detailed site plan, the applicant shall show phasing of the residential development, in order to establish the timing for submittal of a performance bond, letter of credit, or other suitable financial guarantees for the master-planned trail. Prior to approval of building permits, as identified on the approved detailed site plan for residential development, the applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee to the Prince George's County Department of Parks and Recreation, for construction of the master-planned trail.

Comment: A phased exhibit is included as part of the submission package. DPR staff will continue to evaluate the proposed trails with subsequent Phased Detailed Site Plan reviews and timing for bonding and construction with a full-scale DSP review of the residential development.

Condition 16
Prior approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall provide a draft Public Use Access Easement and Maintenance Agreement or Covenant for the master-planned trail to The Maryland-National Capital Park and Planning Commission (M-NCPPC), Prince George's County Department of Parks and Recreation, for approval. The easement agreement shall contain the rights of M-NCPPC, be recorded in land records, and the Liber/folio shown on the final plat, prior to recordation. The final plat shall reflect the location and extent of the easement, in accordance with the approved preliminary plan of subdivision and subsequent detailed site plan.

Comment: DPR staff will review and evaluate the draft Public Use and Easement and Maintenance Agreement with the review and approval of a final plat.

Condition 17:
The applicant and the applicant's heirs, successors, and/or assignees shall submit construction drawings of the master-planned trail recreational facilities to the Prince George's County Department of Parks and Recreation, with timing of the trail construction to be determined at the time of detailed site plan for the residential development.

Comment: DPR staff will continue to evaluate the proposed trails with subsequent Detailed Site Plan reviews. Since the subject DSP is for infrastructure only, the final alignment and timing of construction will be further evaluated and determined in a full-scale DSP review for the residential development.

RECOMMENDATION

DPR staff recommends the Planning Board approval of Detailed Site Plan DSP-2025-017 Hyde Landing.

cc: Leonard Pettiford

Signature: Sonja M. Ewing
Email: sonja.ewing@pgparks.com

Signature: Dominic Quattrocchi
Email: dominic.quattrocchi@pgparks.com

Signature: Jameka Smith
Jameka Smith (Jan 26, 2026 13:18:08 EST)
Email: jameka.smith@pgparks.com

Aisha N. Braveboy
County Executive

PRINCE GEORGE'S COUNTY
HEALTH DEPARTMENT

Date: December 5, 2025

To: Te-sheng (Emery) Huang, Urban Design, M-NCPPC

From: Adebola Adepoju, Environmental Health Specialist, Environmental Engineering/ Policy Program

Re: DSP-2025-0017, Hyde Landing

The Environmental Engineering / Policy Program of the Prince George's County Health Department has completed a desktop health impact assessment review of the detailed site plan submission for the Grove at Hyde Landing locations at 4401 Steed Road; 10051 Piscataway Road; 10625 Piscataway Road; and 10651 Piscataway Road in Clinton and has the following comments / recommendations:

1. Gasoline, oil and other fluids from aircraft parked on the grounds of the lot may contribute to residual petroleum contamination that may remain on site and could be disturbed by excavation or grading activities (i.e. the relocation of the office building). Any impacted soils encountered must be handled in a manner that comports with all State and local regulations.

2. Due to this history and the potential for petroleum contamination of both soils and groundwater frequently associated with aircraft- based operations, it is recommended that an environmental site assessment be completed, and/or such a report submitted for review at least 35 days prior to the Planning Board Hearing.

3. The applicant may consider applying for the Maryland Department of the Environment's Voluntary Cleanup Program prior to the redevelopment of the site to remove any possible contaminates that may have penetrated the soil surface. Please contact the Land Restoration Program/ Land Management Administration located at 1800 Washington Boulevard in Baltimore Maryland or call (410) 537-3305.

4. During the construction phases of this project, noise should not 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.

Headquarters Building
1701 McCormick Drive, Suite 200, Largo, MD 20774
Office 301-883-7834, *Fax* 301-883-7896, *TTY/STS* Dial 711
www.princegeorgescountymd.gov/health

5. During the construction phases 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.

If you have any questions or need additional information, please contact me at 301-883-7677 or aoadepoju@co.pg.md.us.

Outlook

RE: E-PLAN ACCEPTANCE REFERRAL FOR DSP-2025-0017 - Hyde Landing (PB)

From SHEA, CHARLES <cs239m@att.com>
Date Wed 2025-11-19 1:30 PM
To AZZAM, ABDULKADER <aa9168@att.com>; LANGHORNE, DANIEL <dl9346@att.com>; ePlan <ePlan@ppd.mncppc.org>; Huang, Te-sheng (Emery) <Tesheng.Huang@ppd.mncppc.org>; Celestin, Ashley <Ashley.Celestin@ppd.mncppc.org>
Cc HWARY, AHMED ED <ah5959@att.com>; IBRAHIM, WALID <wi340d@att.com>; HASSAN, HATIM <hh9514@att.com>

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

At&t LNS has no existing utilities at this location.

Regards ,

Charles P. Shea
Desk: 703.288.9400 Ext. 1006
Mobile: 703-338-8024
Email: cs239m@att.com

From: AZZAM, ABDULKADER <aa9168@att.com>
Sent: Monday, November 17, 2025 12:16 PM
To: SHEA, CHARLES <cs239m@att.com>; LANGHORNE, DANIEL <dl9346@att.com>
Cc: HWARY, AHMED ED <ah5959@att.com>; IBRAHIM, WALID <wi340d@att.com>; HASSAN, HATIM <hh9514@att.com>; AZZAM, ABDULKADER <aa9168@att.com>
Subject: FW: E-PLAN ACCEPTANCE REFERRAL FOR DSP-2025-0017 - Hyde Landing (PB)

THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
301-952-3600

November 26, 2024

RE: ZMA-2022-005-C (Hyde Landing)
Hyde Field Acquisition, LLC, Applicant

NOTICE OF FINAL DECISION OF THE DISTRICT COUNCIL

Pursuant to the provisions of Section 27-3416 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed a copy of Zoning Ordinance No. 5 - 2024 setting forth the action taken by the District Council in this case on November 18, 2024.

CERTIFICATE OF SERVICE

This is to certify that on November 26, 2024 this notice and attached Council order were mailed, postage prepaid, to all persons of record.

Donna J. Brown
Clerk of the Council

Case No.: ZMA-2022-005-C
Hyde Landing

Applicant: Hyde Field Acquisition, LLC

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

FINAL CONDITIONAL ZONING APPROVAL

AN ORDINANCE to incorporate the Applicant's acceptance of conditional zoning approved in Zoning Ordinance No. 5 -2024, and to grant final conditional zoning approval in Application No. ZMA-2022-005-C.

WHEREAS, the District Council in enacting Zoning Ordinance 5 -2024, approved the Applicant's request to rezone approximately 425.45 acres of land in the Legacy Comprehensive Design (LCD) Zone to the Residential Planned Development (R-PD) Zone for the development of a maximum of 1,288 single-family attached and two-family dwelling units, on the subject property located on the Northwest side of Piscataway Road, also identified as 10051 Piscataway Road, 10625 Piscataway Road, 10651 Piscataway Road, Clinton, Maryland; and

WHEREAS, the District Council, pursuant to its decision in Zoning Ordinance 5 -2024, deems it appropriate to accept Applicant's consent to the conditions in Zoning Ordinance 5 -2024; and approve final conditional zoning.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. Final conditional zoning approval of Zoning Ordinance 5 -2024, is hereby granted. Applicant's written acceptance of the conditions in Zoning Ordinance 5 -2024, is hereby incorporated into this amendment of the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland.

SECTION 2. Use of the subject property, as conditionally reclassified, shall be subject to all requirements in the applicable zone and conditions referenced above. Failure to comply with the conditions of rezoning shall constitute a zoning violation and shall constitute sufficient grounds for the District Council to annul the rezoning approved herein; to revoke use and occupancy permits; to institute appropriate civil or criminal proceedings; and/or to take any other action deemed necessary to obtain compliance.

SECTION 3. This Ordinance is effective November 25, 2024, the date of receipt of the Applicant's acceptance of the conditions in Zoning Ordinance 5 -2024.

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: Jolene Ivey
Jolene Ivey, Chair

ATTEST:
Donna J. Brown
Donna J. Brown
Clerk of the Council

THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
301-952-3600

November 22, 2024

DISTRICT COUNCIL PRELIMINARY NOTICE OF CONDITIONAL ZONING APPROVAL

Pursuant to the provisions of Section 27-3416 of the Zoning Ordinance of Prince George's County, Maryland, requiring notice of decision of the District Council, a copy of Zoning Ordinance No. 5 - 2024 granting preliminary conditional zoning approval of ZMA-2022-005- Hyde Landing, is attached.

In compliance with the provisions of Section 27-3601(d)(9) of the Zoning Ordinance, the applicant must file a written acceptance or rejection of the land use classification as conditionally approved within ninety (90) days from the date of approval by the District Council. Upon receipt by the Clerk's Office of a written acceptance by the applicant, a final Order will be issued with an effective date for conditional approval shown as the date written acceptance was received by the Clerk's Office.

The failure to accept the conditions in writing within ninety (90) days from the date of approval shall be deemed a rejection. Rejection shall void the Map Amendment and revert the property to its prior zoning classification.

Written approval or rejection of conditions must be received by the Clerk's Office no later than the close of business (5:00 p.m.) on February 18, 2025.

CERTIFICATE OF SERVICE

This is to certify that on November 22, 2024, this notice and attached Order were mailed, postage prepaid, to the attorney/correspondent and applicant(s). Notice of final approval will be sent to all persons of record.

Donna J. Brown
Clerk of the Council

Case No.: ZMA-2022-005-C
Hyde Landing

Applicant: Hyde Field Acquisition, LLC

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

ZONING ORDINANCE NO. 5−2024

AN ORDINANCE to amend the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, by an individual Zoning Map Amendment.

WHEREAS, Zoning Map Amendment Application No. 2022-005 ("ZMA-2022-005" or "application") is a request to rezone approximately 425.45 acres of land in the Legacy Comprehensive Design (LCD) Zone to the Residential Planned Development (R-PD) Zone for the development of a maximum of 1,288 single-family attached and two-family dwelling units, on the subject property located on the Northwest side of Piscataway Road, also identified as 10051 Piscataway Road, 10625 Piscataway Road, 10651 Piscataway Road, Clinton, Maryland; and

WHEREAS, the application was advertised, and the property was posted prior to public hearings, in accordance with all requirements of law; and

WHEREAS, the Technical Staff and the Prince George's County Planning Board ("Planning Board") recommended approval of the application with conditions; and

WHEREAS, the Zoning Hearing Examiner ("ZHE") held its evidentiary hearing on July 30, 2024; and

WHEREAS, Dominick Camp and James Riley appeared at the evidentiary hearing and testified regarding the current traffic situations in the area of the subject property; and

WHEREAS, on October 8, 2024, the ZHE issued its Decision recommending that the application request, to rezone approximately 425.45 acres of land in the LCD Zone to the R-PD

Zone, be approved subject to conditions; and

WHEREAS, on October 10, 2024, the ZHE issued a Corrected Decision on October 8, 2024, indicating that the Applicant is Hyde Field Acquisition, LLC; and

WHEREAS, on November 12, 2024, the District Council voted to approve the application request in accordance with the ZHE's Corrected Decision; and

WHEREAS, as a basis of this final decision, the District Council adopts and incorporates by reference, as if fully restated herein, the ZHE's Corrected Decision to approve the application request, subject to certain conditions.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. The Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, is hereby amended to rezone approximately 425.45 acres of land in the Legacy Comprehensive Design (LCD) Zone to the Residential Planned Development (R-PD) Zone for the development of a maximum of 1,288 single-family attached and two-family dwelling units, on the subject property located on the Northwest side of Piscataway Road, also identified as 10051 Piscataway Road, 10625 Piscataway Road, 10651 Piscataway Road, Clinton, Maryland.

SECTION 2. The request to rezone approximately 425.45 acres of land in the Legacy Comprehensive Design (LCD) Zone to the Residential Planned Development (R-PD) Zone, is hereby APPROVED, subject to the following conditions:

1. At the time of acceptance of the Preliminary Plan of Subdivision Application, the Applicant shall provide the following:

    a. A Phase I Noise Study prepared and signed by a professional engineer.

    b. A Soils Study shall be submitted. The Study shall clearly define the limits of past excavation and indicate all areas where fill has been placed. All fill areas shall include borings, test pits, and logs of the materials found. Borings and test pits in fill areas shall be deep enough to reach undisturbed ground.

2. In conformance with Section 27-4105 of the Prince George's County Zoning Ordinance, the following public benefits shall be provided:

   a. At the time of subdivision, approximately 100+ acres of the Tinkers Creek Watershed Stream Valley and adjacent forested areas (Woodland Conservation Areas as further depicted on Applicants "Conceptual Park Conveyance Areas") shall be conveyed to the Prince George's County Department of Parks and Recreation as undeveloped parkland.

   b. Bike/pedestrian connectivity via a system of trails and sidewalks (in excess of approximately 6,000 linear feet) shall be demonstrated at the time of Preliminary Plan of Subdivision.

   c. The following road improvements, at a minimum, shall be demonstrated at the time of Preliminary Plan of Subdivision and part of the ADQ analysis, Subject to approval by the applicable operating agency:

      (1) A pro-rata CIP contribution of $2,485,483 to the CIP project at MD 223 (Piscataway Road) and Old Branch Avenue/Brandywine Road (CIP 4.66.0052).

      (2) A pro-rata contribution of developer funding to the South County Roadway Improvements CIP (4.66.0050). In lieu of the actual contribution, the Applicant proposes to construct intersection capacity improvements at MD 223 (Piscataway Road) and Steed Road, including an additional through lane each direction along MD 223.

      (3) Construction of a two-way left turn lane at MD 223 (Piscataway Road) and Miller Farms, and at MD 223 and Tippett Road. This will improve capacity and operations along MD 223 by creating separate left turn lanes, rather than vehicles queuing in the through lane, as currently exists.

      (4) Provide necessary turning lanes at site access points, as required by the operating agencies.

      (5) Provide a shared-use path along the Property frontage of MD 223 (Piscataway Road). This will be set back from MD 223 to enhance pedestrian and bike safety.

      (6) Provide bike lanes along MD 223 (Piscataway Road).

      (7) Frontage improvements will be provided along Steed Road, as required by the County Road Code. The extent and details of these improvements will be coordinated and subject to final approval by the Prince George's County Department of Permitting, Inspection and Enforcement (DPIE) in the permitting stage, but the Applicant anticipates construction of one-half of the section of the collector road along the Property frontage, along with left turn lanes at site access points, as required by DPIE. This will create capacity along Steed Road and ensure the queuing and spillback do not extend beyond the improved area.

d. A community center or meeting facility with incorporation of training, educational opportunities, or social services shall be included as part of the recreational facilities shall be demonstrated at the time of Preliminary Plan of Subdivision.

e. Streetscape improvements shall be provided at the time of Detailed Site Plan, subject to the approval of the Urban Design Section of the Development Review Division of the Prince George's County Planning Department.

f. Superior urban design, architecture, and landscaping shall be provided at the time of Detailed Site Plan, subject to the approval of the Urban Design Section the Development Review Division of the Prince George's County Planning Department.

g. A wayfinding signage package shall be provided at the time of Detailed Site Plan, subject to the approval of the Urban Design Section of the Development Review Division of the Prince George's County Planning Department.

3. At the time of Preliminary Plan of Subdivision, a Type 1 Tree Conservation Plan shall be submitted that accounts for all previous clearing and shall show the provision of all Woodland Conservation requirements on-site.

4. At the time of Detailed Site Plan, the Applicant shall incorporate dog parks and dog waste facilities throughout the development.

5. At the time of Detailed Site Plan, the Applicant shall incorporate electrical vehicle charging stations within commercial development pods.

6. Prior to approval of final plats, the decommissioning procedures to ensure that the Airport will no longer be active and licensed for public use shall be complete. The Applicant shall provide official correspondence from the Maryland Aviation Administration that the Airport is no longer licensed for public aviation use.

SECTION 3. A building permit, use permit, or subdivision permit, as applicable, may not be issued or approved for the subject property except in accordance with the conditions set forth in this Ordinance.

SECTION 4. If the Applicant fails to accept the land use classification conditionally approved in this Ordinance, in writing, within ninety (90) days, the subject property shall revert to the Legacy Comprehensive Design (LCD) Zone.

SECTION 5. BE IT FURTHER ENACTED that this Ordinance shall become effective on the date of its enactment.

ENACTED this 18th day of November 2024, by the following vote:

In Favor:	Council Members Fisher, Harrison, Hawkins, Ivey, Olson, Oriadha, and Watson.
Opposed:	
Abstained:	
Absent:	Council Members Blegay, Burroughs and Dernoga.
Vote:	7-0.

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: Jolene Ivey
Jolene Ivey, Chair

ATTEST:
Donna J. Brown
Donna J. Brown
Clerk of the Council

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

October 7, 2025

Hyde Field Acquisition, LLC
656 Quince Orchard Road, Suite 500
Gaithersburg, MD 20878

Re: Notification of Planning Board Action on
Preliminary Plan of Subdivision PPS-2023-016
Hyde Landing

Dear Applicant:

This is to advise you that, on **October 2, 2025,** the above-referenced Preliminary Plan of Subdivision was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

Pursuant to Section 23-401 of the Land Use Article of the Maryland Code, a petition for judicial review of the Planning Board's action must be filed with the Circuit Court for Prince George's County, Maryland within 30 calendar days after the date of this final notice **(October 7, 2025)**. Please direct questions regarding this matter to Ms. Mahasin El Amin, Clerk of the Circuit Court, at 301-952-3318.

Sincerely,
Sherri Conner, Planning Division Chief
Development Review Division

By: M. Vatandoost
Reviewer

Attachment: PGCPB Resolution No. **2025-075**

cc: Persons of Record

THE MARYLAND-NATIONAL CAPITAL
Park and Planning Commission
Prince George's County Planning Board | Office of the Chairman

1616 McCormick Drive, Largo, MD 20774
301-952-3560
pgcpb@ppd.mncppc.org
www.pgplanningboard.org

PGCPB No. 2025-075 File No. PPS-2023-016

RESOLUTION

WHEREAS, Hyde Field Acquisition, LLC is the owner of a 425.46-acre tract of land known as Parcels 20, 21, 45, and 90, said property being in the 5th and 9th Election Districts of Prince George's County, Maryland, and being zoned Residential Planned Development (R-PD); and

WHEREAS, on April 28, 2025, Hyde Field Acquisition, LLC filed an application for approval of a Preliminary Plan of Subdivision for 906 lots and 170 parcels; and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision, also known as Preliminary Plan PPS-2023-016 for Hyde Landing was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission at a public hearing on September 11, 2025; and

WHEREAS, new Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code went into effect on April 1, 2022; and

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

WHEREAS, at the September 11, 2025 public hearing, 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 Subtitles 24 and 25, Prince George's County Code, the Prince George's County Planning Board APPROVED Type 1 Tree Conservation Plan TCP1-004-2015-001, and APPROVED a Variance to Section 25-122(b)(1)(G), and further APPROVED Preliminary Plan of Subdivision PPS-2023-016, including Variations from Section 24-4102(c)(1) and Section 24-4205, for 906 lots and 170 parcels, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision, the plan shall be revised, as follows:

    a. Revise General Note 26 to provide the Type 1 tree conservation plan number as TCP1-004-2015-01.

    b. Revise General Note 33 to provide the nonresidential gross floor area as 69,000 square feet.

    c. Remove the M-NCPPC signature block from the cover sheet.

2. Development of the site shall be in conformance with Stormwater Management Concept Plan SIT-00044-2024 and any subsequent revisions, in accordance with Section 24-4303 of the Prince George's County Subdivision Regulations.

3. Prior to approval, the final plats of subdivision shall include:

a. Right-of-way dedication along Piscataway Road (MD 223) and Steed Road, in accordance with the approved preliminary plan of subdivision and Section 24-4201(b) of the Prince George's County Subdivision Regulations.

b. Right-of-way dedication of all internal public streets and C-518, a master plan collector roadway, in accordance with the approved preliminary plan of subdivision and Sections 24-4201(b) and 24-4201(c) of the Prince George's County Subdivision Regulations.

c. Granting of minimum 10-foot-wide public utility easements along both sides of all public streets and along at least one side of all private streets, except as modified along proposed Public Roads A, E, and G and Private Roads B, C, E, T, and Y, in accordance with the approved preliminary plan of subdivision, and in accordance with Sections 24-4205 and 24-4401 of the Prince George's County Subdivision Regulations.

d. A note indicating the Prince George's County Planning Board's approval of a variation from Section 24-4205 of the Prince George's County Subdivision Regulations, in accordance with the approving resolution for Preliminary Plan of Subdivision PPS-2023-016, for the width of the public utility easement along proposed Public Roads A, E, and G and Private Roads B, C, E, T, and Y.

e. A note indicating the Prince George's County Planning Board's approval of a variation from Section 24-4102(c)(1) of the Prince George's County Subdivision Regulations, in accordance with the approving resolution for Preliminary Plan of Subdivision PPS-2023-016, for lots and parcels not meeting the minimum lot depth requirement.

4. At the time of final plat, a conservation easement shall be described by bearings and distances, in conformance with Section 24-4303(d)(5) of the Prince George's County Subdivision Regulations. The conservation easement shall contain the delineated primary management area, except for any approved impacts, and shall be reviewed by the Environmental Planning Section of the Countywide Planning Division of the Prince George's County Planning Department, prior to approval of the final plat. The following note shall be placed on the plat:

> "Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the Prince George's County Planning Department Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."

5. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-004-2015-01), in conformance with Section 25-121 of the 2024 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance. 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 (TCP1-004-2015-01, 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, Prince George's County Planning Department."

6. Prior to issuance of permits for this subdivision, and in conformance with Section 25-119(a)(3) of the 2024 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance, a Type 2 tree conservation plan (TCP2) 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."

7. In accordance with the 2013 *Approved Subregion 5 Master Plan* (master plan) and the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), the applicant and the applicant's heirs, successors, and/or assignees shall provide the following facilities and show the locations and extent of the following facilities, at the time of detailed site plan:

   a. A minimum 5-foot-wide sidewalk on both sides of all internal roads, unless identified as a shared-use path.

   b. A minimum 10-foot-wide shared-use path along the frontage of Piscataway Road (MD 223), unless modified by the permitting agency with written correspondence. Any modification shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.

   c. A minimum 10-foot-wide shared-use path along the southwest frontage of Steed Road, unless modified by the permitting agency with written correspondence. Any modification shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.

   d. Standard bicycle lane along both sides of Piscataway Road (MD 223), to include pavement markings and signage, unless modified by the permitting agency with written correspondence. Any modification shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.

   e. Standard bicycle lane along both sides of Steed Road, to include pavement markings and signage, unless modified by the permitting agency with written correspondence. Any modification shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.

f. Shared road pavement markings and signage along the limits of C-518, unless modified by the permitting agency with written correspondence. Any modification shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.

g. Crosswalks and associated Americans with Disabilities Act-compliant curb ramps at all internal vehicular intersections and crossing the site access points.

h. Marked crosswalks at all locations where shared-use paths intersect roadways.

i. Traffic-calming measures at key intersections, as coordinated with the permitting agency.

j. Short-term bicycle parking, to include inverted U- or similar style bicycle racks at all recreational areas.

8. In accordance with Section 24-4601(b)(4)(C) of the Prince George's County Subdivision Regulations, the applicant and the applicant's heirs, successors, and/or assignees shall allocate appropriate and developable areas for, and provide, adequate on-site recreational facilities, in accordance with the standards outlined in the Prince George's County Parks and Recreation Facilities Design Guidelines.

9. The on-site recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division, of the Prince George's County Planning Department, for sufficiency and proper siting, in accordance with the *Prince George's County Parks and Recreation Facilities Design Guidelines,* with the review of the detailed site plan. Timing for construction shall also be determined at the time of detailed site plan.

10. Prior to submission of the final plat of subdivision for any residential lot/parcel, the applicant and the applicant's heirs, successors, and/or assignees shall submit an executed private recreational facilities agreement (RFA) to the Development Review Division (DRD) of the Prince George's County Planning Department, for construction of on-site recreational facilities for approval. Upon approval by DRD, the RFA shall be recorded among the Prince George's County Land Records and the Book and page of the RFA shall be noted on the final plat, prior to plat recordation.

11. Prior to approval of building permits for each phase of residential development, 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 that are adequate to serve the cumulative development.

12. At the time of final plat, in accordance with Zoning Map Amendment ZMA-2022-005, approximately 109 -/+ acres (Parcels A, B, D, F, G, H, and I) of stream valley land shall be conveyed to The Maryland-National Capital Park and Planning Commission (M-NCPPC). The land to be conveyed shall be subject to the following conditions:

a. An original, special warranty deed for the property to be conveyed, signed by the Washington Suburban Sanitary Commission Assessment Supervisor, shall be submitted to the Subdivision Section of the Development Review Division of the Prince George's County Planning Department, along with the application of the first final plat.

b. M-NCPPC shall be held harmless for the cost of public improvements associated with land to be conveyed including, but not limited to, sewer extensions, adjacent road improvements, drains, sidewalls, curbs and gutters, and front-foot benefit charges prior to and subsequent to application of the building permit.

c. The boundaries and acreage of land to be conveyed to M-NCPPC shall be indicated on all development plans and permits, which include such property.

d. The land to be conveyed shall not be disturbed or filled in any way without the prior written consent of DPR. If the land is to be disturbed, DPR shall require that a performance bond be posted to warrant restoration, repair, or improvements made necessary or required by M-NCPPC's development approval process. The bond or other suitable financial guarantee (suitability to be judged by the General Counsel's Office, M-NCPPC) shall be submitted to DPR within two weeks prior to applying for grading permits.

e. All waste matter of any kind shall be removed from the property to be conveyed. All wells shall be filled, and underground structures shall be removed. DPR shall inspect the site and verify that land is in an acceptable condition for conveyance, prior to dedication.

f. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to or owned by M-NCPPC, DPR shall review and approve the location and design of these facilities. DPR may require a performance bond and easement agreement prior to issuance of grading permits.

g. No stormwater management facilities, or tree conservation or utility easements shall be proposed on land owned by or to be conveyed to M-NCPPC without the prior written consent of DPR. DPR shall review and approve the location and/or design of these features. If such proposals are approved by DPR, a performance bond, and/or maintenance and easement agreements shall be required prior to issuance of grading permits.

h. The land to be conveyed shall not include any areas of applicant proffered meadow or wetland habitat creation. Native tree and/or shrub planting may be substituted for meadow habitat creation, subject to the approval of the Prince George's County Planning Department staff.

i. The applicant is responsible for plant installation, maintenance, bonds, and all other requirements, including maintenance period fulfillment and compliance associated with forest planting, forest edge treatment, and woodland understory enhancement environmental proffers occurring on parkland conveyance areas.

j. The applicant and the applicant's heirs, successors and/or assignees shall demonstrate any liens, leases, mortgages, or trusts have been released from the land to be conveyed to M-NCPPC.

13. The parcels to be conveyed to The Maryland-National Capital Park and Planning Commission shall be reflected on a Type 2 tree conservation plan (TCP2). The TCP2 shall be reviewed and approved by the Prince George's County Department of Parks and Recreation.

14. Prior to submission of the final plat of subdivision for any residential lot/parcel, the applicant and the applicant's heirs, successors, and/or assignees shall submit an original executed public recreational facilities agreement (RFA) to the Prince George's County Department of Parks and Recreation (DPR), Park Planning and Environmental Stewardship Division, for construction of the master-planned trail, for approval. Upon approval by DPR staff, the RFA shall be recorded among the Prince George's County Land Records and the Liber and folio of the RFA shall be noted on the final plat, prior to plat recordation.

15. At the time of detailed site plan, the applicant shall show phasing of the residential development, in order to establish the timing for submittal of a performance bond, letter of credit, or other suitable financial guarantees for the master-planned trail. Prior to approval of building permits, as identified on the approved detailed site plan for residential development, the applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee to the Prince George's County Department of Parks and Recreation, for construction of the master-planned trail.

16. Prior approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall provide a draft Public Use Access Easement and Maintenance Agreement or Covenant for the master-planned trail to The Maryland-National Capital Park and Planning Commission (M-NCPPC), Prince George's County Department of Parks and Recreation, for approval. The easement agreement shall contain the rights of M-NCPPC, be recorded in land records, and the Liber/folio shown on the final plat, prior to recordation. The final plat shall reflect the location and extent of the easement, in accordance with the approved preliminary plan of subdivision and subsequent detailed site plan.

17. The applicant and the applicant's heirs, successors, and/or assignees shall submit construction drawings of the master-planned trail recreational facilities to the Prince George's County Department of Parks and Recreation, with timing of the trail construction to be determined at the time of detailed site plan for the residential development.

18. 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 for the subdivision. The draft covenants shall be submitted to the Subdivision Section of the

Development Review Division of the Prince George's County Planning Department, to ensure that the rights of the Prince George's County Planning Board are included. The book/page of the declaration of covenants shall be noted on the final plat, prior to recordation.

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

    a. A copy of the recorded deed for the property to be conveyed shall be submitted to the Subdivision Section of the Development Review Division of the Prince George's County Planning Department.

    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 operations that are 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 the HOA 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 HOA. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by the Development Review Division of the Prince George's County Planning Department.

    f. Covenants recorded against the conveyed property ensuring retention and future maintenance of the property by the HOA, including reservation of the right of approval by the Prince George's County Planning Director.

20. Prior to signature approval of the preliminary plan of subdivision, the woodland conservation worksheet, on the Type 1 tree conservation plan, shall be revised to remove the phasing of development.

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

1. The subdivision, as modified with conditions, meets the applicable legal requirements of Subtitles 24 and 27 of the Prince George's County Code and the Land Use Article of the Annotated Code of Maryland.

2. **Background**— The site is located on the northwest side of Piscataway Road (MD 223) at its intersection with Steed Road, on Tax Map 114 Grid E-4; Tax Map 115 Grid D-4; and Tax Map 124 Grids B-1, C-1, D-1, E-1, B-2, C-2, D-2, B-3, C-3 and D-3. The property consists of four deed parcels, known as Parcels 20, 21, 45, and 90, all of which were recorded in Prince George's County Land Records in Liber 48458 folio 591. The property is located in the Residential Planned Development (R-PD) Zone. The site is subject to the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* (master plan), Subtitles 24 and 27 of the Prince George's County Code, and other applicable plans, as outlined herein.

   The subject property is 425.46 acres. This preliminary plan of subdivision (PPS) allows subdivision of the property into 906 lots and 170 parcels for development of 906 single-family attached dwelling units, 382 two-family dwelling units, and up to 69,000 square feet of commercial development, public utility, and community service uses. The site is currently improved with an airport (former Washington Executive Airport) and has been subject to previous sand and gravel mining activities. Both the mining and airfield operations have completely ceased, at this time. The subject site contains two main pods of development, located respectively on each side of Steed Road.

   This PPS is required, in accordance with Section 24-3402(b)(3) of the Prince George's County Subdivision Regulations. The applicant participated in a pre-application conference for the subject PPS on June 30, 2023, pursuant to Section 24-3302(b)(1), and held a pre-application neighborhood meeting on November 12, 2024, pursuant to Section 24-3303(b)(1) of the Subdivision Regulations. In accordance with Section 24-4503, this PPS is supported by and subject to an approved Certificate of Adequacy, ADQ-2023-032.

   The applicant filed a request for a variation from Section 24-4102(c)(1) of the Subdivision Regulations, seeking relief from the lot depth requirement from Piscataway Road (MD 223). This request is discussed further in the Noise finding of this resolution.

   The applicant also filed a request for a variation from Section 24-4205 of the Subdivision Regulations, in order to reduce the 10-foot standard width of public utility easements (PUEs) (reduced up to 6-foot width) and to propose an alternative location (not exclusively outside of sidewalk alignments) of PUEs. This request is discussed further in the Public Utility Easement finding of this resolution.

   The applicant filed a request for a variance to Section 25-122(b)(1)(G) of the 2024 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO), to allow removal of four specimen trees. This request is discussed further in the Environmental finding of this resolution.

3. **Setting**—The subject site is located on Tax Map 114 Grid E-4; Tax Map115 Grid D-4; and Tax Map 124 Grids B-1, C-1, D-1, E-1, B-2, C-2, D-2, B-3, C-3, and D-3, and is within Planning Area 81B. The subject property and its surroundings are located in the Aviation Policy Area Overlay (APAO) Zone. The subject site is bound to the north by residential uses and undeveloped land in the Residential Estate (RE) Zone, and the Reserved Open Space (ROS) Zone. The site is

bound to the east by undeveloped land and residential uses in the Residential, Rural (RR) Zone. Piscataway Road (MD 223) abuts the property to the south, with undeveloped land and agricultural uses in the RE and RR Zones beyond. West of the property is undeveloped land and industrial uses in the RE Zone.

4. **Development Data Summary**—The following information relates to the subject PPS and the evaluated development.

	EXISTING	EVALUATED
Zone	R-PD	R-PD
Use(s)	Vacant	Residential, Commercial, Utility and Community Service
Acreage	425.46	425.46
Lots	0	906
Parcels	4	170
Outparcels	0	0
Dwelling Units	0	1,288
Nonresidential Gross Floor Area	0	69,000
Variation	No	Yes; Sections 24-4102(c)(1) and 24-4205
Subtitle 25 Variance	No	Yes; Section 25-122(b)(1)(G)

The subject PPS was accepted for review on April 28, 2025. Pursuant to Section 24-3305(e) of the Subdivision Regulations, this case was referred to the Subdivision and Development Review Committee (SDRC), which held a meeting on May 9, 2025, where comments were provided to the applicant. Revised plans were received on May 15 and 19, 2025, which were used for the analysis contained herein.

5. **Previous Approvals**—The property is the subject of several prior approvals, which include a zoning map amendment (ZMA) and basic plans and special exceptions (SE). The applicable prior approvals are separately discussed in detail below.

The Prince George's County District Council approved Special Exception SE-3851 on February 23, 1993. This application permitted surface mining on the subject property. The property has been cleared of the mining operation and remains undeveloped, apart from the decommissioned airport.

The property was the subject of Zoning Map Amendment A-9667, which was approved by the District Council and adopted on June 4, 1991, pursuant to Zoning Ordinance No. 23-1991. The application reclassified 458 acres from the Employment and Institutional Area (E-I-A) and Residential-Agricultural (R-A) Zones to the E-I-A Zone. A new basic plan was approved for development of an airport employment park with a runway.

Zoning Map Amendments A-10009 and A-10017 were approved by the District Council on September 9, 2009 (Council Resolution CR-61-2009). A-10009 rezoned the property from the prior E-I-A, R-E, and R-R Zones to the prior Local Activity Center (L-A-C) Zone; and A-10017 rezoned the property from the prior E-I-A, R-E, and R-R Zones to the prior Residential Suburban Development (R-S) Zone. These ZMAs allowed for a range of development consisting of a maximum density of 2,060 dwelling units, and a maximum intensity of 270,000 square feet of commercial area for the property. There are no applicable conditions of these approvals, given the subsequent rezoning, as described further below.

On November 29, 2021, the District Council approved CR-136-2021, the Countywide Map Amendment (CMA), which reclassified the subject property from the R-S and L-A-C Zones to the Legacy Comprehensive Design (LCD) Zone, effective April 1, 2022.

Zoning Map Amendment ZMA-2022-005 was approved by the District Council on November 18, 2024 (Zoning Ordinance No. 5-2024), rezoning the property from the prior LCD Zone to the R-PD Zone. Of the six conditions of ZMA-2022-005, the following are relevant to the review of this PPS and are provided below in **bold,** with analysis provided in plain text:

1. At the time of acceptance of the preliminary plan of subdivision application, the applicant shall provide the following:

a. A Phase I noise study prepared and signed by a professional engineer.

A noise study was submitted with this PPS and is discussed further in the Noise finding of this resolution.

b. A soils study shall be submitted. The study shall clearly define the limits of past excavation and indicate all areas where fill has been placed. All fill areas shall include borings, test pits, and logs of the materials found. Borings and test pits in fill areas shall be deep enough to reach undisturbed ground.

As part of this PPS, a geotechnical report was submitted that discussed the prior excavations of the mining operation and provided analysis of the soil investigations performed by the applicant on the property. On May 22, 2025, an additional exhibit was provided that defines the limits of past excavation and indicates the limits of the fill. Details regarding the soil study are discussed further in the Environmental finding of this resolution.

2. In conformance with section 27-4105 of the Prince George's County Zoning Ordinance, the following public benefits shall be provided:

a. At the time of the final plat of subdivision, approximately 100 acres of the Tinkers Creek Watershed Stream Valley and adjacent

forested areas (woodland conservation areas), as further depicted on the applicant's exhibit titled "Conceptual Park Conveyance Areas," shall be conveyed to the Prince George's County Department of Parks and Recreation as parkland.

The PPS shows 7,370 linear feet of trails and 109.32 acres of land to be conveyed to The Maryland-National Capital Park and Planning Commission (M-NCPPC), in conformance with this condition.

b. Bike/pedestrian connectivity via a system of trails and sidewalks (in excess of approximately 6,000 linear feet) shall be demonstrated at the time of preliminary plan of subdivision.

The PPS shows a system of trails and sidewalks, in conformance with this condition, and will be further discussed at the time of detailed site plan (DSP).

c. The following road improvements, at a minimum, shall be demonstrated at the time of preliminary plan of subdivision and part of the certificate of adequacy analysis, subject to approval by the applicable operating agency:

(1) A pro-rata CIP contribution of $2,485,483 to the CIP project at MD 223 (Piscataway Road) and Old Branch Avenue/Brandywine Road (CIP 4.66.0052).

(2) A pro-rata contribution of developer funding to the South County Roadway Improvements CIP (4.66.0050). In lieu of the actual contribution, the applicant proposes to construct intersection capacity improvements at MD 223 (Piscataway Road) and Steed Road, including an additional through lane each direction along MD 223.

(3) Construction of a two-way left turn lane at MD 223 (Piscataway Road) and Miller Farms, and at MD 223 and Tippett Road. This will improve capacity and operations along MD 223 by creating separate left turn lanes, rather than vehicles queuing in the through lane, as currently exists.

(4) Provide necessary turning lanes at site access points, as required by the operating agencies.

(5) Provide a shared-use path along the property frontage of MD 223 (Piscataway Road). This will be set back from MD 223 to enhance pedestrian and bike safety.

(6) Provide bike lanes along MD 223 (Piscataway Road).

(7) Frontage improvements will be provided along Steed Road, as required by the County Road Code. The extent and details of these improvements will be coordinated and subject to final approval by the Prince George's County Department of Permitting, Inspection and Enforcement (DPIE) in the permitting stage, but the applicant anticipates construction of one-half of the section of the collector road along the property frontage, along with left turn lanes at site access points, as required by DPIE. This will create capacity along Steed Road and ensure the queuing and spillback do not extend beyond the improved area.

All road improvements and pro-rata contributions were evaluated with ADQ-2023-032. All turning lanes at the site access points are subject to approval of the Maryland State Highway Administration (SHA). The shared-use path and bicycle lanes are provided along Piscataway Road (MD 223).

d. A community center or meeting facility with incorporation of training, educational opportunities, or social services shall be included as part of the recreational facilities shall be demonstrated at the time of preliminary plan of subdivision.

The PPS shows open space parcels that will be used to provide recreational facilities throughout the site. Parcel F, located centrally within the residential development, is shown on the PPS as the location for an approximately 5,000-square-foot community clubhouse. The applicant provided a Recreation Facility Exhibit, which provides that an approximately 1,200-square-foot community gathering space is planned in the clubhouse, with features including flexible seating, access to terrace, and reservable spaces with partitions for multiple events. This community center/meeting space is intended to provide training, educational opportunities, and social services, in accordance with this condition, and will be further detailed at the time of subsequent DSP review.

3. At the time of preliminary plan of subdivision, a Type 1 tree conservation plan shall be submitted that accounts for all previous clearing and shall show the provisions of all woodland conservation requirements on-site.

Type 1 Tree Conservation Plan (TCP1-004-2015-01) accounts for all previous on-site woodland clearing and meets the entire woodland conservation requirement on-site.

6. Prior to approval of final plats, the decommissioning procedures to ensure that the airport will no longer be active and licensed for public use shall be complete. The applicant shall provide official correspondence from the Maryland Aviation Administration that the airport is no longer licensed for public aviation use.

New final plats of subdivision will be required, subsequent to this PPS, prior to approval of any permits.

6. **Community Planning**—Pursuant to Sections 24-4101(b)(1) and 24-3402(e)(1)(D)(iv) of the Subdivision Regulations, a major PPS shall be consistent with the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) and shall conform to all applicable area master plans, sector plans, or functional master plans. Consistency with Plan 2035 and conformance with the master plan are evaluated, as follows:

Plan 2035
Plan 2035 places the subject property in the Established Communities Growth Policy Area. Plan 2035 classifies existing residential neighborhoods and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers, as Established Communities. Established communities are most appropriate for context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met (page 20). The PPS meets the vision of Plan 2035's Established Communities because it allows context-sensitive infill development that is low- to medium-density, and includes transportation improvements, stream valley parkland dedication, a community center, open space, and sidewalks with bicycle/pedestrian connectivity. The development aims to create a diverse, distinct, and walkable community that ensures the needs of existing and new residents are met.

Master Plan
The master plan recommends residential low land use on the subject property. Per the master plan, residential low is defined as "Residential areas up to 3.5 dwelling units per acre. Primarily single family detached dwellings." The evaluated development, with an approved maximum density of 3.08 dwellings per acre (established with ZMA-2022-005), is within the recommended density identified in the master plan and ZMA-2022-005. The PPS conforms to the master plan, specifically related to public design features such as master plan right-of-way (ROW), bicycle and pedestrian improvements, and other transportation-related improvements. In addition, the PPS includes development that provides ample open space and amenities such as stream valley parkland, trails, and community spaces, which will benefit future residents of the community.

The provisions of the master plan and other functional master plans, including policies and strategies applicable to the development of the subject property, and the PPS conformance to these policies and strategies, are further discussed throughout this resolution.

7. **Stormwater Management**—Pursuant to Section 24-4303(b) of the Subdivision Regulations, a PPS shall not be approved, until evidence is submitted that a stormwater management (SWM) concept plan has been approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE). A SWM Concept Plan (SIT-00044-2024) and an associated letter, approved by DPIE on May 8, 2025, were submitted with this PPS. The concept plan shows construction of 6 grass swales, 50 microbioretention facilities, and 9 submerged gravel wetlands.

   Development of the site, in conformance with SWM concept approval and any subsequent revisions approved by DPIE, will ensure compliance with SWM policies, standards, and practices. Green building and green infrastructure are highly encouraged. Therefore, this PPS satisfies the requirements of Sections 24-4303 and 24-4403 of the Subdivision Regulations.

8. **Parks and Recreation**—This PPS has been reviewed for conformance with the requirements and recommendations of Plan 2035, the master plan, the 2022 *Land Preservation, Parks and Recreation Plan for Prince George's County*, the 2013 *Formula 2040: Functional Master Plan for Parks, Recreation and Open Space* (Formula 2040), and the Subdivision Regulations, as they pertain to public parks and recreational facilities.

   The property is located along the north side of MD 223, on the east and west sides of its intersection with Steed Road, in Clinton. The ZMA-2022-005 public benefits combined 7,370 linear feet of trails and 109.32 acres of land to be conveyed to M-NCPPC. Conditions related to the timing of the land conveyance and trail construction are further discussed in this resolution.

   The master plan provides goals and policies related to parks and recreation. The master plan indicates that the greatest need for local parkland is in Clinton, where the projected need by 2030 will be approximately 730 acres, compared to the existing 389 acres. The master plan includes a 50-acre floating park symbol along Steed Road, located near the Hyde Landing development on the east and/or west side of Tinkers Creek Stream Valley Park. The master plan also recommends the acquisition of land within the Tinkers Creek Stream Valley Park. Formula 2040 places an emphasis on balancing the intersection of the preservation of open spaces and the development and growth of the County. The master plan prioritizes acquisition of the Tinkers Creek Watershed Stream Valley as undeveloped parkland (page 139), and development of a public park in the area (page 139). Conveyance of both the Tinker's Creek Stream Valley and the woodland conservation areas as undeveloped parkland, as a public benefit, maintains the County's natural character and addresses water quality along Tinker's Creek, further stabilizing this urbanized watershed.

   This development is in alignment with the master plan's intention to provide quality, safe, and convenient recreational facilities within developments, providing respite and contributing to the desirability and livability of the community for current and future residents.

   It was determined that this project, as shown, will generate an additional 3,310 people in the local community, based on average persons per household in Planning Area 81B (derived using 2020 US Census data and population forecasts from the Metropolitan Council of Governments approved June 2023). It is anticipated that, in addition to the on-site recreational amenities, future

residents of the subject development will utilize external facilities in the surrounding area. Nearby park facilities include Cosca Regional Park located approximately 2.5 miles south of Hyde Landing, Rose Valley Park located 3.5 miles to the northwest, and Stephen Decatur Community Center approximately 4.3 miles to the northeast.

Section 24-4601 of the Subdivision Regulations, which relates to mandatory dedication of parkland, provides for dedication of land, the payment of a fee in-lieu, and/or the provision of private on-site recreational facilities to serve the active recreational needs of the residential development.

Based on the density of development, 5 percent of the net residential lot area (20.91 acres) is the required amount of land for dedication to M-NCPPC for public parks. However, per ZMA-2022-005, the applicant will dedicate approximately 109.32 acres of land to M-NCPPC as parkland, as a public benefit, a superior feature than would normally result from a proposed development, in order to justify the rezoning. Therefore, this PPS includes the fulfillment of mandatory dedication via the provision of on-site recreation facilities, while the land dedication fulfills the additional rezoning requirement.

The applicant's Recreation Facility Exhibit identifies multiple areas throughout the property as recreation facility sites (1–15) and their conceptual components. The areas identified are appropriate for outdoor recreation for future residents. The applicant provided equipment details and cost estimates on the Recreation Facility Exhibit. The exhibit demonstrates that the total value of the proposed on-site recreational facilities, which includes certain public benefit facilities required for conformance with the ZMA, is $5,909,000. The total value of the recreation facilities that could be counted towards meeting the mandatory dedication of parkland requirement shall be shown after deducting the value of the public benefits. Regardless, the total value of recreation facilities listed on the Recreation Facility Exhibit is less than the minimum required amount of $6,494,081, as calculated pursuant to the *Parks and Recreation Facilities Design Guidelines.* The applicant shall revise the proposal, in order to meet the minimum mandatory dedication of parkland requirement by providing additional facilities that are equivocal to the land value (20.91 acres), at the time of the DSP.

Based on the preceding findings, the requirement of mandatory dedication of parkland will be met through on-site recreational facilities, in accordance with Section 24-4601(b)(4)(A) of the Subdivision Regulations.

9. **Transportation (pedestrian, bicycle, and vehicular)**—This PPS was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), the master plan, the Prince George's County Zoning Ordinance, and the Subdivision Regulations, to provide the appropriate transportation facilities.

Master Plan Right-of-Way
Three master-planned roadways impact the subject site:

Piscataway Road (MD 223) (A-54)
Piscataway Road (MD 223) is classified as an arterial roadway (A-54) in the MPOT and the master plan, with a recommended ROW width of 120 feet. The PPS correctly reflects the road dedication along MD 223 to meet the minimum requirements and shows a 60-foot-wide ROW from the road centerline.

Steed Road (C-516)
Both the MPOT and the master plan recommend Steed Road (C-516), classified as a collector roadway, with a ROW width of 80 feet. The PPS shows a 94-foot-wide ROW for Steed Road, and provides road dedication which exceeds the minimum requirement.

C-518
The MPOT recommends an 80-foot-wide ROW for C-518, classified as a collector roadway. The PPS accurately displays the alignment of the master-planned road through the site and shows road dedication along its limits, to meet the requirements of MPOT.

Master Plan Pedestrian and Bike Facilities

Piscataway Road (MD 223): Side path and dual route
The MPOT recommends a side path along MD 223, while the master plan recommends a dual route facility. The applicant, in their statement of justification (SOJ), indicates that a 10-foot-wide side path along the property frontage and bicycle lanes along both sides of MD 223 are being provided, which meet the intent of the master plan and MPOT. These facilities are shown on the PPS, but are not labeled.

Steed Road: Bicycle lane, side path, dual route
Both the MPOT and the master plan recommend a side path and bicycle lane along Steed Road. The applicant's SOJ indicates that the ROW dedication for Steed Road will accommodate the 10-foot-wide side path along the southwest side of Steed Road and a bicycle lane along both sides of the roadway, to meet the intent of MPOT and the master plan.

C-518: Shared road facility
The MPOT recommends a shared road facility for C-518. The applicant's SOJ provides the details of this facility, and a Circulation Exhibit, submitted with the PPS, identifies the alignment. The PPS shows a 10-foot-wide "Community Connector Path" along one side of the roadway, to be further improved with shared road pavement markings (sharrows) and signage, which meets the intent of the master plan and MPOT.

The Complete Streets element of the MPOT reinforces the need for multimodal transportation and includes the following policies, regarding 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.

The PPS, Circulation Exhibit, and the applicant's SOJ identify a comprehensive network of sidewalks and shared-use paths, and trails which are provided along both sides of all internal roadways, frontages, and throughout the site. This policy has been met.

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

The applicant's SOJ and the Circulation Exhibit include a 10-foot-wide shared-use path along the frontage of MD 223 and Steed Road, in addition to bicycle lane facilities. Crosswalks and ADA-compliant curb ramps crossing each vehicular access point and throughout the site shall be provided for continuous connections. With the provided, and required facilities, this policy will be met.

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*.

Per the applicant's SOJ and Circulation Exhibit, the frontage of MD 223 and Steed Road includes a 10-foot-wide shared-use path and bicycle lanes to accommodate multimodal use. The applicant, in their SOJ, also include bikeway facilities internal to the site. This policy has been met.

The master plan includes the following policies (page 118):

- **Promote pedestrian and bicycle opportunities as part of a multi-modal transportation network.**

- **Promote and encourage cycling and walking for commuting purposes as an alternative to driving a car.**

The planned development includes a shared-use path and bicycle lanes along the property frontages of MD 223 and Steed Road and a comprehensive internal network that connects to trail and bikeway facilities within the site. Bicycle parking shall be provided throughout the site at recreational areas, to accommodate multi-modal use.

Access and Circulation
Section 27-6104 of the Zoning Ordinance provides a list of development standards that are applicable to the review of PPS development applications. In addition, Section 27-6200 provides specific roadway access, mobility, and circulation requirements for the development. The relevant sections are 27-6204, 27-6206, 27-6207, and 27-6208 which detail the requirements for vehicular, pedestrian, and bicycle cross-access.

Section 27-6204 requires development applications to include a circulation plan, unless a site plan is provided detailing circulation. This PPS demonstrates pedestrian and vehicular circulation through the site, and meets the requirements of this section.

The PPS shows three access points along MD 223 - two full movements for the residential component and one right-in/out for the commercial access. The PPS also shows two full-movement access points along Steed Road to facilitate movement for the residential and commercial components of the planned development. Pursuant to Section 27-6206(d)(1), direct vehicular access to the planned development from a collector or higher classification roadway is approved, as there is no alternative for direct vehicular access from a lower classified roadway. The plan also does not have direct access from residential lot driveways to the collector or arterial roads. All new and existing roadways are accurately classified. Vehicular cross-access is shown to a residentially zoned property to the southeast, via the future extension of C-518. No vehicular cross-access is shown to the residentially zoned properties to the north and northeast. Cross-access will be further evaluated with the DSP.

The applicant submitted a connectivity exhibit, demonstrating conformance to Section 27-6206(f)(1) which requires a minimum internal street connectivity index score of 1.5. This section has been met, as the subdivision has a connectivity index score of 1.86, exceeding the minimum required.

Pursuant to Section 27-6206(k)(3), sidewalks and a 10-foot-wide shared-use path provide through-block access where a block face exceeds more than 800 feet. These connections will be further evaluated at the time of DSP and are acceptable, at this time. Additional traffic-calming measures shall be included, as necessary, where mid-block crossings are shown, consistent with the approved concept plan.

This development provides a series of pathways on both sides of all new road construction, trails throughout the site, and a 10-foot-wide shared-use path along the site's frontage of MD 223 and Steed Road. A circulation plan has been provided that demonstrates pedestrian movement on-site. The PPS provides a 10-foot-wide shared-use path and bicycle lanes along the site's frontage of MD 223 and Steed Road to accommodate bicycle use through the site. A circulation plan has been provided that shows the location of these facilities. Short-term bicycle parking is required at the recreation areas. Cross-access will be further evaluated with the DSP.

Based on the preceding findings, the access and circulation for the development is sufficient, as it pertains to this PPS review. The vehicular, pedestrian, and bicycle transportation facilities will serve the subdivision, meet the required findings of Subtitle 24, and conform to the MPOT and master plan.

10. **Public Facilities**—This PPS was reviewed for conformance to the master plan, in accordance with Section 24-4101(b)(1) of the Subdivision Regulations. The master plan identifies the following policies relevant to the review of this PPS:

- **Construct new public schools at locations that are convenient for the populations they serve and require minimal bussing of students.** (page 132)

- **Locate police, public safety, and fire/rescue facilities to meet the needs of the community and in accordance with the standards contained in the PSFMP.** (page 134)

This development will not impede the achievement of the above-referenced policies of the master plan. This PPS is subject to ADQ-2023-032, which established that, pursuant to adopted tests and standards, public safety facilities are adequate to serve the development, with required mitigation. There are no police, fire and EMS facilities, public schools, parks, or libraries recommended on the subject property.

The 2008 *Approved Public Safety Facilities Master Plan* also provides guidance on the location and timing of upgrades and renovations to existing facilities and construction of new facilities, none of which affect this site.

The subject property is located in Planning Area 81B, which is known as Tippett and Vicinity. The 2025–2030 Fiscal Year Approved Capital Improvement Program budget does not identify any public facilities proposed for construction.

Section 24-4405 of the Subdivision Regulations states that the location of the property, within the appropriate service area of the Ten-Year Water and Sewerage Plan, is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for PPS or final plat approval. The 2018 *Water and Sewer Plan* placed this property in the water and sewer Category 4, Community System Adequate for Development Planning. Category 4 includes properties inside the envelope eligible for public water and sewer, for which the subdivision process is required. An administrative water and sewer amendment to Category 3 will be required, prior to approval of the final plat. However, the property in water and sewer Category 4 is sufficient for PPS approval.

11. **Public Utility Easement**—Section 24-4401 of the Subdivision Regulations requires that PPS and final plats of subdivision be designed to show all utility easements necessary to serve anticipated development on the land being subdivided, consistent with the recommendations and standards relevant to public utility companies. When utility easements are required by a public utility company, the subdivider shall include the following statement in the dedication documents:

> "Utility easements are granted pursuant to the declaration recorded among the County Land Records in Liber 3703 at Folio 748."

Section 24-4205 of the Subdivision Regulations sets forth the standard requirements for PUEs, which is in accordance with the standard requirements of public utility companies; all roads, public or private, shall have a PUE at least 10 feet in width. The PUE shall be located outside the sidewalk where a sidewalk is constructed, or where the Subdivision Regulations or Subtitle 27 require a sidewalk. The PUE must also be contiguous to the ROW.

The subject site has frontage along the existing public ROW of MD 223 and Steed Road. Public and private roads are also shown with this PPS, to access the lots and parcels. The required

standard 10-foot-wide PUEs are provided along MD 223 and Steed Road. However, the width of the PUE is shown to be reduced to 6 feet along some of the public and private roads internal to the site.

The applicant provided an SOJ, in support of a request for variation from Section 24-4205 of the Subdivision Regulations, to modify the standard 10-foot-wide PUE along the property's frontage of Public Roads A, E, and G and Private Roads B, C, E, T, and Y.

Variation from Section 24-4205
Section 24-3403 of the Subdivision Regulations sets forth the required findings for approval of variation requests, as follows:

(a) Purpose

Where the Planning Board finds that extraordinary hardship or practical difficulties may result from strict compliance with this Subtitle and/or that the purposes of this Subtitle may be served to a greater extent by an alternative proposal, it may approve variations from these Subdivision Regulations so that substantial justice may be done and the public interest secured, provided that such variation shall not have the effect of nullifying the intent and purpose of this Subtitle and Section 9-206 of the Environment Article, Annotated Code of Maryland; and further provided that the Planning Board shall not approve variations unless it shall make findings based upon the evidence presented to it in each specific case that:

(1) The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property;

Ten-foot-wide PUEs are required along both sides of all public ROWs to ensure that utilities will be able to serve the subject site and provide for the continuity for placement of public utilities along the ROW, to and from the subject property and abutting properties. The required PUEs are provided along MD 223 and Steed Road and most of the public and private ROWs. However, the required PUEs, along some of the public and private ROWs, are shown with a width less than 10 feet. Specifically, the PUEs along Public Roads A, E, and G and Private Roads B, C, E, T, and Y are shown to be 6 feet wide, instead of the standard 10 feet.

Section 24-4205 of the Subdivision Regulation explicitly states that "for Redevelopment and Revitalization projects, the public utility easement may be reduced by the Planning Director for good cause, after due consideration of any adverse impacts." The good cause in this unique instance is to establish flexibility in PUE design to allow the compact land plan to support all goals established with the R-PD Zone, as envisioned at the time of ZMA-2022-005 review and approval, to include

support of dwelling units fronting on open space in a neotraditional lot and block grid pattern. No adverse impacts will result from the requested reduction in PUE widths for select locations within the development, since the utility services are provided underground and will be carefully designed to fulfill their services without impacting any other site design requirements and benefits.

Colocating PUEs along some select sidewalk locations, most specifically to serve residential buildings that front on open space, will also have no detrimental impact to public safety, health, or welfare. To satisfy the main reason that PUEs are suggested to be "located outside the sidewalk," standard agreements will be put in place so that any impacts to an area of sidewalk, due to utility service maintenance, would then be repaired by designated agents of the community homeowners association. The granting of this variation would only impact the use of the subject property. In addition, residents will experience a high-quality streetscape along the internal circulation pathways, with the pedestrian-scaled space between the residential building façades, the roadways, and the community open spaces.

Modification of the PUE, at the specified locations, will have no impact on the utilities already provided and available for this development and to surrounding developments. Not providing a PUE in these areas will not prevent adjacent properties from accessing utilities in the ROW. Therefore, the granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to others or other property.

(2) The conditions on which the variation is based are unique to the property for which the variation is sought and are not applicable generally to other properties;

The conditions on which the variation is based are unique to the subject site and not generally applicable to other properties. First, the subject property has a long history of former and active use as a sand and gravel mine, for material stockpiling, and as a general aviation facility (former Washington Executive Airport). Indeed, as a result of these prior activities, the site was the subject of the State of Maryland Department of the Environment's (MDE) Voluntary Cleanup Program, which has been completed. Notwithstanding and as a result of the material stockpiling that has occurred on the property, the development area of the site, along with the existing environmental features (consisting of Tinker's Creek and its tributaries), is limited. The topography varies across the site, with steep slopes around the reclaimed mining areas and gradual slopes within the stream valleys. The area available for development is primarily confined to the portion of the property along MD 223. This, coupled with the District Council's approval of the basic plan, results in a compact

land plan with limited front yard spaces and many residential dwellings designed to front on community open spaces. Both conditions require the reduction of PUE width and/or colocation with a sidewalk in select locations, due to the multiple interacting systems required for successful site development. Simply, these circumstances are unique to the property and are not generally applicable to any other properties.

(3) The variation does not constitute a violation of any other applicable law, ordinance, or regulation;

The approval of a variation from Section 24-4205 is unique to the Subdivision Regulations and under the sole approval authority of the Planning Board. In addition, this PPS and variation request for the location of PUEs was referred to the affected public utility companies, and none opposed the variation request. No laws, ordinances, or regulations are known that would be impacted by this request.

(4) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; and

The unique physical surroundings, shape, and topographical conditions of the property would result in a particular hardship to the owner, beyond a mere inconvenience, if the strict letter of the Subdivision Regulations were applied.

This design approach is tailored specifically to this property, concentrating the dwelling units along the MD 223 frontage to achieve multiple goals and policy objectives, including substantial preservation of the Tinkers Creek Stream Valley ecosystem and the provision of public benefit parkland. The site is characterized by diverse conditions, including reclaimed mining areas, stream valleys, open fields, and a former airfield. Steep slopes are present around the reclaimed mining areas, while more gradual slopes occur within the stream valleys. The property contains one perennial, fourteen intermittent, and six ephemeral stream channels, most of which drain northwest into Tinkers Creek, part of the Piscataway Creek Tier II watershed. Although mining and airport operations have ceased and the site has received a No Further Action Required determination under the Voluntary Cleanup Program from MDE, these historic uses have left significant disturbances, fill, and environmental constraints.

Development is necessarily concentrated along MD 223, due to these site limitations. However, this area is further constrained by the 80-foot-wide

master-planned C-518 ROW that bisects the property. Requiring strict compliance with regulations would result in a practical hardship to the owner by negatively impacting the design, layout, and density previously approved by the District Council through the basic plan. This would be especially burdensome, given that the proposed development aligns with the spirit and intent of the R-PD Zone and furthers numerous public policy goals.

(5) In the RMF-12, RMF-20, and RMF-48 zones, where multifamily dwellings are proposed, the Planning Board may approve a variation if the applicant proposes and demonstrates that, in addition to the criteria in above, the percentage of dwelling units accessible to the physically handicapped and aged will be increased above the minimum number of units required by Subtitle 4 of the Prince George's County Code.

The site is not located in any of the listed zones. Therefore, this criterion does not apply.

(6) A petition for any such variation shall be submitted in writing by the subdivider prior to the meeting of the Subdivision and Development Review Committee and at least thirty (30) calendar days prior to hearing by the Planning Board. The petition shall state fully the grounds for the application and all the facts relied upon by the petitioner. The variation application shall be reviewed concurrently with the preliminary plan of minor or major subdivision application.

The subject PPS was accepted for review on April 28, 2025. Pursuant to Section 24-3403(a)(6) of the Subdivision Regulations, the request for variation from Section 24-4205 was concurrently referred to SDRC, which held a meeting on May 9, 2025, where comments were provided to the applicant. An SOJ for the variation was received on May 16, 2025, which was used for the analysis contained herein.

The variation does not have the effect of nullifying the intent and purpose of the Subdivision Regulations to ensure the availability and area for public utility services, given the subject property will be sufficiently served by utilities. The Subtitle is served to a greater extent by allowing a variation, in this instance, so that the site may be developed in accordance with other applicable regulations. Based on the proceeding findings for each of the criteria, the variation from Section 24-4205 is approved for reduction of the standard width of a PUE along Public Roads A, E, and G and Private Roads B, C, E, T, and Y, from 10 feet to 6 feet.

12. **Historic**—The master plan contains goals and policies related to historic preservation (pages 155–159); however, these are not specific to the subject site, or applicable to the proposed development.

