

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

DATE:	July 10, 2023		
TO:	Suzann M. King, Acting Planning Director		
VIA:	Jill Kosack, Chair, Alternative Compliance Committee		
FROM:	Christian Meoli, Alternative Compliance Committee Member		
PROJECT NAME:	Stewart Property		
PROJECT NUMBER:	Alternative Compliance AC-23008		
COMPANION CASE:	Special Exception SE-22002		
ALTERNATIVE COM	PLIANCE		
Recommendation:	<u>X</u> Approval Denial		
Justification: SEE A	TTACHED		
	Christian Meoli		
	Christian Meorli		
	Reviewer's Signature		

PLANNI	ING DIRECTOR'S REVIEW	
_	Final Decision Approval Denial	
<u>X</u>	Recommendation <u>X</u> Approval Denial	
	To Planning Board	
	<u>X</u> To Zoning Hearing Examiner Budage	
	Planning Director's Signature	Date 7-10-23

APPEAL OF PLANNING DIRECTOR'S DECISION
Appeal Filed:
Planning Board Hearing Date:
Planning Board Decision: Approval Denial
Resolution Number:

Alternative Compliance: AC-23008 Name of Project: Stewart Property Companion Case: Special Exception SE-22002 Date: July 10, 2023

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

### Location

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

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

### Background

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

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

### Section 4.6, Buffering Development from Streets

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

Linear feet of property line adjacent to the	389 feet
street	
Minimum width of buffer	35 feet
Shade Trees (4 per 100 linear feet)	16
Evergreen Trees (12 per 100 linear feet)	47
Shrubs (20 per 100 linear feet)	78

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

Linear feet of property line adjacent to the	389 feet
street	
Minimum width of buffer	35 feet (for 325 linear feet)
	22 feet (for 33 linear feet)
	20 feet (for 31 linear feet)
Shade Trees	19

Evergreen Trees	48
Shrubs	88

### Justification of Recommendation

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

The 35-foot-wide buffer is provided for 325 of the 389 linear feet of frontage on Springfield Road, or approximately 83 percent. At two points, the rear yards of Lot 1 and Lot 46 encroach into the buffer, reducing the width to 22 feet and 20 feet, respectively. The buffer plantings have been consolidated around these two points to ensure there is an attractive view of development from the street. In addition, the applicant has proposed a 6-foot privacy fence around the rear yards of Lots 1 and 46. The buffer planting requirements have been met for the entirety of the buffer.

Since the buffer width is only impacted at two locations, which make up a small portion of the overall street frontage (64 out of 389 linear feet; approximately 17 percent), and the full plant units are provided in addition to a fence, the Alternative Compliance Committee finds the applicant's proposal equally effective as normal compliance with Section 4.6, Requirements for Buffering Residential Development from Streets.

### Section 4.10, Street Trees Along Private Streets

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

Number of Street Trees	51(total)

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

#### Justification of Recommendation

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

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

The Committee finds that portions of Private Roads "A" and "B" that do not have adequate street trees could allow additional trees, and a condition is included herein requiring six trees to be added. The Committee also recommends that the proposed Section 4.10 street trees and Section 4.1 trees, adjacent to the private streets, be planted at a larger caliper to meet the objectives of Section 4.10 more quickly.

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

### Recommendation

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

- 1. Prior to certification of SE-22002, the applicant shall revise the landscape plan as follows:
  - a. Provide six additional shade trees along the eastern section of Private Road "A" and the middle section of Private Road "B" outside of the roadway and public utility easement, but as close to the street as possible. Additional planting locations may be found by decreasing the size of the public utility easement (if possible) or moving the houses back.
  - b. Increase the minimum size of Section 4.10 and Section 4.1 trees (close to the street) from 2.5–3 inch caliper to 3–3.5 inch caliper.
  - c. Update the Section 4.6 schedule, as only 29 street trees appear to be proposed, not 30.
  - d. Update the schedules and planting list, so that the number of planting units are consistent.



## STEWART PROPERTY

Special Exception

Alternative Compliance, AC-23008

**Staff Recommendation**: Approval with Conditions





Council District: 04 Planning Area: 71A





## SITE VICINITY MAP





## ZONING MAP (CURRENT & PRIOR)

Property Zone: RR (Prior R-R)

### CURRENT ZONING MAP



### PRIOR ZONING MAP









# SITE MAP





### MASTER PLAN RIGHT-OF-WAY MAP





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





# EXISTING CONDITIONS PLAN





# SPECIAL EXCEPTION SITE PLAN





## SITE DETAILS





## SITE DETAILS CONTINUED



10/05/2023



## LANDSCAPE PLAN





## ALTERNATIVE COMPLIANCE

Section 4.6, Buffering Development from Streets

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

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

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

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

Number of Street Trees 57 (total)

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

Number of Street Trees	41 (total)
Number of Street frees	41 (total)

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

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



## **TYPE 2 TREE CONSERVATION PLAN**





## **REPRESENTATIVE FRONT ELEVATIONS**





### **REPRESENTATIVE SIDE ELEVATIONS**











## SPECIAL EXCEPTION – VISIBILITY EXHIBIT





# STAFF RECOMMENDATION

APPROVAL to Transmit the following recommendation to the ZHE:

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

### **Minor Issues:**

Technical Corrections

### **Applicant Required Mailings**:

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

### THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



14741 Governor Oden Bowie Drive Upper Marlboro, Maryland 20772 www.pgplanning.org

October 9, 2023

Maurene Epps-McNeil Zoning Hearing Examiner County Administration Building Upper Marlboro, MD 20772

### **RE: SE-22002 - Stewart Property**

Dear Ms. Epps-McNeil:

On October 5, 2023, 2023, after review of the technical staff report, the Prince George's County Planning Board approved the transmittal of the recommendation. Therefore, the application is hereby transmitted directly to the District Council/Zoning Hearing Examiner, and the technical staff's recommendation constitutes the Planning Board's recommendation.

Very truly yours,

James R. Hunt/mas

James R. Hunt, Chief Development Review

Enclosure

cc: Persons of Record

AGENDA ITEM: 4E AGENDA DATE: 10/5/2023

### THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



14741 Governor Oden Bowie Drive Upper Marlboro, Maryland 20772 www.pgplanning.org

October 4, 2023

#### **MEMORANDUM**

TO:The Prince George's County Planning BoardVIA:James Hunt, Chief, Development Review Division

Jeremy Hurlbutt, Supervisor, Zoning Section, Development Review Division JDH

Thomas Burke, Supervisor, Environmental Planning Section,  $\mathcal{TB}$ Countywide Planning Division

Crystal Hancock, Acting Supervisor, Transportation Planning Section, Countywide Planning Division

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

SUBJECT:Planning Board Agenda October 5, 2023 – Staff Revisions to Technical ReportItem 4E – Special Exception, SE-22002 & Alternative Compliance, AC-23008Stewart Property

This supplemental memorandum provides staff's revised findings (added text <u>underlined</u>, deleted text [strikethrough]), and the following adjustments are recommended to the technical staff report dated September 20, 2023.

#### **Proposed revisions to Finding 6:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The development will provide safe vehicular and pedestrian circulation for current and future residents. The special exception site plan shows a proposed sidewalk along the site's frontage on Springfield Road along with internal site sidewalks. A natural trail will be provided connecting Private Road B and the on-site pedestrian network to the Springfield Road sidewalk. Conditions have been included herein, requiring the applicant to provide a bicycle lane [on the special exception plan] along the site's <u>entire</u> frontage on Springfield Road, <u>in accordance with the MPOT and the master plan</u>, <u>unless modified by the operating agency</u>, with written correspondence, and dimension all sidewalks and trails. <u>All sidewalks shall be at least 5 feet wide</u>, <u>unless modified by the operating agency</u>, with written correspondence. Once revised, according to the conditions proposed herein, this site will be consistent with MPOT policies. [The master plan indicates that the minimum dimensions for all sidewalks should be six feet wide and this standard hasbeen included within the condition.]

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

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

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

- (a) A planned retirement community may be permitted, subject to the following criteria:
  - (1) Findings for approval.

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

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

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

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

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

The proposed planned retirement community site layout with 57 age-restricted single-family attached dwelling units has been designed to minimize the number of rear-facing single-family attached units along Springfield Road. The proposal also ensures that adequate landscape buffering is provided on-site to reduce the visual impact of the development, with the exception of the alternative compliance, which is discussed in Finding 9. Representative architecture has been provided. The applicant has submitted a Visibility Impact Exhibit, which demonstrates end units that will have high[, moderate,] or low visibility. The exhibit includes four conditions which are acceptable to staff and are included herein. [However, an additional condition has beenprovided herein requiring that all end units be considered moderately visible. This condition will provide architecturalconsistency, as all end units will have full brick or othermasonry material at least up to the water table.] Staff find that the age-restricted single-family attached dwelling use

integrates into the fabric of the existing low- to moderate-density residential community. The proposed development and planned retirement community use, as conditioned, will not adversely affect the character of the surrounding residential community.

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

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

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

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

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

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

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

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

Staff find that the provided community gathering area only partially meets the intent of the Zoning Ordinance. The community gathering area consists of a pavilion, benches, bicycle racks, a community garden, and tables in the southeastern portion of the property. Staff finds the provided elements of the community gathering area primarily enable passive recreation, but not active recreation. Therefore, staff has provided a condition that the applicant provide additional active recreation activities within, or adjacent to, the community gathering area.

#### **Proposed revisions to Finding 7:**

7. **Parking Regulations:** In accordance with the parking and loading regulations contained in Section 27-568, for a townhouse or other single-family attached dwelling use, 2.04 spaces are required per dwelling unit. The applicant has proposed 57 dwelling units, which requires a minimum of 117 parking spaces for the development. The special exception site plan shows a total of 228 parking spaces will be provided. [Conditions have been included-herein, requiring the applicant to provide electric vehicle charging stations, and visitor-parking as additional on-site amenities for residents and guests, prior to the certification of the special exception plan. The applicant has also not demonstrated that large vehicles cansufficiently navigate the site. Therefore, a condition has been provided requiring the-

applicant to provide truck-turning circulation plans prior to the acceptance of the preliminary plan of subdivision.]

### Proposed revisions to Finding 11:

**11. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO):** The site is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property contains more than 10,000 square feet of woodland and proposes clearing of more than 5,000 square feet. A TCP2 was submitted with this application (TCP2-017-2023), which shows a total of 4.77 acres of woodland in the net tract and 1.58 acres of wooded floodplain. The development proposes the clearing of 3.63 acres of woodland in the net tract and clearing 0.04 acre of wooded floodplain. The threshold, as established by the zone, is 20 percent, or 2.09 acres. Based on the proposed clearing, a total woodland conservation requirement of 3.74 acres is required. The applicant proposes to meet this requirement with 1.01 acres of on-site preservation, 0.19 acre of on-site reforestation, 0.21 acre of landscape credits, and 1.94 acres of off-site credits.

### **Conclusion on the Variance Request**

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

### **Proposed revisions to Finding 13:**

- **13. Referral Comments:** The following referrals were received and are incorporated herein by reference. All the comments are addressed on the site plan, or as part of this technical staff report:
  - b. Transportation Planning Section—In a revised memorandum dated September 5, 2023 (Ryan to Shelly), the Transportation Planning Section determined the subject plan is acceptable subject to [a] conditions requiring the applicant to provide a bicycle lane along the property's entire frontage, [anddimension all sidewalks and trails on the special exception and future applications.] in accordance with the MPOT and the master plan, unless modified by the operating agency, with written correspondence, and dimension all sidewalks and trails. <u>All</u> sidewalks shall be at least 5 feet wide, unless modified by the operating agency with written correspondence.
  - h. **Prince George's County Fire/EMS Department**—In an email dated May 14, 2023 (Reilly to Shelly), the Fire/EMS Department noted two compliance comments. [, oneof which has been included as a condition herein. This condition requires theapplicant to provide an exhibit demonstrating that each housing stick is within 500 feet of a fire hydrant, as hose is laid by the fire department, around corners,

obstacles, etc.] <u>A second email, dated October 3, 2023, indicated that the Fire/EMS</u> agreed with a revised condition, which states that the applicant is required to comply with all related fire hydrant regulations, in accordance with the National Fire Protection Association (NFPA) 1, Chapter 18 standards.

### Proposed revisions to Finding 14:

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

Staff received an additional email from the community on October 3, 2023, which was published with the additional backup. The email primarily expresses concern regarding the adequacy of existing infrastructure, specifically regarding traffic and water and sewer access, via the Washington Suburban Sanitary Commission (WSSC). Staff note that, in Finding 6 of this technical staff report, traffic adequacy will be evaluated, at the time of preliminary plan of subdivision (PPS). As stated in Finding 13, staff did not receive comments from WSSC during the application review period. WSSC received the request for a referral on May 8, 2023, when the subject application was accepted, and provided no comments during the Subdivision and Development Review Committee (SDRC) meeting on May 26, 2023. Lastly, the email asked staff to explain how they meet the public involvement process. The applicant provided the required informational and acceptance mailing letters, in accordance with the prior Zoning Ordinance. These mailings were provided on December 7, 2022, and April 28, 2023, respectively.

#### **Proposed revisions to RECOMMENDATION:**

#### RECOMMENDATION

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

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

- 1. Prior to certification of the special exception site plan, the following revisions shall be made, or information shall be provided:
  - a. Provide a bicycle lane along the subject property's entire frontage of Springfield Road, [on the special exception plan] in accordance with the 2009 Master Plan of <u>Transportation and the 2022 Bowie-Mitchellville and Vicinity Master Plan and</u> <u>Sectional Map Amendment</u>, unless modified by the operating agency with written correspondence.

- b. Provide dimensions for all sidewalks and trails on-site on the special exception plan. All sidewalks shall be at least [6] <u>5</u> feet wide [in accordance with the 2022 Approved Bowie-Mitchellville and Vicinity Master Plan], unless modified by the operating agency with written correspondence.
- c. Provide the following notes on the special exception plan and revise the representative architectural plans to demonstrate the following:
  - (1) "All dwelling units shall have front façades finished with a minimum of 60 percent brick or other masonry. The first floor of all front façades shall be finished with full brick or other masonry."
  - (2) "All single-family attached end walls shall feature, at a minimum, four points of architectural fenestration on the first floor, three points of architectural fenestration on the second floor, roof line detail, and shutters on all windows to provide a balanced and harmonious composition."
  - (3) "All highly visible single-family attached end walls, as shown on the Applicant's provided 'Visibility Exhibit,' shall be finished with full brick or other masonry on the first floor."
  - (4) "All moderately visible single-family attached end walls, as shown on the Applicant's 'Visibility Exhibit,' shall be finished with, at a minimum, full brick or other masonry up to the water table."
- [d. Revise the Visibility Impact Exhibit and the special exception plan to show all endunits that are not considered highly visible, as moderately visible or MVL.]
- [e] d. [Provide an exhibit demonstrating that each housing stick is within 500 feet of a firehydrant, as hose is laid by the fire department, around corners, obstacles, etc.]
  Comply with all related fire hydrant regulations, in accordance with the National Fire Protection Association (NFPA) 1, Chapter 18 standards.
- [f] <u>e</u>. Obtain approval of a preliminary plan of subdivision and reflect the approved lotting pattern of the preliminary plan on the approved special exception plan.
- [g] <u>f</u>. Revise the development standards table on the special exception plan to include the following:
  - (1) Provide accessory building development standards or note that the underlying zoning standards will apply on the special exception plan.
- [h] g. Revise the project title on the provided draft covenants to be consistent with the special exception site plan.
- [i. Provide electric vehicle charging stations and visitor parking as part of the on-siteparking calculation on the special exception plan.]
- [j] <u>h</u>. Provide site details for the proposed dog waste stations and demonstrate the locations of these dog waste stations on the special exception plan.

- [k] <u>i</u>. Demonstrate conformance to [Section 27-295(a)(4)] Section 27-395(a)(4)(A) by:
  - [(1) Providing on-site directional signage to the outdoor community gathering area.]
  - [<del>(2)</del> Providing an indoor space or additional amenities, to allow year-round or three seasons of community meetings and events, in the community-gathering area]
  - [<del>(3)</del>] <u>(1)</u> Providing <u>three exercise stations along the walking path.</u> [<del>additional onsite active recreational activities.]</del>
  - (2) Providing additional on-site active recreational activities within, or adjacent to, the community gathering area.
- [1] j. The landscape plan shall be revised, as follows:
  - (1) Increase the minimum size of Section 4.1 and Section 4.10 trees (close to the street) from 2.5–3-inch caliper to 3–3.5-inch caliper.
  - (2) Correct Schedule 4.6-1(F), which identifies the linear feet of frontage as 179.7 feet, which is inconsistent with the landscape plans that identify this segment as 140.8 feet.
  - (3) Confirm that each proposed street tree meets the requirements for soil surface, pursuant to Section 4.10(c)(10), or provide details of the alternative construction techniques that will be implemented, to ensure survivability.
  - (4) Provide a shade tree, instead of an ornamental tree, between Lots 32 and 33, Block B, and in the side yard of Lot 29, Block B.
  - (5) Provide a shade tree (outside of the public utility easement) between Lots 54 and 55, Block C.
  - (6) Provide an ornamental tree (outside of the public utility easement) between Lots 46 and 47, Block C.
  - (7) On Sheet 1, correct the table to identify that Lot 43, Block B, needs alternative compliance, not Lot 42.
  - (8) Provide labels for the private roads.
  - (9) Reduce the plant unit requirement in Schedule 4.7-1 (B) by 50 percent since a 6-foot-high fence is included in the bufferyard.
  - (10) Revise the number of plantings in all landscape schedules to correspond with the plant schedule provided on Sheet 2 of the landscape plan.
  - (11) Round all plant requirements for all landscape schedule to whole numbers.

- (12) Indicate the landscape schedules where alternative compliance is being requested.
- (13) Provide the following General Notes on Sheet 1 of the landscape plan:
  - (a) Landscaping in front of the residential gateway signs will change seasonally.
  - (b) Plantings in the raised garden beds will be installed by residents.
- (14) Revise the tree canopy coverage on-site woodland conservation acres provided, and non-woodland conservation acres provided, in conformance with the provided Type 2 tree conservation plan.
- (15) Provide a column stating if the proposed planting is native or non-native, on the plant schedule, on Sheet 2 of the landscape plan.
- (16) Label the lighting fixtures and fence on Sheet 2 of the landscape plan. Revise the lighting fixtures to be full cut-off.
- (17) Provide site details for [the] <u>representative</u> on-site furniture that will be utilized within the community pavilion, on Sheet 3.
- (18) In addition to the landscape plan, provide a photometric plan demonstrating the lighting will consist of full cut-off fixtures that reduce spill-over into the surrounding community.
- [m] k. The Type 2 tree conservation plan (TCP2) shall be revised, as follows:
  - (1) Label the proposed development features on the plan (raised garden beds, sitting plaza, etc.).
  - (2) Provide the following note under the specimen tree table, "This plan is in accordance with the following variance from the strict requirements of Subtitle 25 approved by the Prince George's County District Council with SE-22002 for the removal of Specimen Trees ST-1, ST-3, ST-9, and ST-10."
  - (3) [Provide a management plan for root protection and monitoring the healthof the specimen trees to remain with impacted critical root zones.] Add a footnote to the specimen tree table for ST-8, providing the methodologies proposed to protect the critical root zone at pre-construction, during construction, and post construction.
  - (4) Provide the symbols in the legend for the sewer and associated easement(s), and all other features on the TCP2.

- (5) Provide a planting schedule for each of the reforestation areas and area for landscape credits. The schedules shall include the quantity of plant material, common name, scientific name, size of plant material, and the spacing of plants.
- (6) Add the Site Statistics Table and General Information Table from the approved Natural Resources Inventory (NRI).
- (7) Correct errors in the TCP2 worksheet to accurately reflect the woodland conservation requirement, and how the requirement is being met.
- (8) Prior to certification of the Type 2 tree conservation plan (TCP2) for this site, documents for the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section, for review by the Office of Law and submission to the Prince George's County Land Records office for recordation. The following note shall be added to the standard TCP2 notes on the plan, as follows:

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

- 2. Prior to the acceptance of the preliminary plan of subdivision, the applicant shall:
  - a. Provide a pedestrian and bikeway facilities plan and demonstrate the following:
    - (1) Provide a bicycle lane along the subject property's entire frontage of Springfield Road, in accordance with the 2009 Master Plan of Transportation and the 2022 Bowie-Mitchellville and Vicinity Master Plan and Sectional Map Amendment, unless modified by the operating agency, with written correspondence.
    - (2) Provide dimensions for all sidewalks and trails on-site. All sidewalks shall be at least [6] <u>5</u> feet wide [in accordance with the 2022 Approved Bowie-Mitchellville and Vicinity Master Plan], unless modified by the operating agency, with written correspondence.
  - b. Provide a geotechnical report that includes a slope stability analysis for both unmitigated and mitigated conditions.
  - c. Identify archaeological resources in the project area by conducting Phase I archaeological investigations
  - [d. Provide a truck turning circulation plan.]
- 3. Prior to the approval of the final plat, the applicant shall:
  - a. Provide a plan for evaluating the resource at the Phase II level, or avoiding and preserving the resource in place, if it is determined upon receipt of the Phase I report by the Prince George's County Planning Department that potentially significant archeological resources exist on the subject property.
  - b. In accordance with Section 27-395(a)(5)(A) of the Prince George's County Zoning Ordinance, the applicant shall provide age-restricted covenants, in conformance with the Federal Fair Housing Act, and the covenants shall be approved by the Prince George's County District Council and filed in the land records of Prince George's County prior to record plat. The liber and folio of the covenants shall be reflected on the final plat prior to recordation.
- 4. Prior to issuance of the first permit, revise the stormwater management technical plan to match the layout of the special exception site plan and the Type 2 tree conservation plan.
- 5. Prior to issuance of any permit which impacts wetlands, wetland buffers, and streams, or waters of the United States, the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions were complied with, and associated mitigation plans.
- 6. Prior to any ground disturbance or the approval of any grading permits, the applicant shall:
  - a. Provide a final report detailing the Phase II and/or Phase III investigations and ensure that all artifacts are curated in a proper manner if a Phase II and/or Phase III archeological evaluation or mitigation is necessary.



The Maryland-National Capital Park and Planning Commission Prince George's County Planning Department Development Review Division 301-952-3530 *Note: Staff reports can be accessed at <u>https://www.mncppc.org/883/Watch-Meetings</u>* 

### Special Exception Alternative Compliance Stewart Property

SE-22002 AC-23008

REQUEST		STAFF RECOMMENDATION		
<ul> <li>SE-22002: Special exception to permit a planned retirement community use with 57 age-restricted single-family attached dwelling units.</li> <li>Variance for the removal of four specimen trees.</li> <li>AC-23008: Alternative compliance from Section 4.6 and Section 4.10 of the Landscape Manual.</li> </ul>		<ul> <li>With the conditions recommended herein:</li> <li>Approval of Special Exception SE-22002</li> <li>Approval of Type 2 Tree Conservation Plan TCP2-017-2023</li> <li>Approval of a Variance to Section 25-122(b)(1)(G)</li> <li>Approval of Alternative Compliance AC-23008</li> </ul>		
<b>Location:</b> Approximately 390 feet southeast of the intersection of Lake Glen Drive and Springfield Road.		adding the second se		
Gross Acreage:	12.01			
Zone:	RR		· W. YAL	
Prior Zone:	R-R	DE RHURAN	PROS	
Dwelling Units:	57			
Gross Floor Area:	2,200 – 3,200 sq. ft.	and a start and a start		
Lots:	57	Planning Board Date:	10/05/2023	
Parcels:	3	Planning Board		
Planning Area:	71A	Action Limit:	N/A	
Council District:	04	Staff Report Date:	09/20/2023	
Municipality:	None	Date Accepted:	05/12/2023	
Applicant/Address: ESC 8215 Springfield, L.C. 1355 Beverly Road, Suite 240		Informational Mailing:	12/07/2022	
McLean, VA 22101		Acceptance Mailing:	04/28/2023	
Staff Reviewer: Andrew Shelly Phone Number: 301-952-4976 Email: Andrew.Shelly@ppd.mncppc.org		Sign Posting Deadline:	N/A	

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

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### THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

#### PRINCE GEORGE'S COUNTY PLANNING BOARD

#### **TECHNICAL STAFF REPORT:**

TO:	The Prince George's County Planning Board The Prince George's County District Council
VIA:	Jeremy Hurlbutt, Supervisor, Zoning Review Section, Development Review Division
FROM:	Andrew Shelly, Planner II, Urban Design Section Development Review Division
SUBJECT:	Special Exception SE-22002 Stewart Property
REQUEST:	<b>SE-22002:</b> Special exception to permit a planned retirement community use with 57 age-restricted single-family attached dwelling units.
	Variance for the removal of four specimen trees.
	<b>AC-23008:</b> Alternative compliance from Section 4.6 and Section 4.10 of the Landscape Manual.

RECOMMENDATION: APPROVAL with conditions

#### NOTE:

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

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

#### **SUMMARY**

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

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

#### FINDINGS:

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

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

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

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

- **North** Open space and single-family dwellings in the Rural Residential (RR) Zone.
- **East** Open space and single-family dwellings in the RR Zone.
- **South** Vacant land in the RR Zone.
- West— Springfield Road and single-family dwellings in the Residential Estate (R-E) Zone.
- **4. Request:** The applicant requests approval of a special exception to permit a planned retirement community use with 57 age-restricted single-family attached dwelling units, with a variance request for the removal of four specimen trees. In addition, an associated alternative compliance is requested from the requirements of Section 4.6(c)(1)(A)(ii) (Buffering Residential Development from Streets) and Section 4.10 (Street Trees Along Private Streets) of the 2010 *Prince George's County Landscape Manual* (Landscape Manual).

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

#### 5. Development Data Summary:

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

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

(a) A Special Exception may be approved if:

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

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

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

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

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

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

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

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

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

The application also demonstrates conformance with the R-R Zone development regulations. The proposed unit layouts and representative architecture have been provided by the applicant to supplement the special exception site plan. Staff has provided four conditions, given that the architecture is only representative and a specific builder has not been chosen yet. These conditions are discussed in the analysis of Section 27-395, which is incorporated by reference within this finding. (3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or in the absence of a Master Plan or Functional Map Plan, the General Plan;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 27-395—Planned retirement community.

- (a) A planned retirement community may be permitted, subject to the following criteria:
  - (1) Findings for approval.
    - (A) The District Council shall find that:

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

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

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

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

The proposed planned retirement community site layout with 57 age-restricted single-family attached dwelling units has been designed to minimize the number of rear-facing single-family attached units along Springfield Road. The proposal also ensures that adequate landscape buffering is provided on-site to reduce the visual impact of the development, with the exception of the alternative compliance, which is discussed in Finding 9. Representative architecture has been provided. The applicant has submitted a Visibility Impact Exhibit, which demonstrates end units that will have high, moderate, or low visibility. The exhibit includes four conditions which are acceptable to staff and are included herein. However, an additional condition has been provided herein requiring that all end units be considered moderately visible. This condition will provide architectural consistency, as all end units will have full brick or other masonry material at least up to the water table. Staff find that the age-restricted single-family attached dwelling use integrates into the fabric of the existing low- to moderate-density residential community. The proposed development and planned retirement community use, as conditioned, will not adversely affect the character of the surrounding residential community.

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

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

#### (2) Site plan.

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

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

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

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

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

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

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

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

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

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

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

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

- (E) In the I-3 Zone, the following shall apply:
  - (i) The gross tract area shall be a minimum of ninety (90) acres with at least twenty-five percent (25%) of its boundary adjoining residentially-zoned land or land used for residential purposes;

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

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

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

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

#### (4) Uses.

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

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

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

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

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

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

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

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

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

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

#### (6) Recreational facilities.

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

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

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

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

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

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

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

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

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

#### Justification of Recommendation

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

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

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

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

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

Number of Street Trees 51(total)

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

Number of Street Trees	41 (total)

#### Justification of Recommendation

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

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

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

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

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

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

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

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

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

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

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

#### **Evaluation**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### **Conclusion on the Variance Request**

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

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

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

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

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

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

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

#### **Impact 1: WSSC Sanitary Sewer Connection**

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

#### **Impact 2: Stormwater management outfalls**

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

The predominant soils found to occur, according to the U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, include Christiana-Downer Complex, Russett-Christiana complex, and Russett Christiana-Urban land complex. Marlboro clay is not present on-site; however, Christiana clay and critical slopes are present on-site. A geotechnical report, including a slope stability analysis, is required with the acceptance of the PPS. The TCP1 shall show 1.5 factor of safety lines, if any, for both unmitigated and mitigated conditions. The geotechnical analyses shall be performed in accordance with the Prince George's County requirements, Techno-Gram 005-2018.

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

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

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

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

e. **Historic Preservation Section**—In a memorandum dated May 31, 2023 (Stabler, Smith, Chisholm to Shelly), the Historic Preservation Section noted that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is high. The proximity of the parcel to Newstop Branch suggests the potential for Native American archeological sites, and a large portion of the parcel has never been developed. The property was also part of Edward E. Perkins' farm, "Graceland" (PG:71A-27; the house site is about a third of a mile away), which was part of Governor Oden Bowie's "Springfield." Staff therefore provided three conditions that have been included herein. The first requires the applicant to identify archaeological resources in the project area by conducting Phase I archaeological investigations prior to acceptance of the PPS. The second requires the applicant to provide a plan for evaluating the resource at the Phase II level, or avoiding and preserving the resource in place, if it is determined upon receipt of the Phase I report by the Prince George's County Planning Department that potentially significant archeological resources exist on the subject property. This condition is required to be completed by the applicant prior to the approval of the final plat. The third condition requires the applicant to provide a final report detailing the Phase II and/or Phase III and/or Phase III archeological evaluation or mitigation is necessary. This third condition is required to be completed by the approval of any grading permits.

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

- l. **City of Bowie**—As of the writing of this technical staff report, the City of Bowie did not offer any comments on this subject application.
- **14. Community Feedback:** Staff received emails from the surrounding community and an attorney representing a neighboring Homeowner's Association (HOA) prior to the writing of the technical staff report. These emails were not associated with a specific issue regarding the development but only requested additional information on the project.

#### RECOMMENDATION

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

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

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

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

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

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

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

- 2. Prior to the acceptance of the preliminary plan of subdivision, the applicant shall:
  - a. Provide a pedestrian and bikeway facilities plan and demonstrate the following:

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



Case: SE-22002

## STEWART PROPERTY

Special Exception

Alternative Compliance, AC-23008

Staff Recommendation: Approval with Conditions



10/05/2023

ltem: 4E



## **GENERAL LOCATION MAP**

Case: SE-22002

Council District: 04

Planning Area: 71A



ltem: 4E

10/05/2023



## SITE VICINITY MAP



Item: 4E



Case: SE-22002

## ZONING MAP (CURRENT & PRIOR)

Property Zone: RR (Prior R-R)

#### CURRENT ZONING MAP



#### PRIOR ZONING MAP





Case: SE-22002

## **AERIAL MAP**



Item: 4E

10/05/2023

## SITE MAP



Item: 4E

10/05/2023


Case: SE-22002

# MASTER PLAN RIGHT-OF-WAY MAP



ltem: 4E

10/05/2023



Case: SE-22002

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



Item: 4E

10/05/2023



# EXISTING CONDITIONS PLAN





Case: SE-22002

# SPECIAL EXCEPTION SITE PLAN



10/05/2023

# SITE DETAILS



Item: 4E

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Case: SE-22002



# SITE DETAILS CONTINUED



Item: 4E

10/05/2023



### Case: SE-22002

# LANDSCAPE PLAN







# ALTERNATIVE COMPLIANCE

Section 4.6, Buffering Development from Streets

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

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

Section 4.10, Street Trees Along Private Streets

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

Number of Street Trees 57 (total)

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

Number of Street Trees 41 (total)

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

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



Case: SE-22002

# TYPE 2 TREE CONSERVATION PLAN



Item: 4E

10/05/2023



Case: SE-22002

# **REPRESENTATIVE FRONT ELEVATIONS**



10/05/2023



Case: SE-22002

## **REPRESENTATIVE SIDE ELEVATIONS**





# SPECIAL EXCEPTION – VISIBILITY EXHIBIT



ltem: 4E

10/05/2023



# STAFF RECOMMENDATION

APPROVAL to Transmit the following recommendation to the ZHE:

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

### Major Issues:

Staff does not support the community gathering area as shown.

### **Applicant Required Mailings**:

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

### STEWART PROPERTY

### SPECIAL EXCEPTION

### STATEMENT OF JUSTIFICATION

#### I. <u>INTRODUCTION</u>

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

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

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### II. PROPERTY DATA

Location:	8215 Springfield Road, Glenn Dale, Maryland; Approximately 360 feet north of the intersection of Springfield Road and Moriarty Court.
Parcel/Lot:	Parcel 131.
Tax Map #:	28-D3; 28-D4; 28-E3; 28-E4.
Frontage:	Springfield Rd.
Election District:	14.
Legislative District:	24.
Councilmanic District:	4.
Acreage:	±12.01 Acres.
Zoning:	Prior: R-R.
	Current: RR.
Planning Area:	71A.
Subdivision:	N/A.
Existing Water Category:	W-4. <sup>1</sup>
Existing Sewer Category:	S-4.1
Historic:	N/A.
Aviation Policy Area:	N/A.
Master Plan & SMA:	<i>The 2022 Approved Bowie-Mitchellville and Vicinity</i> <i>Master Plan.</i>
General Plan:	Plan Prince George's 2035.

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

#### III. <u>PROPERTY DESCRIPTION / EXISTING NEIGHBORHOOD</u>

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

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

#### IV. PROPOSED DEVELOPMENT

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

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

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

### V. LAND USE BACKGROUND

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

<u>Comment</u>: The Proposed Development advances Natural Environment Goal 1 through the preservation of existing environmental features on-site and the surrounding community. The subject Planned Retirement Community is intentionally designed to limit impacts to regulated environmental features on-site, as the Proposed Development will not impact the Primary Management Area at the northern and eastern property line. The preserved areas will act as sound and visual buffers between the Proposed Development and existing adjacent subdivisions. Woodland conservation areas are proposed within the Primary Management Area onsite. Reforestation and afforestation are also proposed to enhance existing woodlands. The Applicant has consistently coordinated with M-NCPPC Environmental Planning Staff throughout the development review process to ensure preservation of on-site Primary Management Area and Specimen Trees.<sup>4</sup> Additionally, the subject application proposes planting of native species of trees, shrubs, and grasses on-site to enhance air quality in the surrounding community. Water pollution will be prevented through the use of a submerged gravel wetland, which will provide both stormwater quality and quantity management while enhancing the existing natural beauty of the adjacent open space.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### C. Comprehensive Housing Strategy

In addition to advancing several Master Plan residential goals and policies, the Proposed Development encourages and/or meets many of the County's *Comprehensive Housing Strategy* aims and objectives. Most notably, the Proposed Development addresses the *Comprehensive Housing Strategy's* executive goals related to creating diverse housing options and improving housing quality. With the development of high-quality, for- purchase senior housing, the Proposed Development offers a very unique housing opportunity for the Glenn Dale area and the County at large. More specifically, the Proposed Development advances the following *Comprehensive Housing Strategy* strategies, goals, and policies:

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

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

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

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

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

### VI. <u>ANALYSIS</u>

### A. Development Pursuant to Prior Ordinance

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

### 1. <u>§27-1904 – Procedures</u>

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

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

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

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

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

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

### B. Compliance with Prior Zoning Ordinance

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

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

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

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

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

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

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

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

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

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

Moreover, the proposed community will be served by adequate public facilities. The Proposed Development will not impact adequate facilities that currently serve the surrounding single-family residential communities. Pursuant to the Traffic Impact Statement submitted with this application, the Proposed Development will result in fewer net trips and access points along the adjacent Collector than a by-right single-family detached residential community on-site would.<sup>5</sup> Additionally, the agerestricted nature of the proposed Planned Retirement Community use innately results in a marginal impact on Prince George's County schools.

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

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

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

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

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

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

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

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

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

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

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

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

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

### (10) To prevent the overcrowding of land;

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

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

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

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

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

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

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

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

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

<u>Comment</u>: The Proposed Development will not eliminate or affect any farmland, nor will it threaten any of the County's natural resources. Context-sensitive residential infill efficiently locates new housing within an appropriate area of the County to reduce sprawl and concomitant demands on the County's natural resources. The subject application provides stormwater quality and quantity management to benefit the surrounding community.

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

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

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

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

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

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

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

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

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

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

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

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

- (b) In addition to the above required findings, in a Chesapeake Bay Critical Area Overlay Zone, a Special Exception shall not be granted:
  - (1) Where the existing lot coverage in the CBCA exceeds that allowed by this Subtitle, or
  - (2) Where granting the Special Exception would result in a net increase in the existing lot coverage in the CBCA.

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

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

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

(1) Findings for Approval
(A) The District Council shall find that:
(i) The proposed use will serve the needs of the retirement-aged community;

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

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

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

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

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

### (2) Site Plan

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

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

### (3) Regulations

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

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

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

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

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

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

<u>Comment</u>: The Proposed Development proposes approximately 4.75 dwelling units per acre.

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

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

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

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

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

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

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

### (4) Uses

(A) The planned retirement community shall include a community center or meeting area, and other recreational facilities which the District Council finds appropriate. These recreational facilities shall only serve the retirement community. The scope of the facilities shall reflect this fact. The Council may only permit a larger facility which serves more than the retirement community if the facility is harmoniously integrated with the retirement community and the surrounding neighborhood. All recreational facilities shall be constructed prior to, or concurrent with, the construction of the residential units, or in accordance with a schedule approved by the District Council.
<u>Comment</u>: The Proposed Development features multiple community amenities to provide opportunities for residents to spend time together outdoors. Proposed community amenities include a gathering area with a covered pavilion and additional seating spaces, walking trails, and seating plaza.

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

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

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

<u>Comment</u>: No retail, commercial, medical, or healthcare uses are proposed.

# (5) Residents' Age

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

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

# (6) Recreational Facilities

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

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

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

# (a) Purposes

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

(A) To provide for and encourage variation in the size, shape, and width of one-family detached residential subdivision lots, in order to better utilize the natural terrain; <u>Comment</u>: The Proposed Development will be designed in accordance with the lowto medium-density residential character of the surrounding area and complement the existing residential community.

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

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

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

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

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

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

# VII. CONFORMANCE WITH OTHER APPLICABLE REVIEW CRITERIA

# A. Prince George's County Landscape Manual

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

### B. Tree Canopy Coverage Ordinance

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

### VIII. CONCLUSION

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

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

# <u>Applicant's Exhibit A</u> <u>Proposed Revisions to Staff Report</u>

The Applicant proposes all new language **<u>bold underlined in blue</u>** and all deleted language *italicized stricken-through in red*.

#### RECOMMENDATION

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

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

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

- (2) "All *singleone*-family attached end walls shall feature, at a minimum, four points of architectural fenestration on the first floor, three points of architectural fenestration on the second floor, roof line detail, and shutters on all windows to provide a balanced and harmonious composition."
- (3) "All highly visible <u>singleone</u>-family attached end walls, as shown on the Applicant's <u>provided</u> 'Visibility Exhibit,' shall be finished with full brick or other masonry on the first floor."
- (4) "All moderately visible one-family attached end walls, as shown on the Applicant's provided 'Visibility Exhibit,' shall be finished with, at a minimum, full brick or other masonry up to the water table."
- e. Revise the Visibility Impact Exhibit and the special exception plan to show all end units that are not considered highly visible as moderately visible or MVL.
- *f. Provide an exhibit demonstrating that each housing stick is within 500 feet of a fire hydrant, as hose is laid by the fire department, around corners, obstacles, etc.*
- *g.* Obtain approval of a preliminary plan of subdivision and reflect the approved lotting pattern of the preliminary plan on the approved special exception plan.
- *h. Revise the development standards table on the special exception plan to include the following:* 
  - (1) Provide minimum lot size requirements.
  - (2) Provide side setback requirements.
  - (3) Provide accessory building structure requirements if proposed with the development.
- *i.* **e.** Revise the project title on the provided draft covenants *to be consistent with the detailed site plan*.
- j. Provide Americans with Disabilities Act parking spaces, electric vehicle charging stations, and visitor parking as part of the on-site parking calculation on the special exception plan.
- *k.* <u>**f.**</u> Provide site details for the proposed dog waste stations and demonstrate the locations of these dog waste stations on the special exception plan.
- l. Conform to Section 27-624 or obtain an approved departure from design standards in accordance with Section 27-239.01.
- m.—\_\_\_Delineate and dimension the garages and dwelling units on the special exception plan.
- n. Provide a note on the special exception plan that indicated the material of the driveways.

- Provide the setbacks for the single-family attached dwelling units on the special exception plan.
- *p. Provide truck turning circulation plans.*
- *q*. **g**. The landscape plan shall be revised, as follows:
  - (1) Increase the minimum size of Section 4.1 and Section 4.10 trees (close to the street) from 2.5-3 inch caliper to 3-3.5-inch caliper.
  - (2) Provide six additional shade trees along the eastern section of Private Road "A" and the middle section of Private Road "B" outside of the roadway and public utility easement, but as close to the street as possible. Additional planting locations may be found by decreasing the size of the public utility easement (if possible) or moving the houses back.
  - (3) Update the Section 4.6 schedules, as only 29 street trees appear to be proposed, not 30.
  - (4) (2) Reduce the plant unit requirement in Schedule 4.7-1 (B) by 50 percent since a 6-foot-high fence is included in the bufferyard.
  - (5) (3) Revise the number of plantings in all landscape schedules to correspond with the plant schedule provided on Sheet 2 of the landscape plan.
  - (6) (4)Round all plant requirements for all landscape schedules to whole numbers.
  - (7) (5) Indicate the landscape schedules where alternative compliance is being requested.
  - (6) Provide the following General Notes on Sheet 1 of the landscape plan:
    - A. Landscaping in front of the residential gateway signs will change seasonally.
    - B. Plantings in the raised garden beds will be installed by residents.
  - (9) (7) Revise the tree canopy coverage on-site woodland conservation acres provided, and non-woodland conservation acres provided, in conformance with the provided Type 2 tree conservation plan.
  - (10) (8) Provide a column stating if the proposed planting is native or nonnative, on the plant schedule, on Sheet 2 of the landscape plan.
  - (11) (9) Label the lighting fixtures and fence on Sheet 2 of the landscape plan. Revise the lighting fixtures to be full cut-off.
  - (12) Remove the recreation facilities schedule and calculation on Sheet 3 of the landscape plan.

- (13) Provide site details for the on-site furniture that will be utilized within the community pavilion, on Sheet 3.
- (14) (10)In addition to the landscape plan, provide a photometric plan demonstrating the lighting will consist of full cut-off fixtures that reduce spill-over into the surrounding community.
- **<u>r.</u> <u>h.</u>** The Type 2 tree conservation plan (TCP2) shall be revised, as follows:
  - (1) Label the proposed development features on the plan (raised garden beds, sitting plaza, etc.)
  - (2) Provide the following note under the specimen tree table, "This plan is in accordance with the following variance from the strict requirements of Subtitle 25 approved by the Prince George's County District Council with SE-22002 for the removal of Specimen Trees ST-1, ST-3, ST-9, and ST-10."
  - (3) Provide a layout that preserves Specimen Trees ST-5 through ST-8, and their respective critical root zones.
  - (4) (3) Provide the symbols in the legend for the sewer and associated easement(s), and all other features on the TCP2.
  - (5) Include the area shown as Preserved Not Counted (WPNC-1), as part of the onsite preservation, excluding the area within the Washington Suburban Sanitary Commission easement.
  - (6) Provide efforts, such as reduced grading or a retaining wall, to eliminate the impacts to the critical root zone (CRZ) of Specimen Tree ST-2.
  - (7) (4)Show the landscape area (LCA-1) as a minimum of 35 feet in width and contiguous with the property line to the south.
  - (8) (5) Prior to certification of the TCP2 for this site, documents for the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section, for review by the Office of Law and submission to the Office of Land Records for recordation. The following note shall be added to the standard TCP2 notes on the plan, as follows:

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

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

#### conservation plan.

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



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

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

Re: Stewart Property Request for a Specimen Tree Variance

Dear Environmental Planning Section:

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

# I. <u>Background Information</u>:

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

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

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

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

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

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

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

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

#### III. <u>Conformance to Section 25-119(d)</u>:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### IV. Variance Approval & Comprehensive Housing Strategy

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

# V. <u>Conclusion</u>:

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

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

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

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

Sincerely,

Amy J. Somme

Amy Sommer, PLA Charles P. Johnson & Associates



Stewart Property SE-22002

Revised August 21, 2023 June 2, 2023

#### Environmental Letter of Justification for Impacts to the Primary Management Area

#### 1. Property Description:

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

### 2. Description of the Applicable Code:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### 4. Description of Impacts:

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

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

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

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

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

#### 5. Summary of Impacts:

Total Area of PMA impacted: <0.05 acres Area of Existing PMA: 2.58 acres Percentage of PMA Area Impacted: 1.9% Total Permanent PMA Impacts: 1,903 SF/ 0.44 acres Total Temporary PMA Impacts: 216 SF/ .005 acres

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

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

Thank you for your consideration of this request. If there are any questions, I can be reached at (301) 434-7000 or <a href="mailto:asommer@cpja.com">asommer@cpja.com</a>.

Sincerely,

Amy J. Somme

Amy Sommer, PLA Charles P. Johnson & Associates









GRAPHIC SCALE SCALE: 1'' = 40'

STEVEN C. FUSHER AND

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#### **DECLARATION OF COVENANTS**

#### (Glenn Dale Cove)

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

#### RECITALS

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

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

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

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

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

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

#### I. Housing for Older Persons.

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

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

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

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

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

#### III. Miscellaneous.

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

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

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

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

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

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

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

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

#### **OWNER:**

WITNESS:

#### ESC 8215 SPRINGFIELD, L.C.,

a Maryland limited liability company

By:	
Name:	
Title:	

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

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

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

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

Notary Public

My Commission Expires

[Notarial Seal]

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# EXHIBIT A



Angela D. Alsobrooks County Executive

# PRINCE GEORGE'S COUNTY GOVERNMENT

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



Floyd E. Holt Deputy Chief Administrative Officer Acting Director

May 18, 2022

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

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

Dear Mr. Hatcher:

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

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

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

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

Sincerely,

here Xile

Kate A. Mazzara Associate Director

KAM/JB/jn

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

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

(301) 883-5642

Maryland Relay 711 SE-22002 Backup 50 of 169



# **ECS** Mid-Atlantic, LLC

# Preliminary Geotechnical Engineering Report

**Stewart Property** 

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

ECS Project No. 02:9046-C

January 21, 2022





"Setting the Standard for Service"

January 21, 2022

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

ECS Project No. 02:9046-C

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

Dear Mr. Burke:

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

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

Respectfully submitted,

**ECS Mid-Atlantic, LLC** 

Vacilion Plangetic

Vasilios K. Plangetis, E.I.T. **Project Manager** VPlangetis@ecslimited.com

Joshua C. Latham, P.E. Geotechnical Department Manager JLatham@ecslimited.com



Andrew MacLeod, P.E. Assistant Branch Manager/Principal AMacLeod@ecslimited.com

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

License No.: 36622 Expiration: January 31, 2024

1340-B Charwood Road, Hanover, MD 21076 • T: 410.859.4300 • www.ecslimited.com ECS Florida, LLC • ECS Mid-Atlantic, LLC • ECS Midwest, LLC • ECS Southeast, LLP • ECS Southwest, LLP ECS Capitol Services, PLLC - An Associate of the ECS Group of Companies SE-22002 Backup 52 of 169

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#### **APPENDICES**

#### **Appendix A – Drawings**

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

#### **Appendix B – Field Operations**

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

#### Appendix C – Laboratory Testing

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

#### Appendix D – Supplemental Data

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

#### **EXECUTIVE SUMMARY**

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

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

#### **1.0 INTRODUCTION**

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

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

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

The report includes the following items.

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

#### **2.0 PROJECT INFORMATION**

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

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



Figure 2.1.1. Site Location

#### **2.2 PROPOSED CONSTRUCTION**

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



Figure 2.2.1 Concept 2

#### **3.0 FIELD EXPLORATION AND LABORATORY TESTING**

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

#### **3.1 SUBSURFACE CHARACTERIZATION**

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

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



Figure 3.1.1. Area Geology

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

#### Surface Cover

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

#### **Existing Fill**

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

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

#### Natural Potomac Group Soils

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

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

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

#### SOILS MAPPING

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



Figure 3.1.2. NRCS Soil Map
Mapping Unit	Landform	Parent Material	Potential Limiting Factors	Depth to Seasonal High-Water Table (SHWT) (in.)
(CcC) Christiana- Downer complex, 5 to 10 percent slopes	Hillslopes, interfluves, swales, drainhead complexes, knolls	Clayey and loamy fluviomarine deposits	Depth to saturated zone, corrosion of steel, depth to cemented pan	More than 80
<b>(RcB)</b> Russett- Christiana complex, 2 to 5 percent slopes	Broad interstream divides, interfluves, drainhead complexes, swales, hillslopes	Loamy and clayey fluviomarine deposits	Depth to saturated zone, slopes, corrosion of steel	About 20 to 40
(RuB) Russett- Christiana-Urban land complex, 0 to 5 percent slopes	Broad interstream divides, interfluves, drainhead complexes, swales, hillslopes	Loamy and clayey fluviomarine deposits	Flooding, depth to saturated zone, corrosion of steel, unstable excavation walls	About 20 to 40

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

## **3.2 GROUNDWATER OBSERVATIONS**

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

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

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

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

## **3.3 LABORATORY TESTING**

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

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

\* NP = Non-plastic

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

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





Figure 3.3.2. Casagrande Chart with Atterberg Limit Test Results

## **3.4 OVER-CONSOLIDATED CLAY**

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

## 4.0 PRELIMINARY GEOTECHNICAL IMPLICATIONS

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

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

## FOUNDATION DESIGN

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

## SEISMIC CONSIDERATIONS

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

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

## PAVEMENTS

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

## STORMWATER MANAGEMENT (SWM)

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

## EARTHWORK

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

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

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

## ADDITIONAL GEOTECHNICAL WORK

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

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

## 5.0 CLOSING

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

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

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

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

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

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

# **APPENDIX A – Diagrams & Reports**

Site Location Diagram Boring Location Diagram Subsurface Cross-Sections











# **APPENDIX B – Field Operations**

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



# **REFERENCE NOTES FOR BORING LOGS**

			DRILLING SAMPLING SYMBOLS & ABBREVIATIO							
	ASPI	IALT	SS	Split Spoor	n Sampler		PM	Pressur	emeter	Test
			WS	Wash Sam	pe Sample Iple	r	RD	Rock BI	t Drilling ore NX	) BX
	CON	CRETE	BS	Bulk Samp	le of Cuttir	ngs	REC	Rock Sa	ample R	lecov
0 : 0	0.0.4		PA	Power Aug	jer (no san	nple)	RQD	Rock Q	uality De	esigr
• • • • •	GRA	VEL	HSA	HSA Hollow Stem Auger						
	TOPS	SOIL								
			DESIGNA	TION	PARTI		SIZE IDE	NTIFICA	TION	
	VOID		Boulder	s	12 i	nches (300	mm) or la	arder		
	BRIC	к	Cobbles	5	3 in	ches to 12 i	nches (75	5 mm to 3	00 mm)	
	2100		Gravel:	Gravel: Coarse <sup>3</sup> / <sub>4</sub> inch to 3 inches (19					nm)	
Ŏ.º.Ō.	ိုးလုိ AGGREGATE BASE COURSE			Fine	4.75	5 mm to 19 i	mm (No.	4 sieve to	3¼ inch	)
•	GW		Sand:	Coarse	2.00	) mm to 4.7	5 mm (No	. 10 to N	o. 4 siev	/e)
	011	gravel-sand mixtures, little or no fines		Medium	0.42	25 mm to 2.0	00 mm (N	lo. 40 to I	No. 10 s	ieve
S°2	GP	POORLY-GRADED GRAVEL	Silt & C	Fine Iov ("Einoo")	0.07	74 mm to 0.4	425 mm (	No. 200 t	o No. 40	) sie <sup>,</sup>
002		gravel-sand mixtures, little or no fines	Silt & C	lay ( Filles )	<0.0	)/4 mm (sm	aller than	n a No. 20	0 sieve	)
K S	GM	SILTY GRAVEL		COHESIVE	5 SII TS &	CLAVS				C
V J°A	60				SILTS & CLATS			RELA	TIVE	GI
592	00	gravel-sand-clay mixtures	COMP	RESSIVE	SPT⁵	CONSISTE		AMO		
<u>م</u>	sw	WELL-GRADED SAND	STREN	GTH, QP⁴	(BPF)	(COHESI	VE)	Trace		
Δ .		gravelly sand, little or no fines	<(	0.25	<2	Very So	oft	A Gal		
	SP	POORLY-GRADED SAND	0.25	- <0.50	2 - 4	Soft		vvitn		
	см		0.50	- <1.00	5-8	Firm		Adjecti (ex: "Si	ve lty")	2
	0141	sand-silt mixtures	1.00	- <2.00	9-10	Sun Vory St	:##			
117	SC	CLAYEY SAND	2.00	- 8 00	16 - 30 31 - 50	Hard				
/:/:/:/		sand-clay mixtures	>{	3.00	>50	Very Ha	ird		10/0	TEE
	ML	SILT							VV/-	
		non-plastic to medium plasticity	GRAVE	LS, SANDS	& NON-C	OHESIVE S	SILTS	\ <u>∑</u> \	WL (Firs	st En
	MH	high plasticity	:	SPT⁵		DENSITY				mplo
111	CL	LEAN CLAY		<5		Very Loose		l ₹		npie
111		low to medium plasticity		5 - 10		Loose		<u> </u>	WL (Sea	asona
////		1	1		N 4	edium Dens	e	<u> </u>	MI (Sta	hiliad
	СН	FAT CLAY	1	1 - 30	IVI		U 1	\●/ \		DIIIZE
	сн	FAT CLAY high plasticity	1	1 - 30 1 - 50	IVI	Dense		\ <u>₹</u> \	VVL (Sla	
\	CH OL	FAT CLAY high plasticity ORGANIC SILT or CLAY non-plastic to low plasticity	1	1 - 30 1 - 50 >50		Dense Very Dense		¥ \		
//// //// {}}} &}	CH OL OH	FAT CLAY high plasticity ORGANIC SILT or CLAY non-plastic to low plasticity ORGANIC SILT or CLAY	1	1 - 30 1 - 50 >50		Dense Very Dense				_
	CH OL OH	FAT CLAY high plasticity ORGANIC SILT or CLAY non-plastic to low plasticity ORGANIC SILT or CLAY high plasticity		1 - 30 1 - 50 >50		Dense Very Dense FIL	L AND R	оск		
	СН OL OH РТ	FAT CLAY high plasticity ORGANIC SILT or CLAY non-plastic to low plasticity ORGANIC SILT or CLAY high plasticity PEAT		1 - 30 1 - 50 >50	, 	Dense Very Dense FIL	L AND R	оск		

#### & ABBREVIATIONS

RQD	Rock Sample Recovery % Rock Quality Designation %
RD RC	Rock Bit Drilling Rock Core, NX, BX, AX

FILE	SOIVE	OF I CONSISTENCT			2					
	INED	SPT⁵	CONSISTENCY7	RELATIVE AMOUNT <sup>7</sup>	GRAINED (%) <sup>8</sup>	GRAINED (%) <sup>8</sup>				
C	OHESIVE	SILTS &	CLAYS		COARSE	FINE				
Clay	/ ("Fines")	<0.0	)74 mm (smaller tha	an a No. 200 sieve)	)					
	Fine	0.07	74 mm to 0.425 mm	(No. 200 to No. 40	) sieve)					
	Medium	0.42	25 mm to 2.00 mm (	No. 40 to No. 10 sieve)						
Coarse 2.00 mm to 4.75 mm (No. 10 to No. 4 sieve)										
	Fine	4.75	5 mm to 19 mm (No	. 4 sieve to ¾ inch)	)					
l:	Coarse <sup>3</sup> / <sub>4</sub> inch to 3 inches (19 mm to 75 mm)									
es		3 in	ches to 12 inches (7	75 mm to 300 mm)						

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

WATER LEVELS<sup>6</sup>

P	1	
I-COHESIVE SILTS	Į₽	WL (First Encountered)
DENSITY		WL (Completion)
Very Loose	1 ÷	(- 1 /
Loose	V	WL (Seasonal High Water)
	_	

•/	\٨/١	(Stabilized)
V	VVL	(Stabilized)

Ŷ		FILL AN	D ROCK	
	FILL	POSSIBLE FILL	PROBABLE FILL	ROCK

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

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

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

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

<sup>5</sup>Standard Penetration Test (SPT) refers to the number of hammer blows (blow count) of a 140 lb. hammer falling 30 inches on a 2 inch OD split spoon sampler

required to drive the sampler 12 inches (ASTM D 1586). "N-value" is another term for "blow count" and is expressed in blows per foot (bpf). SPT correlations per 7.4.2 Method B and need to be corrected if using an auto hammer.

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

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

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



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

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

# **SPT Procedure:**

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

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





Indirect Maxie::::::::::::::::::::::::::::::::::::	CLIENT	: et Dev	elonm	ent				PROJECT N	10.:	E	BORING	NO.:	SHEET:	
Site Concentry	PROJEC		<u>ие:</u>					DRILLER/C	ONTRA	ACTOR:				
SIN ELCARDURY:       INCOMENTATION	Stewart	Prope	rty					D And S Dr	illing, In	c.			1	~
NORTH-HING:       Statistic:       Statisti:       Statistic:       Statistic: <td>SITE LO 8215 Sp</td> <td>CATIO ringfie</td> <td>N: Id Road</td> <td>l. Gleni</td> <td>۱ Dale.</td> <td>Marvland 20769</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>LOSS OF CIRCULAT</td> <td>10N <b>200</b>2</td>	SITE LO 8215 Sp	CATIO ringfie	N: Id Road	l. Gleni	۱ Dale.	Marvland 20769							LOSS OF CIRCULAT	10N <b>200</b> 2
4870950       1377.9       173       173       173       174	NORTH	IING:			EA	STING:	STATION:			SU	IRFACE E	LEVATION:	POTTOM OF CASI	
Image: Part of the second se	487095	.0		1	13	6797.9				17	3		BOTTOWOFCAS	
Line         Market Production Particular Products Particular Products Particular Partinane Particular Partinane Particular Particular Particula		ßER	ш	(z	۲)					S	Ê		Plastic Limit Water Con X	ntent Liquid Limit ────∆
Best         Best         Best         DESCRIPTION OF MATERIAL         Best         Be	(FT)	IUME	ТҮР	IST. (	RY (II					EVEI	ON (F	S/6"	STANDARD PENET	RATION BLOWS/FT
C       S <ths< th=""> <ths< th=""> <ths< th=""></ths<></ths<></ths<>	EPTH	OLE N	MPLE	LE D	OVE	DESCRIPTION C	of Material			TER I	VATIO	LOW	ROCK QUALITY DESIGN	ATION & RECOVERY
No.         O		SAMI	SAI	SAMI	REC					WA	ELE	£	REC	
5-1         55         18         18         18           5-2         55         18         18         18           5-3         55         18         18         18           5-4         55         18         18         18           5-5         55         18         18         18           6         -         -         -         -           6         -         -         -         -           5-4         55         18         18         -           70-5         -         -         -         -         -           6         -         -         -         -         -         -           10         -         -         -         -         -         -         -           10         -													[FINES CONTENT] %	ROMETER TON/SF
5-1         SS         18         14         14         14         14         14         14         14         14         14         14         14         14						Topsoil Thickness[6"]	noist stiff	trace	1777		-	25.6		
5         5         5         18         18         18         10 <td></td> <td>S-1</td> <td>SS</td> <td>18</td> <td>18</td> <td>roots</td> <td>ioise, seni,</td> <td>lidee</td> <td></td> <td></td> <td>-</td> <td>(11)</td> <td>♥11 27.1</td> <td></td>		S-1	SS	18	18	roots	ioise, seni,	lidee			-	(11)	♥11 27.1	
5-2         5-3         5-1         18         18           10         5-4         5-5         5-5         18         18           10         5-4         5-5         5-5         18         18           10         5-4         5-5         18         18         163           10         5-5         55         18         18         163         4-7-11           15         5-5         55         18         18         163         4-7-11         163           20         5-6         55         18         18         156         18         18           20         5-6         55         18         18         158         4-7-11         123           20         5-6         55         18         18         158         4-7-13         4-7-13           20         5-6         55         18         18         158         4-7-14         123           20         5-6         55         18         18         148         148         123           21         5-7         14         148         143         143         143           30         0-1						(CII) FAT CLAV rod to a	rouich bro		<del> </del>		-			
5       0		5-2	SS	18	18	(CH) FAT CLAY, red to g	grayish bro	own,			-	4-7-9		
5-3       55       18       18         5-4       55       18       18         6       10       5-5       55       18       18         10       5-5       55       18       18         10       5-5       55       18       18         10       5-5       55       18       18         10       5-5       55       18       18         10       5-6       55       18       18         20       5-6       55       18       18         20       5-6       55       18       18         20       5-6       55       18       18         20       5-6       55       18       18         20       5-6       55       18       18         20       5-6       55       18       18         20       5-6       55       18       18         20       14       148       148         148       148       148         148       148       148         148       148       148         148       148       148 <t< td=""><td>5-</td><td>52</td><td>55</td><td>10</td><td>10</td><td></td><td></td><td></td><td></td><td></td><td>168-</td><td>(16)</td><td>16 19.1</td><td></td></t<>	5-	52	55	10	10						168-	(16)	16 19.1	
5-3       SS       18       18       18       18       18       18       183       183       183       183       183       183       183       183       183       183       183       183       183       183       183       183       47.11       183       47.11       183       47.11       183       47.11       183       47.11       183       47.11       183       47.11       183       47.11       183       47.11       183       47.11       183       47.11       183       47.11       183       47.11       183       47.11	_										_	6 12 17		
0       54       55       18       18         10       55       55       18       18         15       55       55       18       18         20       56       55       18       18         20       56       55       18       18         20       56       55       18       18         20       56       55       18       18         20       56       55       18       18         20       56       55       18       18         20       56       55       18       18         21       56       55       18       18         22       56       55       18       18         25       14       18       18       153         30       14       14       148       148         143       143       143       143         26       14       143       143         27       W1 (Completion)       107       107       107         28       W1 (Completion)       107       107       107       107         29       W1 (Seasonal	-	S-3	SS	18	18						_	(29)	15.29 ×	61 [94.5
54       55       18       18       18       18       18       18       18       18       18       18       18       18       18       4.7.11<											_			
10       0	_	S-4	SS	18	18						_	7-13-18	1921	
15       55       55       18       18         16       56       55       18       18         20       56       55       18       18         20       56       55       18       18         20       56       55       18       18         20       56       55       18       18         20       56       55       18       18         20       56       55       18       18         25       56       55       18       18         26       56       55       18       18         30       148       153       6-11-14         148       148       148       148         30       143       148       148         30       143       143       143         30       143       143       143         30       143       143       143         30       143       143       143         30       143       143       143         30       143       143       143         30       143       143       143	10-										163 -	(31)	10.41	
15       S-5       S5       18       18         20       S-6       S5       18       18         25       S       I       I       I         26       I       I       I       I         30       I       I       I       I	_										_			
30       15       5.5       SS       18       18         47.11       158       47.11       18         5.6       SS       18       14         5.7       SS       14       148         4.7       144       143         5.7       SS       14         5.8       14       143         5.9       14       143         5.9       144       143         5.9       144       143         5.9       144       144	_					(CL) LEAN CLAY gravis	h tan to gi	21/			-			
15       S5       18       18       18         20       5-6       S5       18       18         25       5       18       18       8-11-14         25       5       18       18       8-11-14         25       18       18       148       8-11-14         26       1       1       1       148         30       1       1       148       148         30       1       1       148       148         143       143       144       144       144         143       144       144       144       144         143       144       144       144       144         143       144       144       144       144         144       144       144       144       144         144						moist, very stiff		ay,			_			
15       5       18       18         20       5-6       55       18       18         20       5-6       55       18       18         20       5       18       18         25       1       1       1         30       1       1       1         25       1       1       1         30       1       1       1         26       1       1       1         26       1       1       1         26       1       1       1         30       1       1       1         30       1       1       1         30       1       1       1         30       1       1       1         30       1       1       1         30       1       1       1         30       1       1       1         30       1       1       1         30       1       1       1         30       1       1       1         30       1       1       1         30       1	_	S-5	SS	18	18	, ,					-	4-7-11	Ø191 🖉 G	
30       S-6       S5       18       18         25	15-										158 -	(10)	10.0	
20       5-6       SS       18       18         25       5       1       1       14         26       1       1       1       148         30       1       1       1       148         30       1       1       1       143         30       1       1       143       143         30       1       1       1       143         30       1       1       1       143         30       1       1       1       1       1         30       1       1       1       1       1       1         30       1       1       1       1       1       1       1         30       1       1       1       1											_			
20       5-6       SS       18       18         20       5       14       14       14         20       5       14       148       148         20       5       143       148       148         20       5       143       143       143         20       5       143       143       143         20       143       143       143       143         20       143       143       143       163         20       WL (First Encountered)       07       BORING STARTED:       Nov 19 2021       CAVE IN DEPTH: 1 in. Pipe         20       WL (Seasonal High Water)       COMPLETED: <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td><math>\langle / / \rangle</math></td> <td></td> <td></td> <td></td> <td></td> <td></td>									$\langle / / \rangle$					
20       5-6       SS       18       18       8-11-14       8-11-14       8-11-14         20       4       5       18       18       END OF DRILLING AT 20.0 FT       153											-			
20       END OF DRILLING AT 20.0 FT       1/1         25       Image: Constraint of the structure of the stru		S-6	SS	18	18							8-11-14 (25)	1425	
25 30 30 30 4 4 4 4 4 4 4 4 4 4 4 4 4	20-					END OF DRILLIN	NG AT 20.0	FT			153-			
25       148         30       148         30       143 <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>														
25 148   30 148   30 148   30 143     30 143	-										-			
25       -														
25       148         30       143 <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>-</td><td></td><td></td><td></td></td<>											-			
30 Image: static	25-										148-			
30 143   30 143     1443	-										-			
30 <td< td=""><td>-</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>-</td><td></td><td></td><td></td></td<>	-										-			
30 143   30 143     THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL   VL (First Encountered) Dry   BORING STARTED: Nov 19 2021   VL (Completion) Dry   BORING Nov 19 2021   VL (Seasonal High Water) EQUIPMENT:   VL (Stabilized) Dry     Dry BORING   Avv BM4   Dry BM4	-										-			
30     Image: Stratter Carlon Lines Represent THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL       Image: Stratter Carlon Lines Represent THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL       Image: Stratter Carlon Lines Represent THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL       Image: Stratter Carlon Lines Represent THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL       Image: Stratter Carlon Lines Represent THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL       Image: Stratter Carlon Lines Represent THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL       Image: Stratter Carlon Lines Represent THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL       Image: Stratter Carlon Lines Represent THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL       Image: Stratter Carlon Lines Represent THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL       Image: Stratter Carlon Lines Represent THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL       Image: Stratter Carlon Lines Represent THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL       Image: Stratter Carlon Lines Represent THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL       Image: Stratter Carlon Lines Represent The Approximate Boundary Lines Represent The Approximate Boundary Lines Represent The Approximate Boun	-										-			
Dry     BORING STARTED:     Nov 19 2021     CAVE IN DEPTH:     1 in. Pipe       VL (Completion)     Dry     BORING STARTED:     Nov 19 2021     CAVE IN DEPTH:     1 in. Pipe       VL (Seasonal High Water)     Dry     BORING STARTED:     Nov 19 2021     CAVE IN DEPTH:     1 un. Pipe       VL (Stabilized)     Dry     BORING STARTED:     Nov 19 2021     CAVE IN DEPTH:     1 un. Pipe	30-										143-			
IHE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL         V       WL (First Encountered)       Dry       BORING STARTED:       Nov 19 2021       CAVE IN DEPTH:       1 in. Pipe         V       WL (Completion)       Dry       BORING       Nov 19 2021       HAMMER TYPE:       Auto         V       WL (Seasonal High Water)       Dry       Avv       BORING EQUIPMENT:       LOGGED BY:       DRILLING METHOD: HSA														
WL (Prist Encountered)     Dry     BORING STARTED:     Nov 19 2021     CAVE IN DEPTH:     1 in. Pipe       WL (Completion)     Dry     BORING     Nov 19 2021     HAMMER TYPE:     Auto       WL (Seasonal High Water)     COMPLETED:     LOGGED BY:     BM4     DRILLING METHOD:       WL (Stabilized)     Dry     TV     BM4     DRILLING METHOD:			HE STR	ATIFICA		NES REPRESENT THE APPROXI	MATE BOUN	DARY LINES BE	TWEEN	SOIL	TYPES. IN	I-SITU THE TR	RANSITION MAY BE GRA	DUAL
vwl (completion)     Dry     BORING     HAMMER TYPE:     Auto       V     WL (Seasonal High Water)     COMPLETED:     LOGGED BY:     HAMMER TYPE:     Auto       V     WL (Stabilized)     Dry     Avv     BM4     DRILLING METHOD:	V			unter	eu)	- -	BOR	ING STARTED	D: No	ov 19	2021	CAVE IN	DEPTH: 1 in. Pipe	
Y     WL (Seasonal High Water)     COMILETED.       V     EQUIPMENT:     LOGGED BY:       WL (Stabilized)     Dry     ATV       BM4     DRILLING METHOD: HSA			npleti	on)		Dry	BOR	ING API ETED:	N	ov 19	2021	HAMME	R TYPE: Auto	
WL (Stabilized)     Dry     ATV     BM4     DRILLING WE HOD: BAA	V V	vL (Sea	asonal	High V	vater)		EQU	IPMENT:	LC	)GGI	ED BY:			
	V 🗹	VL (Sta	bilized	)		Dry	ATV		BI	VI4			IVIETHOU: HSA	

CLIEN	CLIENT: Fim Street Development						PR		).:	B		NO.:	SHEET:	
PROJE	CT NAN	/E:	ent				DR	ILLER/CO	NTRAC		-02 ?:		1011	EUQ
Stewar	t Prope	rty					D	And S Drill	ing, Inc					
SITE LC 8215 S	CATIOI pringfie	V: Id Road	l, Glenı	n Dale,	Maryland 20769								LOSS OF CIRCULATION	2100
NORTH 486870	HING: <b>).3</b>			EA 13	ASTING: 67936.6	STATIO	N:			SU 174	RFACE E 1	LEVATION:	BOTTOM OF CASING	
	ER		(N)	<u></u>						S	Ω.		Plastic Limit Water Content	Liquid Limit
DEPTH (FT)	SAMPLE NUMB	SAMPLE TYPE	SAMPLE DIST. (	RECOVERY (IN	DESCRIPTION O	F MATERI	IAL			WATER LEVEL	ELEVATION (F	BLOWS/6"	STANDARD PENETRATION     ROCK QUALITY DESIGNATION 8     RQD     REC     CAUBRATED PENETROMET	BLOWS/FT & RECOVERY ER TON/SF
					Topsoil Thicknoss[1"]								[FINES CONTENT] %	: :
-	S-1	SS	18	18	(CL FILL) FILL, LEAN CL contains roots, dark b	AY WITI rown, m	H GRA\ noist, fi	/EL, rm				4-3-3 (6)	<i>∞</i> 6	
-	_				(CL) LEAN CLAY, trace s	sand, re	eddish	/				4 5 7		
5-	S-2	SS	18	12	brown, moist, stiff						169-	(12)	<b>⊗</b> <sub>12</sub>	
- - - -	S-3	SS	18	18	(CL) LEAN CLAY, reddis very stiff	h brow	n, mois	it, /				5-8-10 (18)	<sup>⊗</sup> 18	
-											-	5-9-12		
10-	S-4	SS	18	18							164 -	(21)	Ø <sub>21</sub>	
	S-5 S-6	SS SS	18	18	(CL) LEAN CLAY WITH S brown, moist, very stif	SAND, r ff <b>NG AT 20</b>	eddish D.0 FT				- - - - - - - - - - - - - - - - - - -	6-11-15 (26) 7-11-17 (28)	©26 ©28	
25 - - - - - - - - - - - - - - - - - - -											- - - - - - - - - - - - - - - - - - -			
	TI	HE STR	ATIFICA	TION LI	NES REPRESENT THE APPROXI	MATE BOU	UNDARY	LINES BET	WEEN S	SOIL	TYPES. IN	-SITU THE TR	ANSITION MAY BE GRADUAL	-
	NL (Firs	st Enco	ounter	ed)	Dry	В	ORING S	STARTED:	No	v 19	2021	CAVE IN	DEPTH: <b>15.1</b>	
	NL (Coi	mpleti asonal	on) High V	Vater)	Dry	B(	ORING OMPLE	TED:	No	v 19	2021	HAMME	R TYPE: Auto	
- · ·	NL (Sta	bilized	)		Dry	EC	quipme tv	ENT:	LO BN	GGE 14	ED BY:	DRILLING	6 Method: <b>HSA</b>	
					GEC	DTECHI	NICAL	BORE	HOLE	LC	G		SE-22002_Backup	77 of 169

CLIENT	:						PROJECT N	0.:	BC	DRING N	0.:	SHEET:
PROJEC	EET DEV	elopm 1E:	ent				DRILLER/CO	ONTRAC	TOR:	3		
Stewart	Prope	ty					D And S Dri	lling, Inc				
SITE LO	CATIO	V:										LOSS OF CIRCULATION
8215 SP	ING:	d Road	i, Gleni	n Dale,	Maryland 20769	STATION:			SUR	FACE FI	EVATION:	
486626	.0			13	67996.6	0.0.000			164			BOTTOM OF CASING
DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION C	DF MATERIAL	RIAL			ELEVATION (FT)	BLOWS/6"	Plastic Limit Water Content Liquid Limit X STANDARD PENETRATION BLOWS/FT ROCK QUALITY DESIGNATION & RECOVERY RQD RCC CALIBRATED PENETROMETER TON/SF
					Topsoil Thickness[4"]			<u> </u>	_			[FINES CONTENT] %
	S-1	SS	18	14	(CL) LEAN CLAY, trace brown, moist, firm	sand, reddi	ish		V	-	2-3-4 (7)	<sup>⊗</sup> 7 26.4
	S-2	SS	18	18	(ML) SILT WITH SAND, moist, very stiff	brown to	gray,				4-7-10 (17)	®174.2
	S-3	SS	18	18	(CL) SANDY LEAN CLA moist, very stiff	/, brown to	gray,				5-10-13 (23)	\$2318.9
10-	S-4	SS	18	18						154 -	8-11-15 (26)	<sup>20</sup> <u>38</u> 289.3 [57.2%]
					(ML) SILT WITH SAND,	brown to	gray,					
15-	S-5	SS	18	18	moist, very stiff					149	5-8-10 (18)	€164 <u>.</u> 7
					(CL) LEAN CLAY, trace	sand, reddi ff	sh					
	S-6	SS	18	18						  -  -	8-10-14 (24)	× <sub>24</sub> , 9
20					END OF DRILLI	NG AT 20.0	FT			144		
25										139 - - - - - - - -		
30-										134 -		
											גודו ו דער דיי	
∠ v	VL (Firs	t Enco	ounter	ed)	Dry		NG STARTED	: No	v 22 2	2021	CAVE IN	DEPTH: <b>6.0</b>
▼ v	VL (Cor	npleti	on)		Dry	BORI	NG			0021		
V V	VL (Sea	isonal	High V	Water)		COM	PLETED:	NO				NITYE: AUTO
v 🗴	VL (Sta	bilized	)		2.2			BN	14	זט כ.	DRILLING	6 METHOD: <b>HSA</b>
					GEO	DTECHNIC	CAL BORE	HOLE	LO	G		SE-22002 Backup 78 of 169

	:						PR	OJECT NO.:	l		NO.:	SHEET:	
PROJE	CT NAN	<b>elopm</b> //E:	ent				DR	ILLER/CONTRA	CTO.	<b>в-04</b> )R:		1011	<b>LC</b>
Stewar	t Prope	rty					D	And S Drilling, In	ic.			1	
SITE LC 8215 SI	CATIOI oringfie	V: Id Roac	l, Gleni	n Dale,	Maryland 20769							LOSS OF CIRCULATION	<u>)100</u> %
NORTH 486887	HING: . <b>4</b>			EA 13	ASTING: 68121.1	STATIO	N:		SL 17	JRFACE E <b>'3</b>	LEVATION:	BOTTOM OF CASING	
DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION O	PF MATER	IAL		WATER LEVELS	ELEVATION (FT)	BLOWS/6"	Plastic Limit Water Conten X	t Liquid Limit ————————————————————————————————————
	S-1	SS	18	6	Topsoil Thickness[3"] (CL) SANDY LEAN CLAY moist, stiff	/, reddis	sh brow	/n,			2-4-5 (9)	⊗ <sub>9</sub>	
	S-2	SS	18	18	(CH) FAT CLAY, grayish moist, stiff	red to l	brown,			- - 168- -	3-5-8 (13)	⊗ <sub>13</sub>	
	S-3	SS	18	18						-	4-6-8 (14)	⊗ <sub>14</sub>	
-	-				(CL) LEAN CLAY, trace s	sand, re	eddish			_	E 7 10		
- 10 -	S-4	SS	18	18	brown, moist, very sti	ff				163 -	(17)	₿ <sub>17</sub>	
	S-5 S-6	SS	18	18	END OF DRILLIN	NG AT 20	0.0 FT			- - - - - - - - - - - - - - - - - - -	7-12-15 (27) 8-13-17 (30)	₹27 ₹30	
	-									-			
			ATIFICA		NES REPRESENT THE APPROXI	MATE BOI	UNDARY	LINES BETWEEN	SOIL	TYPES. IN	-SITU THE TR	ANSITION MAY BE GRADU	AL
		mploti		eu)	Dry	B	ORING	STARTED: N	ov 19	9 2021	CAVE IN	DEPTH: <b>15.4</b>	
	VL (Sea	isonal	High V	Vater)	עוש	B C		TED:	ov 19	9 2021	HAMME	R TYPE: Auto	
۷ 🗹	VL (Sta	bilized	)		Dry	A.		_INI. [L(  B	M4		DRILLING	6 Method: <b>HSA</b>	
					GEC	DTECH	NICAL	. BOREHOL	E LO	OG		SE-22002_Backup	79 of 169

CLIENT	:					PF	ROJECT NO.	:	BORIN	G NO.:	SHEET:	
PROJE	CT NAN	neiopm ne:	ent			DF	RILLER/CON	ITRACT	OR:		1011	- CUQ
Stewart	Prope	rty				D	And S Drillin	ng, Inc.			1	
SITE LO 8215 Sr	CATIOI ringfie	V: Id Road	l Gleni	n Dale	Maryland 20769						LOSS OF CIRCULATIC	N <b>2007</b>
NORTH 487015	IING: .0		.,	EA 13	ASTING: STATI 68171.1	ON:		1	SURFAC 166	E ELEVATION:	BOTTOM OF CASING	5
DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATE	ERIAL	B.77	MATER I EVELS	ELEVATION (FT)	BLOW5/6"	Plastic Limit Water Cont X	ent Liquid Limit 
	S-1	SS	18	16	Topsoil Thickness[6"] (CL) LEAN CLAY, trace sand, moist_stiff to very stiff	reddish	gray,			- - 3-5-6 - (11)	<sup>⊗</sup> 11 17.4	
	S-2	SS	18	18						- - - - - - - - - (15)	® <sub>15 1</sub> 73	
5-	S-3	SS	18	18					161		8, 17	38
-											105.5	[90 %
10-	S-4	SS	18	18					156	- (22)	8228	
15-	S-5	SS	18	18					151	- 4-7-9 - (16) -	<sup>®</sup> 16 15.8	
20-	S-6	SS	18	18	END OF DRILLING AT	20.0 FT	/		- 146	(24)	<sup>⊗</sup> <sub>248.1</sub>	
-												
25 - -									141			
30-									136	 - - -		
	_					0.000						
	۲۱ VL (Fire	HE STRA	ounter	ed)	NES KEPKESENT THE APPROXIMATE B		CTARTER	VEEN SC				JAL
⊥ v ▼ v	VL (Coi	npleti	on)		Dry	BORING	STARTED:	Nov	19 2021	CAVE IN	UEPIH: <b>15.0</b>	
V V	VL (Sea	isonal	High V	Water)	-	COMPLE	TED: ENT:	Nov LOG	<b>19 2021</b> GED BY	HAMME	R TYPE: Auto	
V V	VL (Sta	bilized	)		Dry						SE 20000 DE L	m 00 -5 400
L					GEOTECI	HINICA			LUG		SE-22002_Back	up 80 of 169

CLIENT	:						PR	OJECT N	0.:	[		10.:	SHEET:			
PROJEC	T NAN	elopmo //E:	ent				DF	2:9046-C RILLER/CO	ONTRA		8-06 R:		1 07 1	— C(	9	
Stewart	Prope	rty					D	And S Dri	lling, lı	1 <b>c.</b>						
SITE LO		V: Id Road		Dala	Manyland 20760								LOSS OF CIRCL	ILATION	<u>)</u>	
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486812.	1			13	68407.8					15	7		BOTTOM OF CASING			
DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION C	of Mater	RIAL			WATER LEVELS	elevation (FT)	BLOWS/6"	Plastic Limit Water X		nit r xy F	
					Tancail Thiskness[6"]								[FINES CONTENT] %	: :		
	S-1	SS	18	14	(CL) LEAN CLAY, trace brown, moist, stiff	sand, gi	rayish	/				3-4-6 (10)	<sup>⊗</sup> 10 17.5			
-					(SM) SILTY SAND, red,	moist,	mediu	m	<u>í í í í</u>							
	S-2	SS	18	18	dense						152	5-9-12 (21)	10 <sup>821</sup> 22	[28.1%]		
	S-3	SS	18	18	(CL) LEAN CLAY, trace brown, moist, very sti	sand, re ff	eddish			¥	-	5-8-12 (20)	⊗ <sub>24.6</sub>			
10	S-4	SS	18	18								6-9-13 (22)	22			
											147					
15-	S-5	SS	18	18						¥	142	5-7-10 (17)	<sup>⊗</sup> 17 16.2			
			10	10	(SC) CLAYEY SAND, red medium dense	ldish br	rown, n	noist,		~~		6-9-14				
20-	S-6	SS	18	18			0 0 ET		////		137-	(23)	<sup>1</sup> 216.4			
25							0.0 F1				132					
30-											127 -					
	Т	HE STR		ΓΙΟΝΙΙ	NES REPRESENT THE APPROX	MATE RO	UNDARV	I INES RE	TW/FFN			- SITLI THE TR		RADUAI		
V V	VL (Firs	st Enco	unter	ed)	17.0		BORING	STARTER	): <b>N</b>	ov 22	2 2021	CAVE IN	DEPTH: <b>8.8</b>			
▼ v	VL (Cor	npleti	on)		16.0	B	BORING			0, 2	2 2021	НАКЛКИЕТ				
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V V	VL (Sta	bilized	)		6.5				B	M4	00		RILLING METHOD: <b>HSA</b>			
					GEC	JIECH	INICAL	L BOKE	HUL	E L(	UG		SE-22002_B	ackup 81 of	169	

	: ot Dov	olonm	ont				PRC	DJECT NO.:		BORING	NO.:	SHEET:		
PROJEC	T NAN	AE:	ent				DRI	LLER/CONT	RACTO	DR:		1011	<b>CUQ</b>	
Stewart	Prope	rty					DA	And S Drilling	Inc.			1		
SITE LO 8215 Sp	CATIOI ringfiel	V: Id Road	l. Glen	n Dale.	Marvland 20769							LOSS OF CIRCULATION	v <b>200</b> %	
NORTH	IING:		,	EA	ASTING: 68286.4	STATIO	N:		S 1	URFACE E	ELEVATION:	BOTTOM OF CASING		
	JMBER	ТҮРЕ	ST. (IN)	(NI) >	000000	<u> </u>				N (FT)	/6"	Plastic Limit Water Content Liquid Limit X△ ⊗ STANDARD PENETRATION BLOWS/FT		
DEPTH	SAMPLE NU	SAMPLE	SAMPLE DI	RECOVER	DESCRIPTION C	)F MATER	IAL		WATER LE	ELEVATIO	BLOWS	ROCK QUALITY DESIGNATION & RECOVERY     RQD     REC     CALIBRATED PENETROMETER TON/SF		
					Topsoil Thickness[6"]							[FINES CONTENT] %		
	S-1	SS	18	16	(CL) LEAN CLAY WITH moist, firm	SAND, g	grayish i	red,			2-3-5 (8)	₩8		
5-	S-2	SS	18	18	(CL) LEAN CLAY, browr	n, moist	, stiff			155	4-6-8 (14)	∞14		
	S-3	SS	18	18					∞	-	6-9-14 (23)	∞23		
-  10-	S-4	SS	18	18						150	5-8-11 (19)	® <sub>19</sub>		
					(CH) FAT CLAY, gray, m	oist, vei	ry stiff							
-  15	S-5	SS	18	18						145	6-10-13 (23)	⊗ <sub>23</sub>		
					(SM) SILTY SAND, gray	, wet, m	nedium							
20-	S-6	SS	18	18			0 ET			- 140 -	6-11-15 (26)	⊗ <sub>26</sub>		
 										135-				
										130-				
	Tł VL (Firs	HE STRA	ATIFICA ounter	TION LI ed)	NES REPRESENT THE APPROXII 18.0		ORING S	LINES BETWE	EN SOI	L TYPES. IN		DEPTH: 1 in Pine	JAL	
▼ v	VL (Cor	npleti	on)		Dry	B	ORING							
V V	VL (Sea	sonal	High \	Water)			OMPLET	ED:	Nov 2	2 2021	HAMME	IER TYPE: Auto		
v w	VL (Sta	bilized	)		7.6 Nov-23	-2021 A	quipme TV	NT:	LOGO BM4	ED BY:	DRILLING	g method: <b>hsa</b>		
					GEO	DTECH	NICAL	BOREHO	LE L	OG		SE-22002 Backu	p 82 of 169	

# **APPENDIX C – Laboratory Testing**

Laboratory Test Results Summary Grain Size Analyses/Plasticity Charts

						Atte	rberg Li	mits	**Percent	Moisture	- Density	CBR	R (%)		
Sample Loca	tion	Sample Number	Depth (feet)	^МС (%)	Soil Type	LL	PL	PI	Passing No. 200 Sieve	<maximum Density (pcf)</maximum 	<optimum Moisture (%)</optimum 	0.1 in.	0.2 in.	#Organic Content (%)	
B-01		S-1	1-2.5	27.1											
B-01		S-2	3.5-5	19.1											
B-01		S-3	6-7.5	15.2	СН	61	21	40	94.5						
B-01		S-4	8.5-10	16.4											
B-01		S-5	13.5-15	15.6											
B-01		S-6	18.5-20	14.1											
B-03		S-1	1-2.5	26.4											
B-03		S-2	3.5-5	14.2											
B-03		S-3	6-7.5	18.9											
B-03		S-4	8.5-10	19.3	CL	38	20	18	57.2						
	Notes: Definitions:	See test repo values MC: Moisture Bearing Ratio	orts for test n e Content, So o, OC: Orgar	nethod, ^A pil Type: U nic Conten	STM D221 SCS (Unifi t	6-19, *AS ed Soil C	STM D248	38, **AST on Syste	ΓΜ D1140-17, # m), LL: Liquid L	ASTM D2974-2	0e1 < See test Limit, PI: Plast	report for icity Inde:	D4718 c	orrected California	
Project: S Client: E	tewart Property Im Street Developm	ent					Proj Date Re	ect No.: eported:	02:9046-C 12/21/2021						
			A	ddress		0	ffice Number	/Fax							
ECS Mid-Atlantic LLC - Baltimore						1340-	B Charv Hanove	wood R er, MD 2	oad Suite B 21076		(410)859-4300 (410)859-4324				
Г	Checked by Approved					by Date Received									
bhowell						/ell		bhowell			12/15/2021				

					Atte	rberg Li	mits	**Percent	Moisture	- Density	CBR	R (%)	
Sample Location	Sample Number	Depth (feet)	^МС (%)	Soil Type	LL	PL	PI	Passing No. 200 Sieve	<maximum Density (pcf)</maximum 	<optimum Moisture (%)</optimum 	0.1 in.	0.2 in.	#Organic Content (%)
B-03	S-5	13.5-15	14.7										
B-03	S-6	18.5-20	17.9										
B-05	S-1	1-2.5	17.4										
B-05	S-2	3.5-5	17.3										
B-05	S-3	6-7.5	15.5	CL	38	17	21	96.7					
B-05	S-4	8.5-10	14.8										
B-05	S-5	13.5-15	15.8										
B-05	S-6	18.5-20	18.1										
B-06	S-1	1-2.5	17.5										
B-06	S-2	3.5-5	10.8	SM	22	NP	NP	28.1					
Not Definitio	es: See test repo values ns: MC: Moisture Bearing Ration	orts for test r e Content, So o, OC: Organ	nethod, ^A oil Type: U nic Conten	STM D221 SCS (Unifi t	6-19, *AS ed Soil C	STM D248 lassificati	38, **AST on Syste	「M D1140-17, # m), LL: Liquid L	ASTM D2974-2 imit, PL: Plastic	0e1 < See test Limit, PI: Plast	report for icity Inde:	D4718 c ĸ, CBR: (	orrected California
Project: Stewart Property Client: Elm Street Develo	opment					Proj Date Re	ect No.: eported:	02:9046-C 12/21/2021					
			A	ddress		0	ffice Number	/ Fax					
ECS		1340-	B Charv Hanove	wood R er, MD 2	oad Suite B 21076		(410)859-4300 (410)859-4324						
	Checke	Checked by Approved					by Date Received						
	bhow	/ell			bhowell			12/15/2021					

					Atte	rberg Li	mits	**Percent	Moisture	- Density	CBR	t (%)	
Sample Location	Sample Number	Depth (feet)	^MC (%)	Soil Type	LL	PL	PI	Passing No. 200 Sieve	<maximum Density (pcf)</maximum 	<optimum Moisture (%)</optimum 	0.1 in.	0.2 in.	#Organic Content (%)
B-06	S-3	6-7.5	14.6										
B-06	S-4	8.5-10	12.9										
B-06	S-5	13.5-15	16.2										
B-06	S-6	18.5-20	16.4										
No Definitic	tes: See test repo values >ns: MC: Moisture Bearing Ratio	Prts for test n Content, Se o, OC: Organ	nethod, ^A oil Type: U nic Conten	STM D221 SCS (Unifi	6-19, *At	Iassificati	38, **AST	<sup>-</sup> M D1140-17, #,	imit, PL: Plastic	Ue1 < See test i	report for	D4718 co x, CBR: C	orrected California
Project: Stewart Property Client: Elm Street Devel	opment					Proj Date Re	ect No.: eported:	02:9046-C 12/21/2021					
			Ą	ddress		0	ffice Number /	/ Fax					
		1340-	B Charv	wood R	oad Suite B		(410)859-43	,00					
	more			Hanove	r, MD 2	21076		(410)859-4324					
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	bhov	vell			bhowell	bhowell 12/15/2021				1			









## LIQUID AND PLASTIC LIMITS TEST REPORT



# **APPENDIX D – Supplemental Data**

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



## TECHNO-GRAM 005-2018



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

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

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

## I. Definitions

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



## TECHNO-GRAM 005-2018



## II. Required Field Investigation

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



## TECHNO-GRAM 005-2018



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

## III. Slope Stability Analysis of Critical Slopes

Engineer shall provide in the slope stability analyses:

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




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





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

#### IV. Laboratory Testing and Analysis

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

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





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

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

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

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





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





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

APPROVED BY:

Haitham A. Hijazi, Director

September 21, 2018 DATE





### TECHNO-GRAM 004-2018 REVISED

SUBJECT: Geotechnical Requirements for Stormwater Management (SWM) Devices

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

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

SCOPE :

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

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

Attachments

APPROVED BY:

Melinda Bolling, Director

-

July 25, 2019

#### MANOL ANDONYADIS, P.E., LEED AP | Senior Vice President, Central Region Manager ECS MID-ATLANTIC, LLC | T 703.471.8400 | D 703.810.1230 | C 703.201.2541 www.ecslimited.com

Confidential/proprietary message/attachments. Delete message/attachments if not intended recipient.

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

Attention Geotechnical Engineers,

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



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

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



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This message has been analyzed by Deep Discovery Email Inspector.

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

# Table 9-1 Geotechnical Requirements for Structural BMP

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

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

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

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

# Revised July 25, 2019

# Table 10-1 Geotechnical Determination for ESD Devices

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

Devices should NOT be in Marlboro Clay, Christiana Complex or unsuitable fill. They shall outfall below such materials' bottom or in non-ephemeral, existing creek.
 If there is no alternative to placing a device on such soils, justification must be submitted in writing for DPIE's approval. If approved, specific restrictions will apply.

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

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

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

SWM Design Manual - Chapter 10 SE-22002\_Backup 106 of 169 Page 10-7 Page 10-7





SUBJECT: Geotechnical requirements for Stormwater Management (SWM) Devices

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

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

SCOPE :

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

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

APPROVED BY: Haitham A. Hijazi, Director

October 5, 2018

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

# Table 9-1 Geotechnical Requirements for Structural BMP

1) Structures should NOT be In Mariboro Clay, Christiana Complex or unsultable fill. They shall outfall below layers of such materials or in non-ephemeral, existing creeks.

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

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

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

SWM Design Manual - Chap 9 Page 9.37 SE-22002\_Backup 108 of 169

Device	Hydrologic Soil	lafiltanti	Minimum frequency of high	Max.	**************************************
(reference# from SWM	riverologic soli	Tration	Groundwater (GWT) Tests or	GWT) Tests or Boring	
Design Manual) (1)	Group (2)	lest (3)	full Borings (3)	Offset (4)	from ESD Device
Green Roof	N / A	NA TRANSVER POTERANCES AND	Lan manyaran manananan ang ang ang ang ang ang ang ang	DETERMINANT CONTRACTOR OF	a fan staf en sen ar fan skeine skeine fan skriver fan skriver fan skriver fan skriver fan skriver fan skriver
(10.6.2.2)	N/A	N/A	N/A	N/A	N/A
Rainwater Harvest'g,	h1/a			a Malaka Barra Managara ang Kabula Kabula Ang Kabula Kabula Kabula Kabula Kabula Kabula Kabula Kabula Kabula K	**
(10.6.2.2)	N/A	N/A	N/A	N/A	N/A
Reinforced Turf	61 / A	A. J. A.	a fan gwennen 13 i refn am refni i werd faf fafnen um refni fan ffearrefn y fan staar yn de staar yn de staar yn de staar yn ar fan staar yn de staa Men staar yn de		n fan 1901 - Maria Bard waar on fall Station of a baar af militar fall yn synd yn gran gan gan yn gan af waar b
(10.6.2.2)	N/A	N/A	N/A	N/A	N/A
Non/Rooftop Runoff Disconnection (10.6.2.2)	Not for D soils	N/A	N/A	N/A	N/A
Sheetflow to Cnsrv. Area (10.6.2.2)	N/A	N/A	N/A	N/A	N/A
Infiltration Berms	ል ጽዲ ር	<sup>19</sup> Mar Tapang sangal benas mananging bagang garanang	na na hana ana ana ana ana ana ana ana a	ana a ta mu ta mu ta mu ta ang sa	ייייייייייייייייייייייייייייייייייייי
(10.6.2.2)	nreferred	N/A	N/A	N/A	N/A
and a second	preferred	Yes 1 ner	One full Boring por 2500 cm		nadality (m. 1997) (name (m. 1997) A. C. L.
Permeable	A. Bor C	boring if S	ft of the total area of the	No Offect	4 It below
Pavement (10.6.2.2)		10.000 sq ft	normable payament	No Offset	the pavement
	)	10,000 34,11	One full Reging at control		subbase stone
Submerged Gravel Wetland (10.8.2.2)	C or D	Yes. 1 test per boring	structure. Per MD 378 if size triggers small-pond standard	No Offset	Must be within the gravel layer
Landscaping Infiltr'n. (10.8.3.2)	A or B	If DA imper- vious > 50%	One GWT Test	No Offset	4 ft below bottom
Dry Wells (10.8.5.2)	A or B	Geotech. Engr. recommends solls suitable for dry wells	One full Boring	60 ft 4 ft below bott	
Micro Bio Retention	All, with req' <u>d</u> .	Not w/ req <u>d</u> .	One GWT Test	50 ft	4 ft below bottom
(10,8,6,2)	underdrain	underdrain			
	A and B or	Not w/ req <u>d</u> .	One GWT Test	50 ft	2 ft below
[10.8.7.2]	amended C or D	underdrain			underdrain
Bio Swales (10.8.8.2)	underdrain	Not w/ req <u>d</u> . underdrain	One GWT Test per 100 linear feet of swale	50 ft	2 ft below
Wet Swales	C, D, or any soil	18 19 years (AAS very see	One GWT Test per 100 linear		At swale invert or
(10.8.8.2)	if GWT is high	No	feet of swale	50 ft	higher
Dry Grass Swales			One GWT Test per 100 linear	,	4 ft below swala
(10.8.8.2)	A, B or C	No	feet of swale	50 ft	invort
Enhanced Filters		1999 - 1987 - 1995 - 1995 - 1997 - 19			1117211
(10.8.9.2)	N/A	Yes	One full Boring	No Offset	4 ft below bottom

# Table 10-1 Geotechnical Determination for ESD Devices

Devices should NOT be in Mariboro Clay, Christiana Complex or unsuitable fill. They shall outfall below such materials' bottom or in non-ephemeral, existing creek. If there is no alternative to placing a device on such soils, justification must be submitted in writing for DPIE's approval. If approved, specific restrictions will apply. D Hydrologic soll groups shall be determined based on 1- Soils Report 2- Soll Conservation District (SCD) Pond Safety Manual latest edition or 3- Web soil survey, in this order If the device's bottom is 6 ft or deeper below existing grades or if the site is not virgin, only soil reports that are 7 years or newer shall be used for this determination.

. . . .

3 Requirements for infiltration testing and borings are listed in Appendix 9-12. Full boring includes GWT & other tests identified by the Geotech Industry standard practice. (a) Offset of soil boring from ESD device location is allowed if the ground surface elevation of the boring is comparable to the ground elevation of the device.

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

Resolution No.	CR-017-2022
Proposed by	The Chair (by request – County Executive)
Introduced by	Council Members Davis, Turner, Harrison, Taveras, Franklin, and Hawkins
Co-Sponsors	
Date of Introduc	ction March 8, 2022

#### RESOLUTION

#### A RESOLUTION concerning

The 2018 Water and Sewer Plan (December 2021 Cycle of Amendments) For the purpose of changing the water and sewer category designations of properties within the 2018 Water and Sewer Plan.

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

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

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

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

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

DR-2

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

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

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

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

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

Adopted this  $21^{st}$  day of June, 2022.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

BY:

Calvin S. Hawkins, II Chair

ATTEST:

Donna J. Brown Clerk of the Council

1

CR-017 -2022 (DR-2) Attachment A Page 1 of 2

#### WATER AND SEWER CATEGORY AMENDMENT

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

#### **District 9**

#### CR-017-2022 (DR-2) Attachment A Page 2 of 2

#### WATER AND SEWER CATEGORY AMENDMENT

Sewershed Application Council District	Development Proposal/ Tax Map Location	Acreage/ Zoning	Current Category	Requested Category	Executive's Recommendation	Council Approval
<u>Countywide</u> <u>Redesignations</u>						
District 4	Springfield Road Area		5	3	3	3
District 8	Bock Road Residences		5	3	3	3
District 8	Chapel Hill Subdivision		4	3	3	3
District 9	Dyson Road Properties		<b>S</b> 5	<b>S</b> 3	S3	<b>S</b> 3
Amendment to the Text of the 2018 Water and Sewer Plan	Amending of text to Chapter 2, Section 2.1.4, Letter D, Third Bullet regarding water and sewer linear footage and contiguity to unserved, developed residential lots and parcels				Approve	Approve

\* In compliance to Plan Prince George's 2035

Category 3 - Community System

Category 4 - Community System Adequate for Development Planning

Category 5 – Future Community System

Category 6 - Individual System

**APPLICATIONS** 

# **REQUEST** MAP #

Western Branch			
21/W-06	Stewart Property	5 to 4	1
21/W-07	Troutman Property	5/6 to 4	2
21/W-08	Tucker Property a/k/a 12500 Wallace	Waiver	3
	Lane		
<u>Piscataway</u>			
21/P-06	National View	6 to 4	4
<u>Mattawoman</u>			
21/M-03	Manning Road East Parcel 24	5 to 3	5
<u>Countywide</u>			
<b>Redesignations</b>			
District 4	Springfield Road Area	5 to 3	6
District 8	Bock Road Residences	5 to 3	7
District 8	Chapel Hill Subdivision	4 to 3	8
District 9	Dyson Road Properties	S5 to S3	9

Amendment to the	Amending of text to Chapter 2,	10
<u>Text of the 2018</u>	Section 2.1.4, Letter D, Third Bullet	
Water and Sewer		
<u>Plan</u>		

















District 8 Chapel Hill Subdivision WSSC Grid 216SE01/02





December LA Cycle 2021





Amendment to the Text of the 2018 Water and Sewer Plan

Chapter 2, Section 2.1.4, Letter D, Third Bullet

- Proposed development in the Growth Policy Areas shall meet existing contiguity policies, and demonstrate:
  - (1) Contiguity to existing built developments;

(2) <u>Contiguity of a location within 1,500 feet of existing public water and sewer</u> systems, <u>unless in an area where interim well or septic systems usage is prevalent among</u> five or more adjacent residential lots or parcels that require public extensions;

(3) Roadways are capable of supporting demands from the proposed development; and,

(4) Require developer(s) to bear the full responsibility of the costs of on- and off-site public facilities.



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

DATE:	September 14, 2023
TO:	Suzann M. King, Acting Planning Director
VIA:	Jill Kosack, Chair, Alternative Compliance Committee
FROM:	Christian Meoli, Alternative Compliance Committee Member
PROJECT NAME:	Stewart Property
PROJECT NUMBER:	Alternative Compliance AC-23008
COMPANION CASE:	Special Exception SE-22002
ALTERNATIVE COM	PLIANCE
Recommendation:	<u>X</u> Approval Denial
Justification: SEE A	TTACHED
	Christian Meoli
	Christian Montin
	Keviewer's Signature

PLANNI	ING DIRECTOR'S REVIEW	
_	Final Decision Approval Denial	
<u>X</u>	Recommendation <u>X</u> Approval Denial	
	To Planning Board	
	X To Zoning Hearing Examiner	
	Planning Director's Signature Sept. 15, 2023	Date

APPEAL OF PLANNING DIRECTOR'S DECISION
Appeal Filed:
Planning Board Hearing Date:
Planning Board Decision: Approval Denial
Resolution Number:

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

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

#### Location

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

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

#### Background

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

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

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

#### Section 4.6, Buffering Development from Streets

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

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

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

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

#### Justification of Recommendation

The applicant requests alternative compliance from the requirements of Section4.6(c)(1)(A)(ii), Buffering Residential Development from Streets, which requires a minimum buffer width of 35 feet when the rear yards of single-family attached or detached dwellings are oriented toward a street classified as a collector road, such as Springfield Road.

