



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

SPECIFIC DESIGN PLAN

SDP-0518

Application	General Data
Project Name: Homeland Location: One-half mile south of the intersection of Independence Road and MD 210, adjacent to Charles County Applicant/Address: Pulte Homes Corporation 1501 S. Edgewood Street, Suite K Baltimore, MD 21227	Date Accepted: 11/3/06
	Planning Board Action Limit: NA
	Plan Acreage: 275.80
	Zone: R-S
	Dwelling Units: 301
	Square Footage: NA
	Planning Area: 83
	Tier: Developing
	Council District: 09
	Municipality: NA
	200-Scale Base Map: 225SW02

Purpose of Application	Notice Dates
301-lot single-family detached subdivision.	Adjoining Property Owners Previous Parties of Record Registered Associations: 08/05/06 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 01/16/07

Staff Recommendation		Staff Reviewer: Lareuse	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Homeland, Specific Design Plan SDP-0518
Tree Conservation Plan TCP II/99/06

RECOMMENDATION SUMMARY

Staff recommends APPROVAL of the specific design plan, with the conditions listed in the recommendation section of this report.

EVALUATION CRITERIA

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

- a. Conformance with Basic Plan A-9854-C.
- b. Comprehensive Design Plan CDP-0203
- c. Preliminary Plan of Subdivision 4-02124
- d. The requirements of Section 27-521 of the Zoning Ordinance and the requirements of the Zoning Ordinance in the R-S Zone.
- e. The requirements of the *Prince George's County Landscape Manual*.
- f. The requirements of the Woodland Conservation Ordinance.
- g. Referrals.

FINDINGS

Based on analysis of the subject application, the Urban Design Section recommends the following findings.

1. **Request:** This specific design plan for Homeland proposes 301 single-family detached units.

2. **Development Data Summary:**

	Existing	Proposed
Zone	R-S	R-S
Uses	Vacant	Single-family detached
Acreage (in the subject SDP)	275.80	275.80
100-year floodplain	125.93	125.93
Lots	0	301
Parcels	2	10

3. **Location:** The subject site is located north of Billingsley Road, south of Independence Road, and is bordered on the west and southeast by Charles County.

4. **Surroundings and Use:** The site is bounded to the north by R-A-zoned land, currently used as a school by the Operating Engineers of America, which provides training for operating moving equipment. To the south are Mattawoman Creek and the Prince George's County/Charles County line. To the west are the county line and vacant land owned by the applicant. To the east is R-R-zoned property, proposed as a recreational facility to serve the subject site and other land developed with single-family detached housing.

5. **Previous Approvals:** On September 15, 1992, the District Council approved the zoning map amendment and accompanying Basic Plan Application A-9854 for the subject property. This zoning map amendment rezoned the property from the R-A Zone to the R-S Zone. The basic plan is subject to 49 conditions and 10 considerations.

On June 5, 2005 the Planning Board approved the Comprehensive Design Plan CDP-0203 for the subject property subject to 18 conditions of approval.

On June 19, 2003, the Planning Board approved Preliminary Plan of Subdivision 4-02124 for the property subject to 20 conditions of approval.

6. **Design Features:** The specific design plan, as proposed by the applicant, includes 301 single-family detached units on approximately 275 acres of land in the R-S Zone. Of the 275 acres of land, 126 acres are within the 100-year floodplain. The applicant proposes to dedicate approximately 133 acres of land to The Maryland-National Capital Park and Planning Commission (M-NCPPC) for the Mattawoman Creek Stream Valley Park. This case is proposed below the base density of the R-S Zone; therefore, no density increments were required to support the development.

ARCHITECTURE

The application included architectural elevations for the units, proposed by Pulte Homes. The units submitted for review include:

Model	Minimum finished living area
Barclay II	2,894
Briarwood II	3,246
Wellington	3,403
Westford (Morning Room)	2,934
Westford (Florida Room)	2,934

RECREATION

The application will dedicate approximately 133.3 acres of land to the MNCPPC for stream valley parkland, within which the applicant proposes to construct an eight-foot-wide hiker/biker and a ten-foot-wide equestrian trail within the boundary of the property from the north to the south along the Mattawoman stream. In addition, a trailhead connection will include a parking lot for automobiles to accommodate the trail users. Preliminary Plan 4-02124 requires the applicant to construct a 22-foot-wide access road, a 20-space parking lot, and a shelter.

Companion to this case is a recreational plan of development (DSP-05110) that is located outside of the R-S zone on an adjacent parcel zoned R-R. The Planning Board will review that case on February 22, 2007. The site will provide a clubhouse, swimming pool, tennis courts, and playgrounds for the community.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment A-9854-C:** This case rezoned approximately 281 acres of land in the R-A Zone to the R-L Zone and was approved by the District Council on September 15, 1992, in accordance with Zoning Ordinance 39-1992. The following conditions relate to the subject specific design plan. Each relevant condition is listed in bold face type below and is followed by staff's comments.

1. **Automatic Fire Suppression systems shall be provided in all residential and non-residential structures and in accordance with the National Fire Protections Association Standards 13 and 13D and all other applicable laws.**

Comment: The condition is reiterated as a condition of approval of the plans to be fulfilled as a note on the specific design plan.

2. **Any area to be dedicated to public use shall be clearly defined with respect to adjacent land uses at specific design plan approval. Dedication may not be required prior to subdivision approval unless otherwise required by law. Local subdivision recreation facilities may not be located in a fashion to substitute for regional facilities.**

Comment: The plans clearly show the areas to be dedicated to the public such as the public roads and the proposed parkland dedication. Dedication of these facilities is required and is consistent with current policies. The regional recreational facility for the project is the proposed master plan trail for the site.

3. **The applicant shall dedicate a minimum 50-foot strip of land, in addition to any of the 100-year floodplain, to M-NCPPC for the future location of the Hiker-Biker-Equestrian Trail along Mattawoman Creek Stream Valley Park (SVP)**

Comment: This requirement should be fulfilled at the time of final plat of subdivision, in accordance with the Department of Parks and Recreation referral in Finding 15 below.

4. **In the vicinity of the proposed recreation facilities at the Prince George's County line, land shall be reserved for the purpose of establishing the future regional trailhead facility for parking areas, rest areas, shelter-type development. This land may be in Charles County, off Billingsley Road.**

Comment: The application includes an exhibit, "Trails/Open Space," which indicates two locations for the future trailhead facility. The originally designed location, near the southern property line of the application, was thought to be the more favorable location until it was discovered that the access to the trailhead requires dedication of land for a public road and cooperation from the Charles County Government. Since access to the trailhead in Charles County is not available as of the writing of this report, the staff requested an alternative location, with the entire access to the trailhead from Prince George's County. The applicant provided an alternative location (No. 2, shown on exhibit), which should be served by a 60-foot-wide roadway within the development. Regarding this alternative location, Condition 17 of approved Preliminary Plan 4-02124 reads:

17. **In the event that the trailhead facilities cannot be constructed on the parkland located at the end of Billingsley Road, the applicant shall provide additional parkland for the construction of these facilities at the end of the spine road (Street "B") as shown on DPR Exhibit "A."**

Comment: It appears that Charles County may not allow access to accommodate the preferred trailhead location. If this is the case, additional open space may be required off Bellona Court to accommodate the trailhead facility at this location. This facility should be reflected on the site plan off Bellona Court in a configuration to the satisfaction of the Department of Parks and Recreation.