Historically, the subject property was owned by members of the Lanham, Bryan, and Lyons families, who grew tobacco. Arthur C. Hyde acquired the land within the subject property in 1940. Shortly after his purchase, Hyde constructed an airport, commonly known as Hyde Field, on the land. During World War II, the U.S. Navy used Hyde Field to train fighter pilots and crews, with assistance provided by the Hyde Field-based flight of the newly created Civil Air Patrol (CAP). In addition to working with the U.S. Navy, the Hyde Field CAP flight participated in a variety of homeland security-related missions, including training civilian pilots and flying reconnaissance missions. Hyde Field operated continuously from 1941 to 2022.

Hyde Field, including its runways and remaining buildings, was recorded on a Maryland Inventory of Historic Properties (Documented Site PG:81B-014). Hyde Field was determined not to be eligible for listing in the National Register of Historic Places by the Maryland Historical Trust in April 2018 because many of the airport's oldest buildings were demolished in the 1980s, and its western extent was destroyed by mining operations.

Outside of the part of the subject property containing Hyde Field, a large portion of the land has been mined for sand and gravel. This mining has likely destroyed any archeological resources in those areas. Several areas were not subject to sand and gravel mining, including the airfield, the areas adjacent to Tinker's Creek, a residence, and associated farm fields in the southeast corner of the subject property. There have been numerous precontact indigenous sites identified along Tinker's Creek, in proximity to the subject property. In addition, a small knoll with a specimen tree in the west-central portion of the property could possibly be the location of a burial ground. On the submitted plans, this area is not shown to be disturbed.

The subject PPS indicates that several community gathering places will be provided throughout the development. These gathering places would be prime locations for interpretive signs that could address the history of the property, including its early use as a tobacco plantation and its later use as an airport. Interpretive signage may be required, at the time of site plan.

13. **Environmental**—The PPS is in conformance with the environmental regulations in Sections 24-4101(b) and 24-4300 of the Subdivision Regulations, and Section 27-6800 of the Zoning Ordinance, as discussed herein. The following applications and associated plans were previously reviewed for the subject site:

Development Review Case	Associated Environmental Application	Authority	Status	Action Date	Resolution Number
SE-4465	N/A	Zoning Hearing Examiner	Dismissed	6/12/2013	N/A
A-10009	N/A	District Council	Approved	7/24/2013	09-90
A-10017	N/A	District Council	Approved	7/24/2013	09-91
CDP-1501	TCP1-004-15	Planning Board	70-day limit waived indefinitely	N/A	N/A
N/A	TCP2-122-94	Staff	Approved	1/2/1997	N/A
NRI-053-06	N/A	Staff	Approved	5/8/2006	N/A
NRI-053-06-01	N/A	Staff	Approved	10/25/2013	N/A

Development Review Case	Associated Environmental Application	Authority	Status	Action Date	Resolution Number
NRI-053-06-02	N/A	Staff	Approved	5/23/2023	N/A
NRI-053-06-03	N/A	Staff	Approved	8/22/2024	N/A
ZMA-2022-005	N/A	Planning Board District Council	Approved	2/15/2024 11/24/2024	2024-009 5-2024
PPS-2023-016	TCP1-004-15-01	Planning Board	Approved	9/11/2025	2025-075

This property is subject to the 2024 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO), the 2018 Environmental Technical Manual (ETM), and the current regulations of Subtitles 24 and 27 because this is a new PPS.

Environmental Site Description
This site is within Environmental Strategy Area 2 (formerly the Developing Tier) and not within the boundaries of a transit-oriented center, as identified in Plan 2035. The property contains regulated environmental features (REF), as defined in Subtitle 24 of the Subdivision Regulations, including streams, wetlands, and the 100-year floodplain. The site contains forest interior dwelling species habitat. Marlboro clays and Christiana complexes are not mapped on-site. The entire property is within the Tinkers Creek watershed, a Tier II waterway. Tier II waterways are high-quality waters designated by MDE. These waters are afforded special protection under Maryland's Anti-degradation policy. The protection measures shall be determined by the Prince George's County Soil Conservation District (PGSCD), with the sediment and erosion control reviews.

The mapped green infrastructure network on this site contains regulated and evaluation areas over the majority of the site. According to available information from the Maryland Department of Natural Resources Natural Heritage Program (DNR NHP), rare, threatened, and endangered species are not on the site. The site fronts MD 223 and Steed Road, which are designated as historic roadways. The MPOT designates MD 223 as an arterial roadway and Steed Road as a collector roadway. The MPOT also shows a future collector road, C-518, located within the site area, paralleling MD 223.

Parcel 45 is improved as a former airport site with associated structures (runway, roads, hangars, and various office and maintenance buildings). An approved Natural Resources Inventory (NRI-053-06-02) was submitted with this PPS, depicting the existing structures.

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

Environmental Conformance with Applicable Plans
In accordance with Section 24-4101(b) of the Subdivision Regulations, conformance with the environmental sections of the applicable master plans are analyzed, as follows:

Master Plan
The master plan contains environmental policies and strategies. This master plan includes environmental goals, policies, recommendations, and strategies. This master plan identifies Tinkers Creek as one of three green infrastructure primary corridors. Tinkers Creek flows into Piscataway Creek right before the Piscataway Creek Stream Valley Park east of Livingston Road.

The following policies have been determined to be applicable to the current project. The text in **bold** is the text from the master plan applicable to the subject PPS, and the plain text provides comments on the plan's conformance.

A. Green Infrastructure, Woodlands, Wildlife and Habitat (page 71)

Policies

- **Implement the master plan's desired development pattern while protecting sensitive environmental features and meeting the full intent of environmental policies and regulations.**

- **Ensure the new development incorporates open space, environmental sensitive design, and mitigation activities.**

- **Protect, preserve, and enhance the identified green infrastructure network.**

The mapped green infrastructure network on this site contains regulated and evaluation areas throughout the existing woodlands and over a portion of open areas of the site. The regulated areas are mapped in association with the on-site tributaries to Tinkers Creek, and the evaluation area is associated with the existing woodland and open areas adjacent to the stream valleys, providing wildlife connections between the streams. The Tinkers Creek Stream Valley is not specifically identified in the *Countywide Green Infrastructure Plan* (GI Plan) of the 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* as a special conservation area; however, the master plan identifies Tinkers Creek as a primary corridor.

The TCP1 shows 6.27 acres of net tract clearing and 0.81 acre of clearing of wooded floodplain, for a combined 7.08 acres of woodland clearing within the green infrastructure network. The remaining woodlands will be placed within a protective woodland and wildlife habitat conservation easement with the Type 2 tree conservation plan (TCP2), in conformance with Section 25-122(d) of the WCO. An SOJ was submitted for nine REF impact areas. These impacts are for construction of infrastructure (water and sewer line connections), stormwater management (SWM) structures, pedestrian trails, and required road grading. The remaining on-site REF areas will also be included within the protective conservation easement with the final plat, in conformance with Section 24-4303(d)(6) of the Subdivision Regulations.

B. Water Quality, Stormwater Management, and Groundwater (page 76)

Policies

- **Encourage the restoration and enhancement of water quality in degraded areas and the preservation of water quality in areas not degraded.**

- **Protect and restore groundwater recharge areas such areas of streams.**

In accordance with this master plan policy, Section 24-4303 of the Subdivision Regulations, and Section 27-6806 of the Zoning Ordinance, the proposed development will be subject to current SWM requirements. Prior uses on the property were a sand and gravel mine and the former Washington Executive Airport. This PPS allows construction of a mixed-use development. The SWM design for the development evaluated with PPS-2023-016 is required to be reviewed and approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), to address surface water run-off issues, in accordance with Subtitle 32, Water Quality Resources and Grading Code, of the County Code. This requires that the environmental site design (ESD) be implemented to the maximum extent practicable. The unapproved SWM concept plan submitted with this PPS shows the use of grass swales, microbioretention facilities, and submerged gravel wetlands to manage the stormwater on-site. Impacts to the 100-year floodplain, stream bed, and stream buffer are proposed; however, no wetlands or wetland buffer will be directly affected by the proposed concept.

The plan shows that the remaining on-site woodlands within and adjacent to REF areas will be placed in preservation to protect the on-site headwater stream systems.

C. Watersheds, Piscataway Creek (page 82)

Policies

- **Ensure that, to the fullest extent possible, land use policies support the protection of the Mattawoman Creek and Piscataway Creek watersheds.**

- **Conserve as much land as possible, in the Rural Tier portion of the watershed, as natural resource land (forest, mineral, and agriculture).**

- **Minimize impervious surfaces in the Developing Tier portion of the watershed through use of conservation subdivisions and environmentally sensitive design and, especially in the higher density Brandywine Community Center, incorporate best stormwater design practices to increase infiltration and reduce run-off volumes.**

The site is within the Piscataway Creek watershed, in Environmental Strategy Area 2 (formerly the Developing Tier), and not in the Rural Tier. In accordance with this master plan policy, and Sections 24-4303 and 27-6806, development of the site will be subject to the current SWM regulations, which require that ESD be implemented to the maximum extent practicable.

There are unnamed tributaries to Piscataway Creek on-site that drain off-site to the mainstream of Piscataway Creek. This area is not mapped as a Priority Preservation Area. A conservation subdivision is not proposed, and the PPS is not within the Brandywine Community Center. The subject area is within the Residential Low section of the master plan. The policies under the watershed section of the master plan include an emphasis on retaining low-density, retaining forest land, and reducing the density of development and the amount of impervious cover. The proposed development will be outside the environmentally sensitive areas, except for impacts to the on-site 100-year floodplain, 100-foot stream buffer and stream bed for a proposed trail, SWM structures, road improvements, and sewer and water connections. The phased woodland conservation worksheet includes 7.08 acres of woodland clearing (6.27 acres woodlands and 0.81 acre of wooded floodplain), and the remaining 68.31 acres of woodland will be placed in a woodland and wildlife habitat conservation easement.

2017 Green Infrastructure Plan

The GI Plan was approved with the adoption of the *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (Council Resolution CR-11-2017), on March 7, 2017. According to the GI Plan, the site contains both regulated and evaluation areas within the designated network of the plan. The regulated area contains intermittent streams, associated stream buffers, and adjacent woodlands. Impacts are proposed within both the regulated and evaluation areas for residential development.

The following policies and strategies are applicable to the subject PPS. The text in **bold** is the text from the GI 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 2035 (page 49)**.**

This site contains mapped evaluation and regulated areas of the GI Plan, and contains REF. The existing woodlands are found within the regulated and evaluation areas; the open areas are within evaluation areas. Portions of the development within the on-site

open areas, former airport area, and woodlands will impact a portion of the green infrastructure network. The on-site REF are located along the intermittent streams found within central and northeastern portions of the PPS. This PPS evaluates REF impacts for construction of a trail, water lines, sewer lines, existing road improvement, and stormwater connections. This PPS shows reforestation and natural regeneration adjacent to the on-site REF woodland area. In accordance with this GI Plan policy and strategies, Sections 24-4300, 27-6800, and Section 25-121(b) of the WCO, the remaining on-site REF woodlands, after the PMA impacts and reforestation and natural regeneration areas, will be preserved in a conservation easement.

In accordance with this GI Plan policy, and Sections 24-4303 and 27-6806, the SWM concept plan will be reviewed by DPIE, and per Section 24-4303(d)(7) of the Subdivision Regulations and Section 27-6805 of the Zoning Ordinance, the sediment and erosion control measures will be reviewed by the PGSCD.

Policy 2: Support implementation of the GI Plan throughout the planning process (page 50).

Strategies

2.4 Identify Network Gaps when reviewing land development applications and determine the best method to bridge the gap: preservation of existing forests, vegetation, and/or landscape features, and/or planting of a new corridor with reforestation, landscaping and/or street trees.

The site area contains evaluation and regulated areas, with network gaps throughout the property; however, they are mostly cleared areas. Although woodland preservation is not shown in all of these network gaps, the areas are not being developed and will function as wildlife corridors. In accordance with this GI Plan policy and strategies and Sections 24-4300, 27-6800, and 25-121(b), a comprehensive network of woodland preservation is provided, which will improve the green infrastructure network.

Policy 3: Ensure public expenditures for staffing, programs, and infrastructure support the implementation of the 2017 GI Plan. (page 51)

Strategies

3.3 Design transportation systems to minimize fragmentation and maintain the ecological functioning of the green infrastructure network.

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.

In accordance with this GI Plan strategy, the site shows the construction of two master plan trails along Piscataway Road and Steed Road, and an interior pedestrian trail system that connect to the master plan trails. The interior trail is part of the recreational facilities requirement. This trail will meander throughout the subdivision and wooded areas impacting 100-year floodplain, stream buffer, and stream bed.

Policy 4: Provide the necessary tools for implementation of the 2017 GI Plan.
(page 52)

Strategies

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.

In accordance with this GI Plan policy, and Sections 24-4300, 27-6800, and 25-121(b), the on-site woodland preservation area will be placed in a woodland and wildlife habitat conservation easement with the TCP2 review. This property contains Tier II stream buffers that are regulated by PGSCD and the Maryland Department of the Environment (MDE) Waterways Section. This stream buffer is added to perineal and intermittent streams as defined by MDE as "high quality, waters are those that have an existing water quality that is significantly better than the minimum requirements." The Tier II stream buffer goes beyond the County's 100-foot stream buffer.

This property does not contain special conservation areas or other lands containing sensitive features.

POLICY 5: Improve water quality through stream restoration, stormwater management, water resource protection, and strategic conservation of natural lands.
(page 53)

Strategies

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.

In accordance with this GI Plan policy, and Sections 24-4303 and 27-6806, State regulations require that developments treat stormwater on the subject property and outfall the water safely to a wetland or stream system without creating erosion. The outfall structures are located on-site within the stream system and will be reviewed by DPIE and PGCSD.

POLICY 7: Preserve, enhance, connect, restore, and preserve forest and tree canopy coverage. (page 55)

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.

In accordance with this GI Plan policy, and Sections 24-4300, 27-6800, and 25-121(b), the woodland conservation requirement is met on-site with preservation, reforestation, and natural regeneration.

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.

Retention of existing woodlands and planting of native species on-site is required by both the ETM and the 2018 *Prince George's County Landscape Manual* (Landscape Manual). Most of the on-site preservation is preserved within the on-site regulated area and REF areas.

Conformance with Environmental Regulations

Natural Resources Inventory Plan/Existing Conditions
Section 27-6802 of the Zoning Ordinance requires an approved NRI plan with PPS applications. The property currently has a combination of woodlands, fallow field areas, a former airport, and areas that were part of mining operations, which are no longer in use. The site contains areas of 100-year floodplain, streams, wetlands, and their associated buffers. In addition, NRI-053-06-03 was approved on August 22, 2024, and shows REF and 82 specimen trees.

Woodland Conservation
This property is subject to the provisions of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because the site has previously approved tree conservation plans. This project is also subject to the ETM. The Type 1 Tree Conservation Plan (TCP1-004-2015-01) was submitted with this PPS.

This development includes residential, commercial, utility, and community service uses. However, the woodland conservation worksheet on the TCP1 lists two phases of development on the property – a 'residential' phase and a 'solar' phase. The worksheet provides cumulative totals for both phases of development. The overall conservation threshold of 20 percent (83.64 acres) and cumulative woodland conservation requirement (93.42 acres) are met on-site. This phase (305.53 acres) contains a total of 74.84 acres of net tract woodlands, and 06.72 acres of wooded floodplain. This phase clears 6.27 acres of woodland and 0.81 acre of wooded floodplain, and preserves 82.18 acres of woodlands, reforests 6.43 acres, and naturally regenerates 0.16 acre, for 88.77 acres woodland conservation provided.

The solar panel phase clears 1.31 acres of woodland and 0.04 acre of wooded floodplain, and preserves 5.27 acres of woodlands, reforests 1.30 acres, and naturally regenerates 0.55 acre, for 7.12 acres woodland conservation provided.

This overall development has a cumulative woodland conservation requirement of 93.42 acres and has cumulative woodland conservation of 95.89 acres, all met on-site. Prior to signature approval of the PPS, the TCP1 worksheet shall be revised to remove the phasing.

Specimen Trees
Section 25-122(b)(1)(G) of the WCO requires that "Specimen trees, champion trees, and trees that are part of a historic site, or are associated with a historic structure, shall be preserved". The authorizing legislation of the WCO is the Maryland Forest Conservation Act, which is codified under Title 5, Subtitle 16 of the Natural Resources Article of the Maryland Code. Section 5-1611 of the Natural Resources Article requires the local jurisdiction to provide procedures for granting variances to the local forest conservation program. The variance criteria in the WCO are set forth in Section 25-119(d). Section 25-119(d)(4) clarifies that variances granted under Subtitle 25 are not considered zoning variances.

This variance is requested from the WCO, which requires, under Section 25-122 of the WCO, 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 Variance Application form requires an SOJ of how the findings are being met.

The site contains 82 specimen trees having a condition rating of good, fair, and poor. The current design shows the removal of four on-site specimen trees. Considerations for approval include construction tolerance, distance from development impacts to the tree, and condition of the tree.

Review of Subtitle 25 Variance Request
A Subtitle 25 Variance Application and an SOJ dated August 2024 in support of the variance were received on October 17, 2024. Section 25-119(d)(1) of the WCO contains six required findings to be made before a variance can be granted. The submitted SOJ seeks to address the required findings for the variance. A variance to Section 25-122(b)(1)(G) was requested for the removal of four specimen trees on-site (ST-38, ST-45, ST-47, and ST-64). The text below 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.

The site area is 425.46 acres, with this phase being 305.53 acres. In relation to other properties in the area, this site is large and has a significant amount of REF and woodlands within and adjacent to these REF areas. The 82 specimen trees are spread throughout the site. The four specimen trees (ST-38, ST-45, ST-47, and ST-64) identified for removal are located within or adjacent to SWM structures or a road improvement required by DPIE. Requiring the applicant to retain the four specimen trees on the site would further limit the development to

the extent that it would cause the applicant an unwarranted hardship. Specimen tree removal should be avoided, but if impacts to over 30 percent of the critical root zone are proposed, appropriate locations of SWM facilities and required ROW improvements, specimen trees need to be removed. The preservation of every specimen tree (82) located throughout the entire property would hinder the development of the property. Requiring the applicant to retain these four specimen trees on the site would further limit the area of the site available for development to the extent that it would cause the applicant an unwarranted hardship.

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

Enforcement of the requirement that all specimen trees be preserved, along with an appropriate percentage of their critical root zone, would deprive the applicant of rights commonly enjoyed by others in similar areas.

Specimen trees grow to such a large size because they were left undisturbed on a site for sufficient time to grow; however, the species, size, construction tolerance, and location on a site are all somewhat unique for each site. The site contains 82 specimen trees, and the applicant proposed to remove four (ST-38, ST-45, ST-47, and ST-64) of these trees. Based on the location, condition, and construction tolerance of the specimen trees proposed for removal, retaining the trees and avoiding disturbance to the critical root zone would have a considerable impact on the development potential of the property and, as a result, the applicant would be deprived of a right commonly enjoyed by others in similar areas.

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

All variance applications for the removal of specimen trees are evaluated in accordance with the requirements of the WCO and the ETM for site-specific conditions. Granting the variance allows the residential project and the overall subdivision to be developed in a functional and efficient manner. This is not a special privilege that would be denied to other applicants. If other similar residential developments were reclaimed mining sites and partially wooded with REF and specimen trees in similar conditions and locations, it would be given the same considerations during the review of the required variance application.

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

The applicant has taken no action leading to the conditions or circumstances that are the subject of the variance request. The request to remove the four specimen trees is solely based on the need to construct stormwater structures and required road improvements. These trees are requested for removal to achieve a

reasonable development for a residential community with associated infrastructure.

(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 four specimen trees is solely based on the need to construct stormwater structures and required road improvements. These trees are requested for removal to achieve a reasonable development for a residential community with associated infrastructure.

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

The granting a variance to remove four specimen trees will not adversely affect water quality. Requirements regarding SWM will be reviewed and approved by DPIE. Erosion and sediment control requirements are reviewed and approved by PGSCD. Both SWM and sediment and erosion control requirements are to be met in conformance with State and local laws to ensure that the quality of water leaving the site meets the State standards to ensure that no degradation occurs.

The required findings of Section 25-119(d)(1) have been adequately addressed for the removal of four specimen trees identified as Specimen Trees ST-38, ST-45, ST-47, and ST-64.

The variance for removal of four specimen trees for the construction of residential development is, therefore, approved. The replacement requirement or the assessment of fees for the removal of these four specimen trees will be evaluated with the Type 2 tree conservation plan review.

Preservation of Regulated Environmental Features/Primary Management Area
REF are required to be preserved and/or restored to the fullest extent possible under Section 24-4300, Environmental Standards, of the Subdivision Regulations.

Section 24-4303(d)(5) of the Subdivision Regulations states: "Where land is located outside the Chesapeake Bay Critical Area Overlay (CBCAO) zones, the preliminary plan of subdivision (minor or major) and all plans associated with the application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state, to the fullest extent possible, consistent with the Environmental Technical Manual established in accordance with Subtitle 25:, Trees and Vegetation, of the County Code. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required in accordance with Subtitle 27: Zoning Ordinance, of the County Code, for the reasonable development of the lot outside the regulated feature." Section 24-4303(d)(6) states: "All regulated environmental features shall be placed in a conservation easement and identified on the final plat."

Impacts to REF should be limited to those that are necessary for development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use, orderly, and efficient development of the subject property, or are those that are

required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines, road crossings for required street connections, and outfalls for SWM facilities.

Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing or at the point of least impact to the REF. SWM outfalls may also be considered necessary if the site has been designed to place the outfall at the point of least impact. The types of impacts that should 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 development of a property should be the fewest necessary and sufficient to reasonably develop the site, in conformance with the County Code.

The applicant submitted an SOJ for nine PMA impact areas (A, B, C, D, E, F, G, H, and I) for water and sewer connections, SWM structures, and road improvements (Steed Road). The road improvements of Steed Road are required by the master plan and DPIE for this subdivision. A SOJ was submitted with this PPS dated February 2025.

Analysis of Impacts
Based on the SOJ, the applicant requested nine impact areas, as described below.

Impact A – Road Improvement: 4,592 square feet of stream buffer and PMA impact. The road improvements of Steed Road are required by the master plan and DPIE for this PPS. DPIE requires that Steed Road be widened to a 80-foot right-of-way creating two vehicle lanes both ways, bike lane, sidewalk, and a pedestrian use trail. Due to this dedicated ROW for road improvements, the adjacent PMA impact cannot be avoided.

Impact B – Stormwater outfall structure: 2,985 square feet of stream bed, stream buffer, 100-year floodplain, and PMA impact. Stormdrains and outfalls need to be placed within low lying areas usually near stream systems to have positive drainage and prevent erosion during storm events. The SWM facility impact area is in accordance with the unapproved SWM concept plan.

Impact C – Stormwater outfall structure: 37,623 square feet of stream bed, stream buffer, and PMA impact. Stormdrains and outfalls need to be placed within low lying areas usually near stream systems to have positive drainage and prevent erosion during storm events. The SWM facility impact area is in accordance with the unapproved SWM concept plan.

Impact D – Trail Connection: 11,113 square feet of stream bed, stream buffer, 100-year floodplain, and PMA disturbance for an internal pedestrian trail system. The trail alignment is designed to maintain connectivity throughout the residential pods and to ensure that the trails pass at least partially through a natural setting. It is also the intent of the trail to utilize natural surface to reduce the need for larger ground disturbances.

Impact E – Sewer line connection: 18,567 square feet for a sewer line connection. This sewer line alignment is located in the central portion of the site within the REF area, flowing in a northern direction off-site. Sewer lines need to be placed within areas that are going down in gradient to make sure there is positive drainage to the off-site sewer main line. Usually, these sewer line impact areas are located near streams and floodplain areas. These sewer line alignments will be reviewed by Washington Suburban Sanitary Commission.

Impact F – Trail Connection: 5,855 square feet of stream bed, stream buffer, 100-year floodplain, and PMA disturbance for an internal pedestrian trail system. The trail alignment is designed to maintain connectivity throughout the residential pods and to ensure that the trails pass at least partially through a natural setting. It is also the intent of the trail to utilize natural surface to reduce the need for larger ground disturbances.

Impact G – SWM Structure and Outfall: 16,703 square feet of stream bed, stream buffer, and PMA disturbance for a SWM facility and outfall structure. This impact includes an existing sediment trap from the prior mining activities that will be repurposed and brought up to standards into a SWM facility and outfall structure. This impact is necessary to ensure the conveyance of stormwater to the stream without causing erosion. The SWM facility impact area is in accordance with the unapproved SWM concept plan.

Impact H – SWM Structure and Outfall Impact: 41,504 square feet of stream bed, stream buffer, and PMA disturbance for a SWM facility and outfall structure. This impact includes an existing sediment trap from the prior mining activities that will be repurposed and brought up to standards into a SWM facility and outfall structure. Stormdrain outfalls need to be placed within low-lying areas, usually near stream systems, to have positive drainage and prevent erosion during storm events. The SWM facility impact area is in accordance with the unapproved SWM concept plan.

Impact I – SWM Outfall Impact: 5,473 square feet of stream buffer, and PMA disturbance for an outfall structure. Stormdrains and outfalls need to be placed within low-lying areas, usually near stream systems, to have positive drainage and prevent erosion during storm events. The SWM facility impact area is in accordance with the unapproved SWM concept plan.

After evaluating the applicant's SOJ, the proposed impact of the PMA is supported. In accordance with Section 24-4303(d)(5) and based on the level of design information currently available, the limits of disturbance shown on the TCP1, and the impact exhibit provided, the REF on the subject property have been preserved and/or restored, to the fullest extent possible. Therefore, Impacts A through I are approved.

Erosion and Sediment Control

Section 24-4303(d)(7) requires the approval of a concept grading, erosion, and sediment control plan by SCD, prior to final approval of the PPS, if required by Subtitle 32: Water Resources Protection and Grading Code, of the County Code. The County Code requires the approval of an

erosion and sediment control plan. A copy of this plan was submitted with the PPS. The TCP1 must reflect the ultimate limits of disturbance (LOD), not only for the installation of permanent site infrastructure but also for the installation of all temporary infrastructure, including erosion and sediment control measures. A copy of the erosion and sediment control plan must be submitted with the TCP2 so that the ultimate LOD for the project can be verified and shown on the TCP2.

Soils

Section 24-4101(c) of the Subdivision Regulations states that the Planning Board shall restrict, or prohibit, the subdivision of land found to be unsafe for development. The restriction or prohibition may be due to: a) natural conditions, including but not limited to flooding, erosive stream action, high water table, unstable soils, severe slopes, or soils that are unstable either because they are highly erodible, prone to significant movement, deformation (factor of safety <1.5), or b) man-made conditions on the land, including but not limited to unstable fills or slopes.

According to the United States Department of Agriculture - Natural Resource Conservation Service Web Soil Survey, soils present include Beltsville silt loam, Beltsville-Urban land complex, Croom-Marr complex, Dodon fine sandy loam, Grosstown gravelly silt loam, Marr-Dodon complex, Pits (gravel), Udorthents, and Widewater and Issue soils. Marlboro and Christiana clay are not found to occur on this property.

The overall property contains areas that were previously used for mining activities. These former on-site mining areas have been restored to grade and are proposed for a future phase to be used as a solar panel facility. No former mining areas are located within the residential and commercial area. As part of this PPS, a geotechnical soil study was submitted by the applicant and found to be acceptable, showing soil borings and depths for this site. The applicant was required to submit a map clearly delineating the locations where on-site areas were excavated and filled. This mining map was submitted on May 22, 2025.

14. **Urban Design**—This PPS allows subdivision of the property into 906 lots and 170 parcels, to support the development of single-family attached dwellings, two-family residential dwellings, and up to 69,000 square feet of nonresidential uses.

A detailed site plan (DSP) is required for this development in accordance with Section 27-3605(b)(2) of the Zoning Ordinance, which notes "The initial development of a property in a planned development (PD) Zone shall be subject to detailed site plan, regardless of amount of development proposed." The uses of townhouse and two-family dwellings are permitted in the R-PD Zone. However, the use of day care for the property for children will require the approval of a special exception. The commercial/retail use is permitted for the property depending on the principal use types.

The regulations and requirements of the Zoning Ordinance that apply to development within the R-PD Zone will be evaluated at the time of DSP review.

Open Space Set-Aside
Pursuant to Section 27-6403 of the Zoning Ordinance, development located in R-PD Zone is required to provide 20 percent open space set-aside area based on development site area. The subject property is approximately 418.20 net acres and is required to provide approximately 83.64 acres of open space. An exhibit submitted with the PPS shows the location of open space set-aside area and indicates approximately 116.09 acres (27.8 percent) of the area be provided within the subject site. With the provided 116.09-acre open space set-aside area, the exhibit also shows that approximately 19.70 acres (17 percent) will be of active recreational areas, in accordance with Section 27-6404(a)(1) of the Zoning Ordinance. The stated open space set-aside amount in conformance with Section 27-6400 will be further evaluated at the time of DSP review.

Conformance with the requirements of the Landscape Manual and Tree Canopy Coverage Ordinance will also be evaluated at the time of the DSP.

15. **Noise**—This development is subject to the lot depth requirements of Section 24-4102(c) of the Subdivision Regulations, and the noise control standards contained in Section 27-6810 of the Zoning Ordinance. Section 24-4102 states the following:

(c) Minimum Lot Depth

(1) Lots or parcels used for residential purposes adjacent to existing or planned streets classified as arterials shall be platted with a minimum depth of 150 feet

(3) Adequate protection and screening from traffic nuisances shall be provided in accordance with the requirements of the Landscape Manual.

Piscataway Road is an arterial roadway abutting the property to the southeast. The PPS demonstrates that not all lots meet the minimum 150-foot lot depth requirement of Section 24-4102(c)(1) of the Subdivision Regulations. Specifically, the PPS includes lots along Piscataway Road with a depth of 65 feet to 77 feet as measured parallel from the Piscataway Road ROW. There are 57 lots, specifically townhouse Lots 17–37 Block C, Lots 4–15 Block F, Lots 14–25 Block G, Lots 16–34 Block J, which do not meet the minimum 150 feet lot depth requirement for lots adjacent to Piscataway Road. There are also four parcels for two-family dwelling units (Parcels DF, CO, CF, and CE) which do not meet the minimum 150 feet lot depth requirement adjacent to Piscataway Road.

The applicant requested a variation from the Section 24-4102(c)(1) lot depth requirement as follows:

Variation
Section 24-3403(a) of the Subdivision Regulations requires that the following criteria are met for approval of a variation. The criteria are in **bold** text below, while findings for each criterion are in plain text.

(a) Purpose

Where the Planning Board finds that extraordinary hardship or practical difficulties may result from strict compliance with this Subtitle and/or that the purposes of this Subtitle may be served to a greater extent by an alternative proposal, it may approve variations from these Subdivision Regulations so that substantial justice may be done and the public interest secured, provided that such variation shall not have the effect of nullifying the intent and purpose of this Subtitle and Section 9-206 of the Environment Article; and further provided that the Planning Board shall not approve variations unless it shall make findings based upon the evidence presented to it in each specific case that:

(1) The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property.

The granting of this variation will not be detrimental to public safety, health, or welfare, nor will it result in injury to other properties. The intent of Section 24-4102(c)(1) is to ensure sufficient lot depth to buffer residential lots from noise and other impacts associated with arterial roadways. As shown in the exhibit provided in the applicant's SOJ, the configuration of lots and buildings does not place dwelling units closer to the arterial ROW than permitted by the standard regulation; it is merely the orientation of the building that is different, which creates no detriment. This deviation in orientation does not create any adverse impact.

Should future analyses at the time of DSP identify potential noise impacts, mitigation measures such as architectural soundproofing, fencing, or berms may be implemented.

The variation applies solely to the subject property and will not affect neighboring properties. In addition, the development will be well integrated into the surrounding area through a multimodal transportation network consisting of streets, sidewalks, and bike lanes. All roads will be constructed in accordance with applicable County standards to ensure the safe and efficient movement of vehicles, pedestrians, and cyclists. Therefore, the variation will not be detrimental to public safety, health, or welfare, nor will it be injurious to other property.

(2) The conditions on which the variation is based are unique to the property for which the variation is sought and are not applicable generally to other properties.

The conditions on which the variation is based are unique to the subject site and not generally applicable to other properties. The subject property

has a long history of former and active use as a sand and gravel mine, for material stockpiling, and as a general aviation facility (former Washington Executive Airport). Indeed, as a result of these prior activities, the site was the subject of MDE's Voluntary Clean-Up Program (VCP), which has been completed. Notwithstanding, and as a result of the material stockpiling that has occurred on the property, the development area of the site, along with the existing environmental features (consisting of the Tinker's Creek and its tributaries), is limited. The topography varies across the site, with steep slopes around the reclaimed mining areas and gradual slopes within the stream valleys. The area available for development is primarily confined to the portion of the property along MD 223. These circumstances are unique to the subject property in that the rezoning of the property anticipated the present lot layout, which is not generally applicable to other properties.

(3) The variation does not constitute a violation of any other applicable law, ordinance, or regulation.

The variation from Section 24-4102(c)(1) is unique to, and under the sole authority of, the Planning Board. No other known law, ordinance, or regulation will be violated by this request.

(4) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.

The development concentrates the dwelling units within a comprehensive network aligned along the Piscataway Road frontage of the property. This configuration supports multiple planning goals and policy guidelines, including the substantial preservation of the Tinkers Creek Stream Valley environmental ecosystem and the provision of public benefit parkland.

The property comprises a range of environmental conditions including reclaimed mining areas, stream valleys, open fields, and the previously utilized airfield. The stream valleys encompass the waterways and the majority of existing forest cover. The topography varies across the property, with steep slopes around the reclaimed mining areas and gradual slopes within the stream valleys. Past mining and airfield operations have ceased, and the site has completed participation in the Voluntary Cleanup Program (VCP), receiving a "No Further Action Required" determination from the Maryland Department of the Environment (MDE).

The site contains one perennial, fourteen intermittent, and six ephemeral channels that all mostly drain to the northwest off-site, with two intermittent channels that drain off-site to the west. All channels eventually flow into Tinkers Creek, which is a part of the overall Piscataway Creek Tier II watershed. The property remains heavily disturbed due to legacy mining activity, historical fill, and operational impacts associated with the former airport.

These environmental and topographical conditions, which are distinct to the site, limit developable areas and necessitate the concentration of residential development along the MD 223 corridor. In addition, the presence of Collector Road C-518, identified in the MPOT as an 80-foot-wide ultimate ROW, bisects the property and further constrains development options.

Strict application of the lot depth regulation would impose a practical hardship on the applicant, adversely affecting the design layout and residential density previously approved by the District Council under the basic plan. This hardship is particularly significant, given that the design and building placement remain consistent with the spirit and intent of the lot depth regulation.

(5) In the RMF-12, RMF-20, and RMF-48 zones, where multifamily dwellings are proposed, the Planning Board may approve a variation if the applicant proposes and demonstrates that, in addition to the criteria in above, the percentage of dwelling units accessible to the physically handicapped and aged will be increased above the minimum number of units required by Subtitle 4 of the Prince George's County Code.

The subject site is not located within the zones specified by this finding; therefore, this criterion is not applicable.

(6) A petition for any such variation shall be submitted in writing by the subdivider prior to the meeting of the Subdivision and Development Review Committee and at least thirty (30) calendar days prior to hearing by the Planning Board. The petition shall state fully the grounds for the application and all the facts relied upon by the petitioner. The variation application shall be reviewed concurrently with the preliminary plan of minor or major subdivision application.

The subject PPS was accepted for review on April 28, 2025. Pursuant to Section 24-3403(a)(6), the request for variation from Section 24-4102(c)(1) was concurrently referred to SDRC, which held a meeting on May 9, 2025, where comments were provided to the applicant.

The variation request is supported by the required findings. Approval of the variation will not have the effect of nullifying the intent and purpose of the Subdivision Regulations which, in part, encourage creative residential subdivision design that accomplishes these purposes in a more efficient manner. Therefore, the variation from Section 24-4102(c)(1) is approved to allow a reduction to the required lot depth along Piscataway Road for 57 lots and 4 parcels, specifically Lots 17–37 Block C, Lots 4–15 Block F, Lots 14–25 Block G, Lots 16–34 Block J, and Parcels DF, CO, CF, and CE.

Section 27-6810(d) of the Zoning Ordinance states the following:

> **Residential lots and uses that are adjacent to existing or planned streets classified as arterial or higher shall demonstrate that outdoor activity areas are mitigated to 65 dBA during the hours of 7:00 a.m. and 10:00 p.m., and 55 dBA during the hours of 10:00 p.m. to 7:00 a.m., and that interior noise levels are mitigated to 45 dBA or less through the submission of a noise study prepared and signed by a professional engineer with competence in acoustical engineering.**

The applicant submitted a noise study with the subject PPS, dated October 12, 2023, to study the effects of the noise generated by the adjacent roadways.

The noise study evaluated average sound levels during the hours of 7:00 a.m. to 10:00 p.m. (daytime) and 10:00 p.m. to 7:00 a.m. (nighttime), with the goal of identifying dwelling units and outdoor activity areas which may be impacted by more than 65 dBA equivalent continuous sound level (Leq) during daytime hours, and more than 55 dBA Leq during nighttime hours, and interior noise levels within the dwelling units impacted by more than 45 dBA Leq during both the daytime and nighttime. It identified that the property is minimally impacted by unmitigated noise levels above 65 dBA Leq during daytime hours, and by 55 dBA Leq during nighttime hours, and recommended that a Phase II noise study determine the upgraded building materials needed to mitigate the interior of dwelling units, once proposed at the time of the DSP. In addition, the study showed the outdoor areas along Piscataway will be impacted by unmitigated noise levels above 55 dBA Leq during nighttime hours. The noise study did not provide a mitigation strategy addressing the noise levels measured along Piscataway Road. However, the applicant, in their SOJ, stated that mitigation to excessive noise levels may include measures such as architectural soundproofing, fencing, or berms. These strategies will address noise mitigation and shall be detailed further at the time of DSP review.

A Phase II noise study will be required with the DSP, when the exterior building materials are provided and the location of outdoor recreational facilities is determined, to demonstrate a more detailed noise analysis and any mitigation needed to achieve conformance with the noise standards of Section 27-6810(d). At the time of the DET, when the final positions of the dwellings are known, the Phase II noise study and the DET shall identify which dwellings will need interior noise mitigation. The building elevations shall include a certification by a professional engineer with competency in acoustical analysis, stating that the building shell or structure has been designed to reduce interior noise levels in the units to 45 dBA or less.

16. **Citizen Feedback**—The Prince George's County Planning Department received one letter of support from the community regarding this project.

17. **Planning Board Hearing**—At the September 11, 2025 Planning Board hearing, staff presented the PPS to the Planning Board. The applicant submitted three exhibits into the record, prior to the noon deadline on September 9, 2025. In the first exhibit, the applicant requested a revision to Condition 15 regarding the timing of the submittal of the performance bond for the proposed trail. The second exhibit was a Memorandum of Law concerning the approved Certificate of Adequacy (ADQ-2023-032) for this property. Staff noted that the ADQ was approved, in accordance with Section 24-4503, has not been appealed, and was not before the Board for consideration. The third exhibit was information regarding the website created and maintained by the applicant for the Hyde Landing development project to provide information regarding the project to the community. The applicant's attorney then spoke on behalf of the applicant, providing a background and summary for the proposed development.

    A few citizens registered to speak on the PPS during the hearing and raised concerns regarding traffic congestion, safety hazards, and the large number of dwelling units proposed with this development. One citizen expressed concern regarding increased property values, due to the proposed development, which may make it difficult to preserve farmland. One citizen was concerned about the environmental impacts of the proposed development. The Planning Board approved the PPS unanimously, with conditions, as recommended by staff and as modified by Applicant Exhibit 1.

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.

* * * * * * * * * * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, and Barnes voting in favor of the motion at its regular meeting held on Thursday, September 11, 2025, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 2nd day of October 2025.

Darryl Barnes
Chairman

By Jessica Jones
Planning Board Administrator

DB:JJ:MV:rpg

Approved for Legal Sufficiency
M-NCPPC Office of General Counsel

Dated 9/27/25

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

Certificate of Adequacy

ADQ- 2023-032

General Information

Project Name: Hyde Landing

Case Number: ADQ-2023-032

Associated Preliminary Plan of Subdivision or Final Plat: PPS-2023-016

Use Type: Mixed Use

Dwelling Unit Type and Number: 906 SFA; 382 Two-family

Gross Floor Area (nonresidential): 69,000 SF

Project Location

Project Location: On the northwest side of MD 223 (Piscataway Road), at its intersection with Steed Road

Lot/Parcel: Parcels 90, 45, 21, 20

Tax Account: 0865121, 0328708, 0327833, 0360651

Property Zone: R-PD/APAO

Council District: 9

Planning Area: 81B

Municipality: N/A

Election District: 5

Transportation Service Area: 2

Police District: VII

School Cluster Area: 6

APPLICABILITY OF PUBLIC FACILITY ADEQUACY STANDARDS

Facility	Level of Service Required	Adequacy Met (Yes/No/NA)	Conditions of Adequacy Approval (Yes/No)
Transportation: Service Area 2	LOS "D" (Critical Lane Volume of 1301-1450)	Yes	Yes
Pedestrian and Bikeway	Public Facilities provided in accordance with Section 24-4506	No	No
Parks and Recreation *(Transit-Oriented/ Activity Center Zones and Employment Areas)*	2.5 acres per 1,000 residents	N/A	No
Parks and Recreation *(All Other Zones)*	15 acres per 1,000	Yes	No
Police—Residential Use	25 minutes for non-emergency calls; 10 minutes for emergency calls	Yes	Yes
Fire and Rescue—Residential Use	7 minutes travel time	Yes	No
Fire and Rescue—Non-Residential Use	5 minutes response time	Yes	Yes
Schools	<105% capacity or mitigation in accordance with Section 24-4510(c)	Yes	No

This Certificate of Adequacy is issued in accordance with Section 24-4503 of the Subdivision Regulations of Prince George's County, Maryland and in accordance with the analysis contained in the following memorandums attached hereto:

- *Transportation Planning Section (Smith to Gupta, September 2, 2025)*
- *Special Projects Section (Walker to Vatandoost, August 15, 2025)*
- *Department of Parks and Recreation (Thompson to Vatandoost, August 11, 2025)*
- *Department of Permitting, Inspections and Enforcement (De Guzman to Gupta, May 16, 2024)*
- *Department of Public Works and Transportation (Quaiyum to Gupta, May 14, 2024)*
- *Maryland State Highway Administration (Gunn to Lenhart, October 3, 2024)*

Based on the forgoing analysis, this Certificate of Adequacy is:

☐ Approved ☑ Approved with the conditions (indicated here):

☐ Denied

1. Total development within the subject property shall be limited to uses that would generate no more than 1,095 AM, and 1,309 PM peak-hour vehicle trips.

2. Prior to the approval of the detailed site plan, the applicant and the applicant's heirs, successors, and/or assignees shall provide a signal warrant analysis for the following intersections. If the signal is deemed warranted or desired by the operating agency, a signal shall be bonded, permitted, and have an approved timetable of construction prior to the issuance of the first building permit.

    a. Old Fort Road and Allentown Road (#2)
    b. MD 223 and Windbrook Drive/Bevard West (#4)
    c. MD 223 and Bevard North/East (#5)

3. Prior to the approval of any building permit, the applicant and the applicant's heirs, successors, and/or assignees shall:

    a. Pay a pro-rata share of the cost of construction for the Brandywine Road CIP (4.66.0052), $2,679,634 for the intersection of MD 223 at Old Branch Avenue and Brandywine Road south of MD 223. The pro rata share shall be payable to Prince George's County (or its designee) with evidence of payment provided to the Planning Department with each building permit application.

4. Prior to approval of any building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following road improvements have (a) full financial assurances, (b) been permitted for construction through the applicable operating agency's access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency:

    a. MD 223 and Tippett Road:

        i. Center left turn lane along MD 223 onto Tippett Road, extending through to the Miller Farms.

    b. MD 223 and Steed Road:

        i. Double left turn lanes from Steed Road onto MD 223.
        ii. A free-right turn lane from Steed onto MD 223.
        iii. An additional through lane in both directions along MD 223.

5. Prior to issuance of a non-residential certificate of occupancy permit, the applicant or the applicant's heirs, successors, and/or assignees shall have:

   a. Installed (and shall thereafter maintained) a sprinkler system at each building that complies with NFPA 13 Standards for the Installation of Sprinkler Systems. The installation of sprinklers shall not be waived by any party.

   b. Installed (and shall thereafter maintained) automated external defibrillators (AEDs) at each building, in accordance with the Code of Maryland Regulations (COMAR) requirements (COMAR 30.06.01-05), in sufficient numbers, so that no employee is more than 500 feet from an AED.

6. Prior to Planning Board approval of the preliminary plan of subdivision (PPS), the applicant shall enter into and submit a ratified Public Safety Mitigation Fee agreement with the M-NCPPC Prince George's County Planning Department, in accordance with the Guidelines for the Mitigation of Adequate Public Facilities: Public Safety Infrastructure (CR-078-2005), for the mitigation of residential police response times.

7. Prior to the issuance of a residential building permit, a Public Safety Mitigation Fee shall be paid in the amount of $7,855,512 ($6,099 x 1,288 dwelling units) based on the Office of Management and Budget FY 2025 Consumer Price Index annual adjustment. Notwithstanding the number of single-family dwelling units and the total fee payments noted in this condition, the final number of dwelling units shall be as approved by the Planning Board and the total fee payment shall be determined by multiplying the total dwelling unit number by the per unit factor noted above. The per unit factor of $6,099 is subject to adjustment on an annual basis in accordance with the percentage change in the Consumer Price Index for All Urban Consumers. The actual fee to be paid will depend upon the year the building permit is issued.

SIGNATURE

Sep 8, 2025 06:52:20 EDT)

Planning Director

09/08/2025

Date of Approval

This certificate of adequacy is valid for 12 years from the date of its approval, subject to the additional expiration provisions of Section 24-4503(c).

AGENDA ITEM: 6
AGENDA DATE: 2/12/2026

PRELIMINARY NOT FOR CONSTRUCTION

HYDE LANDING

DETAILED SITE PLAN - INFRASTRUCTURE

DSP-2025-0017

5th & 9th ELECTION DISTRICTS

PRINCE GEORGE'S COUNTY, MARYLAND

GENERAL NOTES:

1. Subject Property: Hyde Landing
2. Tax Map: 115 & 124
   (see Existing Parcel Identification Table for full data)
3. WSSC 200' Sheet: 212SE04, 213SE03, 213SE04, 214SE03, 214SE04
4. Purpose of Plan: Infrastructure
5. Prior Approvals: NRI-053-06-03, ZMA-2022-005, PPS-2023-016, ADQ-2023-032
6. Gross Property: 425.46 Ac
7. 100-Year Floodplain: 7.26 Ac
8. Net Property: 418.20 Ac
9. Environmental Regulated Features: 58.87 Ac (PMA)
10. Net Developable Area Outside of PMA: 378.52 Ac
11. Acreage of Road Dedication: 20.02 Ac
12. Existing Zoning / Use: R-PD / Vacant (prior surface mining operations & decommissioned airport)
13. Sustainable Growth Tier: Yes (1 & 2)
14. Military Installation Overlay Zone: No
15. Stormwater Management Concept Plan Number: SIT-00044-2024
16. Water/Sewer Category Designation: Existing = 4, Proposed = 3
17. Method of Sewage Disposal: Public Sewer
18. Aviation Policy Area (APA): Potomac Airfield, APA-6 & APA-3M
19. Cemeteries on or contiguous to the Property: Yes
    Unconfirmed cemetery/burial marker onsite as indicated per Historic Preservation Section, shown generally on DET Sheet 30
20. Historic Sites on or in the vicinity of the Property: No
21. Type 2 Tree Conservation Plan: TCP2-2025-0053
22. Within Chesapeake Bay Critical Area (CBCA): No
23. Wetlands: Yes
24. Streams: Yes
25. In or adjacent to an easement held by the Maryland Environmental Trust, the Maryland Agricultural Land Preservation Foundation, or any local trust or organization: No
26. Property is within Subregion 5, 81B, Tippett and Vicinity
27. Existing Non-Residential Gross Floor Area: 0 SF
28. 10-foot Public Utility Easement along Public Right-of-Way except where modified by the approved Variation to Sect. 24-4205 associated with PPS-2023-016.

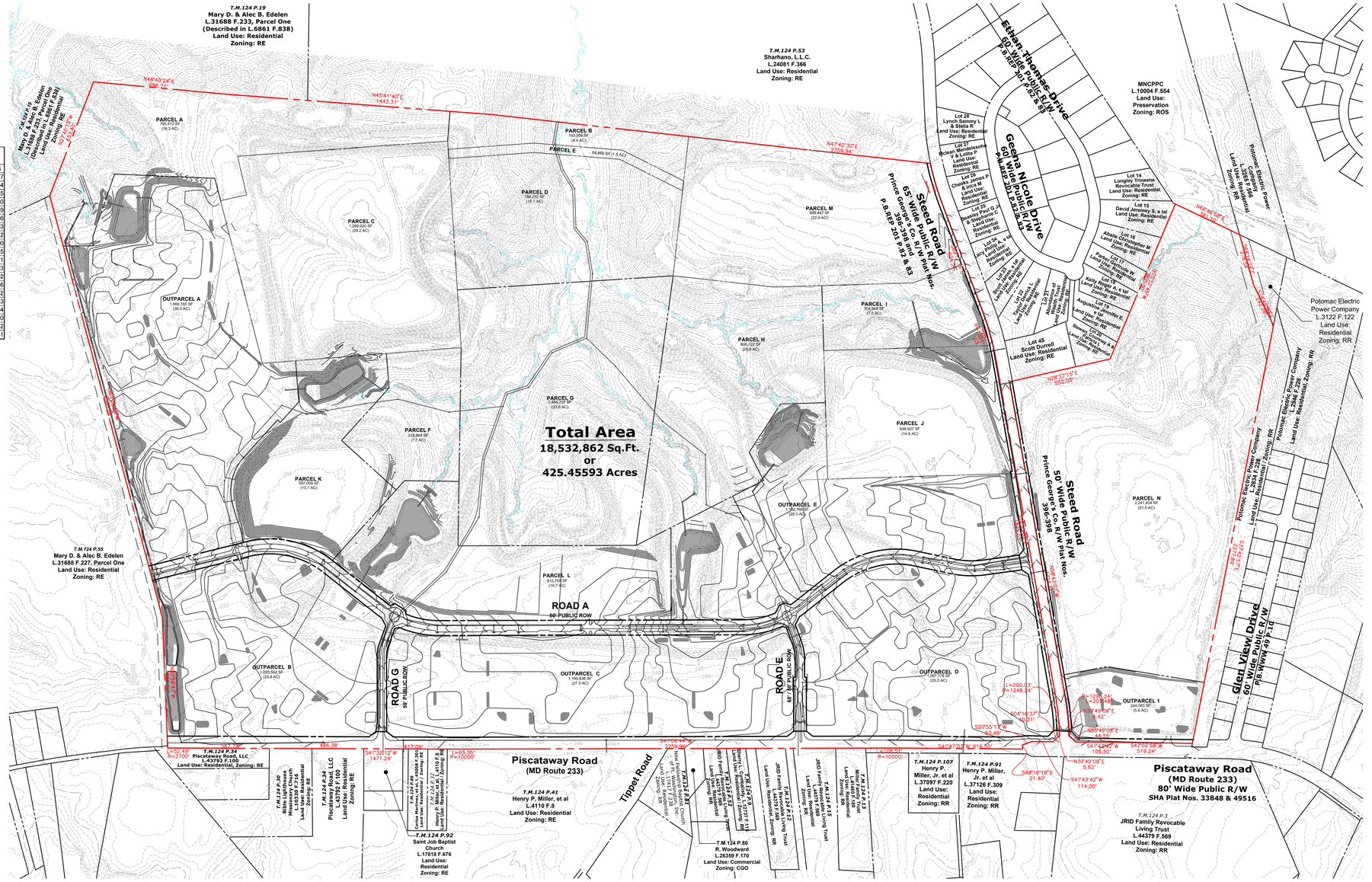
PARCEL TABLE

NAME	USE	OWNERSHIP	SF	ACRES
PARCEL A	PRESERVATION / OPEN SPACE	RETAINED BY OWNER **	795,812	18.27
PARCEL B	PRESERVATION / OPEN SPACE	RETAINED BY OWNER **	193,508	4.44
PARCEL C	SOLAR *	RETAINED BY OWNER	1,269,920	29.15
PARCEL D	PRESERVATION / OPEN SPACE	RETAINED BY OWNER **	788,252	18.10
PARCEL E	SOLAR *	RETAINED BY OWNER	64,869	1.49
PARCEL F	PRESERVATION / OPEN SPACE	RETAINED BY OWNER **	333,864	7.66
PARCEL G	PRESERVATION / OPEN SPACE	RETAINED BY OWNER **	1,464,757	33.63
PARCEL H	PRESERVATION / OPEN SPACE	RETAINED BY OWNER **	906,722	20.82
PARCEL I	PRESERVATION / OPEN SPACE	RETAINED BY OWNER **	304,968	7.00
PARCEL J	SOLAR *	RETAINED BY OWNER	646,927	14.85
PARCEL K	PRESERVATION / OPEN SPACE	RETAINED BY OWNER **	597,009	13.71
PARCEL L	PRESERVATION / OPEN SPACE	RETAINED BY OWNER **	815,758	18.73
PARCEL M	SOLAR *	RETAINED BY OWNER	998,447	22.92
PARCEL N	SOLAR *	RETAINED BY OWNER	2,241,404	51.46
OUTPARCEL A	OUTPARCEL	RETAINED BY OWNER	1,569,160	36.02
OUTPARCEL B	OUTPARCEL	RETAINED BY OWNER	1,020,552	23.43
OUTPARCEL C	OUTPARCEL	RETAINED BY OWNER	1,190,836	27.34
OUTPARCEL D	OUTPARCEL	RETAINED BY OWNER	1,097,778	25.20
OUTPARCEL E	OUTPARCEL	RETAINED BY OWNER	1,102,766	25.32
OUTPARCEL 1	COMMERCIAL	RETAINED BY OWNER	244,563	5.61

* SOLAR USE RELATED TO MANDATORY REFERRAL MRF-2023-015
** FUTURE DEDICATION TO MNCPPC

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. 10' CONTOUR
- EX. 2' CONTOUR
- EX. TREE LINE
- EX. EASEMENT
- EX. FENCE
- EX. ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. WATER LINE
- EX. SEWER LINE
- EX. STORM DRAIN
- EX. STREAM CENTERLINE
- EX. 100-YEAR FLOODPLAIN
- EX. PMA
- EX. WETLAND
- EX. WETLAND BUFFER
- STEEP SLOPES
- EX. PAVEMENT
- PR. ROW
- PR. PARCEL LINE
- PR. 10' CONTOUR
- PR. 2' CONTOUR
- PR. LIMIT OF DISTURBANCE
- PR. SIDEWALK
- PR. PAVEMENT
- PR. CURB
- PR. SANITARY SEWER
- PR. WATER LINE
- PR. STORM DRAIN
- PR. PUE
- PR. STORMWATER MANAGEMENT


T.M.124 P.19
Mary D. & Alec B. Edelen
L.31688 F.233, Parcel One
(Described in L.6861 F.838)
Land Use: Residential
Zoning: RE
T.M.124 P.53
Sharhano, L.L.C.
L.24081 F.366
Land Use: Residential
Zoning: RE
Ethan Thomas Drive
60' Wide Public R/W
SHA Plat Nos. 33848 & 49516
Geona Nicole Drive
60' Wide Public R/W
SHA Plat Nos. 33848 & 49516
Steed Road
65' Wide Public R/W
Prince George's Co. R/W Plat Nos. 396-98
P.B.NBP 201 P.22 & 23
MNCPPC
L.10004 F.554
Land Use: Preservation
Zoning: ROS
PARCEL A
765,812 SF
(18.3 AC)
PARCEL B
193,508 SF
(4.4 AC)
PARCEL E
64,869 SF (1.5 AC)
PARCEL C
1,269,920 SF
(29.2 AC)
PARCEL D
788,252 SF
(18.1 AC)
PARCEL M
998,447 SF
(22.9 AC)
PARCEL I
304,968 SF
(7.0 AC)
PARCEL H
906,722 SF
(20.8 AC)
PARCEL J
646,927 SF
(14.9 AC)
PARCEL G
1,464,757 SF
(33.6 AC)
PARCEL F
333,864 SF
(7.7 AC)
PARCEL K
597,009 SF
(13.7 AC)
PARCEL L
815,758 SF
(18.7 AC)
PARCEL N
2,241,404 SF
(51.5 AC)
OUTPARCEL A
1,569,160 SF
(36.0 AC)
OUTPARCEL B
1,020,552 SF
(23.4 AC)
OUTPARCEL C
1,190,836 SF
(27.3 AC)
OUTPARCEL D
1,097,778 SF
(25.2 AC)
OUTPARCEL E
1,102,766 SF
(25.3 AC)
OUTPARCEL 1
244,563 SF
(5.6 AC)
Total Area
18,532,862 Sq.Ft.
or
425.45593 Acres
ROAD A
60' PUBLIC ROW
ROAD G
60' PUBLIC ROW
ROAD E
60' PUBLIC ROW
T.M.124 P.55
Mary D. & Alec B. Edelen
L.31688 F.227, Parcel One
Land Use: Residential
Zoning: RE
T.M.124 P.34
Piscataway Road, LLC
L.43792 F.100
Land Use: Residential, Zoning: RE
T.M.124 P.30
Bible Lighthouse
Assembly of God
L.10339 F.716
Land Use: Residential
Zoning: RE
T.M.124 P.24
Piscataway Road, LLC
L.43792 F.100
Land Use: Residential
Zoning: RE
T.M.124 P.88
Clinton Memorial Baptist Church
L.4110 F.8
Land Use: Residential / Zoning: RR
T.M.124 P.89
Henry P. Miller, et al
L.4110 F.8
Land Use: Residential / Zoning: RR
T.M.124 P.92
Saint Job Baptist Church
L.17818 F.676
Land Use: Residential
Zoning: RE
Piscataway Road
(MD Route 233)
T.M.124 P.41
Henry P. Miller, et al
L.4110 F.8
Land Use: Residential
Zoning: RE
Tippett Road
T.M.124 P.87
Clinton Memorial Baptist Church
L.4110 F.8
Land Use: Residential
Zoning: RR
T.M.124 P.86
Henry P. Miller, Jr. et al
L.37097 F.309
Land Use: Residential
Zoning: RR
T.M.124 P.85
Henry P. Miller, Jr. et al
L.37126 F.309
Land Use: Residential
Zoning: RR
T.M.124 P.84
Henry P. Miller, Jr. et al
L.37126 F.309
Land Use: Residential
Zoning: RR
T.M.124 P.83
Henry P. Miller, Jr. et al
L.37126 F.309
Land Use: Residential
Zoning: RR
T.M.124 P.82
Henry P. Miller, Jr. et al
L.37126 F.309
Land Use: Residential
Zoning: RR
T.M.124 P.107
Henry P. Miller, Jr. et al
L.37097 F.220
Land Use: Residential
Zoning: RR
T.M.124 P.91
Henry P. Miller, Jr. et al
L.37126 F.309
Land Use: Residential
Zoning: RR
T.M.124 P.80
R. Woodward
L.26359 F.170
Land Use: Commercial
Zoning: CGO
T.M.124 P.3
JRID Family Revocable Living Trust
L.44379 F.569
Land Use: Residential
Zoning: RR
Potomac Electric Power Company
L.3122 F.122
Land Use: Residential
Zoning: RR
Potomac Electric Power Company
L.3284 F.228
Land Use: Residential / Zoning: RR
Glen View Drive
60' Wide Public R/W
PB WWW 49 P.19
Piscataway Road
(MD Route 233)
80' Wide Public R/W
SHA Plat Nos. 33848 & 49516
Lot 28 Lynch Sammy L. & Stella R Land Use: Residential Zoning: RE
Lot 27 Nclean Mendelssohn V & Lolita P Land Use: Residential Zoning: RE
Lot 26 Chapple James P & Chapple M Land Use: Residential Zoning: RE
Lot 25 Hospital Thomas C & Ethel Land Use: Residential Zoning: RE
Lot 24 Hospital, S.R.P. & Ethel C Land Use: Residential Zoning: RE
Lot 23 Acy Jeremiah A. & M Land Use: Residential Zoning: RE
Lot 22 Scott Darrell Land Use: Residential Zoning: RE
Lot 21 Scott Darrell Land Use: Residential Zoning: RE
Lot 20 Scott Darrell Land Use: Residential Zoning: RE
Lot 19 Scott Darrell Land Use: Residential Zoning: RE
Lot 45 Scott Darrell Land Use: Residential Zoning: RE
L2 37 Wilson Trust of Anna Mae Wilson Revocable Trust Land Use: Residential Zoning: RE
Lot 14 Longley Trineesha Revocable Trust Land Use: Residential Zoning: RE
Lot 15 David Jeremey S. e tal Land Use: Residential Zoning: RE
Lot 16 Abalo Christopher M Land Use: Residential Zoning: RE
Lot 17 Parker Bernice Mc Land Use: Residential Zoning: RE
Lot 18 Kelly Roger A. e tal Land Use: Residential Zoning: RE
Lot 19 Augustine Eric E. Land Use: Residential Zoning: RE
Lot 20 Skinner Carl W. e tal Land Use: Residential Zoning: RE
Lot 21 Skinner Carl W. e tal Land Use: Residential Zoning: RE
N45°41'40"E 1443.31'
N47°40'37"E 2,629.24'
N47°40'24"E 894.21'
N27°47'39"W 1,324.58'
S41°30'12"W 1471.24'
S41°00'14"W 2229.98'
S41°47'03"W 618.50'
S42°02'55"W 519.24'
S20°55'17"W 63.49'
S41°43'42"W 195.50'
S42°02'55"W 519.24'
N39°49'09"E 5.62'
N30°49'09"E 5.62'
N30°49'09"E 44.50'
N39°49'09"E 5.62'
N41°43'42"E 114.00'
S48°16'18"E 21.40'
N39°49'09"E 5.62'
N39°49'09"E 5.62'
N39°49'09"E 5.62

PRELIMINARY NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 32490
EXPIRATION DATE: 6/06/26

STATE OF MARYLAND · CHARLES W. HOWE · 32490 · PROFESSIONAL ENGINEER

Digitally signed by Charles Howe
Date: 2025.12.19 13:35:25-05'00'

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant:

Hyde Field Acquisition LLC
5265 Westview Drive, St. 210
Frederick, MD 21703
Contact: Patrick Donahue
Phone: (240) 658-6391
Email: pdonahue@nvrinc.com

HYDE LANDING

5th & 9th Election Districts
Clinton, Maryland 20735

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY_____ DATE ____

DETAILED SITE PLAN - INFRASTRUCTURE
APPROVALS

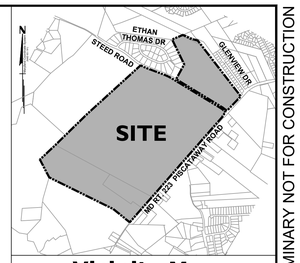
SCALE: 1" = 250'
JOB No. 0817BC4
DATE: DEC 2025
SHEET No. 02 OF 40