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

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

### Section 4.10, Street Trees Along Private Streets

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

Number of Street Trees	57 (	(total)

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

Number of Street Trees	41 (total)
------------------------	------------

#### Justification of Recommendation

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

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

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

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

#### Recommendation

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

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

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



July 7, 2023

#### MEMORANDUM

SUBJECT:	SE-22002 Stewart Property
FROM:	Daniel Sams, Planner III, Neighborhood Revitalization Section, <i>D. E. F. Sams</i> Community Planning Division
VIA:	David A. Green, MBA, Planner IV, Long-Range Planning Section, 🦃 Community Planning Division
TO:	Andrew Shelly, Planner II, Urban Design Section, Development Review Division

#### FINDINGS

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

#### BACKGROUND

**Planning Area:** 71A **Community:** Bowie & Vicinity

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

Location: 8215 Springfield Road, Glenn Dale, Maryland 20769

Size: 12.01 acre

Existing Uses: Dwelling, outbuildings, woods

SE-22002 Stewart Property Page 2

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

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

#### GENERAL PLAN, MASTER PLAN, AND SMA

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



Map 16, Future Land Use, p. 50, 2022 Approved Bowie-Mitchellville and Vicinity Master Plan
SE-22002 Stewart Property Page 3

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

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

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

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

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

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

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

**SMA/Zoning:** The 2006 *Approved Bowie and Vicinity Sectional Map Amendment* retained the subject property in the R-R (Rural Residential) Zone. On November 29, 2021, the District Council approved CR-136-2021, the Countywide Sectional Map Amendment ("CMA") which reclassified the subject property from R-R (Rural Residential) to RR (Residential, Rural) effective April 1, 2022.

#### MASTER PLAN SUBSTANTIAL IMPAIRMENT ISSUES

None.

c: Long-range Agenda Notebook Frederick Stachura, J.D., Supervisor, Neighborhood Revitalization Section, Community Planning Division THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



Countywide Planning Division Transportation Planning Section 14741 Governor Oden Bowie Drive Upper Marlboro, Maryland 20772 TTY: (301) 952-4366 www.mncppc.org/pgco

301-952-3680

September 5, 2023

#### **MEMORANDUM**

TO:	Andrew Shelly, Development Review Division
FROM:	Benjamin Ryan, Transportation Planning Section, Countywide Planning Division
VIA: OH	Crystal Saunders Hancock, Transportation Planning Section, Countywide Planning Division

#### SUBJECT: SE-22002: Stewart Property

#### Proposal:

The subject special exception application proposes the development of 57 age-restricted, single-family attached dwelling units. The property is located along Springfield Road, approximately 0.40 miles northwest of its intersection with Lanham-Severn Road. The Special Exception application is subject to and was reviewed using the standards of Section 27 of the prior Zoning Ordinance.

#### **Prior Conditions of Approval:**

There are no prior conditions of approval on the subject property.

#### **Master Plan Compliance**

This application is subject to 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan and Sectional Map Amendment*.

#### **Master Plan Roads**

The subject property fronts Springfield Road, a collector road (C-322) along its western border. The MPOT recommends this portion of Springfield Road as a 2-lane collector roadway constructed within 80 feet of right-of-way. The 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan and Sectional Map Amendment* does not contain any recommendations regarding Springfield Road. Right-of-way dedication will be further examined at the PPS stage of development.

#### **Master Plan Pedestrian and Bike Facilities**

The 2009 *Approved Countywide Master Plan of Transportation (MPOT)* recommends the following facilities:

Planned Bicycle Lane: Springfield Road

The MPOT provides policy guidance regarding multimodal transportation and the Complete Streets element of the MPOT recommends how to accommodate infrastructure for people walking and

SE-22002: Stewart Property September 5, 2023 Page 2

bicycling.

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

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

Policy 5: Evaluate new development proposals in the Developed and Developing Tiers for conformance with the complete streets principles.

**Comment:** Prior to acceptance of a preliminary plan of subdivision (PPS), the applicant shall submit a bicycle and pedestrian facilities plan displaying all bicycle and pedestrian facilities on site. The site's frontage along Springfield Road is a planned bicycle lane per the MPOT and Bowie Master Plan. As such, staff requests the applicant update the special exception plans to display the bicycle lane along the site's frontage of Springfield Road. This facility shall be shown on the bicycle and pedestrian facilities plan prior to PPS acceptance. Additionally, staff requests that dimensions be provided for all sidewalks on site as well as the natural surface trail originating along Springfield Road. Per the 2022 *Bowie-Mitchellville and Vicinity Master Plan and Sectional Map Amendment*, all sidewalks should be a minimum of six-feet-wide.

#### **Transportation Planning Review:**

#### **Zoning Ordinance Compliance**

Section 27-317 of the Prince George's County Zoning Ordinance (Ordinance) details the required findings for a special exception. For the purposes of transportation review, Section 27-317 (a) (3) is copied and analyzed below:

(a) A special exception may be permitted if:

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

**Comment:** Staff find that the proposed plan with the recommended facilities does not impair the ability to make transportation related recommendations that are supported by an approved Master Plan or Functional Master Plan. In this case, staff recommends a bicycle lane along the site's frontage of Springfield Road, which is supported by the MPOT policy, as well as wide sidewalks along both sides of all new roads, which is supported by the 2022 *Bowie-Mitchellville and Vicinity Master Plan and Sectional Map Amendment.* 

The current configuration of the site allows for one point of vehicle access along Springfield Road. Per the approved transportation scoping agreement, traffic counts at the site access point and Springfield Road as well as traffic counts at the intersection of Lanham-Severn Road and Springfield Road are required to determine adequacy. Staff and the applicant agree that further analysis related to vehicular adequacy will be examined at the time of Preliminary Plan of Subdivision (PPS). SE-22002: Stewart Property September 5, 2023 Page 3

Lastly, regarding pedestrian circulation and facilities, sidewalks are provided throughout the development, providing pedestrian access throughout. Crosswalks have been provided where sidewalk facilities are interrupted. A natural surface trail has been provided between the sidewalk network along Springfield Road and the western terminus of Private Road B. Staff supports the proposed bicycle and pedestrian facilities associated with the subject application and will further examine for adequacy at the PPS stage of development.

#### **Conclusion:**

Overall, from the standpoint of The Transportation Planning Section it is determined that this plan is acceptable if the following conditions are met:

- 1. The applicant and the applicant's heirs, successors, and/or assigns shall construct the following facilities and show these facilities on the special exception plan prior to certification as well as being shown on a pedestrian and bikeway facilities plan as part of the preliminary plan of subdivision prior to its acceptance:
  - a. A bicycle lane along the subject property's entire frontage of Springfield Road.
  - b. Dimensions for all sidewalks and trails on site

ARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



Countywide Planning Division Environmental Planning Section 14741 Governor Oden Bowie Drive Upper Marlboro, Maryland 20772 TTY: (301) 952-4366 www.mncppc.org/pgco

301-952-3650

August 28, 2023

#### **MEMORANDUM**

**TO:** Andrew Shelly, Planner II, Urban Design Section, DRD

VIA: Tom Burke, Planning Supervisor, Environmental Planning Section, CWPD

FROM: Suzanne Nickle, Planner IV, Environmental Planning Section, CWPD

#### SUBJECT: Stewart Property: Special Exception SE-22002 and TCP2-017-2023

The Environmental Planning Section (EPS) has reviewed the Special Exception (SE-22002) and Type 2 Tree Conservation Plan (TCP2-017-2023), for the Stewart Property, accepted on May 12, 2023. Comments were provided to the applicant in a Subdivision and Development Review Committee (SDRC) meeting dated May 26, 2023. Revised materials in response to the comments provided at SDRC were submitted on June 5, 2023. A revised layout was submitted for review on August 18, 2023, and a revised letter of justification for impacts to regulated environmental features (REF) was submitted on August 21, 2023. The EPS recommends approval based on the findings and conditions listed at the end of this memorandum.

#### **BACKGROUND**

The following applications and associated plans were previously reviewed for the subject site:

Development Review Case #	Associated Tree Conservation Plan or Natural Resources Inventory #	Authority	Status	Action Date	Resolution Number
NRI-069-2022	N/A	Staff	Approved	6/28/2022	N/A
SE-22002	TCP2-017-2023	Planning Board	Pending	Pending	Pending

#### **PROPOSED ACTIVITY**

The current application is a special exception for the development of 57 attached dwelling units and associated infrastructure for a planned retirement community. The current zoning for the site is Residential, Rural (RR); however, the applicant has opted to apply the zoning standards to this application that were in effect prior to April 1, 2022, for the Rural Residential (R-R) Zone.

#### GRANDFATHERING

The project is subject to the Environmental Regulations of Subtitle 25 and prior Subtitle 27 because there are no previous development application approvals, and this application is for a new special exception.

#### SITE DESCRIPTION

The subject application area is 12.01 acres identified as Parcel 131 with frontage along the east side of Springfield Road, just south of its intersection with Lake Glen Drive. This portion of Springfield Road is a master planned collector roadway.

Primary management area (PMA) is located to the east of the property, which includes a stream, associated buffer, and floodplain. No forest interior dwelling species are indicated on-site, per PGAtlas.com. According to information obtained from the Maryland Department of Natural Resources, Natural Heritage Program (DNR NHP), there are no rare, threatened, or endangered (RTE) species found to occur on or in the vicinity of this property. No Tier II waterbodies are located on-site; however, the site is located within the Patuxent River upper watershed, a stronghold watershed as established by the Maryland DNR.

#### **MASTER PLAN CONFORMANCE**

#### Prince Georges Plan 2035

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

#### 2022 Approved Bowie-Mitchellville and Vicinity Master Plan

The site is in the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan,* which includes applicable goals, policies, and strategies. The following policies are applicable to the current project regarding natural resources preservation, protection, and restoration. The text in **BOLD** is the text from the Master Plan, and the plain text provides comments on plan conformance:

#### **Natural Environment Section**

#### **Green Infrastructure**

## Policy NE 1: Ensure that areas of connectivity and ecological functions are maintained, restored, or established during development or redevelopment.

#### **Strategies:**

#### NE 1.1: Use the green infrastructure network as a guide to decision-making, and as an amenity in the site design and development review processes.

The SE will be reviewed later in this memorandum for conformance with the Green Infrastructure Plan. See the *Countywide Green Infrastructure Plan, Prince George's Resource Conservation Plan (*2017*)* discussion section.

#### Policy NE 2: Preserve, in perpetuity, Nontidal Wetlands of Special State Concern (NTWSSC) within Bowie-Mitchellville and Vicinity (see Map 41. Nontidal Wetlands of Special State Concern (NTWSSC)—2017).

#### **Strategies:**

- NE 2.1: Continue to protect the NTWSSC and associated hydrologic drainage area located within the following areas:
  - The Belt Woods Special Conservation Area
  - Near the Huntington Crest subdivision south of MD 197, within the Horsepen Branch Watershed.
  - In the northern portion of Bowie Mitchellville and Vicinity adjacent to the Patuxent Research Refuge and along the Patuxent River north of Lemon Bridge Road.

There are no NTWSCC within the vicinity of this property, as mapped on Map 41 of the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan.* 

#### Stormwater Management

### Policy NE 3: Proactively address stormwater management in areas where current facilities are inadequate.

This project will be subject to stormwater review and approval by the Department of Permitting, Inspections and Enforcement (DPIE). An unapproved Stormwater Concept plan (#29311-2022-00) is currently under review. A final stormwater design plan in conformance with County and State laws will be required prior to issuance of any grading permits for this site.

#### Forest Cover/Tree Canopy Coverage

#### Policy NE 4: Support street tree plantings along transportation corridors and streets, reforestation programs, and retention of large tracts of woodland to the fullest extent possible to create a pleasant environment for active transportation users including bicyclists and pedestrians.

This project is subject to the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property contains more than 10,000 squarefeet of woodland and has no previous Tree Conservation Plan (TCP) approvals. Conformance with this ordinance is discussed in the Woodland Conservation Section of this report. Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance (TCC), requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 5,000 square-feet of gross floor area, or disturbance, and requires a grading permit. Properties in the prior R-R Zone are required to provide a minimum of 15-percent of the gross tract area to be covered by tree canopy. The subject site is 12.01 acres, and therefore requires 1.80 acres of tree canopy coverage. Conformance with this requirement will be addressed at the time of permit review.

#### **Impervious Surfaces**

Policy NE 5: Reduce urban heat island effect, thermal heat impacts on receiving streams, and reduce stormwater runoff by increasing the percentage shade and tree canopy over impervious surfaces.

#### Strategies:

- NE 5.1: Retrofit all surface parking lots using ESD and best stormwater management practices when redevelopment occurs. Plant trees wherever possible to increase tree canopy coverage to shade impervious surfaces, to reduce urban heat island effect, limit thermal heat impacts on receiving streams, and slow stormwater runoff (see TM 11.1).
- NE 5.2: Retrofit streets pursuant to the 2017 DPW&T Urban Streets Design Standards as recommended in the Transportation and Mobility Element, which include increased tree canopy cover for active transportation comfort and stormwater management practices.

Planting trees wherever possible to increase tree canopy coverage in order to shade impervious surfaces, reduce urban heat island effect, and to limit thermal heat impacts on receiving streams are encouraged.

#### Countywide Green Infrastructure Plan (2017)

The 2017 *Countywide Green Infrastructure Plan* was approved with the adoption of the *Resource Conservation Plan: A Countywide Functional Master Plan* (CR-11-2017) on March 7, 2017. According to the approved Plan, the site contains Regulated Areas associated with an off-site stream system located along the northern property boundary, while the remainder of the site is an Evaluation Area.

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

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

- **1.1:** Ensure that areas of connectivity and ecological functions are maintained, restored and/or established by:
  - a. Using the designated green infrastructure network as a guide to decision-making and using it as an amenity in the site design and development review processes.
  - b. Protecting plant, fish, and wildlife habitats and maximizing the retention and/or restoration of the ecological potential of the landscape by prioritizing healthy, connected ecosystems for conservation.
  - c. Protecting existing resources when constructing stormwater management features and when providing mitigation for impacts.
  - d. Recognizing the ecosystem services provided by diverse land uses, such as woodlands, wetlands, meadows, urban forests, farms and grasslands within the green infrastructure network and work toward maintaining or restoring connections between these
- 1.2: Ensure that Sensitive Species Project Review Areas and Special Conservation Areas (SCAs), and the critical ecological systems supporting them, are preserved, enhanced, connected, restored, and protected.
  - a. Identify critical ecological systems and ensure they are preserved and/or protected during the site design and development review processes.

This site is mapped in the vicinity of the Special Conservation Area (SCA) associated with the Patuxent Research Refuge. The proposal site layout will place an area that is current acting as a network connection between existing woodlands off-site on the Patuxent Research Refuge with existing woodland preservation, by preserving and placing woodlands into either a woodland conservation easement along the northern portion of the site, or in a floodplain easement.

#### POLICY 2: Support implementation of the 2017 GI Plan throughout the planning process.

2.4: Identify Network Gaps when reviewing land development applications and determine the best method to bridge the gap: preservation of existing forests, vegetation, and/or landscape features, and/ or planting of a new corridor with reforestation, landscaping and/or street trees. The proposed site layout will preserve an area that is current acting as a network connection between existing woodlands off-site on the Patuxent Research Refuge by preserving and placing woodlands either into a woodland conservation easement along the northern portion of the property, or within a floodplain easement.

- 2.5: Continue to require mitigation during the development review process for impacts to regulated environmental features, with preference given to locations on-site, within the same watershed as the development creating the impact, and within the green infrastructure network.
- 2.6: Strategically locate off-site mitigation to restore, enhance and/or protect the green infrastructure network and protect existing resources while providing mitigation.

Regulated environmental features (REF) are located on-site, which includes a stream, associated buffer, and floodplain.

- POLICY 3: Ensure public expenditures for staffing, programs, and infrastructure support the implementation of the 2017 GI Plan.
  - 3.3: Design transportation systems to minimize fragmentation and maintain the ecological functioning of the green infrastructure network.
    - a. Provide wildlife and water-based fauna with safe passage under or across roads, sidewalks, and trails as appropriate. Consider the use of arched or bottomless culverts or bridges when existing structures are replaced, or new roads are constructed.

No stream crossings are proposed with this application.

b. Locate trail systems outside the regulated environmental features and their buffers to the fullest extent possible. Where trails must be located within a regulated buffer, they must be designed to minimize clearing and grading and to use low impact surfaces.

No trail systems are proposed with this application.

- POLICY 4: Provide the necessary tools for implementation of the 2017 GI Plan.
  - 4.2: Continue to require the placement of conservation easements over areas of regulated environmental features, preserved or planted forests, appropriate portions of land contributing to Special Conservation Areas, and other lands containing sensitive features.

On-site woodland conservation will be required to be placed into Woodland and Wildlife Habitat Conservation Easements prior to the approval of the Type 2 Tree Conservation Plan (TCP2).

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

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

The Site/Road Plan Review Division of the Department of Inspections, Permitting and Enforcement (DPIE) will review the project for conformance with the current provisions of the County Code that addresses the state regulations. The TCP2 prioritizes preservation adjacent to regulated streams and an, SCA.

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

#### General Strategies for Increasing Forest and Tree Canopy Coverage

- 7.1: Continue to maximize on-site woodland conservation and limit the use of offsite banking and the use of fee-in-lieu.
- 7.2: Protect, restore, and require the use of native plants. Prioritize the use of species with higher ecological values and plant species that are adaptable to climate change.
- 7.4: Ensure that trees that are preserved or planted are provided appropriate soils and adequate canopy and root space to continue growth and reach maturity. Where appropriate, ensure that soil treatments and/ or amendments are used.

According to the Natural Resource Inventory (NRI) and TCP2 submitted, the applicant is proposing to preserve a portion of the highest quality portion of the existing woodlands onsite, while concentrating some of the areas of development within the unforested areas.

#### Forest Canopy Strategies

7.12: Discourage the creation of new forest edges by requiring edge treatments such as the planting of shade trees in areas where new forest edges are proposed to reduce the growth of invasive plants.

- 7.13: Continue to prioritize the protection and maintenance of connected, closed canopy forests during the development review process, especially in areas where FIDS habitat is present or within Sensitive Species Project Review Areas.
- 7.18: Ensure that new, more compact developments contain an appropriate percentage of green and open spaces that serve multiple functions such as reducing urban temperatures, providing open space, and stormwater management.

Clearing of woodlands is proposed with the subject application. Woodland conservation should be designed to minimize fragmentation and reinforce new forest edges.

#### **POLICY 12:** Provide adequate protection and screening from noise and vibration.

12.2: Ensure new development is designed so that dwellings or other places where people sleep are located outside designated noise corridors. Alternatively, mitigation in the form of earthen berms, plant materials, fencing, or building construction methods and materials may be used.

The protection of proposed dwellings from noise and vibration associated with the adjacent road right-of-way will be reviewed by the Development Review Division.

#### **ENVIRONMENTAL REVIEW**

#### **Natural Resources Inventory**

The site has an approved Natural Resources Inventory (NRI-069-2022). The NRI shows steep slopes, specimen trees, floodplain, a stream, and associated buffer on both the northern, and eastern property edges. No further information is required with this special exemption (SE) application regarding the existing site conditions.

#### **Woodland Conservation**

The site is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property contains more than 10,000 square feet of woodland and proposes clearing of more than 5,000 square feet. A TCP2 was submitted with this application (TCP2-017-2023), which shows a total of 4.77 acres of woodland in the net tract and 1.58 acres of wooded floodplain. The development proposes the clearing of 3.63 acres of woodland in the net tract and the clearing of 0.04 acre of wooded floodplain. The threshold as established by the zone is 20 percent, or 2.09 acres. Based on the proposed clearing, a total woodland conservation requirement of 3.74 acres is required. The applicant proposes to meet this requirement with 1.01 acres of on-site preservation, 0.19 acre of on-site reforestation, 0.21 acre of landscape credits, and 1.94 acres of off-site credits; however, errors in the worksheet must be corrected prior to certification. A condition to correct the worksheet is provided herein.

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

The schedules shall include the quantity of plant material, common name, scientific name, size of plant material, and the spacing of plants. Other technical corrections are included in the conditions at the end of this memorandum.

#### **Specimen Trees**

Section 25-122(b)(1)(G) requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved, and the design shall either preserve the critical route zone (CRZ) of each tree in its entirety or preserve an appropriate percentage of the CRZ in keeping with the tree's condition and the species' ability to survive construction as provided in the Technical Manual." The code, however, is not inflexible.

The authorizing legislation of Prince George's County's Woodland Conservation Ordinance (WCO) is the Maryland Forest Conservation Act, which is codified under Title 5, Subtitle 16 of the Natural Resources Article of the Maryland Code. Section 5-1611 of the Natural Resources Article requires the local jurisdiction to provide procedures for granting variances to the local forest conservation program. The variance criteria in Prince George's County's WCO are set forth in Section 25-119(d). Section 25-119(d)(4) clarifies that variances granted under Subtitle 25 are not considered zoning variances.

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

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

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

#### **Evaluation**

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

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

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

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

The specimen trees are located across the entire site, many located along the northeastern property line. The specimen trees proposed for removal are located outside of the REF.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### **Conclusion on the Variance Request**

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

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

Section 24-130(b)(5) of the prior Subdivision Ordinance states: "Where a property is located outside the Chesapeake Bay Critical Areas Overlay Zones the preliminary plan and all plans associated with the subject application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state to the fullest extent possible consistent with the guidance provided by the Environmental Technical Manual established by Subtitle 25. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required pursuant to Subtitle 27, for the reasonable development of the lot outside the regulated feature. All regulated environmental features shall be placed in a conservation easement and depicted on the final plat."

Impacts to the REF should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to the infrastructure required for the reasonable use, orderly, and efficient development of the subject property or those that are required by the County Code for reasons of health, safety, or welfare. Necessary impacts include but are not limited to, adequate sanitary sewerage lines, and water lines, road crossings for required street connections, and outfalls for SWM facilities. Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing, or at the point of least impact to the REF. Stormwater management outfalls may also be considered necessary impacts if the site has been designed to place the outfall at a point of least impact. The types of impacts that can be avoided include those for site grading, building placement, parking, SWM facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for the development of a property should be the fewest necessary and sufficient to reasonably develop the site in conformance with the County Code.

The primary management area is located on this property, as delineated in the approved NRI plan. The NRI shows steep slopes, specimen trees, floodplain, a stream, and associated buffers on the eastern property edge. The applicant has submitted a revised letter of justification (LOJ) for impacts to the PMA at two locations, dated August 21, 2023. A summary of the proposed impacts follows:

#### **Impact 1: WSSC Sanitary Sewer Connection**

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

#### **Impact 2: Stormwater management outfalls**

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

#### Soils

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

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

#### **Stormwater Management**

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

#### **Erosion and Sediment Control**

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

#### **SUMMARY OF FINDINGS AND CONDITIONS**

The Environmental Planning Section has completed the review of SE-22002 and recommends approval, subject to the following findings and conditions:

#### **Required Findings**

- 1. The required findings of Section 25-119(d) were adequately addressed for the removal of the specimen trees, identified as ST-1, ST-3, ST-9, and ST-10 on the TCP2. Staff therefore supports the removal of specimen trees ST-1, ST-3, ST-9, and ST-10.
- 2. Based on the level of design information currently available, the limits of disturbance shown on the TCP2, and the impact exhibits provided, the regulated environmental features (REF) on the subject property were preserved and/or restored to the fullest extent possible. The necessary impact is to connect to a Washington Suburban Sanitation Commission (WSSC) sanitary sewer and for one stormwater outfall. Staff supports these impacts.

#### **Recommended Conditions**

- 1. Prior to signature approval of the special exception, the TCP2 shall be revised as follows:
  - a. Label the proposed development features on the plan (raised garden beds, sitting plaza, picnic tables, fence, etc.).

- b. Provide the following note under the specimen tree table, "This plan is in accordance with the following variance from the strict requirements of Subtitle 25 approved by the Planning Board with SE-22002 for the removal of specimen trees ST-1, ST-3, ST-9, and ST-10".
- c. Provide a management plan for root protection and monitoring the health of the specimen trees to remain, with impacts proposed to the critical root zone.
- d. Provide the symbols in the legend for the sewer and associated easement(s) and all other features on the TCP2.
- e. Provide a planting schedule for each of the reforestation areas and area for landscape credits. The schedules shall include the quantity of plant material, common name, scientific name, size of plant material, and the spacing of plants.
- f. Add the Site Statistics Table and General Information Table from the approved NRI.
- g. Correct errors in the TCP2 worksheet to accurately reflect the woodland conservation requirement, and how the requirement is being met.
- 2. Prior to the certification of the TCP2 for this site, documents for the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section (EPS) for review by the Office of Law, and submission to the Office of Land Records for recordation. The following note shall be added to the standard TCP2 notes on the plan as follows:

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

- 3. Prior to the issuance of any permits, that impact wetlands, wetland buffers, and streams, or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions were complied with, and associated mitigation plans.
- 4. At the time of acceptance of the preliminary plan of subdivision, a geotechnical report that includes a slope stability analysis for both unmitigated and mitigated conditions are required.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



14741 Governor Oden Bowie Drive Upper Marlboro, Maryland 20772 www.pgplanning.org

June 12, 2023 Revised July 7, 2023 Revised August 18, 2023

#### **MEMORANDUM**

то:	Andrew Shelly, Planner II, Urban Design Section	
VIA:	Mridula Gupta, Planner IV, Subdivision Section $MG$	
FROM:	Eddie Diaz-Campbell, Planner II, Subdivision Section	EDC
SUBIECT:	SE-22002: Stewart Property - REVISED	

This special exception (SE) application has been filed on a tax parcel known as Parcel 131, which is described in Liber 40916 folio 567 of the Prince George's County Land Records. The property consists of 12.01 acres, per the applicant's property boundary survey and a letter from the Department of Public Works and Transportation dated May 18, 2022 (Mazzara to Hatcher) confirming that the portion of Springfield Road fronting the property was established by a prescriptive easement. The property is in the Rural Residential (RR) Zone; however, this application was submitted for review under the prior Zoning Ordinance and Subdivision Regulations. The application has therefore been reviewed according to the site's prior Rural Residential (R-R) zoning.

The SE proposes development of a planned retirement community of 57 single-family attached dwelling units pursuant to Section 27-395 of the prior Zoning Ordinance. The site plan reflects 57 lots and 8 parcels to support the proposed use. The SE application was accepted for review on May 8, 2023. Comments were previously provided to the applicant at the May 26, 2023, SDRC meeting. The comments in this referral memorandum are based on revised plans received on June 9, 2023 and August 18, 2023.

The property has never been the subject of any preliminary plan of subdivision (PPS) or final plat. A PPS and final plat are required, prior to the approval of permits, because the development proposes the division of land and the construction of multiple dwelling units. A certificate of adequacy (ADQ) will also have to be reviewed concurrently with, and approved prior to approval of the PPS. In accordance with Section 27-271 of the Zoning Ordinance, an SE is not subject to the order of approvals which normally requires PPS approval prior to the approval of a site plan. Notwithstanding the provisions of the Zoning Ordinance, staff recommend that a PPS be submitted and concurrently reviewed with the SE, at a minimum, since the findings and conditions of the PPS and ADQ may have an impact on the lotting pattern proposed with the SE, and so could necessitate

a revision to the SE. It is noted that a PPS application (4- 22059) for the site has been submitted but has not yet been accepted for processing as of the writing of this referral.

#### **Additional Comments:**

- 1. At the time of PPS, the applicant will need to propose dedication of parkland, a fee-in-lieu, or private recreational facilities to meet the mandatory dedication of parkland requirement of sections 24-134 and 24-135 of the prior Subdivision Regulations. Private recreational facilities, including a community garden, a picnic area, and a seating plaza are currently proposed. However, adequacy of the proposed facilities has not yet been determined as the PPS has not yet been approved. The SE cover sheet includes a schedule for construction of these facilities on the coversheet specifying that they will be built prior to the 40th building permit for the development. Subdivision staff recommend that the schedule be adjusted so that all recreation facilities are complete no later than the 28th building permit, halfway through the development. This is to ensure that residents of the earlier completed units will have access to the planned recreation facilities sooner. The Urban Design Section should further review the list and design of proposed recreational facilities and evaluate the acceptability of the proposed construction schedule.
- 2. Subdivision staff advised the applicant that previously proposed Parcels A and C were fairly large and had complex boundaries due to them taking up nearly all the homeowners association (HOA) land in the community. Subdivision staff recommended that the applicant split these parcels into smaller HOA open space and private road parcels for ease of future platting. The latest site plan includes more parcels, which are smaller in area. Should additional parcels be approved at the time of PPS, a revision to the SE will be required to allow the additional parcels. The final plat for the property must show a lotting pattern consistent with the one shown on the SE site plan.
- 3. The requirements of Section 27-395 of the prior Zoning Ordinance regarding recreational facilities are separate from the requirements of Section 24-134 of the prior Subdivision Regulations, Mandatory Dedication of Parkland. Both requirements must be met, though the same facilities may be used to meet requirements of both sections.
- 4. Per Sections 27-395(a)(5) and (6) of the prior Zoning Ordinance, the covenant regarding age restrictions for the residents and the maintenance and use of the community recreation facilities shall be recorded in land records, following District Council approval and prior to approval of final plats. The Urban Design Section should review the covenant submitted with the SE application for conformance to Section 27-395.
- 5. The site plan proposes dedication of public right-of-way (ROW) along the property's frontage with Springfield Road. The site plan also shows four private streets to provide access to the proposed residential lots. Private rights-of-way are permitted in the R-R Zone for single family-attached dwellings (townhouses) under Section 24-128(b)(19) of the prior Subdivision Regulations. This section requires a pavement width for the private streets of not less than 22 feet, a requirement which is shown to be met on the site plan. The site plan also shows 10-foot-wide public utility easements (PUEs) along the public and private ROWs as required by Section 24-122(a) and Section 24-128(b)(12) of the prior Subdivision Regulations.

#### **Recommended Conditions:**

1. Prior to certification of the special exception site plan, the applicant shall obtain approval of a preliminary plan of subdivision and shall reflect the approved lotting pattern of the preliminary plan on the approved special exception site plan.

This referral is provided for the purposes of determining conformance with any underlying subdivision approvals for the subject property and Subtitle 24. All bearings and distances must be clearly shown on the SE site plan and must be consistent with the record plat. There are no other subdivision issues at this time.

### THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



Countywide Planning Division Historic Preservation Section 14741 Governor Oden Bowie Drive Upper Marlboro, Maryland 20772 TTY: (301) 952-4366 www.mncppc.org/pgco 301-952-3680

May 31, 2023

#### **MEMORANDUM**

ТО:	Andrew Shelly, Zoning Section, Development Review Division
VIA:	Tom Gross, Planning Supervisor, Historic Preservation Section, Countywide Planning Division <b>TWG</b>

FROM:Jennifer Stabler, Historic Preservation Section, Countywide Planning Division **7AS**Tyler Smith, Historic Preservation Section, Countywide Planning Division **7AS**Amelia Chisholm, Historic Preservation Section, Countywide Planning Division **AGC** 

#### SUBJECT: SE-22002; Stewart Property

The subject property comprises 12.01 acres and is located approximately 390 feet southeast of the intersection of Lake Glen Drive and Springfield Road. The subject property is zoned RR and located within the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* area. The subject application proposes the development of a planned retirement community with 57 single-family attached dwelling units.

The 2022 *Approved Bowie-Mitchellville and Vicinity Master* Plan contains goals and policies related to historic preservation (pages 156-165). However, these are not specific to the subject site or applicable to the proposed development. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is high. The proximity of the parcel to Newstop Branch suggests the potential for Native American archeological sites, and a large portion of the parcel has never been developed. The property was also part of Edward E. Perkins' farm, "Graceland" (PG:71A-27; the house site is about a third of a mile away), which was part of Governor Oden Bowie's "Springfield." A Phase I archeology survey will be recommended. The applicant should submit a draft Phase I archeology report prior to the approval of a preliminary plan of subdivision.

The subject property does not contain, and is not adjacent to, any designated Prince George's County Historic Sites or Resources. Historic Preservation Section staff recommends approval SE-22002, Stewart Property, with the following conditions:

1. Prior to the acceptance of a preliminary plan of subdivision for the subject property, the applicant shall identify archaeological resources in the project area by conducting Phase I archaeological investigations.

2. Upon receipt of the Phase I report by the Planning Department, if it is determined that potentially significant archeological resources exist on the subject property, prior to Planning Board approval of the final plat, the applicant shall provide a plan for:

a.) Evaluating the resource at the Phase II level, or

b.) Avoiding and preserving the resource in place.

3. If a Phase II and/or Phase III archeological evaluation or mitigation is necessary, the applicant shall provide a final report detailing the Phase II and/or Phase III investigations and ensure that all artifacts are curated in a proper manner, prior to any ground disturbance or the approval of any grading permits.

### THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



14741 Governor Oden Bowie Drive Upper Marlboro, Maryland 20772 www.pgplanning.org

Date May 18, 2023

#### **MEMORANDUM**

TO: Andrew Shelly, Urban Design

FROM: Tempi Chaney, Permit Review Section

**SUBJECT:** SE-22002, Stewart Property

- 1. Per the parking schedule, there will be garages in each house. Delineate the garages on the site plan and indicate if they will be one car or two with the dimensions.
- 2. The dimensions of the dwellings should be on the site plan either on a template sheet of the building or on the site plan itself. This includes the dimensions of any proposed extensions, projections, decks, steps, etc.
- 3. Provide the material of the driveway either in a note or on the individual lots.
- 4. Setbacks of the buildings should be shown on the site plan from the building to the property lines.
- 5. Will there be any type of community center or meeting room to serve the residents of the development?
- 6. Provide the name and elevation of each house type to be built on each lot on the site plan.
- 7. Will architectural elevations for the dwellings be approved as part of this special exception?

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION 14741 Governor Oden Bowie Drive Upper Marlboro, Maryland 20772 www.pgplanning.org

- 8. Provide the number of monument signs proposed for this development. Provide a note on the sign detail portion of the site plan as to how many signs are being proposed.
- 9. No additional comments at this time.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



Department of Parks and Recreation 6600 Kenilworth Avenue Riverdale, Maryland 20737

Park Planning & Development Land Acquisition/Management & Development Review Section

#### MEMORANDUM

DATE:	June 12, 2023
ТО:	Andrew Shelly, Planner II Zoning & Urban Design Section Development Review Division Planning Department
VIA:	Sonja Ewing, Assistant Division Chief SME Department of Parks and Recreation
FROM:	Dominic Quattrocchi, Planning Supervisor DAQ Ivy R. Thompson, AICP, Planner III IRT Land Acquisition/Management & Development Review Section Park Planning and Development Division Department of Parks and Recreation
SUBJECT:	SE-22002 Stewart Property

The staff of the Department of Parks and Recreation (DPR) has reviews and evaluates Development Review applications for conformance with the requirements and recommendations of Area Master Plans, the Land Preservation, Parks and Recreational Program for Prince George's County, Plan 2035, the Formula 2040 Functional Master Plan for Parks, Recreation and Open Space as they pertain to public parks and recreation.

#### **Background**

The proposal is a Special Exception request for the development planned retirement community with 57-single family attached dwellings. The site is located 390 feet southeast of the intersection of Lake Glenn Drive and Springfield Road. The 12.01-acre property, zoned Residential Rural (RR), is currently developed with a single-family dwelling that will be removed.

#### **Discussion**

DPR has no objections to the proposed Special Exception request. The Mandatory Dedication of Parkland requirement will be further evaluated at the time of the Preliminary Plan of Subdivision review. The site plan, as submitted, illustrates onsite recreation amenities for future residents. The Statement of Justification cites the inclusion of outdoor community amenities such as a covered pavilion with additional seating, a raised bed community garden, a natural surface walking trail and benches all located within a centrally located plaza. Shown on the Special Exception site plan as Parcel B, the proposed outdoor recreation area is compact. Therefore, DPR staff suggests the relocation or redesign of proposed Lot 52 to allow and provide more functional open space as part of Parcel B for the purpose of providing closer to home open space recreational and socialization opportunities for seniors. DPR staff is supportive of the proposed trail. DPR staff SE-22002 Stewart Property Page 2

will review the alignment and materials with the review of the Preliminary Plan of Subdivision. DPR staff is also concerned about the substantial amount of mature forest clearing adjacent to Newstop Branch being proposed. DPR defers to EPS staff regarding this concern.

cc: Alvin McNeal Bridget Stesney

From:	Reilly, James V
То:	Shelly, Andrew
Cc:	PPD-PGCReferrals; Reilly, James V
Subject:	FW: E-plan Referral for SE-22002 Stewart Property
Date:	Sunday, May 14, 2023 9:54:15 PM
Attachments:	image001.jpg image002.png image003.png image004.png image005.png image006.png image007.png image008.png
	image009.ipq Boundary Survey SE-22002.pdf SE-22002 Concept Plan.pdf SE-22002 Case Report.pdf

## **[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Good Evening Mr. Shelly,

The Office of the Fire Marshal has reviewed the referral for SE-22002 Stewart Property. We have the following comments:

- 1) Fire hydrants are not shown. Please state or demonstrate that the most remote portion of each stick will be within 500' of a fire hydrant as hose is laid by the fire department; around corners, obstacles, etc.
- 2) Because the provided private roads are 22' wide, no on-street parking will be allowed other than the 18 spaces designed for on-street parking shown on the SE Site Plan. The applicant will need to coordinate with the Office of the Fire Marshal to ensure any required fire lane signage and markings needed to preserve fire access are installed prior to occupancy.

Thanks. Jim

#### James V. Reilly

#### Contract Project Coordinator III



Office of the Fire Marshal Division of Fire Prevention and Life Safety Prince George's County Fire and EMS Department 6820 Webster Street, Landover Hills, MD 20784 Office: 301-583-1830 Direct: 301-583-1838 Cell: 240-508-4931 Fax: 301-583-1945 Email: jvreilly@co.pg.md.us

#### To pay for a fire inspection by credit card go to:

https://www.velocitypayment.com/client/princegeorges/fire/index.html



THE PRINCE GEORGE'S COUNTY GOVERNMENT Department of Permitting, Inspections and Enforcement Office of the Director



MEMORANDUM

May 17, 2023

- TO: Andrew Shelly, Subdivision Review Section Maryland-National Capital Park & Planning Commission
- FROM: Shirley Anthony Branch, Water and Sewer Plan Coordinator *Sas* Site/Road Plan Review Division, DPIE
- RE: SDRC Comments Stewart Property, SE-22002

Below are my comments on a Special Exception that is scheduled for review at the May 26, 2023 SDRC meeting. This is a first response for this project number. Should you have any questions regarding the attached information, please feel free to call me at 301.636.2060.

- SE-22002 Stewart Property Tax ID: 1641547 Tax map: 28 D-3; Parcel 131 Acres: 11.94; Zoned: RR WSSC Grid: 211NE10
- 1. The 2018 Water and Sewer Plan designates Parcel 131 in Water and Sewer Category 4, inside the Sewer Envelope, in the Growth Tier, and within Tier 2 under the Sustainable Growth Act, planned for public sewer service.
- Category 3, obtained via the Administrative Amendment process must be obtained <u>before recordation of a final plat</u>. Please contact the Water and Sewer Plan Administrator, DPIE, for further information and instructions.
- 3. Water and sewer lines in Springfield Road abut the parcel. A sewer line traverses the northern portion of the parcel. Water and sewer line extensions are required to service the proposed subdivision, and must be approved by the Washington Suburban Sanitary Commission before recordation of a final plat.

The Department of Permitting, Inspections and Enforcement (DPIE) determines the validity in category designations of the Prince George's County Water and Sewer Category Maps. Information reflects the category designated by the 2018 Water and Sewer Plan and its amendments deemed accurate as of **January 5, 2023**. Any dispute of the designated category or comments herein may be addressed to the Site/Road Plan Review Division, Water and Sewer Plan Coordinator, at 301.636.2060.

cc: Mary C. Giles, P.E., Associate Director, S/RPRD, DPIE Steven G. Snyder, North District, S/RPRD, DPIE

From:	Sean Suhar
То:	Shelly, Andrew
Cc:	Hunt, James; Hurlbutt, Jeremy
Subject:	Re: SE-22002 and TCP2-017-2023 (Stewart Property)
Date:	Wednesday, May 24, 2023 2:47:37 PM
Attachments:	image001.png

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Thank you very much.

Sean E. Suhar Principal

Please be advised that the office of Nagle & Zaller is currently working remotely and is not accepting visitors at this time in response to Covid-19.

Nagle & Zaller, P.C. 7226 Lee DeForest Drive, Suite 102 Columbia, Maryland 21046 (410) 740-8100 (301) 621-6500 Fax: (410) 740-3183 www.naglezaller.com sean@naglezaller.com

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On Wed, May 24, 2023 at 8:57 AM Shelly, Andrew <<u>Andrew.Shelly@ppd.mncppc.org</u>> wrote:

Good Morning,

Please see the attached applications and an email from our staff indicating the date of

acceptance.

Best regards,

Andrew Shelly Planner II | Urban Design Section

Development Review Division

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION Prince George's County Planning Department

14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772 301-952-4976 |Teams (240) 573-2232 <u>Andrew.Shelly@ppd.mncppc.org</u>

From: Sean Suhar <<u>sean@naglezaller.com</u>>
Sent: Tuesday, May 23, 2023 10:13 PM
To: Shelly, Andrew <<u>Andrew.Shelly@ppd.mncppc.org</u>>
Cc: Hunt, James <<u>James.Hunt@ppd.mncppc.org</u>>; Hurlbutt, Jeremy
<<u>Jeremy.Hurlbutt@ppd.mncppc.org</u>>
Subject: Re: SE-22002 and TCP2-017-2023 (Stewart Property)

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Thank you very much Mr. Shelly for your email and for speaking with me today about this matter. I filed to become a Person of Record. I want an opportunity to note my client Wingate Homeowners Association, Inc. 's objections and opposition to the Applicant's request for Special Exception in this matter.

I appreciate you sending the dropbox link. But can you simply send a copy of the Application and your Department's Acceptance? Thank you.

Sincerely,

Sean E. Suhar

Principal

Please be advised that the office of Nagle & Zaller is currently working remotely and is not accepting visitors at this time in response to Covid-19.

Nagle & Zaller, P.C. 7226 Lee DeForest Drive, Suite 102 Columbia, Maryland 21046 (410) 740-8100 (301) 621-6500 Fax: (410) 740-3183 www.naglezaller.com sean@naglezaller.com

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The information contained in this e-mail is ATTORNEY PRIVILEGED and CONFIDENTIAL INFORMATION intended ONLY for the use of the individual or entity named herein. If you are not the intended recipient or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this communication in error, please immediately notify the sender by telephone at 410-740-8100, return the original message by reply e-mail, and then delete it from your system. Thank you for your anticipated cooperation.

On Tue, May 23, 2023 at 10:47 AM Shelly, Andrew <<u>Andrew.Shelly@ppd.mncppc.org</u>> wrote:

Good Morning Mr. Suhar,

Thank you for contacting me about this case. Please see the below dropbox for the material that has been submitted as of May 23, 2023.

Dropbox - SE-22002 STEWART PROPERTY - Simplify your life

I would be happy to speak with you about this case and can also provide the applicant's information if you would like to meet with them as well. However, the Subdivision Development Review Committee (SDRC) meeting scheduled for Friday May 26, 2023 at

9:30 AM is not a public hearing nor does it have a public forum so you will not be able to speak at the meeting. Please see the attached link where the agenda will be published and the meeting may be viewed.

<u>SUBMIT DOCUMENTS, REGISTER TO SPEAK, AND WATCH MEETINGS |</u> <u>MNCPPC, MD (pgplanningboard.org)</u>

Best regards,

Andrew Shelly Planner II | Urban Design Section

Development Review Division

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION Prince George's County Planning Department

14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772 301-952-4976 |Teams (240) 573-2232 <u>Andrew.Shelly@ppd.mncppc.org</u>

From: Sean Suhar Sent: Monday, May 22, 2023 6:50 PM Subject: SE-22002 and TCP2-017-2023 (Stewart Property)

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Mr. Shelly:

I represent the Wingate Homeowners Association, Inc. as general counsel. I am writing to you concerning the proposed development of a Planned Retirement Community of 57 SF Units at 8215 Springfield Road in Glenn Dale, Maryland 20769. The proposed development is not permitted because the zoning is RR. I understand that the Applicant, ESC 8215 Springfield Road LC has applied for a Special Exception. I am requesting that you send me a copy of the Application and all related documents concerning this matter. I just became a Person of Record. I would like an opportunity to speak with you about this matter. I would also like an opportunity to speak during the Subdivision Development Review Committee (SDRC) meeting which is scheduled for May 26, 2023. Wingate

HOA is a neighboring community and wants an opportunity to be heard. Please contact me via email and call me at (410) 212-4112. Thank you.

Sincerely,

Sean E. Suhar Principal

Please be advised that the office of Nagle & Zaller is currently working remotely and is not accepting visitors at this time in response to Covid-19.

Nagle & Zaller, P.C. 7226 Lee DeForest Drive, Suite 102 Columbia, Maryland 21046 (410) 740-8100 (301) 621-6500 Fax: (410) 740-3183 www.naglezaller.com sean@naglezaller.com

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From:	mtucker122@verizon.net
То:	Shelly, Andrew
Cc:	"Yonette Thomas", "Sean Suhar", Hurlbutt, Jeremy
Subject:	RE: TCP2-017-2023 - STEWART PROPERTY
Date:	Wednesday, May 24, 2023 9:36:39 AM
Attachments:	image001.png
	image002.png
	image003.png
	image004.png
	image005.png
	image006.png
	image007.png
	image008.png

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Mr. Shelly,

Thanks for the follow-up and additional information. Mr. Suhar is taking the lead on this effort.

Best Regards,

Marcia Tucker

From: Shelly, Andrew <Andrew.Shelly@ppd.mncppc.org>
Sent: Tuesday, May 23, 2023 6:01 PM
To: mtucker122 <mtucker122@verizon.net>
Cc: Yonette Thomas <ythomas@yfthomasdr.com>; Sean Suhar <sean@naglezaller.com>; Hurlbutt,
Jeremy <Jeremy.Hurlbutt@ppd.mncppc.org>
Subject: RE: TCP2-017-2023 - STEWART PROPERTY

Good Afternoon Ms. Tucker,

I have been in discussions with your attorney, Mr. Suhar, on this case and staff would be happy to meet with you both next week to discuss the application and the next steps in the procedure. Additionally, staff would be happy to connect you with the applicant's representative for the case as well.

Currently, the application is scheduled to be heard at the Subdivision Development Review Committee (SDRC) meeting this Friday at 9:30 AM, May 26, 2023. Please see the attached link below if you would like to listen to the meeting. The meeting will be live at 9:30 AM under "Upcoming Events."

https://pgplanningboard.org/883/Watch-Meetings

The purpose of the SDRC meeting is to allow the applicant to receive comments from both internal

and external MNCPPC agencies on the project proposal. However, the meeting is not a public hearing so members of the public cannot sign-up to speak or provide testimony.

Lastly, to sign-up as a person of record for this case please follow the below link and select the case, "SE-22002: Stewart Property" from the "Application Number" drop-down list If you have additional questions on how to sign-up as a person of record please let me know and I would be happy to assist you.

https://www.mncppcapps.org/planning/Person\_of\_Record/default.cfm

Best regards,

#### **Andrew Shelly**

Planner II | Urban Design Section Development Review Division

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION Prince George's County Planning Department 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772 301-952-4976 | Teams (240) 573-2232 Andrew.Shelly@ppd.mncppc.org

From: mtucker122 <<u>mtucker122@verizon.net</u>>
Sent: Tuesday, May 23, 2023 2:08 PM
To: Juba, Marc <<u>Marc.Juba@ppd.mncppc.org</u>>
Cc: Yonette Thomas <<u>ythomas@yfthomasdr.com</u>>; Shelly, Andrew
<<u>Andrew.Shelly@ppd.mncppc.org</u>>; Sean Suhar <<u>sean@naglezaller.com</u>>
Subject: RE: TCP2-017-2023 - STEWART PROPERTY

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Thanks Mr. Juba. I'm also aware that our attorney, Mr. Suhar, has contacted Mr. Shelly.

Marcia Tucker

Sent via the Samsung Galaxy S22+ 5G, an AT&T 5G smartphone

------ Original message ------From: "Juba, Marc" <<u>Marc.Juba@ppd.mncppc.org</u>> Date: 5/23/23 1:12 PM (GMT-05:00) To: <u>mtucker122@verizon.net</u> Cc: Yonette Thomas <<u>ythomas@yfthomasdr.com</u>>, "Shelly, Andrew" <<u>Andrew.Shelly@ppd.mncppc.org</u>> Subject: RE: TCP2-017-2023 - STEWART PROPERTY
Good afternoon Ms. Tucker:

You would need to contact the Development Review Division. I have CC'd Andrew Shelly to this email who is the head case reviewer. He should be able to direct you accordingly.

Thank you.

-Marc

#### Marc Juba

From: mtucker122@verizon.net <mtucker122@verizon.net>
Sent: Tuesday, May 23, 2023 10:40 AM
To: Juba, Marc <<u>Marc.Juba@ppd.mncppc.org</u>>
Cc: Yonette Thomas <<u>ythomas@yfthomasdr.com</u>>
Subject: TCP2-017-2023 - STEWART PROPERTY

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Hi Mr. Juba,

I am contacting you on behalf of the Wingate HOA in Glenn Dale. Our community is across the street from the location of this planned development which was recently accepted for review by the M-NCPPC Planning Department. I would like to know what is the process for us to get involved in this phase of the process, and become Persons-of-Record, so we may get our concerns and objections documented and addressed during your review.

Best Regards,

Marcia Tucker, Chair Zoning & Planning Committee Wingate HOA

From: <u>no-reply@pgatlas.com</u> <<u>no-reply@pgatlas.com</u>>

#### Hello PGAtlas User,

Below are the development activity application(s) recently accepted for review by the Prince George's County Planning Department for your area of interest. To see a case's location and additional information, please click on the corresponding Map Link below.

#### **Tree Conservation Plan 2**

Case Number	Title	Description	Location	Zip Code	Map Link
TCP2-017- 2023	STEWART PROPERTY	PLANNED RETIREMENT COMMUNITY OF 57 SF UNITS. REQUEST FOR ALTERNATIVE COMPLIANCE FOR STREET TREES	8215 SPRINGFIELD ROAD	20769, 20720	<u>Click</u> <u>Here</u>

Please contact ppd-gis@ppd.mncppc.org or call (301) 952-3195 if you have any questions.

You received this weekly email because you requested to be notified of recently accepted development activity applications that will be reviewed by the M-NCPPC Planning Department, Prince George's County, Maryland. The email contains accepted development activity applications from the prior business week.

Note: Development applications within the boundaries of the City of Laurel are processed by Laurel's Department of Economic and Community Development and thus will not be included in this notification process. The City of Laurel is within part of ZIP codes 20707 and 20708.

If you wish to change your development activity notification please visit <u>http://notify.pgatlas.com/</u> and make the required changes.

<u>Click here</u> to review Development Application case flowchart.

AGENDA ITEM: 4E AGENDA DATE: 10/5/2023

### **Additional Back-up**

### For

## SE-22002 Stewart Property

PGCPB Agenda:10/5/23PGCPB Item #:#4EApplication:Stewart Property, SE-22002Reviewer Name:Andrew Shelly

### <u>Applicant's Exhibit A</u> <u>Proposed Revisions to Staff Report</u>

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

#### RECOMMENDATION

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

- 1. Prior to certification of the special exception site plan, the following revisions shall be made, or information shall be provided:
  - a. Provide a bicycle lane along the subject property's entire frontage of Springfield Road <u>in accordance with the 2009 MPOT and the 2022 Bowie-Mitchellville</u> and Vicinity Master Plan and Sectional Map Amendment on the special exception plan, unless modified by the operating agency with written correspondence.
  - b. Provide dimensions for all sidewalks and trails on-site on the special exception plan. All sidewalks shall be at least 56 feet wide *in accordance with the 2022 Approved Bowie-Mitchellville and Vicinity Master Plan*, unless modified by the operating agency with written correspondence.
  - c. Provide the following notes on the special exception plan and revise the representative architectural plans to demonstrate the following:
    - (1) "All dwelling units shall have front facades finished with a minimum of 60 percent brick or other masonry. The first floor of all front facades shall be finished with full brick or other masonry."

- (2) "All single-family attached end walls shall feature, at a minimum, four points of architectural fenestration on the first floor, three points of architectural fenestration on the second floor, roof line detail, and shutters on all windows to provide a balanced and harmonious composition."
- (3) "All highly visible single-family attached end walls, as shown on the Applicant's provided 'Visibility Exhibit,' shall be finished with full brick or other masonry on the first floor."
- (4) "All moderately visible one-family attached end walls, as shown on the Applicant's 'Visibility Exhibit,' shall be finished with, at a minimum, full brick or other masonry up to the water table."
- *d. Revise the Visibility Impact Exhibit and the special exception plan to show all end units that are not considered highly visible, as moderately visible or MVL.*
- e.d. Provide an exhibit demonstrating that each housing stick is within 500 feet of a firehydrant, as hose is laid by the fire department, around corners, obstacles, etc. Comply with all related fire hydrant regulations in accordance with NFPA 1 Chapter 18.
- $f \in \underline{\mathbf{e}}$  Obtain approval of a preliminary plan of subdivision and reflect the approved lotting pattern of the preliminary plan on the approved special exception plan.
- **<u>g</u>.<u>f.</u>** Revise the development standards table on the special exception plan to include the following:
  - (1) Provide accessory building structure requirements or note that the underlying zoning standards will apply on the special exemption plan.

*h***.g.** Revise the project title on the provided draft covenants to be consistent with the special exception site plan.

- *i. Provide electric vehicle charging stations and visitor parking as part of the on siteparking calculation on the special exception plan.*
- *j*-<u>h</u>. Provide site details for the proposed dog waste stations and demonstrate the locations of these dog waste stations on the special exception plan.
- *k***.i.** Demonstrate conformance to Section 27-295(a)(4) by:
  - *(1) Providing on site directional signage to the outdoor community gathering area.*
  - (2) Providing an indoor space or additional amenities, to allow year-round or three seasons of community meetings and events, in the community gathering area.
  - (3)(1) Providing additional on-site active recreational activities.

- **<u>Li</u>**. The landscape plan shall be revised, as follows:
  - (1) Increase the minimum size of Section 4.1 and Section 4.10 trees (close to the street) from 2.5-3-inch caliper to 3-3.5-inch caliper.
  - (2) Correct Schedule 4.6-1(F), which identifies the linear feet of frontage as 179.7 feet, which is inconsistent with the landscape plans that identify this segment as 140.8 feet.
  - (3) Confirm that each proposed street tree meets the requirements for soil surface, pursuant to Section 4.10(c)(10), or provide details of the alternative construction techniques that will be implemented, to ensure survivability.
  - (4) Provide a shade tree, instead of an ornamental tree, between Lots 32 and 33, Block B, and in the side yard of Lot 29, Block B.
  - (5) Provide a shade tree (outside of the public utility easement) between Lots 54 and 55, Block C.
  - (6) Provide an ornamental tree (outside of the public utility easement) between Lots 46 and 47, Block C.
  - (7) On Sheet 1, correct the table to identify that Lot 43, Block B, needs alternative compliance, not Lot 42.
  - (8) Provide labels for the private roads.
  - (9) Reduce the plant unit requirement in Schedule 4.7-1 (B) by 50 percent since a 6-foot-high fence is included in the bufferyard.
  - (10) Revise the number of plantings in all landscape schedules to correspond with the plant schedule provided on Sheet 2 of the landscape plan.
  - (11) Round all plant requirements for all landscape schedule to whole numbers.
  - (12) Indicate the landscape schedules where alternative compliance is being requested.
  - (13) Provide the following General Notes on Sheet 1 of the landscape plan:
    - A. Landscaping in front of the residential gateway signs will change seasonally.
    - B. Plantings in the raised garden beds will be installed by residents.
  - (14) Revise the tree canopy coverage on-site woodland conservation acres provided, and non-woodland conservation acres provided, in conformance with the provided Type 2 tree conservation plan.
  - (15) Provide a column stating if the proposed planting is native or non-native, on the plant schedule, on Sheet 2 of the landscape plan.

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

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

- 2. Prior to the acceptance of the preliminary plan of subdivision, the applicant shall:
  - a. Provide a pedestrian and bikeway facilities plan and demonstrate the following:
    - (1) Provide a bicycle lane along the subject property's entire frontage of Springfield Road in accordance with the 2009 MPOT and the 2022 Bowie-Mitchellville and Vicinity Master Plan and Sectional Map <u>Amendment</u>, unless modified by the operating agency with written correspondence.
    - (2) Provide dimensions for all sidewalks and trails on-site. All sidewalks shall be at least <u>56</u> feet wide *in accordance with the 2022 Approved Bowie-Mitchellville and Vicinity Master Plan*, unless modified by the operating agency with written correspondence.
  - b. Provide a geotechnical report that includes a slope stability analysis for both unmitigated and mitigated conditions.
  - c. Identify archaeological resources in the project area by conducting Phase I archeological investigations.

d. Provide a truck turning circulation plan.

- 3. Prior to the approval of the final plat, the applicant shall:
  - a. Provide a plan evaluating the resource at the Phase II level, or avoiding and preserving the resourced in place, if it is determined upon receipt of the Phase I report by the Prince George's County Planning Department that potentially significant archeological resources exist on the subject property.
  - b. In accordance with Section 27-395(a)(5)(A) of the Prince George's County Zoning Ordinance, the applicant shall provide age-restricted covenants, in conformance with the Federal Fair Housing Act, and the covenants shall be approved by the Prince George's County District Council and filed in the land records of Prince George's County prior to record plat. The liber and folio of the covenants shall be reflected on the final plat prior to recordation.
- 4. Prior to issuance of the first permit, revise the Stormwater Management technical plan to match the layout of the special exception site plan and the TCP2.
- 5. Prior to issuance of any permit which impacts wetlands, wetland buffers, and streams, or waters of the United States, the applicant shall submit copies of all federal and state wetland permits, evidence that approvals conditions were complied with, and associated mitigation plans.
- 6. Prior to any ground disturbance or the approval of any grading permits, the applicant shall:
  - a. Provide a final report detailing the Phase II and/or Phase III investigations and ensure that all artifacts are curated in a proper manner if a Phase II and/or Phase III archeological evaluation or mitigation is necessary.



SCALE: N.T.S.

SCALE: N.T.S.



EAST ENTRANCE SIGN



WEST ENTRANCE SIGN



	SIGNAGE TA	ABLE: PROPOSED GATEWAY	SIGNS PER SEC. 27-624
DESIGN REQUIREMENT	WEST GATEWAY SIGN	EAST GATEWAY SIGN	PERMITTED
MAX. LETTERING AREA	NO LETTERING	7.9 SF	12 SF (ONE SIDE OF ENTRANCE)
MAX. HEIGHT	5'-4" ABOVE EST. GRADE	5'-4" ABOVE EST. GRADE	6'-0" ABOVE EST. GRADE
LOCATION	COMPLIES	COMPLIES	AT THE DURANCE TO A RESIDENTIAL SUBDATION SET BACK FROM THE ROADWAY TO MANTAIN UNDESTRUCTED LIKES OF VISION FOR THE HUNDRED (500) FEET IN ALL DIRECTIONS OF TRAVEL.
MATERIAL	BRICK FACE, WOOD, COMPLIES	BRICK FACE, WOOD, COMPLIES	LOW MAINTENANCE, DURABLE, AND IN KEEPING WITH THE CHARACTER OF THE COMMUNITY. PLASTIC SIGNS WITH INTERNAL ILLUMINATION ARE PROHIBITED
LANDSCAPING	COMPLIES	COMPLIES	ATTRACTIVE YEAR-ROUND SHALL BE PROVIDED AT THE BASE OF A GATEWAY SIGN



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PARKING

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NO

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ACCESS AISLE

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5 HANDICAPPED PARKING AND ACCESS AISLE SIGN

I LEGEND & BORDER - RED BACKGROUND - WHITE

BE USED WHEN IT IS NECESSARY TO OFFSET INSTALLATION LOCATION DUE TO ACCESS RAMP









SCALE: NTS

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

#### Hi Mr. Shelly,

I am a person of record for the subject application. I will not be able to speak at Thursday's hearing however, I have the following questions and concerns on adequacy of existing infrastructure.

There is a reference to traffic on page 11, section 2-A of the Staff Report (SE-22002\_Staff\_Report.pdf). Has a Traffic Study been done to determine the impact of existing traffic from impacted communities such as Wingate and Severn Crossing, and from cut-through users of Springfield Road? The current traffic situation on Springfield Drive, especially at the Good Luck Road intersection is very bad and needs to be addressed via widening of the roads, before new developments are approved. The Applicant should also be required to pave the impacted section of Springfield Road; from Good Luck Road to Lanham Severn Road at a minimum.

With regards to water and sewer main pipes that are needed to handle the additional capacity, on page 24, item 13-j of the Staff Report, the following is stated: ""Washington Suburban Sanitary Commission (WSSC) —As of the writing of this technical staff report, WSSC did not offer any comments on this subject application." Does this mean that the WSSC did not respond when the project was submitted for WSSC's review, or does it mean a response was provided which said "no comments"? Did the applicant request a hydraulic analysis to show if the existing water lines are adequate? WSSC's procedure is to provide a "Letter of Findings" to each applicant that submits project plans for review. I would like to know if your office reviewed WSSC's Letter of Findings and may it be shared with the public. If you did not review it, please have the applicant obtain it so the public may see what if any are the impacts on the existing water and sewer systems.

Please explain if/how the applicant has met the requirement for "Public Involvement Process". As an impacted resident, I did not see any evidence of outreach to residents in the surrounding community.

Best Regards,

Marcia Tucker

From:	Reilly, James V
То:	Shelly, Andrew
Cc:	Hurlbutt, Jeremy
Subject:	RE: SE-22002 Proposed Revisions to Staff Report Conditions
Date:	Tuesday, October 3, 2023 11:52:20 AM
Attachments:	image003.png

### **[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Andrew,

The revised language is acceptable. Many thanks. Jim

#### James V. Reilly

Contract Project Coordinator III



Office of the Fire Marshal Division of Fire Prevention and Life Safety Prince George's County Fire and EMS Department **Note new address:** 9400 Peppercorn Place, Fifth Floor, Largo, MD 20774 Office: 301-583-1830 Direct: 301-583-1838 Cell: 240-508-4931 Fax: 301-583-1945 Email: jvreilly@co.pg.md.us

#### To pay for a fire inspection by credit card go to:

https://www.velocitypayment.com/client/princegeorges/fire/index.html

From: Shelly, Andrew <Andrew.Shelly@ppd.mncppc.org>
Sent: Tuesday, October 3, 2023 10:56 AM
To: Reilly, James V <JVReilly@co.pg.md.us>
Cc: Hurlbutt, Jeremy <Jeremy.Hurlbutt@ppd.mncppc.org>
Subject: FW: SE-22002 Proposed Revisions to Staff Report Conditions

**CAUTION:** This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Good Morning Jim,

Please see revised condition 1d and please let me know if you are in agreement with the revision.

*Provide an exhibit demonstrating that each housing stick is within 500 feet of a fire-hydrant, as hose is laid by the fire department, around corners, obstacles, etc.* **Comply** 

with all related fire hydrant regulations in accordance with NFPA 1 Chapter 18.

Best regards,

#### **Andrew Shelly**

Planner II | Urban Design Section Development Review Division

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION Prince George's County Planning Department 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772 Hyrbid Office: 301-952-4976 Andrew.Shelly@ppd.mncppc.org

From: Prentiss Giboney <pgiboney@clhatcher.com>
Sent: Monday, October 2, 2023 5:18 PM
To: Shelly, Andrew <<u>Andrew.Shelly@ppd.mncppc.org</u>>; Hurlbutt, Jeremy
<<u>Jeremy.Hurlbutt@ppd.mncppc.org</u>>
Cc: Chris Hatcher <<u>chris@clhatcher.com</u>>; Jude Burke <<u>jburke@elmstreetdev.com</u>>; Amy Sommer
<<u>ASommer@cpja.com</u>>
Subject: SE-22002 Proposed Revisions to Staff Report Conditions

Subject: SE-22002 Proposed Revisions to Start Report Conditions

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Good Afternoon,

Based on our discussions last week we have prepared a revision to Applicants Exhibit A: Proposed Revisions to Staff Report, please see attached.

Prentiss Giboney CLHATCHER, LLC pgiboney@clhatcher.com Office: (202) 709 - 7317 Cell: (901) 239 - 4302

This E-mail and any of its attachments may contain Prince George's County Government or Prince George's County 7th Judicial Circuit Court proprietary information or Protected Health Information, which is privileged and confidential. This E-mail is intended solely for the use of the individual or entity to which it is addressed. If you are not the intended recipient of this Email, you are hereby notified that any dissemination, distribution, copying, or action taken in relation to the contents of and attachments to this E-mail is strictly prohibited by federal law and may expose you to civil and/or criminal penalties. If you have received this E-mail in error, please notify the sender immediately and permanently delete the original and any copy of this E-mail and any printout.



#### **AFFIDAVIT OF MAILING**

The purpose of this affidavit is to certify that pursuant to The Process Guidelines for Development Review Applications, Informational Mailing letters regarding the applications for Special Exception No. SE-22002, Stewart Property, were mailed to all adjoining property owners, registered community/civic associations, and municipalities within one mile on November 17, 2022. An updated letter was sent out on December 7, 2022 that included the Subject Property's street address of 8215 Springfield Rd.

I solemnly affirm under the penalties of perjury that the contents of the foregoing paper are true to the best of my knowledge, information, and belief.

Amy J. Sommer Amy Sommer, PLA



#### **AFFIDAVIT OF MAILING**

The purpose of this affidavit is to certify that pursuant to The Process Guidelines for Development Review Applications, Acceptance Mailing letters regarding the applications for Special Exception No. SE-22002, Stewart Property, were mailed to all adjoining property owners, registered community/civic associations, municipalities and persons of record within one mile on April 28, 2023.

I solemnly affirm under the penalties of perjury that the contents of the foregoing paper are true to the best of my knowledge, information, and belief.

Amy J. Sommer Amy Sommer, PLA



April 28, 2023

Re: Special Exception Plan No.: SE-22002 Name of the Project: Glenn Dale Cove/ Stewart Property

Dear Sir/Madam:

This letter is to inform you that the Maryland-National Capital Park and Planning Commission (M-NCPPC) is ready to accept the subject application. The Subject Property is located at 8215 Springfield Road, Glenn Dale, Maryland, which is located on the east side of Springfield Road, approximately 150 feet southeast of the intersection with Lake Glen Drive. This application proposes the development of 57 single-family attached dwelling units as part of a Planned Retirement Community.

Once the application is formally accepted, it will be scheduled for a future Zoning Hearing Examiner (ZHE) Hearing. If you have not already registered to become a person of record, you are encouraged to do so at this time. As a person of record, you will receive a notice of the ZHE hearing dates, the Technical Staff Reports, and the ZHE resolution. You may register online at <a href="http://www.pgplanning.org/1586/Become-a-Person-of-Record">http://www.pgplanning.org/1586/Become-a-Person-of-Record</a> or you may submit your name, address, and the above-referenced application numbers and name by mailing a written request to:

The Maryland-National Capital Park and Planning Commission Development Review Division 14741 Governor Oden Bowie Drive County Administration Building, 4<sup>th</sup> Floor Upper Marlboro, MD 20772

If you have already registered to become a person of record from an earlier mailing for this application (SE-22002), you do not have to register again. Being a person of record on a separate application on the same property does not make you a person of record for the subject application. You must request to become a person of record for each separate application (separate applications have different application numbers).

If you have any questions about this application, you may call Jude Burke at 703-734-9730 or email at <u>jburke@elmstreetdev.com</u>.

Sincerely,

Amy J. Somme

Amy Sommer, PLA

Referral Due Date:



301-952-3530

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Planning Director Review 🗆

Agenda Date:

#### Prince George's County Planning Department 🔶 14741 Governor Oden Bowle Drive, Upper Mariboro, Maryland 20772 **APPLICATION FORM** DO NOT WRITE IN THIS SPACE Application No.(s): Acceptance Date: \_\_\_\_\_70-day limit: \_\_\_\_\_ Posting Waived 🗇 Posting Date: No. of Signs Posted:

Posting Fee:

Date of Informational Mailing: \_\_\_\_\_ Date of Acceptance Mailing: \_\_\_\_

M-NCPPC -- Development Review Division

Subdivision Development Review Committee Date:

Application Fee: \_\_\_\_\_

**PROJECT NAME:** Stewart Property

Referral Mail-Out Date:

Payment option: Check (payable to M-NCPPC) Credit Card General Plan Growth Policy:

Limit waived-New limit:

\_\_\_\_Planning Board Review 🛛

Case Reviewer:

Complete address (if applicable)	<b>Tax Account #: 1641547</b>		
Geographic Location (distance re	lated to or near major intersect	Police District #:	
Southeast of the intersection of	Springfield Road and Lake G	alen Drive	
Total Acreage: 12.01	Aviation Policy Area: NONE		Election District: 14
Tax Map/Grid: 028D3	Current Zone(s): RR		Council District: 4
WSSC Grid: 211NE10	Existing Lots/Blocks/Parcels:	131	Dev. Review District:
Planning Area: 71A	In Municipal Boundary: NO		Is development exempt from grading permit pursuant to 32-127(a)(6)(A): □ Y 🖸 N
(2002) General Plan Tier: 🗆 Deve	loped 🖬 Developing	🗆 Rural	Area of proposed LOD: 8.98 acres
Proposed Use of Property and Red A Planned Retirement Cor 57 single-family attached o	quest of Proposal: mmunity composed of dwelling units.	Please list and p approved applic	provide copies of resolutions of previously eations affecting the subject property:
Applicant Name, Address & Phone: ESC 8215 Springfield L.C. 1355 Beverly Road, Suite 240 McLean, VA 22101		Consultant Name, Address & Phone: Charles P. Johnson & Associates 1751 Elton Road, Suite 300 Silver Spring, MD 20903	
703-734-9730 Owner Name, Address & Phone:		301-434-7000 Contact Name.	Phone & E-mail:

**Owner Name, Address & Phone:** (if same as applicant indicate same/corporation see Disclosure) Joan M. Stewart 8215 Springfield Rd., Glenn Dale, MD 20769 301-262-9348

SIGNATURE (Sign where appropriate; include Application Form Disclosure for additional owner's signatures)

Owner's Signature typed & signed

11/17/22 Date

Applicant's Signature typed & signed

Charles P. Johnson & Associates

Date

11/17/22

Applicant's Signature typed & signed

Contract Purchaser's Signature typed& signed

-1-

Amy Sommer,

301-434-7000

asommer@cpia.com

SUBDIVISION CASES PRELIMINARY PLAN/CONSERVATION SKETCH PLAN:					
Type of Application (Check all that apply)					
Conventional  Comprehensive Design	Conservation Sketch Plan				
Variation, Variance or Alternative Compliance Request(s)	Applicable Zoning/Subdivision Regulation Section(s):				
Yes 🗹 No 🗆					
Total Number of Proposed:					
Lots Outlots Parcels	Outparcels				
Number of Dwelling Units:	Gross Floor Area (Nonresidential portion only):				
Attached Detached Multifamily	1				
SUBDIVISION CASES - FINAL PLAT:					
Water/Sewer: DER 🗆 Health Dept. 🗆	Number of Plats:				
CSP/DSP/SDP No.:	WSSC Authorization No.:				
Preliminary Plan No.:					
Approval Date of Preliminary Plan:					
URBAN DESIGN AND ZONING CASES:					
Details of Request:	Zoning Ordinance Section(s):				
A Planned Retirement Community composed of 57	Sec. 27-395, Sec 27-296				
single-raining attached dwelling units.					
Total Number of Proposed:					
Total Number of Proposed:         Lots 57       Outlots 0       Parcels 3	Outparcels _0				
Total Number of Proposed:         Lots 57       Outlots       0       Parcels       3         Number of Dwelling Units:	Outparcels Gross Floor Area (Nonresidential portion only):				
Total Number of Proposed:         Lots 57       Outlots 0       Parcels 3         Number of Dwelling Units:       Attached 57       Detached       Multifamily	Outparcels _0 Gross Floor Area (Nonresidential portion only):				
Total Number of Proposed:         Lots 57       Outlots 0       Parcels 3         Number of Dwelling Units:       Attached 57       Detached       Multifamily         Variance Request       Variance Request       Detached       Multifamily	Outparcels       0         Gross Floor Area (Nonresidential portion only):         Applicable Zoning/Subdivision Regulation Section(s):				
Total Number of Proposed:         Lots 57       Outlots 0       Parcels 3         Number of Dwelling Units:         Attached 57       Detached       Multifamily         Variance Request         Yes 0       No 🗹	Outparcels       0         Gross Floor Area (Nonresidential portion only):         Applicable Zoning/Subdivision Regulation Section(s):				
Total Number of Proposed:   Lots 57   Outlots   0   Parcels   3   Number of Dwelling Units:   Attached   57   Detached   Multifamily   Variance Request   Yes   No   Departure Request	Outparcels       0         Gross Floor Area (Nonresidential portion only):         Applicable Zoning/Subdivision Regulation Section(s):         Application Filed				
Total Number of Proposed:   Lots 57   Outlots   0   Parcels   3   Number of Dwelling Units:   Attached   57   Detached   Multifamily   Variance Request   Yes   No   Departure Request   Yes   No	Outparcels       0         Gross Floor Area (Nonresidential portion only):         Applicable Zoning/Subdivision Regulation Section(s):         Application Filed         Yes       No				
Total Number of Proposed:   Lots 57   Outlots 0   Parcels 3   Number of Dwelling Units:   Attached 57   Detached   Multifamily   Variance Request   Yes 0   No 2   Departure Request   Yes 1   No 2   Alternative Compliance Request	Outparcels       0         Gross Floor Area (Nonresidential portion only):         Applicable Zoning/Subdivision Regulation Section(s):         Application Filed         Yes       No         Application Filed         Application Filed				

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#### **APPLICATION FORM DISCLOSURE**

List all persons having at least five percent (5%) interest in the subject property ONLY required for Special Exception and Zoning Map Amendment Applications.

Owner(s) Name - printed	Signature and Date	Residence Address
Joan M. Stewart	Juan 11/ Starry	8215 Springfield Rd., Glenn Dale, MD 20769

#### If the property is owned by a corporation, please fill in below.

Officers	Date Assumed Duties	Residence Address	Business Address

Board of Directors	Date Assumed Duties	Date Term Expires	Residence Address	Business Address

#### THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION 14741 GOVERNOR ODEN BOWIE DRIVE UPPER MARLBORO, MD 20772 DEVELOPMENT REVIEW DIVISION 301-952-3530

### CONTRACT PURCHASER

#### APPLICATION FORM DISCLOSURE

List all persons having at least five percent (5%) interest in the subject property ONLY required for <u>Special Exception</u> and <u>Zoning Map Amendment</u> Applications.

Owner(s) Name (printed)	Signature and Date	Residence Address
David D. Flanagan	A Down W 16/22	1355 Beverly Rd, Ste 240, McLean, VA 22101

If the property is owned by a corporation, please fill in below.

Officers	Date Assumed Duties	Residence Address	Business Address
Jeffrey P. Rice	CFO, 30+ yrs ₽		1355 Beverly Rd, Ste 240, McLean, VA 22101
John M. Clarke	Regonial Partner, VP 30+ yrs		1355 Beverly Rd, Ste 240, McLean, VA 22101
Jude Burke	VP, 2009		1355 Beverly Rd, Ste 240, McLean, VA 22101

Officers	Date Assumed Duties	Date Term Expires	Residence Address	Business Address

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive, Upper Marlboro, Md 20772 • Development Review Division, DRDapplications@ppd.mncppc.org



M-NCPPC Prince George's County Planning Department 2010 Environmental Technical Manual

Environmental Planning Section Form revised: Revised September 2012

SUBTITLE 25. Divis	sion 2 V	ARIANCE APPL	ICATION		
DO NOT WRITE IN THIS SPACE: TCP No.(s); Acceptance Date: Agenda D Associated Application #:	F Date:	Planning Board Review (For P Project Reviewer:	<ul> <li>Planning Director Review </li> <li>lanning Board Review Only)</li> </ul>		
This application is for variance requests related to Suball variances to Subtitle 25, Division 2 with one case submitted directly to the Environmental Planning Secare submitted to DRD with the companion case. A SUBARIANCE APPLICATION.	ubtitle 25, application ction. Vari	Division 2. Only one n. Variances associ iances associated wi NT OF JUSTIFICAT	variance request form is required for ated with a "stand-alone" TCP2 are ith a Development Review application ION IS REQUIRED WITH THE		
ASSOCIATED APPLICATION #: SE-22002			Revision		
X Variance(s) to the Woodland and Wildlife Ha (Includes required variances for historic, speci	bitat Cons men and cl	servation Ordinanc hampion tree remova	e (VWCO) (Subtitle 25, Division 2) I)		
Glenn Dale Cove (Stewart Proper	ty)				
Geographic Location (related to or near major intersection Southeast of the intersection of Springfield Road an	): nd Lake G	len Drive			
Street Address (if available): 8215 Springfield Road, G	enn Dale.	MD 20769			
Other Companion Case(s):					
Total Area (acres): 12 01 acres	Tax Map/0	Grid: 028D3	Council District: 4		
Total Number of Lots or Parcels:Prop: 57 lots, 3 parcels	WSSC Gr	id: 211NE10	Election District: 14		
Lot Numbers/Blocks/Parcels: Exist: Parcel 131	Plat Book/	Page: Bk.40916, Pg. 567	Planning Area: 71A		
Subdivision Name:	Municipali	ty(ies): none	Policy Analysis Zone: Established		
Current Zone: BR	Overlay Z	ONE: none	Tax Account Number: 1641547		
Tier: Developed or Developing or Rural	Watershe	d: Horsepen Branch	Basin: Anacostia or Potomac or Patuxent		
Proposed Development Activity: Planned Retirement Community with 57 single-family attached homes	Proposed Development Activity:     Code reference for the variance(s): (Example: 25-122(b)(1)(E)       Planned Retirement Community with 57 single-family attached homes     215-119(d)				
Property Owner: ECO 0045 Caringfield L C		Contact Person: A	my Sommer		
Address: (contract purchaser)		Address: 1	751 Elton Road, Suite 300		
Phone: 1355 Beverly Road, Suite 240		Phone Number: S	ilver Spring, MD 20903		
Fax: McLean, VA 22101		Fax: 30	J1-262-9348		
E-mail: 703-734-9730		E-IIIdir. di	thorized representative)		
SIGNATURE (Signature required is either the property of		ne property owner's ac	illionzeu representative)		
Alex 31MA	R2023		CONTRACT PURCHASER		
Sígnature Dat	te		Relationship to Property Owner		
JUDE BURKE					
Printed Name					
	Page 1	1 of 1			

Prince George's County Planning Department +14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772 + 301-952-3650

#### HMD9 & HF99 7 CBG9 FJ5 H-CB 5 DD @7 5 H-CB : CFA

#### 5 DD@7 5 BHG'8 C BCH'K F + 19 + B'H< + G'GD579

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#### 5 DD @7 5 BH'HC': =@@CI H'5 @@F9A5=B=B; 'G97 H=CBG'

Payment by check, money order, or cashier's check ONLY – made payable to M-NCPPC 

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#### DFC > 97HB5A9.

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#### DECLARATION OF COVENANTS RELATED TO HOUSING FOR OLDER PERSONS; AGE RESTRICTION

#### (Stewart Property)

This DECLARATION OF COVENANTS RELATED TO HOUSING FOR OLDER PERSONS; AGE RESTRICTION (the "HOPA Covenant") is executed this \_\_\_\_\_\_ day of \_\_\_\_\_\_, 2023, by ESC 8215 SPRINGFIELD, L.C., a Maryland limited liability company (the "Owner"), for the benefit of PRINCE GEORGE'S COUNTY, MARYLAND, a public body corporate (the "County").

#### RECITALS

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

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

WHEREAS, Section 27-352.01(b) of the Prince George's County Code permits attached onefamily dwellings for the elderly (and related facilities) in the R-R Zone, subject to obtaining approval of a Special Exception for the proposed use within the Property; and

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

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

**NOW, THEREFORE,** in accordance with the requirements of Section 27-352.01(b) of the Prince George's County Code, the Owner hereby declares that the Property shall be held, conveyed, hypothecated, encumbered, sold, leased, rented, used, occupied and improved subject to the covenants, conditions, restrictions and easements set forth in this HOPA Covenant in accordance with the Fair Housing Acts, which are for the purpose of establishing a residential community that is Age-Restricted and qualifies as "Housing for Older Persons" as defined by the Fair Housing Acts and which shall run with the Property and be binding on all parties having any right, title or interest in all or any portion of the Property, their heirs, personal representatives, successors, transferees and assigns, and which shall inure to the benefit of each owner of any portion thereof.

#### I. Housing for Older Persons.

A. The Property shall be owned and operated as "Housing for Older Persons" as defined by the Fair Housing Acts which is intended for occupancy by persons, who are Age-

Restricted, in accordance with the Fair Housing Acts, which shall mean at least eighty percent (80%) of the residential units in the Property shall be occupied by at least one person fifty-five (55) years of age or older per each residential unit (an "Age-Qualified Occupant"). Additionally, residential units may be occupied by any person nineteen (19) years of age or older with an Age-Qualified Occupant. Any person nineteen (19) years of age or older who occupied a residential unit in the Property with an Age-Qualified Occupant and who continues, without interruption, to occupy the same residential unit after termination may continue to occupy the residential unit.

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

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

#### II. Miscellaneous.

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

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

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

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

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

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

G. Recitals. The Recitals are hereby incorporated in this HOPA Covenant.

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

#### **OWNER:**

WITNESS:

#### ESC 8215 SPRINGFIELD, L.C.,

a Maryland limited liability company

By:	
Name:	
Title:	

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

COUNTY OF : ss

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

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

Notary Public

My Commission Expires

[Notarial Seal]

0254 154 -mail 36r5350.docx

EXHIBIT A



December 7, 2022 November 17, 2022

Re: Special Exception Plan No.: SE-22002 Name of the Project: Stewart Property

Dear Sir/Madam:

This letter has been updated from the previous mailing on November 17, 2022, to include the Subject Property's street address of 8215 Springfield Road. If you have already contacted the Development Review Division or the applicant, no further action is necessary because of this revised letter.

A special exception application for the above-referenced project will be submitted for review to the Development Review Division of the Maryland-National Capital Park and Planning Commission (M-NCPPC). The Subject Property is located at 8215 Springfield Road, Glenn Dale, Maryland, which is located on the east side of Springfield Road, approximately 150 feet southeast of the intersection with Lake Glen Drive. This application proposes the development of 57 single-family attached dwelling units as part of a Planned Retirement Community.

If you wish to become a Person of Record to this application, you may submit your request online at <u>http://www.pgplanning.org/1586/Become-a-Person-of-Record</u> or by written request to the Development Review Division of the M-NCPPC, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772. Please reference the Application Number and the Name of Project in your request. At this time no government agency has reviewed the application. After the application has been filed, you may contact the M-NCPPC at 301-952-3530.

IMPORTANT: This notice is your opportunity to interact with the applicant prior to the acceptance of the subject application. Once an application is accepted, it may be subject to mandatory action time frames that are established by law. Contacting the applicant as soon as possible after receiving this notice will help facilitate your ability to receive information and/or establish a time when the applicant may meet with you or your civic group to provide information and answer questions about the development proposed. Any concerns regarding an applicant's failure to provide information or engage in dialogue about the proposed development should be directed in writing to the same mailing address listed for becoming a party of record. Please be sure to include the application number with any such correspondence.

If you are interested in receiving more information about this application, reviewing a copy of a site plan, or meeting to discuss the project, you may call Jude Burke at 703-734-9730 or email at <u>jburke@elmstreetdev.com</u>.

Sincerely,

Amy J. Somme

Amy Sommer, PLA



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSIONPrince George's County Planning Department(301) 952-3530Development Review Division14741 Governor Oden Bowie Drivewww.mncppc.org

Upper Marlboro, MD 20772

Date:

# MAILING LIST - RECEIPT

DRD application County application

This receipt is to acknowledge that	of (name
of company, if applicable)	
received the following lists as described by the categories below:	

Registered community organization list	Total Record(s):	
Adjoining property owners list	Total Record(s):	
Municipalities within one mile list	Total Record(s):	

This list is valid for 180 days from the date referenced above. Applicants shall obtain an updated mailing list if notifications are not sent within 180 days.

This property is located on WSSC Grid: \_\_\_\_\_

Development Review Division Staff

NOTE: Copy of this form must be included with Application submittal package.

 TELEPHON EMAIL 301-262-6. alott@cityofbowie.org The Maryland-National Capital Park & Planning Commission Results Prince George's County Planning Department Date: 7/26/2022 Time: 12:40:07 PM

Total Records(s): 114

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ACCOUNT LOT	BLOCK	PARCEL	PLAT	PROPERTY.	HOUSE_NLHOU	JSE_SUSTREET_N/STREET_TY
1662014	14 D		14127066		11810	FROST DR
1662618	68 E		14126024		11800	BLANDING CT
1579416	16		14149018		11601	BRIGIT CT
1579515	26		14149018		11604	BRIGIT CT
3813532			14215036	PT LOT 1	11701	<b>MORIARTY CT</b>
3813540			14215036	PT LOT 2	11703	<b>MORIARTY CT</b>
3813656	28		14215036		11704	<b>MORIARTY CT</b>
3813698			14215036	PARCEL	11706	<b>MORIARTY CT</b>
3813649			14215036	PT LOT 2	11708	<b>MORIARTY CT</b>
1662097	22 D		14127066		11818	FROST DR
3813938	17		14215037		8010	BOSQUE CT
3813615			14215036	PT LOT 2	11708	<b>MORIARTY CT</b>
3813623			14215036	PT LOT 1	11701	<b>MORIARTY CT</b>
3813946	18		14215037		8080	SPRINGFIE RD
3813672	30		14215036		11700	<b>MORIARTY CT</b>
3813607	26		14215036		11710	<b>MORIARTY CT</b>
1662170	61 E		14127066		8209	DRISCOLL DR
3813680	31		14215036		8111	SPRINGFIE RD
1662766	2 H		14126024		11705	BACKUS DR
3813631			14215036	PT LOT 2	11703	<b>MORIARTY CT</b>
3813664	29		14215036		11702	<b>MORIARTY CT</b>
1662709	31 D		14126024		11702	BACKUS DR
1579317	6		14149018		11508	BRIGIT CT
1579283	3		14149018		11505	<b>DUCKETTO RD</b>
1579309	5		14149018		8402	<b>OAKSTONE DR</b>
1662253	8 G		14127066		8104	DRISCOLL DR
1579374	12		14149018		11505	BRIGIT CT
1662022	15 D		14127066		11812	FROST DR
1662055	18 D		14127066		11801	DRUMMOICT
1662808	E		14126024	PARCEL	11811	BACKUS DR
1662626	69 E		14126024		8307	DRISCOLL DR
1662659	26 D		14126024		8300	DRISCOLL DR
1579549	29		14149018		11601	<b>DUCKETTO RD</b>
1579358	10		14149018		11500	BRIGIT CT
1662667	27 D		14126024		8302	DRISCOLL DR
1579390	14		14149018		11509	BRIGIT CT
1662824	37 D		14126025		11714	BACKUS DR
1662048	17 D		14127066		11803	DRUMMOICT
1662238	6 G		14127066		11817	FROST DR

1611367		A14-5621	PARCEL	8102	SPRINGFIE  RD
1630326		83		8104	SPRINGFIE RD
1695626	36 A	14139031		7717	LAKE GLEN DR
1662774	3 H	14126024		11709	BACKUS DR
1662816	36 D	14126025		11712	BACKUS DR
1662246	7 G	14127066		8106	DRISCOLL DR
1663038	8 H	14126025		8404	DRISCOLL DR
1579424	17	14149018		11603	BRIGIT CT
1662550	62 E	14126024		11801	BLANDING CT
1695659	2 D	14139031		7718	LAKE GLEN DR
1662998	4 H	14126025		11711	BACKUS DR
1579531	28	14149018		11600	BRIGIT CT
1662105	23 D	14127066		8204	DRISCOLL DR
1579275	2	14149018		11503	DUCKETTO RD
1696269	4 D	14139034		11510	DYRHAM LN
1662121	25 D	14127066		8208	DRISCOLL DR
1692854		81		8110	SPRINGFIE RD
1662733	34 D	14126024		11708	BACKUS DR
1662204	3 G	14127066		11805	FROST DR
1579267	1	14149018		11501	DUCKETTO RD
1662212	4 G	14127066		11811	FROST DR
1695584	32 A	14139031		7709	LAKE GLEN DR
1662162	60 E	14127066		8207	DRISCOLL DR
1695568	30 A	14139031		7705	LAKE GLEN DR
1662543	E	14126023	PARCEL	0	FROST DR
1662063	19 D	14127066		11802	DRUMMOICT
1662717	32 D	14126024		11704	BACKUS DR
1579432	18	14149018		11605	BRIGIT CT
1662741	35 D	14126024		11710	BACKUS DR
1662584	65 E	14126024		11806	BLANDING CT
1662113	24 D	14127066		8206	DRISCOLL DR
1695667	3 D	14139031		7716	LAKE GLEN DR
1579366	11	14149018		11503	BRIGIT CT
1579408	15	14149018		11511	BRIGIT CT
1662568	63 E	14126024		11803	BLANDING CT
1641547		131	ALL PAR	8215	SPRINGFIE RD
1662592	66 E	14126024		11804	BLANDING CT
1695600	34 A	14139031		7713	LAKE GLEN DR
1662683	29 D	14126024		8306	DRISCOLL DR
1662790	D	14126024	PARCEL	0	DRISCOLL DR
1662576	64 E	14126024		11805	BLANDING CT
1579382	13	14149018	2/4/09	11507	BRIGIT CT
1662220	5 G	14127066		11813	FROST DR
1579440	19	14149018		11607	BRIGIT CT
1662147	58 E	14127066		8203	DRISCOLL DR
1662071	20 D	14127066		11804	DRUMMOICT
1612720		82		8108	SPRINGFIE RD

1662634	70 E	14126024	840	1 DRISCOLL DR
1579291	4	14149018	4/4/08 1150	7 DUCKETTO RD
1662089	21 D	14127066	1181	6 FROST DR
1662006	13 D	14127066	1180	8 FROST DR
1695592	33 A	14139031	771	1 LAKE GLEN DR
1662154	59 E	14127066	820	5 DRISCOLL DR
1661990	12 D	14127066	1180	6 FROST DR
1579572		14149018	PARCEL	0 BRIGIT CT
1695642	1 D	14139031	772	0 LAKE GLEN DR
1662725	33 D	14126024	1170	6 BACKUS DR
1579523	27	14149018	1160	2 BRIGIT CT
1662758	1 H	14126024	1170	1 BACKUS DR
1662030	16 D	14127066	1181	4 FROST DR
1662691	30 D	14126024	1170	0 BACKUS DR
1662675	28 D	14126024	830	4 DRISCOLL DR
1586460		80	820	4 SPRINGFIEIRD
1662600	67 E	14126024	1180	2 BLANDING CT
1662642	71 E	14126024	840	3 DRISCOLL DR
1579341	9	14149018	1150	2 BRIGIT CT
1695618	35 A	14139031	771	5 LAKE GLEN DR
1695634	37 A	14139031	771	9 LAKE GLEN DR
1579333	8	14149018	1150	4 BRIGIT CT
1662139	57 E	14127066	1190	0 FROST DR
1662782	9 H	14126024	840	2 DRISCOLL DR
1579325	7	14149018	1150	6 BRIGIT CT
1661925	29 E	14127066	810	9 DRISCOLL DR
5567238		185		0 SPRINGFIEIRD
5567240		186		0 SPRINGFIEIRD

STREET_DI CONDO_U CITY	ZIP5	WSSCGRID	MAIL_IND	OWNER_NICO_NAMEMAIL_STREMAIL_CITY
BOWI	E 20720	211NE10	0	JUROTICH MATTHEW 11810 FROBOWIE
BOWI	E 20720	211NE10	0	SYKES CARROLL & FRA11800 BLA BOWIE
BOWI	E 20720	211NE10	0	ADELEKAN ADEMOLA 11601 BRI(BOWIE
BOWI	E 20720	211NE10	0	TAIWO VICTORIA B ET 11604 BRI(BOWIE
BOWI	E 20720	211NE10	I	GLENN DA SUITE 500 7811 MON POTOMAC
BOWI	E 20720	211NE10	I	GLENN DA SUITE 500 7811 MON POTOMAC
BOWI	E 20720	211NE10	I	GLENN DA SUITE 500 7811 MON POTOMAC
BOWI	E 20720	211NE10	1	GLENN DA SUITE 500 7811 MON POTOMAC
BOWI	E 20720	211NE10	1	GLENN DA SUITE 500 7811 MON POTOMAC
BOWI	E 20720	211NE10	0	DELANE TASHA R ETAI 11818 FRO BOWIE
GLEN	N DA 20769	211NE10	I	GLENN DA SUITE 500 7811 MON POTOMAC
BOWI	E 20720	211NE10	1	GLENN DA SUITE 500 7811 MON POTOMAC
BOWI	E 20720	211NE10	1	GLENN DA SUITE 500 7811 MON POTOMAC
GLEN	N DA 20769	211NE10	0	FENDLAY LIVING TRUS 8102 SPRINGLENN DA
BOWI	E 20720	211NE10	I	GLENN DA SUITE 500 7811 MON POTOMAC
BOWI	E 20720	211NE10	I	GLENN DA SUITE 500 7811 MON POTOMAC
BOWI	E 20720	211NE10	0	SHEN SHAOHUA & YU 8209 DRIS(BOWIE
BOWI	E 20720	211NE10	I	GLENN DA SUITE 500 7811 MON POTOMAC
BOWI	E 20720	211NE10	0	BROWN HELEN C & KE 11705 BAC BOWIE
BOWI	E 20720	211NE10	I	GLENN DA SUITE 500 7811 MON POTOMAC
BOWI	E 20720	211NE10	I	GLENN DA SUITE 500 7811 MON POTOMAC
BOWI	E 20720	211NE10	0	MORRISON TIMOTHY 11702 BAC BOWIE
BOWI	E 20720	211NE10	0	BELLO OLALEKAN JOH 11508 BRI(BOWIE
LAUR	EL 20708	211NE10	0	CHE MACELINE N ETAI 11505 DUCLAUREL
BOWI	E 20720	211NE10	0	ATERE ADESOYE A ET/ 8402 OAKS BOWIE
BOWI	E 20720	211NE10	0	GREENSTATON ROBIN 8104 DRIS( BOWIE
BOWI	E 20720	211NE10	0	DESKINS SIMEON & SH11505 BRI(BOWIE
BOWI	E 20720	211NE10	0	ANTHONY TARRA DAV 11812 FRO BOWIE
BOWI	E 20720	211NE10	0	ZENTGRAF EDWARD E11801 DRL BOWIE
BOWI	E 20720	211NE10	I	SPRINGFIEI CVI 6300 WOC COLUMBIA
BOWI	E 20720	211NE10	0	BANTON ONEIL A ETA 8307 DRIS(BOWIE
BOWI	E 20720	211NE10	0	COLEY DERRICK L ETA 8300 DRIS(BOWIE
LAUR	EL 20708	211NE10	0	KWATENG OPPONG A 11601 DU( LAUREL
BOWI	E 20720	211NE10	0	JOHN-LANGBA JUSTIN 11500 BRI(BOWIE
BOWI	E 20720	211NE10	0	SZMAJDA BRUCE D & 8302 DRIS(BOWIE
BOWI	E 20720	211NE10	0	JEFFERSON CAMERON 11509 BRI(BOWIE
BOWI	E 20720	211NE10	0	BOWMAN MICHELINE 11714 BAC BOWIE
BOWI	E 20720	211NE10	0	OLADIMEJI AKINLOYE 11803 DRL BOWIE
BOWI	E 20720	211NE10	0	BALINGWE NELSON N 11817 FRO BOWIE

GLENN DA	20769 211NE10	0	FENDLAY LIVING TRUS 8102 SPRINGLENN DA	
GLENN DA	20769 211NE10	0	FENDLAY DAVID W & 8104 SPRINGLENN DA	
GLENN DA	20769 211NE10	0	ANGELINI LORELLA 7717 LAKE GLENN DA	
BOWIE	20720 211NE10	0	DUA SURECH K & NISH 11709 BAC BOWIE	
BOWIE	20720 211NE10	0	KIM THOMAS C 11712 BAC BOWIE	
BOWIE	20720 211NE10	0	BOYD JEFFREY K ETAL PO BOX 44 CAPITOL H	
BOWIE	20720 211NE10	0	MBAKWE RUTH 8404 DRIS(BOWIE	
BOWIE	20720 211NE10	0	AKPAN OKON H & VIC 11603 BRI(BOWIE	
BOWIE	20720 211NE10	0	MANADIER NAOMI D 11801 BLA BOWIE	
GLENN DA	20769 211NE10	0	EKPO-NTUK ELIZABETI 7718 LAKE GLENN DA	
BOWIE	20720 211NE10	0	KARVOUNIS JOHN 11711 BAC BOWIE	
BOWIE	20720 211NE10	0	PHILEMON ANDRE A E 11600 BRI(BOWIE	
BOWIE	20720 211NE10	0	KLONTZ DONALD D & 8204 DRIS(BOWIE	
LAUREL	20708 211NE10	1	OAKSTONE CHAMBER: 12051 TEC SILVER SPR	
GLENN DA	20769 211NE10	0	OHENE JOSEPH 11510 DYR GLENN DA	
BOWIE	20720 211NE10	0	DYKE ROBERT F 8208 DRIS(BOWIE	
GLENN DA	20769 211NE10	0	CRABTREE WILLIAM R 8110 SPRINGLENN DA	
BOWIE	20720 211NE10	0	STONER THERESA H & 11708 BAC BOWIE	
BOWIE	20720 211NE10	0	HYMAN JOHN E JR & / 11805 FRO BOWIE	
LAUREL	20708 211NE10	0	GARNER CEDRIC 11501 DU(LAUREL	
BOWIE	20720 211NE10	0	BYNUM SYLVESTER 11811 FRO BOWIE	
GLENN DA	20769 211NE10	0	KARASINSKI FRANK J & 7709 LAKE GLENN DA	
BOWIE	20720 211NE10	0	BARTLEY KEVIN S & CI 8207 DRIS(BOWIE	
GLENN DA	20769 211NE10	0	LORIMER LIVING TRUS 7705 LAKE GLENN DA	
BOWIE	20720 211NE11	I	SPRINGFIE CVI 6300 WOC COLUMBIA	
BOWIE	20720 211NE10	0	FISHER STEVEN C & C/ 11802 DRL BOWIE	
BOWIE	20720 211NE10	0	OKUSOLUBO OLUFEM 11704 BAC BOWIE	
BOWIE	20720 211NE10	0	CLARKE ROBERT & VIC 11605 BRI(BOWIE	
BOWIE	20720 211NE10	0	BARZANTI TERRY J & J 11710 BAC BOWIE	
BOWIE	20720 211NE10	0	BOYD ANTHONY L & V11806 BLA BOWIE	
BOWIE	20720 211NE10	0	KARGBO SEBORA C 8206 DRIS(BOWIE	
GLENN DA	20769 211NE10	0	COHEN DELORES 7716 LAKE GLENN DA	
BOWIE	20720 211NE10	0	BELTON FRANZEL ELA 11503 BRI(BOWIE	
BOWIE	20720 211NE10	0	AHMED FAYYAZ ETAL 11511 BRI(BOWIE	
BOWIE	20720 211NE10	0	ELLIS DEBORA L 11803 BLA BOWIE	
GLENN DA	20769 211NE10	0	STEWART JOAN M ET/8215 SPRINGLENN DA	
BOWIE	20720 211NE10	0	MBAH VERA C 11804 BLA BOWIE	
GLENN DA	20769 211NE10	0	BRUCE ROBBIN S & JO 7713 LAKE GLENN DA	
BOWIE	20720 211NE10	0	HOLMAN CHARLES F I 8306 DRIS(BOWIE	
BOWIE	20720 211NE10	1	SPRINGFIEICVI 6300 WOC COLUMBIA	
BOWIE	20720 211NE10	0	HAYES GREGORY S & F11805 BLA BOWIE	
BOWIE	20720 211NE10	0	COKER JOHN A & LATI 11507 BRI(BOWIE	
BOWIE	20720 211NE10	0	ALEXANDER BEN J JR {11813 FRO BOWIE	
BOWIE	20720 211NE10	0	GRAHAM PAUL G 11607 BRI(BOWIE	
BOWIE	20720 211NE10	0	ST GERMAIN BRUCE 8203 DRIS(BOWIE	
BOWIE	20720 211NE10	0	NAGARIA LIVING TRU: 11804 DRL BOWIE	
GLENN DA	20769 211NE10	0	LOURENCO YVONNE 88108 SPRINGLENN DA	
BOWIE	20720 211NE10	0	VERMA SATYENDRA 8	8401 DRIS(BOWIE
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LAUREL	20708 211NE10	0	NYAMNDI HENRY K	11507 DU( LAUREL
BOWIE	20720 211NE10	0	WARD PATRICE	11816 FRO BOWIE
BOWIE	20720 211NE10	0	KOWALEWSKI ANDRE	11808 FRO BOWIE
GLENN DA	20769 211NE10	0	SKUJA ANDRIS	7711 LAKE GLENN DA
BOWIE	20720 211NE10	0	LOFTUS BRIAN E	8205 DRIS(BOWIE
BOWIE	20720 211NE10	0	LORDITCH PAUL T & V	11806 FRO BOWIE
BOWIE	20720 211NE10	I	OAKSTONE CHAMBER	12051 TEC SILVER SPR
GLENN DA	20769 211NE10	0	NAVARRETE MARTIN	7720 LAKE GLENN DA
BOWIE	20720 211NE10	0	IVILE STELLA	11706 BAC BOWIE
BOWIE	20720 211NE10	0	SMITH PATRICK ETAL	11602 BRIGBOWIE
BOWIE	20720 211NE10	0	KALLAL BRUCE T & LU	11701 BAC BOWIE
BOWIE	20720 211NE10	0	ADEYEMO SHERIFAT	11814 FRO BOWIE
BOWIE	20720 211NE10	0	FAWCETT LIVING TRU	11700 BAC BOWIE
BOWIE	20720 211NE10	0	LOVALA DANIEL N	8304 DRIS(BOWIE
GLENN DA	20769 211NE10	0	MARTIN HASANI	8204 SPRII GLENN DA
BOWIE	20720 211NE10	0	SINGER LIVING TRUST	11802 BLA BOWIE
BOWIE	20720 211NE10	0	NARULA VIJAY K & NIS	8403 DRIS(BOWIE
BOWIE	20720 211NE10	0	HEBRON DEVAN A	11502 BRIGBOWIE
GLENN DA	20769 211NE10	0	CAMPBELL ANTHONY	7715 LAKE GLENN DA
GLENN DA	20769 211NE10	0	WILLIAMS RICHARD R	7719 LAKE GLENN DA
BOWIE	20720 211NE10	I	OAKSTONE CHAMBER	12051 TEC SILVER SPR
BOWIE	20720 211NE10	0	OUEDRAOGO SAIDOU	11900 FRO BOWIE
BOWIE	20720 211NE10	0	VOUNG ZIEP N & TAN	8402 DRIS( BOWIE
BOWIE	20720 211NE10	0	AKINJAGUNLA OLAKIT	11506 BRI(BOWIE
BOWIE	20720 211NE10	0	WUBISHET GIRMA T	8109 DRIS( BOWIE
GLENN DA	20769 211NE10	0	ALIGABI MARWA	8119 FELBI GLENN DA
GLENN DA	20769 211NE10	0	ALIGABI NURFATIME	8119 FELBI GLENN DA

MAIL_STAT	MAIL_ZIP5 M	AIL_ZIP4
MD	20720	4426
MD	20720	0
MD	20720	4487
MD	20720	0
MD	20854	0
MD	20720	
MD	20854	0
MD	20854	0
MD	20854	0
MD	20769	
MD	20854	0
MD	20854	0
MD	20720	4410
MD	20854	0
MD	20720	4451
MD	20854	0
MD	20854	0
MD	20720	4450
MD	20720	
MD	20708	
MD	20720	4412
MD	20720	4406
MD	20720	4420
MD	20720	
MD	20720	4423
MD	21046	0
MD	20720	4413
MD	20720	4411
MD	20708	
MD	20720	4417
MD	20720	4411
MD	20720	4420
MD	20720	4450
MD	20720	4423
MD	20720	

MD	20769	9608
MD	20769	9608
MD	20769	2028
MD	20720	4451
MD	20720	0
MD	20791	4408
MD	20720	
MD	20720	4487
MD	20720	4449
MD	20769	2027
MD	20720	
MD	20720	
MD	20720	4409
MD	20904	0
MD	20769	2018
MD	20720	
MD	20769	9608
MD	20720	4450
MD	20720	4428
MD	20708	
MD	20720	
MD	20769	2028
MD	20720	4410
MD	20769	2028
MD	21046	0
MD	20720	4423
MD	20720	
MD	20720	4487
MD	20720	4450
MD	20720	4449
MD	20720	4409
MD	20769	2027
MD	20720	
MD	20720	
MD	20720	4449
MD	20769	9610
MD	20720	
MD	20769	2028
MD	20720	4411
MD	21046	0
MD	20720	4449
MD	20720	0
MD	20720	4428
MD	20720	
MD	20720	4410
MD	20720	4423
MD	20769	9608

MD	20720	4415
MD	20708	9708
MD	20720	
MD	20720	4426
MD	20769	2028
MD	20720	4410
MD	20720	4426
MD	20904	0
MD	20769	2027
MD	20720	4450
MD	20720	4486
MD	20720	4451
MD	20720	
MD	20720	4450
MD	20720	
MD	20769	
MD	20720	4449
MD	20720	4415
MD	20720	4417
MD	20769	2028
MD	20769	
MD	20904	0
MD	20720	0
MD	20720	4414
MD	20720	4417
MD	20720	
MD	20769	
MD	20769	

The Maryland-National Capital Park & Planning Commission Results Prince George's County Planning Department Date: 7/26/2022 Time: 12:39:20 PM

Total Records(s): 20

\_\_\_\_\_

ASSOCIATI-ORGANIZA FIRST NAN LAST NAN POST OFFISTREET NUADDRESS SUITE NUI CITY STATE **167 GLENN DALE CITIZENS ASSOCIATION** P.O. BOX 235 GLENN DAI MD 425 WINDSOR WINDSOR GREEN HOA 7474 FRANKFORT DRIVE GREENBEL'MD 481 CLAGETT LANDING ASSOCIATION 1209 HERITAGE HILLS DRIVI UPPER MA MD 502 LAKEVIEW ROBERT KEE 11103 SUPERIOR LANDING BOWIE MD 675 WESTCHESTER PARK II CONDOS 6216 WESTCHES UNIT D COLLEGE P MD 703 SENIORS R US 1918 GOLDEN MORNING DI BOWIE MD 706 PRINCESS GARDEN/HICKORY HILL NEIGHBOF 8910 1ST STREET LANHAM MD 707 CARSOND/LULA 9007 WALLACE ROAD LANHAM MD BEATTY 720 GREENBRIAR CONDOMINIUM - PHASE 1 6300 WOODSIDI SUITE 10 COLUMBIAMD 724 RIDGEVIEW ESTATES HOMEOWNERS ASSOC 2200 DENFENSE C/O SENTR CROFTON MD 4307 GALLATIN C/O BENJA HYATTSVIL MD 728 WESTLAKE AT LAKE ARBOR HOMEOWNERS / 733 SILVERBROOK HOMEOWNERS ASSOCIATION 4900 FOREST CREEK COURT BOWIE MD 743 GREENBELT ADVOCATES FOR ENVIRONMEN" 112 HEDGEWOOD DRIVE GREENBEL MD 751 YORKBERRY HOMEOWNERS ASSOCIATION 14435 CHERRY LAC/O TERRY LAUREL MD 775 WOODMO PETER NIKITAKIS 204 WASHINGT 102 LA PLATA MD 780 HILLS OVER MULLIKAN STATION HOA 16606 PEACH STREET BOWIE MD 787 THE WOOLKYM TAYLOR 3003 WESTBROOK LANE BOWIE MD 788 GABRIEL'S DAVID WEBSTER 14435 CHERRY LA #210 LAUREL MD 796 FEDERAL HMARK BANKS 17013 FEDERAL HILL COURT BOWIE MD 800 CANTERBUMARGO NELSON 1802 ALBERT COURT BOWIE MD

ZIP



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSIONPrince George's County Planning Department(301) 952-3530Development Review Division14741 Governor Oden Bowie Drivewww.mncppc.org

Upper Marlboro, MD 20772

Date:

# MAILING LIST - RECEIPT

DRD application County application

This receipt is to acknowledge that	of (name
of company, if applicable)	
received the following lists as described by the categories below:	

Registered community organization list	Total Record(s):	
Adjoining property owners list	Total Record(s):	
Municipalities within one mile list	Total Record(s):	

This list is valid for 180 days from the date referenced above. Applicants shall obtain an updated mailing list if notifications are not sent within 180 days.

