June 14, 2016

MEMORANDUM

TO:	The Prince George's County Planning Board
VIA:	Henry Zhang Supervisor, Urban Design Section, Development Review Division
FROM:	Jill Kosack, Planner Coordinator, Urban Design Section, Development Review Division
SUBJECT:	Specific Design Plan SDP-0416-03 Type II Tree Conservation Plan TCPII-026-12-01 Beech Tree, South Village, Sections 4 and 5

Based upon the Department of Permitting, Inspections and Enforcement (DPIE) memorandum dated June 10, 2016, staff would recommend the following revised findings and conditions of approval (<u>underlining</u> indicates new language and strikethrough indicates deleted language):

Revised Finding Language under Finding 9, page 8

7. 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 certificate approval of any SDP.

Comment: The above condition requires the applicant to obtain a separate stormwater management concept approval for each successive stage of development prior to SDP or preliminary plan approval. The previous SDP approvals were subject application was found to be in conformance with approved Stormwater Management Concept Plan 34382-2005-001. DPIE requires that the approved concept be revised to reflect the Marlboro Clay at this time. Therefore, a condition has been included in the Recommendation section of this report requiring this revision.

Revised Finding Language under Finding 15, pages 24-25

j. **Department of Permitting, Inspections and Enforcement (DPIE)**—In an e-mail dated May 25, 2016, DPIE stated that they could not finalize a referral for the subject application because the plan was unclear regarding the existing Marlboro Clay delineation. They stated the applicant must submit a geotechnical study to identify the location of Marlboro clays, analyze the slope stability and to define the 1.5 Factor of Safety line. This study will have to be approved by DPIE prior to signature approval of the above referenced SDP.

Additionally, the previously approved Stormwater Management Concept Plan No. 34382-2005-01 must be modified to include the Marlboro Clay delineation and the 1.5 Factor of Safety. Specifically, proposed slopes, such as 3:1 slopes, will need to be analyzed and reduced, as necessary, to ensure stability.

Comment: DPIE's comments have been addressed through conditions of approval in the Recommendation section of this report.

In a memorandum dated June 10, 2016, DPIE offered the following comments on the subject application:

- (1) DPIE has no objection to the proposed revision to the above-referenced residential subdivision, South Village, Section 5 (SV5), layout that was previously approved. The revisions to the Specific Design Plan SDP-0416-03 are to accommodate the following changes:
 - (a) Converting 52 single-family detached lots into 143 townhouse lots in the middle of the section.
 - (b) The previously approved South Village, Section 4, with single family lots would remain unchanged.

However, revisions to the approved storm drain and paving plans are required to accommodate this site layout change.

- (2) The proposed changes to the layout are consistent with the revised and reapproved Stormwater Management Concept Plan No. 34382-2005-01, dated February 24, 2016, which was originally approved on September 10, 2013.
- (3) South Village, Section 4 (SV4) is in the vicinity of Marlboro Clay. The following comments need to be addressed:
 - (a) The stormwater management pond proposed southwest of Section 4 must be further analyzed. Applicant shall provide a geotechnical analysis at the time of grading permit submission that evaluates the Marlboro Clay and slope stability. It may be necessary to locate the pond to allow the pond bottom to be lower than the delineated Marlboro Clay and to provide flatter slopes.
 - (b) At the time of grading permit submission, the applicant shall provide a geotechnical analysis of the golf course, including the sand lined depressions. The geotechnical study shall analyze the surrounding golf course features to ensure that these do not compromise the stability of the Marlboro Clay. The geotechnical engineer shall certify that the conditions are stable or recommend adjustments.
 - (c) <u>A geotechnical investigation report shall be updated to reflect final</u> grading and shall be submitted at the time of grading permit submission.

Verification borings should be dispersed covering vulnerable areas that include: low spots, erodible spots, spots where natural change is evident provided that they are not farther than 10 feet.

- Permit plans shall be revised to address Marlboro Clay. Specifically, (d) proposed slopes, such as 3:1 slopes, shall be analyzed and reduced as necessary to ensure stability.
- (e) The geotechnical analysis shall address grading within the Marlboro Clay area and recommend maximum allowable slopes. Any slopes in excess of 5H:1V shall be specifically evaluated and recommendations shall be provided.
- (f) Permit plans for site grading, storm drain and paving plans shall be revised to comply with geotechnical engineering recommendations.
- (4) The final stormwater management plans for this site were originally approved on May 3, 2001, (Approval number 8329178-2000, Beech Tree, Golf Course Club House), and on November 14, 2007 (Approval number 34382-2005, Beech Tree, South Village, Sections 4 and 5). Most of the stormwater management (SWM) ponds for Sections 4 and 5 are built; ponds provide retention for Water Quality Volume (WQV). The lake provides quantity control. These stormwater management approvals pre-date environmental site design (ESD) requirements.
- (5) The approval of stormwater management concept, final stormwater management and final erosion and sediment control plans prior to May 2010 results in this site as grandfathered from ESD to the maximum extent practicable (MEP) requirements.
- The site plan has been revised; however, the amount of impervious area has not (6) increased, therefore, the constructed SWM facilities are adequate.
- (7) Final Erosion and Sediment Control Plan:
 - Originally approved on January 8, 2008, (Approval No. 427-06-0); • •
 - Updated to February 3, 2010 (Approval No. 427-06-01);
 - Updated to October 10, 2012 (Approval No. 427-06-02); • • •
 - Updated to October 23, 2014 (Approval No. 427-06-03); and
 - Updated to October 23, 2016 (Approval No. 3-13-04).
- (8) All stormwater management facilities/storm drainage systems, including recreation features, visual amenities, and facilities are to be constructed in accordance with DPIE, the Department of Public Works and Transportation (DPW&T) and the Department of the Environment (DoE) Specifications and Standards. Approval of all facilities are required, prior to permit issuance.
- (9) All easements are to be approved by DPIE and recorded prior to the technical approval/issuance of permits.
- (10)The proposed site development is part of the approved 100-year Floodplain No. FPS 890192, dated September 11, 1989.