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Detailed Site Plan - Infrastructure\02 Approvals.dwg
DSP-2005-017 - Fri, Dec 19, 2025 - 1:35:38 PM

PRELIMINARY NOT FOR CONSTRUCTION

NGVD: 29
NAD: 83

Scale: 1" = 400'



Vicinity Map

SCALE: 1"=2000'
PRINCE GEORGE'S COUNTY

Legend

- Site Boundary
- Adjacent Property Boundary
- Ex. Major Contour (200)
- Ex. Minor Contour (202)
- Steep Slopes 15% or greater
- Primary Management Area (PMA)
- Tier II Buffer (TIER 2)
- Ex. 100-Year Floodplain (FP)
- Ex. Stream Centerline (CL)
- Stream Buffer (SB)
- Non-Tidal Wetlands (W)
- Non-Tidal Wetland Buffer (WB)
- Soils Type Line and Text (BaB, CaD)
- Existing Treeline
- Existing Fence (X)
- Specimen Tree and CRZ (ST-21)

T.M.124 P.19
Mary D. & Alec B. Edelen
L.31688 F.233, Parcel One
(Described in L.5861 F.838)
Land Use: Residential
Zoning: RE

T.M.124 P.19
Mary D. & Alec B. Edelen
L.31688 F.233, Parcel One
(Described in L.5861 F.838)
Land Use: Residential
Zoning: RE

T.M.124 P.53
Sharhage, L.L.C.
L.24081 F.366
Land Use: Residential
Zoning: RE

Tax Map 124, Parcel 45
Parcel I.D. No. 05-0327833
Hyde Field Acquisition LLC
Liber 49721, folio 550
Exhibit C
3,009,933 Sq.Ft. or
69.09855 Acres

Tax Map 124, Parcel 20
Parcel I.D. No. 05-0360851
Hyde Field Acquisition LLC
Liber 49721, folio 550
Exhibit A
7,310,301 Sq.Ft. or
167.82141 Acres

Tax Map 124, Parcel 24
Parcel I.D. No. 05-0328708
Hyde Field Acquisition LLC
Liber 49721, folio 550
Exhibit B
5,684,588 Sq.Ft. or
130.50017 Acres

Total Area
18,533,015 Sq.Ft. or
425.45946 Acres
(Tax Parcels 20, 21, 45 & 90)

Tax Map 115, Parcel 90
Parcel I.D. No. 09-9865121
Hyde Field Acquisition LLC
Liber 48458, folio 591
Parcel Four, Parcel C
2,528,040 Sq.Ft. or
58.03580 Acres

T.M.124 P.55
Mary D. & Alec B. Edelen
L.31688 F.227, Parcel One
Land Use: Residential
Zoning: RE

T.M.124 P.84
Piscataway Road, LLC
L.43792 F.100
Land Use: Residential
Zoning: RE

T.M.124 P.30
Bible Lighthouse Missionary Church
L.10320 F.716
Land Use: Residential
Zoning: RE

T.M.124 P.34
Piscataway Road, LLC
L.43792 F.100
Land Use: Residential
Zoning: RE

T.M.124 P.82
Saint Luke's Church
L.4110 F.676
Land Use: Residential
Zoning: RE

T.M.124 P.86
Carlos Martinez, et al
L.4110 F.8
Land Use: Residential / Zoning: RE

T.M.124 P.32
Henry P. Miller, et al
L.4110 F.8
Land Use: Residential / Zoning: RE

T.M.124 P.41
Henry P. Miller, et al
L.4110 F.8
Land Use: Residential
Zoning: RE

Piscataway Road
(MD Route 233)

Tippett Road

T.M.124 P.88
New Friendship Baptist Church of Ft. Washington, Inc.
L.43539 F.170
Land Use: Residential
Zoning: RSF-65

T.M.124 P.89
C. B. Woodward
L.43539 F.170
Land Use: Commercial / Zoning: CGO

T.M.124 P.52
JRID Family Revocable Living Trust
L.44379 F.583
Land Use: Residential / Zoning: RR

T.M.124 P.51
Sherry L. Cymbalsky
L.44379 F.583
Land Use: Residential / Zoning: RR

T.M.124 P.51
JRID Family Revocable Living Trust
L.44379 F.583
Land Use: Residential / Zoning: RR

T.M.124 P.15
JRID Family Revocable Living Trust
L.44379 F.583
Land Use: Residential
Zoning: RR

T.M.124 P.15
Miller Family Trust
L.41480 F.100
Land Use: Residential
Zoning: RR

T.M.124 P.107
Henry P. Miller, Jr. et al
L.37097 F.220
Land Use: Residential
Zoning: RR

T.M.124 P.91
Henry P. Miller, Jr. et al
L.37126 F.309
Land Use: Residential
Zoning: RR

T.M.124 P.3
JRID Family Revocable Living Trust
L.44379 F.583
Land Use: Residential, Zoning: RR

Steed Road
60' Wide Public R/W
Prince George's Co.
P.B.REP 201 P.62 & 63

Geena Nicole Drive
60' Wide Public R/W
P.B.REP 201 P.62 & 63

Branch Hill Drive
60' Wide Public R/W
P.B.REP 201 P.62 & 63

Steed Road
50' Wide Public R/W
Prince George's Co.
P.B. Plat Nos. 396-398

Glen View Drive
60' Wide Public R/W
P.B.WWW 49 P.90

Lot 28
Lynch Sammy L & Stella R
Land Use: Residential
Zoning: RE

Lot 27
Mclean Mendelsohn V & Lolita P
Land Use: Residential
Zoning: RE

Lot 26
Chesek James P & Tricia M
Land Use: Residential
Zoning: RE

Lot 25
Beasley Paul G Jr & Stephanie C
Land Use: Residential
Zoning: RE

Lot 24
Lacy Philip A. e tal
Land Use: Residential
Zoning: RE

Lot 9
Short James e tal
Land Use: Residential
Zoning: RE

Lot 21
Abdullah Trust
Land Use: Residential
Zoning: RE

Lot 22
Tyler Paul L.
Land Use: Residential
Zoning: RE

Lot 45
Scott Durrell
Land Use: Residential
Zoning: RE

Lot 14
Longley Trimesha Revocable Trust
Land Use: Residential
Zoning: RE

Lot 15
David Jeremey S. e tal
Land Use: Residential
Zoning: RE

Lot 16
Abello Christopher M
Land Use: Residential
Zoning: RE

Lot 17
Parker Gertrude W
Land Use: Residential
Zoning: RE

Lot 18
Kelly Rosalyn A, et al
Land Use: Residential
Zoning: RE

Lot 19
Augustine Jeremey S. e tal
Land Use: Residential
Zoning: RE

Lot 20
Stephenson Patricia A & Parcel A
Land Use: Residential
Zoning: RE

MNCPPC
L.10004 F.554
Land Use: Preservation
Zoning: ROS

Potomac Electric Power Company
L.3849 F.466
Land Use: Residential
Zoning: RR

Potomac Electric Power Company
L.3849 F.466
Land Use: Residential
Zoning: RR

Potomac Electric Power Company
L.3849 F.466
Land Use: Residential
Zoning: RR

Potomac Electric Power Company
L.3849 F.466
Land Use: Residential
Zoning: RR

Potomac Electric Power Company
L.3849 F.466
Land Use: Residential
Zoning: RR

Block B, Lot 1
Henry Mill Jr.
Zoning: RE

Block A, Lot 1
Cotton Monique
Zoning: RE

MT. Ennon Baptist Church
L.13945 F.306
Zoning: RR

MT. Ennon Baptist Church
L.13945 F.237
Zoning: RR

MT. Ennon Baptist Church
Parcel D
Zoning: RR

Potomac Electric Power Company
L.3849 F.466
Land Use: Residential
Zoning: RR

Piscataway Road
(MD Route 233)
80' Wide Public R/W, SHA Plat Nos: 33848 & 49516

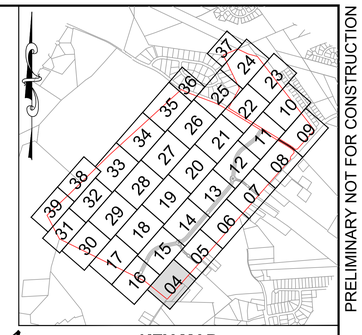
Gravel Driveway
Gravel Driveway (Access blocked by Concrete Barriers & Concrete Pipe)
Concrete Pipe (On ground)
Gravel Driveway (Access blocked by Concrete Barriers & Concrete Pipe)
Concrete Pipe (On ground)
Concrete Pipe (On ground)
Concrete Barriers
Gravel Driveway (Access blocked by Concrete Barriers)
1.5 Story, Wood Siding & Block Foundation
Gravel Driveway (Access blocked by Concrete Barriers)
Concrete Barriers
Metal Bldg.
Block Building
Block Wall
Metal Wood Siding & Brick Building
Gate
Block Foundations
Metal Building
Story, Brick Building
Metal Bldg.
Metal Bldg.
Metal Bldg.
Metal Bldg.
Metal Bldg.
Gravel Driveway (Access blocked by Concrete Barriers)
Gravel Driveway
Gravel Driveway
Gravel Driveway
Burbed wire fence
Chain link fence
Wood fence
Concrete Pipe (On ground)
Concrete Pipe (On ground)
Concrete Barriers
Concrete Pipe (On ground)
Concrete Barriers
Concrete Pipe (On ground)
Concrete Pipe (On ground)
Concrete Pipe (On ground)

MATCHLINE - SEE SHEET 16

MATCHLINE - SEE SHEET 15

MATCHLINE - SEE SHEET 05

PRELIMINARY NOT FOR CONSTRUCTION



KEY MAP
1"=1500'

Scale: 1"=30'
NGVD 29
NAD 83

T.M.124 P.55
Mary D. & Alec B. Edelen
L.31688 F.227, Parcel One
Land Use: Residential
Zoning: RE

N50°59'43"W 635.49'

30' Wide Ingress & Egress Easement L.3784 F.85

Tax Map 124, Parcel 21
Parcel I.D. No. 05-0328708
Hyde Field Acquisition LLC
Liber 49721, folio 550
Exhibit B
5,684,588 Sq.Ft. or
130.50017 Acres

OUTPARCEL B
1,020,552 SF
(23.4 AC)

PR. WATER

10' PUE

L=55.32'
R=2764.00'

10' SHARED USE PATH

PROPOSED 64' ROW DEDICATION

C13
L=52.49'
R=2700'

567.78'

BIKE LANE (TYP.)

PUBLIC ROAD DEDICATION

S41°32'12"W 1024.20'

10' SHARED USED PATH

S41°32'12"W 1471.24'

Piscataway Road
(MD Route 223)

T.M.124 P.34
Piscataway Road, LLC
L.43792 F.100
Land Use: Residential, Zoning: RE

T.M.124 P.30
Bible Lighthouse Missionary Church
L.10320 F.716
Land Use: Residential
Zoning: RE

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. 10' CONTOUR
- EX. 2' CONTOUR
- EX. TREE LINE
- EX. EASEMENT
- EX. FENCE
- EX. ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. WATER LINE
- EX. SEWER LINE
- EX. STORM DRAIN
- EX. STREAM CENTERLINE
- EX. 100-YEAR FLOODPLAIN
- EX. PMA
- EX. WETLAND
- EX. WETLAND BUFFER
- STEEP SLOPES
- EX. PAVEMENT
- PR. ROW
- PR. PARCEL LINE
- PR. 10' CONTOUR
- PR. 2' CONTOUR
- PR. LIMIT OF DISTURBANCE
- PR. SIDEWALK
- PR. PAVEMENT
- PR. CURB
- PR. SANITARY SEWER
- PR. WATER LINE
- PR. STORM DRAIN
- PR. PUE
- PR. STORMWATER MANAGEMENT

GRAPHIC SCALE
30' 0 10' 30' 60' 120'
1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 32400
EXPIRATION DATE: 6/06/26

STATE OF MARYLAND — CHARLES W. HOWE — PROFESSIONAL ENGINEER

Digitally signed by Charles Howe
Date: 2025.12.19 13:36:36-05'00'

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant:

Hyde Field Acquisition LLC
5265 Westview Drive, St. 210
Frederick, MD 21703
Contact: Patrick Donahue
Phone: (240) 658-6391
Email: pdonahue@nvrinc.com

HYDE LANDING

5th & 9th Election Districts
Clinton, Maryland 20735

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY _____ DATE ____

DETAILED SITE PLAN - INFRASTRUCTURE SITE PLAN

SCALE: 1" = 30'
JOB No. 0817BC4
DATE: DEC 2025
SHEET No. 04 OF 40

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Detailed Site Plan – Infrastructure\04_Site Plan.dwg
DSP-25053-01-17 Plan Set 4 of 39

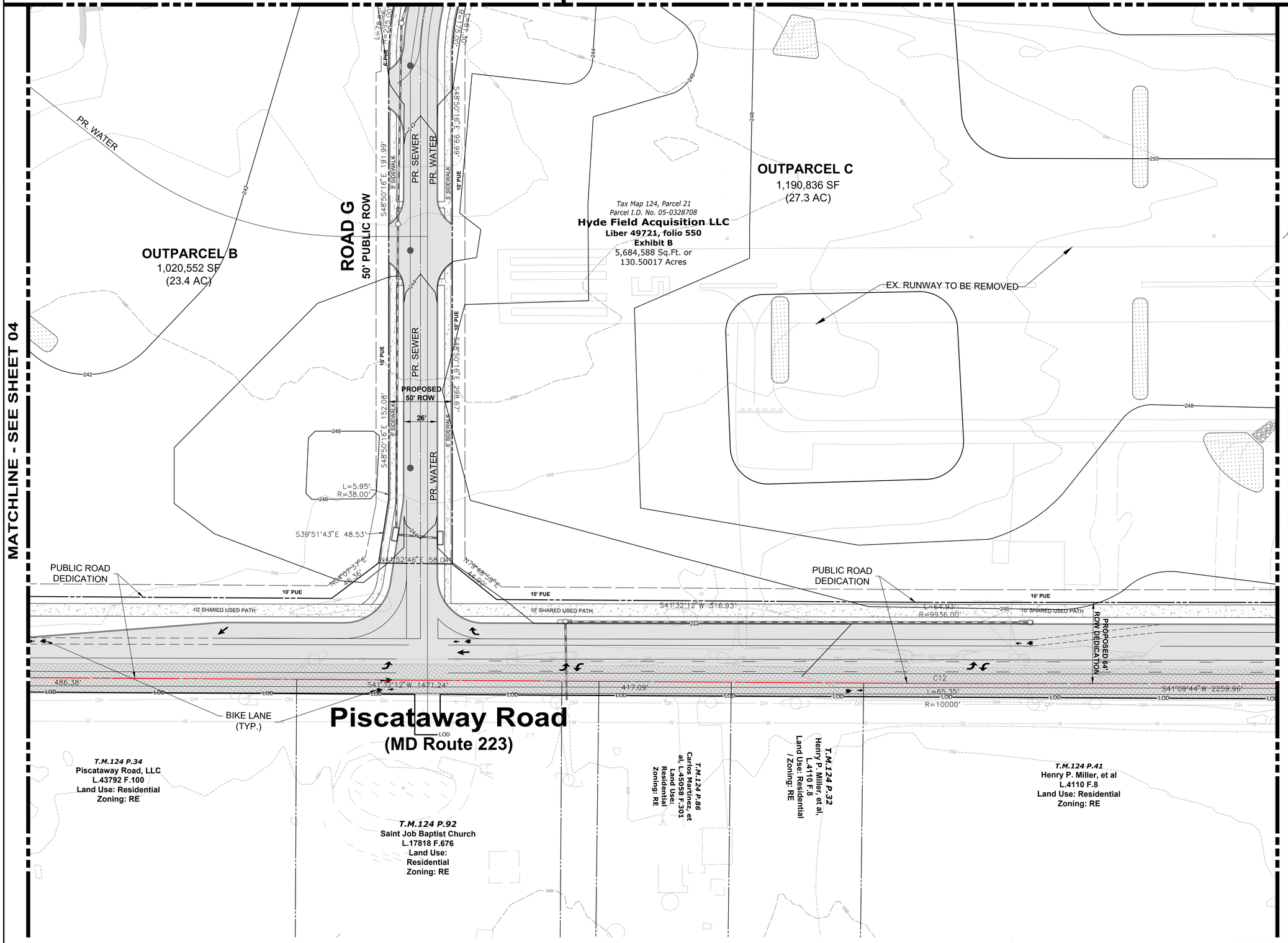
MATCHLINE - SEE SHEET 15

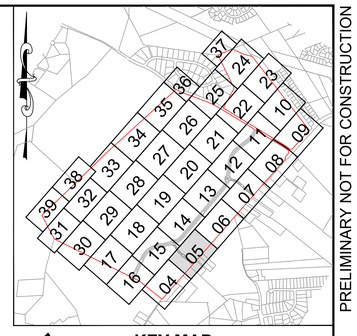
MATCHLINE - SEE SHEET 14

MATCHLINE - SEE SHEET 04

MATCHLINE - SEE SHEET 06

PRELIMINARY NOT FOR CONSTRUCTION





KEY MAP
1"=1500'

N
Scale: 1"=30'
NGVD: 29
NAD: 83

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. 10' CONTOUR
- EX. 2' CONTOUR
- EX. TREE LINE
- EX. EASEMENT
- EX. FENCE
- EX. ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. WATER LINE
- EX. SEWER LINE
- EX. STORM DRAIN
- EX. STREAM CENTERLINE
- EX. 100-YEAR FLOODPLAIN
- EX. PMA
- EX. WETLAND
- EX. WETLAND BUFFER
- STEEP SLOPES
- EX. PAVEMENT
- PR. ROW
- PR. PARCEL LINE
- PR. 10' CONTOUR
- PR. 2' CONTOUR
- PR. LIMIT OF DISTURBANCE
- PR. SIDEWALK
- PR. PAVEMENT
- PR. CURB
- PR. SANITARY SEWER
- PR. WATER LINE
- PR. STORM DRAIN
- PR. PUE
- PR. STORMWATER MANAGEMENT

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 32490
EXPIRATION DATE: 6/06/26

STATE OF MARYLAND · CHARLES W. HOWE · PROFESSIONAL ENGINEER

Digitally signed by Charles Howe
Date: 2025.12.19 13:37:04-05'00'

REVISION	DATE

REVISION	DATE

REVISION	DATE

Applicant:

Hyde Field Acquisition LLC
5265 Westview Drive, St. 210
Frederick, MD 21703
Contact: Patrick Donahue
Phone: (240) 658-6391
Email: pdonahue@nvrinc.com

HYDE LANDING

5th & 9th Election Districts
Clinton, Maryland 20735

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE ____

DETAILED SITE PLAN - INFRASTRUCTURE SITE PLAN

SCALE: 1" = 30'
JOB No. 0817BC4
DATE: DEC 2025
SHEET No. 05 OF 40

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DSP-05053-01-17 Plotted: 3:39

MATCHLINE - SEE SHEET 14

MATCHLINE - SEE SHEET 13

MATCHLINE - SEE SHEET 05

MATCHLINE - SEE SHEET 07

MATCHLINE

MATCHLINE

PRELIMINARY NOT FOR CONSTRUCTION

OUTPARCEL C
1,190,836 SF
(27.3 AC)

Tax Map 124, Parcel 21
Parcel I.D. No. 05-0328708
Hyde Field Acquisition LLC
Liber 49721, folio 550
Exhibit B
5,684,588 Sq.Ft. or
130.50017 Acres

EX. RUNWAY TO BE REMOVED

PUBLIC ROAD DEDICATION

10' PUE

S41°09'44"W 1725.77'

10' SHARED USED PATH

10' SHARED USED PATH

PROPOSED 64' ROW DEDICATION

S41°09'44"W 2259.96'

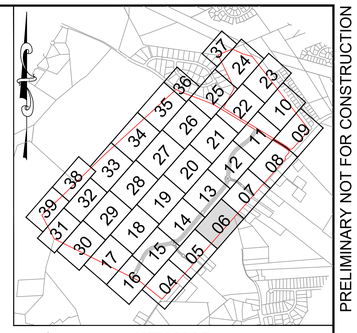
BIKE LANE (TYP.)

Piscataway Road
(MD Route 223)

Tippet Road

T.M.124 P.41
Henry P. Miller, et al
L.4110 F.8
Land Use: Residential
Zoning: RE

T.M.124 P.81
New Fellowship Baptist
Church of Ft.
Washington, Inc.
L.17417 F.238
Land Use: Residential
Zoning: RR



KEY MAP
1"=1500'

N
Scale: 1"=30'
NGVD: 29
NAD: 83

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. 10' CONTOUR
- EX. 2' CONTOUR
- EX. TREE LINE
- EX. EASEMENT
- EX. FENCE
- EX. ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. WATER LINE
- EX. SEWER LINE
- EX. STORM DRAIN
- EX. STREAM CENTERLINE
- EX. 100-YEAR FLOODPLAIN
- EX. PMA
- EX. WETLAND
- EX. WETLAND BUFFER
- STEEP SLOPES
- EX. PAVEMENT
- PR. ROW
- PR. PARCEL LINE
- PR. 10' CONTOUR
- PR. 2' CONTOUR
- PR. LIMIT OF DISTURBANCE
- PR. SIDEWALK
- PR. PAVEMENT
- PR. CURB
- PR. SANITARY SEWER
- PR. WATER LINE
- PR. STORM DRAIN
- PR. PUE
- PR. STORMWATER MANAGEMENT

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 32490
EXPIRATION DATE: 6/06/26

STATE OF MARYLAND
CHARLES EDWARD HOWE
32490
PROFESSIONAL ENGINEER

Digitally signed by Charles Howe
Date: 2025.12.19 13:37:38-05'00'

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant:

Hyde Field Acquisition LLC
5265 Westview Drive, St. 210
Frederick, MD 21703
Contact: Patrick Donahue
Phone: (240) 658-6391
Email: pdonahue@nvrinc.com

HYDE LANDING

5th & 9th Election Districts
Clinton, Maryland 20735

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY_____ DATE____

DETAILED SITE PLAN - INFRASTRUCTURE SITE PLAN

SCALE: 1" = 30'
JOB No. 0817BC4
DATE: DEC 2025
SHEET No. 06 OF 40

C:\ACC\ACCDocs\Rodgers Consulting\PC-Hyde Field\Project Files\autocad\Plot Plans\Detailed Site Plan - Infrastructure\06_ Site Dsp.dwg
Dec 2025 17, 2025 - 8:38

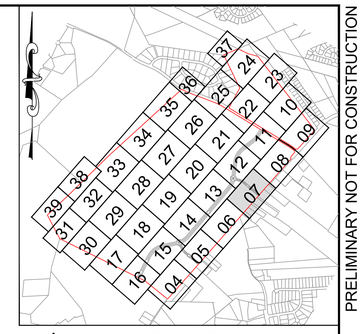
MATCHLINE - SEE SHEET 13

MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 06

MATCHLINE - SEE SHEET 08

PRELIMINARY NOT FOR CONSTRUCTION



KEY MAP
1"=1500'

N
Scale: 1"=30'
NGVD: 29
NAD: 83

OUTPARCEL C
1,190,836 SF
(27.3 AC)

EX. RUNWAY TO BE REMOVED

Tax Map 124, Parcel 21
Parcel I.D. No. 05-0328708
Hyde Field Acquisition LLC
Liber 49721, folio 550
Exhibit B
5,684,588 Sq.Ft. or
130.50017 Acres

ROAD E
50' PUBLIC ROW

PROPOSED 50' ROW
26'
PR. WATER
PR. SEWER
6' PUE
5' SIDEWALK
L=96.33'
R=275.00'
L=78.56'
R=275.00'
N48°50'16"W 96.45'
S41°09'44"W 9.00'
PROPOSED 68' ROW
N48°50'16"W 289.50'
N48°50'16"W 289.52'
22'
13'
N41°10'37"E 68.00'
N03°02'13"E 44.55'
S79°39'27"W 44.30'

ROAD E
68' / 50' PUBLIC ROW

OUTPARCEL D
1,097,778 SF
(25.2 AC)

PUBLIC ROAD DEDICATION
S41°09'44"W 396.40'

10' PUE
10' SHARED USED PATH
PROPOSED 64' ROW DEDICATION
BIKE LANE (TYP.)
S41°09'44"W 2259.96'
EXISTING 25' ROW
LOD

Piscataway Road
(MD Route 223)

T.M.124 P.80
R. Woodward
L.26359 F.170
Land Use: Commercial
Zoning: CGO

T.M.124 P.52
JRID Family Revocable Living Trust
L.44379 F.569
Land Use: Residential
Zoning: RR

T.M.124 P.9
Sherry L. Cymbalisty,
L.12737 F.115
Land Use: Residential /
Zoning: RR

T.M.124 P.12
JRID Family Revocable Living Trust
L.44379 F.569
Land Use: Residential,
Zoning: RR

T.M.124 P.15
JRID Family Revocable Living Trust
L.44379 F.569
Land Use: Residential
Zoning: RR

T.M.124 P.13
Miller Family Trust
L.41480 F.180
Land Use: Residential
Zoning: RR

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. 10' CONTOUR
- EX. 2' CONTOUR
- EX. TREE LINE
- EX. EASEMENT
- EX. FENCE
- EX. ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. WATER LINE
- EX. SEWER LINE
- EX. STORM DRAIN
- EX. STREAM CENTERLINE
- EX. 100-YEAR FLOODPLAIN
- EX. PMA
- EX. WETLAND
- EX. WETLAND BUFFER
- STEEP SLOPES
- EX. PAVEMENT
- PR. ROW
- PR. PARCEL LINE
- PR. 10' CONTOUR
- PR. 2' CONTOUR
- PR. LIMIT OF DISTURBANCE
- PR. SIDEWALK
- PR. PAVEMENT
- PR. CURB
- PR. SANITARY SEWER
- PR. WATER LINE
- PR. STORM DRAIN
- PR. PUE
- PR. STORMWATER MANAGEMENT

GRAPHIC SCALE
30' 0 10' 30' 60' 120'
1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 32400
EXPIRATION DATE: 6/06/26

STATE OF MARYLAND — CHARLES W. HOWE — 32400 — PROFESSIONAL ENGINEER

Digitally signed by Charles Howe
Date: 2025.12.19 13:38:02-05'00'

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant:

Hyde Field Acquisition LLC
5265 Westview Drive, St. 210
Frederick, MD 21703
Contact: Patrick Donahue
Phone: (240) 658-6391
Email: pdonahue@nvrinc.com

HYDE LANDING

5th & 9th Election Districts
Clinton, Maryland 20735

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY_____ DATE ____

DETAILED SITE PLAN - INFRASTRUCTURE SITE PLAN

SCALE: 1" = 30'
JOB No. 0817BC4
DATE: DEC 2025
SHEET No. 07 OF 40

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DSP-25057-07_Plan Set - 07.tif

MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 07

MATCHLINE - SEE SHEET 09

PRELIMINARY NOT FOR CONSTRUCTION

N

Scale: 1"=30'

NGVD 29
NAD 83

EX. RUNWAY TO BE REMOVED

Tax Map 124, Parcel 21
Parcel I.D. No. 05-0328708
Hyde Field Acquisition LLC
Liber 49721, folio 550
Exhibit B
5,684,588 Sq.Ft. or
130.50017 Acres

OUTPARCEL D
1,097,778 SF
(25.2 AC)

WSSC Easement
L.23163 F.563

PUBLIC ROAD DEDICATION

EXISTING 50' ROW

PROPOSED 94' ROW

Steed Road
Existing 50' Wide Public R/W
Prince George's Co. R/W
Plat Nos. 396-398

S56°43'02"E 1849.97'

S25°43'02"E 282.69'

10' SHARED USE PATH

10' PUE

R=1248.24'
L=200.03'

L=165.42'
R=1219.24'

BIKE LANE (TYP.)

PUBLIC ROAD DEDICATION

N03°45'45"W 44.17'

N38°49'09"E 5.92'

S37°00'06"W 90.21'

10' PUE S42°52'25"W 106.45'

10' SHARED USES PATH

S41°43'42"W 114.00'

40.31'

S04°16'37"E

S20°55'17"W 93.49'

S48°16'18"E 21.40'

L=109.20'
R=10064.00'

10' PUE S41°47'03"W 556.63'

10' SHARED USES PATH

PROPOSED 64' ROW/DEDICATION

C11
S41°09'44"W 2259.96'
L=108.51', R=10000'

S41°47'03"W 616.50'

EXISTING 26' ROW

LOD

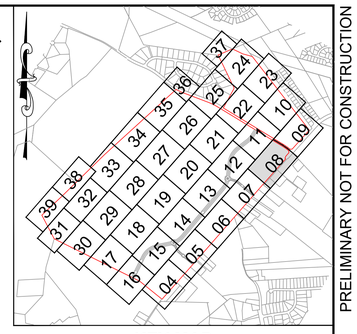
BIKE LANE (TYP.)

T.M.124 P.91
Henry P. Miller, Jr. et al
L.37126 F.309
Land Use: Residential
Zoning: RR

T.M.124 P.107
Henry P. Miller, Jr. et al
L.37097 F.220
Land Use: Residential
Zoning: RR

T.M.124 P.91
Henry P. Miller, Jr. et al
L.37126 F.309
Land Use: Residential
Zoning: RR

Piscataway Road
(MD Route 223)



KEY MAP
1"=1500'

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. 10' CONTOUR
- EX. 2' CONTOUR
- EX. TREE LINE
- EX. EASEMENT
- EX. FENCE
- EX. ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. WATER LINE
- EX. SEWER LINE
- EX. STORM DRAIN
- EX. STREAM CENTERLINE
- EX. 100-YEAR FLOODPLAIN
- EX. PMA
- EX. WETLAND
- EX. WETLAND BUFFER
- STEEP SLOPES
- EX. PAVEMENT
- PR. ROW
- PR. PARCEL LINE
- PR. 10' CONTOUR
- PR. 2' CONTOUR
- PR. LIMIT OF DISTURBANCE
- PR. SIDEWALK
- PR. PAVEMENT
- PR. CURB
- PR. SANITARY SEWER
- PR. WATER LINE
- PR. STORM DRAIN
- PR. PUE
- PR. STORMWATER MANAGEMENT

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 32490
EXPIRATION DATE: 6/06/26

STATE OF MARYLAND
CHARLES W. HOWE
32490
PROFESSIONAL ENGINEER

Digitally signed by Charles Howe
Date: 2025.12.19 13:38:36-05'00'

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant:

Hyde Field Acquisition LLC
5265 Westview Drive, St. 210
Frederick, MD 21703
Contact: Patrick Donahue
Phone: (240) 658-6391
Email: pdonahue@nvrinc.com

HYDE LANDING

5th & 9th Election Districts
Clinton, Maryland 20735

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE____

DETAILED SITE PLAN - INFRASTRUCTURE
SITE PLAN

SCALE: 1" = 30'
JOB No. 0817BC4
DATE: DEC 2025
SHEET No. 08 OF 40

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Detailed Site Plan – Infrastructure\DSP-Site Plan.dwg
12/19/2025 1:37:17 PM EST

MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 08

Steed Road
Existing 50' Wide Public R/W
Prince George's Co. R/W Plat Nos. 396-398

EXISTING 50' ROW

PUBLIC ROAD DEDICATION

PROPOSED 94' ROW

Drainage Easement L.2197 F.209 Prince George's Co. R/W Plat 396

PARCEL N
2,241,404 SF
(51.5 AC)

Tax Map 115, Parcel 90
Parcel I.D. No. 09-0865121
Hyde Field Acquisition LLC
Liber 48458, folio 591
Parcel Four, Parcel C
2,528,040 Sq.Ft. or
58.03580 Acres

OUTPARCEL 1
244,563 SF
(5.6 AC)

Potomac Electric Power Company
L.2834 F.226
Land Use: Residential / Zoning: RR

Glen View Drive
60' Wide Public R/W
P.B.WWW 49 P.10

BIKE LANE (TYP.)

5' SIDEWALK

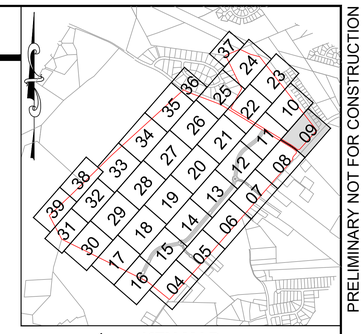
10' PUE

PROPOSED 20' ROW DEDICATION

EXISTING 80' ROW

T.M.124 P.3
JRID Family Revocable Living Trust
L.44379 F.569
Land Use: Residential, Zoning: RR

Piscataway Road
(MD Route 223)



KEY MAP
1"=1500'

NGVD: 29
NAD: 83

Scale: 1"=30'

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. 10' CONTOUR
- EX. 2' CONTOUR
- EX. TREE LINE
- EX. EASEMENT
- EX. FENCE
- EX. ELECTRIC
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- PR. SANITARY SEWER
- PR. WATER LINE
- PR. STORM DRAIN
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GRAPHIC SCALE
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1 INCH = 30 FT

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STATE OF MARYLAND — CHARLES W. HOWE — 32490 — PROFESSIONAL ENGINEER

Digitally signed by Charles Howe
Date: 2025.12.19 13:39:02-05'00'

PRELIMINARY NOT FOR CONSTRUCTION

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant:

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5265 Westview Drive, St. 210
Frederick, MD 21703
Contact: Patrick Donahue
Phone: (240) 658-6391
Email: pdonahue@nvrinc.com

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Clinton, Maryland 20735

RODGERS CONSULTING
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Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY _____ DATE _____

DETAILED SITE PLAN - INFRASTRUCTURE SITE PLAN

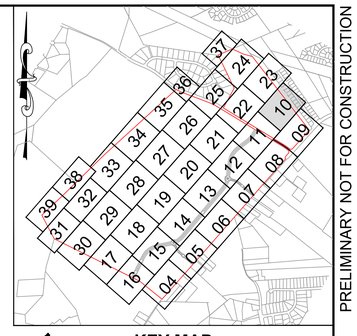
SCALE: 1" = 30
JOB No. 0817BC4
DATE: DEC 2025
SHEET No. 09 OF 40

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Detailed Site Plan – Infrastructure\Det_Site_Plan.dwg
12/19/2025 1:39:17 PM MST

MATCHLINE - SEE SHEET 22

MATCHLINE - SEE SHEET 23

MATCHLINE - SEE SHEET 11



KEY MAP
1"=1500'

N
Scale: 1"=30'
NGVD: 29
NAD: 83

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. 10' CONTOUR
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- PR. WATER LINE
- PR. STORM DRAIN
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1 INCH = 30 FT

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STATE OF MARYLAND · CHARLES W. HOWE · 32490 · PROFESSIONAL ENGINEER

Digitally signed by Charles Howe
Date: 2025.12.19 13:39:40-05'00'

MATCHLINE - SEE SHEET 09

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Frederick, MD 21703
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Clinton, Maryland 20735

RODGERS CONSULTING
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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY _____ DATE ____

DETAILED SITE PLAN - INFRASTRUCTURE SITE PLAN

SCALE:	1" = 30
JOB No.	0817BC4
DATE:	DEC 2025
SHEET No.	10 OF 40

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Last Saved By: Charlie Howe at 12:39 PM

MATCHLINE - SEE SHEET 21

MATCHLINE - SEE SHEET 22

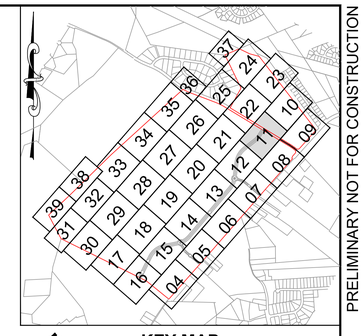
MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 08

MATCHLINE - SEE SHEET 09

PRELIMINARY NOT FOR CONSTRUCTION



KEY MAP
1"=1500'

Scale: 1"=30'
NGVD: 29
NAD: 83

OUTPARCEL E
1,102,766 SF
(25.3 AC)

ROAD A
80' PUBLIC ROW

PROPOSED 80' ROW

PROPOSED 94' ROW

EXISTING 50' ROW

PR. WATER

10' PUE

10' SHARED USE PATH

5' SIDEWALK

L=158.34'
R=460.00'

L=185.87'
R=540.00'

S53°15'43"W 200.07'

S33°32'25"W 198.23'

S33°32'25"W 194.22'

S58°43'02"E 411.77'

S58°43'02"E 1849.93'

S58°43'02"E 1694.01'

N16°29'08"E 42.81'

N56°43'07"W 1716.14'

S58°43'02"E 682.69'

Tax Map 124, Parcel 21
Parcel I.D. No. 05-0328708
Hyde Field Acquisition LLC
Liber 49721, folio 550
Exhibit B
5,684,588 Sq.Ft. or
130.50017 Acres

OUTPARCEL D
1,097,778 SF
(25.2 AC)

Tax Map 115, Parcel 90
Parcel I.D. No. 09-0865121
Hyde Field Acquisition LLC
Liber 48458, folio 591
Parcel Four, Parcel C
2,528,040 Sq.Ft. or
58.03580 Acres

PARCEL N
2,241,404 SF
(51.5 AC)

PUBLIC ROAD DEDICATION

BIKE LANE (TYP.)

Drainage Easement
L.2197 F.203
Prince George's Co.
R/W Plat 396

PUBLIC ROAD DEDICATION

WSSC Easement
L.23163 F.563

Steed Road
Existing 50' Wide
Public R/W
Prince George's Co. R/W
Plat Nos. 396-398

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. 10' CONTOUR
- EX. 2' CONTOUR
- EX. TREE LINE
- EX. EASEMENT
- EX. FENCE
- EX. ELECTRIC
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- EX. PMA
- EX. WETLAND
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- PR. WATER LINE
- PR. STORM DRAIN
- PR. PUE
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GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

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LICENSE NO. 32490
EXPIRATION DATE: 6/06/26

STATE OF MARYLAND — CHARLES W. HOWE — PROFESSIONAL ENGINEER

Digitally signed by Charles Howe
Date: 2025.12.19 13:40:01-05'00'

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant:

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5265 Westview Drive, St. 210
Frederick, MD 21703
Contact: Patrick Donahue
Phone: (240) 658-6391
Email: pdonahue@nvrinc.com

HYDE LANDING

5th & 9th Election Districts
Clinton, Maryland 20735

RODGERS CONSULTING
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Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY_____ DATE ____

DETAILED SITE PLAN - INFRASTRUCTURE SITE PLAN

SCALE: 1" = 30
JOB No. 0817BC4
DATE: DEC 2025
SHEET No. 11 OF 40

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Detailed Site Plan - Infrastructure\DA_Site Plan.dwg
DSP-2025-DA7_Plan Set - 11 of 40

MATCHLINE - SEE SHEET 20

MATCHLINE - SEE SHEET 21

MATCHLINE - SEE SHEET 13

MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 07

MATCHLINE - SEE SHEET 08

PRELIMINARY NOT FOR CONSTRUCTION

Tax Map 124, Parcel 21
Parcel I.D. No. 05-0328708
Hyde Field Acquisition LLC
Liber 49721, folio 550
Exhibit B
5,684,588 Sq.Ft. or
130.50017 Acres

OUTPARCEL E
1,102,766 SF
(25.3 AC)

OUTPARCEL D
1,097,778 SF
(25.2 AC)

OUTPARCEL C
1,190,836 SF
(27.3 AC)

ROAD A
80' PUBLIC ROW
10' SHARED USE PATH
5' SIDEWALK
10' PUE

ROAD E
50' PUBLIC ROW
5' SIDEWALK
6' PUE

PROPOSED 80' ROW
PROPOSED 50' ROW
26'
24'

PR. SEWER
PR. WATER

L=475.02'
R=540.00'
S53°15'43"W 200.07'
L=404.65'
R=460.00'
S59°24'20"W 31.38'
L=32.02'
R=460.00'
N18°14'37"E 53.37'
S71°15'53"E 46.64'
L=182.01'
R=460.00'
L=219.21'
R=540.00'
N54°56'01"E 23.56'
S02°51'37"W 260.55'
L=34.83'
R=540.00'
N27°05'54"W 18.62'
N62°54'29"W 94.78'
N62°54'29"W 97.54'
L=96.31'
R=275.00'

KEY MAP
1"=1500'

Scale: 1"=30'
NGVD 29
NAD 83

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. 10' CONTOUR
- EX. 2' CONTOUR
- EX. TREE LINE
- EX. EASEMENT
- EX. FENCE
- EX. ELECTRIC
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GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

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RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE____

DETAILED SITE PLAN - INFRASTRUCTURE
SITE PLAN

SCALE: 1" = 30
JOB No. 0817BC4
DATE: DEC 2025
SHEET No. 12 OF 40

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Detailed Site Plan - Infrastructure\04 - Site Plan.dwg
DSP-2025-0017_Plan Set 12 of 39

MATCHLINE - SEE SHEET 19

MATCHLINE - SEE SHEET 20

MATCHLINE - SEE SHEET 14

MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 06

MATCHLINE - SEE SHEET 07

PRELIMINARY NOT FOR CONSTRUCTION

PARCEL G
1,464,757 SF
(33.6 AC)

PARCEL H
906,722 SF
(20.8 AC)

PARCEL L
815,758 SF
(18.7 AC)

OUTPARCEL E
1,102,766 SF
(25.3 AC)

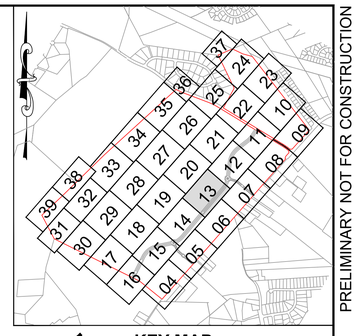
OUTPARCEL C
1,190,836 SF
(27.3 AC)

ROAD A
80' PUBLIC ROW

Tax Map 124, Parcel 20
Parcel I.D. No. 05-0360651
Hyde Field Acquisition LLC
Liber 49721, folio 550
Exhibit A
7,310,301 Sq.Ft. or
167.82141 Acres

S40°53'31"E 1455.83'
N14°17'12"E 298.84'
N41°09'44"E 953.56'
N14°17'12"E 536.35'
N48°50'16"W 494.41'
S41°09'44"W 1242.91'
S41°09'44"W 379.73'
S41°09'44"W 1622.64'
L=182.01'
R=460.00'
L=218.21'
R=540.00'

PR. SEWER
PR. WATER
10' TRAIL
10' SHARED USE PATH
5' SIDEWALK
10' PUE
6' PUE
LOD
34'
26'
PROPOSED 80' ROW



KEY MAP
1"=1500'

Scale: 1"=30'
NGVD: 29
NAD: 83

LEGEND:

- EX. BOUNDARY LINE
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- EX. 10' CONTOUR
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SCALE: 1" = 30'
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SHEET No. 13 OF 40

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Date: 2025.12.19 13:39:39

MATCHLINE - SEE SHEET 17

MATCHLINE - SEE SHEET 19

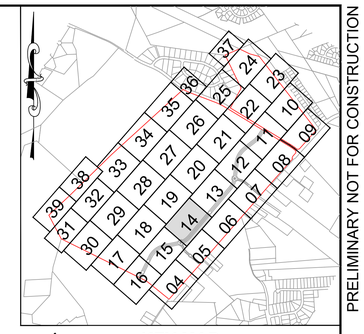
MATCHLINE - SEE SHEET 15

MATCHLINE - SEE SHEET 13

MATCHLINE - SEE SHEET 05

MATCHLINE - SEE SHEET 06

PRELIMINARY NOT FOR CONSTRUCTION



KEY MAP
1"=1500'

N
Scale: 1"=30'
NGVD: 29
NAD: 83

PARCEL G
1,464,757 SF
(33.6 AC)

PARCEL L
815,758 SF
(18.7 AC)

OUTPARCEL C
1,190,836 SF
(27.3 AC)

Tax Map 124, Parcel 20
Parcel I.D. No. 05-0360651
Hyde Field Acquisition LLC
Liber 49721, folio 550
Exhibit A
7,310,301 Sq.Ft. or
167.82141 Acres

ROAD A
80' PUBLIC ROW

PR. WATER
PR. SEWER
LOD
N47°46'31"W 344.42'
N41°09'44"E 953.56'
S41°09'44"W 1242.91'
S41°09'44"W 1622.64'
S73°54'24"W 71.59'
N46°05'36"W 18.62'
L=181.68'
R=460.00'
L=219.21'
R=540.00'
10' PUE
10' SHARED USE PATH
5' SIDEWALK
34'
26'
PROPOSED 80' ROW

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. 10' CONTOUR
- EX. 2' CONTOUR
- EX. TREE LINE
- EX. EASEMENT
- EX. FENCE
- EX. ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. WATER LINE
- EX. SEWER LINE
- EX. STORM DRAIN
- EX. STREAM CENTERLINE
- EX. 100-YEAR FLOODPLAIN
- EX. PMA
- EX. WETLAND
- EX. WETLAND BUFFER
- STEEP SLOPES
- EX. PAVEMENT
- PR. ROW
- PR. PARCEL LINE
- PR. 10' CONTOUR
- PR. 2' CONTOUR
- PR. LIMIT OF DISTURBANCE
- PR. SIDEWALK
- PR. PAVEMENT
- PR. CURB
- PR. SANITARY SEWER
- PR. WATER LINE
- PR. STORM DRAIN
- PR. PUE
- PR. STORMWATER MANAGEMENT

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 32490
EXPIRATION DATE: 6/06/26

STATE OF MARYLAND
CHARLES STEPHEN HOWE
No. 32490
PROFESSIONAL ENGINEER

Digitally signed by Charles Howe
Date: 2025.12.19 13:42:13-05'00'

REVISION	DATE

REVISION	DATE

REVISION	DATE

Applicant:

Hyde Field Acquisition LLC
5265 Westview Drive, St. 210
Frederick, MD 21703
Contact: Patrick Donahue
Phone: (240) 658-6391
Email: pdonahue@nvrinc.com

HYDE LANDING

5th & 9th Election Districts
Clinton, Maryland 20735

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE____

DETAILED SITE PLAN - INFRASTRUCTURE
SITE PLAN

SCALE: 1" = 30'
JOB No. 0817BC4
DATE: DEC 2025
SHEET No. 14 OF 40

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Detailed Site Plan – Infrastructure\DA_Site Plan.dwg
Last Saved By: Patrick Sec 12/19/2025 1:42:58 PM

MATCHLINE - SEE SHEET 18

MATCHLINE - SEE SHEET 17

MATCHLINE - SEE SHEET 16

MATCHLINE - SEE SHEET 14

MATCHLINE - SEE SHEET 04

MATCHLINE - SEE SHEET 05

PRELIMINARY NOT FOR CONSTRUCTION

PARCEL K
597,009 SF
(13.7 AC)

Tax Map 124, Parcel 20
Parcel I.D. No. 05-0360651
Hyde Field Acquisition LLC
Liber 49721, folio 550
Exhibit A
7,310,301 Sq.Ft. or
167.82141 Acres

PARCEL L
815,758 SF
(18.7 AC)

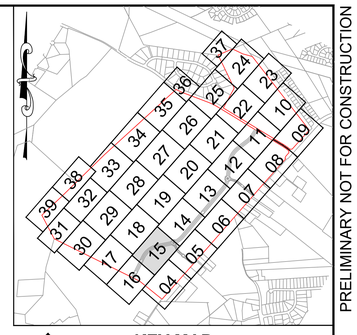
OUTPARCEL B
1,020,552 SF
(23.4 AC)

Tax Map 124, Parcel 21
Parcel I.D. No. 05-0328708
Hyde Field Acquisition LLC
Liber 49721, folio 550
Exhibit B
5,684,588 Sq.Ft. or
130.50017 Acres

ROAD A
80' PUBLIC ROW

ROAD G
50' PUBLIC ROW

S64°09'49"E 85.37'
N68°14'36"W 75.54'
S67°41'11"E 77.33'
S27°18'49"W 10.06'
S27°18'49"W 524.39'
S27°18'49"W 533.10'
10' PUE
L=491.51'
R=540.00'
10' SHARED USE PATH
26'
PROPOSED 80' ROW
5' SIDEWALK
6' PUE
L=418.69'
R=460.00'
S19°27'52"W 362.05'
N05°33'26"W 508.96'
S17°54'24"W 28.65'
S72°05'36"E 46.67'
S26°48'02"E 96.00'
PROPOSED 50' ROW
L=78.82'
R=225.00'
L=61.30'
R=175.00'
L=316.83'
R=549.99'
N27°23'28"E 23.56'
L=219.21'
R=540.00'
PR. WATER
PR. SEWER
PR. WATER



KEY MAP
1"=1500'

N
Scale: 1"=30'
NGVD: 29
NAD: 83

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREES
- EX. EASEMENT
- EX. WOODEN WALL
- EX. FENCE
- EX. ELECTRIC
- EX.OVERHEAD ELECTRIC
- EX. WATER
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM
- EX. STREAM BUFFER
- EX. 100-YEAR FLOODPLAIN
- EX. PMA/STREAM BUFFER
- EX. FLOODPLAIN BRL
- EX. WETLAND
- EX. WETLAND BUFFER (25')
- STEEP SLOPES (15-25%)
- STEEP SLOPES (OVER 25%)
- PR. R.O.W.
- PR. LOT LINE
- PR. SIDEWALK & ALLEY ACCESS
- PR. PAVEMENT
- PR. CURB
- PR. SEWER
- PR. WATER
- PR. STORM DRAIN
- PR. PUE
- PR. STORM DRAIN EASEMENT
- PR. WATER & SEWER EASEMENT

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 32490
EXPIRATION DATE: 6/06/26

STATE OF MARYLAND · CHARLES W. HOWE · 32490 · PROFESSIONAL ENGINEER

Digitally signed by Charles Howe
Date: 2025.12.19 13:44:56-05'00'

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant:

Hyde Field Acquisition LLC
5265 Westview Drive, St. 210
Frederick, MD 21703
Contact: Patrick Donahue
Phone: (240) 658-6391
Email: pdonahue@nvrinc.com

HYDE LANDING

5th & 9th Election Districts
Clinton, Maryland 20735

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY_____ DATE ____

DETAILED SITE PLAN - INFRASTRUCTURE SITE PLAN

SCALE: 1" = 30'
JOB No. 0817BC4
DATE: DEC 2025
SHEET No. 15 OF 40

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Detailed Site Plan – Infrastructure\04_Site Plan.dwg
DSP-2025-0017_Part1.dwf 10:0:58

MATCHLINE - SEE SHEET 18

30' Wide Ingress & Egress Easement L.3784 F.85

T.M.124 P.55
Mary D. & Alec B. Edelen
L.31688 F.227, Parcel One
Land Use: Residential
Zoning: RE

OUTPARCEL A
1,569,160 SF
(36.0 AC)

ROAD A
80' PUBLIC ROW

PROPOSED 80' ROW

10' PUE
10' SHARED USE PATH
6' SIDEWALK
PR. WATER
6' PUE

S27°18'49"W 524.39'
S27°18'49"W 533.10'
N62°58'55"W 1772.22'
N62°58'55"W 1008.17'
N62°58'55"W 464.05'
N27°01'05"E 204.72'
N50°59'43"W 635.49'

OUTPARCEL B
1,020,552 SF
(23.4 AC)

Tax Map 124, Parcel 21
Parcel I.D. No. 05-0328708
Hyde Field Acquisition LLC
Liber 49721, folio 550
Exhibit B
5,684,588 Sq.Ft. or
130.50017 Acres

MATCHLINE - SEE SHEET 15

MATCHLINE - SEE SHEET 04

KEY MAP
1"=1500'

Scale: 1"=30'
NGVD: 29
NAD: 83

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. 10' CONTOUR
- EX. 2' CONTOUR
- EX. TREE LINE
- EX. EASEMENT
- EX. FENCE
- EX. ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. WATER LINE
- EX. SEWER LINE
- EX. STORM DRAIN
- EX. STREAM CENTERLINE
- EX. 100-YEAR FLOODPLAIN
- EX. PMA
- EX. WETLAND
- EX. WETLAND BUFFER
- STEEP SLOPES
- EX. PAVEMENT
- PR. ROW
- PR. PARCEL LINE
- PR. 10' CONTOUR
- PR. 2' CONTOUR
- PR. LIMIT OF DISTURBANCE
- PR. SIDEWALK
- PR. PAVEMENT
- PR. CURB
- PR. SANITARY SEWER
- PR. WATER LINE
- PR. STORM DRAIN
- PR. PUE
- PR. STORMWATER MANAGEMENT

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

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LICENSE NO. 32490
EXPIRATION DATE: 6/06/26

STATE OF MARYLAND · CHARLES W. HOWE · 32490 · PROFESSIONAL ENGINEER

Digitally signed by Charles Howe
Date: 2025.12.19 13:45:39-05'00'

PRELIMINARY NOT FOR CONSTRUCTION

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant:

Hyde Field Acquisition LLC
5265 Westview Drive, St. 210
Frederick, MD 21703
Contact: Patrick Donahue
Phone: (240) 658-6391
Email: pdonahue@nvrinc.com

HYDE LANDING

5th & 9th Election Districts
Clinton, Maryland 20735

RODGERS CONSULTING
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Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE ____

DETAILED SITE PLAN - INFRASTRUCTURE
SITE PLAN

SCALE: 1" = 30'
JOB No. 0817BC4
DATE: DEC 2025
SHEET No. 16 OF 40

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Dec 19, 2025 - 1:45pm Ref: 16 of 40

MATCHLINE - SEE SHEET 30

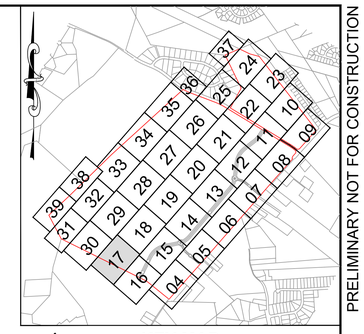
MATCHLINE - SEE SHEET 29

MATCHLINE - SEE SHEET 17

MATCHLINE - SEE SHEET 16

MATCHLINE - SEE SHEET 15

PRELIMINARY NOT FOR CONSTRUCTION



KEY MAP
1"=1500'

N

Scale: 1"=30'

NGVD: 29
NAD: 83

OUTPARCEL A

1,569,160 SF
(36.0 AC)

Tax Map 124, Parcel 21
Parcel I.D. No. 05-0328708
Hyde Field Acquisition LLC
Liber 49721, folio 550
Exhibit B
5,684,588 Sq.Ft. or
130.50017 Acres

T.M.124 P.55
Mary D. & Alec B. Edelen
L.31688 F.227, Parcel One
Land Use: Residential
Zoning: RE

30' Wide Ingress &
Egress Easement
L.3784 F.85

N63°38'55"W 2335.56'

N63°38'55"W 1772.22'

PR. SEWER

L=264.50'
R=275.00'

S64°09'49"E
65.37'

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. 10' CONTOUR
- EX. 2' CONTOUR
- EX. TREE LINE
- EX. EASEMENT
- EX. FENCE
- EX. ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. WATER LINE
- EX. SEWER LINE
- EX. STORM DRAIN
- EX. STREAM CENTERLINE
- EX. 100-YEAR FLOODPLAIN
- EX. PMA
- EX. WETLAND
- EX. WETLAND BUFFER
- STEEP SLOPES
- EX. PAVEMENT
- PR. ROW
- PR. PARCEL LINE
- PR. 10' CONTOUR
- PR. 2' CONTOUR
- PR. LIMIT OF DISTURBANCE
- PR. SIDEWALK
- PR. PAVEMENT
- PR. CURB
- PR. SANITARY SEWER
- PR. WATER LINE
- PR. STORM DRAIN
- PR. PUE
- PR. STORMWATER MANAGEMENT

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

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LICENSE NO. 32490
EXPIRATION DATE: 6/06/26

STATE OF MARYLAND — CHARLES W. HOWE — PROFESSIONAL ENGINEER

Digitally signed by Charles Howe
Date: 2025.12.19 13:46:15-05'00'

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant:

Hyde Field Acquisition LLC
5285 Westview Drive, St. 210
Frederick, MD 21703
Contact: Patrick Donahue
Phone: (240) 658-6391
Email: pdonahue@nvrinc.com

HYDE LANDING

5th & 9th Election Districts
Clinton, Maryland 20735

RODGERS CONSULTING
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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY _____ DATE ____

DETAILED SITE PLAN - INFRASTRUCTURE
SITE PLAN

SCALE: 1" = 30
JOB No. 0817BC4
DATE: DEC 2025
SHEET No. 17 OF 40

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Detailed Site Plan - Infrastructure\DSP - Site Plan.dwg
Last Saved By: Charlie Howe at 13:46

MATCHLINE - SEE SHEET 29

MATCHLINE - SEE SHEET 28

MATCHLINE - SEE SHEET 17

MATCHLINE - SEE SHEET 19

MATCHLINE - SEE SHEET 15

MATCHLINE - SEE SHEET 14

PRELIMINARY NOT FOR CONSTRUCTION

OUTPARCEL A

1,569,160 SF
(36.0 AC)

Tax Map 124, Parcel 21
Parcel I.D. No. 05-0328708
Hyde Field Acquisition LLC
Liber 49721, folio 550
Exhibit B
5,684,588 Sq.Ft. or
130.50017 Acres

PARCEL F

333,864 SF
(7.7 AC)

PARCEL K

597,009 SF
(13.7 AC)

Tax Map 124, Parcel 20
Parcel I.D. No. 05-0360651
Hyde Field Acquisition LLC
Liber 49721, folio 550
Exhibit A
7,310,301 Sq.Ft. or
167.82141 Acres

PARCEL L

815,758 SF
(18.7 AC)

10' TRAIL

PR. SEWER

LOD

N53°13'39"W 220.98'

N53°13'39"W 184.60'

N06°33'26"W 147.59'

N63°16'34"E 210.00'

S06°33'26"E 209.34'

S06°33'26"E 379.18'

N83°26'34"E 394.25'

N06°33'26"W 67.29'

L=264.50'
R=210.00'

S64°09'49"E
85.37'

KEY MAP
1"=1500'

Scale: 1"=30'

NGVD 29
NAD 83

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. 10' CONTOUR
- EX. 2' CONTOUR
- EX. TREE LINE
- EX. EASEMENT
- EX. FENCE
- EX. ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. WATER LINE
- EX. SEWER LINE
- EX. STORM DRAIN
- EX. STREAM CENTERLINE
- EX. 100-YEAR FLOODPLAIN
- EX. PMA
- EX. WETLAND
- EX. WETLAND BUFFER
- STEEP SLOPES
- EX. PAVEMENT
- PR. ROW
- PR. PARCEL LINE
- PR. 10' CONTOUR
- PR. 2' CONTOUR
- PR. LIMIT OF DISTURBANCE
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LICENSE NO. 32490
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STATE OF MARYLAND — CHARLES HOWE — PROFESSIONAL ENGINEER

Digitally signed by Charles Howe
Date: 2025.12.19 13:46:50-05'00'

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant:

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Phone: (240) 658-6391
Email: pdonahue@nvrinc.com

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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY _____ DATE ____

DETAILED SITE PLAN - INFRASTRUCTURE
SITE PLAN

SCALE: 1" = 30'
JOB No. 0817BC4
DATE: DEC 2025
SHEET No. 18 OF 40

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Date: 12/19/2025 1:46:58

MATCHLINE - SEE SHEET 29

MATCHLINE - SEE SHEET 28

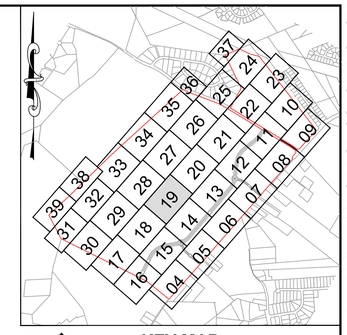
MATCHLINE - SEE SHEET 18

MATCHLINE - SEE SHEET 19

MATCHLINE - SEE SHEET 14

MATCHLINE - SEE SHEET 13

PRELIMINARY NOT FOR CONSTRUCTION



KEY MAP
1"=1500'

Scale 1"=30'

NGVD: 29
NAD: 83

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. 10' CONTOUR
- EX. 2' CONTOUR
- EX. TREE LINE
- EX. EASEMENT
- EX. FENCE
- EX. ELECTRIC
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- EX. WETLAND
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- EX. PAVEMENT
- PR. ROW
- PR. PARCEL LINE
- PR. 10' CONTOUR
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- PR. CURB
- PR. SANITARY SEWER
- PR. WATER LINE
- PR. STORM DRAIN
- PR. PUE
- PR. STORMWATER MANAGEMENT

PARCEL F
333,864 SF
(7.7 AC)

PARCEL G
1,464,757 SF
(33.6 AC)

PARCEL L
815,758 SF
(18.7 AC)

Tax Map 124, Parcel 20
Parcel I.D. No. 05-0360651
Hyde Field Acquisition LLC
Liber 49721, folio 550
Exhibit A
7,310,301 Sq.Ft. or
167.82141 Acres

N47°46'31"W 716.30'
N42°13'29"E 291.06'
N47°46'31"W 344.42'

PR. WATER
PR. SEWER
LOD
WB
W

GRAPHIC SCALE
50' 0 25' 50' 100' 200'
1 INCH = 50 FT

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 32490
EXPIRATION DATE: 6/06/26

STATE OF MARYLAND — CHARLES W. HOWE — PROFESSIONAL ENGINEER

Digitally signed by Charles Howe
Date: 2025.12.19 13:47:21-05'00'

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant:

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5265 Westview Drive, St. 210
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Email: pdonahue@nvrinc.com

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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE ____

DETAILED SITE PLAN - INFRASTRUCTURE
SITE PLAN

SCALE: 1" = 50'
JOB No. 0817BC4
DATE: DEC 2025
SHEET No. 19 OF 40

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Detailed Site Plan – Infrastructure\DA_Site Plan.dwg
Dec 19, 2025 - 1:47:58 pm