This property is located on WSSC Grid: \_\_\_\_\_

Development Review Division Staff

NOTE: Copy of this form must be included with Application submittal package.

The Maryland-National Capital Park & Planning Commission Results Prince George's County Planning Department Case Number: SE-22002 Date: 4/26/2023 Time: 12:32:32 PM Total Records(s): 1 Primary Ke Name of the Municipal DAMS Link Officials Na Officials Tit Address City Zip Code Executive 5 27 BOWIE 77 Timothy AcMayor 15901 Exca Bowie 20716 Elected 77

 Executive 7 Acreage
 Buffer Dist Original FII Telephone Email Addr Area
 Length

 #########
 13102.993 5280.0
 1050
 301-262-62 alott@city(152656456163116.21583698801)

The Maryland-National Capital Park & Planning Commission Results Prince George's County Planning Department Case Number: SE-22002 Date: 4/26/2023 Time: 12:32:33 PM

Premise Address - Table Columns G-M

Owner Address - Table Columns P-U

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Total Records(s): 115

10/1/10000	ır Lot	Block	Parcel	Plat	Property D Ho	use Nun House Suff	Street Nan	Street Type
3813607	26			14215036		11710	MORIARTY	СТ
1695592	33	А		14139031		7711	LAKE GLEN	DR
1586460			080			8204	SPRINGFIE	RD
1692854			081			8110	SPRINGFIE	RD
1662790		D		14126024	PARCEL F	0	DRISCOLL	DR
1579333	8			14149018		11504	BRIGIT	СТ
1579309	5			14149018		8402	OAKSTONE	DR
1579531	28			14149018		11600	BRIGIT	СТ
1662725	33	D		14126024		11706	BACKUS	DR
1662717	32	D		14126024		11704	BACKUS	DR
1662758	1	Н		14126024		11701	BACKUS	DR
1662667	27	D		14126024		8302	DRISCOLL	DR
1662212	4	G		14127066		11811	FROST	DR
1662576	64	E		14126024		11805	BLANDING	СТ
5567240	17		186	14260022	PLAT 2	8434	SPRINGFIE	RD
1695659	2	D		14139031		7718	LAKE GLEN	DR
1579572				14149018	PARCEL A (	0	BRIGIT	СТ
1630326			083			8104	SPRINGFIE	RD
1695626	36	А		14139031		7717	LAKE GLEN	DR
1579382	13			14149018	2/4/09	11507	BRIGIT	СТ
1579317	6			14149018		11508	BRIGIT	СТ
1579549	29			14149018		11601	DUCKETTO	RD
1662204	3	G		14127066		11805	FROST	DR
1662220	5	G		14127066		11813	FROST	DR
1662808		E		14126024	PARCEL G (	11811	BACKUS	DR
1662584	65	E		14126024		11806	BLANDING	СТ
1695568	30	А		14139031		7705	LAKE GLEN	DR
3813623				14215036	PT LOT 19	11701	MORIARTY	СТ
3813532				14215036	PT LOT 19	11701	MORIARTY	СТ
3813631				14215036	PT LOT 20	11703	MORIARTY	СТ
3813540				14215036	PT LOT 20	11703	MORIARTY	СТ
1695618	35	А		14139031		7715	LAKE GLEN	DR
1695634	37	А		14139031		7719	LAKE GLEN	DR
1579325	7			14149018		11506	BRIGIT	СТ
1662766	2	Н		14126024		11705	BACKUS	DR
1661990	12	D		14127066		11806	FROST	DR
1662675	28	D		14126024		8304	DRISCOLL	DR

1662568	63	E		14126024		11803	BLANDING	i CT
1662634	70	E		14126024		8401	DRISCOLL	DR
1662626	69	E		14126024		8307	DRISCOLL	DR
3813664	29			14215036		11702	MORIART	CT
1579275	2			14149018		11503	DUCKETTC	RD
1579523	27			14149018		11602	BRIGIT	СТ
1579515	26			14149018		11604	BRIGIT	СТ
1579424	17			14149018		11603	BRIGIT	СТ
1579432	18			14149018		11605	BRIGIT	СТ
1662733	34	D		14126024		11708	BACKUS	DR
1662709	31	D		14126024		11702	BACKUS	DR
1662063	19	D		14127066		11802	DRUMMO	ICT
1662089	21	D		14127066		11816	FROST	DR
1662253	8	G		14127066		8104		DR
1662170	61	F		14127066		8209		DR
1661925	29	F		14127066		8109		
1662120	57	с Е		1/127066		11000		
1662601	20			1412/000		11700		
1662600	50 67			14120024		11200		
1002000	07	C		14120024		11802	BLANDING	
3813938	17			14215037		8010	BUSQUE	
1611367	4.0			A14-5621	PARCEL 2	8102	SPRINGFIE	RD
3813946	18			14215037		8080	SPRINGFIE	RD
1695600	34	A		14139031		//13	LAKE GLEN	IDR
3813680	31			14215036		8111	SPRINGFIE	RD
1641547			131		ALL PAR 13	8215	SPRINGFIE	RD
1579283	3			14149018		11505	DUCKETTC	RD
1579374	12			14149018		11505	BRIGIT	СТ
1662998	4	Н		14126025		11711	BACKUS	DR
1662774	3	Н		14126024		11709	BACKUS	DR
1662782	9	Н		14126024		8402	DRISCOLL	DR
1663038	8	Н		14126025		8404	DRISCOLL	DR
1662543		E		14126023	PARCEL E (	0	FROST	DR
1662048	17	D		14127066		11803	DRUMMO	I CT
1662246	7	G		14127066		8106	DRISCOLL	DR
1696269	4	D		14139034		11510	DYRHAM	LN
1695667	3	D		14139031		7716	LAKE GLEN	I D R
5567238	18		185	14260022	PLAT 2	8424	SPRINGFIE	RD
1695642	1	D		14139031		7720	LAKE GLEN	I DR
3813672	30			14215036		11700	MORIARTY	CT
3813656	28			14215036		11704	MORIART	CT
1579291	4			14149018	4/4/08	11507	DUCKETTC	RD
1579440	19			14149018		11607	BRIGIT	СТ
1662816	36	D		14126025		11712	BACKUS	DR
1662014	14	D		14127066		11810	FROST	DR
1662071	20	D		14127066		11804	DRUMMO	ICT
1662113	24	D		14127066		8206	DRISCOLL	DR
1662238	6	G		14127066		11817	FROST	DR
1662162	60	E		14127066		8207	DRISCOLI	DR

1662592	66	E		14126024	11804	BLANDING CT
5567251	16		187	14260022 PLAT 2	8444	SPRINGFIE RD
1612720			082		8108	SPRINGFIE RD
1695584	32	А		14139031	7709	LAKE GLEN DR
3813649				14215036 PT LOT 27	11708	<b>MORIARTY CT</b>
1662824	37	D		14126025	11714	BACKUS DR
1662006	13	D		14127066	11808	FROST DR
1662030	16	D		14127066	11814	FROST DR
1662097	22	D		14127066	11818	FROST DR
1662154	59	E		14127066	8205	DRISCOLL DR
1662642	71	E		14126024	8403	DRISCOLL DR
1662618	68	E		14126024	11800	BLANDING CT
1579267	1			14149018	11501	DUCKETTO RD
3813698				14215036 PARCEL B	11706	MORIARTY CT
3813615				14215036 PT LOT 27	11708	MORIARTY CT
1579358	10			14149018	11500	BRIGIT CT
1579341	9			14149018	11502	BRIGIT CT
1579366	11			14149018	11503	BRIGIT CT
1579390	14			14149018	11509	BRIGIT CT
1579408	15			14149018	11511	BRIGIT CT
1579416	16			14149018	11601	BRIGIT CT
1662741	35	D		14126024	11710	BACKUS DR
1662055	18	D		14127066	11801	DRUMMOICT
1662022	15	D		14127066	11812	FROST DR
1662659	26	D		14126024	8300	DRISCOLL DR
1662121	25	D		14127066	8208	DRISCOLL DR
1662550	62	E		14126024	11801	BLANDING CT
1662105	23	D		14127066	8204	DRISCOLL DR
1662147	58	E		14127066	8203	DRISCOLL DR
1662683	29	D		14126024	8306	DRISCOLL DR

Unit Numb	City	ZIP Code	WSSC Grid	Mailing Inc	Owner Nar In Care Of	Mailing Str Mailing Cit	Mailing Sta
	BOWIE	20720	211NE10	I	GLENN DA SUITE 500	7811 MON POTOMAC	MD
	GLENN DA	20769	211NE10	0	SKUJA ANDRIS	7711 LAKE GLENN DA	MD
	GLENN DA	20769	211NE10	0	MARTIN HASANI	8204 SPRII GLENN DA	MD
	GLENN DA	20769	211NE10	0	CRABTREE WILLIAM R	8110 SPRII GLENN DA	MD
	BOWIE	20720	211NE10	I	SPRINGFIEICVI	6300 WOC COLUMBIA	MD
	BOWIE	20720	211NE10	I	OAKSTONE CHAMBERS	12051 TEC SILVER SPR	MD
	BOWIE	20720	211NE10	0	ATERE ADESOYE A ETA	8402 OAKS BOWIE	MD
	BOWIE	20720	211NE10	0	PHILEMON ANDRE A E	11600 BRI(BOWIE	MD
	BOWIE	20720	211NE10	0	IVILE STELLA	11706 BAC BOWIE	MD
	BOWIE	20720	211NE10	0	OKUSOLUBO OLUFEM	11704 BAC BOWIE	MD
	BOWIE	20720	211NE10	0	KALLAL BRUCE T & LU	11701 BAC BOWIE	MD
	BOWIE	20720	211NE10	0	SZMAJDA BRUCE D &	8302 DRIS(BOWIE	MD
	BOWIE	20720	211NE10	0	BYNUM SYLVESTER	11811 FRO BOWIE	MD
	BOWIE	20720	211NE10	0	HAYES GREGORY S & F	11805 BLA BOWIE	MD
	GLENN DA	20769	211NE10	0	ALIGABI NURFATIMEH	8119 FELBI GLENN DA	MD
	GLENN DA	20769	211NE10	0	EKPO-NTUK ELIZABET	7718 LAKE GLENN DA	MD
	BOWIE	20720	211NE10	I	OAKSTONE CHAMBERS	12051 TEC SILVER SPR	MD
	GLENN DA	20769	211NE10	0	FENDLAY DAVID W &	8104 SPRII GLENN DA	MD
	GLENN DA	20769	211NE10	0	ANGELINI LORELLA	7717 LAKE GLENN DA	MD
	BOWIE	20720	211NE10	0	COKER JOHN A & LATI	11507 BRI(BOWIE	MD
	BOWIE	20720	211NE10	0	BELLO OLALEKAN JOH	11508 BRI(BOWIE	MD
	LAUREL	20708	211NE10	0	KWATENG OPPONG A	11601 DU(LAUREL	MD
	BOWIE	20720	211NE10	0	HYMAN JOHN E JR & A	11805 FRO BOWIE	MD
	BOWIE	20720	211NE10	0	ALEXANDER BEN J JR 8	11813 FRO BOWIE	MD
	BOWIE	20720	211NE10	I	SPRINGFIEICVI	6300 WOC COLUMBIA	MD
	BOWIE	20720	211NE10	0	BOYD ANTHONY L & V	11806 BLA BOWIE	MD
	GLENN DA	20769	211NE10	0	LORIMER LIVING TRUS	7705 LAKE GLENN DA	MD
	BOWIE	20720	211NE10	I	GLENN DA SUITE 500	7811 MON POTOMAC	MD
	BOWIE	20720	211NE10	I	GLENN DA SUITE 500	7811 MON POTOMAC	MD
	BOWIE	20720	211NE10	I	GLENN DA SUITE 500	7811 MON POTOMAC	MD
	BOWIE	20720	211NE10	I	GLENN DA SUITE 500	7811 MON POTOMAC	MD
	GLENN DA	20769	211NE10	0	CAMPBELL ANTHONY	7715 LAKE GLENN DA	MD
	GLENN DA	20769	211NE10	0	WILLIAMS RICHARD R	7719 LAKE GLENN DA	MD
	BOWIE	20720	211NE10	0	AKINJAGUNLA OLAKIT	11506 BRI(BOWIE	MD
	BOWIE	20720	211NE10	0	BROWN HELEN C & KE	11705 BAC BOWIE	MD
	BOWIE	20720	211NE10	0	LORDITCH PAUL T & V	11806 FRO BOWIE	MD
	BOWIE	20720	211NE10	0	LOVALA DANIEL N	8304 DRIS(BOWIE	MD

BOWIE	20720	211NE10	0	ELLIS DEBORA L 11803 BLA BOWIE	MD
BOWIE	20720	211NE10	0	VERMA SATYENDRA & 8401 DRIS( BOWIE	MD
BOWIE	20720	211NE10	0	BANTON ONEIL A ETA 8307 DRIS(BOWIE	MD
BOWIE	20720	211NE10	I	GLENN DA SUITE 500 7811 MON POTOMAC	MD
LAUREL	20708	211NE10	I	OAKSTONE CHAMBER: 12051 TEC SILVER SPR	MD
BOWIE	20720	211NE10	0	SMITH PATRICK ETAL 11602 BRI(BOWIE	MD
BOWIE	20720	211NE10	0	TAIWO VICTORIA B ET 11604 BRI(BOWIE	MD
BOWIE	20720	211NE10	0	AKPAN OKON H & VIC 11603 BRI( BOWIE	MD
BOWIE	20720	211NE10	0	CLARKE ROBERT & VIC 11605 BRI( BOWIE	MD
BOWIE	20720	211NE10	0	STONER THERESA H & 11708 BAC BOWIE	MD
BOWIE	20720	211NE10	0	MORRISON TIMOTHY 11702 BAC BOWIE	MD
BOWIE	20720	211NE10	0	FISHER STEVEN C & C/ 11802 DRL BOWIE	MD
BOWIE	20720	211NE10	0	WARD PATRICE 11816 FRO BOWIE	MD
BOWIE	20720	211NE10	0	GREENSTATON ROBIN 8104 DRIS( BOWIE	MD
BOWIE	20720	211NE10	0	SHEN SHAOHUA & YU 8209 DRIS( BOWIE	MD
BOWIE	20720	211NE10	0	WUBISHET GIRMA T 8109 DRIS( BOWIE	MD
BOWIE	20720	211NE10	0	OUEDRAOGO SAIDOU 11900 FRO BOWIE	MD
BOWIE	20720	211NE10	0	FAWCETT LIVING TRU: 11700 BAC BOWIE	MD
BOWIE	20720	211NE10	0	SINGER LIVING TRUST 11802 BLA BOWIE	MD
GLENN D/	A 20769	211NE10	I	GLENN DA SUITE 500 7811 MON POTOMAC	MD
GLENN D	A 20769	211NE10	0	FENDLAY LIVING TRUS 8102 SPRIF GLENN DA	MD
GLENN D/	A 20769	211NE10	0	FENDLAY LIVING TRUS 8102 SPRIF GLENN DA	MD
GLENN D/	A 20769	211NE10	0	BRUCE ROBBIN S & JO 7713 LAKE GLENN DA	MD
BOWIE	20720	211NE10	I	GLENN DA SUITE 500 7811 MON POTOMAC	MD
GLENN D/	A 20769	211NE10	0	STEWART JOAN M ET/8215 SPRIFGLENN DA	MD
LAUREL	20708	211NE10	0	CHE MACELINE N ETAI 11505 DU( LAUREL	MD
BOWIE	20720	211NE10	0	DESKINS SIMEON & SH11505 BRI(BOWIE	MD
BOWIE	20720	211NE10	0	KARVOUNIS JOHN 11711 BAC BOWIE	MD
BOWIE	20720	211NE10	0	DUA SURECH K & NISH 11709 BAC BOWIE	MD
BOWIE	20720	211NE10	0	VOUNG ZIEP N & TAN 8402 DRIS( BOWIE	MD
BOWIE	20720	211NE10	0	MBAKWE RUTH 8404 DRIS(BOWIE	MD
BOWIE	20720	211NE11	I	SPRINGFIELCVI 6300 WOC COLUMBIA	MD
BOWIE	20720	211NE10	0	OLADIMEJI AKINLOYE 11803 DRL BOWIE	MD
BOWIE	20720	211NE10	0	BOYD JEFFREY K ETAL PO BOX 44 CAPITOL H	MD
GLENN D	4 20769	211NE10	0	OHENE JOSEPH 11510 DYR GLENN DA	MD
GLENN D	A 20769	211NE10	0	COHEN DELORES 7716 LAKE GLENN DA	MD
GLENN D/	4 20769	211NE10	0	ALIGABI MARWA 8119 FELBI GLENN DA	MD
GLENN D/	4 20769	211NE10	0	NAVARRETE MARTIN {7720 LAKE GLENN DA	MD
BOWIE	20720	211NE10	I	GLENN DA SUITE 500 7811 MON POTOMAC	MD
BOWIE	20720	211NE10	I	GLENN DA SUITE 500 7811 MON POTOMAC	MD
LAUREL	20708	211NE10	0	NYAMNDI HENRY K 11507 DU( LAUREL	MD
BOWIE	20720	211NE10	0	GRAHAM PAUL G 11607 BRI( BOWIE	MD
BOWIE	20720	211NE10	0	KIM THOMAS C 11712 BAC BOWIE	MD
BOWIE	20720	211NE10	0	JUROTICH MATTHEW 11810 FRO BOWIE	MD
BOWIE	20720	211NE10	0	NAGARIA LIVING TRU: 11804 DRL BOWIE	MD
BOWIE	20720	211NE10	0	KARGBO SEBORA C 8206 DRIS( BOWIE	MD
BOWIE	20720	211NE10	0	BALINGWE NELSON N 11817 FRO BOWIE	MD
BOWIE	20720	211NE10	0	BARTLEY KEVIN S & CI 8207 DRIS( BOWIE	MD

BOWIE	20720	211NE10	0	MBAH VERA C 11804 BLA BOWIE N	٧D
GLENN DA	20769	211NE10	0	ALIGABI AYAH 8119 FELBI GLENN DA N	٧D
GLENN DA	20769	211NE10	0	LOURENCO YVONNE & 8108 SPRII GLENN DA	٧D
GLENN DA	20769	211NE10	0	KARASINSKI FRANK J & 7709 LAKE GLENN DA N	٧D
BOWIE	20720	211NE10	I	GLENN DA SUITE 500 7811 MON POTOMAC N	٧D
BOWIE	20720	211NE10	0	BOWMAN MICHELINE 11714 BAC BOWIE	٧D
BOWIE	20720	211NE10	0	KOWALEWSKI ANDRE' 11808 FRO BOWIE	٧D
BOWIE	20720	211NE10	0	ADEYEMO SHERIFAT 11814 FRO BOWIE	٧D
BOWIE	20720	211NE10	0	DELANE TASHA R ETAI 11818 FRO BOWIE	٧D
BOWIE	20720	211NE10	0	LOFTUS BRIAN E 8205 DRIS(BOWIE N	٧D
BOWIE	20720	211NE10	0	NARULA VIJAY K & NIS 8403 DRIS( BOWIE	٧D
BOWIE	20720	211NE10	0	SYKES CARROLL & FRA 11800 BLA BOWIE	٧D
LAUREL	20708	211NE10	0	GARNER CEDRIC 11501 DUCLAUREL	٧D
BOWIE	20720	211NE10	I	GLENN DA SUITE 500 7811 MON POTOMAC N	٧D
BOWIE	20720	211NE10	I	GLENN DA SUITE 500 7811 MON POTOMAC N	٧D
BOWIE	20720	211NE10	0	JOHN-LANGBA JUSTIN 11500 BRI(BOWIE	٧D
BOWIE	20720	211NE10	0	HEBRON DEVAN A 11502 BRI(BOWIE M	٧D
BOWIE	20720	211NE10	0	BELTON FRANZEL ELA 11503 BRI(BOWIE	٧D
BOWIE	20720	211NE10	0	JEFFERSON CAMERON 11509 BRI(BOWIE	٧D
BOWIE	20720	211NE10	0	AHMED FAYYAZ ETAL 11511 BRI(BOWIE M	٧D
BOWIE	20720	211NE10	0	ADELEKAN ADEMOLA 11601 BRI(BOWIE	٧D
BOWIE	20720	211NE10	0	BARZANTI TERRY J & J 11710 BAC BOWIE	٧D
BOWIE	20720	211NE10	0	ZENTGRAF EDWARD B 11801 DRL BOWIE	٧D
BOWIE	20720	211NE10	0	ANTHONY TARRA DAV 11812 FRO BOWIE	٧D
BOWIE	20720	211NE10	0	COLEY DERRICK L ETAI 8300 DRIS( BOWIE	٧D
BOWIE	20720	211NE10	0	DYKE ROBERT F 8208 DRIS( BOWIE N	٧D
BOWIE	20720	211NE10	0	MANADIER NAOMI D 11801 BLA BOWIE	٧D
BOWIE	20720	211NE10	0	KLONTZ DONALD D & 8204 DRIS( BOWIE M	٧D
BOWIE	20720	211NE10	0	ST GERMAIN BRUCE 8203 DRIS(BOWIE N	٧D
BOWIE	20720	211NE10	0	HOLMAN CHARLES F I 8306 DRIS( BOWIE	٧D

Mailing ZIP Code
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The Maryland-National Capital Park & Planning Commission Results Prince George's County Planning Department Case Number: SE-22002 Date: 4/26/2023 Time: 12:32:33 PM

Total Records(s): 22

<b>Registered First Name</b>	Last Name	Address Nu	Street Nan Suite Num	City	State	Zip Code
GREENBELT ADVOCAT	ES FOR EN	112	HEDGEWOOD DRIVE	GREENBEL	MD	20770
WOODMO GEORGE	OYEGOKE	14302	DRIFTWOOD ROAD	BOWIE	MD	20721
THE WOOL KYM	TAYLOR	3003	WESTBROOK LANE	BOWIE	MD	20721
WESTCHESTER PARK I	I CONDOS	6216	WESTCHES UNIT D	COLLEGE P	MD	20740
SENIORS R US		1918	GOLDEN MORNING D	BOWIE	MD	20721
GABRIEL'S DAVID	WEBSTER	14435	CHERRY LA #210	LAUREL	MD	20707
HILLS OVER MULLIKAN	N STATION I	16606	PEACH STREET	BOWIE	MD	20716
CANTERBU MARGO	NELSON	1802	ALBERT COURT	BOWIE	MD	20721
CARSOND/ LULA	BEATTY	9007	WALLACE ROAD	LANHAM	MD	20706
SILVERBROOK HOMEC	OWNERS AS	4900	FOREST CREEK COURT	BOWIE	MD	20720
CLAGETT LANDING AS	SOCIATION	1209	HERITAGE HILLS DRIVE	UPPER MA	MD	20774
GREENBRIAR CONDOM	MINIUM - P	6300	WOODSIDI SUITE 10	COLUMBIA	MD	21046
FEDERAL H MARK	BANKS	17013	FEDERAL HILL COURT	BOWIE	MD	20716
RIDGEVIEW ESTATES H	HOMEOWN	2200	DENFENSE C/O SENTR	CROFTON	MD	21114
GLENN DALE CITIZENS	ASSOCIATI	ON	P.O. BOX 235	GLENN DA	MD	20769
LINCOLN-V JACQUELIN	BATES	5523	CENTER AVENUE	LANHAM	MD	20706
LAKEVIEW ROBERT	KEE	11103	SUPERIOR LANDING	BOWIE	MD	20720
WINDSOR WINDSOR	GREEN HOA	7474	FRANKFORT DRIVE	GREENBEL	MD	20770
YORKBERRY HOMEOW	VNERS ASSO	14435	CHERRY LA C/O TERRY	LAUREL	MD	20707
WINGATE   YONETTE	THOMAS	8111	FELBRIGG HALL ROAD	GLENN DA	MD	20769
PRINCESS GARDEN/HI	CKORY HILL	8910	1ST STREET	LANHAM	MD	20706
WESTLAKE AT LAKE AF	RBOR HOM	4307	GALLATIN C/O BENJA	HYATTSVIL	MD	20781

CASE NO: SE-22002 CASE NAME: STEWART PROPERTY PARTY OF RECORD: 2 PB DATE:

MR.DERRICK COLEY 8300 DRISCOLL DRIVE BOWIE MD 20720 (CASE NUMBER: SE-22002) HASANI N MARTIN 8204 SPRINGFIELD ROAD GLENN DALE MD 20769 (CASE NUMBER: SE-22002)





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SPEC SHEET	55-I			55-I														AD-I
GENERAL NOTES	2			2														DR-I
SCHEDULES	3			3	15 15							 						DR-Ib
LIEVATIONS	4/5 4/5 4/5	6/1 8			4/5 4/5	4/5	6/1	8				 						ET-L
UNIT FOUNDATIONS STEM WALL POURED				11														ET-Ib
UNIT FOUNDATIONS MONOLITHIC SLAB				12														ET-Ic
UNIT FOUNDATIONS STEM WALL BLOCK				13								 						ET-Id
	14			14								 						ET-le
PLUMBING	15			15														ET-IG
BASEMENT FLOOR PLANS (UNFINISHED BASEMENT)	19/20			19/20														ET-3
BASEMENT FLOOR PLANS (FINISHED BASEMENT)	21/22/23			21/22/23														F-I
	24			24								 						F-lb
BUILDING SECTIONS	25			25	+ +							 	-					F-10
STAIR SECTIONS	29/30/31/32			29/30/31/32					+ +			 	-					F-3b
KITCHENS - BATHS	33/34/35			33/34/35						_								 FA-I
BASEMENT ELECTRICAL (UNFINISH BASEMENT )	36/37																	FA-Ic
BASEMENT ELECTRICAL (FINISH BASEMENT )	38/39/40											 						FA-Id
SECOND FLOOR ELECTRICAL	41/42			41/42								 _						FC-I
FIRST FLOOR FRAMING	45/46											 						FC-2
SECOND FLOOR FRAMING	47			47														FC-3
ROOF FRAMING	48			48														FC-4
TRUSS BRACING	49			49														FC-5
MALL BRACING BASEMENT HVAC LAYOUT	50/51			50/51								 	-					FD-I
FIRST FLOOR HVAC LAYOUT	55/51/59			56/58/60														FD-10
SECOND FLOOR HVAC LAYOUT	61/63/65			62/64/66														FD-2b
																		FD-4
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ISI FLOOK (BASE SF)	1266 SF					
2ND FLOOR (BASE SF)	515 SF					
FIRST FLOOR SQUARE FO	OTAGE					
DESCRIPTION	TOTAL SQ. FT.					
IST FLOOR (BASE SF)	1266 SF					
IST FLOOR END UNIT (DEDUCT SF)	7 SF					
	ļ					
SECOND FLOOR SQUARE FO	DOTAGE					
DESCRIPTION	TOTAL SQ. FT.					
	EIE CE					
ZNU I LUUR (DASE SF)	אפ כוכ					
STUDY (ADD SQ)	131 SF					
2ND FLOOR END UNIT W STUDY (DEDUCT SF)	5 SF					
2ND FLOOR END UNIT (DEDUCT SE)	2.9F					
	2.51					
GARAGE SQUARE FOOTAGE						
DESCRIPTION	TOTAL SQ. FT.					
GARAGE	301 CE					
GARAGE END UNIT (DEDUCT SF)	3 SF					
	TA / E					
BASEMENT SQUARE FOO	IAGE					
DESCRIPTION	TOTAL SQ. FT.					
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FINISHED BASEMENT W/ BATHROOM (ADD SF)	6  SF					
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SF)	3 SF					
FINISHED BASEMENT W/ BATHROOM (DEDI/CT SE)	I GE					
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UNFINISHED SQUARE FOO	TAGE					
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NOTE:
GRILLES IN GLAZING OF AL EXTERIOR DOORS AND
WITH BRONZE WINDOWS







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NOTE:

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REAR ELEVATION A-2b SCALE: 1/8" = 1'-0" FOUNDATION REAR MASONRY WALL "FFF"







RIDGE VENT (SEE FRONT ELEVATION) ET-Ib ET-Id -SAFETY RAIL (BY DIVISION) APPROXIMATE FINISHED GRADE / AT FRONT 6 I DR-I DR-Ib APPROXIMATE FINISHED GRADE 

FOUNDATION REAR STUD WALL "FFA"

A-2b SCALE: 1/8" = 1'-0"

ET-lb ET-lc (18 ET-lo ET-IO DECK RAILINGS W-"EK3" OR "EK5" APPROXIMATE FINISHED GRADE DR-16 ET-lh APPROXIMATE FINISHED GRADE AT REAR \_\_\_\_\_\_

5	REAR ELE	ATION
A-26	SCALE: 1/8" = 1'-0"	FOUNDATION REAR STUD WALL "FFA" COVERED PORCH "EPE"



FOUNDATION REAR MASONRY WALL "FFF" COVERED PORCH "EPE" SINGLE PATIO DOOR WELLED EXIT BASEMENT "DBC" SINGLE PATIO DOOR OWNER'S BEDROOM "DOX"

FOUNDATION REAR STUD WALL "FFA" COVERED PORCH "FFF" SINGLE PATIO DOOR WELLED EXIT BASEMENT "PBC" SINGLE PATIO DOOR OWNER'S BEDROOM "DOX"

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NOTES: I. SEE GENERAL NOTES (N-I) FOR ADDITIONAL INFORMATION. 2. SCHEDULES (N-2) 3. LVL NAILING SCHEDULE (N-I)

INDICATES BEARING FROM
 POINT-LOAD ABOVE

LEGEND BEARING WALL NON BEARING WALL

L JACKS B BEAM/HEADER F PAD FOOTING C STEEL COLUMN

X TRUSS TIE DOWN

X PORTAL FRAME

ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED

L\_\_\_\_ LVL

SEE FC DETAILS FOR FRAMING CONNECTORS















STATE ETHICS COMMISSION 45 CALVERT STREET, 3<sup>RD</sup> FLOOR ANNAPOLIS, MD 21401 410-260-7770 1-877-669-6085

# Business Entity' Affidavit

(Form PG 2)

General Information

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires this affidavit to be filed where a business entity is deemed to be an applicant in an application filed with the District Council. This can occur, for example, when a business entity is a title owner or contract purchaser of land that is the subject of an application, a trustee having an interest in the land (except those described in a mortgage or deed of trust), or the holder of 5 percent or more interest in an entity having an interest in the land (provided that it has substantive involvement in the disposition of the land, or substantive activities pertaining specifically to land development in Prince George's County). Applicant can also include a business entity in which a 5 percent or greater interest is held by another applicant.

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that there may be situations where there is more than one applicant involved, requiring one or more submissions of this form (or Form PG 1 Individual Applicant Affidavit). You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website <a href="http://ethics.maryland.gov/public-ethics-law/">http://ethics.maryland.gov/public-ethics-law/</a>. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at <a href="http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf">http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf</a>, that contains additional filing information, including timing requirements.

If the applicant business entity is a corporation listed on a national stock exchange or regulated by the Securities Exchange Commission, then its officers, its directors, or its shareholders having a 5 percent or greater interest in the corporation are required to file an affidavit **only if** these persons have made a payment or have solicited a payment as outlined in the Public Ethics Law **and** if the corporation itself completes Part B of the affidavit. If required to file, these persons will file the Individual Applicant Affidavit, Form PG 1.

### Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You must file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the original affidavit was filed and prior to Council's consideration. Please note that under § 5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

## PART A. Business Entity Applicant

Identifying Information	Elm Street Development and	
Name of Applicant	ESC 8215 Springfield, L.C.	Case No. (where applicable)
Address of Applicant	355 Beverly Road, Suite 240, McLean, VA 22101	
Identity of the Property/ Subject of Application	8215 Springfield Road, Glenn Dale, MD 20769	Type of Application Special Exception (see § 5-833(d))

<sup>&</sup>lt;sup>1</sup>Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.
Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application was filed or during the pendency of the application? Yes X\_No

If the answer to #1 above is yes, list below the name of the member or members and the date or dates of the payment/contribution:

Name of Member	Date		
	·		
/			
	2		

If the payment/contribution was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

Solicitation and other Payment/Contribution Information

Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application?
 Yes X No

If the answer to #2 above is yes, and a contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

Name of Member	Date	Name of Contributor
	7	

#### PART B. Directors, Officers and Stockholders (see § 5-838(b)) (For Corporations Only)

\*Note: For a corporation's application to be processed, this section <u>must</u> be completed in full (place a check at the beginning of each question to indicate the action has been completed).

X All directors, officers, and stockholders with a 5 percent or greater interest have been notified of the disclosure requirement as provided in the Law and are identified as follows (list name and title – if the corporation has no directors, officers or stockholders with a 5 percent or greater interest, so state):

2. X Affidavits (Form PG 1 Individual Applicant Affidavit) from those individuals identified in question #1 above, who have made or solicited contributions and are therefore required to disclose, are either attached or on file with the Clerk of the County Council **OR** there are no individuals required to file affidavits.

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

acto

Signature (original to be filed with the Clerk) Jude Burke

Printed Name of Signer Vice President, Elm Street Development

Title of Signer (Authorized to sign for the business entity)

December 9, 2022

Date

1.

#### Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

Was a payment/conscibution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application filing or during the pendency of the application? Yes V No

Date

If the answer to #1 is yes, list below the name of the member or members and the date or dates of the

Name of Member

If the payment/contribution above was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee

#### Solicitation and other Payment/Contribution Information

Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application?

If the answer to #2 above is yes, and a payment/contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor

Date

Did a member of the applicant's household make a payment/contribution to a member duping the 36 months. before the application filing or during the pendency of the application? Yes No

If the answer to #3 above is yes, list below the name of the member or members, the date or dates of the comment/contribution, and the name of the household member who made the contribution/payment

Date :

Name of Member

Name of Member

Name of Contributor

Name of Contributor

I hereby make outh or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief

Signature (original to be filed with the Clerk)

Printed Name of Signer

12/11/2022

#### STEWART PROPERTY

#### SPECIAL EXCEPTION

#### STATEMENT OF JUSTIFICATION

#### I. <u>INTRODUCTION</u>

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

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

#### II. PROPERTY DATA

Location:	8215 Springfield Road, Glenn Dale, Maryland; Approximately 360 feet north of the intersection of Springfield Road and Moriarty Court.		
Parcel/Lot:	Parcel 131.		
Tax Map #:	28-D3; 28-D4; 28-E3; 28-E4.		
Frontage:	Springfield Rd.		
Election District:	14.		
Legislative District:	24.		
Councilmanic District:	4.		
Acreage:	±12.01 Acres.		
Zoning:	Prior: R-R.		
	Current: RR.		
Planning Area:	71A.		
Subdivision:	N/A.		
Existing Water Category:	W-4. <sup>1</sup>		
Existing Sewer Category:	S-4.1		
Historic:	N/A.		
Aviation Policy Area:	N/A.		
Master Plan & SMA:	<i>The 2022 Approved Bowie-Mitchellville and Vicinity</i> <i>Master Plan.</i>		
General Plan:	Plan Prince George's 2035.		

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

#### III. <u>PROPERTY DESCRIPTION / EXISTING NEIGHBORHOOD</u>

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

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

#### IV. PROPOSED DEVELOPMENT

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

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

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

#### V. LAND USE BACKGROUND

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

<u>Comment</u>: The Proposed Development advances Natural Environment Goal 1 through the preservation of existing environmental features on-site and the surrounding community. The subject Planned Retirement Community is intentionally designed to limit impacts to regulated environmental features on-site, as the Proposed Development will not impact the Primary Management Area at the northern and eastern property line. The preserved areas will act as sound and visual buffers between the Proposed Development and existing adjacent subdivisions. Woodland conservation areas are proposed within the Primary Management Area onsite. Reforestation and afforestation are also proposed to enhance existing woodlands. Additionally, the subject application proposes planting of native species of trees, shrubs, and grasses on-site to enhance air quality in the surrounding community. Water pollution will be prevented through the use of a submerged gravel wetland, which will provide both stormwater quality and quantity management while enhancing the existing natural beauty of the adjacent open space.

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

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

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

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

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

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

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

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

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

<u>Comment</u>: The proposed stormwater management is intentionally designed to serve new development on the Property. The proposed managed system will improve the existing stormwater conditions through Environmental Site Design. • Areawide, Natural Environment Policy NE 6: Support local actions that mitigate the impact of climate change.

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

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

#### C. Comprehensive Housing Strategy

In addition to advancing several Master Plan residential goals and policies, the Proposed Development encourages and/or meets many of the County's *Comprehensive Housing Strategy* aims and objectives. Most notably, the Proposed Development addresses the *Comprehensive Housing Strategy's* executive goals related to creating diverse housing options and improving housing quality. With the development of high-quality, for- purchase senior housing, the Proposed Development offers a very unique housing opportunity for the Glenn Dale area and the County at large. More specifically, the Proposed Development advances the following *Comprehensive Housing Strategy* strategies, goals, and policies:

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

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

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

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

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

#### VI. <u>ANALYSIS</u>

#### A. Development Pursuant to Prior Ordinance

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

#### 1. <u>§27-1904 – Procedures</u>

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

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

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

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

<u>Comment</u>: This statement of justification is submitted as an explanation of the subject application's conformance with the Prior Zoning Ordinance, the Zoning Ordinance's procedures concerning development pursuant to the Prior Ordinance, and other applicable review criteria. The Proposed Development was intentionally designed to meet the Prior Zoning Ordinance's purposes, regulations, and applicable standards for a Planned Retirement Community. Accordingly, the subject SE application is proposed in conformance with the Prior Zoning Ordinance – as well as

the Subdivision Regulations in effect prior to April 1, 2022 (the "**Prior Subdivision Regulations**"). For reasons related to development application continuity and conformance with the Prior Zoning Ordinance and the Prior Subdivision Regulations, the Applicant has elected not to develop the Property pursuant to the provisions of the current Zoning Ordinance.

#### B. Compliance with Prior Zoning Ordinance

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

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

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

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

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

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

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

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

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

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

Moreover, the proposed community will be served by adequate public facilities. The Proposed Development will not impact adequate facilities that currently serve the surrounding single-family residential communities. Pursuant to the Traffic Impact Statement submitted with this application, the Proposed Development will result in fewer net trips and access points along the adjacent Collector than a by-right single-family detached residential community on-site would.<sup>4</sup> Additionally, the agerestricted nature of the proposed Planned Retirement Community use innately results in a marginal impact on Prince George's County schools.

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

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

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

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

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

<u>Comment</u>: As demonstrated in the application site plan, the Proposed Development provides a beneficial relationship between adjacent single-family residential land

<sup>&</sup>lt;sup>4</sup> See Traffic Impact Statement dated August 5, 2022. The Proposed Development would impact traffic less than a single-family detached community on-site at a by-right density of 22 dwelling units. The Proposed Development also utilizes one access point along Springfield Road, whereas a by-right single-family detached community would likely necessitate multiple access points to serve the Property.

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

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

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

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

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

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

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

#### (10) To prevent the overcrowding of land;

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

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

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

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

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

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

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

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

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

<u>Comment</u>: The Proposed Development will not eliminate or affect any farmland, nor will it threaten any of the County's natural resources. Context-sensitive residential infill efficiently locates new housing within an appropriate area of the County to reduce sprawl and concomitant demands on the County's natural resources. The subject application provides stormwater quality and quantity management to benefit the surrounding community.

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

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

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

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

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

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

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

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

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

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

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

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

- (b) In addition to the above required findings, in a Chesapeake Bay Critical Area Overlay Zone, a Special Exception shall not be granted:
  - (1) Where the existing lot coverage in the CBCA exceeds that allowed by this Subtitle, or
  - (2) Where granting the Special Exception would result in a net increase in the existing lot coverage in the CBCA.

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

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

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

# (1) Findings for Approval (A) The District Council shall find that: (i) The proposed use will serve the needs of the retirement-aged community;

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

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

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

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

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

#### (2) Site Plan

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

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

#### (3) Regulations

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

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

REGULATION	PROPOSED		
Lot Coverage	.61 Max		
Setbacks	20' Front, 15' Min. Rear		
Density	4.75 DU / AC		
Lot Width (Min)	28 Feet at Front Street Line		
Height (Max)	30 Feet		

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

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

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

<u>Comment</u>: The Proposed Development proposes approximately 4.75 dwelling units per acre.

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

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

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

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

- (ii) The property shall have at least one hundred fifty (150) feet of frontage on, and direct vehicular access, to a public street;
- (iii) All buildings shall be set back a minimum of seventy-five
   (75) feet from all nonresidentially-zoned boundary lines or satisfy the requirements of the Landscape Manual, whichever is greater; and
- (iv) The property shall be located within two (2) miles of mass transit, regional shopping, and a hospital.

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

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

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

#### (4) Uses

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

<u>Comment</u>: The Proposed Development features multiple community amenities to provide opportunities for residents to spend time together outdoors. Proposed

community amenities include a gathering area with a covered pavilion and additional seating spaces, walking trails, and seating plaza.

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

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

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

#### (5) Residents' Age

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

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

#### (6) Recreational Facilities

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

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

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

#### (a) Purposes

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

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

<u>Comment</u>: The Proposed Development will be designed in accordance with the lowto medium-density residential character of the surrounding area and complement the existing residential community.

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

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

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

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

#### (D) To prevent soil erosion and stream valley flooding.

<u>Comment</u>: The Proposed Development will prevent soil erosion and stream valley flooding through the preservation of existing wetlands, environmental site design, and 100-year stormwater attenuation on-site.

#### VII. CONFORMANCE WITH OTHER APPLICABLE REVIEW CRITERIA

#### A. Prince George's County Landscape Manual

This Application is subject to the standards and regulations provided by the Landscape Manual. The Proposed Development will be designed in accordance with the requirements of the Prince George's County Landscape Manual to ensure adequate buffering between potential incompatible uses. The Proposed Development's conformance with the Landscape Manual.

#### B. Tree Canopy Coverage Ordinance

The Proposed Development – in combination with existing tree canopy on-site – provides more than the required 15% tree canopy coverage for the R-R Zone.

#### VIII. CONCLUSION

The Applicant respectfully requests the Planning Board grant approval of the subject application for the Proposed Development. Additionally, the Applicant respectfully requests that the Zoning Hearing Examiner subsequently approve the subject SE for the Proposed Development. As discussed throughout this Statement, the improvements proposed in this application satisfy the Zoning Ordinance's required findings for a Planned Retirement Community in the R-R Zone. Moreover, the plans, documents, and illustrative views submitted in conjunction with this Statement, demonstrate a high standard of architecture, well-detailed façade treatments, robust landscaping, and thoughtful site design that will complement the

existing community while meeting a demand for age-appropriate senior housing for the County. The above analysis and submitted plans establish that the subject application satisfies the required findings that the Planning Board and Zoning Hearing Examiner must make in order to approve a SE application in accordance with the Zoning Ordinance.





DO NOT	CO	MP	LETE	– For Staff Use Only	
Estimated Trip Generation	AM:		PM:	Other:	
Data Need	Yes	No	Requirement for this Application		
Traffic Study			If YES, have a traffic consultant scope the study using the Scoping Agreement and standards provided in "Transportation Review Guidelines, Part 1." The traffic study must be submitted during the pre-application review process.		
Traffic Count			If YES, counts in lieu of a full study are required at the intersection(s) identified on the comment line below. Counts must be taken in accordance with the procedures in "Transportation Review Guidelines, Part 1." Any required counts must be submitted during the pre-application review process.		
Other Transportation Study			If YES, please	e see comment line below.	
Transportation Adequacy Finding Not Required by Application or De Minimus			None, unless	other information is requested by comments above.	
The site is proposed to have driveways accessing an arterial or higher- classification facility			If YES, it is re access to the possible, a va granted by th	commended that the plan be revised to minimize high-classification facility, as noted below. If that is not ariation from Section 24-121(a)(3) must be reviewed and he Planning Board during the subdivision process.	
Insufficient information to make determination			If YES, please information.	e see comment line below and resubmit with sufficient	
TPS Comments:					
Transmortation Ctaffnarson Ciar	nature	8/9/2	Date 022		
Transportation Staffperson's Na	ıme (prir	ited)			
William Capers III.,PTP					
Transportation Staffperson's Ph	ione and	E-mail			

This is an initial assessment of the data required to complete review of the application. However, if the development proposal changes or if new information is determined during a detailed review of the application after its formal acceptance, the transportation staff shall reserve the right to request additional information in accordance with the findings required for the application.

Please submit this Checklist (both pages with the required concept plan) and any Scoping Agreements to the Transportation Planning Section. If submitted as a PDF by email, please send to

tom.masog@ppd.mncppc.org, glen.burton@ppd.mncppc.org, and

bryan.barnettwoods@ppd.mncppc.org. Hardcopies may be mailed or brought to our office.

The rear side of this page should be completed by the Transportation Planning Section and returned to the applicant within five (5) working days.



#### Street Traffic Studies, Ltd.

A Maryland DOT Small Business Certified Company A Virginia SWaM Certified Company

October 26, 2022

Mr. Jude Burke, Vice President Elm Street Development 1355 Beverly Road, Ste. 240 McLean, Virginia 22101

> RE: Stewart Property 8215 Springfield Rd Special Exception Application Traffic Engineering / Transportation Planning Support / Discussion

Dear Mr. Burke:

We have prepared the following letter report detailing the traffic engineering and transportation planning support discussions for the above referenced application. The subject property in located along the east side of Springfield Road, just south of its intersection with Lake Glen Drive, in Prince Georges County, Maryland. The property comprises approximately 12 acres, and is currently zoned R-R.

Springfield Road is a master plan collector highway, designated as C-322 on the current Master Plan of Transportation. For the majority of its length, Springfield Road is currently constructed as a 2 lane rural collector with single travels lanes in each direction, with shoulders on each side. Springfield Road has a posted speed limit of 30 miles per hour.

As noted in detail within the Statement of Justification, the Special Exception application is for 57 units of One Family Attached Dwellings for the Elderly on the 12 acre parcel. To account for any potential changes in the number of lots on the property, we have prepared this review based on 60 lots, thereby accounting for a development level up to and including 60 lots.

The analysis that follows represents the results of the required review process for a Special Exception application within Prince Georges County. It is important to note that as the project proceeds through the required stages of land use review, the detail of the analysis increases as the project nears final approval and construction stages. The review requirements associated with a Special Exception case reflect a more global review with the primary concern being the confirmation that the application does not have an adverse impact of the master plan and the health, safety and welfare of the county. This review is consistent with the discussions with MNCPPC, as detailed in the approved scope of services.

Furthermore, the analysis focuses on the change in land use, recognizing that the project has a current development vesting based on current zoning. Therefore, for the purposes of this

Jude Burke October 26, 2022 Page Two

review, the analysis will review the net <u>decrease</u> in traffic due to the proposed special exception use.

#### **Traffic Generation Comparison**

For the purposes of the traffic review of the potential traffic impacts associated with the proposed Special Exception, the following trip generation review was conducted in order to qualify the net change in peak hour trips.

Future studies associated with the subsequent land use applications (preliminary plan, where the Adequate Public Facilities review are more detailed) will review the peak hour trips along an expanded network, in accordance with current guidelines and practices.

		Morning Peak Hour	Evening Peak Hour
Exist	ing Density / Use		
22 Si	ingle Family Attached	17	20
Prop	osed Density / Use		
60	Single Family Attached Senior Housing	13	16
Net I	Difference	-4	-4

Trip generation rates as detailed with in the current MNCPPC Transportation Review Guidelines were used to project the peak and daily trips for both use alternatives. As shown, a development of a 60 unit senior housing project is projected to result in an net reduction in both morning and evening peak hour trips.

For purposes of evaluating the potential impact of the Special Exception on the neighboring highway network and the Master Plan, it is apparent that the approval of the Special Exception to provide for 60 units of senior housing would have no measurable impact.

Jude Burke October 26, 2022 Page Three

#### Site Access

Planned site access will be limited to a single access point connecting the internal private street network to Springfield Road. The entrance will be constructed in accordance with current Prince Georges County DPW&T standards and practices for collector highway.

In comparison to the proposed Special Exception plan for up to 60 unit senior housing units, should the parcel develop as a traditional 22 unit R-R subdivision, it would most likely be necessary to provide multiple access points to Springfield Road, including individual driveways and streets. Serving the entire 12 acre parcel with a single access point, limits the number of conflict points along the collector road, resulting in improved safety and capacity.

#### **Future study requirements**

As shown on the attached scoping agreement with MNCPPC Transportation staff, because the proposed use is projected to generate significantly less than 50 peak hour trips, the applicant will not be required to prepare a traffic study at the time of preliminary plan of subdivision. In response to the scoping agreement submitted, staff has noted that a traffic study is not required for a Special Exception, and as the project proceeds through the development process, a study would not be required at the preliminary plan stage, just current traffic counts at two locations. Therefore, current traffic counts will be requested for neighboring key intersections at the time of preliminary plan submission. No additional studies are required due to the limited traffic impacts projected.

This completes our review of the proposed Special Exception Plan. If you have any questions or need additional information, please let me know.

Sincerely,

David A. Nelson

David A. Nelson, P.E., P.T.O.E. President



Environmental Planning Section Maryland National Capital Park and Planning Commission 14741 Governor Oden Bowie Drive Upper Marlboro, MD 20772

February 28, 2023

Re: Stewart Property Request for a Specimen Tree Variance

Dear Environmental Planning Section:

On behalf of our client, ESC 8215 Springfield L.C., we hereby request a Specimen Tree Variance for the property identified as Parcel 131 (the "Property") pursuant to Section 25-119 of the Prince George's County Code.

#### I. <u>Background Information</u>:

In order to secure approval of the removal or disturbance of certain identified trees that are considered priority for retention and protection under State law and the Prince George's County Code, Charles P. Johnson & Associates (CPJ) hereby requests a Specimen Tree Variance for the Property on behalf of the client, in connection with the coordinated review of a Special Exception Application.

The Property is 12.01 acres and is located at 8215 Springfield Road in Glenn Dale, on the eastern side of the road between Lake Glen Drive and Moriarty Court. The Property is bounded by single family residential land and Springfield Road. Along the north and northeast edge of the property is an existing sewer line and easement, stream and associated buffers, and Primary Management Area (PMA). A 100-year floodplain is also present on the site.

The Property is subject to previously approved Natural Resource Inventory Plan, NRI-069-2022. The associated Special Exception Application, which accompanies this Variance Request, proposes three (3) parcels and fifty-seven (57) single-family attached home lots. The proposed site plan features several stormwater management facilities throughout the site.

Development of the Property by this application will require the removal of eight (8) specimen trees. The individual trees are all depicted on the approved Natural Resource Inventory Plan, NRI-069-2022.

#### II. Trees Subject to this Variance Request:

Below is a list of the trees that serve as the subjects of this variance request, as well as the reasons for their proposed removal:

Tree	Species	Size (DBH)	Condition	Disposition	Comments
#1	Post Oak, Quercus stellata	32	Fair	Remove	Impact from roadway, stormwater management facility, utilities, and house construction.
#3	White Oak, Quercus alba	31	Good	Remove	Impact from roadway, stormwater management facility, utilities, and house construction.
#5	White Oak, Quercus alba	45	Good	Remove	Impact from house and stormwater management facility construction, and associated grading.
#6	Southern Red Oak, Quercus falcata	35	Good	Remove	Impact from house and stormwater management facility construction, and associated grading.
#7	Southern Red Oak, Quercus falcata	33	Good	Remove	Impact from house and stormwater management facility construction, and associated grading.
#8	Southern Red Oak, Quercus falcata	31	Fair	Remove	Impact from roadway, stormwater management facility, utilities, and house construction.
#9	Southern Red Oak, Quercus falcata	30	Good	Remove	Impact from roadway, utilities, and house construction.
#10	White Oak, Quercus alba	32	Good	Remove	Impact from roadway, utilities, and house construction.

As seen in the aforementioned table, Specimen Trees 1, 3, 5, 6, 7, 8, 9, and 10 are requested for removal. Per the approved NRI-069-2022, Specimen Trees 1 and 8 were found to be in "fair" condition at the time of field work. Specimen Trees 3, 5, 6, 7, 9, and 10 were found to be in "good" condition at the time of field work.

#### III. <u>Conformance to Section 25-119(d)</u>:

Pursuant to § 25-119(d), the Prince George's County Planning Board may approve a variance for the removal of specimen trees subject to findings in accordance with specific enumerated criteria. For the reasons set forth below, the Applicant respectfully submits that this request conforms to the required findings under § 25-119(d):

## A. The special conditions that are peculiar to the Property have caused unwarranted hardship:

The north and eastern sides of the site contain significant areas of floodplain, wetlands, streams, associated environmental buffers, Primary Management Areas, and sewer easements. Proposed single-family attached development is organized in a manner that will minimize disturbance to regulated environmental features including the PMA, floodplain, stream, and wetlands. As shown in
the previous table, construction of the proposed houses, roadways, sidewalks, grading, and stormwater management facilities will require removal of some of the specimen trees. Due to the aforementioned site constraints, specimen tree removal cannot be avoided. As shown on the TCP-2 plans, woodland preservation and reforestation will be provided wherever possible.

The Applicant would suffer unwarranted hardship if the removal and disturbance of the designated trees are not allowed in order to construct the proposed development. Unwarranted hardship is demonstrated for the purpose of obtaining a Specimen Tree Variance when an applicant presents evidence that denial of the variance would deprive the applicant of the reasonable and substantial use of the 12-acre property. The Property being developed into a Planning Retirement Community of single-family attached homes and open space amenities is within the class of reasonable and substantial uses that justify the approval of a Specimen Tree Variance. If the requested variance were denied, the Applicant would be precluded from developing the Property for a reasonable and significant use commonly enjoyed by other Planned Retirement Community developments.

## B. Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas:

If the requested variance were denied, the Applicant would be denied the right enjoyed by other similarly situated property owners to develop their property in a manner permitted by the zoning ordinance and through Special Exception for Planned Retirement Communities that is consistent with the development history of the neighborhood. If the variance were not granted for the trees identified on the aforementioned table, the Applicant would be unable to develop the proposed development, which would result in the disparate treatment of the Applicant in comparison to the exercise of rights commonly enjoyed by others in the same area and on similar properties.

# C. Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants:

Construction of the proposed development will require the removal of these specimen trees, which cannot be avoided because of the constraints previously described. The removal of these trees will allow the Applicant to utilize the Property in accordance with uses that are permitted for a Planned Retirement Community and will not confer a special privilege upon the Applicant that would be denied to other applicants.

# D. The request is not based on conditions or circumstances which are the result of actions by the applicant:

The Property Owner has taken no actions to the conditions or circumstances that are the subject of this variance request. There have been no physical modifications to the site, such as woodland clearing, grading, construction, or arborist work since the date of the approved NRI-069-2022 that would have altered the structural integrity or health of the specimen trees and result in the request for removal. Tree removal requests are based solely on the Planned Retirement Community development and associated roadway network, utilities, and stormwater management facilities.

# E. The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property:

The surrounding land uses (single-family detached residential) do not have any inherent characteristics or conditions that have created or contributed to this particular need for a variance. Additionally, there are currently no recent or proposed changes to the adjacent properties, such as permitted or

nonconforming construction, or other site modifications that have contributed to the request for tree removals.

#### F. Granting of the variance will not adversely affect water quality:

Granting this variance will not violate state water quality standards or cause measurable degradation in water quality. The site is not located near any ponds, Tier II catchment areas, or the Chesapeake Bay Critical Area. Several of the specimen trees requested for removal are to make way for proposed sediment control and stormwater management facilities, which are designed to meet state water quality standards and ESD requirements as shown on the Stormwater Management Concept Plan, and therefore should maintain, if not improve, rather than degrade water quality both during construction and after development.

#### IV. <u>Conclusion</u>:

For the above reasons, the Applicant respectfully requests that the Environmental Planning Section approve this request for a variance from the provisions of Section 25-119 of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance, and thereby, grants permission to impact the specimen trees. Doing so will allow the construction of this important project, which will provide a vibrant, walkable, Planned Retirement Community with single-family attached homes and preserved natural resources.

The recommendations in this report are based on tree conditions noted at the time the field work was conducted for the Natural Resource Inventory. Tree condition can be influenced by many environmental factors, such as wind, ice, snow, drought, rainfall, freezing temperatures, and insect/disease infestation. Therefore, tree conditions are subject to change without notice.

All information is true and accurate to the best of my knowledge and experience. All conclusions are based on professional opinions and were not influenced by any other party.

Sincerely,

amy J. Somme

Amy Sommer, PLA Charles P. Johnson & Associates











#### GLENN DALE COVE SPECIAL EXCEPTION SITE PLAN GENERAL NOTES PROJECT NAME: GLENN DALE COVE (STE WART PROPERTY) PROJECT OWNER: JOAN M. STEWART ET AL. 8215 SPRINGFIELD ROAD GLENN DALE, MD 20769 PROJECT APPLICANT (CONTRACT PURCHASER): ESC 8215 SPRINGFIELD LC 1355 BEVERLY ROAD, SUITE 240 MCLEAN, VA 22101 703-734-9730 1. EXISTING PARCEL/LOTS AND DEED REFERENCES: PARCEL 131 BK. 40916, PG. 567 2. TOTAL ACREAGE: - 12.01 AC. 3. AREA ENMRONIMENTAL REGULATED FEATURES (PMA): 2.58 AC 4. NET DEVELOPABLE AREA OUTSIDE OF PMA EASEMENT: 9.43 AC 5. AREA OF 100-YEAR FLOODPLAIN: 1.58 AC 0.38 AC 6. AREA OF ROAD DEDICATION: 7. EXISTING ZONING/USE: RR (R-R PREMOUS ZONING) DEVELOPMENT DATA 1. PROPOSED USE OF PROPERTY: RESIDENTIAL/PLANNED RETIREMENT COMMUNITY 2. PROPOSED NUMBER LOTS, OUTLOTS AND PARCELS: a. 3 PARCELS b. 57 SINGLE FAMILY ATTACHED UNITS ON 57 LOTS 1,200 SQ. FT. MIN. 3. MINIMUMILOT WIDTH: a. FRONT BUILDING LINE b. FRONT STREET LINE: 28 FT. 57 LOTS/12.01 AC. = 4.75 UNITS/AC. 4. DENSITY CALCULATION: 5. MAX. DENSITY PERMITTED FOR PL. RETIREMENT COMM: 8 DWELLING UNITS/AC. (57) UNITS @2,200-3,200 SF/UNIT = 125,400 SF-182,400 SF 6. GROSS FLOOR AREA: 7. PROPOSED MAXIMUM LOT COVERAGE : 64.5% 8. EXISTING MAXIMUM LOT COVERAGE: N/A PER SEC. 27-395 (a)(3)(A) UTILITY NOTES 1. SWM CONCEPT NUMBER: #29311-2022-00 2. EXISTING WATER/SEWER CATEGORY: W-4 AND S-4 3. PROPOSED WATER/SEWER CATEGORY: W-3 AND S-3 4. PROPOSED WATER/SEWER SERVICE WILL BE PUBLIC SITE INVENTORY INFORMATION 1. TAX MAP & GRID: 28-D3 2. 200-FOOT MAP REFERENCE 211NE10 3. PRIOR APPROVALS: NRI-069-2022 4. SUSTAINABLE GROWTH TIER: TIER 2 5. MILITARY INSTALLATION OVERLAY ZONE: 6. ANDREWS AFB, INTERIM LAND USE CONTROL: 7. CENTER OR CORRIDOR LOCATION: 8. EXISTING AND PROPOSED GROSS FLOOR AREA: 0 SF EXISTING, 0 SF PROPOSED (NON-RESIDENTIAL ONLY) 9. AMATION POLICY AREA: 10. MANDATORY PARK DEDICATION REQUIREMENT: PRIVATE ON-SITE RECREATION 11. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: 12. HISTORIC SITES ON OR IN MOINITY OF THE PROPERTY: 13. WITHIN CHESAPEAKE BAY CRITICAL AREA:

PARCEL 131

523,117 S.F.

12.0091 AC.

PI AZA

--158\_\_\_\_\_\_

JOAN M. STEWART AND

PARCEL 'A'

8 NATURAL 4 SURFACE TRAIL

WILLIAM E. KNUPP

Bk. 40916 Pg. 567

<u>SMH 300–U</u> A=144.07

	USE		AREA	PROP. C	WNERSHIP	
	OPEN SPA	CE/SWM	5.01 AC / 218,267 SF	HOA		
	OPEN SPA	CE/SWM	0.36 AC / 15,856 SF	HOA		
PRIVATE R/W 2.90 AC / 126,380 SF HOA						
I	[					
	PARKING CALCULATIONS					
	SPACES REQUIRED:					
	57 SING	LE FAMILY ATT	ACHED UNITS x 2.04	= 117	SPACES	
	SPACES PROVIDED:					
OFF-STREET PARKING28' W LOTS57 LOTS × 4 SPACES (2 IN DRIVEWAY, 2 IN GARAGE) =228 S					228 SPACES	
	ON-STREET PARKING = 18 SPACES					







\_\_\_\_



### PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND,

LICENSE NUMBER : 4234 EXPIRATION DATE : 10/20/2023

Last Saved 3/28/2023 Last Plotted 3/28/2023 10:38 AM Sheet N:\2021-1466\DWG\21-01

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PPROVALS SHEET SE-22002 28 - GRID OD3 - PARCEL 131 <b>NN DALE COVE</b> 4TH) ELECTION DISTRICT ORGE'S COUNTY, MARYLAND <b>ES P. Johnson &amp; Associates, Inc.</b> rironmental Engineers • Planners • Landscape Architects • Surveyors 1, Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394 rsburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA						
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	LEGEND
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	EX. PROPERTY LINE
	EX. ADJACENT PROPERTY LINE
	EX. PRIMARY MANAGEMENT AREA
	EX. SEWER LINE
	EX. WATER LINE
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	EX. TELEPHONE LINE
	EX. GAS LINE
	EX. METAL FENCE
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	EX. FIRE HYDRANT
	EX. UTILITY POLE
	EX. LIGHT POLE
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Angela D. Alsobrooks County Executive

#### PRINCE GEORGE'S COUNTY GOVERNMENT

Department of Public Works and Transportation Office of Engineering and Project Management



Floyd E. Holt Deputy Chief Administrative Officer Acting Director

May 18, 2022

Christopher L. Hatcher, Attorney CLHatcher, LLC 1001 Prince Georges Blvd, Suite 700 Upper Marlboro, MD 20774

#### RE: Stewart Property – 8215 Springfield Road, Glen Dale, Maryland, 20769 Prescriptive Road (Springfield Road) Confirmation Request

Dear Mr. Hatcher:

The Prince George 's County Department of Public Works & Transportation's (DPW&T) Right-of-Way Division received your letter dated April 15, 2022, for the above referenced road. This letter is in response to your request for confirmation of a prescriptive easement on a portion of Springfield Road that abuts 8215 Springfield Road in Glen Dale, Maryland.

DPW&T has reviewed the deeds and boundary survey provided by your office. Our Right-of-Way Division has also researched Maryland Land Records in order to confirm your request. Based on our review, we are confirming that: DPW&T has no record of Springfield Road being conveyed to Prince Georges County by deed or plat; the portion of the road that fronts 8215 Springfield Road was established by a prescriptive easement; the property at 8215 Springfield Road borders the centerline of the right of way; and DPW&T has reviewed the survey and has no issue with the survey.

DPW&T is requesting that a formal dedication of this portion of Springfield Road be granted to Prince George's County by the property owner.

Should you have any questions or require additional information, please feel free to contact Jennifer Bratton at (240) 758-9673 or via email, at jcbratton@co.pg.md.us.

Sincerely,

here Xile

Kate A. Mazzara Associate Director

KAM/JB/jn

 Michael O. Brown, Chief, Special Services Division, Office of Highway Maintenance, DPW&T
Erv T. Beckert, P.E., Chief, Highway & Bridge Design Division, OE&PM, DPW&T
Jennifer Bratton, Acting Chief, OE&PM, DPW&T

> 9400 Peppercorn Place, Suite 400, Largo, Maryland 20774 FAX (301) 883 -5131



# **ECS** Mid-Atlantic, LLC

### Preliminary Geotechnical Engineering Report

**Stewart Property** 

8215 Springfield Road Glenn Dale, Prince George's County, Maryland

ECS Project No. 02:9046-C

January 21, 2022





"Setting the Standard for Service"

January 21, 2022

Mr. Jude Burke **Elm Street Development** 1355 Beverly Road, Suite 240 McLean, VA, 22101

ECS Project No. 02:9046-C

Preliminary Geotechnical Engineering Report Reference: **Stewart Property** 8215 Springfield Road Glenn Dale, Prince George's County, Maryland

Dear Mr. Burke:

ECS Mid-Atlantic, LLC (ECS) has completed the preliminary subsurface exploration, laboratory testing, and geotechnical engineering analyses for the above-referenced project. Our services were performed in general accordance with our agreed to scope of work. This report presents our understanding of the preliminary geotechnical aspects of the project along with the results of the field exploration and laboratory testing conducted, and our preliminary geotechnical recommendations.

It has been our pleasure to be of service to Elm Street Development during this phase of this project. We would appreciate the opportunity to remain involved during the continuation of the design phase, and we would like to provide our services during construction phase operations as well to verify subsurface conditions assumed for this report. Should you have any questions concerning the information contained in this report, or if we can be of further assistance to you, please contact us.

Respectfully submitted,

**ECS Mid-Atlantic, LLC** 

Vacilion Plangetic

Vasilios K. Plangetis, E.I.T. **Project Manager** VPlangetis@ecslimited.com

Joshua C. Latham, P.E. Geotechnical Department Manager JLatham@ecslimited.com



Andrew MacLeod, P.E. Assistant Branch Manager/Principal AMacLeod@ecslimited.com

Professional Certification I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland

License No.: 36622 Expiration: January 31, 2024

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- Techno-Gram 005-2018
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- Techno-Gram 004-2018

#### **EXECUTIVE SUMMARY**

The following summarizes the main findings of the exploration, particularly those that may have a cost impact on the planned development. Further, our preliminary foundation recommendations are summarized. Information gleaned from the Executive Summary should not be utilized in lieu of reading the entire geotechnical report.

- Our scope of work included drilling seven (7) Standard Penetration Test (SPT) borings. SPT borings were performed in drill rig accessible areas.
- Existing fill soils were encountered in Boring B-02 at a depth of 3 feet below existing grade which correlate to bottom of existing fill elevation of EL 171 feet. Trace amounts of organics were encountered in the existing fill sample recovered from the boring.
- Based on the borings and lab testing performed at this site, over-consolidated (OC) clay is anticipated to underlie the site at varying elevations and is anticipated to extend deeper than the termination depths of the borings performed.
- Ground-supported slabs can likely be supported by new engineered fill, approved existing fill, or natural soils. A drainage layer and vapor barrier should be provided to act as a capillary break between the subgrade and slab.
- We recommend a preliminary CBR value of 3 be assumed for preliminary design of pavement systems in this area. Due to the presence of CH materials, we recommend the project carry a budget for chemical stabilization, such as soil cement and lime.
- Stormwater management (SWM) SWM devices in or above the OC clay should be limited to rain barrel, vaults, or micro bioretention with impervious liners and underdrains that discharges into County approved storm drain and eventually outfall at a lower elevation than the OC clay bottom. Considering the presence of existing fill and slope implications, infiltration practices are not considered feasible for the site. DPIE Techno-grams 005-2018 and 004-2018 have been included in Appendix D.
- Additional exploration, laboratory testing, and additional engineering services will be required when final grading and site plans are available. ECS should be retained to update our preliminary recommendations as the project progresses.

#### **1.0 INTRODUCTION**

The purpose of this study was to provide preliminary geotechnical considerations for the design of building foundations, slabs-on-grade design and construction, and earthwork operations. ECS's understanding of the proposed development is based on the plan titled "Stewart Property – Villa Layout Study Parcel 131", dated October 2021, prepared by Charles P. Johnson & Associates, Inc. (CPJ). The proposed concept is understood to consist of 54 townhome lots, parking areas, drive lanes, and several stormwater management (SWM) facilities (SWM facilities are not depicted in the provided plan).

Our services were provided in accordance with our Proposal No. 20419-P, dated October 28, 2021, as authorized by Mr. Jude Burke, which includes our Terms and Conditions of Service between ECS Mid-Atlantic, LLC and Elm Street Development.

This report contains the procedures and results of our subsurface exploration and laboratory testing programs, review of existing site conditions, engineering analyses, and recommendations for the design and construction of the project.

The report includes the following items.

- A brief review and description of our field and laboratory test procedures and the results of testing conducted.
- A review of surface topographical features and site conditions.
- A review of area and site geologic conditions.
- A review of subsurface soil stratigraphy with pertinent physical properties.
- Final soil exploration boring logs.
- Preliminary recommendations for site preparation and construction of compacted fills, including an evaluation of onsite soils for use as compacted fills and identification of potentially unsuitable soils and/or soils exhibiting excessive moisture at the time of sampling.
- Preliminary recommended foundation type(s).
- Preliminary recommendations for stormwater management.
- Preliminary recommendations relative to groundwater control.

#### **2.0 PROJECT INFORMATION**

#### 2.1 PROJECT LOCATION/CURRENT SITE USE/PAST SITE USE

The project site is located at 8215 Springfield Road in the Glenn Dale area of Prince George's County, Maryland. The site is partially wooded in the western, northern, and eastern boundary of the site. The central portion of the site is grass covered and contains six buildings. The site is bounded by Springfield Road to the west and by wooded area to the north, east, and south. A shared gravel driveway splits toward two buildings with what appears to be several storage containers and sheds located in the northern portions of the site. Based on the existing topographic mapping provided by Elm Street Development, site elevations range from EL 156 to EL 180 feet. The approximate location of the project site with respect to surrounding streets is depicted on Figure 2.1.1 below and on the Site Location Diagram in APPENDIX A.



Figure 2.1.1. Site Location

#### 2.2 PROPOSED CONSTRUCTION

As previously mentioned, ECS's understanding of the proposed development is based on information provided by Elm Street Development. ECS was provided a document titled "Stewart Property-Layout Study", dated October 28<sup>th</sup>, 2021 and prepared Elm Street Development. The layout depicts 54 townhome/villa lots, parking areas, and drive lanes. The site entrance is on the west side of the site at Springfield Road. Based on our correspondence with Elm Street Development, we understand that some of the proposed villas may have basements and the structures along the perimeter may have walk-out basements. Finished floor elevations, proposed grades and the number and location of the stormwater management (SWM) facilities were not depicted on the plan. Retaining walls were not depicted on the provided plan. The conceptual site plan is shown below in Figure 2.2.1.



Figure 2.2.1 Concept 2

#### 3.0 FIELD EXPLORATION AND LABORATORY TESTING

Our exploration procedures are explained in greater detail in Appendix B including the insert titled Subsurface Exploration Procedures. Our planned scope of work included drilling seven (7) Standard Penetration Test (SPT) borings. The borings were staked by ECS using a handheld GPS. The boring locations are shown on the Boring Location Diagram in Appendix A. SPT borings were performed in drill rig accessible areas

#### **3.1 SUBSURFACE CHARACTERIZATION**

Based on our review of the *Geological Map of Prince George's County, by John D. Glaser* (2003), the project site is located within Coastal Plain geology consisting of the silt-clay facies (Kpc) of the Potomac Group and the sand-gravel facies (Kps).

*Potomac Group Silt-clay Facies (Kpc)* – Clay, silt, and subordinate fine- to medium-grained clayey sand. Red, tan, gray, buff, or mottled; dark-gray, where heavily organic. *Potomac Group Sand-gravel Facies (Kps)* – Interbedded quartz sand, pebbly sand, gravel, and subordinate silt-clay. Sands and gravels typically white, buff, yellow to brown; weathered zone commonly limonitic. with ironstone pods and layers. Silt-clay is white, pale gray, or variegated; dark-gray, where highly organic. The approximate site geology is shown below in Figure 3.1.



Figure 3.1.1. Area Geology

The subsurface conditions encountered were generally consistent with the referenced geological mapping and our understanding of the site history. The following sections provide generalized characterizations of the soil. Please refer to the boring logs in Appendix B.

#### Surface Cover

Borings B-01 through B-07 encountered a 1 to 6 inch thick layer of topsoil at the surface.

#### Existing Fill

Existing fill soils were encountered in Boring B-02 at a depth of 3 feet below the ground surface. The fill soils were generally dark brown in color and consisted of LEAN CLAY (CL) with gravel soil type. Trace amounts of organics were encountered in the existing fill sample recovered from the boring.

The SPT N-value recorded in the cohesive fill soil was 6 blows per foot (bpf), indicating firm relative densities.

#### Natural Potomac Group Soils

Natural soils were encountered below the fill materials in all the borings. The natural soils were generally reddish brown, grayish brown, gray, tan, and brown in color and consisted of Lean CLAY (CL), Fat CLAY (CH), Clayey SAND (SC), Silty SAND (SM), Lean CLAY WITH SAND (CL), and SILT (ML) soil types.

The SPT N-Values recorded in the natural granular soils ranged from 21 to 26 bpf, indicating medium dense relative densities. The N-Values recorded in the natural cohesive soils ranged from 7 to 31 bpf, indicating firm to hard relative consistencies. In general, the natural Potomac Group soils consisted of very stiff cohesive soils and medium dense granular soils.

A graphical presentation of the subsurface conditions is shown on the Subsurface Soil Profile Diagrams included in Appendix A.

#### SOILS MAPPING

Soil survey mapping was reviewed using the Web Soil Survey tool published by Natural Resource and Conservation Service (NRCS). Figure 3.1.2 depicts the soil mapping in the area of the subject site and Table 1 briefly presents the mapping units, geomorphic settings, and potential limiting factors at this site using the tool.



Figure 3.1.2. NRCS Soil Map

Mapping Unit	Landform	Parent Material	Potential Limiting Factors	Depth to Seasonal High-Water Table (SHWT) (in.)
(CcC) Christiana- Downer complex, 5 to 10 percent slopes	Hillslopes, interfluves, swales, drainhead complexes, knolls	Clayey and loamy fluviomarine deposits	Depth to saturated zone, corrosion of steel, depth to cemented pan	More than 80
(RcB) Russett- Christiana complex, 2 to 5 percent slopes	Broad interstream divides, interfluves, drainhead complexes, swales, hillslopes	Loamy and clayey fluviomarine deposits	Depth to saturated zone, slopes, corrosion of steel	About 20 to 40
(RuB) Russett- Christiana-Urban land complex, 0 to 5 percent slopes	Broad interstream divides, interfluves, drainhead complexes, swales, hillslopes	Loamy and clayey fluviomarine deposits	Flooding, depth to saturated zone, corrosion of steel, unstable excavation walls	About 20 to 40

The soils series mapped at this site are fluvio-marine deposits formed by the joint action of streams and ancient sea estuarine that may have been altered by past grading activities associated with development. Based on our review of the mapping and the NRCS tool, the surficial soils in the area of the layout survey are mapped predominantly as the Christiana-Downer land complex. Russett-Christiana and Russett-Christiana-Urban land complexes were mapped on the southern and western portions of the property. Prince George's County Department of Permitting, Inspections, and Enforcement (DPIE) requires sites that include or are in the vicinity of over-consolidated clay such as Marlboro Clay and Christiana Clay follow the DPIE Techno-Gram 005-2018 titled *"Geotechnical Guidelines for Soil Investigation and Reports Required by Prince George's County Code, Subtitle 32 and Subtitle 24-131"*. Based on the site geology (i.e., Silt-Clay facies of the Potomac Group, otherwise known as Potomac Clay), soil mapping, and the clays encountered during our exploration, the clay soil types at this site are anticipated to consist of moderately to highly plastic, over-consolidated clays. Therefore, site development will likely be guided by the above-referenced Techno-gram.

#### **3.2 GROUNDWATER OBSERVATIONS**

Water levels were measured during, at completion, and 24 hours after drilling, and are presented on our boring logs in Appendix B. Ground water was encountered in borings B-03, B-06, and B-07. Groundwater depths measured at the time of drilling in borings B-06 and B-07 ranged from 17 to 18 feet below the ground surface, corresponding to elevations ranging from EL 139 to EL 140 feet. At drilling completion, water was observed in boring B-06 at a depth 16 feet below existing grade, corresponding to an elevation of EL 141 feet.

Temporary slotted PVC pipes were installed in borings B-01 and B-07 to facilitate water observations. Groundwater depths measured approximately 24 hours after drilling ranged from 2.2 to 7.6 feet below the ground surface, corresponding to elevations ranging from EL 152 to EL 162 feet. Borehole cave-in was observed in borings B-02 through B-06 ranging from 6 to 15.1 feet below existing grade.

Variations in the long-term water table may occur as a result of changes in precipitation, evaporation, surface water runoff, construction activities, and other factors. Perched water may occur as a result of

seasonal variations in evaporation, precipitation, surface water run-off and where predominantly granular soils overlie less pervious materials, and at fill/natural soils contacts.

#### **3.3 LABORATORY TESTING**

The laboratory testing consisted of selected tests performed on samples obtained during our field exploration operations. Classification and index property tests were performed on representative soil samples. A summary of the classification and index properties performed at this site is shown below in Table 3.3.1.

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Boring/Sample	Depth (ft)	USCS Classification	Liquid Limit	Plastic Limit	Plasticity Index	% Passing #200 sieve	
B-01/S-3	6-7.5	СН	61	21	40	94.5	
B-03/S-4	8.5-10	CL	38	20	18	57.2	
B-05/S-3	6-7.5	CL	38	17	21	96.7	
B-06/S-2	3.5-5	SM	22	NP	NP	28.1	

\* NP = Non-plastic

Each sample was visually classified on the basis of texture and plasticity in accordance with ASTM D2488 Standard Practice for Description and Identification of Soils (Visual-Manual Procedures) including USCS classification symbols, and ASTM D2487 Standard Practice for Classification for Engineering Purposes (Unified Soil Classification System (USCS)). After classification, the samples were grouped in the major zones noted on the boring logs in Appendix B. The group symbols for each soil type are indicated in parentheses along with the soil descriptions. The stratification lines between strata on the logs are approximate; in situ, the transitions may be gradual.

Based on our correspondence with DPIE county geotechnical reviewers, it is our understanding that Potomac Group clays that have a Liquid Limit and Plasticity Indices greater than 40% and 22%, respectively, are considered to have the potential to behave like over-consolidated clays as outlined in DPIE Techno-Gram 005-2018. Some of the samples tested at this site have index properties that fall within "Over-Consolidated" zone of the Casagrande Chart and is plotted below Figure 3.3.2. An email from the county reviewer noting this recommendation, has been included within Appendix D.





Figure 3.3.2. Casagrande Chart with Atterberg Limit Test Results

#### **3.4 OVER-CONSOLIDATED CLAY**

Based on the borings and lab testing performed at this site, over-consolidated clay is anticipated to underlie portions the site. The samples tested in Borings B-03 and B-05 were near the border of the over-consolidated zone depicted in the figure above. The anticipated depth of the over-consolidated clay may vary throughout the site.

#### 4.0 PRELIMINARY GEOTECHNICAL IMPLICATIONS

Based on the provided information, we understand the layout will consist of townhomes with associated pavements, stormwater management (SWM) facilities, and playground areas. The proposed townhomes will have basements or slab-on-grade. Due to the preliminary nature of the current concept, final grading and finished floor elevations for the proposed structure have not been established. Based on the provided concept plan and the existing grades within the proposed development, we do not anticipate the existing slopes to have global stability issues. However, ECS should be provided the final proposed grading plans for review.

Based on the preliminary nature of the subsurface exploration and limited design information available at this time, we are providing preliminary recommendations to aid in the assessment of the general suitability of the site for future development.

#### FOUNDATION DESIGN

- Existing fill soils were encountered in Borings B-02 at a depth of 3 feet below the ground surface. During the site visit, we also observed a soil stockpile on the order of 5 to 8 feet in height in the northwest portion of the site. Trace amounts of organics were encountered in the existing fill samples recovered from the fill sample. Although, trace amounts of deleterious materials were not detected in the recovered samples, existing fill may contain inclusions of material unsuitable to support new foundations and slabs. We recommend the removal of existing soil stockpiles on the site and the existing fills be thoroughly evaluated and proofrolled prior to foundation or slab construction.
- Provided subgrades and Structural Fills are prepared as recommended in this report, the proposed villas can be supported by shallow foundations. ECS recommends that footings for the proposed townhomes be supported in suitable natural soils or new engineered fills utilizing a net allowable soil bearing pressure not to exceed 2,000 pounds per square foot (psf). Footings should be placed at minimum depth of 30 inches below finished exterior grades for frost protection. We recommend continuous wall footings have a minimum width of 16 inches and column spread footings have a minimum width of 2 feet.
- Footing subgrades will be sensitive to disturbance, and caution should be exercised during footing excavation, so as not to disturb the footing subgrade. A smooth-edge bucket should be utilized to minimize disturbance. If highly-plastic soils (MH or CH) are encountered at footing subgrades, it is recommended that exterior footings be lowered to levels at least 4 feet below final exterior grades (i.e., below levels where the MH/CH soils might be impacted by seasonal fluctuations in moisture contents). It is also recommended that highly plastic soils, if encountered, be undercut and replaced to a depth of 2 feet below floor slab subgrade elevations.
- Ground-supported slabs can likely be supported by new engineered fill, approved existing fill, or natural soils. A drainage layer and vapor barrier should be provided to act as a capillary break between the subgrade and slab.
- As previously mentioned, stabilized ground water was encountered in Boring B-03 at a depth of approximately 2.2 feet below the existing ground surface (approximately EL 161.8 feet). Based on Prince George's County Technogram 005-2016 basement finished floor elevations should not be set below the groundwater table elevations. Additional borings will be required as described in the "Additional Geotechnical Work" section of this report.
- Additional exploration, advanced laboratory testing, and slope stability analysis will be required to meet County Requirements as design progresses. ECS can assist in creating a scope for subsurface exploration once a site plan is available.

#### SEISMIC CONSIDERATIONS

• The International Building Code (IBC) 2018 requires site classification for seismic design based on the upper 100 feet of a soil profile. Where site specific data are not available to a depth of 100 feet, appropriate soil properties are permitted to be estimated by the registered design

professional preparing the soils report based on known geologic conditions. We recommend that the design for the building be based on a preliminary seismic site classification of Site Class D.

#### PAVEMENTS

- We recommend a preliminary CBR value of 3 be assumed for preliminary design of pavement systems in this area. This CBR values assumes a firm, suitable subgrade, and that any unsuitable soils and soft or unstable areas be removed to a depth of 2 feet below the planned subgrade and replaced with suitable engineered fill compacted to the project requirements.
- Due to the potential variability in the strength characteristics of the existing fills and unsuitable clay, localized areas requiring additional undercutting and/or stabilization methods should be anticipated during initial subgrade preparation.
- Chemical and/or mechanical stabilization may be a useful method for stabilizing subgrades on a to provide a suitable working platform and subgrade. Based on the presence of moderately to highly plastic soils, pavement drains should be considered for new roadways/parking areas.
- This exploration was performed for preliminary recommendations to assess the feasibility of the proposed concept. Once the additional exploration is completed and traffic loading is available, ECS can provide soil cement mix designs, pavement designs, and recommended pavement sections under a different scope of work.

#### STORMWATER MANAGEMENT (SWM)

- The proposed SWM facilities were not depicted on the provided concept plan at the time of the writing of this preliminary report. As previously stated, over-consolidated clay was encountered at the site.
- Stabilized groundwater depths ranged from 2.2 to 7.6 feet below the ground surface, corresponding to elevations ranging from EL 152 to EL 162 feet.
- In general, stormwater management (SWM) devices that allow infiltration into the site soil strata should be below the OC clay. Generally, SWM devices in or above the OC clay should be limited to rain barrel, vaults, or micro bioretention with impervious liners and underdrains that discharges into County approved storm drain and eventually outfall at a lower elevation than the OC clay bottom.
- Considering the presence of existing fill and slope implications, infiltration practices are not considered feasible for the site. DPIE Techno-grams 005-2018 and 004-2018 have been included in Appendix D.

#### EARTHWORK

• Engineered fill proposed to be used for backfill, support of structures of for the support pavements should consist of an approved material free of organic matter, debris, cobbles and/or rock fragments greater than 4-inches in diameter. Engineered fill should also have a Liquid Limit and Plasticity Index less than or equal to 35 and 15, respectively, and a maximum 35% passing the

#200 sieve. The organic content of new structural fill should be less than 2% by mass as determined by Loss On Ignition (LOI)

 Temporary dewatering during installation of deeper utilities during excavations should be expected. Groundwater conditions encountered at the site are strongly influenced by seasonal variations, surface water flow, and infiltration. The contractor should make their own determinations on the appropriate dewatering system.

#### ADDITIONAL GEOTECHNICAL WORK

- In order to meet Prince George's County requirements additional borings extending four feet below each SWM facility will be required.
- Additional borings spaced 300 feet on-center and CBR testing will be required for public roadways.
- After mass grading, the county will require a boring be performed in each lot with a basement to observe groundwater conditions with respect to the proposed basement level per Technogram 005-2016.
- Additional borings spaced 100 feet on-center will be required for retaining walls per county Technogram 02-2021.
- If critical slopes are planned in over-consolidated clay, then additional borings and advanced lab testing will be required along with a global stability analysis to plot the existing and proposed 1.5 Factor of Safety line per Technogram 005-2018.

Based on our understanding of the proposed concept, we anticipate that the development will be feasible, provided the above recommendations and the County Techno-grams are followed. Furthermore, additional exploration will be required by the County as design progresses.

#### 5.0 CLOSING

ECS has prepared this report to guide the geotechnical-related design and construction aspects of the project. We performed these services in accordance with the standard of care expected of professionals in the industry performing similar services on projects of like size and complexity at this time in the region. No other representation, expressed or implied, and no warranty or guarantee is included or intended in this report.

The description of the proposed project is based on information provided to ECS by Elm Street Development. If any of this information is inaccurate or changes, either because of our interpretation of the documents provided or site or design changes that may occur later, ECS should be contacted so we can review our recommendations and provide additional or alternate recommendations that reflect the proposed construction.

We recommend that ECS review the project plans and specifications so we can confirm that those plans/specifications are in accordance with the recommendations of this preliminary geotechnical report.

As mentioned previously, we recommend additional subsurface exploration, laboratory testing and analysis of the geotechnical elements of the final design be completed as part of a final geotechnical report.

Field observations, and quality assurance testing during earthwork and foundation installation are an extension of, and integral to, the geotechnical design. We recommend that ECS be retained to apply our expertise throughout the geotechnical phases of construction, and to provide consultation and recommendation should issues arise.

ECS is not responsible for the conclusions, opinions, or recommendations of others based on the data in this report.

#### **APPENDIX A – Diagrams & Reports**

Site Location Diagram Boring Location Diagram Subsurface Cross-Sections











#### **APPENDIX B – Field Operations**

Reference Notes for Boring Logs Subsurface Exploration Procedure: Standard Penetration Testing (SPT) SPT Boring Logs B-01 through B-07



### **REFERENCE NOTES FOR BORING LOGS**

			DRILLING SAMPLING SYMBOLS				
			SS	Split Spoo	n Sampler		PM
	ASPI		ST	ST Shelby Tube Sampler			RD
	CON	ODETE	WS	Wash Sample		RC	
	CON	CREIE	BS	BS Bulk Sample of Cuttings			REC
•	CDA		PA	PA Power Auger (no sample) RC			RQD
	GRA	VEL	HSA	Hollow Ste	em Auger		
	TOPS	SOIL	1		F	PARTICLE S	
$\equiv$	VOID		DESIGNA	TION	PARTI	CLE SIZES	
	VOID		Boulder	S	12 i	12 inches (300 mm) or I	
_	BRIC	к	Cobble	5	3 in	ches to 12 ir	nches (7
			Gravel:	Coarse	3∕4 ir	nch to 3 inch	es (19 n
Ď;	AGG	REGATE BASE COURSE		Fine	4.7	5 mm to 19 n	nm (No.
<u>의</u> 고			Sand:	Coarse	2.00	0 mm to 4.75	5 mm (N
	GW	WELL-GRADED GRAVEL		Medium	0.42	25 mm to 2.0	)0 mm (l
		gravel-sand mixtures, little or no fines		Fine	0.0	74 mm to 0.4	25 mm
S	GP	POORLY-GRADED GRAVEL	Silt & C	lay ("Fines"	) <0.0	074 mm (sm	aller tha
<u> ~</u>	~~~		<u> </u>				
Ĩ	GM	SILIY GRAVEL	COHESIVE SILTS & CLAYS				
1	GC						
Ž	90	gravel-sand-clav mixtures	COMP		SPT <sup>5</sup>	CONSISTEN	
	sw	WELL-GRADED SAND	STREN	GTH OP <sup>4</sup>	(BPF)	(COHESIN	/E)
	011	gravelly sand, little or no fines	<	) 25	<2	Very So	ft
ī	SP	POORLY-GRADED SAND	0.25	- <0 50	2 - 4	Soft	
	•	gravelly sand, little or no fines	0.20	- <1 00	5 - 8	Firm	1
	SM	SILTY SAND	1.00	- <2.00	9 - 15	Stiff	1
Ė		sand-silt mixtures	2 00	- <4 00	16 - 30	Verv Sti	ff
/::	SC	CLAYEY SAND	4.00	- 8 00	31 - 50	Hard	
. /.		sand-clay mixtures		3 00	>50	Verv Ha	rd
Π	ML	SILT					
		non-plastic to medium plasticity	CDAVE				II TO
Т	МН	ELASTIC SILT	GRAVE	LS, SANDE		ORESIVE S	
		high plasticity		SPT		DENSITY	
	CL	LEAN CLAY		<5		Very Loose	
- X		low to medium plasticity		5 - 10		Loose	
<u></u>	СН	FAT CLAY	1	1 - 30	М	edium Dense	e
$\overline{\Box}$			1	4 50		Dense	
		high plasticity	3	1 - 50		Dense	
5	OL	high plasticity ORGANIC SILT or CLAY non-plastic to low plasticity	3	>50 >50		Very Dense	
	OL OH	high plasticity ORGANIC SILT or CLAY non-plastic to low plasticity ORGANIC SILT or CLAY	3	>50		Very Dense	
	OL OH	high plasticity ORGANIC SILT or CLAY non-plastic to low plasticity ORGANIC SILT or CLAY high plasticity	3	>50		Very Dense	L AND F
	OL OH PT	high plasticity ORGANIC SILT or CLAY non-plastic to low plasticity ORGANIC SILT or CLAY high plasticity PEAT	3	>50		Very Dense	L AND F

#### & ABBREVIATIONS

essuremeter Test ock Bit Drilling ock Core, NX, BX, AX ock Sample Recovery % ock Quality Designation %

PARTICLE SIZE IDENTIFICATION					
DESIGNATION		PARTICLE SIZES			
Boulders		12 inches (300 mm) or larger			
Cobbles		3 inches to 12 inches (75 mm to 300 mm)			
Gravel:	Coarse	<sup>3</sup> / <sub>4</sub> inch to 3 inches (19 mm to 75 mm)			
	Fine	4.75 mm to 19 mm (No. 4 sieve to ¾ inch)			
Sand:	Coarse	2.00 mm to 4.75 mm (No. 10 to No. 4 sieve)			
	Medium	0.425 mm to 2.00 mm (No. 40 to No. 10 sieve)			
	Fine	0.074 mm to 0.425 mm (No. 200 to No. 40 sieve)			
Silt & Clay ("Fines")		<0.074 mm (smaller than a No. 200 sieve)			

RELATIVE AMOUNT <sup>7</sup>	COARSE GRAINED (%) <sup>8</sup>	FINE GRAINED (%) <sup>8</sup>	
Trace	<u>&lt;</u> 5	<5	
With	10 - 20	10 - 25	
Adjective (ex: "Silty")	25 - 45	30 - 45	

Ţ	WL (First Encountered)	
<u>_</u>	WL (Completion)	
Ţ	WL (Seasonal High Water)	

WATER LEVELS<sup>6</sup>

WL (Stabilized)

FILL AND ROCK				
FILL	POSSIBLE FILL	PROBABLE FILL	ROCK	

<sup>1</sup>Classifications and symbols per ASTM D 2488-17 (Visual-Manual Procedure) unless noted otherwise.

<sup>2</sup>To be consistent with general practice, "POORLY GRADED" has been removed from GP, GP-GM, GP-GC, SP, SP-SM, SP-SC soil types on the boring logs.

<sup>3</sup>Non-ASTM designations are included in soil descriptions and symbols along with ASTM symbol [Ex: (SM-FILL)].

<sup>4</sup>Typically estimated via pocket penetrometer or Torvane shear test and expressed in tons per square foot (tsf).

<sup>5</sup>Standard Penetration Test (SPT) refers to the number of hammer blows (blow count) of a 140 lb. hammer falling 30 inches on a 2 inch OD split spoon sampler

required to drive the sampler 12 inches (ASTM D 1586). "N-value" is another term for "blow count" and is expressed in blows per foot (bpf). SPT correlations per 7.4.2 Method B and need to be corrected if using an auto hammer.

<sup>6</sup>The water levels are those levels actually measured in the borehole at the times indicated by the symbol. The measurements are relatively reliable when augering, without adding fluids, in granular soils. In clay and cohesive silts, the determination of water levels may require several days for the water level to stabilize. In such cases, additional methods of measurement are generally employed.

<sup>7</sup>Minor deviation from ASTM D 2488-17 Note 14.

<sup>8</sup>Percentages are estimated to the nearest 5% per ASTM D 2488-17.


# SUBSURFACE EXPLORATION PROCEDURE: STANDARD PENETRATION TESTING (SPT) ASTM D 1586 Split-Barrel Sampling

Standard Penetration Testing, or **SPT**, is the most frequently used subsurface exploration test performed worldwide. This test provides samples for identification purposes, as well as a measure of penetration resistance, or N-value. The N-Value, or blow counts, when corrected and correlated, can approximate engineering properties of soils used for geotechnical design and engineering purposes.

# **SPT Procedure:**

- Involves driving a hollow tube (split-spoon) into the ground by dropping a 140-lb hammer a height of 30-inches at desired depth
- Recording the number of hammer blows required to drive split-spoon a distance of 12 inches (in 3 or 4 Increments of 6 inches each)
- Auger is advanced\* and an additional SPT is performed
- One SPT test is typically performed for every two to five feet
- Obtain two-inch diameter soil sample

\**Drilling Methods May Vary*— The predominant drilling methods used for SPT are open hole fluid rotary drilling and hollow-stem auger drilling.





