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 www.mncppc.org/pgco/planning/plan.htm.*

Specific Design Plan SDP-0409-02

Application	**General Data**	
Project Name: Beech Tree, North Village, Sections 4 and 5 **Location:** On the southern side of Leeland Road, approximately 3,200 feet west of its intersection with Robert Crain Highway (US 301). **Applicant/Address:** VOB Limited Partnership Tysons Office Center 8133 Leesburg Pike, Suite 300 Vienna, VA 22182	Planning Board Hearing Date:	10/20/11
	Staff Report Date:	10/13/11
	Date Accepted:	08/19/10
	Planning Board Action Limit:	NA
	Plan Acreage:	41.86
	Zone:	R-S
	Dwelling Units:	54
	Gross Floor Area:	N/A
	Planning Area:	79
	Tier:	Developing
	Council District:	06
	Election District	03
	Municipality:	NA
	200-Scale Base Map:	204SE13&14

Purpose of Application	**Notice Dates**	
Elimination of a connection to Leeland Road and a minor reconfiguration of the lot layout with a resultant addition of one lot for a single-family detached house.	Informational Mailing:	03/15/10
	Acceptance Mailing:	08/19/10
	Sign Posting Deadline:	09/20/11

Staff Recommendation			**Staff Reviewer:** Ruth Grover, MUP, AICP **Phone Number:** 301-952-4317 **E-mail:** Ruth.Grover@ppd.mncppc.org
APPROVAL	**APPROVAL WITH CONDITIONS**	**DISAPPROVAL**	**DISCUSSION**
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE' S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Specific Design Plan SDP-0409-02
Type 2 Tree Conservation Plan TCP2-025-10
Beech Tree, North Village, Sections 4 and 5

The Urban Design staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

EVALUATION

This specific design plan was reviewed and evaluated for compliance with the following criteria:

a. Zoning Map Amendment A-9763-C.

b. Comprehensive Design Plan CDP-9706.

c. Preliminary Plan of Subdivision 4-00010.

d. Special Purpose Specific Design Plan SDP-9905 for Community Character.

e. Specific Design Plan SDP-9907 for Infrastructure.

f. Umbrella Specific Design Plan SDP-0001 for Architecture.

g. Specific Design Plan SDP-0409 and its revision.

h. The requirements of the Zoning Ordinance, specifically Sections 27-511, 27-512, 27-513, and 27-514 governing development in the Residential Suburban Development (R-S) Zone.

i. The requirements of the 2010 *Prince George's County Landscape Manual.*

j. The requirements of the Woodland and Wildlife Habitat Conservation Ordinance and the Tree Canopy Coverage Ordinance.

k. Referral comments.

FINDINGS

Based upon the evaluation and analysis of the subject specific design plan (SDP), the Urban Design staff recommends the following findings:

1. **Request:** The subject application is a revision to Specific Design Plan SDP-0409, including removing an access to Leeland Road and a minor reconfiguration of the lot layout with a net addition of one lot for a single-family detached house in the Residential Suburban Development (R-S) Zone.

2. **Development Data Summary:**

	EXISTING	**PROPOSED**
Zone	R-S	R-S
Uses	Single-family detached and vacant land	Single-family detached
Acreage (in the subject SDP)	41.86	41.86
Lots	53	54
of which North Village, Section 4 (NV-4)	18	19
of which North Village, Section 5 (NV-5)	35	35

3. **Location:** The Beech Tree project site is located on the west side of Robert Crain Highway (US 301), south of Leeland Road, in Planning Area 79 and Council District 6. The area covered by SDP-0409-02, North Village, Sections 4 and 5, is in the northern area of the Beech Tree development, south of Leeland Road. North Village, Section 4, starts at a point on the southern side of Leeland Road, approximately 3,200 feet west of its intersection with US 301 and extends in a southwestern direction to the northeastern boundary of North Village, Section 5, which extends similarly in a southwestern direction. The sections are both linear in shape with all lots accessing the main travel way of Lake Forest Drive.

4. **Surroundings and Use:** The site is bounded to the north by the right-of-way of Leeland Road; to the east by the existing R-A-zoned (Residential-Agricultural) property, owned by Leo J. Leonnig and Henry F. et al, in agricultural use and North Village 6 of the Beech Tree development; to the west by R-A-zoned property, owned by George H. and Mary R. Butler, in residential use and North Villages 7, 8, and 9 of the Beech Tree development; and to the south by North Village 3 of the Beech Tree development.

   The Beech Tree development, as a whole, is bounded on the north by Leeland Road, on the east by Robert Crain Highway (US 301), on the south and west by various residentially-zoned properties (including R-A, Residential-Agricultural; R-E, Residential-Estate; and R-U, Residential Urban Development).

5. **Previous Approvals:** The subject site covers 54 single-family detached dwelling units of a larger project with a gross residential acreage of 1,212.06. The site is known as Beech Tree, which was rezoned from the R-A Zone to the R-S (2.7–3.5) Zone through Zoning Map Amendments A-9763 and A-9763-C for 1,765 to 2,869 dwelling units. Zoning Map Amendment A-9763-C was approved by the District Council on October 9, 1989 (Zoning Ordinance No. 61-1989), subject to 17 conditions and 14 considerations. On July 14, 1998, Comprehensive Design Plan CDP-9706 for the entire Beech Tree development was approved by the District Council, subject to 49 conditions. Following the approval of CDP-9706, three preliminary plans of subdivisions have

been approved: 4-98063 for a golf course; 4-99026 for 458 lots and 24 parcels (PGCPB Resolution No 99-154); and 4-00010 for 1,653 lots and 46 parcels (PGCPB Resolution No. 00-127), which covers the subject site (SDP-0409). The project is also subject to the requirements of SDP-0409, approved by the District Council on July 11, 2005, subject to 19 conditions. A single revision to the original Specific Design Plan, SDP-0409-01, was approved at staff level for the subject site on August 3, 2007 to remove a cul-de-sac, add a road stub, and reduce the number of lots for single-family detached dwellings to 53 lots.

Two specific design plans for the entire site have also been approved for the Beech Tree development. Specific Design Plan SDP-9905, which was approved by the District Council on October 22, 2000, is a special purpose SDP for community character. Specific Design Plan SDP-0001, which was approved by the District Council on October 30, 2000, is an umbrella architecture approval for the Beech Tree development and has been revised several times. In addition, there are 21 other approved specific design plans for the Beech Tree development. They are SDP-9803 for a golf course; infrastructure SDP-9907 for the East Village for 130 single family residential lots; infrastructure SDP-9908 for extending the sewer line from the East Village area to Parcel G; SDP-0111 for the East Village, Phase II, Section I, for 129 single-family residential lots; SDP-0112 for the East Village, Phase II, Section II, for 49 single-family residential lots; SDP-0113 for the South Village, Phase I, Sections 1, 2, and 3 for 93 single-family residential lots; SDP-0314 for 46 townhouse units on 7.3 acres of land known as East Village, Section 10; SDP-0315 for 39 townhouse units on 11 acres of land known as East Village, Section 4; SDP-0316 for 49 single-family residential lots in East Village, Section 9; and SDP-0406 for 169 single-family detached and attached dwelling units in North Village, Sections 1, 2, and 3; SDP-0409 for North Village, Sections 4 and 5, for 65 single-family detached residential lots; SDP-0410 for North Village, Section 6, for 158 townhouse units; SDP-0412 for the Beech Tree recreation center; SDP-0415 for North Village, Sections 7, 8, and 9, for 83 single-family detached houses and 57 townhouse units; SDP-0416 for South Village, Sections 4 and 5, for 84 single-family detached houses; SDP-0507 for the Beech Tree golf club house; SDP-0512 for West Village, Sections 1, 3, and 6, for 107 single-family detached units; SDP-0614 for 11 single-family lots in East Village, Section 6; SDP-0615 for 24 single-family lots in South Village, Section 6; SDP-0617 for 113 single-family lots and 43 single-family attached lots in West Village, Sections 2, 4, and 5; and SDP-0902 for 78 single-family lots in East Village, Sections 11 and 13. In addition, various types of tree conservation plans have been approved for the above-mentioned preliminary plans of subdivision and specific design plans. This SDP also has an approved Stormwater Management Concept Plan, 4305-2005-00, which will be valid through October 11, 2014.

6. **Design Features:** The specific design plan includes 54 lots for single-family detached houses along an internal street, Lake Forest Drive. Approximately 28 houses have been permitted and built to date in the North Village, Sections 4 and 5. The project involves slight reconfiguration of the subdivision, including the termination of Lake Forest Drive in a cul-de-sac, replacement of its connection to Leeland Road with one through the R-A-zoned parcel immediately adjacent to the subject site to the east, currently used agriculturally and owned by Leo J. Leonnig and Henry F. et al., some modifications to lot size, the addition of 21,211 square feet of right-of-way area, and a net increase of one lot. The chart below details the lots proposed to be modified in the subject application, their originally approved size, and their modified lot size:

Lot	Originally Approved Size	Modified Lot Size
5H	7,895	19,695
6H	7,986	16,992
7H	*	13,824
38F	10,218	10,143
39F	9,162	9,282
40F	9,621	9,092

*This is the lot proposed to be added in the subject application.

The rest of the development, as approved in prior SDP-0409 and SDP-0409/01, remains unchanged. The previous approvals still govern.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment A-9763-C:** On October 9, 1989, the District Council approved Zoning Map Amendment A-9763-C, subject to 17 conditions and 14 considerations. The subject request does not affect previous findings of conformance to the requirements of this approval. Of the considerations and conditions attached to the approval of A-9763-C, the following is directly applicable to the review of this SDP. The requirement is included in boldface type below, followed by staff comment.

Condition 16. The District Council shall review all Specific Design Plans for Beech Tree.

Comment: The case will be transmitted to the District Council for a mandatory review at the conclusion of its Planning Board approval process.

8. **Comprehensive Design Plan CDP-9706:** Comprehensive Design Plan CDP-9706, as approved, includes a maximum of 2,400 dwelling units, of which 1,680 are single-family detached, 480 are single-family attached, and 240 are multifamily units, on approximately 1,194 acres located on the west side of Crain Highway (US 301), south of Leeland Road. The housing is to be organized in four distinct villages (North, South, East, and West). An 18-hole championship golf course will be integrated into the residential communities. A 30-acre lake, to be built in the Eastern Branch stream valley, will be a central focal point of the golf course and of the development as a whole. The comprehensive design plan for Beech Tree is also proposed to include the following: a club house for the golf course, a recreation center with pool and tennis courts for the homeowners, 136 acres dedicated to The Maryland-National Capital Park and Planning Commission (M-NCPPC) for the Collington Branch stream valley park, 12.5 acres dedicated to M-NCPPC for a community park, which is located to the west of the subject site, 211 acres dedicated as homeowners open space, 11 acres set aside for a private equestrian facility, a 35-acre site to be conveyed to the Prince George's County Board of Education for a middle school site, and a 17-acre site for an elementary school. None of the above amenities is included in the subject SDP.

Comprehensive Design Plan CDP-9706 was approved with 49 conditions. The subject request does not affect previous findings of conformance to the requirements of this approval. Of the conditions attached to the approval of CDP-9706, the following is directly applicable to the review of this SDP. The requirement is included in boldface type below, followed by staff comment.

6. Every Specific Design Plan for Beech Tree shall include on the cover sheet a clearly legible overall plan of the Beech Tree project on which are shown in their correct relation to one another all phase or section numbers, all approved or submitted Specific Design Plan numbers, and all approved or submitted Tree Conservation Plan numbers for Beech Tree.

Comment: The required legible overall plan of the Beech Tree project, including all phase or section numbers and specific design plan numbers, is included on the coversheet of this SDP. A recommended condition of approval would require that parallel information is included on the accompanying Type 2 tree conservation plan (TCP2).

7. Every Specific Design Plan for Beech Tree shall adhere to Stormwater Management Plan #958009110 or any subsequent revisions. The applicant shall obtain separate Technical Stormwater Plan approvals from DER for each successive stage of development in accordance with the requirements set forth in Concept Plan #958009110 prior to certificate approval of any SDP.

Comment: The subject SDP is in conformance with approved Stormwater Management Concept Plan 4305-2005-00. A recommended condition below would require that the applicant provide proof that the above-mentioned stormwater management concept plan is a revision of Stormwater Management Plan 958009110 in accordance with Condition 7 of the comprehensive design plan.

17. The District Council shall review all Specific Design Plans for Beech Tree.

Comment: The case will be transmitted to the District Council for a mandatory review at the conclusion of its Planning Board approval process.

9. **Preliminary Plan of Subdivision 4-00010:** Preliminary Plan of Subdivision 4-00010, which covers the subject site, was approved by the Planning Board on July 6, 2000 (PGCPB Resolution No. 00-127), subject to 30 conditions. The subject request does not affect previous findings of conformance to the requirements of this approval. None of the conditions attached to the approval of 4-00010 are directly applicable to the review of this SDP.

10. **Special Purpose Specific Design Plan SDP-9905 for Community Character:** Specific Design Plan SDP-9905 is a special purpose SDP pursuant to Condition 12 of Comprehensive Design Plan CDP-9706 that was devoted to elements of streetscape including, but not limited to, street trees, entry monuments, signage, special paving at important facilities and intersections, and design intentions in the neo-traditional area of the East Village. The SDP also addressed utilizing distinctive landscape treatments to emphasize important focal points, intersections and trail heads, and concentration of a particular species as an identifying feature for particular neighborhoods. The SDP was approved by the Planning Board on October 14, 1999. The subject SDP revision does not affect the previous finding of general conformance to the requirements of SDP-9905 for community character.