MATCHLINE - SEE SHEET 27

MATCHLINE - SEE SHEET 26

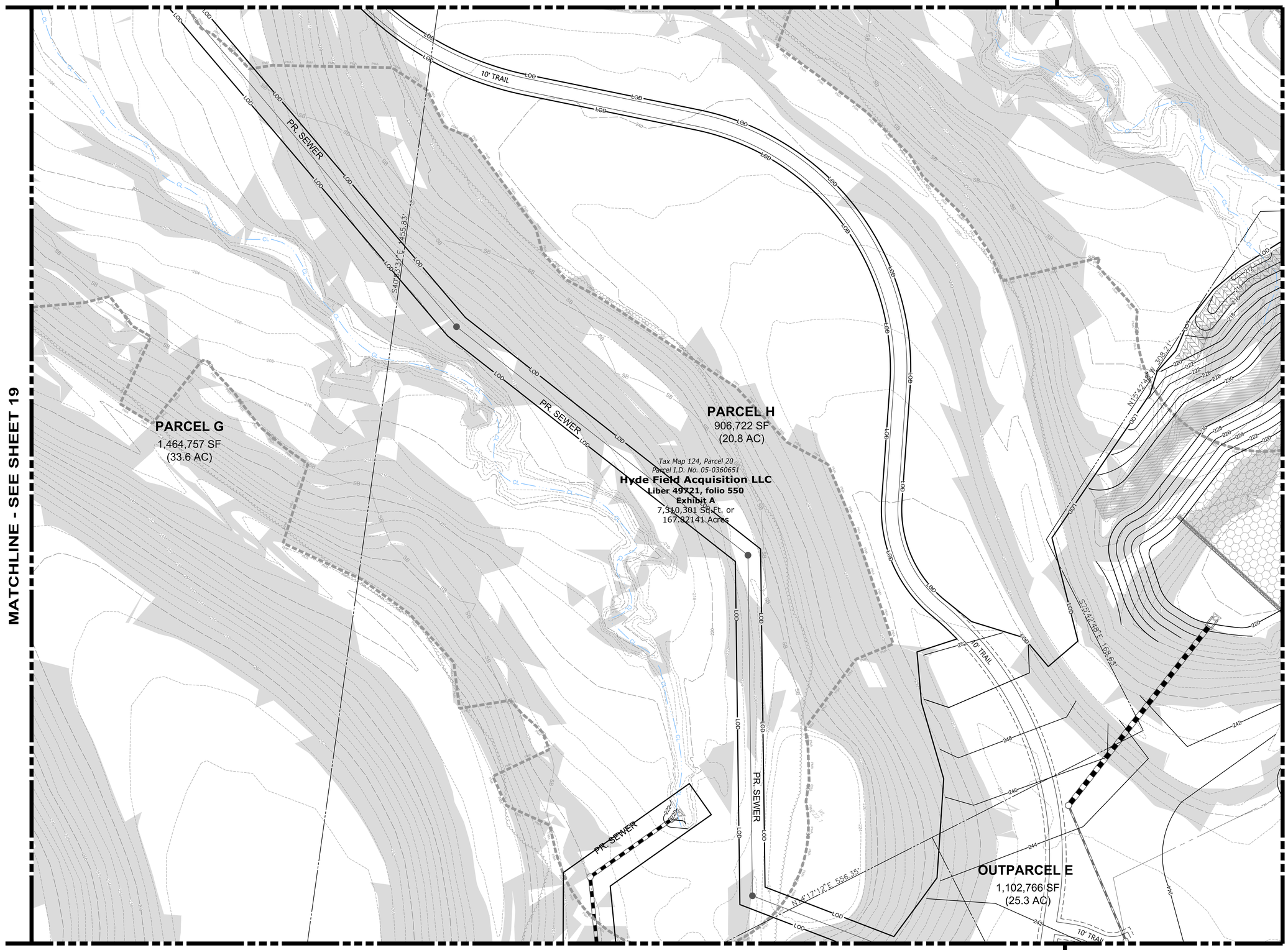
MATCHLINE - SEE SHEET 19

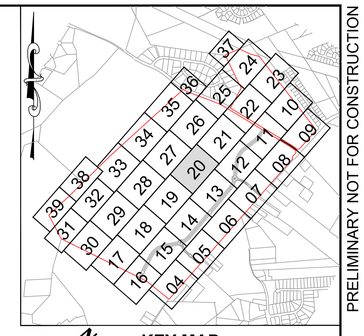
MATCHLINE - SEE SHEET 21

MATCHLINE - SEE SHEET 13

MATCHLINE - SEE SHEET 12

PRELIMINARY NOT FOR CONSTRUCTION





KEY MAP
1"=1500'

N
Scale: 1"=30'
NGVD 29
NAD 83

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. 10' CONTOUR
- EX. 2' CONTOUR
- EX. TREE LINE
- EX. EASEMENT
- EX. FENCE
- EX. ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. WATER LINE
- EX. SEWER LINE
- EX. STORM DRAIN
- EX. STREAM CENTERLINE
- EX. 100-YEAR FLOODPLAIN
- EX. PMA
- EX. WETLAND
- EX. WETLAND BUFFER
- STEEP SLOPES
- EX. PAVEMENT
- PR. ROW
- PR. PARCEL LINE
- PR. 10' CONTOUR
- PR. 2' CONTOUR
- PR. LIMIT OF DISTURBANCE
- PR. SIDEWALK
- PR. PAVEMENT
- PR. CURB
- PR. SANITARY SEWER
- PR. WATER LINE
- PR. STORM DRAIN
- PR. PUE
- PR. STORMWATER MANAGEMENT

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 32450
EXPIRATION DATE: 6/06/26

STATE OF MARYLAND · CHARLES W. HOWE · 32450 · PROFESSIONAL ENGINEER

Digitally signed by Charles Howe
Date: 2025.12.19 13:47:46-05'00'

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant:

Hyde Field Acquisition LLC
5265 Westview Drive, St. 210
Frederick, MD 21703
Contact: Patrick Donahue
Phone: (240) 658-6391
Email: pdonahue@nvrinc.com

HYDE LANDING

5th & 9th Election Districts
Clinton, Maryland 20735

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE ____

DETAILED SITE PLAN - INFRASTRUCTURE
SITE PLAN

SCALE: 1" = 30'
JOB No. 0817BC4
DATE: DEC 2025
SHEET No. 20 OF 40

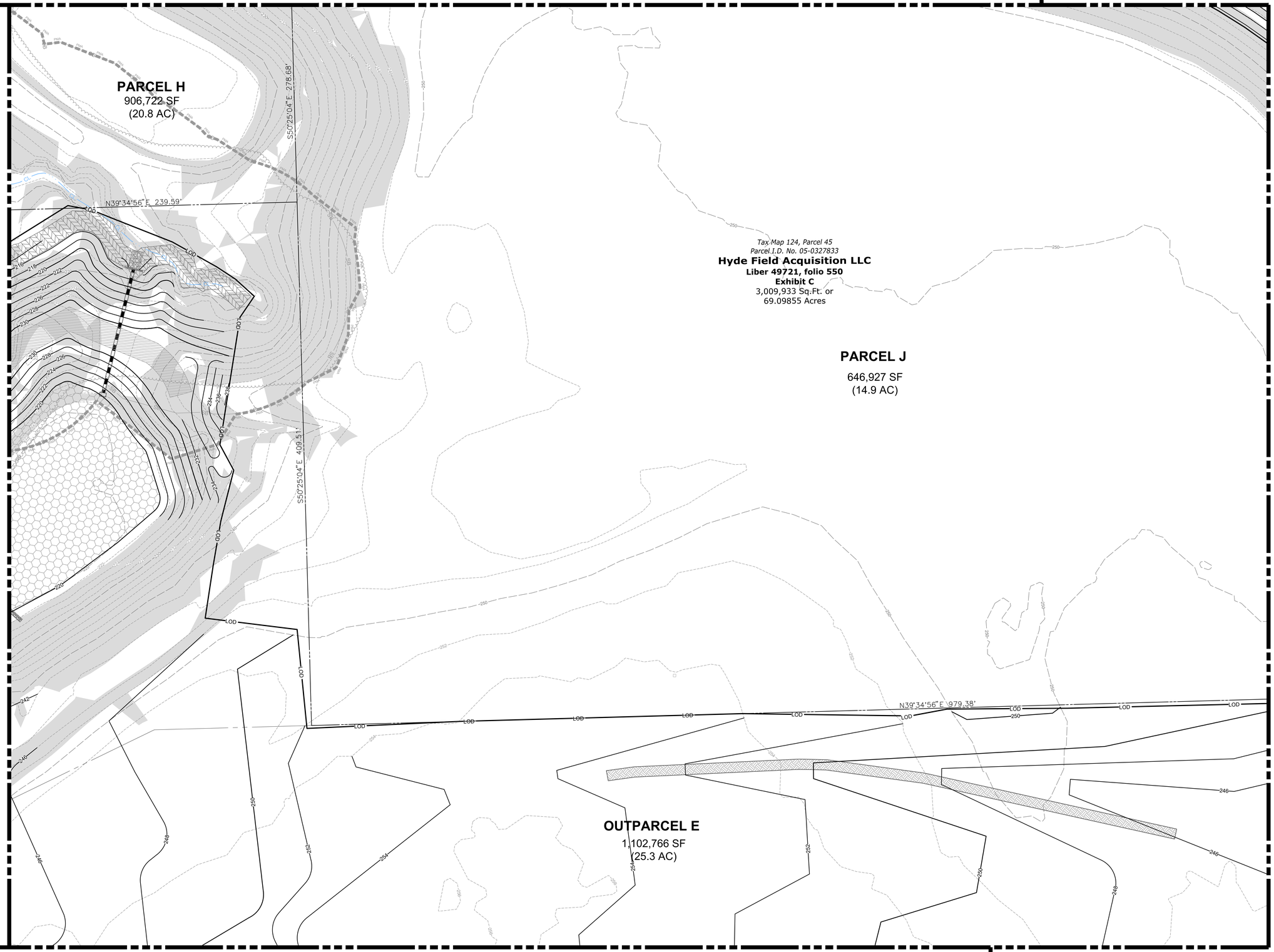
C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Detailed Site Plan - Infrastructure\DA_Plan Set 20 of 40 Site Plan.dwg

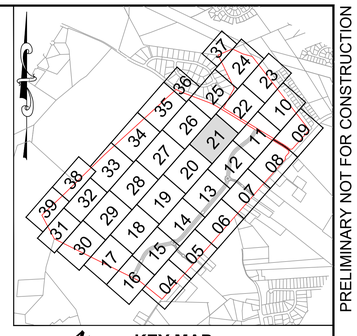
MATCHLINE - SEE SHEET 26

MATCHLINE - SEE SHEET 25

MATCHLINE - SEE SHEET 20

MATCHLINE - SEE SHEET 22





KEY MAP
1"=1500'

Scale 1"=30'

NGVD 29
NAD 83

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. 10' CONTOUR
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- EX. EASEMENT
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- EX. STORM DRAIN
- EX. STREAM CENTERLINE
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- EX. PMA
- EX. WETLAND
- EX. WETLAND BUFFER
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- PR. PAVEMENT
- PR. CURB
- PR. SANITARY SEWER
- PR. WATER LINE
- PR. STORM DRAIN
- PR. PUE
- PR. STORMWATER MANAGEMENT

MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 11

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

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LICENSE NO. 32450
EXPIRATION DATE: 6/06/26

STATE OF MARYLAND · CHARLES W. HOWE · 32450 · PROFESSIONAL ENGINEER

Digitally signed by Charles Howe
Date: 2025.12.19 13:48:17-05'00'

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant:

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5265 Westview Drive, St. 210
Frederick, MD 21703
Contact: Patrick Donahue
Phone: (240) 658-6391
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Clinton, Maryland 20735

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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY _____ DATE ____

DETAILED SITE PLAN - INFRASTRUCTURE SITE PLAN

SCALE: 1" = 30'
JOB No. 0817BC4
DATE: DEC 2025
SHEET No. 21 OF 40

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Detailed Site Plan – Infrastructure\DA_Site Plan.dwg
DSP-25004-DA_Plan Set - 21 of 40

PRELIMINARY NOT FOR CONSTRUCTION

MATCHLINE - SEE SHEET 25

MATCHLINE - SEE SHEET 24

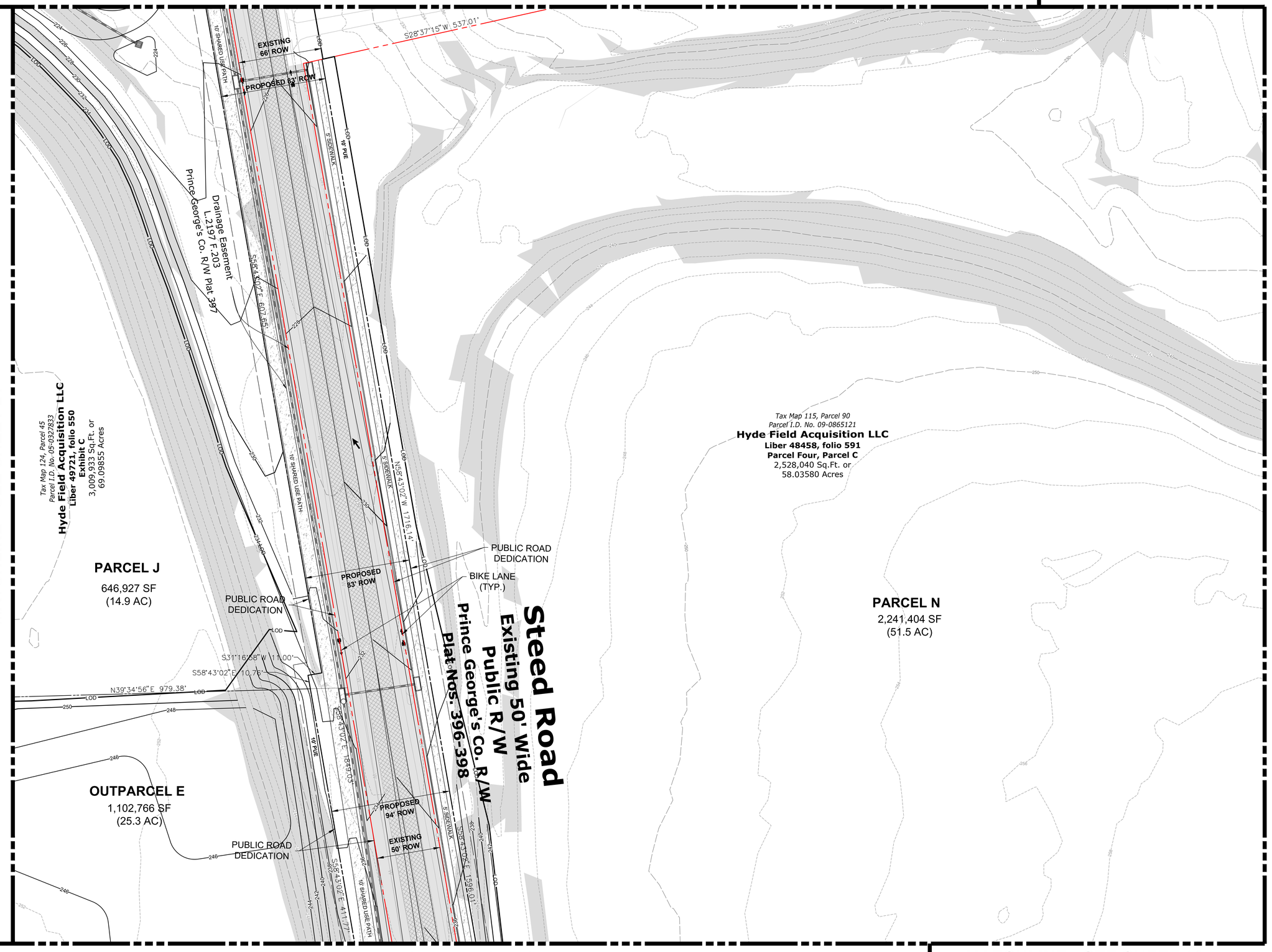
MATCHLINE - SEE SHEET 21

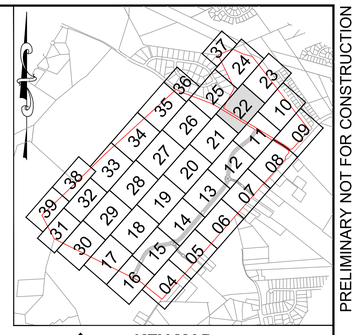
MATCHLINE - SEE SHEET 23

MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 10

PRELIMINARY NOT FOR CONSTRUCTION





KEY MAP
1"=1500'

Scale: 1"=30'

NGVD: 29
NAD: 83

LEGEND:

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- EX. PARCEL LINE
- EX. 10' CONTOUR
- EX. 2' CONTOUR
- EX. TREE LINE
- EX. EASEMENT
- EX. FENCE
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- EX. OVERHEAD ELECTRIC
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- PR. SANITARY SEWER
- PR. WATER LINE
- PR. STORM DRAIN
- PR. PUE
- PR. STORMWATER MANAGEMENT

GRAPHIC SCALE

30' 0 15' 30' 60' 120'

1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 32490
EXPIRATION DATE: 6/06/26

STATE OF MARYLAND — CHARLES EDWARD HOWE — 32490 — PROFESSIONAL ENGINEER

Digitally signed by Charles Howe
Date: 2025.12.19 13:49:06-05'00'

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant:

Hyde Field Acquisition LLC
5265 Westview Drive, St. 210
Frederick, MD 21703
Contact: Patrick Donahue
Phone: (240) 658-6391
Email: pdonahue@nvrinc.com

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Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY _____ DATE ____

DETAILED SITE PLAN - INFRASTRUCTURE
SITE PLAN

SCALE: 1" = 30'
JOB No. 0817BC4
DATE: DEC 2025
SHEET No. 22 OF 40

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Detailed Site Plan – Infrastructure\DA_Site Plan.dwg
DSP-25005-DA7_Plan Set 12.0.49

MATCHLINE - SEE SHEET 24

MATCHLINE - SEE SHEET 22

MATCHLINE - SEE SHEET 10

Tax Map 115, Parcel 90
Parcel I.D. No. 09-0865121
Hyde Field Acquisition LLC
Liber 48458, folio 591
Parcel Four, Parcel C
2,528,040 Sq.Ft. or
58.03580 Acres

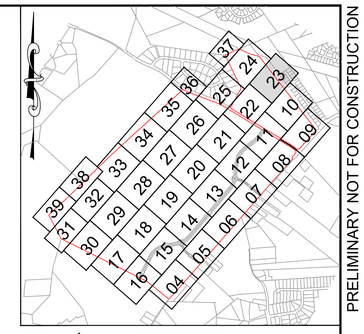
PARCEL N
2,241,404 SF
(51.5 AC)

N37°42'57"W 1945.84'

Potomac Electric Power Company
L.2946 F.228
Land Use: Residential
Zoning: RR

Potomac Electric Power Company
L.2834 F.226
Land Use: Residential / Zoning: RR

Glen View Drive
60' Wide Public R/W
P.B.WWW 49 P.10



KEY MAP
1"=1500'

Scale: 1"=30'

NGVD 29
NAD 83

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- EX. PARCEL LINE
- EX. 10' CONTOUR
- EX. 2' CONTOUR
- EX. TREE LINE
- EX. EASEMENT
- EX. FENCE
- EX. ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. WATER LINE
- EX. SEWER LINE
- EX. STORM DRAIN
- EX. STREAM CENTERLINE
- EX. 100-YEAR FLOODPLAIN
- EX. PMA
- EX. WETLAND
- EX. WETLAND BUFFER
- STEEP SLOPES
- EX. PAVEMENT
- PR. ROW
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- PR. SIDEWALK
- PR. PAVEMENT
- PR. CURB
- PR. SANITARY SEWER
- PR. WATER LINE
- PR. STORM DRAIN
- PR. PUE
- PR. STORMWATER MANAGEMENT

GRAPHIC SCALE
50' 0 25' 50' 100' 200'
1 INCH = 50 FT

PROFESSIONAL CERTIFICATION

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LICENSE NO. 32490
EXPIRATION DATE: 6/06/26

STATE OF MARYLAND — CHARLES W. HOWE — PROFESSIONAL ENGINEER

Digitally signed by Charles Howe
Date: 2025.12.19 13:49:30-05'00'

PRELIMINARY NOT FOR CONSTRUCTION

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant:

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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE____

DETAILED SITE PLAN - INFRASTRUCTURE
SITE PLAN

SCALE: 1" = 50'
JOB No. 0817BC4
DATE: DEC 2025
SHEET No. 23 OF 40

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Detailed Site Plan – Infrastructure\04_Site Plan.dwg
DSP-2025-001_Plan Set 23 of 59

MATCHLINE - SEE SHEET 37

MATCHLINE - SEE SHEET 25

Lot 16
Aballe Christopher M
Land Use: Residential
Zoning: RE

Lot 17
Parker Gertrude W
Land Use: Residential
Zoning: RE

S25°52'45"E, 900.30'

Potomac Electric Power Company
L.3122 F.122
Land Use: Residential
Zoning: RR

N64°14'29"W, 276.54'

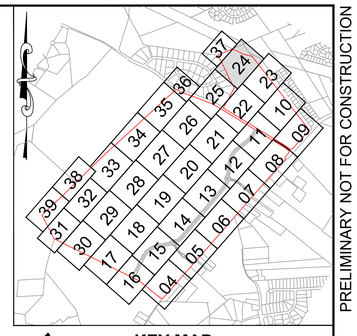
80' Wide PEPCO
Easement
L.1293 F.255

N74°49'05"W, 242.26'

Tax Map 115; Parcel 90
Parcel I.D. No. 09-0865121
Hyde Field Acquisition LLC
Liber 48458, folio 591
Parcel Four, Parcel C
2,528,040 Sq.Ft. or
58.03580 Acres

PARCEL N
2,241,404 SF
(51,5 AC)

N37°42'57"W, 1945.84'



KEY MAP
1"=1500'

Scale: 1"=30'
NGVD: 29
NAD: 83

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. 10' CONTOUR
- EX. 2' CONTOUR
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- PR. SANITARY SEWER
- PR. WATER LINE
- PR. STORM DRAIN
- PR. PUE
- PR. STORMWATER MANAGEMENT

MATCHLINE - SEE SHEET 22

MATCHLINE - SEE SHEET 23

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

PRELIMINARY NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

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LICENSE NO. 32490
EXPIRATION DATE: 6/06/26

STATE OF MARYLAND · CHARLES W. HOWE · 32490 · REGISTERED · PROFESSIONAL ENGINEER

Digitally signed by Charles Howe
Date: 2025.12.19 13:50:28-05'00'

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant:

Hyde Field Acquisition LLC
5265 Westview Drive, St. 210
Frederick, MD 21703
Contact: Patrick Donahue
Phone: (240) 658-6391
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HYDE LANDING

5th & 9th Election Districts
Clinton, Maryland 20735

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	BY	DATE
BASE DATA		
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DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE ____

DETAILED SITE PLAN - INFRASTRUCTURE
SITE PLAN

SCALE: 1" = 30'
JOB No. 0817BC4
DATE: DEC 2025
SHEET No. 24 OF 40

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Detailed Site Plan – Infrastructure\04 – Site Plan.dwg
DSP-2025-007_Plan Set 24 of 38

PRELIMINARY NOT FOR CONSTRUCTION

MATCHLINE - SEE SHEET 36

MATCHLINE - SEE SHEET 26

MATCHLINE - SEE SHEET 24

MATCHLINE - SEE SHEET 21

MATCHLINE - SEE SHEET 22

Steed Road
Existing 65' Wide Public R/W
Prince George's Co. R/W Plat Nos. 396-398 and
P.B.REP 201 P.82 & 83

PROPOSED 83' ROW

EXISTING 65' ROW

10' PUE

10' SHARED USE PATH

Geena Nicole Drive
60' Wide Public R/W
P.B.REP 201 P.82 & 83

Branch Hill Drive
60' Wide Public R/W
P.B.REP 201 P.82 & 83

PARCEL M
998,447 SF
(22.9 AC)

Tax Map 124, Parcel 20
Parcel I.D. No. 05-0360651
Hyde Field Acquisition LLC
Liber 49721, folio 550
Exhibit A
7,310,301 Sq.Ft. or
167.82141 Acres

PARCEL I
304,968 SF
(7.0 AC)

PUBLIC ROAD DEDICATION

BIKE LANE (TYP.)

Tax Map 124, Parcel 45
Parcel I.D. No. 05-0327833
Hyde Field Acquisition LLC
Liber 49721, folio 550
Exhibit C
3,009,933 Sq.Ft. or
69.09855 Acres

PARCEL J
646,927 SF
(14.9 AC)

PARCEL N
2,241,404 SF
(51.5 AC)

S39°34'56"W 888.03'

S25°52'45"E 900.30'

S28°37'15"W 537.01'

N20°42'44"E 270.47'

S69°17'16"E 216.27'

S69°17'16"E 218.19'

L = 180.54'
R = 1382.40'

L = 179.17'
R = 1382.40'

L = 75.19'
R = 1382.40'

C3

Lot 24
Lacy Philip A, e tal
Land Use: Residential
Zoning: RE

Lot 23
Scott James, e tal
Land Use: Residential
Zoning: RE

Lot 22
Taylor Derrick L
Land Use: Residential
Zoning: RE

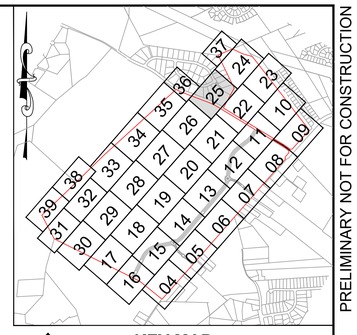
Lot 21
Abundance of
Wealth Trust
Land Use: Residential
Zoning: RE

Lot 18
Kelly Roger A, e tal
Land Use: Residential
Zoning: RE

Lot 19
Augustine Jennifer E, e tal
Land Use: Residential
Zoning: RE

Lot 45
Scott Durrell
Land Use: Residential
Zoning: RE

Lot 20
Stewart, Courtney A & Patricia L
Land Use: Residential
Zoning: RE



KEY MAP
1"=1500'

N
Scale: 1"=30'
NGVD: 29
NAD: 83

LEGEND:

- EX. BOUNDARY LINE
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- EX. 10' CONTOUR
- EX. 2' CONTOUR
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- PR. STORMWATER MANAGEMENT

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

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LICENSE NO. 32490
EXPIRATION DATE: 6/06/26

STATE OF MARYLAND
CHARLES W HOWE
32490
PROFESSIONAL ENGINEER

Digitally signed by Charles Howe
Date: 2025.12.19 13:51:12-05'00'

REVISION	DATE

REVISION	DATE

REVISION	DATE

Applicant:

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5285 Westview Drive, St. 210
Frederick, MD 21703
Contact: Patrick Donahue
Phone: (240) 658-6391
Email: pdonahue@nvrinc.com

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5th & 9th Election Districts
Clinton, Maryland 20735

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Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY _____ DATE ____

DETAILED SITE PLAN - INFRASTRUCTURE
SITE PLAN

SCALE: 1" = 30'
JOB No. 0817BC4
DATE: DEC 2025
SHEET No. 25 OF 40

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Detailed Site Plan – Infrastructure\DSP - Site_Plan.dwg
Date: 2025.12.19 13:51:12-05'00'

MATCHLINE - SEE SHEET 35

MATCHLINE - SEE SHEET 36

MATCHLINE - SEE SHEET 27

MATCHLINE - SEE SHEET 25

Tax Map 124, Parcel 45
Parcel I.D. No. 05-0327833
Hyde Field Acquisition LLC
Liber 49721, folio 550
Exhibit C
3,009,933 Sq.Ft. or
69.09855 Acres

PARCEL M
998,447 SF
(22.9 AC)

N47°40'30"E 542.65'

N39°34'56"E 256.67'

N39°34'56"E 489.36'

N20°42'44"E 276.44'

Tax Map 124, Parcel 20
Parcel I.D. No. 05-0360651
Hyde Field Acquisition LLC
Liber 49721, folio 550
Exhibit A
7,310,301 Sq.Ft. or
167.82141 Acres

N50°25'04"W 347.89'

PARCEL H
906,722 SF
(20.8 AC)

PARCEL I
304,968 SF
(7.0 AC)

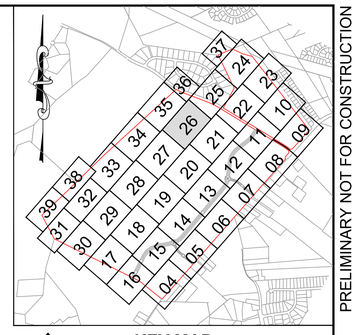
S39°34'56"W 889.05'

Tax Map 124, Parcel 45
Parcel I.D. No. 05-0327833
Hyde Field Acquisition LLC
Liber 49721, folio 550
Exhibit C
3,009,933 Sq.Ft. or
69.09855 Acres

S50°25'04"E 278.68'

PARCEL J
646,927 SF
(14.9 AC)

LOD



KEY MAP
1"=1500'

Scale: 1"=30'
NGVD: 29
NAD: 83

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREES
- EX. EASEMENT
- EX. WOODEN WALL
- EX. FENCE
- EX. ELECTRIC
- EX.OVERHEAD ELECTRIC
- EX. WATER
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM
- EX. STREAM BUFFER
- EX. 100-YEAR FLOODPLAIN
- EX. PMA/STREAM BUFFER
- EX. FLOODPLAIN BRL
- EX. WETLAND
- EX. WETLAND BUFFER (25')
- STEEP SLOPES (15-25%)
- STEEP SLOPES (OVER 25%)
- PR. R.O.W.
- PR. LOT LINE
- PR. SIDEWALK
- PR. PAVEMENT
- PR. CURB
- PR. SEWER
- PR. WATER
- PR. STORM DRAIN
- PR. PUE
- PR. STORM DRAIN EASEMENT
- PR. WATER & SEWER EASEMENT

PRELIMINARY NOT FOR CONSTRUCTION

MATCHLINE - SEE SHEET 20

MATCHLINE - SEE SHEET 21

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 32450
EXPIRATION DATE: 6/06/26

STATE OF MARYLAND — CHARLES W. HOWE — PROFESSIONAL ENGINEER

Digitally signed by Charles Howe
Date: 2025.12.19 13:51:36-05'00'

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant:

Hyde Field Acquisition LLC
5265 Westview Drive, St. 210
Frederick, MD 21703
Contact: Patrick Donahue
Phone: (240) 658-6391
Email: pdonahue@nvrinc.com

HYDE LANDING

5th & 9th Election Districts
Clinton, Maryland 20735

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE____

DETAILED SITE PLAN - INFRASTRUCTURE
SITE PLAN

SCALE: 1" = 30'
JOB No. 0817BC4
DATE: DEC 2025
SHEET No. 26 OF 40

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Detailed Site Plan - Infrastructure\DA_Site Plan.dwg
DSP-25004-DA_Plan Set 26 of 40

MATCHLINE - SEE SHEET 34

MATCHLINE - SEE SHEET 35

MATCHLINE - SEE SHEET 28

MATCHLINE - SEE SHEET 26

MATCHLINE - SEE SHEET 19

MATCHLINE - SEE SHEET 20

PRELIMINARY NOT FOR CONSTRUCTION

Tax Map 124, Parcel 45
Parcel I.D. No. 05-0327833
Hyde Field Acquisition LLC
Liber 49721, folio 550
Exhibit C
3,009,933 Sq.Ft. or
69.09855 Acres

PARCEL M
998,447 SF
(22.9 AC)

Tax Map 124, Parcel 20
Parcel I.D. No. 05-0360651
Hyde Field Acquisition LLC
Liber 49721, folio 550
Exhibit A
7,310,301 Sq.Ft. or
167.82141 Acres

PARCEL G
1,464,757 SF
(33.6 AC)

PARCEL H
906,722 SF
(20.8 AC)

S42°19'50"E 457.77'

N37°35'02"E 1156.72'

N47°40'30"E 542.65'

10' TRAIL

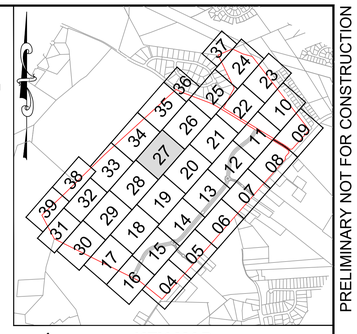
PR. WATER

PR. SEWER

LOD

CL

SB



KEY MAP
1"=1500'

N
Scale: 1"=30'
NGVD: 29
NAD: 83

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. 10' CONTOUR
- EX. 2' CONTOUR
- EX. TREE LINE
- EX. EASEMENT
- EX. FENCE
- EX. ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. WATER LINE
- EX. SEWER LINE
- EX. STORM DRAIN
- EX. STREAM CENTERLINE
- EX. 100-YEAR FLOODPLAIN
- EX. PMA
- EX. WETLAND
- EX. WETLAND BUFFER
- STEEP SLOPES
- EX. PAVEMENT
- PR. ROW
- PR. PARCEL LINE
- PR. 10' CONTOUR
- PR. 2' CONTOUR
- PR. LIMIT OF DISTURBANCE
- PR. SIDEWALK
- PR. PAVEMENT
- PR. CURB
- PR. SANITARY SEWER
- PR. WATER LINE
- PR. STORM DRAIN
- PR. PUE
- PR. STORMWATER MANAGEMENT

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

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EXPIRATION DATE: 6/06/26

STATE OF MARYLAND — CHARLES W. HOWE — PROFESSIONAL ENGINEER

Digitally signed by Charles Howe
Date: 2025.12.19 13:51:58-05'00'

REVISION	DATE	REVISION	DATE	REVISION	DATE

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Phone: (240) 658-6391
Email: pdonahue@nvrinc.com

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Clinton, Maryland 20735

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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY_____ DATE____

DETAILED SITE PLAN - INFRASTRUCTURE
SITE PLAN

SCALE: 1" = 30'
JOB No. 0817BC4
DATE: DEC 2025
SHEET No. 27 OF 40

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Detailed Site Plan – Infrastructure\DA_Site Plan.dwg
DSP-25004-DA_Plan Set 27 of 40

MATCHLINE - SEE SHEET 33

MATCHLINE - SEE SHEET 34

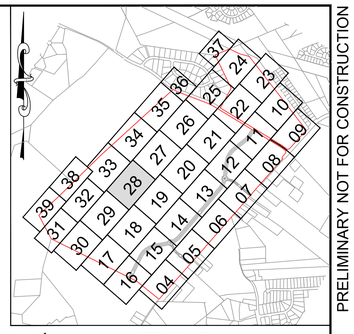
MATCHLINE - SEE SHEET 29

MATCHLINE - SEE SHEET 13

MATCHLINE - SEE SHEET 18

MATCHLINE - SEE SHEET 19

PRELIMINARY NOT FOR CONSTRUCTION



KEY MAP
1"=1500'

Scale: 1"=30'

NGVD: 29
NAD: 83

PARCEL D
788,252 SF
(18.1 AC)

PARCEL C
1,269,920 SF
(29.2 AC)

PARCEL F
333,864 SF
(7.7 AC)

PARCEL G
1,464,757 SF
(33.6 AC)

Tax Map 124, Parcel 45
Parcel I.D. No. 05-0327833
Hyde Field Acquisition LLC
Liber 49721, folio 550
Exhibit C
3,009,933 Sq.Ft. or
69.09855 Acres

Tax Map 124, Parcel 20
Parcel I.D. No. 05-0360651
Hyde Field Acquisition LLC
Liber 49721, folio 550
Exhibit A
7,310,301 Sq.Ft. or
167.82141 Acres

N37°35'02"E 1156.72'

N52°24'58"W 703.93'

N52°24'58"W 309.73'

N36°46'21"E 486.95'

N36°46'21"E 401.46'

N53°13'39"W 184.60'

N47°46'31"W 716.30'

PR. WATER

PR. SEWER

LOD

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. 10' CONTOUR
- EX. 2' CONTOUR
- EX. TREE LINE
- EX. EASEMENT
- EX. FENCE
- EX. ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. WATER LINE
- EX. SEWER LINE
- EX. STORM DRAIN
- EX. STREAM CENTERLINE
- EX. 100-YEAR FLOODPLAIN
- EX. PMA
- EX. WETLAND
- EX. WETLAND BUFFER
- STEEP SLOPES
- EX. PAVEMENT
- PR. ROW
- PR. PARCEL LINE
- PR. 10' CONTOUR
- PR. 2' CONTOUR
- PR. LIMIT OF DISTURBANCE
- PR. SIDEWALK
- PR. PAVEMENT
- PR. CURB
- PR. SANITARY SEWER
- PR. WATER LINE
- PR. STORM DRAIN
- PR. PUE
- PR. STORMWATER MANAGEMENT

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 32490
EXPIRATION DATE: 6/06/26

STATE OF MARYLAND — CHARLES W. HOWE — PROFESSIONAL ENGINEER

Digitally signed by Charles Howe
Date: 2025.12.19 13:52:36-05'00'

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant:

Hyde Field Acquisition LLC
5265 Westview Drive, St. 210
Frederick, MD 21703
Contact: Patrick Donahue
Phone: (240) 658-6391
Email: pdonahue@nvrinc.com

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Clinton, Maryland 20735

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Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE_____

DETAILED SITE PLAN - INFRASTRUCTURE
SITE PLAN

SCALE: 1" = 30'
JOB No. 0817BC4
DATE: DEC 2025
SHEET No. 28 OF 40

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Detailed Site Plan – Infrastructure\DA - Site Plan.dwg
DSP-2025-007_Plan Set 28 of 58

MATCHLINE - SEE SHEET 32

MATCHLINE - SEE SHEET 33

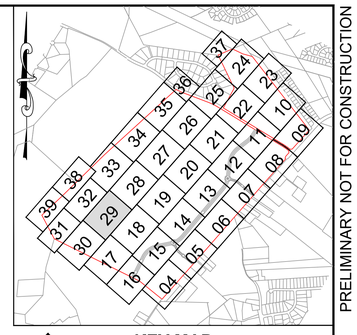
MATCHLINE - SEE SHEET 30

MATCHLINE - SEE SHEET 28

MATCHLINE - SEE SHEET 17

MATCHLINE - SEE SHEET 18

PRELIMINARY NOT FOR CONSTRUCTION



KEY MAP
1"=1500'

N

Scale: 1"=30'

NGVD: 29
NAD: 83

Tax Map 124, Parcel 20
Parcel I.D. No. 05-0360651
Hyde Field Acquisition LLC
Liber 49721, folio 550
Exhibit A
7,310,301 Sq.Ft. or
167.82141 Acres

Tax Map 124, Parcel 45
Parcel I.D. No. 05-0327833
Hyde Field Acquisition LLC
Liber 49721, folio 550
Exhibit C
3,009,933 Sq.Ft. or
69.09855 Acres

PARCEL C
1,269,920 SF
(29.2 AC)

OUTPARCEL A
1,569,160 SF
(36.0 AC)

PARCEL K
597,009 SF
(13.7 AC)

10' TRAIL

N63°07'41"W 899.06'

N36°46'21"E 177.92'

N36°46'21"E 486.95'

S35°13'39"E 220.98'

LOD

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. 10' CONTOUR
- EX. 2' CONTOUR
- EX. TREE LINE
- EX. EASEMENT
- EX. FENCE
- EX. ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. WATER LINE
- EX. SEWER LINE
- EX. STORM DRAIN
- EX. STREAM CENTERLINE
- EX. 100-YEAR FLOODPLAIN
- EX. PMA
- EX. WETLAND
- EX. WETLAND BUFFER
- STEEP SLOPES
- EX. PAVEMENT
- PR. ROW
- PR. PARCEL LINE
- PR. 10' CONTOUR
- PR. 2' CONTOUR
- PR. LIMIT OF DISTURBANCE
- PR. SIDEWALK
- PR. PAVEMENT
- PR. CURB
- PR. SANITARY SEWER
- PR. WATER LINE
- PR. STORM DRAIN
- PR. PUE
- PR. STORMWATER MANAGEMENT

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

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LICENSE NO. 32490
EXPIRATION DATE: 6/06/26

STATE OF MARYLAND — CHARLES HOWE — 32490 — PROFESSIONAL ENGINEER

Digitally signed by Charles Howe
Date: 2025.12.19 13:53:02-05'00'

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant:

Hyde Field Acquisition LLC
5265 Westview Drive, St. 210
Frederick, MD 21703
Contact: Patrick Donahue
Phone: (240) 658-6391
Email: pdonahue@nvrinc.com

HYDE LANDING

5th & 9th Election Districts
Clinton, Maryland 20735

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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY _____ DATE ____

DETAILED SITE PLAN - INFRASTRUCTURE
SITE PLAN

SCALE: 1" = 30'
JOB No. 0817BC4
DATE: DEC 2025
SHEET No. 29 OF 40

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Detailed Site Plan – Infrastructure\DA_Site Plan.dwg
DSP-25004-DA7_Sheet 29 of 40

MATCHLINE - SEE SHEET 31

MATCHLINE - SEE SHEET 32

MATCHLINE - SEE SHEET 29

MATCHLINE - SEE SHEET 17

PRELIMINARY NOT FOR CONSTRUCTION

30' Wide Ingress & Egress Easement L.3784 F.85

N69°35'55"W 275.57'

S40°50'18"W 159.30'

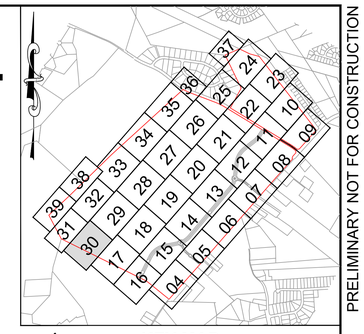
N43°09'42"W 50.00'

Tax Map 124, Parcel 21
Parcel I.D. No. 05-0328708
Hyde Field Acquisition LLC
Liber 49721, folio 550
Exhibit B
5,684,588 Sq.Ft. or
130.50017 Acres

OUTPARCEL A
1,569,160 SF
(36.0 AC)

T.M.124 P.55
Mary D. & Alec B. Edelen
L.31688 F.227, Parcel One
Land Use: Residential
Zoning: RE

N63°38'55"W 177.22'



KEY MAP
1"=1500'

Scale: 1"=30'
NGVD: 29
NAD: 83

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. 10' CONTOUR
- EX. 2' CONTOUR
- EX. TREE LINE
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- PR. SANITARY SEWER
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- PR. STORM DRAIN
- PR. PUE
- PR. STORMWATER MANAGEMENT

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

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REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE____

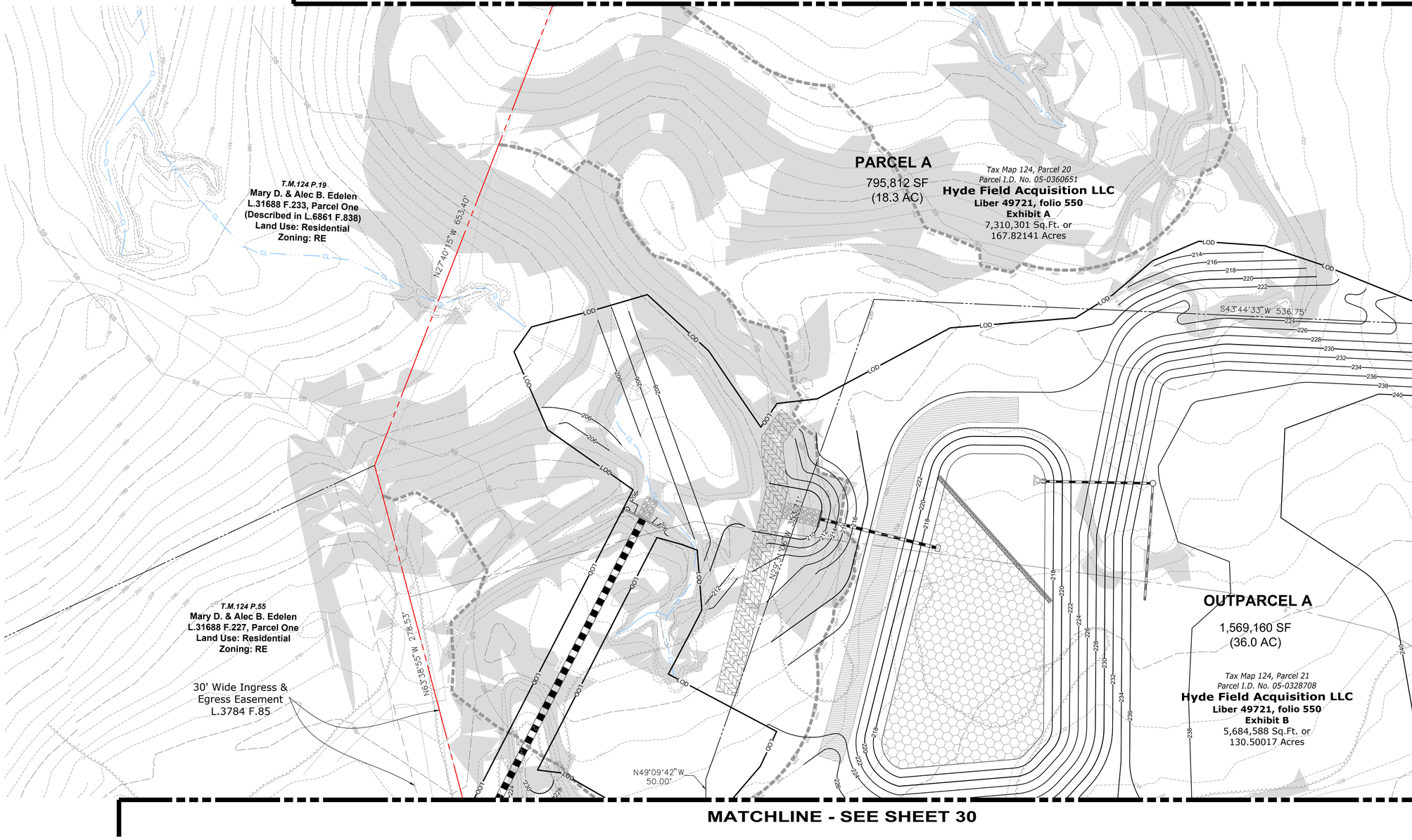
DETAILED SITE PLAN - INFRASTRUCTURE
SITE PLAN

SCALE: 1" = 30'
JOB No. 0817BC4
DATE: DEC 2025
SHEET No. 30 OF 40

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Detailed Site Plan – Infrastructure\DSP-25004_Plan Set_30 of 40_Site Plan.dwg

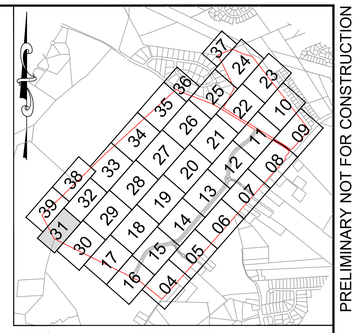
PRELIMINARY NOT FOR CONSTRUCTION

MATCHLINE - SEE SHEET 39



MATCHLINE - SEE SHEET 32

MATCHLINE - SEE SHEET 30



KEY MAP
1"=1500'

N
Scale: 1"=30'
NGVD: 29
NAD: 83

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- EX. 10' CONTOUR
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- EX. FENCE
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- EX. STORM DRAIN
- EX. STREAM CENTERLINE
- EX. 100-YEAR FLOODPLAIN
- EX. PMA
- EX. WETLAND
- EX. WETLAND BUFFER
- STEEP SLOPES
- EX. PAVEMENT
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GRAPHIC SCALE
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LICENSE NO. 32490
EXPIRATION DATE: 6/06/26

STATE OF MARYLAND · CHARLES EDWARD HOWE · 32490 · PROFESSIONAL ENGINEER

Digitally signed by Charles Howe
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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY _____ DATE ____

DETAILED SITE PLAN - INFRASTRUCTURE
SITE PLAN

SCALE: 1" = 30'
JOB No. 0817BC4
DATE: DEC 2025
SHEET No. 31 OF 40

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Detailed Site Plan – Infrastructure\DA-DSP-2025-004_Plan Set - 31 of 40 - Site Plan.dwg

MATCHLINE - SEE SHEET 39

MATCHLINE - SEE SHEET 38

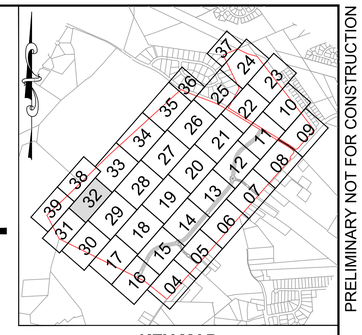
MATCHLINE - SEE SHEET 31

MATCHLINE - SEE SHEET 33

MATCHLINE - SEE SHEET 30

MATCHLINE - SEE SHEET 29

PRELIMINARY NOT FOR CONSTRUCTION



KEY MAP
1"=1500'

Scale: 1"=30'

NGVD 29
NAD 83

Tax Map 124, Parcel 20
Parcel I.D. No. 05-0360651
Hyde Field Acquisition LLC
Liber 49721, folio 550
Exhibit A
7,310,301 Sq.Ft. or
167.82141 Acres

PARCEL A
795,812 SF
(18.3 AC)

OUTPARCEL A
1,569,160 SF
(36.0 AC)

Tax Map 124, Parcel 45
Parcel I.D. No. 05-0327833
Hyde Field Acquisition LLC
Liber 49721, folio 550
Exhibit C
3,009,933 Sq.Ft. or
69.09855 Acres

PARCEL C
1,269,920 SF
(29.2 AC)

S43°44'33"W 536.75'
N63°07'41"W 423.58'
N61°41'59"W 212.11'
N28°47'24"E 142.19'
N63°07'41"W 899.06'
N37°09'56"E 1127.06'
10' TRAIL
LOD

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. 10' CONTOUR
- EX. 2' CONTOUR
- EX. TREE LINE
- EX. EASEMENT
- EX. FENCE
- EX. ELECTRIC
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- EX. STORM DRAIN
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- EX. PMA
- EX. WETLAND
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- STEEP SLOPES
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- PR. 2' CONTOUR
- PR. LIMIT OF DISTURBANCE
- PR. SIDEWALK
- PR. PAVEMENT
- PR. CURB
- PR. SANITARY SEWER
- PR. WATER LINE
- PR. STORM DRAIN
- PR. PUE
- PR. STORMWATER MANAGEMENT

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 32490
EXPIRATION DATE: 6/06/26

STATE OF MARYLAND — CHARLES W. HOWE — 32490 — PROFESSIONAL ENGINEER

Digitally signed by Charles Howe
Date: 2025.12.19 13:54:13-05'00'

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant:

Hyde Field Acquisition LLC
5265 Westview Drive, St. 210
Frederick, MD 21703
Contact: Patrick Donahue
Phone: (240) 658-6391
Email: pdonahue@nvrinc.com

HYDE LANDING

5th & 9th Election Districts
Clinton, Maryland 20735

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY _____ DATE _____

DETAILED SITE PLAN - INFRASTRUCTURE
SITE PLAN

SCALE: 1" = 30'
JOB No. 0817BC4
DATE: DEC 2025
SHEET No. 32 OF 40

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Last Saved: 12/19/2025 1:54:13 PM

PRELIMINARY NOT FOR CONSTRUCTION

SEE SHEET 35

MATCHLINE -

MATCHLINE - SEE SHEET 32

MATCHLINE - SEE SHEET 29

MATCHLINE - SEE SHEET 34

MATCHLINE - SEE SHEET 28

N45°41'40"E 1216.90'

N45°41'40"E 226.41'

N47°40'30"E 1057.86'

N44°16'20"W 1.42'

N37°09'56"E 1127.06'

N52°24'58"W 43.94'

N52°24'58"W 50.00'

N37°11'48"E 460.58'

N45°53'28"E 473.85'

N37°11'48"E 457.12'

N45°53'28"E 460.34'

N52°24'58"W 703.93'

LOD

10' TRAIL

PARCEL A
795,812 SF
(18.3 AC)

PARCEL B
193,508 SF
(4.4 AC)

PARCEL C
1,269,920 SF
(29.2 AC)

PARCEL D
788,252 SF
(18.1 AC)

PARCEL E
64,869 SF
(1.5 AC)

Tax Map 124, Parcel 20
Parcel I.D. No. 05-0360651
Hyde Field Acquisition LLC
Liber 49721, folio 550
Exhibit A
7,310,301 Sq.Ft. or
167.82141 Acres

T.M.124 P.53
Sharhano, L.L.C.
L.24081 F.366
Land Use: Residential
Zoning: RE

Tax Map 124, Parcel 45
Parcel I.D. No. 05-0327833
Hyde Field Acquisition LLC
Liber 49721, folio 550
Exhibit C
3,009,933 Sq.Ft. or
69.09855 Acres

Tax Map 124, Parcel 20
Parcel I.D. No. 05-0360651
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Exhibit A
7,310,301 Sq.Ft. or
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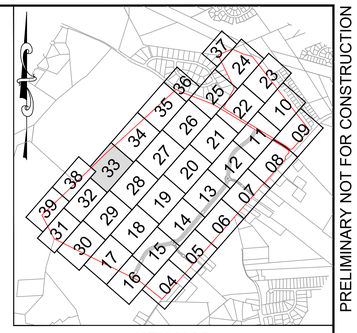

KEY MAP
1"=1500'

NGVD 29
NAD 83
Scale: 1"=30'

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. 10' CONTOUR
- EX. 2' CONTOUR
- EX. TREE LINE
- EX. EASEMENT
- EX. FENCE
- EX. ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. WATER LINE
- EX. SEWER LINE
- EX. STORM DRAIN
- EX. STREAM CENTERLINE
- EX. 100-YEAR FLOODPLAIN
- EX. PMA
- EX. WETLAND
- EX. WETLAND BUFFER
- STEEP SLOPES
- EX. PAVEMENT
- PR. ROW
- PR. PARCEL LINE
- PR. 10' CONTOUR
- PR. 2' CONTOUR
- PR. LIMIT OF DISTURBANCE
- PR. SIDEWALK
- PR. PAVEMENT
- PR. CURB
- PR. SANITARY SEWER
- PR. WATER LINE
- PR. STORM DRAIN
- PR. PUE
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GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

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STATE OF MARYLAND — CHARLES W. HOWE — PROFESSIONAL ENGINEER

Digitally signed by Charles Howe
Date: 2025.12.19 13:54:33-05'00'

REVISION	DATE	REVISION	DATE	REVISION	DATE

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RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY _____ DATE ____

DETAILED SITE PLAN - INFRASTRUCTURE
SITE PLAN

SCALE: 1" = 30'
JOB No. 0817BC4
DATE: DEC 2025
SHEET No. 33 OF 40

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Plot Date/Time: 12/19/2025 1:54:38 PM

PRELIMINARY NOT FOR CONSTRUCTION

MATCHLINE - SEE SHEET 33

MATCHLINE - SEE SHEET 35

MATCHLINE - SEE SHEET 28

MATCHLINE - SEE SHEET 27

T.M.124 P.53
Sharhano, L.L.C.
L.24081 F.366
Land Use: Residential
Zoning: RE

N47°40'30"E 1057.86'

N47°40'30"E 1283.14'

N45°53'28"E 473.85'

N45°53'28"E 460.31'

N67°55'24"E 367.09'

N67°55'24"E 375.80'

S42°19'30"E 238.94'

S42°19'30"E 53.29'

S42°19'30"E 457.77'

10' TRAIL

PR. WATER

PR. SEWER

LOD

Tax Map 124, Parcel 20
Parcel I.D. No. 05-0360651
Hyde Field Acquisition LLC
Liber 49721, folio 550
Exhibit A
7,310,301 Sq.Ft. or
167.82141 Acres

PARCEL E
64,869 SF
(1.5 AC)

PARCEL B
193,508 SF
(4.4 AC)

Tax Map 124, Parcel 20
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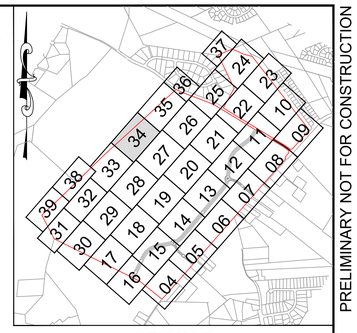
Exhibit A
7,310,301 Sq.Ft. or
167.82141 Acres

Tax Map 124, Parcel 45
Parcel I.D. No. 05-0327833
Hyde Field Acquisition LLC
Liber 49721, folio 550
Exhibit C
3,009,933 Sq.Ft. or
69.09855 Acres

PARCEL D
788,252 SF
(18.1 AC)

PARCEL M
998,447 SF
(22.9 AC)



KEY MAP
1"=1500'

Scale: 1"=30'

NGVD: 29
NAD: 83

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. 10' CONTOUR
- EX. 2' CONTOUR
- EX. TREE LINE
- EX. EASEMENT
- EX. FENCE
- EX. ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. WATER LINE
- EX. SEWER LINE
- EX. STORM DRAIN
- EX. STREAM CENTERLINE
- EX. 100-YEAR FLOODPLAIN
- EX. PMA
- EX. WETLAND
- EX. WETLAND BUFFER
- STEEP SLOPES
- EX. PAVEMENT
- PR. ROW
- PR. PARCEL LINE
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- PR. STORM DRAIN
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GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

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LICENSE NO. 32490
EXPIRATION DATE: 6/06/26

STATE OF MARYLAND
CHARLES S. H.
PROFESSIONAL ENGINEER

Digitally signed by Charles Howe
Date: 2025.12.19 13:54:55-05'00'

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant:

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Frederick, MD 21703
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Clinton, Maryland 20735

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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY_____ DATE____

DETAILED SITE PLAN - INFRASTRUCTURE SITE PLAN

SCALE: 1" = 30'
JOB No. 0817BC4
DATE: DEC 2025
SHEET No. 34 OF 40

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PRELIMINARY NOT FOR CONSTRUCTION

MATCHLINE - SEE SHEET 34

MATCHLINE - SEE SHEET 36

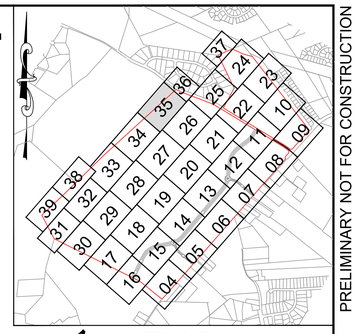
T.M.124 P.53
Sharhano, L.L.C.
L.24081 F.366
Land Use: Residential
Zoning: RE

N47°40'30"E 1283.14'

Tax Map 124, Parcel 45
Parcel I.D. No. 05-0327833
Hyde Field Acquisition LLC
Liber 49721, folio 550
Exhibit C
3,009,933 Sq.Ft. or
69.09855 Acres

PARCEL M

998,447 SF
(22.9 AC)



KEY MAP
1"=1500'

Scale: 1"=30'

NGVD 29
NAD. 83

LEGEND:

- EX. BOUNDARY LINE
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- PR. CURB
- PR. SANITARY SEWER
- PR. WATER LINE
- PR. STORM DRAIN
- PR. PUE
- PR. STORMWATER MANAGEMENT

MATCHLINE - SEE SHEET 27

MATCHLINE - SEE SHEET 26

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

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LICENSE NO. 32490
EXPIRATION DATE: 6/06/26

STATE OF MARYLAND · CHARLES W. HOWE · REG. NO. 32490 · PROFESSIONAL ENGINEER

Digitally signed by Charles Howe
Date: 2025.12.19 13:55:17-05'00'

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant:

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5265 Westview Drive, St. 210
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Clinton, Maryland 20735

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RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY_____ DATE ____

DETAILED SITE PLAN - INFRASTRUCTURE
SITE PLAN

SCALE: 1" = 30'
JOB No. 0817BC4
DATE: DEC 2025
SHEET No. 35 OF 40

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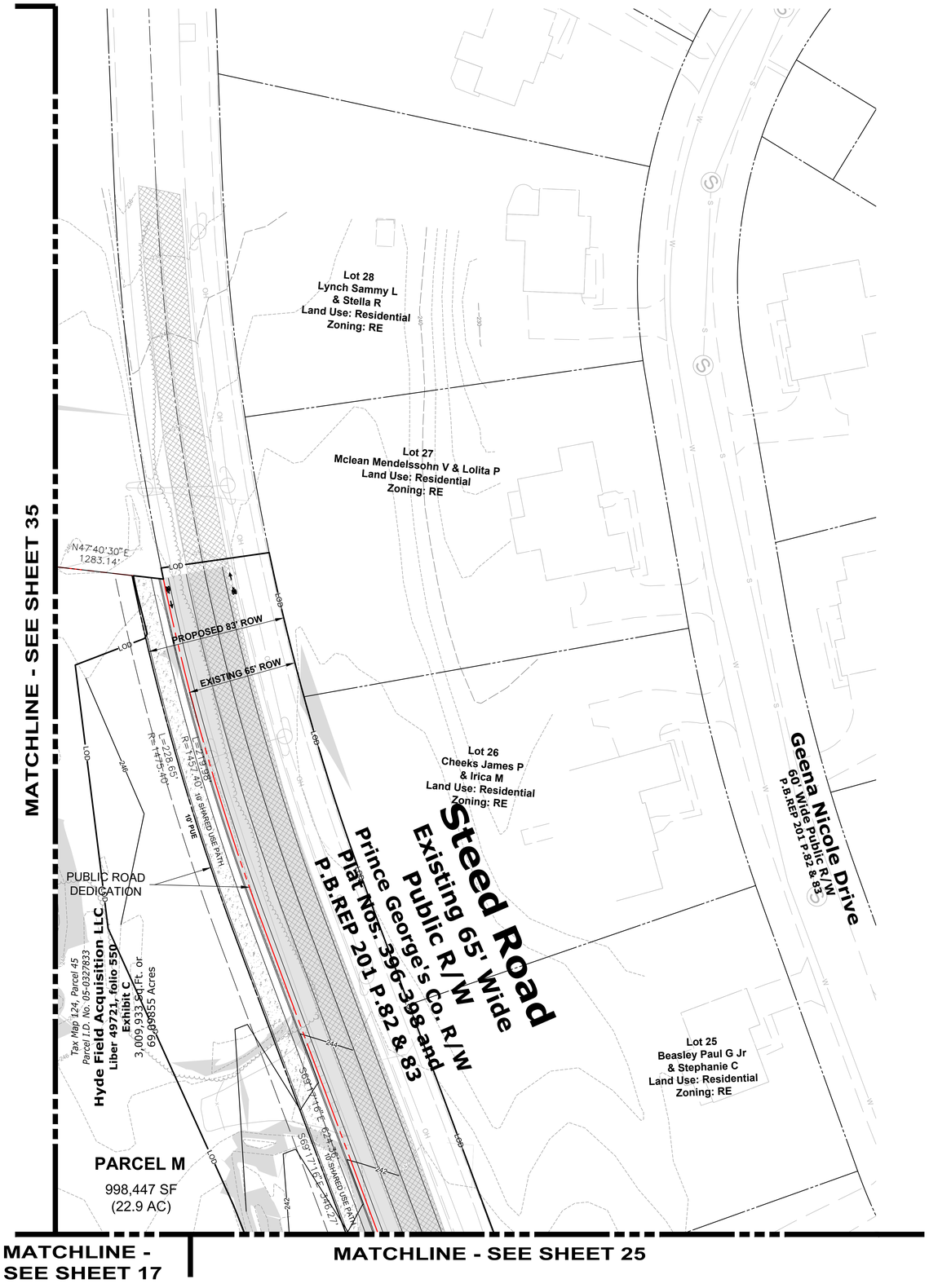
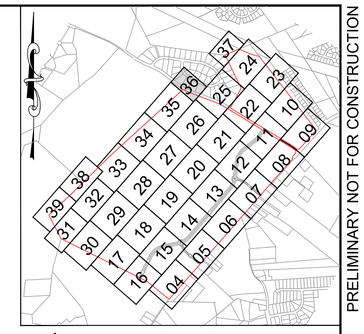
DSP-2025-0001_Plan Set 30 of 39

PRELIMINARY NOT FOR CONSTRUCTION





KEY MAP
1"=1500'