CLIENT	: eet Dev	elonm	ent				PROJECT NO.	:	BORING	NO.:	SHEET:	
PROJEC		ИE:					DRILLER/CON	ITRACT	OR:		1011	EUS
Stewart	Prope	rty					D And S Drillin	ng, Inc.			1	~
SITE LO 8215 Sr	CATIO ringfie	N: Id Roac	l. Gleni	n Dale.	Maryland 20769						LOSS OF CIRCULATIC	N <b>2100</b> 2
NORTH	IING:		.,	EA	ASTING:	STATION:		9	SURFACE	ELEVATION:		
487095	.0		1	13	6797.9			1	173	1	BOTTOW OF CASING	
	BER	щ	(IN	Î				<i>.</i>	) F		Plastic Limit Water Cont X	ent Liquid Limit ∆
I (FT)	MUM	Түр	IST.	RY (II				EVF	DN (F	s/e	STANDARD PENETRA	TION BLOWS/FT
EPTH	PLE	MPLI	PLE	OVE	DESCRIPTION C	of Material		TFR	VATIO	ΓΟ	ROCK QUALITY DESIGNAT	ON & RECOVERY
	SAM	SA	SAM	REC				AW				
								~~~~			[FINES CONTENT] %	
					Topsoil Thickness[6"]	ooist stiff t	race	77	-	-		
	S-1	SS	18	18	roots	10151, 5111, 1				- 3-5-6 - (11)	♥11 27.1	
								'A-		-		
	6.2		10	10	(CH) FAT CLAY, red to g	grayish brow	wn,			4-7-9		
5-	5-2	33	10	10	moist, very still				168	- (16)	<sup>16</sup> 19.1	
-							Ĩ/,			-		
-	S-3	SS	18	18						_ 6-12-17 _ (29)	19 <sup>21</sup> ×	61 [94.5%
										-		
-	6.4		10	10						7-13-18		
10-	5-4	33	10	10					163	(31)	18.41	
										-		
-						-		4		-		
					(CL) LEAN CLAY, grayis	h tan to gra	iy,			-		
	с г		10	10	moist, very stin					4-7-11		
15-	3-5	33	10	10					158	- (18)	421815.6	
										-		
										-		
-										-		
	S-6	55	18	18						8-11-14		
20-	50	- 55	10	10		NG AT 20 0 F	· <b>T</b>		153	- (25)	1425	
						10 AI 20.01	•			-		
-										-		
_										-		
-										-		
25 -									148	-		
-										-		
										-		
_										-		
										-		
30-									143	-		
										1		
	LTI	L HE STRA	L ATIFICA	I TION LI	NES REPRESENT THE APPROXI	MATE BOUND	ARY LINES BETW	/EEN SC	IL TYPES.	I IN-SITU THE TR	I RANSITION MAY BE GRAD	JAL
∠ v	VL (Firs	st Enco	ounter	ed)	Dry	BORII	NG STARTED:	Nov	19 2021	CAVE IN	DEPTH: <b>1 in. Pipe</b>	
V V	VL (Co	mpleti	on)		Dry	BORII	NG	A1 -	10 2024			
V V	VL (Sea	asonal	High V	Vater)		СОМ	PLETED:	Nov	19 2021		KIYPE: Auto	
V 🗹	VL (Sta	bilized	)		Dry	EQUI ATV	PMENT:	LOG BM4	GED BY:	DRILLING	G METHOD: <b>HSA</b>	
					GEO	DTECHNIC	AL BOREH	OLE	LOG			

CLIENT	: et Dev	elonm	ent				PF O	ROJECT NC	.:	B	BORING N	10.:	SHEET:	
PROJEC	T NAN	<u>ие:</u>					DI	RILLER/CO	NTRA	CTO	R:		1011	-EUS
Stewart	Prope	rty					D	And S Drill	ing, Ind	с.			1	~
SITE LO 8215 Sp	ringfiel	N: Id Roac	l. Gleni	n Dale.	Marvland 20769								LOSS OF CIRCUL	
NORTH	ING:		,	EA	ASTING:	STATION	l:			SU	IRFACE E	LEVATION:	POTTOM OF CA	
486870	3			13	67936.6					174	4		BOTTOWIOF C	
DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION O	IF MATERIA	AL			WATER LEVELS	ELEVATION (FT)	BLOWS/6"	Plastic Limit Water C X STANDARD PENI ROCK QUALITY DESIC RQD RQD REC CALIBRATED PEN [FINES CONTENT] %	ETRATION & RECOVERY
-					Topsoil Thickness[1"]			/			-			
-	S-1	SS	18	18	(CL FILL) FILL, LEAN CL contains roots, dark b	AY WITH rown, m	l GRA oist <i>,</i> l	.VEL, firm			-	4-3-3 (6)	⊗ <sub>6</sub>	
-						and roc	dich	/	///		-			
	S-2	SS	18	12	brown, moist, stiff	sanu, rec	JUISII				169	4-5-7 (12)	Ø <sub>12</sub>	
					(CL) LEAN CLAY, reddis	h brown	ı, moi	ist, /			-	5-8-10		
_	S-3	SS	18	18	very stiff			ľ			_	(18)	<sup>⊗</sup> 18	
											-			
-	S-4	SS	18	18							-	5-9-12 (21)	Ø <sub>21</sub>	
10-								/			164 –			
-								Ľ			-			
-											-			
											-	6-11-15		
15_	S-5	SS	18	18							150	(26)	⊗ <sub>26</sub>	
								/			-			
					(2))				44		-			
					(CL) LEAN CLAY WITH	SAND, re ff	eddisł	ן ו			-			
	S-6	55	18	18							-	7-11-17	<b>A</b>	
20-	50		10	10		IG AT 20.	0 FT		44		154 -	(28)	28	
											-			
_											_			
-											_			
											_			
25-											149 -			
-											_			
											-			
-											_			
											-			
30-											144 –			
	Tł	HE STRA	ATIFICA	TION LI	NES REPRESENT THE APPROXII	MATE BOU	NDAR	LINES BET	NEEN S	SOIL	TYPES. IN	-SITU THE TR	ANSITION MAY BE GR	ADUAL
	vL (Firs	st Enco	ounter	ed)	Dry	BO	DRING	STARTED:	No	ov 19	2021	CAVE IN	DEPTH: <b>15.1</b>	
	VL (Cor	mpleti	on)		Dry	BO			No	ov 19	2021	HAMME	R TYPE: Auto	
V V	VL (Sea	asonal	High V	Water)		EQ	UIPM	ENT:	LO	GGE	ED BY:			
V 🗹	VL (Sta	bilized	)		Dry	AT	V		BN	/14		DRILLING	5 METHOD: HSA	
					GEC	DTECHN	<b>JICA</b>	L BOREI	HOLE	E LC	DG			

CLIENT	: et Dev	elonm	ent				PROJECT NO.:		BORING	NO.:	SHEET:	
PROJEC	T NAN	<b>ле:</b>	ent				DRILLER/CONTF	ACTC	DR:		1011	EUS
Stewart	Prope	rty					D And S Drilling,	Inc.			1	
SITE LO 8215 Sp	canoi ringfie	N: Id Road	l. Gleni	n Dale.	Marvland 20769						LOSS OF CIRCULATION	N <b>XIOO</b>
NORTH	ING:		,	EA	STING:	STATION:		Sl	JRFACE E	LEVATION:	BOTTOM OF CASING	
486626	0			13	67996.6			16	54			
DЕРТН (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF	<sup>-</sup> MATERIAL		WATER LEVELS	ELEVATION (FT)	BLOWS/6"	Plastic Limit Water Conte X Standard Penetrati ROCK QUALITY DESIGNATIK RQD RQD CALIBRATED PENETROI IEINES CONTENTI %	nt Liquid Limit → △ ION BLOWS/FT DN & RECOVERY METER TON/SF
-					Topsoil Thickness[4"]							
-	S-1	SS	18	14	(CL) LEAN CLAY, trace s brown, moist, firm	and, reddis	sh //		-	2-3-4 (7)	<sup>⊗</sup> 7 26.4	
	S-2	SS	18	18	(ML) SILT WITH SAND, moist, very stiff	brown to g	ray,		159-	4-7-10 (17)	Ø174.2	
	S-3	SS	18	18	(CL) SANDY LEAN CLAY, moist, very stiff	brown to g	gray,			5-10-13 (23)	Ø <sub>2318</sub> .9	
	S-4	SS	18	18					154 -	8-11-15 (26)	8 <sup>20</sup> 2993	38 [57.2%]
	S-5	SS	18	18	(ML) SILT WITH SAND, moist, very stiff	brown to g	ray,		149	5-8-10 (18)	Ø1\$4.7	
	S-6	SS	18	18	(CL) LEAN CLAY, trace s brown, moist, very stiff	and, reddis f	sh			8-10-14 (24)	S <sub>24</sub> 7.9	
20					END OF DRILLIN	G AT 20.0 F	T		144			
30 -									134			
			ATIFICA	TION LI	NES REPRESENT THE APPROXIM	ATE BOUNDA	ARY LINES BETWEE	n soii	_ TYPES. IN	I-SITU THE TF	RANSITION MAY BE GRADU	JAL
			unter	eu)	Dry	BORIN	IG STARTED:	Nov 2	2 2021	CAVE IN	DEPTH: <b>6.0</b>	
V V V V	VL (Coi VL (Sea	mpleti Isonal	on) High V	Water)	Dry	BORIN COMP	IG PLETED:	Nov 2	2 2021	HAMME	R TYPE: Auto	
v v	VL (Sta	bilized	)	1	2.2	EQUIP	PMENT:		ED BY:	DRILLING	6 METHOD: <b>HSA</b>	
	1.5 to		,		GFO		AL BORFHO		OG			

CLIENT	et Dev	elonm	ont				P	ROJECT N	0.:	E	BORING	NO.:	SHEET:	
PROJEC	T NAN	1E:						DRILLER/CO	ONTRA		R:		1011	
Stewart	Prope	rty					[	D And S Dri	lling, lı	nc.			1	
SITE LO	CATION ringfiol	V: Id Pope	l Gloni	n Dala	Mandand 20769								LOSS OF CIRC	
NORTH	ING:	u Koat	, diem	EA	STING:	STATION	N:			SU	JRFACE E	LEVATION:		
486887.	4			13	68121.1					17	3		BOTTOM OF	CASING
DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION O	of Materi	AL			WATER LEVELS	ELEVATION (FT)	BLOWS/6"	Plastic Limit Wate X	er Content Liquid Limit
-					Topsoil Thickness[3"]				111		-			
-	S-1	SS	18	6	(CL) SANDY LEAN CLAY moist, stiff	/, reddis	h bro	own,			-	2-4-5 (9)	₿9	
_					(CH) FAT CLAY gravish	red to h	nowi	n			-			
5-	S-2	SS	18	18	moist, stiff			,			_ _ 168 -	3-5-8 (13)	⊗ <sub>13</sub>	
-	S-3	SS	18	18							-	4-6-8 (14)	₿14	
-											-			
-	<u> </u>		10	10	(CL) LEAN CLAY, traces	sand, re #	ddish	ו			-	5-7-10		
10-	5-4	55	18	18	brown, moist, very sti	11					163 -	(17)	P17	
												7 42 45		
- 15	S-5	SS	18	18							150	(27)	Ø <sub>27</sub>	
	S-6	SS	18	18							-	8-13-17 (30)	⊗ <sub>30</sub>	
20						NG AT 20	).0 FT				153			
											-			
25-											148-			
_														
_											_			
_														
											]			
30 -											143-			
	Tł	HE STRA	ATIFICA	TION LI	NES REPRESENT THE APPROXII	MATE BOL	JNDAF	RY LINES BE	TWEEN	SOIL	TYPES. IN	I-SITU THE TR	ANSITION MAY BE C	GRADUAL
V V	/L (Firs	st Enco	ounter	ed)	Dry	ВС	ORING	G STARTED	: N	ov 19	9 2021	CAVE IN	DEPTH: <b>15.4</b>	
V V	/L (Cor	npleti	on)		Dry	BC	ORING	<u> </u>						
V V	▼ WL (Seasonal High Water) CO								N	ov 19	9 2021	HAMME	K TYPE: Auto	
V V	/L (Sta	bilized	)	,	Drv	EC	QUIPN	MENT:		OGG	ED BY:	DRILLING	6 METHOD: <b>HSA</b>	
	_ ,0 :0		1		GEC			L BORE			DG			

CLIENT Elm Stre	: eet Dev	elopm	ent				PROJECT N 02:9046-C	0.:	E	BORING <b>3-05</b>	NO.:	SHEET: 1 of 1		
PROJEC	CT NAN	ЛЕ:					DRILLER/C	ONTRA	CTO	R:		I		-65
Stewart	: Prope CATIO	r <b>ty</b> √:					D And S Dri	illing, Ir	IC.					~
8215 Sp	ringfie	d Road	l, Gleni	n Dale,	Maryland 20769							LOSS OF C	CIRCULATION	
NORTH 487015	IING: . <b>0</b>		[	EA 13	ASTING: 68171.1	STATION:			SL <b>16</b>	JRFACE E 6	LEVATION:	BOTTOM	OF CASING	
DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF	F MATERIAL			WATER LEVELS	ELEVATION (FT)	BLOWS/6"	Plastic Limit V X ROCK QUALIT ROCK QUALIT RQD RQD CALIBRAT [FINES CONTE	Vater Content Liq D PENETRATION BLO Y DESIGNATION & RI TED PENETROMETER INT] %	uid Limit - △ SWS/FT SCOVERY TON/SF
-					Topsoil Thickness[6"]		/	X 1 1 1 1						
-	S-1	SS	18	16	(CL) LEAN CLAY, trace s moist, stiff to very stiff	and, reddi	sh gray,			-	3-5-6 (11)	<sup>⊗</sup> 11 17.4		
5-	S-2	SS	18	18						- - 161 -	4-6-9 (15)	®15 1 <b>7.</b> 3		
-	S-3	SS	18	18						-	5-8-10 (18)	(€17 18 5.5	38	[96 %]
-	6.4		10	10						-	7-9-13			
10-	5-4	55	18	18						156	(22)	9278		
										-				
15-	S-5	SS	18	18						151	4-7-9 (16)	®16 15.8		
										-				
20-	S-6	SS	18	18						1/16-	5-10-14 (24)	⊗ <sub>248.1</sub>		
					END OF DRILLIN	IG AT 20.0 F	T			-				
-										-				
25-										 141				
30-										136-				
	L TH	HE STRA	ATIFICA	TION LI	NES REPRESENT THE APPROXIN	ATE BOUND	ARY LINES BE	TWEEN	SOIL	TYPES. IN	I-SITU THE TR	ANSITION MAY B	E GRADUAL	
V V	VL (Firs	st Enco	ounter	ed)	Dry	BORI	NG STARTED	): N	ov 19	9 2021	CAVE IN	DEPTH: <b>15.0</b>	)	
▼ v	▼ WL (Completion) Dry						NG	N	ov 19	9 2021	HAMMFI	R TYPE: Aut	0	
V V	WL (Seasonal High Water)						PLETED: PMENT:		Contraction	ED BY:				
<u>▼</u> v	VL (Sta	bilized	)		Dry	ATV		B	M4	20	DRILLING	6 METHOD: HSA		

CLIENT:	: et Dev	elonma	ont				PROJECT N	0.:	6	BORING I	NO.:	SHEET:		
PROJEC	T NAN	4E:					DRILLER/C	ONTRA	CTO	PR:		1011		50
Stewart	Prope	ty					D And S Dr	illing, In	IC.					
8215 Sp	ringfiel	v: d Road	l, Glenr	n Dale,	Maryland 20769							LOSS OF	CIRCULATION	<u>&gt;100</u> %
NORTH	ING:		-	EA	STING:	STATION:			SL	JRFACE E	LEVATION:	BOTTON	/ OF CASING	
486812.	1			13	68407.8				15	5 <b>7</b>				_
DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION C	DF MATERIAL			WATER LEVELS	ELEVATION (FT)	BLOWS/6"	Plastic Limit ' X	Water Content Liquid I	imit FT ERY SF
-					Topsoil Thickness[6"]			¥YY)						
	S-1	SS	18	14	(CL) LEAN CLAY, trace s brown, moist, stiff	sand, grayis	sh				3-4-6 (10)	<sup>⊗</sup> 10 17.5		
5	S-2	SS	18	18	(SM) SILTY SAND, red, dense	moist, meo	dium			152	5-9-12 (21)	10:321 22	د [28.1%]	
	S-3	SS	18	18	(CL) LEAN CLAY, trace s brown, moist, very sti	sand, reddi ff	sh		V	-	5-8-12 (20)	⊗ <sub>214.6</sub>		
	S-4	SS	18	18							6-9-13 (22)	23		
	S-5	55	18	18	(SC) CLAYEY SAND, rec	dish browr	n, moist,		▼ ▽	142	5-7-10 (17)	®1716.2		
-			10	10	medium dense			///		-	6-9-14			
20-	5-6	55	18	18			T	////		137-	(23)	×45.4		
25										132-				
	Tł	HE STRA	ATIFICA	TION LI	NES REPRESENT THE APPROXI	MATE BOUND	ARY LINES BE	TWEEN	SOIL	TYPES. IN	I-SITU THE TR	L ANSITION MAY E	BE GRADUAL	
V W	/L (Firs	t Enco	untere	ed)	17.0	BORI	NG STARTED	): <b>N</b>	ov 22	2 2021	CAVE IN	DEPTH: <b>8.8</b>		
V V	/L (Cor	npletio	on)		16.0	BORI	NG	••		2 2024				
V V	/L (Sea	isonal	High V	Vater)		СОМ	PLETED:	N	ov 22	2 2021		KIYPE: Aut	0	
V V	/L (Sta	bilized	)		6.5	EQUII	PMENT:	BI	JGG M4	ED BY:	DRILLING	6 METHOD: <b>HS</b>	4	
					GFC	TFCHNIC		HOL	FLO	OG	]			

CLIENT:	et Dev	elonme	ent				PROJECT 02:9046-	NO.:	[	BORING I B-07	NO.:	SHEET:	
PROJEC	T NAN	1E:					DRILLER/	CONTRA	ACTO	R:		1011	— <b>ĽĽ</b> (
Stewart	Proper	ty					D And S I	Drilling, Ir	nc.			1	
SITE LOO 8215 Sp	CALLOF ringfiel	√: d Road	l. Glenr	ו Dale.	Marvland 20769							LOSS OF CIRC	
NORTH	ING:			EA 13	ASTING:	STATION:			SL	JRFACE E	LEVATION:	BOTTOM OF	CASING
(E	MBER	YPE	T. (IN)	(IN)	00200.4				VELS	1 (FT)		Plastic Limit Wate	r Content Liquid Limit ●
DEPTH (I	SAMPLE NU	SAMPLE T	SAMPLE DIS	RECOVERY	DESCRIPTION O	PF MATERIAL			WATER LE	ELEVATION	BLOWS/	ROCK QUALITY DE RQD RCC CALIBRATED P	ENETROMETER TON/SF
					Topsoil Thickness[6"]			-XYY				[FINES CONTENT] 9	<u>%</u>
-	S-1	SS	18	16	(CL) LEAN CLAY WITH moist, firm	SAND, gra	yish red,				2-3-5 (8)	⊗8	
- - 5-	S-2	SS	18	18	(CL) LEAN CLAY, browr	n, moist, st	tiff			155	4-6-8 (14)	Ø <sub>14</sub>	
-	S-3	SS	18	18					¥	-	6-9-14 (23)	∞23	
- - 10-	S-4	SS	18	18						 150 -	5-8-11 (19)	⊗ <sub>19</sub>	
					(CH) FAT CLAY, gray, m	oist, very	stiff						
-	S-5	SS	18	18							6-10-13 (23)	Ø <sub>23</sub>	
15										145-			
-					(SM) SILTY SAND, gray dense	, wet, med	dium		$\bigtriangledown$		6-11-15		
20-	S-6	SS	18	18			FT			140-	(26)	⊗ <sub>26</sub>	
-						10 Al 20.0				-			
-													
25 -										135			
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30-										130-			
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	TH	IE STRA	ATIFICA	TION LI	NES REPRESENT THE APPROXII	MATE BOUN	DARY LINES E	BETWEEN	SOIL	TYPES. IN	I-SITU THE TR	RANSITION MAY BE G	GRADUAL
₩ ¥	/L (Firs		ountere	ed)	18.0	BOR	ING STARTI	ED: N	ov 22	2 2021	CAVE IN	DEPTH: 1 in. Pi	ре
V V V V	/L (Sea	sonal	High V	Vater)	Dry	BOR CON	ING IPLETED:	N	ov 22	2 2021	HAMME	R TYPE: Auto	
v v	/L (Sta	bilized	)	/	7.6 Nov-23	EQU	IPMENT:	L. B	0GG M4	ED BY:	DRILLING	6 METHOD: HSA	
					GFC	DTECHNI	CAL BOF	REHOL	ELO	OG			

## **APPENDIX C – Laboratory Testing**

Laboratory Test Results Summary Grain Size Analyses/Plasticity Charts

			Lab	orato	ory Te	estin	g Sı	ımm	ary					
						Atte	rberg Li	imits	**Percent	Moisture	- Density	CBF	R (%)	
Sample Location	n	Sample Number	Depth (feet)	^МС (%)	Soil Type	LL	PL	PI	Passing No. 200 Sieve	<maximum Density (pcf)</maximum 	<optimum Moisture (%)</optimum 	0.1 in.	0.2 in.	#Organic Content (%)
B-01		S-1	1-2.5	27.1										
B-01		S-2	3.5-5	19.1										
B-01		S-3	6-7.5	15.2	СН	61	21	40	94.5					
B-01		S-4	8.5-10	16.4										
B-01		S-5	13.5-15	15.6										
B-01		S-6	18.5-20	14.1										
B-03		S-1	1-2.5	26.4										
B-03		S-2	3.5-5	14.2										
B-03		S-3	6-7.5	18.9										
B-03		S-4	8.5-10	19.3	CL	38	20	18	57.2					
	Notes: Sove va Definitions: M Bo	ee test repo alues IC: Moisture earing Ratio	rts for test n Content, So , OC: Organ	nethod, ^A bil Type: U nic Conten	STM D221 SCS (Unifi t	6-19, *AS ed Soil C	STM D24	38, **AST on Syste	r̃M D1140-17, # m), LL: Liquid L	ÁSTM D2974-2 .imit, PL: Plastic	0e1 < See test : Limit, PI: Plast	report for	D4718 c x, CBR: 0	orrected California
Project: Stew Client: Elm S	art Property Street Developmer	nt					Proj Date Re	ect No.: eported:	02:9046-C 12/21/2021					
ECS	Office / Lab ECS Mid-Atlantic LLC - Baltimore						A B Chan Hanove	oddress wood R er, MD 2	oad Suite B 21076	O	ffice Number (410)859-43 (410)859-43	/ Fax 300 324		
Γ	Tested by								Approved	by	Date	Received		1
	bhow	vell			bhow	vell			bhowel	I	12/1	5/2021		

			Lab	orate	ory To	estin	g Sı	ımm	ary					
						Atte	rberg Li	imits	**Percent	Moisture	- Density	CBF	R (%)	
Sample Loc	ation	Sample Number	Depth (feet)	^MC (%)	Soil Type	LL	PL	PI	Passing No. 200 Sieve	<maximum Density (pcf)</maximum 	<optimum Moisture (%)</optimum 	0.1 in.	0.2 in.	#Organic Content (%)
B-03		S-5	13.5-15	14.7										
B-03		S-6	18.5-20	17.9										
B-05		S-1	1-2.5	17.4										
B-05		S-2	3.5-5	17.3										
B-05		S-3	6-7.5	15.5	CL	38	17	21	96.7					
B-05		S-4	8.5-10	14.8										
B-05		S-5	13.5-15	15.8										
B-05		S-6	18.5-20	18.1										
B-06		S-1	1-2.5	17.5										
B-06		S-2	3.5-5	10.8	SM	22	NP	NP	28.1					
	Notes: Definitions:	See test repo values MC: Moisture Bearing Ratio	orts for test n e Content, So o, OC: Organ	nethod, ^A oil Type: U nic Conten	STM D221 SCS (Unifi t	6-19, *AS ed Soil C	STM D24	38, **AS⁻ on Syste	TM D1140-17, # m), LL: Liquid L	ASTM D2974-2	0e1 < See test	report for	D4718 c x, CBR: (	orrected California
Project: Client:	Stewart Property Elm Street Developm	nent					Proj Date Ro	ect No.: eported:	02:9046-C 12/21/2021					
		Office /	Lab				A	ddress		0	ffice Number	/ Fax		
<b>LCo</b>								wood R	oad Suite B		(410)859-43	00		
-05	ECS Mid-Atlantic LLC - Baltimore							er, MD 2	21076		(410)859-43	24		
٦	Tested by								Approved	by	Date	Received		ו
	bho	owell			bhov	vell			bhowel		12/1	5/2021		

						Atte	rberg Li	mits	**Percent	Moisture	- Density	CBF	R (%)	
Sample Loo	ation	Sample Number	Depth (feet)	^MC (%)	Soil Type	LL	PL	PI	Passing No. 200 Sieve	<maximum Density (pcf)</maximum 	<optimum Moisture (%)</optimum 	0.1 in.	0.2 in.	#Organic Content (%)
B-06		S-3	6-7.5	14.6										
B-06		S-4	8.5-10	12.9										
B-06		S-5	13.5-15	16.2										
B-06		S-6	18.5-20	16.4										
	Notes:	See test repo	orts for test n	nethod, ^A	STM D221	6-19, *AS	STM D24	38, **AS⁻	ГМ D1140-17, #	ASTM D2974-2	0e1 < See test	report for	D4718 c	orrected
	Definitions:	values MC: Moisture Bearing Ratio	e Content, So o, OC: Orgar	oil Type: U nic Conten	SCS (Unifi t	ed Soil C	lassificati	on Syste	m), LL: Liquid L	imit, PL: Plastic	Limit, PI: Plast	icity Inde	x, CBR: (	California
Project: Client:	Stewart Property Elm Street Developm	nent					Proj Date Re	ect No.: eported:	02:9046-C 12/21/2021					
		Office /	Lab				A	ddress		0	ffice Number	/ Fax		
LCc	moro		1340-	B Charv	wood R	oad Suite B		(410)859-43	00					
	EC3 M		LC - Daili	more			Hanove	er, MD 2	21076		(410)859-43	24		
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## LIQUID AND PLASTIC LIMITS TEST REPORT



## **APPENDIX D – Supplemental Data**

Techno-Gram 005-2018 Email from DPIE regarding OC Clay Techno-Gram 004-2018





SUBJECT: Geotechnical Guidelines for Soil Investigations and Reports Required by Prince George's County Code, Subtitle 32 and Subtitle 24-131

**PURPOSE:** To Provide Guidance Regarding Geotechnical Investigations of Sites That Include or are Near Over-Consolidated (O/C) clay

SCOPE: Pertains to project sites that include or are in the vicinity of Over-Consolidated O/C clay such as Marlboro Clay and Christiana Clay

### I. Definitions

- 1. Over-Consolidated Clay In Prince George's County, O/C clay is fissured clay with residual effective angle of internal shear resistance ranging from 10° to 14°. It includes Marlboro Clay formations, Christiana Clay Complexes, and some Howell soil groups. It is typically classified as CH, MH, CL-CH or CL in the USCS classification system. In <u>PGAtlas.com</u>, the Marlboro clay layer is mapped on the environmental tab. When turned on, red and green bands appear. Red bands indicate where Marlboro Clay is present with accuracy that is intended for investigative purposes. Green bands indicate where its presence is likely, unless otherwise proven by detailed Geotechnical investigations.
- 2. Critical slopes Slopes in or near O/C clays with one or more of the following features: a) 5H:1V and steeper (≥ 20%), b) greater than 20 feet in height, c) their failure may result in significant damage or costs, or d) deemed critical by the County.





#### II. Required Field Investigation

- 1. Engineer shall perform investigations that include standard penetration test (SPT) borings or an acceptable combination of SPT borings and one of the following methods: Cone Penetrometer Testing (CPT), Dilatometer Testing (DMT) or any other method justified by permittees and accepted by DPIE. Test frequency and locations shall be adequate to delineate the 3-dimensional presence of O/C clay that may impact proposed structures, roads, and utilities, and as necessary to address slope stability in the direction of critical slopes where O/C clay is present.
- 2. Engineer shall extend the soil test borings at least 10 feet below the O/C clay. Olive green sand of the Aquia Formation is typically found within such depths. The boring depth and location must be adequate to locate the O/C clay top and bottom surfaces by identifying at least 2 points on each surface. This is necessary to perform a slope stability analysis. Engineer shall survey the ground elevation at all locations of the test borings. If O/C clay is not encountered in the explored depths, at least one boring shall be drilled within the PG Atlas red band down to a depth of at least 30 feet depth to disprove the presence of the O/C clay on the site.
- 3. Engineer shall collect soil samples with split spoon (disturbed samples) and a thin-walled (undisturbed samples) shelby tube in accordance with the American Society for Testing and Measurement (ASTM) standards D 1586 and D 1587. Engineer shall determine the presence and depth of any fissures or slicken-sided joints in the soil samples. If DMT is used to confirm existing failure planes (KD 2.0), it shall be performed in accordance with ASTM D 6635. Also, a DMT table shall be provided in the geotechnical report depicting at least the following: the gauge pressure, B-pressure, dilatometer modulus, thrust, A-pressure, dimensionless dilatometer index, dimensionless dilatometer horizontal stress in one dimensional compression, overconsolidation ratio, Ko, Phi, constrained modulus of soil compressibility, and the soil type based on USCS soil classification (per ASTM D-2487 and D-2488).





- 4. Engineer shall identify the locations of possible old slides, current suspected instable slopes, and slope movement signs evident on existing structures. This shall be based on site visits, a review of site plans, and a review of recent and old aerial photographs.
- 5. Engineer shall classify soil layers by geologic formation, where evident. At least Nanjemoy Formation, Marlboro Clay, and Aquia Formation shall be identified on the boring logs of the geotechnical report.
- 6. Engineer shall note groundwater presence and depth at the time of drilling completion, and at least 10 weeks later. If the groundwater is shallow, engineer shall investigate its seasonal fluctuations and identify seepage zones where evident.

## III. Slope Stability Analysis of Critical Slopes

Engineer shall provide in the slope stability analyses:

- 1. Cross sections where slope stability is analyzed shall be adequate in number and location to address changes in stress due to the proposed grading and construction (removal of soil near slope toe, loads on the slope,...), and as necessary to accurately locate the 1.5 Factor of Safety (F.S.) line. Cross section lines and 1.5 F.S. lines shall be depicted on boring location plans and site grading plans. Grading plans shall show both, existing and proposed grades. Both grades shall be analyzed for slope stability.
- 2. Each cross section shall run through or tangent to at least 2 soil borings such that field verified soil data is used in the analysis. The lowest tested residual shear strength of a cross section shall be used in the stability analysis of that particular cross section.





- 3. Engineer shall use software that produces colored profiles with strength parameters of the soil layers tabulated on each profile. Only the "residual" friction angles obtained from laboratory testing of O/C clay shall be used, per item IV.1 of this document, to evaluate the long-term stability of slopes. Cohesion of O/C clays shall be assumed to have a value of ZERO.
- 4. Strength parameters of soils that are not highly plastic may be determined from correlations with adjusted SPT 'N' values, or comparisons with properties of similar soils published in electronically accessible literature. Exact methods of determining such parameters shall be explained in the geotechnical report. If the parameters are based on laboratory testing, test results shall be included in the report. DMT friction and shear angles may be used per standard output per the DMT Table (Item II.3).
- 5. Slope stability analyses shall result in delineating the 1.5 Factor of Safety (F.S.) line. The software output will be a 1.5 failure surface whose top intersects with the ground By connecting these points of surface at a point. intersection of all cross sections, a 1.5 F.S. line is determined for pre-developed identified. This line conditions shall be labeled "existing 1.5 F.S. Line". For post developed conditions, global stability shall be analyzed for slopes that will remain critical after proposed grading, and slopes that may become critical due to proposed grades and/or proposed structures. An additional 1.5 F.S. line shall be delineated for the proposed grades and structures. This line shall be labeled "proposed 1.5 F.S. Line".
- 6. Structures, houses, roads, and walls, shall not be planned on analyzed slopes at elevations lower than the 1.5 F.S. line. The building restriction line shall be at least 25 feet uphill from the 1.5 F.S. line for compliance with Prince George's County Code Section 24-131 - Unsafe Land. Once the layout of proposed structures is determined, their loads shall be considered in global stability analyses.





7. Engineer also shall identify onsite and offsite existing properties, structures, roads, ponds, and utilities that may be impacted by the proposed grading and/or loading of the O/C clay, and perform the necessary analyses to ensure their long-term slope stability.

#### IV. Laboratory Testing and Analysis

Tests shall be performed in accordance with applicable ASTM criteria and acceptable standards. Modifications to standard testing procedures will be considered by DPIE for acceptance if justified in the geotechnical report and noted on the print out of the stability analysis program.

- 1. For each cross section, engineer shall perform at least two 3-point drained shear tests on representative samples of O/C clavs, to establish the residual shear-strength parameters. For the long-term stability, only slow strain rates shall be used on reconstituted or undisturbed shelby tube samples. The rates depend on the shearing procedure. For the required torsional ring shear test, the rate should be a maximum of 0.0008 in/min (ASTM D6467). Alternatively, the engineer may use a maximum rate of 0.00035 in/min (per the Army Corps of Engineers' procedure EM 1110-2-1906) for direct/residual shear (D/RS). Different rates of other procedures, such as that outlined in Engineering Properties of Clay Shales (Technical Report TR-S-71-6 by W. Haley and B.N. MacIver), shall be approved by DPIE first. Results of tests IV.2 thru IV.6 below shall be provided to DPIE for all applicable soil Estimated parameters, undrained tests, unconfined samples. tests, and simple direct shear (DS) tests are not accepted by DPIE for O/C clays.
- 2. Natural moisture content shall be provided for split spoon and thin-walled tube samples.
- 3. Atterberg limits shall be provided for cohesive soil samples and shear strength tests.





- 4. Hydrometer analysis shall be provided for cohesive samples, such as silt and clay.
- 5. Soil classification shall be provided per AASHTO and ASTM D 2487 and D 2488.
- 6. If structures are proposed on substantial fill, or soft O/C clay or cohesive soils, consolidation tests and relevant engineering recommendations shall be provided in the geotechnical report.
- 7. If roadways are proposed, proctor test results per American Association of State Highway and Transportation Official (AASHTO) standard T-180 shall be provided in the report for the two most predominant soil types below the road subbase stone. O/C clay shall be kept at least 2 feet away from subbase stone.

# V. Conclusions and Information to be provided in the Geotechnical Report

Engineer shall analyze and provide the following in the geotechnical report at the concept stage of the project, and again at the permitting stage:

- 1. Engineer shall include locations of the 1.5 F.S. lines, cross sections analyzed for stability, and the areas of outcropping O/C clay delineated on site and adjacent to it. This information shall be provided on the boring location plans, concept plans, and grading plans. The delineated areas of O/C clay shall be lightly shaded. Shades and line patterns shall be identified in the plans legend.
- 2. The boring location plan shall be presented preferably on no more than 2 sheets. It shall be presented with a graphical scale and a north arrow on each sheet.





- 3. Colored profiles of the analyzed cross sections shall be provided in the report, along with print outs of all slope stability and global stability analyses.
- 4. If O/C clay is present on the site or adjacent to it, the report shall identify the ramifications and restrictions to the project due to presence of O/C clay and critical slopes.
- 5. Analysis of existing and proposed grades, evaluation of stability of slopes steeper than 5H:1V on the site and adjacent to it, and determination of the maximum allowable slopes, if applicable, shall be provided in the report.
- 6. Engineer shall include global stability analyses and mitigation or recommendations for the identified existing properties, structures, roads, ponds, and utilities that may be impacted by the proposed grading and/or loading of the delineated O/C clay. Engineer shall also recommend in the report further investigations, when needed.
- 7. Geotechnical design parameters and recommendations shall be provided for proposed mitigation, slope stabilization, pavement sections, foundation design, design of retaining and basement walls, especially if impacted by O/C clay. For structures to be founded in O/C clay areas, the geotechnical report shall identify the exact depths of footings and the uplift forces needed to identify any additional reinforcement of
- 8. Geotechnical engineer shall review finalized permit plans and certify their conformance to the geotechnical report recommendations. Geotechnical engineer shall also ensure that the plans include this note: "Design and construction shall be consistent with the recommendations of the geotechnical report of the permit referenced on the plans".





- 9. If failure surfaces exist on site, or if water seepage from finished cut slopes is possible; locations of such surfaces shall be depicted on the boring location plans, and options to stabilize such condition shall be listed in the report.
- 10. The report shall offer recommendations for acceptable locations of proposed structures and stormwater management devices that In general, SWM allow (SWM) devices. infiltration into the site soil strata should be located below the O/C clay bottom. Generally, SWM devices in or above the O/C clay should be limited to rain barrels, vaults, or micro bioretention with impervious liners and underdrains that discharge into County approved storm drain pipes and eventually outfall at a lower elevation that the O/C clay bottom. The report shall include a table listing for each proposed SWM device, depths of the following: the device bottom, the O/C clay top surface, the O/C clay bottom surface, and the seasonal high groundwater level.

**APPROVED BY:** 

Haitham A. Hijazi, Director

September 21, 2018 DATE





## TECHNO-GRAM 004-2018 REVISED

SUBJECT: Geotechnical Requirements for Stormwater Management (SWM) Devices

**PURPOSE:** To clarify and adjust geotechnical requirements for SWM devices. Specifically:

- Define requirements for clearance between groundwater table and SWM devices
- Define when infiltration testing is required
- Define/adjust the maximum permissible boring offsite to various SWM devices

SCOPE :

This revised Technogram replaces and/or updates the requirements identified in the <u>Prince George's</u> <u>County Stormwater Management Design Manual</u>, adding Table 9-1 "Structural BMP Geotechnical Determination" and revising Table 10-1 "ESD Geotechnical Determination".

Effective immediately, the attached Tables 9-1 and 10-1 shall be used to determine the requirements for geotechnical analysis and soil borings for various SWM devices. Table 9-1 applies to structural devices; and, Table 10-1 applies to Environmental Site Design (ESD) devices.

Attachments

APPROVED BY:

Melinda Bolling, Director

July 25, 2019

## MANOL ANDONYADIS, P.E., LEED AP | Senior Vice President, Central Region Manager ECS MID-ATLANTIC, LLC | T 703.471.8400 | D 703.810.1230 | C 703.201.2541 www.ecslimited.com

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From: Labban, Mohamad J [mailto:MJLabban@co.pg.md.us]
Sent: Saturday, October 10, 2020 3:13 PM
To: Dinsmore, Ben (BDinsmore@gtaeng.com); Samir Alqutri; Paul Chung; mattnorris@geolabinc.com; Manol Andonyadis, P.E., LEED AP
Cc: Reiser, Megan; Tarr, John; bjsistani@gmail.com; Kashanian, Behdad A.; Shoulars, Katina
Subject: Techno-gram 005-2018 Addendum - Casagrande Plasticity Chart for Prince George's County

Attention Geotechnical Engineers,

Please use the **Plasticity Chart** below to identify Marlboro/Christiana (Potomac Group) Clay for all project in Prince George's County. Thank you.



Chart 4.3-1 Casagrande Plasticity Chart with Laboratory Atterberg Limits testing results

The Technogram 005-2018 provided by PG DPIE requires the use of the residual effective angle of internal shear resistance, with zero cohesion for the soil strength parameters of fissured/pre-failed over-consolidated clays in global stability analysis. The corresponding clay types are typically classified as CH or CL-CH. In addition, lean clay materials having a liquid limit and plasticity index greater than 40% and 22%, respectively (labeled CL+ in the chart above), are considered to have the potential to behave like fissured/pre-failed over-consolidated clay per Technogram 005-2018. The results of Atterberg limits testing performed on the



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Structure ① (reference # from SWM Design Manual)	Major Requirement	Minimum Frequency of full Borings, Test-Pits, or other approved method 2	Boring Offset from Structure	Min. GWT Depth below Structure
SWM Pond (9.7.1.22)	MD-378	3 to 6 full borings per SCD Manual Pg. II-7, III-16, and III-17	No Offset from structure	N/A
Underground Attenuation Facility (9.7.2.4)	Investigate soils to at least 5 ft below invert	Two full borings per structure. More if needed to determine the Bearing Capacity, existing fill limits, etc.	No Offset from structure	GWT below invert or watertight design
Bio-Retention Pond (9.7.3.3)	Chapter 3 of MDE Manual	One per control structure	No Offset from structure	4 ft below bottom of pond
Infiltration Trenches (9.7.4.4)	Infiltration Test + Appendix 9-12 SWM Des. Manual	One per 50 linear feet of trench	No Offset from structure	4 ft below bottom of trench
Proprietary Devices (9.8.2.4)	Must be MDE- approved	One full boring per device. More than one if required by Manufacturer	Per Manufacturer	Per Manufacturer

# Table 9-1 Geotechnical Requirements for Structural BMP

D Structures should NOT be in Marlboro Clay, Christiana Complex or unsuitable fill. They shall outfall below layers of such materials or in non-ephemeral, existing creeks.

If there is no alternative to placing structure on such soils, justification and mitigation must be submitted for DPIE's approval. If approved, specific restrictions will apply

2 Eull: Boring, Test Pit or approved method that covers all tests identified by Geotech Industry standard practice including seasonal high groundwater tests & blowcounts

Only soil reports that are 7 year old or newer shall be used to determine the groundwater (GWT) seasonal high elevations, soil properties, and soil hydrologic groups.

# Revised July 25, 2019

## Table 10-1 Geotechnical Determination for ESD Devices

Device (reference# from SWM Design Manual) ①	Hydrologic Soil Group ②	Infiltration Test? ③	Minimum frequency of high Groundwater (GWT) Tests or full Borings (3)	Max. Boring Offset (4)	Min. GWT Depth from ESD Device
Green Roof (10.6.2.2)	N/A	N/A	N/A	N/A	N/A
Rainwater Harvest'g. (10.6.2.2)	N/A	N/A	N/A	N/A	N/A
Reinforced Turf (10.6.2.2)	N/A	N/A	N/A	N/A	N/A
Non/Rooftop Runoff Disconnection (10.6.2.2)	Not for D soils	N/A	N/A	N/A	N/A
Sheetflow to Cnsrv. Area (10.6.2.2)	N/A	N/A	N/A	N/A	N/A
Infiltration Berms (10.6.2.2)	A, B & C preferred	N/A	N/A	N/A	N/A
Permeable Pavement (10.6.2.2)	A, B or C	Yes. 1 per boring if > 10,000 sq.ft.	One full <b>Boring</b> per 2500 sq. ft. of the total area of the permeable pavement	No Offset	4 ft below the pavement subbase stope
Submerged Gravel Wetland (10.8.2.2)	erged Gravel nd (10.8.2.2) C or D Geotech Engnr. One full Boring suitable testing triggers small-po		One full <b>Boring</b> at control structure. Per <b>MD 378</b> if size triggers small-pond standard	No Offset	1 ft below bottom of device or less
Landscaping Infiltr'n. (10.8.3.2)	A or B	If DA imper- vious > 50%	One GWT Test	No Offset	4 ft below bottom
Dry Wells (10.8.5.2)	A or B	Geotech Engnr. recommends suitable testing	One full <mark>Boring</mark>	60 ft	4 ft below bottom
Micro Bio Retention (10.8.6.2)	All, with req' <u>d</u> . underdrain	Not w/ req <u>d</u> . underdrain	One GWT Test	50 ft	4 ft below bottom
Rain Gardens (10.8.7.2)	A and B <b>or</b> amended C or D	Not w/ req <u>d</u> . underdrain	One GWT Test	50 ft	2 ft below underdrain
Bio Swales (10.8.8.2)	All, with req' <u>d</u> . underdrain	Not w/ req <u>d</u> . underdrain	One GWT Test per 100 linear feet of swale	50 ft	2 ft below underdrain
Wet Swales (10.8.8.2)	C, D, or any soil if GWT is high	No	One GWT Test per 100 linear feet of swale	50 ft	At swale invert or higher
Dry Grass Swales (10.8.8.2)	A, B or C	No	One GWT Test per 100 linear feet of swale	50 ft	4 ft below swale invert
Enhanced Filters (10.8.9.2)	N/A	Yes	One full <mark>Boring</mark>	No Offset	4 ft below bottom

Devices should NOT be in Marlboro Clay, Christiana Complex or unsuitable fill. They shall outfall below such materials' bottom or in non-ephemeral, existing creek.
 If there is no alternative to placing a device on such soils, justification must be submitted in writing for DPIE's approval. If approved, specific restrictions will apply.

(2) Hydrologic soil groups shall be determined based on 1- Soils Report 2- Soil Conservation District (SCD) Pond Safety Manual latest edition or 3- Web soil survey, in this order If the device's bottom is 6 ft or deeper below existing grades or if the site is not virgin, only soil reports that are 7 years old or newer shall be used for this determination.

3 Requirements for infiltration testing and borings are listed in Appendix 9-12. Full boring includes GWT & other tests identified by the Geotech Industry standard practice.

(g) Offset of soil boring from ESD device location is allowed if the ground surface elevation of the boring is comparable to the ground elevation of the device.

SWM Design Manual - Chapter 10 Revised July 25, 2019





SUBJECT: Geotechnical requirements for Stormwater Management (SWM) Devices

**PURPOSE:** To clarify and adjust Geotechnical requirements for SWM Devices. Specifically:

- Defines requirements for clearance between groundwater table and SWM devices
- Defines when infiltration testing is required for SWM devices
- Defines/adjusts the maximum permissible boring offsite to various SWM devices, to reduce and make more economical the use of soil borings to analyze SWM devices

SCOPE :

This Technogram replaces and/or updates the requirements identified in the Prince George's County Stormwater Management Design Manual, adding Table 9 - 1"Structural BMP Geotechnical Determination" and revising Table 10 - 1"ESD Geotechnical Determination.

Effective immediately, the attached Table 9-1 and Table 10-1 shall be used to determine the requirements for geotechnical analysis and soil borings for various SWM devices. Table 9-1 applies to structural devices and Table 10-1 applies to Environmental Site Design ESD devices.

APPROVED BY: Haitham A. Hijazi, Director

October 5, 2018

Structure ① (reference # from SWM Design Manual)	Major Requirement	Minimum Frequency of full Borings, Test-Pits, or other approved method (2)	Boring Offset from Structure	Min. GWT Depth below Structure
SWM Pond (9.7.1.22)	MD-378	3 to 6 full borings per SCD Manual Pg. II-7, III-16, and III-17	No Offset from structure	neverturen kan kan kan kan kan kan kan kan kan ka
Underground Attenuation Facility (9.7.2.4)	Investigate solls to at least 5 ft below invert	Two full borings per structure. More if needed to determine the Bearing Capacity, existing fill limits, etc.	No Offset from structure	GWT below invert or watertight design
Bio-Retention Pond (9.7.3.3)	Chapter 3 of MDE Manual	One per control structure	No Offset from structure	4 ft below bottom of pond
Infiltration Trenches (9.7.4.4)	Infiltration Test + Appendix 9-12 SWM Des. Manual	One per 50 linear feet of trench	No Offset from structure	4 ft below bottom of trench
Proprietary Devices (9.8.2.4)	Must be MDE- approved	One full boring per device. More than one if required by Manufacturer	Per Manufacturer	Per Manufacturer

# Table 9-1 Geotechnical Requirements for Structural BMP

① Structures should NOT be in Mariboro Clay, Christiana Complex or unsultable fill. They shall outfall below layers of such materials or in non-ephemeral, existing creeks,

If there is no alternative to placing structure on such soils, justification and mitigation must be submitted for DP/E's approval. If approved, specific restrictions will apply

2 Full: Boring, Test Pit or approved method that covers all tests identified by Geotech Industry standard practice including seasonal high groundwater tests & blowcounts

Only soil reports that are 7 year old or newer shall be used to determine the groundwater (GWT) seasonal high elevations, soil properties, and soil hydrologic groups.

Device	Hydrologia Sail	la filtua ti a u	Minimum frequency of high	Max.	**************************************
(reference# from SWM	Hydrologic Soll	Inflitration	Groundwater (GWT) Tests or	Boring	Min. GWT Depth
Design Manual) (1)	Group (2)	lest 3	full Borings (3)	Offset (4)	from ESD Device
Green Roof		NA DAY AND A GARAGE	and a second	CONFERENCE STREET, STRE	a an
(10.6.2.2)	N/A	N/A	N/A	N/A	N/A
Rainwater Harvest'g,	ht / A	51 / A		a Manala Manana ang mang mang mang mang mang mang	**
(10.6.2.2)	N/A	N/A	N/A	N/A	N/A
Reinforced Turf	N1 / A	A1 / A	an fan yn		س المراجع المر المراجع المراجع
(10.6.2.2)	N/A	N/A	N/A	N/A	N/A
Non/Rooftop Runoff Disconnection (10.6.2.2)	Not for D soils	N/A	N/A	N/A	N/A
Sheetflow to Cnsrv.	N/A	NI/A		www.ulu-10.44996.32499.0244.0244.0244.02499.0344	n milita ila liberand enery anti-may ny finany afi yany ana any any any any any any any an
Area (10.6.2.2)	19/1	N/A	N/A	N/A	N/A
Infiltration Berms (10.6.2.2)	A, B & C preferred	N/A	N/A	N/A	N/A
Permeable		Yes. 1 per	One full Boring per 2500 sq.	**************************************	4 ft below
Pavement (10.6.2.2)	A, B or C	boring if >	ft. of the total area of the	No Offset	the pavement
· • • • • • • • • • • • • • • • • • • •	ر المحمد الم	10,000 sq.ft	permeable pavement		subbase stone
Submerged Gravel Wetland (10.8.2.2)	C or D	Yes. 1 test per boring	One full Boring at control structure. Per MD 378 if size triggers small-pond standard	No Offset	Must be within the gravel layer
Landscaping Infiltr'n. (10.8.3.2)	A or B	If DA imper- vious > 50%	One GWT Test	No Offset	4 ft below bottom
Dry Wells (10.8.5.2)	A or B	Geotech. Engr. recommends soils suitable for dry wells	One full Boring	60 ft	4 ft below bottom
Micro Bio Retention	All, with req' <u>d</u> .	Not w/ req <u>d</u> .	One CW/T Tee*	го ф	A fth land a second a
(10.8.6.2)	underdrain	underdrain	One GWT Test	50 R	4 It below pottom
Rain Gardens	A and B or	Not w/ req <u>d</u> .	One GWT Tost	ርስ ቶ	2 ft below
(10.8.7.2)	amended C or D	underdrain	One GWT Test	JUIL	underdrain
Bio Swales (10.8.8.2)	All, with req' <u>d</u> .	Not w/ req <u>d</u> .	One GWT Test per 100 linear	50 ft	2 ft below
Mint Cumler	underdrain	underdrain	feet of swale		underdrain
wet swales	C, D, or any soil	No	One GWT Test per 100 linear	50.ft	At swale invert or
(10.8.8.2)	if GWT is high		feet of swale	5010	higher
Ury Grass Swales	A, B or C	No	One GWT Test per 100 linear	50 ft	4 ft below swale
(10.8.8.2)			feet of swale	JU IL	invert
(10.8.9.2)	N/A	Yes	One full Boring	No Offset	4 ft below bottom

## Table 10-1 Geotechnical Determination for ESD Devices

① Devices should NOT be in Mariboro Clay, Christiana Complex or unsultable fill. They shall outfall below such materials' bottom or in non-ephemeral, existing creek. If there is no alternative to placing a device on such soils, justification must be submitted in writing for DPIE's approval, if approved, specific restrictions will apply.

اليوالي والراد المتعارين والدراب والمتعاد بمتعام متعاد

D Hydrologic soll groups shall be determined based on 1- Soils Report 2- Soll Conservation District (SCD) Pond Safety Manual latest edition or 3- Web soil survey, in this order If the device's bottom is 6 ft or deeper below existing grades or if the site is not virgin, only soil reports that are 7 years or newer shall be used for this determination. 3 Requirements for infiltration testing and borings are listed in Appendix 9-12. Full boring includes GWT & other tests identified by the Geotech Industry standard practice. (a) Offset of soil boring from ESD device location is allowed if the ground surface elevation of the boring is comparable to the ground elevation of the device.

	RESIDENTIAL REQUIREMENTS FOR	TOWNHO	JSES, ONE-FAMILY SEMI-
	DETACHED, AND TWO-FAMILY DWEL	LINGS AF	RRANGED HORIZONTALLY
	(SCHEDUI	_E 4.1-2)	
1)	Number of dwelling units (DU):	57	_units
2)	Number of trees required per DU:	1.5	shade trees
		1	ornamental/evergreen trees
3)	Total number of trees required:	85.5	shade trees
		57	ornamental/evergreen trees
4)	Total number of trees provided (on individual lots and/or in common open		
	space):	86	shade trees
		53	ornamental trees
		52	evergreen trees
			existing shade trees (min. 2.5 inches DBH and located within
		0	75 feet of a DU)

SUSTAINABL	.E L/	ANDSCAPIN	G REQ	UIF	REN	MENT	'S (SC	HE	DUL	E 4.9	-1)
1) Percentage of na	ative p	lant material requ	uired in e	ach	ı cat	egory:					
Shade Trees:	total	<b>134</b> x 50%	67	tot	al nu	umber	required				
	total	number provided	99	=	73	3.9	% native				
Ornamental Trees:	total	<b>86</b> x 50%	43	tot	al nı	umber	required				
	total	number provided	64	-	74	4.4	% native				
Evergreen Trees:	total	<b>108</b> x 30%	33	tot	al nu	umber	required				
	total	number provided	108	-	100	0.0	% native				
Shrubs:	total	<b>104</b> x 30%	32	tot	al nı	umber	required				
	total	number provided	104	=	100	0.0	% native				
2) Are invasive spec	cies p	roposed?							yes	Х	no
3) Are existing inva	sive s	pecies on-site in	areas th	at a	are to	o rema	in				
undisturbed used ir	n the f	ulfilment of lands	cape ma	nua	al rec	quirem	ents?		yes	Х	no
4) If "yes" is check	ed in I	numbers 2 or 3, i	s a note	inc	lude	d on th	ne plan				
requiring removal of	invas	ive species prior	to certifi	cati	on ir	n acco	rdance				
with section 1.5, Ce	ertifica	ation of Installatio	n of Plar	nt M	later	ials?		N/A	yes	N/A	no
5) Are trees propos	ed to	be planted on slo	opes grea	ater	tha	n 3:1?			yes	Х	no

BUFFERING RESIDENTIAL DEVELOPMENTS FROM ST	REETS	(SCHEDULE	4.6-1)	)
1) Number of streets adjacent to rear yard:	1	street(s)		
2) Type of street adjacent to rear yard:	Collect	tor		
3) Linear feet of street frontage toward which rear yard is oriented,				
	228	_linear feet		
4) Minimum width of required buffer:		_feet		
5) Minimum width of provided buffer:	20.6	feet		
6) Percentage of required buffer strip occupied by existing trees:	0	%		
7) Invasive species in the buffer area:		yes	Х	no
8) Six (6) foot high fence or wall included in bufferyard:	Х	yes –		no
9) Number of plants required:	9.1	_shade trees		_
	27.4	evergreen tree	es	
	45.7	shrubs		
10) Total number of plants provided:	10	shade trees		
	30	evergreen tree	es	
	46	shrubs		

LOTS THAT REQUIRE CONFORMANCE TO SCHEDULE 4.6: LOTS 1, 2, 45, AND 46 LOTS REQUESTING ALTERNATIVE COMPLIANCE:

LOTS 1 AND 46

STREET TREES ALONG PRIVATE STREETS (SCHEDULE 4.10-	1)			
1) Number of street trees required (1 tree per 35 linear feet of frontage excluding driveway openings):	51	street trees		
2) Number of street trees provided:	30	street trees		
3) If ornamental trees are used, are they spaced on average 30 feet on center? (Ornamental trees may		_		
only be used where overhead wires prohibit the planting of shade trees.)	<u>N/A</u>	yes	N/A	no
4) Are street trees located a minimum of 35 feet from the point of curvature of an intersection?	Х	yes		no
5) Are street trees located a minimum of 10 feet from the point of curvature of a residential driveway?		yes	Х	no
6) Are street trees located a minimum of 20 feet from the point of curvature of commercial driveway				-
entrances?	N/A	yes	N/A	no
7) Are street trees located between the sidewalk and face of curb in a space no less than 5 feet wide?	Х	yes		no
8) Are street trees located a minimum of 15 feet from street light poles?	X	yes		no
9) Are street trees located a minimum of 10 feet from water meters?	X	yes		no
10) Are street trees located a minimum of 10 feet from storm drain inlets, hydrants, or manholes?	X	yes		no
11) Area of soil surface required (minimum of 150 square feet for isolated trees and a minimum of 120				-
square feet for continuous landscape strips):	4,260	_square feet		
12) Minimum area of soil surface provided:	4,260	square feet		
		_		

BUFFERING INCOMPATIBLE US	ES REQUIREMENTS (SCH	EDULE 4.7-1)			BUFFERING INCOMPATIB
A – WEST	ERN BOUNDARY				B S
1) General Plan designation:	Developed T	ïer, Corridor Node or Rural Tier	or Cente	er	1) General Plan designation:
2) Use of proposed development:	Residential - Singl	e Family Attache	d		2) Use of proposed development:
3) Impact of proposed development:	n/a			-	3) Impact of proposed development:
4) Use of adjoining development:	Vacant - Residentia	ally Zoned		_	4) Use of adjoining development:
5) Impact of adjoining development:	n/a			_	5) Impact of adjoining development:
6) Minimum required bufferyard (A, B, C, D or E):	Α			_	6) Minimum required bufferyard (A, B, C, D or E):
7) Minimum required building setback:	20 feet				7) Minimum required building setback:
8) Building setback provided:	40 feet				8) Building setback provided:
9) Minimum required width of landscape yard:	10 feet				9) Minimum required width of landscape yard:
10) Width of landscape yard provided:	10 feet				10) Width of landscape yard provided:
(The required setback and landscape yard may be reduc Center when a 6' high fence or wall is provided.)	ed by 50% in the Develope	d Tier, Corridor No	de or		(The required setback and landscape yard may be Center when a 6' high fence or wall is provided.)
11) Linear feet of buffer strip required along property line and	l right-of-way: <b>482</b> fee	et			11) Linear feet of buffer strip required along property lir
12) Percentage of required bufferyard occupied by existing t	rees: 312	/ 482 = <b>65</b>		%	12) Percentage of required bufferyard occupied by exis
13) Is a 6' high fence or wall included in bufferyard?	yes	X no		_	13) Is a 6' high fence or wall included in bufferyard?
14) Total number of plant units required in buffer strip:	(482-312	F PL=170 LF) <b>68</b>		p. u.	14) Total number of plant units required in buffer strip:
15) Total number of plant units provided:	shade trees	<b>4</b> x 10 p.u.=	40	p. u.	15) Total number of plant units provided:
	evergreen trees	<b>4</b> x 5 p.u.=	20	p. u.	
	ornamental trees	<b>0</b> x 5 p.u.=	0	p. u.	
	shrubs	<b>8</b> x 1 p.u.=	8	p. u.	
		total=	68	p. u.	Note: Overhead wires are partially present.

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Note: Overhead wires are partially present.

# GLENN DALE COVE LANDSCAPE AND LIGHTING PLAN



BUFFERING INCOMPATIBLE USES REQUIREMENTS (SCHEDULE 4.7-1) **B -- SOUTHERN BOUNDARY** Developed Tier, Corridor Node or Center X Developing or Rural Tier Residential - Single Family Attached n/a Residential - Single Family Detached n/a Α 20 feet 37.2 feet (with optional extension) 10 feet 10 feet setback and landscape yard may be reduced by 50% in the Developed Tier, Corridor Node or of buffer strip required along property line and right-of-way: **684** feet \_\_\_\_\_ e of required bufferyard occupied by existing trees: 127 / 684 = **19** % X yes no 684-127=557 LF PL. **223** \_\_\_\_\_ p. u. **6** x 10 p.u.= **60** p.u. shade trees **16** x 5 p.u. = **80** p.u. evergreen trees every recent reces $10^{\circ}$  x 5 p. u. = $00^{\circ}$  p. u.ornamental trees $18^{\circ}$  x 5 p. u. = $90^{\circ}$  p. u.shrubs $0^{\circ}$  x 1 p. u. = $0^{\circ}$  p. u.total= $230^{\circ}$  p. u.

BUFFERING INCOMPATIBLE USES RI	QUIRE	MENTS (S	CHEDL	JLE 4.7-1)		
C – EASTERN E	BOUNDA	ARY				
1) General Plan designation:		Develope	ed Tier,	Corridor Node	or Cente	er
	Х		ng or Ri	ural Tier		
2) Use of proposed development:	Reside	ential - Si	ngle Fa	mily Attache	d	
3) Impact of proposed development:	n/a					
4) Use of adjoining development:	Reside	ential - Si	ngle Fa	mily Detache	d	
5) Impact of adjoining development:	n/a					
6) Minimum required bufferyard (A, B, C, D or E):	Α					
7) Minimum required building setback:	20	feet				
8) Building setback provided:	138	feet	(with c	ptional extens	ion)	
9) Minimum required width of landscape yard:	10	feet				
10) Width of landscape yard provided:	94 min	. feet	(Use e	xisting vegetat	ion)	
(The required setback and landscape yard may be reduced by Center when a 6' high fence or wall is provided.)	50% in	the Develo	oped Tie	er, Corridor Noc	le or	
11) Linear feet of buffer strip required along property line and right-	of-way:	220	feet			
12) Percentage of required bufferyard occupied by existing trees:			- 10	0		%
13) Is a 6' high fence or wall included in bufferyard?		yes	Х	no		
14) Total number of plant units required in buffer strip:		_	0	1		p. u.
15) Total number of plant units provided:	shade <sup>·</sup>	trees	0	x 10 p.u.=	0	p. u.
	evergre	en trees	0	x 5 p.u.=	0	p. u.
	orname	ental trees	0	x 5 p.u.=	0	p. u.
	shrubs		0	x 1 p.u.=	0	p. u.
Note: Use existing woodland vegetation for 100% of this schedule				total=	0	p. u.
						_

TREE CANOPY COVERAGE SCHED	OULE (SECTION	25-128)	
Project Name	TCP2#·	DRD Case #•	Area (acres)
	ΤΟΓ 2π.	SF-22002	Area (acres)
Site Calculations:	Zone 1	RR	12.01
	Zone 2:	INIX	12.01
	Zone 3:		
	Zone 4:		
	Total Acres:		12.01
	Total ne co.	TCC	12.01
		TCC De suite d	
	% -fTCC required	Kequirea	ICC Kequirea
Total Acres (gross acres)		(Acres)	IN (SF)
	15.0%	U8.1	/84/3
A. TOTAL ON-SITE WC PROVIDED (acres) =	0.73	acres	31/98.8
B. TOTAL AKEA EXISTING TREES (non-wc acres) =	0.37	acres	16117.2
C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES =			43740
D. TOTAL TREE CANOPY COVERAGE PROVIDED =			91656
E. TOTAL SQUARE FOOTAGE REQUIRED =			78473
			Requirement
			Satisfied
	TCC Credit per Tree	Number of	TCC Crodit
Credit Categories for Landscape Trees	Based on Size at	Number of	
	Planting (SF)	Trees	(Sr)
	2 1/2 2" - 65		0
Deciduous - <b>columnar</b> shade tree (50 ' or less height)	2 - 1/2 - 3 - 03		0
	3-31/2 -73 11/3 13/4"-75	96	6450
Deciduous - ornamental tree (20' or less height with	1 - 1/2 - 1 - 5/4 = 75	00	0450
equal spread). Minimum planting size 7 - 9 ' in height	$2 - 2 \frac{1}{2} = 100$		0
Desidences where had the (25 FO) haight with any all	2 - 1/2 - 3 = 110	25	4000
Deciduous - minor snade tree (25-50 neight with equal	$2 - 1/2 - 3^{\circ} = 100$	20	4000
spread or greater). Winimum planting size 8-10 in neight	$3 - 3 \frac{1}{2} = \frac{1}{3}$	100	
Deciduous - major shade tree (50' and greater ht. with	2 -1/2 - 3" = 225	109	24525
spread equal to or greater than ht) Minimum planting			
size 12 to 14' in height	3 - 3 1/2" = 250		0
	6 - 8' = 40	31	1240
Evergreen - <b>columnar</b> tree (less than 30' height with	8 - 10' = 50		0
spread less than 15')	10 - 12' = 75		0
	6 - 8' = 75	42	3150
Evergreen - small tree (30-40' height with spread of 15-	8 - 10' = 100		0
20')	10 - 12' = 125		0
	6 - 8' = 125	35	4375
Evergreen - medium tree (40-50' height with spread of 20-	8 - 10' = 150		0
30')	10 - 12' = 175		0
	6 - 8' = 150		0
Evergreen - <b>Jarge tree</b> (50' height or greater with spread	8 - 10' = 200		0
of over 30')	10 - 12' = 250		0
		279	43740
(Manually onter information/figures into chaded areas)		328	43740
(imanually enter information/ligures into shaded areas)			

Prepared by



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							UPDA 03/0	IES/REVIS	IONS: REVIS	
IREMENTS (S	CHEDU	LE 4.7-1)			7					
Develope	d Tier, C	Corridor Node	or Cente	r						(
X Developin	ig or Ru	ral Tier								
sidential - Sin	gle Fa	mily Attache	d						LAN	NΓ
l				_				η		NЛ
cant - Resideı	ntia Ily Z	Zoned		_				ļ		
l									G	L
<u>A</u>									BOI	$\overline{\mathcal{M}}$
20 feet								DD	INCI	F (
99 feet	(with op	otional extens	lion)							ن ر
iu teet			tion)							
 	(Use e) nod Tio	Corridor No	do or						TC	'h
	peu nei							Ρ		vila
ay: <b>1,090</b>	feet							' <b>L</b>	_	vii a
-	100	)		%			Asso	ciates.	17:	51 E
yes	Х	no		_			www.cpja	com • Silver	Spring, N	۸D •
	0			p. u.						
ade trees	0	_x 10 p.u.= _	0	_p.u.			CLIENT:	ESC 8215 SPI 1355 Beverl	RINGFIELD v Road, Si	) L.C. aite 2
ergreen trees	0	_x5p.u.=	0	p. u.				McLean, V	A 22101	
amental trees	0	_x5p.u.=	0	p. u.				Attn: Jude I	207 3urke	
ubs	0	_x 1 p.u.= _	0	p. u.						
		total=	U	p.u.			COPYR JOHNS	IGHT © LAT ON & ASSOC THORIZED U	EST DATI	E HE C. AL

BUFFERING INCOMPATIBLE USES	REQUIREMENTS (SCHEDULE 4.7-1)	
D NORTHER	N BOUNDARY	
1) General Plan designation:	Developed Tier, Corridor Node or Cente	er
	X Developing or Rural Tier	
2) Use of proposed development:	Residential - Single Family Attached	
3) Impact of proposed development:	n/a	
4) Use of adjoining development:	Vacant - Residentially Zoned	
5) Impact of adjoining development:	n/a	
6) Minimum required bufferyard (A, B, C, D or E):	A	
7) Minimum required building setback:	20 feet	
3) Building setback provided:	<b>99</b> feet (with optional extension)	
9) Minimum required width of landscape yard:	10 feet	
10) Width of landscape yard provided:	<b>10 min.</b> feet (Use existing vegetation)	
(The required setback and landscape yard may be reduced b Center when a 6' high fence or wall is provided.)	by $\overline{50\%}$ in the Developed Tier, Corridor Node or	
11) Linear feet of buffer strip required along property line and righ	nt-of-way: <b>1,090</b> feet	
12) Percentage of required bufferyard occupied by existing trees	100	%
13) Is a 6' high fence or wall included in bufferyard?	yes X no	
14) Total number of plant units required in buffer strip:	0	p.u.
15) Total number of plant units provided:	shade trees <b>0</b> x 10 p.u.= <b>0</b>	p.u
	evergreen trees 0 x 5 p.u.= 0	p.u
	ornamental trees 0 x 5 p.u.= 0	p.u
	shrubs <b>0</b> x 1 p.u.= <b>0</b>	p.u.

Note: Use existing woodland vegetation for 100% of this schedule.

JOHNSON & ASSOCIATES, INC. ALL RIGHTS RESERVED, UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.

1355 Beverly Road, Suite 240 McLean, VA 22101




IF2 PS2

CA CA6 VA

PARCEL 131

523,117 S.F.

N/F

JOAN M. STEWART AND

WILLIAM E. KNUPP

Bk. 40916 Pg. 567

PARCEL 'A'

-5-IF2

12.0091 AC.

2-AT3

IF2	17	ILEX X ATTENUATA 'FOSTERI' / FOSTER'S HOLLY
PS2	13	PINUS STROBUS / EASTERN WHITE PINE
РТ	22	PINUS TAEDA / LOBLOLLY PINE
TOE	31	THUJA OCCIDENTALIS 'EMERALD GREEN' / EMERALD GREEN ARBORVITAE
ORNAMENTAL TREES	<u>QTY</u>	BOTANICAL / COMMON NAME
AT3	26	AMELANCHIER CANADENSIS 'TRAZAM' / TRADITION® CANADIAN SERVICEBERRY
CC	13	CERCIS CANADENSIS / EASTERN REDBUD
CV5	16	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE
LC	19	LAGERSTROEMIA X 'CHEYENNE' / CHEYENNE CRAPE MYRTLE
LA	3	LAGERSTROEMIA X 'NATCHEZ' / 'NATCHEZ' CRAPEMYRTLE
OA	9	OXYDENDRUM ARBOREUM / SOURWOOD
SHADE TREES	QTY	BOTANICAL / COMMON NAME
CBF	25	CARPINUS BETULUS 'FASTIGIATA' / PYRAMIDAL EUROPEAN HORNBEAN
GI	20	GLEDITSIA TRIACANTHOS INERMIS / THORNLESS HONEY LOCUST
QA	17	QUERCUS ALBA / WHITE OAK
QF	20	QUERCUS FALCATA / SOUTHERN RED OAK
QS	20	QUERCUS STELLATA / POST OAK
SJ	10	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODATREE
ТА	22	TILIA AMERICANA / AMERICAN LINDEN
SHRUBS	QTY	BOTANICAL / COMMON NAME
CA	37	CLETHRA ALNIFOLIA / SUMMERSWEET
CA6	34	CORNUS SERICEA `ARCTIC FIRE` / ARCTIC FIRE DOGWOOD
VA	33	VIBURNUM ACERIFOLIUM / MAPLELEAF VIBURNUM





UPDATES/REVISIONS:

TEVEN C. MSHER AND CAROLYN Û. FISHER 11802 DRUMMOND COURT BOWIE, MD 20720

DWARD 🛱 ZENTGŔAF /

LINDA-S. ZENTGRAF 11801 решимотр соцет воше, мр 20720 2.7075 г.305

<u>CONT</u> B & B B & B B & B B & B B & B	<u>SIZE</u> 6-8` HT. 6-8` HT. 6-8` HT. 6-8` HT.	<u>SPACING</u> AS SHOWN AS SHOWN AS SHOWN AS SHOWN AS SHOWN
CONT	<u>SIZE</u>	SPACING
B & B	1.5-1.75" CAL	AS SHOWN
B & B	1.5-1.75" CAL	AS SHOWN
B & B	1.5-1.75" CAL	AS SHOWN
B & B	1.5-1.75" CAL	AS SHOWN
B & B	1.5-1.75" CAL	AS SHOWN
B & B	1.5-1.75" CAL	AS SHOWN
CONT B & B B & B B & B B & B B & B B & B B & B	<u>SIZE</u> 2.5 - 3" CAL. 2.5 - 3" CAL.	SPACING AS SHOWN AS SHOWN AS SHOWN AS SHOWN AS SHOWN AS SHOWN
<u>CONT</u>	<u>SIZE</u>	<u>SPACING</u>
3 GAL	24-36" HT.	AS SHOWN
3 GAL	24-36" HT.	AS SHOWN
3 GAL	24-36" HT.	AS SHOWN

LEGEND
EX. TREE LINE
EX. PROPERTY LINE
EX. SEWER LINE
EX. WATER LINE
EX. INTERMITTENT STREAM
EX. PRIMARY MANAGEMENT AREA
25' WETLAND BUFFER
75' STREAM BUFFER
EX. WETLAND
EX. CONTOUR
EX. ELECTRIC LINE UNDERGROUND
EX. OVERHEAD LINES
EX. TELEPHONE LINE
EX. GAS LINE
EX. FENCE
EX. UTILITY POLE
EX. LIGHT POLE
EX. FIRE HYDRANI
100-YEAR FLOODPLAIN
25′ 100–YEAR FLOODPLAIN BUFFER
PROP. ROAD CENTERLINE
PROP. RIGHT OF WAY
PROP. PUBLIC UTILITY EASEMENT (PUE)
PROP. LUI LINE
PROP. SLWEIN LINE
PROP STORM DRAIN
DOD STORMUTED MANACEMENT FACILITY
PROF. STORMWATER MANAGEMENT FACILIT
PROP. RIPRAP CHANNEL
PROP. ROADWAY
PROP. CONCRETE SIDEWALK
LIMIT OF DISTURBANCE (LOD)
LOD/TEMPORARY TREE PROTECTION FENCE
PROP. CONTOUR
PROP. LIGHT POLE
PRAD SHADE TREE
TRUE TREE
PROP. ORNAMENTAL TREE
PROP. EVERGREEN TREE
PROP. SHRUB
PROP. FENCE
AFFORESTATION/REFORESTATION (SEE TCP2)
WOODLAND PRESERVATION (SEE TCP2)

03/03/23 REVISIONS PER MNCPPC COMMENTS JNH

PLAN SHEET SE-22002 LANDSCAPE AND LIGHTING PLAN TAX MAP 28 - GRID 0D3 - PARCEL 131 GLENN DALE COVE BOWIE (14TH) ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND Charles P. Johnson & Associates, Inc. Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors Associates 1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394 www.cpja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA SSC GRID: K MAP: 211NE10 28-D3 JNH 3 PRAFT JNH DEC. 2022 FILE NO : SCALE 1" = 40' 2021-1466







2 EVERGREEN TREE PLANTING SECTION VIEW

- EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOTBALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL PLANT 1/8 OF ROOTBALL ABOVE FINAL GRADE. - GUYING WIRE 3 INCHES OF MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK.

— REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP OF ROOT BALL. DO NOT REMOVE WIRE BASKET. BEND TOP OF WIRE BASKET DOWN AND TRIM AWAY. — BACKFILL WITH PLANTING MIX (REFER TO PLANTING SPECIFICATIONS), TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT.

SCALE: NTS







SCALE: NTS

				APPENDIX		
	FORML	JLA FOR D	ETER	MINING THE VALUE OF RECR	EATIONA	AL FACILITIES TO
		BE PRO	VIDE	DIN SUBDIVISION (population	ons up to	9 1,000)
				February 2023		
	Project Name:			Glenn Dale Cove (Stewart	Property	<i>'</i> )
	Project Number:			SE #22002		
	Planning Area:			71A		
	57	_D.U.	Х	2.89	=	164.7
	Number of Dwelling			Population/D.U.		Total
	Units in Project			by Planning Area (2020)		Project Population
	164.7	_	÷	500	=	0.33
	Total					Multiplier
	Project Population					
	0.33	_	Х	\$188,500	=	\$62,205
	Multiplier			Standard Value of		Value of Facilities
				Facilities for Population		to be Provided
				of 500		
	F	Recreatio	nal Fa	acilities Provided		Value
1	Seating plaza w/ unit	pavers, sl	hade	structure, benches		\$50,000
2	Natural surface trail					\$8,000
3	Community garden					\$8,000
	Total Value of Facilitie	es Provid	ed			\$66,000



SCALE: NTS

	RECREATIONAL FACILITIES PROVIDED	)			
ITEM	FACILITY DESCRIPTION	VALUE OF FACILITY (\$)	*PERMIT TRIGGER		
1	SEATING PLAZA – (5) BENCHES, UNIT PAVERS AND EDGING, 20' X 20' SHADE STRUCTURE, MOVABLE FURNISHINGS	50,000	<u>38TH</u>		
2	NATURAL SURFACE TRAIL	8,000	<u>20TH</u>		
3	COMMUNITY GARDEN	8,000	38TH		
	TOTAL VALUE OF FACILITIES PROVIDED (\$)	66,000			
*PRIOR TO APPROVAL OF THE BUILDING PERMIT LISTED, THE CORRESPONDING FACILITY MUST BE PERMITTED AND BONDED. REFER TO THIS LANDSCAPE PLANS FOR DETAILS AND DESCRIPTION OF THE FACILITIES.					



UPDATES/REVISIONS:

LICENSE NUMBER :\_

03/03/23 REVISIONS PER MNCPPC COMMENTS JNH

DETAIL	S SHEET		
APE ANI	) LIGHTING	PLAN	
28 - GRI	D 0D3 - PAR	CEL 131	
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(4TH) EL	ECTION DIS	<b>FRICT</b>	
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es P. Joh ironmental Engin I., Ste. 300 Silver rsburg, MD • Ann	neers • Planners • Lan • Spring, MD 20903 301 apolis, MD • Greenbelt, M	dscape Architect: -434-7000 Fax: D • Frederick, MD	es, Inc. s · Surveyors 301-434-9394 o · Fairfax, VA
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<b>ES P. Joh</b> ironmental Engin I., Ste. 300 Silver rsburg, MD • Ann HARLES P. TS RESERVED, MIS	Anson & As neers • Planners • Lan Spring, MD 20903 301 apolis, MD • Greenbelt, M WSSC GRID: 211NE10 DESIGN JNH DRAFT JNH DATE DEC. 2022	dscape Architect: -434-7000 Fax: : D • Frederick, ME TAX MAP: 28 SHEET 3 FILE NO :	es, Inc. s · Surveyors 301-434-9394 o · Fairfax, VA -D3 OF 3

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[			PECIME	VTREE	TABLE	EX. BUILL	2					/ record	
No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Condition/Comments	- C			T AN	IRIVE			ST-
1	post oak	Quercus stellata	32	Fair	branching, a few dead smaller branches, insect holes in leaves, loose bark at base	مكرير		NY.	Ê GLÊ		$\sim$		
2	loblolly pine	Pinus taeda	30	Good	trunk swollen near base, due to swelling tree would likely have a DBH of around 27"	und y	$\langle \rangle$	Let	$\searrow$				
3	white oak	Quercus alba	31	Good	shallow roots, several dead branches, one dead scaffold branch, epicormic branching, thin crown	Etha						A CONTRACTOR	
4	white oak	Quercus alba	32	Good	swelling at root collar, one dead large scaffold branch-wound has not healed, several dead smaller branches, thin crown			/	)]	LOT	37	1000	3 4
5	white oak	Quercus alba	45	Good	codominant leaders-swelling at the union, one dead scaffold branch, several dead smaller branches	3  ع سرا			RICH.	ARĎ R. WI AHISHA MC 7719 lake gl	LLIAMS ETA CAULSKY EN DRIVE	42	AS CONTRACT
6	southern red oak	Quercus falcata	35	Good	one dead scaffold branch, several dead smaller branches, slight lean, forks but the structure is good	JUN I			***	GLEN DALE, N L.46018	AD 20769 F.064		
7	southern red oak	Quercus falcata	33	Good	three dead scaffold branches, thin crown	كر		كررر		uuuu		/	<u> </u>
8	southern red oak	Quercus falcata	31	Fair	large gall above root collar, large dead oversized limb-wound has not healed, three dead scaffold branches, numerous dead smaller branches								فترير
9	southern red oak	Quercus falcata	30	Good	one sided branching		/	A	-7			لرس	
10	white oak	Quercus alba	32	Good	slight lean, several dead smaller branches, imbedded fencing			UILDING					
11*	white oak	Quercus alba	38	Fair	five dead scaffold branches, slight lean, numerous dead smaller branches			EX. 6			$\left\{ \begin{array}{c} c \\ r \\$		PAR
12*	southern red oak	Quercus falcata	31	Good	thin crown					Ś			HASAN 8204 SPF GLEN DA L.362
13*	southern red oak	Quercus falcata	30	Fair	thin crown				Ę	الم الم			
*tree loc	ated offsite, size	ze and condition	on estimated.	270 <sub>0</sub> -1000-1000-1000-1000	/	A			/				$\sim$
Proper	ty: <u>Stewart</u>	Fo Property	rest Sta	and Su	nmary Sheet	367,500	EX. BUILD	NG		Here and the second sec			
Locatio Prepar	on: <u>Glenn D</u> ed by: <u>Ken</u>	ale, Maryl neth R. Wa	and, ADC allis	Map #52 Date: <u>10/</u> 2	90, B, 10 21/2021	N 486,4	50	_	Ri	A	/ July	لرر	
Stand 1. Domin	Variable nant species,	/ Co-Domina	ant species	Stand white oa	A k (Quercus alba)	$\overline{\mathbf{A}}$						بربر	/
<ol> <li>Fores</li> <li>Succe</li> </ol>	st Associatio	e		oak/hick Intermed	ory		<hr/>	<	/	. /		au l	
4. Basal 5. Size c	Area in s.f. p	per acre		148 18-29.9"		-	7		$\checkmark$				$\geq$
6. Percer 7. Num	nt of canopy ber of trees p	coverage er acre		64 235		-							لىرى / كىرى /
8. Comm	non understor	ry species	20' tall	America 10	n holly ( <i>Ilex opaca</i> )	1 –		Sı	ummary Ta	ble – Fores	t Analysis a	nd Priorities	א א ר
10. Num	ber of under	story specie	s 3' to 20' ta	11 10 Smilax r	otundifolia, Pyrus calleryana, Michella repen	S,S	Stand	Structure (out of 20)	Condition (out of 20)	Location (out of 20)	Total (out of 60)	Priority for Preservation (H, Mor L)	Prior Resta (H, N
11. Com 12. Perce	mon herbace ent of herbac	eous species	ody plant	Lonicera allegher	a japonica, Cinna arundinacea, Rubus niensis, Kalmia latifolia		A	12	13	20	45	Н	
cover 0 13. List	to 3' tall of major inva	sive plant s	pecies and	Microste	gium vimineum, Pyrus calleryana, Lonicera		ap Unit		Soil Descrip	MAPPE.	D SOIL TYI Drainage Class	PES e K-factor (whole soil)	Hydrolo Soil Gw
14. Num greater	ber of standi	ng dead tree	es 6" DBH o	paponico	2 - 070		CeC	Christiana- percent slo	Downer comp pes	blex, 5 to 10	Moderate well	ly 0.49	D
15. Com	ments						RcB RuB	Russett-Ch percent slo Russett-Ch	ristiana comp pes iristiana-Urba ent slopes	n land complex	Moderate well x, Moderate	ly 0.28	C D
Sheet _	_ of					<u>Sοι</u>	urce: ht	tp://websoi	ilsurvey.nrc	s.usda.gov	well		



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## **Development Review Division**

**Pre-application Conference – Comments** 

#### Pre-application Conference Meeting Date: 8/29/2022

The Pre-application Conference is intended both for the applicant to seek guidance on the development proposal <u>AND</u> for staff to seek basic information about the project.

1. General Project Infor	mation					
Case Number/s: SE-22002		Municipal boundary:	Ν	laster Plan:		
Project Name: STEWART F	PROPERTY	Metro Station:	Р	lanning Area: 71A		
Project Location: SEE MAP	,	Police District: 10	И	Vater/Sewer:		
Project Description: PLAN COMMUNITY CONSISTING APPROXIMATELY 55 ATTA FAMILY HOMES.	NED RETIREMENT OF ACHED SINGLE-	Center or Corridor:				
2. Follow-up Actions to	Pre-application Co	nference				
Items prepared and included with this summary:	as prepared and ided with this inary: <b>Zoning sketch</b> and receipt Informational Mailing is the map, mailing lists and receipt in the meeting template		Sign Posting for neighborhood meeting template	Application filing instructions		
8-31-2022				Refer to email		
3. Planners Comments		Planners Name	Planne	ers Email Address		
Subdivision		Mridula Gupta	Mridula.g	gupta@ppd.mncppc.org		
Zoning		Jeremy Hurlbutt	Jeremy.H	urlbutt@ppd.mncppc.org		
Urban Design		Jill Kosack	Jill.kosac	k@ppd.mncppc.org		
Community Planning		Thomas Lester	Thomas.1	ester@ppd.mncppc.org		
Transportation Planning Pedestrian & Bicycle Facilities	s					
Historic Preservation – no iss	ues	Jennifer Stabler		Jennifer.stablre@ppd.mncppc.org		
Archeology – Phase I archeolog recommended. Please submit a the Preliminary Plan or any tim	gy survey will be draft Phase I report with e before that.					
Environmental Planning						
Geotech/Soils		Don Sinn	Donggeu	Donggeun.sinn@ppd.mncppc.org		
Special Projects						
Parks						
4. Application Submission	1					
Agent - Please submit this for submission for pre-acceptant	rm with your complete ce review.	application package onfirst	Date: (MM/DD/YYY	Y)		
Agent Name: AMY SOMMER						
Agent Phone #: (301) 434-70	000		Agent E-mail: ASOMMER@CPJA.COM			
NOTE: Per Sections 24-3302(d) an	d 27-3404(d), Pre-Applica	ition Conference (Effect of Conferen	nce), the pre-application	conference is <u>ONLY</u> meant to facilitate		

NOTE: Per Sections 24-3302(d) and 27-3404(d), Pre-Application Conference (Effect of Conference), the pre-application conference is <u>ONLY</u> meant to facilitate the application review process. Discussions at the pre-application conference are neither binding nor final. Furthermore, a pre-application conference request does not constitute the filing of an application. Processing time for application review does not begin until and application is submitted and determined to be complete in accordance with Section 24-3305 and 27-3404, Determination of Completeness.



## **Development Review Division**

**Pre-application Conference – Comments** 

#### Pre-application Conference Meeting Date: 8/29/2022

#### Subdivision:

#### Additional Referral Comments

#### **Reviewer: Mridula Gupta**

Planned Retirement Community consisting of approximately 55 attached single-family homes. The subject property is zoned RR under the current Zoning Ordinance and was zoned R-R under the prior Zoning Ordinance. Pursuant to Section 27-395, a Planned Retirement Community is permitted with the approval of a Special Exception under the R-R zone. Section 27-395 requires minimum 12 contiguous acres.

Provide at least 8-feet spacing between lotlines of end units, and between Lot A7 and rear lot line of Lots A4, A5, and A6. Keep the lotlines at least 10-feet away from PMA line to provide for grading and disturbance around fences or walls. Section 27-395 lists additional requirements for recreational facilities for planned retirement communities, which are separate from

requirements of Section 24-134 Mandatory Dedication of Parkland.

#### Zoning:

#### Reviewer: Jeremy Hurlbutt

The Property is currently Zoned RR and was R-R under the Prior ordinance. The applicant will process under the previous ordinance where Planned Retirement Community is an undefined term and permitted by special exception and is subject to 27-395 as state, but that section 27-395(a)(4) requires a community Center and recreation faculties that are shown on the plan. Also, <u>Section 27-395(a)(3)(B)</u>, which reads: "<u>The subject property shall</u> <u>contain at least twelve (12) contiguous acres</u> should be addressed in the SOJ, provide letter from county and plat of property that shows you meet this requirement.

#### Urban Design:

#### **Reviewer: Jill Kosack**

Why is the new Zoning Ordinance not being used? It appears to have the same requirements for the special exception use. The SE will have to demonstrate conformance to all applicable zoning, Landscape Manul and Tree Canopy Coverage Ordinance regulations.

#### **Community Planning:**

**Reviewer: Thomas Lester** 

No major issues identified.



## **Development Review Division**

Pre-application Conference – Comments

Pre-application Conference Meeting Date: 8/29/2022

Transportation Planning: Additional Referral Comments	
Reviewer:	
Pedestrian & Bicycle Facilities:	
Historic Preservation:	
Reviewer:	
Archeology:	
Environmental Planning:	
Reviewer: Suzanne Nickle / Don Sinn	
<ol> <li>An NRI was approved for this property and should be included with both the SE and PPS packages.</li> <li>A Type 2 Tree Conservation Plan (TCP2) prepared in conformance with Division 2 of Subtitle 25 and the Wo and Wildlife Habitat Conservation Technical Manual (WCO) will be required to be submitted for review with application. The approved or draft site development concept is to be included with the SE acceptance packa variance request for the removal of specimen trees and impacts to the PMA shall be requested and reviewed the SE. If the woodland preservation requirement is being proposed to be met off-site, a Statement of Justific for why the on-site required priorities for woodland conservation methods can be met per Section 25-122(coreferencing Section 25-121(b) Woodland and Wildlife Habitat Conservation Priorities will be required for rewith the TCP2.</li> <li>A Type 1 Tree Conservation Plan (TCP1) prepared in conformance with Division 2 of Subtitle 25 and the Woodland</li> </ol>	oodland i the SE ige. The l with cation :) eview id and
Wildlife Habitat Conservation Technical Manual (WCO) will be required to be submitted for review with the PPS app Any revisions to the number of specimen trees proposed for removal or to the PMA impacts shall be requested with review.	lication. the PPS
<b>Geotechnical:</b> Christiana Clay is mapped onsite. The site slopes down towards east in elevation from El. 174 to El. 1 geotechnical report including slope stability analysis is required. The slope analysis shall be performed in accordance Techno-Gram 005-2018. DS 8/24/2022	42. A ce with
Special Projects:	
Reviewer:	
Darke	

**Reviewer:** 





- 1. FOR THE PURPOSES OF ASSESSMENT AND TAXATION, THE SUBJECT PROPERTY IS IDENTIFIED AS PARCEL 131, AS SHOWN ON TAX MAP 28 GRID D3 FOR PRINCE GEORGE'S COUNTY, MARYLAND, WHOSE TAX ID NO. IS 14-1641547, WITH A STREET ADDRESS OF 8215 SPRINGFIELD ROAD.
- FEE SIMPLE TITLE APPEARS TO BE VESTED IN JOAN M. STEWART AND WILLIAM E. KNUPP BY VIRTUE OF A DEED FROM JOAN M. STEWART, DATED MARCH 10, 2018 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN DEED BOOK 40916 AT PAGE 567.
- 3. THE FIELDWORK FOR THIS SURVEY WAS CONDUCTED ON 11/02/2021.
- 4. THE AREA OF THE SUBJECT PROPERTY IS 523,117 SQUARE FEET OR 12.0091 ACRES OF LAND.
- 5. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY.
- 6. COORDINATES SHOWN HEREON WERE ESTABLISHED USING CONVENTIONAL AND GPS OBSERVATIONS BASED UPON THE MARYLAND COORDINATE SYSTEM NAD83 (2011) DATUM, USING TRIMBLE'S REAL-TIME KEYNETGPS AND THEIR VIRTUAL REFERENCE STATION SYSTEM (VRS). THE AVERAGE SCALE FACTOR FOR THE SUBJECT PROPERTY IS 0.99995233. THE AVERAGE PROPERTY ELEVATION BASED UPON NAVD88 VERTICAL DATUM IS 170 FEET, FOR AN ELEVATION FACTOR OF 0.99999733. THE COMBINED FACTOR FOR THE SUBJECT PROPERTY IS 0.99994966. ALL BEARINGS AND DISTANCES SHOWN ARE BASED ON GRID COORDINATES.
- 7. THE FOLLOWING EXCEPTION(S) AS THEY APPEAR IN THE FIDELITY NATIONAL TITLE GROUP TITLE ABSTRACT (CASE NUMBER: CT21-2129), EXAMINED THRU: 08/26/2021, BURDEN/BENEFIT THE SUBJECT PROPERTY AND ARE SHOWN HEREON:
  - 2. RIGHT OF WAY RECORDED IN LIBER 6710, FOLIO 65.
  - 3. RIGHT OF WAY RECORDED IN LIBER 7652, FOLIO 778. 4. RIGHT OF WAY RECORDED IN LIBER 17222, FOLIO 327.
  - 5. RIGHT OF WAY RECORDED IN LIBER 19752, FOLIO 730.

THE FOLLOWING EXCEPTION(S) AS THEY APPEAR IN THE AFORESAID FIDELITY NATIONAL TITLE GROUP TITLE ABSTRACT BURDEN/BENEFIT THE SUBJECT PROPERTY, BUT ARE NON-GRAPHIC IN NATURE:

1. RIGHT OF WAY AGREEMENT RECORDED IN LIBER 5407, FOLIO 239.







#### GLENN DALE\_PARCEL 131\_TOWNHOUSE DEV.

- ·· ·	
Case Number	29311-2022-0
Case Name:	GLENN DALE_PARCEL 131_TOWNHOUSE DEV.
Project Image:	No image exists
Map Config Name:	
Location:	8215 SPRINGFIELD RD GLENN DALE, Maryland 20769
Case Type:	SWM
Contact's Email:	DPIE-Private@cpja.com
Phone:	3014347000
Lot and Block:	Lot and Block not found
Post Issuance Revision:	29311-2022-0
Project Owner:	<u>EPlan Admin</u>
Owner's Email:	<u>eplan@co.pg.md.us</u>
Project Admins:	Administrator Temp,Reisha Raney,Mary Giles,Michelle Meneely,Tempi Chaney,Mahmoud Tayyem,Michelle Hughes,John Linkins,Reynaldo De Guzman,Brooke Larman,Joanna Glascoe,Steven Snyder,Nanji Formukong,Kenneth Flanagan,Inna Mazelev,Nfor Adamu,Mariwan Abdullah,Myra Leonard,Salman Babar,James Coutourier,Akintunde Longe,Rene Lord Attivor,EPlan Admin,Jahid Russel,Jamie Stepowany,Angela Wade,Kelsey Shaffer,Alice Jacobs,Yonas Tesfai,Aschalew Haile,Michael Mitiku,Jason Bartlett,Greg Pearson,Selam Jena,Keiraun Hall,Danielle Robinson,Tracy Samuels
Status:	In Review
Status Info:	
Project Start/End:	Start: 8/9/2022 3:29:40 PM   End: 2/9/2023 3:29:37 PM
Pass-Through:	.mov,.wmv,.avi,.html,.install,.config.mp4
Versioning:	Enabled for this project

#### Details:

Permit or Citation # :	29311-2022-00
Name :	GLENN DALE_PARCEL 131_TOWNHOUSE DEV.
Address :	8215 Springfield Rd. Glenn Dale, 20769
Type :	SITE DEVELOPMENT CONCEPT PLAN
Use Type :	Townhouse
Description :	Residential development including single family attached units; frontage improvements along Springfield Road.

#### Permit/Case/Citation Fees Details:

Select	Fee Description	Fee Date	TOTAL FEE	Status
	CONCEPT APPROVAL	Aug 09, 2022	\$577.50	PAID



**GENERAL NOTES** 

PROJECT NAME: STEWART PROPERTY

PROJECT OWNER JOAN M. STEWART 8215 SPRINGFIELD RD GLENN DALE, MD 20769

MCLEAN, VA 22101

#### APPLICANT: ELM STREET DEVELOPMENT 1355 BEVERLY ROAD, SUITE 240

1. TOTAL ACREAGE: 12.01 AC.

2. EXISTING ZONING: RR

#### DEVELOPMENT DATA

- 1. PROPOSED USE OF PROPERTY: RESIDENTIAL (SINGLE FAMILY ATTACHED) 2. PROPOSED NUMBER LOTS, OUTLOTS AND PARCELS: 57 LOTS, 2 PARCELS
- 3. LOT WIDTH: 28 FT. MIN. AT FRONT STREET LINE
- 4. BUILDING HEIGHT: 30 FT. MAX.
- 5. BREAKDOWN OF PROPOSED DWELLING UNITS BY TYPE: 57 SINGLE FAMILY ATTACHED 6. ROAD FRONTAGE: SPRINGFIELD ROAD: 460'

#### UTILITY NOTES

- 1. EXISTING WATER/SEWER CATEGORY: W-3 AND S-3
- 2. PROPOSED WATER/SEWER CATEGORY: W-3 AND S-3 3. WATER/SEWER SERVICE WILL BE PUBLIC.
- 4. 10 FT. PUBLIC UTILITY EASEMENT IS PROVIDED ALONG PROPOSED ROAD RIGHTS OF WAY. SITE INVENTORY INFORMATION
- 1. TAX MAP & GRID: 28-0D3 2. 200-FOOT MAP REFERENCE: 211NE10
- 3. ANDREWS, INTERIM LAND USE CONTROL: NO
- 4. WETLANDS: YES
- 5. WITHIN CHESAPEAKE BAY CRITICAL AREA: NO 6. 100-YEAR FLOODPLAIN: YES
- 6.1. APPROVED FPS# 880093
- 7. WATERSHED: UPPER PATUXENT RIVER
- 7.1. IMPAIRED WATERSHED: YES, IMPAIRED WITH SEDIMENT, NITROGEN, & PHOSPHOROUS 7.2. TIER II WATERSHED: YES 8. TOPOGRAPHY: AERIAL & FIELD SURVEY BY CHARLES P. JOHNSON & ASSOC., NOV 2022



Department of Permitting, Inspections and Enforcement Sile/Soad Perpercom Place, Suite 420 Largo, Maryland 2077           Suite/Soad Permitting, Inspections and Enforcement Sile/Soad Perpercom Place, Suite 420 Largo, Maryland 2077           Department of Permitting, Inspections and Enforcement Sile/Soad Perpercom Place, Suite 420 Largo, Maryland 2077           Tend Enforcement Sile/Soad Perpercom Place, Suite 420 Largo, Maryland 2077           Tend Sile Accessing Colspan="4">Tend Sile Accessing Colspan="4">Ten	Department of Permitting, Inspections and Enforcement Site/Road Plan Review Division 3400 Perpercome Largo, Maryland 20774         Department of Permitting, Inspections and Enforcement Site/Road Plan Review Division 3400 Perpercome Largo, Maryland 20774         Department of Permitting, Inspections and Enforcement Site/Road Plan Review Division 3400 Perpercome Largo, Maryland 20774         Project Name: Glenn Date Cove       Total Site Accesses: 12.01         Project Name: Glenn Date Cove       Total Site Accesses: 12.01         Project Name: Glenn Date Cove       Total Site Accesses: 12.01         Project Name: Glenn Date Cove       Total Site Accesses: 12.01         Project Name: Glenn Date Cove       Total Site Accesses: 12.01       Total Site Accesses: 12.01         Project Name: Glenn Date Cove       Total Site Accesses: 12.01       Total Site Accesses: 12.01         Project Mare: Glenn Date Cove       Total Site Accesses: 12.01       Total Site Accesses: 12.01         Project Name: Glenn Date Cove       Total Site Accesses: 12.01       Total Site Accesses: 12.01         Project Name: Glenn Date Cove       Total Site Accesses: 12.01       Total Site Accesses: 12.01         Project Name: Glenn Date Cove <th <="" colspan="5" th=""><th></th></th>	<th></th>					
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Large, Mayland 2074           Large, Mayland 2074           Visible Date: Section 7, 2021           Project Name: Glenn Date: Cologer Volume C	Largo, Maryland 20774         Final Plan BMP Public Revision Date: October 7, 2021         Project Name: Glenn Date Cove       Concept No. 29311-2022       Permit No.       Total Site -creage: 12.01 acreage: 12.01 acreage: 12.01 acreage: 12.01         Poi       Total Site -creage: 12.01       DESIGN VOI UNING (CF) USING STRUCTION PurPose       Name       Manger Gravel       A66,993       1,368,410       Review Development       2.40       1.58       0.66%       0.66       1.66       9,108       13,253       0.0       15,045       OF         Poil       Sign Voi UNING (CF)       Concept No. 29311-2022       Permit No.       Total Sign Voi UNING (CF)       OD       DESIGN VOI UNING (CF)       OD						
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Project Name: Glenn Justice         Concept No. 29311-2022         Permit No.         Permit No.         Total Site // Sit	Project Name: Elem I = Cove       Concept No. 29311-2022       Permit No.       Total Site Acreage: 12.01 acreated in the concept of the concent of the concept of the concept of the conce						
POI       LABE       NAME       MD NORTH       MD EAST       LAND US       CONSTRUCTION PURPOSE       DRAINAGE AREA (A       TOTAL REA (A)       NEW REA (A)       SUMPERVION REA (A)       PERCENT NEREX (A)       PR       LARGET P       TARGET P       DESIGN CF       DESIGN DESIGN PLAINES       DAME (A)       No.PF and SUMPERVION PLAINES       DESIGN DESIGN       DESIGN SUMPERVION PLAINES       DESIGN DESIGN PLAINES       DESIGN DESIGN DESIGN       DESIGN DESIGN DESIGN       DESIGN DESIGN       DESIGN DESIGN       DESI	POILABELNAMEMD NORTHMD EASTLAND USECONSTRUCTOR< PURPOSEDRAINAGETOTAL MERA (AC)NEW AREA (AC)REXISTING AREA (AC)PERCENTRVLANGET PERCENTDESIGN VGDESIGN VGDESIGN VGDAMADAMADAMA ESD VGDAMARASED VGRASED VG <th <="" rased="" th="" vg<=""><th></th></th>	<th></th>					
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LO1       B5-1       Bioswale 1       486,810       1,368,240       Residential       New Development       0.46       0.27       0       60%       0.59       1.60       1,402       0       2,637       91       ON-SITE         V       V       V       V       0.74       0.74       0.74       0.95       1.60       1,402       0       2,637       91       ON-SITE         V       V       V       0.74       0.74       0.74       0.95       1.60       4,089       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0	LOI 1 MBR-2 Microbioretention 2 487,085 1,368,345 Residential New Development 0.46 0.20 0.20 0 44% 0.45 1.6 1,197 2,018 0 2,025 88	ON-SITE					
Untreated Impervious       0.74       0.74       0       1.60       4,089       0       0       0         Total       4.71       0       52%       0.52       1.60       27,301       31,337       0       38,337	LOI 1 BS-1 Bioswale 1 486,810 1,368,240 Residential New Development 0.46 0.27 0.27 0 60% 0.59 1.6 1,555 1,402 0 2,637 91	ON-SITE					
Total     4.71     0     52%     0.52     1.6     27,301     31,337     0     38,337	Untreated Impervious         0.74         0.74         0         1.6         4,089         0         0         0						
	Total     4.71     0     52%     0.52     1.6     27,301     31,337     0     38,337						

## GLENN DALE COVE SITE DEVELOPMENT CONCEPT PLAN SDC # 29311-2022-0



		I HEREBY CERTIFY THAT THESE DOO WERE PREPARED OR APPROVED BY THAT I AM A DULY LICENSED PROF ENGINEER UNDER THE LAWS OF TH OF MARYLAND, LICENSE NUMBER :19199	CUMENTS ME, AND ESSIONAL E STATE	NAMA. 41. 71		
		EXPIRATION DATE :/16/20	B56F18AFE1E7484Not va	lid without signature		
		SITE DEVELOPMEN	NT CONCEPT	PLAN		
		COVER	SHEET			
		TAX MAP 28 - GRI	) 0D3 - PAR	CEL 131		
	GLENN DALE COVE BOWIE (14TH) ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND					
	C Assoc www.cpia.	Civil and Environmental Engine Tom • Silver Spring, MD • Gaithersburg, MD • Anna	nson & As eers · Planners · Land Spring, MD 20903 301-4 apolis, MD · Greenbelt, MD	SOCIATE scape Architects 434-7000 Fax: 3	<b>S, Inc.</b> • Surveyors 01-434-9394 • Fairfax, VA	
	CLIENT :	ELM STREET DEVELOPMENT 1355 Beverly Road, Suite 240	TAX MAP/WSSC 28-D3 / 211NE10	SITE PLAN NO.		
		McLean, VA 22101 (703) 734-5207 Attn: Jude Burke	DESIGN CDW DRAFT CDW	sheet 1	OF 2	
	JOHNSO UNAUT PROHIB	GHT © LATEST DATE HEREON CHARLES P. N & ASSOCIATES, INC. ALL RIGHTS RESERVED, HORIZED USE OR REPRODUCTION IS ITED.	DATE MAR 2023 SCALE 1" = 50'	FILE NO : 2021-1-	466-01	
Las	t Saved	3/9/2023 Last Plotted 3/9/2023	8:50 AM Sheet N	.\2021-1466	DWG\38-	



TOTAL DISTURBED AREA = 9.04 AC

PROFESSIONAL CERTIFICATION

3/9/2023

OF MAR





#### STANDARD TYPE-2 TREE CONSERVATION PLAN GENERAL NOTES

- 1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR SPECIAL EXCEPTION PLAN #SE-22002. IF PLAN #SE-22002 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 DEVELOPING TIER AND IS ZONED RR (RURAL RESIDENTIAL). 7. THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC. HISTORIC, A PARKWAY OR A SCENIC BYWAY.
- 8. THE SITE IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER. 9. THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25-117 (G).
- 10. THERE IS NO PREVIOUSLY DEDICATED LAND ON THE SITE.
- 11. TREE PRESERVATION AND RETENTION NOTES a. 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. b. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN. c. 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. d. 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. e. 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: f. 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 REMOVE g. 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. h. DURING THE INITIAL STAGES OF CLEARING AND GRADING, IF HAZARDOUS TREES ARE PRESENT, OR TREES ARE PRESENT THAT ARE NOT HAZARDOUS BUT ARE LEANING INTO THE DISTURBED AREA. THE PERMITTEE SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE
- MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE COUNTY INSPECTOR. ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP SHALL NOT BE REMOVED OR COVERED WITH SOIL, MULCH, OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.
- i. IF A TREE OR TREES BECOME HAZARDOUS PRIOR TO BOND RELEASE FOR THE PROJECT, DUE TO STORM EVENTS OR OTHER SITUATIONS NO 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. IF CORRECTIVE PRUNING MAY ALLEVIATE A HAZARDOUS CONDITION, THE CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE APPROPRIATE ANSI A-300 PRUNING STANDARDS. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE. DEBRIS FROM THE TREE REMOVAL OR PRUNING THAT OCCURS WITHIN 35 FEET OF THE WOODLAND EDGE MAY BE REMOVED AND PROPERLY DISPOSED OF BY RECYCLING, CHIPPING OR OTHER ACCEPTABLE METHODS. ALL DEBRIS THAT IS MORE THAN
- 35 FEET FROM THE WOODLAND EDGE SHALL BE CUT UP TO ALLOW CONTACT WITH THE GROUND. THUS ENCOURAGING DECOMPOSITION. THE SMALLER MATERIALS SHALL BE PLACED INTO BRUSH PILES THAT WILL SERVE AS WILDLIFE HABITAT. TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT. IF EXISTING TREES ARE PROPOSED FOR USE AS PROTECTION FOR PRESERVATION AREAS:
- J. TREE PROTECTION FENCING (TPFS) IS NOT REQUIRED FOR ALL OR PORTIONS OF THIS PLAN BECAUSE AN UNDISTURBED 100-FOOT BUFFER OF OPEN LAND OR A 50-FOOT FORESTED BUFFER IS BEING MAINTAINED BETWEEN THE LIMIT OF DISTURBANCE (LOD) AND THE WOODLAND PRESERVATION AREAS. IF THE LOD CHANGES AND THE CHANGE IMPACTS THESE BUFFERS, THE COUNTY INSPECTOR SHALL BE CONTACTED TO EVALUATE THE CHANGE TO DETERMINE IF A REVISION TO THE TREE CONSERVATION PLAN IS NECESSARY OR IF INSTALLATION OF TPFS WILL BE REQUIRE 12. AFFORESTATION AND REFORESTATION NOTES
- a. 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. b. THE PLANTING OF AFFORESTATION OR REFORESTATION AREAS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT. 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 c. IF PLANTING CANNOT OCCUR DUE TO PLANTING CONDITIONS, THE DEVELOPER OR PROPERTY OWNER SHALL INSTALL THE FENCING AND SIGNAGE N ACCORDANCE WITH THE APPROVED TYPE 2 TREE CONSERVATION PLAN. PLANTING SHALL THEN BE ACCOMPLISHED DURING THE NEX
- 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 J. 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. e. 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. f. 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. g. THE COUNTY INSPECTOR SHALL BE NOTIFIED PRIOR TO SOIL PREPARATION OR INITIATION OF ANY TREE PLANTING ON THIS SITE. N. 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. . 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.
- 13. POST DEVELOPMENT NOTES a. IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER DESIRES TO REMOVE A HAZARDOUS TREE OR PORTION THEREOF, THE NEW OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM A CERTIFIED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE MEASURES PRIOR TO HAVING THE WORK CONDUCTED. AFTER PROPER DOCUMENTATION HAS BEEN COMPLETED PER THE HANDOUT "GUIDANCE FOR PRINCE GEORGE'S COUNTY PROPERTY OWNERS, PRESERVATION OF WOODLAND CONSERVATION AREAS", THE ARBORIST OR TREE EXPERT MAY THEN REMOVE THE TREE. THE STUMP SHALL BE CUT AS CLOSE TO THE GROUND AS POSSIBLE AND LEFT IN PLACE. THE REMOVAL OR GRINDING OF THE STUMPS IN THE WOODLAND CONSERVATION AREA IS NOT PERMITTED. IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH-USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE. TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS
- THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT b. THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM ANY WOODLAND PRESERVATION AREA SHALL BE DONE WITH THE USE OF HANDHELD EQUIPMENT ONLY (PRUNERS OR CHAINSAW). THESE PLANTS MAY BE CUT NEAR THE GROUND AND MATERIAL LESS THAN TWO INCHES DIAMETER MAY BE REMOVED FROM THE AREA AND DISPOSED OF APPROPRIATELY. ALL MATERIAL FROM THESE NOXIOUS, INVASIVE, AND NON-NATIVE PLANTS GREATER THAN TWO (2) INCHES DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THUS
- ENCOURAGING DECOMPOSITION. c. THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES TO DISCOURAGE RE-SPROUTING OF INVASIVE, NOXIOUS, OR NON-NATIVE PLANTS IS PERMITTED IF DONE AS AN APPLICATION OF THE CHEMICAL DIRECTLY TO THE CUT STUMP IMMEDIATELY FOLLOWING CUTTING OF PLANT TOPS. THE USE OF ANY HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS.
- d. THE USE OF CHAINSAWS IS EXTREMELY DANGEROUS AND SHOULD NOT BE CONDUCTED WITH POORLY MAINTAINED EQUIPMENT, WITHOUT SAFETY EQUIPMENT, OR BY INDIVIDUALS NOT TRAINED IN THE USE OF THIS EQUIPMENT FOR THE PRUNING AND/OR CUTTING OF TREES. 14. PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY INDIVIDUAL HOMEOWNERS
- a. REFORESTATION FENCING AND SIGNAGE SHALL REMAIN IN PLACE IN ACCORDANCE WITH THE APPROVED TCP2 PLAN. b. REFORESTATION AREAS SHALL NOT BE MOWED; HOWEVER, THE MANAGEMENT OF COMPETING VEGETATION AND REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE.