(11)	This memorandum incorporates the site development plan review pertaining to
	stormwater management (Section 32-182(b) of the Prince George's County
	Code). The following comments are provided pertaining to this approval phase:

- (a) Final site layout, exact impervious area locations are shown on plans.
- (b) Exact acreages of impervious areas have been provided with the concept revision.
- (c) <u>Proposed grading is shown on the plans.</u>
- (d) Delineated drainage areas at all points of discharge from the site have been provided with the concept revision.
- (e) Stormwater volume computations have been provided with the concept revision.
- (f) Erosion/sediment control plans that contain the construction sequence, and any phasing necessary to limit earth disturbances and impacts to natural resources, and an overlay plan showing the types and locations of ESD devices and erosion and sediment control practices are not included in the submittal.
- (g) <u>A narrative in accordance with the County Code has not been provided.</u>

<u>Please submit any additional information described above for further review at time of grading permit.</u>

- (12) The site is located on the west side of US 301, south of its intersection with Leeland Road. All proposed roads within SV4 will be County-maintained. All proposed roads within SV5 will be privately maintained. Right-of-way dedication and roadway improvements in accordance with DPW&T Specifications and Standards are required.
- (13) All improvements within the public right-of-way as dedicated to the County are to be in accordance with the County Road Ordinance, DPW&T's Specifications and Standards and the Americans with Disabilities Act (ADA).
- (14) <u>All 26-foot-wide residential streets with two-way traffic are to be designed to allow parking on one side only.</u>
- (15) The Leeland Road bridge, just west of US 301, is to be upgraded to meet the master-planned major urban collector roadway standards.
- (16) Sidewalks are required along all roadways within the property limits in accordance with Sections 23-105 and 23-135 of the County Road Ordinance. Sidewalks are to be offset at least 1.5 feet from the proposed right-of-way line to allow for Washington Suburban Sanitary Commission (WSSC) water meter housings within the right-of-way.

- (17) Sidewalk ramps are required at all intersections with sidewalks. Compliance with the latest standards of the Americans with Disabilities Act (ADA) is required.
- (18) Permanent traffic control signage (i.e., stop signs, yield signs, speed limit signs, etc.) should be included on the proposed roadway construction plans.
- (19) Culs-de-sac are required to allow, as a minimum, the turning movement for a standard WB-40 vehicle and a standard length fire truck, and in accordance with DPW&T standard details and dimensions. When considering the turning movement, it is assumed that parking is provided on the outside edge or radius of the cul-de-sac.
- (20) Landscape islands proposed in the middle of the traffic circles shall be reviewed and approved by DPW&T and DPIE. The applicant shall secure approval from DPW&T. These non-standard landscape areas may only be acceptable if maintained by the Homeowner's Association. The design of edge treatment for these islands should take into consideration possible impact by heavy fire vehicles and snow trucks. The developer, prior to issuance of the permits, will be required to sign a covenant with the County for maintenance and liability of the islands.
- (21) The design of all types of roundabouts is to be reviewed and approved by DPIE's and DPW&T's Traffic Divisions. Similar requirements regarding the minimum turning movement for a standard WB-40 vehicle and standard length fire truck and maintenance of the median will apply for each roundabout. Landscaping that is approved by DPW&T, as previously described, will be required. Additionally, brick-pavement embellishments around the perimeter of all roundabouts will require DPW&T approval and covenants to maintain these by the HOA.
- (22) Ten-foot-wide raised cart crossings will be required for all at-grade golf cart crossings. The pavement width should be choked down to 24 feet on all 36-foot-wide pavement sections with golf cart crossings. This will serve as a golf cart safety and traffic-calming device and shorten the distance that golf carts would need to travel across the public roadway.
- (23) Conformance with street tree and street lighting standards is required.
- (24) Existing utilities may require relocation and/or adjustments. Coordination with the various utility companies is required.
- (25) <u>A soils investigation report which includes subsurface exploration and a geotechnical engineering evaluation for public streets is required.</u>

Comment: The majority of DPIE's comments are either factual or are required to be addressed prior to issuance of permits and at the time of technical plan approvals by DPIE. It should be noted that DPIE has stated that the plans are consistent with the approved stormwater management concept plan.

Revised Finding Language under Finding 16, page 30

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 the previous SDP approvals, conformance was found with an approved Stormwater Management Concept Plan 34382-2005-00. With the subject application, DPIE requested the approved concept plan be revised to include Marlboro Clay delineation. A condition has been included in the Recommendation section of this report requiring this revision indicated that the revised plans are consistent with the reapproved Stormwater Management Concept Plan No. 34382-2005-01. If this is done as conditioned Therefore, it can be said that adequate provision has been made for draining surface water, so that there are no adverse effects on either the subject property or adjacent properties.

Deleted Conditions, Pages 30–31 (renumbering the rest accordingly)

- 1. Prior to certification of the specific design plan (SDP), the applicant shall:
 - b. Submit a geotechnical study to identify the location of Marlboro clays, analyze the slope stability and to define the 1.5 Factor of Safety line to the Department of Permitting, Inspections and Enforcement and obtain their approval.
 - c. Revise the approved Stormwater Management Concept Plan No. 34382-2005-01 to include the Marlboro Clay delineation and the 1.5 safety factor line.