N
Scale: 1"=30'
NGVD: 29
NAD: 83

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. 10' CONTOUR
- EX. 2' CONTOUR
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30' 0 15' 30' 60' 120'
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LICENSE NO. 32490
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STATE OF MARYLAND
CHARLES EDWARD HOWE
32490
PROFESSIONAL ENGINEER

Digitally signed by Charles Howe
Date: 2025.12.19 13:56:01-05'00'

REVISION	DATE	REVISION	DATE	REVISION	DATE

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BASE DATA		
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RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY DATE

DETAILED SITE PLAN - INFRASTRUCTURE
SITE PLAN

SCALE: 1" = 30'
JOB No. 0817BC4
DATE: DEC 2025
SHEET No. 36 OF 40

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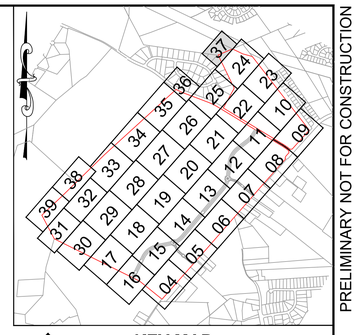
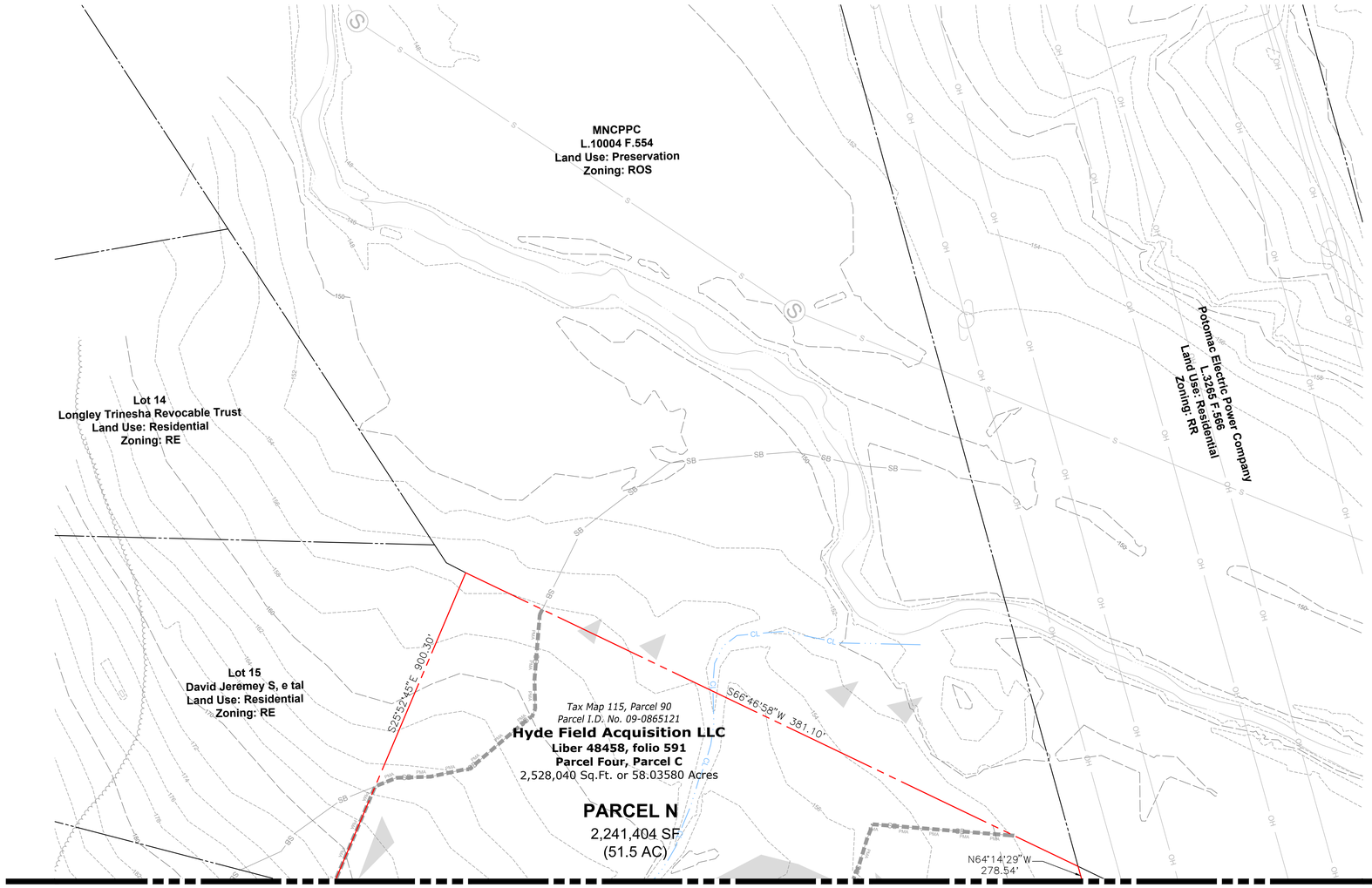
DSP-25004-DA-7_Plan Set 36 of 40

PRELIMINARY NOT FOR CONSTRUCTION



KEY MAP
1"=1500'

N
Scale: 1"=30'
NGVD: 29
NAD: 83



MATCHLINE - SEE SHEET 24

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. 10' CONTOUR
- EX. 2' CONTOUR
- EX. TREE LINE
- EX. EASEMENT
- EX. FENCE
- EX. ELECTRIC
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GRAPHIC SCALE
30' 0 15' 30' 60' 120'
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RODGERS CONTACT: Charlie Howe

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DETAILED SITE PLAN - INFRASTRUCTURE
SITE PLAN

SCALE: 1" = 30'
JOB No. 0817BC4
DATE: DEC 2025
SHEET No. 37 OF 40

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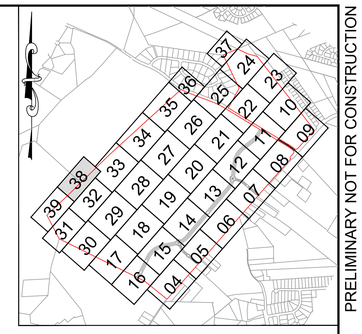

KEY MAP
1"=1500'

N
Scale: 1"=30'
NGVD '29
NAD '83

MATCHLINE - SEE SHEET 39

T.M.124 P.19
Mary D. & Alec B. Edelen
L.31688 F.233, Parcel One
(Described in L.6861 F.838)
Land Use: Residential
Zoning: RE

T.M.124 P.53
Sharhano, L.L.C.
L.24081 F.366
Land Use: Residential
Zoning: RE

N45°41'40"E 1216.90'

Tax Map 124, Parcel 20
Parcel I.D. No. 05-0360651
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Liber 49721, folio 550
Exhibit A
7,310,301 Sq.Ft. or
167.82141 Acres

PARCEL A
795,812 SF
(18.3 AC)

10' TRAIL

LOD

SEE SHEET 33

MATCHLINE - SEE SHEET 32

MATCHLINE -

LEGEND:

- EX. BOUNDARY LINE
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LICENSE NO. 32490
EXPIRATION DATE: 6/06/26

STATE OF MARYLAND · CHARLES W. HOWE · 32490 · REGISTERED · PROFESSIONAL ENGINEER

Digitally signed by Charles Howe
Date: 2025.12.19 13:57:15-05'00'

REVISION	DATE	REVISION	DATE	REVISION	DATE

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Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

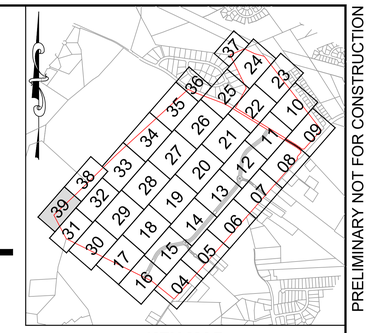
RELEASE FOR
BY_____ DATE____

DETAILED SITE PLAN - INFRASTRUCTURE
SITE PLAN

SCALE: 1" = 30'
JOB No. 0817BC4
DATE: DEC 2025
SHEET No. 38 OF 40

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Detailed Site Plan – Infrastructure\DSP-2025-0017_Plan Set - 30.dwg
DSP-2025-0017_Plan Set - 30.dwg

PRELIMINARY NOT FOR CONSTRUCTION



KEY MAP
1"=1500'

Scale: 1"=30'
NGVD 29
NAD 83

MATCHLINE - SEE SHEET 31

MATCHLINE - SEE SHEET 38

MATCHLINE - SEE SHEET 32

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. 10' CONTOUR
- EX. 2' CONTOUR
- EX. TREE LINE
- EX. EASEMENT
- EX. FENCE
- EX. ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. WATER LINE
- EX. SEWER LINE
- EX. STORM DRAIN
- EX. STREAM CENTERLINE
- EX. 100-YEAR FLOODPLAIN
- EX. PMA
- EX. WETLAND
- EX. WETLAND BUFFER
- STEEP SLOPES
- EX. PAVEMENT
- PR. ROW
- PR. PARCEL LINE
- PR. 10' CONTOUR
- PR. 2' CONTOUR
- PR. LIMIT OF DISTURBANCE
- PR. SIDEWALK
- PR. PAVEMENT
- PR. CURB
- PR. SANITARY SEWER
- PR. WATER LINE
- PR. STORM DRAIN
- PR. PUE
- PR. STORMWATER MANAGEMENT

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 32490
EXPIRATION DATE: 6/06/26

STATE OF MARYLAND — CHARLES W. HOWE — PROFESSIONAL ENGINEER

Digitally signed by Charles Howe
Date: 2025.12.19 13:57:52-05'00'

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant:

Hyde Field Acquisition LLC
5285 Westview Drive, St. 210
Frederick, MD 21703
Contact: Patrick Donahue
Phone: (240) 658-6391
Email: pdonahue@nvrinc.com

HYDE LANDING

5th & 9th Election Districts
Clinton, Maryland 20735

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY _____ DATE ____

DETAILED SITE PLAN - INFRASTRUCTURE SITE PLAN

SCALE: 1" = 30'
JOB No. 0817BC4
DATE: DEC 2025
SHEET No. 39 OF 40

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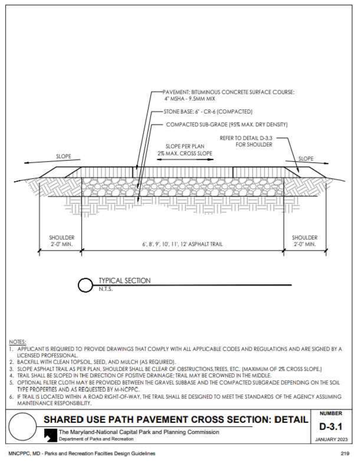
Last Saved By: Charlie Howe at 13:56

PRELIMINARY NOT FOR CONSTRUCTION

DETAILS CONSTRUCTION DETAILS



NOTES:
1. APPLICANT IS REQUIRED TO PROVIDE DRAWINGS THAT COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS AND ARE SIGNED BY A LICENSED PROFESSIONAL.
2. BACKFILL WITH CLEAN TOPSOIL, SEED, AND MULCH (AS REQUIRED).
3. SLOPE ASPHALT TRAIL AS PER PLAN; SHOULDER SHALL BE CLEAR OF OBSTRUCTIONS,TREES, ETC.; (MAXIMUM OF 2% CROSS SLOPE.)
4. TRAIL SHALL BE SLOPED IN THE DIRECTION OF POSITIVE DRAINAGE; TRAIL MAY BE CROWNED IN THE MIDDLE.
5. OPTIONAL FILTER CLOTH MAY BE PROVIDED BETWEEN THE GRAVEL SUBBASE AND THE COMPACTED SUBGRADE DEPENDING ON THE SOIL TYPE PROPERTIES AND AS REQUESTED BY M-NCPPC.
6. IF TRAIL IS LOCATED WITHIN A ROAD RIGHT-OF-WAY, THE TRAIL SHALL BE DESIGNED TO MEET THE STANDARDS OF THE AGENCY ASSUMING MAINTENANCE RESPONSIBILITY.

SHARED USE PATH PAVEMENT CROSS SECTION: DETAIL
The Maryland-National Capital Park and Planning Commission
Department of Parks and Recreation

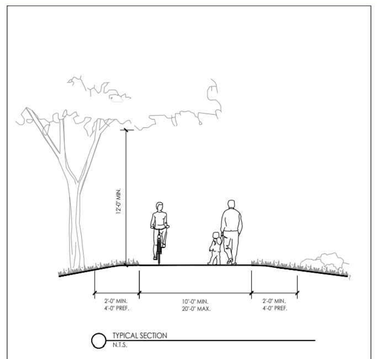
NUMBER **D-3.1**
JANUARY 2023

MNCPPC, MD - Parks and Recreation Facilities Design Guidelines 219

1 ASPHALT SURFACE TRAIL

Typical Detail N.T.S.

DETAILS CONSTRUCTION DETAILS



NOTES:
1. APPLICANT IS REQUIRED TO PROVIDE DRAWINGS THAT COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS AND ARE SIGNED BY A LICENSED PROFESSIONAL.
2. REMOVE ALL BRANCHES AND LIMBS TO 12' ABOVE FINISHED GRADE.
3. SLOPE TRAIL AS PER PLAN.
4. SHOULDER SHALL BE CLEAR OF VEGETATION AND HAVE A MAXIMUM OF 2% CROSS SLOPE.
5. TRAIL SHALL BE SLOPED IN THE DIRECTION OF POSITIVE DRAINAGE.

PRIMARY SHARED USE PATH - GREENWAY CORRIDOR: CONCEPT
The Maryland-National Capital Park and Planning Commission
Department of Parks and Recreation

NUMBER **D-1.1**
JANUARY 2023

2 PRIMARY SHARED USE PATH

Per Site Plan

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 32490
EXPIRATION DATE: 6/06/26

STATE OF MARYLAND — CHARLES W. HOWE — PROFESSIONAL ENGINEER

Digitally signed by Charles Howe
Date: 2025.12.19 13:58:31-05'00'

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant:

Hyde Field Acquisition LLC
5265 Westview Drive, St. 210
Frederick, MD 21703
Contact: Patrick Donahue
Phone: (240) 658-6391
Email: pdonahue@nvrinc.com

HYDE LANDING

5th & 9th Election Districts
Clinton, Maryland 20735

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY_____ DATE ____

DETAILED SITE PLAN - INFRASTRUCTURE
DETAILS

SCALE:
JOB No. 0817BC4
DATE: DEC 2025
SHEET No. 40 OF 40

	Phase 1	Phase 2	Phase 3
Trail	5092 LF		2827 LF
24' Villa	222		
20' RL TH	111	55	230
24' FL TH	52		143
24" RL TH	21	60	12
24' 2/2 Condos	18	138	35
Total	424	253	420

PRELIMINARY NOT FOR CONSTRUCTION

PHASE 1

PHASE 2

PHASE 3

ROAD A
80' PUBLIC ROW

ROAD G
50' PUBLIC ROW

ROAD E
50' PUBLIC ROW

T.M.124 P.55
Mary D. & Alec B. Edelen
L.31688 F.227, Parcel One
Land Use: Residential
Zoning: RE

T.M.124 P.34
Piscataway Road, LLC
L.43792 F.100
Land Use: Residential, Zoning: RE

T.M.124 P.34
Piscataway Road, LLC
L.43792 F.100
Land Use: Residential
Zoning: RE

T.M.124 P.32
Henry P. Miller, et al
L.4110 F.8
Land Use: Residential / Zoning: RR

T.M.124 P.41
Henry P. Miller, et al
L.4110 F.8
Land Use: Residential

Tippet Road

T.M.124 P.84
New Fellowship Baptist Ch
of Ft. Washington, Inc
L.11171 F.238
Land Use: Residential
Zoning: RR

T.M.124 P.52
RID Family Revocable Livin
L.44379 F.565
Land Use: Residential
Zoning: RR

T.M.124 P.9
Cherry L. Cymbalisty L.2273
Land Use: Residential / Zoni

T.M.124 P.
JRID Family Revocable
L.44379 F.5
Land Use: Residentia

T.M.124 P.15
JRID Family Revocable T
L.44379 F.565
Land Use: Residen
Zoning: RR

T.M.124 P.13
Miller Family Trust
L.41480 F.180
Land Use: Residenti
Zoning: RR

T.M.124 P.107
Henry P.
Miller, Jr. et al
L.37097 F.220
Land Use:
Residential
Zoning: RR

T.M.124 P.91
Henry P. Miller,
Jr. et al
L.37126 F.309
Land Use:
Residential
Zoning: RR

Lot 28
Lynch Sammy L
& Stella R
Land Use: Residential
Zoning: RE

Lot 27
Mclean Mendelssohn
V & Lolita P
Land Use:
Residential
Zoning: RE

Lot 26
Cheeks James P
& Irica M
Land Use:
Residential
Zoning: RE

Lot 25
Beasley Paul G Jr
& Stephanie C
Land Use:
Residential
Zoning: RE

Lot 24
Lacy Phillip A, e tal
Land Use:
Residential
Zoning: RE

Lot 23
Scott James, e tal
Land Use: Residential
Zoning: RE

Lot 22
Taylor Derrick L
Land Use: Residential
Zoning: RE

Lot 21
Abundance of
Wealth Trust
Land Use: Residential
Zoning: RE

Lot 45
Scott Durrell
Land Use: Residential
Zoning: RE

Lot 20
Stewart, Courtney A &
Patricia L
Land Use: Residential
Zoning: RE

Lot 19
Augustine Jennifer E,
e tal
Land Use: Residential
Zoning: RE

Lot 18
Kelly Roger A, e tal
Land Use: Residential
Zoning: RE

Lot 17
Parker-Gertrude W
Land Use: Residential
Zoning: RE

Lot 16
Aballe Christopher M
Land Use: Residential
Zoning: RE

Lot 15
David Jeremey S, e ta
Land Use: Residential
Zoning: RE

Lot 14
Longley Trinesha
Revocable Trust
Land Use: Residential
Zoning: RE

M-NCPPC
L.10004 F.55
Land Use:
Preservation
Zoning: RO

L.24081 F.366
Land Use: Residential
Zoning: RE

GRAPHIC SCALE
1 INCH = 150 FT

REVISION	DATE

REVISION	DATE

REVISION	DATE

Applicant:

Hyde Field Acquisition LLC
5265 Westview Drive, St. 210
Frederick, MD 21703
Contact: Patrick Donahue
Phone: (240) 658-6391
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HYDE LANDING

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Clinton, Maryland 20735

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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY _____ DATE _____

DETAILED SITE PLAN - INFRASTRUCTURE
PHASING EXHIBIT

SCALE: 1" = 150'
JOB No. 0817BC4
DATE: OCT. 2025
SHEET No. 01 OF 01

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HYDE LANDING

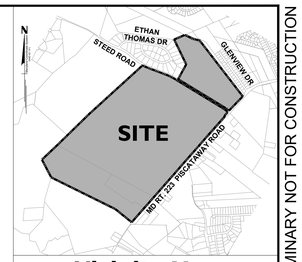
TYPE 2 TREE CONSERVATION PLAN

TCP2-2025-0053

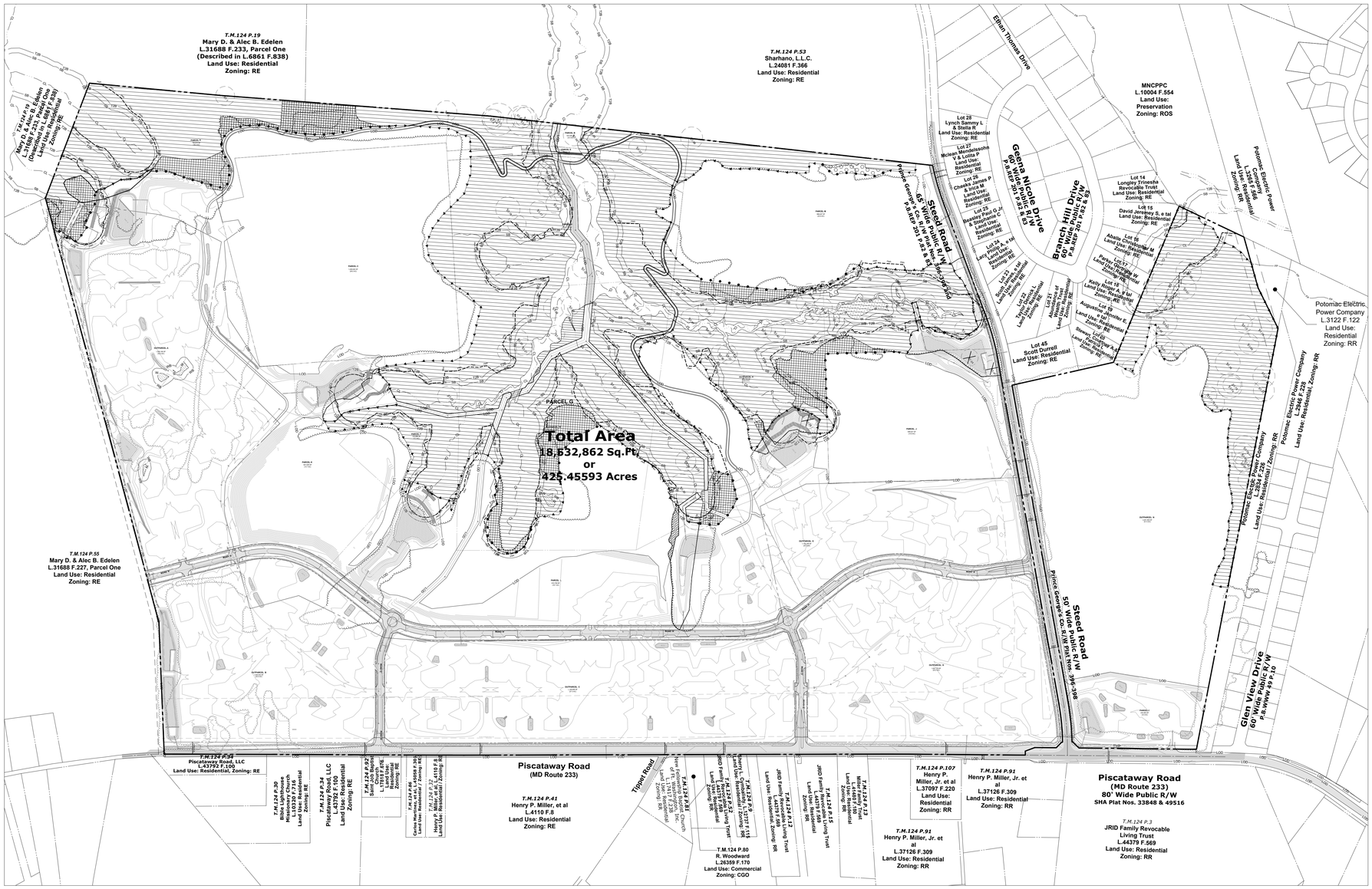
5th & 9th ELECTION DISTRICTS

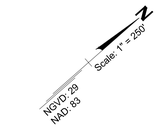
PRINCE GEORGE'S COUNTY, MARYLAND

PRELIMINARY NOT FOR CONSTRUCTION



Vicinity Map
SCALE: 1"=2000'
PRINCE GEORGE'S COUNTY





LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM T.O.B
- EX. STREAM CENTER
- EX. STREAM BUFFER
- EX. TIER II BUFFER
- EX. PRIMARY MGMT AREA
- EX. FLOODPLAIN
- EX. UNMITIGATED 65 DB LINE
- EX. FOREST STAND
- PR. LIMIT OF DISTURBANCE
- PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. R.O.W.
- PR. SIDEWALK
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- EX. SPECIMEN TREE RETAINED
- PR. SPECIMEN TREE REMOVAL
- WOODLAND PRESERVATION (WPA)
- WOODLAND CLEARED
- WOODLAND CLEARED FLOODPLAIN (C-FP)
- WOODLAND PRESERVED - NOT CREDITED (WP-NC)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- WOODLAND NATURAL REGENERATION AREA (NRA)
- PR. TEMPORARY TREE PROTECTION FENCE
- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

GRAPHIC SCALE

250' 0 100' 250' 500' 1000'

1 INCH = 250 FT

WOODLAND SUMMARY TABLES

Cleared	
Number	Acreage
CLEAR-1	0.16
CLEAR-2	0.23
CLEAR-3	0.08
CLEAR-4	1.47
CLEAR-5	1.01
CLEAR-6	0.17
CLEAR-7	0.24
CLEAR-8	0.27
CLEAR-9	0.01
CLEAR-10	2.24
CLEAR-11	0.70
CLEAR-12	0.68
CLEAR-13	0.01
CLEAR-14	0.07
CLEAR-15	1.46
Total	**8.80**

WRA	
Number	Acreage
WRA-1	0.44
WRA-2	0.66
WRA-3	1.07
WRA-4	1.50
WRA-5	0.82
WRA-6	1.97
WRA-7	0.81
WRA-8	0.02
WRA-9	1.85
WRA-10	0.49
WRA-11	0.07
Total	**9.70**

Cleared-FP	
Number	Acreage
C-FP-1	0.04
C-FP-2	0.80
C-FP-3	0.01
C-FP-4	0.06
C-FP-5	<0.01
C-FP-6	0.03
Total	**0.94**

WP-NC	
Number	Acreage
WP-NC-1	0.18
Total	**0.18**

WPA	
Number	Acreage
WPA-1	9.08
WPA-2	0.31
WPA-3	0.25
WPA-4	2.46
WPA-5	16.69
WPA-6	4.42
WPA-7	10.58
WPA-8	3.33
WPA-9	0.10
WPA-10	7.93
WPA-11	4.97
WPA-12	0.53
WPA-13	1.05
WPA-14	2.91
WPA-15	13.87
WPA-16	0.49
WPA-17	6.46
WPA-18	0.25
Total	**85.68**

SOLAR NUMBERS

CLEAR-S	
Number	Acreage
CLEAR-S-1	0.38
CLEAR-S-2	0.25
Total	**0.63**

CLEAR-S-FP	
Number	Acreage
CLEAR-S-FP-1	0.03
Total	**0.03**

NRA	
Number	Acreage
NRA-A	0.31
NRA-B	0.39
Total	**0.70**

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: Date: 12/22/2025

Robert Swam, 1101 Mercantile Ln, Suite 280, Largo, MD 20774. 240-912-2169. rswam@rodgers.com

REVISION	DATE

REVISION	DATE

APPLICANT / DEVELOPER:

Hyde Field Aquisition LLC
5265 Westview Drive, Suite 210
Frederick, MD 21703
Contact: Patrick Donahue
Phone: 240-912-3288
Email: pdonahue@nvrinc.com

Hyde Landing
5th & 9th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

ROGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE_____

TYPE 2 TREE CONSERVATION PLAN

COVER SHEET

SCALE:	1" = 250'
JOB No.	0832AB3
DATE:	December 2025
TCP2 No.	TCP2-2025-0053
SHEET No.	01 OF 39

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DSP-2025-0017_Plan Set_Part B

SPECIMEN TREE TABLE

TREE ID	DBH	SPECIES	CONDITION RATING	CONDITION COMMENTS	Disopsition	NRI Sheet Location
ST-1	34	northern red oak (Quercus rubra)	Fair	Extensive vines|Broken branches|Dead branches	Retain	Sheet 8
ST-2	37	white oak (Quercus alba)	Fair	Broken branches|Dead branches	Retain	Sheet 15
ST-3	57	white oak (Quercus alba)	Fair	Broken branches|Dead branches	Retain	Sheet 15
ST-4	35	white oak (Quercus alba)	Fair	Broken branches	Retain	Sheet 15
ST-5	34	white oak (Quercus alba)	Fair	Extensive vines|Broken branches|Dead branches	Retain	Sheet 15
ST-6	37	white oak (Quercus alba)	Poor	Crown die-back|Dead branches	Retain	Sheet 15
ST-7	54	white oak (Quercus alba)	Fair	Broken branches|Dead branches	Retain	Sheet 15
ST-8	36	white oak (Quercus alba)	Fair	Crown die-back|Dead branches	Retain	Sheet 15
ST-9	31	tulip poplar (Liriodendron tulipifera)	Fair	Leaning	Retain	Sheet 15
ST-10	37	tulip poplar (Liriodendron tulipifera)	Good	N/A	Retain	Sheet 15
ST-11	32	tulip poplar (Liriodendron tulipifera)	Good	N/A	Retain	Sheet 15
ST-12	34	tulip poplar (Liriodendron tulipifera)	Good	N/A	Retain	Sheet 15
ST-13	35	tulip poplar (Liriodendron tulipifera)	Fair	Broken branches	Retain	Sheet 15
ST-14	33	tulip poplar (Liriodendron tulipifera)	Fair	Broken branches|Dead branches	Retain	Sheet 15
ST-15	33	tulip poplar (Liriodendron tulipifera)	Fair	Broken branches|Dead branches	Retain	Sheet 15
ST-16	33	tulip poplar (Liriodendron tulipifera)	Fair	Broken branches|Dead branches	Retain	Sheet 15
ST-17	31	northern red oak (Quercus rubra)	Fair	Broken branches|Dead branches	Retain	Sheet 15
ST-18	43	white oak (Quercus alba)	Poor	Trunk cavities|Broken branches|Dead branches	Retain	Sheet 15
ST-19	33	tulip poplar (Liriodendron tulipifera)	Fair	Extensive vines|Broken branches|Dead branches	Retain	Sheet 15
ST-20	32	tulip poplar (Liriodendron tulipifera)	Good	N/A	Retain	Sheet 9
ST-21	31	tulip poplar (Liriodendron tulipifera)	Fair	Crown die-back	Retain	Sheet 9
ST-22	34	northern red oak (Quercus rubra)	Fair	Broken branches|Dead branches	Retain	Sheet 9
ST-23	35	white oak (Quercus alba)	Fair	Broken branches|Dead branches	Retain	Sheet 9
ST-24	30	tulip poplar (Liriodendron tulipifera)	Fair	Included bark	Retain	Sheet 10
ST-25	33	tulip poplar (Liriodendron tulipifera)	Fair	Included bark	Retain	Sheet 14
ST-26	37	American beech (Fagus grandifolia)	Fair	Broken branches	Retain	Sheet 14
ST-27	38	northern red oak (Quercus rubra)	Fair	Broken branches|Poor form	Retain	Sheet 14
ST-28	31	tulip poplar (Liriodendron tulipifera)	Fair	Broken branches|Crown die-back|Poor form|Root damage	Retain	Sheet 14
ST-29	36	tulip poplar (Liriodendron tulipifera)	Fair	Extensive vines|Insect damage	Retain	Sheet 14
ST-30	46	tulip poplar (Liriodendron tulipifera)	Fair	Crown die-back|Multiple leaders|Trunk cavities|Trunk rot|insect damage	Retain	Sheet 10
ST-31	55	red maple (Acer rubrum)	Fair	Extensive vines|Trunk cavities|Trunk rot	Retain	Sheet 10
ST-32	37	tulip poplar (Liriodendron tulipifera)	Good	N/A	Retain	Sheet 14
ST-33	32	black oak (Quercus velutina)	Fair	Broken branches|Poor form	Retain	Sheet 14
ST-34	35	American beech (Fagus grandifolia)	Fair	Broken branches	Retain	Sheet 14
ST-35	32	tulip poplar (Liriodendron tulipifera)	Fair	Leaning	Retain	Sheet 14
ST-36	32	tulip poplar (Liriodendron tulipifera)	Good	N/A	Retain	Sheet 14
ST-37	35	tulip poplar (Liriodendron tulipifera)	Fair	Broken branches|Insect infested|bark falling off bottom	Retain	Sheet 14
ST-38	31	tulip poplar (Liriodendron tulipifera)	Fair	Broken branches|Crown die-back	Remove	Sheet 13
ST-39	31	tulip poplar (Liriodendron tulipifera)	Fair	Broken branches|Crown die-back	Retain	Sheet 14
ST-40	36	tulip poplar (Liriodendron tulipifera)	Fair	Broken branches	Retain	Sheet 14
ST-41	36	tulip poplar (Liriodendron tulipifera)	Fair	Broken branches|vine cover	Retain	Sheet 14
ST-42	31	tulip poplar (Liriodendron tulipifera)	Fair	Broken branches|Crown die-back|Multiple leaders	Retain	Sheet 17
ST-43	32	tulip poplar (Liriodendron tulipifera)	Fair	Broken branches|Extensive vines	Retain	Sheet 17
ST-44	32	red maple (Acer rubrum)	Fair	Multiple leaders|Trunk cavities|Trunk rot	Retain	Sheet 17
ST-45	31	tulip poplar (Liriodendron tulipifera)	Fair	Broken branches|Extensive vines|Poor form	Remove	Sheet 17
ST-46	35	red maple (Acer rubrum)	Fair	Broken branches|Multiple leaders	Retain	Sheet 14
ST-47	30	black cherry (Prunus serotina)	Poor	Broken branches|Crown die-back|Extensive vines|Twin	Remove	Sheet 17
ST-48	33	tulip poplar (Liriodendron tulipifera)	Fair	Broken branches	Retain	Sheet 14
ST-49	35	tulip poplar (Liriodendron tulipifera)	Fair	Broken branches	Retain	Sheet 16
ST-50	30	tulip poplar (Liriodendron tulipifera)	Fair	Crown die-back	Retain	Sheet 14
ST-51	32	tulip poplar (Liriodendron tulipifera)	Fair	Crown die-back|Poor form	Retain	Sheet 14
ST-52	31	tulip poplar (Liriodendron tulipifera)	Fair	Broken branches|Multiple leaders	Retain	Sheet 14
ST-53	35	tulip poplar (Liriodendron tulipifera)	Fair	Broken branches|Poor form	Retain	Sheet 14
ST-54	30	tulip poplar (Liriodendron tulipifera)	Fair	Broken branches|Multiple leaders	Retain	Sheet 14
ST-55	34	tulip poplar (Liriodendron tulipifera)	Fair	Broken branches|Extensive vines	Retain	Sheet 15
ST-56	38	tulip poplar (Liriodendron tulipifera)	Fair	Broken branches|Crown die-back	Retain	Sheet 15
ST-57	31	tulip poplar (Liriodendron tulipifera)	Fair	Broken branches|Crown die-back	Retain	Sheet 14
ST-58	39	northern red oak (Quercus rubra)	Fair	Broken branches	Retain	Sheet 16
ST-59	32	white oak (Quercus alba)	Fair	Broken branches|Crown die-back|Extensive vines	Retain	Sheet 17
ST-60	44	white oak (Quercus alba)	Fair	Broken branches|Crown die-back	Retain	Sheet 20
ST-61	37	white oak (Quercus alba)	Fair	Twin|Leaning	Retain	Sheet 20
ST-62	35	northern red oak (Quercus rubra)	Fair	Broken branches|Crown die-back	Retain	Sheet 20
ST-63	47	American beech (Fagus grandifolia)	Fair	Broken branches|Trunk cavities|Insect Damage	Retain	Sheet 20
ST-64	30	southern red oak (Quercus falcata)	Fair	Extensive vines	Remove	Sheet 17
ST-65	37	willow oak (Quercus phellos)	Fair	Extensive vines	Retain	Sheet 18
ST-66	46	white oak (Quercus alba)	Fair	Broken branches	Retain	Sheet 20
ST-67	40	American beech (Fagus grandifolia)	Fair	Broken branches	Retain	Sheet 20
ST-68	45	white oak (Quercus alba)	Poor	Broken branches|Crown die-back	Retain	Sheet 20
ST-69	35	northern red oak (Quercus rubra)	Fair	Broken branches|budding in trunk	Retain	Sheet 19
ST-70	44	white oak (Quercus alba)	Fair	Broken branches|leaning	Retain	Sheet 19
ST-71	32	tulip poplar (Liriodendron tulipifera)	Fair	Splitting Trunk|Trunk rot|Twin	Retain	Sheet 20
ST-72	39	northern red oak (Quercus rubra)	Fair	Broken branches|Dead branches	Retain	Sheet 19
ST-73	37	northern red oak (Quercus rubra)	Fair	Broken branches|Dead branches	Retain	Sheet 19
ST-74	44	white oak (Quercus alba)	Fair	Twin	Retain	Sheet 19
ST-75	32	sweetgum (Liquidambar styraciflua)	Poor	Broken branches|Crown die-back|Extensive vines	Retain	Sheet 19
ST-76	44	tulip poplar (Liriodendron tulipifera)	Fair	Broken branches	Retain	Sheet 19
ST-77	30	sweetgum (Liquidambar styraciflua)	Fair	Broken branches|Crown die-back	Retain	Sheet 19
ST-78	37	sweetgum (Liquidambar styraciflua)	Fair	Broken branches|Extensive vines|Dead branches	Retain	Sheet 19
ST-79	41	northern red oak (Quercus rubra)	Fair	Broken branches	Retain	Sheet 19
ST-80	39	sweetgum (Liquidambar styraciflua)	Poor	Broken branches|Trunk cavities|Trunk rot	Retain	Sheet 19
ST-81	34	northern red oak (Quercus rubra)	Fair	Broken branches	Retain	Sheet 19
ST-82	34	northern red oak (Quercus rubra)	Fair	Broken branches | Dead branches	Retain	Sheet 19

There are no state, county champion or historic trees lcated on the property. It is noted that ST-31 falls within 75% of the county champion red maple's DBH, based on the listed circumference as of the 2019 assessment.

NOTE: This plan is in accordance with the following variance from the strict requirements of Subtitle 25 approved by Planning Board on September 11th, 2025 with PPS-2023-016 for the removal of 4 specimen trees (Section 25-122(b)(1)(G)) specifically Specimen Trees, ST-38, ST-45, ST-47, and ST-64

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.44 — **1" Caliper / 300 Stems per acre**
MASTER PLANT SCHEDULE - WRA-1

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Conifer Trees						
AR	11	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
CO	12	*Celtis occidentalis*	hackberry	1" Cal.	B&B	Random Spacing
CC	15	*Carpinus caroliniana*	American hornbeam	8' Ht.	B&B	Random Spacing
NS	13	*Nyssa sylvatica*	black gum	8' Ht.	B&B	Random Spacing
LT	8	*Liriodendron tulipifera*	tulip poplar	1" Cal.	B&B	Random Spacing
QR	19	*Quercus rubra*	northern red oak	1" Cal.	B&B	Random Spacing
QP	18	*Quercus palustris*	pin oak	1" Cal.	B&B	Random Spacing
QA	18	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
QV	18	*Quercus velutina*	black oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	2,117	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.66 — **1" Caliper / 300 Stems per acre**
MASTER PLANT SCHEDULE - WRA-2

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Conifer Trees						
AR	22	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
PO	16	*Platanus occidentalis*	American sycamore	1" Cal.	B&B	Random Spacing
CC	22	*Carpinus caroliniana*	American hornbeam	1" Cal.	B&B	Random Spacing
NS	15	*Nyssa sylvatica*	black gum	8' Ht.	B&B	Random Spacing
LT	15	*Liriodendron tulipifera*	tulip poplar	1" Cal.	B&B	Random Spacing
QR	27	*Quercus rubra*	northern red oak	1" Cal.	B&B	Random Spacing
QP	27	*Quercus palustris*	pin oak	1" Cal.	B&B	Random Spacing
QA	27	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
QV	27	*Quercus velutina*	black oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA WET	3,195	Wet Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 1.07 — **1" Caliper / 300 Stems per acre**
MASTER PLANT SCHEDULE - WRA-3

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Conifer Trees						
AR	32	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
PO	32	*Planatus occidentalis*	American sycamore	1" Cal.	B&B	Random Spacing
JV	32	*Juniperus virginiana*	eastern red cedar	8' Ht.	B&B	Random Spacing
NS	32	*Nyssa sylvatica*	black gum	1" Cal.	B&B	Random Spacing
LT	10	*Liriodendron tulipifera*	tulip poplar	1" Cal.	B&B	Random Spacing
QP	46	*Quercus palustris*	pin oak	1" Cal.	B&B	Random Spacing
QR	46	*Quercus rubra*	northern red oak	1" Cal.	B&B	Random Spacing
QA	46	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
QV	46	*Quercus velutina*	black oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	5,199	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 1.50 — **1" Caliper / 300 Stems per acre**
MASTER PLANT SCHEDULE - WRA-4

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Conifer Trees						
AR	45	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
PO	45	*Planatus occidentalis*	American sycamore	1" Cal.	B&B	Random Spacing
IO	45	*Ilex opaca*	American holly	8' Ht.	B&B	Random Spacing
NS	45	*Nyssa sylvatica*	black gum	1" Cal.	B&B	Random Spacing
LT	27	*Liriodendron tulipifera*	tulip poplar	1" Cal.	B&B	Random Spacing
QP	60	*Quercus palustris*	pin oak	1" Cal.	B&B	Random Spacing
QR	61	*Quercus rubra*	northern red oak	1" Cal.	B&B	Random Spacing
QA	61	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
QV	60	*Quercus velutina*	black oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	7,244	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.82 — **1" Caliper / 300 Stems per acre**
MASTER PLANT SCHEDULE - WRA-5

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Conifer Trees						
AR	25	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
CO	26	*Celtis occidentalis*	hackberry	1" Cal.	B&B	Random Spacing
IO	26	*Ilex opaca*	American holly	1" Cal.	B&B	Random Spacing
NS	26	*Nyssa sylvatica*	black gum	1" Cal.	B&B	Random Spacing
LT	15	*Linodendron tulipifera*	tulip poplar	1" Cal.	B&B	Random Spacing
QP	32	*Quercus palustris*	pin oak	1" Cal.	B&B	Random Spacing
QR	32	*Quercus rubra*	northern red oak	1" Cal.	B&B	Random Spacing
QA	33	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
QV	32	*Quercus velutina*	black oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	3,980	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 1.97 — **1" Caliper / 300 Stems per acre**
MASTER PLANT SCHEDULE - WRA-6

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Conifer Trees						
AR	58	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
CO	58	*Celtis occidentalis*	hackberry	1" Cal.	B&B	Random Spacing
IO	58	*Ilex opaca*	American holly	1" Cal.	B&B	Random Spacing
NS	58	*Nyssa sylvatica*	black gum	1" Cal.	B&B	Random Spacing
LT	47	*Linodendron tulipifera*	tulip poplar	1" Cal.	B&B	Random Spacing
QP	78	*Quercus palustris*	pin oak	1" Cal.	B&B	Random Spacing
QR	78	*Quercus rubra*	northern red oak	1" Cal.	B&B	Random Spacing
QA	78	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
QV	78	*Quercus velutina*	black oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	9,531	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.81 — **1" Caliper / 300 Stems per acre**
MASTER PLANT SCHEDULE - WRA-7

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Conifer Trees						
AR	26	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
CO	24	*Celtis occidentalis*	hackberry	1" Cal.	B&B	Random Spacing
CC	26	*Carpinus caroliniana*	American hornbeam	1" Cal.	B&B	Random Spacing
NS	24	*Nyssa sylvatica*	black gum	1" Cal.	B&B	Random Spacing
LT	22	*Liriodendron tulipifera*	tulip poplar	1" Cal.	B&B	Random Spacing
QP	30	*Quercus palustris*	pin oak	1" Cal.	B&B	Random Spacing
QR	30	*Quercus rubra*	northern red oak	1" Cal.	B&B	Random Spacing
QA	30	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
QV	30	*Quercus velutina*	black oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	3,912	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.02 — **1" Caliper / 300 Stems per acre**
MASTER PLANT SCHEDULE - WRA-8

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Conifer Trees						
AR	2	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
CC	1	*Carpinus caroliniana*	American hornbeam	1" Cal.	B&B	Random Spacing
QR	2	*Quercus rubra*	northern red oak	1" Cal.	B&B	Random Spacing
QA	2	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	109	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 1.85 — **1" Caliper / 300 Stems per acre**
MASTER PLANT SCHEDULE - WRA-9

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Conifer Trees						
AR	64	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
PO	62	*Planatus occidentalis*	American sycamore	1" Cal.	B&B	Random Spacing
JV	62	*Juniperis virginiana*	eastern red cedar	8' Ht.	B&B	Random Spacing
NS	40	*Nyssa sylvatica*	black gum	1" Cal.	B&B	Random Spacing
LT	30	*Liriodendron tulipifera*	tulip poplar	1" Cal.	B&B	Random Spacing
QP	74	*Quercus palustris*	pin oak	1" Cal.	B&B	Random Spacing
QR	74	*Quercus rubra*	northern red oak	1" Cal.	B&B	Random Spacing
QA	74	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
QV	74	*Quercus velutina*	black oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	8,945	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.49 — **1" Caliper / 300 Stems per acre**
MASTER PLANT SCHEDULE - WRA-10

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Conifer Trees						
AR	15	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
IO	15	*Ilex opaca*	American holly	8' Ht.	B&B	Random Spacing
FG	15	*Fagus grandifolia*	American beech	1" Cal.	B&B	Random Spacing
NS	10	*Nyssa sylvatica*	black gum	1" Cal.	B&B	Random Spacing
LT	9	*Liriodendron tulipifera*	tulip poplar	1" Cal.	B&B	Random Spacing
QP	21	*Quercus palustris*	pin oak	1" Cal.	B&B	Random Spacing
QR	21	*Quercus rubra*	northern red oak	1" Cal.	B&B	Random Spacing
QA	21	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
QV	21	*Quercus velutina*	black oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	2,391	Lowland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule
Acres: 0.07 — **1" Caliper / 300 Stems per acre**
MASTER PLANT SCHEDULE - WRA-11

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Conifer Trees						
AR	7	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
IO	4	*Ilex opaca*	American holly	8' Ht.	B&B	Random Spacing
PO	7	*Planatus occidentalis*	Amercian sycamore	1" Cal.	B&B	Random Spacing
CF	3	*Cornus florida*	flowering dogwood	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA LOW	340	Lowland Meadow Establishment (SY)				

SPECIMEN TREE REMOVAL WORKSHEET
SUBTITLE 25, DIVISION 2

TCP Number	**TCP2-2025-0053** **Revision #** **0**
Property Description or Subdivision Name:	**Hyde Landing**
Location/Address of Project	**10625 PISCATAWAY RD, CLINTON, MD 20735**
Number of Specimen Trees to be removed	4
Total area of DBH being removed	122 inches
Replacement Requirement (DBH)	**30.5 inches**

Proposed replacement (number of trees)

1 to 1 1/2 Inch Caliper	21
1 1/2 to 2 1/2 Inch Caliper	0
Greater than 2 1/2 Inch Caliper	0

Proposed fee-in-lieu **$0.00**
(assessed at $250/inch diameter of replacement requirement)

Phased Woodland Conservation Worksheet for Prince George's County
2024 Woodland Conservation Ordinance

SECTION I- Establishing Site Information (Enter acres for each zone) *Include acreages only in columns for which there is a corresponding zone*

							Totals
1 Zone(s):	RI-PD						
2 Gross Tract (acres)	425.46						425.46
3 Floodplain (acres)	7.26						7.26
4 Previously Dedicated Land (acres):	0.00						0.00
5 Net Tract (NTA) acres):	418.20	0.00	0.00	0.00	0.00		418.20

6 TCP 2 Number: TCP2-2025-0053 Revision #:
7 Property Description or Subdivision Name: HYDE LANDING
8 Location/Address of Project: 10625 PISCATAWAY ROAD, CLINTON, MD 20735
9 TCP1 Number: TCP1-001-2025 Revision #:
10 Plan 2035 Transit Oriented Center (T-O-C)? (Y/N): N
11 Within Priority Funding Area (PFA) (Y/N): N
12 Is any portion of the property in a WC Bank? (Y/N): N
13 Is the net tract area 4.00 acres or greater and clearing 50% or more of the net tract woodlands proposed? (Y/N): N

SECTION II - Determining Woodland Conservation Requirements (Enter acres for each corresponding column)

	Net Tract	Floodplain
14 Existing Woodland outside T-O-C	95.29	7.26
15 Existing Woodland inside T-O-C (if applicable)	0	0
16 Existing Woodland Total	95.29	7.26
17 Woodland Conservation Threshold (NTA) = 20.00%	83.64	
18 Smaller of 16 and 17	83.64	

19 DRD Plan Number: (This must be completed for each phase) NA PPS-2023-016
20 Revision Number: 0 1
21 Plan Phase or Name: SOLAR RESIDENTIAL
22 TCP2 Number for this Phase or Section TCP2-004-2025 2-2025-0053
23 TCP Revision #
24 Approval Status 8/27/2025 PENDING
25 Approval/Signature Date (MM/DD/YYYY)

			Totals
26 Gross Tract Area by sections or phases	119.93	305.53	425.46
27 Floodplain area by sections or phases	0.54	6.72	7.26
28 Net Tract Area by sections or phases	119.39	298.81	418.20
29 Woodland on the Net Tract for this phase	20.46	74.83	95.29
30 Woodland in the Floodplain for this phase	0.54	6.72	7.26

OUTSIDE T-O-C

31 Woodland Cleared on Net Tract for this phase (1:1)	1.38	8.06	9.43
32 Woodland Cleared in Floodplain for this phase (1:1)	0.05	0.92	0.97
33 Off-site Woodland Clearing Outside of TOC (1:1)			0.00

INSIDE T-O-C:

34 Woodland Cleared on Net Tract for this phase (1/4:1)			0.00
35 Woodland Cleared in Floodplain for this phase (1/4:1)			0.00
36 Off-site Woodland Clearing Inside (1/4:1)			0.00
37 Cumulative acres of Net Tract Woodland cleared	1.38	9.43	
38 Cumulative acres of Floodplain woodland cleared	0.05	0.97	
39 Cumulative acres of Off-site Woodland cleared	0.00	0.00	
40 Cumulative acres of Woodland cleared per Phase	1.43	10.40	
41 Afforestation Required Threshold (AFT) = 15.00%	0.00	0.00	
42 Off-site WCA being provided on this property (preservation)	0.00	0.00	
43 Off-site WCA being provided on this property (afforestation)	0.00	0.00	
44 **Threshold Requirement per Phase (AFT or WCT)**	**23.88**	**59.76**	**83.64**
45 **Cumulative Woodland Replacement Required**	**1.43**	**10.40**	**10.40**
46 **Cumulative Woodland Conservation Required**	**25.31**	**94.04**	**94.04**

Latest phase indicates cumulative requirement through that phase of work

SECTION III - Meeting the Thresholds

47 Woodland Preservation Provided per Phase	19.66	66.62	**85.68**
48 Cumulative Woodland Preservation Provided	19.66	85.68	
49 Planting Required per Phase to meet Threshold	4.82	0.00	
50 Cumulative Remaining Woodland Required to Meet Threshold	64.56	0.00	

SECTION IV - Meeting Replacement Requirements

			Total	
51 Afforestation/Reforestation	0.00	9.70	**9.70**	Bond amount: **$135,907.20**
52 Natural Regeneration	0.54	0.16	0.70	
53 Landscape Credit (Only allowed in T-O-Cs)			0.00	
54 Specimen & Historic Tree Credit (Unimpacted CRZ)			0.00	
55 Forest Enhancement Area			0.00	
56 Forest Enhancement Credit (enhanced area*0.50)			0.00	
57 Street Tree Credit (Existing or 10-year canopy in T-O-Cs only)			0.00	
58 Fee-in-lieu Credit			0.00	Fee amount: **$0.00**
59 Off-site Woodland Conservation Credit Required			0.00	
60 Off-site WCA (preservation) being provided on this property			0.00	
61 Off-site WCA (afforestation) being provided on this property			0.00	
62 **Cumulative Woodland Replacement Provided**	**0.54**	**10.40**	**10.40**	
63 **Cumulative Woodland Conservation Provided**	**19.60**	**96.08**	**96.08**	
64 Woodland saved on this phase but not counted	0.02	0.16	**0.18**	
65 Remaining Net Tract Woodland in later phases	74.83	0.00		
66 Cumulative Requirement Status by Phase	-5.71	2.04		

Prepared by: Rob Swam — 12/23/2025
License Number: Qualifications — Signature — Date

Regulated Stream Buffer (RSB) Afforestation Requirement*

67 On-site regulated stream buffer (RSB) area (See NRI or TCP Site Statistics Table)	48.95	acres
68 On-site unforested RSB area (See NRI or TCP Site Statistics Table)	3.75	acres
69 On-site clearing in RSB area	4.74	acres
70 Total RSB afforestation/reforestation required	8.49	acres
71 On-site afforestation/reforestation of RSB proposed	2.04	acres
72 Has the applicant demonstrated why full RSB afforestation cannot be provided? (See required SOJ)	Y, N, or NA	
73 Adjustment granted to RSB Afforestation/Reforestation Requirement based on SOJ?	0.00	acres
74 **Adjusted RSB Afforestation Requirement**	8.49	acres
75 Does on-site WC afforestation/reforestation satisfy the adjusted RSB requirement?	Y, N, or NA	
76 Additional on-site afforestation/reforestation required (not credited as on-site WC)	0.00	acres

Rob Swam — 12/23/2025
Prepared by: Qualifications — Signed — Date

*Note: Regulated Stream Buffer Afforestation may also be addressed on Individual Worksheet for Phases/Sections

NOTE: Phase 2 of the application area is showing approved woodland clearing and preservation area from PPS-2023-016 and TCP1-004-2015. At this time, a TCP2 has not been accepted or approved for Phase 2. Specimen tree removal and primary management area impacts were approved for Phase 2 with PPS-2023-016.

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: _____ Date: 12/22/2025

Robert Swam. 1101 Mercantile Ln, Suite 280, Largo, MD 20774. 240-912-2169. rswam@rodgers.com

PRELIMINARY NOT FOR CONSTRUCTION

REVISION	DATE	REVISION	DATE

APPLICANT / DEVELOPER:
Hyde Field Aquisition LLC
5265 Westview Drive, Suite 210
Frederick, MD 21703
Contact: Patrick Donahue
Phone: 240-912-3288
Email: pdonahue@nvrinc.com

Hyde Landing
5th & 9th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe
RELEASE FOR _____
BY_____ DATE _____

TYPE 2 TREE CONSERVATION PLAN
SPECIMEN TREE TABLE & PLANT SCHEDULES

SCALE:
JOB No. 0832AB3
DATE: December 2025
TCP2 No.: TCP2-2025-0053
SHEET No. 02OF39

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PRELIMINARY NOT FOR CONSTRUCTION

Type 2 TCP NOTES:

1. This plan is submitted to fulfill the woodland conservation requirements for DSP-2025-0017. If PRE-APP-2025-0001 expires, then this TCP2 also expires and is no longer valid.
2. Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a $9.00 per square foot mitigation fee.
3. A pre-construction meeting is required prior to the issuance of grading permits. The Department of Public Works and Transportation or the Department of Environmental Resources, as appropriate, shall be contacted prior to the start of any work on the site to conduct a pre-construction meeting where implementation of woodland conservation measures shown on this plan will be discussed in detail.
4. The developer or builder of the lots or parcels shown on this plan shall notify future buyers of any woodland conservation areas through the provision of a copy of this plan at time of contract signing. Future property owners are also subject to this requirement.
5. The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
6. The property is within the Environmental Strategy Area Two (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map, as designated by Plan Prince George's 2035 Approved General Plan and is zoned R-pd.
7. The site is adjacent to MD 223 Piscataway Road and Steed Road which are a designated historic roadway.
8. The site is adjacent to MD 223 Piscataway Road which is classified as an arterial roadway.
9. This plan is not grandfathered under CB-77-2024, Section 25-119(g).
10. Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George's County Land Records at Liber XXX Folio XXX. Revisions to this TCP2 may require a revision to the recorded easement.

Tree Preservation and Retention Notes

6. All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland areas shall remain in a natural state. This includes the canopy trees and understory vegetation. A revised tree conservation plan is required prior to clearing woodland areas that are not specifically identified to be cleared on the approved TCP2.
7. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
8. The location of all temporary tree protection fencing (TPFs) shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting. Upon approval of the locations by the county inspector, installation of the TPFs may begin.
9. All temporary tree protection fencing required by this plan shall be installed prior to commencement of clearing and grading of the site and shall remain in place until the bond is released for the project. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TCP2.
10. Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TPF installation. These signs must remain in perpetuity.

Removal of Hazardous Trees or Limbs by Developers or Builders

11. The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or parts thereof designated by the county as dead, dying, or hazardous may be removed.
12. A tree is considered hazardous if a condition is present which leads a Certified Arborist or Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property damage.
13. During the initial stages of clearing and grading, if hazardous trees are present, or trees are present that are not hazardous but are leaning into the disturbed area, the permitee shall remove said trees using a chain saw. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the county inspector. Only after approval by the inspector may the tree be cut by chainsaw to near the existing ground
14. The stump shall not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
15. If a tree or trees become hazardous prior to bond release for the project, due to storm events or other situations not resulting from an action by the permitee, prior to removal, a Certified Arborist or a Licensed Tree Expert must certify that the tree or the portion of the tree in question has a potential to fall and strike a structure, parking area, or other high use area and may result in personal injury or property damage. If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permitee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.
16. If corrective pruning may alleviate a hazardous condition, the Certified Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the appropriate ANSI A-300 Pruning Standards. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.
17. Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed of by recycling, chipping or other acceptable methods. All debris that is more than 35 feet from the woodland edge shall be cut up to allow contact with the ground, thus encouraging decomposition. The smaller materials shall be placed into brush piles that will serve as wildlife habitat.
18. Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.
19. Work on this project will be initiated in several phases. All temporary TPFs required for a given phase shall be installed prior to any disturbance within that phase of work.

Afforestation and Reforestation Notes

1. All afforestation and reforestation bonds, based on square footage, shall be posted with the County prior to the issuance of any permits. These bonds will be retained as surety until all required activities have been satisfied or the required timeframe for maintenance has passed, whichever is longer.
2. The planting of afforestation or reforestation areas shall be completed prior to the issuance of the first building permit. (This standard note may be modified as necessary to address which building permits are adjacent to the proposed planting area.) Seedling planting is to occur from November through May only. No planting shall be done while ground is frozen. Planting with larger caliper stock or containerized stock may be done at any time provided a detailed maintenance schedule is provided.
3. If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the approved Type 2 Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the transfer of the property title to the homeowner, the developer or builder shall obtain a signed statement from the purchaser indicating that they understand that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the Grading Inspector and the county.
4. Reforestation areas shall not be mowed. The management of competing vegetation around individual trees and the removal of noxious, invasive, and non-native vegetation within the reforestation areas is acceptable.
5. All required temporary tree protection fencing shall be installed prior to the clearing and grading of the site and shall remain in place until the permanent tree protection fencing is installed with the required planting. The temporary fencing is not required to be installed if the permanent fencing is installed prior to clearing and grading of the site. Failure to install and maintain temporary or permanent tree protective fencing is a violation of this TCP2.
6. Afforestation/reforestation areas shall be posted with notification signage, as shown on the plans, at the same time as the permanent protection fencing installation. These signs shall remain in perpetuity.
7. The county inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
8. At time of issuance of the first permit, the following information shall be submitted to the M-NCPPC Planning Department regarding the contractor responsible for implementation of this plan: contractor name; business name (if different); address; and phone number. Results of annual survival checks for each of the required four years after tree planting shall be reported to the M-NCPPC, Planning Department.
9. Failure to establish the afforestation or reforestation within the prescribed time frame will result in the forfeiture of the reforestation bond and/or a violation of this plan including the associated $9.00 per square foot penalty unless the county inspector approves a written extension.

Planting Specification Notes

1. Quantity: See plant schedules
2. Type: See plant schedules
3. Plant Quality Standards: The plants selected shall be healthy and sturdy representatives of their species. Seedlings shall have a minimum top growth of 18". The diameter of the root collar (the part of the root just below ground level) shall be at least 3/8". The roots shall be well developed and at least 8" long, No more than twenty –five percent (25%) of the root system (both primary and auxiliary/fibrous roots shall be present. Plants that do not have an abundance of well developed terminal buds on the leaders and branches shall be rejected. Plants shall be shipped by the nursery immediately after lifting from the field or removal from the green house, and planted immediately upon receipt by the landscape contractor. If the plants cannot be planted immediately after delivery to the reforestation site, they shall be stored in the shade with their root masses protected from direct exposure to sun and wind by the use of straw, peat moss, compost, or other suitable material and shall be maintained through periodic watering, until the time of planting.
4. Plant Handling: the quantity of seedlings taken to the field shall not exceed the quantity that can be planted in a day. Seedlings, once removed from the nursery or temporary storage area shall be planted immediately.
5. Timing of Planting: The best time to plant seedlings is while they are dormant, prior to spring budding. The most suitable months for planting are March and April, when the soil is moist, but may be planted from March through November. No planting shall be done while ground is frozen. Planting shall occur within one growing season of the issuance of grading /building permits and/or reaching the final grades and stabilization of planting areas.
6. Seedling Planting: Tree seedlings shall be hand planted using a dibble bar or sharp-shooter It is important that the seedling be placed in the hole so that the roots can spread out naturally; they should not be twisted, balled up or bent. Moist soil should then be packed firmly around the roots. Seedlings should be planted at a depth where their roots lie just below the ground surface. Air pockets should not be left after closing the hole which would allow the roots to dry out. See planting details for further explanation. If the contractor wishes to plant by another method, the preparer of this tree conservation plan must be contacted and give his approval before planting may begin.
7. Spacing: See Plant Schedule and/or Planting Plan for spacing requirements. Also refer to the Planting Layout detail for a description of the general planting theory.
8. Soil: Upon the completion of all grading operations, a soil test shall be conducted to determine what soil preparation and soil amendments, if any, are necessary to create good tree growing conditions. Soil samples shall be taken at a rate that provides one soil sample for each area that appears to have a different soil type (if the entire area appears uniform, then only one sample is necessary), and submitted for testing to a private company. The company of choice shall make recommendations for improving the existing soil. The soil will be tested and recommended for corrections of soil texture, pH, magnesium, phosphorus, potassium, calcium and organic matter.
9. Soil Improvement Measures: the soil shall then be improved according to the recommendations made by the testing company.
10. Fencing and Signage: Final protective fencing shall be placed on the visible and/or development side of planting areas. The final protective fence shall be installed upon completion of planting operations unless it was installed during the initial stages of development. Signs shall be posted per the signage detail on this sheet.
11. Planting method: Consult the Planting Detail(s) shown on this plan.
12. Mulching: Apply two-inch thick layer of woodchip or shredded hardwood mulch (as noted) to each plating site (see detail shown on this plan).
13. Groundcover Establishment: the remaining disturbed area between seedling planting sites shall be seeded and stabilized with white clover seed at the rate of 5 lbs/acre.
14. Mowing: No mowing shall be allowed in any planting area.
15. Survival Check for Bond Release: The seedling planting is to be checked at the end of each year for four years to assure that no less than 75% of the original planted quantity survives. If the minimum number has not been provided the area must be supplemented with additional seedlings to reach the required number at time of planting.
16. Source of Seedlings: TBD.

Four-Year Management Plan for Re/Afforestion Areas

Field check the re-afforestation area according to the following schedule:

Year 1: Site preparation and Tree Planting
Survival check once annually (September-November) see Note 1)
Watering is needed (2 x month)
Control of undesirable vegetation as needed (1 x in June and 1 x in September min.)

Year 2-3: Reinforcement planting is needed (See Note 2)
Survival check once annually (September-November)
Control of undesirable vegetation if needed (1 x in May and 1 x in August min.)