#### . QUANTITY: (SEE PLANT SCHEDULE) 2 TYPE (SEE PLANT SCHEDULE)

PLANTING SPECIFICATION NOTES

PLANTING AREAS

- 3. PLANT QUALITY STANDARDS: THE PLANTS SELECTED SHALL MEET THE MOST RECENT STANDARDS SET BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. 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. , 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
- 6. SEEDLING PLANTING: TREE SEEDLINGS SHALL BE HAND PLANTED USING A DIBBLE BAR OR SHARP-SHOOTER SHOVEL. IT IS IMPORTANT THAT THE SEEDLING BE PLACED IN THE HOLE SO THAT THE ROOTS CAN SPREAD OUT NATURALLY; THEY SHOULD NOT BE TWISTED. BALLED UP OR BENT MOIST SOIL SHOULD THEN BE PACKED FIRMLY AROUND THE ROOTS. SEEDLINGS SHOULD BE PLANTED AT A DEPTH WHERE THEIR ROOTS LIE JUST BELOW THE GROUND SURFACE AIR POCKETS SHOULD NOT BE LEFT AFTER CLOSING THE HOLE WHICH WOULD ALLOW THE ROOTS TO DRY OUT. SEE PLANTING DETAILS FOR FURTHER EXPLANATION. IF THE CONTRACTOR WISHES TO PLANT BY ANOTHER METHOD, THE PREPARER OF THIS TREE CONSERVATION PLAN MUST BE CONTACTED
- AND GIVE HIS APPROVAL BEFORE PLANTING MAY BEGIN. 7. SPACING: SEE PLANT SCHEDULE AND/OR PLANTING PLAN FOR SPACING REQUIREMENTS. ALSO REFER TO THE PLANTING LAYOUT DETAIL FOR A DESCRIPTION OF THE GENERAL PLANTING THEORY. 3. 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 FACH 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
- 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.
- I.5.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 PI ANTING
- 16.SOURCE OF SEEDLINGS: STATE NAME, ADDRESS, AND PHONE NUMBER OF NURSERY OR SUPPLIER.

FOUR-YEAR MANAGEMENT PLAN FOR RE/AFFORESTATION AREAS FIELD CHECK THE RE/AFFORESTATION AREA ACCORDING TO THE FOLLOWING SCHEDULE: YEAR 1: SITE PREPARATION AND TREE PLANTING SURVIVAL CHECK 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)
- PLANTS.
- 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. WHEN OFF-SITE WOODLAND CONSERVATION IS PROPOSED:
- PRIOR TO THE ISSUANCE OF THE FIRST PERMIT FOR THE DEVELOPMENT SHOWN ON THIS TCP2, ALL OFF SITE WOODLAND CONSERVATION DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN.

## GLENN DALE COVE TREE CONSERVATION PLAN TYPE-2



SCALE: 1'' = 80'

SPI	SPECIMEN TREES WITH CRITICAL ROOT ZONE IMPACTS						
No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Percentage of CR. to be Impacted		
2	Loblolly Pine	Pinus taeda	30	Good	29%		
4 White Oak		Quercus alba	32	Good	4%		
12*	Southern Red Oak	Quercus falcata	31	Good	37%		
13*	Southern Red Oak	Quercus falcata	30	Fair	32%		
*Tree located offsite. Size and condition estimated.							

Note: All areas measured in acres

## **REFORESTATION/AFFORESTATION COMPUTATIONS**

WRA-1						
0.11 acres at $350 \frac{3}{4''}$ - 1" cal. trees/acre = 39 trees needed and provided						
Qty.	Common Name	Scientific Name	Size	Spacing		
8	White Oak	Quercus alba	3/4" - 1" cal. B&B	20 o.c.		
8	Post Oak	Quercus stellata	3/4" - 1" cal. B&B	20 o.c.		
8	Southern Red Oak	Quercus falcata	3/4" - 1" cal. B&B	20 o.c.		
7	Loblolly Pine	Pinus taeda	6 - 8' ht. B&B	20 o.c.		
8	American Holly	Пех ораса	6' - 8' ht. B&B	10 o.c.		

Qty.	Common Name	Scientific Name	Size	Spacing
1	White Oak	Quercus alba	3/4" - 1" cal. B&B	20 o.c.
1	Post Oak	Quercus stellata	3/4" - 1" cal. B&B	20 o.c.
1	Southern Red Oak	Quercus falcata	3/4" - 1" cal. B&B	20' o.c.
1	American Holly	Ilex opaca	6 - 8' ht. B&B	10 o.c.

0.07  acres at  350  3/4''  -  1''  cal. trees/acre = 25  trees needed and provided						
Qty.	Common Name	Scientific Name	Size	Spacing		
5	White Oak	Quercus alba	3/4" - 1" cal. B&B	20' o.c.		
5	Post Oak	Quercus stellata	3/4" - 1" cal. B&B	20' o.c.		
5	Southern Red Oak	Quercus falcata	3/4" - 1" cal. B&B	20' o.c.		
5	Loblolly Pine	Pinus taeda	6 - 8' ht. B&B	10 o.c.		
5	American Holly	Пех ораса	6 - 8' ht. B&B	10 o.c.		

#### WRA-4

0.18 acres at 350 $3/4'' - 1''$ cal. trees/acre = 63 trees needed and pr					
	Qty.	Common Name	Scientific Name	Size	Spacin
	13	White Oak	Quercus alba	3/4" - 1" cal. B&B	20 o.c
	12	Post Oak	Quercus stellata	3/4" - 1" cal. B&B	20 o.c
	13	Southern Red Oak	Quercus falcata	3/4" - 1" cal. B&B	20 o.c
	12	Loblolly Pine	Pinus taeda	6 - 8' ht. B&B	10 o.c
	13	American Holly	Ilex opaca	6 - 8' ht. B&B	10 o.c

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

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

REQUIRED BY THIS PLAN SHALL BE IDENTIFIED ON AN APPROVED TCP2 PLAN AND RECORDED AS AN OFF-SITE EASEMENT IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY. PROOF OF RECORDATION OF THE OFF-SITE CONSERVATION SHALL BE PROVIDED TO THE M-NCPPC PLANNING

OWNER OR OWNER'S REPRESENTATIVE SIGNATURE DATE: 9NOV 2022 PRINTED NAME: JUSE BURKE TITLE: MANAGER

Standard Woodland Conservation Worksheet for Prince George's County

			0	-	
	SECTION I-Establishing Site Information- (Enter acres for ea	ich zone)			
1	Zone:	RR			
2	Gross Tract	12.01			
3	Floodplain:	1.58			
4	Previously Dedicated Land:	0.00			
5	Net Tract (NTA):	10.43	0.00	0.00	
6	TCP Number	TCP2-XXX-2	2022	Revision #	
7	Property Description or Subdivision Name:	Glenn Dale	Cove (Stewart	Property)	
8	Is this site subject to the 1989 or 1991 Ordinance	N			
9	Is this site subject to the 1991 Ordinance	N			
0	Subject to 2010 Ordinance and in PFA (Priority Funding Area	N			
1	Is this one (1) single family lot? (Y or N)	N			
2	Are there prior TCP approvals which include a	N			
3	combination of this lot/s? (Y or N)				
4	Is any portion of the property in a WC Bank? (Y or N)	N			
5	Break-even Point (preservation) =	2.62	acres		
6	Clearing permitted w/o reforestion=	2.15	acres		
	SECTION II-Determining Requirements (Enter acres for each	n correspond	ding column)		
		Colum n A	Colum n B	ColumnC	Colum n D
		WCT/AFT %	NetTract	Floodplain	Off-Site
_				(1:1)	Impacts (1:1
7	Existing Woodland		4.77	1.58	
8	Woodland Conservation Threshold (WCT) =	20.00%	2.09		
9	Smaller of 17 or 18		2.09		
20	Woodland above WCT		2.68		
21	Woodland cleared		4.04	0.03	0.0
2	Woodland cleared above WCT (smaller of 20 or 21)		2.68		
23	Clearing above WCT (0.25 : 1) replacement requirement		0.67		
24	Woodland cleared below WCT		1.36	1.36	
25	Clearing below WCT (2:1 replacement requirement)		2.71		
26	Afforestation Required Threshold (AFT) =	15.00%	0.00		
.7	Off-site WCA being provided on this property		0.00		
8	Woodland Conservation Required		4.16	acres	
	SECTION III Monther the Requirements (Enter scree for each	Corrospon			
a	Moodland Preservation	rconespon			
	Afforestation / Reforestation		0.30	Bond amount	\$ 179021
1	Natural Regeneration		0.01		φ 17,303.1
2			1.00		
3	Specimen/Historic Tree Credit (CR7 area * 2.0)	0.00	0.00		
Л	Ecrest Enhancement Credit (Area * 25)	0.00	0.00		
5	Street Tree Credit (Evisting or 10 year canony coverage)	0.00	0.00		
6	Area approved for fee in lieu		0.00	Fee amount	0.0
7	Off site Moodland Conservation Credits Required		2.43		φ0.0
2	Off.site WCA (preservation) being provided on this property		2.43 0.00		
9	Off-site WCA (afforestation) being provided on this property		0.00		
o	Woodland Conservation Provided		4.16	acres	
-				····	
1	Area of woodland not cleared	0.73	acres		
2	Net tract woodland retained not part of requirements:	0.37	acres		
3	100-floodplain woodland retained	1.55	acres		
4	On-site woodland conservation provided	0.73	acres		

1.00

1.92 acres

45 On-site woodland conservation alternatives provided 46 On-site woodland retained not credited

					Signed Da	ate
			SPF	CIMEN T	RFFTARIF	
No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Condition/Comments	Proposed Disposition
1	Post Oak	Quercus stellata	32	Fair	Very thin one-sided crown, epicormic branching, a few dead smaller branches, insect holes in leaves, loose	Remove
2	Loblolly Pine	Pinus taeda	30	Good	bark at base. Embedded fencing, epicormic branching, trunk s wollen near base, due to s welling tree would likely have a DBH of around 27".	Preserve
3	White Oak	Quercus alba	31	Good	Shallow roots, several dead branches, one dead scaffold branch, epicormic branching, thin crown.	Remove
4	White Oak	Quercus alba	32	Good	Swelling at root collar, one dead large scaffold branch-wound has not healed, several dead smaller branches, thin crown.	Preserve
5	White Oak	Quercus alba	45	Good	Codominant leaders-swelling at the union, one dead scaffold branch, several dead smaller branches.	Remove
6	Southern Red Oak	Quercus falcata	35	Good	One dead scaffold branch, several dead smaller branches, slight lean, forks but the structure is good.	Remove
7	Southern Red Oak	Quercus falcata	33	Good	Three dead scaffold branches, thin crown.	Remove
8	Southem Red Oak	Quercus falcata	31	Fair	Large gall above root collar, large dead oversized limb-wound has not healed, three dead scaffold branches, numerous dead smaller branches.	Remove
9	Southern Red Oak	Quercus falcata	30	Good	One sided branching.	Remove
10	White Oak	Quercus alba	32	Good	Slight lean, several dead smaller branches, embedded fencing.	Remove
11*	White Oak	Quercus alba	38	Fair	Five dead scaffold branches, slight lean, numerous dead smaller branches.	Preserve
12*	Southern Red Oak	Quercus falcata	31	Good	Thin crown.	Preserve
13*	Southern Red Oak	Quercus falcata	30	Fair	Thin crown.	Preserve

*Tree located offsite. Size and condition estimated.
Note: All trees within 100 feet of the proposed LOD were survey-located.

ON SUMMARY	
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WOODLAN	VD CONS	ERVATION	SUMMARY										
Category	Gross Tract Area (GTA)	100-Year Floodplain (FP)	Previously Dedicated Land	Net Tract Area (NTA)	Ex. Woodland (NTA)	Ex. Woodland (FP)	Woodland Cleared Net Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Offsite (C-OS)	Woodland Preservation Area (WPA)	Woodland Reforestation Area (WRA)	Woodland Preserved/ Not Credited (WP-NC)	Woodland Retained/ Assumed Cleared (WR-AC)
Total (acres)	12.01	1.58	0.00	10.43	4.77	1.58	4.03	0.03	0.00	0.36	0.37	0.37	0.0
WPA-1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.36	0.00	0.00	0.0
		•											
WRA-1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11	0.00	0.0
WRA-2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.0
WRA-3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.07	0.00	0.0
WRA-4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.18	0.00	0.0
WPNC-1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.33	0.0
WPNC-2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.0
WPNC-3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.0
			_										
C-FP-1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.00	0.00	0.00	0.00	0.0

PROPERTY OWNER'S AWARENESS CERTIFICATE

ESC 8215 SPRINGFIELD L.C. HEREBY ACKNOWLEDGE THAT WE ARE AWARE OF THIS TYPE 2 TREE CONSERVATION PLAN (TCP2) AND THAT WE UNDERSTAND THE REQUIREMENTS AS SET FORTH IN THIS TCP.

PROFESSIONAL CERTIFICATION HEREBY CERTIFY THAT THESE DOCUMENTS

WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND,

LICENSE NUMBER :\_\_\_\_\_ 4234 EXPIRATION DATE : 10/20/2023





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Prin	ce George's County Planning	) Departmen
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	TCP2-XXX-2022	
	Approved by	Date
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VER & NOTES SHEET TCP2-XXX-2022 28 - GRID OD3 - PARCEL 131 <b>NDALE COVE</b> (4TH) ELECTION DISTRICT ORGE'S COUNTY, MARYLAND						
<b>es P. Johnson &amp; Associates, Inc.</b> vironmental Engineers • Planners • Landscape Architects • Surveyors d., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394 rrsburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA						
	WSSC GRID:	TAX MAP:				
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TCP-2 LEGEND	
<u>STING</u> ————————————————————————————————————	<u>PROPOSED</u>
PAVEMENT	
CONTOURS	102 100
TREE LINE	
SPECIMEN TREE WITH CRZ	
SPECIMEN TREE WITH CR TO BE REMOVED	Z ~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
STREAM	
wв —— 25' WETLAND BUFFER	
MA PRIMARY MANAGEMENT A	REA (PMA)
sв — 75' STREAM BUFFER	
EXISTING STEEP SLOPES	(15% OR GREATER)
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OODLAND PRESERVATION AREA (WPA)	
WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)	
WOODLAND PRESERVED- NOT CREDITED (WPNC)	
FLOODPLAIN CLEARED (C-F	P)
LIMIT OF DISTURBANCE (LOD)	) LOD
TREE PROTECTION FENCE (TEMPORARY)	TPF
TREE PROTECTION FENCE (PERMANENT)	PPF
WOODLAND PRESERVATION S	IGN 🔺 📗
REFORESTATION/AFFORESTATION	I SIGN 🔴
SPECIMEN TREE SIGN	
ROOT PRUNING	RP

APPROVAL TREE CONSERVATION PLAN	
Approved by Dat	e
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PLAN SHEET TCP2-XXX-2022 28 - GRID OD3 - PARCEL 131 NN DALE COVE 14TH) ELECTION DISTRICT DRGE'S COUNTY, MARYLAND						
es P. Joh vironmental Engin d., Ste. 300 Silver ersburg, MD • Anna	nson & As eers • Planners • Land Spring, MD 20903 301 polis, MD • Greenbelt, M	dscape Architects 434-7000 Fax: 3	<b>2S, Inc.</b> 5 • Surveyors 301-434-9394 • Fairfax, VA			
	WSSC GRID: 211NE10	TAX MAP: 28-	-D3			
CHARLES P.	DESIGN JNH DRAFT JNH	sheet 2	of 3			
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SCALE: N.T.S.







REFORESTATION AREA SIGN 9 DETAIL

SCALE: N.T.S.



nber Required per Acre	Approximate Spacing feet on center	Surviv Requin At the end o growing	rability rement f the second season
700	8 x 8	75%	525
500	10 x 10	75%	375
400	12 x 12	75%	300
300	15 x 15	85%	255
150	20 x 20	100%	150
ival requirements bare land. , any combinatio ansplants, and/or s of an approved authority. that trees or shru	s are the minimum number n of the above mentioned s r natural regeneration may 'TCP. They will be evaluat bs must be planted in a grid	s estimated to stocking option be appropriate ed on a case- d pattern.	meel the ns, dry e strategies by-case

Site Stocking





UPDATES/REVISIONS:

03/06/22 REVISIONS PER

TAX MAP 2

GLEN

TREE PROTECTION FENCE FENCE WITHIN 1 FOOT OF TRENCH LINE 1' BACK OF LIMIT OF DISTURBANCE LINE 2" MRNMUM DEPTH 6 "MAXMUM WDTH	
SERVATION	
/OR	
OTHER HIGH	
ACCEPTABLE	

SCALE: N.T.S.

	M-NCPPC	
Princ	e George's County Planning	g Department
	Environmental Planning S	ection
	APPROVAL	
	TREE CONSERVATION	PLAN
	TCP2-XXX-2022	
	Approved by	Date
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AILS 2-XX GRID DA ELE	SHEET X-2022 OD3 - PARCEL 13 LE COVE CTION DISTRICT	51 NID

**Civil and Envir** Associates / 1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394

rsburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA						
	WSSC GRID:	TAX MAP:				
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#### TYPE 2 TREE CONSERVATION PLAN PREPARATION AND REVIEW CHECKLIST

The TCP2 is required to follow an approved TCP1 and for any application that requires an FSD. At the Type 2 phase, final decisions are made for techniques that will be incorporated on the site to insure adequate woodland conservation and tree protection. The detailed TCP2 is prepared for submission with a detailed site plan, a specific design plan, a grading plan, a road-grading plan that is not shown on an approved record plat, and for the establishment of a Woodland Conservation Bank. If a TCP1 has been approved for the site, the TCP2 must adhere to the conservation measures shown on the approved plan as closely as possible. If the TCP2 is being prepared for a Woodland Conservation Bank, the checklist titled "Type 2 Tree Conservation Plan Preparation and Review Checklist for Woodland Conservation Banks" should be used. The TCP2 must include the entire area of the site and use the standard line types and symbols as provided in the Environmental Technical Manual. The information shown on the TCP2 must also be shown on the associated Erosion and Sediment Control Plans. Refer to Section 7.0 of Part A of the Environmental Technical Manual for more information.

Stewart Property, 8215 Springfield Rd Site/Project Name: <u>Glenn Dale, MD 20769</u>

Date: November 9, 2022

TCP 1 Number (if applicable):

Associated Plan: SE-22002

Prepared by:

Amy Sommer, PLA Typed name

301-434-7000 x127

Phone

<u>Amy J. Sommer</u> Signature

asommer@cpja.com e-mail address

#### A. General Information

Information Type	Included	Comment
	Y/N	
Vicinity map, north arrow, scale (at the same scale as the associated plan, but no greater than $1" = 50"$ )	Y	
Legend or Key to all symbols, shading, and patterns used on the plan on every sheet	Y	
Revision box (All revisions made to a TCP shall be shown in the revision box along with a brief description of the revision, the date, and the initials of the person making the revision.)	Y	
Qualified professional certification with name, address, phone number, e-mail, stamp (if applicable), signature, and date of plan certification	Y	
EPS approval block	Y	
All information is clear. Graphic patterns, line types, and symbols, are the standard symbols in the Environmental Technical Manual with all required text and labeling shown	Y	

#### **B. Existing Site Features**

Feature	Included	Comment
	Y/N	
Property boundaries with bearings and distances	Y	
Parcel/lot numbers and area/s per legal description	Y	
Topography (2' maximum contour intervals)	Y	
Physical site features shown such as buildings, roads, driveways, etc.	Y	
Woodlands and trees (must extend 100'off the property line on all sides)	Y	
All specimen, champion and historic trees shown with their critical root zones	Ý	
Specimen, Champion and Historic Tree Table showing tree number, species, size, condition and reason for the determination of the condition, proposed disposition and any comments regarding special preservation treatments or recommendations. A note should also be added to indicate that the trees were survey located. (All trees within 100 feet of the proposed LOD shall be survey located.)	Y	
Regulated streams and their required buffers (buffers measured from top of bank and as shown on an approved NRI)	Y	
Wetlands and their required buffers as shown on an approved NRI	Y	
100-year floodplain delineation as shown on an approved NRI	Y	
Critical habitat areas as obtained from the Maryland Department of Natural Resources, Wildlife and Heritage Division	Ν	NONE PER NRI
Forest Interior Dwelling Species (FIDS) habitat and designated buffers	N	NONE PER NRI
Location of PMA as shown on an approved NRI	Y	
Slopes 15% and greater	Y	
Adjacent historic sites or districts labeled as listed in the latest edition of "Illustrated Inventory of Historic Sites and District Plan for Prince George's County, Maryland."	N	None present on site or adjacent
Unmitigated 65 dBA Ldn noise contour shown and labeled if site is adjacent to or in the vicinity of a roadway of arterial classification or greater	N/A	
Utilities and their associated easements if applicable	Y	
All other easements	Y	
A note regarding the location and current possession of "previously dedicated land" is provided	N/A	

#### C. Proposed Site Features

Feature	Included Y/N	Comment
Lot lines with dimensions, setbacks, lot and block numbers, and lot area	Y	
Internal roads with limits of paving and street grades	Y	
Proposed building locations (to be represented by actual proposed building footprints or the maximum limits of proposed construction)	Y	
Proposed grading and proposed limits of disturbance to include all sediment and erosion control devices, stockpiles and other areas that need to be cleared during construction (see Sec. 25-122(b) for requirements regarding limits of disturbance)	Y	
Conceptual stormwater management methods and facilities	Y	
Water and sewer lines and easements or well and septic	Y	
Public utility easements (PUE) where required	Y	
Proposed noise mitigation measures shown (as necessary)	Ν	N/A
Mitigated 65 dBA Ldn noise contour shown and labeled (as necessary)	Ν	N/A
Building restriction lines from all property lines and the required 25-foot building restriction line from the 100-year floodplain	Y	

#### **D. Woodland Conservation Information**

Information Type	Included	Comment
Woodland Conservation Worksheet (appropriate worksheet must show zoning and proper calculations of all acreages to the nearest one-hundredth of an acre; do not deduct land from the gross tract area that has not, to date, been dedicated)	Y	Worksheet line 37 formula updated per Environmental Planning
Standard TCP2 notes and other TCP2 notes that may be appropriate	Y	
Woodland Conservation Areas (WCAs) (must address Sec. 25-122(b) and Sections 6.5.4 and 6.6 of the Woodland and Wildlife Habitat Conservation TechnicalManual)	Y	
Woodlands clearly identified by the treatment proposed (Woodland Preservation Area, Woodland Reforestation/Afforestation Area, etc.)	Y	
Acreage shown to the nearest 1/100th acre for each of the woodland treatment areas shown	Y	
All woodland conservation areas are a minimum size of 10,000 square feet and a width of 50 feet except where these areas abut other protected woodlands previouslyprotected by a TCP or other prior approved mechanism, such as a conservation easement, and where the combined total of these areas is 10,000 course for the second	Y	
square feet in size		
There are no woodland conservation areas located on lots less than one (1) acre in size; within 40 feet of the front and rear of all building footprints; within 20 feet of the sides of all building footprints; within 30 feet of a commercial or industrial building; within 10 feet of the rear lot line of a town house; or within 5 feet of a parking lot. These dimensions are shown on the plan.	Y	
Woodland preservation is not located within the 100-year floodplain, utility easements, or other areas where control of the land and its preservation is not possible	Y	
Land to be dedicated or conveyed containing WCAs of any kind, has received approval from the future property owner/s. The approval documents will be provided with the TCP2 if they were not provided with the TCP1.	N/A	
For TCP2s with more than one sheet, a Woodland Conservation Summary Table as shown in Part A, Section 6.2 of the Environmental Technical Manual has been provided on the cover sheet	N/A	
For projects where woodland conservation is located on lots/parcels, a "Lot-by-Lot table" has been provided as shown in Part A, Section 6.2 of the Environmental Technical Manual	N/A	
Fee-in-lieu:		
If the project is phased, the TCP2 must provide the breakdown of the fee-in-lieu amount required for each phase. If the fee-in-lieu option has been approved for useon the subject property, the fee must be posted prior to the issuance of any permits unless the project is phased.	N/A	

#### E. Specimen, Champion, and Historic Trees

Information Type	Included Y/N	Comment
A table that includes information regarding the species, diameter at breast height, numerical and descriptive condition rating, and whether the tree is to be preserved or removed	Y	
Individual trees are shown on the plans with their critical root zones shown and an indication as to whether the tree is to be preserved or removed	Y	
Grading, structures, and any other activities that are proposed within the critical root zone have been shown	Y	
Proposed limits of disturbance (LOD) have been shown on the plan	Y	
Details for time of occurrence, equipment to be used, and any special practices for root pruning that may be necessary have been provided	Y	
Details for any pruning that may be necessary have been provided	N/A	
Details of any fertilization or irrigation practices that are to be used have been provided	N/A	
Graphic and written details have been provided for all temporary or permanent tree protective devices to be used	Y	
Details about berms or swales that are to be constructed to prevent silt or contaminated runoff from wash pads, materials stock piles, vehicle parking areas, or	N/A	
equipment maintenance and storage areas from washing into the tree's root zone have been provided. Locations are shown on the plan		
All other necessary information is provided.	Y	

#### F. Site Protection and Signage

Inf	formation Type	Included Y/N	Comment
	Type and location of all tree protection devices are shown	Y	
	Details for all protection devices are shown	Y	
	All sign locations are shown	Y	
	All sign details are shown	Y	
	Statement on the plan regarding the timing of the installation of all tree protection devices	Y	
	Statement on plan stating that the signs for planted areas are to remain in perpetuity and that the signs for preservation areas may be removed after use and occupancy permit has been issued	Y	
	Sign locations and details are shown for all woodland conservation preservation areas along the limits of disturbance and along roadways	Y	

#### G. Afforestation/Reforestation Areas

Information	n Type	Included	Comment
(The follow)	ing items must be addressed in text form and/or graphically shown on	Y/N IN	A
Soil Condit	ions		
Existing	roil nH	NI/A	Note for soil to be
Soil con	nnaction corrections to be conducted		tostod at the
Topsoil	minimum depth	N/Α N/Δ	
Soil am	endments proposed and method of application	N/A	completion of all
Soils sta Mulch)	bilization proposed and method of application (Structural, Vegetative,	N/A	grading operations
Remova	l method for soil contaminants (oil products, concentrated soluble salts, iron, soluble aluminum, soluble manganese, and herbicides)	N/A	
Hydrology	· / /		
Hydrolo	gy of planting sites is suited to species selected	Y	
Site Prepar	ation		
Ground	cover will not adversely impact tree growth	Y	
Control	of competing vegetation around trees	Y	
Planting St	ock		
Afforest	ation and reforestation is being provided on lots one (1) acre in size or greater	Y	
Planting this area	stock seed source is from within the geographic region suited for growth in	Y	
Planting	stock size is specified (seedling, whip, 1" caliper, 2" caliper, etc.)	Y	
Planting Associa	stock meets the standards set by the American Nursery and Landscape tion	Y	
Seedling	g stock meets the following criteria: Hardwoods - 1/4" to 1/2" caliper with roots no less than 8" long Conifers - 1/8" to 1/4" caliper with roots not less than 8"long and top height of 6" or more Shrubs - 1/8" to 1/4" caliper with 8" root system	Y	
Contain	erized stock used has been noted	N/A	B & B only specified
Species	and quantities used are specified	Y	
Planting	pattern is identified	Ŷ	
Planting M	lethods	•	
Detail o	f planting by hand	Y	
Detail o	f planting by machine	N/A	Bv hand only
Schedul	e of tree planting activities (start and completion of each phase of work)	Y	
Detail o be utiliz root ball	f planting method used for larger caliper stock. (A larger planting bed must ed. This should not be a drilled or dug hole 6 to 12 inches larger than the lor container.)	Y	
Planting M	lanagement Plan		
Informa	tion on site and tree maintenance is listed	Y	
Compar	y or individual responsible for tree care is listed on the plan or detail sheet	Ν	
Term of	the Plan is no less than five years	Ν	
Final ex	pected survival is indicated		
Follow- etc. mus	up care and maintenance (watering, fertilization, weeding, support plantings, t be addressed)	Y	
Afforestati	on/Reforestation Notes	Y	
All appl 2 notes	icable notes from the afforestation/reforestation section of the standard TCP	Y	



# STEWART PROPERTY SPECIAL EXCEPTION SITE PLAN

APPLICANT-PROFFERED CONDITIONS

1. Prior to certificate approval of Special Exception SE-22002, the following notes shall be provided on the Special Exception site plan:

a. "All dwelling units shall have front facades finished with a minimum of 60 percent brick or other masonry. The first floor of all front facades shall be finished with full brick or other masonry."

b. "All one-family attached end walls shall feature, at a minimum, four points of architectural fenestration on the first floor, three points of architectural fenestration on the second floor, roof line detail, and shutters on all windows to provide a balanced and harmonious composition."

c. "All highly visible one-family attached end walls, as shown on the Visibility Exhibit, shall be finished with full brick or other masonry on the first floor."

d. "All moderately visible one—family attached end walls, as shown on the Visibility Exhibit, shall be finished with, at a minimum, full brick or other masonry up to the water table."



ALE 1"=40' 2021-1466 Last Saved 6/14/2023 Last Plotted 6/14/2023 5:20 PM Sheet N:\2021-1466\DWG\90-02\_VISIBILITY

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UPDATES/REVISIONS:



Environmental Planning Section Maryland National Capital Park and Planning Commission 14741 Governor Oden Bowie Drive Upper Marlboro, MD 20772

Revised June 27, 2023 Revised June 2, 2023 February 28, 2023

Re: Stewart Property Request for a Specimen Tree Variance

Dear Environmental Planning Section:

On behalf of our client, ESC 8215 Springfield L.C., we hereby request a Specimen Tree Variance for the property identified as Parcel 131 (the "Property") pursuant to Section 25-119 of the Prince George's County Code.

#### I. Background Information:

In order to secure approval of the removal or disturbance of certain identified trees that are considered priority for retention and protection under State law and the Prince George's County Code, Charles P. Johnson & Associates (CPJ) hereby requests a Specimen Tree Variance for the Property on behalf of the client, in connection with the coordinated review of a Special Exception Application.

The Property is 12.01 acres and is located at 8215 Springfield Road in Glenn Dale, MD, on the eastern side of the road between Lake Glen Drive and Moriarty Court. The Property is bounded by single-family residential land and Springfield Road. The site currently is occupied by a single-family home, and about half of the site is unforested and the other half is forested. An existing sewer line and associated easement, stream and associated buffers, and Primary Management Area (PMA) is located along the north and northeast edge of the Property. 1.58 acres of 100-year floodplain area is also present on the site.

The Property is subject to a previously approved Natural Resource Inventory Plan, NRI-069-2022. The associated Special Exception Application (SE-22002), which accompanies this Variance Request, proposes fifty-seven (57) single-family attached dwelling unit lots for age-restricted housing as part of a Planned Retirement Community. The proposed SE site plan features several stormwater management facilities throughout the site with the majority of treatment provided by submerged gravel wetlands

Development of the Property pursuant to the SE-22002 will require the removal of eight (8) specimen trees. The individual trees are all depicted on the approved Natural Resource Inventory Plan, NRI-069-2022.

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Stewart Property Specimen Tree Variance Request Page 2 of 6

#### II. Trees Subject to this Variance Request:

Below is a list of the trees that serve as the subjects of this variance request, as well as the reasons for their proposed removal:

Tree	Species	Size (DBH)	Condition	Disposition	Comments
#1	Post Oak, Quercus stellata	32	Fair	Remove	Impact from roadway, stormwater management facility, utilities, and house construction.
#3	White Oak, Quercus alba	31	Good	Remove	Impact from roadway, stormwater management facility, utilities, and house construction.
#5	White Oak, Quercus alba	45	Good	Remove	Impact from house and stormwater management facility construction (submerged gravel wetland), and associated grading.
#6	Southern Red Oak, Quercus falcata	35	Good	Remove	Impact from house and stormwater management facility construction (submerged gravel wetland), and associated grading.
#7	Southern Red Oak, Quercus falcata	33	Good	Remove	Impact from house and stormwater management facility construction (submerged gravel wetland), and associated grading.
#8	Southern Red Oak, Quercus falcata	31	Fair	Remove	Impact from roadway, stormwater management facility (submerged gravel wetland), utilities, and house construction.
#9	Southern Red Oak, Quercus falcata	30	Good	Remove	Impact from roadway, utilities, and house construction.
#10	White Oak, Quercus alba	32	Good	Remove	Impact from roadway, utilities, and house construction.

As demonstrated in the table above, Specimen Trees 1, 3, 5, 6, 7, 8, 9, and 10 are requested for removal. Per the approved NRI-069-2022, Specimen Trees 1 and 8 were found to be in "fair" condition at the time of field work. Specimen Trees 3, 5, 6, 7, 9, and 10 were found to be in "good" condition at the time of field work.

#### III. Conformance to Section 25-119(d):

Pursuant to § 25-119(d), the Prince George's County Planning Board may approve a variance for the removal of specimen trees subject to findings in accordance with specific enumerated criteria. For the reasons set forth below, the Applicant respectfully submits that this request conforms to the required findings under § 25-119(d):

## A. The special conditions that are peculiar to the Property have caused unwarranted hardship:

Stewart Property Specimen Tree Variance Request Paae 3 of 6

> The north and eastern sides of the site contain significant areas of floodplain, wetlands, streams, associated environmental buffers, Primary Management Areas, and sewer easements that cannot be developed. Proposed single-family attached development is organized in a clustered manner that will minimize disturbance to regulated environmental features including the PMA, 100-year floodplain, stream, wetlands, and their associated buffers to the fullest extent possible. As shown in the previous table, construction of the proposed houses, roadways, sidewalks, grading, and submerged gravel wetlands designed to treat on-site stormwater and meet ESD regulations, will require removal of some of the specimen trees. The submerged gravel wetlands will provide the most efficient level of stormwater treatment and will have limited long-term maintenance. They need to be located at the lowest portions of the site, where shown, and were designed to have weir outfalls to minimize PMA impacts and additional tree clearing and disturbance within the PMA. Alternative methods of stormwater treatment were considered during the SWM concept design phase, but the requirement of underdrains and piped outfalls for these facilities would necessitate additional woodland clearing within the floodplain and PMA area. Therefore, these facilities were not utilized so that we could minimize the environmental impacts in the more sensitive areas and PMA. Also, due to the location of the existing sanitary sewer main and the topography of the site, the only location for the proposed sewer connection is at the lowest point of the site, and that location requires the submerged gravel wetland be split into two parts, rather than one large one. Due to the aforementioned site and engineering constraints, specimen tree removal cannot be avoided. As shown on the TCP-2 plans, woodland preservation and reforestation will be provided wherever possible. Proposed tree removal in the woodlands surrounding Specimen Trees 5, 6, 7, and 8 will also expose these specimen trees to vastly different levels of sunlight and wind than previously endured which will compromise these very mature tree's canopy health and structural integrity, leading to decline and potential future hazards.

> The Applicant would suffer unwarranted hardship if the removal and disturbance of the designated trees are not allowed in order to construct the proposed senior housing development. Unwarranted hardship is demonstrated for the purpose of obtaining a Specimen Tree Variance when an applicant presents evidence that denial of the variance would deprive the applicant of the reasonable and substantial use of the 12-acre property. The Property being developed into a Planned Retirement Community of single-family attached homes and open space amenities provides the community with highly desirable and much needed, first-floor level housing and is within the class of reasonable and substantial uses that justify the approval of a Specimen Tree Variance. If the requested variance for all specimen trees was denied, the Applicant and owner would be precluded from developing the Property for a reasonable and significant use commonly enjoyed by other Planned Retirement Community developments throughout the area. If the removal of Specimen Trees 5, 6, 7, and 8 were denied the applicant would suffer unwarranted hardship because a significant number of lots would need to be removed from the plan and fully redesigned and reengineered for stormwater management and utilities, including new approvals at all County review adjacencies, thus making the project too costly for development. Moreover, denial of this variance request would result in further limiting senior housing opportunities within the Glenn Dale community.

## B. Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas:

If the requested variance were denied, the Applicant would be denied the right enjoyed by other similarly situated property owners to develop their property in a manner permitted by the Zoning Ordinance and through Special Exception approval for Planned Retirement Communities that is consistent with the development history of the neighborhood. If the variance were not granted for the

**Commented [PH1]:** Not sure this section is helpful. Saying they should have said something sooner really isn't a justification

Stewart Property Specimen Tree Variance Request Page 4 of 6

trees identified on the aforementioned table, the Applicant would be unable to develop the proposed development and the required infrastructure, which would result in the disparate treatment of the Applicant in comparison to the exercise of rights commonly enjoyed by others on similar properties with similar specimen tree requests.

### C. Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants:

Similar to the finding (B) above, the variance confers no special privileges on the applicant that would be denied to other applicants. Construction of the proposed senior housing development will require the removal of these specimen trees, which cannot be avoided because of the significant site constraints detailed above, including sewer location, engineering constraints, and limited area for development due to the presence and preservation of numerous environmentally sensitive site feature The removal of these trees will allow the Applicant to utilize the Property in accordance with uses that are permitted for a Planned Retirement Community Development with much needed senior housing and associated infrastructure and, importantly, will not confer a special privilege upon the Applicant that would be denied to other applicants.

## D. The request is not based on conditions or circumstances which are the result of actions by the applicant:

The Property Owner has taken no actions as to the conditions or circumstances that are the subject of this variance request. There have been no physical modifications to the site, such as woodland clearing, grading, construction, or arborist work since the date of the approved NRI-069-2022 that would have altered the structural integrity or health of the specimen trees and result in this request for removal. Tree removal requests are based solely on the Planned Retirement Community development and associated roadway network, utilities, and stormwater management facilities to meet ESD requirements. The existing grades on the site are dictating the required locations of the storm water management facilities and sewer outfall location. Current site grading causes all stormwater runoff to flow towards the eastern property line. Keeping within the required county grading requirements for a planned retirement community and providing the required stormwater management makes these impacts unavoidable. The stormwater management treatment wants to be located at the lowest possible point on the site and this is the location of the specimen trees requested for removal. This is also the case for the sanitary sewer system and its associated impacts. The sewer main is constructed within the PMA with an existing stub provided for this property. In order for us to connect to the sewer and meet WSSC connection requirements, the removal of the specimen trees is required.

## E. The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property:

The surrounding land uses (single-family detached residential) do not have any inherent characteristics or conditions that have created or contributed to this particular need for a variance. Additionally, there are currently no recent or proposed changes to the adjacent properties, such as permitted or nonconforming construction, or other site modifications that have contributed to the request for tree removals.

#### F. Granting of the variance will not adversely affect water quality:

Granting this variance will not violate state water quality standards or cause measurable degradation in water quality. The site is not located near any ponds, Tier II catchment areas, or the Chesapeake Bay

Stewart Property Specimen Tree Variance Request Page 5 of 6

Critical Area. The Stormwater Management Concept plan is currently in review with DPIE and reflects the proposed development. The purpose of the Stormwater Management Concept plan is to ensure water quality is improved. The approval of the removal of the specimen trees will allow us to place the required Stormwater Management Facilities where they can provide the most treatment (at the lowest point of the site) for the site's runoff, and therefore should maintain, if not improve, rather than degrade water quality.

#### IV. Variance Approval & Comprehensive Housing Strategy

Beyond satisfying the required findings of § 25-119(d), the subject variance is critical to realize the Property's full utility and provide much needed additional senior housing opportunities in Prince George's County. The proposed layout accounts for significant site constraints while prioritizing conservation in accordance with the Woodland and Wildlife Habitat Conservation Ordinance to provide 57 single-family attached units of senior housing. To this end, the proposed layout is strategically designed to prioritize avoiding impacts to regulated environmental features – including specimen trees – to the fullest extent practicable, while efficiently utilizing developable area to create additional senior housing *Strategy's* executive goals related to creating diverse housing options and improving housing quality – specifically, as it relates to age-restricted housing. Approval of the subject variance request is necessary to provide new, much needed for-purchase senior housing for the Glenn Dale area and the County at large.

#### V. Conclusion:

The current design of the Stormwater Management facilities was done specifically to reduce impacts to the PMA and environmentally sensitive areas. If the requested variance for specimen tree removal were not approved the stormwater management design would need to be changed and additional PMA impacts may be required to provide outfalls for the Stormwater Facilities. For these reasons and those stated above, the Applicant respectfully requests approval of this request for a variance from the provisions of Section 25-119 of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance. Approval of the subject variance request will allow for future development of this important project – which will provide a vibrant, walkable, context-sensitive Planned Retirement Community with single-family attached senior housing, open space amenities, and preserved natural resources.

The recommendations in this report are based on tree conditions noted at the time the field work was conducted for the Natural Resource Inventory. Tree condition can be influenced by many environmental factors, such as wind, ice, snow, drought, rainfall, freezing temperatures, and insect/disease infestation. Therefore, tree conditions are subject to change without notice.

All information is true and accurate to the best of my knowledge and experience. All conclusions are based on professional opinions and were not influenced by any other party.

Stewart Property Specimen Tree Variance Request Page 6 of 6

Having satisfied all requirements for approval, the Applicant respectfully requests approval of this variance to allow the removal of the requested specimen trees.

Sincerely,

amy J. Somme

Amy Sommer, PLA Charles P. Johnson & Associates



Stewart Property SE #22022

June 2, 2023

Andrew Shelly Maryland-National Capital Park and Planning Commission Prince George's County Planning Department 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

Dear Mr. Shelly:

Below is our response to the list of Environmental SDRC comments on the Stewart Property Special Exception submission, received Friday, May 26, 2023.

#### Environmental:

1) The following items are required to be submitted 40-days prior to Planning Board:

a. A statement of justification (SOJ) for why the on-site required priorities for woodland conservation methods can't be met per Section 25-122(c) referencing Section 25-121(b) Woodland and Wildlife Habitat Conservation Priorities will be required for review with the TCP2, since it appears that much of the woodland preservation requirement is being proposed to be met off-site,

b. An SOJ describing how the proposed design preserves and restores the regulated environmental features (REF) to the fullest extent possible will be required to be submitted along with the required exhibits quantifying these impacts for the proposed sewer connection, proposed trail, and the two stormwater outfalls.

#### Response: The requested SOJs and exhibits have been provided.

2) The proposed limits of disturbance (LOD) on the site plan and type 2 tree conservation plan (TCP2) must be revised to include the proposed trail located behind/adjacent to proposed Lots 17-36 and any associated grading.

#### Response: The trail within the PMA has been removed from the plan.

- 3) The TCP2 must be revised as follows:
  - a. Revise all woodland preservation and reforestation/afforestation areas to meet the minimum 50-foot width requirements.

#### Response: The plan has been revised accordingly. In the southeast corner, a landscape

#### credit area is proposed instead of reforestation/afforestation.

b. All woodlands retained not credited areas located outside of the floodplain need to be accounted for on the plan and worksheet. Specifically, the area of woodlands located adjacent to proposed Lot 16 outside of the LOD.

#### Response: The plan has been revised accordingly.

- c. The following features must be clearly identified and labeled on the TCP2:
  - i) All public utility easements
  - ii) The bearings and distances of all property boundaries.
  - iii) Labels for all proposed lots and blocks as reflected on the site plan.

#### Response: The labels have been added to the TCP-2 coversheet and plan

- d. Add a tally row at the bottom of the woodland conservation summary table.
- e. Remove the second overlapping boundary line from the TCP2.
- f. Add the standard additional notes entitled "Post Development Notes".
- g. All spacing of reforestation/afforestation material must be randomly spaced. Update tables accordingly.
- h. The TCP2 approval block must be updated using the standard template, with the TCP2 case number typed in.
- i. Once the above changes are made, update the TCP2 worksheet and all associated tables on the plan.

#### Response: The requested revisions have been made to the TCP2.

4) Submit a copy of a valid 100-year floodplain waiver from DPIE to build within the County regulated floodplain if available.

## Response: As discussed on the call on 5/31/23, the waiver is not required since no work is proposed within the 100-year floodplain.

#### Geotechnical

The following items are required to be submitted 40 days prior to Planning Board hearing: Provide a
geotechnical report with a slope analysis. Christiana Clay is mapped at the entire site. The site slopes
generally down towards north or east in elevation from approx. El. 180 to El. 150. A geotechnical
investigation report including a slope stability analysis for both unmitigated and mitigated conditions is
required 40 days prior to the Planning Board. The geotechnical analyses shall be performed in conformance
with the Prince George's County requirements, Techno-Gram 005-2018.

**Response:** Per the email from MNCPPC dated 6/1/2023, the slope stability analysis will be provided prior to acceptance of the Preliminary Plan of Subdivision.

Enclosed are the revised TCP 2, Specimen Tree Variance Request, ELOJ Narrative and Exhibit, and Woodland Conservation SOJ. If you have any questions, please feel call or email.

Sincerely,

amy J. Somme

Amy Sommer, PLA Charles P. Johnson & Associates, Inc. <u>asommer@cpja.com</u> 301-434-7000



Environmental Planning Section Maryland National Capital Park and Planning Commission 14741 Governor Oden Bowie Drive Upper Marlboro, MD 20772

Revised June 2, 2023 February 28, 2023

Re: Stewart Property Request for a Specimen Tree Variance

Dear Environmental Planning Section:

On behalf of our client, ESC 8215 Springfield L.C., we hereby request a Specimen Tree Variance for the property identified as Parcel 131 (the "Property") pursuant to Section 25-119 of the Prince George's County Code.

#### I. <u>Background Information</u>:

In order to secure approval of the removal or disturbance of certain identified trees that are considered priority for retention and protection under State law and the Prince George's County Code, Charles P. Johnson & Associates (CPJ) hereby requests a Specimen Tree Variance for the Property on behalf of the client, in connection with the coordinated review of a Special Exception Application.

The Property is 12.01 acres and is located at 8215 Springfield Road in Glenn Dale, MD, on the eastern side of the road between Lake Glen Drive and Moriarty Court. The Property is bounded by single-family residential land and Springfield Road. An existing sewer line and easement, stream and associated buffers, and Primary Management Area (PMA) is located along the north and northeast edge of the Property. 100-year floodplain is also present on the site.

The Property is subject to a previously approved Natural Resource Inventory Plan, NRI-069-2022. The associated Special Exception Application (SE-22002), which accompanies this Variance Request, proposes fifty-seven (57) single-family attached dwelling unit lots for age-restricted housing as part of a Planned Retirement Community. The proposed SE site plan features several stormwater management facilities throughout the site.

Development of the Property pursuant to the SE-22002 will require the removal of eight (8) specimen trees. The individual trees are all depicted on the approved Natural Resource Inventory Plan, NRI-069-2022.

#### II. Trees Subject to this Variance Request:

Below is a list of the trees that serve as the subjects of this variance request, as well as the reasons for their proposed removal:

Tree	Species	Size (DBH)	Condition	Disposition	Comments
#1	Post Oak,	32	Fair	Remove	Impact from roadway, stormwater
	Quercus stellata				management facility, utilities, and house
					construction.
#3	White Oak,	31	Good	Remove	Impact from roadway, stormwater
	Quercus alba				management facility, utilities, and house
					construction.
#5	White Oak,	45	Good	Remove	Impact from house and stormwater
	Quercus alba				management facility construction (submerged
					gravel wetland), and associated grading.
#6	Southern Red Oak,	35	Good	Remove	Impact from house and stormwater
	Quercus falcata				management facility construction (submerged
					gravel wetland), and associated grading.
#7	Southern Red Oak,	33	Good	Remove	Impact from house and stormwater
	Quercus falcata				management facility construction (submerged
					gravel wetland), and associated grading.
#8	Southern Red Oak,	31	Fair	Remove	Impact from roadway, stormwater
	Quercus falcata				management facility (submerged gravel
					wetland), utilities, and house construction.
#9	Southern Red Oak,	30	Good	Remove	Impact from roadway, utilities, and house
	Quercus falcata				construction.
#10	White Oak,	32	Good	Remove	Impact from roadway, utilities, and house
	Quercus alba				construction.

As demonstrated in the table above, Specimen Trees 1, 3, 5, 6, 7, 8, 9, and 10 are requested for removal. Per the approved NRI-069-2022, Specimen Trees 1 and 8 were found to be in "fair" condition at the time of field work. Specimen Trees 3, 5, 6, 7, 9, and 10 were found to be in "good" condition at the time of field work.

#### III. <u>Conformance to Section 25-119(d)</u>:

Pursuant to § 25-119(d), the Prince George's County Planning Board may approve a variance for the removal of specimen trees subject to findings in accordance with specific enumerated criteria. For the reasons set forth below, the Applicant respectfully submits that this request conforms to the required findings under § 25-119(d):

## A. The special conditions that are peculiar to the Property have caused unwarranted hardship:

The north and eastern sides of the site contain significant areas of floodplain, wetlands, streams, associated environmental buffers, Primary Management Areas, and sewer easements. Proposed single-family attached development is organized in a clustered manner that will minimize disturbance

to regulated environmental features including the PMA, 100-year floodplain, stream, wetlands, and their associated buffers. As shown in the previous table, construction of the proposed houses, roadways, sidewalks, grading, and submerged gravel wetlands designed to treat on-site stormwater and meet ESD regulations, will require removal of some of the specimen trees. The submerged gravel wetlands need to be located at the lowest portions of the site, where shown, and were designed to have weir outfalls that will have minimal PMA impacts. Whereas alternative methods of stormwater treatment would require underdrains and piped outfalls that would necessitate additional woodland clearing within the floodplain and PMA area. Due to the location of the existing sanitary sewer and the topography of the site, the only feasible location for the proposed sewer connection, at the lowest point of the site, requires that the submerged gravel wetland be split into two parts, rather than one large one. Due to the aforementioned site and engineering constraints, specimen tree removal cannot be avoided. As shown on the TCP-2 plans, woodland preservation and reforestation will be provided wherever possible.

The Applicant would suffer unwarranted hardship if the removal and disturbance of the designated trees are not allowed in order to construct the proposed senior housing development. Unwarranted hardship is demonstrated for the purpose of obtaining a Specimen Tree Variance when an applicant presents evidence that denial of the variance would deprive the applicant of the reasonable and substantial use of the 12-acre property. The Property being developed into a Planned Retirement Community of single-family attached homes and open space amenities provides the community with highly desirable and much needed housing and is within the class of reasonable and substantial uses that justify the approval of a Specimen Tree Variance. If the requested variance were denied, the Applicant would be precluded from developing the Property for a reasonable and significant use commonly enjoyed by other Planned Retirement Community developments. Moreover, denial of this variance request would result in further limiting senior housing opportunities within the Glenn Dale community.

## B. Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas:

If the requested variance were denied, the Applicant would be denied the right enjoyed by other similarly situated property owners to develop their property in a manner permitted by the Zoning Ordinance and through Special Exception approval for Planned Retirement Communities that is consistent with the development history of the neighborhood. If the variance were not granted for the trees identified on the aforementioned table, the Applicant would be unable to develop the proposed development and the required infrastructure, which would result in the disparate treatment of the Applicant in comparison to the exercise of rights commonly enjoyed by others on similar properties.

## C. Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants:

Construction of the proposed senior housing development will require the removal of these specimen trees, which cannot be avoided because of the significant site constraints detailed above. The removal of these trees will allow the Applicant to utilize the Property in accordance with uses that are permitted for a Planned Retirement Community Development and associated infrastructure and, importantly, will not confer a special privilege upon the Applicant that would be denied to other applicants.

## D. The request is not based on conditions or circumstances which are the result of actions by the applicant:

The Property Owner has taken no actions as to the conditions or circumstances that are the subject of this variance request. There have been no physical modifications to the site, such as woodland clearing, grading, construction, or arborist work since the date of the approved NRI-069-2022 that would have altered the structural integrity or health of the specimen trees and result in this request for removal. Tree removal requests are based solely on the Planned Retirement Community development and associated roadway network, utilities, and stormwater management facilities to meet ESD requirements.

## E. The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property:

The surrounding land uses (single-family detached residential) do not have any inherent characteristics or conditions that have created or contributed to this particular need for a variance. Additionally, there are currently no recent or proposed changes to the adjacent properties, such as permitted or nonconforming construction, or other site modifications that have contributed to the request for tree removals.

#### F. Granting of the variance will not adversely affect water quality:

Granting this variance will not violate state water quality standards or cause measurable degradation in water quality. The site is not located near any ponds, Tier II catchment areas, or the Chesapeake Bay Critical Area. Several of the specimen trees requested for removal are to make way for proposed sediment control and submerged gravel wetlands for stormwater management, which are designed to meet State water quality standards and ESD requirements as shown on the Stormwater Management Concept Plan, and therefore should maintain, if not improve, rather than degrade water quality both during construction and after development.

#### IV. Variance Approval & Comprehensive Housing Strategy

Beyond satisfying the required findings of § 25-119(d), the subject variance is critical to realize the Property's full utility and provide much needed additional senior housing opportunities in Prince George's County. The proposed layout accounts for significant site constraints while prioritizing conservation in accordance with the Woodland and Wildlife Habitat Conservation Ordinance to provide 57 single-family attached units of senior housing. To this end, the proposed layout is strategically designed to prioritize avoiding impacts to regulated environmental features – including specimen trees – to the fullest extent practicable, while efficiently utilizing developable area to create additional senior housing opportunities. Accordingly, the proposed layout advances the Prince George's County *Comprehensive Housing Strategy's* executive goals related to creating diverse housing options and improving housing quality – specifically, as it relates to age-restricted housing. Approval of the subject variance request is necessary to provide new, much needed for-purchase senior housing for the Glenn Dale area and the County at large.

#### V. <u>Conclusion</u>:

For the reasons stated above, the Applicant respectfully requests approval of this request for a variance from the provisions of Section 25-119 of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance. Approval of the subject variance request will allow for future development of this important project – which will provide a vibrant, walkable, context-sensitive Planned Retirement Community with single-family attached senior housing and preserved natural resources.

The recommendations in this report are based on tree conditions noted at the time the field work was conducted for the Natural Resource Inventory. Tree condition can be influenced by many environmental factors, such as wind, ice, snow, drought, rainfall, freezing temperatures, and insect/disease infestation. Therefore, tree conditions are subject to change without notice.

All information is true and accurate to the best of my knowledge and experience. All conclusions are based on professional opinions and were not influenced by any other party.

Sincerely,

Amy J. Somme

Amy Sommer, PLA Charles P. Johnson & Associates









Last Saved 6/2/2023 Last Plotted

GRAPHIC SCALE

SCALE: 1" = 40'

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STEVEN C. FYSHER AND

CAROLYN Û. FISHER 11802 DRUMMOND COURT BOWIE, MD 20720 L.8294 F.537 156-

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Stewart Property SE-22002

June 2, 2023

### Environmental Letter of Justification for Impacts to the Primary Management Area

### 1. Property Description:

The subject property is located at 8215 Springfield Road in Glenn Dale, on the eastern side of the road between Lake Glen Drive and Moriarty Court in Glenn Dale, Maryland. The property is currently residential use with one single-family home and is known as Parcel 131, described by deed recorded in Book 40916 Page 567 and consists of 12.01 acres zoned Rural Residential. The site is subject to the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan.* The surrounding neighborhood is generally rural in character, though it includes a number of subdivisions with suburban densities. The size of the subject property will allow for the preservation and protection of some of the on-site environmental features while also maintaining the aesthetic benefit to the proposed community and the rural character of the neighborhood.

### 2. Description of the Applicable Code:

Section 24-130(b)(5) of the Subdivision Regulations sets forth the following:

Where a property is located outside the Chesapeake Bay Critical Areas Overlay Zones, the preliminary plan and all plans associated with the subject application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state to the fullest extent possible consistent with the guidance provided by the Environmental Technical Manual established by Subtitle 25. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required pursuant to Subtitle 27, for the reasonable development of the lot outside the regulated feature. All regulated environmental resources shall be placed in a conservation easement and depicted on the final plat.

The Environmental Technical Manual enumerates the standards by which preservation and/or restoration of environmental features "to the fullest extent possible" is measured.

### 3. Specific Description of Proposed Impacts and Justification of Avoidance and Minimization:

As noted in Section 2, the application is required to preserve regulated environmental features in a natural state to the fullest extent possible. The Environmental Technical Manual (Part C, Section 2.0) contains guidance for determining whether "fullest extent possible" has been satisfied, as follows:

The determination of 'fullest extent possible' is a three-step process that begins with avoidance of impacts. Then, if the impacts are unavoidable and necessary to the overall development of the site (as defined below) and cannot be avoided, the impacts must be minimized. In the third step, if the cumulative, minimized impacts are above the designated threshold, then mitigation is required for the impacts proposed.

Where properties are located in the Developed Tier or a designated center or corridor, impacts to regulated environmental features may be considered where needed to accommodate planned development on constrained sites. Such impacts may include allowing impervious surfaces to remain within the buffer or the placement of structures within a currently unvegetated buffer. Preservation of existing vegetated buffers will be a priority.

The proper sequence for preparing a design for a site that has regulated environmental features is as follows: (1) avoidance, (2) minimization, and (3) mitigation (if the threshold is met). This sequence will be used to evaluate the appropriateness of the proposed impacts during the review of applications that contain impacts to regulated environmental features.

(1) AVOIDANCE: Can the impacts be avoided by another design? Are the road crossings as shown necessary for the reasonable development of the property? Is it necessary to place the utilities within the boundaries of the regulated environmental features?

When designing a site, the first step is to prepare a natural resource inventory (NRI) to determine the locations of regulated environmental features. The NRI is then used as the base map to start laying out the proposed development. The next step is to prepare a draft plan that shows no impacts to regulated environmental features.

If this design does not result in a development plan that allows for the reasonable use and orderly and efficient development of the subject property, or does not adequately provide for the health, safety, and welfare of County citizens, then impacts can be considered.

Using the NRI as base map, the Applicant's licensed and experienced landscape architects prepared several conceptual layouts for the proposed development. The current layout for the Special Exception Site Plan as presented to M-NCPPC best allows for reasonable use and orderly and efficient development of the Property.

Wherever possible, the proposed plan avoids impacts to the Primary Management Areas and regulated environmental features. Proposed grading, water/sewer, house & road construction, and stormwater management facilities are designed to avoid these environmental areas wherever possible.

(2) MINIMIZATION: Have the impacts been minimized? Are road crossings placed at the point of least impact? Are the utilities placed in locations where they can be paired or grouped to reduce the number of different locations of impacts? Are there alternative designs that could reduce the proposed impacts?

Minimization of impacts to regulated environmental features may include placing a road crossing or utility at the narrowest point of the PMA; the use of retaining walls instead of extending the grading; bridging instead of constructing a culvert; placing required infrastructure elements together in one location instead of placing each one individually; and, where appropriate, obtaining waivers from County Code with regard to required side slopes or road cross-sections as appropriate and as approved by the regulating agency.

Temporary impacts to regulated environmental features may be necessary for certain temporary erosion and sediment controls that cannot be designed in any other way. These impacts may be supported if the area is restored. All erosion and sediment control structures, such as ponds and collecting basins, shall be placed outside regulated environmental features. Temporary impacts and the proposed restoration must be shown on the associated tree conservation plan.

Impacts to Regulated Environmental Features including PMA area, wetlands, and streams have been avoided wherever possible. Proposed impacts to the PMA only occur where they cannot be avoided and are necessary for stormwater outfalls and for a sanitary sewer connection to an existing manhole within the PMA. This sewer connection is the only feasible location for the proposed development. Every effort has been made to keep the impacts minimal, temporary, and located at the points of least impact.

(3) MITIGATION: For areas of significant impacts, has a mitigation package been proposed to provide an equal or better trade-off for the impacts proposed?

"Mitigation" means the design and installation of measures to enhance, restore, or stabilize existing environmentally degraded streams and/or wetlands to compensate for proposed impacts. Mitigation shall be required for significant impacts to regulated streams, wetlands, and 100-year floodplains. Significant impacts are defined as the cumulative impacts that result in the disturbance on one site of 200 or more linear feet of stream beds or one-half acre of wetland and wetland buffer area. Stream or wetland restoration, wetland creation, or retrofitting of existing stormwater management facilities that are not required by some other section of County Code may be considered credit as mitigation. The amount and type of mitigation shall be at least generally equivalent to, or a greater benefit than, the total of all impacts proposed, as determined by the Planning Board.

Priority shall first be given to mitigation within the impacted stream system. If the mitigation cannot be done on-site, mitigation should be focused in the following areas, in the stated order of priority: within the drainage area, subwatershed, watershed, or river basin in Prince George's County.

Proposed impacts do not meet the threshold for mitigation.

### 4. Description of Impacts:

The three (3) areas of PMA impact are highlighted on the Applicant's PMA Impact Exhibit as well as in the narrative provided below. Impacts to the PMA—totaling 2,193 SF (0.05 AC) acres.

Impact 1: 1,885 SF of temporary disturbance for sanitary sewer line.

This area of disturbance is necessary to tie proposed sanitary sewer service for the development to the existing sewer manhole at the northeast portion of the property. The existing sewer line is within the PMA and stream buffer. No permanent disturbance is proposed and existing grades will be restored after construction.

Impact 2: 90 SF of *permanent* disturbance for a stormwater management outfall.

This area of disturbance is necessary in order to provide a weir outfall and riprap at the proposed submerged gravel wetland used for stormwater management.

Impact 3: 190 SF of *permanent* disturbance for a stormwater management outfall.

This area of disturbance is necessary in order to provide a weir outfall and riprap at the proposed submerged gravel wetland used for stormwater management.

### 5. Summary of Impacts:

Total Area of PMA impacted: <0.05 acres

Area of Existing PMA: 2.58 acres Percentage of PMA Area Impacted: 1.9%

Total Permanent PMA Impacts: 1,885 SF/ 0.43 acres Total Temporary PMA Impacts: 280 SF/ .006 acres

Care has been taken to substantially minimize the PMA impacts to only those absolutely necessary for development of the property.

The proposed impacts satisfy the three criteria for approval found in the Environmental Technical Manual. Additional avoidance is not feasible given the required infrastructure and grading necessary to implement the development plan; the impacts are the minimum necessary to carry out the development, and mitigation is not required.

Thank you for your consideration of this request. If there are any questions, I can be reached at (301) 434-7000 or asommer@cpja.com.

Sincerely,

Amy J. Somme

Amy Sommer, PLA Charles P. Johnson & Associates

### STANDARD TYPE-2 TREE CONSERVATION PLAN GENERAL NOTES

- 1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR SPECIAL EXCEPTION PLAN #SE–22002. IF PLAN #SE-22002 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 DEVELOPING TIER AND IS ZONED RR (RURAL RESIDENTIAL). 7. THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC. HISTORIC, A PARKWAY OR A SCENIC BYWAY.
- 8. THE SITE IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER. 9. THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25-117 (G).
- 10. THERE IS NO PREVIOUSLY DEDICATED LAND ON THE SITE. 11. TREE PRESERVATION AND RETENTION NOTES
- a. 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.
- b. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN. c. 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
- d. 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.
- e. 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: f. 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 g. 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. h. DURING THE INITIAL STAGES OF CLEARING AND GRADING, IF HAZARDOUS TREES ARE PRESENT, OR TREES ARE PRESENT THAT ARE NOT HAZARDOUS BUT ARE LEANING INTO THE DISTURBED AREA, THE PERMITTEE SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE
- MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE COUNTY INSPECTOR. ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP SHALL NOT BE REMOVED OR COVERED WITH SOIL, MULCH, OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.
- i. 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. IF CORRECTIVE PRUNING MAY ALLEVIATE A HAZARDOUS CONDITION, THE CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE APPROPRIATE ANSI A-300 PRUNING STANDARDS. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE. DEBRIS FROM THE TREE REMOVAL OR PRUNING THAT OCCURS WITHIN 35 FEET OF THE WOODLAND EDGE MAY BE REMOVED AND PROPERLY DISPOSED OF BY RECYCLING, CHIPPING OR OTHER ACCEPTABLE METHODS. ALL DEBRIS THAT IS MORE THAN 35 FEET FROM THE WOODLAND EDGE SHALL BE CUT UP TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION. THE
- SMALLER MATERIALS SHALL BE PLACED INTO BRUSH PILES THAT WILL SERVE AS WILDLIFE HABITAT. TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT. IF EXISTING TREES ARE PROPOSED FOR USE AS PROTECTION FOR PRESERVATION AREAS:
- j. TREE PROTECTION FENCING (TPFS) IS NOT REQUIRED FOR ALL OR PORTIONS OF THIS PLAN BECAUSE AN UNDISTURBED 100-FOOT BUFFER OF OPEN LAND OR A 50-FOOT FORESTED BUFFER IS BEING MAINTAINED BETWEEN THE LIMIT OF DISTURBANCE (LOD) AND THE WOODLAND PRESERVATION AREAS. IF THE LOD CHANGES AND THE CHANGE IMPACTS THESE BUFFERS, THE COUNTY INSPECTOR SHALL BE CONTACTED TO EVALUATE THE CHANGE TO DETERMINE IF A REVISION TO THE TREE CONSERVATION PLAN IS NECESSARY OR IF INSTALLATION OF TPFS WILL BE REQUIRED 12. AFFORESTATION AND REFORESTATION NOTES
- a. 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. b. THE PLANTING OF AFFORESTATION OR REFORESTATION AREAS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT 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 C. IF PLANTING CANNOT OCCUR DUE TO PLANTING CONDITIONS. THE DEVELOPER OR PROPERTY OWNER SHALL INSTALL THE FENCING AND SIGNAGE N 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 d. 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. e. 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. f. 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.
- g. THE COUNTY INSPECTOR SHALL BE NOTIFIED PRIOR TO SOIL PREPARATION OR INITIATION OF ANY TREE PLANTING ON THIS SITE. h. 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.
- . 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. 13. POST DEVELOPMENT NOTES
- a. IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER DESIRES TO REMOVE A HAZARDOUS TREE OR PORTION THEREOF, THE NEW OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM A CERTIFIED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE MEASURES PRIOR TO HAVING THE WORK CONDUCTED. AFTER PROPER DOCUMENTATION HAS BEEN COMPLETED PER THE HANDOUT "GUIDANCE FOR PRINCE GEORGE'S COUNTY PROPERTY OWNERS, PRESERVATION OF WOODLAND CONSERVATION AREAS", THE ARBORIST OR TREE EXPERT MAY THEN REMOVE THE TREE. THE STUMP SHALL BE CUT AS CLOSE TO THE GROUND AS POSSIBLE AND LEFT IN PLACE. THE REMOVAL OR GRINDING OF THE STUMPS IN THE WOODLAND CONSERVATION AREA IS NOT PERMITTED. IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE. PARKING AREA, OR OTHER HIGH-USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE. TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.
- b. THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM ANY WOODLAND PRESERVATION AREA SHALL BE DONE WITH THE USE OF HANDHELD EQUIPMENT ONLY (PRUNERS OR CHAINSAW). THESE PLANTS MAY BE CUT NEAR THE GROUND AND MATERIAL LESS THAN TWO INCHES DIAMETER MAY BE REMOVED FROM THE AREA AND DISPOSED OF APPROPRIATELY. ALL MATERIAL FROM THESE NOXIOUS, INVASIVE, AND NON-NATIVE PLANTS GREATER THAN TWO (2) INCHES DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION.
- c. THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES TO DISCOURAGE RE-SPROUTING OF INVASIVE, NOXIOUS, OR NON-NATIVE PLANTS IS PERMITTED IF DONE AS AN APPLICATION OF THE CHEMICAL DIRECTLY TO THE CUT STUMP IMMEDIATELY FOLLOWING CUTTING OF PLANT TOPS. THE USE OF ANY HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS.
- d. THE USE OF CHAINSAWS IS EXTREMELY DANGEROUS AND SHOULD NOT BE CONDUCTED WITH POORLY MAINTAINED EQUIPMENT, WITHOUT SAFETY EQUIPMENT, OR BY INDIVIDUALS NOT TRAINED IN THE USE OF THIS EQUIPMENT FOR THE PRUNING AND/OR CUTTING OF TREES. 14. PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY INDIVIDUAL HOMEOWNERS
- a. REFORESTATION FENCING AND SIGNAGE SHALL REMAIN IN PLACE IN ACCORDANCE WITH THE APPROVED TCP2 PLAN. b. REFORESTATION AREAS SHALL NOT BE MOWED; HOWEVER, THE MANAGEMENT OF COMPETING VEGETATION AND REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE.

#### 1. QUANTITY: (SEE PLANT SCHEDULE) 2 TYPE (SEE PLANT SCHEDULE)

PLANTING SPECIFICATION NOTES

- 3. PLANT QUALITY STANDARDS: THE PLANTS SELECTED SHALL MEET THE MOST RECENT STANDARDS SET BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. THE PLANTS SELECTED SHALL BE HEALTHY AND STURDY REPRESENTATIVES OF THEIR SPECIES. SEEDLINGS SHALL HAVE A MINIMUM TOP GROWTH OF 18". THE DIAMETER OF THE ROOT COLLAR (THE PART OF THE ROOT JUST BELOW GROUND LEVEL) SHALL BE AT LEAST 3/8". THE ROOTS SHALL BE WELL DEVELOPED AND AT LEAST 8" LONG, NO MORE THAN TWENTY-FIVE PERCENT (25%) OF THE ROOT SYSTEM (BOTH PRIMARY AND AUXILIARY/FIBROUS ROOTS SHALL BE PRESENT. PLANTS THAT DO NOT HAVE AN ABUNDANCE OF WELL DEVELOPED TERMINAL BUDS ON THE LEADERS AND BRANCHES SHALL BE REJECTED. PLANTS SHALL BE SHIPPED BY THE NURSERY IMMEDIATELY AFTER LIFTING FROM THE FIELD OR REMOVAL FROM THE GREEN HOUSE, AND PLANTED IMMEDIATELY UPON RECEIPT BY THE LANDSCAPE CONTRACTOR. IF THE PLANTS CANNOT BE PLANTED IMMEDIATELY AFTER DELIVERY TO THE REFORESTATION SITE, THEY SHALL BE STORED IN THE SHADE WITH THEIR ROOT
- MASSES PROTECTED FROM DIRECT EXPOSURE TO SUN AND WIND BY THE USE OF STRAW, PEAT MOSS, COMPOST, OR OTHER SUITABLE MATERIAL AND SHALL BE MAINTAINED THROUGH PERIODIC WATERING, UNTIL THE TIME OF PLANTING. 4. PLANT HANDLING: THE QUANTITY OF SEEDLINGS TAKEN TO THE FIELD SHALL NOT EXCEED THE QUANTITY THAT CAN BE PLANTED IN A DAY. SEEDLINGS, ONCE REMOVED FROM THE NURSERY OR TEMPORARY STORAGE AREA SHALL BE PLANTED IMMEDIATELY. 5. TIMING OF PLANTING: THE BEST TIME TO PLANT SEEDLINGS IS WHILE THEY ARE DORMANT. PRIOR TO SPRING BUDDING. THE MOST SUITABLE MONTHS FOR PLANTING ARE MARCH AND APRIL, WHEN THE SOIL IS MOIST, BUT MAY BE PLANTED FROM MARCH THROUGH NOVEMBER. NO PLANTING SHALL BE DONE WHILE GROUND IS FROZEN. PLANTING SHALL OCCUR WITHIN ONE GROWING SEASON OF THE ISSUANCE OF GRADING/BUILDING PERMITS AND/OR REACHING THE FINAL GRADES AND STABILIZATION OF
- PLANTING AREAS 6. SEEDLING PLANTING: TREE SEEDLINGS SHALL BE HAND PLANTED USING A DIBBLE BAR OR SHARP-SHOOTER SHOVEL. IT IS IMPORTANT THAT THE SEEDLING BE PLACED IN THE HOLE SO THAT THE ROOTS CAN SPREAD OUT NATURALLY; THEY SHOULD NOT BE TWISTED, BALLED UP OR BENT MOIST SOIL SHOULD THEN BE PACKED FIRMLY AROUND THE ROOTS. SEEDLINGS SHOULD BE PLANTED AT A DEPTH WHERE THEIR ROOTS LIE JUST BELOW THE GROUND SURFACE. AIR POCKETS SHOULD NOT BE LEFT AFTER CLOSING THE HOLE WHICH WOULD ALLOW THE ROOTS TO DRY OUT. SEE PLANTING DETAILS FOR FURTHER EXPLANATION. IF THE
- CONTRACTOR WISHES TO PLANT BY ANOTHER METHOD, THE PREPARER OF THIS TREE CONSERVATION PLAN MUST BE CONTACTED AND GIVE HIS APPROVAL BEFORE PLANTING MAY BEGIN. 7. SPACING: SEE PLANT SCHEDULE AND/OR PLANTING PLAN FOR SPACING REQUIREMENTS. ALSO REFER TO THE PLANTING LAYOUT DETAIL FOR A DESCRIPTION OF THE GENERAL PLANTING THEORY. 8. SOIL: UPON THE COMPLETION OF ALL GRADING OPERATIONS, A SOIL TEST SHALL BE CONDUCTED TO DETERMINE WHAT SOIL PREPARATION AND SOIL AMENDMENTS. IF ANY, ARE NECESSARY TO CREATE GOOD TREE GROWING CONDITIONS, SOIL SAMPLES
- SHALL BE TAKEN AT A RATE THAT PROVIDES ONE SOIL SAMPLE FOR EACH AREA THAT APPEARS TO HAVE A DIFFERENT SOIL TYPE (IF THE ENTIRE AREA APPEARS UNIFORM, THEN ONLY ONE SAMPLE IS NECESSARY), AND SUBMITTED FOR TESTING TO A PRIVATE COMPANY. THE COMPANY OF CHOICE SHALL MAKE RECOMMENDATIONS FOR IMPROVING THE EXISTING SOIL. THE SOIL WILL BE TESTED AND RECOMMENDED FOR CORRECTIONS OF SOIL TEXTURE, PH. MAGNESIUM, PHOSPHORUS, POTASSIUM, CALCIUM AND ORGANIC MATTER 9. SOIL IMPROVEMENT MEASURES: THE SOIL SHALL THEN BE IMPROVED ACCORDING TO THE RECOMMENDATIONS MADE BY THE TESTING COMPANY.
- 10.FENCING AND SIGNAGE: FINAL PROTECTIVE FENCING SHALL BE PLACED ON THE VISIBLE AND/OR DEVELOPMENT SIDE OF PLANTING AREAS. THE FINAL PROTECTIVE FENCE SHALL BE INSTALLED UPON COMPLETION OF PLANTING OPERATIONS UNLESS IT WAS INSTALLED DURING THE INITIAL STAGES OF DEVELOPMENT. SIGNS SHALL BE POSTED PER THE SIGNAGE DETAIL ON THIS
- 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 PI ANTING 16.SOURCE OF SEEDLINGS: STATE NAME, ADDRESS, AND PHONE NUMBER OF NURSERY OR SUPPLIER.



WPNC-



- WHEN WOODLANDS AND/OR SPECIMEN, HISTORIC OR CHAMPION TREES ARE TO REMAIN: a. IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER DESIRES TO REMOVE
- POSSIBLE AND LEFT IN PLACE. THE REMOVAL OR GRINDING OF THE STUMPS IN THE WOODLAND CONSERVATION AREA IS NOT
- FOR DOCUMENTATION OF THE DAMAGE
- WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.
- b. THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM ANY WOODLAND PRESERVATION AREA SHALL BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY (PRUNERS OR A CHAIN SAW). THESE PLANTS MAY BE CUT NEAR THE GROUND AND MATERIAL LESS THAN TWO INCHES DIAMETER MAY BE REMOVED FROM THE AREA AND DISPOSED OF
- c. THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES TO DISCOURAGE RE-SPROUTING OF INVASIVE, NOXIOUS, OR NON-NATIVE PLANTS IS PERMITTED IF DONE AS AN APPLICATION OF THE CHEMICAL IN ACCORDANCE WITH THE LABEL INSTRUCTIONS.
- d. THE USE OF CHAINSAWS IS EXTREMELY DANGEROUS AND SHOULD NOT BE CONDUCTED WITH POORLY MAINTAINED EQUIPMENT, CUTTING OF TREES.

FOUR-YEAR MANAGEMENT PLAN FOR RE/AFFORESTATION AREAS FIELD CHECK THE RE/AFFORESTATION AREA ACCORDING TO THE FOLLOWING SCHEDULE:

- YEAR 1: SITE PREPARATION AND TREE PLANTING SURVIVAL CHECK 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)
- 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
- PLANTS. 2. REINFORCEMENT PLANTING: REPLACE DEAD OR MISSING PLANTS IN SUFFICIENT QUANTITY TO BRING THE TOTAL NUMBER OF LIVE PLANTS TO
- 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. WHEN OFF-SITE WOODLAND CONSERVATION IS PROPOSED:

PRIOR TO THE ISSUANCE OF THE FIRST PERMIT FOR THE DEVELOPMENT SHOWN ON THIS TCP2, ALL OFF SITE WOODLAND CONSERVATION REQUIRED BY THIS PLAN SHALL BE IDENTIFIED ON AN APPROVED TCP2 PLAN AND RECORDED AS AN OFF-SITE EASEMENT IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY. PROOF OF RECORDATION OF THE OFF-SITE CONSERVATION SHALL BE PROVIDED TO THE M-NCPPC PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN.

# STEWART PROPERTY TREE CONSERVATION PLAN TYPE-2

FCTION TWO

MANC

### POST DEVELOPMENT NOTES

N 486,500

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

#### IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITTEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR

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

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.

DIRECTLY TO THE CUT STUMP IMMEDIATELY FOLLOWING CUTTING OF PLANT TOPS. THE USE OF ANY HERBICIDE SHALL BE DONE

WITHOUT SAFETY EQUIPMENT, OR BY INDIVIDUALS NOT TRAINED IN THE USE OF THIS EQUIPMENT FOR THE PRUNING AND/OR

CONTROL OF UNDESIRABLE VEGETATION IF NEEDED (1 X IN MAY AND 1 X IN AUGUST MIN.)

MUST SHOW VITALITY. SUBMIT FIELD DATA FORMS (CONDITION CHECK SHEETS) TO OWNER AFTER EACH INSPECTION. REMOVE ALL DEAD

AT LEAST 75% OF THE NUMBER ORIGINALLY PLANTED. IF A PARTICULAR SPECIES SUFFERS UNUSUALLY HIGH MORTALITY, REPLACE WITH AN

<b>REFORESTATION/AFFORESTATION COMPUTATIONS</b>
WR 4-1

SCALE: 1'' = 80'

0.11 acres at $350 \ 3/4'' - 1''$ cal. trees/acre = 39 trees needed and provided									
Qty.	Common Name	Scientific Name	Size	Spacing					
8	White Oak	Quercus alba	3/4" - 1" cal. B&B	Randomly Spaced					
8	Post Oak	Quercus stellata	3/4" - 1" cal. B&B	Randomly Spaced					
8	Southern Red Oak	Quercus falcata	3/4" - 1" cal. B&B	Randomly Spaced					
7	Loblolly Pine	Pinus taeda	6 - 8' ht. B&B	Randomly Spaced					
8	American Holly	Ilex opaca	6 - 8' ht. B&B	Randomly Spaced					

WRA-2 0.01 acres at  $350 \frac{3}{4''}$  - 1" cal. trees/acre = 4 trees needed and provided Oty. Common Name | Scientific Name | Size | Spacing

1 White Oak		Quercus alba	3/4" - 1" cal. B&B	Randomly Spaced				
1 Post Oak		Quercus stellata	3/4" - 1" cal. B&B	Randomly Spaced				
1	Southern Red Oak	Quercus falcata	3/4" - 1" cal. B&B	Randomly Spaced				
1 American Holly		Ilex opaca	6 - 8' ht. B&B	Randomly Spaced				
WRA-3								
0.07 acr	es at 350 3/4" - 1" o	cal. trees/acre = 25	trees needed and	d provided				
Qty.	Common Name	Scientific Name	Size	Spacing				
5	White Oak	Quercus alba	3/4" - 1" cal. B&B	Randomly Spaced				
5	Post Oak	Quercus stellata	3/4" - 1" cal. B&B	Randomly Spaced				
5	Southern Red Oak	Ouercus falcata	3/4" - 1" cal. B&B	Randomly Spaced				

Pinus taeda

American Holly Ilex opaca

Lobloll<u>y Pine</u>

6 - 8' ht. B&B Randomly Space

6 - 8' ht. B&B Randomly Space

SPI	ECIMEN TR	EES WITH CR	ITICAL I	ROOT ZO	NE IMPACTS
<i>No</i> .	Common Name	Scientific Name	DBH (inches)	Condition Rating	Percentage of CR to be Impacted
2	Loblolly Pine	Pinus taeda	30	Good	29%
4	White Oak	Quercus alba	32	Good	4%
12*	Southern Red Oak	Quercus falcata	31	Good	37%
13*	Southern Red Oak	Quercus falcata	30	Fair	32%
*Tree lo	ocated offsite. Si	ze and condition es	timated.		
woo	DI AND COL	VEEDUATION	CTU ALA	DV	

WOODLAN	VD CONS	ERVATION	SUMMARY											
Category	Gross Tract Area (GTA)	100-Year Floodplain (FP)	Previously Dedicated Land	Net Tract Area (NTA)	Ex. Woodland (NTA)	Ex. Woodland (FP)	Woodland Cleared Net Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Offsite (C-OS)	Woodland Preservation Area (WPA)	Woodland Reforestation Area (WRA)	Landscape Credit Area (LCA)	Woodland Preserved/ Not Credited (WP-NC)	Woodland Retained/ Assumed Cleared (WR-AC)
Total (acres)	12.01	1.58	0.00	10.43	4.77	1.58	4.03	0.03	0.00	0.34	0.18	0.17	0.40	0.0
WPA-1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.34	0.00	0.00	) 0.00	0.0
							•	•	•					
WRA-1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11	0.00	0.00	0.0
WRA-2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.0
WRA-3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06	0.00	0.00	0.0
											•		•	
WPNC-1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.36	0.0
WPNC-2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	) 0.01	0.0
WPNC-3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.0
WPNC-4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.0
		•												
LCA-1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.17	, 0.00	0.0
		•					•							
C-FP-1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.0
		,	,				•		,		-			
TOTAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.00	0.34	0.18	0.17	0.40	0.0
Note: All areas	measured in	acres.												



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SECTION I-Establishing Site Information- (Enter acres for ea	ach zone)			
Zone:	RR			
Gross Tract	12.01			
B Floodplain:	1.58			
Previously Dedicated Land	0.00			
Net Tract (NTA):	10.43	0.00	0.00	
, , , ,				
TCP Number	TCP2-017-2	2023	Revision #	
Property Description or Subdivision Name:	Glenn Dale	Cove (Stewart	Property)	
Is this site subject to the 1989 or 1991 Ordinance	N			
Is this site subject to the 1991 Ordinance	N			
Subject to 2010 Ordinance and in PFA (Priority Funding Area	l N			
Is this one (1) single family lot? (Y or N)	N			
Are there prior TCP approvals which include a	N			
combination of this lot/s? (Y or N)				
Is any portion of the property in a WC Bank? (Y or N)	N			
Break-even Point (preservation) =	2.62	acres		
Clearing permitted w/o reforestion=	2.15	acres		
SECTION II-Determining Requirements (Enter acres for eac	n correspond	aing column)	Column C	Oaluman
				Column
	VVCT/AFT %	Net I ract	Floodplain	OTT-Site
		4 77	(1:1)	Impacts (
		4.77	1.58	
Voodland Conservation Threshold (VVCT) =	20.00%	2.09		
Smaller of 17 or 18		2.09		
		2.68	0.00	
Woodland cleared		4.03	0.03	
Woodland cleared above WCT (smaller of 20 or 21)		2.68		
Clearing above WCT (0.25 : 1) replacement requirement		0.67		
Woodland cleared below WCT		1.35	1.35	
Clearing below WCT (2:1 replacement requirement)		2.69		
Afforestation Required Threshold (AFT) =	15.00%	0.00		
Off-site WCA being provided on this property		0.00		
Woodland Conservation Required		4.14	acres	
		· · · · ·		
SECTION III-Meeting the Requirements (Enter acres for eac	n correspon	ging column)	[	
Afferentation (Deferentation		0.34		<u> </u>
Afforestation / Reforestation		0.18	Bond amount:	\$ 4,57
Natural Regeneration		0.00		
2 Landscape Credits		0.17		
Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00		
Forest Enhancement Credit (Area * .25)	0.00	0.00		
Street Tree Credit (Existing or 10-year canopy coverage)		0.00		
Area approved for fee-in-lieu		0.00	Fee amount:	\$
Off-site Woodland Conservation Credits Required		3.45		
Off-site WCA (preservation) being provided on this property		0.00		
Off-site WCA (afforestation) being provided on this property		0.00		
Woodland Conservation Provided		4.14	acres	
Area of woodland not cleared	0.74	acres		
	0.40	aaraa		

0.52 acres

1.95 acres

0.17

43	100-floodplain woodland retained
44	On-site woodland conservation provided
45	On-site woodland conservation alternatives provided

46 On-site woodland retained not credited

47 Prepared by

					Signed Da	ale
			SPE	CIMEN T.	REE TABLE	
No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Condition/Comments	Proposed Disposition
1	Post Oak	Quercus stellata	32	Fair	Very thin one-sided crown, epicormic branching, a few dead smaller branches, insect holes in leaves, loose bark at base.	Remove
2	Loblolly Pine	Pinus taeda	30	Good	Embedded fencing, epicormic branching, trunk swollen near base, due to swelling tree would likely have a DBH of around 27".	Preserve
3	White Oak	Quercus alba	31	Good	Shallow roots, several dead branches, one dead scaffold branch, epicormic branching, thin crown.	Remove
4	White Oak	Quercus alba	32	Good	Swelling at root collar, one dead large scaffold branch-wound has not healed, several dead smaller branches, thin crown.	Preserve
5	White Oak	Quercus alba	45	Good	Codominant leaders-swelling at the union, one dead scaffold branch, several dead smaller branches.	Remove
6	Southern Red Oak	Quercus falcata	35	Good	One dead scaffold branch, several dead smaller branches, slight lean, forks but the structure is good.	Remove
7	Southern Red Oak	Quercus falcata	33	Good	Three dead scaffold branches, thin crown.	Remove
8	Southern Red Oak	Quercus falcata	31	Fair	Large gall above root collar, large dead oversized limb-wound has not healed, three dead scaffold branches, numerous dead smaller branches.	Remove
9	Southern Red Oak	Quercus falcata	30	Good	One sided branching.	Remove
10	White Oak	Quercus alba	32	Good	Slight lean, several dead smaller branches, embedded fencing.	Remove
11*	White Oak	Quercus alba	38	Fair	Five dead scaffold branches, slight lean, numerous dead smaller branches.	Preserve
12*	Southern Red Oak	Quercus falcata	31	Good	Thin crown.	Preserve
13*	Southern Red Oak	Quercus falcata	30	Fair	Thin crown.	Preserve

\*Tree located offsite. Size and condition estimated. Note: All trees within 100 feet of the proposed LOD were survey-located.

PROPERTY OWNER'S AWARENESS CERTIFICATE

ESC 8215 SPRINGFIELD L.C. HEREBY ACKNOWLEDGE THAT WE ARE AWARE OF

THIS TYPE 2 TREE CONSERVATION PLAN (TCP2) AND THAT WE UNDERSTAND THE REQUIREMENTS AS SET FORTH IN THIS TCP.

PROFESSIONAL CERTIFICATION

HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND,

LICENSE NUMBER :\_\_\_\_\_ 4234 EXPIRATION DATE : 10/20/2023







			]
STING	TCP-2 LEGEND	) PROPOSED	
	RIGHT-OF-WAY PAVEMENT		
	CONTOURS TREE LINE	102 100	
	SPECIMEN TREE WITH CF	RZ	
ST-#	SPECIMEN TREE WITH C TO BE REMOVED	RZ	
wв	STREAM 25' WETLAND BUFFER	_	
<b>PMA</b> SB	PRIMARY MANAGEMENT 75' STREAM BUFFER	AREA (PMA)	
	EXISTING STEEP SLOPES	6 (15% OR GREATER)	
₩ ₩ ₩	WETLAND		
DODLAND	PRESERVATION AREA (WP/	A)	
W	OODLAND REFORESTATION		
	WOODLAND PRESERVED		
I	FLOODPLAIN CLEARED (C-	.FP)	
۱۵۸	IDSCAPE CREDIT ARFA (10		
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<b>#</b>	100-YEAR FLOODPLAIN TREE PROTECTION FENC	і Е тре	_
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TCP	2-017-2023 # Reaso	n for Revision	+47/44
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PLA TCP2 28 - G (AR' (4TH) )RGE'S	COMMENTS JNH MMENTS FGY N SHEET 2-017-2023 RID OD3 - PARC <b>T PROPER</b> ELECTION DIST 3 COUNTY, MAR	CEL 131 <b>XTY</b> RICT XYLAND	-099/05-099/06-00/14-00/08-00/17-099/46-099/ TB30x42 - TCP2/TB30x42/44+
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SCALE: N.T.S.





REFORESTATION AREA SIGN 9 DETAIL

SCALE: N.T.S.

nber Required per Acre	Approximate Spacing feet on center	Surviv Requir At the end o growing	ability rement f the second season
700	8 x 8	75%	525
500	10 x 10	75%	375
400	12 x 12	75%	300
300	15 x 15	85%	255
150	20 x 20	100%	150
vival requirement bare land. s, any combinatio ansplants, and/or s of an approved authority. that trees or shru	s are the minimum number n of the above mentioned s r natural regeneration may 'TCP. They will be evaluat bs must be planted in a grie	s estimated to stocking optior be appropriate ed on a case-l d pattern.	meel the is, dry e strategies by-case

Site Stocking

SCALE: N.T.S.







Approved by

03

TREE PROTECTION FENCE FENCE WITHIN 1 FOOT OF TRENCH LINE 1' BACK OF LIMIT OF DISTURBANCE LINE 2' MINIMUM DEPTH 6'' MAXMUM WIDTH	
SERVATION /OR OTHER HIGH ACCEPTABLE	

SCALE: N.T.S.

	_
SCALE: N.T.S	

Prince George's County Planning Department, M-NCPPC				
	Environmental Planning Section			
TYPE 2 TREE CONSERVATION PLAN APPROVAL				
TCP2-017-2023				
	Date	DRD #	Reason for Revision	
_				
IONS:				
REVISIONS PER MNCPPC COMMENTS JNH				
REVISIONS PER SDRC COMMENTS FGY				

DETAILS SHEET TCP2-017-2023					
28 - GRID OD3 - PARCEL 131 ART PROPERTY					
ATH) ELECTION DISTRICT RGE'S COUNTY, MARYLAND					
es P. Johnson & Associates, Inc. vironmental Engineers · Planners · Landscape Architects · Surveyors					
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June 2, 2023

MNCPPC County Administration Building Subdivision Review Section 14741 Governor Oden Bowie Drive Upper Marlboro, MD 20772

Re: Stewart Property Woodland And Wildlife Habitat Conservation Priorities Statement of Justification SE-22002

To Whom It May Concern:

The above referenced Special Exception Plan (SE-22002) is currently under review by the Maryland-National Capital Park and Planning Commission (M-NCPPC) for the property known as Stewart Property (the "Property"). The Property is approximately 12.01 acres in size and is located southeast of the intersection of Springfield Road and Lake Glen Drive. The Property is currently zoned RR (Residential, Rural) and was previously zoned R-R (Rural Residential), pursuant to the Prince George's County Zoning Ordinance in effect prior to April 1, 2022 (the "Prior Zoning Ordinance"). Special Exception SE-22002 proposes a Planned Retirement Community consisting of 57 single-family attached homes at the Property, pursuant to the Prior Zoning Ordinance.

The Applicant submits this Statement of Justification to demonstrate Special Exception SE-22002's compliance with the Prince George's County Woodland Conservation Ordinance (WCO), specially as it relates to proposed woodland conservation.

### I. PROPOSED SITE DESIGN & WOODLAND CONSERVATION

Approximately 2.58 acres of the Property is classified as Primary Management Area (PMA). The PMA includes a stream, wetland,  $\pm 1.58$  acres of 100-year floodplain, and associated buffers. On-site PMA is avoided save for minor impacts required for infrastructure related to the proposed on-site stormwater management outfalls and a sanitary sewer connection to an existing line running through the PMA. Existing woodland on-site totals approximately 6.35 acres, consisting of 4.77 acres within the net tract and 1.58 acres within the floodplain. Proposed clearing totals 4.04 acres within the net tract and .03 acres within the floodplain for the current site design.

The Property's developable area is constrained by the unevenly distributed environmental area and floodplain. On-site woodland exists unevenly across the Property, on average, and severely limits the usable area of the Property if clearing is completely avoided. The presence of the 1.58 acres of floodplain and PMA also significantly limits the developable area of the Property. Accordingly, the proposed clearing within the net tract area is necessary for site development due to the location of the on-site woodland throughout the site.

The current site design associated with SE-20022 and woodland conservation is proposed in accordance with the conservation method priorities enumerated in Section 25-122(c) of the WCO, which are outlined below for ease of reference:

- (A) On-site preservation of connected woodland and wildlife habitat areas using woodlands in good condition with limited amounts of invasive or exotic plants.
- (B) On-site afforestation/reforestation of connected planting areas using transplanted native stock, relocated from the site or surrounding areas.
- (C) On-site afforestation/reforestation of connected planting areas using native whip and seedling stock.
- (D) On-site specimen, champion, and historic trees in good condition when the plan has been designed to ensure long-term survival.
- (E) On-site natural regeneration of connected areas in appropriate locations containing sufficient seed sources with appropriate protection mechanisms and long-term management.
- (F) Off-site afforestation/reforestation of connected planting areas using transplanted native stock, relocated from the site or surrounding areas, in an approved woodland conservation bank.
- (G) Off-site afforestation/reforestation of connected planting areas using native whip and seedling stock in an approved woodland conservation bank.
- (H) Off-site preservation of connected woodlands in an approved woodland conservation bank.
- (I) On or off-site habitat enhancement projects of connected areas of existing woodlands that result in improved wildlife habitat and forest vigor through the removal of invasive or exotic plant species and/or planting of native plant species.
- (J) Off-site natural regeneration of connected areas in appropriate locations containing sufficient seed sources with appropriate protection mechanisms and long-term management in an approved woodland conservation bank.
- (K) On-site landscaping using native species of field grown nursery stock that establish landscaped areas a minimum of 35 feet wide and 5,000 square feet in area. At least 50 percent of the plants in the landscaped area must be trees.

June 1, 2023 Stewart Property Page 3 of 6

- (L) Street trees on or adjacent to the site when located in the following areas as designated by the Prince George's County General Plan: Transportation Service Area 1, Regional Transit Districts, or Local Centers; or in conformance with a municipality's street tree planting plan or program, where the trees have been provided sufficient root zone space to ensure long-term survival and sufficient crown space is provided that is not limited by overhead utility lines that are existing or proposed.
- (M) Fee-in-lieu may be used to meet the requirements of this Division, when all other options have been exhausted, as determined by the Planning Director or designee. Refer to Section 25-122(d)(8) for criteria relating to the use of fee-in-lieu.

The current proposed site design achieves a balance between the WCO conservation priorities and practicality of the site design. To this end, the proposed site design utilizes all available areas for preservation and afforestation. Woodland preservation not cleared totals approximately 2.28 acres – including 0.73 acres outside of the floodplain and 1.55 acres with the floodplain – and afforestation/reforestation totals 0.37 acres. All available non-woodland area on-site is proposed for afforestation/reforestation and tree plantings consisting of shade trees and understory trees have been provided in areas that do not meet criteria for reforestation, as shown on the landscape plan.

The remainder of the required woodland mitigation is proposed to be satisfied off-site, in a location that would provide higher ecologic value than on-site retention or establishment. The location of the proposed off-site mitigation has not yet been determined but will follow the sequence of preference outlined in Section 25-122(a)(6) of the WCO:

If off-site woodland conservation is approved to meet the requirements, then the following locations shall be considered in the order listed: preference within the same eight-digit sub-watershed, within the same watershed, within the same river basin, within the same growth policy tier, or within Prince George's County.

Accordingly, the proposed site design conserves woodlands in accordance with Section 25-122(c) and the WCO's applicable conservation method priorities.

### II. CONFORMANCE WITH WCO CONSERVATION PRIORITIES

The proposed site design meets Woodland and Wildlife Habitat Conservation Priorities, as outlined in Section 25-121(b), to the greatest extent practicable. Analysis of conformance with Section 25-121(b) is provided below:

### Woodland and Wildlife Habitat Conservation Priorities

(1) The required locational priorities for consideration as woodland conservation are as follows in the order listed:

# (A) Green infrastructure network elements designated in the Countywide Green Infrastructure Plan and any subsequent updates, or within the designated green infrastructure networks in master or sector plans.

The Property contains Green Infrastructure Plan Evaluation Areas, covering approximately half of the acreage. All on-site PMA areas, which are located within the Green Infrastructure Network, are preserved. Minor areas located outside of the PMA, but within the Green Infrastructure Plan Evaluation Areas, are proposed for clearing. All areas available for reforestation/afforestation that are adjacent to the existing PMA, within the Green Infrastructure Evaluation Areas, are utilized.

### (B) Critical habitat areas.

No known critical habitat areas exist on-site.

# (C) Contiguous wooded areas with: high structural and species diversity; few nonnative and invasive species present; very good overall stand health; and high potential to provide a significant amount of habitat for forest interior dwelling plant, animal, and bird species.

On-site woodlands consist of areas of limited width and structural/species diversity with a noted invasive species presence. Based on the size, shape, and condition of on-site woodlands, no habitat for forest interior dwelling species exists on-site.

### (D) Champion trees designated by the United States, the State of Maryland, the County or municipalities.

No Champion trees exist on-site.

### (E) Specimen trees and historic trees.

Thirteen (13) specimen trees exist on-site or within one-hundred feet of the property line. These trees are proposed for either removal or preservation, and justification is outlined in the associated Specimen Tree Removal Variance Request submitted with SE-20022.

### (F) Forest Legacy Areas as defined by the state.

No Forest Legacy Areas exist on-site.

### (G) Trees that are within the environmental setting of a historic site or associated with a historic resource.

No historic site or known resource exists on-site.

### (2) Priority areas may also include:

### (A) Areas adjacent to Primary Management Areas that are not within the green infrastructure network.

Woodlands within the PMA, but located outside of the Green Infrastructure Network, are largely preserved. Any proposed impacts to these woodlands are minor in nature and are required stormwater management outfalls and sanitary sewer connection, both of which are necessary infrastructure for development.

### (B) 100-year floodplains

The majority of the on-site floodplain areas will not be impacted by the proposed development. Proposed impacts are for required stormwater management outfalls and sanitary sewer connection, both of which are necessary infrastructure for development.

### (C) Wetlands and their buffers

One wetland is found on-site. This wetland and its associated buffer comprise part of the on-site PMA and is not proposed for impact.

### (D) Regulated streams and their buffers

Regulated streams are found on-site. The streams are their associated buffer comprise part of the PMA and are not proposed for impact except for sanitary sewer connection to the existing sewer manhole which within the stream buffer area.

### (E) Extensive areas of steep and severe slopes

Extensive areas of steep and severe slopes are not found on-site.

### (F) Hydric soils associated with wetlands and highly erodible soils on slopes 15 percent and greater

No hydric soils and highly erodible soils on slopes 15 percent or greater exist on-site.

### (G) Forest Interior Dwelling Species (FIDS) habitat

No FIDS habitat exists on-site.