5. **All development pods and recreational features shall be connected into the main trail network on site by feeder trails. Due consideration shall be given to security for the residents of the subdivision.**

Comment: Condition 5 recommends that all development pods and recreational facilities shall be connected to the main trail network via feeder trails. Per Condition 5, the internal open space should be utilized not only for the preservation of natural features but also for the provision of feeder trail connections. The submitted trails and open space plan reflects the master plan trail, internal connector trails, and the sidewalk network. The proposed network is extensive and utilizes both the M-NCPPC parkland and HOA land. The trails extend throughout the subject site and complement the standard sidewalks being proposed along both sides of all internal roads.

There have been extensive discussions between the applicant, Planning Department staff, the Department of Public Works and Transportation, and the applicant regarding the proposed trail shown in the master plan along Independence Drive. There is an extensive network of internal HOA trails provided on the site. The applicant is also reflecting standard sidewalks along both sides of all the internal roads. Due to this extensive network of pedestrian facilities, staff concludes that the intent of this master plan connection linking residents to the stream valley trail has been met and that the sidewalks and internal HOA trails proposed will provide convenient and safe pedestrian access to the stream valley trail. No additional recommendations or facilities are warranted regarding this proposal. However, staff does support the pedestrian connection reflected

on the revised plan to Independence Road. This path will allow for the non-motorized connectivity envisioned in the plan and will provide residents to the north with pedestrian access to the master plan stream valley trail.

6. **All main trails within the proposed development shall be handicapped accessible with hard surfaces. At the time of the comprehensive design plan review, the location of the trails, paths and sidewalks proposed will be evaluated on their interrelationship within the entire development site with respect to pedestrian movement.**

Comment: Condition 6 requires that all trails be handicapped accessible and hardsurfaced and that the location of all trails, paths, and sidewalks be evaluated on the interrelationship within the entire development site with respect to pedestrian movement. The trails and open space plan illustrates the overall trail and pedestrian network and fulfills this requirement of this basic plan condition. The master plan trail shall be constructed in conformance with DPR guidelines and standards and HOA trails and connector trails shall be a minimum of six feet wide and asphalt to ensure accessibility for all trail users.

7. **A 100-Year Floodplain Study shall be approved by the Department of Environmental Resources (DER) prior to the approval of a preliminary plan of subdivision, unless determined by DER prior to submittal of a preliminary plat that this study will not be required until time of the specific design plan. A 50-foot buffer must be provided from the 100-year floodplain to the lot lines. This buffer may include trails.**

Discussion: A floodplain study was approved by DER on March 5, 2003, as Floodplain Study 2002 0032F. Prior to signature approval of the SDP, the plans should be revised to indicate the 100-year floodplain and that a minimum 50-foot buffer has been provided.

9. **All approved stormwater facilities must have a 50-foot buffer from proposed lot lines.**

Discussion: The Department of Environmental Resources (DER), Development Services Division, has determined that on-site stormwater management is required. A Stormwater Management Concept Plan 40002-2002-00, has been approved with conditions to ensure that development of this site does not result in on-site or downstream flooding. Development must be in accordance with this approved plan or any revisions thereto. The preliminary plan shows that all proposed lots are located at least 50 feet from the stormwater management ponds. The specific design plan must also demonstrate conformance; therefore, the plans should be revised to reflect this requirement prior to signature approval.

10. **A Type I tree conservation plan (TCP) in accordance with the County Woodland Conservation and Tree Preservation Program is required for review by the Natural Resources Division to be approved by the Planning Board prior to CDP approval. In addition, a Type II tree conservation plan shall be reviewed by the Natural Resources Division prior to Specific Design Plan approval. A 20 percent minimum woodland retention area is recommended due to the environmental sensitivity impact of the project area.**

Comment: The Type I Tree Conservation Plan is discussed in detail in the Environmental Review Section below. The R-S zoning requires a 20 percent woodland conservation threshold.

11. **A minimum of a 50-foot buffer shall be shown along the banks of all streams within the property and the buffer shall include the 100-year floodplain, nontidal wetland, steep slopes of 25 percent or greater, and steep slopes of 15-25 percent, having soil erodibility factors of 0.35 and greater. Such a buffer shall be reviewed by the Natural Resources Division prior to specific design plan approval.**

Comment: Although the condition states that this issue is to be resolved prior to the SDP, the same areas are designated as priority woodland preservation areas by the “Prince George’s County Woodland Conservation and Tree Preservation Policy Document,” and therefore, were shown and addressed during the review of the Type I tree conservation plan. The stream buffer and related features are discussed in detail in the Environmental Review section below.

12. **Approval for disturbances to the existing non-tidal wetlands on the site is required. This approval shall be obtained prior to the approval of grading permits for areas of the site where wetlands are proposed to be preserved.**

Discussion: Disturbances to the existing non-tidal wetlands are shown on the plans and are discussed in detail in the Environmental Review section below.

13. **All non-tidal wetlands not subject to approval for disturbance will be protected and show a 25-foot non-disturbance buffer measured from the edge of the wetland/non-tidal wetland interface.**

Discussion: The wetland buffers and related features are shown on the plans and are discussed in detail in the Environmental Review section below.

14. **A minimum 50-foot-wide undisturbed buffer shall be provided and clearly delineated along the northern property line adjacent to the “Earth Moving Training Facility.”**

Comment: A buffer has been provided on the plans, but is not dimensioned, and should indicate that the width is at least 50 feet wide prior to signature approval of the plans.

15. **The applicant shall perform a signal warrant analysis for the traffic forecast at the intersection of MD 210 and Shiloh Church Road (located 300 feet south of the Prince George’s/Charles County line) as part of the submission of the Comprehensive Design Plan (CDP). The new intersection analysis as documented in the ITE publication Manual of Traffic Signal Design should be used with the traffic forecast. If a traffic signal appears to be warranted, the staging for the installation of the signal shall be determined at the time of CDP, in consultation with the SHA. In lieu of a signal, the SHA may require the developer to make geometric improvements at the MD 210/Shiloh Church Road intersection. If needed, the staging of such geometric improvements shall be determined at the time of CDP. However, the improvements necessitated by this development shall be on the basis of the buildout of the projected development of the subject property and to be completed by buildout.**

Comment: This condition requires a signal warrant study at MD 210/Shiloh Church Road at the time of CDP and the installation of a traffic signal or the proffering of geometric improvements at that location. The signal warrant study is a part of the traffic impact analysis. No signal was determined to be warranted; however, extensive geometric improvements will be a part of establishing this location as the main entrance to the subject property. Staff deems this condition to be met with the analyses submitted and the conditions placed on the CDP and the preliminary plan.

- 16. A signal warrant analysis for the traffic forecast at the intersection of MD 210 and Livingston Road (located 900 feet north of the Prince George's/Charles County line) shall be performed prior to the submission of the Specific Design Plan, and submitted to the SHA. If a traffic signal appears to be warranted, the developer shall participate in proportionate funding as agreed to with the SHA based on the traffic counts in this record as to the amount of traffic contributed by this development.**

Comment: This condition requires a signal warrant study at MD 210/Livingston Road at the time of SDP. The signal warrant study is a part of the traffic impact analysis. No signal was determined to be warranted. No further action is required from the applicant regarding this condition.

- 17. A signal warrant analysis for the traffic forecast at the intersection of MD 210 and Farmington Road shall be performed prior to the submission of the specific design plan, and submitted to the SHA. If a traffic signal appears to be warranted, the developer shall participate in proportionate funding as agreed to with the SHA based on the traffic counts in this record as to the amount of traffic contributed by this development.**

Comment: This condition requires the submission of a traffic signal warrant study at the MD 210/Farmington Road intersection. The intersection is signalized now, and has been for several years. No further action is required from the applicant regarding this condition.

- 18. Prior to the issuance of any building permits, the left turn bay along westbound MD 373 at its approach to MD 210 shall be bonded for improvements to lengthen it to at least 425 feet in length. The design for this improvement shall be subject to the review and approval of the SHA.**

Comment: This condition requires improvements along the westbound leg of the MD 210/MD 373 intersection to lengthen the left-turn lane. The applicant is now proffering more extensive improvements at this location, including a dual left-turn lane, which will address the issue identified.

- 19. In order to provide for the efficient delivery of county public services to the development, and particularly in order to minimize response times for emergency services, such as police, fire, and rescue services, the applicant shall ensure that the MD 210/Shiloh Church Road entrance is available for access at time of commencement of development of the subject property and shall remain available at all times during development and construction.**

Comment: This condition would ensure that the site access from MD 210 opposite Shiloh Church Road is available when development of the site begins and during all ensuing phases. This is now the main entrance and there is no existing secondary entrance to the site; staff believes that this condition will be fully met. However, staff will continue to monitor this condition as development proceeds.

Comprehensive Design Plan Considerations

3. **A variety of lot sizes shall be provided throughout the development. The intent is that in general minimum lot sizes along the spine road shall be 15,000 square feet. The minimum lot size in the overall development shall be no less than 8,000 square feet. Any lots of less than 10,000 square feet should, to the extent possible, be located adjacent to major open-space areas. The setbacks and lot coverages shall be established at the time of the CDP review but should allow, wherever possible, for the preservation of existing trees in the front, side and rears of lots unless clearing can be justified on the grounds of maintaining safety.**

Comment: See Condition 17 of the comprehensive design plan.

4. **Street layout shall, to the extent possible, create interconnections and reduce cul-de-sacs, with the objective of creating interesting, distinctive and recognizable community spaces and for ease of access for emergency vehicles.**

Comment: This consideration requires a street layout that will, in part, allow ease of access for emergency vehicles. The transportation staff believes that the current plan is a reasonable response to the environmental constraints and meets the requirements of the consideration.

The specific design plan for Homeland, when modified by the conditions described within the recommendation section of this report, will be in conformance with the conditions and considerations of Zoning Application No. A-9854.

8. **Comprehensive Design Plan CDP:** Comprehensive Design Plan CDP-0203 was approved by the Planning Board on June 5, 2003. The Planning Board's action was the final action on this case. Approval of the comprehensive design plan included the following conditions that warrant discussion:

1. **Prior to the approval of the specific design plan, the following note shall be added to the plans:**

“All residential structures shall be fully sprinklered in accordance with the National Fire Protection Standard (NFPA) 13D and all applicable county laws.”

Comment: The condition is reiterated as a condition of approval of the plans to be fulfilled as a note on the specific design plan.

2. **Prior to the issuance of any building permits within the subject property, the following road improvements shall have full financial assurances, have been permitted for construction, and have an agreed-upon timetable for construction with SHA/DPW&T:**

- a. **At the MD 210/MD 373/Livingston Road intersection, provide an exclusive westbound right turn lane along MD 373.**
- b. **At the MD 210/MD 373/Livingston Road intersection, provide a second westbound left-turn lane along MD 373.**
- c. **The two modifications in a. and b. above would allow the westbound approach to function with an exclusive right turn lane, an exclusive through lane, and dual left turn lanes.**

Comment: This condition requires improvements at MD 210 and MD 373. All parts of this condition are enforceable at the time of building permit.

- 3. **Prior to the issuance of any building permits within the subject property, the applicant shall provide a roadway connection between the subject site and the existing MD 210/Shiloh Church Road intersection in Charles County. This connection shall have, at a minimum, the following characteristics:**

- a. **A 120-foot right-of-way.**
- b. **Four lanes (two in each direction) with a median and two westbound approach lanes at MD 210—one exclusive right turn lane, and a shared through/left-turn lane.**
- c. **A southbound left turn lane along MD 210 at that location.**

The intersection at MD 210 is subject to the requirements of SHA for design of left turn storage lane areas, acceleration lanes, deceleration lanes, and tapers, along with intersection lighting, signage, and markings.

Comment: This condition requires the construction of the main access to the proposed development, and provides parameters for that roadway. It is noted that right-of-way is shown correctly on the submitted plan and on accompanying Detailed Site Plan DSP-05110. However, this condition is generally enforceable at the time of building permit.

- 4. **Prior to the issuance of grading permits on the site, the applicant shall design a temporary widening to Independence Road to provide a 22-foot-wide travel way for construction traffic. The temporary widening shall be constructed to DPW&T standards**

Comment: This condition requires minor improvements to Independence Road as a means of allowing temporary access during construction. This condition is enforceable at the time of grading permit.

- 5. **The northernmost access road between Prince George's County and Charles County shall only be constructed in the location shown on the CDP if that location is approved by Charles County.**

Comment: This condition requires that the northernmost roadway between Prince George's and Charles Counties have Charles County approval prior to its construction. This would appear to be the main access roadway to MD 210 (which crosses a portion of Charles County). The applicant is in the process of obtaining approval from Charles County in order to convey the roadway to Prince George's County. See Finding 13 for further discussion of this issue.

11. Prior to the approval of the specific design plan:

- a. All HOA feeder trails shall be a minimum of six feet wide and made of asphalt. The provision of additional feeder trails within the internal open space may be required to meet the intent of Condition 5 of the basic plan.**

Comment: All HOA feeder trails are proposed to be six feet wide and asphalt as shown on the SDP and Trails and Open Space Exhibit. Condition 5 of the basic plan requires that "all development pods and recreational features shall be interconnected into the main trail network on site." Through feeder trails and sidewalks, all development areas and recreational facilities are interconnected and accessible to all community residents.

- b. Provide a comprehensive trail and sidewalk map showing the proposed location of all master plan trails, feeder trail connections, and sidewalks, per Condition 6 of the basic plan. This network should reflect feeder trails within HOA land, where feasible.**

Comment: An exhibit, labeled Trails and Open Space Exhibit, has been provided as part of the SDP submission in order to clarify the locations of various proposed trails and sidewalks. Feeder trails have been provided within HOA land where feasible. Per Condition 6 of the basic plan, all main trails will meet federal ADA accessibility guidelines for recreational facilities and have hard surfaces.

- c. Provide sidewalks (minimum five feet wide) on both sides of all primary roads and sidewalks (minimum four feet wide) on both sides of all secondary roads.**

Comment: A minimum of five-foot-wide sidewalks are provided along both sides of all roads throughout the Homeland subdivision.

- d. All trails shall be assured dry passage. If wet areas must be traversed, suitable structures shall be provided.**

Comment: All trails will be assured dry passage. Boardwalks have been provided where the proposed trails cross wetlands and shallow streams and bridges have been shown where the trail crosses streams with embankments. These crossings occur within the proposed M-NCPPC dedication and further details will be provided with a separate M-NCPPC park facilities plan.

- e. Any open space parcels located within the pods of development shall be reviewed for appropriateness of size, shape, urban design elements, and function. These open space parcels may become building lots if determined to be appropriate.**

Comment: During the review of the comprehensive design plan, it was determined that the isolated parcels of open space within the development pods were not of substantial recreational use for a development of this type and size. Therefore, the smaller isolated open space parcels have been consolidated into larger recreational areas located in the north (private recreational facility), middle (large wooded open space with trails), and south (M-NCPPC park dedication) of the site.

12. Prior to acceptance of the first specific design plan for the project:

- a. The applicant shall submit a plan of development for the private recreational facilities. A detailed site plan shall be submitted for the development of the homeowners association recreational use in accordance with Section 27-445. This plan of development shall identify the number of units the facility will be ultimately serving. The recreational facilities included shall be provided for each population category including tots, preteens, teens, adults and seniors and shall provide for all-season opportunities.**

Comment: This condition has been fulfilled through the submission of DSP-05110, which is planned to be reviewed by the Planning Board on February 22, 2006. A draft HOA covenant document was provided to the county to fulfill the Section 27-445 requirement. The Homeland recreational facility is proposed to serve approximately 344 single-family homes, including the 301 Prince George's County units and a future Charles County development. The proposed recreational facility exceeds benefits typically offered for a community of this size. The amenity list includes a tot playground, a preteen playground, an outdoor pool, two tennis courts, a picnic shelter, walking trails, and indoor activity rooms. The proposed mix of facilities will provide various opportunities for people of all ages.

- b. The applicant shall submit an overall open space plan indicating 42 acres of open space outside the 100-year floodplain right-of-way with calculations for areas of tree preservation, wetlands, and floodplain to ensure preservation of areas approved as open space per the basic plan. A determination of the need for additional plantings of evergreens along the Operating Engineers property shall be made.**

Comment: The overall open space plan was incorporated with the trails plan, labeled Trails and Open Space Exhibit, from Condition 11b. The plan highlights over 38 acres of HOA open space along with an additional seven acres of open space, outside of the 100-year floodplain, within the M-NCPPC dedication. Hatching then clarifies areas of tree preservation and wetlands within the HOA open space. Along the Operating Engineers property, a 50-foot buffer of existing forest has been provided. On the Operating Engineers site, no activity exists close to the shared property line and so it was determined that no additional plantings were needed.

13. The specific design plan shall include residential architecture that is attractively and creatively designed with an emphasis on high quality and natural materials. Where siding is employed, high quality vinyl and decorative trim shall be required. At least 50 percent of all units shall have brick fronts. A strong emphasis shall be placed on details such as jack arches, lintel, creative window and door treatment, cornice lines, quoins, reverse gables, dormer windows, and varied roof lines. Roofing material shall consist of standing seam metal, or the high quality dimensional asphalt

shingles. The minimum roof pitch for all dwelling units shall generally be 8/12. A minimum ceiling height for the first floor shall be nine feet. A minimum of three features shall be provided on highly visible end walls; all others shall have at least two end wall features.

Comment: Staff recommends that all of the requirements above become conditions of approval of the subject application.

14. The private recreational facilities shall have bonding and construction timing to be determined at the first SDP/DSP. All recreational facilities shall be incorporated in recreational facilities agreements (as specified in the Parks and Recreation Facilities Guidelines) prior to final plat of subdivision.

Comment: The private recreational facilities include only trails in the common areas. The trails should be constructed prior to the issuance of the 151st building permit.

15. All play areas shall comply with the requirements of the Americans with Disabilities Act and with the Parks and Recreation Facilities Guidelines.

Comment: This condition is reiterated as a condition of approval for this case.

16. Lot Standards:

Lot size in square feet (min.)	10,000 square feet
Max lot coverage	35 percent

Yard requirements

a. Minimum front yard	25 feet
b. Minimum side yard	5 feet one side; 10 feet both sides
c. Minimum rear yard	20 feet
d. Decks	5 feet from side, 15 feet from rear property line
Maximum height	35 feet
Min. Lot width at Street line	65 feet, (75 feet along spine road)
Min. Lot width at front B.R.L.	50 feet

1. Variations to the above Standards may be permitted on a case-by-case basis by the Planning Board at the time of specific design plan if circumstances warrant.
2. Minimum lot width at streetline of flag lots will be 25 feet.
3. Minimum lot widths at street on cul-de-sacs shall be 35 feet.

Comment: The specific design plan reflects the development standards above.

17. The specific design plan shall provide for 15,000 square-foot lots on all corner lots along the spine road. Interior lots along the spine road shall have a minimum lot width of 75 feet.

Comment: The plans were submitted with the lot sizes shown in acres rather than a square footage. The plans must be revised to indicate the proposed square footage and conformance to the requirement above.

18. The specific design plan shall provide for a comprehensive sign design approach and provide for elements that will contribute, such as a fountain, waterfall, or other water feature.

Comment: The plans provide for a comprehensive sign design approach by incorporating the recreational center and a water feature with fountain at the entrance to the development. Attractive entrance features and landscaping is also proposed.

9. **Conformance to the Preliminary Plan 4-01124**

The property is the subject of Preliminary Plan 4-02124, approved by the Planning Board on May 15, 2003. The resolution of approval, PGCPB Resolution 03-104 was adopted on May 15, 2003. On June 26, 2006, the Planning Board approved a one-year extension for this application. Therefore, the preliminary plan remains valid until June 26, 2007, or until a final record plat is approved. The SDP shows a lotting pattern and access in conformance with the approved preliminary plan.

Referral Responses

10. **The Historic Preservation and Public Facilities Planning Section** of the Countywide Planning Division provided the archeology review for this case and provided the following findings:

- a. Mattawoman Creek and several unnamed branches border the eastern and southern end of the subject property.
- b. One prehistoric site, 18PR120, a short-term prehistoric procurement site, was identified by an archeological survey in 1974 on the southern end of the property and adjacent to Mattawoman Creek. Ten prehistoric archeological sites are located within a two-mile radius of the subject property. These are: 18PR215 (prehistoric Archaic lithic scatter and 19th century artifact concentration), 18PR216 (prehistoric lithic scatter), 18PR217 (a possible Archaic short-term procurement site), 18PR145 (a Late Archaic lithic scatter), 18PR13 (a short-term prehistoric resource procurement site), 18PR282 (a prehistoric lithic scatter), 18PR283 (a prehistoric short-term resource procurement site), 18PR281 (Woodland Period prehistoric short-term resource procurement site), 18PR285 (prehistoric lithic scatter), and 18PR284 (a Late Archaic short-term resource procurement site).
- c. A house owned by Elizabeth Dement (no longer standing) is shown on the 1861 Martenet map as appearing within the southwestern part of the property.
- d. A possible tobacco barn is visible in the 1938 and 1965 aerial photographs in the west central part of the property.

In accordance with the Planning Board's directives, as described in the Guidelines for Archeological Review, May 2005, and consistent with Subtitle 24-104, 121(a)(18), and 24-135.01, the subject property shall be the subject of a Phase I archeological investigation to identify any archeological sites that may be significant to the understanding of the history of human settlement in Prince George's County, including the possible existence of slave quarters and slave graves, as well as archeological evidence of the presence of Native American peoples. Conditions relating to the Phase I archeology investigation are needed and are included in the recommendation section of this report.

11. **Environmental Planning**—The Environmental Planning Section has reviewed the revised Specific Design Plan for Homeland, SDP-0518, and the revised Type II Tree Conservation Plan, TCPII/94/06, stamped received by the Environmental Planning Section on January 25, 2007. The Environmental Planning Section recommends approval of SDP-0518 and TCPII/94/06.

The Environmental Planning Section has previously reviewed A-9854 for the subject property. The proposal is for 300 lots and 13 parcels in the R-S zone. A Comprehensive Design Plan, CDP-0203, and a Type I Tree Conservation Plan, TCPI/5/03, were approved by PGCPB. No. 03-107 and Preliminary Plan 4-02124 and Type I Tree Conservation Plan, TCPI/5/03-01, were approved by PGCPB. No. 03-104. The Zoning Ordinance requires this specific design plan.

The 275.80-acre property in the R-L zone is located one-half mile south of the intersection of Independence Road and MD 210. According to current air photos about 90 percent of the site is wooded. No designated scenic or historic roads are affected by this proposal. There are no nearby noise sources of traffic-generated noise. The proposed use is not expected to be a noise generator. There are streams, wetlands and 100-year floodplain associated with Mattawoman Creek in the Potomac River watershed. The approved Countywide Green Infrastructure Plan indicates that the eastern portion of the site is a regulated area, the central portion of the site is an evaluation area and the western portion of the site is a designated network gap. No species listed by the State of Maryland as rare, threatened or endangered are known to occur in the in the general region. The "Prince George's County Soils Survey" indicates that the principal soils on the site are in the Aura, Beltsville, Bibb, Elkton, Keyport, Matapeake, Othello and Sassafras soils series. Marlboro Clay does not occur in this area. The site is in the Developing Tier according to the adopted General Plan.

- a. This site is subject to the provisions of the Woodland Conservation Ordinance because the property has an approved Type I Tree Conservation Plan. A Type II tree conservation plan is required.

The Type II Tree Conservation Plan, TCPII/94/06, has been reviewed. The plan proposes clearing 100.53 acres of the existing 128.79 acres of upland woodland, clearing 1.77 acres of the existing 113.52 acres of woodland within the 100-year floodplain and clearing of 0.61 acres of woodland off-site. The woodland conservation threshold for the site is 29.97 acres and the woodland conservation requirement, based upon the proposed clearing, is 58.77 acres. The plan proposes to meet the requirement by providing 23.17 acres of on-site preservation, 0.48 acres of on-site planting and 35.12 acres of off-site conservation for a total of 58.77 acres. An additional 5.09 acres of woodland will be preserved on-site that is not part of any requirement.

Discussion: Because the site is almost entirely forested, it is not possible to develop the site and meet all woodland conservation requirements on-site. The woodland conservation areas shown meet the intent of the Woodland Conservation Ordinance and the Green Infrastructure Plan by preserving almost all of the sensitive environmental features on the site and avoid forest fragmentation.

- b. This site contains natural features that are required to be protected under section 24-130 of the Subdivision Regulations. Streams, minimum 50-foot stream buffers, wetlands, minimum 25-foot wetland buffers, the 100-year floodplain and expanded buffers are correctly shown on the plans. All disturbances not essential to the development of the site as a whole are prohibited within stream and wetland buffers. Essential development includes such features as public utility lines (including sewer and stormwater outfalls), streets, and so forth, which are mandated for public health and safety; non-essential activities are those, such as grading for lots, stormwater management ponds, parking areas, and so forth, which can be designed to eliminate the impacts. Impacts for essential development features require variations to the Subdivision Regulations.

The review of the comprehensive design plan and preliminary plan included the review of expanded stream buffers and lot configuration. Consistent with prior approvals, no part of any residential lot within a Comprehensive Design Zone can contain any conservation easement. The plans reflect this requirement.

The impacts shown on the Type II tree conservation plan for road construction, sanitary sewer connections, a stormwater management outfall and construction of the master plan trail are generally consistent with those approved by the Planning Board during the review of Preliminary Plan 4-02124. That approval also requires the placement of the expanded stream buffers into conservation easements on the final plats and requires proof of appropriate state and federal wetland permits prior to the issuance of any permit that would affect wetlands or wetland buffers.

Comment: No further action regarding sensitive environmental features is required.

- c. The “Prince George’s County Soils Survey” indicates that the principal soils on the site are in the Aura, Beltsville, Bibb, Elkton, Keyport, Matapeake, Othello and Sassafras soils series. Aura, Beltsville, Elkton, Keyport and Othello soils are highly erodible. Bibb soils are associated with floodplains. Beltsville, Bibb, Elkton, Keyport and Othello soils may experience seasonally high water tables. Sassafras soils pose no special problems for development. Bibb, Elkton, Keyport and Othello soils are unsuited for use of low impact development stormwater management.

Discussion: This information is provided for the applicant’s benefit. No further action is needed as it relates to this preliminary plan of subdivision review. The Prince George’s County Department of Environmental Resources may require a soils report as part of the permit review.

- d. The Prince George’s County Department of Environmental Resources has approved Stormwater Management Concept Approval, CSD 40002-2002, for water quality control.

- 12. The Transportation Planning Section has reviewed the specific design plan for the Homeland development. The site consists of approximately 270.19 acres of land in the R-S zone south of MD 210 and north of Billingsley Road, southeast of the intersection of MD 210 and Independence Road. The application concerns approval of 301 single family detached residences.

Prior applications A-9854, CDP-0203, and preliminary plan 4-02124 contain a number of transportation-related conditions. The status of the transportation-related conditions is summarized below:

A-9854:

Condition 15: OK. This condition requires a signal warrant study at MD 210/Shiloh Church Road at the time of CDP and the installation of a traffic signal or the proffering of geometric improvements at that location. The signal warrant study was made a part of the traffic impact analysis for CDP-0203. No signal was determined to be warranted; however, extensive geometric improvements will be a part of establishing this location as the main entrance to the subject property.

Condition 16: OK. This condition requires a signal warrant study at MD 210/Livingston Road at the time of SDP. The signal warrant study was made a part of the traffic impact analysis for CDP-0203. No signal was determined to be warranted at that time. Furthermore, based on the

determination that access to the site would be accomplished in a way that site traffic would generally not be entering MD 210 from the minor street at this location, the CDP and preliminary plans found that this condition was met.

Condition 17: OK. This condition requires the submission of a traffic signal warrant study at the MD 210/Farmington Road intersection. The intersection is signalized now, and has been for several years. No further action is required from the applicant regarding this condition.

Condition 18: OK. This condition requires improvements along the westbound leg of the MD 210/MD 373 intersection to lengthen the left-turn lane. The applicant is now proffering more extensive improvements at this location, including a dual left-turn lane, which will address the issue identified.

Condition 19: OK. This condition would ensure that the site access from MD 210 opposite Shiloh Church Road is available when development of the site begins, and during all ensuing phases. As this entrance is now the main entrance, and there is no existing secondary entrance to the site, staff believes that this condition is fully met with the plans that have been submitted.

Consideration 4: OK. This consideration requires a street layout that will, in part, allow ease of access for emergency vehicles. The transportation staff believes that the current plan is a rational response to the environmental constraints and meets the requirements of the consideration.

The current plan is acceptable from the standpoints of access and circulation. The applicant made major revisions to the internal street network during review of the CDP and the preliminary plan; the plan that was ultimately approved at that time was acceptable, and this plan is quite consistent with the prior plans. The area of the plan is not within or adjacent to any master plan rights-of-way.

The subject property is required to make roadway improvements in the area pursuant to a finding of adequate public facilities made in 2003 for Preliminary Plan of Subdivision 4-02124. These findings were supported by a traffic study submitted in 2003. Insofar as the basis for the findings is still valid, and in consideration of the scope of this application, the transportation staff can make a finding that the subject property will be served by adequate transportation facilities within a reasonable period of time.

13. The Charles County Government provided the following comments in their letter dated November 28, 2006, David Umling, Director of Planning, to Lareuse:

- “1. A preliminary plan of subdivision, known as Royal Oaks (also Homeland Northway), was submitted to Charles County Planning in May, 2002, (XPN 02008) for 93 lots. The preliminary plan was voided in April, 2005 due to inactivity. The subdivision was to connect to the Homeland Subdivision located in Prince George’s County as to the two areas correctly shown as T-turnarounds. Charles County does not have any information indicating that this subdivision will move forward at a future date.
- “2. Staff has been informed by the developer of another subdivision in Charles County, which abuts Billingsley Road (Cross County Connector), that they do not intend to allow access nor improvements on the 22’ access road that is to lead to the trailhead location and parking lot.
- “3. As to the entrance to the Homeland Subdivision in Prince George’s County, the area shown in Charles County will require a preliminary plan of subdivision and a final plat.

To date, no applications have been received regarding this segment of the Homeland Subdivision in Charles County.”

Comment: The applicant has submitted information into the record that include evidence of ongoing discussions and negotiations between the applicant and Charles County indicating future approval of the conveyance of the roadway to Prince George’s County. Further, the Department of Public Works and Transportation is also in favor of the roadway being conveyed to Prince George’s County and has stated this in an e-mail, Dawitt to Lareuse, dated January 11, 2007 (attached). Although conveyance of the road has not been finalized and the agreement among Prince George’s County, Charles County, and the applicant has not been executed, available evidence suggests a strong likelihood that these arrangements will be completed in the near future and provide a sufficient basis for approval of the subject specific design plan. However, final plats will not be approved until all access arrangements have been completed.

14. The State Highway Administration reviewed the application and provided the following comments in their memo date January 11, 2006:
 - “a. The subject property is located along the east side of MD 210 Indian Head Highway at its intersection with Shiloh Church Road. Our Highway Location Reference identifies MD 210 as a state-owned and maintained four-lane divided Urban Expressway. The posted speed limit on MD 210 (Indian Head Highway) is 50 MPH. The Annual Average Daily Trip (AADT) volume along on MD 210 at this location is 26,375 vehicles per day. Shiloh Church Road is Local facility owned and maintained by Charles County.
 - “b. Access to the 301 Single Family Detached Dwelling Units is proposed through the extension of Shiloh Church Road located in Charles County. Through this improvements the community will have direct access to MD 210 (Indian Head Highway).
 - “c. Although access to the development is proposed through Charles County, all of the development lies within Prince George's County. Coordination with Mr. Steve Autry, SHA Access Permit Area Engineer, for Charles County, is necessary to approve the entrance location and to obtain an Access Permit. Mr. Autry has requested that a formal submittal be made to Charles County Government Planning Department
 - “d. Given the size and potential generated trips of the proposed development the State Highway Administration (SHA) will require that a traffic impact study be submitted to determine the appropriate level of mitigation.
 - “e. The plan appears to show Livingston Road being resurfaced/ upgraded NE of the site entrance to the Livingston Road/Independence Road Intersection; however, it is unclear by the site plan what will be done.
 - “f. There is some discrepancy between the plan received from received on January 5th from MNCPPC and the plan received via e-mail on January 8th from Loiederman Soltesz Associates, Inc. The MNCPPC submittal shows Livingston Road being closed and the Loiederman plan shows Livingston being improved and remaining open. Please clarify which is being done.
 - “g. Please explain what is being done to Independence Road. According to the site plan it appears that a portion of the existing road will be developed and incorporated into the Club House. The plan does not show a direct connection from the Homeland Community

to Independence Road, therefore, how will the roadway be closed. Please contact Mr. Dawit Abraham of Prince George DPW& T to determine if this disconnect is acceptable and for the proper standards for a dead end roadway.

- “h. Note the plan shows only one ingress and egress to the community. For a development of this size we would recommend an additional access point. The most appropriate location is through the extension of /connection to Independence Road
- “i. The site plan also shows the internal roadway network which features two Stub Road connections at the Prince George's/Charles County borders. Please show what these roads will be connecting to. According to Charles County files there is a development that abuts the western boarder of this development by the name of Castle Rock that mirrors the stub road connections and utilizes the proposed ingress and egress from MD 210. If these developments are essentially one and the same, the traffic impact study needs to take into account its numbers and SHA will need to see the entire development as a whole not just what lies in Prince George's County.”

Comment: The requirements above must be addressed and satisfied prior to SHA approval of access permits.

- 15. The Park Planning and Development Division of the Department of Parks and Recreation (DPR) has provided a memorandum dated January 29, 2007, stating the following:

“The Basic Plan 9854-C (CR-71-199) Condition 3 states:

- 3. In the vicinity of the proposed recreation facilities at the Prince George's County line, land shall be reserved for the purpose of establishing the future regional trailhead facility for parking area, rest area, and shelter type development. This land may be in Charles County, off Billingsley Road.”**

“Comment: The applicant shows dedication of 133.29 acres including floodplain and 50-foot floodplain buffer for the construction of master planned hiker/biker and equestrian trails along Mattawoman Creek. The applicant submitted the construction drawings for the construction of regional trailhead facilities on the dedicated parkland next to Prince George's County line and showed an access to the trailhead facilities from Billingsley Road in Charles County via private property in Charles County. DPR staff found that the applicant designed these facilities in accordance with *Park and Recreation Facilities Guidelines*.

“Prior to accepting this option for development for trailhead facilities and public access from Charles County, DPR staff requested that the applicant submit evidence that: 1) Charles County agrees with the location of the access road to the trailhead facilities; 2) that they also agree to maintain this road to the Prince George's County line; 3) that the property owner in Charles County, who now owns the needed 60-foot-wide right-of way, has agreed to dedicate it to public use.

“At the time of writing this memorandum, the applicant had not provided any evidence that any of above requested agreements had been reached.

“Meanwhile, staff received a letter from Charles County dated November 18, 2006 (attached) advising us that the owner of abutting property (who plans to develop a subdivision in Charles County, abutting Billingsley Road) does not intend to allow access nor improvements on the

access road that leads to the trailhead facilities in Prince George's County. Due to these circumstances, DPR staff recommended that alternative access to the trailhead facilities be provided within the proposed development.

"The applicant submitted a sketch plan showing alternative access from Bellona Court (in the development) and agreed to widen the Bellona Court right-of-way to 60-foot, and remove Lot-236 to provide safe and visible public access to the trailhead facilities. DPR staff reviewed the submitted sketch plan and finds that this access will properly serve the public, and provides safe, visible access. The open space available at this location provides suitable space to accommodate trailhead facilities and provides appropriate buffers and setbacks from the rear or the residential lots. DPR staff recommends this alternative location for the trailhead facilities and public access to them. DPR recommends that the parkland dedication be expanded to Bellona Court, to include Lot 236, as shown on attached DPR Exhibit "A".

"The Basic Plan 9854-C (CR-71-199) Consideration 2 states:

- 2. The land to be dedicated shall have convenient location and safe access from and within and adjacent to the proposed development and shall be subject to the conditions in Exhibit B attached to the May 30, 1991 referral from the Department of Parks and Recreation, except that stormwater management facilities are not subject to items 4 & 7 of Exhibit B."**

"Comment: The applicant should expand the parkland dedication area to provide significant frontage on Bellona Court as shown on attached Exhibit "A."

- 9. The applicant shall construct the access road from Billingsley Road to the trailhead facilities. A 60-foot right-of-way shall be dedicated to the Charles County for public access to the trailhead.**

"Comment: At the time of written of this memorandum, the access from Charles County is not available. DPR staff recommends the public access to the trailhead facilities from within the proposed development via the expanded right-of-way for Bellona Court.

- 10. The applicant shall construct needed trailhead facilities including:**

**22-foot-wide access road
20-space parking lot
Shelter**

- 13. Construction drawings for the recreational facilities on parkland shall be reviewed and approved by the PP&D staff prior to SDP approval.**

"Comment: Prior to certificate approval of SDP, the applicant should revise the SDP plans and develop construction drawings for the trailhead facilities and access road. DPR staff should review and approve the construction drawings for the trailhead facilities prior to certification of SDP.

- 16. The applicant, his successors, and/or assigns, shall construct the master planned trail in phase with development, no building permit shall be issued for the lots directly adjacent to the trail (Lots 44 -77) until the trail is under construction. Prior**

to issuance of the 50 percent of building permits, all public recreation facilities shall be constructed.

“Comment: DPR staff has noticed that the master planned trail along the Mattawoman Creek Stream Valley is located in close proximity to Lots 214-246 not Lots 44-77. DPR staff believes that the master planned trail adjacent to the Lots 214-246 should be constructed prior to issuance of those building permits.

“In addition, DPR staff believes that, the trailhead facilities and access road located at the rear of Lots 235, 237-244 should be constructed prior to issuance of building permits for Lots 235, 237-244. Prior to issuance of the 50 percent of building permits, (151st building permit) all public recreation facilities shall be constructed.

17. In the event that the trailhead facilities cannot be constructed on the parkland located at the end of Billingsley Road, the applicant shall provide additional parkland for the construction of these facilities at the end of the spine road (Street “B”) as shown on DPR Exhibit “A.”

“Comment: Based on available information, DPR staff believes that access to the trailhead facilities via Charles County is not available. Further, we believe that it is not desirable because it may raise issues regarding police jurisdiction and make access circuitous.

“Additional Comments:

“DPR staff reviewed the concept plan for location of public access to the master planned trail and trailhead facilities and found that it would be appropriate to install the directional signage at the main entry to the development and throughout the development at appropriate locations. The signage and locations for it should be reviewed and approved by DPR staff.”

16. Community Planning—The Community Planning Division has provided a memorandum dated November 16, 2006, in which it provided the following data:

This preliminary subdivision application proposes recreation and stormwater management facilities on property classified in the R-R Zone as a component of the adjacent Homeland residential development project. The Homeland residential project is classified in the R-S Comprehensive Design Zone and was approved for development by Preliminary Plan of Subdivision 4-02124 and Comprehensive Development Plan CDP-0203. The proposed recreation complex is referenced on CDP-0203 in the area generally occupied by this application and is an integral part of the residential development proposal for this area. As such, this application conforms to the recommendation of the master plan for low-suburban residential land use in this area.

Accokeek Development Review District

This application is located in the Accokeek Development Review District. Pursuant to Section 27-687 of the Zoning Ordinance, the Accokeek Development Review District Commission has been listed as a party of record. The address for the ADRDC is:

John Patterson, Chairman
Accokeek Development Review District Commission
1208 Bohac Lane
Accokeek, MD 20607

Staff sent a copy of the application to the Accokeek Development Review District Commission. As of the writing of this report, no comment from them regarding the application have been received.

17. The trails planning staff of the Transportation Planning Section reviewed the comprehensive design plan for conformance with the countywide trails plan and the master plan, and in a memorandum (Shaffer to Lareuse) dated, the following analysis and recommendations were provided:

The Adopted and Approved Subregion V Master Plan includes two master plan trail recommendations that impact the subject property. There is a master plan, multiuse stream valley trail proposed along Mattawoman Creek. This is reflected on the trails and open space plan included with the SDP. A master plan trail/bikeway is also shown on the master plan along or parallel to Independence Road.

Condition 13 of approved preliminary plan 4-02124 requires the following:

- 13. Construction drawings for the recreational facilities on parkland shall be reviewed and approved by the PP&D staff prior to SDP approval.**

Regarding the timing of the trails and recreational facilities, Condition 16 of approved preliminary plan states:

- 1. The applicant, his successors, and/or assignees shall construct the master planned trail in phase with development; no building permit shall be issued for the lots directly adjacent to the trail (Lots 44-77) until the trail is under construction. Prior to issuance of 50 percent of the building permits, all public recreation facilities shall be constructed.**

Due to re-numbering of the lots, the affected lots are now 218–246. Staff reflects these revised lot numbers in the new condition regarding the timing of the trail.

RECOMMENDATIONS:

In conformance with the Adopted and Approved Subregion V Master Plan, A-9854-C, CDP-0203, and approved Preliminary Plan 4-02124, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:

- a. The applicant shall construct an eight-foot-wide asphalt hiker/biker trail and a ten-foot-wide equestrian trail within dedicated parkland along Mattawoman Creek in conformance with all Department of Parks and Recreation guidelines and standards.
- b. In the event that the trailhead facilities cannot be constructed on the parkland located at the end of Billingsley Road, the applicant shall provide additional parkland for the construction of these facilities at the end of Bellona Court as shown on DPR Preliminary Plan Exhibit "A." Trailhead facilities and access to the stream valley park should be to the satisfaction of DPR.
- c. The applicant, his successors, and/or assignees shall construct the master planned trail in

phase with development; no building permit shall be issued for the lots directly adjacent to the trail (Lots 218–246) until the trail is under construction. Prior to issuance of 50 percent of the building permits, all public recreation facilities shall be constructed.

- d. Due to the density of the proposed residential community, standard sidewalks are recommended along both sides of all roads.
 - e. Construct the HOA trail network as reflected on the submitted detailed site plan.
 - f. All HOA feeder trails provided shall be a minimum of six feet wide and asphalt.
 - g. All trails shall be assured dry passage. If wet areas must be traversed, suitable structures should be provided.
18. The Public Facilities Planning Section is in the process of reviewing the plans and their staff comments will be available prior to the public hearing.
19. The plan conforms to the *Landscape Manual*.
20. The Department of Public Works and Transportation has taken over from the Department of Environmental Resources the review of plans in regard to stormwater management. Staff has received an e-mail from DPW&T indicating that the SDP is in conformance to the approved conceptual stormwater management plan.

RECOMMENDATION

Based upon the preceding evaluation, the Urban Design Review Section recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-0518 and Type II Tree Conservation Plans TCP/99/06 for Homeland, with the following conditions:

- 1. Prior to signature approval of this specific design plan, Phase I (Identification) archeological investigations shall be performed on the subject property.
- 2. Phase I archeological investigations shall be conducted according to Maryland Historical Trust (MHT) guidelines, Standards and Guidelines for Archeological Investigations in Maryland (Shaffer and Cole 1994), and the Prince George’s County Planning Board Guidelines for Archeological Review (May 2005), and report preparation shall follow MHT guidelines and the American Antiquity or Society of Historical Archaeology style guide. Probate, tax, deed, and census records shall be examined as part of the Phase I archival research process, to determine whether historic landowners of a subject property were slave owners and a chain of title presented. Archeological excavations shall be spaced along a regular 15-meter or 50-foot grid and excavations shall be clearly identified on a map to be submitted as part of the report. All artifacts recovered and documents relating to the Phase I investigation shall be curated to MHT standards. As noted in the guidelines, it is expected that these artifacts will be donated to the Maryland Archaeological Conservation Laboratory.
- 3. In accordance with the approved Planning Board Guidelines for Archeological Review (May 2005), a qualified archaeologist shall conduct all investigations and follow *The Standards and Guidelines for Archeological Investigations in Maryland* (Shaffer and Cole, 1994) and the “Prince George’s County Planning Board Guidelines for Archeological Review” (May 2005). These investigations shall be presented in a draft report following the same guidelines. Following

approval of the draft report, four copies of the final report shall be submitted to M-NCPPC Historic Preservation staff. Evidence of M-NCPPC concurrence with the final Phase I report and recommendations is required prior to signature approval.

4. The design of a Phase I archaeological methodology shall be appropriate to identify slave dwellings and burials, because documentary research should include an examination of known slave burials and dwellings in the surrounding area, their physical locations as related to known structures, as well as their cultural interrelationships. The field investigations shall include a pedestrian survey to locate attributes such as surface depressions, fieldstones, and vegetation common in burial/cemetery environs.
5. Upon receipt of the Phase I report by the Planning Department, if it is determined that potentially significant archeological resources exist in the project area, prior to approval of final plat, the applicant shall provide a plan for evaluating the resource at the Phase II level. In accordance with the Guidelines for Archeological Review, if a Phase II archeological evaluation is necessary, the applicant shall submit a research design for approval by Historic Preservation staff. After the work is completed, the applicant shall provide a final report detailing the Phase II investigations and ensure that all artifacts are curated to MHT Standards, prior to approval of any grading permits.
6. If a site has been identified as significant and potentially eligible to be listed as a historic site or determined eligible for the National Register of Historic Places, the applicant shall provide a plan for:
 - a. Avoiding and preserving the resource in place, or for
 - b. Phase III data recovery investigations and interpretation.

Phase III data recovery investigations may not begin until Historic Preservation staff have given written approval of the research design. The Phase III (Treatment/Data Recovery) final report must be reviewed and be determined to have complied with the Guidelines for Archeological Review prior to approval of any grading permits.

7. Prior to signature approval of the specific design plan, the following note shall be added to the plans:

“All residential structures shall be fully sprinklered in accordance with the National Fire Protection Standard (NFPA) 13D and all applicable county laws.”
8. Prior to the issuance of grading permits on the site, the applicant shall design a temporary widening to Independence Road to provide a 22-foot-wide travel way for construction traffic. The temporary widening shall be constructed to DPW&T requirements.
9. Prior to signature approval, all play areas shall comply with the requirements of the Americans with Disabilities Act and with the *Parks and Recreation Facilities Guidelines*.
10. The specific design plan shall provide for 15,000 square-foot lots on all corner lots along the spine road. Interior lots along the spine road shall have a minimum lot width of 75 feet.
11. The applicant shall construct an eight-foot-wide asphalt hiker/biker trail and a ten-foot-wide equestrian trail within dedicated parkland along Mattawoman Creek in conformance with all Department of Parks and Recreation guidelines and standards.

12. The applicant shall provide access to the master planned trails and trailhead facilities via Bellona Court.
13. The Bellona Court right-of-way shall be expanded to 60-foot-wide.
14. The parkland dedication area shall be expanded to Bellona Court and delete Lot 236 as shown on attached DPR Exhibit "A."
15. Prior to certificate approval of the specific design plan, the applicant shall submit to DPR, for review and approval, the construction drawings for the master planned eight-foot-wide asphalt hiker/biker trail and the ten-foot-wide equestrian trail along the Mattawoman Creek, the access road from Bellona Court and the trailhead facilities at the rear of Lots 235, 237-244. These construction drawings shall include additional landscaping along the rears of the lots adjacent to the trailhead facilities.
16. The applicant shall construct all trails located within the homeowners association lands as shown on the plans.
17. All homeowners association trails shall be shown as a minimum of six feet wide and asphalt. Details and specifications shall be added to the plans as necessary.
18. Trails shall be constructed to insure dry passage. If wet areas must be traversed, suitable structures shall be constructed. Designs for any needed structures shall be reviewed by DPR.
19. Handicapped accessibility of all trails shall be in accordance with applicable ADA guidelines.
20. The trail corridor shall be treated as follows:
 - a. When trails are constructed through wooded areas, all trees shall be removed that are within two feet of the edge of the trail. Within 20 feet of the trail, (1) All trees shall be cleared to 12 feet in height; and (2) Other vegetation obstructing the view from the trail shall be removed (shrubs, fallen trees).
 - b. When possible, the trail shall be aligned to preserve trees 12 inch or greater caliper.
 - c. Shallow rooted species, i.e. maples, should be a minimum of ten feet from the edge of pavement.
 - d. The location of the trails shall be staked in the field and approved by DPR prior to construction.
21. The master planned eight-foot-wide asphalt hiker/biker trail and ten-foot-wide equestrian trail along the Mattawoman Creek shall be constructed prior to issuance of building permits for the Lots 214-246.
22. The trailhead facilities shall be constructed prior to issuance of building permits for Lots 235, 237-244.
23. All public recreation facilities shall be constructed prior to issuance of the 151st building permit.

24. The applicant shall install the directional signage to the trailhead facilities at the main entry to the development and throughout the development at appropriate locations to be reviewed and approved by DPR staff.
25. The applicant shall install park gates at the entrance from Bellona Court and signage stating that park closes at dark. The designs for all signage shall be reviewed and approved by DPR staff.
26. Prior to signature approval:
 - a. The 100-year floodplain shall be shown on the specific design plan.
 - b. A minimum 50-foot buffer to the lot lines shall be provided from the 100-year floodplain.
 - c. A 50-foot buffer shall be provided from the stormwater management pond to the lot lines.
 - d. A minimum 50-foot-wide undisturbed buffer shall be dimensioned on the site plans and the TCPII along the north property line.
27. Prior to signature approval, the architectural elevations shall be revised, as appropriate, as follows:
 - a. One hundred percent of the units shall have brick fronts.
 - b. The minimum roof pitch shall be 8/12.
 - c. A minimum ceiling height for the first floor shall be nine feet.
 - d. A minimum of three end wall features shall be provided on highly visible end walls.
 - e. A minimum of two end wall features shall be provided on all end walls.
28. All play areas shall comply with the requirements of the Americans with Disabilities Act and with the *Parks and Recreation Facilities Guidelines*.
29. The plans shall be revised to indicate the square footage of each lot and shall indicate that all corner lots along the spine road shall be a minimum of 25,000 square feet and that the interior lots along the spine road shall have a minimum lot width of 75 feet.
30. Prior to final plat approval, the area of the access road within Charles County shall be in the status of a public right-of-way.