Year 4: Reinforcement planting if needed. (See Note 2)
Survival check (September –November)

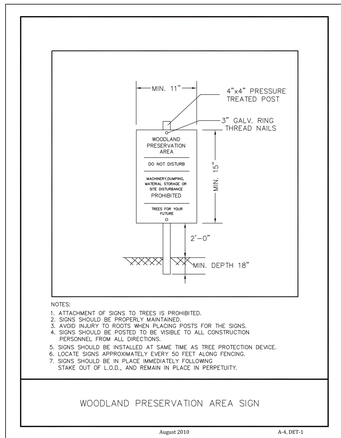
1. Survival Check: Check planted stock against plant list (or as- built) by walking the site and taking inventory. Plants must show vitality. Submit field data forms (Condition Check Sheets) to owner after each inspection. Remove all dead plants.

2. Reinforcement Planting: Replace dead or missing plants in sufficient quantity to bring the total number of live plants to at least 75% of the number originally planted. If a particular species suffers unusually high mortality, replace with an alternative plant type.

3. Miscellaneous: Fertilization or watering during years 1 through 3 will be done on an as needed basis. Special return operations or recommendations will be conducted on an as needed basis.

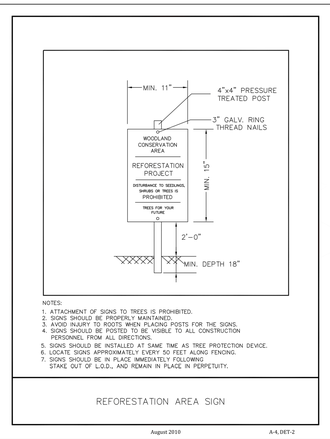
Post Development Notes

1. If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After proper documentation has been completed per the handout "Guidance for Prince George's County Property Owners, Preservation of Woodland Conservation Areas", the arborist or tree expert may then remove the tree. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted. If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permitee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.
2. Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.
3. The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). These plants may be cut near the ground and material less than two inches diameter may be removed from the area and disposed of appropriately. All material from these noxious, invasive, and non-native plants greater than two (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.
4. The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant
5. The use of any herbicide shall be done in accordance with the label instructions.
6. The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.



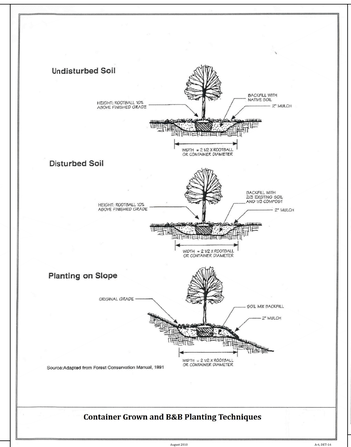
WOODLAND PRESERVATION AREA SIGN

August 2010 A-4, DET-1



REFORESTATION AREA SIGN

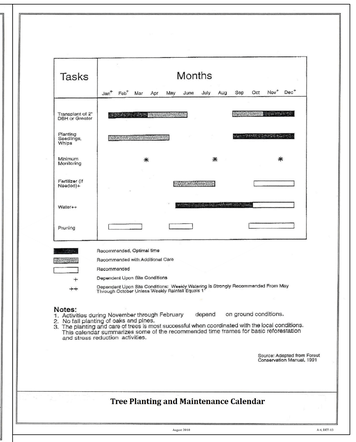
August 2010 A-4, DET-2



Source:Adapted from Forest Conservation Manual, 1991

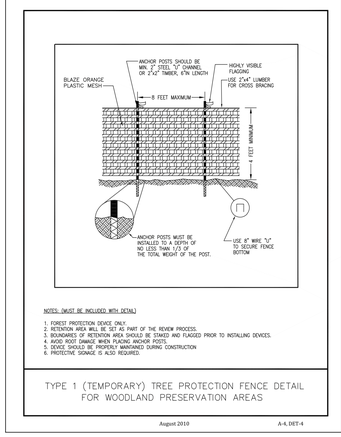
Container Grown and B&B Planting Techniques

August 2010 A-4, DET-11



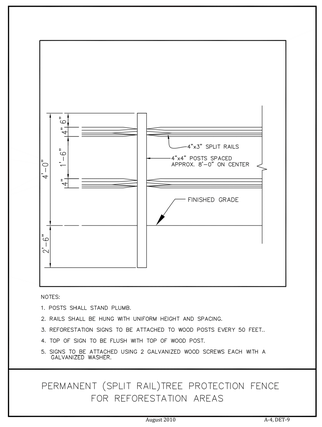
Tree Planting and Maintenance Calendar

August 2010 A-4, DET-12



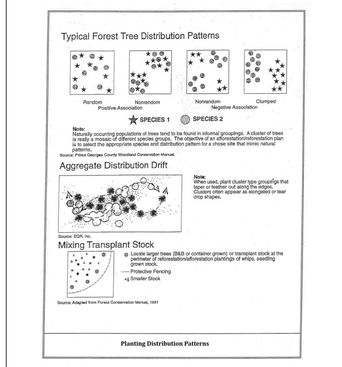
TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL FOR WOODLAND PRESERVATION AREAS

August 2010 A-4, DET-4



PERMANENT (SPLIT RAIL)TREE PROTECTION FENCE FOR REFORESTATION AREAS

August 2010 A-4, DET-9



Planting Distribution Patterns

August 2010 A-4, DET-12

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: _____ Date: 12/22/2025

Robert Swam. 1101 Mercantile Ln, Suite 280, Largo, MD 20774. 240-912-2169. rswam@rodgers.com

REVISION	DATE	REVISION	DATE

APPLICANT / DEVELOPER:

Hyde Field Aquisition LLC
5265 Westview Drive, Suite 210
Frederick, MD 21703
Contact: Patrick Donahue
Phone: 240-912-3288
Email: pdonahue@nvrinc.com

Hyde Landing
5th & 9th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE ____

TYPE 2 TREE CONSERVATION PLAN

NOTES & DETAILS

SCALE:
JOB No. 0832AB3
DATE: December 2025
TCP2 No.: TCP2-2025-0053
SHEET No. 03 OF 39

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Dsp-2025-0017_Plan Set - Part 3

MATCHLINE - SEE SHEET 16

MATCHLINE - SEE SHEET 15

MATCHLINE - SEE SHEET 05

RIP RAP TYP.

RIP RAP TYP.

T.M.124 P.55
Mary D. & Alec B. Edelen
L.31688 F.227, Parcel One
Land Use: Residential
Zoning: RE

INGRESS/EGRESS ESMT

SGW-5A

MB-4A

MB-5A

MB-6A

MB-7A

MB-8C

MB-9C

PR WATER

10' PUE

10' PUE

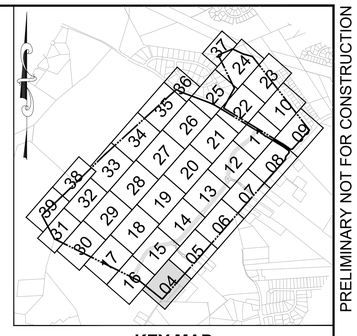
PROPOSED 64' ROW DEDICATION

LOD

T.M.124 P.34
Piscataway Road, LLC
L.43792 F.100
Land Use: Residential, Zoning: RE

Piscataway Road
(MD Route 233)

T.M.124 P.30
Bible Lighthouse Missionary Church
L.10320 F.716
Land Use: Residential
Zoning: RE



KEY MAP
1"=1500'

N
Scale: 1"=30'
NGVD '29
NAD '83

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WETLAND (W)
- EX. WETLAND BUFFER (WB)
- EX. STREAM T.O.B
- EX. STREAM CENTER (CL)
- EX. STREAM BUFFER (SB)
- EX. TIER II BUFFER (T2B)
- EX. PRIMARY MGMT AREA (PMA)
- EX. FLOODPLAIN (FP)
- EX. UNMITIGATED 65 DB LINE
- EX. FOREST STAND
- PR. LIMIT OF DISTURBANCE (LOD)
- PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. R.O.W.
- PR. SIDEWALK
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- EX. SPECIMEN TREE RETAINED (ST-1)
- PR. SPECIMEN TREE REMOVAL (ST-1)
- WOODLAND PRESERVATION (WPA)
- WOODLAND CLEARED
- WOODLAND CLEARED FLOODPLAIN (C-FP)
- WOODLAND PRESERVED - NOT CREDITED (WP-NC)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- WOODLAND NATURAL REGENERATION AREA (NRA)
- PR. TEMPORARY TREE PROTECTION FENCE (TPF)
- PR. PERMANENT TREE PROTECTION FENCE (PPF)
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

QUALIFIED PROFESSIONAL CERTIFICATION
This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.
Signed: Date: 12/22/2025
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PRELIMINARY NOT FOR CONSTRUCTION

REVISION	DATE	REVISION	DATE

APPLICANT / DEVELOPER:
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5265 Westview Drive, Suite 210
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Contact: Patrick Donahue
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RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY_____ DATE ____

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE:	1" = 30'
JOB No.	0832AB3
DATE:	December 2025
TCP2 No.:	TCP2-2025-0053
SHEET No.	04 OF 39

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DSP-2025-0017_Plan Set - Part 8

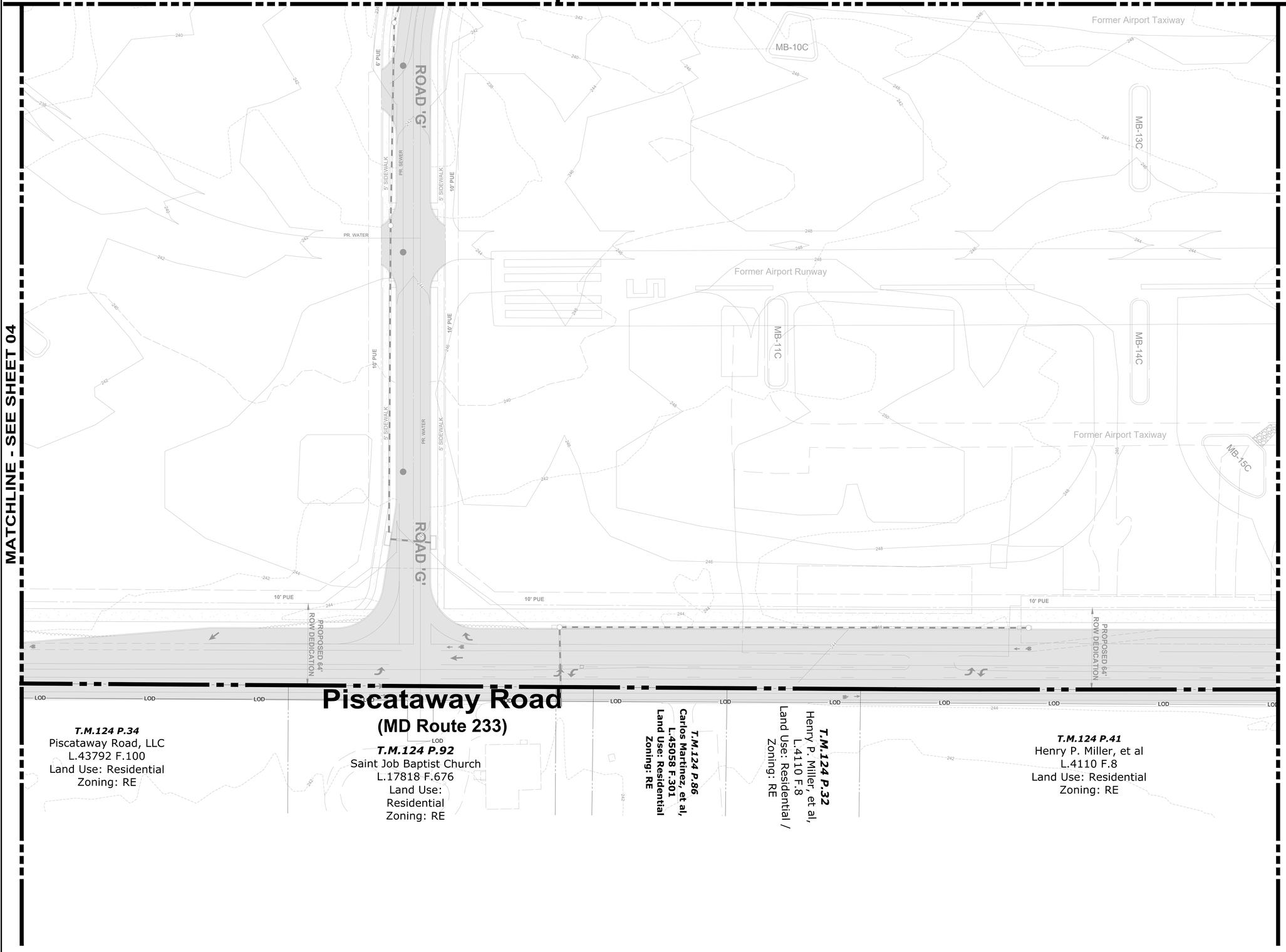
MATCHLINE - SEE SHEET 15

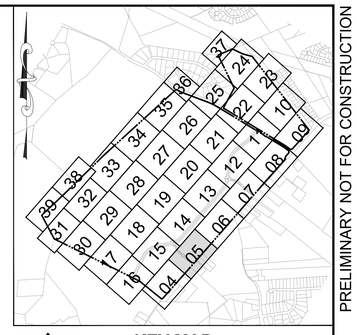
MATCHLINE - SEE SHEET 14

MATCHLINE - SEE SHEET 04

MATCHLINE - SEE SHEET 06

PRELIMINARY NOT FOR CONSTRUCTION





KEY MAP
1"=1500'

N
Scale: 1"=30'
NGVD: 29
NAD: 83

LEGEND:

- EX. BOUNDARY LINE
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- EX. FLOODPLAIN
- EX. UNMITIGATED 65 DB LINE
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- PR. LIMIT OF DISTURBANCE
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- WOODLAND NATURAL REGENERATION AREA (NRA)
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- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

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1 INCH = 30 FT

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REVISION	DATE

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BY_____ DATE_____

TYPE 2 TREE CONSERVATION PLAN

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DATE:	December 2025
TCP2 No.:	TCP2-2025-0053
SHEET No.	05 OF 39

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Environmental\Infrastructure TCP2 - 2025-0053_Sheet 5.dwg

DSP-2025-0017_Plan Set - Part B

MATCHLINE - SEE SHEET 14

MATCHLINE - SEE SHEET 13

MATCHLINE - SEE SHEET 05

MATCHLINE - SEE SHEET 07

PRELIMINARY NOT FOR CONSTRUCTION

KEY MAP
1"=1500'

N

Scale: 1"=30'

NGVD: 29
NAD: 83

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM T.O.B.
- EX. STREAM CENTER
- EX. STREAM BUFFER
- EX. TIER II BUFFER
- EX. PRIMARY MGMT AREA
- EX. FLOODPLAIN
- EX. UNMITIGATED 65 DB LINE
- EX. FOREST STAND
- PR. LIMIT OF DISTURBANCE
- PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. R.O.W.
- PR. SIDEWALK
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- EX. SPECIMEN TREE RETAINED
- PR. SPECIMEN TREE REMOVAL
- WOODLAND PRESERVATION (WPA)
- WOODLAND CLEARED
- WOODLAND CLEARED FLOODPLAIN (C-FP)
- WOODLAND PRESERVED - NOT CREDITED (WP-NC)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- WOODLAND NATURAL REGENERATION AREA (NRA)
- PR. TEMPORARY TREE PROTECTION FENCE
- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

Former Airport Taxiway

Former Airport Runway

Former Airport Taxiway

RIP RAP TYP.

RIP RAP TYP.

RIP RAP TYP.

MB-16C

MB-1D

MB-2D

10' PUE

PROPOSED 64' ROW DEDICATION

LOD

Piscataway Road
(MD Route 233)

Tippett Road

T.M.124 P.41
Henry P. Miller, et al
L.4110 F.8
Land Use: Residential
Zoning: RE

T.M.124 P.81
New Fellowship Baptist
Church of Ft.
Washington, Inc.
L.17417 F.238
Land Use: Residential
Zoning: RR

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: Date: 12/22/2025

Robert Swam. 1101 Mercantile Ln, Suite 280, Largo, MD 20774. 240-912-2169. rswam@rodgers.com

REVISION	DATE	REVISION	DATE

APPLICANT / DEVELOPER:

Hyde Field Aquisition LLC
5265 Westview Drive, Suite 210
Frederick, MD 21703
Contact: Patrick Donahue
Phone: 240-912-3288
Email: pdonahue@nvrinc.com

Hyde Landing
5th & 9th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE_____

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE:	1" = 30'
JOB No.	0832AB3
DATE:	December 2025
TCP2 No.:	TCP2-2025-0053
SHEET No.	06 OF 39

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Environmental\Infrastructure TCP2 - Plan Set - Part B

DSP-2025-00017_Plan Set - Part B

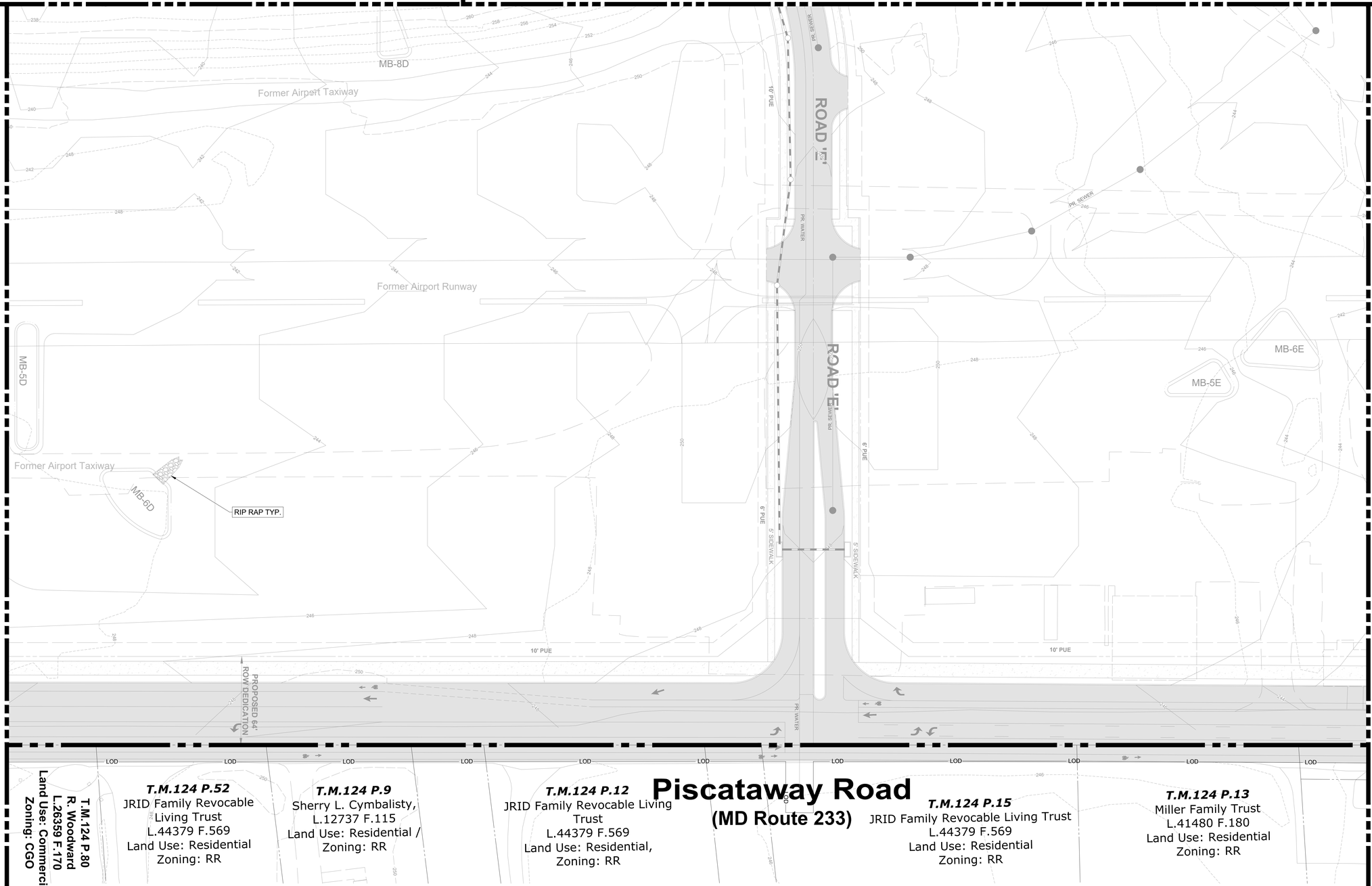
MATCHLINE - SEE SHEET 13

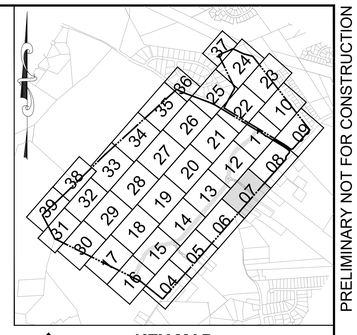
MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 06

MATCHLINE - SEE SHEET 08

PRELIMINARY NOT FOR CONSTRUCTION





KEY MAP
1"=1500'

N
Scale: 1"=30'
NGVD: 29
NAD: 83

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM T.O.B
- EX. STREAM CENTER
- EX. STREAM BUFFER
- EX. TIER II BUFFER
- EX. PRIMARY MGMT AREA
- EX. FLOODPLAIN
- EX. UNMITIGATED 65 DB LINE
- EX. FOREST STAND
- PR. LIMIT OF DISTURBANCE
- PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. R.O.W.
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- PR. FACE OF CURB
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- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- EX. SPECIMEN TREE RETAINED
- PR. SPECIMEN TREE REMOVAL
- WOODLAND PRESERVATION (WPA)
- WOODLAND CLEARED
- WOODLAND CLEARED FLOODPLAIN (C-FP)
- WOODLAND PRESERVED - NOT CREDITED (WP-NC)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- WOODLAND NATURAL REGENERATION AREA (NRA)
- PR. TEMPORARY TREE PROTECTION FENCE
- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: Date: 12/22/2025

Robert Swam. 1101 Mercantile Ln, Suite 280, Largo, MD 20774. 240-912-2169. rswam@rodgers.com

REVISION	DATE

REVISION	DATE

APPLICANT / DEVELOPER:

Hyde Field Aquisition LLC
5265 Westview Drive, Suite 210
Frederick, MD 21703
Contact: Patrick Donahue
Phone: 240-912-3288
Email: pdonahue@nvrinc.com

Hyde Landing
5th & 9th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

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Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE_____

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE:	1" = 30'
JOB No.	0832AB3
DATE:	December 2025
TCP2 No.:	TCP2-2025-0053
SHEET No.	07 OF 39

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Environmental\Infrastructure TCP2 Plan Set - Part B

DSP-2025-0017_Plan Set - Part B

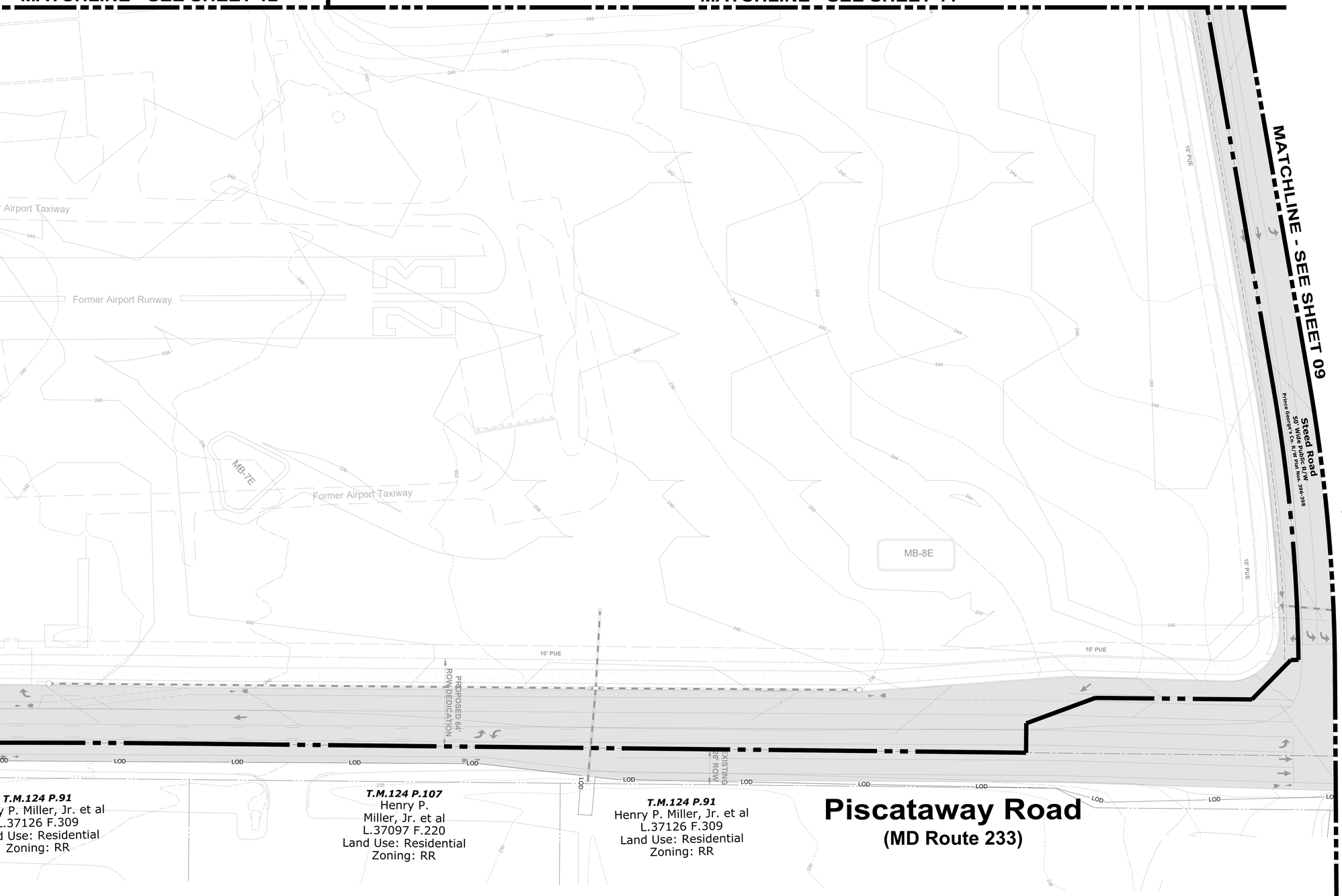
MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 07

MATCHLINE - SEE SHEET 09

PRELIMINARY NOT FOR CONSTRUCTION



KEY MAP
1"=1500'

Scale: 1"=30'

NGVD: 29
NAD: 83

LEGEND:

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- EX. STREAM BUFFER
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- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- EX. SPECIMEN TREE RETAINED (ST-1)
- PR. SPECIMEN TREE REMOVAL (ST-1)
- WOODLAND PRESERVATION (WPA)
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- WOODLAND CLEARED FLOODPLAIN (C-FP)
- WOODLAND PRESERVED - NOT CREDITED (WP-NC)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- WOODLAND NATURAL REGENERATION AREA (NRA)
- PR. TEMPORARY TREE PROTECTION FENCE (TPF)
- PR. PERMANENT TREE PROTECTION FENCE (PPF)
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

GRAPHIC SCALE

30' 0 15' 30' 60' 120'

1 INCH = 30 FT

QUALIFIED PROFESSIONAL CERTIFICATION

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Signed: Date: 12/22/2025

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REVISION	DATE	REVISION	DATE

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	BY	DATE
BASE DATA		
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REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE_____

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE:	1" = 30'
JOB No.	0832AB3
DATE:	December 2025
TCP2 No.	TCP2-2025-0053
SHEET No.	08 OF 39

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Environmental\Infrastructure TCP2\DSP-2025-0017_Plan Set_Part 8

DSP-2025-0017_Plan Set_Part 8

MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 08

PRELIMINARY NOT FOR CONSTRUCTION

TCP2-024-2025 BY OTHERS

Tax Map 115, Parcel 90
Parcel I.D. No. 09-0865121
Hyde Field Acquisition LLC
Liber 48458, folio 591
Parcel Four, Parcel C
2,528,193 Sq.Ft. or
58.03933 Acres
Land Use: Commercial
Zoning: LCD

Steed Road
59' Wide Public R/W
Prince George's Co. R/W Plat Nos. 396-398

Piscataway Road
(MD Route 233)
80' Wide Public R/W
SHA Plat Nos. 33848 & 49516

PROPOSED 20' ROW DEDICATION

EXISTING 80' ROW

T.M.124 P.3
JRID Family Revocable Living Trust
L.44379 F.569
Land Use: Residential, Zoning: RR

Potomac Electric Power Company
L.2834 F.226
Land Use: Residential / Zoning: RR

MB-1F
MB-2F
MB-3F
MB-4F
MB-5F
MB-6F
MB-7F
MB-8F
MB-9F
SGW-2F

RIP RAP TYP.

10' PUE

LOD

KEY MAP
1"=1500'

Scale: 1"=30'
NGVD: 29
NAD: 83

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
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- EX. WETLAND BUFFER
- EX. STREAM T.O.B
- EX. STREAM CENTER
- EX. STREAM BUFFER
- EX. TIER II BUFFER
- EX. PRIMARY MGMT AREA
- EX. FLOODPLAIN
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- PR. SPECIMEN TREE REMOVAL
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- WOODLAND CLEARED FLOODPLAIN (C-FP)
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- PR. TEMPORARY TREE PROTECTION FENCE
- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

QUALIFIED PROFESSIONAL CERTIFICATION

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Signed: _____ Date: 12/22/2025

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REVISION	DATE

REVISION	DATE

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Email: pdonahue@nvrinc.com

Hyde Landing

5th & 9th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

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Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE____

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE:	1" = 30
JOB No.	0832AB3
DATE:	December 2025
TCP2 No.:	TCP2-2025-0053
SHEET No.	09 OF 39

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Environmental\Infrastructure TCP2\DSP-2025-0017_Plan Set - Part B

DSP-2025-0017_Plan Set - Part B

MATCHLINE - SEE SHEET 22

MATCHLINE - SEE SHEET 23

MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 09

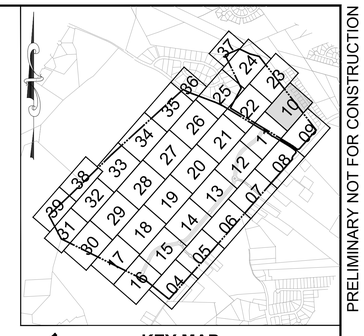
PRELIMINARY NOT FOR CONSTRUCTION

TCP2-024-2025 BY OTHERS

Tax Map 115, Parcel 90
Parcel I.D. No. 09-0865121
Hyde Field Acquisition LLC
Liber 48458, folio 591
Parcel Four, Parcel C
2,528,193 Sq.Ft. or
58.03933 Acres
Land Use: Commercial
Zoning: LCD

WPA-15
13.87 Ac

Potomac Electric Power Company
L.2834 F.226
Land Use: Residential / Zoning: RR



KEY MAP
1"=1500'

N
Scale: 1"=30'
NGVD: 29
NAD: 83

LEGEND:

- EX. BOUNDARY LINE
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- PR. WOODLAND PRESERVATION SIGN
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GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

QUALIFIED PROFESSIONAL CERTIFICATION

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REVISION	DATE	REVISION	DATE

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	BY	DATE
BASE DATA		
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RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE ____

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE: 1" = 30
JOB No. 0832AB3
DATE: December 2025
TCP2 No.: TCP2-2025-0053
SHEET No. 10 OF 39

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Environmental\Infrastructure TCP2\DSP-2025-0017_Plan Set - Part 8

DSP-2025-0017_Plan Set - Part 8

MATCHLINE - SEE SHEET 21

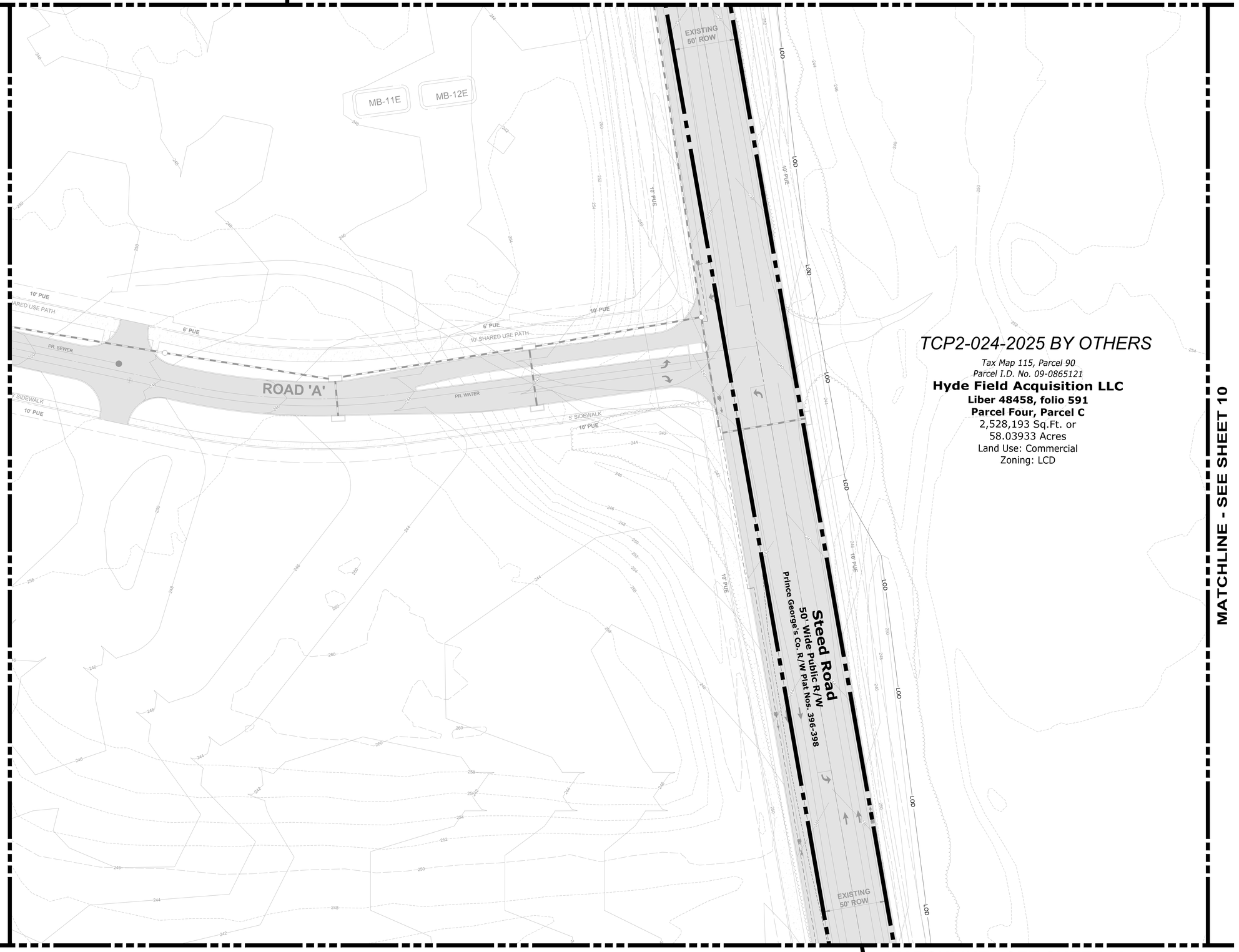
MATCHLINE - SEE SHEET 22

MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 08

MATCHLINE - SEE SHEET 09



TCP2-024-2025 BY OTHERS

Tax Map 115, Parcel 90
Parcel I.D. No. 09-0865121
Hyde Field Acquisition LLC
Liber 48458, folio 591
Parcel Four, Parcel C
2,528,193 Sq.Ft. or
58.03933 Acres
Land Use: Commercial
Zoning: LCD

KEY MAP
1"=1500'

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Scale: 1"=30'
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PRELIMINARY NOT FOR CONSTRUCTION

LEGEND:

- EX. BOUNDARY LINE
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GRAPHIC SCALE
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Signed: _____ Date: 12/22/2025

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APPLICANT / DEVELOPER:

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RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE ____

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE:	1" = 30
JOB No.	0832AB3
DATE:	December 2025
TCP2 No.:	TCP2-2025-0053
SHEET No.	11OF39

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Environmental\Infrastructure TCP2\DSP-2025-017_Plan Set - Part B

MATCHLINE - SEE SHEET 20

MATCHLINE - SEE SHEET 21

MATCHLINE - SEE SHEET 13

MATCHLINE - SEE SHEET 11

KEY MAP

1"=1500'

Scale: 1"=30'

NGVD: 29
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LEGEND:

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- WOODLAND CLEARED FLOODPLAIN (C-FP)
- WOODLAND PRESERVED - NOT CREDITED (WP-NC)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- WOODLAND NATURAL REGENERATION AREA (NRA)
- PR. TEMPORARY TREE PROTECTION FENCE
- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

MATCHLINE - SEE SHEET 07

MATCHLINE - SEE SHEET 08

GRAPHIC SCALE

30' 0 15' 30' 60' 120'

1 INCH = 30 FT

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: _____ Date: 12/22/2025

Robert Swam. 1101 Mercantile Ln, Suite 280, Largo, MD 20774. 240-912-2169. rswam@rodgers.com

REVISION	DATE	REVISION	DATE

APPLICANT / DEVELOPER:

Hyde Field Aquisition LLC
5265 Westview Drive, Suite 210
Frederick, MD 21703
Contact: Patrick Donahue
Phone: 240-912-3288
Email: pdonahue@nvrinc.com

Hyde Landing

5th & 9th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE ____

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE: 1" = 30
JOB No. 0832AB3
DATE: December 2025
TCP2 No.: TCP2-2025-0053
SHEET No. 12 OF 39

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Environmental\Infrastructure TCP2\04 - TCP2 Sheets.dwg

DSP-2025-0017_Plan Set - Part B

PRELIMINARY NOT FOR CONSTRUCTION

MATCHLINE - SEE SHEET 19

MATCHLINE - SEE SHEET 20

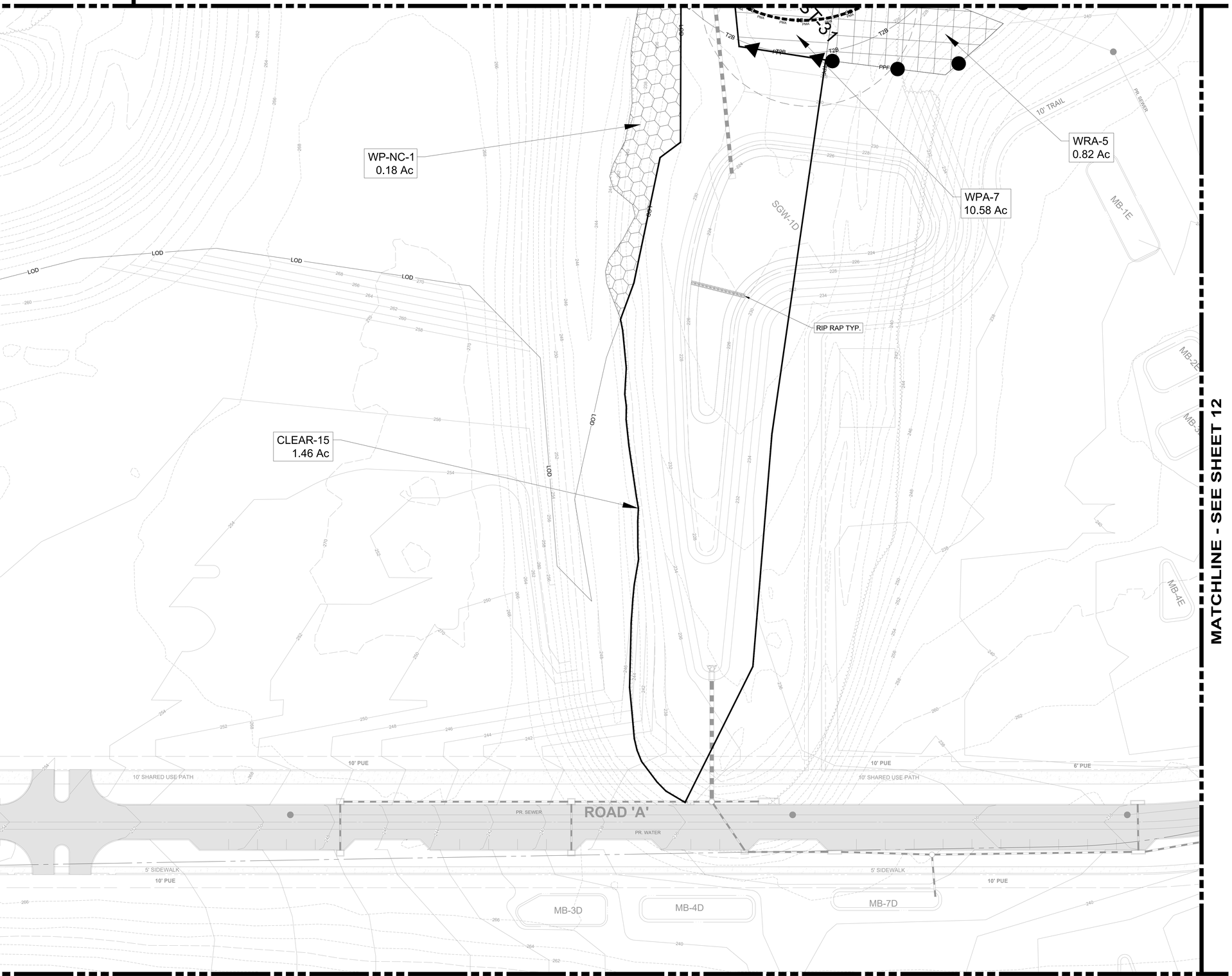
MATCHLINE - SEE SHEET 14

MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 06

MATCHLINE - SEE SHEET 07

PRELIMINARY NOT FOR CONSTRUCTION



KEY MAP
1"=1500'

Scale: 1"=30'

NGVD: 29
NAD: 83

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM T.O.B
- EX. STREAM CENTER
- EX. STREAM BUFFER
- EX. TIER II BUFFER
- EX. PRIMARY MGMT AREA
- EX. FLOODPLAIN
- EX. UNMITIGATED 65 DB LINE
- EX. FOREST STAND
- PR. LIMIT OF DISTURBANCE
- PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. R.O.W.
- PR. SIDEWALK
- PR. FACE OF CURB
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- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- EX. SPECIMEN TREE RETAINED
- PR. SPECIMEN TREE REMOVAL
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QUALIFIED PROFESSIONAL CERTIFICATION

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REVISION	DATE

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RELEASE FOR

BY_____ DATE ____

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE: 1" = 30'
JOB No. 0832AB3
DATE: December 2025
TCP2 No.: TCP2-2025-0053
SHEET No. 13 OF 39

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Environmental\Infrastructure TCP2\DSP-2025-0017_Plan Set - Part B

DSP-2025-0017_Plan Set - Part B

MATCHLINE - SEE SHEET 17

MATCHLINE - SEE SHEET 19

MATCHLINE - SEE SHEET 15

MATCHLINE - SEE SHEET 13

POND CORE TYP.

WPA-7
10.58 Ac

WRA-10
0.49 Ac

ROAD 'A'

10' PUE

10' SHARED USE PATH

5' SIDEWALK

MB-12C

Former Airport Taxiway

PR. SEWER

PR. WATER

LOD

CL

SB

T2B

PMA

GRAPHIC SCALE

30' 0 15' 30' 60' 120'

1 INCH = 30 FT

MATCHLINE - SEE SHEET 05

MATCHLINE - SEE SHEET 06

KEY MAP
1"=1500'

N

Scale: 1"=30'

NGVD: 29
NAD: 83

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
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REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY DATE

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE: 1" = 30'
JOB No. 0832AB3
DATE: December 2025
TCP2 No.: TCP2-2025-0053
SHEET No. 14 OF 39

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Environmental\Infrastructure TCP2-2025-0053_Plan Set_Part B

DSP-2025-00017_Plan Set_Part B

MATCHLINE - SEE SHEET 18

MATCHLINE - SEE SHEET 17

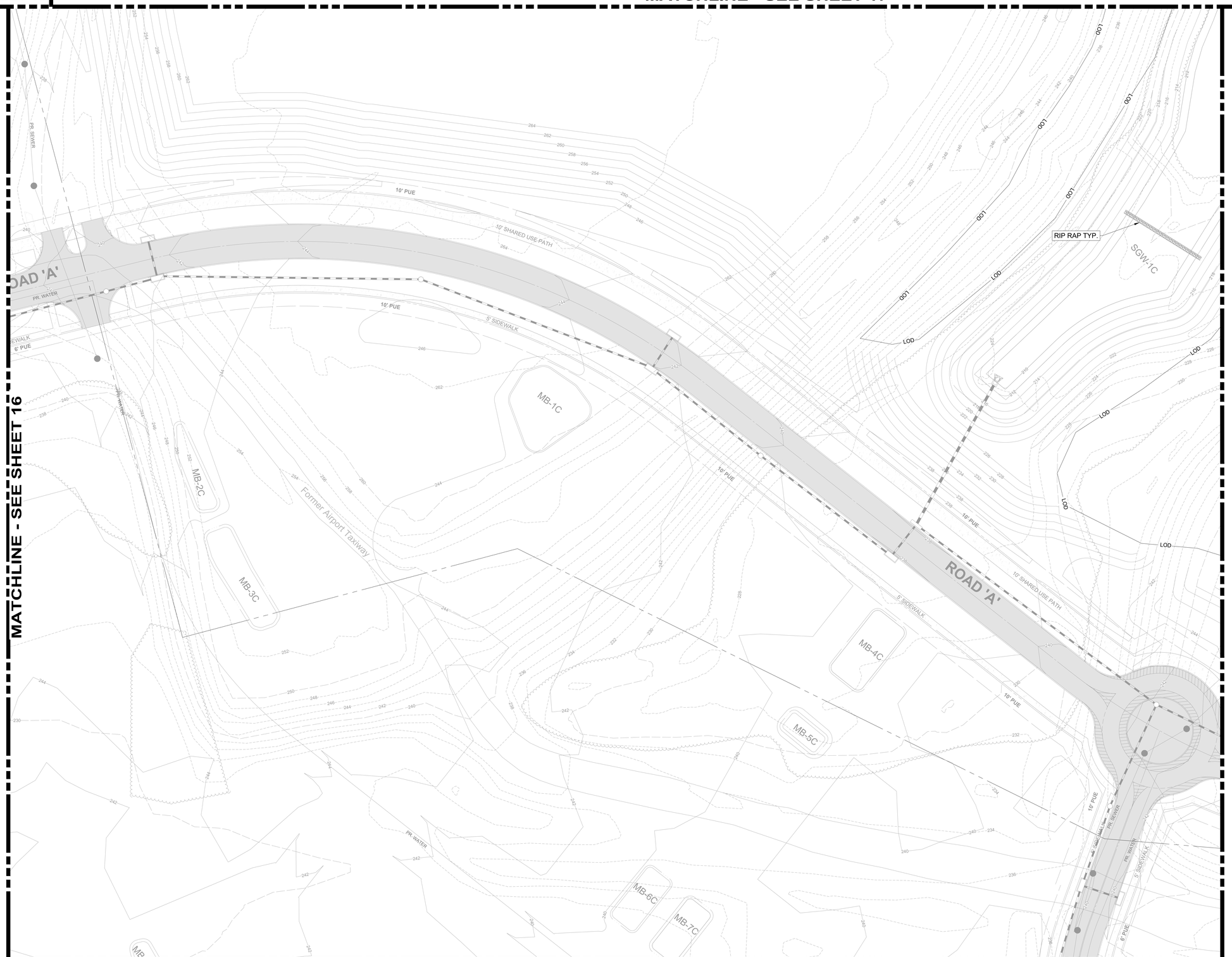
MATCHLINE - SEE SHEET 16

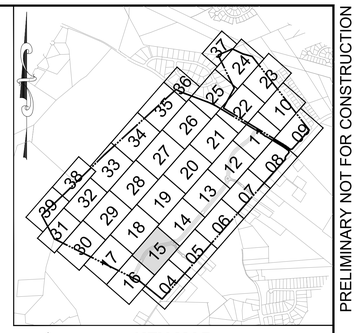
MATCHLINE - SEE SHEET 14

MATCHLINE - SEE SHEET 04

MATCHLINE - SEE SHEET 05

PRELIMINARY NOT FOR CONSTRUCTION





KEY MAP
1"=1500'

N
Scale: 1"=30'
NGVD: 29
NAD: 83

LEGEND:

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- PR. PERMANENT TREE PROTECTION FENCE (PPF)
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

QUALIFIED PROFESSIONAL CERTIFICATION

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Signed: _____ Date: 12/22/2025

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REVISION	DATE	REVISION	DATE

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Hyde Landing

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BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE_____

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE: 1" = 30'
JOB No. 0832AB3
DATE: December 2025
TCP2 No.: TCP2-2025-0053
SHEET No. 15 OF 39

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Environmental\Infrastructure TCP2\DSP-2025-0017_Plan Set_Part B

DSP-2025-0017_Plan Set_Part B

MATCHLINE - SEE SHEET 18

MATCHLINE - SEE SHEET 15

MATCHLINE - SEE SHEET 04

PRELIMINARY NOT FOR CONSTRUCTION

KEY MAP
1"=1500'

N

Scale: 1"=30'

NGVD: 29
NAD: 83

T.M.124 P.55
Mary D. & Alec B. Edelen
L.31688 F.227, Parcel One
Land Use: Residential
Zoning: RE

ROAD 'A'

PR. WATER

10' PUE

10' SHARED USE PATH

8' SIDEWALK

8' PUE

Former Airport Taxiway

INGRESS/EGRESS ESMT

SGW-4A

RIP RAP TYP.

LOD

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. ESMT
- EX. BLDG
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- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
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REVISION	DATE	REVISION	DATE

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	BY	DATE
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DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE _____

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE:	1" = 30'
JOB No.	0832AB3
DATE:	December 2025
TCP2 No.:	TCP2-2025-0053
SHEET No.	16 OF 39

DSP-2025-0017_Plan Set - Part 8

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Environmental\Infrastructure TCP2 Plan Set - Part 8

MATCHLINE - SEE SHEET 30

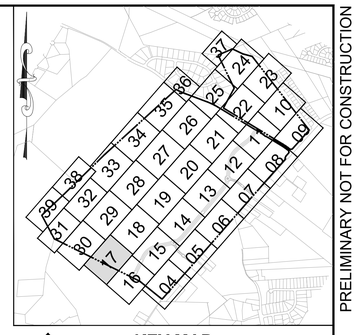
MATCHLINE - SEE SHEET 29

MATCHLINE - SEE SHEET 17

MATCHLINE - SEE SHEET 16

MATCHLINE - SEE SHEET 15

PRELIMINARY NOT FOR CONSTRUCTION



KEY MAP
1"=1500'

N
Scale: 1"=30'
NGVD: 29
NAD: 83

LEGEND:

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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE ____

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE: 1" = 30
JOB No. 0832AB3
DATE: December 2025
TCP2 No.: TCP2-2025-0053
SHEET No. 17 OF 39

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Environmental\Infrastructure TCP2\01_TCP2_Sheet_17.dwg

DSP-2025-0017_Plan Set - Part 8

MATCHLINE - SEE SHEET 29

MATCHLINE - SEE SHEET 28

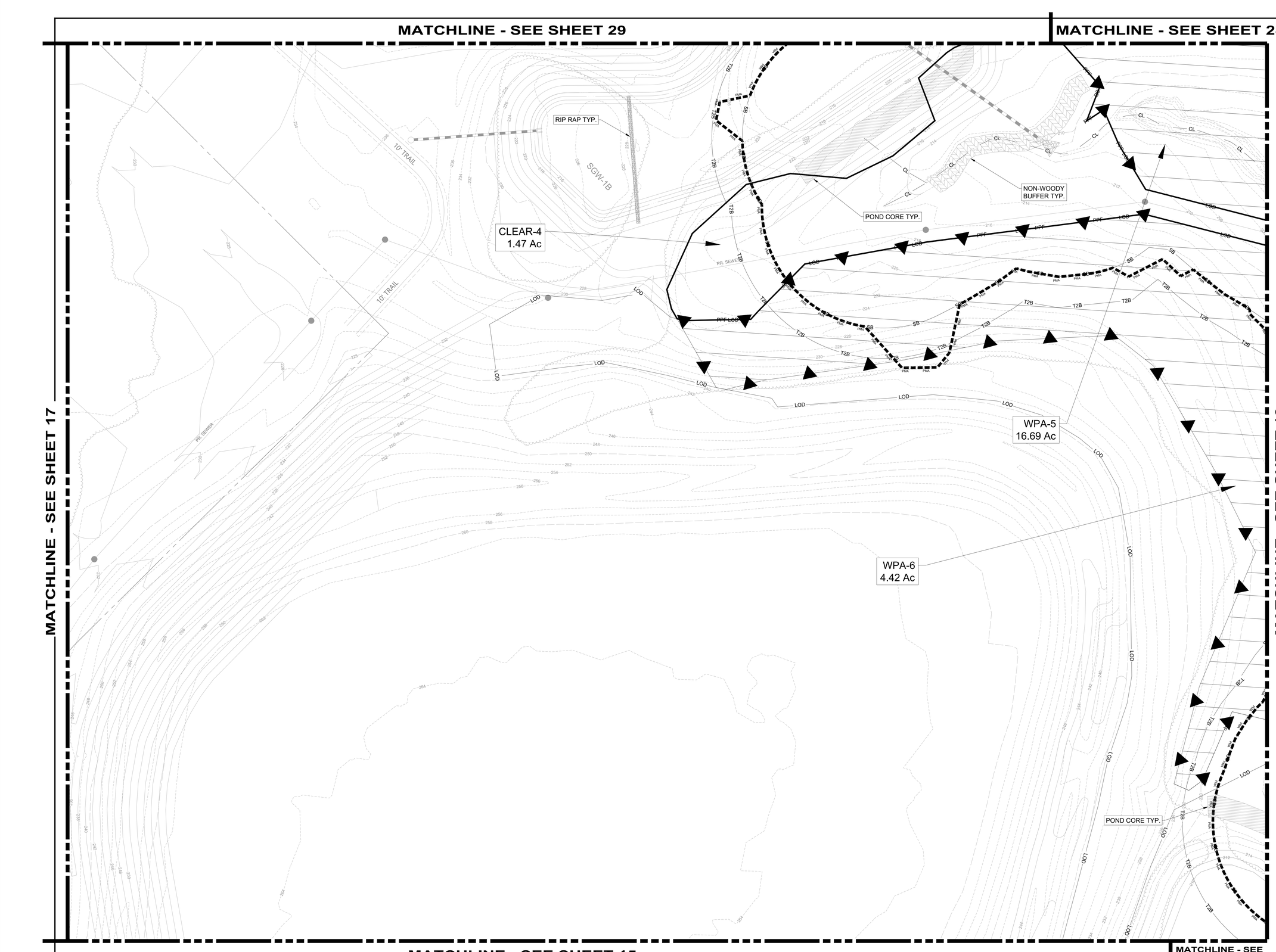
MATCHLINE - SEE SHEET 17

MATCHLINE - SEE SHEET 19

MATCHLINE - SEE SHEET 15

MATCHLINE - SEE SHEET 14

PRELIMINARY NOT FOR CONSTRUCTION



KEY MAP
1"=1500'

Scale: 1"=30'

NGVD 29
NAD 83

LEGEND:

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BASE DATA		
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REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE_____

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE:	1" = 30'
JOB No.	0832AB3
DATE:	December 2025
TCP2 No.:	TCP2-2025-0053
SHEET No.	18 OF 39

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Environmental\Infrastructure TCP2 - Plan Set - Part B

DSP-2025-00017_Plan Set - Part B

MATCHLINE - SEE SHEET 29

MATCHLINE - SEE SHEET 28

MATCHLINE - SEE SHEET 18

MATCHLINE - SEE SHEET 20

C-FP-1
0.04 Ac

C-FP-6
0.03 Ac

WPA-5
16.69 Ac

ST-23

WPA-7
10.58 Ac

WRA-4
1.50 Ac

CLEAR-4
1.47 Ac

WPA-6
4.42 Ac

NON-WOODY
BUFFER TYP.

POND CORE TYP.

CLEAR-13
0.01 Ac

MATCHLINE - SEE SHEET 14

MATCHLINE - SEE SHEET 13

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

1 INCH = 50 FT

KEY MAP
1"=1500'

N

Scale: 1"=30'

NGVD: 29
NAD: 83

LEGEND:

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- EX. STREAM BUFFER
- EX. TIER II BUFFER
- EX. PRIMARY MGMT AREA
- EX. FLOODPLAIN
- EX. UNMITIGATED 65 DB LINE
- EX. FOREST STAND
- PR. LIMIT OF DISTURBANCE
- PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. R.O.W.
- PR. SIDEWALK
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- EX. SPECIMEN TREE RETAINED
- PR. SPECIMEN TREE REMOVAL
- WOODLAND PRESERVATION (WPA)
- WOODLAND CLEARED
- WOODLAND CLEARED FLOODPLAIN (C-FP)
- WOODLAND PRESERVED - NOT CREDITED (WP-NC)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- WOODLAND NATURAL REGENERATION AREA (NRA)
- PR. TEMPORARY TREE PROTECTION FENCE
- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: Date: 12/22/2025

Robert Swam. 1101 Mercantile Ln, Suite 280, Largo, MD 20774. 240-912-2169. rswam@rodgers.com

REVISION	DATE	REVISION	DATE

APPLICANT / DEVELOPER:

Hyde Field Aquisition LLC
5265 Westview Drive, Suite 210
Frederick, MD 21703
Contact: Patrick Donahue
Phone: 240-912-3288
Email: pdonahue@nvrinc.com

Hyde Landing

5th & 9th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE_____

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE:	1" = 50'
JOB No.	0832AB3
DATE:	December 2025
TCP2 No.:	TCP2-2025-0053
SHEET No.	19 OF 39

PRELIMINARY NOT FOR CONSTRUCTION

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Environmental\Infrastructure TCP2\DSP-2025-0017_Plan Set - Part B

DSP-2025-0017_Plan Set - Part B

MATCHLINE - SEE SHEET 27

MATCHLINE - SEE SHEET 26

MATCHLINE - SEE SHEET 19

MATCHLINE - SEE SHEET 21

MATCHLINE - SEE SHEET 13

MATCHLINE - SEE SHEET 12

PRELIMINARY NOT FOR CONSTRUCTION

KEY MAP
1"=1500'

N
Scale: 1"=30'
NGVD 29
NAD 83

WPA-10
7.93 Ac

WPA-8
3.33 Ac

WRA-6
1.97 Ac

NON-WOODY
BUFFER TYP.

WRA-11
0.07 Ac

POND CORE TYP.