### III. SITE DESIGN & COMPREHENSIVE HOUSING STRATEGY

In addition to conforming with the WCO conservation methods and priorities, the proposed site design maximizes the Property's utility to provide much needed additional senior housing opportunities in Prince George's County. Specifically, the site design is proposed to provide for

June 1, 2023 Stewart Property Page 6 of 6

context-sensitive development of 57 single-family attached units of senior housing. Accordingly, the proposed site design advances the Prince George's County *Comprehensive Housing Strategy's* executive goals related to creating diverse housing options and improving housing quality – specifically, as it relates to age-restricted housing. The proposed combination of preservation, reforestation, and mitigation is strategically designed to provide new for-purchase senior housing opportunities for the Glenn Dale area and the County at large.

### **IV. CONCLUSION**

In conclusion, the current site design proposes the best use of the subject property in accordance with the WCO. The proposed site design conforms with the conservation methods and priorities enumerated in Sections 25-122(c) & 25-121(b) through the preservation of on-site PMA and sensitive environmental features – including the woodland areas located within those resources. Woodland areas located outside of the PMA vary in width and area and have a noted invasive species coverage. Impacts to these areas are necessary to utilize the entire Property to its fullest potential. All non-woodland areas available for reforestation/afforestation have been utilized in the current site design. Off-site mitigation will be obtained in the order of preference outlined above, in accordance with Section 25-122(a)(6).

If you have any questions or require additional information, please do not hesitate to call me at 301-434-7000 or email asommer@cpja.com. Thank you for your time and effort in this matter.

Sincerely,

Amy J. Somme

Amy Sommer

### **DECLARATION OF COVENANTS**

### (Glenn Dale Cove)

This DECLARATION OF COVENANTS (the "Declaration ") is executed this \_\_\_\_\_ day of \_\_\_\_\_\_, 2023, by ESC 8215 SPRINGFIELD, L.C., a Maryland limited liability company (the "Owner"), for the benefit of PRINCE GEORGE'S COUNTY, MARYLAND, a public body corporate (the "County").

### RECITALS

WHEREAS, Grantor is the fee simple owner of twelve (12) acres, more or less, in the R-R Zone of Prince George's County, Maryland, located off of Springfield Road near its intersection with Lanham Severn Road, more particularly described in <u>Exhibit "A"</u> attached hereto and incorporated herein (the "Property");

WHEREAS, the Owner desires to establish a residential community on the Property intended to be operated as "Housing for Older Persons" as defined by 42 U.S.C 3607(b)(2), as amended and regulations promulgated thereunder, and by Section 20-704(c) of the State Government Article of the Annotated Code of Maryland and regulations promulgated thereunder (collectively, the "Fair Housing Acts"); and

WHEREAS, Section 27-395 of the Prince George's County Code permits attached Planned Retirement Communities in the R-R Zone, subject to obtaining approval of a Special Exception for the proposed use within the Property; and

WHEREAS, one of the conditions to obtain the Special Exception is to record in the Land Records of Prince George's County, age restriction covenants to the benefit of the County, after approval thereof by the Prince George's County District Council (the "District Council"); and

WHEREAS, this Declaration is intended to meet the requirements of the Special Exception and has been approved by the District Council.

**NOW, THEREFORE,** in accordance with the requirements of Section 27-395 of the Prince George's County Code, the Owner hereby declares that the Property shall be held, conveyed, hypothecated, encumbered, sold, leased, rented, used, occupied and improved subject to the covenants, conditions, restrictions and easements set forth in this Declaration in accordance with the Fair Housing Acts, which are for the purpose of establishing a residential community that is Age-Restricted and qualifies as "Housing for Older Persons" as defined by the Fair Housing Acts and which shall run with the Property and be binding on all parties having any right, title or interest in all or any portion of the Property, their heirs, personal representatives, successors, transferees and assigns, and which shall inure to the benefit of each owner of any portion thereof.

### I. Housing for Older Persons.

A. The Property shall be owned and operated as "Housing for Older Persons" as defined by the Fair Housing Acts which is intended for occupancy by persons, who are Age-Restricted, in accordance with the Fair Housing Acts, which shall mean at least eighty percent (80%) of the residential units in the Property shall be occupied by at least one person fifty-five

(55) years of age or older per each residential unit (an "Age-Qualified Occupant"). Additionally, residential units may be occupied by any person nineteen (19) years of age or older with an Age-Qualified Occupant. Any person nineteen (19) years of age or older who occupied a residential unit in the Property with an Age-Qualified Occupant and who continues, without interruption, to occupy the same residential unit after termination may continue to occupy the residential unit.

B. Occupants who meet the requirements in I.A. above shall be defined as a "Resident". The term "occupy", "occupies", "occupancy" and "occupying" shall mean staying overnight in a residential unit in the Property for at least thirty (30) days in a consecutive twelve (12) month period. No person under nineteen (19) years of age shall stay overnight in a residential unit in the Property for more than thirty (30) days in a consecutive twelve (12) month period.

C. The Property is intended to be developed to be operated by one or more homeowners associations pursuant to Title 11B of the Real Property Article of the Annotated Code of Maryland, respectively (each such homeowners association shall hereinafter be referred to as a **"common interest community").** The governing documents of any common interest community in the Property shall reference and incorporate this Declaration, and may contain additional conditions and restrictions relating to Housing for Old Persons which are not inconsistent with this Declaration or the Fair Housing Acts, and shall contain procedures for verification of compliance with the age restriction requirements.

II. **Covenant Regarding Perpetual Maintenance**. The Owner hereby declares that all recreational facilities required and constructed for the Planned Retirement Community within the Property shall be perpetually maintained by Owner, its successors and assigns, including any community association established or to be established by the Owner for such purposes, and all residents of the Planned Retirement Community shall have the rights to access to and use of such facilities, subject to any rules, regulations and covenants set forth in the governing documents of the community association.

### III. Miscellaneous.

A. **Binding Covenant.** The provisions of this Declaration shall be covenant which runs with the lands and is binding on the Owner, its heirs, successors and/or assigns for a period of not less than sixty-five (65) years from the date this Declaration is recorded.

**B.** Recordation. This Declaration shall be recorded in the Land Records of Prince George's County, Maryland. All recording fees shall be paid by the Owner. The original recorded Declaration shall be returned to the County.

C. **Modification.** Any modification to this Declaration shall require the consent of the Owner and the County, or its assigns.

**D.** Severability. The invalidity or illegality of any provisions of this Declaration shall not affect the remainder of this Declaration or any other provision contained herein.

E. **Applicable Law.** This Declaration shall be interpreted and enforced in accordance with the laws of the State of Maryland, and shall be effective upon its recordation among the Land Records of Prince George's County, Maryland.

F. **Waiver.** The failure of the County to enforce any part of this Declaration shall not be deemed as a waiver thereof.

G. **Recitals.** The Recitals are hereby incorporated in this Declaration.

IN WITNESS WHEREOF, the Owner has caused this Declaration to be properly executed on the day and year first written above.

### **OWNER:**

WITNESS:

### ESC 8215 SPRINGFIELD, L.C.,

a Maryland limited liability company

By:	
Name:	
Title:	

STATE OF \_\_\_\_\_:

COUNTY OF \_\_\_\_: ss

I HEREBY CERTIFY that before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared \_\_\_\_\_\_, the \_\_\_\_\_\_ of ESC 8215 Springfield, L.C., a Maryland limited liability company, who acknowledged that he/she is authorized to execute the above Declaration for the reasons and purposes stated therein.

AS WITNESS, I hereunder set my hand and Notarial Seal this \_\_\_\_\_ day of , 2023.

Notary Public

My Commission Expires

[Notarial Seal]

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EXHIBIT A











Stewart Property SE #22022

June 8, 2023

Andrew Shelly Maryland-National Capital Park and Planning Commission Prince George's County Planning Department 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

### Dear Mr. Shelly:

Below is our response to the list of Environmental SDRC comments on the Stewart Property Special Exception submission, received Friday, May 26, 2023.

#### Urban Design

MAJOR ISSUES:

1. Please clarify the application name for the project. The signed application states the project will be known as the "Stewart Property" but the submitted plans refer to the property as Glenn Dale Cove.

### **Response:** The revised plans will be called "Stewart Property" to be consistent with the application.

2. Provide a draft of the recreational covenants as required by Section 27-395(6) of the prior zoning ordinance.

### **Response:** The recreational covenants have been added to the Draft Declaration of Covenants and are included in the resubmittal package.

3. Demonstrate conformance to the private on-site recreation facility requirements on the SE plan coversheet (moving the chart shown on Sheet 3 of the landscape plans to the SE coversheet). The applicant shall provide the type of recreation facility proposed, the bonding amount for each facility, and the permit trigger for each facility within a table. The table shall also list the total required recreation facility bonding amount for the site.

Response: The recreation facility chart has been updated and moved from Sheet 3 of the Landscape Plan to the cover sheet of the Special Exception Site Plan. The table contains the items listed above.

4. Provide highly visible end unit side elevations. Staff recommends that these highly visible end unit elevations consist of full brick, stone, or stucco. Staff will likely recommend the following lots be considered highly visible. Lots 1, 17, 36, 37, 42, 46, 47, 51, 52, and 57. Please label all highly visible side elevations on the SE coversheet.

Response: Labels for high visibility end units have been added to Lots 1, 17, 42, 46, 47, 51, 52, and 57 on the SE coversheet. As discussed in the call with staff on 5/31/23, lots 36 and 37 are not being considered high visible end units since they face a wooded area owned by the adjacent HOA.

5. The applicant shall provide at least three standard architectural features for each side elevation.

#### **Response:** Four side elevations have been included in the resubmission package.

6. The architectural renderings provided show the first floor and gable on the second floor in full brick. However, the architectural elevations provided do not match the renderings. Please clarify.

### Response: The architectural renderings are for illustrative purposes only, please refer to the provided architectural elevations for building type.

7. Provide a signage table to demonstrate conformance to the signage requirements in Part 12 of the prior Zoning Ordinance. The two signs provided are residential gateway signs.

### Response: A signage table has been provided below the signage detail on Sheet 5.

8. NOTE: Major revisions to the reviewed plans may result in additional comments.

#### Response: This comment is acknowledged.

#### MINOR ISSUES

1. Provide a different shading for the SWM facility proposed in the rear of lots 47 - 51 and 52-57 as the shading appears too similar to what is provided for the site's sidewalks.

### **Response:** The SWM facilities hatches have been revised to be less similar to the sidewalk hatch.

2. Label the proposed area of roadway dedication on the SE plan.

### Response: The roadway dedication label has been added to the SE Plan.

3. Provide surface markings indicating traffic flow on the private roadways.

### Response: Surface markings have been added for illustrative purposes only to show the direction of traffic flow.

4. Staff recommends providing at least 1 ADA on-street parking space near the seating plaza.

### **Response:** There is no code requirement for ADA spaces in single-family attached developments.

5. Staff recommends providing dog waste stations along the route of the proposed natural surface trail.

**Response:** Two dog waste stations will be provided on the property. Locations of the waste stations will be determined by the HOA.

6. Provide the height and setbacks stated in the provided SOJ for the proposed dwellings in the site data on the SE coversheet.

### Response: This data table has been added to the SE coversheet.

7. Provide spot elevations and labels for each required landscape buffering schedule.

### Response: Dimensions (as clarified in the call with Staff on 5/31/23) and labels are shown on the landscape plan and have been added to SE Plan.

8. Provide an exhibit demonstrating conformance to Section 4.1-2 of the 2010 Landscape Manual.

### **Response:** Compliance has been demonstrated through the 4.1-2 schedule on the landscape plan.

9. Based on the provided stormwater layout could two additional shade trees be planted along the private street in front of lots 6 and 7. In addition, are there opportunities to increase private street tree plantings in front of lots 8 - 16?

Response: As discussed on the call with Staff on 5/31/23, there are storm drainage pipe conflicts at these locations and the drainage pipes cannot be shifted due to utility separation requirements with sanitary sewer and water supply. Therefore, street trees cannot be added at these locations.

10. Please provide additional landscape in front of the residential gateway sign furthest to the east.

Response: This comment is acknowledged. As discussed on the call with Staff on 5/31/23, attractive landscaping will be provided at the gateway signs, but will not be shown on the Landscape Plan for Special Exception, since it will change seasonally.

11. Please clarify the types of plantings that will be placed within the raised garden beds. Is there an opportunity to provide additional seating areas/a small trail around these garden beds?

Response: Plants in raised garden beds will be installed by residents with plantings of their choosing such as seasonal flowers, herbs, and vegetables.

12. Staff recommends the applicant replace the ornamental trees closest to Private Road A near the garden beds with shade trees. While not located directly on Private Road A, these shade trees could provide a similar design function to those required with Section 4.10 of the 2010 Landscape Manual.

# Response: As discussed on the call with Staff on 5/31/23, shade trees were not placed south of the raised garden beds so that seasonal vegetables and other garden crops can get optimal sunlight during the growing season.

13. Staff recommends the applicant replace the ornamental trees closest to Private Road A between lots 19 and 20. While not located directly on Private Road B, these shade trees could provide a similar design function to those required with Section 4.10 of the 2010 Landscape Manual.

### Response: The ornamental trees have been replaced with shade trees at this location.

14. Staff recommends the applicant provide at least one table within the pavilion to enhance its location as a community gathering space.

### Response: The applicant does intend to provide movable tables and chairs for the seating plaza and pavilion for flexible uses but are not being shown on the Site Plan for bonding.

### **Transportation**

1. Update plans to display a minimum 5-foot-wide ADA-compliant sidewalk and a bicycle lane along the subject property's frontage of Springfield Road per MPOT requirements.

### Response: This has been updated on the revised plans.

2. Provide bicycle parking at the seating plaza.

### Response: This has been added to the revised plans.

3. Provide a bicycle parking detail sheet showing Inverted-U style racks or a similar model that provides two points of contact for a parked bicycle.

### **Response:** These have been added to the revised plans.

4. Provide ADA-compliant crosswalk crossing Private Road A at the site entrance; crosswalk crossing Private Road C between lots 42 and 57; crosswalk crossing Private Road B between the seating plaza and lot 17.

### **Response:** These have been added to the revised plans.

5. Per the scoping agreement, peak hour traffic counts are required at the Site Access Point and Springfield Road intersection and at the Lanham-Severn Road and Springfield Road intersection.

### Response: This comment is acknowledged. Updated traffic counts will be provided at the Preliminary Plan of Subdivision.

### Subdivision

1. Proposed Lots 20-36 are very close to the primary management area (PMA) on site, and there is significant grading on the private lots sloping down into the PMA. To the extent practical, this sloped area should be located on homeowners' association (HOA) land rather than the private lots, in order to reduce the likelihood that any homeowner modifications to the rear yards will cause disturbances that could impact the PMA. Subdivision staff would recommend that at least 10 feet of separation be provided between the PMA line and the rear lot lines. This may be achieved by reducing the lot depth.

### **Response:** The lots are outside of the PMA. Grading at the rear yards has been adjusted to reduce sloping yards.

2. Based on the locations of the lot lines and the density of the proposed landscaping, it is not clear how residents, maintenance personnel, and emergency personnel will navigate from the fronts of the lots to the rears of the lots. Please work with the Urban Design section to ensure the site plan allows for adequate

maintenance and emergency access on HOA property. Consider the possibility that residents may place fencing along their property lines.

# Response: This comment is acknowledged. At each block rear yards can be accessed through several maintenance areas between sticks. Dimensions have been added to the plans to show the widths of maintenance accessways.

3. Proposed Parcels A and C are fairly large and have complex boundaries due to them taking up nearly all the HOA land in the community. Subdivision staff recommend that the applicant split these parcels into smaller HOA open space and private road parcels for ease of future platting.

### Response: This comment is acknowledged. Potential division of HOA parcels into smaller areas will be examined at Preliminary Plan of Subdivision.

4. Please correct Utility Note 2 to state that the property is currently in existing water/sewer category W-5 and S-5.

# Response: The Existing Water and Sewer category is W-4/S-4. The category change was adopted as part of CR-17-2022, which has been included in the resubmission. See DPIE comment #1 as well.

5. In the draft Declaration of Covenants related to housing for older persons (HOPA Covenant), within the recital clauses, please correct the code reference to Section 27-352.01(b) so that it instead references Section 27-395. Please specify that this section permits a planned retirement community rather than one-family dwellings for the elderly.

### Response: The Declaration of Covenants has been updated accordingly and is included in the resubmission package.

6. Section 27-395(a)(6) of the prior Zoning Ordinance requires that covenants guaranteeing the perpetual maintenance of recreational facilities, and the community's right to use the facilities, shall be submitted with the application. Although a covenant for this purpose is referenced in the statement of justification, the covenant is not included in the application submittal documents. Please submit the draft recreational facilities covenant for review by staff.

### Response: The Declaration of Covenants has been updated accordingly and is included in the resubmission package.

7. Please note that the requirements of Section 27-395 regarding recreational facilities are separate from the requirements of Section 24-134 of the Subdivision Regulations, Mandatory Dedication of Parkland (discussed below), and both requirements must be met, though the same facilities may be used to meet requirements of both sections.

### Response: This comment is acknowledged.

8. At the time of PPS, the applicant will need to propose dedication of parkland, a fee-in-lieu, or private recreational facilities to meet the mandatory dedication of parkland requirement. It appears that private recreational facilities are proposed to meet this requirement, and so an estimated value of the facilities and proposed timing for construction should be provided with the SE plan for evaluation by staff. It is noted that the plan shows a garden and seating plaza, along with a natural surface trail. The private recreation facilities should be presented using the following table as a template, which should be placed on the SE coversheet:

### **Response:** This comment is acknowledged. The recreational facility table has been moved from the landscape plans to the SE coversheet.

NOTE: Major revisions to the reviewed plans may result in additional comments.

### Response: This comment is acknowledged.

### Parks and Recreation

1. DPR suggests the relocation/redesign of proposed Lot 52 to provide more functional open space as part of Parcel B for the purpose of providing closer to home open space recreational and socialization opportunities for seniors.

**Response:** This comment was discussed with staff. We believe the amenity and open space provided will be adequate and provide recreational and socialization opportunities for seniors. The layout was previously adjusted from the pre-application submission layout in order to expand the recreation area, in response to earlier Parks and Recreation comments.

2. DPR staff is also concerned about the substantial amount of mature forest clearing adjacent to Newstop Branch proposed. DPR defers to EPS staff regarding this concern.

### **Response: This comment is acknowledged.**

### Fire Department

1. Fire hydrants are not shown. Please state or demonstrate that the most remote portion of each stick will be within 500' of a fire hydrant as hose is laid by the fire department, around corners, obstacles, etc.

### **Response: Plan have been updated to show fire hydrants.**

2. Because the provided private roads are 22' wide, no on-street parking will be allowed other than the 18 spaces designed for on-street parking shown on the SE Site Plan. The applicant will need to coordinate with the Office of the Fire Marshal to ensure any required fire lane signage and markings needed to preserve fire access are installed prior to occupancy.

### Response: This comment is acknowledged.

### <u>DPIE</u>

1. The 2018 Water and Sewer Plan designates Parcel 131 in Water and Sewer Category 4, inside the Sewer Envelope, in the Growth Tier, and within Tier 2 under the Sustainable Growth Act, planned for public sewer service.

### Response: This comment is acknowledged.

2. Category 3, obtained via the Administrative Amendment process must be obtained before recordation of a final plat. Please contact the Water and Sewer Plan Administrator, DPIE, for further information and instructions.

### **Response: This comment is acknowledged.**

3. Water and sewer lines in Springfield Road abut the parcel. A sewer line traverses the northern portion of the parcel. Water and sewer line extensions are required to service the proposed subdivision, and must be approved by the Washington Suburban Sanitary Commission before recordation of a final plat.

### **Response: This comment is acknowledged.**

### Historic Preservation

- 1. Prior to approval of the Preliminary Plan of Subdivision for the subject property, the applicant shall identify archaeological resources in the project area by conducting Phase I archeological investigations.
- 2. Upon receipt of the Phase I report by the Planning Department, if it is determined that potentially significant archeological resources exist on the subject property, prior to Planning Board approval of the final plat, the applicant shall provide a plan for:
  - a.) Evaluating the resource at the Phase II level, or
  - b.) Avoiding and preserving the resource in place.
- 3. If a Phase II and/or Phase III archeological evaluation or mitigation is necessary, the applicant shall provide a final report detailing the Phase II and/or Phase III investigations and ensure that all artifacts are curated in a proper manner, prior to any ground disturbance or the approval of any grading permits.

### Response: These comments are acknowledged.

Enclosed are the revised SE Site Plans, Landscape Plans, Draft Declaration of Covenants, SOJ, and CR-17-2022. If you have any questions, please feel free to call or email.

Sincerely,

Amy J. Somme

Amy Sommer, PLA Charles P. Johnson & Associates, Inc. <u>asommer@cpja.com</u> 301-434-7000

### STEWART PROPERTY

### SPECIAL EXCEPTION

### STATEMENT OF JUSTIFICATION

### I. <u>INTRODUCTION</u>

ESC 8215 Springfield L.C. (the "Applicant") submits this Special Exception ("SE") Justification Statement to demonstrate that the proposed development conforms with the applicable provisions of Subtitle 27 of the Prince George's County Code (the "Zoning Ordinance"), the 2022 Approved Bowie-Mitchellville and Vicinity Master Plan (the "Master Plan") and other applicable review requirements and criteria. The subject property consists of approximately  $\pm 12.01$  acres located at 8215 Springfield Road, Glenn Dale, Maryland (the "Property"). The Property is currently zoned RR (Rural Residential) and was previously zoned R-R (Rural-Residential), pursuant to the Prince George's County Zoning Ordinance in effect prior to the April 1, 2022, Effective Date of the Zoning Ordinance (the "Prior Zoning Ordinance"). The Property is subject to the recommendations of the Master Plan and is located within the Established Communities Growth Policy Area, as designated by the Plan Prince George's 2035 Approved General Plan (the "General Plan").

As described in detail herein and demonstrated throughout the subject application, the Applicant proposes to develop the Property with an age-restricted residential community to accommodate independent senior housing on-site. Specifically, this application is for a Planned Retirement Community to create an active community for County residents over the age of 55 that is buffered from the extra activity of children and young families, but improved with space for younger friends and relatives of residents to make temporary visits (the "**Proposed Development**"). The Proposed Development will provide a unique and much needed opportunity for senior housing ownership that allows residents to age in place. Additionally, the implementation of environmental site design techniques and strategic preservation of existing vegetation on-site complement the proposed, context-sensitive residential development and enhance stormwater management. The Applicant respectfully requests approval of this SE application.

### II. PROPERTY DATA

Location:	8215 Springfield Road, Glenn Dale, Maryland; Approximately 360 feet north of the intersection of Springfield Road and Moriarty Court.
Parcel / Lot:	Parcel 131.
Tax Map #:	28-D3; 28-D4; 28-E3; 28-E4.
Frontage:	Springfield Rd.
Election District:	14.
Legislative District:	24.
Councilmanic District:	4.
Acreage:	±12.01 Acres.
Zoning:	Prior: R-R.
	Current: RR.
Planning Area:	71A.
Subdivision:	N/A.
Existing Water Category:	W-4. <sup>1</sup>
Existing Sewer Category:	S-4.1
Historic:	N/A.
Aviation Policy Area:	N/A.
Master Plan & SMA:	<i>The 2022 Approved Bowie-Mitchellville and Vicinity</i> <i>Master Plan.</i>
General Plan:	Plan Prince George's 2035.

<sup>&</sup>lt;sup>1</sup> See Prince George's County Council Resolution CR-17-2022, amending the Property's Water and Sewer Categories from 5 to 4, respectively, as part of the December 2021 Cycle of Amendments.

### III. <u>PROPERTY DESCRIPTION / EXISTING NEIGHBORHOOD</u>

The Property consists of Parcel 131, located on the east side of Springfield Road at 8215 Springfield Road, Glenn Dale, Maryland, and is surrounded by several compatible residential uses. The Property fronts Springfield Road to the west, across from single-family detached houses on approximately one-acre lots in the prior R-R (Rural Residential) Zone. The Property is bound by several vacant properties to the north, east, and south – all of which are located in the same R-R Zone as the Property. The existing Springfield Manor residential community is located to the southeast of the Property.

The Property is currently improved with a single-family detached home, detached garage, and separate carport. The Proposed Development's low- to mediumdensity residential nature is harmonious with the surrounding residential community and poses no adverse effects on the existing neighborhood, irrespective of its location within the RR Zone.

#### IV. <u>PROPOSED DEVELOPMENT</u>

The subject SE application proposes the development of 57 single-family attached villas to create a residential community for independent, active senior adults. The Proposed Development features multiple community amenities to provide opportunities for residents to spend time together outdoors. These community amenities include a centrally located plaza featuring a covered pavilion and additional seating spaces, walking trails, community garden, and seating plaza. As it relates to individual dwellings, the proposed residences will feature a primary living area and owners' suites entirely on the first floor, with extra space allocated for guest bedrooms or a home office, den, or hobby room upstairs. Each fee simple lot will incorporate outdoor space with a compact front and back yard to provide private outdoor areas while minimizing required upkeep.

Each attached dwelling is for County residents that are age 55 or older. The age-restricted nature of the Proposed Development will create a new opportunity for senior housing ownership that is insulated from the extra activity of children and
young families, but also provides appropriate spaces for younger friends and relatives of residents to make temporary visits. For purposes of implementing age-restrictions on-site, the community is subject to State and Federal fair housing laws, as well as a specific covenant to limit the duration of time that residents can host minors overnight.<sup>2</sup>

### V. LAND USE BACKGROUND

### A. Plan Prince George's 2035 Approved General Plan

The Property is located within the General Plan's Established Communities Growth Policy Area. The General Plan stipulates that Established Communities are "most appropriate for context-sensitive infill and low- to medium-density development."<sup>3</sup> At approximately 4.75 dwelling units per acre, the Proposed Development conforms to the General Plan's vision for Established Communities. Moreover, the siting and scale of the proposed Planned Retirement Community is compatible with the surrounding low-to moderate-density single-family residential communities.

### B. The 2022 Approved Bowie-Mitchellville and Vicinity Master Plan

The Property is located within the boundaries of the Master Plan. The subject application conforms to the Master Plan and advances several important Plan strategies and policies for future development. Specifically, the Proposed Development represents context-sensitive, residential infill development that aligns with the Master Plan's land use policies for Established Communities. Moreover, the Proposed Development advances the following Master Plan Land Use, Housing & Neighborhoods, and Community Heritage, Culture & Design visions, goals, policies and strategies:

<sup>&</sup>lt;sup>2</sup> A draft of this age-restriction covenant is included with this application.

<sup>&</sup>lt;sup>3</sup> See General Plan, p. 20 "Growth Policy Map." Established Communities are "most appropriate for context-sensitive infill and low-to medium-density development."

• Established Communities, Land Use Policy LU 3: Map 16 Future Land Use recommends creating strategic opportunities for infill housing and commercial land uses within Established Communities, served by existing infrastructure.

<u>Comment</u>: The subject application proposes infill residential development within the boundaries of the Master Plan and the General Plan's Established Communities Growth Policy Area. The proposed fee simple senior housing product advances the Master Plan's Land Use Policy for additional residential units and varied housing types at an appropriate density for this designated rural residential location.

• Housing & Neighborhoods Goal 1: Neighborhoods contain a range of housing types that are affordable to the widest range of residents.

<u>Comment</u>: The Proposed Development provides a new housing type that is compatible with the existing single-family residential community. 57 units of high-quality, fee simple senior housing will meet a demand for new age-restricted residential development in this area of the County.

• Housing & Neighborhoods Goal 3: Additional housing options are available in the Established Communities.

<u>Comment</u>: The Proposed Development introduces a new housing option within the Established Communities plan area that complements the surrounding single-family residential community.

• Areawide, Housing & Neighborhoods Policy HN 2: Preserve and expand existing senior housing and transit-accessible housing.

<u>Comment</u>: The Proposed Development expands the County's senior housing inventory with a high-quality Planned Retirement Community, adding 57 units of fee simple age-restricted housing.

## • Areawide, Housing & Neighborhoods Policy HN 4: Promote sustainable, green neighborhoods and construction.

<u>Comment</u>: The proposed Planned Retirement Community represents efficient, sustainable land use through context-sensitive residential infill. The Proposed Development is also designed to preserve regulated environmental features to the fullest extent possible and efficiently manage stormwater quantity and quality. Moreover, once completed, the Proposed Development will be certified to meet the ICC 700 National Green Building Standard for Land Development at the Three-Star level or better.

Additionally, the Proposed Development advances Master Plan environmental goals related to improving stormwater runoff quality through a new stormwater management facility featuring environmental site design. The primary goal of providing the proposed stormwater management at the Property through Environmental Site Design is maintaining predevelopment runoff characteristics while enhancing and integrating into the site design. This goal is accomplished by maintaining natural hydrology, restoratively landscaping the entire facility, and enhancing receiving waters. Moreover, the proposed Environmental Site Design utilizes a network of smaller controls to capture and treat runoff rather than at a centralized location. This will create a more natural design that mimics predevelopment conditions while improving water quality, removing pollutants, and slowing runoff to prevent erosion. The Proposed Development advances the following Master Plan Natural Environment goals and policies:

• Natural Environment Goal 1: The desired development pattern of Plan 2035 and the Bowie-Mitchellville and Vicinity Master Plan preserves, enhances, and restores the green infrastructure network and its ecological functions.

<u>Comment</u>: The Proposed Development advances Natural Environment Goal 1 through the preservation of existing environmental features on-site and the surrounding community. The subject Planned Retirement Community is intentionally designed to limit impacts to regulated environmental features on-site, as the Proposed Development will not impact the Primary Management Area at the northern and eastern property line. The preserved areas will act as sound and visual buffers between the Proposed Development and existing adjacent subdivisions. Woodland conservation areas are proposed within the Primary Management Area onsite. Reforestation and afforestation are also proposed to enhance existing woodlands. Additionally, the subject application proposes planting of native species of trees, shrubs, and grasses on-site to enhance air quality in the surrounding community. Water pollution will be prevented through the use of a submerged gravel wetland, which will provide both stormwater quality and quantity management while enhancing the existing natural beauty of the adjacent open space.

• Natural Environment Goal 2: An interconnected network of significant environmental features that retains its ecological functions, maintains or improves water quality and habitat, and supports the desired development pattern is achieved.

<u>Comment</u>: The Proposed Development creates a new senior community that efficiently utilizes the 12-acre site to provide housing opportunities while also preserving existing trees, conserving regulated environmental features, and improving stormwater management. The Proposed Development is intentionally designed to avoid any impacts to the Primary Management Area that runs along the full extent of the eastern property line. These preservation areas support the additional housing at this location by acting as sound and visual buffers between the Proposed Development and existing adjacent subdivisions.

• Natural Environment Goal 4: Effective stormwater management is maintained to improve water quality and environmental health.

<u>Comment</u>: The Proposed Development improves stormwater runoff quality through a new stormwater management facility featuring Environmental Site Design. Environmental Site Design will maintain predevelopment runoff characteristics while enhancing and integrating into the community layout. The facility maintains natural hydrology, restoratively landscapes the entire facility, and enhances receiving waters. Moreover, the Environmental Site Design will utilize a network of smaller controls to capture and treat runoff, rather than at a centralized location, to create a more natural design that mimics predevelopment conditions while improving water quality, removing pollutants, and slowing runoff to prevent erosion.

• Areawide, Natural Environment Policy NE 1.1: Use the green infrastructure network as a guide to decision-making, and as an amenity in the site design and development review process.

<u>Comment</u>: The Proposed Development is intentionally designed to avoid any impacts to the Primary Management Area that runs along the full extent of the eastern property line. Moreover, the subject application efficiently utilizes these preservation areas within the green infrastructure network as sound and visual buffers between the Proposed Development and existing adjacent subdivisions. As such, regulated environmental features inform the overall design of the community and will serve as an aesthetic buffer for future residents.

• Areawide, Natural Environment Policy NE 3: Proactively address stormwater management in areas where current facilities are inadequate.

<u>Comment</u>: The Proposed Development addresses stormwater management on-site with Environmental Site Design. The new stormwater system will maintain predevelopment runoff characteristics while integrating management into the site design. Accordingly, proposed management will maintain natural hydrology and restoratively landscape the facility while improving water quality, removing pollutants, and slowing runoff.

## • Areawide, Natural Environment Policy NE 3.4: Identify opportunities to retrofit portions of properties to enhance stormwater infiltration.

<u>Comment</u>: The proposed stormwater management is intentionally designed to serve new development on the Property. The proposed managed system will improve the existing stormwater conditions through Environmental Site Design. • Areawide, Natural Environment Policy NE 6: Support local actions that mitigate the impact of climate change.

<u>Comment</u>: The subject application proposes low- to medium-density residential development within one of the Master Plan's designated residential areas that leverages existing infrastructure, preserves the County's natural resources, and mitigates climate impacts associated with new development. The proposed contextsensitive residential infill efficiently utilizes existing infrastructure to support additional housing. The Proposed Development is located at an appropriate location for new housing in the Master Plan, which intendeds to minimize climate impacts related to sprawl. Furthermore, the age-restricted nature of the Proposed Development will result in less vehicular traffic and trips to and from the Planned Retirement Community than an all-ages residential development of a similar size. In addition to limited traffic and vehicular emission impacts related to the proposed agerestricted use, the subject application was intentionally designed to limit impacts to regulated environmental features on-site.

In sum, the Proposed Development advances numerous Master Plan goals and policies across multiple, diverse planning disciplines. As analyzed above, the Proposed Development comprehensively addresses the Plan's most salient land use, housing, and environmental, policies to benefit the surrounding community and larger Plan area.

### C. Comprehensive Housing Strategy

In addition to advancing several Master Plan residential goals and policies, the Proposed Development encourages and/or meets many of the County's *Comprehensive Housing Strategy* aims and objectives. Most notably, the Proposed Development addresses the *Comprehensive Housing Strategy's* executive goals related to creating diverse housing options and improving housing quality. With the development of high-quality, for- purchase senior housing, the Proposed Development offers a very unique housing opportunity for the Glenn Dale area and the County at large. More specifically, the Proposed Development advances the following *Comprehensive Housing Strategy* strategies, goals, and policies:

• **Targeted Strategy 1**: Encourage new, context-sensitive development that expands housing types to serve the county's diverse population and distinct geographic character.

<u>Comment</u>: The Proposed development provides a new context-sensitive housing option in close proximity to compatible all-ages housing options. This unique agerestricted housing opportunity aligns with the County's *Comprehensive Housing Strategy* to better leverage available land for new, context-sensitive development that expands housing types and supports senior residents.

• Action 1.7: Implement a comprehensive approach to support elderly households aging in place.

<u>Comment</u>: The Proposed Development advances the County's Comprehensive Housing Strategy by providing new opportunities for seniors to age in place. The proposed Planned Retirement Community fits into a larger approach to develop new senior housing within Established Communities that leverages existing infrastructure and complements surrounding residential communities.

The Proposed Development creates a unique housing type that caters to a pressing need for quality senior housing in the County. Moreover, this new housing type is proposed through compatible, context-sensitive development that both efficiently utilizes existing infrastructure and diversifies the area's housing options to support older residents.

### VI. <u>ANALYSIS</u>

### A. Development Pursuant to Prior Ordinance

The Applicant proposes to submit this application consistent with the Prior Zoning Ordinance, pursuant to Sec. 27-1900 "Development Pursuant to Prior Ordinance" of the Zoning Ordinance. In addition to Sec. 27-1900, the Zoning Ordinance also includes "Transitional Provisions" to process the Ordinance's treatment of existing development approvals and entitlements, as well as future development pursuant to the Prior Zoning Ordinance. As it relates to the subject SE application for the Property, Sec. 27-1900 "Development Pursuant to Prior Ordinance" provides a two-year transitional period in which new development applications may be reviewed under the Prior Zoning Ordinance after the April 1, 2022, Effective Date. Analysis of the subject application's conformance with Sec. 27-1900 "Development Pursuant to Prior Ordinance" is provided below:

### 1. <u>§27-1904 – Procedures</u>

In order to proceed with development under the Prior Zoning Ordinance, the following procedures shall apply:

# (a) The applicant shall schedule and participate in a pre-application conference, notwithstanding the requirements of Section 27-3401(b), Applicability.

<u>Comment</u>: The Applicant participated in a Pre-Application Conference with Staff on August 29, 2022. The Applicant provided an overview of the subject SE application and received comments from several applicable M-NCPPC Sections – including Urban Design, Subdivision, Zoning, Community Planning, and Environmental Staff.

### (b) The applicant shall provide a statement of justification which shall explain why the applicant has elected not to develop a specific property pursuant to the provisions of this Zoning Ordinance.

<u>Comment</u>: This statement of justification is submitted as an explanation of the subject application's conformance with the Prior Zoning Ordinance, the Zoning Ordinance's procedures concerning development pursuant to the Prior Ordinance, and other applicable review criteria. The Proposed Development was intentionally designed to meet the Prior Zoning Ordinance's purposes, regulations, and applicable standards for a Planned Retirement Community. Accordingly, the subject SE application is proposed in conformance with the Prior Zoning Ordinance – as well as

the Subdivision Regulations in effect prior to April 1, 2022 (the "**Prior Subdivision Regulations**"). For reasons related to development application continuity and conformance with the Prior Zoning Ordinance and the Prior Subdivision Regulations, the Applicant has elected not to develop the Property pursuant to the provisions of the current Zoning Ordinance.

### B. Compliance with Prior Zoning Ordinance

1. §27-317 Special Exception Required Findings

purpose of this Subtitle

## (a) A Special Exception may be approved if: (1) The proposed use and site plan are in harmony with the

<u>Comment</u>: The subject application and proposed residential community are in harmony with the general purposes of Subtitle 27. Analysis of the Proposed Development's conformance with the general purposes of Subtitle 27 is provided below:

### (1) To protect and promote the health, safety, morals comfort, convenience, and welfare of the present and future inhabitants of the County;

<u>Comment</u>: The Proposed Development will provide an attractive, for-sale senior housing option for County residents who want to live close to their family and friends, workplaces, shopping, and other amenities without the activity of an all-ages community. Creating opportunities for seniors to age in place will promote the health, safety, moral comfort, convenience, and welfare of community residents and the County as a whole.

### (2) To implement the General Plan, Area Master Plans, and Functional Master Plans;

<u>Comment</u>: The subject application is in conformance with the recommendations of both the General Plan and Master Plan. Specifically, the Application diversifies housing options within the surrounding community with new, high-quality senior housing. The Property is located in the General Plan's Established Communities Growth Policy Area. Established Communities are intended to maintain a pattern of low- to moderate-density residential communities. The Proposed Development will be designed in accordance with the low-medium density residential character of the surrounding area and the purposes of the Established Communities Growth Area. Although the aforementioned General Plan and Master Plans do not provide locationspecific recommendations for the Property, the Application is consistent with the Master Plan as it advances context-sensitive infill throughout the surrounding the surrounding Glenn Dale community while creating a mix of housing opportunities to complement other nearby existing neighborhoods.

### (3) To promote the conservation, creation, and expansion of communities that will be developed with adequate public facilities and services;

<u>Comment</u>: The subject application promotes the conservation, creation, and expansion of communities that will be developed with adequate public facilities and services. The Proposed Development creates a new senior community that efficiently utilizes the 12-acre site to provide housing opportunities while also preserving existing trees, conserving regulated environmental features, and improving stormwater management. The Proposed Development is intentionally designed to avoid any impacts to the Primary Management Area that runs along the full extent of the eastern property line. Two submerged gravel wetlands are proposed along the eastern property boundary to improve stormwater management on-site and in the surrounding area.

Moreover, the proposed community will be served by adequate public facilities. The Proposed Development will not impact adequate facilities that currently serve the surrounding single-family residential communities. Pursuant to the Traffic Impact Statement submitted with this application, the Proposed Development will result in fewer net trips and access points along the adjacent Collector than a by-right single-family detached residential community on-site would.<sup>4</sup> Additionally, the agerestricted nature of the proposed Planned Retirement Community use innately results in a marginal impact on Prince George's County schools.

### (4) To guide the orderly growth and development of the County, while recognizing the needs of agriculture, housing, industry, and business;

<u>Comment</u>: The subject application recognizes an existing need for alternative housing options for serving the unique needs of elderly adults. In addition to providing an opportunity for home ownership for seniors in Prince George's County, the Proposed Development benefits the existing growth and development of the County by providing a new housing option in close proximity to non-age-restricted housing options. This unique housing opportunity aligns with the County's *Comprehensive Housing Strategy* to better leverage available land for new, context-sensitive development that expands housing types and supports senior residents.

### (5) To provide adequate light, air, and privacy;

<u>Comment</u>: The application will not diminish the provision of adequate light, air, and privacy, as necessary landscape buffering and building restriction lines will be preserved. High quality fences will be used for screening purposes where necessary, in conformance with the Landscape Manual. Building heights will be limited and architecture will provide ample windows for residents to enjoy the surrounding landscape.

### (6) To promote the most beneficial relationship between the uses of land and buildings and protect landowners from adverse impacts of adjoining development;

<u>Comment</u>: As demonstrated in the application site plan, the Proposed Development provides a beneficial relationship between adjacent single-family residential land

<sup>&</sup>lt;sup>4</sup> See Traffic Impact Statement dated August 5, 2022. The Proposed Development would impact traffic less than a single-family detached community on-site at a by-right density of 22 dwelling units. The Proposed Development also utilizes one access point along Springfield Road, whereas a by-right single-family detached community would likely necessitate multiple access points to serve the Property.

uses. The Proposed Development will be designed in accordance with the requirements of the 2010 *Prince George's County Landscape Manual* (the "Landscape Manual") to ensure adequate buffering between any potential incompatible uses. Moreover, the Proposed Development is consistent with the General Plan's vision for Established Communities, proposing appropriate context-sensitive infill and low to medium-density development that is compatible with the surrounding residential community.

### (7) To protect the County from fire, flood, panic, and other dangers;

<u>Comment</u>: The site is served by the Prince George's County Police Department, as well as County Fire and Rescue Services. All private roads internal to the proposed community are designed for adequate fire emergency vehicle accessibility and reviewed by the Office of the Fire Marshal. All homes will be constructed in accordance with fire protection requirements. Further, the Proposed Development will protect the County from flooding by providing 100-year stormwater attenuation on-site. A Traffic Impact Statement letter prepared on behalf of the Applicant is included with this application.

### (8) To provide sound, sanitary housing in a suitable and healthy living environment within the economic reach of all County residents;

<u>Comment</u>: The Proposed Development is specifically designed and intended to satisfy this purpose. The age-restricted component of the proposed community will create a living environment that is appropriate for elderly adults at a competitive price point. Additionally, the finished project will be certified to meet the ICC 700 National Green Building Standard for Land Development at the Three-Star level or better. This independent third-party verification of green building practices is administered by Home Innovation Research Labs which is headquartered in Upper Marlboro, Prince George's County.

## (9) To encourage economic development activities that provide desirable employment and a broad, protected tax base;

<u>Comment</u>: The Proposed Development will provide employment opportunities during construction. Development at the Property will also increase the tax base in this area of the County.

### (10) To prevent the overcrowding of land;

<u>Comment</u>: At 4.75 dwelling units per acre, the subject SE application provides a lowto moderate-density housing product that is contextually sensitive, sited appropriately within the surrounding development, and in conformance with both General Plan and Master Plan's future land use recommendations.

### (11) To lessen the danger and congestion of traffic on the streets, and to insure the continued usefulness of all elements of the transportation system for their planned functions;

<u>Comment</u>: Pursuant to the Traffic Impact Statement and Circulation Plan submitted with this Application, the Proposed Development will not cause congestion along Springfield Road or nearby intersections. Moreover, the Proposed Development and associated roadway improvements will insure the usefulness of the surrounding road network and larger transportation system. The single access point on Springfield Road results in improved safety and capacity compared to multiple entry points for R-R lots and the entrance will be constructed in accordance with current Prince George's County standards for a collector road.

## (12) To insure the social and economic stability of all parts of the County;

<u>Comment</u>: The Proposed Development affords the opportunity to locate fee-simple elderly housing in a thriving area of development, in close proximity to existing communities and all-ages single-family development.

(13) To protect against undue noise, and air and water pollution, and to encourage the preservation of stream valleys, steep slopes, lands of natural beauty, dense forests, scenic vistas, and other similar features; <u>Comment</u>: The Proposed Development will protect against undue pollution and advance the preservation of existing environmental features on-site and in the surrounding community. The proposed age-restricted residential community innately features limited externalities related noise and pollution. In addition to limited traffic and noise impacts related to the proposed use, the subject application was intentionally designed to limit impacts to regulated environmental features on-site. The Proposed Development will not impact the Primary Management Area on-site, and the proposed planting of native species of trees, shrubs, and grasses will benefit air quality in the surrounding community. The preserved areas will act as sound and visual buffers between the Proposed Development and existing adjacent subdivisions. Woodland conservation areas are proposed within the Primary Management Area onsite. Reforestation and afforestation are also proposed to enhance existing woodlands. Additionally, water pollution will be prevented through the use of a submerged gravel wetland, which will provide both stormwater quality and quantity management while enhancing the existing natural beauty of the adjacent open space.

### (14) To provide open space to protect scenic beauty and natural features of the County, as well as to provide recreational space; and

<u>Comment</u>: The site configuration proposed herein creates contextually appropriate buffering between Springfield Road and the proposed dwelling units. Landscape buffers of native trees and shrubs – in conformance with the Landscape Manual – will be provided on the north and south boundaries at Springfield Road. Additional landscape planting will be provided at the entrances and open space common areas to screen homes and private yards.

## (15) To protect and conserve the agricultural industry and natural resources.

<u>Comment</u>: The Proposed Development will not eliminate or affect any farmland, nor will it threaten any of the County's natural resources. Context-sensitive residential infill efficiently locates new housing within an appropriate area of the County to reduce sprawl and concomitant demands on the County's natural resources. The subject application provides stormwater quality and quantity management to benefit the surrounding community.

## (2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle;

<u>Comment</u>: The proposed use is in conformance with all applicable requirements and regulations of the Prior Zoning Ordinance. The proposed use is permitted by Special Exception and will conform to all applicable requirements and regulations of this Subtitle.

### (3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or, in the absence of a Master Plan or Functional Master Plan, the General Plan;

<u>Comment</u>: As analyzed in Section V of this Statement, the proposed use is compatible with and will not substantially impair the integrity of the General Plan or Master Plan.

## (4) The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;

<u>Comment</u>: As detailed above, the proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area, but will instead serve as a means of enhancing the health, safety, and welfare of the County's elderly population by providing them with a housing solution close to amenities and transportation options.

### (5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood;

<u>Comment</u>: The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood. The use integrates into the fabric of the existing community and will complement development in the Glenn Dale area.

### (6) The proposed site plan is in conformance with an approved Type 2 Tree Conservation Plan; and

<u>Comment</u>: Tree Conservation Plan II is submitted with this application and the site plan is in conformance with the TCP 2.

(7) The proposed site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

<u>Comment</u>: Preserved environmental features identified in the approved Natural Resources Inventory will be placed in a conservation easement and shown on the final plat. None of the proposed lots impact regulated environmental features on-site.

### (b) In addition to the above required findings, in a Chesapeake Bay Critical Area Overlay Zone, a Special Exception shall not be granted:

- (1) Where the existing lot coverage in the CBCA exceeds that allowed by this Subtitle, or
- (2) Where granting the Special Exception would result in a net increase in the existing lot coverage in the CBCA.

<u>Comment</u>: This section is not applicable as the subject application is located entirely outside the Chesapeake Bay Critical Overlay Zone boundaries.

### 2. §27-395 Planned Retirement Community Special Exception Criteria

A planned retirement community may be permitted, subject to the following criteria:

# (1) Findings for Approval (A) The District Council shall find that: (i) The proposed use will serve the needs of the retirement-aged community;

<u>Comment</u>: The subject application recognizes an existing need for alternative housing options for serving the unique needs of elderly adults. In addition to providing an opportunity for home ownership for seniors in Prince George's County, the Proposed Development benefits the existing growth and development of the County by providing a new housing option in close proximity to non-age-restricted housing options. This unique housing opportunity aligns with the County's *Comprehensive Housing Strategy* and Master Plan to better leverage available land for new, context-sensitive development that expands housing types and supports senior residents.

### (ii) The proposed use will not adversely affect the character of the surrounding residential community; and

<u>Comment</u>: The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood. The use integrates into the fabric of the existing low- to-moderate density residential community and will complement development in the surrounding area.

### (iii) In the R-A Zone, there shall be a demonstrated need for the facility and an existing medical facility within the defined area of the subject property.

<u>Comment</u>: The Property was previously zoned R-R. Accordingly, this finding is not applicable to the subject application.

### (2) Site Plan

## (A) In addition to the requirements of Section 27-296(c), the site plan shall set forth the proposed traffic circulation patterns.

<u>Comment</u>: A Traffic Impact Statement and Circulation Plan, detailing the proposed traffic circulation patterns for the Proposed Development is submitted with this application.

### (3) Regulations

(A) Regulations restricting the height of structures, lot size and coverage, frontage, setbacks, density, dwelling unit types, and other requirements of the specific zone in which the use is proposed shall not apply to uses and structures provided for in this Section. The dimensions and percentages shown on the approved site plan shall constitute the regulations for a given Special Exception.

<u>Comment</u>: Applicable dimensional and bulk regulations are set forth with the subject site plan. A summary of the proposed regulations is provided in the table below:

REGULATION	PROPOSED
Lot Coverage	65% Max
Setbacks	20' Front, 15' Min. Rear
Density	4.75 DU / AC
Lot Width (Min)	28 Feet at Front Street Line
Height (Max)	30 Feet

## (B) The subject property shall contain at least twelve (12) contiguous acres.

<u>Comment</u>: The Property is comprised of 12.01 contiguous acres. Pursuant to the Prince George's County Department of Public Works & Transportation's (DPW&T) confirmation letter submitted with this application, the Property has a land area of 12.01 contiguous acres as a result of a prescriptive easement along Springfield Road. In correspondence with the Applicant dated June 8, 2022, M-NCPPC Zoning Staff confirmed that DPW&T's confirmation letter – along with the property survey – satisfies Sec. 27-395(a)(3)(B) of the Prior Zoning Ordinance.

## (C) The average number of dwelling units per acre shall not exceed (8) for the gross tract area.

<u>Comment</u>: The Proposed Development proposes approximately 4.75 dwelling units per acre.

### (D) In the R-A Zone, buildings shall not exceed three (3) stories.

<u>Comment</u>: The Property was previously zoned R-R. Accordingly, this requirement is not applicable to the subject application.

### (E) In the I-3 Zone, the following shall apply:

(i) The gross tract area shall be a minimum of ninety (90) acres with at least twenty-five percent (25%) of its boundary adjoining residentially-zoned land or land used for residential purposes;

- (ii) The property shall have at least one hundred fifty (150) feet of frontage on, and direct vehicular access, to a public street;
- (iii) All buildings shall be set back a minimum of seventy-five (75) feet from all nonresidentially-zoned boundary lines or satisfy the requirements of the Landscape Manual, whichever is greater; and
- (iv) The property shall be located within two (2) miles of mass transit, regional shopping, and a hospital.

<u>Comment</u>: The Property was previously zoned R-R. Accordingly, this finding is not applicable to the subject application.

(F) In the I-3 and C-O Zones, townhouses shall comply with the townhouses shall comply with the design guidelines set forth in Section 27-274(a)(11) and the regulations for development set forth in Section 27-433(d).

<u>Comment</u>: The Property was previously zoned R-R. Accordingly, this finding is not applicable to the subject application.

### (4) Uses

(A) The planned retirement community shall include a community center or meeting area, and other recreational facilities which the District Council finds appropriate. These recreational facilities shall only serve the retirement community. The scope of the facilities shall reflect this fact. The Council may only permit a larger facility which serves more than the retirement community if the facility is harmoniously integrated with the retirement community and the surrounding neighborhood. All recreational facilities shall be constructed prior to, or concurrent with, the construction of the residential units, or in accordance with a schedule approved by the District Council.

<u>Comment</u>: The Proposed Development features multiple community amenities to provide opportunities for residents to spend time together outdoors. Proposed

community amenities include a gathering area with a covered pavilion and additional seating spaces, walking trails, and seating plaza.

The Proposed Development and recreational facilities are commensurate with the size of the development. The main community gathering area is centrally located on the site to encourage regular use by all residents. The focal point of the central park areas is a  $\pm 400$  square foot covered pavilion on a  $\pm 3,050$  square foot plaza. The wood post and asphalt shingle roof pavilion will feature lights and power outlets that make the pavilion suitable for community events such as picnics and homeowners association meetings. Permanent fixed benches and moveable outdoor tables and chairs will be provided at the pavilion and on the plaza. The plaza will be surfaced with permeable pavers and surrounded with landscaping contained by seating height masonry walls. Approximately twelve 4x8' raised garden beds for community use are proposed next to the plaza. As it relates to active recreation, a quarter-mile long natural surface trail is proposed, running from Springfield Road around the perimeter to the rear of the development. Additionally, the Property is located less than three miles from both the Huntington Community Center and the Glenn Dale Community Center and Splash Park, each of which features programming with fitness, crafts, and other activities.

## (B) Retail commercial uses, medical uses, health care facilities, and other uses which are related to the needs of the community may be permitted.

<u>Comment</u>: No retail, commercial, medical, or healthcare uses are proposed.

(5) Residents' Age

(A) Age restrictions in conformance with the Federal Fair Housing Act shall be set forth in covenants submitted with the application and shall be approved by the District Council, and filed in the land records at the time the final subdivision plat is recorded.

<u>Comment</u>: A draft of the proposed age-restriction covenant is included with this application.

### (6) Recreational Facilities

(A) Covenants guaranteeing the perpetual maintenance of recreational facilities, and the community's right to use the facilities, shall be submitted with the application. The covenants shall be approved by the District Council, and shall be filed in the land records at the time the subdivision plat is recorded. If the recreational facilities are to be part of a condominium development, a proposed condominium declaration showing the recreational facilities as general common elements shall be approved by the District Council, and shall be recorded (pursuant to Title II of the Real Property Article of the Annotated Code of Maryland) at the time the subplat is recorded.

<u>Comment</u>: Drafts of applicable covenants guaranteeing the perpetual maintenance and utilization of proposed recreational facilities are included with this application.

### 3. §27-428. R-R Zone (Rural Residential)

### (a) Purposes

(1) The Purposes of the R-R Zone are:

(A) To provide for and encourage variation in the size, shape, and width of one-family detached residential subdivision lots, in order to better utilize the natural terrain;

<u>Comment</u>: The Proposed Development will be designed in accordance with the lowto medium-density residential character of the surrounding area and complement the existing residential community.

### (B) To facilitate the planning of one-family residential developments with moderately large lots and dwellings of various sizes and styles;

<u>Comment</u>: Single-family attached dwellings are proposed at a density of 4.75 dwelling units per acre. The proposed housing type and density are appropriate in the R-R Zone, pursuant to Special Exception approval.

### (C) To encourage the preservation of trees and open spaces; and

<u>Comment</u>: As discussed, 45% of the Proposed Development is dedicated to open space, recreational facilities, woodland/environmental conservation area, stormwater management facilities, and social-oriented amenities.

### (D) To prevent soil erosion and stream valley flooding.

<u>Comment</u>: The Proposed Development will prevent soil erosion and stream valley flooding through the preservation of existing wetlands, environmental site design, and 100-year stormwater attenuation on-site.

### VII. CONFORMANCE WITH OTHER APPLICABLE REVIEW CRITERIA

### A. Prince George's County Landscape Manual

This Application is subject to the standards and regulations provided by the Prince George's County Landscape Manual (the "Landscape Manual"). The Applicant is requesting Alternative Compliance for Landscape Manual Section 4.6 ("Buffering Development from Streets") and Section 4.10 ("Street Trees Along Private Streets") requirements for the Property, pursuant to Section 27-239.01 of the Prior Zoning Ordinance and Section 1.3 of the Landscape Manual. With approval of the requested Alternative Compliance, the Proposed Development will be designed in accordance with the requirements of the Prince George's County Landscape Manual.

### B. Tree Canopy Coverage Ordinance

The Proposed Development – in combination with existing tree canopy on-site – provides more than the required 15% tree canopy coverage for the R-R Zone.

### VIII. CONCLUSION

The Applicant respectfully requests the Planning Board grant approval of the subject application for the Proposed Development. Additionally, the Applicant respectfully requests that the Zoning Hearing Examiner subsequently approve the subject SE for the Proposed Development. As discussed throughout this Statement, the improvements proposed in this application satisfy the Zoning Ordinance's required findings for a Planned Retirement Community in the R-R Zone. Moreover, the plans, documents, and illustrative views submitted in conjunction with this Statement, demonstrate a high standard of architecture, well-detailed façade treatments, robust landscaping, and thoughtful site design that will complement the existing community while meeting a demand for age-appropriate senior housing for the County. The above analysis and submitted plans establish that the subject application satisfies the required findings that the Planning Board and Zoning Hearing Examiner must make in order to approve a SE application in accordance with the Zoning Ordinance.



#### GENERAL NOTES PROJECT NAME: STEWART PROPERTY JOAN M. STEWART ET AL. PROJECT OWNER: 8215 SPRINGFIELD ROAD GLENN DALE, MD 20769 PROJECT APPLICANT (CONTRACT PURCHASER): ESC 8215 SPRINGFIELD LC 1355 BEVERLY ROAD, SUITE 240 MCLEAN, VA 22101 703-734-9730 1. EXISTING PARCEL/LOTS AND DEED REFERENCES: PARCEL 131 BK. 40916, PG. 567 2. TOTAL ACREAGE: 12.01 AC. 3. AREA ENVIRONMENTAL REGULATED FEATURES (PMA): 2.58 AC. 4. NET DEVELOPABLE AREA OUTSIDE OF PMA EASEMENT: 9.43 AC. 5. AREA OF 100-YEAR FLOODPLAIN: 1.58 AC. 6. AREA OF ROAD DEDICATION: 0.38 AC. 7. EXISTING ZONING/USE: RR (R-R PREVIOUS ZONING) DEVELOPMENT DATA 1. PROPOSED USE OF PROPERTY: RESIDENTIAL/PLANNED RETIREMENT COMMUNITY 2. PROPOSED NUMBER LOTS, OUTLOTS AND PARCELS: SHEET No. a. 3 PARCELS b. 57 SINGLE FAMILY ATTACHED UNITS ON 57 LOTS 1,200 SQ. FT. MIN. 1 3. MINIMUM LOT WIDTH: a. FRONT BUILDING LINE: 28 FT. 2 b. FRONT STREET LINE: 28 FT. 3 4. DENSITY CALCULATION: 57 LOTS/12.01 AC. = 4.75 UNITS/AC. 5. MAX. DENSITY PERMITTED FOR PL. RETIREMENT COMM: 8 DWELLING UNITS/AC. 4-5 6. GROSS FLOOR AREA: (57) UNITS @2,200-3,200 SF/UNIT = 125,400 SF-182,400 SF 7. PROPOSED MAXIMUM LOT COVERAGE: 65% 8. EXISTING MAXIMUM LOT COVERAGE: N/A PER SEC. 27-395 (a)(3)(A) UTILITY NOTES 1. SWM CONCEPT NUMBER: #29311-2022-00 2. EXISTING WATER/SEWER CATEGORY: W-4 AND S-4 3. PROPOSED WATER/SEWER CATEGORY: W-3 AND S-3 4. PROPOSED WATER/SEWER SERVICE WILL BE PUBLIC SITE INVENTORY INFORMATION 1. TAX MAP & GRID: 28-D3 2. 200-FOOT MAP REFERENCE: 211NE10 3. PRIOR APPROVALS: NRI-069-2022 4. SUSTAINABLE GROWTH TIER: TIFR 2 5. MILITARY INSTALLATION OVERLAY ZONE: 6. ANDREWS AFB, INTERIM LAND USE CONTROL: 7. CENTER OR CORRIDOR LOCATION: 0 SF EXISTING, 0 SF PROPOSED (NON-RESIDENTIAL ONLY) 8. EXISTING AND PROPOSED GROSS FLOOR AREA: 9. AVIATION POLICY AREA: 10. MANDATORY PARK DEDICATION REQUIREMENT: PRIVATE ON-SITE RECREATION 11. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: 12. HISTORIC SITES ON OR IN VICINITY OF THE PROPERTY: 13. WITHIN CHESAPEAKE BAY CRITICAL AREA: └<u>₩</u> м <u>₩</u> \_₩ \_\_ 14. WETLANDS 15. STREAMS 16. SOILS SEE NRI-069-2022 \_\_\_\_\_ E \_\_\_\_\_ 17. IN OR ADJACENT TO ANY LAND TRUST EASEMENT: NO 18. ALL EXISTING STRUCTURES ON THE PROPERTY WILL BE REMOVED 19. SOURCE OF TOPOGRAPHY: COUNTY GIS DATA AND FIELD RUN TOPOGRAPHY BY CPJ, DECEMBER 2021 PARCEL TABLE PROP. OWNERSHIP USE NAME PARCEL A OPEN SPACE/SWM 5.01 AC / 218,267 SF HOA PARCEL B OPEN SPACE/SWM 0.36 AC / 15,856 SF HOA PARCEL C PRIVATE R/W 2.90 AC / 126,380 SF HOA APPENDIX FORMULA FOR DETERMINING THE VALUE OF RECREATIONAL FACILITIES TO \_\_\_\_FP \_\_\_ BE PROVIDED IN SUBDIVISION (populations up to 1,000) February 2023 Glenn Dale Cove (Stewart Property) Project Name: <u>SMH 300–U</u> A=144.07 Project Number: SE #22002 R = 144.1Planning Area: 57 2.89 164.7 D.U. Number of Dwelling Population/D.U. Total Units in Project by Planning Area (2020) Project Population 164.7 500 0.33 Multiplier Total 0505050505 Project Population LOT 19 0.33 \$188,500 \$62,205 STEVEN C. FUSHER Standard Value of Value of Facilities Multiplier CAROLYN U. F. Facilities for Population to be Provided 11802 DRUMMOND C BOWIE, MD 2072 L.8294 F.537 of 500 **Recreational Facilities Provided** Value L Seating plaza w/ unit pavers, shade structure, benches, bicycle racks \$70,000 2 Natural surface trail \$4,000 3 Community garden \$8,000 Total Value of Facilities Provided \$82,000 HVL S15'04'5 RECREATIONAL FACILITIES PROVIDED VALUE OF \*PERMIT FACILITY DESCRIPTION FACILITY (\$) TRIGGER DRUMMOND CO SEATING PLAZA – (5) METAL BENCHES, UNIT PAVERS AND BOWIE; MD 2072 70,000 <u>40TH</u> EDGING, 20' X 20' SHADE STRUCTURE, (2) BICYCLE RACKS <u>30TH</u> NATURAL SURFACE TRAIL 4,000 8,000 <u>40TH</u> COMMUNITY GARDEN TOTAL VALUE OF FACILITIES PROVIDED (\$) 82,000 \*PRIOR TO APPROVAL OF THE BUILDING PERMIT LISTED, THE CORRESPONDING FACILITY MUST BE PERMITTED AND BONDED. REFER TO THIS LANDSCAPE PLANS FOR DETAILS AND DESCRIPTION OF THE FACILITIES. UPDATES/REVISIONS: 3/27/2 6/08/23

DEVELOPMENT STANDARDS			
REGULATION	PROPOSED		
LOT COVERAGE	0.65 MAX.		
SETBACKS	20' FRONT, 15' REAR		
DENSITY	4.75 DU/ACRE		
LOT WIDTH	28 FEET AT FRONT STREET LINE		
HEIGHT	30 FEET		



PROFESSIONAL CERTIFICATION HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER : 4234



1355 Beverly Road, Suite 240 McLean, VA 22101 (703) 734-5207 Attn: Jude Burke COPYRIGHT © LATEST DATE HEREON CHARLES P. JOHNSON & ASSOCIATES, INC. ALL RIGHTS RESERVED,

LIENT: ESC 8215 SPRINGFIELD L.C.

PROHIBITED.

EXPIRATION DATE : 10/20/2023







### PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND,

LICENSE NUMBER : 4234 EXPIRATION DATE : 10/20/2023

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	LEGEND
~~~~~	EX. TREE LINE
	EX. PROPERTY LINE
	EX. ADJACENT PROPERTY LINE
	EX. PRIMARY MANAGEMENT AREA
	EX. SEWER LINE
	EX. WATER LINE
	EX. INTERMITTENT STREAM
	EX. 25' WETLAND BUFFER
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	EX. GAS LINE
	EX. METAL FENCE
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	EX. FIRE HYDRANT
	EX. UTILITY POLE
	EX. LIGHT POLE
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	SIGNAGE TA	BLE: PROPOSED GATEWAY SIGN	NS PER SEC. 27-624
DESIGN REQUIREMENT	WEST GATEWAY SIGN	EAST GATEWAY SIGN	PERMITTED
MAX. LETTERING AREA	7.9 SF	7.9 SF	12 SF
MAX. HEIGHT	5'-4" ABOVE EST. GRADE	5'-4" ABOVE EST. GRADE	6'-0" ABOVE EST. GRADE
LOCATION	COMPLIES	COMPLIES	AT THE ENTRANCE TO A RESIDENTIAL SUBDIVISION, SET BACK FROM THE ROADWAY TO MAINTAIN UNOBSTRUCTED LINES OF VISION FOR FIVE HUNDRED (500) FEET IN ALL DIRECTIONS OF TRAVEL.
MATERIAL	BRICK FACE, WOOD, COMPLIES	BRICK FACE, WOOD, COMPLIES	LOW MAINTENANCE, DURABLE, AND IN KEEPING WITH THE CHARACTER OF TH COMMUNITY. PLASTIC SIGNS WITH INTERNAL ILLUMINATION ARE PROHIBITED
LANDSCAPING	COMPLIES	COMPLIES	ATTRACTIVE YEAR-ROUND SHALL BE PROVIDED AT THE BASE OF A GATEWAY

SIGN





SCALE: NTS



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND,

EXPIRATION DATE : 10/20/2023

ТО	ADDRESS	MNCP	РС	COMMENTS
TO	ADDRESS	SDRC	СС	MMENTS

SITE DE SE-22 28 - GRII (ART) (4TH) ELI (4TH) ELI	ETAILS 2002 D OD3 - PAR PROPE ECTION DIS DUNTY, MA	CEL 131 RTY FRICT RYLANI	D
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CR-017 -2022 (DR-2) Attachment A Page 1 of 2

### WATER AND SEWER CATEGORY AMENDMENT

Sewershed Application Council District	Development Proposal/ Tax Map Location	Acreage/ Zoning	Current Category	Requested Category	Executive's Recommendation	Council Approval
<u>Western</u> Branch						
21/W-06 Stewart Property District 4	20 single-family detached units; minimum 2,000 SF; minimum sales price \$450,000. 28, D-3, Parcel 131	11.94 R-R	5	4	4	4
21/W-07 Troutman Property	100 single-family detached units; minimum 2,000 SF; minimum sales price \$400,000. 100, E/F-4 & 109, E/F-1, Parcels 2,	200.05 R-A	5/6	4	Retain 5/6	4
21/W-08 Tucker Property a/k/a 12500 Wallace Lane	One single-family detached unit; 3,105 SF; estimated cost \$615,000. 118, F-4, Parcel 25	2.0 R-R	5	Waiver	Retain 5 Deny Waiver	Deny Waiver Retain 5
District 9 <u>Piscataway</u> 21/P-06 National View	800 multi-family units; minimum 800 SF: minimum rental \$2.000:	9.456 M-X-T	6	4	*Advance to 5	4
District 8	three retail buildings; combined floor area 60,000 SF; one office building; 225,000 SF floor area. 95, F-3/4, Parcels 26, 32, 33, 35, 36 & 37	141-73-1				
<u>Mattawoman</u>						
21/M-03 Manning Road East Parcel 24	One single-family detached unit; minimum 2,200 SF; estimated cost undetermined.	1.0 R-R	5	3	3	Withdrawn
District 9						

### CR-017-2022 (DR-2) Attachment A Page 2 of 2

### WATER AND SEWER CATEGORY AMENDMENT

Sewershed Application Council District	Development Proposal/ Tax Map Location	Acreage/ Zoning	Current Category	Requested Category	Executive's Recommendation	Council Approval
<u>Countywide</u> <u>Redesignations</u>						
District 4	Springfield Road Area		5	3	3	3
District 8	Bock Road Residences		5	3	3	3
District 8	Chapel Hill Subdivision		4	3	3	3
District 9	Dyson Road Properties		\$5	<b>S</b> 3	S3	<b>S</b> 3
Amendment to the Text of the 2018 Water and Sewer Plan	Amending of text to Chapter 2, Section 2.1.4, Letter D, Third Bullet regarding water and sewer linear footage and contiguity to unserved, developed residential lots				Approve	Approve
	and parcels					

\* In compliance to Plan Prince George's 2035

Category 3 – Community System

Category 4 - Community System Adequate for Development Planning

Category 5 – Future Community System

Category 6 – Individual System

APPLICATIONS

### **REQUEST** MAP #

Western Branch			
21/W-06	Stewart Property	5 to 4	1
21/W-07	Troutman Property	5/6 to 4	2
21/W-08	Tucker Property a/k/a 12500 Wallace	Waiver	3
	Lane		
<u>Piscataway</u>			
21/P-06	National View	6 to 4	4
<u>Mattawoman</u>			
21/M-03	Manning Road East Parcel 24	5 to 3	5
<u>Countywide</u>			
<b>Redesignations</b>			
District 4	Springfield Road Area	5 to 3	6
District 8	Bock Road Residences	5 to 3	7
District 8	Chapel Hill Subdivision	4 to 3	8
District 9	Dyson Road Properties	S5 to S3	9

Amendment to the	Amending of text to Chapter 2,	10
<u>Text of the 2018</u>	Section 2.1.4, Letter D, Third Bullet	
Water and Sewer		
<u>Plan</u>		
















District 8 Chapel Hill Subdivision WSSC Grid 216SE01/02





December LA Cycle 2021





Amendment to the Text of the 2018 Water and Sewer Plan

Chapter 2, Section 2.1.4, Letter D, Third Bullet

- Proposed development in the Growth Policy Areas shall meet existing contiguity policies, and demonstrate:
  - (1) Contiguity to existing built developments;

(2) <u>Contiguity of a location within 1,500 feet of existing public water and sewer</u> systems, <u>unless in an area where interim well or septic systems usage is prevalent among</u> five or more adjacent residential lots or parcels that require public extensions;

(3) Roadways are capable of supporting demands from the proposed development; and,

(4) Require developer(s) to bear the full responsibility of the costs of on- and off-site public facilities.

## COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND 2022 Legislative Session

Resolution No.	CR-017-2022
Proposed by	The Chair (by request – County Executive)
Introduced by	Council Members Davis, Turner, Harrison, Taveras, Franklin, and Hawkins
Co-Sponsors	
Date of Introduc	tion March 8, 2022

### RESOLUTION

### A RESOLUTION concerning

The 2018 Water and Sewer Plan (December 2021 Cycle of Amendments) For the purpose of changing the water and sewer category designations of properties within the 2018 Water and Sewer Plan.

WHEREAS, Title 9, Subtitle 5 of the Environment Article of the Annotated Code of Maryland requires the County to adopt a comprehensive plan dealing with water supply and sewerage systems, established the procedures governing the preparation and adoption of said plan, and provides for amendments and revisions thereto; and

WHEREAS, pursuant to said procedures, the County Executive submitted to the County Council her recommendations on water and sewer plan amendment requests within the December 2021 Cycle of Amendments; and

WHEREAS, the County Council received testimony through an advertised public hearing on the December 2021 Cycle of Amendments; and

WHEREAS, the County Council notified the Washington Suburban Sanitary Commission, The Maryland-National Capital Park and Planning Commission, The State and County Health Departments, the Maryland Department of Planning and the Maryland Department of the Environment of the public hearing and provided each agency with copies of the December 2021 Cycle of Amendments.

NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's County, Maryland, that the Prince George's County 2018 Water and Sewer Plan, as adopted by CR-64-2019, and amended by CR-75-2019, CR-11-2020, CR-45-2020, CR-87-2020, CR-98-2020, CR-22-2021, CR-49-2021, CR-87-2021 and CR-105-2021 is further amended by adding the water and sewer category designations and Chapter 2 text amendments, as shown in Attachment A and Attachment B, attached hereto and made a part hereof.

BE IT FURTHER RESOLVED that maps identified as the "Prince George's County, Maryland, 2018 Water Map" and "Prince George's County, Maryland, 2018 Sewer Map", are hereby amended to incorporate the approved category changes with the property location delineated on the map in Attachment B, attached hereto and made a part hereof.

BE IT FURTHER RESOLVED that within five working days of the adoption of this Resolution, it shall be transmitted to the County Executive by the Clerk of the Council.

BE IT FURTHER RESOLVED that this Resolution shall take effect on the day following the first regularly scheduled Council meeting day which occurs after the County Executive transmits her comments on the Resolution, or on the day that the County Executive indicates she has no comments, or ten working days following the transmittal of this Resolution to the County Executive, whichever shall occur first. Prior to the effective date of this Resolution, the Council may reconsider its action based upon any recommendation received from the County Executive.

BE IT FURTHER RESOLVED that upon the effective date of this Resolution, it shall be transmitted by the Clerk of the Council to the Secretary of the Maryland Department of the Environment.

Adopted this  $21^{st}$  day of June, 2022.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

BY:

Calvin S. Hawkins, II Chair

ATTEST:

Donna J. Brown Clerk of the Council

1

	RESIDENTIAL REQUIREMENTS FOR TOWNHOUSES, ONE-FAMILY SEMI-								
	DETACHED, AND TWO-FAMILY DWEL	LINGS AF	RRANGED HORIZONTALLY						
	(SCHEDU	LE 4.1-2)							
1)	Number of dwelling units (DU):	57	units						
2)	Number of trees required per DU:	1.5	shade trees						
		1	ornamental/evergreen trees						
3)	Total number of trees required:	85.5	shade trees						
		57	ornamental/evergreen trees						
4)	Total number of trees provided (on								
,	individual lots and/or in common open								
	space):	110	shade trees						
		73	ornamental trees						
		119	evergreen trees						
			existing shade trees (min. 2.5						
			inches DBH and located within						
		0	_75 feet of a DU)						

Shade Trees:	total 134 x 50%	67 total number required				
	total number provided	<b>99</b> = <b>73.9</b> % native	;			
Ornamental Trees:	total 86 x 50%	43 total number required				
	total number provided	64 = 74.4 % native	•			
Evergreen Trees:	total <b>108</b> x 30%	33 total number required				
	total number provided	<b>108 = 100.0</b> % native	;			
Shrubs:	total 104 x 30%	32 total number required				
	total number provided	<b>104</b> = <b>100.0</b> % native	9			
2) Are invasive spec	cies proposed?			yes	<b>X</b>	no
3) Are existing inva	sive species on-site in	areas that are to remain				
undisturbed used ir	the fulfilment of lands	ape manual requirements?		yes	<b>X</b>	no
4) If "yes" is check	ed in numbers 2 or 3, is	a note included on the plan				
requiring removal of	invasive species prior	o certification in accordance				
with section 1.5. Ce	ertification of Installation	of Plant Materials?	N/A	yes	N/A	_no
,						

SUSTAINABLE LANDSCAPING REQUIREMENTS (SCHEDULE 4.9-1)

) Percentage of native plant material required in each category

STREET TREES ALONG PRIVATE STREETS (SCHEDULE 4.10-	1)			
1) Number of street trees required (1 tree per 35 linear feet of frontage excluding driveway openings):	51	street trees		
2) Number of street trees provided:	30	street trees		
3) If ornamental trees are used, are they spaced on average 30 feet on center? (Ornamental trees may		_		
only be used where overhead wires prohibit the planting of shade trees.)	N/A	yes	N/A	no
4) Are street trees located a minimum of 35 feet from the point of curvature of an intersection?	X	yes		no
5) Are street trees located a minimum of 10 feet from the point of curvature of a residential driveway?		yes	Х	no
6) Are street trees located a minimum of 20 feet from the point of curvature of commercial driveway				_
entrances?	N/A	yes	N/A	no
7) Are street trees located between the sidewalk and face of curb in a space no less than 5 feet wide?	X	yes		no
8) Are street trees located a minimum of 15 feet from street light poles?	X	yes		no
9) Are street trees located a minimum of 10 feet from water meters?	X	yes		no
10) Are street trees located a minimum of 10 feet from storm drain inlets, hydrants, or manholes?	Х	yes		no
11) Area of soil surface required (minimum of 150 square feet for isolated trees and a minimum of 120				_
square feet for continuous landscape strips):	4,260	square feet		
12) Minimum area of soil surface provided:	4,260	square feet		

BUFFERING RESIDENTIAL DEVELOPMENTS FROM STR	EETS	(SCHEDULE	4.6-1(	(A))	BUFFERING RESIDENTIAL DEVELOPMENTS FROM STR	EETS	(SCHEDULE 4.6
1) Number of streets adjacent to rear yard:	1	street(s)			1) Number of streets adjacent to rear yard:	1	street(s)
2) Type of street adjacent to rear yard:	Collec	tor			2) Type of street adjacent to rear yard:	Collec	ctor
<ol> <li>Linear feet of street frontage toward which rear yard is oriented, not including driveway openings:</li> </ol>	, 104	linear feet		_	3) Linear feet of street frontage toward which rear yard is oriented, not including driveway openings:	33	linear feet
4) Minimum width of required buffer:	35	feet			4) Minimum width of required buffer:	35	feet
5) Minimum width of provided buffer:	35	feet			5) Minimum width of provided buffer:	22	feet
6) Percentage of required buffer strip occupied by existing trees:	0	_%			6) Percentage of required buffer strip occupied by existing trees:	0	%
7) Invasive species in the buffer area:		yes	Х	no	7) Invasive species in the buffer area:		yes
8) Six (6) foot high fence or wall included in bufferyard:		yes	Х	no	8) Six (6) foot high fence or wall included in bufferyard:	X	yes —
9) Number of plants required:	4.2	shade trees			9) Number of plants required:	1.3	shade trees
	12.5	evergreen tre	es			4.0	evergreen trees
	20.8	shrubs				6.6	 shrubs
10) Total number of plants provided:	4	shade trees			10) Total number of plants provided:	2	shade trees
	13	evergreen tre	es			4	evergreen trees
	30	shrubs				7	

BUFFERING INCOMPATIBLE USES R	EQUIREMENTS (SCHEDULE 4.7-1)	
A WESTERN	BOUNDARY	
) General Plan designation:	Developed Tier, Corridor Node or Center	
	X Developing or Rural Tier	
) Use of proposed development:	Residential - Single Family Attached	
) Impact of proposed development:	n/a	-
) Use of adjoining development:	Vacant - Residentially Zoned	-
) Impact of adjoining development:	n/a	-
) Minimum required bufferyard (A, B, C, D or E):	Α	-
) Minimum required building setback:	<b>20</b> feet	
) Building setback provided:	<b>40</b> feet	
) Minimum required width of landscape yard:	<b>10</b> feet	
0) Width of landscape yard provided:	<b>10</b> feet	
(The required setback and landscape yard may be reduced by Center when a 6' high fence or wall is provided.)	$\sqrt{50\%}$ in the Developed Tier, Corridor Node or	
1) Linear feet of buffer strip required along property line and right	-of-way: <b>482</b> feet	
2) Percentage of required bufferyard occupied by existing trees:	312 / 482 = <b>65</b>	%
3) Is a 6' high fence or wall included in bufferyard?	yes X no	-
4) Total number of plant units required in buffer strip:	(482-312 LF PL=170 LF) <b>68</b>	p.u
5) Total number of plant units provided:	shade trees <b>4</b> x 10 p.u.= <b>40</b>	- p.ı
	evergreen trees 4 x 5 p.u.= 20	- p.i
	ornamental trees <b>0</b> x 5 p.u.= <b>0</b>	- p.ı
	shrubs 8 x 1 p.u.= 8	- p.ı
	total=68	- p.ı

**B – SOUTHERN BOUNDARY** 

- ) General Plan designation:
- 2) Use of proposed development 3) Impact of proposed development:
- 4) Use of adjoining development:
- 5) Impact of adjoining development:
- 6) Minimum required bufferyard (A, B, C, D or E):
- 7) Minimum required building setback:
- 8) Building setback provided: 9) Minimum required width of landscape yard:
- 10) Width of landscape yard provided:
- (The required setback and landscape yard may be reduced by 50% in the Developed Tier, Corridor Node or Center when a 6' high fence or wall is provided.) 11) Linear feet of buffer strip required along property line and right-of-way: **684** feet 12) Percentage of required bufferyard occupied by existing trees: 13) Is a 6' high fence or wall included in bufferyard? 14) Total number of plant units required in buffer strip:

Note: Overhead wires are partially present.

15) Total number of plant units provided:

## STEWART PROPERTY LANDSCAPE AND LIGHTING PLAN



SCALE: 1" = 80'

BUFFERING RESIDENTIAL DEVELOPMENTS FROM STR	EETS	(SCHEDULE	4.6-1(	C))
1) Number of streets adjacent to rear yard:	1	street(s)		
2) Type of street adjacent to rear yard:	Collec	tor		
3) Linear feet of street frontage toward which rear yard is oriented				_
not including driveway openings:	31	linear feet		
4) Minimum width of required buffer:	35	feet		
5) Minimum width of provided buffer:	35	feet		
6) Percentage of required buffer strip occupied by existing trees:	0	_%		
7) Invasive species in the buffer area:		yes	Х	no
8) Six (6) foot high fence or wall included in bufferyard:		yes	X	no
9) Number of plants required:	1.2	shade trees		
	3.7	evergreen tr	ees	
	6.2			
10) Total number of plants provided:	2	shade trees		
	4	evergreen tre	ees	

6 shrubs

BUFFERING RESIDENTIAL DEVELOPMENTS FROM STR	EETS	(SCHED
1) Number of streets adjacent to rear yard:	1	street(s)
2) Type of street adjacent to rear yard:	Collec	tor
3) Linear feet of street frontage toward which rear yard is oriented	,	
not including driveway openings:	50	linear fee
4) Minimum width of required buffer:	35	feet
5) Minimum width of provided buffer:	35	feet
6) Percentage of required buffer strip occupied by existing trees:	0	~%
7) Invasive species in the buffer area:		yes
8) Six (6) foot high fence or wall included in bufferyard:		yes
9) Number of plants required:	2.0	shade tr
	6.0	_ evergree
	10.0	shrubs
		_

10) Total number of plants provided:

BUFFERING INCOMPATIBLE USES REQUIREMENTS (SCHEDULE 4.7-1)



•	121 / 004 - 10					
	X yes		no		_	
	684-127=557 LF PL. <b>223</b>					
	shade trees	6	x 10 p.u.=	60	p.u.	
	evergreen trees	16	x 5 p.u.=	80	p.u.	
	ornamental trees	18	x 5 p.u.=	90	p.u.	
	shrubs	0	x 1 p.u.=	0	p.u.	
			total=	230	p.u.	

BUFFERING INCOMPATIBLE US	SES REQUIRE	MENTS (S	3CHEDU	JLE 4.7-1)		
C EAST		\RY				
) General Plan designation:		_Develop	ed Tier,	Corridor Node	or Cente	эr
	X	_Developi	ing or Ri	ural Tier		
) Use of proposed development:	Reside	ntial - Si	ngle Fa	amily Attache	d	
) Impact of proposed development:	n/a					
) Use of adjoining development:	Reside	ntial - Si	ngle Fa	amily Detache	d	
) Impact of adjoining development:	n/a					
) Minimum required bufferyard (A, B, C, D or E):	A	_				
) Minimum required building setback:	20	_feet				
) Building setback provided:	138	feet	(with c	optional extens	ion)	
) Minimum required width of landscape yard:	10	feet				
0) Width of landscape yard provided:	94 min	. feet	(Use e	existing vegetat	ion)	
(The required setback and landscape yard may be reduce enter when a 6' high fence or wall is provided.)	ced by 50% in	the Devel	oped Tie	er, Corridor Noc	le or	
1) Linear feet of buffer strip required along property line and	d right-of-way:	220	feet			
<ol><li>Percentage of required bufferyard occupied by existing t</li></ol>	trees:		10	00		
3) Is a 6' high fence or wall included in bufferyard?		yes	<u> </u>	no		
4) Total number of plant units required in buffer strip:			0	)		
5) Total number of plant units provided:	shade	trees	0	_x 10 p.u.=	0	
	evergre	en trees	0	x 5 p.u.=	0	
	orname	ental trees	0	x 5 p.u.=	0	
	shrubs		0	x 1 p.u.=	0	_

DRUMMON COURT PLAT TWO OF SEC S P R IN G F IE

MANOR CLU

P.B. NLP 127 F

TREE CANOPY COVERAGE SCHE	DULE (SECTION	25-128)	
Duciest Nemo:	TCD2#	DPD Case #	
			Area (acres)
	7.4	SE-22002	12.0
Site Calculations:	Zone 1:	RR	12.0
	Zone 2:		
	Zone 3:		
	Zone 4:		
	Total Acres:		12.0
		тсс	
		Required	TCC Required
Fotal Acres (gross acres)	% of TCC required	(Acres)	in (SF)
12.01	15.0%	1.80	7847
A. TOTAL ON-SITE WC PROVIDED (acres) =	0.73	acres	31798.
3. TOTAL AREA EXISTING TREES (non-WC acres) =	0.37	acres	16117
TOTAL SOLIARE FOOTAGE IN LANDSCAPE TREES =	0107		4374
			9165
			7017
2. TOTAL SQUARE FOUTAGE REQUIRED =			/84/.
			Requiremen Satisfied
			•
	TCC Credit per Tree		TOO OLU
Credit Categories for Landscape Trees	Based on Size at	Number of	ICC Credit
	Planting (SF)	Trees	(SF)
Deciduous - <b>columnar</b> shade tree (50 ' or less height)	2 -1/2 - 3" = 65		
· · · · · · · · · · · · · · · · · · ·	3 - 3 1/2" = 75		
Seciely and a second alternal (20) and and the sight with	1-1/2 - 1-3/4"= 75	86	645
Deciduous - ornamental tree (20) or less neight with	$2 - 2 \frac{1}{2} = 100$		
Deciduous - <b>ornamentai</b> tree (20 or less neight with	2 2 1/2 100		
equal spread). Minimum planting size 7 - 9 ' in height	2 -1/2 - 3" = 110		
equal spread). Minimum planting size 7 - 9 ' in height Deciduous - <b>minor shade</b> tree (25-50' height with equal	$\frac{2 - 1/2 - 3"}{2 - 1/2 - 3" = 110}$	25	400
equal spread). Minimum planting size 7 - 9 ' in height  Deciduous - <b>minor shade</b> tree (25-50' height with equal spread or greater). Minimum planting size 8-10' in height	$\frac{2 - 1/2 - 3'' = 100}{2 - 1/2 - 3'' = 160}$ $\frac{2 - 1/2 - 3'' = 160}{3 - 3 1/2'' = 175}$	25	400
Deciduous - <b>ornamental</b> tree (20 or less height with equal spread). Minimum planting size 7 - 9 ' in height Deciduous - <b>minor shade</b> tree (25-50' height with equal spread or greater). Minimum planting size 8-10' in height Deciduous - <b>major shade</b> tree (50' and greater ht. with	$\frac{2 - 1/2 - 3'' = 110}{2 - 1/2 - 3'' = 110}$ $\frac{2 - 1/2 - 3'' = 160}{3 - 3 1/2'' = 175}$ $\frac{2 - 1/2 - 3'' = 225}{2 - 1/2 - 3'' = 225}$	25	400 2452
Deciduous - <b>ornamental</b> tree (20 or less height with equal spread). Minimum planting size 7 - 9 ' in height Deciduous - <b>minor shade</b> tree (25-50' height with equal spread or greater). Minimum planting size 8-10' in height Deciduous - <b>major shade</b> tree (50' and greater ht. with spread equal to or greater than ht) Minimum planting	$\frac{2 - 1/2 - 3'' = 110}{2 - 1/2 - 3'' = 110}$ $\frac{2 - 1/2 - 3'' = 160}{3 - 3 1/2'' = 175}$ $\frac{2 - 1/2 - 3'' = 225}{2 - 1/2 - 3'' = 225}$	25	4000 2452
Deciduous - <b>ornamenta</b> tree (20 or less height with equal spread). Minimum planting size 7 - 9 ' in height Deciduous - <b>minor shade</b> tree (25-50' height with equal spread or greater). Minimum planting size 8-10' in height Deciduous - <b>major shade</b> tree (50' and greater ht. with spread equal to or greater than ht) Minimum planting size 12 to 14' in height	$2 - \frac{1}{2} - $	25	400 2452
Deciduous - <b>ornamenta</b> tree (20 or less height with equal spread). Minimum planting size 7 - 9 ' in height Deciduous - <b>minor shade</b> tree (25-50' height with equal spread or greater). Minimum planting size 8-10' in height Deciduous - <b>major shade</b> tree (50' and greater ht. with spread equal to or greater than ht) Minimum planting size 12 to 14' in height	2 - 1/2 - 3'' = 110 $2 - 1/2 - 3'' = 110$ $2 - 1/2 - 3'' = 160$ $3 - 3 1/2'' = 175$ $2 - 1/2 - 3'' = 225$ $3 - 3 1/2'' = 250$	25	400
Deciduous - <b>ornamenta</b> tree (20 or less height with equal spread). Minimum planting size 7 - 9 ' in height Deciduous - <b>minor shade</b> tree (25-50' height with equal spread or greater). Minimum planting size 8-10' in height Deciduous - <b>major shade</b> tree (50' and greater ht. with spread equal to or greater than ht) Minimum planting size 12 to 14' in height	2 - 1/2 - 3'' = 110 $2 - 1/2 - 3'' = 110$ $2 - 1/2 - 3'' = 160$ $3 - 3 1/2'' = 175$ $2 - 1/2 - 3'' = 225$ $3 - 3 1/2'' = 250$ $6 - 8' = 40$ $8 - 10' = 50$	25 109 31	400 2452 124
Deciduous - <b>ornamenta</b> tree (20 or less height with equal spread). Minimum planting size 7 - 9 ' in height Deciduous - <b>minor shade</b> tree (25-50' height with equal spread or greater). Minimum planting size 8-10' in height Deciduous - <b>major shade</b> tree (50' and greater ht. with spread equal to or greater than ht) Minimum planting size 12 to 14' in height Evergreen - <b>columnar</b> tree (less than 30' height with	2 - 1/2 - 3" = 110 $2 - 1/2 - 3" = 110$ $2 - 1/2 - 3" = 160$ $3 - 3 1/2" = 175$ $2 - 1/2 - 3" = 225$ $3 - 3 1/2" = 250$ $6 - 8' = 40$ $8 - 10' = 50$ $42 - 10' = 50$	25 109 31	4000 2452 1246
Deciduous - <b>ornamenta</b> tree (20 or less height with equal spread). Minimum planting size 7 - 9 ' in height Deciduous - <b>minor shade</b> tree (25-50' height with equal spread or greater). Minimum planting size 8-10' in height Deciduous - <b>major shade</b> tree (50' and greater ht. with spread equal to or greater than ht) Minimum planting size 12 to 14' in height Evergreen - <b>columnar</b> tree (less than 30' height with spread less than 15')	2 - 1/2 - 3'' = 110 $2 - 1/2 - 3'' = 110$ $2 - 1/2 - 3'' = 160$ $3 - 3 1/2'' = 175$ $2 - 1/2 - 3'' = 225$ $3 - 3 1/2'' = 250$ $6 - 8' = 40$ $8 - 10' = 50$ $10 - 12' = 75$	25 109 31	4000
Deciduous - <b>ornamenta</b> tree (20 or less height with equal spread). Minimum planting size 7 - 9 ' in height Deciduous - <b>minor shade</b> tree (25-50' height with equal spread or greater). Minimum planting size 8-10' in height Deciduous - <b>major shade</b> tree (50' and greater ht. with spread equal to or greater than ht) Minimum planting size 12 to 14' in height Evergreen - <b>columnar</b> tree (less than 30' height with spread less than 15')	2 - 1/2 - 3'' = 110 $2 - 1/2 - 3'' = 110$ $2 - 1/2 - 3'' = 160$ $3 - 3 1/2'' = 175$ $2 - 1/2 - 3'' = 225$ $3 - 3 1/2'' = 250$ $6 - 8' = 40$ $8 - 10' = 50$ $10 - 12' = 75$ $6 - 8' = 75$ $- 8' = 75$	25 109 31 42	4000 2452 1245 1246 3156
Deciduous - <b>ornamenta</b> tree (20'or less height with equal spread). Minimum planting size 7 - 9 ' in height Deciduous - <b>minor shade</b> tree (25-50' height with equal spread or greater). Minimum planting size 8-10' in height Deciduous - <b>major shade</b> tree (50' and greater ht. with spread equal to or greater than ht) Minimum planting size 12 to 14' in height Evergreen - <b>columnar</b> tree (less than 30' height with spread less than 15') Evergreen - <b>small tree</b> (30-40' height with spread of 15-	2 - 1/2 - 3'' = 110 $2 - 1/2 - 3'' = 110$ $2 - 1/2 - 3'' = 160$ $3 - 3 1/2'' = 175$ $2 - 1/2 - 3'' = 225$ $3 - 3 1/2'' = 250$ $6 - 8' = 40$ $8 - 10' = 50$ $10 - 12' = 75$ $6 - 8' = 75$ $8 - 10' = 100$	25 109 31 42	4000 2452 1245 3150
Deciduous - <b>ornamenta</b> tree (20 or less height with equal spread). Minimum planting size 7 - 9 ' in height Deciduous - <b>minor shade</b> tree (25-50' height with equal spread or greater). Minimum planting size 8-10' in height Deciduous - <b>major shade</b> tree (50' and greater ht. with spread equal to or greater than ht) Minimum planting size 12 to 14' in height Evergreen - <b>columnar</b> tree (less than 30' height with spread less than 15') Evergreen - <b>small tree</b> (30-40' height with spread of 15- 20')	2 - 1/2 - 3'' = 110 $2 - 1/2 - 3'' = 110$ $2 - 1/2 - 3'' = 160$ $3 - 3 1/2'' = 175$ $2 - 1/2 - 3'' = 225$ $3 - 3 1/2'' = 250$ $6 - 8' = 40$ $8 - 10' = 50$ $10 - 12' = 75$ $6 - 8' = 75$ $8 - 10' = 100$ $10 - 12' = 125$	25 109 31 42	400 2452 124 315
Deciduous - <b>ornamental</b> tree (20' of ress height with equal spread). Minimum planting size 7 - 9 ' in height Deciduous - <b>minor shade</b> tree (25-50' height with equal spread or greater). Minimum planting size 8-10' in height Deciduous - <b>major shade</b> tree (50' and greater ht. with spread equal to or greater than ht) Minimum planting size 12 to 14' in height Evergreen - <b>columnar</b> tree (less than 30' height with spread less than 15') Evergreen - <b>small tree</b> (30-40' height with spread of 15- 20')	2 - 1/2 - 3'' = 110 $2 - 1/2 - 3'' = 110$ $2 - 1/2 - 3'' = 160$ $3 - 3 1/2'' = 175$ $2 - 1/2 - 3'' = 225$ $3 - 3 1/2'' = 250$ $6 - 8' = 40$ $8 - 10' = 50$ $10 - 12' = 75$ $6 - 8' = 75$ $8 - 10' = 100$ $10 - 12' = 125$ $6 - 8' = 125$	25 109 31 42 35	4000 2452 1245 3150 4375
Evergreen - <b>columnar</b> tree (20-50' height with spread of 15- 20') Evergreen - <b>mainer</b> tree (20-50' height with equal 20 ciduous - <b>minor shade</b> tree (25-50' height with equal 20 ciduous - <b>major shade</b> tree (25-50' and greater ht. with 20 ciduous - <b>major shade</b> tree (50' and greater ht. with 20 ciduous - <b>major shade</b> tree (50' and greater ht. with 20 ciduous - <b>major shade</b> tree (50' and greater ht. with 20 ciduous - <b>major shade</b> tree (50' and greater ht. with 20 ciduous - <b>major shade</b> tree (50' and greater ht. with 20 ciduous - <b>major shade</b> tree (10' and greater ht. with 20 ciduous - <b>major shade</b> tree (10' and greater ht. with 20 ciduous - <b>major shade</b> tree (10' and greater ht. with 20 ciduous - <b>major shade</b> tree (10' and greater ht. with 20 ciduous - <b>major shade</b> tree (10' and greater ht. with 20 ciduous - <b>major shade</b> tree (10' and greater ht. with 20 ciduous - <b>major shade</b> tree (10' and greater ht. with 20 ciduous - <b>major shade</b> tree (10' and greater ht. with 20 ciduous - <b>major shade</b> tree (10' and greater ht. with 20 ciduous - <b>major shade</b> tree (10' and greater ht. with 20 ciduous - <b>major shade</b> tree (10' and greater ht. with 20 ciduous - <b>major shade</b> tree (10' and greater ht. with 20 ciduous - <b>major shade</b> tree (10' and greater ht. with spread of 10' and greater ht. with spread of 20 ciduous - <b>major shade</b> tree (10' and 10' height with spread of 20 ciduous - <b>major shade</b> tree (10' and 10' height with spread of 20 ciduous - <b>major shade</b> tree (10' and 10' height with spread of 20 ciduous - <b>major shade</b> tree (10' and 10' height with spread of 20 ciduous - <b>major shade</b> tree (10' and 10' height with spread of 20 ciduous - <b>major shade</b> tree (10' and 10' height with spread of 20 ciduous - <b>major shade</b> tree (10' and 10'	2 - 1/2 - 3'' = 110 $2 - 1/2 - 3'' = 110$ $2 - 1/2 - 3'' = 160$ $3 - 3 1/2'' = 175$ $2 - 1/2 - 3'' = 225$ $3 - 3 1/2'' = 250$ $6 - 8' = 40$ $8 - 10' = 50$ $10 - 12' = 75$ $6 - 8' = 75$ $8 - 10' = 100$ $10 - 12' = 125$ $6 - 8' = 125$ $6 - 8' = 125$ $3 - 10' = 150$	25 109 31 42 35	4000 2452 1245 1246 3156 4375
Evergreen - <b>main tree</b> (30-40' height with spread of 15- 20')	2 - 1/2 - 3'' = 110 $2 - 1/2 - 3'' = 110$ $2 - 1/2 - 3'' = 160$ $3 - 3 1/2'' = 175$ $2 - 1/2 - 3'' = 225$ $3 - 3 1/2'' = 250$ $6 - 8' = 40$ $8 - 10' = 50$ $10 - 12' = 75$ $6 - 8' = 75$ $8 - 10' = 100$ $10 - 12' = 125$ $6 - 8' = 125$ $8 - 10' = 150$ $10 - 12' = 175$	25 109 31 42 35	4000 2452 1245 3150 4375
Evergreen - <b>columnar</b> tree (20-50' height with spread of 15- 20')	2 - 1/2 - 3'' = 110 $2 - 1/2 - 3'' = 110$ $2 - 1/2 - 3'' = 160$ $3 - 3 1/2'' = 175$ $2 - 1/2 - 3'' = 225$ $3 - 3 1/2'' = 250$ $6 - 8' = 40$ $8 - 10' = 50$ $10 - 12' = 75$ $6 - 8' = 75$ $8 - 10' = 100$ $10 - 12' = 125$ $6 - 8' = 125$ $8 - 10' = 150$ $10 - 12' = 175$ $6 - 8' = 150$	25 109 31 42 35	4000 2452 1245 3150 4375 4375
Deciduous - <b>ornamenta</b> tree (20' or less height with equal spread). Minimum planting size 7 - 9 ' in height Deciduous - <b>minor shade</b> tree (25-50' height with equal spread or greater). Minimum planting size 8-10' in height Deciduous - <b>major shade</b> tree (50' and greater ht. with spread equal to or greater than ht) Minimum planting size 12 to 14' in height Evergreen - <b>columnar</b> tree (less than 30' height with spread less than 15') Evergreen - <b>small tree</b> (30-40' height with spread of 15- 20') Evergreen - <b>medium tree</b> (40-50' height with spread of 20' 30')	2 - 1/2 - 3'' = 110 $2 - 1/2 - 3'' = 110$ $2 - 1/2 - 3'' = 160$ $3 - 3 1/2'' = 175$ $2 - 1/2 - 3'' = 225$ $3 - 3 1/2'' = 250$ $6 - 8' = 40$ $8 - 10' = 50$ $10 - 12' = 75$ $6 - 8' = 75$ $8 - 10' = 100$ $10 - 12' = 125$ $6 - 8' = 125$ $6 - 8' = 125$ $10 - 12' = 175$ $6 - 8' = 150$ $10 - 12' = 175$ $6 - 8' = 150$ $8 - 10' = 200$	25 109 31 42 35	400 2452 124 315 437
Deciduous - <b>ornamenta</b> tree (20' or less height with equal spread). Minimum planting size 7 - 9 ' in height Deciduous - <b>minor shade</b> tree (25-50' height with equal spread or greater). Minimum planting size 8-10' in height Deciduous - <b>major shade</b> tree (50' and greater ht. with spread equal to or greater than ht) Minimum planting size 12 to 14' in height Evergreen - <b>columnar</b> tree (less than 30' height with spread less than 15') Evergreen - <b>small tree</b> (30-40' height with spread of 15- 20') Evergreen - <b>medium tree</b> (40-50' height with spread of 20 30') Evergreen - <b>large tree</b> (50' height or greater with spread of over 30')	2 - 1/2 - 3'' = 110 $2 - 1/2 - 3'' = 110$ $2 - 1/2 - 3'' = 160$ $3 - 3 1/2'' = 175$ $2 - 1/2 - 3'' = 225$ $3 - 3 1/2'' = 250$ $6 - 8' = 40$ $8 - 10' = 50$ $10 - 12' = 75$ $6 - 8' = 75$ $8 - 10' = 100$ $10 - 12' = 125$ $6 - 8' = 125$ $6 - 8' = 125$ $6 - 8' = 125$ $6 - 8' = 150$ $10 - 12' = 175$ $6 - 8' = 150$ $8 - 10' = 200$ $10 - 12' = 250$	25 109 31 42 35	400
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BUFFERING RESIDENTIAL DEVELOPMENTS FROM STR	EETS	(SCHEDULE	4.6-1(	F))
1) Number of streets adjacent to rear yard:	1	street(s)		
2) Type of street adjacent to rear yard:	Collec	_ tor		
3) Linear feet of street frontage toward which rear yard is oriented	,			_
not including driveway openings:	140	linear feet		
4) Minimum width of required buffer:	35	feet		
5) Minimum width of provided buffer:	35	_ feet		
6) Percentage of required buffer strip occupied by existing trees:	0	~%		
7) Invasive species in the buffer area:		yes	Х	no
8) Six (6) foot high fence or wall included in bufferyard:		yes .	Х	no
9) Number of plants required:	5.6			
	16.8	_ evergreen tre	es	
	28.0	shrubs		
10) Total number of plants provided:	6	shade trees		
	17	_ evergreen tre	es	

28 shrubs

OTS THAT REQUIRE CONFORMANCE TO SCHEDULE 4.6: BUFFERING RESIDENTIAL DEVELOPMENTS FROM STREETS (SCHEDULE 4.6-1(E)) HEDULE 4.6-1(D)) 1) Number of streets adjacent to rear yard: eet(s) 1 street(s) \_OTS 1, 2, 3, 4, 5, 6, 37, 38, 39, 43, 44, 45, AND 46 Collector 2) Type of street adjacent to rear yard: OTS REQUESTING ALTERNATIVE COMPLIANCE: 3) Linear feet of street frontage toward which rear yard is oriented, not including driveway openings: near feet 31 linear feet \_OT 1 AND LOT 46 35 feet 4) Minimum width of required buffer: 20 feet 5) Minimum width of provided buffer: 6) Percentage of required buffer strip occupied by existing trees 0% 7) Invasive species in the buffer area: X no X no yes X yes \_\_\_\_\_\_no X no 8) Six (6) foot high fence or wall included in bufferyard: **1.2** shade trees 9) Number of plants required: nade trees **3.7** evergreen trees ergreen trees 6.2 shrubs 2 shade trees 3 shade trees 10) Total number of plants provided: 6 evergreen trees 4 evergreen trees 10 shrubs 7 shrubs **BUFFERING INCOMPATIBLE USES REQUIREMENTS (SCHEDULE 4.7-1)** D – NORTHERN BOUNDARY

Prepared by

1) General Plan designation:		Develope	ed Tier, 🤇	Corridor Node	or Cente	ər
	X	_ Developi	ng or Ru	ural Tier		
2) Use of proposed development:	Reside	ntial - Si	ngle Fa	mily Attache	d	
3) Impact of proposed development:	n/a					
4) Use of adjoining development:	Vacan	t - Reside	ntially	Zoned		
5) Impact of adjoining development:	n/a					
6) Minimum required bufferyard (A, B, C, D or E):	Α					
7) Minimum required building setback:	20	_ feet				
8) Building setback provided:	99	feet	(with o	ptional extens	ion)	
	40	_ feet				
9) Minimum required width of landscape yard:	10	1001				
9) Minimum required width of landscape yard: 10) Width of landscape yard provided:	10 10 min	_ feet	(Use e	xisting vegetat	tion)	
<ul> <li>9) Minimum required width of landscape yard:</li> <li>10) Width of landscape yard provided: (The required setback and landscape yard may be reduced Center when a 6' high fence or wall is provided.)</li> </ul>	10 10 min by 50% in	_ feet the Develo	(Use e oped Tie	existing vegetater, Corridor Noo	tion) de or	
<ul> <li>9) Minimum required width of landscape yard:</li> <li>10) Width of landscape yard provided: (The required setback and landscape yard may be reduced Center when a 6' high fence or wall is provided.)</li> <li>11) Linear feet of buffer strip required along property line and rig</li> </ul>	10 10 min by 50% in ht-of-way:	feet the Develo	(Use e oped Tie feet	xisting vegeta er, Corridor Noo	tion) de or	
<ul> <li>9) Minimum required width of landscape yard:</li> <li>10) Width of landscape yard provided: (The required setback and landscape yard may be reduced Center when a 6' high fence or wall is provided.)</li> <li>11) Linear feet of buffer strip required along property line and rig</li> <li>12) Percentage of required bufferyard occupied by existing trees</li> </ul>	10 10 min by 50% in ght-of-way: s:	_ feet the Develo	(Use e oped Tie _feet _ <b>10</b>	existing vegetat er, Corridor Noo 0	tion) de or	%
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<ul> <li>9) Minimum required width of landscape yard:</li> <li>10) Width of landscape yard provided: (The required setback and landscape yard may be reduced Center when a 6' high fence or wall is provided.)</li> <li>11) Linear feet of buffer strip required along property line and rig</li> <li>12) Percentage of required bufferyard occupied by existing trees</li> <li>13) Is a 6' high fence or wall included in bufferyard?</li> <li>14) Total number of plant units required in buffer strip:</li> <li>15) Total number of plant units provided:</li> </ul>	10 10 min by 50% in ht-of-way: s: shade t	feet feet the Develo yes ves	(Use e oped Tie feet 10 0 0 0	xisting vegetat er, Corridor Noo 0 	tion) de or 0	% p.u. p.u.
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![](_page_548_Figure_1.jpeg)

N/F JOAN M. STEWART AND WILLIAM E. KNUPP Bk. 40916 Pg. 567 \_\_\_\_\_\_ s \_\_\_\_ PARCEL 'A' LOT 19 STEVEN C. FUSHER AND CAROLYN Û. FISHER 11802 DRUMMOND COURT BOWIE, MD 20720 L.8294 F.537 156-STORM DRAIN ASEMENT WPNC-3 🖞 EDWARD 🖪 ZENTØŔAF / AND 17 1/ 🕺 /LINDA-S. ZEINTGRAF | 11801 ргиммолр соикт Воше, мр 20720 1.7075 г.305

-5-IF2

![](_page_548_Figure_3.jpeg)

![](_page_548_Picture_4.jpeg)

![](_page_548_Picture_5.jpeg)

Not valid without signature

Last Saved 6/8/2023 Last Plotted 6/8/2023 3:43 PM Sheet N:\2021-1466\DWG\53-01

	CONT	<u>SIZE</u>	SPACING
	B & B	6-8` HT.	AS SHOWN
	B & B	6-8` HT.	AS SHOWN
	B & B	6-8` HT.	AS SHOWN
	B & B	6-8` HT.	AS SHOWN
	B & B	6-8` HT.	AS SHOWN
Y	CONT B & B B & B B & B B & B B & B B & B	<u>SIZE</u> 1.5-1.75" CAL 1.5-1.75" CAL 1.5-1.75" CAL 1.5-1.75" CAL 1.5-1.75" CAL 1.5-1.75" CAL	SPACING AS SHOWN AS SHOWN AS SHOWN AS SHOWN AS SHOWN
	CONT B & B B & B	<u>SIZE</u> 2.5 - 3" CAL. 2.5 - 3" CAL.	SPACING AS SHOWN AS SHOWN AS SHOWN AS SHOWN AS SHOWN AS SHOWN AS SHOWN
	<u>CONT</u>	<u>SIZE</u>	SPACING
	3 GAL	24-36" HT.	AS SHOWN
	3 GAL	18"-24" HT.	AS SHOWN
	3 GAL	24-36" HT.	AS SHOWN

I	EGEND
EX.	TREE LINE
EX.	PROPERTY LINE
EX.	SEWER LINE
EX.	WATER LINE
EX.	INTERMITTENT STREAM
EX.	PRIMARY MANAGEMENT AREA
25'	WETLAND BUFFER
75'	STREAM BUFFER
EX.	WETLAND
EX.	CONTOUR
EX.	ELECTRIC LINE UNDERGROUND
EX.	OVERHEAD LINES
EX.	TELEPHONE LINE
EX.	GAS LINE
EX.	FENCE
EX.	UTILITY POLE
EX.	LIGHT POLE
EX.	FIRE HYDRANT
100	-YEAR FLOODPLAIN
25'	100-YEAR FLOODPLAIN BUFFER
PRC	P. ROAD CENTERLINE
PRC	P. RIGHT OF WAY
PRC	P. PUBLIC UTILITY EASEMENT (PUE)
PRC	P. LOT LINE
PRC	P. SEWER LINE
PRC	P. WATER LINE
PRO	P. STORM DRAIN
PRC	P. STORMWATER MANAGEMENT FACILITY
PRC	P. RIPRAP CHANNEL
PRC	P. ROADWAY
PRC	P. CONCRETE SIDEWALK
	T OF DISTURBANCE (LOD)
	TEMPORARY THE PROTECTION FEND
	P CONTOUR
	P LICHT POLE
гKU	F. LIGHT FULL
PRO	P. SHADE TREE
PRU	P ORNAMENTAI TREE
ι INU	I. UNIYAWENTAL INEL
PRO	P. EVERGREEN TREE
PRO	P. SHRUB
PRO	P. FENCE
AFF	DRESTATION/REFORESTATION (SEE TCP2)
WOC	DLAND PRESERVATION (SEE TCP2)
WOO	DDLAND PRESERVED-

FGY/ATS

PLAN SHEET									
SE-22002									
APE AND LIGHTING PLAN									
28 - GRID OD3 - PARCEL 131									
ART	PROPF	RTV							
ATH) EU	$\frac{11001}{1000}$	TRICT							
RGF'S CO	LUTION DIS MINITV MA	RVI ANI	n						
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es P. Johnson & Associates, Inc. ironmental Engineers · Planners · Landscape Architects · Surveyors									
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CHARLES P. CHARLES P.	Inson & A eers · Planners · Lar Spring, MD 20903 30 polis, MD · Greenbelt, M WSSC GRID: 211NE10 DESIGN JNH DRAFT JNH DATE DEC. 2022	ssociate ndscape Architec 1-434-7000 Fax MD • Frederick, M TAX MAP: 2 SHEET 2 EILE NO :	es, Inc. ts · Surveyors : 301-434-9394 D · Fairfax, VA						

![](_page_549_Figure_0.jpeg)

![](_page_549_Figure_1.jpeg)

SCALE: NTS

![](_page_549_Figure_3.jpeg)

![](_page_549_Picture_5.jpeg)

— BACKFILL WITH PLANTING MIX (REFER TO PLANTING SPECIFICATIONS). TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT.

SCALE: NTS

![](_page_549_Picture_8.jpeg)

PRUNE BACK 1/3-

60 °0

BALL PLUS 24"

152

1250

CUT & REMOVE BURLAP FROM TOP 1/3 OF BALL

\_\_\_\_\_ TAMP TO PREVENT SETTLEMENT

SCALE: NTS

\_\_\_\_\_ 4" EARTH SAUCER

![](_page_549_Picture_9.jpeg)

![](_page_549_Figure_10.jpeg)

LANDSCAPE	SCHEDU
	LANDSCAPE
	AREA NOT
	LANDSCAPE
	LANDSCAPE
	LANDSCAPE
	LANDSCAPE

				APPENDIX					
	FORMULA FOR DETERMINING THE VALUE OF RECREATIONAL								
	BE PROVIDED IN SUBDIVISION (populations up to 1,0								
				February 2023					
	Project Name:			Glenn Dale Cove (Stewart F	roperty	)			
	Project Number:			SE #22002					
	Planning Area:			71A					
	57	D.U.	х	2.89	=				
	Number of Dwelling	_		Population/D.U.		Total			
	Units in Project			by Planning Area (2020)		Projec			
	164.7		÷	500	=				
	Total	_				Multip			
	Project Population								
	0.33		х	\$188,500	=				
	Multiplier	_		Standard Value of		Value			
				Facilities for Population		to be F			
				of 500					
	F	Recreatio	onal Fa	acilities Provided					
1	Seating plaza w/ unit	pavers, s	hade	structure, benches					
2	Natural surface trail								
3	Community garden								
	Total Value of Facilitie	es Provid	led						

![](_page_549_Figure_14.jpeg)

\*PRIOR TO APPROVAL OF THE BUILDING PERMIT LISTED, THE CORRESPONDING FACILITY MUST BE PERMITTED AND BONDED. REFER TO THIS LANDSCAPE PLANS FOR DETAILS AND DESCRIPTION OF THE FACILITIES.

## ULE EXHIBIT

E SCHEDULE 4.6-1

INCLUDED IN LANDSCAPE SCHEDULE 4.6-1 E SCHEDULE 4.7-1(A) E SCHEDULE 4.7-1(B) E SCHEDULE 4.7-1(C)

![](_page_549_Picture_19.jpeg)

![](_page_549_Picture_20.jpeg)

UPDATES/REVISIONS:

OF MARYLAND,

TIES TO
164.7
t De suitetien
ct Population
0.33
plier
\$62,205
of Facilities
Provided
Value
\$50,000
\$4,000
\$8,000
\$62,000

DED		
	VALUE OF FACILITY (\$)	*PERMIT TRIGGER
)'	50,000	<u>38TH</u>
	4,000	<u>20TH</u>
	8,000	38TH
	62,000	

03/03/23	REVISIONS PE	R MNCPPC	COMMENTS	JNH
06/08/23	REVISIONS TO	ADDRESS S	SDRC COMMENTS	FGY/ATS

DETAILS SHEET SE-22002 APE AND LIGHTING PLAN 28 - GRID 0D3 - PARCEL 131 ART PROPERTY 14TH) ELECTION DISTRICT ORGE'S COUNTY, MARYLAND							
es P. Johnson & Associates, Inc. vironmental Engineers · Planners · Landscape Architects · Surveyors							
	<b>F ( ( ( ( ( ( ( ( ( (</b>	,	,				
	WSSC GRID: 211NE10	TAX MAP: 28-	D3				
	DESIGN JNH	SHEET	OF				
	DRAFT JNH	3	3				
CHARLES P. GHTS RESERVED,	DATE DEC. 2022	FILE NO :					
UN 15	SCALE N.T.S.	2021-	-1466				

![](_page_550_Picture_0.jpeg)

Stewart Property SE #22022

July 11, 2023

Andrew Shelly Maryland-National Capital Park and Planning Commission Prince George's County Planning Department 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

#### Dear Mr. Shelly:

Below is our response to the list of Environmental SDRC comments on the Stewart Property Special Exception submission, received Monday, July 10, 2023.

#### Permit Review Section

1. Per the Parking Schedule, there will be garages in each house. Delineate the garages on the site plan and indicate if they will be one-car or two-car with dimensions.

## Response: The garages have been labeled on the site plan and called out as two-car. Typical garage and driveway dimensions have also been provided on the plan.

2. The dimensions of the dwellings should be on the site plan either on a template sheet of the building or on the site plan itself. This includes dimensions of any proposed extensions, projections, decks, steps, etc.

#### Response: The dwelling dimensions will be added to the plans prior to certification.

3. Provide material of the driveway either in a note or on individual lots.

#### Response: Driveway material has been added in a note on the coversheet.

4. Setbacks of the buildings should be shown on the site plan from the building to the property line.

#### Response: Typical setbacks have been added to the site plan.

5. Will there be any sort of community center or meeting room to serve the residents?

## **Response:** No, however a central plaza with seating and shaded pavilion have been provided for community gatherings and events for this 57-unit community.

6. Provided the name and elevation of each house type to be built on the site plan either in a note or on individual lots.

#### Response: This will be provided at building permit.

7. Will architectural elevations for the dwellings be approved as part of this special exception.

#### Response: Elevations have been provided, also please refer to proposed proffered conditions.

#### Additional Comments:

- 1. Provide a response to these additional development standards to be included in the record. The accessory structure requirements should include setbacks for decks, fences, and sheds.
  - h. Revise the development standards table <u>on the special exception plan</u> to include the following:
    - (1) Provide minimum lot size requirements
    - (2) Provide side setback requirements
    - (3) Provide accessory building structure requirements.

#### **Response:**

- (1) The minimum lot size is 2,500 SF
- (2) Side setback requirements: 0' and 4' min at end units.
- (3) There are no accessory building structures included in the special exception plan.

Enclosed is the revised SE Site Plans Coversheet. If you have any questions, please feel free to call or email.

Sincerely,

Amy J. Somme

Amy Sommer, PLA Charles P. Johnson & Associates, Inc. <u>asommer@cpja.com</u> 301-434-7000

![](_page_552_Figure_0.jpeg)

									MARYI AM
		PROJECT NAME	E:		STEWART PRO	PERTY			
		PROJECT OWN	ER:		JOAN M. STEV	VART ET AL. IFLD ROAD			
					GLENN DALE,	MD 20769			
		PROJECT APPLICANT (CONTRACT PURCHASER): ESC 8215 SPRIN 1355 BEVERLY F MCLEAN, VA 22 703-734-9730 1. EXISTING PARCEL/LOTS AND DEED REFERENCES: 2. TOTAL ACREAGE: 3. AREA ENVIRONMENTAL REGULATED FEATURES (PMA): 4. NET DEVELOPABLE AREA OUTSIDE OF PMA EASEMENT: 5. AREA OF 100-YEAR FLOODPLAIN: 6. AREA OF ROAD DEDICATION: 7. EXISTING ZONING/USE:			NGFIELD LC 7 ROAD, SUITE 240 22101				
					ERENCES:	PARCEL 131 B 12.01 AC.	K. 40916, PG. 567		
					ATURES (PMA): PMA EASEMENT:	2.58 AC. 9.43 AC. 1.58 AC			
						0.38 AC. RR (R-R PREVIOUS )	ONING)		
		DEVELOPMEN							
		1. PROPO 2. PROPO	OSED USE OF PROPI OSED NUMBER LOT: 3 PARCELS	S, OUTLOTS AI	ND PARCELS:	RESIDEN HAL/PLANN	ED RETIREMENT COM	MUNITY	
		b. 3. MININ	. 57 SINGLE FAMII MUM LOT WIDTH:	Y ATTACHED	UNITS ON 57 LOTS	1,200 SQ. FT. MIN.			
		a. b. 4 DENSI	. FRONT BUILDING . FRONT STREET L	G LINE: NE:		28 FT. 28 FT. 57 LOTS/12 01 AC =	4 75 UNITS/AC		
		<ol> <li>DENSITY CALCULATION:</li> <li>MAX. DENSITY PERMITTED FOR PL. RET</li> <li>GROSS FLOOR AREA:</li> <li>PROPOSED MAXIMUM LOT COVERAGE</li> </ol>		IREMENT COMM:	8 DWELLING UNITS/ (57) UNITS @2,200- 65% N/A PER SEC. 27-395	AC. 8,200 SF/UNIT = 125,40	00 SF-182,400 SF		
		UTILITY NOTES	5						
		<ol> <li>SWM</li> <li>EXISTI</li> <li>PROPO</li> <li>PROPO</li> </ol>	CONCEPT NUMBER ING WATER/SEWER OSED WATER/SEWE OSED WATER/SEWE	CATEGORY: R CATEGORY: R SERVICE WI	LL BE PUBLIC	#29311-2022-00 W-4 AND S-4 W-3 AND S-3			
		SITE INVENTOR 1. TAX M	RY INFORMATION 1AP & GRID:			28-D3			
		2. 200-F0 3. PRIOR	OOT MAP REFERENCE APPROVALS:	CE:		211NE10 NRI-069-2022			
		4. SUSTA 5. MILITA	AINABLE GROWTH T ARY INSTALLATION	IER: OVERLAY ZON	IE: NTROL	TIER 2 NO NO			
		7. CENTE 8. EXISTI	ER OR CORRIDOR LC	CATION: GROSS FLOO	R AREA:	NO O SF EXISTING, O SF I	ROPOSED (NON-RESID	ENTIAL ONLY)	
		9. AVIAT 10. MAND	TON POLICY AREA: DATORY PARK DEDIC	ATION REQU	IREMENT:	NO PRIVATE ON-SITE RE	CREATION		SB -
		11. CEME 12. HISTO 13. WITHI	TERIES ON OR CON RIC SITES ON OR IN IN CHESAPEAKE BAY	TIGUOUS TO T VICINITY OF T	THE PROPERTY: THE PROPERTY: FΔ ·	NO NO			₩,
		14. WETL/ 15. STREA	ANDS AMS		-4.	YES YES			M
- 154		16. SOILS 17. IN OR	ADJACENT TO ANY	LAND TRUST E	EASEMENT:	SEE NRI-069-2022 NO			
		18. ALLEX 19. SOUR	CE OF TOPOGRAPH	S ON THE PRC ':	JPERTY WILL BE REP	COUNTY GIS DATA A	ND FIELD RUN TOPOG	RAPHY BY CPJ,	OW
1.52-									
150	/		NAME	USE		AREA	PROP. C	WNERSHIP	
			PARCEL A	OPEN S	PACE/SWM	5.01 AC / 218,2	267 SF HOA		
	·		PARCEL D	PRIVAT	E R/W	2.90 AC / 126,3	380 SF HOA		
	>́ _:[				APPEN	DIX			
			FORMULA FO	R DETERMI		JE OF RECREATIO	NAL FACILITIES T(	D	FP-
					February	2023			
CEX. IPF HELD	P	roject Name	2:	6	Glenn Dale Cov	e (Stewart Prope	τy)		
	Pi	roject Numb Ianning Area	per: a:	<u>_S</u> 7	5E #22002 /1A				
		57	ווס	× –	2 89		1	64 7	
AT T	N	umber of D	welling	л Р	Population/D.U	–	Total		
		nits in Proje	ect	b	oy Planning Are	ea (2020)	Project Popu	lation	
-150	Т	164.7 otal	7	÷ _	500	=	( Multiplier	).33	
(002) 152	<b>P</b>	roject Popul	lation				·		
	R -	0.33	3	x	\$188,500	=	\$6	2,205	
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19 18294 F.537	_15			C	of 500				
STORV DRÁIN SEMENT 710 7 65	1 5	ating plaza	Recrea	tional Faci	lities Provided	as biquelo rocks	V	alue	
	2 N	atural surfac	ce trail	, shaue str	ucture, benche	es, bicycle facks	\$4	,000 ,000	
X	3 C	ommunity g otal Value o	arden f Facilities Prov	vided			\$8 \$8	3,000 <b>2,000</b>	
	, <u> </u>	_					· · ·		
			F	ECREATI	ONAL FACILI	TIES PROVIDED			
т. <u>18</u>			FACI	LITY DESCE	RIPTION		VALUE OF	*PERMIT	
z ZENYGRAF AND ZENTGRAF							· AUILIII (\$)		E - 7
MMOND COURT		SEATING F EDGING, 2	PLAZA – (5) 20'X 20'SHA	METAL BE	NCHES, UNIT TURE, (2) BIC`	PAVERS AND YCLE RACKS,	70,000	<u>40TH</u>	
				SLAIWALL	_3				OFF-STI PARKII
	2		NATUR	AL SURFA	CE TRAIL		4,000	<u>30TH</u>	
	3			IMUNITY G	ARDEN	(\$)	8,000	40TH	
	*PRIOR 1	O APPROVAL	OF THE BUILDING	PERMIT LIST	ED, THE CORRESP	\₩/ ONDING FACILITY MU	ST BE PERMITTED AN	D BONDED. REFER	
	to this	LANDSCAPE PI	LANS FOR DETAILS	S AND DESCF	RIPTION OF THE F.	ACILITIES.		UPDATES/R	EVISIONS:
		D	EVELOPMEN	- STANDA	ARDS			<u>3/27/23</u> <u>6/08/23</u>	RI RI
		REGULATIO		P	PODOSED				RI

DEVELOPMENT STANDARDS					
REGULATION	PROPOSED				
LOT COVERAGE	0.65 MAX.				
SETBACKS	20' FRONT, 15' REAR, 0'/4' SIDE				
DENSITY	4.75 DU/ACRE				
LOT WIDTH	28 FEET AT FRONT STREET LINE				
HEIGHT	30 FEET				
LOT MIN.	2,500 SF.				
NOTES:	·				

1) ALL DRIVEWAYS WILL BE CONCRETE. 2) NO ACCESSORY BUILDINGS INCLUDED IN SE PLAN.

OF MARYLAND,

![](_page_552_Picture_7.jpeg)

![](_page_552_Picture_8.jpeg)

![](_page_552_Figure_9.jpeg)

![](_page_553_Picture_0.jpeg)

![](_page_553_Picture_2.jpeg)

## PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND,

LICENSE NUMBER : 4234 EXPIRATION DATE : 10/20/2023

Last Saved 6/8/2023 Last Plotted 6/8/2023 1:26 PM Sheet N:\2021-1466\DWG\21-01

				-099/44-099	
PPROVALS SHEET SE-22002 28 - GRID OD3 - PARCEL 131 ART PROPERTY 4TH) ELECTION DISTRICT ORGE'S COUNTY, MARYLAND					
es P. Johnson & Associates, Inc. rironmental Engineers · Planners · Landscape Architects · Surveyors A., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394 rsburg, MD · Annapolis, MD · Greenbelt, MD · Frederick, MD · Fairfax, VA					
WSSC GRID: TAX MAP: 211NE10 28-D3				0/660-	
CHARLES P.	DESIGN JNH DRAFT JNH DATE	sheet 2	of 5	d Xrefs:21-	
HTS RESERVED, ON IS	SCALE NOT TO SCALE	FILE NO : 2021-	-1466	tachec	

![](_page_554_Figure_0.jpeg)

	LEGEND
~~~~~	EX. TREE LINE
	EX. PROPERTY LINE
	EX. ADJACENT PROPERTY LINE
	EX. PRIMARY MANAGEMENT AREA
	EX. SEWER LINE
	EX. WATER LINE
	EX. INTERMITTENT STREAM
	EX. 25' WETLAND BUFFER
— SB ——	EX. 75' STREAM BUFFER
	EX. STEEP SLOPES (15% OR GREATER)
₩ ₩ ₩	EX. WETLAND
	EX. BUILDING TO BE DEMOLISHED
	EX. ELECTRIC LINE UNDERGROUND
— OW ———	EX. OVERHEAD LINES
	EX. TELEPHONE LINE
	EX. GAS LINE
	EX. METAL FENCE
_//	EX. WOOD FENCE
	EX. FIRE HYDRANT
	EX. UTILITY POLE
	EX. LIGHT POLE
	EX. MINOR CONTOUR
	EX. MAJOR CONTOUR
-FP	EX. 100-YEAR FLOODPLAIN
— FB ———	EX. 100-YEAR FLOODPLAIN BUFFER