11. **Specific Design Plan SDP-9907 for Infrastructure:** Specific Design Plan SDP-9907 is an infrastructure plan for the East Village consisting of 130 single-family detached residential lots. However, SDP-9907 included, for the first time, a staging plan and the accompanying transportation improvements needed for the various development stages of Beech Tree. The Planning Board approved SDP-9907 on June 8, 2000, subject to 14 conditions, of which only the staging- and transportation improvement-related conditions are applicable to the review of this SDP, as follows:

11. If in the future, the sequencing of the subsequent development phases or associated transportation improvements is proposed to be modified, the Recommended Staging Plan shall be revised and resubmitted by the applicant prior to approval of the SDP for which such a change is requested.

Otherwise, with each subsequent SDP, the applicant shall provide evidence, in the form of a letter to the Planning Department, of (1) the aggregate number of building permit issuances for residential units, (2) the Phase within which the number of units for the proposed SDP would fall, and (3) the status of the associated transportation improvements. This letter shall be compared to the Staging Plan for transportation improvements in effect at that time in order to evaluate the adequacy of transportation facilities for report to the Planning Board.

Comment: By a letter dated September 10, 2010 (Rizzi to Burton), the applicant provided evidence to fulfill the above three specific requirements. The review by the Transportation Planning Section indicates that the proposed development will be adequately served within a reasonable period of time by transportation improvements.

12. Prior to the issuance of any residential building permit, the following improvements shall be in place, under construction, bonded (or letter of credit given to the appropriate agency for construction), 100% funded in a CIP/CTP or otherwise provided by the applicant, heirs, successors or assigns:

- **Leeland Road**

Widen the one-lane bridge approximately 3,500 feet west of US 301 to 22 feet of paving in accordance with DPW&T standards.

13 The applicant shall provide right-of-way dedication and improvements along Leeland Road as required by DPW&T.

Comment: According to the applicant, the above-mentioned improvement is included in the Phase II residential development and has been bonded with the Department of Public Works and Transportation (DPW&T).

The applicant also indicates in the letter that the proposed dwelling units will be developed during Phase III residential development and will fall into the building permit range of 132 through 1,000. Per the staging plan as approved with SDP-9907, the following improvements are required:

3. Prior to the issuance of the one hundred and thirty second (132nd) building permit for any residential unit of the development, the following improvements shall be completed by the applicant:

a. Widen southbound US 301 to provide three (3) exclusive through lanes from 1,000 feet north of Trade Zone to 2,000 feet south of Trade Zone Avenue.

b. Construct internal site connection from Beech Tree Parkway to Leeland Road.

c. Modify the existing median opening to preclude left turns from eastbound Swanson Road to northbound US 301.

Comment: On July 7, 2005, the Planning Board approved SDP-0410 (PGCPB Resolution No. 05-157) with nine conditions, including the above Condition 3 as its Condition 6. However, in its review of the Planning Board's action on SDP-0410, the Prince George's County Council, sitting as the District Council, on November 28, 2005, affirmed the Planning Board's approval with some modification to this condition. In its final decision, the District Council increased the threshold for which certain transportation infrastructure must be completed from 132 residential building permits to 350 residential building permits. The new revised condition, pursuant to the Council's action, now reads as follows:

6. Prior to issuance of the <u>350th</u> building permit for any residential unit of the development, the following improvements shall be completed by the applicant:

a. Widen southbound US 301 to provide three exclusive through lanes from 1,000 feet north of Trade Zone Avenue to 2,000 feet south of Trade Zone Avenue.

b. Construct internal site connection from Beech Tree Parkway to Leeland Road.

c. Modify the existing median opening to preclude left turns from eastbound Swanson Road to northbound US 301.

Comment: Staff is in receipt of a July 20, 2011 letter from the applicant (Antonetti to Grover), which represents a status report of building permits issued in relation to transportation improvements, as required by Condition 11 of SDP-9907. According to the applicant, approximately 752 building permits have been issued (including 746 built and occupied homes) as of the writing of this technical staff report. Transportation Planning Section's internal tracking system has revealed that, to date, approximately 1,540 dwelling units have been approved in the SDP applications for the Beech Tree development.

12. **Umbrella Specific Design Plan SDP-0001 for Architecture:** Specific Design Plan SDP-0001 is an umbrella SDP for single-family detached architecture for the entire Beech Tree development. This SDP was approved by the Planning Board on June 8, 2000, subject to three conditions. It was approved with 16 architectural models for the proposed single-family detached units in the East Village, but the approved models can be used in any other portions of the Beech Tree development. Since the approval of SDP-0001, several revisions have been approved.

    Of three conditions attached to the approval of SDP-0001, none of them is applicable to the review of this SDP. Since the architectural models to be used in the subject approval will be chosen from the previous approval or its several revisions, the subject application is therefore in general conformance with SDP-0001.

13. **Specific Design Plan SDP-0409 and its revision:** Specific Design Plan SDP-0409 is for construction of 65 single-family detached dwelling units in North Village, Sections 4 and 5. The District Council affirmed the Planning Board approval with 19 conditions, except for Condition 11 concerning the permit threshold for road improvements as discussed previously, which was modified by the District Council at the time of SDP-0410 approval to increase the

number of residential building permits from 132 to 350. The rest of the conditions attached to the approval of SDP-0409 will not be impacted by this revision.

One revision to Specific Design Plan SDP-0409, SDP-0409/01, was approved administratively on August 3, 2007 for the purpose of removing a cul-de-sac, adding a road stub, and reducing the total number of single-family lots to 53. No conditions were attached to the approval of this revision.

14. **Prince George's County Zoning Ordinance**: The subject SDP is in general compliance with the applicable requirements of Prince George's County Zoning Ordinance as follows:

a. The proposed single-family dwelling units are part of a larger project known as Beech Tree, which is the subject of numerous approvals. Therefore, the subject SDP is in general compliance with the requirements of the R-S Zone as stated in Sections 27-511, 27-512, 27-513, and 27-514 with regard to permitted uses and regulations, such as general standards and minimum size of property.

b. Section 27-528 requires the following findings for approval of a specific design plan.

(a) Prior to approving a Specific Design Plan, the Planning Board shall find that:

(1) The plan conforms to the approved Comprehensive Design Plan and the applicable standards of the Landscape Manual.

Comment: As stated in Findings 8 and 14, the proposed SDP conforms to the approved comprehensive design plan and the applicable standards of the *Prince George's County Landscape Manual.*

(2) The development will be adequately served within a reasonable period of time with existing or programmed facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development.

Comment: In a memorandum dated September 19, 2011, the Transportation Planning Section stated that the subject SDP is consistent with the previous transportation adequacy findings. Staff finds that the subject site will be adequately served within a reasonable period of time with nearby transportation facilities existing and planned to be completed in the near future.

As with other public facilities such as fire engine, ambulance, paramedic, schools, and police services, the Special Projects Section stated in a memorandum dated June 20, 2011 that the development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Prince George's County Capital Improvement Program (CIP) or provided as part of the private development.

(3) Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties.

Comment: In a memorandum dated June 30, 2011, the Department of Public Works and Transportation (DPW&T), Office of Engineering, stated that the proposed site development is consistent with approved Stormwater Management Concept Plan 4305-2005-00, which was approved on October 11, 2011 and will be valid through October 11, 2014.

(4) The Plan is in conformance with an approved Tree Conservation Plan.

Comment: As indicated in Finding 16 below, a Type 2 Tree Conservation Plan, TCP2-025-10, has been submitted with this SDP revision. Type 2 Tree Conservation Plan TCP2-025-10 has been found to meet the requirements of the Woodland and Wildlife Habitat Conservation Ordinance and the Tree Canopy Coverage Ordinance according to the review by the Environmental Planning Section. The Environmental Planning Section recommended approval of the subject SDP and TCP2-025-10 subject to certain conditions that have been incorporated into the Recommendation section of this report.

15. **Prince George's County Landscape Manual:** The proposed construction of single-family detached houses in the R-S Zone is subject to the requirements of the 2010 *Prince George's County Landscape Manual*. Specifically, the project is subject to the requirements of Section 4.1, Residential Requirements, for one-family detached lots and Section 4.9, Sustainable Landscaping Requirements.

    a. The subject SDP includes 54 dwelling units, of which 41 lots are smaller than 9,500 square feet and 13 lots are between 9,500 and 20,000 square feet. Per Section 4.1 of the Landscape Manual, the number of trees required for the 41 smaller lots totals 82 shade and 82 ornamental or evergreen trees, calculated at a rate of two shade and two ornamental or evergreen trees per lot. Also, in accordance with Section 4.1 of the Landscape Manual, the number of trees required for the 13 larger lots totals 39 shade trees and 26 ornamental or evergreen trees. The applicant has provided 132 shade trees, 62 ornamental trees, and 49 evergreen trees, which meets and exceeds these requirements. Further, 54 shade trees are required and have been located in the front yard. Lastly, the requirement that 54 shade trees must be located on the south and/or west side of the residential structure has been met by providing 30 shade trees in this location and double-counting, as allowed by a provision of the Landscape Manual, shade trees planted on the south and/or west side and within 30 feet of a residential structure, which are also located in the front yard.

    b. The subject SDP is consistent with the requirements of Section 4.9 of the Landscape Manual.

16. **Woodland and Wildlife Habitat Conservation Ordinance and the Tree Canopy Coverage Ordinance:** The site is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance because the property has previously approved tree conservation plans. The application, however, is not subject to the current requirements of Subtitle 25, Division 2, the Woodland and Wildlife Habitat Conservation Ordinance because the previous approvals provide grandfathering. The Environmental Planning Section has reviewed the project for conformance with the relevant requirements of the Woodland and Wildlife Habitat Conservation Ordinance and recommended approval, with conditions. Those conditions have been included in the Recommendation section of this technical staff report.

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

a. **Historic—**In a memorandum dated August 31, 2011, the Historic Preservation Section stated that all historic and archeological conditions of SDP-0409 had been met and the proposed revisions to add a residential lot and eliminate the connection to Leeland Road would have no effect on identified historic sites, resources, or districts.

b. **Archeological—**In a revised memorandum dated October 11, 2011, the Historic Preservation Section offered the following comments regarding the archeological considerations of the subject site:

The subject application comprises 1,212 acres and is located to the west of Crain Highway (US 301), just south of the intersection of Leeland Road and US 301 in Upper Marlboro, Maryland. Proposed revisions to the underlying specific design plan include the elimination of a road connection to Leeland Road and the addition of a building lot. The subject property is zoned R-S.

Findings

(1) The subject application comprises 41.86 acres in the northern portion of the 1,212-acre Beech Tree development, located to the west of US 301 and south of Leeland Road in Upper Marlboro, Maryland. As part of a Section 106 review in 1999, the Maryland Historical Trust (MHT) reviewed and accepted the final reports for Phase I and II archeological investigations for specific sites within the development. Review under Section 106 of the National Historic Preservation Act (NHPA) was required due to the need for a U.S. Army Corps of Engineers permit.

(2) Archeological sites 18PR567 and 18PR568 were identified within the subject property as a result of the Phase I survey conducted in 1999. Site 18PR567 was a multi-component Late Archaic, short-term, resource procurement camp and an 18th to 20th century domestic artifact concentration. All of the prehistoric artifacts were recovered from surface contexts. The historic component consisted of a broad scatter of kitchen-related artifacts and was interpreted as a refuse disposal area. No further work was recommended and MHT concurred.

(3) Site 18PR568 is the Smith Family Cemetery, located on a ridge to the north of site 18PR567. There are at least five marked burials of members of the Smith family, who owned a 475-acre tract of land patented as Moores Plains. The cemetery will remain in place and has been enclosed by a metal fence. The cemetery will remain on a parcel that will be deeded to the Beech Tree Homeowners Association. A maintenance agreement has been provided to Historic Preservation staff to ensure that the cemetery will be properly cared for after houses are built around it.

(4) Historic Preservation staff concurs with the findings and recommendations of the Phase I archeological report for sites 18PR567 and 18PR568, that no further archeological work is necessary.

(5) The subject plan and proposed revisions to SDP-0409 includes mention of a portion of a parcel that was not previously part of the Beech Tree development (Parcel 7). That parcel is under separate ownership from the Beech Tree property and has not previously been surveyed for archeological sites.

Further, the Historic Preservation Section offered the following review of prior archeological conditions of approval:

Specific Design Plan SDP-0409 was approved by the Planning Board on April 7, 2005. Specific Design Plan SDP-0409 was reviewed by the Prince George's County District Council on July 11, 2005 and the Planning Board's decision in PGCPB Resolution No. 05-74 was affirmed. The previous plan approval included one historic preservation condition applicable to the subject application. The respective condition is in boldface type below, followed by staff comment:

Specific Design Plan SDP-0409, District Council Resolution

4. Prior to submittal of any building permits for the lots covered under the subject SDP, the applicant shall demonstrate that the Smith family cemetery shall be preserved and protected in accordance with the Prince George's County Subdivision Regulations Section 24-135.02 including:

(a) An inventory of existing cemetery elements (two copies shall be provided: one to the Prince George's County Historical Society library and the other to the Historic Preservation and Public Facilities Planning Section).

A cemetery inventory was submitted to the Historic Preservation staff on September 18, 2007. This condition has been satisfied.

(b) Measures to protect the cemetery during the development shall be provided as deemed necessary by the Planning Board's designee.

The corners of the cemetery were staked in the field and an orange snow fence was placed around the boundaries prior to any grading.

(c) A permanent wall or fence shall be provided to delineate the cemetery boundaries, and an interpretive marker shall be placed at a location close to or attached to the cemetery fence wall. The applicant shall submit for review and approval by the Historic Preservation and Public Facilities Planning Section staff a proposed text for the marker at the Smith family cemetery.

A permanent fence was placed around the Smith Family Cemetery in May 2010 and an interpretive marker has been attached to one of the brick pillars at the entrance to the graveyard. This condition has been satisfied.

(d) Arrangements for perpetual maintenance. A perpetual maintenance easement shall be prepared and attached to the legal deed (i.e., the lot delineated to include the cemetery). Evidence of this easement shall be presented to and approved by the Planning Board or its designee prior to final plat.

The Smith Family Cemetery will remain on a parcel that will be deeded to the Beech Tree Homeowners Association. A maintenance agreement has been provided to Historic Preservation staff to ensure that the cemetery will be properly cared for after homes are built around it. This condition has been satisfied.

Conclusions

(1) All historic preservation conditions from the previous application, Specific Design Plan SDP-0409, in the District Council Resolution have been satisfied.

(2) A Phase I archeology survey may be requested on Parcel 7 adjoining the Beech Tree development if the current road alignment is relocated to Parcel 7.

Recommendation
Historic Preservation staff recommends approval of Specific Design Plan SDP-0409-02 with the following condition:

(1) Prior to approval of a final plat and vacation (Section 24-112 of the Subdivision Regulations) to terminate Lake Forest Drive in a cul-de-sac and the dedication (by plat or deed) of the alternative second access across Parcel 7 from the Beech Tree subdivision to Leeland Road, the applicant shall submit a Phase I archeological study for Parcel 7. If a Phase III review is recommended on archeological sites identified in the Phase I survey on Parcel 7, the right-of-way alignment shall be referred to the Historic Preservation Commission (HPC) to evaluate impacts to any significant archeological resources. A determination by the Planning Board or its designee, in consultation with the Department of Public Works and Transportation (DPW&T), may result in a modification to the alignment to avoid significant archeological resources on Parcel 7.

The above-recommended condition has been included in the Recommendation section of this technical staff report.

c. **Community Planning South Division—**In a memorandum dated July 6, 2011, the Community Planning South Division stated that the application is consistent with the 2002 *Prince George's County Approved General Plan* Development Pattern policies for the Developing Tier, and that the development proposal conforms to the 2009 *Approved Subregion 6 Master Plan and Sectional Map Amendment* recommendations for a residential low land use. However, the Community Planning south Division also noted that the proposed connection to Leeland Road by the applicant is not within the Beech Tree development. The termination of Lake Forest Drive will exacerbate traffic flow in and out of the development, potentially resulting in traffic congestion when fully built out.

d. **Transportation Planning Section—**In a memorandum dated September 19, 2011, the Transportation Planning Section offered the following:

The Transportation Planning Section has received the above-mentioned SDP application for review and comment. Specific Design Plan SDP-0409-02 proposes the following:

- A revision of lot lines resulting in the creation of one additional lot.
- The termination of Lake Forest Drive with a cul-de-sac, thereby eliminating an approved access point directly on Leeland Road.
- An alternative access point to Leeland Road through the adjacent Leonnig Property.

In support of the application request, staff requested a traffic analysis for the internal road network in order to evaluate:

- The impact on the internal road system as a result of the reassignment of traffic due to the elimination of an access point on Leeland Road.
- The impact on the intersection of Moores Plain Boulevard and Leeland Road.

Background
In December 1998, the Planning Board approved the first Preliminary Plan of Subdivision (4-98063) for an 18-hole golf course on the subject property. On September 9, 1999, the Planning Board approved Preliminary Plan of Subdivision 4-99026 for Beech Tree. Based on information contained within PGCPB Resolution No. 99-154, this approval was for 458 lots and 24 parcels within the subject property. The 22 conditions of approval included the following:

18. Prior to approval of the first Specific Design Plan (SDP) pursuant to this preliminary plat, the applicant shall prepare a report which will identify the number of units and access locations of each phase of development to occur pursuant to this preliminary plat, identify the transportation improvements to be constructed with each phase, and develop a financing plan and construction schedule for the improvements associated with each phase. This report shall be submitted with the first SDP application submitted pursuant to this preliminary plat and reviewed by DPW&T, SHA and Transportation Planning staff, who shall then report to the Planning Board on the status of the staging of transportation improvements with each phase of development. The report shall be revised and resubmitted by the applicant with any subsequent SDP application where the sequencing of the improvements or development phases is changed from that in the initial report.

It is the understanding of staff that, pursuant to this condition, any change to either the sequencing of proposed improvements and/or changes to the development thresholds from the original approved report (Staging Plan) would require submission of a new staging plan for review.

On July 6, 2000, the Planning Board approved an additional Preliminary Plan of Subdivision, 4-00010, for Beech Tree. The resolution (PGCPB No. 00-127) indicated that the approval was for 1,653 lots and 43 parcels, which includes the subject property.

On June 8, 2000, the Planning Board approved Specific Design Plan SDP-9907 (PGCPB Resolution No. 00-111). As part of the application for SDP-9907, the applicant submitted a staging plan, which identified the transportation improvements needed for the various development stages of the Beech Tree subdivision. In reviewing the proposed staging and the associated road improvements, and after further consultation with the applicant, the Maryland State Highway Administration (SHA) and the Department of Public Works and Transportation (DPW&T) concurred with the proposed staging report, with modifications:

Phase I: The Golf Course

(1) Prior to the issuance of the first building permit for the golf course clubhouse, the developer shall have begun construction of the improvements listed below:

(a) Lengthen the northbound US 301 left-turn lane at Swanson Road as required by SHA. [*This condition has been satisfied*]

(b) Construct a 500-foot-long southbound deceleration lane (include taper) along US 301 at Swanson Road as may be required by SHA. [*This improvement has been completed*]

(c) Construct a 500-foot-long southbound acceleration lane (including taper) along US 301 feet from Swanson Road as may be required by SHA. [*This improvement has been completed*]

Phase II: Residential Development

(2) Prior to the issuance of any residential building permit, the following improvements shall be in place, under construction, bonded (or letter of credit given to the appropriate agency for construction), 100 percent funded in a CIP/CTP, or otherwise provided by the applicant, heirs, successors, and/or assigns:

(a) Leeland Road—Widen the one-lane bridge approximately 3,500 feet west of US 301 to 22 feet of paving in accordance with DPW&T standards. [*This improvement has not yet begun construction; however, it has been bonded per DPW&T*]

Phase III: Residential Development—Building Permits 132 through 1,000

(3) Prior to issuance of the 132nd building permit for any residential unit of the development, the following improvements shall be completed by the applicant:

(a) Widen southbound US 301 to provide three exclusive through lanes from 1,000 feet north of Trade Zone Avenue to 2,000 feet south of Trade Zone Avenue. [*This improvement has been completed*]

(b) Construct an internal site connection from Beech Tree Parkway to Leeland Road. [*This condition has been satisfied*]

(c) Modify the existing median opening to preclude left turns from eastbound Swanson Road to northbound US 301. [*SHA is proposing to signalize this intersection, which will allow left-turn movements from eastbound Swanson Road to northbound US 301. Consequently, this condition is no longer relevant.*]

Phase IV: Residential Development—Building Permits 1,001 through 1,500

(4) Prior to issuance of the 1,001st building permit for any residential unit of the development, the following improvements shall be completed by the applicant:

(a) Widen southbound US 301 to provide three exclusive through lanes from 1,000 feet north of Leeland Road to Beech Tree Parkway.

(b) Widen northbound US 301 to provide three exclusive through lanes from 1,000 feet south of Leeland Road to 2,000 feet north of Leeland Road. Widen Leeland Road to provide two exclusive left-turn lanes and one free flowing right-turn lane.

Phase V: Residential Development—Building Permits 1,501 through 1,992

(5) Prior to issuance of the 1,501st building permit for any residential unit of the development, the following improvements shall be completed by the applicant:

(a) Widen southbound US 301 to provide three exclusive through lanes from 2,000 feet south of Trade Zone Avenue to 1,000 feet north of Leeland Road. This improvement will augment an improvement from a previous phase.

Phase VI: Residential Development—Building Permits 1,993 through 2,400

(6) Prior to issuance of the 1,993rd building permit for any residential unit of the development, a schedule for construction of either (a) the improvements in CIP Project FD669161 or (b) the upgrading of US 301 to a fully-controlled access highway between Central Avenue (MD 214) and Old Marlboro Pike (MD 725) shall be provided by SHA or DPW&T to the Planning Department.

Specific Design Plan SDP-9907 was approved with 14 conditions, including the following that relate to transportation:

11. If in the future, the sequencing of the subsequent development phases or associated transportation improvements is proposed to be modified, the Recommended Staging Plan shall be revised and resubmitted by the applicant prior to approval of the SDP for which such a change is requested.

Otherwise, with each subsequent SDP, the applicant shall provide evidence, in the form of a letter to the Planning Department, of (1) the aggregate number of building permit issuances for residential units, (2) the Phase within which the number of units for the proposed SDP would fall, and (3) the status of the associated transportation improvements. This letter shall be compared to the Staging Plan for transportation improvements in effect at that time in order to evaluate the adequacy of transportation facilities for report to the Planning Board.

12. Prior to the issuance of any residential building permit, the following improvements shall be in place, under construction, bonded (or letter of credit given to the appropriate agency for construction), 100% funded in a CIP/CTP or otherwise provided by the applicant, heirs, successors or assigns:

<u>Leeland Road</u>

Widen the one-lane bridge approximately 3,500 feet west of US 301 to 22 feet of paving in accordance with DPW&T standards.

13. The applicant shall provide right-of-way dedication and improvements along Leeland Road as required by DPW&T.

(7) On July 7, 2005, the Planning Board approved SDP-0410 (PGCPB Resolution No. 05-157) with nine conditions, including the following:

6. Prior to issuance of the 132nd building permit for any residential unit of the development, the following improvements shall be completed by the applicant:

a. Widen southbound US 301 to provide three exclusive through lanes from 1,000 feet north of Trade Zone Avenue to 2,000 feet south of Trade Zone Avenue.

b. Construct internal site connection from Beech Tree Parkway to Leeland Road.

c. Modify the existing median opening to preclude left turns from eastbound Swanson Road to northbound US 301.

However, in its review of the Planning Board's action on SDP-0410, the Prince George's County Council, sitting as the District Council, on November 28, 2005, affirmed the Planning Board's approval with some modification to Condition 6. In its final decision, the County Council increased the threshold for which certain transportation infrastructure must be completed from 132 residential building permits to 350 residential building permits. The new revised condition pursuant to the Council's action now reads as follows:

6. Prior to issuance of the 350th building permit for any residential unit of the development, the following improvements shall be completed by the applicant:

a. Widen southbound US 301 to provide three exclusive through lanes from 1,000 feet north of Trade Zone Avenue to 2,000 feet south of Trade Zone Avenue.

b. Construct internal site connection from Beech Tree Parkway to Leeland Road.

c. Modify the existing median opening to preclude left turns from eastbound Swanson Road to northbound US 301.

Staff is in receipt of a July 20, 2011 letter from the applicant (Antonetti to Grover) which represents a status report of building permits issued in relation to transportation improvements, as required by Condition 11 of SDP-9907. According to the applicant, approximately 752 building permits have been issued (including 746 built and occupied homes) as of this writing. Staff's internal tracking system has revealed that, to date, approximately 1,540 dwelling units have been approved in the SDP applications for Beech Tree.

Traffic Study review and comments
Upon reviewing the traffic study submitted with the subject application, the following conclusions were established by the applicant's traffic consultant:

- The elimination of the Lake Forest Drive connection to Leeland Road will not have a significant impact on the operation of the internal intersections and roadways within the Beech Tree development.

- With an additional right-turn lane along Moores Plain Boulevard, the intersection of Moores Plain Boulevard and Leeland Road will operate at level-of-service (LOS) C or better during peak periods.

Based on the above conclusions, the study recommends the following:

- Conduct at a traffic signal warrant study evaluation prior to issuance of the 2,000th building permit for the Beech Tree development. Should the signal be deemed to be warranted, its installation should occur prior to the issuance of the 2,191st building permit.

- The northbound Moores Plain Boulevard approach to Leeland Road should be striped to provide a 275-foot right-turn lane.

Staff does not concur with the traffic study's conclusions. While staff agrees that the intersection of Moores Plain Boulevard at Leeland Road will still operate adequately under the "Guidelines for the Analysis of the Traffic Impact of Development Proposals," the applicable criteria for evaluation of neighborhood residential streets (streets with residential lot frontage) are contained in DPW&T's Specifications and Standards for Roadways and Bridges 2008, Appendix D, Neighborhood Traffic Management Program (NTMP), adopted as a standard in County Council Resolution CR-77-2008. The NTMP is

discussed in more detail below. Staff's concern is that the elimination of the Lake Forest Drive access to Leeland Road (as proposed in the previously approved plans) will divert traffic to other internal streets (some in existing built neighborhoods) in order to reach the Moores Plain Boulevard access to Leeland Road. The following analysis of on-site circulation is presented for the Planning Board's information in consideration of this SDP.

On-Site Traffic Circulation
Several years ago, DPW&T established the NTMP. The purpose was to "provide a process for identifying, evaluating and addressing undesirable traffic conditions related to speeding and excessive volumes." In 2008, the County Council approved DPW&T's Specifications and Standard for Roadways and Bridges 2008 in CR-77-2008, for which the NTMP was listed in Section IV as Appendix D.

According to the NTMP, primary residential streets such as Beech Tree Parkway and Moores Plain Boulevard have a threshold of 3,000 vehicles per day as the maximum desirable traffic volume. As the results shown in Table 1 demonstrate, both streets will exceed that threshold if only one access point is allowed on Leeland Road. Should the number of dwellings in the North Village (538 units) plus the subareas of WV-2, WV-4, and WV-5 combined (156 units) be limited to 380 rather than 694, the average daily trips (ADT) along Beech Tree Parkway would be 3,000, which would satisfy the requirements of DPW&T. That limitation would also keep the ADT along Moores Plain Boulevard just below the 3,000 ADT threshold.

Staff has undertaken its own evaluation of the Beech Tree development based on a scenario with both access points on Leeland Road, as depicted on the approved preliminary plans, as well as another scenario without a second access point to Leeland Road. In evaluating the proposed network for Beech Tree as noted on the approved preliminary plans and subsequent SDP applications, staff has identified three key points along the road network which form the basis of staff's evaluation. Those three points are the following:

- The link of Beech Tree Parkway between Lake Forest Drive and Newtonmore Lane;

- The link of Moores Plain Boulevard between Bishop Stone Terrace and Newtonmore Lane; and

- The intersection of Nancy Gibbons Terrace and Lake Forest Drive.

Given the size of the Beech Tree development and the proposed road network within its borders, elimination of the access at Lake Forest Drive will not necessarily have a negative impact on the entire road network. Most of the roads within the South Village for example, and to some extent, the southern half of the West Village, will not be affected by the disconnection. However, an increase in daily traffic will be realized along the sections of Beech Tree Parkway between Lake Forest Drive and Newtonmore Lane and Moores Plain Boulevard between Bishop Stone Terrace and Newtonmore Lane. The table below shows the change in daily trips.

Table 1			
Road Section	**ADT (with 2 access points on Leeland)**	**ADT (with 1 access point on Leeland)**	**% change**
Beech Tree Parkway	2,777	5,481	97.3
Moores Plain Boulevard	2,173	3,765	73.2

The results in Table 1 reveal that both roadways would experience a significant increase in daily traffic as a result of one access being built rather than the two that were approved at the time of the preliminary plan approvals. While these results are consistent with the results shown in the applicant's traffic study, in terms of increases in traffic, the analysis done by staff was based on modified traffic data. The data used in the traffic study was based on full build-out of 2,398 dwelling units, as was evaluated in the original traffic study that was done for the preliminary plans of subdivision. Staff's analysis however, was based on the daily traffic of 1,540 dwelling units that were the subject of the series of SDP approvals by the Planning Board. The build-out data from the SDP approvals represents a number of building permits that can actually be issued.

In addition to the capacity-related issues discussed, the issue of safety and overall circulation must be addressed. With the access point at Lake Forest Drive eliminated, the area that is located to the north and west of the intersection of Nancy Gibbons Terrace and Lake Forest Drive becomes an area with a single point of access. That area in question is represented by the sub-sections of the North Village as NV-2, NV-3, NV-4, NV-5, NV-6, NV-7, NV-8, and NV-9. Collectively, those eight sections will include 471 households and potentially in excess of 1,300 residents.

While the "Guidelines for the Analysis of the Traffic Impact of Development Proposals" do not have an upper threshold for the number of access points relative to the number of dwelling units, the NTMP volume criteria and trip generation rates in the guidelines indicate that a second access point is desirable when the number of dwellings exceed 65 residences. In this case, these sections within the North Village have significantly exceeded this threshold.

Having hundreds of homes isolated by a single access point makes the delivery of services to these homes very inefficient. Should an emergency occur, having a single point of entry could become problematic for first responders, given the circuitous alternative paths to those areas. Even in nonemergency circumstances, it is problematic for drivers of vehicles servicing those communities such as delivery (FedEx, UPS etc.), school buses, postal service, and regular trash collection.

By far, the most negative consequence of terminating Lake Forest Drive is the redistributive effect on traffic flow, particularly on Beech Tree Parkway and Moores Plain Boulevard. Traffic would be taken off of Lake Forest Drive and rerouted onto other streets, and it appears that the rerouted volumes would exceed the NTMP criteria. Those streets that will be receiving the additional traffic all have occupied homes that front on them and could potentially require review for retrofit traffic calming measures under the NTMP.

DPW&T also supports the need for a second access point along Leeland Road, as well as a trigger mechanism to ensure that this access is built. This support was expressed in a June 30, 2011 memorandum to staff (Abraham to Grover). DPW&T recommends that the

second access point should be constructed and opened prior to issuance of the 2,191st building permit for the entire site. In making this recommendation, DPW&T asserts that its recommendation was based on the following factors:

- The need to maintain adequate internal circulation within the subject subdivision until a certain point in the development phase is reached where the construction of the second access must be triggered.

- The need to avert the closure of Leeland Road by having the developer [to] replace that badly deteriorating bridge at a specific schedule, but reasonable milestone of the development work.

While DPW&T recognizes the need to maintain adequate internal circulation, it did not provide a rationale for the 2,191st threshold in the June 30th memo. As far as staff can determine from the applicant's traffic study and addenda, the 2,191st building permit would be the trigger point for signalization at the intersection of Leeland Road and Moores Plain Boulevard.

Finally, staff contacted DPW&T regarding staff's findings concerning the on-site traffic circulation issue. In an August 19, 2011 reply e-mail (Abraham to Foster), DPW&T advised that "What is recommended by that [June 30, 2011] memo takes into consideration the need to maintain adequate internal traffic circulation within the subject subdivision until a certain point in the development phase is reached where the construction of the second access must be triggered as well as the need to avert the closure of Leeland Road by having the developer to replace that badly deteriorating bridge at a specific schedule but reasonable milestone of the development work."

However, because the 2,191-lot threshold appears to be in excess of the total net yield of developable lots in the entirety of the Beech Tree development, staff does not support this condition as a recommendation of approval for this SDP.

Transportation Conclusion
Staff recommends that DPW&T should be encouraged to consider the analysis in the memo when it establishes a deadline for installation of the second access point on Leeland Road.

Comment: A copy of the Transportation Planning Section's above analysis has been provided to DPW&T.

e. **Subdivision Review Section—**In a memorandum dated August 10, 2011, the Subdivision Review Section offered the following:

The property is the subject of Preliminary Plan 4-00010 approved by the Planning Board on July 6, 2000. The resolution of approval (PGCPB No. 00-127) was adopted on July 27, 2000. Several extensions have been granted and the preliminary plan remains valid until December 31, 2011 pursuant to County Council Bill CB-7-2010.

Three preliminary plans of subdivision have been approved for the development:

Preliminary Plan 4-98063 (PGCPB Resolution No. 98-311) approved 7 parcels and 12 outparcels, construction of an 18-hole golf course, driving range, and club house, but did not include any dwelling units.

Preliminary Plan 4-99026 (PGCPB Resolution No. 99-154) approved 458 single-family detached dwelling units and 240 multifamily dwelling units (698 total dwelling units).

Preliminary Plan 4-00010 (PGCPB Resolution No. 00-127) approved 1,607 single-family detached dwelling units and 46 townhouses lots (1,653 total dwelling units).

The total number of dwelling units approved by preliminary plans of subdivision for this project is 2,351; the total number of lots approved is 2,111.

North Village 4 is recorded in land records in PM 223 @ 24 and PM 222 @ 70. North Village 5 is recorded in land records in PM 222 @ 68 and 69 and includes 53 record lots. This SDP proposes one additional single-family dwelling unit lot within North Village 4, but within the total maximum number of lots approved for the Beech Tree subdivision, based on the tracking chart on Sheet 1 of 10 of SDP-0409-02.

The SDP is consistent with the platted lots for North Village 5 which remains unchanged. The proposed modifications are limited to North Village 4 and include homeowners association (HOA) open space Parcels M and N (PM 230 @ 25). The SDP should be revised to include these parcels in their entirety.

The SDP proposes to terminate Lake Forest Drive, which was dedicated to public use, in a cul-de-sac and no longer extend this street to Leeland Road. The CDP and preliminary plan are approved with two points of vehicular access to Leeland Road for the Beech Tree subdivision, both of which have been dedicated to public use, Lake Forest Drive (PM 223 @ 24) that is not open to traffic and Moore Plain Boulevard (REP 197 @ 2) which is open to traffic.

The applicant was advised that, without an alternative second access to Leeland Road, staff would be unable to find that the SDP conforms to the preliminary plan of subdivision. All of the previous approvals have been based on a proposal which included the second access to Leeland Road. The Leeland Road "east and west access points" have continually been a part of the overall analysis of the adequacy of on-site circulation. These two access points onto Leeland Road have been evaluated in the traffic study for both the CDP and preliminary plan. Finding 8 of CDP-9706 (PGCPB Resolution No. 99-154) found in part that, aside from providing adequate levels of service at intersections, it is just as important that adequate circulation of traffic be maintained throughout the site. The importance of circulation takes on greater significance given the enormity of the subject property and the volume of traffic associated with its size.

While this finding is not based solely on the access locations, it does set the framework for understand that all elements of the transportation system were of great concern due to the size of the development. Therefore, the applicant has proposed to replace the connection to Leeland Road from North Forest Drive with the extension of North Hamptonshire Lane to Leeland Road through the abutting property to the east (Parcel 7) that is outside of the Beech Tree project. North Hamptonshire Lane is a 50-foot-wide

public street that is currently platted (PM 223 @ 24) as a stub street into Parcel 7 to the east. Parcel 7 is zoned R-A, and not under the ownership of the applicant in this case. This SDP proposes to increase the right-of-way width of North Hamptonshire Lane to 60 feet wide and extend it through Parcel 7 to the northeast in an alignment to Leeland Road consistent with the alignment of I-300, a master plan right-of-way located on the north side of Leeland Road. This extension is intended to provide an alternative second access to Leeland Road to replace the proposed vacation and replanting of Lake Forest Drive in a cul-de-sac.

In order to support the vacation (Section 24-112 of the Subdivision Regulations) of Lake Forest Drive, the dedication of a cul-de-sac and the reconfiguration of the lotting pattern in North Village 4 (NV-4), an alternative vehicular connection to Leeland Road should be required. While it is preferable that the right-of-way alignment be evaluated in the context of a proposed preliminary plan of subdivision on Parcel 7, the applicant is not precluded from conveying the right-of-way by deed to DPW&T if accepted. Section 24-107(c)(5) of the Subdivision Regulations provides certain exemption from the requirement to file a preliminary plan of subdivision including the conveyance of land by deed to a governmental agency for a public use, which includes a street. Therefore, staff will recommend a condition which will require that the alternative replacement right-of-way proposed by the applicant be in place, either dedicated by record plat or deed conveyed to DPW&T, for a public street and accepted prior to the approval of a vacation (Section 24-112) of Lake Forest Drive, the platting of the cul-de-sac, and the adjustment of the lotting pattern in NV-4, as proposed with this application.

The SDP proposes adjustments in the lotting pattern and open space configurations which are not consistent with the recorded lots. New final plats are necessary to adjust these record lots and parcels and must be in conformance with SDP-0409-02 if approved.

(1) Lot 37, Block F (PM 222 @ 70), has less square footage that appears to be a result of the adjustment of North Hamptonshire Lane from a 50-foot-wide right-of-way (ROW) to a 60-foot-wide ROW.

(2) North Hamptonshire Lane (PM 223 @ 24) is widened as discussed above. Lots 5 and 6, Block H, have been significantly adjusted around the new cul-de-sac; and Lots 38 through 40, Block F, are slightly adjusted in configuration and lot size. An additional lot has also been added around the new cul-de-sac.

(3) As a result of the adjustments described above, Parcels M and N (PM 223 @ 25) have also been adjusted.

Site Plan Comments

(1) Revise the SDP to include HOA open space Parcels M and N (PM 230 @ 25) in their entirety.

Proposed Condition

(1) Prior to approval of final plats to adjust the lotting pattern in North Village 4 that include the vacation (Section 24-112 of the Subdivision Regulations) of the Lake Forest Drive connection to Leeland Road and approval of the final plat to terminate Lake Forest Drive in a cul-de-sac, the applicant shall secure the

dedication by record plat or deed of an adequate alternative second access from the Beech Tree subdivision to Leeland Road. The alignment shall be coincident with the master plan ROW of I-300 located on the north side of Leeland Road, have a minimum ROW width of 60 feet, and shall be deemed acceptable to DPW&T and M-NCPPC.

The resolution of approval for the preliminary plan of subdivision (PGCPB No. 00-127) contains 30 conditions that have been reviewed with the revised layout as proposed. Substantial conformance to the findings and conditions of Preliminary Plan 4-00010 can be found if the application is approved with the above-proposed condition.

f. **Trails—**In a memorandum dated August 22, 2011, the trails coordinator offered the following:

The subject specific design plan was reviewed for conformance with the *Approved Countywide Master Plan of Transportation* (MPOT) and/or appropriate area master/sector plan in order to provide the appropriate recommendations.

The Transportation Planning Section has reviewed the SDP application referenced above for conformance with the MPOT and/or the appropriate area master/sector plan in order to implement planned trails, bikeways, and pedestrian improvements. Staff recommendations based on current or proposed conditions are also included in this memo.

Review Comments (Master Plan Compliance and Prior Approvals)
The Beech Tree project site is located on the west side of Robert Crain Highway (US 301), south of Leeland Road, in Planning Area 79 and Council District 6. The area covered by SDP-0409-02, North Village, Sections 4 and 5, is in the north-central portion of the Beech Tree development, south of Leeland Road. The application is within the area covered by the *Approved Subregion 6 Master Plan and Sectional Map Amendment* (area master plan) and the MPOT.

One master plan trail impacts the Beech Tree North Village. The area master plan recommends a stream valley trail along Collington Branch. This recommendation was reaffirmed in the MPOT. The master plan trail was reflected on the comprehensive trail plan approved as part of CDP-9706. This master plan trail will be accommodated through Beech Tree with trail construction on M-NCPPC-owned land, trail construction along internal roadways, and trail construction on homeowners association land (HOA) adjacent to the planned lake. Details regarding staging, location, and construction of the master plan trail are covered in several conditions of prior approvals. These conditions of approval are reiterated below. The master plan trail will be constructed immediately to the west of the North Village in land dedicated to M-NCPPC along Collington Branch. However, this trail is not located within or adjacent to Sections 4 and 5. Conditions regarding the timing of this master plan trail are reiterated below as the timing of trail construction may impact the issuance of building permits for the North Village.

The following conditions of approved Preliminary Plan 4-00010 require the provision of bikeway and trail facilities:

1a. Prior to issuance of the 1,400th building permit, an 8- to 10-foot-wide asphalt master plan hiker-biker trail immediately adjacent to the west side

of the lake within the community [as agreed to by the Department of Parks and Recreation (DPR) and as required by CDP-9706 DPR]. As recommended by DPR, this trail shall be 8 feet wide where it is adjacent to roadways and 10 feet wide in all other locations.

1b. Prior to issuance of the 2,200th building permit, the applicant, his heirs, successors, and/or assigns shall have finished construction on the balance of said master plan trail through the stream valley park. A bicycle network shall be included on the internal roads. This network shall be designated either by appropriate bikeway signage and/or pavement markings.

29d. Prior to issuance of the 2,000th building permit the applicant shall submit detailed construction plans and details for construction of the balance of the master plan trail through the stream valley park to DPR for review and approval.

Conditions of approval for Sections 4 and 5 and other portions of Beech Tree have included the provision of bikeway signage. Condition 9 of 4-00010 further specified that a bicycle network should be delineated with appropriate signage and/or pavement markings.

9. Prior to signature approval, the preliminary plat shall be revised to:

g. A bicycle network shall be included on the internal roads. This network shall be designated either by appropriate bikeway signage and/or pavement markings.

At the time of approval of the initial SDP for the North Village, Condition 4 of SDP-0409 required bikeway signage in the North Village along Lake Forest Drive (PGCPB Resolution No. 05-74). This condition is copied below:

4. Prior to issuance of any permit, the applicant, and the applicant's heirs, successors, and/or assignees shall provide a financial contribution of $420 to the Department of Public Works and Transportation for the placement of Class III bikeway signage along Lake Forest Drive.

The MPOT includes several policies related to the provision of standard sidewalks. These policies are intended to promote accommodations for all modes of transportation as new roads are constructed or frontage improvements are made. Policies 1 and 2 of the Complete Streets Section of the MPOT are copied below:

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

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

Standard sidewalks are reflected along both sides of all internal roads within Sections 4 and 5 of the North Village, consistent with the policies of the MPOT.

Conclusion
From the standpoint of non-motorized transportation, it is determined that this plan is acceptable, fulfills the intent of applicable master plans and functional plans, fulfills prior conditions of approval, and meets the finding required for a specific design plan as described in Section 27-285 of the Zoning Ordinance if the following conditions were to be placed.

In conformance with *Approved Subregion 6 Master Plan and Sectional Map Amendment*, the *Approved Countywide Master Plan of Transportation*, and previous approvals for 4-00010, SDP-0406, CDP-9706, and SDP-0409, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:

(1) Prior to issuance of the 1,400th building permit, the applicant shall provide an eight- to ten-foot-wide asphalt master plan hiker-biker trail immediately adjacent to the west side of the lake within the community, as agreed to by the Department of Parks and Recreation (DPR) and as required by CDP-9706 DPR . As recommended by DPR, this trail shall be eight feet wide where it is adjacent to roadways and ten feet wide in all other locations.

(2) Prior to issuance of the 2,000th building permit, the applicant shall submit detailed construction plans and details for construction of the balance of the master plan trail through the stream valley park to DPR for review and approval.

(3) Prior to issuance of the 2,200th building permit, the applicant and the applicant's heirs, successors, and/or assignees shall have finished construction on the balance of said master plan trail through the stream valley park.

(4) Provide standard sidewalks along both sides of all internal roads within the subject application (North Village, Sections 4 and 5), unless modified by DPW&T.

(5) Prior to issuance of any permit, the applicant and the applicant's heirs, successors, and/or assignees shall provide a financial contribution of $420 to the Department of Public Works and Transportation for placement of Class III bikeway signage along Lake Forest Drive.

The trails coordinator's recommended conditions have been included as appropriate in the Recommendation section of this technical staff report.

g. **Permit Review Section—**In a memorandum dated July 5, 2011, the Permit Review Section offered numerous comments that have either been addressed by revisions to the plans or in the recommended conditions below.

h. **Public Facilities—**In a memorandum dated June 20, 2011, the Special Projects Section offered the following:

The Special Projects Section has reviewed this specific design plan in accordance with Section 27-528(a)(2) of the Zoning Ordinance which states:

(2) The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development.

This application is for revisions including the elimination of a connection to Leeland Road and the addition of a lot.

Fire and Rescue
The Special Projects Section has determined that this specific design plan is within the seven-minute required response time for the first due fire station using the Seven Minute Travel Times and Fire Station Locations Map provided by the Prince George's County Fire/EMS Department.

First Due Fire/EMS Company #	Fire/EMS Station	Address
20	Marlboro	14815 Pratt Street

The required fire and rescue facility has been determined to be adequate.

Capital Improvement Program (CIP)
The Capital Improvement Program (CIP) for Fiscal Years 2011–2016 provides funding for a new two-bay Fire/EMS station on Leeland Road.

The above findings are in conformance with the 2008 Approved *Public Safety Facilities Master Plan.*

Police Facilities
The Special Projects Section has determined that this specific design plan is located in District II, Bowie. Police facilities have been determined to be accurate.

Public Schools
County Council Bill CB-31-2003 established a school facilities surcharge in the amounts of $7,000 per dwelling if a building is located between the Capital Beltway (I-95/495) and the District of Columbia; $7,000 per dwelling if the building is included within a basic plan or conceptual site plan that abuts an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority (WMATA); or $12,000 per dwelling for all other buildings. County Council Bill CB-31-2003 allows for these surcharges to be adjusted for inflation and the current amounts are $8,299 and $14,227 to be paid at the time of issuance of each building permit.

The school facilities surcharge may be used for the construction of additional or expanded school facilities and renovations to existing school buildings or other systemic changes.

Water and Sewerage Findings
Section 24-122.01(b)(1) of the Subdivision Regulations states that the location of the property within the appropriate service area of the Ten-Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for preliminary or final plat approval.

The 2008 *Water and Sewer Plan* placed this property in water and sewer Category 3, Community System.

i. **Environmental Planning Section—**In a memorandum dated September 19, 2011, the Environmental Planning Section offered the following:

The Environmental Planning Section has reviewed the revised specific design plan and tree conservation plan for Beech Tree, North Village, Sections 4 and 5, stamped as received by the Environmental Planning Section on September 6, 2011.

Background
The overall Beech Tree development has the following approved cases and plans: A-9762, A-9763-C, CDP-9706, TCPI/73/97, 4-98063, 4-99026, and 4-00010. Because of the way in which the project has proceeded through the process, all of the preliminary plan cases apply to all of the specific design plans that are the subject of this review. The subject property has a previously approved specific design plan, and is subject to approved Type II Tree Conservation Plan TCPII/49/98 for the overall site, which has been updated with each section or phase as it is submitted. A separate TCP2 which is limited to North Village, Sections 4 and 5, has been submitted with the current application.

The subject application is grandfathered from the current environmental regulations of Subtitle 27 of the Prince George's County Code because it has a previously approved preliminary plan of subdivision. The project is grandfathered from the current provisions of Subtitle 25, Division 2, the Woodland and Wildlife Habitat Conservation Ordinance, because it has a previously approved tree conservation plan.

The revised specific design plan application is for the development of North Village, Sections 4 and 5, which contains 65 single-family detached dwellings. This revision includes the elimination of a direct connection to Leeland Road, a proposal for an alternative connection to Leeland Road through an adjacent property, and the addition of one single-family residential lot.

Site Description
Overall, the 1,184.08-acre Beech Tree site is characterized by gently rolling terrain that steepens to form a vast network of slopes, ravines, and stream valleys. Elevations range from 175 feet at the north terminus, to 25 feet above sea level in the Collington Branch floodplain located in the southwestern corner. The numerous feeder tributaries prevalent throughout the site drain into East Branch, a large intermittent stream that begins its course near Leeland Road and flows in a southerly direction to the main stem of Collington Branch. In turn, Collington Branch flows into Western Branch, and finally the Patuxent River. The property is situated within the Patuxent River drainage basin, and is therefore subject to the buffer requirements of the Patuxent River Policy Plan.

According to the 1967 *Prince George's County Soil Survey,* the soils on the site primarily belong to the Collington-Adelphia-Monmouth, Westphalia-Evesboro-Sassafras, and Westphalia-Marr-Howell associations. The soils are characterized as: deep; nearly level to strongly sloping; well drained to moderately well drained; formed in upland areas from sediments containing glauconite; and well drained to excessively well drained on moderately sloping to steeply sloping land. Portions along the southeast and northwest

are comprised of Sandy Land, a miscellaneous soil type consisting of fine sandy sediments formed along the steep slopes of stream valleys. The Westphalia and Sandy Land soils have erodibility factors in excess of 0.35 and are thus considered highly erodible. In accordance with the Patuxent River Policy Plan and the Subdivision Regulations, any highly-erodible soils on slopes of 15 percent or greater must be incorporated into stream buffers. The site also contains a massive Marlboro clay layer. This massive clay layer is the cause of many geotechnical problems.

Highway noise from Crain Highway (US 301) is a known significant noise source for the overall project, but the subject villages are located a significant distance from US 301 and are not impacted by traffic noise. There are no scenic or historic roads impacted by the development proposed in the subject plans. There are extensive areas of wetlands on the overall site.

During the review of CDP-9407 in 1995, the Stripeback Darter (Percina notogramma), a state endangered fish, was found in the main stem of the Collington and Western Branches. Prior to 1994, the Stripeback Darter had not been observed in Maryland since the 1940's. Despite its documentation in the Western Branch, the Stripeback Darter is more prolific in the less developed Collington Branch subwatershed.

Of the 1,184.08 total acres, about 220 acres (18 percent) are currently 100-year floodplain and 207 acres (94 percent) of the floodplain is forested. The upland (973 acres), while under agricultural uses since colonial times, has 651 acres of woodlands (67 percent of the upland).

The North Village, Sections 4 and 5 (SDP-0409-02), occupies 41.86 acres in the northwest corner of the Beech Tree development and is located on both sides of Lake Forest Drive. It is located in the Developing Tier and includes regulated areas and evaluation areas within the designated network of the *Approved Countywide Green Infrastructure Plan.*

Review of Previously Approved Conditions
The following text addresses previously approved environmental conditions related to the subject application. The text in BOLD is the actual text from previous cases or plans.

Zoning Map Amendment A-9763-C

Condition 1. There shall be no grading or cutting of trees on the site prior to approval of the Comprehensive Design Plan, except on a selective basis with written permission of the Prince George's County Planning Board.

This condition was met and carried over in the approval of Type I Tree Conservation Plan TCPI/073/97 and the approval of CDP-9407.

Consideration 1. The applicant shall prepare a tree stand delineation plan for the approval of the Planning Board. Where possible, major stands of trees shall be preserved, especially along streams, adjoining roads and property lines.

A forest stand delineation was approved as part of TCPI/073/97 with the CDP. Conditions 1a and 1b of CDP-9706 further addressed this consideration, and were met prior to certificate of approval of the CDP. A natural resources inventory (NRI) is a new requirement for an SDP effective September 1, 2010, but will not be required with this application because the project is grandfathered from this requirement per County Council Bill CB-28-2010.

Consideration 2. **The applicant will prepare a 100-year floodplain study and a stormwater management concept plan for approval by the Department of Environmental Resources.**

This consideration was carried over in Conditions 6 and 8 of CDP-9706 and will be implemented during the review of the technical stormwater management plans at the time of SDP review.

Consideration 3. **A minimum 50-foot-wide undisturbed buffer shall be retained along all streams. This area shall be expanded to include the 100-year floodplain, wetlands, steep slopes, and areas of erodible soils.**

This consideration is reviewed in the Environmental Review section below and is also subject to Conditions 1a and 1b of CDP-9796. In the Developing Tier, CB-26-2010 has expanded the stream buffer to a minimum of 75 feet wide, and now requires the incorporation of all slopes greater than 15 percent, effective September 1, 2010. These changes do not apply because the project is grandfathered from this requirement per CB-28-2010.

Consideration 4. **The applicant shall prepare a noise study for approval by the Planning Board. The study shall specify the site and structural mitigation measures incorporated into the development to minimize noise intrusion and prevent noise levels from exceeding 65 dBA (Ldn) exterior and 45 dBA (Ldn) interior.**

This consideration was addressed in Condition 1e of CDP-9706 that requires approval of a noise study at the time of SDP approval by the Planning Board. Noise was previously evaluated for North Village, Sections 4 and 5, at the time of the original SDP approval. This portion of the Beech Tree project is located a sufficient distance from transportation features regulated for noise impacts; no noise impacts have been identified.

Comment: No further information is required with regard to noise impacts related to SDP-0409.

Consideration 5. **The applicant shall demonstrate that the proposed development complies with the Patuxent River Policy Plan criteria.**

Preservation of the primary management area (PMA) to the fullest extent possible would address this consideration. See the Environmental Review section below for a discussion of the PMA impacts approved as part of the preliminary plan of subdivision and as reflected on SDP-4902, and changes to the PMA impacts which are now proposed. The

PMA impacts approved with the original SDP approval were in conformance with the impacts approved at the time of preliminary plan.

Because the subject application is grandfathered with respect to the provisions of the current environmental regulations that would allow for approval of changes to the impacts to the PMA at the time of SDP review, the SDP must be evaluated for conformance with the impacts approved at the time of preliminary plan approval.

Comment: An environmental impacts justification statement and associated exhibits were submitted for the two PMA impacts proposed under this revision. These will be evaluated in the Environmental Review portion of this memorandum.

Consideration 6. **The applicant shall prepare a detailed soils study to demonstrate that the property is geologically suitable for the proposed development.**

This condition was met by the applicant's acceptance of the staff exhibit, the staff report findings of CDP-9706, and Condition 1d of PGCPB Resolution No. 98-50, which requires a detailed review of the SDP and the submission of a geotechnical study. A geotechnical study for the North Village, prepared by Geo-technology Associates, Inc. and dated February 2005, was submitted with the original approval of SDP-0409. The previous review of the SDP concluded that high-risk areas do not occur on this portion of the Beech Tree site, and that the grading proposed will mitigate most of the problem areas.

Comment: Issues related to high-risk areas due to the presence of Marlboro clay on the subject property will be addressed by DPW&T prior to issuance of permits.

Comprehensive Design Plan CDP-9706 (PGCPB Resolution No. 98-50)

1. Prior to certificate approval of the Comprehensive Design Plan (CDP), the following revisions shall be made or information supplied:

a. The CDP and the Tree Conservation Plan shall be revised or notes shall be added to refine the design of the golf course (with particular attention to holes 4, 5, and 6) to minimize disturbance to stream valleys, maintain contiguous woodland, maintain woodland on steep and severe slopes, and conserve critical habitat areas.

b. The Type I Tree Conservation Plan shall be revised to ensure that all woodland conservation requirements are met on-site. Off-site conservation or the use of fee-in-lieu is not permitted. Note 12 shall be removed from the TCP. Revision of this condition may be permitted by the Planning Board or District Council in its review of Type II Tree Conservation Plans concurrent with review of Specific Design Plans.

c. The CDP shall have a note added indicating that at the time of Specific Design Plan the road access to the southernmost pod of South Village shall be studied to determine if it should be shifted to the east as shown on the staff exhibit.

d. The following note shall be placed on the CDP:

> **"The envelopes and road crossings shown on this plan are conceptual and may be modified at time of approval of the Specific Design Plan to minimize risks posed by Marlboro Clay. Prior to the approval of any SDP which contains a High Risk Area, a Geotechnical Study, following the Criteria for Soil Investigations and Reports on the Presence and Affect of Marlboro Clay upon Proposed Developments prepared by the Prince George's County Unstable Soils Taskforce, shall be submitted for review and approval by the Natural Resources Division and the Prince George's County Department of Environmental Resources to satisfy the requirements of Section 24-131 of the Subdivision Regulations and Section 4-297 of the Building Code."**

These conditions were addressed prior to certificate approval of the CDP and TCPI.

e. The following note shall be placed on the CDP:

> **"The residential building envelopes are conceptual in nature and may be shifted at the approval of the Specific Design Plan when a noise study is approved by the Planning Board. The study shall specify the site and structural mitigation measures incorporated into the development to minimize noise intrusion and prevent noise levels exceeding 65 dBA (Ldn) exterior."**

This note was placed on the CDP prior to certificate approval. Submittal of a noise study has not been requested with this application because noise impacts have not been identified.

f. The applicant shall submit a Habitat Management Plan integrated with the Water Quality Monitoring Program to the Natural Resources Division demonstrating that water quality and any species of state concern will not be adversely impacted by the development.

This condition was met prior to certificate approval of the CDP, and a copy of the habitat management plan has been placed in the permanent files. Grading in Sections 4 and 5 of the North Village affects a significant tributary stream related to water quality within the watershed where the identified rare, threatened, or endangered species was found that caused this condition to be placed on the CDP. The Environmental Review portion of this memorandum will address how the proposed changes to grading and lot layout will affect downstream water quality and/or the species of state concern.

g. The applicant shall revise the CDP to show the approximate location of the required on-site wetland mitigation areas.

This condition was met prior to certificate approval of the CDP. The location of on-site mitigation areas is required to be shown on the SDP. The current plan does not indicate any on-site wetland mitigation areas in North Village, Sections 4 and 5.

h. The applicant shall delineate on the CDP all stream buffers in accordance with the Considerations 3 and 5 of the A-9763-C.

This condition was met prior to certificate approval of the CDP.

i. The applicant shall revise the Water Quality Monitoring and Habitat Management Program to reflect the following:

(1) Reporting must occur biannually, rather than annually. Therefore, the first report shall be submitted within 6 months from the date of initial sampling.

(2) Turbidity is to be included in monthly measurements, rather than quarterly.

(3) Water chemistry is to be conducted on a bimonthly basis, and in addition to the base flow monitoring, shall include at least three storm events that are roughly twice the volume of base flow conditions during the baseline phase, construction phase, and each year of the operations monitoring phase for the listed pollutants.

(4) Habitat assessment shall occur twice a year, rather than once a year.

(5) Two thermographs shall be installed onsite to measure water temperature during the baseline, construction and post construction phases outlined in the Water Quality and Habitat Management Report. The temperature gages shall be installed at the outfall of the lake and further south in East Branch, near its confluence with Collington Branch.

This condition was met prior to certificate approval of the CDP.

3. There shall be no grading or cutting of trees on the site prior to approval of the Specific Design Plan, except on a selective basis with written permission from the Prince George's County Planning Board or designee.

This condition was carried over from A-9763-C and is incorporated into approved Type I Tree Conservation Plan TCPI/073/97. The Environmental Planning Section knows of no violations of this condition and no requests to selectively remove trees.

6. **The location of storm drain outfalls is generally determined during the specific design plan; waiting to review the outfalls under approval of the grading permits would result in an avoidable delay in construction and possible requirements for plan revision. A copy of the approved stormwater technical approval was submitted which shows the previous lot layout for North Village, Sections 4 and 5; however, the location of the stormwater management outfalls has not been altered by the change in lot layout.**

7. **Every Specific Design Plan for Beech Tree shall include on the cover sheet a clearly legible overall plan of the Beech Tree project on which are shown in their correct relation to one another all phase or section numbers, all approved or submitted Specific Design Plan numbers, and all approved or submitted Tree Conservation Plan numbers for Beech Tree.**

The SDP cover sheet needs to be revised to fully satisfy this requirement in accordance with all approvals that have occurred since the original SDP was approved.

Recommended Condition: Prior to certification of the SDP, revise the SDP and TCP coversheets as needed, to indicate on the overall plan of the Beech Tree project on which are shown in their correct relation to one another, all phase or section numbers, all approved or submitted specific design plan numbers, and all approved or submitted tree conservation plan numbers.

8. **Every Specific Design Plan for Beech Tree shall adhere to Stormwater Management Concept Plan #958009110 or any subsequent revisions. The applicant shall obtain separate Technical Stormwater Concept Plan approvals from DER for each successive stage of development in accordance with the requirements set forth in Concept Plan #958009110 prior to SDP or Preliminary Plan approval, whichever comes first.**

The above condition requires the approval of a separate stormwater management (SWM) concept plan for each successive stage of development prior to SDP or preliminary plan approval. A copy of Stormwater Management Concept Plan 4305-2005 approved on March 2, 2005 was submitted with the current SDP revision. The SWM concept plan indicates the previous lot layout and shows a connection to Leeland Road, which is no longer proposed. This SWM concept approval has expired, but technical plans were approved for this site which matches the previous SDP approval. No changes are proposed to the SWM outfalls previously approved.

Comment: No further information about SWM is required with this application.

9. **Prior to issuance of any grading permit which includes the lake, the applicant shall demonstrate to the satisfaction of the Natural Resources Division that a lake of at least 25 (plus or minus) acres can be maintained.**

The subject application is not adjacent to the lake. This condition was previously satisfied.

10. **Prior to approval of the Specific Design Plan for the golf course, the applicant shall submit to the Natural Resources Division an Integrated Pest Management Plan (IPM) in accordance with Maryland Department of the**

Environment (MDE) and Department of Natural Resources (DNR) criteria. The IPM shall include protocols on how nutrients, pests and toxics will be managed on a routine basis as part of the overall maintenance and upkeep of the golf course and lake. The IPM shall be approved by the Natural Resources Division prior to the issuance of the Use and Occupancy permit for the golf course.

It appears from the record that an integrated pest management (IPM) plan was submitted prior to approval of the SDP for the golf course, but that approval was deferred because of requirements for a significant amount of detailed information to be provided prior to issuance of the use and occupancy permit for the golf course.

Comment: No further information regarding the final approved IPM plan for the Beech Tree golf course is required in conjunction with this application because the subject development is not adjacent to the golf course.

22. Prior to issuance of any permits for Beech Tree, the applicant shall demonstrate to the Natural Resources Division that all applicable conditions of the state wetland permit have been honored.

The requirement for valid wetland permits and a demonstration that all wetland permit requirements have been addressed and maintained will be discussed in the Environmental Review section of this memorandum. Stream and floodplain impacts are proposed with the current application to connect to a sanitary sewer line located in the stream adjacent to Leeland Road, and the previously issued wetland permit has expired.

Preliminary Plan of Subdivision 4-98063 (PGCPB Resolution No. 98-311)

1. Development of this site shall be in conformance with the approved Comprehensive Design Plan, CDP-9706, and the approved Specific Design Plan, SDP-9803, including all conditions thereto. Any discrepancies between the approved preliminary plat and the approved SDP shall be corrected by the submission of a revised SDP for approval by the Planning Board prior to the issuance of any permits.

Conformance of the SDP with the approved CDP, beyond specific environmental conditions, shall be determined by the Urban Design Review Section.

2. Development shall be in conformance with Stormwater Management Concept Plan, #958009110.

Submittal of a copy of the current valid stormwater management concept approval letter and associated plans has been previously addressed.

3. Development of this subdivision shall be in compliance with the approved Type I Tree Conservation Plan (TCP I/78/97). The following note shall be placed on the Final Plat of Subdivision:

> **"Development is subject to the restrictions on the approved Type I Tree Conservation Plan (TCP I/78/97), or as modified by the Type II Tree Conservation Plan, and precludes any disturbance or**

installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation/Tree Preservation Policy."

Conformance with approved TCPI/73/97 or the subsequent Type II Tree Conservation Plan, TCPII/49/98, will be discussed in the Environmental Review section of this memorandum.

Comment: All notes required at the time of final plat will be addressed when the plats are submitted for review.

Preliminary Plan of Subdivision 4-99026 (PGCPB Resolution No. 99-154)

1. As part of the submission of a Specific Design Plan (SDP) for any High Risk Area, the applicant, his heirs, successors, and/or assigns shall submit a geotechnical report for approval by M-NCPPC Environmental Planning Section, the Prince George's County Department of Public Works and Transportation, and the Prince George's County Department of Environmental Resources. The SDP shall show the proposed 1.5 Safety Factor Line. Adjustments to lot lines and the public rights-of-way shall be made during the review of the SDP. No residential lot shall contain any portion of unsafe land.

Submittal of a detailed soils study to address the presence of Marlboro clay on this property is an SDP requirement which was evaluated with the original SDP approval. DPW&T is responsible for the specific review of high-risk areas prior to approval of any permits.

4. At the Specific Design Plan stage, the applicant, his heirs, successors, and/or assigns shall submit a noise study. Residential building envelopes are conceptual in nature and may be shifted at the approval of the Specific Design Plan when a noise study is approved by the Planning Board. The study shall specify the site and structural mitigation measures incorporated into the development to minimize noise intrusion and prevent noise levels exceeding 65 dBA (Ldn) exterior. Lots which cannot meet the noise level requirements shall be removed.

Noise impacts have not been identified for this portion of the Beech Tree property.

Preliminary Plan of Subdivision 4-00010 (PGCPB Resolution No. 00-127)

5. Prior to approval of building or grading permits, the Environmental Planning Section shall review all Technical Stormwater Management Plans approved by the Department of Environmental Resources (DER). The Environmental Planning Section shall work with DER and the applicant to ensure that water quality is provided at all storm drain outfalls.

Grading permits were previously issued based on the approved SDP and technical SWM plans. The location of stormwater outfalls approved on the technical SWM plans has not been affected by the revised lotting pattern.

6. Prior to issuance of any grading permit which includes the lake, the applicant, his heirs, successors, and/or assigns shall demonstrate to the satisfaction of the Natural Resources Division that a lake of at least 25 (plus or minus) acres can be maintained.

This condition has been previously addressed.

7. Prior to issuance of any permits for Beech Tree, the applicant shall demonstrate that all applicable conditions of the State wetland permit have been fulfilled.

A U.S. Army Corps of Engineers 404 Permit and Maryland Department of Environment (MDE) water quality certification were obtained, but have since expired. The submittal of a valid wetland permit will be required prior to issuance of any further permits which impact streams or wetlands on the subject property, which includes North Village, Sections 4 and 5.

Recommended Condition: Prior to issuance of any grading permits which impact wetlands, wetland buffers, streams, or Waters of the U.S., the applicant shall submit valid copies of all federal and state wetland permits, evidence that all approval conditions have been complied with, and any associated mitigation plans.

8. As part of the submission of a Specific Design Plan (SDP) for any High Risk Area, the applicant shall submit a geotechnical report for approval by M-NCPPC Environmental Planning Section, the Prince George's County Department of Public Works and Transportation, and the Prince George's County Department of Environmental Resources. The SDP shall show the proposed 1.5 Safety Factor Line. Adjustments to lot lines and the public rights-of-way shall be made during the review of the SDP. No residential lot shall contain any portion of unsafe land.

As noted above, the subject sections of North Village are not within any high-risk areas.

Specific Design Plan SDP-0409 (PGCPB Resolution No. 05-74)

1. Prior to certificate approval of this specific design plan, the applicant shall

b. Revise Type II Tree Conservation Plan, TCPII/49/98-06, as follows:

(1) Replace the worksheet on sheet 46 with a TCPII phased worksheet that shows the acreage of each phase

(2) Have the revised plan signed and dated by the qualified professional who prepared the plan

Comment: This condition was addressed prior to certificate approval of the SDP. A separate TCP2 has been prepared for approval with the current SDP revision, which will include a phased worksheet for the overall project.

6. **Prior to approval of building or grading permits, the Environmental Planning Section shall review all technical stormwater management plans approved by the Department of Environmental Resources (DER). The Environmental Planning Section shall work with DER and the applicant to ensure that the plan is consistent with the habitat management program and that water quality is provided at all storm drain outfalls. If revisions to the TCPII are required due to changes to the technical stormwater management plans, the revisions shall be handled at the staff level if the changes result in less than 20,000 square feet of additional woodland cleared.**

This condition was addressed prior to issuance of permits for SDP-0409. Because of changes in the proposed grading and lot layouts, this concern was reevaluated with the current application and will be addressed in the Environmental Review section of this memorandum.

7. **Prior to issuance of any permits for Beech Tree, the applicant shall demonstrate to the Environmental Planning Section that all applicable conditions of the state wetland permit have been addressed.**

A U.S. Army Corps of Engineers 404 Permit and MDE water quality certification were obtained, but have since expired. The submittal of a valid wetland permit will be required prior to issuance of any further permits which impact streams or wetlands on the subject property, which includes North Village, Sections 4 and 5.

Comment: The condition necessary to address this concern is recommended above.

8. **Prior to issuance of grading permits, each grading permit shall show required on-site wetland mitigation areas.**

It is assumed that this condition was fulfilled prior to issuance of any grading permit for SDP-0409; however, there is no evidence that mitigation areas were proposed. At this time, it is appropriate that any approved on-site wetland mitigation areas on the current application should also be shown on the SDP and TCP2 plans.

Comment: There are no approved on-site wetland mitigation areas proposed and/or approved on the current application.

9. **Prior to issuance of any building permit, the applicant shall provide a soils report addressing specific remedies and their locations in all areas where Marlboro Clay presents development problems that shall be reviewed and approved by the Environmental Planning Section and the Prince George's County Department of Environmental Resources. The report shall include a map showing all borehole locations and logs of all of the boreholes, and identify individual lots where Marlboro Clay poses a problem.**

Evaluation of the potential for Marlboro clay on this site has already been addressed. DPW&T is responsible for the evaluation of Marlboro clay prior to issuance of grading or building permits in high-risk areas.

12. No grading or cutting of trees or tree removal on the site (covered by SDP-0409) shall occur until after approval of the specific design plan by the District Council.

Comment: An SDP was previously approved for this site, so grading or cutting of trees in accordance with the approved plans has been addressed.

Environmental Review
Note: As revisions are made to the plans submitted, the revision boxes on each plan sheet shall be used to describe what revisions were made, when, and by whom.

(1) A natural resources inventory (NRI) is not a required submittal with this SDP application because this site has a previously approved preliminary plan that provides grandfathering from this requirement. The forest stand delineation (FSD) used for preparation of the original tree conservation plan provided the base plan for the plans that came after and meets the applicable submission requirement for this review.

Comment: A NRI is not required with the current revised SDP application.

(2) This site is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance because the property has previously approved tree conservation plans. The application is not subject to the current requirements of Subtitle 25, Division 2 because the previous approvals provide grandfathering.

A FSD and Type I Tree Conservation Plan TCPI/073/97 were approved with CDP-9407. A Type II Tree Conservation Plan, TCPII/049/98, was initially approved with SDP-9803 for the golf course, which covered the entire Beech Tree site. As each specific design plan was approved for the Beech Tree development, TCPII/049/98 was previously revised. With the approval of SDP-0409, revisions to certain sheets of TCPII/049/98 and to the overall Beech Tree woodland conservation summary table were made. With the current application, a separate Type 2 Tree Conservation Plan, TCP2-025-10, was developed for the SDP, which is limited to the woodland conservation requirements within the limits of SDP-0409.

Type 2 Tree Conservation Plan TCP2-025-10 is being reviewed in conjunction with the submitted SDP revision. The woodland conservation requirement for TCP2-025-10 is based on the distribution of woodland conservation required as shown on the overall cumulative woodland conservation worksheet for the Beech Tree development.

The separate TCP2 application covers 41.86 acres and contains 6.84 acres of 100-year floodplain. The revised TCP2 submitted on September 6, 2011 proposes the clearing of 7.63 acres of woodland on the net tract, 3.35 acres of 100-year floodplain, and 0.42 acre of primary management area (PMA) outside of the floodplain. The revised TCP2 proposes to provide 11.21 acres of on-site preservation and 2.49 acres of afforestation/reforestation, of which 1.35 acres are proposed in natural regeneration on the individual worksheet, for a total of 15.05 acres of woodland conservation provided.

The quantities proposed on the individual worksheet for TCP2-025-10 require revisions to reflect the proposed clearing. In addition, the quantities for specific woodland conservation methods are not consistent with the numbers shown on the cumulative worksheet for the entire project with regard to how the total woodland conservation requirement for the overall development will be fulfilled.

A cumulative tracking of overall woodland conservation on the site for all proposed development activities, including the current revision, now indicate a total woodland conservation requirement of 323.30 acres for the Beech Tree development based on 1,184.08 acres of gross tract area, 370.60 acres of net tract clearing, and 24.06 acres of clearing in the 100-year floodplain.

The cumulative woodland conservation worksheet further indicates that, among all activities proposed, 333.26 acres of on-site woodland conservation has been provided, which appears to meet the woodland conservation requirement on-site, but includes pending revisions to the TCP2 which have not yet been approved. Because conditions of approval were imposed on this site that require woodland conservation be provided on-site, the cumulative woodland conservation worksheet must be revised to address the following: the updated gross tract and net tract areas for all development areas must be confirmed with their SDPs; the amount of existing woods and its distribution over the SDPs on-site based on the original FSD submittal must be confirmed from approved and/or submitted SDPs; and the final amount of clearing proposed within each SDP must be confirmed. This is necessary so that a final woodland conservation requirement for the site can be determined and demonstrate how the woodland conservation requirement will be met on-site in conformance with Condition 1b of the CDP approval.

A revised woodland conservation worksheet for TCP2-025-10, North Village, Sections 4 and 5, and an up-to-date overall woodland conservation summary worksheet for the entire Beech Tree project which includes all recent approvals must be included on the plan. Notes should be used to indicate any assumptions made in the overall summary sheet which are not approved prior to certification of the current plan.

Correct the TCP number in the TCP2 approval block, and the following note referencing the separation from TCPII/049/98: "TCP2-025-10 was separated from TCPII/049/98 with the approval of SDP-0409-02." The note included on the revised TCP2 is the incorrect note.

Correctly label on the TCP2 all adjacent SDPs or developed areas that are not part of this specific design plan, so grading onto adjacent properties can be evaluated as consistent with those development cases.

The plan differentiates between afforestation areas and natural regeneration areas. A permanent tree protection device is required to be placed along the vulnerable edges of all afforestation/reforestation and natural regeneration areas, and is not shown.

Natural regeneration has been proposed in highly-visible locations and directly adjacent to the rear of residential lots, where such a treatment is inappropriate.

Natural regeneration areas are not appropriate in highly-visible locations adjacent to public rights-of-way, highly vulnerable locations such as residential lots, and sensitive areas which have not regenerated naturally. All afforestation/ reforestation shall be provided through planting and a permanent tree protection device shall be provided along all vulnerable edges. The worksheets, as well as the tables on the individual sheets, shall be revised to reflect this requirement.

Sheets 3 and 4 of 9 show areas of "tree preservation-not counted" in the right-ofway of Leeland Road and the public utility easement. It is assumed that frontage improvements and installation of utilities will be required as part of the development of the Beech Tree site, so any existing trees in the ultimate right-of-way or public utility easement along Leeland Road must be counted as cleared at this time, and individual tree tables and the overall worksheet must be revised to reflect this.

Reforestation of disturbed areas of PMA is a high priority for woodland conservation. On Sheet 5 of 9, an area of PMA has been disturbed and has not been proposed for reforestation. The plan should be revised to show this area as replanted PMA.

A specimen tree table has been provided on the revised separate TCP2, but no disposition for the individual trees has been indicated. The disposition of individual trees throughout the plan that appear to be removed by grading has also not been indicated.

A note should be added to the general notes of the TCP2 and the landscape plan indicating that Leeland Road is a designated historic road.

The term and graphic "proposed tree line" should be removed from the legends and all plan sheets. The "limit of disturbance" line must used instead because it can be confused with the limits of disturbance.

Recommended Condition: Prior to certificate approval of the SDP, the TCP2 shall be revised as follows:

(a) Revise the woodland conservation worksheet to correctly reflect and calculate the requirement for the site and indicate how the assigned woodland conservation requirement for the site will be provided;

(b) Add an up-to-date overall woodland conservation summary sheet for the entire Beech Tree project, which indicates how the woodland conservation requirement is being provided for the entire site;

(c) Correct the SDP number in the separation note;

(d) Correctly label on the cover sheet all adjacent development that is not part of this specific design plan, so grading onto adjacent properties can be evaluated as consistent with those development cases;

(e) Provide afforestation/reforestation planting areas instead of natural regeneration in all areas proposed for natural regeneration;

(f) Indicate on the plan and in the legend the placement of a permanent tree protection device along the vulnerable edges of all afforestation/ reforestation;

(g) Propose afforestation/reforestation for all plantable areas of the PMA where mitigation planting has not been provided;

(h) Provide a specimen tree table that includes the disposition of individual trees (to be preserved or removed);

(i) Show all existing woodlands in the ultimate right-of-way and the public utility easement which are indicated as "tree preservation—not counted" as "woodland counted as cleared" in response to frontage and utility installation requirements, and revise the individual sheet tree tables, the woodland conservation worksheet for TCP2-025-10, and the overall summary woodland conservation worksheet to reflect additional clearing;

(j) Add a note to the general notes which indicates that Leeland Road is a designated historic road;

(k) Remove the text and graphic for "proposed tree line" and use the limit of disturbance to reflect all clearing; and

(l) Have the revised plan signed by the qualified professional who prepared it.

(3) Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) for applications that will result in a grading permit. Properties zoned R-S are required to provide a minimum of 15 percent of the gross tract area in tree canopy.

This SDP will be able to fulfill the TCC requirement through woodland conservation. A TCC schedule has been added to the landscape plan to demonstrate how the TCC requirement is being fulfilled.

Comment: No further information is required with regard to TCC.

(4) The site contains regulated environmental features that include streams and their associated floodplains, delineated on the plans as the primary management area (PMA). The total area of PMA on the Beech Tree property is approximately 329.80 acres.

The total amount of impacts approved by the Planning Board as part of the approvals of the preliminary plans appears to be 23.22 acres. Additional impacts which have occurred under subsequent SDPs have not been fully accounted for at this time. The overall worksheet for the Beech Tree development submitted with the current SDP revision indicates that, under the most current proposed revisions, the total clearing in the floodplain is 24.06 acres, with an additional 14.23 acres of PMA impacts outside the floodplain, for a total of 38.29 acres of

PMA impacts. These impacts will continue to be tracked in subsequent SDPs and SDP revisions. With the current application, the comparison of impacts will focus on the difference between impacts previously approved for SDP-0409 and SDP-0409/01 and impacts proposed under the current application.

The overall woodland conservation worksheet for Beech Tree submitted in February 2008 and December 2009, which would be assumed to include the approval of SDP-0409/01 on March 9, 2007, indicates the following: 0.35 acre of clearing in the floodplain and 0.42 acre of PMA clearing outside the 100-year floodplain, for a total of 0.77 acre of PMA clearing impacts.

The disturbances proposed by SDP-0409-02 on the overall woodland conservation are also given as 0.35 acre of clearing in the floodplain and 0.42 acre of PMA clearing outside the 100-year floodplain, for a total of 0.77 acre of PMA clearing impacts, after a major change to the clearing in the PMA has been made by elimination of the connection to Leeland Road and the creation of a cul-de-sac.

While the current grading impacts to the PMA appears to be limited to 0.53 acre of clearing, previous grading and clearing has occurred under the previous approval scenario which overlaps the impacts currently proposed which must be reflected in the overall worksheet and mitigated to the extent possible. Whenever possible, clearing and grading impacts to the PMA shall be mitigated through reforestation by planting.

The environmental impacts justification statement for this project states that, on the current SDP, an additional 2.58 acres of woodland will be provided over what was previously approved. The previous approval for this site indicated 12.59 acres of preservation and 2.71 acres of afforestation/reforestation, for a total of 15.30 acres of net tract woodland conservation. The current TCP2 application indicates that 11.21 acres of preservation and 3.84 acres of afforestation/reforestation will be provided for a total of 15.05 acres of woodland conservation, which is 0.25 acre less than previously approved for the overall site. With the additional PMA planting recommended within this environmental review, the final accounting should indicate that a minimum of 15.30 acres of woodland conservation is provided on this site.

Recommended Condition: Prior to certificate approval of the SDP, the overall woodland conservation worksheet shall be revised to accurately reflect the clearing and/or grading of the PMA that has occurred under prior permits and an accounting of temporary versus permanent PMA impacts shall be submitted. The net PMA impacts shall be found not to exceed the 0.77 acre previously approved for SDP-0409/01, and the total woodland conservation provided shall not be less than 15.30 acres.

(5) During the review of CDP-9407 in 1995, the Stripeback Darter (Percina notogramma), a state endangered fish, was found in the mainstem of Collington and Western Branches.

Staff has reviewed SDP-0409-02 with special regard to A-9763-C and the considerations, PGCPB Resolution No. 98-50. The recommendations of the

Maryland Department of Natural Resources, Wildlife and Heritage Service, including a habitat management plan, a water quality plan, and a monitoring program, were adopted and approved as part of SDP-9803 for the golf course. Because North Village, Sections 4 and 5, affects the East Branch tributary to Collington Branch, an evaluation of the revisions proposed with regard to habitat protection and water quality have and will be addressed.

Comment: If the woodland conservation requirement and the net PMA impacts do not exceed those previously approved for SDP-0409/01, in accordance with previous recommendations contained in this memorandum, no additional evaluation of impacts to the habitat management plan or the water quality plan is necessary.

(6) On May 6, 1998, the Prince George's County Department of Environmental Resources (DER) approved Stormwater Management Concept Plan 988005250. The approval is based on the existing conditions of the 100-year floodplain and covers construction of the lake, golf course, maintenance building, club house, and associated parking.

The approval required 2-year-storm, 10-year-storm, and 100-year-storm attenuation for the entire site. The on-site lake was to be designed for 2-, 10- and 100-year control for all contributory areas and is to overcompensate for all areas that do not drain directly into the lake.

The submittal of state wetland permits was required prior to approval of the specific design plan for the golf course.

Because of the presence of Marlboro clay on the overall site, stormwater infiltration was not permitted. All lots were required to be located so that the 1.5 safety factor line was off of the lots. A detailed under drain system was to be provided with each concept plan. All storm drains through Marlboro clay are to convey the 100-year storm and be rubber-gasketed. All outfalls are to be located below Marlboro clay outcrops. All yard slopes within Marlboro clay areas must be 4:1 or flatter.

Prior conditions required the applicant to obtain a separate stormwater management (SWM) concept approval for each successive stage of development prior to SDP or preliminary plan approval. A copy of the approved Stormwater Management Concept Plan, 4305-2005, approved on March 2, 2005, was submitted with the current SDP revision. The SWM plan indicates the previous lot layout and shows a connection to Leeland Road.

Recommended Condition: Prior to approval of revised grading permits for the subject property, the revised approved technical SWM plans for the subject property and adjacent properties shall be submitted if a revision is required by DPW&T to ensure that the plan is consistent with the habitat management program, and that required water quality features are provided and maintained at all storm drain outfalls.

Comment: The Environmental Planning Section's recommended conditions have been included in the Recommendation section of this report.

j. **Prince George's County Fire/EMS Department—**In a memorandum dated September 15, 2011, the Prince George's County Fire/EMS Department offered information regarding private road design, needed accessibility, and the location and performance of fire hydrants.

k. **Department of Public Works and Transportation (DPW&T)—**In a memorandum dated June 30, 2011, DPW&T offered the following:

The property is located on the west side of Robert Crain Highway (US 301), at its intersection with Leeland Road, and on the east side of Moores Plain Boulevard. Crain Highway (US 301) is a state-maintained roadway; therefore, right-of-way dedication and roadway improvements will be coordinated with SHA. Additionally, right-of-way dedication and frontage improvements, in accordance with DPW&T Specifications and Standards for urban major collector roadways, are required for the existing Leeland Road, as well as any proposed internal subdivision streets. These roadways are to be consistent with the approved master plan for this area.

DPW&T has no objection to the revision to layout of residential subdivision with the elimination of a connection to Leeland Road, and a net increase of three lots; thereby, approving SDP-0409-02 with the following conditions.

- The northern terminus of Lake Forest Drive will be revised to an urban cul-de-sac in accordance with DPW&T Standard No. 200.13. This revision will result in construction cost savings related to a triple-pipe culvert installation over the Collington Branch tributary. The cost savings realized will be applied towards the replacement of the one-lane box culvert crossing on Leeland Road to provide for a two-lane traffic bridge in accordance with DPW&T Specifications and Standards.

- The applicant is required to connect to Lake Forest Drive to Leeland Road by constructing the future North Hamptonshire Lane through the Leonnig Property. The intersection of North Hamptonshire Lane with Leeland Road is to be aligned with the proposed master plan location of Prince George's Boulevard.

- Construction and opening of the proposed North Hamptonshire Lane is required prior to issuance of the 2,191th building permit for the Beech Tree subdivision.

- Road frontage improvements at the proposed North Hamptonshire Lane and Leeland Road intersection are required in accordance with DPW&T Specifications and Standards.

- The applicant needs to post a new bond and obtain a permit for the replacement of the existing one-lane bridge on Leeland Road. Construction of a new bridge on Leeland Road to replace the one-lane bridge must begin prior to issuance of the 1,501th building permit for the Beech Tree subdivision.

- The developer must submit a written schedule for accomplishing the above listed conditions to DPW&T, Office of Engineering, prior to release of any new building permits.

Further, DPW&T offered the following specifically in response to SDP-0409-02:

- Any proposed and/or existing master plan roadways, including the interchange roadways at US 301, which are state-maintained roadways and lie within the property limits, must be coordinated with SHA, M-NCPPC, and DPW&T. This may also involve rights-of-way reservation, dedication, and/or road construction, in accordance with DPW&T Specifications and Standards.

- Leeland Road is to be upgraded by the developer to meet the traffic demands as determined necessary by DPW&T during each phase of the development.

- Full-width, two-inch mill and overlay for all existing county roadway frontages is required.

- Sidewalks are required along all roadways within the property limits in accordance with Sections 23-105 and 23-135 of the County Road Ordinance.

- Driveways are to be constructed in accordance with DPW&T's commercial driveway entrance standards.

- The proposed site development is consistent with approved Stormwater Management Concept Plan 4305-2005-00.

- Stormwater management facilities are to include recreational features and visual amenities, which all be technically approved prior to permit issuance.

- All storm drainage systems and facilities are to be designed in accordance with DPW&T Specifications and Standards.

- All existing/proposed culverts located under the roadway should be designed and replaced to provide 100-year frequency storm as determined by DPW&T.

- The U.S. Army Corps of Engineers (USCOE) and the Maryland Department of the Environment (MDE) approvals, with respect to the wetland impacts and Waters of the U.S., are required.

- All improvements within the public right-of-way, as dedicated for public use to the county, are to be designed in accordance with the County Road Ordinance, DPW&T Specifications and Standards, and the Americans with Disabilities Act (ADA).

- The nearby county streets that will be utilized by construction vehicles may not support heavy vehicular loads. The developer will be responsible for reconstructing any damaged streets in accordance with DPW&T Specifications and Standards.

- Determination of roadway identification, public or private within the site, is necessary prior to approval of the specific design plan.

- Street construction permits are required for improvements within public roadway rights-of-way, and for the proposed private internal roadways. Private roads are

to be constructed in accordance with DPW&T Specifications and Standards. The maintenance of private streets is not the responsibility of Prince George's County.

- The resolution requirements of M-NCPPC need to be fulfilled prior to issuance of street construction permits for this site.
- Conformance with DPW&T Street Tree and Street Lighting specifications and standards is required.
- Compliance with DPW&T Utility Policy is required. Proper temporary and final patching and the related mill and overlay, in accordance with the established DPW&T Policy and Specification for Utility and Maintenance Permits, are required.
- Adjustments to street lighting, where necessary to accommodate the improvements constructed under this scenario, are required.
- Existing utilities may require relocation and/or adjustments. Coordination with the various utility companies is required.
- Tree conservation and/or tree mitigation may be required. Coordination with the various utility companies is required. Coordination with the M-NCPPC, Countywide Planning Division, is necessary.
- A soils investigation report, which includes subsurface exploration and a geotechnical engineering evaluation for public streets, is required.

DPW&T's requirements are enforced through their own permitting process.

l. **State Highway Administration (SHA)—**In undated handwritten comments, SHA had no objection to the subject plan approval as access is to a county thoroughfare.

RECOMMENDATION

Based upon the foregoing evaluation, analysis and findings, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-0409-02 and Type 2 Tree Conservation Plan TCP2-025-10 for Beech Tree, North Village, Sections 4 and 5, subject to the following conditions:

1. Prior to certificate approval of this specific design plan, the applicant shall revise the site plan and landscape plan as follows and/or submit additional documentation as specified:

   a. Present a writing from the Department of Public Works and Transportation (DPW&T) stating that Stormwater Management Concept Plan 4305-2005 00 is a revision of Stormwater Management Concept Plan 958009110.

   b. Provide standard sidewalks along both sides of all internal roads within the subject application (North Village, Sections 4 and 5), unless modified by DPW&T.

c. The Type 2 tree conservation plan (TCP2) shall be revised as follows:

(1) Revise the TCP coversheet to indicate on the overall plan of the Beech Tree project on which are shown in their correct relation to one another, all phase or section numbers, all approved or submitted specific design plan numbers, and all approved or submitted tree conservation plan numbers;

(2) Revise the woodland conservation worksheet to correctly reflect and calculate the requirement for the site and indicate how the assigned woodland conservation requirement for the site will be provided;

(3) Add an up-to-date overall woodland conservation summary sheet for the entire Beech Tree project, which indicates how the woodland conservation requirement is being provided for the entire site;

(4) Correct the specific design plan number in the separation note;

(5) Correctly label on the cover sheet all adjacent development that is not part of this specific design plan, so grading onto adjacent properties can be evaluated as consistent with those development cases;

(6) Provide afforestation/reforestation planting area instead of natural regeneration in all areas proposed for planting;

(7) Indicate on the plan and in the legend the placement of permanent tree protection devices along the vulnerable edges of all afforestation/reforestation;

(8) Propose afforestation/reforestation for all plantable areas of the primary management area (PMA) where mitigation planting has not been provided;

(9) Provide a specimen tree table that includes the disposition of individual trees;

(10) Show all existing woodlands in the ultimate right-of-way and the public utility easement which are indicated as "tree preservation—not counted" as "woodland counted as cleared" in response to frontage and utility installation requirements, and revise the individual sheet tree tables, the woodland conservation worksheet for TCP2-025-10, and the overall summary woodland conservation worksheet to reflect additional clearing;

(11) Add a note to the general notes which indicates that Leeland Road is a designated historic road;

(12) Remove the term and graphic for "proposed tree line" and use the limit of disturbance to reflect all clearing;

(13) Have the revised plan signed by the qualified professional who prepared it.

(14) Revise the overall woodland conservation worksheet to accurately reflect the clearing and/or grading of the PMA that has occurred under prior permits and an accounting of temporary versus permanent PMA shall be submitted. The net PMA impacts shall be found not to exceed the 0.77 acre previously approved for

SDP-0409/01, and the total woodland conservation provided shall not be less than 15.30 acres.

(15) Revise the plan to include homeowners association (HOA) open space Parcels M and N (PM 230 @ 25) in their entirety.

2. Prior to the issuance of any grading permits which impact wetlands, wetland buffers, streams, or Waters of the U.S., the applicant shall submit valid copies of all federal and state wetland permits, evidence that all approval conditions have been complied with, and any associated mitigation plans.

3. Prior to approval of revised grading permits for the subject property, the revised approved technical stormwater management plans for the subject property and adjacent properties shall be submitted, if a revision is required by the Department of Public Works and Transportation (DPW&T), to ensure that the plan is consistent with the habitat management program, and that required water quality features are provided and maintained at all storm drain outfalls.

4. Prior to approval of the final plats to adjust the lotting pattern in North Village, Section 4, that includes the vacation (Section 24-112 of the Subdivision Regulations) of the Lake Forest Drive connection to Leeland Road and the approval of the final plat to terminate Lake Forest Drive in a cul-de-sac, the applicant shall:

   a. Secure the dedication by record plat or deed of an adequate alternative second access from the Beech Tree subdivision to Leeland Road. The alignment shall be coincident with the master plan right-of-way of I-300 located on the north side of Leeland Road, have a minimum right-of-way width of 60 feet, and shall be deemed acceptable to the Department of Public Works and Transportation (DPW&T) and The Maryland-National Capital Park and Planning Commission (M-NCPPC).

   b. Submit a Phase I archeological study for Parcel 7. If a Phase III review is recommended on archeological sites identified in the Phase I survey on Parcel 7, the right-of-way alignment shall be referred to the Historic Preservation Commission (HPC) to evaluate impacts to any significant archeological resources. A determination by the Planning Board or its designee, in consultation with the Department of Public Works and Transportation (DPW&T), may result in a modification to the alignment to avoid significant archeological resources on Parcel 7.

5. Prior to issuance of the 1,400th building permit, the applicant shall provide an eight- to ten-foot-wide asphalt master plan hiker-biker trail immediately adjacent to the west side of the lake within the community (as agreed to by the Department of Parks and Recreation (DPR) and as required by CDP-9706 DPR). As recommended by DPR, this trail shall be eight feet wide where it is adjacent to roadways and ten feet wide in all other locations.

6. Prior to issuance of the 2,000th building permit, the applicant shall submit detailed construction plans and details for construction of the balance of the master plan trail through the stream valley park to the Department of Parks and Recreation (DPR) for review and approval.

7. Prior to issuance of the 2,200th building permit, the applicant and the applicant's heirs, successors, and/or assignees shall have finished construction on the balance of said master plan trail through the stream valley park.