CLEAR-14
0.07 Ac

WRA-5
0.82 Ac

CLEAR-12
0.68 Ac

CLEAR-5
1.01 Ac

WPA-7
10.58 Ac

WP-NC-1
0.18 Ac

ST-27
ST-29
ST-28
ST-30

10' TRAIL

PR SEWER

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM T.O.B
- EX. STREAM CENTER
- EX. STREAM BUFFER
- EX. TIER II BUFFER
- EX. PRIMARY MGMT AREA
- EX. FLOODPLAIN
- EX. UNMITIGATED 65 DB LINE
- EX. FOREST STAND
- PR. LIMIT OF DISTURBANCE
- PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. R.O.W.
- PR. SIDEWALK
- PR. FACE OF CURB
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- PR. SPECIMEN TREE REMOVAL
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- WOODLAND CLEARED FLOODPLAIN (C-FP)
- WOODLAND PRESERVED - NOT CREDITED (WP-NC)
- WOODLAND REFORESTATION AFFORESTATION AREA (WRA)
- WOODLAND NATURAL REGENERATION AREA (NRA)
- PR. TEMPORARY TREE PROTECTION FENCE
- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: Date: 12/22/2025

Robert Swam. 1101 Mercantile Ln, Suite 280, Largo, MD 20774. 240-912-2169. rswam@rodgers.com

REVISION	DATE	REVISION	DATE

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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE_____

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE: 1" = 30'
JOB No. 0832AB3
DATE: December 2025
TCP2 No.: TCP2-2025-0053
SHEET No. 20 OF 39

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Environmental\Infrastructure TCP2\DSP-2025-0017_Plan Set_Part B

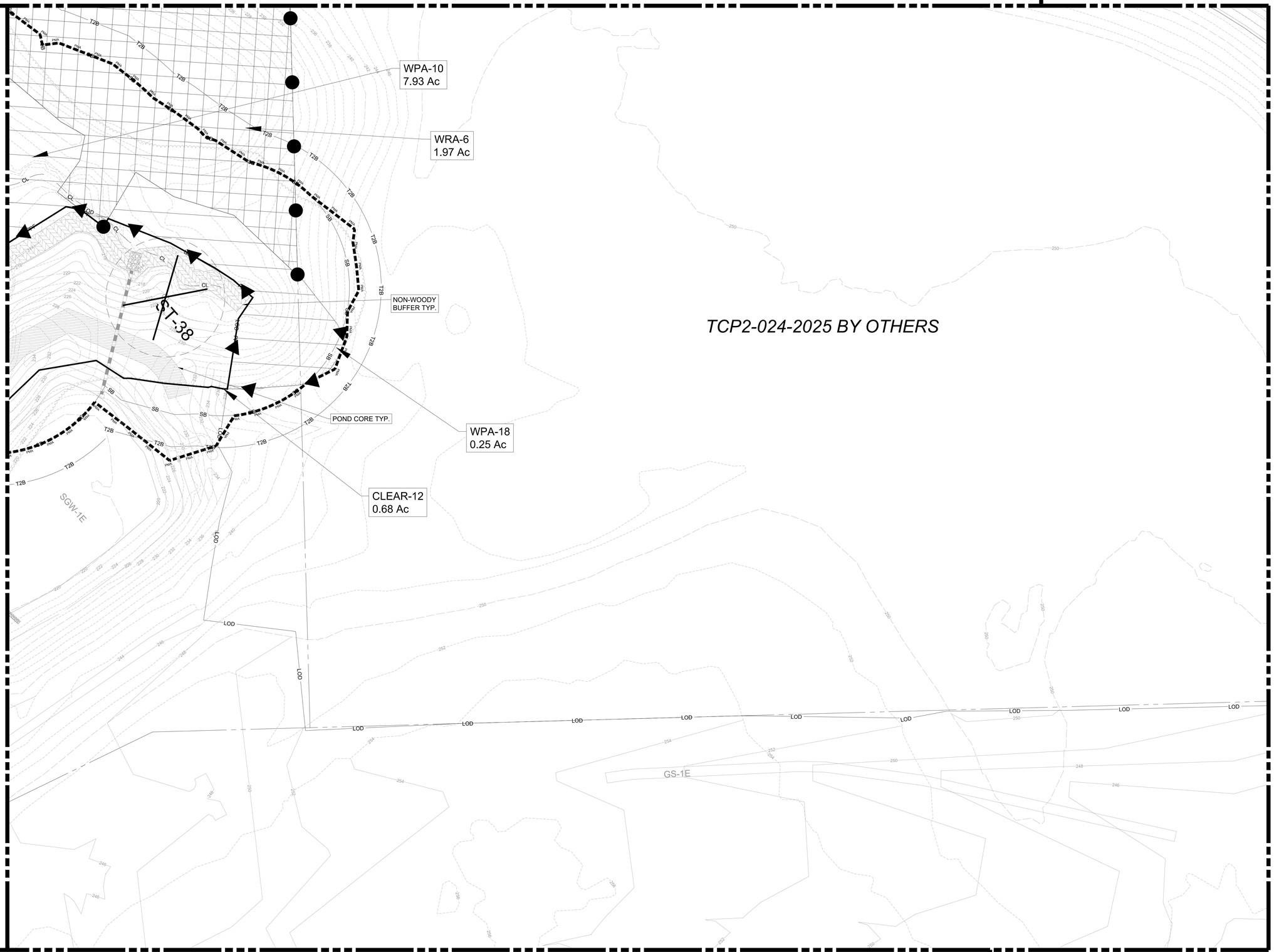
DSP-2025-0017_Plan Set_Part B

MATCHLINE - SEE SHEET 26

MATCHLINE - SEE SHEET 25

MATCHLINE - SEE SHEET 20

MATCHLINE - SEE SHEET 22



KEY MAP
1"=1500'

N
Scale 1"=30'
NGVD 29
NAD 83

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM T.O.B
- EX. STREAM CENTER
- EX. STREAM BUFFER
- EX. TIER II BUFFER
- EX. PRIMARY MGMT AREA
- EX. FLOODPLAIN
- EX. UNMITIGATED 65 DB LINE
- EX. FOREST STAND
- PR. LIMIT OF DISTURBANCE
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- PR. 2' CONTOUR LINE
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- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- EX. SPECIMEN TREE RETAINED (ST-1)
- PR. SPECIMEN TREE REMOVAL (ST-1)
- WOODLAND PRESERVATION (WPA)
- WOODLAND CLEARED
- WOODLAND CLEARED FLOODPLAIN (C-FP)
- WOODLAND PRESERVED - NOT CREDITED (WP-NC)
- WOODLAND REFORESTATION AFFORESTATION AREA (WRA)
- WOODLAND NATURAL REGENERATION AREA (NRA)
- PR. TEMPORARY TREE PROTECTION FENCE (TPF)
- PR. PERMANENT TREE PROTECTION FENCE (PPF)
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

PRELIMINARY NOT FOR CONSTRUCTION

MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 11

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: _____ Date: 12/22/2025

Robert Swam. 1101 Mercantile Ln, Suite 280, Largo, MD 20774. 240-912-2169. rswam@rodgers.com

REVISION	DATE	REVISION	DATE

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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE_____

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE: 1" = 30'
JOB No. 0832AB3
DATE: December 2025
TCP2 No.: TCP2-2025-0053
SHEET No. 21 OF 39

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Environmental\Infrastructure TCP2\0832AB3_TCP2 Sheet.dwg

DSP-2025-0017_Plan Set - Part 8

MATCHLINE - SEE SHEET 25

MATCHLINE - SEE SHEET 24

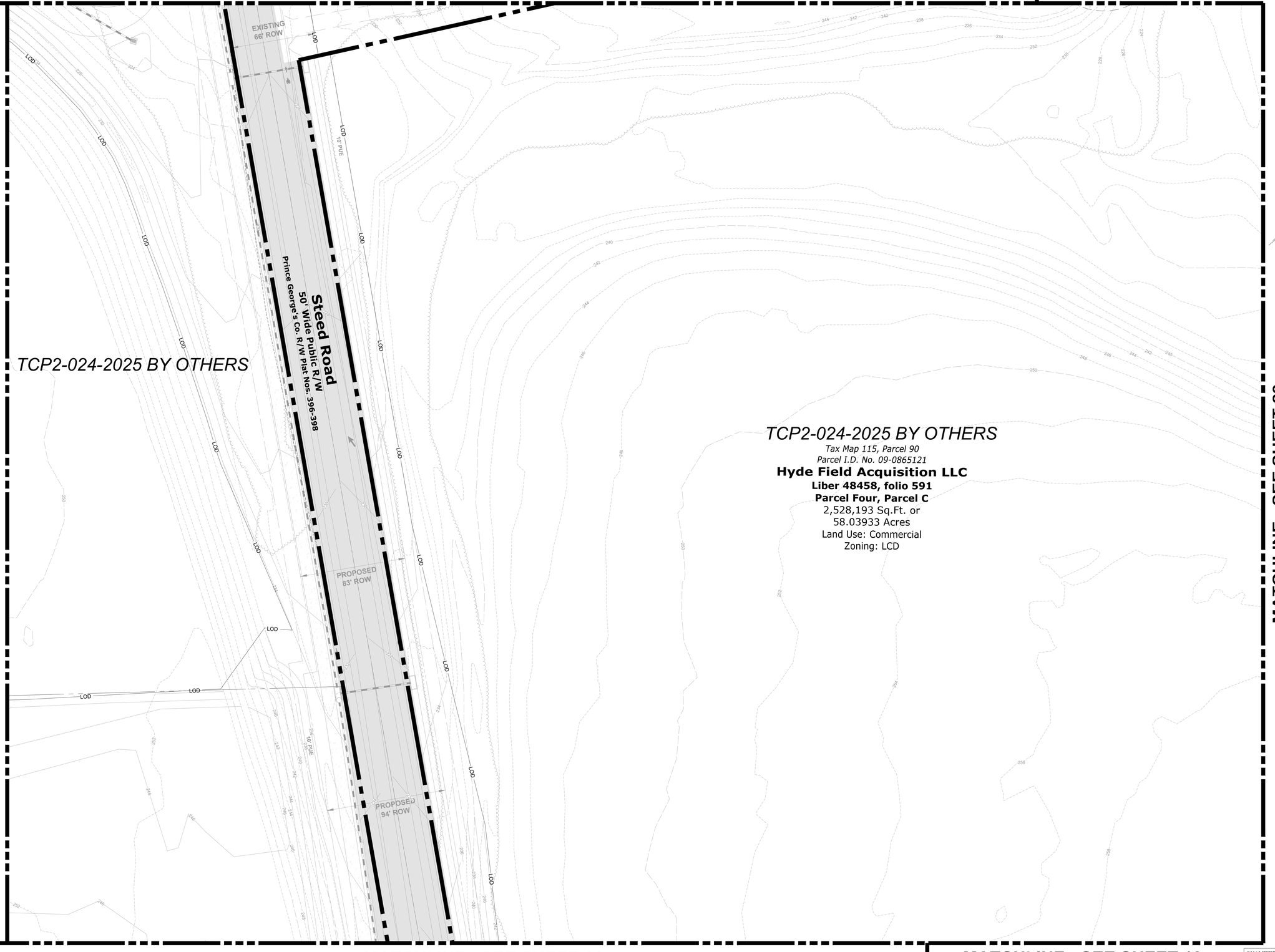
MATCHLINE - SEE SHEET 21

MATCHLINE - SEE SHEET 23

MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 10

PRELIMINARY NOT FOR CONSTRUCTION



TCP2-024-2025 BY OTHERS

Tax Map 115, Parcel 90

Parcel I.D. No. 09-0865121

Hyde Field Acquisition LLC

Liber 48458, folio 591

Parcel Four, Parcel C

2,528,193 Sq.Ft. or

58.03933 Acres

Land Use: Commercial

Zoning: LCD

KEY MAP

1"=1500'

Scale: 1"=30'

NGVD: 29

NAD: 83

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM T.O.B
- EX. STREAM CENTER
- EX. STREAM BUFFER
- EX. TIER II BUFFER
- EX. PRIMARY MGMT AREA
- EX. FLOODPLAIN
- EX. UNMITIGATED 65 DB LINE
- EX. FOREST STAND
- PR. LIMIT OF DISTURBANCE
- PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. R.O.W.
- PR. SIDEWALK
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- EX. SPECIMEN TREE RETAINED
- PR. SPECIMEN TREE REMOVAL
- WOODLAND PRESERVATION (WPA)
- WOODLAND CLEARED
- WOODLAND CLEARED FLOODPLAIN (C-FP)
- WOODLAND PRESERVED - NOT CREDITED (WP-NC)
- WOODLAND REFORESTATION AFFORESTATION AREA (WRA)
- WOODLAND NATURAL REGENERATION AREA (NRA)
- PR. TEMPORARY TREE PROTECTION FENCE
- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

GRAPHIC SCALE

30' 0 15' 30' 60' 120'

1 INCH = 30 FT

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: Date: 12/22/2025

Robert Swam. 1101 Mercantile Ln, Suite 280, Largo, MD 20774. 240-912-2169. rswam@rodgers.com

REVISION	DATE

REVISION	DATE

APPLICANT / DEVELOPER:

Hyde Field Aquisition LLC
5265 Westview Drive, Suite 210
Frederick, MD 21703
Contact: Patrick Donahue
Phone: 240-912-3288
Email: pdonahue@nvrinc.com

Hyde Landing

5th & 9th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE_____

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE:	1" = 30'
JOB No.	0832AB3
DATE:	December 2025
TCP2 No.:	TCP2-2025-0053
SHEET No.	22 OF 39

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Environmental\Infrastructure TCP2\DSP-2025-0017_TCP2-2025-0053_Plan Set - Part II

DSP-2025-0017_Plan Set - Part II

MATCHLINE - SEE SHEET 24

MATCHLINE - SEE SHEET 22

MATCHLINE - SEE SHEET 10

ST-75
ST-74
ST-73
ST-77
ST-78
ST-79
ST-80
ST-82
ST-81
ST-85

WPA-15
13.87 Ac

TCP2-024-2025 BY OTHERS

Tax Map 115, Parcel 90
Parcel I.D. No. 09-0865121
Hyde Field Acquisition LLC
Liber 48458, folio 591
Parcel Four, Parcel C
2,528,193 Sq.Ft. or
58.03933 Acres
Land Use: Commercial
Zoning: LCD

Potomac Electric Power Company
L.2834 F.226
Land Use: Residential / Zoning: RR

KEY MAP
1"=1500'

Scale, 1"=30'

NGVD: 29
NAD: 83

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM T.O.B
- EX. STREAM CENTER
- EX. STREAM BUFFER
- EX. TIER II BUFFER
- EX. PRIMARY MGMT AREA
- EX. FLOODPLAIN
- EX. UNMITIGATED 65 DB LINE
- EX. FOREST STAND
- PR. LIMIT OF DISTURBANCE
- PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. R.O.W.
- PR. SIDEWALK
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- EX. SPECIMEN TREE RETAINED (ST-1)
- PR. SPECIMEN TREE REMOVAL (ST-1)
- WOODLAND PRESERVATION (WPA)
- WOODLAND CLEARED
- WOODLAND CLEARED FLOODPLAIN (C-FP)
- WOODLAND PRESERVED - NOT CREDITED (WP-NC)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- WOODLAND NATURAL REGENERATION AREA (NRA)
- PR. TEMPORARY TREE PROTECTION FENCE
- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

GRAPHIC SCALE
50' 0 25' 50' 100' 200'
1 INCH = 50 FT

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: _____ Date: 12/22/2025

Robert Swam. 1101 Mercantile Ln, Suite 280, Largo, MD 20774. 240-912-2169. rswam@rodgers.com

REVISION	DATE	REVISION	DATE

APPLICANT / DEVELOPER:

Hyde Field Aquisition LLC
5265 Westview Drive, Suite 210
Frederick, MD 21703
Contact: Patrick Donahue
Phone: 240-912-3288
Email: pdonahue@nvrinc.com

Hyde Landing
5th & 9th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR _____

BY_____ DATE ____

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE: 1" = 50'
JOB No. 0832AB3
DATE: December 2025
TCP2 No.: TCP2-2025-0053
SHEET No. 23OF39

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Environmental\Infrastructure TCP2\DSP-2025-0017_Plan Set - Part 8

DSP-2025-0017_Plan Set - Part 8

PRELIMINARY NOT FOR CONSTRUCTION

MATCHLINE - SEE SHEET 37

MATCHLINE - SEE SHEET 25

MATCHLINE - SEE SHEET 22

MATCHLINE - SEE SHEET 23

Lot 16
Aballe Christopher M
Land Use: Residential
Zoning: RE

Lot 17
Parker Gertrude W
Land Use: Residential
Zoning: RE

Lot 18
Kelly Roger A, e tal
Land Use: Residential
Zoning: RE

Potomac Electric Power Company
L.3122 F.122
Land Use: Residential
Zoning: RR

Potomac Electric Power Company
L.2946 F.228
Land Use: Residential
Zoning: RR

TCP2-024-2025 BY OTHERS

Tax Map 115, Parcel 90
Parcel I.D. No. 09-0865121
Hyde Field Acquisition LLC
Liber 48458, folio 591
Parcel Four, Parcel C
2,528,193 Sq.Ft. or
58.03933 Acres
Land Use: Commercial
Zoning: LCD

ST-59 ST-60 ST-61 ST-62 ST-63 ST-66 ST-67 ST-68 ST-69 ST-70 ST-71 ST-76

WPA-15
13.87 Ac

KEY MAP
1"=1500'

N
Scale: 1"=30'
NGVD: 29
NAD: 83

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM T.O.B
- EX. STREAM CENTER
- EX. STREAM BUFFER
- EX. TIER II BUFFER
- EX. PRIMARY MGMT AREA
- EX. FLOODPLAIN
- EX. UNMITIGATED 65 DB LINE
- EX. FOREST STAND
- PR. LIMIT OF DISTURBANCE
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- PR. SIDEWALK
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- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- EX. SPECIMEN TREE RETAINED
- PR. SPECIMEN TREE REMOVAL
- WOODLAND PRESERVATION (WPA)
- WOODLAND CLEARED
- WOODLAND CLEARED FLOODPLAIN (C-FP)
- WOODLAND PRESERVED - NOT CREDITED (WP-NC)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- WOODLAND NATURAL REGENERATION AREA (NRA)
- PR. TEMPORARY TREE PROTECTION FENCE
- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

QUALIFIED PROFESSIONAL CERTIFICATION
This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.
Signed: Date: 12/22/2025
Robert Swam. 1101 Mercantile Ln, Suite 280, Largo, MD 20774. 240-912-2169. rswam@rodgers.com

PRELIMINARY NOT FOR CONSTRUCTION

REVISION	DATE	REVISION	DATE

APPLICANT / DEVELOPER:
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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe
RELEASE FOR
BY DATE

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE: 1" = 30'
JOB No. 0832AB3
DATE: December 2025
TCP2 No.: TCP2-2025-0053
SHEET No. 24OF39

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DSP-2025-0017_Plan Set - Part 8

MATCHLINE - SEE SHEET 36

MATCHLINE - SEE SHEET 26

MATCHLINE - SEE SHEET 24

MATCHLINE - SEE SHEET 21

MATCHLINE - SEE SHEET 22

PRELIMINARY NOT FOR CONSTRUCTION

TCP2-024-2025
BY OTHERS

WPA-17
6.46 Ac

Steed Road
65' Wide Public R/W
Prince George's Co. R/W Plat
Nos. 396-398 and
P.B.REP 201 P.82 & 83

Lot 24
Lacy Philip A, e tal
Land Use: Residential
Zoning: RE

CLEAR-10
2.24 Ac

Lot 23
Scott James, e tal
Land Use: Residential
Zoning: RE

WRA-8
0.02 Ac

Lot 22
Taylor Derrick L
Land Use: Residential
Zoning: RE

WPA-15
13.87 Ac

Tax Map 115, Parcel 90
Parcel I.D. No. 09-0865121
Hyde Field Acquisition LLC
Liber 48458, folio 591
Parcel Four, Parcel C
2,528,193 Sq.Ft. or
58.03933 Acres
Land Use: Commercial
Zoning: LCD

Lot 19
Augustine Jennifer E, e tal
Land Use: Residential
Zoning: RE

Lot 20
Stewart, Courtney A & Patricia L
Land Use: Residential
Zoning: RE

Lot 45
Scott Durrell
Land Use: Residential
Zoning: RE

RIP RAP TYP.

ST-45

ST-44

ST-64

ST-47

SGW-1F

10' PUE

TCP2-024-2025 BY OTHERS

TCP2-024-2025 BY OTHERS

KEY MAP
1"=1500'

Scale: 1"=30'

NGVD: 29
NAD: 83

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
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- EX. STREAM T.O.B.
- EX. STREAM CENTER
- EX. STREAM BUFFER
- EX. TIER II BUFFER
- EX. PRIMARY MGMT AREA
- EX. FLOODPLAIN
- EX. UNMITIGATED 65 DB LINE
- EX. FOREST STAND
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- PR. FACE OF CURB
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- PR. ROAD PAVEMENT
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- EX. SPECIMEN TREE RETAINED
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- PR. TEMPORARY TREE PROTECTION FENCE
- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

QUALIFIED PROFESSIONAL CERTIFICATION
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Signed: Date: 12/22/2025
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REVISION	DATE	REVISION	DATE

APPLICANT / DEVELOPER:
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5265 Westview Drive, Suite 210
Frederick, MD 21703
Contact: Patrick Donahue
Phone: 240-912-3288
Email: pdonahue@nvrinc.com

Hyde Landing
5th & 9th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe
RELEASE FOR
BY: DATE:

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE: 1" = 30'
JOB No. 0832AB3
DATE: December 2025
TCP2 No.: TCP2-2025-0053
SHEET No. 25 OF 39

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Environmental\Infrastructure TCP2 Plan Set Part B

DSP-2025-0017_Plan Set Part B

MATCHLINE - SEE SHEET 35

MATCHLINE - SEE SHEET 36

MATCHLINE - SEE SHEET 27

MATCHLINE - SEE SHEET 25

PRELIMINARY NOT FOR CONSTRUCTION

TCP2-024-2025 BY OTHERS

WRA-7
0.81 Ac

NRA-B
0.39 Ac

WPA-17
6.46 Ac

C-FP-5
<0.01 Ac

WRA-8
0.02 Ac

ST-49

ST-48

ST-46

ST-41

ST-39

ST-40

ST-42

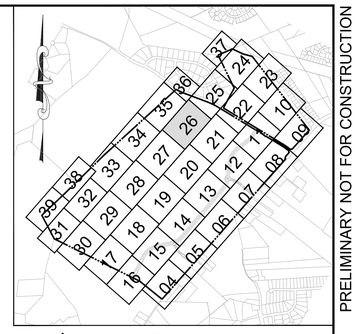
ST-43

TCP2-024-2025 BY OTHERS

WRA-6
1.97 Ac

WPA-10
7.93 Ac

LOD



KEY MAP
1"=1500'

N

Scale: 1"=30'

NGVD: 29
NAD: 83

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM T.O.B
- EX. STREAM CENTER
- EX. STREAM BUFFER
- EX. TIER II BUFFER
- EX. PRIMARY MGMT AREA
- EX. FLOODPLAIN
- EX. UNMITIGATED 65 DB LINE
- EX. FOREST STAND
- PR. LIMIT OF DISTURBANCE
- PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. R.O.W.
- PR. SIDEWALK
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- EX. SPECIMEN TREE RETAINED (ST-1)
- PR. SPECIMEN TREE REMOVAL (ST-1)
- WOODLAND PRESERVATION (WPA)
- WOODLAND CLEARED
- WOODLAND CLEARED FLOODPLAIN (C-FP)
- WOODLAND PRESERVED - NOT CREDITED (WP-NC)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- WOODLAND NATURAL REGENERATION AREA (NRA)
- PR. TEMPORARY TREE PROTECTION FENCE (TPF)
- PR. PERMANENT TREE PROTECTION FENCE (PPF)
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

MATCHLINE - SEE SHEET 20

MATCHLINE - SEE SHEET 21

GRAPHIC SCALE

30' 0 15' 30' 60' 120'

1 INCH = 30 FT

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: _____ Date: 12/22/2025

Robert Swam. 1101 Mercantile Ln, Suite 280, Largo, MD 20774. 240-912-2169. rswam@rodgers.com

REVISION	DATE	REVISION	DATE

APPLICANT / DEVELOPER:

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5265 Westview Drive, Suite 210
Frederick, MD 21703
Contact: Patrick Donahue
Phone: 240-912-3288
Email: pdonahue@nvrinc.com

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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE_____

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE: 1" = 30'
JOB No. 0832AB3
DATE: December 2025
TCP2 No.: TCP2-2025-0053
SHEET No. 26 OF 39

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Environmental\Infrastructure TCP2\DSP-2025-0017_Plan Set - Part B

DSP-2025-0017_Plan Set - Part B

MATCHLINE - SEE SHEET 34

MATCHLINE - SEE SHEET 35

MATCHLINE - SEE SHEET 28

MATCHLINE - SEE SHEET 26

MATCHLINE - SEE SHEET 19

MATCHLINE - SEE SHEET 20

PRELIMINARY NOT FOR CONSTRUCTION

WPA-5
16.69 Ac

WPA-11
4.97 Ac

TCP2-024-2025 BY OTHERS

CLEAR-7
0.24 Ac

WRA-7
0.81 Ac

C-FP-2
0.80 Ac

C-FP-3
0.01 Ac

WPA-8
3.33 Ac

WPA-17
6.46 Ac

CLEAR-6
0.17 Ac

WPA-9
0.10 Ac

WPA-10
7.93 Ac

WPA-7
10.58 Ac

CLEAR-5
1.01 Ac

ST-25 ST-32 ST-33 ST-34 ST-35 ST-36 ST-37 ST-50 ST-51 ST-52

KEY MAP
1"=1500'

N
Scale: 1"=30'
NGVD: 29
NAD: 83

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM T.O.B
- EX. STREAM CENTER
- EX. STREAM BUFFER
- EX. TIER II BUFFER
- EX. PRIMARY MGMT AREA
- EX. FLOODPLAIN
- EX. UNMITIGATED 65 DB LINE
- EX. FOREST STAND
- PR. LIMIT OF DISTURBANCE
- PR. 10' CONTOUR LINE
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- PR. SEWER
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- PR. EASEMENT
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- WOODLAND CLEARED
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- WOODLAND NATURAL REGENERATION AREA (NRA)
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- PR. PERMANENT TREE PROTECTION FENCE (PPF)
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: _____ Date: 12/22/2025

Robert Swam. 1101 Mercantile Ln, Suite 280, Largo, MD 20774. 240-912-2169. rswam@rodgers.com

REVISION	DATE	REVISION	DATE

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RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE_____

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE:	1" = 30'
JOB No.	0832AB3
DATE:	December 2025
TCP2 No.:	TCP2-2025-0053
SHEET No.	27 OF 39

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Environmental\Infrastructure TCP2\DSP-2025-017_Plan Set - Part 8

MATCHLINE - SEE SHEET 33

MATCHLINE - SEE SHEET 34

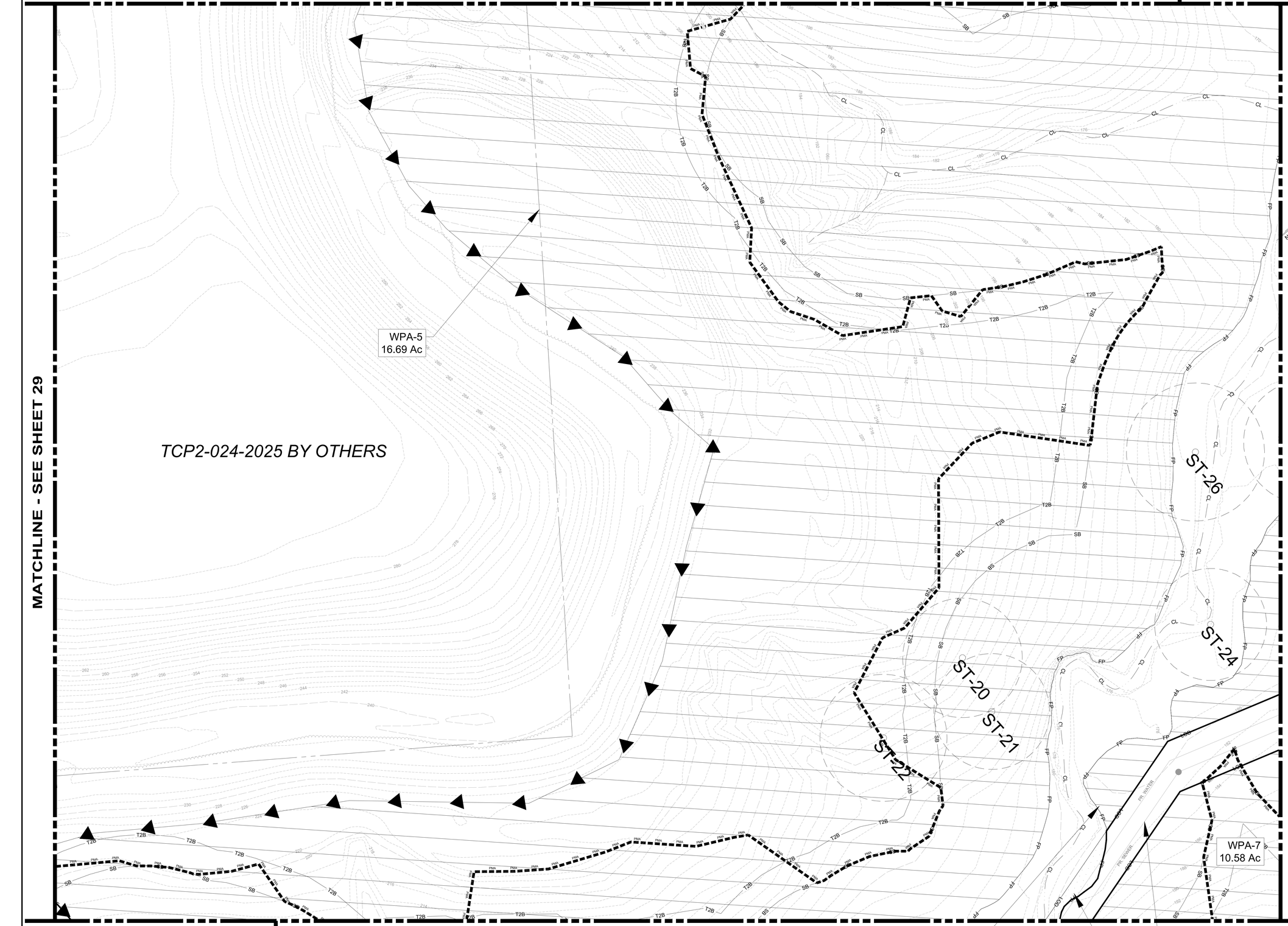
MATCHLINE - SEE SHEET 29

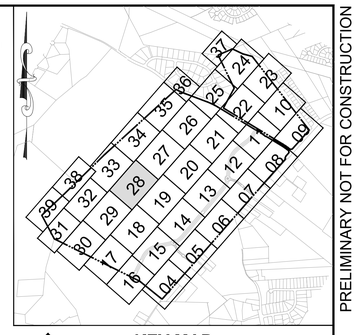
MATCHLINE - SEE SHEET 13

MATCHLINE - SEE SHEET 18

MATCHLINE - SEE SHEET 19

PRELIMINARY NOT FOR CONSTRUCTION





KEY MAP
1"=1500'

N

Scale: 1"=30'

NGVD: 29
NAD: 83

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM T.O.B
- EX. STREAM CENTER
- EX. STREAM BUFFER
- EX. TIER II BUFFER
- EX. PRIMARY MGMT AREA
- EX. FLOODPLAIN
- EX. UNMITIGATED 65 DB LINE
- EX. FOREST STAND
- PR. LIMIT OF DISTURBANCE
- PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. R.O.W.
- PR. SIDEWALK
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- PR. SPECIMEN TREE REMOVAL (ST-1)
- WOODLAND PRESERVATION (WPA)
- WOODLAND CLEARED
- WOODLAND CLEARED FLOODPLAIN (C-FP)
- WOODLAND PRESERVED - NOT CREDITED (WP-NC)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- WOODLAND NATURAL REGENERATION AREA (NRA)
- PR. TEMPORARY TREE PROTECTION FENCE
- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

GRAPHIC SCALE

30' 0 15' 30' 60' 120'

1 INCH = 30 FT

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: _____ Date: 12/22/2025

Robert Swam. 1101 Mercantile Ln, Suite 280, Largo, MD 20774. 240-912-2169. rswam@rodgers.com

REVISION	DATE	REVISION	DATE

APPLICANT / DEVELOPER:

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Frederick, MD 21703
Contact: Patrick Donahue
Phone: 240-912-3288
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Hyde Landing

5th & 9th ELECTION DISTRICT
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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY _____ DATE _____

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE: 1" = 30'
JOB No. 0832AB3
DATE: December 2025
TCP2 No.: TCP2-2025-0053
SHEET No. 28OF39

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Environmental\Infrastructure TCP2\DSA-2025-0177_Plan Set - Part B

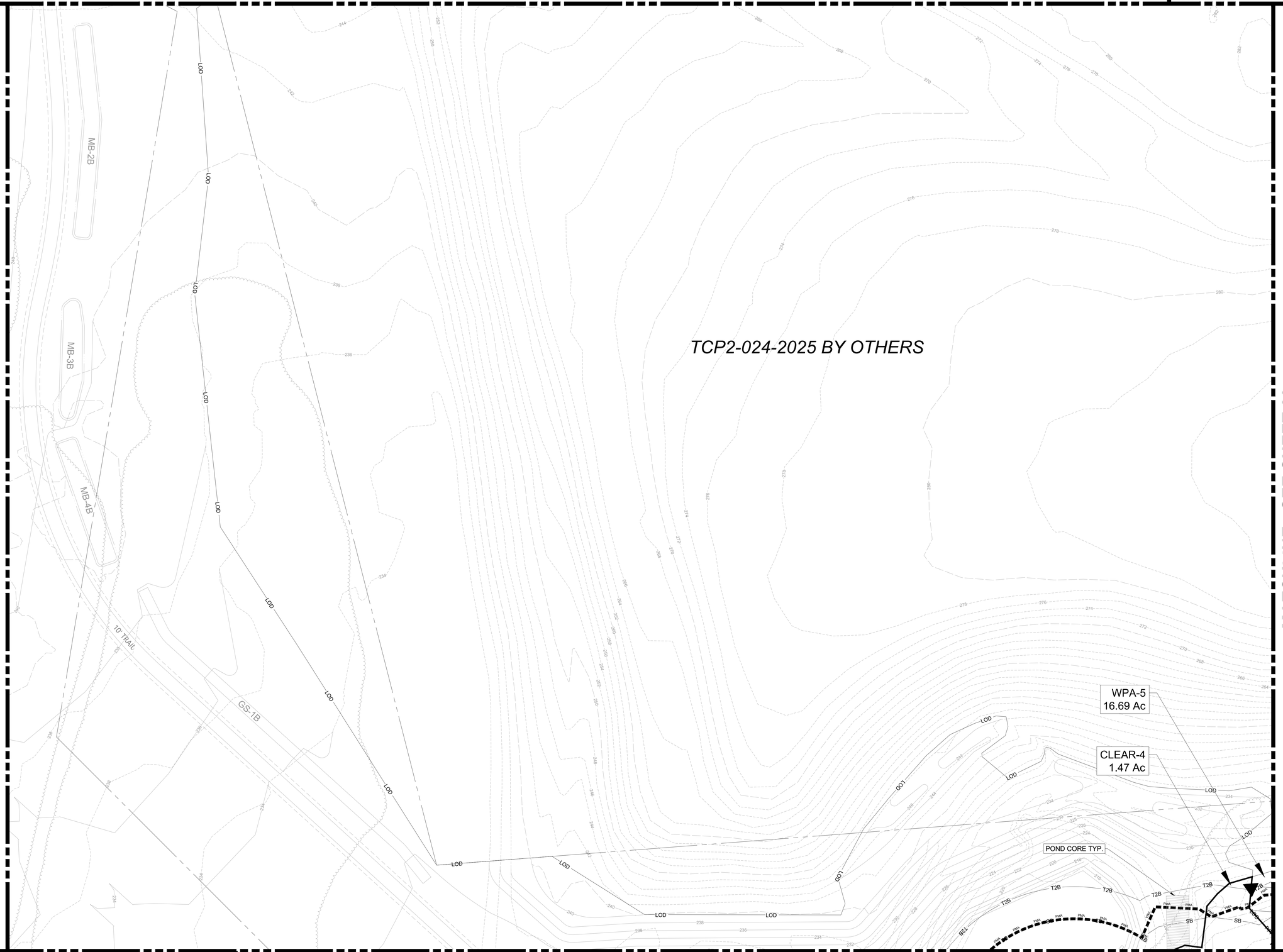
DSA-2025-0177_Plan Set - Part B

MATCHLINE - SEE SHEET 32

MATCHLINE - SEE SHEET 33

MATCHLINE - SEE SHEET 30

MATCHLINE - SEE SHEET 28



KEY MAP
1"=1500'

Scale 1"=30'

NGVD: 29
NAD: 83

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
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- PR. TEMPORARY TREE PROTECTION FENCE (TPF)
- PR. PERMANENT TREE PROTECTION FENCE (PPF)
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

MATCHLINE - SEE SHEET 17

MATCHLINE - SEE SHEET 18

GRAPHIC SCALE

30' 0 15' 30' 60' 120'

1 INCH = 30 FT

QUALIFIED PROFESSIONAL CERTIFICATION

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Signed: _____ Date: 12/22/2025

Robert Swam. 1101 Mercantile Ln, Suite 280, Largo, MD 20774. 240-912-2169. rswam@rodgers.com

REVISION	DATE

REVISION	DATE

APPLICANT / DEVELOPER:

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	BY	DATE
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RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE_____

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE: 1" = 30'
JOB No. 0832AB3
DATE: December 2025
TCP2 No.: TCP2-2025-0053
SHEET No. 29 OF 39

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Environmental\Infrastructure TCP2 & DSP-2025-0017_Plan Set - Part II

DSP-2025-0017_Plan Set - Part II

PRELIMINARY NOT FOR CONSTRUCTION

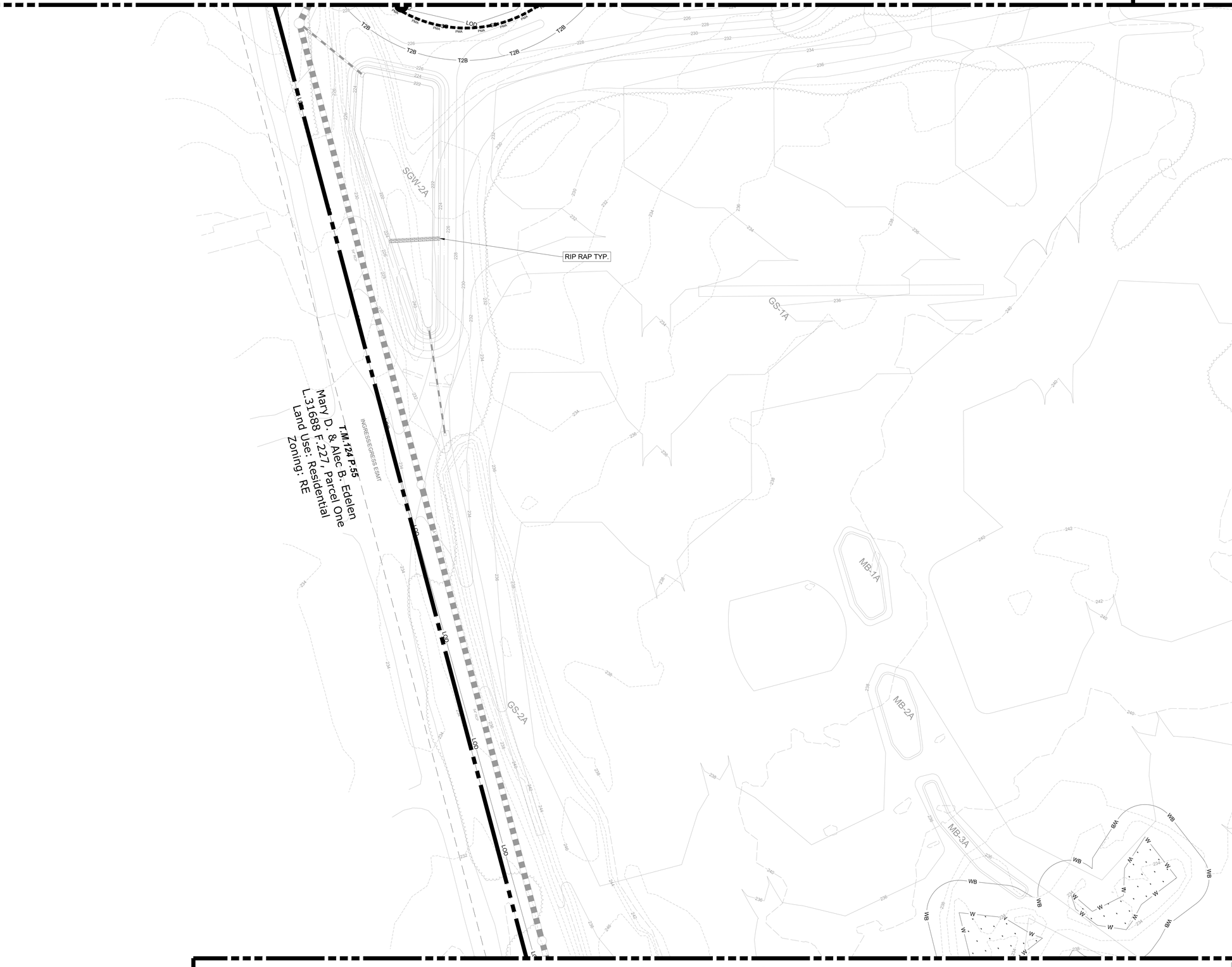
MATCHLINE - SEE SHEET 31

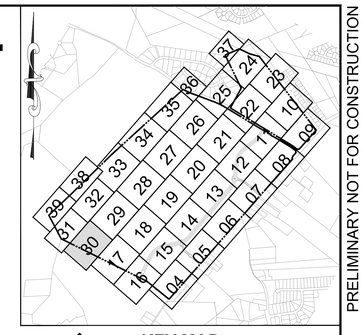
MATCHLINE - SEE SHEET 32

MATCHLINE - SEE SHEET 29

MATCHLINE - SEE SHEET 17

PRELIMINARY NOT FOR CONSTRUCTION





KEY MAP
1"=1500'

Scale: 1"=30'

NGVD 29
NAD '83

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM T.O.B
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- EX. SPECIMEN TREE RETAINED (ST-1)
- PR. SPECIMEN TREE REMOVAL (ST-1)
- WOODLAND PRESERVATION (WPA)
- WOODLAND CLEARED
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- PR. TEMPORARY TREE PROTECTION FENCE (TPF)
- PR. PERMANENT TREE PROTECTION FENCE (PPF)
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

GRAPHIC SCALE

30' 0 15' 30' 60' 120'

1 INCH = 30 FT

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: _____ Date: 12/22/2025

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REVISION	DATE	REVISION	DATE

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DESIGNED		
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RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE ____

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE: 1" = 30'
JOB No. 0832AB3
DATE: December 2025
TCP2 No.: TCP2-2025-0053
SHEET No. 30 OF 39

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Environmental\Infrastructure TCP2\TCP2_Sheet1.dwg

DSP-2025-0017_Plan Set - Part B

PRELIMINARY NOT FOR CONSTRUCTION

MATCHLINE - SEE SHEET 39

MATCHLINE - SEE SHEET 30

MATCHLINE - SEE SHEET 32

KEY MAP
1"=1500'

N
Scale: 1"=30'
NGVD: 29
NAD: 83

WPA-1
9.08 Ac

WRA-3
1.07 Ac

WRA-1
0.44 Ac

WRA-2
0.66 Ac

CLEAR-11
0.70 Ac

POND CORE TYP.

NON-WOODY BUFFER TYP.

RIP RAP TYP.

RIP RAP TYP.

SGW-1A

T.M.124 P.19
Mary D. & Alec B. Edelen
L.31688 F.233, Parcel One
(Described in L.6861 F.838)
Land Use: Residential
Zoning: RE

T.M.124 P.55
Mary D. & Alec B. Edelen
L.31688 F.227, Parcel One
Land Use: Residential
Zoning: RE

INGRESS/EGRESS EASMT.

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
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- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

GRAPHIC SCALE
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1 INCH = 30 FT

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REVISION	DATE	REVISION	DATE

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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR ☐
BY_____ DATE ____

TYPE 2 TREE CONSERVATION PLAN
PLAN SHEET

SCALE: 1" = 30'
JOB No. 0832AB3
DATE: December 2025
TCP2 No.: TCP2-2025-0053
SHEET No. 31 OF 39

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Environmental\Infrastructure TCP2\DSP-2025-0017_Plan Set - Part B

MATCHLINE - SEE SHEET 39

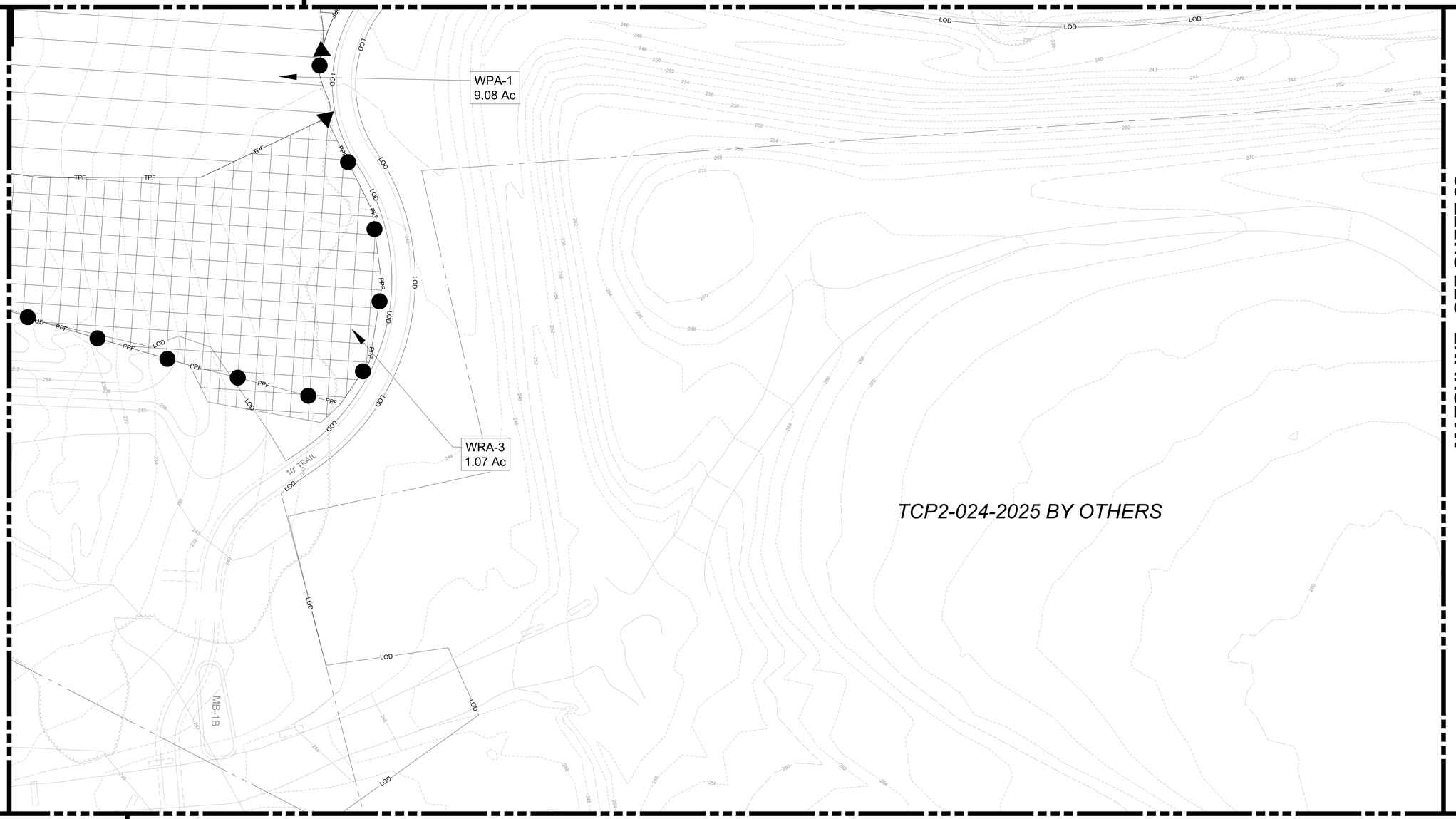
MATCHLINE - SEE SHEET 38

MATCHLINE - SEE SHEET 31

MATCHLINE - SEE SHEET 33

MATCHLINE - SEE SHEET 30

MATCHLINE - SEE SHEET 29



KEY MAP
1"=1500'

Scale: 1"=30'
NGVD 29
NAD 83

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM T.O.B
- EX. STREAM CENTER
- EX. STREAM BUFFER
- EX. TIER II BUFFER
- EX. PRIMARY MGMT AREA
- EX. FLOODPLAIN
- EX. UNMITIGATED 65 DB LINE
- EX. FOREST STAND
- PR. LIMIT OF DISTURBANCE
- PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. R.O.W.
- PR. SIDEWALK
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- EX. SPECIMEN TREE RETAINED (ST-1)
- PR. SPECIMEN TREE REMOVAL (ST-1)
- WOODLAND PRESERVATION (WPA)
- WOODLAND CLEARED
- WOODLAND CLEARED FLOODPLAIN (C-FP)
- WOODLAND PRESERVED - NOT CREDITED (WP-NC)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- WOODLAND NATURAL REGENERATION AREA (NRA)
- PR. TEMPORARY TREE PROTECTION FENCE (TPF)
- PR. PERMANENT TREE PROTECTION FENCE (PPF)
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

PRELIMINARY NOT FOR CONSTRUCTION

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: _____ Date: 12/22/2025

Robert Swam. 1101 Mercantile Ln, Suite 280, Largo, MD 20774. 240-912-2169. rswam@rodgers.com

REVISION	DATE	REVISION	DATE

APPLICANT / DEVELOPER:

Hyde Field Aquisition LLC
5265 Westview Drive, Suite 210
Frederick, MD 21703
Contact: Patrick Donahue
Phone: 240-912-3288
Email: pdonahue@nvrinc.com

Hyde Landing
5th & 9th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY _____ DATE ____

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE:	1" = 30'
JOB No.	0832AB3
DATE:	December 2025
TCP2 No.:	TCP2-2025-0053
SHEET No.	32 OF 39

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Environmental\Infrastructure TCP2\DSP-2025-0017_Plan Set - Part B

DSP-2025-0017_Plan Set - Part B

PRELIMINARY NOT FOR CONSTRUCTION

SEE SHEET 35

MATCHLINE -

MATCHLINE - SEE SHEET 32

MATCHLINE - SEE SHEET 34

MATCHLINE - SEE SHEET 29

MATCHLINE - SEE SHEET 28

T.M.124 P.53
Sharkano, L.L.C.
L.24081 F.366
Land Use: Residential
Zoning: RE

ST-2 ST-3 ST-4 ST-5 ST-6 ST-7 ST-8 ST-9 ST-11 ST-13 ST-17 ST-18 ST-19

CLEAR-1
0.16 Ac

WPA-3
0.25 Ac

WPA-2
0.31 Ac

CLEAR-S-1
0.38 Ac

CLEAR-2
0.23 Ac

WPA-4
2.46 Ac

WPA-5
16.69 Ac

TCP2-024-2025 BY OTHERS

TCP2-024-2025 BY OTHERS

10' TRAIL

KEY MAP
1"=1500'

N
Scale: 1"=30'
NGVD 29
NAD 83

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM T.O.B
- EX. STREAM CENTER
- EX. STREAM BUFFER
- EX. TIER II BUFFER
- EX. PRIMARY MGMT AREA
- EX. FLOODPLAIN
- EX. UNMITIGATED 65 DB LINE
- EX. FOREST STAND
- PR. LIMIT OF DISTURBANCE
- PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. R.O.W.
- PR. SIDEWALK
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
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- PR. PUE
- PR. EASEMENT
- EX. SPECIMEN TREE RETAINED
- PR. SPECIMEN TREE REMOVAL
- WOODLAND PRESERVATION (WPA)
- WOODLAND CLEARED
- WOODLAND CLEARED FLOODPLAIN (C-FP)
- WOODLAND PRESERVED - NOT CREDITED (WP-NC)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- WOODLAND NATURAL REGENERATION AREA (NRA)
- PR. TEMPORARY TREE PROTECTION FENCE
- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

QUALIFIED PROFESSIONAL CERTIFICATION
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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY_____ DATE_____

TYPE 2 TREE CONSERVATION PLAN
PLAN SHEET

SCALE: 1" = 30'
JOB No. 0832AB3
DATE: December 2025
TCP2 No.: TCP2-2025-0053
SHEET No. 33 OF 39

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Environmental\Infrastructure TCP2\DSP-2025-0017_Plan Set - Part 8

DSP-2025-0017_Plan Set - Part 8

PRELIMINARY NOT FOR CONSTRUCTION

WPA-4
2.46 Ac

CLEAR-3
0.08 Ac

C-FP-4
0.06 Ac

CLEAR-S-FP-1
0.03 Ac

T.M.124 P.53
Sharhano, L.L.C.
L.24081 F.366
Land Use: Residential
Zoning: RE

CLEAR-S-2
0.25 Ac

WPA-12
0.53 Ac

ST-55

ST-56

ST-58

ST-57

10' TRAIL

WPA-14
2.91 Ac

WPA-13
1.05 Ac

TCP2-024-2025 BY OTHERS

C-FP-2
0.80 Ac

ST-54

ST-12

ST-10

ST-53

ST-14

ST-15

ST-16

CLEAR-8
0.27 Ac

TCP2-024-2025 BY OTHERS

WPA-11
4.97 Ac

CLEAR-9
0.01 Ac

CLEAR-7
0.24 Ac

10' TRAIL

WPA-5
16.69 Ac

MATCHLINE - SEE SHEET 33

MATCHLINE - SEE SHEET 35

MATCHLINE - SEE SHEET 28

MATCHLINE - SEE SHEET 27

KEY MAP
1"=1500'

N

Scale: 1"=30'

NGVD: 29
NAD: 83

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM T.O.B
- EX. STREAM CENTER
- EX. STREAM BUFFER
- EX. TIER II BUFFER
- EX. PRIMARY MGMT AREA
- EX. FLOODPLAIN
- EX. UNMITIGATED 65 DB LINE
- EX. FOREST STAND
- PR. LIMIT OF DISTURBANCE
- PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. R.O.W.
- PR. SIDEWALK
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- EX. SPECIMEN TREE RETAINED
- PR. SPECIMEN TREE REMOVAL
- WOODLAND PRESERVATION (WPA)
- WOODLAND CLEARED
- WOODLAND CLEARED FLOODPLAIN (C-FP)
- WOODLAND PRESERVED - NOT CREDITED (WP-NC)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- WOODLAND NATURAL REGENERATION AREA (NRA)
- PR. TEMPORARY TREE PROTECTION FENCE
- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: _____ Date: 12/22/2025

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REVISION	DATE	REVISION	DATE

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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE_____

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE: 1" = 30'
JOB No. 0832AB3
DATE: December 2025
TCP2 No.: TCP2-2025-0053
SHEET No. 34 OF 39

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Environmental\Infrastructure TCP2\TCP2_2025_0053_Sheet_34.dwg
DSA-2025-0017_Plan Set - Part B

PRELIMINARY NOT FOR CONSTRUCTION

MATCHLINE - SEE SHEET 34

MATCHLINE - SEE SHEET 36

KEY MAP
1"=1500'

Scale: 1"=30'

NGVD 29
NAD. 83

WPA-14
2.91 Ac

T.M.124 P.53
Sharhano, L.L.C.
L.24081 F.366
Land Use: Residential
Zoning: RE

NRA-A
0.31 Ac

TCP2-024-2025 BY OTHERS

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WETLAND (W)
- EX. WETLAND BUFFER (WB)
- EX. STREAM T.O.B
- EX. STREAM CENTER (CL)
- EX. STREAM BUFFER (SB)
- EX. TIER II BUFFER (T2B)
- EX. PRIMARY MGMT AREA (PMA)
- EX. FLOODPLAIN (FP)
- EX. UNMITIGATED 65 DB LINE
- EX. FOREST STAND
- PR. LIMIT OF DISTURBANCE (LOD)
- PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. R.O.W.
- PR. SIDEWALK
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- EX. SPECIMEN TREE RETAINED (ST-1)
- PR. SPECIMEN TREE REMOVAL (ST-1)
- WOODLAND PRESERVATION (WPA)
- WOODLAND CLEARED
- WOODLAND CLEARED FLOODPLAIN (C-FP)
- WOODLAND PRESERVED - NOT CREDITED (WP-NC)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- WOODLAND NATURAL REGENERATION AREA (NRA)
- PR. TEMPORARY TREE PROTECTION FENCE (TPF)
- PR. PERMANENT TREE PROTECTION FENCE (PPF)
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

MATCHLINE - SEE SHEET 27

MATCHLINE - SEE SHEET 26

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: _____ Date: 12/22/2025

Robert Swam. 1101 Mercantile Ln, Suite 280, Largo, MD 20774. 240-912-2169. rswam@rodgers.com

REVISION	DATE	REVISION	DATE

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Hyde Landing

5th & 9th ELECTION DISTRICT
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Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE____

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE: 1" = 30'
JOB No. 0832AB3
DATE: December 2025
TCP2 No.: TCP2-2025-0053
SHEET No. 35OF39

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DSP-2025-0017_Plan Set - Part 8

PRELIMINARY NOT FOR CONSTRUCTION

KEY MAP
1"=1500'

N
Scale: 1"=30'
NGVD: 29
NAD: 83

MATCHLINE - SEE SHEET 35

T.M.124 P.53
Sharhano, L.L.C.
L.24081 F.366
Land Use: Residential
Zoning: RE

Lot 27
Mclean Mendelssohn V & Lolita P
Land Use: Residential
Zoning: RE

Lot 26
Cheeks James P
& Irica M
Land Use: Residential
Zoning: RE

Lot 25
Beasley Paul G Jr
& Stephanie C
Land Use: Residential
Zoning: RE

Steed Road
65' Wide Public R/W
Prince George's Co. R/W Plat
Nos. 396-398 and
P.B.REP 201 P.82 & 83

TCP2-024-2025
BY OTHERS

LOD
10' PUE
240
244
248

MATCHLINE - SEE SHEET 17

MATCHLINE - SEE SHEET 25

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM T.O.B
- EX. STREAM CENTER
- EX. STREAM BUFFER
- EX. TIER II BUFFER
- EX. PRIMARY MGMT AREA
- EX. FLOODPLAIN
- EX. UNMITIGATED 65 DB LINE
- EX. FOREST STAND
- PR. LIMIT OF DISTURBANCE
- PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. R.O.W.
- PR. SIDEWALK
- PR. FACE OF CURB
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- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- EX. SPECIMEN TREE RETAINED
- PR. SPECIMEN TREE REMOVAL
- WOODLAND PRESERVATION (WPA)
- WOODLAND CLEARED
- WOODLAND CLEARED FLOODPLAIN (C-FP)
- WOODLAND PRESERVED - NOT CREDITED (WP-NC)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- WOODLAND NATURAL REGENERATION AREA (NRA)
- PR. TEMPORARY TREE PROTECTION FENCE
- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

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	BY	DATE
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REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY_____ DATE ____

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE: 1" = 30'
JOB No. 0832AB3
DATE: December 2025
TCP2 No.: TCP2-2025-0053
SHEET No. 36 OF 39

DSE-2025-017_Plan Set - Part 8

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PRELIMINARY NOT FOR CONSTRUCTION

KEY MAP
1"=1500'

N
Scale: 1"=30'
NGVD: 29
NAD: 83

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM T.O.B
- EX. STREAM CENTER
- EX. STREAM BUFFER
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- EX. PRIMARY MGMT AREA
- EX. FLOODPLAIN
- EX. UNMITIGATED 65 DB LINE
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- PR. LIMIT OF DISTURBANCE
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- PR. SEWER
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- EX. SPECIMEN TREE RETAINED
- PR. SPECIMEN TREE REMOVAL
- WOODLAND PRESERVATION (WPA)
- WOODLAND CLEARED
- WOODLAND CLEARED FLOODPLAIN (C-FP)
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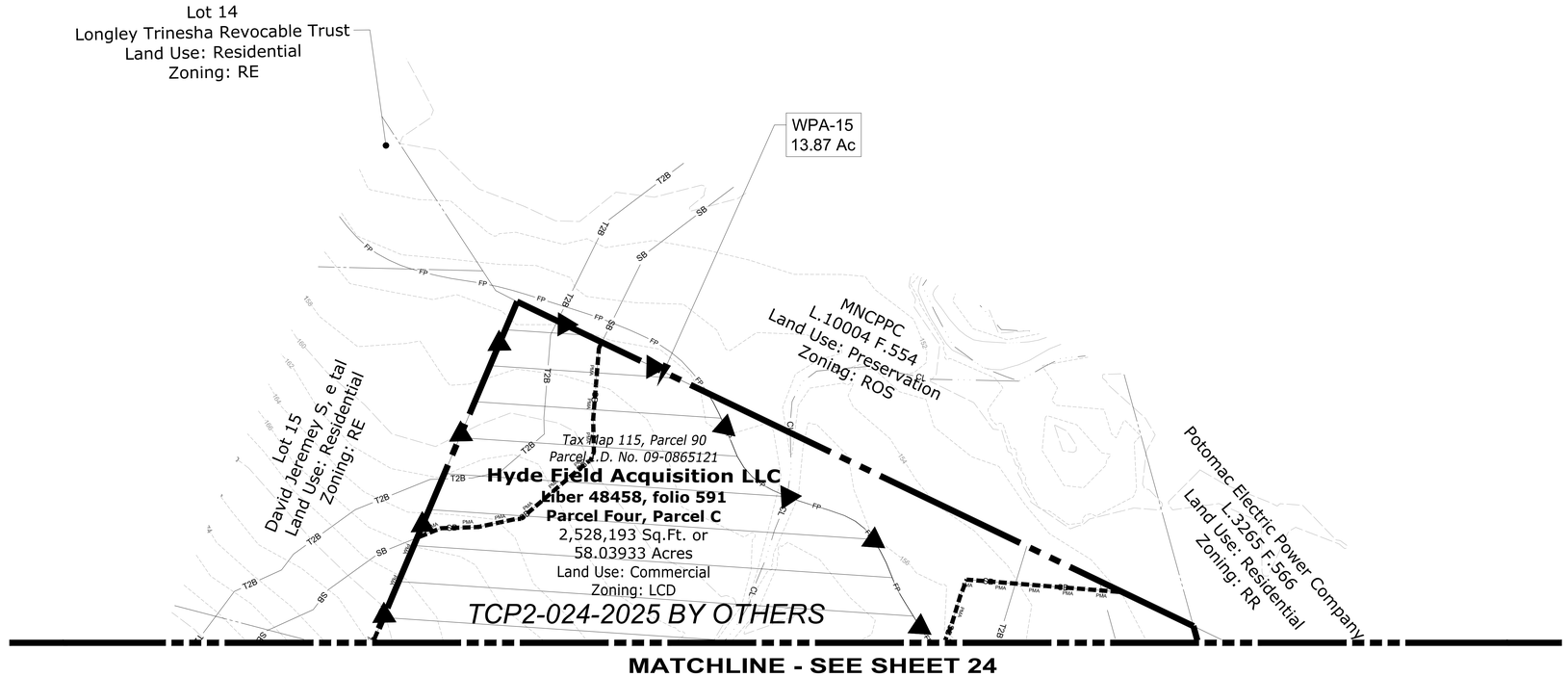
- WOODLAND NATURAL REGENERATION AREA (NRA)
- PR. TEMPORARY TREE PROTECTION FENCE
- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT



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REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR ☐
BY_____ DATE_____

TYPE 2 TREE CONSERVATION PLAN

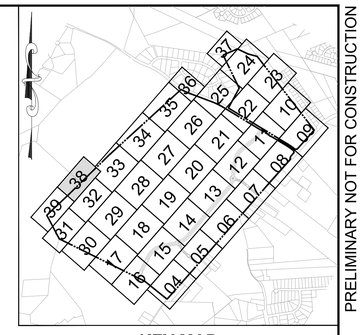
PLAN SHEET

SCALE:	1" = 30'
JOB No.	0832AB3
DATE:	December 2025
TCP2 No.	TCP2-2025-0053
SHEET No.	37 OF 39

C:\ACC\ACCDocs\Rodgers Consulting\PG-Hyde Field\Project Files\autocad\Plot Plans\Environmental\Infrastructure TCP2\DSP-2025-0017_Plan Set_Part B

DSP-2025-0017_Plan Set_Part B

PRELIMINARY NOT FOR CONSTRUCTION



KEY MAP
1"=1500'

N
Scale: 1"=30'
NGVD: 29
NAD: 83

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
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- EX. WETLAND BUFFER
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- EX. STREAM BUFFER
- EX. TIER II BUFFER
- EX. PRIMARY MGMT AREA
- EX. FLOODPLAIN
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- EX. SPECIMEN TREE RETAINED (ST-1)
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- WOODLAND PRESERVATION (WPA)
- WOODLAND CLEARED
- WOODLAND CLEARED FLOODPLAIN (C-FP)
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- PR. TEMPORARY TREE PROTECTION FENCE
- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

MATCHLINE - SEE SHEET 39

WPA-1
9.08 Ac

WRA-9
1.85 Ac

WPA-4
2.46 Ac

T.M.124 P.19
Mary D. & Alec B. Edelen
L.31688 F.233, Parcel One
(Described in L.6861 F.838)
Land Use: Residential
Zoning: RE

T.M.124 P.53
Sharhano, L.L.C.
L.24081 F.366
Land Use: Residential
Zoning: RE

ST-1

TPF

PPF

LOD

10' TRAIL

SEE SHEET 33

MATCHLINE - SEE SHEET 32

MATCHLINE -

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: Date: 12/22/2025

Robert Swam. 1101 Mercantile Ln, Suite 280, Largo, MD 20774. 240-912-2169. rswam@rodgers.com

REVISION	DATE	REVISION	DATE

APPLICANT / DEVELOPER:

Hyde Field Aquisition LLC
5265 Westview Drive, Suite 210
Frederick, MD 21703
Contact: Patrick Donahue
Phone: 240-912-3288
Email: pdonahue@nvrinc.com

Hyde Landing
5th & 9th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE ____

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

SCALE:	1" = 30'
JOB No.	0832AB3
DATE:	December 2025
TCP2 No.:	TCP2-2025-0053
SHEET No.	38 OF 39

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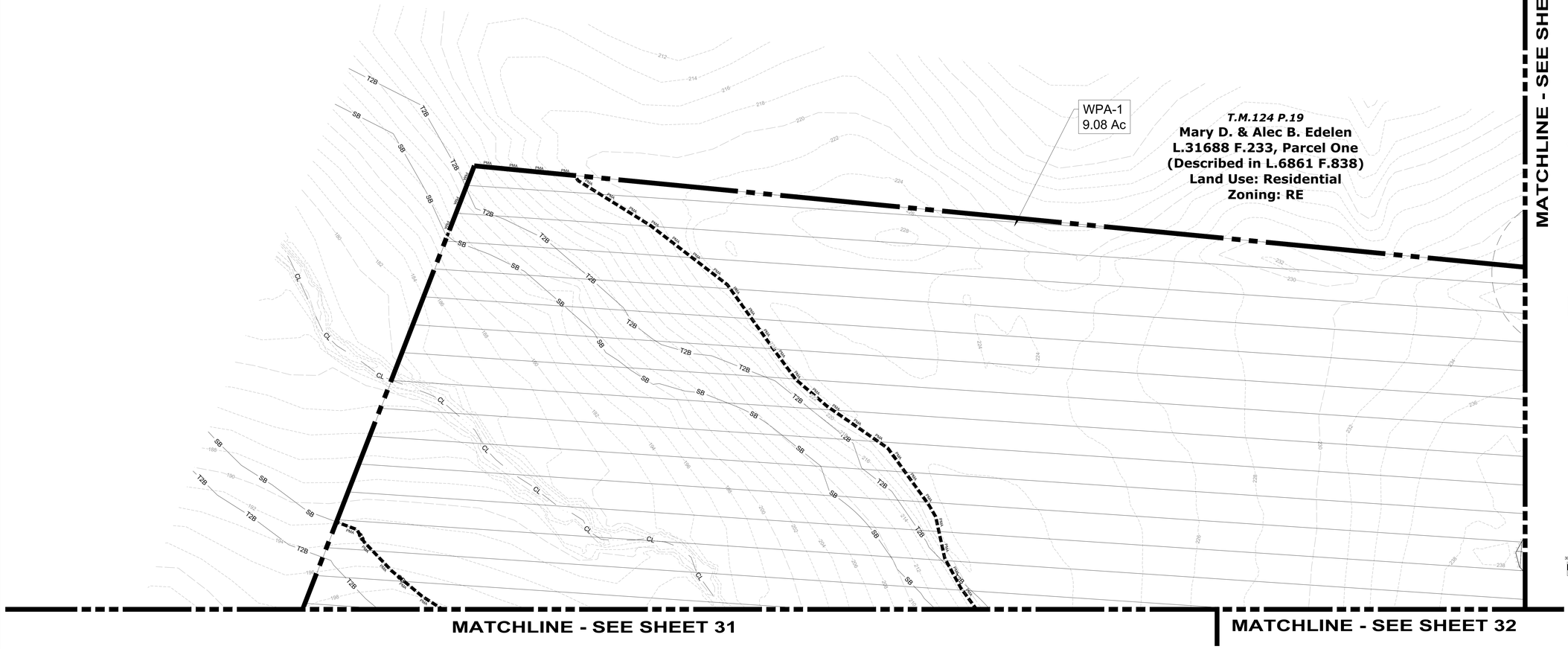
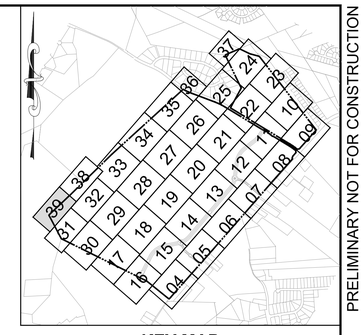
DSP-2025-0017_Plan Set_Part B

PRELIMINARY NOT FOR CONSTRUCTION





KEY MAP
1"=1500'

LEGEND:

- EX. BOUNDARY LINE
- EX. PARCEL LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM T.O.B
- EX. STREAM CENTER
- EX. STREAM BUFFER
- EX. TIER II BUFFER
- EX. PRIMARY MGMT AREA
- EX. FLOODPLAIN
- EX. UNMITIGATED 65 DB LINE
- EX. FOREST STAND
- PR. LIMIT OF DISTURBANCE
- PR. 10' CONTOUR LINE
- PR. 2' CONTOUR LINE
- PR. R.O.W.
- PR. SIDEWALK
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- EX. SPECIMEN TREE RETAINED (ST-1)
- PR. SPECIMEN TREE REMOVAL (ST-1)
- WOODLAND PRESERVATION (WPA)
- WOODLAND CLEARED
- WOODLAND CLEARED FLOODPLAIN (C-FP)
- WOODLAND PRESERVED - NOT CREDITED (WP-NC)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- WOODLAND NATURAL REGENERATION AREA (NRA)
- PR. TEMPORARY TREE PROTECTION FENCE
- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. WOODLAND REFORESTATION SIGN

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

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This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: _____ Date: 12/22/2025

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TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

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DSP-2025-0117_Plan Set - Part 8

RODGERS CONSULTING | Knowledge Creativity Enduring Values

Hyde Landing

DSP-2025-0017 (Detailed Site Plan for Infrastructure)

Statement of Justification

for

Proposed Impacts to the Primary Management Area (PMA)

December 2025

Executive Summary

1. This DSP has a net increase of 2% of impacts to the PMA from approved PPS-2023-016
    a. Total new impacts are 287,487 square feet or 6.60 Ac.
    b. Total impacts increased from 9% to 11% of the overall PMA found on-site.
    c. One impact was broken out into 2 separate impacts (Impact E to J)
    d. There is 1 new impact proposed (Impact K)
2. PPS-2023-016 had approved 9 impacts for a sewer line, stormwater management facilities, stormwater outfalls, and the multi-use trail system.
    a. The total was 220,058 square feet or 5.05 Ac.

I. Description and Location of the Subject Property

NVR Inc. (the "Applicant") proposes a development of townhomes on property consisting of four parcels located south of Steed Road, and northwest of Piscataway Road. The site is further identified as 10625 Piscataway Road, 10651 Piscataway Road, and 4401 Steed Rd, Clinton, Maryland (the "Property"). The Property consists of Parcels 20, 21, 45, and 90 on Tax Map 124. The Property is bordered to the northeast by Steed Road; to the southeast by Piscataway Road; to the south and southwest by farmland; and to the west by vacant, wooded land.

The Property totals 425± acres currently in the R-PD (Residential Planned Development) Zone. The Property was rezoned in December of 2024 under ZMA-2022-005 from the LCD (Legacy Comprehensive Design) Zone to the R-PD Zone. The Property was rezoned to achieve a density comparable to that of the LCD Zone, which under the previous zone was restricting the developability of the Property due to the existing environmental features, size and shape of the Property, and development regulations. Rezoning the Property to R-PD allows for a more efficient use of land and will result in a higher-quality and more sustainable development, allowing for conservation of the existing sensitive environmental resources and respecting the surrounding neighborhood character.

II. General Description of Proposed Use and Request

The Applicant seeks approval of a Detailed Site Plan (DSP) for infrastructure to support a future development on the Property consisting of single family attached housing, consistent with Plan 2035 and the Subregion 5 Master Plan. The proposed project was envisioned with a holistic approach, which prioritized the avoidance and retention of the highest quality and environmentally sensitive resources, clustering of development features together, and effective treatment of stormwater to filter and reduce runoff. A Preliminary Plan of Subdivision (PPS) is currently under review that has proposed impacts to

the Primary Management Area (PMA). The project is currently in the DSP phase, specifically for infrastructure. This includes public roadways, stormwater management facilities and outfalls, storm drains, water and sewer utilities, and site mass grading. This Statement of Justification serves as a justification of impacts to the PMA to support the DSP.

III. Description of Existing Regulated Environmental Features On-Site

The Property contains regulated streams, wetlands, and the 100-year floodplain. Streams onsite (two perennial, twelve intermittent, and one ephemeral) flow northwest offsite towards Tinkers Creek, which is located approximately 2,000 feet offsite to the northwest. The Property has varying topography but generally slopes downward to the north and west towards the stream valleys located in the middle of the property. The Property also contains three PEM (*palustrine emergent*) wetlands, which are located in a scrub-shrub field, and three PFO (*palustrine forested*) wetlands, which are located within the stream valleys directly adjacent to waterways. The property has an extensive history of former and active uses as a sand and gravel mine, material stockpiling, and as a general aviation facility (formerly Washington Executive Airport). These operations have now ceased, and have left an uncertain future without the re-envisioning, re-investment, and re-positioning currently proposed for the site. The property has been considered for redevelopment multiple times over several decades, but it remains a complex land restoration project aimed at benefiting the site and the surrounding community.

The onsite streams and required 100-foot buffers, in addition to wetlands, the 100-year floodplain, and adjacent steep slopes, are combined to encompass the Primary Management Area (PMA). Because the PMA contains resources of the highest ecological value, proposed impacts to these areas have been avoided to the maximum extent practicable for the Property. Impacts to the PMA are proposed; and this general statement of justification seeks to address the requirements for approval associated with a DSP. Additionally, there are 82 specimen trees on the Property. A separate Specimen Tree Variance was been approved with the PPS and TCP1. There are no additional specimen trees slated for removal with this infrastructure SDP

IV. Description of Applicable Code

Per Section 24-130(b)(5) of the Zoning Ordinance, proposed preliminary plans of subdivision must include:

> A statement of justification describing how the proposed design preserves and/or restores the regulated environmental features to the fullest extent possible.

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

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

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

V. Specific Description of Proposed Impacts and Justification of Avoidance and Minimization

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

> **The determination of 'fullest extent possible' is a three-step process that begins with avoidance of impacts. Then, if the impacts are unavoidable and necessary to the overall development of the site (as defined below) and cannot be avoided, the impacts must be minimized. In the third step, if the cumulative, minimized impacts are above the designated threshold, then mitigation is required for the impacts proposed.**
>
> **Where properties are located in the Developed Tier or a designated center or corridor, impacts to regulated environmental features may be considered where needed to accommodate planned development on constrained sites. Such impacts may include allowing impervious surfaces to remain within the buffer or the placement of structures within a currently unvegetated buffer. Preservation of existing vegetated buffers will be a priority.**

<u>Avoidance of Impacts</u>

The Hyde Landing project has been designed to avoid the highest quality resources onsite, which are primarily located within the stream valleys. The proposed project has focused areas of development away from these regulated features onsite and proposes perpetual conservation measures around the highest quality and most sensitive resources. The proposed project has been designed to avoid the PMA on-site to the fullest extent practicable. Impacts are proposed to 11% of the total PMA onsite, 4% of which is due to the installation of a required sewer and water utility connections. These proposed impacts are deemed necessary and will be mitigated through actions on-site.

Minimization of Impacts

These impacts have been limited in order to conserve the sensitive environmental features to the fullest extent practicable. All proposed impacts to the PMA have been reduced in size to minimize the disturbance only to what is necessary to complete the activity. Impacts have been limited to the required installation of the sewer line and water line connections, the repurposing of existing sediment control facilities to a stormwater management facilities, impacts for stormwater outfalls, grading for road improvements, and the installation of a multi-use trail. Impacts to surrounding PMA will be minimized further as discussions with federal, state, and local agencies progress. Limits of disturbance for the stormwater outfalls have been reduced to the smallest area possible.

Description of Impacts

The Primary Management Area on the Property is associated with streams and their buffers, the 100-year floodplain, wetlands and their buffers, and steep slopes. A table outlining the PMA impacts is included in the next sheet. Below the table, the 11 proposed impacts to the PMA are highlighted, including references to the PMA Impact Exhibit sheets that correspond to the proposed impacts.

Impact ID	Impact Type and Duration	PMA Impacts Approved with PPS-2023-016 (Square Feet)	PMA Impacts Requested in this Application (Square Feet)	Change from PPS to DSP (Square Feet)	Proposed Streambed Impacts (Linear Feet)	Proposed Wetland Impacts (Square Feet)	Proposed Wetland Buffer Impacts (Square Feet)	Proposed Stream Buffer Impacts (Square Feet)	Proposed 100 Year Floodplain Impacts (Square Feet)
A	Roadway Grading/ Permanent	4,592	4,796	204	-	-	-	4,293	-
B	Sewer & SWM Outfall/ Permanent	2,985	2,436	-549	10	-	-	2,436	129
C	SWM Outfall/ Permanent	37,623	38,685	1,062	182	-	-	36,177	-
D	Multi-Use Trail/ Permanent	11,113	11,113	0	19	-	-	4,913	377
E	Sewer & Water Line/ Permanent	94,210	111,240	17,030	298	-	-	110,056	34,123
F	Multi-Use Trail/ Permanent	5,855	5,855	0	17	-	-	4,266	2,459
G	Sewer & SWM Outfall/ Permanent	16,703	20,582	3,879	49	-	-	20,582	-
H	Sewer & SWM Outfall/ Permanent	41,504	46,695	5,191	276	-	-	45,310	-
I	SWM Outfall/ Permanent	5,473	23,108	17,635	19	-	-	21,775	-
J	SWM Outfall/ Permanent	N/A	4,203	4,203	29	-	-	4,203	-
K	Pipe Removal/ Temporary	N/A	18,774	18,774	113	-	-	18,774	-
Total PMA Impact		**220,058**	**287,487**	**67,429**	-	-	-	-	-
Total linear feet of stream bed impact					**1,012**	**-**	-	-	-
Total wetland and wetland buffer impact						**0**	**0**	-	-
Total stream buffer impact								**272,785**	-
Total 100 year floodplain impact									**37,088**

Impacts A: Steed Road Improvement

Impact A is a result of required road improvements to Steed Road. This is both a Sector Plan and DPIE requirement to widen this section of Steed Road to a collector road, and to also meet the need for additional lanes and dedication at the intersection of Steed Road and Piscataway Road (MD-223). An 80' right-of-way has been proposed to expand Steed Road to include 2 vehicle lanes running in each direction, designated bicycle lanes running in each direction, and sidewalks for pedestrian use running along each side of Steed Road. Due to this dedicated right-of-way for road improvements, the PMA cannot be avoided. Impact A is located near the northeastern border of the property and falls within the PMA and partially within the stream buffer.

Impact A was approved on the PPS-2023-016 for a total of 4,592 square feet (0.11 Ac). There was a minor increase due to engineering progression of 204 square feet. This brings the total to 4,796 square feet (0.11 Ac).

Impacts D and F: Installation of Multi-Use Trail

Impacts D and F are proposed for the installation of an extensive multi-use trail system throughout the property. The proposed trail crosses areas of the PMA, stream buffer, 100-year floodplain and crosses the perennial stream twice. The proposed alignment is designed to maintain connectivity throughout the residential pods and to ensure that the trails pass at least partially through a natural setting. It is also the intent of the trail to utilize natural surface to reduce the need for larger ground disturbances.

Impact D is located near the central portion of the property, where the trail winds through the PMA, stream buffers, 100-year floodplain, and crosses the perennial stream at a point where the 100-year floodplain is narrow, minimizing floodplain impacts.

Impact D was approved on the PPS-2023-016 for a total of 11,113 square feet (0.26 Ac). There are no proposed changes to Impact D with the submission of this DSP.

Impact F is located in the northwestern portion of the property, where it winds through the PMA. This area was chosen to avoid impacts to any specimen trees and selected an area of PMA where it more closely follows the stream buffer and avoids areas of steep slopes as well as a nearby solar utility easement.

Impact F was approved on the PPS-2023-016 for a total of 5,855 square feet (0.13 Ac). There are no proposed changes to Impact F with the submission of this DSP.

Impact E: Water and Sewer Line Connection

Impact E was originally proposed with the PPS for just a sewer connection to the northwest. With this DSP, a water line is now proposed along the sewer line to provide the opportunity to the property to the northwest to connect to public water. Impact E is located within the PMA, stream buffer, and 100-year floodplain. The location for Impact E is proposed to provide a water line and gravity sewer outfall without the need of pressure sewers or pump stations and to avoid raising site grade significantly where a large retaining wall and large amounts of fill would be needed. Aligning the sewer and collocating the water line through the PMA also avoids trenching along Steed Road to outfall to the existing sewer main. The proposed alignment aims to avoid impacts to the critical root zones of specimen trees and minimize crossings of the perennial and intermittent tributaries found on-site. Although ground disturbances for this impact can be considered temporary, there will be clearing of forest required and the easement maintained. To offset the clearing of this forest, there will be plantings proposed elsewhere on-site.

Impact E was approved on the PPS-2023-016 for a total of 94,210 square feet (2.16 Ac) and is proposed to increase to 111,240 square feet (2.55 Ac) in order to collocate both water and sewer infrastructure and avoid trenching along Steed Road. The water line is needed to provide public water access to the parcel to the northwest.

Impacts B, C, H, I, & J: Stormwater Management Facilities and Outfalls

Impacts B, C, G, H, & I are proposed for stormwater management facilities and required outfalls. Outfalls are required to be located in a low-lying area in the landscape and therefore the PMA cannot be avoided in these instances. Some of the impacts proposed are also to re-purpose old sediment traps that were left from the mining activities that took place on-site into modern stormwater management facilities that meet all current regulations.

Impact B is proposed for an outfall extending from a required stormwater management facility. Outfalls are required to be located in a low-lying area in the landscape to avoid any potential erosion, and therefore the PMA cannot be avoided in these instances, but the facility itself and grading has been kept outside of the PMA.

Impact B was approved on the PPS-2023-016 for a total of 2,985 square feet (0.07 Ac). The storm drain outfall for this facility was re-positioned and reduced impacts by 549 square feet. Final proposed impacts for B total 2,436 square feet (0.06 Ac).

Impact C is proposed for an outfall extending from a required stormwater management facility as well as the repurposing of an existing sediment trap into a modern stormwater management facility and incorporating a nonwoody buffer, as required by Prince George's County Soil Conservation District (PGSCD). By utilizing this old trap, it ensures impacts to the PMA are minimal as the area has already been previously impacted during mining activities. This also offers the opportunity to bring the embankment and standards of this trap up to modern safety requirements by repurposing it to a new facility. Outfalls are also required to be located in a low-lying area in the landscape and therefore the PMA cannot be avoided in these instances.

Impact C was approved on the PPS-2023-016 for a total of 37,623 square feet (0.86 Ac) and is proposed to increase to 38,685 square feet (0.89 Ac) due to full grading required to install the core trench of the re-worked facility, and it's required non-woody buffer. This progression is a result of further review and coordination with PGSCD.

Impact G is also a result of repurposing an existing sediment trap leftover from mining activities and reconstruction the embankment and outfall to bring it up to modern standards, which includes incorporating a nonwoody buffer as required by PGSCD.

Impact G was approved on the PPS-2023-016 for a total of 16,703 square feet (0.38 Ac) and is proposed to increase to 20,582 square feet (0.47 Ac). Similar to Impact C, additional grading is required to install the full core trench of the re-worked facility, and it's required non-woody buffer. This progression is a result of further review and coordination with PGSCD.

Impact H is proposed for an outfall extending from a required stormwater management facility as well as the repurposing of an existing sediment trap into a modern stormwater management facility and incorporating a nonwoody buffer, as required by (PGSCD). By utilizing this old trap, it ensures impacts to the PMA are minimal as the area has already been previously impacted during mining activities. This also offers the opportunity to bring the embankment and standards of this trap up to modern safety requirements by repurposing it to a new facility. Outfalls are also required to be located in a low-lying area in the landscape and therefore the PMA cannot be avoided in these instances.

Impact H was approved on the PPS-2023-016 for a total of 41,504 square feet (0.95 Ac) and is proposed to increase to 46,695 square feet (1.07 Ac). Similar to Impacts C and G, additional grading is required to install the full core trench of the re-worked facility, and it's required non-woody buffer. This progression is a result of further review and coordination with PGSCD.

Impact I is proposed for two outfalls extending from required stormwater management facilities. Outfalls are required to be located in a low-lying area in the landscape and therefore the PMA cannot be avoided in these instances. There is also the extension of the LOD for the northernmost facility to incorporate a nonwoody buffer as well as shifting the original location of the outfall. There is afforestation proposed to the east and west of this impact area to mitigate for the clearing within the PMA.

Impact I was approved on the PPS-2023-016 for a total of 5,473 square feet (0.13 Ac) and is proposed to increase to 23,108 square feet (0.53 Ac) due to the necessary addition of a second stormwater outfall as well as the need to incorporate a nonwoody buffer to the additional stormwater facility. This nonwoody buffer is a result of the required core trench at the top of the embankment.

Impact J is a storm drain outfall that was previously combined with Impact E as it was co-located with the sewer line. Since the PPS, the sewer line was shifted to the opposite side of the stream. Impact J is therefore **not a new impact** in the sense that it was previously shown and approved with the PPS, but it has since been broken out from Impact E. The proposed storm drain discharges water from the associated submerged gravel wetland at a low point near an intermittent stream, in order to avoid potential upslope erosion. Total impacts in this area are 4,203 square feet (0.10 Ac).

Impact K – Pipe Removal

Impact K is a new impact that is a result of a PGSCD requirement to go into an old sediment trap, remove an old outfall pipe, and grade in a natural channel that will not impede the flow of water. The requirement stems from the proposed outfalls of two adjacent new stormwater management facilities falling just upstream of the old trap. This proposed work will act as an ecological uplift in that it will take a previously piped stream segment and daylight it into a more natural system. Any forest cleared in this area for the work will be replanted as indicated on the TCP2. Due to the uplifting nature of the work, and the fact that replanting of forest will take place upon completion of the disturbance, this area can be deemed a temporary impact totaling 18,774 square feet (0.43 Ac).

Impact Summary

The site contains a total of 58.87 acres of PMA on-site. The 11 proposed impacts to the PMA combined total 287,487 square feet (6.60 Ac), representing 11% of the total PMA. Impacts have been limited to the required installation of sewer utility connections, the repurposing of existing sediment control facilities to a storm water management area, impacts for stormwater outfalls, grading for road improvements, and the installation of a multi-use trail. The impacts proposed above have been designed

to require as minimal impact as possible and thereby preserve the regulated environmental features to the fullest extent feasible, given the existing conditions of the site and engineering requirements.

VI. Mitigation and Restoration

The impacts proposed to the Primary Management Area are considered necessary to incorporate required stormwater management infrastructure, ensure embankment stability and safety, and create an overall vision for the site that creates a balance between the preservation and enhancement of the valuable environmental features and incorporating them into the future development.

Given these proposed impacts and the current layout of the project, there are opportunities for afforestation around some of the proposed impact areas, specifically those impacts close to sensitive environmental features. By planting new forest and encompassing the adjacent areas into woodland conservation easements, this project ensures there is a permanent vegetative buffer that will be protected in perpetuity, going beyond the existing 100-foot stream buffer that is required. By creating and maintaining a large vegetative buffer surrounding the regulated streams on the sites, it ensures that the creation of this project will likely result in minimal impacts to not only the regulated resources on site, but also not adversely impact downstream systems and the Tinkers Creek watershed as a whole.

Mitigation for these impacts will be undertaken through the planting described above and shown on the TCP2, and through the permanent conservation of existing woodland and valuable ecological resources within the woodlands present on-site. All clearing of forest will be replanted on-site, specifically in areas adjacent to the PMA and stream valleys.

VII. Conclusion

This justification of impacts to the Primary Management Area are associated with laying out the infrastructure necessary to support a future residential development balanced with the conservation of the highest quality environmental resources onsite. The Hyde Landing sites contains several areas of sensitive valuable environmental features that this project has prioritized for conservation to retain in perpetuity. The proposed design lays out a method to achieve selective development and environmental balance. Intention was taken during the design phases of this project to minimize the impacts, which resulted in only impacts necessary for development, and preservation of the most sensitive regulated environmental features to the fullest extent possible.

The proposed impacts satisfy the three criteria for approval found in the Environmental Technical Manual. *Avoidance* has been addressed to the greatest feasible extent; the impacts are the *minimum* necessary to carry out the development, and *mitigation* is proposed with afforestation across

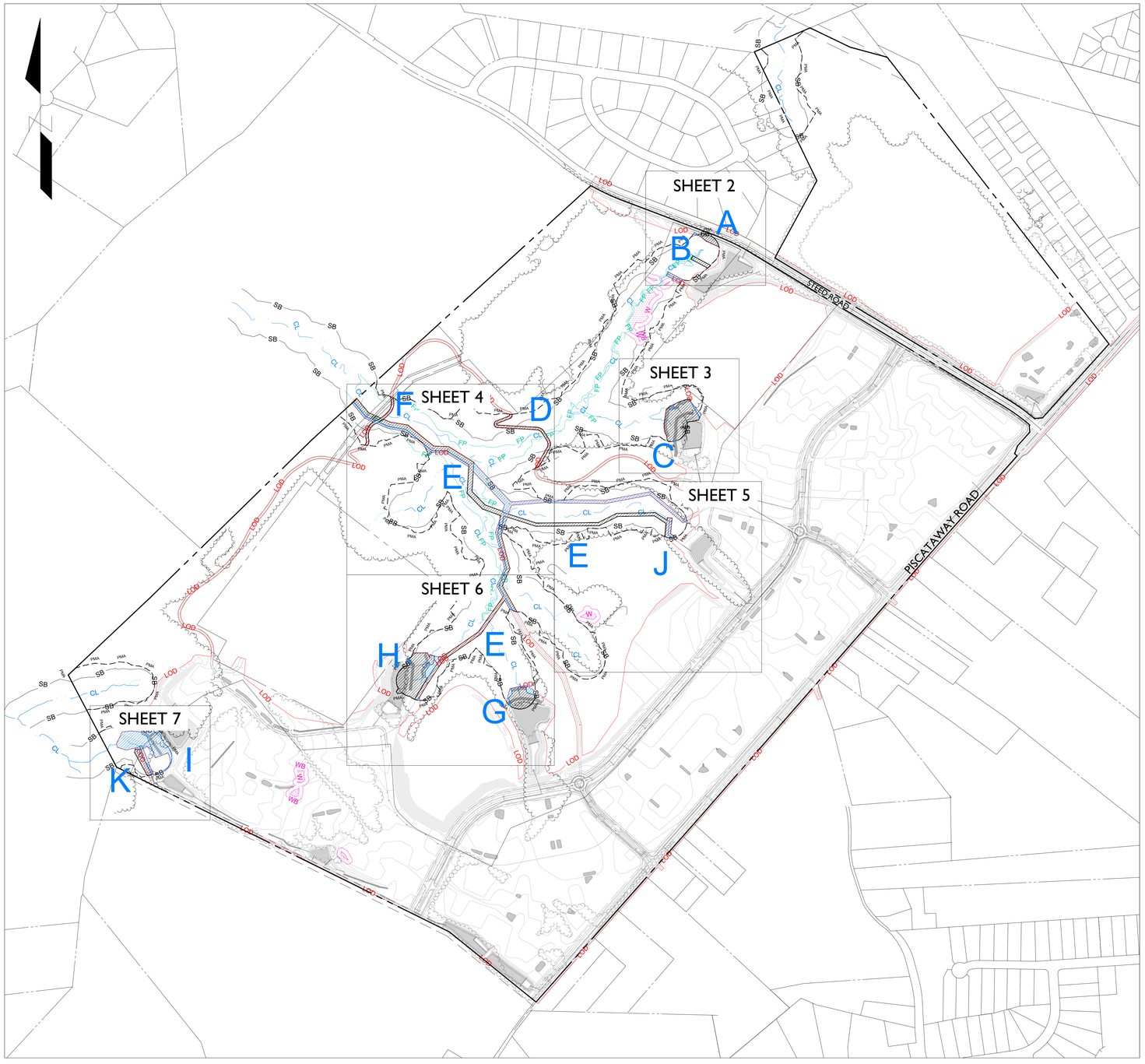
multiple impact sites where feasible and meets all forest conservation requirements on-site.

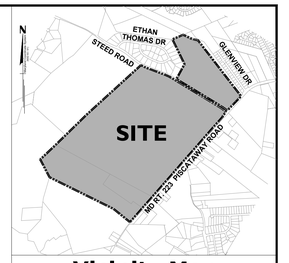
Thank you for your consideration of this request and feel free to call or email with any questions or to discuss these matters. I can be reached at (240) 912-2169 or rswam@rodgers.com.

Sincerely,

Rob Swam
Environmental Project Manager
Rodgers Consulting, Inc.

HYDE LANDING
PMA IMPACT EXHIBIT





Vicinity Map
SCALE: 1"=2000'
PRINCE GEORGE'S COUNTY

Impact ID	Impact Type and Duration	PMA Impacts Approved with PPS-2023-016 (Square Feet)	PMA Impacts Requested in this Application (Square Feet)	Change from PPS to DSP (Square Feet)	Proposed Streambed Impacts (Linear Feet)	Proposed Wetland Impacts (Square Feet)	Proposed Wetland Buffer Impacts (Square Feet)	Proposed Stream Buffer Impacts (Square Feet)	Proposed 100 Year Floodplain Impacts (Square Feet)
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B	Sewer & SWM Outfall/ Permanent	2,985	2,436	-549	10	-	-	2,436	129
C	SWM Outfall/ Permanent	37,623	38,685	1,062	182	-	-	36,177	-
D	Multi-Use Trail/ Permanent	11,113	11,113	0	19	-	-	4,913	377
E	Sewer & Water Line/ Permanent	94,210	111,240	17,030	298	-	-	110,056	34,123
F	Multi-Use Trail/ Permanent	5,855	5,855	0	17	-	-	4,266	2,459
G	Sewer & SWM Outfall/ Permanent	16,703	20,582	3,879	49	-	-	20,582	-
H	Sewer & SWM Outfall/ Permanent	41,504	46,695	5,191	276	-	-	45,310	-
I	SWM Outfall/ Permanent	5,473	23,108	17,635	19	-	-	21,775	-
J	SWM Outfall/ Permanent	N/A	4,203	4,203	29	-	-	4,203	-
K	Pipe Removal/ Temporary	N/A	18,774	18,774	113	-	-	18,774	-
Total PMA Impact		**220,058**	**287,487**	**67,429**	-	-	-	-	-
Total linear feet of stream bed impact					**1,012**	-	-	-	-
Total wetland and wetland buffer impact						**0**	**0**	-	-
Total stream buffer impact								**272,785**	-
Total 100 year floodplain impact									**37,088**

LEGEND:

- EX. BOUNDARY LINE
- PROPOSED LOD
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. STEEP SLOPE (>15%)
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM T.O.B
- EX. STREAM CENTER
- EX. STREAM BUFFER
- EX. TIER 2 BUFFER
- EX. PRIMARY MGMT AREA
- EX. FLOODPLAIN
- EX. FOREST STAND
- PR. R.O.W.
- PR. LOT LINE
- PR. BLDG
- PR. SIDEWALK
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- PR. PRIMARY MANAGEMENT AREA IMPACT
- PR. PRIMARY MANAGEMENT AREA IMPACT

GRAPHIC SCALE

300' 0 150' 300' 600' 1200'

1 INCH = 300 FT

REVISION	DATE	REVISION	DATE

APPLICANT / DEVELOPER:
Hyde Field Acquisition LLC
5265 Westview Drive, St. 210
Frederick, MD 21703
Contact: Patrick Donahue
Phone: (240) 658-6391
Email: pdonahue@nvrinc.com

HYDE LANDING
5th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY_____ DATE_____

PMA IMPACT EXHIBIT

SCALE: 1" = 300'
JOB No. 0817BC5
DATE: December 2025
SHEET No. 1 OF 7

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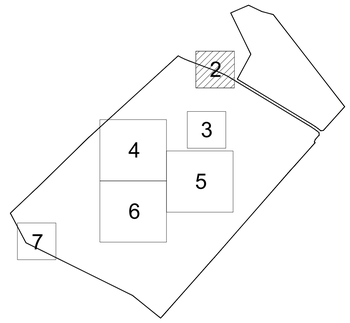
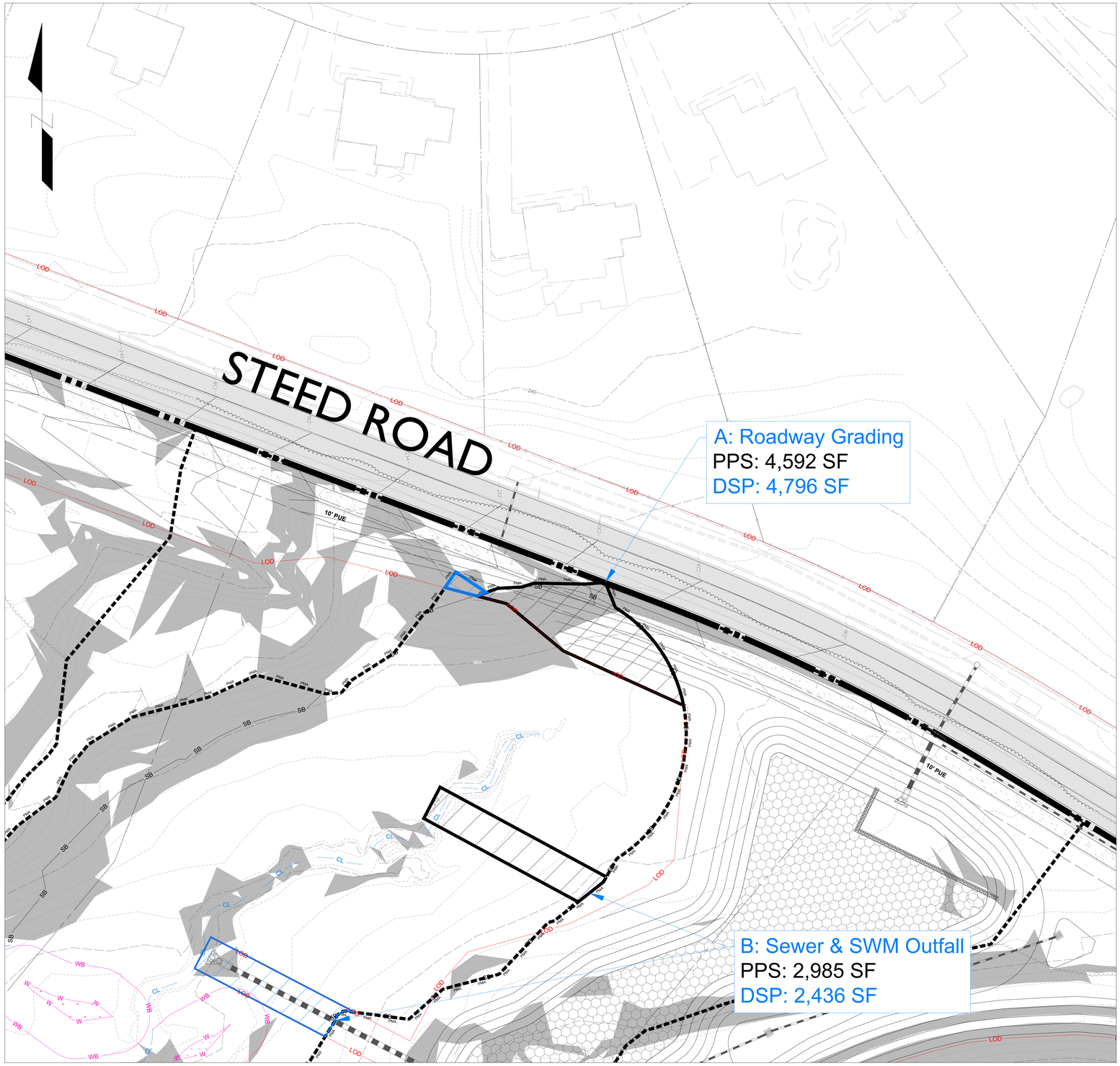
DSP-2025-017_Plan Set - Part B

KEY MAP



1" = 1200'



Impact ID	Impact Type and Duration	PMA Impacts Approved with PPS-2023-016 (Square Feet)	PMA Impacts Requested in this Application (Square Feet)	Change from PPS to DSP (Square Feet)	Proposed Streambed Impacts (Linear Feet)	Proposed Wetland Impacts (Square Feet)	Proposed Wetland Buffer Impacts (Square Feet)	Proposed Stream Buffer Impacts (Square Feet)	Proposed 100 Year Floodplain Impacts (Square Feet)
A	Roadway Grading/ Permanent	4,592	4,796	204	-	-	-	4,293	-
B	Sewer & SWM Outfall/ Permanent	2,985	2,436	-549	10	-	-	2,436	129

LEGEND:

- EX. BOUNDARY LINE
- LOD — PROPOSED LOD
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. STEEP SLOPE (>15%)
- EX. TREELINE
- W — EX. WETLAND
- WB — EX. WETLAND BUFFER
- EX. STREAM T.O.B
- CL — EX. STREAM CENTER
- SB — EX. STREAM BUFFER
- T2B — EX. TIER 2 BUFFER
- PMA — EX. PRIMARY MGMT AREA
- FP — EX. FLOODPLAIN
- EX. FOREST STAND
- PR. R.O.W.
- PR. LOT LINE
- PR. BLDG
- PR. SIDEWALK
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- PR. PRIMARY MANAGEMENT AREA IMPACT
- APPROVED PRIMARY MANAGEMENT AREA IMPACT

GRAPHIC SCALE

30' 0 15' 30' 60' 120'

1 INCH = 30 FT

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REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE_____

PMA IMPACT EXHIBIT

SCALE: 1" = 30'
JOB No. 0817BC5
DATE: December 2025
SHEET No. 2 OF 7

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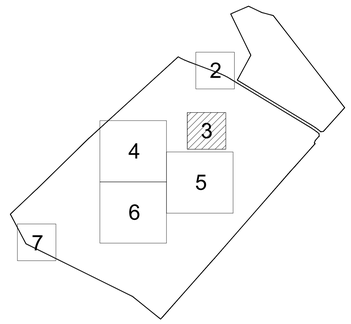
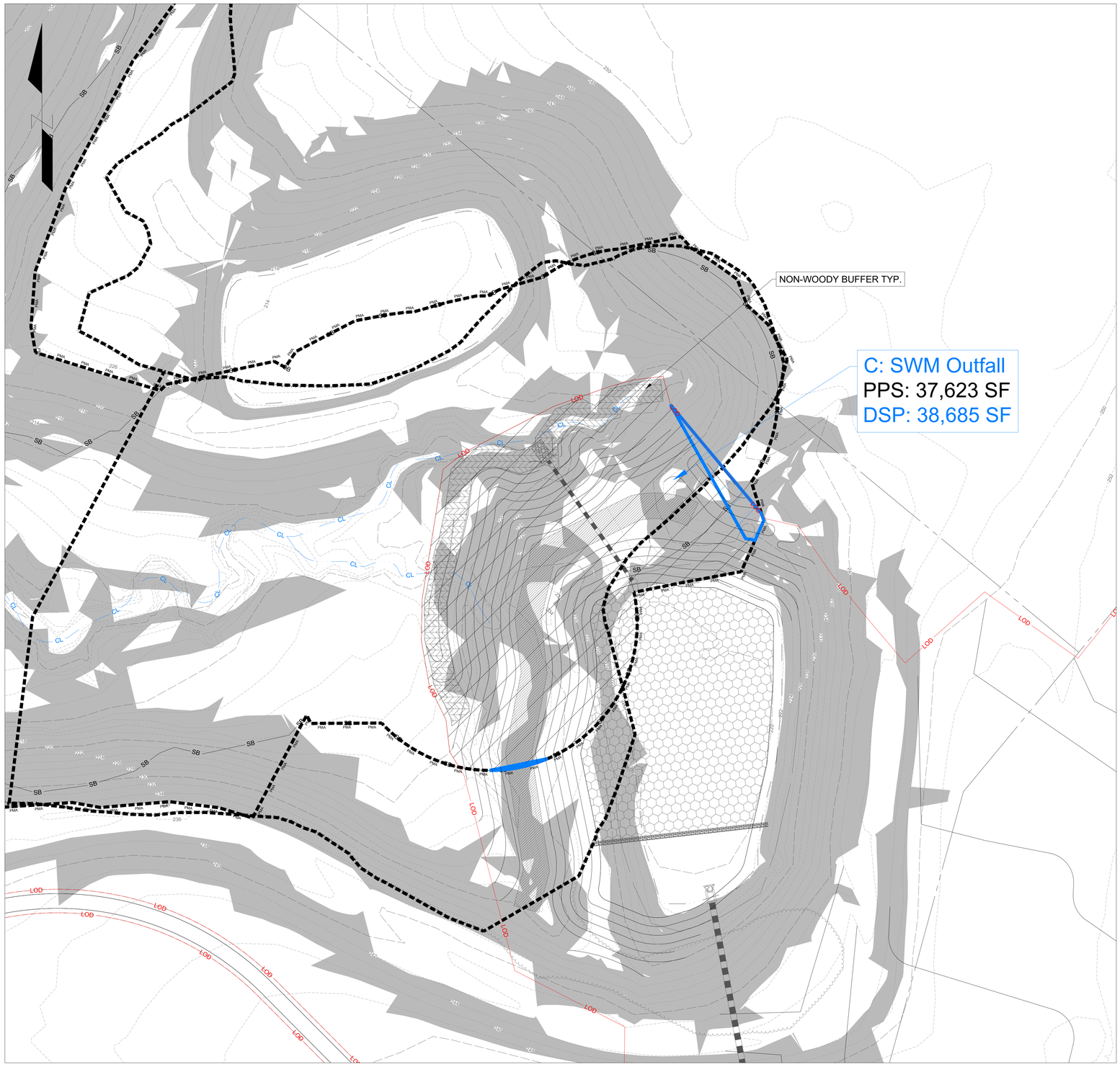
DSP-2025-017_Plan Set 1 Part B

KEY MAP



1" = 1200'



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C	SWM Outfall/ Permanent	37,623	38,685	1,062	182	-	-	36,177	-

LEGEND:

- EX. BOUNDARY LINE
- PROPOSED LOD
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. STEEP SLOPE (>15%)
- EX. TREELINE
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- EX. WETLAND BUFFER
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- EX. STREAM CENTER
- EX. STREAM BUFFER
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- PR. FACE OF CURB
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- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- PR. PRIMARY MANAGEMENT AREA IMPACT
- APPROVED PRIMARY MANAGEMENT AREA IMPACT

GRAPHIC SCALE

30' 0 15' 30' 60' 120'

1 INCH = 30 FT

REVISION	DATE

REVISION	DATE

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REVIEWED		

RODGERS CONTACT: Charlie Howe

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BY_____ DATE _____

PMA IMPACT EXHIBIT

SCALE: 1" = 30'
JOB No. 0817BC5
DATE: December 2025
SHEET No. 3 OF 7

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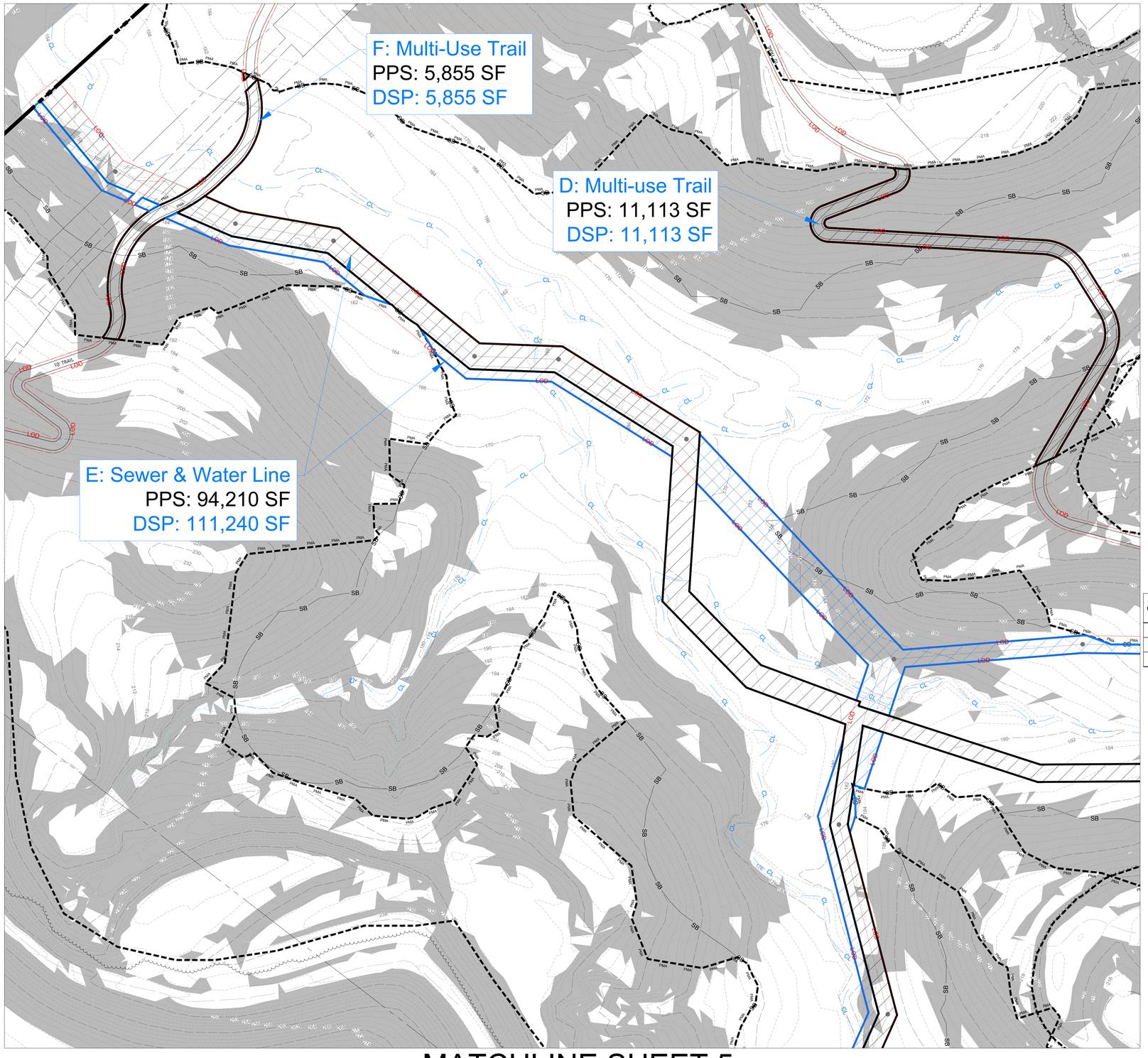
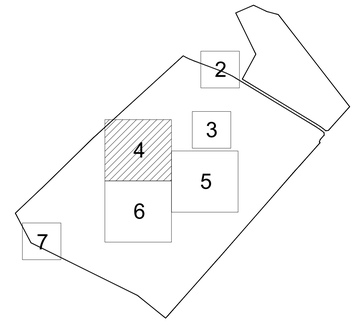
DSP-2025-0017_Plan Set 2 Part B



MATCHLINE SHEET 5

KEY MAP



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D	Multi-Use Trail/ Permanent	11,113	11,113	0	19	-	-	4,913	377
E	Sewer & Water Line/ Permanent	94,210	111,240	17,030	298	-	-	110,056	34,123
F	Multi-Use Trail/ Permanent	5,855	5,855	0	17	-	-	4,266	2,459

LEGEND:

- EX. BOUNDARY LINE
- PROPOSED LOD
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. STEEP SLOPE (>15%)
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM T.O.B
- EX. STREAM CENTER
- EX. STREAM BUFFER
- EX. TIER 2 BUFFER
- EX. PRIMARY MGMT AREA
- EX. FLOODPLAIN
- EX. FOREST STAND
- PR. R.O.W.
- PR. LOT LINE
- PR. BLDG
- PR. SIDEWALK
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- PR. PRIMARY MANAGEMENT AREA IMPACT
- APPROVED PRIMARY MANAGEMENT AREA IMPACT

GRAPHIC SCALE

50' 0 20' 50' 100' 100'

1 INCH = 50 FT

REVISION	DATE	REVISION	DATE

APPLICANT / DEVELOPER:

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5265 Westview Drive, St. 210
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BY_____ DATE _____

PMA IMPACT EXHIBIT

SCALE: 1" = 50'
JOB No. 0817BC5
DATE: December 2025
SHEET No. 4 OF 7

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DSP-2025-0017_Plan Set - Part B

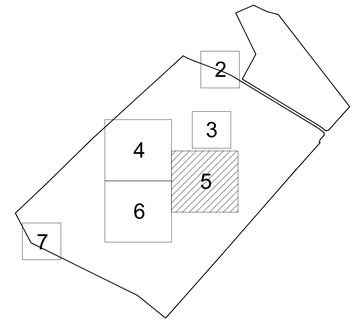
MATCHLINE SHEET 4

MATCHLINE SHEET 6

E: Sewer & Water Line
PPS: 94,210 SF
DSP: 111,240 SF

J: SWM Outfall
PPS: N/A
DSP: 4,203 SF

KEY MAP



1" = 1200'

Impact ID	Impact Type and Duration	PMA Impacts Approved with PPS-2023-016 (Square Feet)	PMA Impacts Requested in this Application (Square Feet)	Change from PPS to DSP (Square Feet)	Proposed Streambed Impacts (Linear Feet)	Proposed Wetland Impacts (Square Feet)	Proposed Wetland Buffer Impacts (Square Feet)	Proposed Stream Buffer Impacts (Square Feet)	Proposed 100 Year Floodplain Impacts (Square Feet)
E	Sewer & Water Line/ Permanent	94,210	111,240	17,030	298	-	-	110,056	34,123
J	SWM Outfall/ Permanent	0	4,203	4,203	29	-	-	4,205	-

LEGEND:

- EX. BOUNDARY LINE
- PROPOSED LOD
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. STEEP SLOPE (>15%)
- EX. TREELINE
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM T.O.B
- EX. STREAM CENTER
- EX. STREAM BUFFER
- EX. TIER 2 BUFFER
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- EX. FLOODPLAIN
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- PR. R.O.W.
- PR. LOT LINE
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- PR. SIDEWALK
- PR. FACE OF CURB
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- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- PR. PRIMARY MANAGEMENT AREA IMPACT
- APPROVED PRIMARY MANAGEMENT AREA IMPACT

GRAPHIC SCALE

50' 0 25' 50' 100' 100'

1 INCH = 50 FT

REVISION	DATE

REVISION	DATE

APPLICANT / DEVELOPER:

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5265 Westview Drive, St. 210
Frederick, MD 21703
Contact: Patrick Donahue
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HYDE LANDING

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BASE DATA		
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REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY _____ DATE _____

PMA IMPACT EXHIBIT

SCALE: 1" = 50'
JOB No. 0817BC5
DATE: December 2025
SHEET No. 5 OF 7

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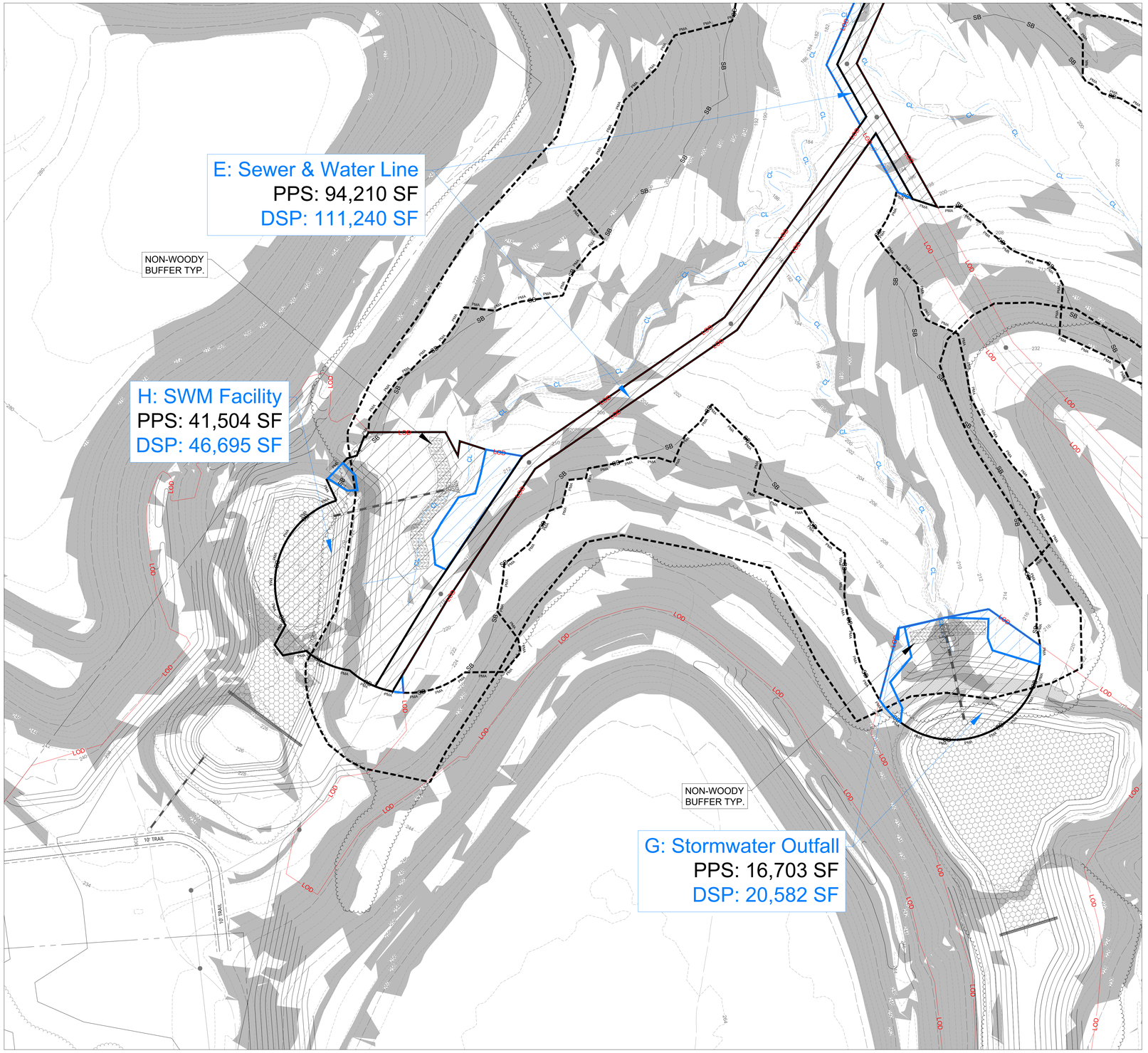
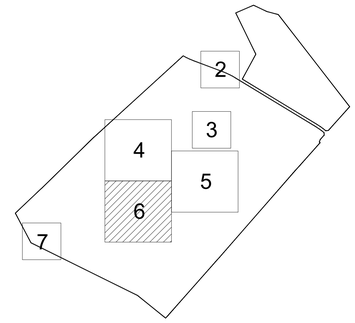
DSP-2025-0017_Plan Set - Part B

MATCHLINE SHEET 4



MATCHLINE SHEET 5

KEY MAP



1" = 1200'

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E	Sewer & Water Line/ Permanent	94,210	111,240	17,030	298	-	-	110,056	34,123
G	Sewer & SWM Outfall/ Permanent	16,703	20,582	3,879	49	-	-	20,582	-
H	Sewer & SWM Outfall/ Permanent	41,504	46,695	5,191	276	-	-	45,310	-

LEGEND:

- EX. BOUNDARY LINE
- PROPOSED LOD
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
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- EX. WETLAND BUFFER
- EX. STREAM T.O.B
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- EX. FLOODPLAIN
- EX. FOREST STAND
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- APPROVED PRIMARY MANAGEMENT AREA IMPACT

GRAPHIC SCALE

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1 INCH = 50 FT

REVISION	DATE	REVISION	DATE

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DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE _____

PMA IMPACT EXHIBIT

SCALE: 1" = 50'
JOB No. 0817BC5
DATE: December 2025
SHEET No. 6 OF 7

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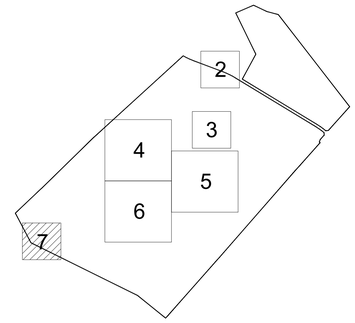
DSP-2025-0017_Plan Set - Part B

KEY MAP



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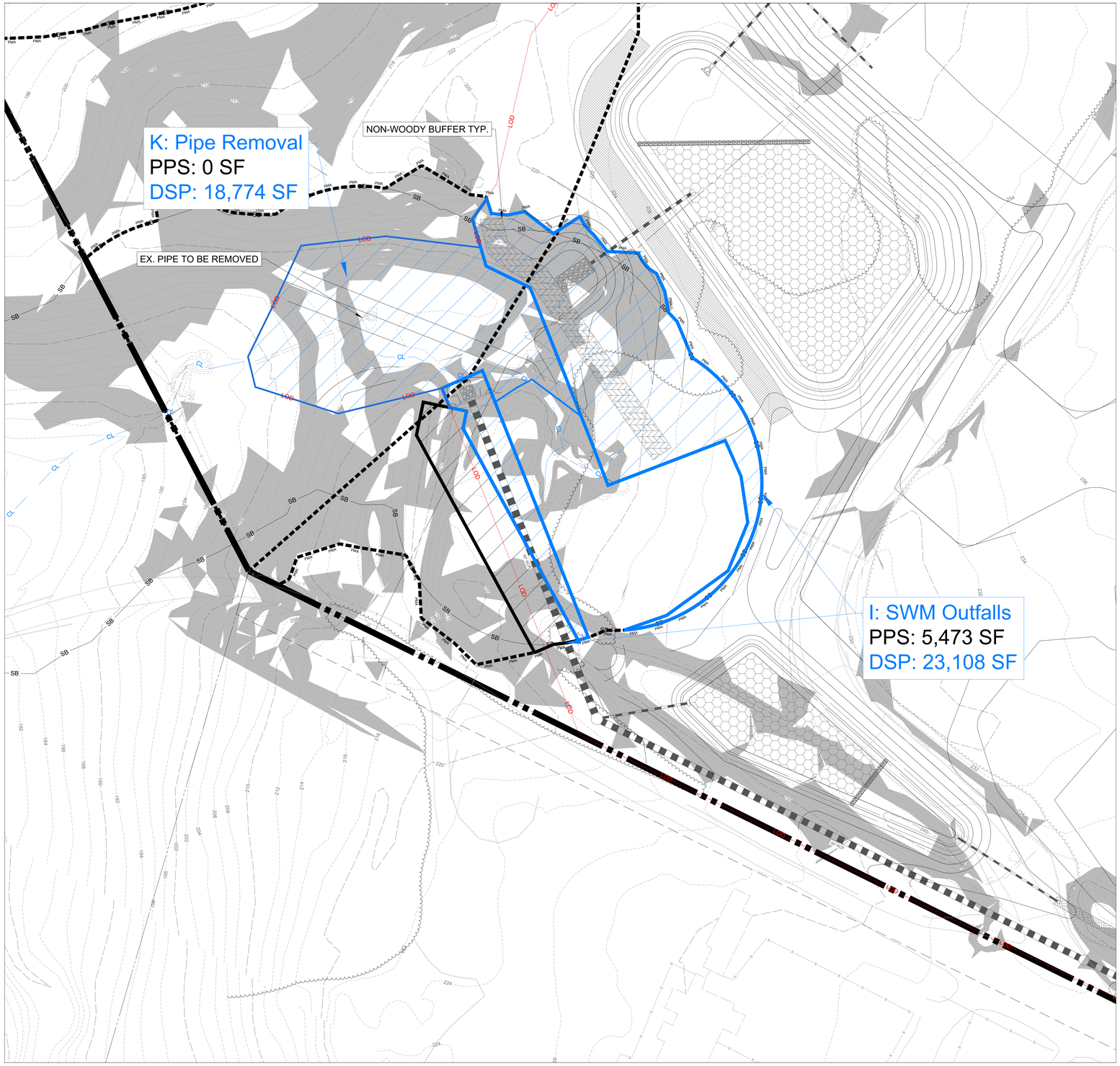

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I	Sewer & SWM Outfall/ Permanent	5,473	23,108	17,635	19	-	-	21,775	-
K	Pipe Removal/ Temporary	N/A	18,774	18,774	113	-	-	18,774	-

LEGEND:

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- APPROVED PRIMARY MANAGEMENT AREA IMPACT

GRAPHIC SCALE

30' 0 15' 30' 60' 120'

1 INCH = 30 FT

REVISION	DATE	REVISION	DATE

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RODGERS CONTACT: Charlie Howe

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BY_____ DATE_____

PMA IMPACT EXHIBIT

SCALE: 1" = 30'
JOB No. 0817BC5
DATE: December 2025
SHEET No. 7 OF 7

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DSP-23017_Part Set Part 8

Additional Back-up

For

DSP-2025-0017
Hyde Landing

Infrastructure Impact Summary: ZMA-2022-005 - Hyde Landing

Overview

ZMA-2022-005 proposes rezoning 126.16 acres on Steed Road to allow 300 new residential units-a dramatic increase from what the current zoning permits. While the developer seeks higher density, the application does not include new, site-specific infrastructure commitments. Instead, the proposal attempts to piggyback on roadway concessions negotiated for the separate Hyde Field development ZMA-2022-005, without addressing the additional strain this new project would place on already overburdened systems.

Branch Hill community has only one entrance in and out and that the proposed density if re-zoned will impede my personal and my neighbors' ability ingress and egress from our community because the developer is not proposing any additional road improvements not already submitted in Hyde Landing ZMA-2022-005.

1. Transportation & Roadway Impacts

The Steed Road and Piscataway Road (MD-223) corridor is already operating at and failing levels of service. Adding 300+, more homes will significantly increase daily vehicle traffic, compounding congestion at:

- Steed Road
- Piscataway Road (MD-223)
- Thrift Road
- Temple Hills Road
- Allentown Road
- Woodyard Road intersections
- Brandywine Road intersections

The developer offers no new roadway improvements of its own. Instead, it relies on improvements negotiated for the Hyde Field redevelopment-improvements ZMA-2022-005 that were design for Hyde Field's traffic, not an additional 300+ units. This approach leaves the community with double the impact and no additional mitigation.

2. Public Safety & Emergency Response

Fire, EMS, and police response times in the area already face major delays due to:

- Shortage on Public Safety Employees
- Congested corridors
- Limited access points

- Distance to nearest stations

Adding hundreds of new homes without expanding public safety capacity risks longer response time and reduced service reliability. The proposal does not include commitments to support new staffing, equipment, or facilities.

3. Schools & Public Facilities

Local schools are experiencing enrollment pressure, and the County's Adequate Public Facilities (APF) review will occur only after rezoning. Approving density first-without confirming school capacity-creates a backward process that places families and students at risk of overcrowded classrooms and inadequate resources.

4. Storm water, Watershed, and Environmental Strain

The site drains into the Piscataway Creek watershed, an area with known flooding and erosion vulnerabilities. Increased impervious surfaces from 300 units will:

- Increase storm water runoff
- Stress downstream drainage systems
- Threaten water quality
- Reduce woodland and habitat areas

No detailed storm water engineering has been provided at the ZMA stage, leaving major environmental questions unanswered.

5. District 9 Community Position

Our District 9 community stands united in opposing ZMA-2022-005 until infrastructure demands are fully addressed. We support responsible development-not development that outpaces roads, schools, public safety, and environmental protections. A rezoning that doubles allowable density must come with new, project-specific infrastructure commitments, not recycled concessions from another development. Without these guarantees, approval would place an unsustainable burden on residents, public services, and the environment