ING CON	DITIONS PLA	AN		
SE-22	2002			
28 - GRII	) 0D3 - PAR	CEL 131		
ART	PROPE	RTV		
4TH) ELI	ECTION DIST	TRICT		
RGE'S CO	DUNTY, MA	RYLAND	)	
es P. Johnson & Associates, Inc. ironmental Engineers · Planners · Landscape Architects · Surveyors				
rsburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA				
	WSSC GRID:	TAX MAP:		
	211NE10	28-	-D3	
	DESIGN JNH	SHEET	OF F	
0114 D4 D6 -	DRAFT JNH	Э	Ð	
CHARLES P. HTS RESERVED,	DATE DEC. 2022	FILE NO :		
15 NIC	SCALE 1" = 40'	2021	-1466	

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![](_page_555_Figure_0.jpeg)

![](_page_556_Figure_0.jpeg)

	SIGNAGE TA	BLE: PROPOSED GATEWAY SIGN	NS PER SEC. 27-624
DESIGN REQUIREMENT	WEST GATEWAY SIGN	EAST GATEWAY SIGN	PERMITTED
MAX. LETTERING AREA	7.9 SF	7.9 SF	12 SF
MAX. HEIGHT	5'-4" ABOVE EST. GRADE	5'-4" ABOVE EST. GRADE	6'-0" ABOVE EST. GRADE
LOCATION	COMPLIES	COMPLIES	AT THE ENTRANCE TO A RESIDENTIAL SUBDIVISION, SET BACK FROM THE ROADWAY TO MAINTAIN UNOBSTRUCTED LINES OF VISION FOR FIVE HUNDRED (500) FEET IN ALL DIRECTIONS OF TRAVEL.
MATERIAL	BRICK FACE, WOOD, COMPLIES	BRICK FACE, WOOD, COMPLIES	LOW MAINTENANCE, DURABLE, AND IN KEEPING WITH THE CHARACTER OF TH COMMUNITY. PLASTIC SIGNS WITH INTERNAL ILLUMINATION ARE PROHIBITED
LANDSCAPING	COMPLIES	COMPLIES	ATTRACTIVE YEAR-ROUND SHALL BE PROVIDED AT THE BASE OF A GATEWAY

SIGN

![](_page_556_Figure_6.jpeg)

![](_page_556_Picture_7.jpeg)

SCALE: NTS

![](_page_556_Picture_9.jpeg)

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND,

EXPIRATION DATE : 10/20/2023

ТО	ADDRESS	MNCP	РС	COMMENTS
TO	ADDRESS	SDRC	СС	MMENTS

SITE DETAILS SE-22002 28 - GRID OD3 - PARCEL 131 ART PROPERTY (4TH) ELECTION DISTRICT RGE'S COUNTY, MARYLAND				
es P. Johnson & Associates, Inc. rironmental Engineers · Planners · Landscape Architects · Surveyors I., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394 rsburg, MD · Annapolis, MD · Greenbelt, MD · Frederick, MD · Fairfax, VA				
	WSSC GRID: 211NE10	TAX MAP: 2	8-D3	
	DESIGN JNH DRAFT JNH	sheet 5	<sup>OF</sup> 5	
CHARLES P. HTS RESERVED, DN IS	DATE DEC. 2022 SCALE NOT TO SCALE	FILE NO : 202	1-1466	

Ň

JNH/ATS JNH/ATS

![](_page_557_Figure_0.jpeg)

# STEWART PROPERTY SPECIAL EXCEPTION SITE PLAN

APPLICANT-PROFFERED CONDITIONS

1. Prior to certificate approval of Special Exception SE-22002, the following notes shall be provided on the Special Exception site plan:

a. "All dwelling units shall have front facades finished with a minimum of 60 percent brick or other masonry. The first floor of all front facades shall be finished with full brick or other masonry."

b. "All one-family attached end walls shall feature, at a minimum, four points of architectural fenestration on the first floor, three points of architectural fenestration on the second floor, roof line detail, and shutters on all windows to provide a balanced and harmonious composition."

c. "All highly visible one-family attached end walls, as shown on the Visibility Exhibit, shall be finished with full brick or other masonry on the first floor."

d. "All moderately visible one—family attached end walls, as shown on the Visibility Exhibit, shall be finished with, at a minimum, full brick or other masonry up to the water table."

![](_page_557_Picture_8.jpeg)

ALE 1"=40' 2021-1466 Last Saved 6/14/2023 Last Plotted 6/14/2023 5:20 PM Sheet N:\2021-1466\DWG\90-02\_VISIBILITY

INH

<sup>L</sup> JUNE 2023

LE NO :

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HVL

MVL

UPDATES/REVISIONS:

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Environmental Planning Section Maryland National Capital Park and Planning Commission 14741 Governor Oden Bowie Drive Upper Marlboro, MD 20772

Revised August 16, 2023 Revised June 27, 2023 Revised June 2, 2023 February 28, 2023

Re: Stewart Property Request for a Specimen Tree Variance

Dear Environmental Planning Section:

On behalf of our client, ESC 8215 Springfield L.C., we hereby request a Specimen Tree Variance for the property identified as Parcel 131 (the "Property") pursuant to Section 25-119 of the Prince George's County Code.

## I. <u>Background Information</u>:

In order to secure approval of the removal or disturbance of certain identified trees that are considered priority for retention and protection under State law and the Prince George's County Code, Charles P. Johnson & Associates (CPJ) hereby requests a Specimen Tree Variance for the Property on behalf of the client, in connection with the coordinated review of a Special Exception Application.

The Property is 12.01 acres and is located at 8215 Springfield Road in Glenn Dale, MD, on the eastern side of the road between Lake Glen Drive and Moriarty Court. The Property is bounded by single-family residential land and Springfield Road. The site currently is occupied by a single-family home, and about half of the site is unforested and the other half is forested. An existing sewer line and associated easement, stream and associated buffers, and Primary Management Area (PMA) is located along the north and northeast edge of the Property. 1.58 acres of 100-year floodplain area is also present on the site.

The Property is subject to a previously approved Natural Resource Inventory Plan, NRI-069-2022. The associated Special Exception Application (SE-22002), which accompanies this Variance Request, proposes fifty-seven (57) single-family attached dwelling unit lots for age-restricted housing as part of a Planned Retirement Community. The proposed SE site plan features several stormwater management facilities throughout the site with the majority of treatment provided by submerged gravel wetlands

Development of the Property pursuant to the SE-22002 will require the removal of four (4) specimen trees. The individual trees are all depicted on the approved Natural Resource Inventory Plan, NRI-069-2022.

### II. Trees Subject to this Variance Request:

Below is a list of the trees that serve as the subjects of this variance request, as well as the reasons for their proposed removal:

Tree	Species	Size (DBH)	Condition	Disposition	Comments
#1	Post Oak, Quercus stellata	32	Fair	Remove	Impact from roadway, stormwater management facility, utilities, and house construction.
#3	White Oak, Quercus alba	31	Good	Remove	Impact from stormwater management facility and associated grading
#9	Southern Red Oak, Quercus falcata	30	Good	Remove	Impact from roadway, utilities, and house construction.
#10	White Oak, Quercus alba	32	Good	Remove	Impact from roadway, utilities, and house construction.

As demonstrated in the table above, Specimen Trees 1, 3, 9, and 10 are requested for removal. Per the approved NRI-069-2022, Specimen Tree 1 was found to be in "fair" condition at the time of field work. Specimen Trees 3, 9, and 10 were found to be in "good" condition at the time of field work.

### III. <u>Conformance to Section 25-119(d)</u>:

Pursuant to § 25-119(d), the Prince George's County Planning Board may approve a variance for the removal of specimen trees subject to findings in accordance with specific enumerated criteria. For the reasons set forth below, the Applicant respectfully submits that this request conforms to the required findings under § 25-119(d):

## A. The special conditions that are peculiar to the Property have caused unwarranted hardship:

The north and eastern sides of the site contain significant areas of floodplain, wetlands, streams, associated environmental buffers, Primary Management Areas, and sewer easements that cannot be developed. Proposed single-family attached development is organized in a clustered manner that will minimize disturbance to regulated environmental features including the PMA, 100-year floodplain, stream, wetlands, and their associated buffers to the fullest extent possible. As shown in the previous table, construction of the proposed houses, roadways, sidewalks, grading, and submerged gravel wetland (designed to treat on-site stormwater and meet ESD regulations), will require removal of some of the specimen trees. The submerged gravel wetlands will provide the most efficient level of stormwater treatment and will have limited long-term maintenance. They need to be located at the lowest portions of the site, where shown, and were designed to have weir outfalls to minimize PMA impacts and additional tree clearing and disturbance within the PMA. Alternative methods of stormwater treatment were considered during the SWM concept design phase, but the requirement of underdrains and piped outfalls for these facilities would necessitate additional woodland clearing within the floodplain and PMA area. Therefore, these facilities were not utilized so that we could minimize the environmental impacts in the more sensitive areas and PMA. Due to the aforementioned

site and engineering constraints, specimen tree removal cannot be avoided. As shown on the TCP-2 plans, woodland preservation and reforestation will be provided wherever possible.

The Applicant would suffer unwarranted hardship if the removal and disturbance of the designated trees are not allowed in order to construct the proposed senior housing development. Unwarranted hardship is demonstrated for the purpose of obtaining a Specimen Tree Variance when an applicant presents evidence that denial of the variance would deprive the applicant of the reasonable and substantial use of the 12-acre property. The Property being developed into a Planned Retirement Community of single-family attached homes and open space amenities provides the community with highly desirable and much needed, first-floor level housing and is within the class of reasonable and substantial uses that justify the approval of a Specimen Tree Variance. If the requested variance for all specimen trees was denied, the Applicant and owner would be precluded from developing the Property for a reasonable and significant use commonly enjoyed by other Planned Retirement Community developments throughout the area. Moreover, denial of this variance request would result in further limiting senior housing opportunities within the Glenn Dale community.

## B. Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas:

If the requested variance were denied, the Applicant would be denied the right enjoyed by other similarly situated property owners to develop their property in a manner permitted by the Zoning Ordinance and through Special Exception approval for Planned Retirement Communities that is consistent with the development history of the neighborhood. If the variance were not granted for the trees identified on the aforementioned table, the Applicant would be unable to develop the proposed development and the required infrastructure, which would result in the disparate treatment of the Applicant in comparison to the exercise of rights commonly enjoyed by others on similar properties with similar specimen tree requests.

## C. Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants:

Similar to the finding (B) above, the variance confers no special privileges on the applicant that would be denied to other applicants. Construction of the proposed senior housing development will require the removal of these specimen trees, which cannot be avoided because of the significant site constraints detailed above, including sewer location, engineering constraints, and limited area for development due to the presence and preservation of numerous environmentally sensitive site feature The removal of these trees will allow the Applicant to utilize the Property in accordance with uses that are permitted for a Planned Retirement Community Development with much needed senior housing and associated infrastructure and, importantly, will not confer a special privilege upon the Applicant that would be denied to other applicants.

## D. The request is not based on conditions or circumstances which are the result of actions by the applicant:

The Property Owner has taken no actions as to the conditions or circumstances that are the subject of this variance request. There have been no physical modifications to the site, such as woodland clearing, grading, construction, or arborist work since the date of the approved NRI-069-2022 that would have altered the structural integrity or health of the specimen trees and result in this request for removal. Tree removal requests are based solely on the Planned Retirement Community development and associated roadway network, utilities, and stormwater management facilities to meet ESD

requirements. The existing grades on the site are dictating the required location of the storm water management facility such that it is situated at the lowest part of the site, outside the PMA, and this location will require the removal of one specimen tree.

## E. The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property:

The surrounding land uses (single-family detached residential) do not have any inherent characteristics or conditions that have created or contributed to this particular need for a variance. Additionally, there are currently no recent or proposed changes to the adjacent properties, such as permitted or nonconforming construction, or other site modifications that have contributed to the request for tree removals.

## F. Granting of the variance will not adversely affect water quality:

Granting this variance will not violate state water quality standards or cause measurable degradation in water quality. The site is not located near any ponds, Tier II catchment areas, or the Chesapeake Bay Critical Area. The Stormwater Management Concept plan is currently in review with DPIE and reflects the proposed development. The purpose of the Stormwater Management Concept plan is to ensure water quality is improved. The approval of the removal of the specimen trees will allow us to place the required Stormwater Management Facilities where they can provide the most treatment (at the lowest point of the site) for the site's runoff, and therefore should maintain, if not improve, rather than degrade water quality.

## IV. Variance Approval & Comprehensive Housing Strategy

Beyond satisfying the required findings of § 25-119(d), the subject variance is critical to realize the Property's full utility and provide much needed additional senior housing opportunities in Prince George's County. The proposed layout accounts for significant site constraints while prioritizing conservation in accordance with the Woodland and Wildlife Habitat Conservation Ordinance to provide 57 single-family attached units of senior housing. To this end, the proposed layout is strategically designed to prioritize avoiding impacts to regulated environmental features – including specimen trees – to the fullest extent practicable, while efficiently utilizing developable area to create additional senior housing opportunities. Accordingly, the proposed layout advances the Prince George's County *Comprehensive Housing Strategy's* executive goals related to creating diverse housing options and improving housing quality – specifically, as it relates to age-restricted housing. Approval of the subject variance request is necessary to provide new, much needed for-purchase senior housing for the Glenn Dale area and the County at large.

## V. <u>Conclusion</u>:

The current layout and design of the Stormwater Management facilities was done specifically to reduce impacts to the PMA and preserve four (4) specimen trees that were previously requested for removal. If the requested variance for specimen tree removal were not approved, the project could not be constructed. For these reasons and those stated above, the Applicant respectfully requests approval of this request for a variance from the provisions of Section 25-119 of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance. Approval of the subject variance request will allow for future development of this important project – which will provide a vibrant, walkable, context-sensitive Planned Retirement Community with single-family attached senior housing, open space amenities, and preserved natural resources.

The recommendations in this report are based on tree conditions noted at the time the field work was conducted for the Natural Resource Inventory. Tree condition can be influenced by many environmental factors, such as wind, ice, snow, drought, rainfall, freezing temperatures, and insect/disease infestation. Therefore, tree conditions are subject to change without notice.

All information is true and accurate to the best of my knowledge and experience. All conclusions are based on professional opinions and were not influenced by any other party.

Having satisfied all requirements for approval, the Applicant respectfully requests approval of this variance to allow the removal of the requested specimen trees.

Sincerely,

Amy J. Somme

Amy Sommer, PLA Charles P. Johnson & Associates

![](_page_567_Figure_0.jpeg)

GENERAL NOTES

PROJECT NAME: PROJECT OWNER:

PROJECT APPLICANT (CONTRACT PURCHASER):

- 1. EXISTING PARCEL/LOTS AND DEED REFERENCES: 2. TOTAL ACREAGE:
- 3. AREA ENVIRONMENTAL REGULATED FEATURES (PMA): 4. NET DEVELOPABLE AREA OUTSIDE OF PMA EASEMENT:

STEWART PROPERTY

JOAN M. STEWART ET AL. 8215 SPRINGFIELD ROAD

GLENN DALE, MD 20769

ESC 8215 SPRINGFIELD LC

MCLEAN, VA 22101

703-734-9730

1355 BEVERLY ROAD, SUITE 240

12.01 AC.

2.58 AC.

9.43 AC.

1.58 AC. 0.38 AC.

28 FT.

28 FT.

75%

28-D3

TIFR 2

211NE10

NRI-069-2022

SEE NRI-069-2022

DECEMBER 2021

NO

PARCEL 131 BK. 40916, PG. 567

RESIDENTIAL/PLANNED RETIREMENT COMMUNITY

(57) UNITS @1,500-2,000 SF/UNIT = 85,500 SF-114,000 SF

0 SF EXISTING, 0 SF PROPOSED (NON-RESIDENTIAL ONLY)

COUNTY GIS DATA AND FIELD RUN TOPOGRAPHY BY CPJ,

164.7

0.33

\$62,205

\$8,000

\$8,000

\$86,000

Project Population

Value of Facilities

Total

Multiplier

\_\_\_\_\_

RR (R-R PREVIOUS ZONING)

57 LOTS/12.01 AC. = 4.75 UNITS/AC.

N/A PER SEC. 27-395 (a)(3)(A)

PRIVATE ON-SITE RECREATION

8 DWELLING UNITS/AC.

#29311-2022-00

W-4 AND S-4

W-3 AND S-3

- 5. AREA OF 100-YEAR FLOODPLAIN: 6. AREA OF ROAD DEDICATION:
- 7. EXISTING ZONING/USE: DEVELOPMENT DATA
- 1. PROPOSED USE OF PROPERTY: 2. PROPOSED NUMBER LOTS, OUTLOTS AND PARCELS:
- a. 8 PARCELS b. 57 SINGLE FAMILY ATTACHED UNITS ON 57 LOTS 1,200 SQ. FT. MIN.
- 3. MINIMUM LOT WIDTH: a. FRONT BUILDING LINE:
- b. FRONT STREET LINE: 4. DENSITY CALCULATION:
- 5. MAX. DENSITY PERMITTED FOR PL. RETIREMENT COMM: 6. GROSS FLOOR AREA:
- 7. PROPOSED MAXIMUM LOT COVERAGE: 8. EXISTING MAXIMUM LOT COVERAGE:
- UTILITY NOTES
- 1. SWM CONCEPT NUMBER: 2. EXISTING WATER/SEWER CATEGORY: 3. PROPOSED WATER/SEWER CATEGORY:
- 4. PROPOSED WATER/SEWER SERVICE WILL BE PUBLIC
- SITE INVENTORY INFORMATION 1. TAX MAP & GRID: 2. 200-FOOT MAP REFERENCE:
- 3. PRIOR APPROVALS: 4. SUSTAINABLE GROWTH TIER:
- 5. MILITARY INSTALLATION OVERLAY ZONE: 6. ANDREWS AFB, INTERIM LAND USE CONTROL:
- 7. CENTER OR CORRIDOR LOCATION: 8. EXISTING AND PROPOSED GROSS FLOOR AREA:
- 9. AVIATION POLICY AREA: 10. MANDATORY PARK DEDICATION REQUIREMENT:
- 11. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: 12. HISTORIC SITES ON OR IN VICINITY OF THE PROPERTY:
- 13. WITHIN CHESAPEAKE BAY CRITICAL AREA:
- 14. WETLANDS 15. STREAMS
- 16. SOILS 17. IN OR ADJACENT TO ANY LAND TRUST EASEMENT:
- 18. ALL EXISTING STRUCTURES ON THE PROPERTY WILL BE REMOVED 19. SOURCE OF TOPOGRAPHY:

## PARCEL TABLE

NAME	USE	AREA (SF)	AREA (AC)	PROP. OWNERSHIP
PARCEL A	PRIVATE R/W	30,304 SF	0.69 AC	НОА
PARCEL B	PRIVATE R/W	27,926 SF	0.64 AC	НОА
PARCEL C	PRIVATE R/W	13,427 SF	0.30 AC	НОА
PARCEL D	OPEN SPACE	18,684 SF	0.42 AC	НОА
PARCEL E	OPEN SPACE/SWM	68,958 SF	1.58 AC	НОА
PARCEL F	OPEN SPACE/SWM	112,722 SF	2.58 AC	НОА
PARCEL G	OPEN SPACE/SWM	34,608 SF	0.79 AC	НОА
PARCEL H	OPEN SPACE	1,130 SF	0.02 AC	НОА

APPENDIX

FORMULA FOR DETERMINING THE VALUE OF RECREATIONAL FACILITIES TO BE PROVIDED IN SUBDIVISION (populations up to 1,000) February 2023

> Glenn Dale Cove (Stewart Property) SE #22002

- 71A 2.89 D.U.
- Population/D.U. by Planning Area (2020)
- 500
- \$188,500
- Standard Value of Facilities for Population
- to be Provided of 500 **Recreational Facilities Provided** Value Seating plaza w/ unit pavers, shade structure, benches, bicycle racks \$70,000
- 200000 LOD \_\_\_\_\_100 ---->×< -+ \_\_\_\_o\_\_\_\_o\_\_\_\_

	RECREATIONAL FACILITIES PROVIDED	)		
ITE M	FACILITY DESCRIPTION VALUE OF *PERMIT FACILITY (\$) TRIGGER		57 SINGLE	
1	SEATING PLAZA – (2) METAL BENCHES, UNIT PAVERS AND EDGING, 20' X 20' SHADE STRUCTURE, (2) BICYCLE RACKS, SEATWALLS	70,000	<u>40TH</u>	OFF-STREET PARKING
2	COMMUNITY GARDEN	8,000	40TH	ON-SIREEI PAR
3	PICNIC AREA – (4) PICNIC TABLES	8,000	40TH	
	TOTAL VALUE OF FACILITIES PROVIDED (\$)	86,000		BICYCLE PARK

#### \*PRIOR TO APPROVAL OF THE BUILDING PERMIT LISTED, THE CORRESPONDING FACILITY MUST BE PERMITTED AND BONDED. REFER TO THIS LANDSCAPE PLANS FOR DETAILS AND DESCRIPTION OF THE FACILITIES.

DEVELOPMENT STANDARDS			
REGULATION	PROPOSED		
LOT COVERAGE	0.75 MAX.		
SETBACKS	20' FRONT, 14' REAR, 0'/4' SIDE		
DENSITY	4.75 DU/ACRE		
LOT WIDTH	28 FEET AT FRONT STREET LINE		
HEIGHT	30 FEET	NOTES:	
LOT MIN.	2,500 SF.	CONCRETE. 2) NO ACC INCLUDED	

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS

WERE PREPARED OR APPROVED BY ME, AND

THAT I AM A DULY LICENSED LANDSCAPE

ARCHITECT UNDER THE LAWS OF THE STATE

AT FRONT STREET LINE	
30 FEET	NOTES: 1) ALL DRIVEWAYS WILL BE
2,500 SF.	CONCRETE. 2) NO ACCESSORY BUILDINGS INCLUDED IN SE PLAN.

OF MAA

Not valid without signature

![](_page_567_Picture_46.jpeg)

UPDATES/REVISIONS:

1355 Beverly Road, Suite 240 McLean, VA 22101 (703) 734-5207 Attn: Jude Burke

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LICENSE NUMBER : 4234 EXPIRATION DATE : 10/20/2023

OF MARYLAND,

Last Saved 8/17/2023 Last Plotted

![](_page_567_Picture_51.jpeg)

![](_page_567_Figure_52.jpeg)

Project Name:

Project Number:

Planning Area:

Units in Project

Total

Multiplier

LOT 19

STEVEN C. FUSHER

CAROLYN U. FIS

11802 DRUMMOND ( BOWIE, MD 207, L.8294 F.53;

S15'04'51"W

D B. ZENTGRAF,

AINDA S. ZEMTGRAI 1801 DRUMMOND COUR BOWIE; MD 20720

23.43

57

164.7

0.33

Community garden

3 | Picnic area - (4) picnic tables

Project Population

Number of Dwelling

1) DATUM	Mabbott Pond
,000	
MATE SYSTEM	SPRINGERED DUCKETTSVILLE
Propulsion Re	Perkins Cem Glen CHITCH CORV Unite CHITCH CORV
NASA Goddard ace Flight Center	
OI 10000 (1)	THE WARATE A TRUE OF THE OF TH
ight Cir	SAMIT BE SAMIT BE STORD
& Dorsey Chapel	VICINITY MAP
	PRINCE GEORGE'S CO. MAP 27 GRID D-1 SCALE: 1" = 2000' Map copyright © Kappa Map Group LLC, (800) 829-6277 Used with permission
<b></b>	
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	<b>LEGEND</b> EX. TREE LINE
	EX. PROPERTY LINE ADJACENT PROPERTY LINE
	EX. SEWER LINE EX. WATER LINE EX. INTERMITTENT STREAM
<b>РМА</b> WB	EX. PRIMARY MANAGEMENT AREA WETLAND BUFFER
	STREAM BUFFER EX. STEEP SLOPES (15% OR GREATER)
	EX. WETLAND EX. CONTOUR
E OW	EX. ELECTRIC LINE UNDERGROUND EX. OVERHEAD LINES
T G	EX. TELEPHONE LINE EX. GAS LINE
	EX. FENCE EX. FIRE HYDRANT
¢ 102	EX. LIGHT POLE EX. MINOR CONTOUR
	EX. MAJOR CONTOUR 100-YEAR FLOODPLAIN
	PROP. ROAD CENTERLINE PROP. ROAD CURB AND GUTTER
	PROP. ROAD CENTERLINE PROP. RIGHT OF WAY PROP. PUBLIC UTILITY EASEMENT (PUE)
	PROP. LOT LINE PROP. SEWER LINE
	PROP. WATER LINE PROP. STORM DRAIN
(57.57.57) (27.57.73) 5555555	PROP. STORMWATER MANAGEMENT FACILITY PROP. RIPRAP CHANNEL
LOD 100	LIMIT OF DISTURBANCE (LOD) PROP. CONTOUR
→ - - -	PROP. FIRE HYDRANT
	PROP. BUILDING WITH OPTIONS
	HIGHLY VISIBLE LOT/ONE-FAMILY
(MVL)	ATTACHED END WALL MODERATELY VISIBLE LOT/ONE-FAMILY
	FX. TREE TO REMAIN
	- ND/21-
	ÞEX-LEGE
PAF	RKING CALCULATIONS
57 SINGLE-FAMILY .	ATTACHED UNITS x 2.04 = 117 SPACES
OFF-STREET PARKING 28' W LOT	TS 57 LOTS x 4 SPACES (2 IN DRIVEWAY, 2 IN GARAGE) = 228 SPACES
TOTAL	PROVIDED = 244 SPACES
BICYCLE PARKING: 57 >	X 5 AND 2 RACKS = 289 BICYCLE SPACES
/ISIONS:	
REVISIONS TO ADDRE REVISIONS TO ADDRE REVISIONS TO ADDRE REVISIONS TO LAYOU	ESS SDRC COMMENTS     JNH/ATS       ESS SDRC COMMENTS     JNH/ATS       ESS PERMIT REVIEW COMMENTS     FGY/ATS       JT     BB/ATS
	44-099,
COVI SE	ER SHEET 2-22002
TAX MAP 28 - G	RID 0D3 - PARCEL 131 $\Gamma PR \cap PFRTV$
BOWIE (14TH) I RINCE GEORGE'S	ELECTION DISTRICT
T Charles D I	ohnson & Associates Inc
Civil and Environmental I	Engineers · Planners · Landscape Architects · Surveyors
I/51 Elton Rd., Ste. 300 S lver Spring, MD • Gaithersburg, MD •	Annapolis, MD         20903         301-434-7000         Fax: 301-434-9394         6           Annapolis, MD         • Greenbelt, MD         • Frederick, MD         • Fairfax, VA
SPRINGFIELD L.C. verly Road, Suite 240 , VA 22101 4-5207	WSSC GRID:TAX MAP:660211NE1028-D301DESIGNBBSHEET0F
18 Burke LATEST DATE HEREON CHARLES P. SOCIATES, INC. ALL RIGHTS RESERVA	ED, DRAFT BB 1 5
D USE OR REPRODUCTION IS	SCALE     FILE NO :       1" = 40'     2021-1466
//////////////////////////////	

![](_page_568_Picture_0.jpeg)

![](_page_568_Picture_2.jpeg)

## PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND,

LICENSE NUMBER : 4234 EXPIRATION DATE : 10/20/2023

				-099/46-	
APPROVALS SHEET SE-22002 28 - GRID OD3 - PARCEL 131 ART PROPERTY 14TH) ELECTION DISTRICT ORGE'S COUNTY, MARYLAND es P. Johnson & Associates, Inc.					
rsburg, MD • Anna	polis, MD • Greenbelt, MD	• Frederick, MD	• Fairfax, VA	05-0	
	WSSC GRID: 211NE10	TAX MAP: 28-	-D3	/660-	
	DESIGN BB	SHEET <b>7</b>	of 5	efs:04-	
CHARLES P. GHTS RESERVED,	DATE AUG. 2023	FILE NO :	0	Led Xre	
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![](_page_569_Figure_0.jpeg)

	LEGEND
~~~~~	EX. TREE LINE
	EX. PROPERTY LINE
	EX. ADJACENT PROPERTY LINE
	EX. PRIMARY MANAGEMENT AREA
	EX. SEWER LINE
	EX. WATER LINE
	EX. INTERMITTENT STREAM
	EX. 25' WETLAND BUFFER
— SB ——	EX. 75' STREAM BUFFER
	EX. STEEP SLOPES (15% OR GREATER)
₩ ₩ ₩	EX. WETLAND
	EX. BUILDING TO BE DEMOLISHED
	EX. ELECTRIC LINE UNDERGROUND
— OW ———	EX. OVERHEAD LINES
	EX. TELEPHONE LINE
	EX. GAS LINE
	EX. METAL FENCE
_//	EX. WOOD FENCE
	EX. FIRE HYDRANT
	EX. UTILITY POLE
	EX. LIGHT POLE
	EX. MINOR CONTOUR
	EX. MAJOR CONTOUR
-FP	EX. 100-YEAR FLOODPLAIN
— FB ———	EX. 100-YEAR FLOODPLAIN BUFFER

ING CON	DITIONS PLA	AN	
SE-22	2002		
28 - GRII	) 0D3 - PAR	CEL 131	
ART	PROPE	RTV	
4TH) ELI	ECTION DIST	TRICT	
RGE'S CO	DUNTY, MA	RYLAND	)
es P. Joh ironmental Engin , Ste. 300 Silver	nson & As leers · Planners · Land Spring, MD 20903 301	SSOCIATE Iscape Architects 434-7000 Fax: 3	<b>S, Inc.</b> S Surveyors 501-434-9394
rsburg, MD • Anna	polis, MD • Greenbelt, M	D • Frederick, MD	• Fairfax, VA
	WSSC GRID:	TAX MAP:	
	211NE10	28-	-D3
	DESIGN JNH	SHEET	OF F
0114 D4 D6 D	DRAFT JNH	Э	Ð
CHARLES P. HTS RESERVED,	DATE DEC. 2022	FILE NO :	
15 NIC	SCALE 1" = 40'	2021	-1466

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![](_page_570_Figure_0.jpeg)

![](_page_571_Picture_0.jpeg)

![](_page_571_Figure_1.jpeg)

![](_page_571_Figure_2.jpeg)

![](_page_571_Figure_3.jpeg)

## WEST ENTRANCE SIGN

2 ENTRANCE SIGNS

	SIGNAGE TA	ABLE: PROPOSED GATEWAY	SIGNS PER SEC. 27-624
DESIGN REQUIREMENT	WEST GATEWAY SIGN	<u>EAST GATEWAY SIGN</u>	PERMITTED
MAX. LETTERING AREA	NO LETTERING	7.9 SF	12 SF (ONE SIDE OF ENTRA
MAX. HEIGHT	5'-4" ABOVE EST. GRADE	5'-4" ABOVE EST. GRADE	6'-0" ABOVE EST. GRAD
LOCATION	COMPLIES	COMPLIES	AT THE ENTRANCE TO A RESIDENTIAL SUBDIVISIC ROADWAY TO MAINTAIN UNOBSTRUCTED LINES HUNDRED (500) FEET IN ALL DIRECTIO
MATERIAL	BRICK FACE, WOOD, COMPLIES	BRICK FACE, WOOD, COMPLIES	LOW MAINTENANCE, DURABLE, AND IN KEEPING THE COMMUNITY. PLASTIC SIGNS WITH INTERN PROHIBITED
LANDSCAPING	COMPLIES	COMPLIES	ATTRACTIVE YEAR-ROUND SHALL BE PROVIDE GATEWAY SIGN

## SCALE: N.T.S.

ANCE) SION, SET BACK FROM THE ES OF VISION FOR FIVE IONS OF TRAVEL. G WITH THE CHARACTER OF RNAL ILLUMINATION ARE DED AT THE BASE OF A

![](_page_571_Picture_9.jpeg)

MANUFACTURER: DOGIPOT OR APPROVED EQUAL MODEL: 1003A-L CAPACITY: 10 GALLONS BODY: ALUMINUM TRASH RECEPTACLE AND ALUMINUM LID HARDWARE: STAINLESS OR GALVANIZED INSTALLATION: 2"X2"X4'-8" SQUARE GALVANIZED STEEL TELESCOPIC MOUNTING POST

![](_page_571_Picture_11.jpeg)

SCALE: NTS

![](_page_571_Picture_13.jpeg)

FREE STANDING PICNIC TABLE.

![](_page_571_Picture_15.jpeg)

6 PICNIC TABLE ACCESSIBLE PICNIC TABLE OR EQUAL

SCALE: NTS

UPDATES/REVISIONS

![](_page_571_Picture_18.jpeg)

				/_TB30x42 - SPEX/TB30x42/22+099/21-SPEX-LEGEND/21-EXC
S TO ADDRESS I S TO ADDRESS S S TO LAYOUT	MNCPPC COMMENTS SDRC COMMENTS		JNH/ATS JNH/ATS BB/ATS	9/46-099/T0P0/
SITE DE SE-22 28 - GRIE ART 14TH) ELE DRGE'S CO	ETAILS 2002 D OD3 - PARO PROPEI ECTION DIST DUNTY, MAI	CEL 131 <b>RTY</b> TRICT RYLAND	,	-00/14-00/17-099/23-099/44-09
es P. Joh vironmental Engin d., Ste. 300 Silver : ersburg, MD • Anna	nson & As eers • Planners • Land Spring, MD 20903 301- polis, MD • Greenbelt, MI WSSC GRID: 211NE10 DESIGN BB DRAFT BB	scape Architects 434-7000 Fax: 3 • Frederick, MD TAX MAP: 28- SHEET 5	<b>S, Inc.</b> • Surveyors • 601-434-9394 • Fairfax, VA D3 OF 5	refs:04-099/05-099/06-00/08-
N CHARLES P. GHTS RESERVED,	DATE AUG. 2023	FILE NO :		hed X

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2021-1466

	RESIDENTIAL REQUIREMENTS FOR	TOWNHO	USES, ONE-FAMILY SEMI-				
	DETACHED, AND TWO-FAMILY DWEL	LINGS AF	RRANGED HORIZONTALLY				
	(SCHEDULE 4.1-2)						
1)	Number of dwelling units (DU):	57	units				
2)	Number of trees required per DU:	1.5	shade trees				
		1	ornamental/evergreen trees				
3)	Total number of trees required:	85 5	shada traas				
5)	Total number of trees required.	 					
			onamental/evergreen trees				
4)	Total number of trees provided (on						
.,	individual lots and/or in common open						
	space):	110	shade trees				
		73	ornamental trees				
		119	evergreen trees				
			existing shade trees (min. 2.5				
			inches DBH and located within				
		5	_75 feet of a DU)				

SUSTAINABLE LANDSCAPING REQUIREMENTS (SCHEDULE 4.9-1)

total number provided **96 = 71.1** % native

total number provided **51** = **63.8** % native

total number provided 127 = 100.0 % native

total number provided **197 = 100.0** % native

I Trees: total 80 x 50% 40 total number required

68 total number required

**39** total number required

60 total number required

Percentage of native plant material required in each category:

total **135** x 50%

total **197** x 30%

Evergreen Trees: total **127** x 30%

2) Are invasive species proposed?

12) Minimum area of soil surface provided:

Shade Trees:

3) Are existing invasive species on-site in areas that are to remain undisturbed used in the fulfilment of landscape manual requirements?		yes	х	no				
4) If "yes" is checked in numbers 2 or 3, is a note included on the plan requiring removal of invasive species prior to certification in accordance with section 1.5, Certification of Installation of Plant Materials?	N/A	yes	N/A	no				
5) Are trees proposed to be planted on slopes greater than 3:1?		yes	X	no				
STREET TREES ALONG PRIVATE S	TREET	S	(SCHE	DULE 4.10	-1)			
1) Number of street trees required (1 tree per 35 linear feet of frontage exe	cluding	drivev	vay op	enings):	57	street trees		
2) Number of street trees provided:					41	street trees		
3) If ornamental trees are used, are they spaced on average 30 feet on ce	enter? (	Ornar	nental	trees may				
only be used where overhead wires prohibit the planting of shade trees.)				•	N/A	yes	N/A	_no
4) Are street trees located a minimum of 35 feet from the point of curvatur	re of an	inter	sectior	1?	X	_yes		_no
5) Are street trees located a minimum of 10 feet from the point of curvature	re of a i	reside	ential d	riveway?		yes	Х	_no
6) Are street trees located a minimum of 20 feet from the point of curvatur	re of co	mme	rcial dr	iveway				
entrances?					N/A	_yes	N/A	_no
7) Are street trees located between the sidewalk and face of curb in a spa	ace no	less t	han 5	teet wide?	X	yes		_no
8) Are street trees located a minimum of 15 feet from street light poles?					<u> </u>	yes		_no
9) Are street trees located a minimum of 10 feet from water meters?					X	yes		no
10) Are street trees located a minimum of 10 feet from storm drain inlets,	hydrar	nts, or	<sup>r</sup> manh	oles?	X	yes		no
11) Area of soil surface required (minimum of 150 square feet for isolated square feet for continuous landscape strips):	trees a	ind a	minimu	ım of 120	6,150	- square feet		_

\_\_\_\_yes <u>X</u>no

BUFFERING RESIDENTIAL DEVELOPMENTS FROM STREETS (SCHEDULE 4.6-1(A)) ) Number of streets adjacent to rear yard: 1 street(s) 1) Number of streets adjacent to rear yard: Collector 2) Type of street adjacent to rear yard: 2) Type of street adjacent to rear yard: 3) Linear feet of street frontage toward which rear yard is oriented, 3) Linear feet of street frontage toward which rear yard is oriented, not including driveway openings: 102.1 linear feet not including driveway openings: 35 feet 4) Minimum width of required buffer: 4) Minimum width of required buffer: 35 feet 5) Minimum width of provided buffer: 5) Minimum width of provided buffer: 6) Percentage of required buffer strip occupied by existing trees: 0% 6) Percentage of required buffer strip occupied by existing trees: 7) Invasive species in the buffer area: X no 7) Invasive species in the buffer area: ves 8) Six (6) foot high fence or wall included in bufferyard: X no yes 8) Six (6) foot high fence or wall included in bufferyard: 9) Number of plants required: 4.1 shade trees 9) Number of plants required: 12.3 evergreen trees 20.4 shrubs 7 shade trees 10) Total number of plants provided: 10) Total number of plants provided: 19 evergreen trees 47 shrubs

BUFFERING INCOMPATIBLE USES F	REQUIREN	/IENTS (S	CHEDU	ILE 4.7-1)		
A WESTERN	BOUNDA	RY				
1) General Plan designation:		Develope	ed Tier, (	Corridor Node	or Cente	ſ
	Х	Developir	ng or Ri	ıral Tier		
2) Use of proposed development:	Reside	ntial - Sir	ngle Fa	mily Attache	d	
3) Impact of proposed development:	n/a					
4) Use of adjoining development:	Vacant	- Reside	ntially	Zoned		
5) Impact of adjoining development:	n/a					
6) Minimum required bufferyard (A, B, C, D or E):	Α	_				
7) Minimum required building setback:	20	feet				
8) Building setback provided:	40	feet				
9) Minimum required width of landscape yard:	10	feet				
10) Width of landscape yard provided:	10	feet				
(The required setback and landscape yard may be reduced by Center when a 6' high fence or wall is provided.)	y 50% in t	the Develo	oped Tie	r, Corridor No	de or	
11) Linear feet of buffer strip required along property line and right	it-of-way:	482	feet			
12) Percentage of required bufferyard occupied by existing trees:	:		- 254 / 48	2 = <b>55</b>		%
13) Is a 6' high fence or wall included in bufferyard?		yes	X	no		_
		(482-25	4 LF PL			p.u.
14) Total number of plant units required in buffer strip:				40	60	 p.u.
<ul><li>14) Total number of plant units required in buffer strip:</li><li>15) Total number of plant units provided:</li></ul>	shade t	rees	6	x 10 p.u.=	00	•
<ul><li>14) Total number of plant units required in buffer strip:</li><li>15) Total number of plant units provided:</li></ul>	shade t evergree	rees en trees	6 10	x 10 p.u.= x 5 p.u.=	50	 p.u.
<ul><li>14) Total number of plant units required in buffer strip:</li><li>15) Total number of plant units provided:</li></ul>	shade t evergree orname	rees en trees ntal trees	6 10 3	x 10 p.u.= x 5 p.u.= x 5 p.u.=	50 50 15	p.u. p.u.
<ul><li>14) Total number of plant units required in buffer strip:</li><li>15) Total number of plant units provided:</li></ul>	shade t evergree orname shrubs	rees en trees ntal trees	6 10 3 0	x 10 p.u.= x 5 p.u.= x 5 p.u.= x 5 p.u.= x 1 p.u.=	50 50 15 0	p.u p.u p.u p.u

BUFFERING RESIDENTIAL DEVELOPMENTS FROM STREETS (SCHEDULE 4.6-1(B)) 1 street(s) Collector 31.4 linear feet 35 feet 26 feet 0% yes X yes 1.3 shade trees 3.8 evergreen trees 6.3 shrubs 2 shade trees 4 evergreen trees 7 shrubs

1) General Plan designation:	
2) Use of proposed development:	

- 3) Impact of proposed development: 4) Use of adjoining development:
- 5) Impact of adjoining development:

6,150 square feet

- 6) Minimum required bufferyard (A, B, C, D or E):
- 7) Minimum required building setback:
- 8) Building setback provided:
- 9) Minimum required width of landscape yard: 10) Width of landscape yard provided:
- (The required setback and landscape yard may be reduced by 50% in the Developed Tier, Corridor Node or Center when a 6' high fence or wall is provided.)
- 11) Linear feet of buffer strip required along property line and right-of-way: **684** feet 12) Percentage of required bufferyard occupied by existing trees: 13) Is a 6' high fence or wall included in bufferyard? 14) Total number of plant units required in buffer strip: 15) Total number of plant units provided:

Note: Overhead wires are partially present.

## STEWART PROPERTY LANDSCAPE AND LIGHTING PLAN

![](_page_572_Figure_16.jpeg)

BUFFERING RESIDENTIAL DEVELOPMENTS FROM STREETS (SCHEDULE 4.6-1(C)) ) Number of streets adjacent to rear yard: 1 street(s) Collector 2) Type of street adjacent to rear yard: 3) Linear feet of street frontage toward which rear yard is oriented, not including driveway openings: 44.7 linear feet 35 feet 4) Minimum width of required buffer: 35 feet 5) Minimum width of provided buffer: 0% 6) Percentage of required buffer strip occupied by existing trees 7) Invasive species in the buffer area: X no yes \_\_\_\_\_\_ X no yes 8) Six (6) foot high fence or wall included in bufferyard: 1.8 shade trees 9) Number of plants required: 5.4 evergreen trees 8.9 shrubs 2 shade trees 10) Total number of plants provided: 3 evergreen trees 9 shrubs

o LOT 34 BACKUS DRIVE		_	IFDUUE (25.5	
LOT 32		TREE CANOPY COVERAGE SCH	IEDULE (SECTION 25-128)	Area / 2000 -
		GLENN DALE COVE (STEWART PROPERTY) Site Calculations:	DRD Case #:           SE-22002           Zone 1:	12.01
SCHEDULE 4.7	L "F"		Zone 2: Zone 3:	
(1,090) (1,090) (1,090) (D) PARC SPRINGFIL H.O.	The manor		Zone 4: Total Acres:	12.01
PLAT N LBOB	F.150 160'	Total Acres (gross acres)	ICC Required <u>% of TCC requi</u> red (Acres)	TCC Required
	DOT 27	12.01 A. TOTAL ON-SITE WC PROVIDED (acres) = B. TOTAL AREA EXISTING TREES (non-WC acres) = C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES = D. TOTAL TREE CANOPY COVERAGE PROVIDED = E. TOTAL SQUARE FOOTAGE REQUIRED =	15.0% 1.80 0.87 acres 0.37 acres	78473         37897.2         16117.2         45015         99029         78473
PARCEI 23 24 25 26 27 28 28 28 28 28 28 28 28 28 28	131 S.F. <u>AC.</u>	Credit Categories for Landscape Trees	TCC Credit per Tree Based on Size at Planting (SF)	Satisfied TCC Credit (SF)
A STATISTICS OF	AN M. STEWART AND WILLIAM E. KNUPP Bk 40914 Pg 567	Deciduous - <b>columnar</b> shade tree (50 ' or less height) Deciduous - <b>ornamental</b> tree (20' or loss height with	2 -1/2 - 3" = 65 3 - 3 1/2" = 75 1-1/2 - 1-3/4"= 75 80	0 0 6000
Par 164 53 10 10 10 10 10 10 10 10 10 10	ык. 4091g Pg. 561	equal spread). Minimum planting size 7 - 9 ' in height	2 - 2 1/2" = 100 2 -1/2 - 3" = 110 2 -1/2 - 3" = 150	0 -
		pecialous - <b>minor snade</b> tree (25-50' height with equal spread or greater). Minimum planting size 8-10' in heig Deciduous - <b>major shade</b> tree (50' and greater ht. with	2 - 1/2 - 3 = 160     21       ght     3 - 3 1/2" = 175       2 - 1/2 - 3" = 225     114	<u> </u>
	LOT 19 56 AND	spread equal to or greater than ht) Minimum planting size 12 to 14' in height	3 - 3 1/2" = 250	0
SGW-1 SGW-1	STEVEN VN U. COURI CAROLYN U. COURI 11802 DRIVIN MO 20720 11802 PRIVINE, MO 20730 11803 PRIVINE, MO 20737	Evergreen - <b>columnar</b> tree (less than 30' height with spread less than 15')	6 - 8' = 40 42 8 - 10' = 50 10 - 12' = 75	1680 0
	NVF ZENTGRAF	Evergreen - <b>small tree</b> (30-40' height with spread of 15-	<b>6 - 8' = 75</b> 46 <b>8 - 10' = 100</b>	3450 0
35 S NATURAL 37 5 S S S S S S S S S S S S S S S S S S	AND ZENTGKAN LINDA S. ZENTGKAN UNDA S. JEUNIOND COURT 11801 DEUNION 20720 11801 DEUNIO 20720 DRUMMONID	20') Evergreen - <b>medium tree</b> (40-50' height with spread of 30')	10 - 12' = 125         6 - 8' = 125       39         20 - 8 - 10' = 150         10 - 12' = 175	0 4875 0 0
PLAZA GARDEN W/PAVEMENT (684),	LOT NE OLADIMEJI	Evergreen - <b>large tree</b> (50' height or greater with spread	6 - 8' = 150 $8 - 10' = 200$ $10 - 12' = 250$	0
tot 31 N/F NORTH LLC 58 SCHEDULE A.7-1(B) (00 SCHEDULE AND SCAPE PLAN.	AKINEOYE AND OLADIMEU AKINEO O. OLADIMEU MEHINDE O. OLADIMEU MEHINDE O. OLADIMEU MEHINDE O. OLADIMEU MEHINDE O. OLADIMEU MEHINDE O. OLADIMEU MEHINDE O. OLADIMEU	TOTAL NUMBER OF TREES/TCC CREDIT (SF) (Manually enter information/figures into shaded areas	342	<u> </u>
GLENN DALE INC. ROAU GLENN 1 SPRINGFIELD ROAU BOWIE. ND 215036 PLAT NO.		Prepared by	 Date	
	Det - Balton Martin			4.6-1/5'
PARCEL EAST -34. RIDGE 36 ILOTS DALE P.NO. GLENN REP GLENN REP	PLAT TWO OF SECTION PLAT TWO OF SECTION ONE SFRING/FIELD MANOR CLUSTER P.B. NLP 127 P.No. 66	<ol> <li>1) Number of streets adjacent to rear yard:</li> <li>2) Type of street adjacent to rear yard:</li> <li>3) Linear feet of street frontage toward which rear yard not including driveway openings:</li> <li>4) Minimum width of required buffer:</li> <li>5) Minimum width of provided buffer:</li> <li>6) Percentage of required buffer strip occupied by ex</li> <li>7) Invasive species in the buffer area:</li> <li>8) Six (6) foot high fence or wall included in bufferyar</li> <li>9) Number of plants required:</li> </ol>	rd is oriented, isting trees: 1 7 7 1 1 5 Collector 179.7 1inear feet 35 feet 35 feet 35 feet 9 9 9 7.2 5 6 9 9 9 9 9 9 9 1 9 9	X     no       X     no       X     no       es     es
BUFFERING RESIDENTIAL DEVELOPMENTS FROM STREET         Number of streets adjacent to rear yard:       Type of street adjacent to rear yard:	S (SCHEDULE 4.6-1(D))       BUFFERING RESIDENTIAL D         1 street(s)       1) Number of streets adjacent to rea         lector       2) Type of street adjacent to rear yat	DEVELOPMENTS FROM STREETS (SCHEDULE 4.6-1(E)) ar yard: <u>1 street(s)</u> ord: <u>Collector</u>	<b>25</b> shrubs TS THAT REQUIRE CONFORMANCE TO SC TS 1-4A, 5-11A, AND 36-43A.	HEDULE 4.6:
Linear feet of street frontage toward which rear yard is oriented, ot including driveway openings: Minimum width of required buffer: Minimum width of provided buffer: Percentage of required buffer strip occupied by existing trees: Invasive species in the buffer area:	<ul> <li>3) Linear feet of street frontage towa not including driveway openings:</li> <li>5 feet</li> <li>6 feet</li> <li>7) Minimum width of required buffer:</li> <li>5 feet</li> <li>6) Percentage of required buffer strip</li> <li>7) Invasive species in the buffer area</li> </ul>	ard which rear yard is oriented, 38.8 linear feet 35 feet 20 feet 0 % a: yes X no	TS REQUESTING ALTERNATIVE COMPLIANC T 1A AND LOT 42B	E: I H WEF THA ARC OF
O Number of plants required:	yes <u>no</u> (6) foot high fence or wall includes shade trees (9) Number of plants required: <b>3</b> shade trees (10) Total number of plants provided: <b>5</b> evergreen trees (10) Total number of plants provided: <b>5</b> evergreen trees (10) Total number of plants provided:	x     yes     no       1.6     shade trees       4.7     evergreen trees       7.8     shrubs       2     shade trees       4     evergreen trees       9     shrubs		UPDATES/REVISIO 03/03/23 06/08/23
TIBLE USES REQUIREMENTS (SCHEDULE 4.7-1)	BUFFERING INCOMPATIBLE	E USES REQUIREMENTS (SCHEDULE 4.7-1)	]	
C EASTERN BOUNDARY           Developed Tier, Corridor Node or Center           X   Developing or Rural Tier	D – NC 1) General Plan designation:	ORTHERN BOUNDARY            Developed Tier, Corridor Node or Center               Developing or Rural Tier		
residential - Single Family Attached	<ul> <li>2) Use of proposed development:</li> <li>3) Impact of proposed development:</li> </ul>	residential - Single Family Attached		

BUFFERING INCOMPATIBLE USES REQUIREMENTS (SCHEDULE 4.7-1)

ornamental trees

shrubs

![](_page_572_Figure_21.jpeg)

**19** x 5 p.u.= **95** p.u.

**0** x 1 p.u.= **0** p.u.

total=

**235** p.u.

BOFFERING INCOMPATIBLE USES R		NENIS (S RY	CHEDU	LE 4. <i>1</i> -1)		
I) General Plan designation:		Develope	d Tier, (	Corridor Node o	or Cente	er
	X	 Developii	ng or Ru	ıral Tier		
2) Use of proposed development:	Residential - Single Family Attached					
3) Impact of proposed development:	n/a					
4) Use of adjoining development:	Reside	ntial - Sir	ngle Fa	mily Detache	d	
5) Impact of adjoining development:	n/a					
ን) Minimum required bufferyard (A, B, C, D or E):	Α					
7) Minimum required building setback:	20	feet				
3) Building setback provided:	138	feet	(with o	ptional extensi	on)	
9) Minimum required width of landscape yard:	10	feet				
10) Width of landscape yard provided:	94 min	. feet	(Use e	xisting vegetati	ion)	
(The required setback and landscape yard may be reduced by Center when a 6' high fence or wall is provided.)	50% in	the Develo	ped Tie	r, Corridor Nod	e or	
11) Linear feet of buffer strip required along property line and right	of-way:	220	feet			
12) Percentage of required bufferyard occupied by existing trees:			10	0		_%
13) Is a 6' high fence or wall included in bufferyard?		yes	Χ	no		
<ol><li>14) Total number of plant units required in buffer strip:</li></ol>			0			p.
15) Total number of plant units provided:	shade f	rees	0	_x 10 p.u.=	0	p.
	evergre	en trees	0	_x 5 p.u.=	0	p.
	orname	ental trees	0	_x 5 p.u.=	0	p.
	shrubs		0	_x 1 p.u.=	0	p.
Note: Use existing woodland vegetation for 100% of this schedule				total=	0	p.:

#### 6) Minimum required bufferyard (A, B, C, D or E): 20 feet 7) Minimum required building setback: 99 feet 8) Building setback provided: (with optional extension) 10 feet 9) Minimum required width of landscape yard: 10) Width of landscape yard provided: 10 min. feet (Use existing vegetation) (The required setback and landscape yard may be reduced by 50% in the Developed Tier, Corridor Node or Center when a 6' high fence or wall is provided.) 11) Linear feet of buffer strip required along property line and right-of-way: **1,090** feet 12) Percentage of required bufferyard occupied by existing trees: 100 13) Is a 6' high fence or wall included in bufferyard? X no yes \_\_\_\_\_ 14) Total number of plant units required in buffer strip: 0 15) Total number of plant units provided: **0** x 10 p.u.= **0** p.u. shade trees evergreen trees $\mathbf{0} \times 5 \text{ p.u.} = \mathbf{0} \text{ p.u.}$

Note: Use existing woodland vegetation for 100% of this schedule.

![](_page_572_Picture_24.jpeg)

total=

**0** x 1 p.u.= **0** p.u.

ornamental trees **0** x 5 p.u.=

shrubs

%

p.u.

**0** p.u.

**0**\_\_\_\_\_p.u.

![](_page_573_Figure_0.jpeg)

## PLANT SCHEDULE

<u>EVERGREEN TREES</u> IO IN PT TOE	<u>QTY</u> 46 15 39 27	<u>BOTANICAL / COMMON NAME</u> ILEX OPACA / AMERICAN HOLLY ILEX X 'NELLIE R. STEVENS' / NELLIE R. STEVENS HOLLY PINUS TAEDA / LOBLOLLY PINE THUJA OCCIDENTALIS 'EMERALD GREEN' / EMERALD GREEN ARBORVITAE	CONT B & B B & B B & B B & B	<u>SIZE</u> 6-8` HT. 6-8` HT. 6-8` HT. 6-8` HT.	SPACING AS SHOWN AS SHOWN AS SHOWN AS SHOWN
<u>ORNAMENTAL TREES</u> AT3	<u>QTY</u> 10	<u>BOTANICAL / COMMON NAME</u> AMELANCHIER CANADENSIS 'TRAZAM' / TRADITION® CANADIAN SERVICEBERRY SINGLE STEM	CONT B & B	<u>SIZE</u> 1.5-1.75" CAL	<u>SPACING</u> AS SHOWN
CC CV5 LC MV OA	18 23 11 11 6	CERCIS CANADENSIS / EASTERN REDBUD CHIONANTHUS VIRGINICUS / WHITE FRINGETREE LAGERSTROEMIA X 'CHEYENNE' / CHEYENNE CRAPE MYRTLE MAGNOLIA VIRGINIANA / SWEET BAY MAGNOLIA OXYDENDRUM ARBOREUM / SOURWOOD	B & B B & B B & B B & B B & B	1.5-1.75" CAL 1.5-1.75" CAL 1.5-1.75" CAL 1.5-1.75" CAL 1.5-1.75" CAL 1.5-1.75" CAL	AS SHOWN AS SHOWN AS SHOWN AS SHOWN AS SHOWN
<u>SHADE TREES</u> AR CBF GI QA QF QS SJ TA	QTY 18 21 2 15 7 16 31 25	BOTANICAL / COMMON NAME ACER RUBRUM `OCTOBER GLORY` TM / OCTOBER GLORY MAPLE CARPINUS BETULUS 'FASTIGIATA' / PYRAMIDAL EUROPEAN HORNBEAN GLEDITSIA TRIACANTHOS INERMIS / THORNLESS HONEY LOCUST QUERCUS ALBA / WHITE OAK QUERCUS FALCATA / SOUTHERN RED OAK QUERCUS STELLATA / POST OAK STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODATREE TILIA AMERICANA / AMERICAN LINDEN	CONT B & B B & B	<u>SIZE</u> 2.5 - 3" CAL. 2.5 - 3" CAL.	SPACING AS SHOWN AS SHOWN AS SHOWN AS SHOWN AS SHOWN AS SHOWN AS SHOWN
<u>SHRUBS</u> CA CA6 VA	<u>QTY</u> 81 32 85	BOTANICAL / COMMON NAME CLETHRA ALNIFOLIA / SUMMERSWEET CORNUS SERICEA `ARCTIC FIRE RED` / ARCTIC FIRE RED DOGWOOD VIBURNUM ACERIFOLIUM / MAPLELEAF VIBURNUM	<u>CONT</u> 3 GAL 3 GAL 3 GAL	<u>SIZE</u> 24-36" HT. 18"-24" HT. 24-36" HT.	SPACING AS SHOWN AS SHOWN AS SHOWN

![](_page_573_Figure_3.jpeg)

![](_page_573_Picture_4.jpeg)

PROFESSIONAL CERTIFICATION	
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND,	11/3 11/3

![](_page_573_Picture_6.jpeg)

![](_page_573_Picture_7.jpeg)

PROHIBITED.

LICENSE NUMBER : 4234

EXPIRATION DATE : 10/20/2023

	LEGEND
2	FX. TRFF LINF
_	FX. PROPERTY LINE
_	EX SEWER LINE
_	EX. WATER LINE
_	
_	FX. PRIMARY MANAGEMENT AREA
_	25' WETLAND BUFFER
_	75' STREAM BUFFER
4	EX. WETLAND
_	EX. CONTOUR
	EX. ELECTRIC LINE UNDERGROUND
_	EX. OVERHEAD LINES
	EX. TELEPHONE LINE
_	EX. GAS LINE
	EX. FENCE
	EX. UTILITY POLE
	EX. LIGHT POLE
	EX. FIRE HYDRANT
	100-YEAR FLOODPLAIN
_	25' 100-YEAR FLOODPLAIN BUFFER
_	PROP. ROAD CENTERLINE
-	PROP. RIGHT OF WAY
_	PROP. PUBLIC UTILITY EASEMENT (PUE)
-	PROP. LOT LINE
_	PROP. SEWER LINE
_	PROP. WATER LINE
	PROP. STORM DRAIN
	PROP. STORMWATER MANAGEMENT FACILITY
	PROP. RIPRAP CHANNEL
	PROP. ROADWAY
⊲ . v	PROP. CONCRETE SIDEWALK
-	LIMIT OF DISTURBANCE (LOD)
_	LOD/TEMPORARY TREE PROTECTION FENCE
_	PROP. CONTOUR
	PROP. LIGHT POLE
	PROP. SHADE IREE
	PROP ORNAMENTAL TREE
	PROP. EVERGREEN IREE
_	
71	AFFORECTATION (REFORECTATION (SEE TOP2)
4 7	AFFORESTATION/REFORESTATION (SEE TCP2)
4	WOODLAND PRESERVATION (SEE TCP2)
	WOODLAND PRESERVED- NOT CREDITED (WPNC) (SEE TCP2)
	EX. TREE TO REMAIN

VISIONS: REVISIONS PER MNCPPC COMMENTS REVISIONS TO ADDRESS SDRC COMMENTS REVISIONS TO LAYOUT

JNH FGY/ATS BB/ATS

PLAN S SE-22 APE AND 28 - GRII (ART) I4TH) ELI ORGE'S CO	SHEET 2002 LIGHTING F 0 OD3 - PARO PROPEF ECTION DIST DUNTY, MAF	PLAN CEL 131 <b>RTY</b> 'RICT RYLAND	)
es P. Joh vironmental Engin d., Ste. 300 Silver rsburg, MD • Anna	nson & As eers • Planners • Lands Spring, MD 20903 301-4 polis, MD • Greenbelt, MD	SOCIATE scape Architects 434-7000 Fax: 3 • Frederick, MD	<b>S, Inc.</b> <b>S</b> • Surveyors <b>S</b> • Survey
	WSSC GRID: 211NE10	TAX MAP: 28-	-D3
	DESIGN BB	SHEET <b>7</b>	OF て
CHARLES P.	DATE AUG 2023		0
ON IS	SCALE 1" = 40'	FILE NO : 2021-	-1466
8/17/2023	4:09 PM Sheet N:	\2021-1466	

bbiswas

![](_page_574_Figure_0.jpeg)

![](_page_574_Figure_1.jpeg)

SCALE: NTS

![](_page_574_Figure_3.jpeg)

PROJECT:

AEMOVE STAKES AFTER ONE TEAR. — EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOTBALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL PLANT 1/8 OF ROOTBALL ABOVE FINAL GRADE. MULCH RING 5 FOOT DIAMETER MINIMUM, 8 FOOT DIAMETER PREFERRED - GUYING WIRE 3 INCHES OF MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. 

SCALE: NTS

PRUNE BACK 1/3-

4" LAYER SHREDDED —— BARK MULCH

 $\sim$ 

IEM 29

![](_page_574_Figure_12.jpeg)

BRANDON

Finish Polyester Powder-Coat Electrostatically Applied & Thermocured Mounting 3.1" Inside Diameter Post Top LED Height: 27" Width: 15"

Pole Fits all Brandon Industries 3"and 4" 90-110 lm/W poles and 5" poles with a tenon Voltage 100-277V CRI >70 Distribution Type V

CCT WATTAGE VOLTAGE OPTICS MOUNTING FINISH **BK** Semi Gloss Black - None 3000K 60W TYPE IV 4000K 80W DB Textured Dark Bronze P Photocell **TYPE V** 5000K 120W L Lensing BrandonIndustries.com 1601 Wilmeth Road McKinney, Texas 75069 | Phone: 972-542-3000 | Toll Free: 800-247-1274 REV220301

SCALE: NTS

![](_page_574_Figure_19.jpeg)

Not valid without signature

UPDATES/REVISIONS: 03/03/23 REVISIONS PER MNCPPC COM 06/08/23 REVISIONS TO ADDRESS SDRC 08/15/23 REVISIONS TO LAYOUT	IMENTS JNH COMMENTS	FGY/ATS BB/ATS	
DFTAIL	SSHFFT		
SF-2	2002		
I ANDSCAPF AND	2002 ) I IGHTINO	PI AN	
TAY MAD 28 CRI		$\mathbf{R}$	
SIEWARI	PROPE	LKIY	
BOWIE (14TH) EL	ECTION DIS	STRICT	
PRINCE GEORGE'S CO	JUNTY, MA	ARYLAN	D
Charles P. Joh Civil and Environmental Engin	neers · Planners · La	ASSOCIAT andscape Architec 01-434-7000 Fax	es, Inc. ets • Surveyors
ww.cpja.com • Silver Spring, MD • Gaithersburg, MD • Ann	apolis, MD • Greenbelt	, MD • Frederick, M	ID • Fairfax, VA
ww.cpja.com • Silver Spring, MD • Gaithersburg, MD • Ann	apolis, MD • Greenbelt, WSSC GRID:	, <b>MD</b> • Frederick, M TAX MAP:	ID • Fairfax, VA
<ul> <li>Ww.cpja.com • Silver Spring, MD • Gaithersburg, MD • Ann</li> <li>"LIENT : ESC 8215 SPRINGFIELD L.C. 1355 Beverly Road, Suite 240 McLean VA 22101</li> </ul>	apolis, MD • Greenbelt WSSC GRID: 211NE10	MD • Frederick, M TAX MAP: 2	<b>ID • Fairfax, VA</b> 28-D3
<ul> <li>Ww.cpja.com • Silver Spring, MD • Gaithersburg, MD • Ann</li> <li>'LIENT : ESC 8215 SPRINGFIELD L.C. 1355 Beverly Road, Suite 240 McLean, VA 22101 (703) 734-5207</li> <li>Attn. Juda Burko</li> </ul>	apolis, MD • Greenbelt WSSC GRID: 211NE10 DESIGN BB	MD • Frederick, M TAX MAP: 2 SHEET	<b>D • Fairfax, VA</b> 28-D3 OF
ww.cpja.com • Silver Spring, MD • Gaithersburg, MD • Ann LIENT : ESC 8215 SPRINGFIELD L.C. 1355 Beverly Road, Suite 240 McLean, VA 22101 (703) 734-5207 Attn: Jude Burke	apolis, MD • Greenbelt WSSC GRID: 211NE10 DESIGN BB DRAFT BB	MD • Frederick, M TAX MAP: 2 SHEET 3	D • Fairfax, VA 28-D3 OF 3
WW.cpja.com • Silver Spring, MD • Gaithersburg, MD • Ann LIENT : ESC 8215 SPRINGFIELD L.C. 1355 Beverly Road, Suite 240 McLean, VA 22101 (703) 734-5207 Attn: Jude Burke COPYRIGHT © LATEST DATE HEREON CHARLES P. JOHNSON & ASSOCIATES INC. ALL RIGHTS RESERVED	apolis, MD • Greenbelt WSSC GRID: 211NE10 DESIGN BB DRAFT BB DATE AUG 2023	MD • Frederick, M TAX MAP: 2 SHEET 3	D • Fairfax, VA

STANDARD TYPE-2 TREE CONSERVATION PLAN GENERAL NOTES

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR SPECIAL EXCEPTION PLAN #SE-22002. IF PLAN #SE-22002 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 DEVELOPING TIER AND IS ZONED RR (RURAL RESIDENTIAL).
- 7. THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
- 8. THE SITE IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER. 9. THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25-117 (G). 10. THERE IS NO PREVIOUSLY DEDICATED LAND ON THE SITE.
- 11. TREE PRESERVATION AND RETENTION NOTES
- a. 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.
- D. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN. c. 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. d. 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
- e. 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: f. 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. a. 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. h. DURING THE INITIAL STAGES OF CLEARING AND GRADING, IF HAZARDOUS TREES ARE PRESENT, OR TREES ARE PRESENT THAT ARE NOT HAZARDOUS BUT ARE LEANING INTO THE DISTURBED AREA, THE PERMITTEE SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE COUNTY INSPECTOR. ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP SHALL NOT BE REMOVED OR COVERED WITH SOIL, MULCH, OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING. I. 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. IF CORRECTIVE PRUNING MAY ALLEVIATE A HAZARDOUS CONDITION, THE CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER
- AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE APPROPRIATE ANSI A-300 PRUNING STANDARDS. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE. DEBRIS FROM THE TREE REMOVAL OR PRUNING THAT OCCURS WITHIN 35 FEET OF THE WOODLAND EDGE MAY BE REMOVED AND PROPERLY DISPOSED OF BY RECYCLING, CHIPPING OR OTHER ACCEPTABLE METHODS. ALL DEBRIS THAT IS MORE THAN 35 FEET FROM THE WOODLAND EDGE SHALL BE CUT UP TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION. THE SMALLER MATERIALS SHALL BE PLACED INTO BRUSH PILES THAT WILL SERVE AS WILDLIFE HABITAT. TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT. IF EXISTING TREES ARE PROPOSED FOR USE AS PROTECTION FOR PRESERVATION AREAS:
- J. TREE PROTECTION FENCING (TPFS) IS NOT REQUIRED FOR ALL OR PORTIONS OF THIS PLAN BECAUSE AN UNDISTURBED 100-FOOT BUFFER OF OPEN LAND OR A 50-FOOT FORESTED BUFFER IS BEING MAINTAINED BETWEEN THE LIMIT OF DISTURBANCE (LOD) AND THE WOODLAND PRESERVATION AREAS. IF THE LOD CHANGES AND THE CHANGE IMPACTS THESE BUFFERS, THE COUNTY INSPECTOR SHALL BE CONTACTED TO EVALUATE THE CHANGE TO DETERMINE IF A REVISION TO THE TREE CONSERVATION PLAN IS NECESSARY OR IF INSTALLATION OF TPFS WILL BE REQUIRED. 12. AFFORESTATION AND REFORESTATION NOTES
- a. 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. b. THE PLANTING OF AFFORESTATION OR REFORESTATION AREAS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT. 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.
- C. 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.
- d. 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. e. 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. f. 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. q. THE COUNTY INSPECTOR SHALL BE NOTIFIED PRIOR TO SOIL PREPARATION OR INITIATION OF ANY TREE PLANTING ON THIS SITE.
- h. 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. i. 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. 13. POST DEVELOPMENT NOTES a. IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER DESIRES TO REMOVE A HAZARDOUS TREE OR PORTION THEREOF, THE NEW OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM A CERTIFIED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE MEASURES PRIOR TO HAVING THE WORK CONDUCTED. AFTER PROPER DOCUMENTATION HAS BEEN COMPLETED PER THE HANDOUT "GUIDANCE FOR PRINCE GEORGE'S COUNTY PROPERTY OWNERS, PRESERVATION OF WOODLAND CONSERVATION AREAS", THE ARBORIST OR TREE EXPERT MAY THEN REMOVE THE TREE. THE STUMP SHALL BE CUT AS CLOSE TO THE GROUND AS POSSIBLE AND LEFT IN PLACE. THE REMOVAL OR GRINDING OF THE STUMPS IN THE WOODLAND CONSERVATION AREA IS NOT PERMITTED. IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH-USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE. TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT. b. THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM ANY WOODLAND PRESERVATION AREA SHALL BE DONE WITH THE USE OF HANDHELD EQUIPMENT ONLY (PRUNERS OR CHAINSAW). THESE PLANTS MAY BE CUT NEAR THE GROUND AND MATERIAL LESS THAN TWO INCHES DIAMETER MAY BE REMOVED FROM THE AREA AND DISPOSED OF APPROPRIATELY. ALL MATERIAL FROM THESE NOXIOUS, INVASIVE, AND NON-NATIVE PLANTS GREATER THAN TWO (2) INCHES DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION.
- c. THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES TO DISCOURAGE RE-SPROUTING OF INVASIVE, NOXIOUS, OR NON-NATIVE PLANTS IS PERMITTED IF DONE AS AN APPLICATION OF THE CHEMICAL DIRECTLY TO THE CUT STUMP IMMEDIATELY FOLLOWING CUTTING OF PLANT TOPS. THE USE OF ANY HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS. d. THE USE OF CHAINSAWS IS EXTREMELY DANGEROUS AND SHOULD NOT BE CONDUCTED WITH POORLY MAINTAINED EQUIPMENT, WITHOUT SAFETY EQUIPMENT, OR BY INDIVIDUALS NOT TRAINED IN THE USE OF THIS EQUIPMENT FOR THE PRUNING AND/OR CUTTING OF TREES.
- 14. PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY INDIVIDUAL HOMEOWNERS. a. REFORESTATION FENCING AND SIGNAGE SHALL REMAIN IN PLACE IN ACCORDANCE WITH THE APPROVED TCP2 PLAN.
- b. REFORESTATION AREAS SHALL NOT BE MOWED; HOWEVER, THE MANAGEMENT OF COMPETING VEGETATION AND REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE.
- PLANTING SPECIFICATION NOTES

CUTTING OF TREES.

- QUANTITY: (SEE PLANT SCHEDULE) TYPE: (SEE PLANT SCHEDULE
- 3. PLANT QUALITY STANDARDS: THE PLANTS SELECTED SHALL MEET THE MOST RECENT STANDARDS SET BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. THE PLANTS SELECTED SHALL BE HEALTHY AND STURDY REPRESENTATIVES OF THEIR SPECIES. SEEDLINGS SHALL HAVE A MINIMUM TOP GROWTH OF 18". THE DIAMETER OF THE ROOT COLLAR (THE PART OF THE ROOT JUST BELOW GROUND LEVEL) SHALL BE AT LEAST 3/8". THE ROOTS SHALL BE WELL DEVELOPED AND AT LEAST 8" LONG, NO MORE THAN TWENTY-FIVE PERCENT (25%) OF THE ROOT SYSTEM (BOTH PRIMARY AND AUXILIARY/FIBROUS ROOTS SHALL BE PRESENT. PLANTS THAT DO NOT HAVE AN ABUNDANCE OF WELL DEVELOPED TERMINAL BUDS ON THE LEADERS AND BRANCHES SHALL BE REJECTED. PLANTS SHALL BE SHIPPED BY THE NURSERY IMMEDIATELY AFTER LIFTING FROM THE FIELD OR REMOVAL FROM THE GREEN HOUSE, AND PLANTED IMMEDIATELY UPON RECEIPT BY THE LANDSCAPE CONTRACTOR. IF THE PLANTS CANNOT BE PLANTED IMMEDIATELY AFTER DELIVERY TO THE REFORESTATION SITE. THEY SHALL BE STORED IN THE SHADE WITH THEIR ROOT MASSES PROTECTED FROM DIRECT EXPOSURE TO SUN AND WIND BY THE USE OF STRAW, PEAT MOSS, COMPOST, OR OTHER SUITABLE MATERIAL AND SHALL BE MAINTAINED THROUGH PERIODIC WATERING, UNTIL THE TIME OF PLANTING.
- 4. PLANT HANDLING: THE QUANTITY OF SEEDLINGS TAKEN TO THE FIELD SHALL NOT EXCEED THE QUANTITY THAT CAN BE PLANTED IN A DAY. SEEDLINGS, ONCE REMOVED FROM THE NURSERY OR TEMPORARY STORAGE AREA SHALL BE PLANTED IMMEDIATELY. 5. TIMING OF PLANTING: THE BEST TIME TO PLANT SEEDLINGS IS WHILE THEY ARE DORMANT, PRIOR TO SPRING BUDDING. THE MOST SUITABLE MONTHS FOR PLANTING ARE MARCH AND APRIL, WHEN THE SOIL IS MOIST, BUT MAY BE PLANTED FROM MARCH THROUGH NOVEMBER. NO PLANTING SHALL BE DONE WHILE GROUND IS FROZEN. PLANTING SHALL OCCUR WITHIN ONE GROWING SEASON OF THE ISSUANCE OF GRADING/BUILDING PERMITS AND/OR REACHING THE FINAL GRADES AND STABILIZATION OF PLANTING AREAS.
- 6. SEEDLING PLANTING: TREE SEEDLINGS SHALL BE HAND PLANTED USING A DIBBLE BAR OR SHARP-SHOOTER SHOVEL. IT IS IMPORTANT THAT THE SEEDLING BE PLACED IN THE HOLE SO THAT THE ROOTS CAN SPREAD OUT NATURALLY; THEY SHOULD NOT BE TWISTED, BALLED UP OR BENT. MOIST SOIL SHOULD THEN BE PACKED FIRMLY AROUND THE ROOTS. SEEDLINGS SHOULD BE PLANTED AT A DEPTH WHERE THEIR ROOTS LIE JUST BELOW THE GROUND SURFACE. AIR POCKETS SHOULD NOT BE LEFT AFTER CLOSING THE HOLE WHICH WOULD ALLOW THE ROOTS TO DRY OUT. SEE PLANTING DETAILS FOR FURTHER EXPLANATION. IF THE CONTRACTOR WISHES TO PLANT BY ANOTHER METHOD, THE
- PREPARER OF THIS TREE CONSERVATION PLAN MUST BE CONTACTED AND GIVE HIS APPROVAL BEFORE PLANTING MAY BEGIN. 7. SPACING: SEE PLANT SCHEDULE AND/OR PLANTING PLAN FOR SPACING REQUIREMENTS. ALSO REFER TO THE PLANTING LAYOUT DETAIL FOR A DESCRIPTION OF THE GENERAL PLANTING THEORY 8. SOIL: UPON THE COMPLETION OF ALL GRADING OPERATIONS, A SOIL TEST SHALL BE CONDUCTED TO DETERMINE WHAT SOIL PREPARATION AND SOIL AMENDMENTS, IF ANY, ARE
- NECESSARY TO CREATE GOOD TREE GROWING CONDITIONS. SOIL SAMPLES SHALL BE TAKEN AT A RATE THAT PROVIDES ONE SOIL SAMPLE FOR EACH AREA THAT APPEARS TO HAVE A DIFFERENT SOIL TYPE (IF THE ENTIRE AREA APPEARS UNIFORM, THEN ONLY ONE SAMPLE IS NECESSARY), AND SUBMITTED FOR TESTING TO A PRIVATE COMPANY. THE COMPANY OF CHOICE SHALL MAKE RECOMMENDATIONS FOR IMPROVING THE EXISTING SOIL. THE SOIL WILL BE TESTED AND RECOMMENDED FOR CORRECTIONS OF SOIL TEXTURE, PH, MAGNESIUM, PHOSPHORUS, POTASSIUM, CALCIUM AND ORGANIC MATTER. 9. SOIL IMPROVEMENT MEASURES: THE SOIL SHALL THEN BE IMPROVED ACCORDING TO THE RECOMMENDATIONS MADE BY THE TESTING COMPANY.
- 10.FENCING AND SIGNAGE: FINAL PROTECTIVE FENCING SHALL BE PLACED ON THE VISIBLE AND/OR DEVELOPMENT SIDE OF PLANTING AREAS. THE FINAL PROTECTIVE FENCE SHALL BE INSTALLED UPON COMPLETION OF PLANTING OPERATIONS UNLESS IT WAS INSTALLED DURING THE INITIAL STAGES OF DEVELOPMENT. SIGNS SHALL BE POSTED PER THE SIGNAGE DETAIL ON THIS SHEET 11. PLANTING METHOD: CONSULT THE PLANTING DETAIL(S) SHOWN ON THIS PLAN. 12.MULCHING: APPLY TWO-INCH THICK LAYER OF WOODCHIP OR SHREDDED HARDWOOD MULCH (AS NOTED) TO EACH PLATING SITE (SEE DETAIL SHOWN ON THIS PLAN).
- 13.GROUNDCOVER ESTABLISHMENT: THE REMAINING DISTURBED AREA BETWEEN SEEDLING PLANTING SITES SHALL BE SEEDED AND STABILIZED WITH WHITE CLOVER SEED AT THE RATE OF 5 LBS/ACRE.
- 14. MOWING: NO MOWING SHALL BE ALLOWED IN ANY PLANTING AREA. 15.SURVIVAL CHECK FOR BOND RELEASE: THE SEEDLING PLANTING IS TO BE CHECKED AT THE END OF EACH YEAR FOR FOUR YEARS TO ASSURE THAT NO LESS THAN 75% OF THE ORIGINAL PLANTED QUANTITY SURVIVES. IF THE MINIMUM NUMBER HAS NOT BEEN PROVIDED THE AREA MUST BE SUPPLEMENTED WITH ADDITIONAL SEEDLINGS TO REACH THE REQUIRED NUMBER AT TIME OF PLANTING.

## POST DEVELOPMENT NOTES WHEN WOODLANDS AND/OR SPECIMEN, HISTORIC OR CHAMPION TREES ARE TO REMAIN:

16.SOURCE OF SEEDLINGS: STATE NAME, ADDRESS, AND PHONE NUMBER OF NURSERY OR SUPPLIER.

- a. IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER DESIRES TO REMOVE A HAZARDOUS TREE OR PORTION THEREOF. THE NEW OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM A CERTIFIED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE MEASURES PRIOR TO HAVING THE WORK CONDUCTED. AFTER PROPER DOCUMENTATION HAS BEEN COMPLETED PER THE HANDOUT "GUIDANCE FOR PRINCE GEORGE'S COUNTY PROPERTY OWNERS, PRESERVATION OF WOODLAND CONSERVATION AREAS", THE ARBORIST OR TREE EXPERT MAY THEN REMOVE THE TREE. THE STUMP SHALL BE CUT AS CLOSE TO THE GROUND AS POSSIBLE AND LEFT IN PLACE. THE REMOVAL OR GRINDING OF THE STUMPS IN THE WOODLAND CONSERVATION AREA IS NOT PERMITTED. IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITTEE 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.
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- . 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

FOUR-YEAR MANAGEMENT PLAN FOR RE/AFFORESTATION AREAS

- FIELD CHECK THE RE/AFFORESTATION AREA ACCORDING TO THE FOLLOWING SCHEDULE: YEAR 1: SITE PREPARATION AND TREE PLANTING SURVIVAL CHECK 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)
- 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
- 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.
- WHEN OFF-SITE WOODLAND CONSERVATION IS PROPOSED: PRIOR TO THE ISSUANCE OF THE FIRST PERMIT FOR THE DEVELOPMENT SHOWN ON THIS TCP2, ALL OFF SITE WOODLAND CONSERVATION

DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN.

## STEWART PROPERTY TREE CONSERVATION PLAN TYPE-2

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							Ν	ote: All trees w	rithin 100 feet o	f the proposed LC	DD were survey-loo	cated.					TIFEZIKE
WOODI 4	ID CONSI	FRVATION	SUMMARY													Approved by	Date
Category	Gross Tract Area (GTA)	100-Year Floodplain (FP)	Previously Dedicated Land	Net Tract Area (NTA)	Ex. Woodland (NTA)	Ex. Woodland (FP)	Woodland Cleared Net Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Offsite (C-OS)	Woodland Preservation Area (WPA)	Woodland Reforestation Area (WRA)	Landscape Credit Area (LCA)	Woodland Preserved/ Not Credited (WP-NC)	Woodland Retained/ Assumed Cleared (WR-AC)	00 01 02 03 04 05		
Total (acres)	12.01	1.58	0.00	10.43	4.77	1.58	3.64	0.04	0.00	0.69	0.20	0.21	0.44	0.00	06		
WPA-1 WPA-2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.31	0.00	0.00	0.00	0.00		JPDATES/REVIS 03/06/23 06/01/23 08/16/23	REVISIONS PER REVISIONS PER REVISIONS PER REVISIONS TO
WRA-1 WRA-2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11	0.00	0.00	0.00			
WRA-3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.00	0.00	0.00			
WRA-4 WRA-5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	2 0.00 0.00	0.00	0.00			COV
WPNC-1 WPNC-2 WPNC-3 WPNC-4	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00           0.00           0.00           0.00           0.00           0.00           0.00	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00           0.00           0.00           0.00           0.00           0.00           0.00           0.00	0.35 0.02 0.03 0.04	0.00 0.00 0.00 0.00		ך י י	TAX MAP STEW BOWIE (1
LCA-1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.21	0.00	0.00		PR	INCE GEC
C-FP-1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00		<b>~p</b>	<b>Charle</b>
I/WE THIS TYPE 2 OWNER OR DATE: 9 ~ 0 PRINTED NAM TITLE: ~ 4	2 TREE CONSE WINER'S REP DOWNER'S REP DO ZOZZ ME: JUDE NAGER	PRO ESC 8215 SPRI ERVATION PLAN ( RESENTATIVE SIG	PERTY OWNEF Ingfield L.C. TCP2) and that NATURE	R'S AWAREN	IESS CERTIFIC HEREBY ACK AND THE REQUIR	ATE (nowledge that rements as set	We are aware Forth in this	E OF TCP.	LI( E)	HEREBY CERTIF ERE PREPARED AT I AM A DUL CHITECT UNDER MARYLAND, CENSE NUMBER	AL CERTIFIC Y THAT THESE I OR APPROVED LY LICENSED LA R THE LAWS OF : 4234 : 10/20/2023	COCUMENTS BY ME, AND NDSCAPE THE STATE	Not valid withou	R / K / K / K / K / K / K / K / K / K /		SSOCIATES w.cpja.com • Silver IENT : ESC 8215 SPI 1355 Beverl McLean, V. (703) 734-5. Attn: Jude H COPYRIGHT © LA OHNSON & ASSOO	TT51 Elton Rd r Spring, MD • Gaither RINGFIELD L.C. y Road, Suite 240 A 22101 207 Burke TEST DATE HEREON CIATES, INC. ALL RIC INFE OP REPRODUCTION

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WOODLAN	D CONS	ERVATION	SUMMARY													Approved by	<b>—</b>
Category	Gross Tract Area (GTA)	100-Year Floodplain (FP)	Previously Dedicated Land	Net Tract Area (NTA)	Ex. Woodland (NTA)	Ex. Woodland (FP)	Woodland Cleared Net Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Offsite (C-OS)	Woodland Preservation Area (WPA)	Woodland Reforestation Area (WRA)	Landscape Credit Area (LCA)	Woodland Preserved/ Not Credited (WP-NC)	Woodland Retained/ Assumed Cleared (WR-AC)	00 01 02 03 04 05		
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WPA-1 WPA-2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.31	0.00	0.00	0.00	0.00		<sup>2</sup> DATES/REVIS 3/06/23 6/01/23 8/16/23	IONS: REV REV REV
WRA-1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11	0.00	0.00	0.00			
WRA-2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00			
WRA-3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.00	0.00	0.00			
WRA-4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.00	0.00	0.00			
WRA-5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00			
WPNC-1 WPNC-2 WPNC-3 WPNC-4	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.35 0.02 0.03 0.04	0.00 0.00 0.00 0.00		T ( )	ΊΑΣ ST BC
LCA-1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.21	0.00	0.00			,1111
C-FP-1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00		<b>P</b>	T
I/WE THIS TYPE 2	TREE CONS	PRO ESC 8215 SPRI ERVATION PLAN (	PERTY OWNEF	VS AWAREN	ESS CERTIFIC	ATE (nowledge that rements as set	WE ARE AWAR FORTH IN THIS	E OF 5 TCP.	I H WE TH	IEREBY CERTIF RE PREPARED AT I AM A DUL	Y THAT THESE D OR APPROVED E Y LICENSED LAN	ATION OCUMENTS BY ME, AND IDSCAPE	CP IN T. SOM			SOCIATES .cpja.com • Silver	<b>Spring</b>
OWNER OR O	WNER'S REP	RESENTATIVE SIG	NATURE						AR OF LIC	CHITECT UNDEF MARYLAND, ENSE NUMBER	R THE LAWS OF	THE STATE	KANNOSCAPE AR			1355 Beverly McLean, VA (703) 734-5/ Attn: Jude F	y Road, \ 22101 207 3urke
PRINTED NAM TITLE: MA	NE: JUDE NAGER	t Burke							EX	PIRATION DATE	: 10/20/2023		Not valid withou	it signature	CC JC UI PF	)PYRIGHT © LA' 'HNSON & ASSOC NAUTHORIZED U ROHIBITED.	TEST E JATES SE OR

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CONTROL OF UNDESIRABLE VEGETATION IF NEEDED (1 X IN MAY AND 1 X IN AUGUST MIN.)

MUST SHOW VITALITY. SUBMIT FIELD DATA FORMS (CONDITION CHECK SHEETS) TO OWNER AFTER EACH INSPECTION. REMOVE ALL DEAD

REQUIRED BY THIS PLAN SHALL BE IDENTIFIED ON AN APPROVED TCP2 PLAN AND RECORDED AS AN OFF-SITE EASEMENT IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY. PROOF OF RECORDATION OF THE OFF-SITE CONSERVATION SHALL BE PROVIDED TO THE M-NCPPC PLANNING

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![](_page_575_Picture_62.jpeg)

![](_page_575_Picture_63.jpeg)

SECTION I-Establishing Site Information- (Enter acres for ea	ach zone)			
1 Zone:	RR			
2 Gross Tract:	12.01			
3 Floodplain:	1.58			
4 Previously Dedicated Land:	0.00			
5 Net Tract (NTA):	10.43	0.00	0.00	
6 TCP Number	TCP2-017-	2023	Revision #	(
Property Description or Subdivision Name	Glenn Dale	Cove (Stewart		
Is this site subject to the 1989 or 1991 Ordinance	N		( in the period	
Is this site subject to the 1991 Ordinance	N			
Subject to 2010 Ordinance and in PEA (Priority Funding Area	N			
Is this one (1) single family lot? (Y or N)	N			
Are there prior TCP approvals which include a	N			
combination of this lot/s2 (Y or N)				
Us any portion of the property in a WC Bank? (Y or N)	N	1		
Break-even Point (preservation) =	2.62	acres		
Clearing permitted w/o reforestion=	2.02	acres		
	2.10	40100		
SECTION II-Determining Requirements (Enter acres for each	h correspon	ding column)		
		Column B	Column C	Column D
	WCT/AFT%	Net Iract	Floodplain	Off-Site
			(1:1)	Impacts (1:1)
Existing Woodland		4.//	1.58	
Woodland Conservation Threshold (WCT) =	20.00%	2.09		
Smaller of 1/ or 18		2.09		
Woodland above WCT		2.68		
Woodland cleared		3.64	0.04	0.00
Woodland cleared above WCT (smaller of 20 or 21)		2.68		
Clearing above WCT (0.25 : 1) replacement requirement		0.67		
Woodland cleared below WCT		0.96	0.96	
Clearing below WCT (2:1 replacement requirement)		1.91		
Afforestation Required Threshold (AFT) =	15.00%	0.00		
Off-site WCA being provided on this property		0.00		
voodiand Conservation Required		3.37	acres	
SECTION III-Meeting the Requirements (Enter acres for each	h correspon	ging column)		
Woodland Preservation		0.69		
Afforestation / Reforestation		0.20	Bond amount:	\$ 5,357.88
Natural Regeneration		0.00	•	
2 Landscape Credits		0.21		
B Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00		
Forest Enhancement Credit (Area * .25)	0.00	0.00	1	
Street Tree Credit (Existing or 10-year canopy coverage)		0.00	1	
Area approved for fee-in-lieu		0.00	Fee amount:	\$0.0
Off-site Woodland Conservation Credits Required		2.27		
B Off-site WCA (preservation) being provided on this property		0.00	1	
Off-site WCA (afforestation) being provided on this property		0.00	1	
Woodland Conservation Provided		3.37	acres	
1 Area of woodland not alcored	1 1 0	20105		
	1 1 3	acres		
Area or woodland not cleared     Not tract woodland retained net pert of requirements:	0.44	aaraa		
2 Net tract woodland retained not part of requirements:	0.44	acres		

3	100-floodplain woodland retained	1.54	acres
4	On-site woodland conservation provided	0.89	acres
5	On-site woodland conservation alternatives provided	0.21	
6	On-site woodland retained not credited	1.98	acres

47 Prepared b

			SPE	CIMEN T	RFF TARI F	
No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Condition/Comments	Proposed Disposition
1	Post Oak	Quercus stellata	32	Fair	Very thin one-sided crown, epicormic branching, a few dead smaller branches, insect holes in leaves, loose bark at base.	Remove
2	Loblolly Pine	Pinus taeda	30	Good	Embedded fencing, epicormic branching, trunk swollen near base, due to swelling tree would likely have a DBH of around 27".	Preserve
3	White Oak	Quercus alba	31	Good	Shallow roots, several dead branches, one dead scaffold branch, epicormic branching, thin crown.	Remove
4	White Oak	Quercus alba	32	Good	Swelling at root collar, one dead large scaffold branch-wound has not healed, several dead smaller branches, thin crown.	Preserve
5	White Oak	Quercus alba	45	Good	Codominant leaders-swelling at the union, one dead scaffold branch, several dead smaller branches.	Preserve
6	Southern Red Oak	Quercus falcata	35	Good	One dead scaffold branch, several dead smaller branches, slight lean, forks but the structure is good.	Preserve
7	Southern Red Oak	Quercus falcata	33	Good	Three dead scaffold branches, thin crown.	Preserve
8	Southern Red Oak	Quercus falcata	31	Fair	Large gall above root collar, large dead oversized limb-wound has not healed, three dead scaffold branches, numerous dead smaller branches.	Preserve
9	Southern Red Oak	Quercus falcata	30	Good	One sided branching.	Remove
10	White Oak	Quercus alba	32	Good	Slight lean, several dead smaller branches, embedded fencing.	Remove
11*	White Oak	Quercus alba	38	Fair	Five dead scaffold branches, slight lean, numerous dead smaller branches.	Preserve
12*	Southern Red Oak	Quercus falcata	31	Good	Thin crown.	Preserve
13*	Southern Red Oak	Quercus falcata	30	Fair	Thin crown.	Preserve

S	PECIMEN TRE	ES WITH C
No.	Common Name	Scientific Nar
2	Loblolly Pine	Pinus taeda
4	White Oak	Quercus albo
5	White Oak	Quercus albo
6	Southern Red Oak	Quercus falca
7	Southern Red Oak	Quercus falca
8	Southern Red Oak	Quercus falca
12*	Southern Red Oak	Quercus falca
13*	Southern Red Oak	Quercus falca
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			Мар с	PRINCE GEOR SCA popyright © Kappa Used	GE'S CO. MAP 27 ALE: 1" = 2000' a Map Group LLC, ( with permission	<b>AP</b> GRID D-1 800) 829-6277		
				TCP-2	LEGEND			
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			-	TREE PROTE	CTION FENC	E	PPF	_
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ISTING	TCP-2 LEGEN	<u>ID</u> <u>proposed</u>	q
	RIGHT-OF-WAY		
100		102 100	
	SPECIMEN TREE WITH	CRZ	
ST-#	SPECIMEN TREE WITH TO BE REMOVED	CRZ	
WB	STREAM 25' WETLAND BUFF PRIMARY MANAGEMEN	ER T AREA (PMA)	
• SB ———	75' STREAM BUFFE	R FS (15% OR GREATER)	
₩ ₩ ₩	WETLAND	ES (15% OK GREATER)	
DODLAND	PRESERVATION AREA (V	/PA)	
W	OODLAND REFORESTATION AREA (W	DN/ (RA)	
	WOODLAND PRESERVE NOT CREDITED (WPN	D- C)	
F	LOODPLAIN CLEARED (	C-FP)	
LAN	DSCAPE CREDIT AREA		
LIN	IT OF DISTURBANCE (L 100-YEAR FLOODPL	.OD) LOD	
	TREE PROTECTION FE (TEMPORARY)	NCE TPF	
	TREE PROTECTION FE (PERMANENT)	NCE ppf	
W	OODLAND PRESERVATIO	N SIGN	
KErU	SPECIMEN TREE SIG	N	
			3-099/37-099
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s County P	Planning Department, M-I al Planning Section		12/44+C
	куаном PLAN APPRC 2-017-2023 ŧ Ре	v AL	/TB30x4
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R MNCPPC R SDRC CO LAYOUT	COMMENTS JNH MMENTS FGY BB/ATS		7-099/46-(
			8-00/1
PLA TCP2 28 - G AR	N SHEET 2-017-2023 RID 0D3 - PAR <b>F PROPE</b>	CEL 131 RTY	9/06-00/14-00/0
14TH) DRGE'S	ELECTION DIS S COUNTY, MA	TRICT RYLAND	9/05-09
es P. J	<b>Ohnson &amp; A</b> Engineers · Planners · Lar	SSOCIATES, IN Idscape Architects • Survey	<b>C.</b> 060-12/660-
d., Ste. 300 Sersburg, MD •	Silver Spring, MD 20903 30 Annapolis, MD • Greenbelt, M	-434-7000 Fax: 301-434-93 ID • Frederick, MD • Fairfax,	<b>594</b> <b>VA</b>
	WSSC GRID: 211NE10	TAX MAP: 28-D3	
CHARLES P.	DESIGN BB DRAFT BB	2 OF 3	60-
JHTS RESERV	DATE	L L	1 Xrefs:04-09
	ED, DATE AUG. 2023 SCALE 1" = 40'	FILE NO : 2021-1466	Attached Xrefs:04-09

























REFORESTATION AREA SIGN 9 DETAIL

SCALE: N.T.S.

	/
	SPECIMEN TREE
	DO NOT REMOVE
	MACHINERY, DUMPING, MATERIAL STORAGE OR SITE DISTURBANCE PROHIBITED
	TREES FOR YOUR FUTURE
NOTES: 1. ATTACHMENT OF SIG 2. SIGNS SHOULD BE I 3. AVOID INJURY TO R 4. SIGNS SHOULD BE I PERSONNEL FROM / 5. SIGNS SHOULD BE II 6. LOCATE SIGNS APPF 7. SIGNS SHOULD BE II 10. DECATE SIGNS APPF	SNS TO TREES IS PROHIBI PROPERLY MAINTAINED. OOTS WHEN PLACING POS POSTED TO BE VISIBLE TO ALL DIRECTIONS. NSTALLED AT SAME TIME ROXIMATELY EVERY 50 FE N PLACE IMMEDIATELY FO AND REMAIN IN DIRECT
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STAKE OUT OF L.O.I	SPECIMEN TREE

Prince George'

REVISIONS PE

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Approved by

UPDATES/REVISIONS:

03/06/23

03

04

ber Required per Acre	Approximate Spacing feet on center	Surviv Requir At the end o growing	ability rement f the second season	
700	8 x 8	75% 525		
500	10 x 10	75%	375	
400	12 x 12	75%	300	
300	15 x 15	85%	255	
150	20 x 20	100%	150	
vival requirement bare land. s, any combinatio ansplants, and/oi s of an approved authority.	s are the minimum number n of the above mentioned s r natural regeneration may TCP. They will be evaluat	s estimated to stocking option be appropriate ed on a case-	meel the ns, dry e strategies by-case	

Site Stocking

SCALE: N.T.S.





TREE PROTECTION FENCE	
FENCE WITHIN 1 FOOT	
1' BACK OF LIMIT OF DISTURBANCE LINE	
2 <sup>"</sup> MINIMUM DEPTH	
- 6 "MAXMUM WIDTH	
SERVATION	
)/OR	
OTHER HIGH	
ACCEPTABLE	
	SCALE: N.T.S.



SCALE: N.T.S.

rince George	's County Planning	Department, M-NCPPC
E	nvironmental Plan	ning Section
TYPE 2 TRI	EE CONSERVATI	ON PLAN APPROVAL
	TCP2-017-2	023
Date	DRD #	Reason for Revision
<b>1S:</b> Revisions pe	R MNCPPC COMME	NTS JNH
REVISIONS PE	R SDRC COMMENT	S FGY
REVISIONS TO	LAYOUT	BB/ATS
	DETAILS	SHEET

DETAILS TCP2-01 TAX MAP 28 - GRII STEWART BOWIE (14TH) ELI RINCE GEORGE'S CO	5 SHEET 17-2023 D OD3 - PARO PROPEH ECTION DIST DUNTY, MAH	CEL 131 <b>XTY</b> 'RICT RYLANE	)				
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors 1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394 Iver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA							
SPRINGFIELD L.C. Jerly Road, Suite 240	WSSC GRID: 211NE10	TAX MAP: 28	-D3				
, VA 22101 4-5207 de Burke	DESIGN BB DRAFT	sheet 3	of 3				
LATEST DATE HEREON CHARLES P. SOCIATES, INC. ALL RIGHTS RESERVED, D USE OR REPRODUCTION IS	DATE AUG. 2023 SCALE NOT TO SCALE	FILE NO : 2021	-1466				



# STEWART PROPERTY

APPLICANT-PROFFERED CONDITIONS

1. Prior to certificate approval of Special Exception SE-22002, the following notes shall be provided on the Special Exception site plan:

a. "All dwelling units shall have front facades finished with a minimum of 60 percent brick or other masonry. The first floor of all front facades shall be finished with full brick or other masonry."

b. "All one-family attached end walls shall feature, at a minimum, four points of architectural fenestration on the first floor, three points of architectural fenestration on the second floor, roof line detail, and shutters on all windows to provide a balanced and harmonious composition."

c. "All highly visible one-family attached end walls, as shown on the Visibility Exhibit, shall be finished with full brick or other masonry on the first floor."

d. "All moderately visible one—family attached end walls, as shown on the Visibility Exhibit, shall be finished with, at a minimum, full brick or other masonry up to the water table."



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER :

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STEVEN C. FISHER AND

CAROLYN Û. FISHER 11802 DRUMMOND COURT BOWIE, MD 20720 L.8294 F.537 156-

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HARLES P. S RESERVED,	DATE JUNE 2023			FILE NO :				
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Stewart Property SE-22002

Revised August 21, 2023 June 2, 2023

### Environmental Letter of Justification for Impacts to the Primary Management Area

### 1. Property Description:

The subject property is located at 8215 Springfield Road in Glenn Dale, on the eastern side of the road between Lake Glen Drive and Moriarty Court in Glenn Dale, Maryland. The property is currently residential use with one single-family home and is known as Parcel 131, described by deed recorded in Book 40916 Page 567 and consists of 12.01 acres zoned Rural Residential. The site is subject to the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*. The surrounding neighborhood is generally rural in character, though it includes a number of subdivisions with suburban densities. The size of the subject property will allow for the preservation and protection of some of the on-site environmental features while also maintaining the aesthetic benefit to the proposed community and the rural character of the neighborhood.

### 2. Description of the Applicable Code:

Section 24-130(b)(5) of the Subdivision Regulations sets forth the following:

Where a property is located outside the Chesapeake Bay Critical Areas Overlay Zones, the preliminary plan and all plans associated with the subject application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state to the fullest extent possible consistent with the guidance provided by the Environmental Technical Manual established by Subtitle 25. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required pursuant to Subtitle 27, for the reasonable development of the lot outside the regulated feature. All regulated environmental resources shall be placed in a conservation easement and depicted on the final plat.

The Environmental Technical Manual enumerates the standards by which preservation and/or restoration of environmental features "to the fullest extent possible" is measured.

### 3. Specific Description of Proposed Impacts and Justification of Avoidance and Minimization:

As noted in Section 2, the application is required to preserve regulated environmental features in a natural state to the fullest extent possible. The Environmental Technical Manual (Part C, Section 2.0) contains guidance for determining whether "fullest extent possible" has been satisfied, as follows:

The determination of 'fullest extent possible' is a three-step process that begins with avoidance of impacts. Then, if the impacts are unavoidable and necessary to the overall development of the site (as defined below) and cannot be avoided, the impacts must be minimized. In the third step, if the cumulative,

minimized impacts are above the designated threshold, then mitigation is required for the impacts proposed.

Where properties are located in the Developed Tier or a designated center or corridor, impacts to regulated environmental features may be considered where needed to accommodate planned development on constrained sites. Such impacts may include allowing impervious surfaces to remain within the buffer or the placement of structures within a currently unvegetated buffer. Preservation of existing vegetated buffers will be a priority.

The proper sequence for preparing a design for a site that has regulated environmental features is as follows: (1) avoidance, (2) minimization, and (3) mitigation (if the threshold is met). This sequence will be used to evaluate the appropriateness of the proposed impacts during the review of applications that contain impacts to regulated environmental features.

(1) AVOIDANCE: Can the impacts be avoided by another design? Are the road crossings as shown necessary for the reasonable development of the property? Is it necessary to place the utilities within the boundaries of the regulated environmental features?

When designing a site, the first step is to prepare a natural resource inventory (NRI) to determine the locations of regulated environmental features. The NRI is then used as the base map to start laying out the proposed development. The next step is to prepare a draft plan that shows no impacts to regulated environmental features.

If this design does not result in a development plan that allows for the reasonable use and orderly and efficient development of the subject property, or does not adequately provide for the health, safety, and welfare of County citizens, then impacts can be considered.

Using the NRI as base map, the Applicant's licensed and experienced landscape architects prepared several conceptual layouts for the proposed development. The current layout for the Special Exception Site Plan as presented to M-NCPPC best allows for reasonable use and orderly and efficient development of the Property.

Wherever possible, the proposed plan avoids impacts to the Primary Management Areas and regulated environmental features. Proposed grading, water/sewer, house & road construction, and stormwater management facilities are designed to avoid these environmental areas wherever possible.

(2) MINIMIZATION: Have the impacts been minimized? Are road crossings placed at the point of least impact? Are the utilities placed in locations where they can be paired or grouped to reduce the number of different locations of impacts? Are there alternative designs that could reduce the proposed impacts?

Minimization of impacts to regulated environmental features may include placing a road crossing or utility at the narrowest point of the PMA; the use of retaining walls instead of extending the grading; bridging instead of constructing a culvert; placing required infrastructure elements together in one location instead of placing each one individually; and, where appropriate, obtaining waivers from County Code with regard to required side slopes or road cross-sections as appropriate and as approved by the regulating agency.

Temporary impacts to regulated environmental features may be necessary for certain temporary erosion and sediment controls that cannot be designed in any other way. These impacts may be supported if the area is restored. All erosion and sediment control structures, such as ponds and

collecting basins, shall be placed outside regulated environmental features. Temporary impacts and the proposed restoration must be shown on the associated tree conservation plan.

Impacts to Regulated Environmental Features including PMA area, wetlands, and streams have been avoided wherever possible. Proposed impacts to the PMA only occur where they cannot be avoided and are necessary for stormwater outfalls and for a sanitary sewer connection to an existing manhole within the PMA. This sewer connection is the only feasible location for the proposed development. Every effort has been made to keep the impacts minimal, temporary, and located at the points of least impact.

(3) *MITIGATION:* For areas of significant impacts, has a mitigation package been proposed to provide an equal or better trade-off for the impacts proposed?

"Mitigation" means the design and installation of measures to enhance, restore, or stabilize existing environmentally degraded streams and/or wetlands to compensate for proposed impacts. Mitigation shall be required for significant impacts to regulated streams, wetlands, and 100-year floodplains. Significant impacts are defined as the cumulative impacts that result in the disturbance on one site of 200 or more linear feet of stream beds or one-half acre of wetland and wetland buffer area. Stream or wetland restoration, wetland creation, or retrofitting of existing stormwater management facilities that are not required by some other section of County Code may be considered credit as mitigation. The amount and type of mitigation shall be at least generally equivalent to, or a greater benefit than, the total of all impacts proposed, as determined by the Planning Board.

Priority shall first be given to mitigation within the impacted stream system. If the mitigation cannot be done on-site, mitigation should be focused in the following areas, in the stated order of priority: within the drainage area, subwatershed, watershed, or river basin in Prince George's County.

The proposed environmental impacts do not directly impact wetlands or stream areas and therefore do not need the threshold for mitigation.

### 4. Description of Impacts:

The two (2) areas of PMA impact are highlighted on the Applicant's PMA Impact Exhibit as well as in the narrative provided below. Impacts to the PMA—totaling 2,119 SF (0.05 AC) acres.

Impact 1: 1,903 SF of temporary disturbance for sanitary sewer line.

This area of disturbance is necessary to tie proposed sanitary sewer service for the development to the existing sewer manhole at the northeast portion of the property. The existing sewer line is within the PMA and stream buffer. No permanent disturbance is proposed and existing grades will be restored after construction.

Impact 2: 216 SF of *permanent* disturbance for a stormwater management outfall.

This area of disturbance is necessary in order to provide a weir outfall and riprap at the proposed submerged gravel wetland used for stormwater management.

### 5. Summary of Impacts:

Total Area of PMA impacted: <0.05 acres Area of Existing PMA: 2.58 acres Percentage of PMA Area Impacted: 1.9% Total Permanent PMA Impacts: 1,903 SF/ 0.44 acres Total Temporary PMA Impacts: 216 SF/ .005 acres

Care has been taken to substantially minimize the PMA impacts to only those absolutely necessary for development of the property.

The proposed impacts satisfy the three criteria for approval found in the Environmental Technical Manual. Additional avoidance is not feasible given the required infrastructure and grading necessary to implement the development plan; the impacts are the minimum necessary to carry out the development, and mitigation is not required.

Thank you for your consideration of this request. If there are any questions, I can be reached at (301) 434-7000 or asommer@cpja.com.

Sincerely,

Amy J. Somme

Amy Sommer, PLA Charles P. Johnson & Associates

# FOR PRIOR ORDINANCE ONLY



### M-NCPPC - Development Review Division

Prince George's County Planning Department

14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772

April 2020

301-952-3530

.

APPLICATION FORM						
DO NOT WRITE IN THIS SPAC	E					
Application No.(s):		Planning Bo	ard Review 🗖 🔹 Planning Director Review 🗆			
Acceptance Date:	70-day limit:	0	Limit waived–New limit:			
Posting Waived 🛛 Posting Date:	No.	of Signs Posted:	Agenda Date:			
Application Fee:	Posting Fee:	Case Rev	riewer:			
Subdivision Development Review (	CommitteeDate:					
Referral Mail-Out Date:	Referral Due Da	ate:				
Date of Informational Mailing:	Date of	of Acceptance Mailin	ng:			
APPLICATION TYPE: AC  Revision of Case # Companion Cases: SE22002						
Payment option: Check (payab	le to M-NCPPC) Credit Card	General Plan Grov	vth Policy: EStablished communitie			
Complete address (if applicable)						
Complete address (il applicable)	8215 Springneid Road, Gien L		Tax Account #: 1641547			
Southeast of the intersection of	springfield Road and Lake C	lon)	Ponce District #:			
Total Assessed 12.01						
	Aviation Policy Area: none		Election District: 14			
Tax Map/Grid: 028D3	Current Zone(s): RR		Council District: 4			
WSSC Grid: 211NE10	Existing Lots/Blocks/Parcels:	131	Dev. Review District: 4			
Planning Area: 71A	In Municipal Boundary: n/a	Is development exempt from grading perm pursuant to 32-127(a)(6)(A): U Y Z N				
(2002) General Plan Tier: 🗖 Deve	loped 🛛 Developing 🛛	🗆 Rural	Area of proposed LOD: 8.98 acres			
Proposed Use of Property and Red A Planned Retirement Cor 57 single-family attached of for alternative compliance	quest of Proposal: nmunity composed of Iwelling units. Request for street trees.	Please list and provide copies of resolutions of previously approved applications affecting the subject property:				
Applicant Name, Address & Phone: ESC 8215 Springfield L.C. 1355 Beverly Road, Suite 240 McLean, VA 22101 703-734-9730 Owner Name, Address & Phone: (if same as applicant indicate same/corporation see Disclosure) Joan M. Stewart 8215 Springfield Rd., Cloren Disc MD 20750		Consultant Name, Address & Phone: Charles P. Johnson & Associates 1751 Elton Road, Suite 300 Silver Spring, MD 20903 301-434-7000 Contact Name, Phone & E-mail: Amy Sommer, Charles P. Johnson & Associates 301-434-7000				
301-262-9348		asommer@cpja	i.com			

SIGNATURE (Sign where appropriate; include Application Form Disclosure for additional owner's signatures)

3/1/2023

Date

3-3-23 Joan M. Stewart Date Øwher's Signature typed & signed

Jude Burke Applicant's Signature typed & signed Date

3/1/2023 Date

Jude Burke Contract Purchaser's Signature typed& signed

Applicant's Signature typed & signed

Date



## Alternative Compliance (ACL) Checklist

- Completed application form
- Application fee:
  - $\Box$  When in conjunction with a permit (\$250)
    - Note: Do not submit payment of fee until requested
  - □ When in conjunction with companion case (no fee)
- Underlying permit case on application form (provide a copy of the most recent permit comments from the Permit section)
- □ Underlying companion case number on application form
- Section of Landscape Manual from which Alternative Compliance is requested
- A typewritten Statement of Justification demonstrating how the request satisfies the requirements of <u>Section 1.3(a)</u> <u>through (e)</u>, Alternative Compliance of the Landscape Manual. The statement must be signed by the applicant or the designated correspondent
- □ Zoning sketch map
- □ Aerial photograph with property outlined in red
- Any supporting information (photographs, previous Alternative Compliance approvals, etc.)
- Tree Conservation Plan or Exemption Letter
- □ Site plan demonstrating the following:
  - □ North arrow and scale
  - Property lines
  - Zoning and use of subject property and all abutting properties, location of buildings on abutting properties within 50 feet of a property line, and notes indicating the existence of all buildings on abutting properties within 200 feet of a property line
  - Name, location, existing right-of-way width, ultimate right-of-way width, and all existing and proposed improvements within all abutting streets
  - Natural features, such as existing two-foot contour topography, ponds, lakes, and streams
  - Delineation of regulated environmental features, such as 100-year floodplain, non-tidal wetlands, regulated streams, and associated buffers
  - □ Existing and proposed stormwater management facilities
  - Required buffer yard depths/widths (i.e., building setbacks and landscape yards from all lot lines)
  - Location, height, dimensions, details, and use of all existing and proposed buildings and other structures (including parking lots, sidewalks, and other paved areas; fences and walls; and recreational equipment)
  - Proposed grading in two-foot contours, with any slope steeper than three-to-one labeled
  - Location of existing and proposed utilities, including water, storm drain, and sanitary sewer pipes; overhead wires; utility poles and boxes; and signs
  - Location of existing and proposed easements, including, but not limited to, access easements and utility easements
- Landscape plan in accordance with <u>Section 2</u>, Plan Preparation, sealed by a landscape architect registered in the State of Maryland demonstrating the following:



### **Planting Elements**

- Location, general type and quality of existing vegetation, specimen trees, and areas of second growth; if a Forest Stand Delineation has been conducted on the site in connection with any previous stage of development, the level of detail concerning existing vegetation shown on the landscape plan shall be equal to that in the Forest Stand Delineation
- Existing vegetation to be saved (indicated and noted accurately by size and species)
- □ Methods and details for protection of existing vegetation during construction
- Locations and labels of all proposed plants, using standard landscape architectural graphic conventions portraying plant spreads at 25 to 30 feet for shade trees, 10 feet for evergreen trees, and 15 to 20 feet for ornamental trees
- Plant list or schedule including botanical and common names, quantities, spacing, native status, and size at time of planting of all proposed plants in accordance with minimum plant measurements
- Location and description of other landscape improvements, such as earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights, and courts or paved area
- Planting installation details as necessary to ensure conformance with the standards in <u>Appendix 4</u>, Landscape Specifications and Planting Details
- Schedules or lists showing required and proposed quantities for items called for by the Landscape Manual (see <u>Section 4</u>, Landscape Standards, for examples). Schedules showing the required and proposed quantities should be retained in the Landscape Plan for Alternative Compliance. In addition, the Alternative Compliance in question should be graphically identified on the Landscape Plan.

### Site Elements

- □ North arrow and scale
- □ Property lines
- Zoning and use of the subject property and all abutting properties, location of buildings on abutting properties within 50 feet of a property line, and notes indicating the existence of all buildings on abutting properties within 200 feet of a property line
- □ Name, location, existing right-of-way width, ultimate right-of-way width, and all existing and proposed improvements within all the abutting street
- Features, such as existing two-foot contour topography, ponds, lakes, and streams
- Delineation of regulated environmental features, such as 100-year floodplains, non-tidal wetlands, regulated streams, wetlands, and associated buffers
- Existing and proposed stormwater management facilities
- Required buffer yards, including building setbacks and width of landscape yards from all lot lines
- Location, height, dimensions, and use of all existing and proposed buildings and other structures and improvements (including parking lots, sidewalks, paved or unpaved trails, and other hard surface areas, fences and walls, and recreational equipment)
- Proposed grading in two-foot contours with any slope steeper than 3:1 labeled
- Location of existing and proposed utilities, including water, storm drain, sanitary sewer pipes, overhead and underground wires, utility poles and boxes, and signs
- □ Location of existing and proposed easements, including, but not limited to, access easements and utility easements
- Location, size, and description of all elements required to be screened by <u>Section 4.4</u>, Screening Requirements

### Applicable Landscape Manual Schedules

Landscape plans should include all applicable schedules from <u>Section 4</u>, Landscape Standards, to document compliance with all standards established by the Landscape Manual



Maryland-National Capital Park and Planning Commission Prince George's County Planning Department 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

Revised August 23, 2023 Revised June 8, 2023 March 1, 2023

Re: Stewart Property Special Exception Site Plan No. 22002 Request for Alternative Compliance

Dear Park and Planning:

On behalf of our client, ESC 8215 Springfield L.C., we hereby request Alternative Compliance for Landscape Manual Section 4.6 ("Buffering Development from Streets") and Section 4.10 ("Street Trees Along Private Streets") requirements for the property identified as Parcel 131 (the "Property") pursuant to Section 27-239.01 of the Prince George's County Code and Section 1.3 of the Prince George's County Landscape Manual.

I. Background Information:

Due to several site conditions shown on the Special Exception Site Plan and Landscape and Lighting Plan, the project is not able to meet the minimum buffering requirements from streets or the minimum street trees along private streets requirements per Sections 4.6 and 4.10, respectively, of the Landscape Manual. Charles P. Johnson & Associates (CPJ) hereby requests an Alternative Compliance for the Property on behalf of the client, ESC 8215 Springfield L.C., in connection with the coordinated review of the Special Exception Site Plan.

The Property is located southeast of the intersection of Springfield Road and Lake Glen Drive. The subject Special Exception application is for fifty-seven (57) single-family attached homes along private streets.

II. Reasons for Alternative Compliance Request:

As noted in the county Landscape Manual, Schedule 4.6 requires providing an attractive view of the development from streets and special roadways by buffering the development with landscaping, more specifically, buffering the rear yards and the lowest story of rear exterior walls from the view of any street.

Landscape Manual Schedules 4.6-1(A) through (F) have been shown on the Landscape and Lighting Plan. As indicated in the schedules, buffer sections (A), (C), (D), and (F) (334 LF out of 404 LF total buffer length) are all in compliance with the minimum 35' buffer width, and the minimum numbers of shade trees, evergreen trees, and shrubs provided in each section. Buffer sections (B) and (E) (measuring 70 LF out of 404 LF) do not meet the minimum 35' landscape buffer width as the minimum buffer width being 26 feet for section (B) and 20 feet for section (E) at the narrowest points. However, these sections do meet the minimum requirements for shade trees, evergreen trees, and shrubs in order to provide sufficient screening from Springfield Road. In addition, a 6-foothigh wood fence will be provided in the rear yards of the affected lots 1 and 43 for additional screening, privacy, and aesthetics.

Stewart Property Alternative Compliance Request March 1, 2023 Revised June 8, 2023 Revised August 23, 2023 Page 2 of 6

BUFFERING RESIDENTIAL DEVELOPMENTS FROM STREETS			<b>(</b> ))
1	street(s)		
Collect	tor		_
			-
102.1	linear feet		
35	feet		
35	feet		
0	%		
	yes	х	no
	yes	Х	no
4.1	shade trees		-
12.3	evergreen tre	es	
20.4	shrubs		
7	shade trees		
19	evergreen tre	es	
47	shrubs		
	ETS 1 Collect 102.1 35 35 0 4.1 12.3 20.4 7 19 47	EETS       (SCHEDULE         1       street(s)         Collector         102.1       linear feet         35       feet         35       feet         0       %         yes       yes         12.3       evergreen trees         20.4       shrubs         7       shade trees         19       evergreen trees         47       shrubs	EETS       (SCHEDULE 4.6-1(A)         1       street(s)         Collector         102.1       linear feet         35       feet         35       feet         0       %         yes       X         yes       X         12.3       evergreen trees         20.4       shrubs         7       shade trees         19       evergreen trees         47       shrubs

BUFFERING RESIDENTIAL DEVELOPMENTS FROM STREETS (SCHEDULE 4.6-1(B))				
1) Number of streets adjacent to rear yard:	1	street(s)		
2) Type of street adjacent to rear yard:	Collec	tor		
3) Linear feet of street frontage toward which rear yard is oriented,				_
not including driveway openings:	31.4	linear feet		
<ol><li>Minimum width of required buffer:</li></ol>	35	feet		
5) Minimum width of provided buffer:	26	feet		
6) Percentage of required buffer strip occupied by existing trees:	0	~%		
7) Invasive species in the buffer area:		yes	х	no
8) Six (6) foot high fence or wall included in bufferyard:	X	yes		no
9) Number of plants required:	1.3	shade trees		_
	3.8	evergreen tre	ees	
	6.3	shrubs		
10) Total number of plants provided:	2	shade trees		
	4	evergreen tre	ees	
	7	shrubs		
		-		

BUFFERING RESIDENTIAL DEVELOPMENTS FROM STREETS			(SCHEDULE	4.6-1(0	C))
	1) Number of streets adjacent to rear yard:	1	street(s)		
	2) Type of street adjacent to rear yard:	Collec	tor		
	3) Linear feet of street frontage toward which rear yard is oriented,				_
	not including driveway openings:	44.7	linear feet		
	<ol><li>Minimum width of required buffer:</li></ol>	35	feet		
	5) Minimum width of provided buffer:	35	feet		
	6) Percentage of required buffer strip occupied by existing trees:	0	~%		
	7) Invasive species in the buffer area:		yes	х	no
	8) Six (6) foot high fence or wall included in bufferyard:		yes	Х	no
	9) Number of plants required:	1.8	shade trees		_
		5.4	evergreen tre	es	
		8.9	shrubs		
	10) Total number of plants provided:	2	shade trees		
		3	evergreen tre	es	
		9	shrubs		
			-		

BUFFERING RESIDENTIAL DEVELOPMENTS FROM STR	(SCHEDULE	4.6-1([	D))	
1) Number of streets adjacent to rear yard:	1	street(s)		
2) Type of street adjacent to rear yard:	Collec	tor		
3) Linear feet of street frontage toward which rear yard is oriented,				-
not including driveway openings:	45.9	linear feet		
<ol><li>Minimum width of required buffer:</li></ol>	35	feet		
5) Minimum width of provided buffer:	35	feet		
6) Percentage of required buffer strip occupied by existing trees:	0	~%		
7) Invasive species in the buffer area:		yes	х	no
8) Six (6) foot high fence or wall included in bufferyard:		yes	Х	no
9) Number of plants required:	1.8	shade trees		_
	5.5	evergreen tre	es	
	9.2	shrubs		
10) Total number of plants provided:	3	shade trees		
	5	evergreen tre	es	
	7	shrubs		
		_		

BUFFERING RESIDENTIAL DEVELOPMENTS FROM STR	EETS	(SCHEDULE	4.6-1(	E))
1) Number of streets adjacent to rear yard:	1	street(s)		
2) Type of street adjacent to rear yard:	Collec	tor		
3) Linear feet of street frontage toward which rear yard is oriented,				_
not including driveway openings:	38.8	linear feet		
<ol><li>Minimum width of required buffer:</li></ol>	35	feet		
5) Minimum width of provided buffer:	20	feet		
6) Percentage of required buffer strip occupied by existing trees:	0	~%		
7) Invasive species in the buffer area:		yes	Х	no
8) Six (6) foot high fence or wall included in bufferyard:	X	yes		no
9) Number of plants required:	1.6	shade trees		_
	4.7	evergreen tre	ees	
	7.8	shrubs		
10) Total number of plants provided:	2	shade trees		
	4	evergreen tre	ees	
	9	shrubs		
		_		

BUFFERING RESIDENTIAL DEVELOPMENTS FROM STR	REETS	(SCHEDULE	4.6-1(	F))
1) Number of streets adjacent to rear yard:	1	street(s)		
2) Type of street adjacent to rear yard:	Collec	tor		
3) Linear feet of street frontage toward which rear yard is oriented	,			_
not including driveway openings:	179.7	linear feet		
4) Minimum width of required buffer:	35	feet		
5) Minimum width of provided buffer:	35	feet		
6) Percentage of required buffer strip occupied by existing trees:	0	~%		
7) Invasive species in the buffer area:		yes	Х	no
8) Six (6) foot high fence or wall included in bufferyard:		yes	X	no
9) Number of plants required:	7.2	shade trees		_
	21.6	evergreen tr	ees	
	35.9	shrubs		
10) Total number of plants provided:	6	shade trees		
	18	evergreen tr	ees	
	25	shrubs		
		-		

As noted on Landscape Manual Schedule 4.10-1 shown on the Landscape and Lighting Plan (submitted with Special Exception Plan No. 22002), the number of street trees required along 1,994 LF of frontage (at 1 tree per 35 LF) is 57 trees. Per the schedule, the number of street trees proposed is 41, therefore not meeting the minimum requirement. In the attempt to provide as many street trees as possible, not every tree is able to be placed a minimum of 10 feet from the point of curvature of a residential driveway.

The number of street trees that can be installed along the private streets at Stewart Property is constrained by several conditions.

- 1) <u>Driveways for front loaded single-family attached villas:</u> The space between the driveways at many locations is not wide enough to fit streets trees that are also required to be 10 feet from the point of curvature of residential driveways.
- 2) <u>Intersections:</u> Per Section 4.10-1, street trees cannot be installed within 35 feet from the point of curvature of an intersection. The project has several short blocks and intersections which limits the amount of street frontage available for street trees.
- 3) <u>Utility conflicts:</u> Many areas of street frontage are unavailable for proposed street tree installation due to conflicts with underground utilities such as storm drainage infrastructure, water service, sewers, and the public utility easements. Additional above ground utility conflicts include street light poles and hydrants. Wherever possible, utility conflicts have been minimized to increase the number of street trees.

Additionally, spacing guidelines and best practices for shade and ornamental street trees limit how many trees can be installed in the space between the curb and sidewalk to an average of 30 feet on center.

STREET TREES ALONG PRIVATE STREETS (SCHEDULE 4.10-	1)			
1) Number of street trees required (1 tree per 35 linear feet of frontage excluding driveway openings):	57	street trees		
2) Number of street trees provided:	41	street trees		
3) If ornamental trees are used, are they spaced on average 30 feet on center? (Ornamental trees may		-		
only be used where overhead wires prohibit the planting of shade trees.)	N/A	yes	N/A	no
4) Are street trees located a minimum of 35 feet from the point of curvature of an intersection?	Х	yes		no
5) Are street trees located a minimum of 10 feet from the point of curvature of a residential driveway?		yes	x	no
6) Are street trees located a minimum of 20 feet from the point of curvature of commercial driveway				-
entrances?	N/A	yes	N/A	no
7) Are street trees located between the sidewalk and face of curb in a space no less than 5 feet wide?	х	yes		no
8) Are street trees located a minimum of 15 feet from street light poles?	X	yes		no
9) Are street trees located a minimum of 10 feet from water meters?	x	yes		no
10) Are street trees located a minimum of 10 feet from storm drain inlets, hydrants, or manholes?	x	yes		no
11) Area of soil surface required (minimum of 150 square feet for isolated trees and a minimum of 120				-
square feet for continuous landscape strips):	6,150	_square feet		
12) Minimum area of soil surface provided:	6,150	square feet		
		-		

### III. Alternative Compliance

Where utility conflicts, driveways, and intersections restrict the potential locations for street trees, every effort has been made to propose trees near the street, but outside of the right-of-way, in order to shade sidewalks and on-street parking, enhance street aesthetics, and achieve many of the same benefits as street trees within the right-of-way. Every effort has also been made to propose shade, ornamental, and evergreen trees on-lot and on HOA parcels wherever feasible so that

Stewart Property Alternative Compliance Request March 1, 2023 Revised June 8, 2023 Revised August 23, 2023 Page 5 of 6

Landscape Manual Section 4.1-2 ("Residential Requirements for Townhouses, One-Family Semi-Detached, and Two-Family Dwellings Arranged Horizontally") are met and exceeded (as shown on the Landscape and Lighting Plan). Additionally, the proposed tree planting and on-site woodland conservation exceeds the required Tree Canopy Coverage.



TREE CANOPY COVERAGE SCHEL	DULE (SECTION	25-128)	
Project Name	TCP2#	DRD Case #	Area (arres)
GLENN DALE COVE (STEWART PROPERTY)	TOP 201	SE-22002	vice for est
Site Calculations:	Zone 1:	RR	12.01
	Zone 2:	- Hin	12.01
	Zone 3:		
	Zone 4:		
	Total Acres:		12.01
		TCC	
		Required	TCC Required
Total Acres (gross acres)	% of TCC required	(Acres)	in (SE)
12.01	15.0%	(Acres)	78472
A TOTAL ON-SITE WC PROVIDED (accar) =	0.87	1.00	37897.2
R. TOTAL OR SITE WC PROVIDED (acres) =	0.87	acres	16117.2
<ol> <li>TOTAL AREA EXISTING TREES (non-we acres) =</li> <li>TOTAL COULDE FOOTAGE IN LANDGOADE TOFFE -</li> </ol>	0.37	acres	16117.2
C. TOTAL SQUARE FOUTAGE IN LANUSCAPE TREES =			45015
D. TOTAL TREE CANOPY COVERAGE PROVIDED = 5. TOTAL SOULDES SOOTAGE PROVIDED =			99029
E. TOTAL SQUARE FOOTAGE REQUIRED =			78473
			Requirement
			Satisfied
	TCC Credit per Tree	Number of	TCC Credit
Credit Categories for Landscape Trees	Based on Size at	Trees	(55)
	Planting (SF)	mees	(34)
	2-1/2-3*= 65		0
Deciduous - columnar shade tree (50 ' or less height)	3 - 3 1/2" = 75		0
Desidences and the control of the last half the state	1-1/2 - 1-3/4"= 75	80	6000
Deciduous - ornamental tree (20 or less neight with	2 - 2 1/2" = 100		0
equal spread). Minimum planting size 7 - 9 ' in height	2 -1/2 - 3* = 110		0
Deciduous - minor shade tree (25-50' height with equal	2 -1/2 - 3* = 160	21	3360
spread or greater). Minimum planting size 8-10' in height	3 - 3 1/2" = 175		0
Deciduous - major shade tree (50' and greater ht, with	2 -1/2 - 3* = 225	114	25650
spread equal to or greater than ht) Minimum planting			
size 12 to 14' in height	3 - 3 1/2" = 250		
	5 - 5 1/L - 150	42	1680
Everyone , enhances tree flore there 201 height with	6-8 = 40 8 - 10 <sup>1</sup> - 50	42	1680
Evergreen - columnar tree (less than 30' height with	8-10 = 50		0
spread less than 15 j	10-12 = 75		2450
Summer and the (30 to) be able with some d of 15	6-8 = /5	46	3450
Evergreen - small tree (30-40' height with spread of 15-	8-10 = 100		0
20)	10-12 = 125	20	4070
Former and the tree (10 FO) height with second -(20	6-8 = 125	39	48/5
Evergreen - medium tree (40-50' height with spread of 20	8 - 10 = 150		0
30)	10-12 = 175		0
Part I and the second se	6 - 8' = 150		0
Evergreen - large tree (50' height or greater with spread	8 - 10' = 200		0
of over 30')	10 - 12 = 250		0
TOTAL NUMBER OF TREES/TCC CREDIT (SF)		342	45015
(Manually enter information/figures into shaded areas)			
Branned by		Date	
Prepared by		Date	

Stewart Property Alternative Compliance Request March 1, 2023 Revised June 8, 2023 Revised August 23, 2023 Page 6 of 6

### IV. Conclusion:

For the above reasons, the applicant respectfully requests that Park and Planning APPROVE this request for Alternative Compliance.

Sincerely,

amy J. Somme

Amy Sommer, Charles P. Johnson Associates



Maryland-National Capital Park and Planning Commission Prince George's County Planning Department 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

Revised August 23, 2023 Revised June 8, 2023 March 1, 2023

Re: Stewart Property Special Exception Site Plan No. 22002 Request for Alternative Compliance

Dear Park and Planning:

On behalf of our client, ESC 8215 Springfield L.C., we hereby request Alternative Compliance for Landscape Manual Section 4.6 ("Buffering Development from Streets") and Section 4.10 ("Street Trees Along Private Streets") requirements for the property identified as Parcel 131 (the "Property") pursuant to Section 27-239.01 of the Prince George's County Code and Section 1.3 of the Prince George's County Landscape Manual.

I. Background Information:

Due to several site conditions shown on the Special Exception Site Plan and Landscape and Lighting Plan, the project is not able to meet the minimum buffering requirements from streets or the minimum street trees along private streets requirements per Sections 4.6 and 4.10, respectively, of the Landscape Manual. Charles P. Johnson & Associates (CPJ) hereby requests an Alternative Compliance for the Property on behalf of the client, ESC 8215 Springfield L.C., in connection with the coordinated review of the Special Exception Site Plan.

The Property is located southeast of the intersection of Springfield Road and Lake Glen Drive. The subject Special Exception application is for fifty-seven (57) single-family attached homes along private streets.

II. Reasons for Alternative Compliance Request:

As noted in the county Landscape Manual, Schedule 4.6 requires providing an attractive view of the development from streets and special roadways by buffering the development with landscaping, more specifically, buffering the rear yards and the lowest story of rear exterior walls from the view of any street.

Landscape Manual Schedules 4.6-1(A) through (F) have been shown on the Landscape and Lighting Plan. As indicated in the schedules, buffer sections (A), (C), (D), and (F) (334 LF out of 404 LF total buffer length) are all in compliance with the minimum 35' buffer width, and the minimum numbers of shade trees, evergreen trees, and shrubs provided in each section. Buffer sections (B) and (E) (measuring 70 LF out of 404 LF) do not meet the minimum 35' landscape buffer width as the minimum buffer width being 26 feet for section (B) and 20 feet for section (E) at the narrowest points. However, these sections do meet the minimum requirements for shade trees, evergreen trees, and shrubs in order to provide sufficient screening from Springfield Road. In addition, a 6-foothigh wood fence will be provided in the rear yards of the affected lots 1 and 43 for additional screening, privacy, and aesthetics.

Stewart Property Alternative Compliance Request March 1, 2023 Revised June 8, 2023 Revised August 23, 2023 Page 2 of 6

BUFFERING RESIDENTIAL DEVELOPMENTS FROM STR	EETS	(SCHEDULE	4.6-1(A	())
<ol> <li>Number of streets adjacent to rear yard:</li> </ol>	1	street(s)		
2) Type of street adjacent to rear yard:	Collect	or		
3) Linear feet of street frontage toward which rear yard is oriented,				-
not including driveway openings:	102.1	linear feet		
<ol><li>Minimum width of required buffer:</li></ol>	35	feet		
5) Minimum width of provided buffer:	35	feet		
6) Percentage of required buffer strip occupied by existing trees:	0	%		
<ol><li>Invasive species in the buffer area:</li></ol>		yes	х	no
8) Six (6) foot high fence or wall included in bufferyard:		yes	Х	no
9) Number of plants required:	4.1	shade trees		-
	12.3	evergreen tre	es	
	20.4	shrubs		
10) Total number of plants provided:	7	shade trees		
	19	evergreen tre	es	
	47	shrubs		
		-		

BUFFERING RESIDENTIAL DEVELOPMENTS FROM STREETS (SCHEDULE 4.6-1(B))				
1) Number of streets adjacent to rear yard:	1	street(s)		
2) Type of street adjacent to rear yard:	Collect	tor		
3) Linear feet of street frontage toward which rear yard is oriented,				-
not including driveway openings:	31.4	linear feet		
<ol><li>Minimum width of required buffer:</li></ol>	35	feet		
5) Minimum width of provided buffer:	26	feet		
6) Percentage of required buffer strip occupied by existing trees:	0	_%		
7) Invasive species in the buffer area:		yes	х	no
8) Six (6) foot high fence or wall included in bufferyard:	x	yes		no
9) Number of plants required:	1.3	shade trees		_
	3.8	evergreen tre	es	
	6.3	shrubs		
10) Total number of plants provided:	2	shade trees		
	4	evergreen tre	es	
	7	shrubs		
		-		

BUFFERING RESIDENTIAL DEVELOPMENTS FROM STR	EETS	(SCHEDULE	4.6-1(0	C))
1) Number of streets adjacent to rear yard:	1	street(s)		
2) Type of street adjacent to rear yard:	Collec	tor		
3) Linear feet of street frontage toward which rear yard is oriented,				_
not including driveway openings:	44.7	linear feet		
<ol><li>Minimum width of required buffer:</li></ol>	35	feet		
5) Minimum width of provided buffer:	35	feet		
6) Percentage of required buffer strip occupied by existing trees:	0	~%		
7) Invasive species in the buffer area:		yes	х	no
8) Six (6) foot high fence or wall included in bufferyard:		yes	X	no
9) Number of plants required:	1.8	shade trees		_
	5.4	evergreen tre	es	
	8.9	shrubs		
10) Total number of plants provided:	2	shade trees		
	3	evergreen tre	ees	
	9	shrubs		
		_		

Stewart Property Alternative Compliance Request March 1, 2023 Revised June 8, 2023 Revised August 23, 2023 Page 3 of 6

BUFFERING RESIDENTIAL DEVELOPMENTS FROM STR	EETS	(SCHEDULE	4.6-1([	)))
<ol> <li>Number of streets adjacent to rear yard:</li> </ol>	1	street(s)		
2) Type of street adjacent to rear yard:	Collec	tor		
3) Linear feet of street frontage toward which rear yard is oriented,				-
not including driveway openings:	45.9	linear feet		
<ol><li>Minimum width of required buffer:</li></ol>	35	feet		
5) Minimum width of provided buffer:	35	feet		
6) Percentage of required buffer strip occupied by existing trees:	0	~%		
7) Invasive species in the buffer area:		yes	х	no
8) Six (6) foot high fence or wall included in bufferyard:		yes	Х	no
9) Number of plants required:	1.8	shade trees		_
	5.5	evergreen tre	es	
	9.2	shrubs		
10) Total number of plants provided:	3	shade trees		
	5	evergreen tre	es	
	7	shrubs		
		_		

BUFFERING RESIDENTIAL DEVELOPMENTS FROM STR	EETS	(SCHEDULE	4.6-1(	E))
1) Number of streets adjacent to rear yard:	1	street(s)		
2) Type of street adjacent to rear yard:	Collec	tor		_
3) Linear feet of street frontage toward which rear yard is oriented,				_
not including driveway openings:	38.8	linear feet		
<ol><li>Minimum width of required buffer:</li></ol>	35	feet		
5) Minimum width of provided buffer:	20	feet		
6) Percentage of required buffer strip occupied by existing trees:	0	-%		
7) Invasive species in the buffer area:		yes	х	no
8) Six (6) foot high fence or wall included in bufferyard:	X	yes		no
9) Number of plants required:	1.6	shade trees		_
	4.7	evergreen tre	ees	
	7.8	shrubs		
10) Total number of plants provided:	2	shade trees		
	4	evergreen tre	ees	
	9	shrubs		
		-		

BUFFERING RESIDENTIAL DEVELOPMENTS FROM STR	EETS	(SCHEDULE	4.6-1(	F))
1) Number of streets adjacent to rear yard:	1	street(s)		
2) Type of street adjacent to rear yard:	Collec	tor		
3) Linear feet of street frontage toward which rear yard is oriented,				_
not including driveway openings:	179.7	linear feet		
<ol><li>Minimum width of required buffer:</li></ol>	35	feet		
5) Minimum width of provided buffer:	35	feet		
6) Percentage of required buffer strip occupied by existing trees:	0	%		
7) Invasive species in the buffer area:		yes	х	no
8) Six (6) foot high fence or wall included in bufferyard:		yes	Х	no
9) Number of plants required:	7.2	shade trees		_
	21.6	evergreen tre	ees	
	35.9	shrubs		
10) Total number of plants provided:	6	shade trees		
	18	evergreen tre	ees	
	25	shrubs		
		-		

As noted on Landscape Manual Schedule 4.10-1 shown on the Landscape and Lighting Plan (submitted with Special Exception Plan No. 22002), the number of street trees required along 1,994 LF of frontage (at 1 tree per 35 LF) is 57 trees. Per the schedule, the number of street trees proposed is 41, therefore not meeting the minimum requirement. In the attempt to provide as many street trees as possible, not every tree is able to be placed a minimum of 10 feet from the point of curvature of a residential driveway.

The number of street trees that can be installed along the private streets at Stewart Property is constrained by several conditions.

- 1) <u>Driveways for front loaded single-family attached villas:</u> The space between the driveways at many locations is not wide enough to fit streets trees that are also required to be 10 feet from the point of curvature of residential driveways.
- 2) <u>Intersections:</u> Per Section 4.10-1, street trees cannot be installed within 35 feet from the point of curvature of an intersection. The project has several short blocks and intersections which limits the amount of street frontage available for street trees.
- 3) <u>Utility conflicts:</u> Many areas of street frontage are unavailable for proposed street tree installation due to conflicts with underground utilities such as storm drainage infrastructure, water service, sewers, and the public utility easements. Additional above ground utility conflicts include street light poles and hydrants. Wherever possible, utility conflicts have been minimized to increase the number of street trees.

Additionally, spacing guidelines and best practices for shade and ornamental street trees limit how many trees can be installed in the space between the curb and sidewalk to an average of 30 feet on center.

STREET TREES ALONG PRIVATE STREETS (SCHEDULE 4.10-	1)			
1) Number of street trees required (1 tree per 35 linear feet of frontage excluding driveway openings):	57	street trees		
2) Number of street trees provided:	41	street trees		
3) If ornamental trees are used, are they spaced on average 30 feet on center? (Ornamental trees may		-		
only be used where overhead wires prohibit the planting of shade trees.)	N/A	yes	N/A	no
4) Are street trees located a minimum of 35 feet from the point of curvature of an intersection?	х	yes		no
5) Are street trees located a minimum of 10 feet from the point of curvature of a residential driveway?		yes	х	no
6) Are street trees located a minimum of 20 feet from the point of curvature of commercial driveway		_		-
entrances?	N/A	yes	N/A	no
7) Are street trees located between the sidewalk and face of curb in a space no less than 5 feet wide?	х	yes		no
8) Are street trees located a minimum of 15 feet from street light poles?	х	yes		no
9) Are street trees located a minimum of 10 feet from water meters?	х	yes		no
10) Are street trees located a minimum of 10 feet from storm drain inlets, hydrants, or manholes?	х	yes		no
11) Area of soil surface required (minimum of 150 square feet for isolated trees and a minimum of 120				-
square feet for continuous landscape strips):	6,150	_square feet		
12) Minimum area of soil surface provided:	6,150	square feet		

### III. Alternative Compliance

Where utility conflicts, driveways, and intersections restrict the potential locations for street trees, every effort has been made to propose trees near the street, but outside of the right-of-way, in order to shade sidewalks and on-street parking, enhance street aesthetics, and achieve many of the same benefits as street trees within the right-of-way. Every effort has also been made to propose shade, ornamental, and evergreen trees on-lot and on HOA parcels wherever feasible so that

Stewart Property Alternative Compliance Request March 1, 2023 Revised June 8, 2023 Revised August 23, 2023 Page 5 of 6

Landscape Manual Section 4.1-2 ("Residential Requirements for Townhouses, One-Family Semi-Detached, and Two-Family Dwellings Arranged Horizontally") are met and exceeded (as shown on the Landscape and Lighting Plan). Additionally, the proposed tree planting and on-site woodland conservation exceeds the required Tree Canopy Coverage.



TREE CANOPY COVERAGE SCHEE	DULE (SECTION	25-128)	
Project Name:	TCP2#:	DRD Case #:	Area (acres)
GLENN DALE COVE (STEWART PROPERTY)		SE-22002	]
Site Calculations:	Zone 1:	RR	12.01
	Zone 2:		
	Zone 3:		
	Zone 4:		
	Total Acres:		12.01
		TCC	
		Required	TCC Required
Total Acres (gross acres)	% of TCC required	(Acres)	in (SE)
12.01	15.0%	1.80	78473
A TOTAL ON-SITE WC PROVIDED (acces) =	0.87	acres	37897.2
B TOTAL AREA EVISTING TREES (non-WC acres) =	0.87	acres	16117.2
C. TOTAL AND EXISTING INCES (INTERCASE TREES -	0.37	lacies	45015
C. TOTAL SQUARE FOUTAGE IN DANUSCAPE TREES =			43013
D. TOTAL TREE CANOPT COVERAGE PROVIDED =			99029
E. TOTAL SQUARE FOOTAGE REQUIRED =			78473
			Requirement Satisfied
	TCC Credit per Tree	Number of	TCC Credit
Credit Categories for Landscape Trees	Based on Size at	Trees	(cr)
	Planting (SF)	Trees	(58)
	2-1/2-3*= 65		0
Deciduous - columnar shade tree (50 ' or less height)	3 - 3 1/2" = 75		0
	1-1/2 - 1-3/4"= 75	80	6000
Deciduous - ornamental tree (20' or less height with	$2 \cdot 2 \frac{1}{2} = 100$		0
equal spread). Minimum planting size 7 - 9 ' in height	2 -1/2 - 3" = 110		0
Deciduous - minor shade tree (25,50' height with equal	2 -1/2 - 3* = 160	21	3360
spread or greater) Minimum planting size 8-10' in height	2 - 2 1/2" = 175		3300
Parish your males shade tree (FO) and greater by with	2-1/2-2*=225	114	35650
Deciduous - major snade tree (50' and greater ht, with	2-1/2-3 =225	114	23630
spread equal to or greater than ht) Minimum planting			
size 12 to 14' in height	3 - 3 1/2" = 250		0
	6 - 8' = 40	42	1680
Evergreen - columnar tree (less than 30' height with	8 - 10' = 50		0
spread less than 15')	10 - 12' = 75		0
	6 - 8' = 75	46	3450
Evergreen - small tree (30-40' height with spread of 15-	8 - 10' = 100		0
20')	10 - 12' = 125		0
	6 - 8' = 125	39	4875
Evergreen - medium tree (40-50' height with spread of 20	8 - 10' = 150		0
30')	10 - 12' = 175		0
	6 - 8' = 150		0
Everymeen - large tree (50' beight or greater with spread	8 - 10' = 200		0
of over 30')	10 - 12' = 250		0
TOTAL NUMBER OF TREES/TCC CREDIT (SF)		342	45015
(Manually enter information/figures into shaded areas)			
Bransrad by		Date	
riepaieu uy		Date	

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### IV. Conclusion:

For the above reasons, the applicant respectfully requests that Park and Planning APPROVE this request for Alternative Compliance.

Sincerely,

Amy J. Somme

Amy Sommer, Charles P. Johnson Associates



Angela D. Alsobrooks County Executive

### PRINCE GEORGE'S COUNTY GOVERNMENT

Department of Public Works and Transportation Office of Engineering and Project Management



Floyd E. Holt Deputy Chief Administrative Officer Acting Director

May 18, 2022

Christopher L. Hatcher, Attorney CLHatcher, LLC 1001 Prince Georges Blvd, Suite 700 Upper Marlboro, MD 20774

### RE: Stewart Property – 8215 Springfield Road, Glen Dale, Maryland, 20769 Prescriptive Road (Springfield Road) Confirmation Request

Dear Mr. Hatcher:

The Prince George 's County Department of Public Works & Transportation's (DPW&T) Right-of-Way Division received your letter dated April 15, 2022, for the above referenced road. This letter is in response to your request for confirmation of a prescriptive easement on a portion of Springfield Road that abuts 8215 Springfield Road in Glen Dale, Maryland.

DPW&T has reviewed the deeds and boundary survey provided by your office. Our Right-of-Way Division has also researched Maryland Land Records in order to confirm your request. Based on our review, we are confirming that: DPW&T has no record of Springfield Road being conveyed to Prince Georges County by deed or plat; the portion of the road that fronts 8215 Springfield Road was established by a prescriptive easement; the property at 8215 Springfield Road borders the centerline of the right of way; and DPW&T has reviewed the survey and has no issue with the survey.

DPW&T is requesting that a formal dedication of this portion of Springfield Road be granted to Prince George's County by the property owner.

Should you have any questions or require additional information, please feel free to contact Jennifer Bratton at (240) 758-9673 or via email, at jcbratton@co.pg.md.us.

Sincerely,

here Xile

Kate A. Mazzara Associate Director

KAM/JB/jn

 Michael O. Brown, Chief, Special Services Division, Office of Highway Maintenance, DPW&T
 Erv T. Beckert, P.E., Chief, Highway & Bridge Design Division, OE&PM, DPW&T
 Jennifer Bratton, Acting Chief, OE&PM, DPW&T

> 9400 Peppercorn Place, Suite 400, Largo, Maryland 20774 FAX (301) 883 -5131

	RESIDENTIAL REQUIREMENTS FOR TOWNHOUSES, ONE-FAMILY SEMI-						
	DETACHED, AND TWO-FAMILY DWELLINGS ARRANGED HORIZONTALLY						
(SCHEDULE 4.1-2)							
1)	Number of dwelling units (DU):	57	units				
2)	Number of trees required per DU:	1.5	shade trees				
		1	ornamental/evergreen trees				
3)	Total number of trees required:	85 5	shada traas				
5)	Total number of trees required.	 					
			onamental/evergreen trees				
4)	Total number of trees provided (on						
.,	individual lots and/or in common open						
	space):	110	shade trees				
		73	ornamental trees				
		119	evergreen trees				
			existing shade trees (min. 2.5				
			inches DBH and located within				
		5	_75 feet of a DU)				

SUSTAINABLE LANDSCAPING REQUIREMENTS (SCHEDULE 4.9-1)

total number provided 96 = 71.1 % native

total number provided **51** = **63.8** % native

total number provided 127 = 100.0 % native total **197** x 30% **60** total number required

total number provided **197 = 100.0** % native

I Trees: total 80 x 50% 40 total number required

68 total number required

**39** total number required

Percentage of native plant material required in each category:

total **135** x 50%

Evergreen Trees: total **127** x 30%

2) Are invasive species proposed?

Shade Trees:

3) Are existing invasive species on-site in areas that are to remain undisturbed used in the fulfilment of landscape manual requirements?	yes	х	no				
4) If "yes" is checked in numbers 2 or 3, is a note included on the plan requiring removal of invasive species prior to certification in accordance with section 1.5, Certification of Installation of Plant Materials?	N/A yes	N/A	no				
5) Are trees proposed to be planted on slopes greater than 3:1?	yes	X	no				
STREET TREES ALONG PRIVATE S	STREETS	(SCHE	<b>DULE 4.</b> 1	0-1)			
1) Number of street trees required (1 tree per 35 linear feet of frontage ex	cluding drivev	vay op	enings):	57	street trees		
2) Number of street trees provided:					street trees		
3) If ornamental trees are used, are they spaced on average 30 feet on ca	enter? (Ornan	nental	trees may	/	_		
only be used where overhead wires prohibit the planting of shade trees.)				N/A	yes	N/A	_no
4) Are street trees located a minimum of 35 feet from the point of curvature of an intersection?					yes		no
5) Are street trees located a minimum of 10 feet from the point of curvature of a residential driveway?					yes	Х	no
6) Are street trees located a minimum of 20 feet from the point of curvatu	ire of comme	cial dr	iveway		_		-
entrances?				N/A	_yes	N/A	_no
7) Are street trees located between the sidewalk and face of curb in a sp	bace no less t	han 5	feet wide?	? <u>X</u>	yes		_no
8) Are street trees located a minimum of 15 feet from street light poles?					yes		no
9) Are street trees located a minimum of 10 feet from water meters?					yes		no
10) Are street trees located a minimum of 10 feet from storm drain inlets	, hydrants, or	manh	oles?	X	yes		no
11) Area of soil surface required (minimum of 150 square feet for isolated	trees and a	minimu	ım of 120				_
square feet for continuous landscape strips):				6,150	square feet		
12) Minimum area of soil surface provided:				6,150	square feet		

\_\_\_\_yes X no

BUFFERING RESIDENTIAL DEVELOPMENTS FROM STREETS (SCHEDULE 4.6-1(A)) ) Number of streets adjacent to rear yard: 1 street(s) Collector 2) Type of street adjacent to rear yard: 3) Linear feet of street frontage toward which rear yard is oriented,

not including driveway openings: 102.1 linear feet 4) Minimum width of required buffer: 35 feet 35 feet 5) Minimum width of provided buffer: 6) Percentage of required buffer strip occupied by existing trees: 0% 7) Invasive species in the buffer area: yes 8) Six (6) foot high fence or wall included in bufferyard: yes 9) Number of plants required: 4.1 shade trees 12.3 evergreen trees 20.4 shrubs

10) Total number of plants provided:

A WES	USES REQUIREMENTS (SCHEDULE 4.7-1) STERN BOUNDARY	
I) General Plan designation:	Developed Tier, Corridor Node or Cente	er
	X Developing or Rural Tier	
2) Use of proposed development:	Residential - Single Family Attached	
3) Impact of proposed development:	n/a	
) Use of adjoining development:	Vacant - Residentially Zoned	
i) Impact of adjoining development:	n/a	
) Minimum required bufferyard (A, B, C, D or E):	Α	_
) Minimum required building setback:	<b>20</b> feet	
) Building setback provided:	<b>40</b> feet	
) Minimum required width of landscape yard:	<b>10</b> feet	
0) Width of landscape yard provided:	10 feet	
	duced by 500/ in the Developed Tier, Corridor Nede er	
(The required setback and landscape yard may be redu Center when a 6' high fence or wall is provided.)	duced by 50% in the Developed her, Comdor Node of	
(The required setback and landscape yard may be redu Center when a 6' high fence or wall is provided.) (1) Linear feet of buffer strip required along property line ar	and right-of-way: <b>482</b> feet	
<ul> <li>(The required setback and landscape yard may be reduced.)</li> <li>2) Percentage of required bufferyard occupied by existing</li> </ul>	and right-of-way: $482$ feet g trees: $254 / 482 = 55$	9
<ul> <li>(The required setback and landscape yard may be reduced.)</li> <li>(The required setback and landscape yard may be reduced.)</li> <li>(The required of high fence or wall is provided.)</li> <li>(The required of buffer strip required along property line ar 2) Percentage of required bufferyard occupied by existing</li> <li>(The required of high fence or wall included in bufferyard?)</li> </ul>	and right-of-way: $\frac{482}{\text{yes}}$ feet g trees: $\frac{254 / 482 = 55}{\text{yes}}$	Q
<ul> <li>(The required setback and landscape yard may be reduced to the required setback and landscape yard may be reduced.)</li> <li>1) Linear feet of buffer strip required along property line ar</li> <li>2) Percentage of required bufferyard occupied by existing</li> <li>3) Is a 6' high fence or wall included in bufferyard?</li> <li>4) Total number of plant units required in buffer strip:</li> </ul>	and right-of-way: 482 feet 254 / 482 = 55 yes X no (482-254 LF PL=282 LF) 113	ې م
<ul> <li>(The required setback and landscape yard may be reducenter when a 6' high fence or wall is provided.)</li> <li>1) Linear feet of buffer strip required along property line ar</li> <li>2) Percentage of required bufferyard occupied by existing</li> <li>3) Is a 6' high fence or wall included in bufferyard?</li> <li>4) Total number of plant units required in buffer strip:</li> <li>5) Total number of plant units provided:</li> </ul>	and right-of-way: $\begin{array}{c} 482 \\ g \text{ trees:} \end{array} \begin{array}{c} 254 / 482 = 55 \\ \hline \\ (482-254 \text{ LF PL}=282 \text{ LF}) 113 \\ \hline \\ \text{shade trees} \end{array} \begin{array}{c} 6 \\ x \\ 10 \\ p.u. = 60 \end{array}$	ې ۲۲
<ul> <li>(The required setback and landscape yard may be reducenter when a 6' high fence or wall is provided.)</li> <li>1) Linear feet of buffer strip required along property line ar</li> <li>2) Percentage of required bufferyard occupied by existing</li> <li>3) Is a 6' high fence or wall included in bufferyard?</li> <li>4) Total number of plant units required in buffer strip:</li> <li>5) Total number of plant units provided:</li> </ul>	and right-of-way: <u>482</u> feet ig trees: <u>254 / 482 = 55</u> <u>yes</u> <u>X</u> no (482-254 LF PL=282 LF) 113 shade trees <u>6</u> x 10 p.u.= <u>60</u> evergreen trees <u>10</u> x 5 p.u.= <u>50</u>	ч ч ч
<ul> <li>(The required setback and landscape yard may be reducenter when a 6' high fence or wall is provided.)</li> <li>1) Linear feet of buffer strip required along property line ar</li> <li>2) Percentage of required bufferyard occupied by existing</li> <li>3) Is a 6' high fence or wall included in bufferyard?</li> <li>4) Total number of plant units required in buffer strip:</li> <li>5) Total number of plant units provided:</li> </ul>	and right-of-way: <u>482</u> feet ig trees: <u>254 / 482 = 55</u> <u>yes</u> X no (482-254 LF PL=282 LF) 113 shade trees <u>6</u> x 10 p.u.= <u>60</u> evergreen trees <u>10</u> x 5 p.u.= <u>50</u> ornamental trees <u>3</u> x 5 p.u.= 15	الا الم الم الم
<ul> <li>(The required setback and landscape yard may be reducenter when a 6' high fence or wall is provided.)</li> <li>1) Linear feet of buffer strip required along property line ar</li> <li>2) Percentage of required bufferyard occupied by existing</li> <li>3) Is a 6' high fence or wall included in bufferyard?</li> <li>4) Total number of plant units required in buffer strip:</li> <li>5) Total number of plant units provided:</li> </ul>	and right-of-way: <u>482</u> feet 254 / 482 = 55 <u>yes</u> X no (482-254 LF PL=282 LF) 113 shade trees <u>6</u> x 10 p.u.= <u>60</u> evergreen trees <u>10</u> x 5 p.u.= <u>50</u> ornamental trees <u>3</u> x 5 p.u.= <u>15</u> shrubs <u>0</u> x 1 p.u.= 0	

BUFFERING RESIDENTIAL DEVELOPMENTS FROM STR	EETS	(SCHEDULE	4.6-1(	B))
1) Number of streets adjacent to rear yard:	1	street(s)		
2) Type of street adjacent to rear yard:	Collec	tor		
3) Linear feet of street frontage toward which rear yard is oriented,				_
not including driveway openings:	31.4	linear feet		
4) Minimum width of required buffer:	35	feet		
5) Minimum width of provided buffer:	26	feet		
6) Percentage of required buffer strip occupied by existing trees:	0	~%		
7) Invasive species in the buffer area:		yes	Х	no
8) Six (6) foot high fence or wall included in bufferyard:	X	yes		no
9) Number of plants required:	1.3	shade trees		
	3.8	evergreen tre	es	
	6.3	shrubs		
10) Total number of plants provided:	2	shade trees		
	4	evergreen tre	es	

6,150 square feet

X no

X no

7 shade trees

47 shrubs

19 evergreen trees

	B – S
1) General Plan designation:	
2) Use of proposed development:	
3) Impact of proposed development:	

**7** shrubs

4) Use of adjoining development:

- 5) Impact of adjoining development:
- 6) Minimum required bufferyard (A, B, C, D or E):
- 7) Minimum required building setback: 8) Building setback provided:
- 9) Minimum required width of landscape yard:
- 10) Width of landscape yard provided:
- (The required setback and landscape yard may be reduced by 50% in the Developed Tier, Corridor Node or Center when a 6' high fence or wall is provided.) 11) Linear feet of buffer strip required along property line and right-of-way: **684** feet 12) Percentage of required bufferyard occupied by existing trees: 13) Is a 6' high fence or wall included in bufferyard?
- 14) Total number of plant units required in buffer strip: 15) Total number of plant units provided:

Note: Overhead wires are partially present.

# STEWART PROPERTY LANDSCAPE AND LIGHTING PLAN



BUFFERING RESIDENTIAL DEVELOPMENTS FROM STREETS (SCHEDULE 4.6-1(C)) ) Number of streets adjacent to rear yard: 1 street(s) Collector 2) Type of street adjacent to rear yard: 3) Linear feet of street frontage toward which rear yard is oriented, not including driveway openings: 44.7 linear feet 4) Minimum width of required buffer: 35 feet 35 feet 5) Minimum width of provided buffer: 6) Percentage of required buffer strip occupied by existing trees 0% 7) Invasive species in the buffer area: X no yes \_\_\_\_\_ X no 8) Six (6) foot high fence or wall included in bufferyard: yes 1.8 shade trees 9) Number of plants required: 5.4 evergreen trees 8.9 shrubs 10) Total number of plants provided: 2 shade trees 3 evergreen trees 9 shrubs

LOT 35 LOT 34 BACKUS DRIVE				
		TREE CANOPY COVERAGE SCH	EDULE (SECTION 25-128)	
LOT 31	39	Project Name:	TCP2#: DRD Case #:	Area (acres)
SCLUP HEAT		GLENN DALE COVE (STEWART PROPERTY) Site Calculations:	Zone 1: RR	<u> </u>
PARCEL "F"	40T 29		Zone 3: Zone 4:	
SPRINGFIELD MANOR H.O.A. INC PLAT NO. 126024	DIPLE		Total Acres: TCC	12.01
LBOBZ F.150		Total Acres (gross acres)	Required % of TCC required (Acres)	TCC Required in (SF)
	156- 154- 154- 154- 154- 154- 154- 154- 154	12.01 A. TOTAL ON-SITE WC PROVIDED (acres) = B. TOTAL AREA EXISTING TREES (non-WC acres) = C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES = D. TOTAL TREE CANOPY COVERAGE PROVIDED = E. TOTAL SQUARE FOOTAGE REQUIRED =	15.0% 1.80 0.87 acres 0.37 acres	78473       37897.2       16117.2       45015       99029       78473       Requirement
PARCEL 131 26 28 28 28 28 28 28 28 28 28 28		Credit Categories for Landscape Trees	TCC Credit per Tree Based on Size at Planting (SF)	Satisfied TCC Credit (SF)
BOAN M. ST	FEWART AND	Deciduous - <b>columnar</b> shade tree (50 ' or less height)	2 -1/2 - 3" = 65 3 - 3 1/2" = 75	0 – 0 –
C 10 D A A A A A A A A A A A A A A A A A A	. КNUPP Рд. 567	Deciduous - <b>ornamental</b> tree (20' or less height with equal spread). Minimum planting size 7 - 9 ' in height	1-1/2 - 1-3/4"= 75     80       2 - 2 1/2" = 100     2	<u> </u>
		Deciduous - <b>minor shade</b> tree (25-50' height with equal	2 - 1/2 - 3'' = 110 $2 - 1/2 - 3'' = 160$ $21$ $3 - 3 - 1/2'' = 175$	3360 -
	154 154 19.56 - rol	Deciduous - <b>major shade</b> tree (50' and greater ht. with spread equal to or greater than ht) Minimum planting	<b>2 -1/2 - 3" = 225</b> 114	25650
	TEVEN C. FISHER S CTEVEN C. VIN U. UN COURT	size 12 to 14' in height	<b>3 - 3 1/2" = 250</b> <b>6 - 8' = 40</b> 42	0 
Total and the source of the so	STECAROL TURUWNON 20720 11802 DWE, MD F,537 18 0-18294 F,537	Evergreen - <b>columnar</b> tree (less than 30' height with spread less than 15')	8 - 10' = 50 10 - 12' = 75	0
	NVF ZENTGRAF	Evergreen - <b>small tree</b> (30-40' height with spread of 15-	6 - 8' = 75 46 8 - 10' = 100	3450
	LINDA S. ZENTGIURT LINDA S. JOURT 11801 SeuMOND 20720 11801 SeuMOND 27305	20') Evergreen - <b>medium tree</b> (40-50' beight with spread of 2	<b>10 - 12' = 125</b> <b>6 - 8' = 125</b> <b>39</b> <b>6 - 8' = 150</b>	0 4875
COMMUNITY TRAIL	COURT	30')	10 - 12' = 175       6 - 8' = 150	<u> </u>
W/PAVEMENT	LOT NO OLADIMEUI	Evergreen - <b>large tree</b> (50' height or greater with spread of over 30')	8 - 10' = 200 10 - 12' = 250	0 0 -
LOT 31 KINE N/F NORTH LLC N/F NORTH LLC SCHEDULE 4.7 - THE PLAN SCHEDULE 4.7 - THE PLAN SC	AIND OLADINA AINDE O. OLODOR AINDE DRUMMOND 20720 M1803 DOWL MD 20720 LIJ307 LIJ307	TOTAL NUMBER OF TREES/TCC CREDIT (SF) (Manually enter information/figures into shaded areas)	342	45015
GLENN DALE 20769 BONIE, MD 215036 PLAT NO. 215036		Prepared by	Date	
	PLAT OF CORRECTION	BUFFERING RESIDENTIAL DEVELOPMENTS	FROM STREETS (SCHEDULE	4.6-1(F))
PARCEL EAST PARCEL EAST PARCEL S6 PARCEL S6 PARCEL S6 PARCEL S6 PARCEL EAST PARCEL FAST	PLAT TWO OF SECTION ONE SPRINGFIELD MANDR CLUSTER P.B. NLP 127 P.No. 66	<ol> <li>Number of streets adjacent to rear yard:</li> <li>Type of street adjacent to rear yard:</li> <li>Linear feet of street frontage toward which rear yard not including driveway openings:</li> </ol>	1 street(s) Collector d is oriented, <u>179.7</u> linear feet	 
OTS DAL 215 ENN REP P.B.		<ul> <li>4) Minimum width of required buffer:</li> <li>5) Minimum width of provided buffer:</li> <li>3) Denote the factor of the</li></ul>	35 feet	
	B	<ul> <li>7) Invasive species in the buffer area:</li> <li>2) One (0) fact birth for an annual included in buffer area;</li> </ul>	sting trees: <u>0</u> % yes	X no
		<ul><li>9) Number of plants required:</li></ul>	yes 7.2 shade trees	
		10) Total number of plants provided:	21.6evergreen tree35.9shrubs6shade trees18evergreen tree25shrubs	es
FFERING RESIDENTIAL DEVELOPMENTS FROM STREETS       (SCH         er of streets adjacent to rear yard:       1         streets       1	HEDULE 4.6-1(D))       BUFFERING RESIDENTIAL DEV         et(s)       1) Number of streets adjacent to rear y	VELOPMENTS FROM STREETS       (SCHEDULE 4.6-1(E))       LOT         yard:       1       street(s)       LOT	S THAT REQUIRE CONFORMANCE TO SCH S 1–4A, 5–11A, AND 36–43A.	IEDULE 4.6:
or street adjacent to rear yard: r feet of street frontage toward which rear yard is oriented,	2) Type of street adjacent to rear yard: 3) Linear feet of street frontage toward	a: Collector LOT	S REQUESTING ALTERNATIVE COMPLIANCE	
uning university openings:       45.9       linea         num width of required buffer:       35       feet	ar teet 4) Minimum width of required buffer:	38.8     linear feet       35     feet	1A AND LOT 42B	U H WEF
um wrath of provided buffer: 35 feet ntage of required buffer strip occupied by existing trees: 0 %	<ul><li>b) Minimum width of provided buffer:</li><li>6) Percentage of required buffer strip o</li></ul>	occupied by existing trees: 0%		ARC OF
yes species in the buffer area: yes yes ) foot high fence or wall included in bufferyard: yes er of plants required: 1.8 shac 5.5 even	X       no       (1) Invasive species in the buffer area:         X       no       8) Six (6) foot high fence or wall includ         de trees       9) Number of plants required:         green trees       9) Number of plants required:	ded in bufferyard: X yes X no X yes no 1.6 shade trees 4.7 evergreen trees		LICI
I number of plants provided: 5 every 7 shru	de trees 10) Total number of plants provided: green trees bs	2     shade trees       4     evergreen trees       9     shrubs		UPDATES/REVISIO 03/03/23 06/08/23 08/15/23
E USES REQUIREMENTS (SCHEDULE 4.7-1) ASTERN BOUNDARY	BUFFERING INCOMPATIBLE D D – NOR	USES REQUIREMENTS (SCHEDULE 4.7-1) RTHERN BOUNDARY		
E USES REQUIREMENTS (SCHEDULE 4.7-1) ASTERN BOUNDARY	BUFFERING INCOMPATIBLE D D – NOR 1) General Plan designation:	USES REQUIREMENTS (SCHEDULE 4.7-1) RTHERN BOUNDARY           Developed Tier, Corridor Node or Center           X   Developing or Rural Tier		
E USES REQUIREMENTS (SCHEDULE 4.7-1) ASTERN BOUNDARY	BUFFERING INCOMPATIBLE I D – NOR 1) General Plan designation: 2) Use of proposed development: 3) Impact of proposed development:	USES REQUIREMENTS (SCHEDULE 4.7-1) RTHERN BOUNDARY		

BUFFERING INCOMPATIBLE USES REQUIREMENTS (SCHEDULE 4.7-1)

shrubs



ornamental trees **19** x 5 p.u.= **95** p.u.

total=

**0** x 1 p.u.= **0** p.u.

**235** p.u.

BUFFERING INCOMPATIBLE US	ES REQUIREMENT	S (SCHEDI	ULE 4.7-1)		
C – EASTE	ERN BOUNDARY				
1) General Plan designation:	Deve	loped Tier,	Corridor Node	or Cent	er
	X Deve	loping or R	ural Tier		
2) Use of proposed development:	Residential	- Single Fa	amily Attache	d	
3) Impact of proposed development:	n/a				
4) Use of adjoining development:	Residential	- Single Fa	amily Detache	d	
5) Impact of adjoining development:	n/a				
6) Minimum required bufferyard (A, B, C, D or E):	A				
7) Minimum required building setback:	20 feet				
8) Building setback provided:	<b>138</b> feet (with optional extension)				
9) Minimum required width of landscape yard:	10 feet				
10) Width of landscape yard provided:	94 min. feet	(Use e	existing vegetat	ion)	
(The required setback and landscape yard may be reduc Center when a 6' high fence or wall is provided.)	ed by 50% in the De	eveloped Tie	er, Corridor Noc	de or	
11) Linear feet of buffer strip required along property line and	right-of-way: 22	<b>0</b> feet			
12) Percentage of required bufferyard occupied by existing tr	rees:	1(	00		
13) Is a 6' high fence or wall included in bufferyard?	yes	Х	no		
14) Total number of plant units required in buffer strip:		(	0		
15) Total number of plant units provided:	shade trees	0	x 10 p.u.=	0	
	evergreen tre	es O	x 5 p.u.=	0	
	ornamental tr	ees 0	x 5 p.u.=	0	
	shrubs	0	x 1 p.u.=	0	
Note: Use existing woodland vegetation for 100% of this sch	edule.		total=	0	

### 6) Minimum required bufferyard (A, B, C, D or E): 20 feet 7) Minimum required building setback: 99 feet 8) Building setback provided: (with optional extension) 10 feet 9) Minimum required width of landscape yard: 10 min. feet 10) Width of landscape yard provided: (Use existing vegetation) (The required setback and landscape yard may be reduced by 50% in the Developed Tier, Corridor Node or Center when a 6' high fence or wall is provided.) 11) Linear feet of buffer strip required along property line and right-of-way: **1,090** feet 12) Percentage of required bufferyard occupied by existing trees: 100 13) Is a 6' high fence or wall included in bufferyard? X no yes \_\_\_\_\_ 0 14) Total number of plant units required in buffer strip: 15) Total number of plant units provided: shade trees **0** x 10 p.u.= **0** p.u. evergreen trees $\mathbf{0} \times 5 \text{ p.u.} = \mathbf{0} \text{ p.u.}$

Note: Use existing woodland vegetation for 100% of this schedule.

shrubs



 0
 x 1 p.u.=
 0
 p.u.

 total=
 0
 p.u.

ornamental trees **0** x 5 p.u.= **0** p.u.

%

p.u.



# PLANT SCHEDULE

<u>EVERGREEN TREES</u> IO IN PT TOE	<u>QTY</u> 46 15 39 27	<u>BOTANICAL / COMMON NAME</u> ILEX OPACA / AMERICAN HOLLY ILEX X 'NELLIE R. STEVENS' / NELLIE R. STEVENS HOLLY PINUS TAEDA / LOBLOLLY PINE THUJA OCCIDENTALIS 'EMERALD GREEN' / EMERALD GREEN ARBORVITAE	CONT B & B B & B B & B B & B	<u>SIZE</u> 6-8` HT. 6-8` HT. 6-8` HT. 6-8` HT.	SPACING AS SHOWN AS SHOWN AS SHOWN AS SHOWN
<u>ORNAMENTAL TREES</u> AT3	<u>QTY</u> 10	<u>BOTANICAL / COMMON NAME</u> AMELANCHIER CANADENSIS 'TRAZAM' / TRADITION® CANADIAN SERVICEBERRY SINGLE STEM	CONT B & B	<u>SIZE</u> 1.5-1.75" CAL	<u>SPACING</u> AS SHOWN
CC CV5 LC MV OA	18 23 11 11 6	CERCIS CANADENSIS / EASTERN REDBUD CHIONANTHUS VIRGINICUS / WHITE FRINGETREE LAGERSTROEMIA X 'CHEYENNE' / CHEYENNE CRAPE MYRTLE MAGNOLIA VIRGINIANA / SWEET BAY MAGNOLIA OXYDENDRUM ARBOREUM / SOURWOOD	B & B B & B B & B B & B B & B	1.5-1.75" CAL 1.5-1.75" CAL 1.5-1.75" CAL 1.5-1.75" CAL 1.5-1.75" CAL 1.5-1.75" CAL	AS SHOWN AS SHOWN AS SHOWN AS SHOWN AS SHOWN
<u>SHADE TREES</u> AR CBF GI QA QF QS SJ TA	QTY 18 21 2 15 7 16 31 25	BOTANICAL / COMMON NAME ACER RUBRUM `OCTOBER GLORY` TM / OCTOBER GLORY MAPLE CARPINUS BETULUS 'FASTIGIATA' / PYRAMIDAL EUROPEAN HORNBEAN GLEDITSIA TRIACANTHOS INERMIS / THORNLESS HONEY LOCUST QUERCUS ALBA / WHITE OAK QUERCUS FALCATA / SOUTHERN RED OAK QUERCUS STELLATA / POST OAK STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODATREE TILIA AMERICANA / AMERICAN LINDEN	CONT B & B B & B	<u>SIZE</u> 2.5 - 3" CAL. 2.5 - 3" CAL.	SPACING AS SHOWN AS SHOWN AS SHOWN AS SHOWN AS SHOWN AS SHOWN AS SHOWN
<u>SHRUBS</u> CA CA6 VA	<u>QTY</u> 81 32 85	BOTANICAL / COMMON NAME CLETHRA ALNIFOLIA / SUMMERSWEET CORNUS SERICEA `ARCTIC FIRE RED` / ARCTIC FIRE RED DOGWOOD VIBURNUM ACERIFOLIUM / MAPLELEAF VIBURNUM	<u>CONT</u> 3 GAL 3 GAL 3 GAL	<u>SIZE</u> 24-36" HT. 18"-24" HT. 24-36" HT.	SPACING AS SHOWN AS SHOWN AS SHOWN







OF MARI

	LEGEND
2	FX. TRFF LINF
_	FX. PROPERTY LINE
_	EX SEWER LINE
_	EX WATER LINE
_	
_	EX. INTERNITTERN STREAM
_	25' WFTLAND BUFFFR
_	75' STREAM BUFFER
4	EX. WETLAND
_	EX. CONTOUR
	EX. ELECTRIC LINE UNDERGROUND
_	EX. OVERHEAD LINES
	EX. TELEPHONE LINE
	EX. GAS LINE
	EX. FENCE
	EX. UTILITY POLE
	EX. LIGHT POLE
	EX. FIRE HYDRANT
_	100-YEAR FLOODPLAIN
_	25' 100–YEAR FLOODPLAIN BUFFER
_	PROP. ROAD CENTERLINE
_	PROP. RIGHT OF WAY
_	PROP. PUBLIC UTILITY EASEMENT (PUE)
_	PROP. LOT LINE
_	PROP. SEWER LINE
_	PROP. WATER LINE
	PROP. STORM DRAIN
	PROP. STORMWATER MANAGEMENT FACILITY
~	PROP RIPRAP CHANNEI
4	FROF. ROADWAT
.v.	PROP. CONCRETE SIDEWALK
	LIMIT OF DISTURBANCE (LOD)
-	LOD/TEMPORARY TREE PROTECTION FENCE
_	PROP. CONTOUR
	PROP. LIGHT POLE
	PROP. SHADE TREE
	PROP. ORNAMENTAL TREE
	PROP. EVERGREEN TREE
	PROP. SHRUB
_	PROP. FENCE
ŧ	AFFORESTATION/REFORESTATION (SEE TCP2)
	WOODLAND PRESERVATION (SEE TCP2)
3	WOODLAND PRESERVED-
3	NOT CREDITED (WPNC) (SEE TCP2)
	FX. TRFF TO REMAIN

REVISIONS PER MNCPPC COMMENTS REVISIONS TO ADDRESS SDRC COMMENTS REVISIONS TO LAYOUT

FGY/ATS BB/ATS

PLAN SHEET							
	SE-22002						
	LANDSCAPE AND LIGHTING PLAN						
	TAX MAP 28 - GRID OD3 - PARCEI 131						
	CTEVALADT DDODDTV						
	SIEWARI	PROPE					
	BOWIE (14TH) EL	ECTION DIST	RICT				
	PRINCE GEORGE'S C	OUNTY, MAF	RYLAND	)			
	Associates Charles P. John Civil and Environmental Engine 1751 Elton Rd., Ste. 300 Silver	neers · Planners · Land r Spring, MD 20903 301-	sociate scape Architects 434-7000 Fax: 3	<b>S, Inc.</b> S · Surveyors			
	www.cpja.com • Silver Spring, MD • Gaithersburg, MD • Ann	apolis, MD • Greenbelt, MD	• Frederick, MD	• Fairfax, VA			
	CLIENT : ESC 8215 SPRINGFIELD L.C. 1355 Beverly Road, Suite 240	WSSC GRID: 211NE10	TAX MAP: 28-	-D3			
	(703) 734-5207	DESIGN BB	SHEET	OF			
	Attn: Jude Burke	DRAFT BB	2	3			
	COPYRIGHT © LATEST DATE HEREON CHARLES P. JOHNSON & ASSOCIATES, INC. ALL RIGHTS RESERVED,	DATE AUG. 2023	EILE NO .				
	UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.	SCALE 1" = 40'	2021-	-1466			
Last	Saved 8/16/2023 Last Plotted 8/17/2023	4:09 PM Sheet N:	2021-1466	>\DWG\53-0			





SCALE: NTS



PROJECT:

MULCH RING 5 FOOT DIAMETER MINIMUM, 8 FOOT DIAMETER PREFERRED - GUYING WIRE 3 INCHES OF MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. 

TRUNK FLARES AFTER ONE TEAR. — EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOTBALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL PLANT 1/8 OF ROOTBALL ABOVE FINAL GRADE.

SCALE: NTS

4" LAYER SHREDDED —— BARK MULCH





Pole Fits all Brandon Industries 3"and 4" 90-110 lm/W poles and 5" poles with a tenon Voltage 100-277V CRI >70 Distribution Type V

CCT WATTAGE VOLTAGE OPTICS MOUNTING FINISH **BK** Semi Gloss Black - None TYPE IV DB Textured Dark Bronze P Photocell **TYPE V** L Lensing BrandonIndustries.com REV220301

SCALE: NTS



Not valid without signature

UPDATES/REVISIONS: 03/03/23 REVISIONS PER MNCPPC COM 06/08/23 REVISIONS TO ADDRESS SDRC 08/15/23 REVISIONS TO LAYOUT	IMENTS JNH COMMENTS	FGY/ATS BB/ATS	
DFTAIL	SSHEFT		
SF-2	2002		
I ANDSCAPF AND	2002 ) I IGHTINO	PI AN	
TAY MAD 28 CRI		$\mathbf{R}$	
SIEWARI	PROPE	LKIY	
BOWIE (14TH) EL	ECTION DIS	STRICT	
PRINCE GEORGE'S CO	JUNTY, MA	ARYLAN	D
Charles P. Joh Civil and Environmental Engin	neers · Planners · La	ASSOCIAT andscape Architec 01-434-7000 Fax	es, Inc. ets • Surveyors
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<ul> <li>Ww.cpja.com • Silver Spring, MD • Gaithersburg, MD • Ann</li> <li>"LIENT : ESC 8215 SPRINGFIELD L.C. 1355 Beverly Road, Suite 240 McLean VA 22101</li> </ul>	apolis, MD • Greenbelt WSSC GRID: 211NE10	MD • Frederick, M TAX MAP: 2	<b>ID • Fairfax, VA</b> 28-D3
<ul> <li>Ww.cpja.com • Silver Spring, MD • Gaithersburg, MD • Ann</li> <li>'LIENT : ESC 8215 SPRINGFIELD L.C. 1355 Beverly Road, Suite 240 McLean, VA 22101 (703) 734-5207</li> <li>Attn. Juda Burko</li> </ul>	apolis, MD • Greenbelt WSSC GRID: 211NE10 DESIGN BB	MD • Frederick, M TAX MAP: 2 SHEET	<b>D • Fairfax, VA</b> 28-D3 OF
ww.cpja.com • Silver Spring, MD • Gaithersburg, MD • Ann LIENT : ESC 8215 SPRINGFIELD L.C. 1355 Beverly Road, Suite 240 McLean, VA 22101 (703) 734-5207 Attn: Jude Burke	apolis, MD • Greenbelt WSSC GRID: 211NE10 DESIGN BB DRAFT BB	MD • Frederick, M TAX MAP: 2 SHEET 3	D • Fairfax, VA 28-D3 OF 3
WW.cpja.com • Silver Spring, MD • Gaithersburg, MD • Ann LIENT : ESC 8215 SPRINGFIELD L.C. 1355 Beverly Road, Suite 240 McLean, VA 22101 (703) 734-5207 Attn: Jude Burke COPYRIGHT © LATEST DATE HEREON CHARLES P. JOHNSON & ASSOCIATES INC. ALL RIGHTS RESERVED	apolis, MD • Greenbelt WSSC GRID: 211NE10 DESIGN BB DRAFT BB DATE AUG 2023	MD • Frederick, M TAX MAP: 2 SHEET 3	D • Fairfax, VA



Plat of Confection Oneter Two of Section Cluster 127 (Runal 127 (Runal 127 (Runal		
Edward B. Lentgrat	LEG EX. ADJA PRO	END ROAD CENTERLINE ACENT PROPERTY LINE PERTY LINE
PB.REP 215 P.No.36	EDG	E OF PAVEMENT
Land Use: Residential - Single Family		
/F Crabtree	100 O S SCALE: 1	50 100 200 " = 100'
F.968	Survey	Exhibit Property
	BOWIE (14) PRINCE GEORGE'S C	th) DISTRICT OUNTY, MARYLAND hnson & Associates, Inc.
SURVEYOR'S CERTIFICATE	Civil and Environmental Enviro	gineers • Planners • Landscape Architects • Surveyors ver Spring, MD 20903 301-434-7000 Fax: 301-434-9394 nnapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA
SHOWN HEREON IS CORRECT AND TAKEN FROM. A HANCIS OF THE AND TAKEN FROM.	CLIENT : Elm Street Development, Inc. 1355 Beverly Rd Suite 240	WSSC NO: TAX MAP: DESIGN DED SHEET OF
DANIEL F. DEBOLT PROPERTY LAND SURVEYOR MD # 526 C/28/22 2/17/23	COPYRIGHT © LATEST DATE HEREON CHARLES P. JOHNSON & ASSOCIATES, INC. ALL RIGHTS RESERVED, UNAUTHORIZED USE OR REPRODUCTION IS	DRAFT AMR 01 01 DATE 06/28/2022 FILE NO :
DATE EXP. DATE	PROHIBITED.	<sup>SUALE</sup> 1" = 100' 21-1466-48

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ached Xrefs: