The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530

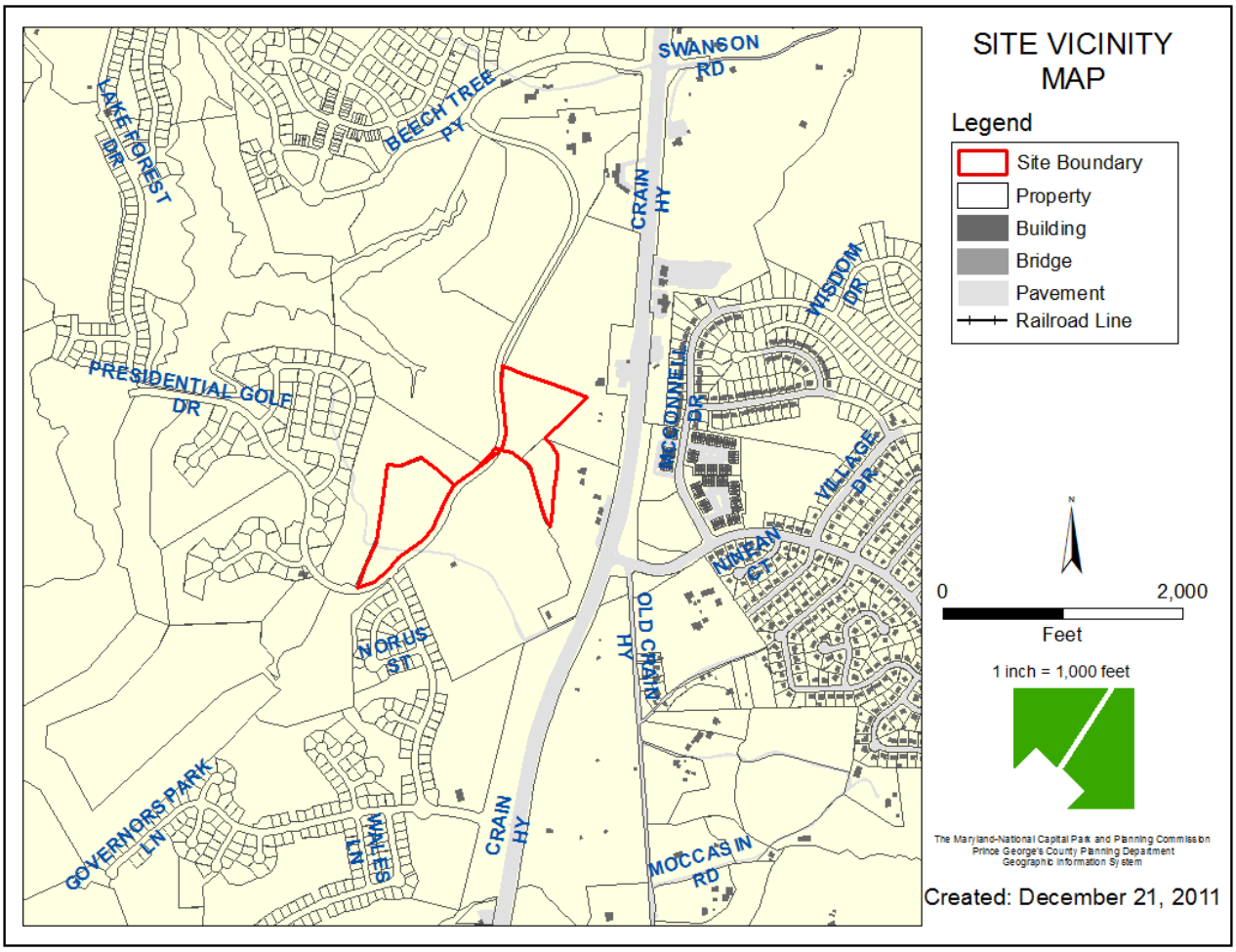
Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Specific Design Plan SDP-0615-02

Application	General Data	
Project Name: Beech Tree, South Village 6 and East Village 14 **Location:** In the southwest quadrant of the intersection of Robert Crain Highway (US 301) and Leeland Road, on either side of Presidential Golf Drive. **Applicant/Address:** VOB Limited Partnership Tysons Office Center 8133 Leesburg Pike, Suite 300 Vienna, VA 22182	Planning Board Hearing Date:	10/18/12
	Staff Report Date:	10/04/12
	Date Accepted:	05/19/12
	Planning Board Action Limit:	N/A
	Plan Acreage:	1,212.06 / 17.16
	Zone:	R-S
	Dwelling Units (Increase/Total):	36 / 60
	Gross Floor Area:	N/A
	Planning Area:	79
	Tier:	Developing
	Council District:	06
	Election District	03
	Municipality:	N/A
	200-Scale Base Map:	204SE13/14

Purpose of Application	Notice Dates	
To decrease the number of semidetached lots from 22 to 4; add 56 townhouse lots; eliminate the two single-family detached lots; and add 7.89 acres to the SDP.	Informational Mailing:	01/05/12
	Acceptance Mailing:	05/09/12
	Sign Posting Deadline:	09/18/12

Staff Recommendation		Staff Reviewer: Ruth Grover, M.U.P., A.I.C.P. Phone Number: 301-952-4317 Email Address: Ruth.Grover@ppd.mncppc.org	
APPROVAL	**APPROVAL WITH CONDITIONS**	**DISAPPROVAL**	**DISCUSSION**
	X		


SITE VICINITY MAP
Legend
Site Boundary
Property
Building
Bridge
Pavement
Railroad Line
SWANSON RD
LAKE FOREST DR
BEECH TREE PY
CRAIN HY
WISDOM DR
MCCONNELL DR
VILLAGE DR
PRESIDENTIAL GOLF DR
NIREAN CT
ZORUS ST
OLD CRAIN HY
GOVERNORS PARK LN
WALES LN
CRAIN HY
MOCCASIN RD
0
2,000
Feet
1 inch = 1,000 feet
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System
Created: December 21, 2011

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Specific Design Plan SDP-0615-02
Type II Tree Conservation Plans TCPII-023-12 and TCPII-024-12
Beech Tree, South Village 6 and East Village 14

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 (Basic Plan) 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 Plans SDP-0615 and SDP-0615-01;

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;

k. The Tree Canopy Coverage Ordinance; and

l. 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:** This application proposes to decrease the number of semidetached lots from 22 to 4; add 56 townhouse lots; eliminate the two single-family detached lots; and add 7.89 acres to the SDP.

2. **Development Data Summary:**

South Village, Section 6	**Existing Approvals**	**Proposed**
Zones	R-S	R-S
Uses	Residential	Residential
Acreage (in subject SDP)	9.27	9.27
Lots	22 Semidetached dwellings 2 Detached dwellings	40 Townhouses 2 Semidetached dwellings
East Village, Section 14	**Existing Approvals**	**Proposed**
Zones	R-S	R-S
Uses	Open Space	Residential
Acreage (in subject SDP)	7.89	7.89
Lots	None	14 Townhouses, 2 semidetached units
Total Acreage	**17.16**	**17.16**
Total Lots	**24**	**60**

Lot Tabulation as Approved

South Village, Section 6		
Block F	Semidetached lots	22 units 40 units 20 units 61 units
Block F	Single-family detached lots	2 units
Subtotal		24 units
East Village, Section 14		
Block X and Open Space	None	0 units
Subtotal		0 units
Total		**24 units**

Lot Tabulation as Proposed

South Village, Section 6		
Block F	Townhouse lots	42 units 40 units 20 units 61 units
Block F	Semidetached lots	2 units
Subtotal		44 units
East Village, Section 14		
Block X	Townhouse lots	14 units
Block X	Semidetached lots	2 units
Subtotal		16 units
Total		**60 units**

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-0615, South Village 6, is in the southeastern area of Beach Tree, east of the Beech Tree golf course and with frontage along the west side of Presidential Golf Drive. East Village 14, is located a short distance to the northeast of South Village 6, and has frontage along the east side of Presidential Golf Drive and along the north side of the unimproved right-of-way of Future Village Drive. The portion of East Village Drive to be developed is separated from the unimproved right-of-way of Village Drive by environmentally-sensitive areas containing floodplain and Marlboro clay.

4. **Surrounding Uses:** The Beech Tree project, as a whole, is bounded to the north by residential and agricultural land use in the R-A (Residential-Agricultural) Zone and Leeland Road; to the east by residential land use in the R-A Zone and Robert Crain Highway (US 301); to the west by residential and agricultural land use in the R-E (Residential-Estate) and R-U (Residential Urban Development) Zones; and to the south by residential land use in the R-A Zone. The subject South Village 6 is bounded to the north and west by the Beech Tree golf course, to the south by Presidential Golf Drive, and to the east by undeveloped land. East Village 14 is bounded to the north, east, and south by undeveloped land.

5. **Previous Approvals:** The subject sites South Village 6 and East Village 14 are part of a larger project with a gross residential acreage of 1,200±. The site is known as Beech Tree, which was rezoned from the R-A Zone to the R-S Zone (2.7–3.5) through Zoning Map Amendment (Basic Plan) A-9763-C for 1,765 to 2,869 dwelling units. Basic Plan 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 subdivision have been approved: 4-98063 for a golf course (PGCPB Resolution No. 98-311); 4-99026 for 458 lots and 240 apartments (PGCPB Resolution No. 99-154); and 4-00010 for 1,653 lots and 46 parcels (PGCPB Resolution No. 00-127). The site is also subject to the requirements of the approval of SDP-0615, approved by the District Council on February 25, 2008, subject to nine conditions.

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. To date, 23 SDPs have been approved for the Beech Tree development including 18 for single-family attached and detached lots, one for the golf course, one for the golf club house, and one for the installation of a sewer line. All of the SDPs have been reviewed and approved by the District Council as required by a previous condition of approval, and several SDPs have subsequently been revised. In addition, various types of tree conservation plans have been approved for the above-mentioned preliminary plans of subdivision and specific design plans. The proposed site development for South Village 6 has an approved Stormwater Management Concept Plan, 10218-2007, dated May 22, 2007. The proposed development for East Village 14 has an approved Stormwater Management Concept Plan, 2206-2010, dated March 8, 2010.

6. **Design Features:** The land area of the SDP is proposed in the subject application to be increased from 9.27 acres to 17.16 acres, by the addition of 7.89 acres northeast of South Village 6 on the eastern side of Presidential Golf Drive. The land area to be added to the subject SDP will accommodate the 16 units (14 townhouse and 2 semidetached) proposed for East Village 14. All of these units are proposed to front on a single east-west travelway, Shalbourne Lane. The two semidetached units are located on the western end of East Village 14 and the remaining 14 townhouse units are included in two sticks of 7 townhomes each. The area to the south of Shalbourne Lane in East Village 14 is to be left as open space and is encumbered by a stormwater management (SWM) facility, floodplain, primary management area (PMA), and existing Washington Suburban Sanitary Commission (WSSC) and storm drain easements.

   The remaining 44 units are located in a "T" configuration along a travelway to be named Tiberton Terrace. The two semidetached units are located in the southeastern portion of South Village 6. The remaining 42 townhouses front on either Tiberton Terrace or the uppermost element of the "T" (unnamed), organized in two sticks of five townhouses, four sticks of six townhouses, and two sticks of four townhouses on the unnamed portion of the "T." There is significant open space remaining in East Village 6, encumbered by SWM easements, 100-year floodplain, and nontidal wetlands/Waters of the U.S.

   Information including specific model and building footprint will be shown at the time of building permit. In addition, in order to be consistent with the District Council's recent approvals for Beech Tree, a condition regarding façade and side wall treatment that was prescribed by the District Council for single-family detached homes contained in the original approval remains applicable, as all previous requirements are in force. The models for the single-family attached houses are those approved with previously approved SDPs, with the addition of the following:

Model*	Builder	Square Feet	Building Height	Lot coverage	Garage Size
Norwood	Ryan/NV Homes	2,925	35 feet	910 sq. ft.	20.04 feet by 18.5 feet
Lismore	Lennar	2,468	34 feet	960 sq. ft.	19.21 feet by 19.17 feet
Lafayette	Ryan	2,156	34 feet	864 sq. ft.	19.67 feet by 19.67 feet (standard) and 19.79 feet by 19.5 feet (end unit)
Norcross	Ryan/NV Homes	2,925	35 feet	910 sq. ft.	20.04 feet by 18.5 feet

*All models have two-car garages.

7. **Zoning Map Amendment (Basic Plan) A-9763-C:** On October 9, 1989, the District Council approved Zoning Map Amendment (Basic Plan) 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 condition is directly applicable to the review of this SDP. The requirement is included in **boldface** type below, followed by staff comment.

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

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

8. **Comprehensive Design Plan CDP-9706:** 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 are directly applicable to the review of this SDP. The requirements are 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 II tree conservation plan (TCPII).

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 008004950, approved on June 27, 2000.

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

Comment: The case will be transmitted to the District Council for mandatory review at the conclusion of the 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 relevant conditions of that approval are included in **boldface** type below, followed by staff comment:

1. The applicant, his heirs, successors and/or assigns shall have finished construction on the following improvement in phase with construction in accordance with the following schedule:

a. 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 roadways and 10 feet wide in all other locations. As recommend by DPR, this trail shall be 8 feet wide where it is adjacent to roadways and 10 feet wide in all other locations.

2. All HOA trails shall be a minimum of six-feet wide and asphalt, unless otherwise agreed to by the Department of Parks and Recreation.

3. All trails shall be assured dry passage. If wet areas must be traversed, suitable structures shall be constructed.

4. All trails and sidewalks shall include any necessary curb cuts and be ADA compatible.

Comment: Conformance to Conditions 1 through 4 has been reviewed by the Transportation Planning Section.

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.

Comment: In a memorandum received October 2, 2012, the Environmental Planning Section stated that the timing mechanism of this condition is prior to approval of permits. However, they stated that the design of the stormwater management (SWM) facilities may significantly impact the design of the SDPs and, due to changes in layout, significant revisions to the SWM concept approvals may be necessary. The Environmental Planning Section then recommended that the conceptual design of any outfall structures should be addressed with the current application to the extent possible.

8. 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.

Comment: In a memorandum received October 2, 2012, the Environmental Planning Section stated that a geotechnical study was previously approved for South Village 6. A geotechnical study for East Village 14 was submitted with the current application, and was reviewed by the Environmental Planning Section as part of the subject project.

14. The applicant shall provide improvements to US 301 and Leeland Road as provided in the Recommended Staging Plan adopted as Finding 24 in the Approval of SDP-9907 on June 8, 2000. This Staging Plan provides for the applicant's participation in the construction of improvements to US 301 which will equal or exceed the pro-rata participation cost previously identified ($1,194,805.00) in the approvals of CDP-9706 and Preliminary Plat 4-99026.

20. The trail shall be constructed in accordance with the applicable standards in the Parks and Recreation Facilities Guidelines and the accessibility guidelines in the latest edition of the Americans with Disabilities Act for the Outdoor Development Areas. The exact location of the trail shall be determined at the time of Specific Design Plan review for this plat and approved by DPR. Detailed construction drawings, including grading plan sections, shall be submitted to DPR for review and approval prior to submission of the application for the Specific Design Plan review for this plat and approved by DPR. Detailed construction drawings, including grading plan sections, shall be submitted to DPR for review and approval prior to submission of the application for the Specific Design Plan for this plat.

25. All trails shall be constructed to assure dry passage. If wet areas must be traversed, suitable structures shall be constructed. Designs for any needed structures shall be reviewed by DPR.

Comment: Conformance to Conditions 14, 20, and 25 has been reviewed by the Transportation Planning Section. Condition 14 makes the staging plan contained in Finding 24 of the approval of SDP-9907 a requirement. All requirements remain concurrently applicable; the applicant will have to provide the improvements to Crain Highway (US 301) and Leeland Road as required in the staging plan. In an email dated September 6, 2012, the Transportation Planning Section stated that the applicant is in conformance with the requirements of the staging plan. As for Conditions 20 and 25, in an email dated September 7, 2012, the trails coordinator stated that they have reviewed the subject SDP for conformance to the relevant requirements and determined that the SDP conforms.

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 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 neotraditional 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 letter dated June 6, 2012 (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 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 letter dated June 6, 2012 from the applicant (Rizzi to Burton) 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 825 building permits have been issued as of the writing of this technical staff report. The 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 portion of the Beech Tree development. Since the approval of SDP-0001, several revisions have been approved.

    Of the three conditions attached to the approval of SDP-0001, none are applicable to the review of this SDP. Since the architectural models to be used in the subject approval will not be single-family detached units, SDP-0001 does not apply to the instant application.

13. **Specific Design Plans SDP-0615 and SDP-0615-01:** Specific Design Plan SDP-0615 for South Village 6 was approved by the District Council on February 25, 2008, subject to nine conditions for 2 single-family detached and 22 single-family semidetached units. This instant application is increasing the number of units and revising unit types approved in South Village 6 from 22 semidetached and 2 detached to 42 townhouses and 2 semidetached units sharing identical architecture with the proposed townhouses. Additionally, the instant request proposes the

inclusion of the 7.89-acre area known as East Village 14. There were no dwelling units proposed in this area as it was never part of a SDP application. Now, however, the instant request proposes 14 townhouses and 2 semidetached dwellings in East Village 14. The subject application is its first revision because revision -01 was withdrawn. Condition 1 in approved SDP-0615 relates to items to be completed prior to certificate approval of the site and landscape plans and have already been met through certification. Condition 2 in approved SDP-0615 is addressed by the Transportation Planning Section in their July 26, 2012 referral included herein. Conditions 3 and 4 in approved SDP-0615 are addressed in the referral received October 2, 2012 from the Environmental Planning Section. Because the instant application is amending the approved dwelling unit types, Condition 5 in approved SDP-0615 regarding architectural standards is being amended to reflect the following:

Lot Standards

Minimum Lot Size	**1,800–2,800 Square Feet**	**5,000–5,999 Square Feet**	**6,000–7,999 Square Feet**	**8,000–9,999 Square Feet**
Maximum Height (Stories)	**3**	**3**	**3**	**3**
Minimum Front Yard	**10 feet from parking**	**7 feet**	**7 feet**	**15 feet**
Minimum Lot Width at Building Restriction Line	**N/A**	**45 feet**	**55 feet**	**65 feet**
Minimum Side Yard	**N/A**	**1 foot minimum at zero lots/5 feet opposite side**	**6 feet**	**6 feet**
Minimum Rear Yard	**5 feet**	**15 feet**	**15 feet**	**15 feet**
Minimum Lot Coverage	**N/A**	**75 percent**	**60 percent**	**45 percent**
Minimum Cumulative Yard Area (Square Feet)	**400**	**1,250**	**2,400**	**4,400**

Each remaining relevant requirement of the District Council's approval for South Village 6 in SDP-0615 is listed below in **boldface** type, followed by staff comment:

6. At time of issuance of building permit, the applicant shall pay $201.65 per unit for ambulance service for 24 units in this SDP to the Treasury of Prince George's County toward the provision of the Leeland Road Fire Station and ambulance services to alleviate the existing inadequacy of services.

7. Prior to the final plat, a landscape covenant shall be recorded among the land records of Prince George's County for the landscaped bufferyard between Lots 1-12 and the golf course.

8. No two units located next to, attached to, or directly across the street from each other may have identical front elevations.

9. The developer, its heirs, successors, and/or assigns shall insure that each builder maintains in the appropriate sales office(s) copies of its currently approved architecture (including all exterior elevations of all approved models), copies of currently approved Site Plans, Landscape Plans and plans for recreational facilities appropriate for that portion of the property being developed, as well as the corresponding approved Comprehensive Sketch Plan and Subdivision Plan.

Comment: The Urban Design Section recommends that Conditions 6, 7, 8, and 9 be brought forward as conditions of the subject approval and has included them in the Recommendation section of this technical staff report.

14. **Prince George's County Zoning Ordinance:** The subject SDP is in general compliance with the applicable requirements of the 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 15, the proposed SDP conforms to the approved comprehensive design plan and the applicable standards of the 2010 *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 July 26, 2012, the Transportation Planning Section concluded that the subject development will be adequately served within a reasonable period of time if the subject application is approved with conditions for Phases IV through VI. Those conditions and a condition referring to changes to the sequencing of transportation improvements and/or changes to thresholds identified in these conditions have been included in the Recommendation section of this technical staff report.

As with other public facilities such as fire engine, ambulance, paramedic, schools, and police services, the Special Projects Section stated in a memorandum dated September 4, 2012 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: A recommended condition of approval would require that, prior to signature approval, the applicant revise the applicable SWM concept plans to enable DPW&T to render the opinion that the subject SDP conforms to the relevant approved stormwater concept plans. Should that condition be included in the subject approval, it may 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 other properties.

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

Comment: As indicated in a memorandum received from the Environmental Planning Section dated October 2, 2012, two Type II Tree Conservation Plans, TCPII-023-12 and TCP-024-12, have been found to meet the requirements of the Woodland Conservation Ordinance according to review by the Environmental Planning Section. The Environmental Planning Section recommended approval of the subject SDP, subject to certain conditions that have been incorporated into the Recommendation section of this report.

(5) The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

Comment: As stated in the Environmental Planning Section memorandum received October 2, 2012, the subject project is grandfathered from the requirements of Subtitle 24 of the Prince George's County Code. Therefore, this required finding need not be made.

15. **Prince George's County Landscape Manual:** The proposed construction of single-family houses in the R-S Zone is subject to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). Specifically, the project is subject to the requirements of Section 4.1, Residential Requirements, for one-family attached lots; Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees along Private Streets.

    The subject SDP is consistent with the requirements of Section 4.9 of the Landscape Manual requiring minimum requirements of native plant materials.

16. **Woodland and Wildlife Habitat Conservation Ordinance:** The site is subject to the provisions of Subtitle 25, Division 2, 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 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 Conservation Ordinance and recommended approval, with conditions. Those conditions have been included in the Recommendation section of this technical staff report. Therefore, it may be said that the subject application conforms to all applicable requirements regarding woodland conservation.

17. **Tree Canopy Coverage Ordinance:** The subject specific design plan is subject to the requirements of the Prince George's County Tree Canopy Coverage Ordinance. A schedule demonstrating conformance to the requirements of the ordinance has been included on a

landscape detail sheet. More specifically, the tree canopy coverage requirement of ten percent for the 17.6-acre site, or 1.716 acres, is indicated to have been met and exceeded by provision of 8.04 acres of on-site woodland conservation and 0.65 acre of landscape trees.

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

a. **Historic Preservation**—In a memorandum dated September 5, 2012, the Historic Preservation Section stated that the proposed revision would have no effect on identified historic sites, resources, or districts.

b. **Archeological Review**—In a memorandum dated September 12, 2012, the Historic Preservation Section stated that the archeological survey was completed on the Beech Tree property in 1998. Further, they stated that, as no archeological sites were identified in the 17.16 acres within SDP-0615-02, no further archeological work is recommended on this portion of the Beech Tree property.

c. **Community Planning South Division**—In a memorandum dated May 15, 2012, the Community Planning South Division stated that the subject 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* recommendation to maintain a pattern of low- to moderate-density suburban residential communities.

d. **Transportation Planning Section**—In a memorandum dated July 26, 2012, the Transportation Planning Section offered the following as background to their review of the project:

Background
On Thursday June 8, 2000, the Planning Board approved 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 DPW&T, staff concurs with the proposed staging report, with modifications:

Phase I: The Golf Course

(1) Prior to 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 improvement has been met.]

(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 issuance of any residential building permit, the following improvements shall be placed, 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 and the applicant's heirs, successors, and/or assignees:

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; however, it has been bonded as per DPW&T.]

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

(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 internal site connection from Beech Tree Parkway to Leeland Road. [This improvement has been met.]

(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 #1,001–1,500

(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.

(c) Widen Leeland Road to provide two exclusive left turn lanes and one free flowing right turn lane.

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

(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 #1,993–2,400

(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 MD 214 and 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:

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.

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 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.

On September 9, 1999, the Planning Board approved Preliminary Plan of Subdivision 4-99026 for Beech Tree (PGCPB Resolution No. 99-154) with 22 conditions, including the following:

18. Prior to approval of the first Specific Design Plan 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 Condition 18 of the original preliminary plan, 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 a new staging plan being submitted to staff for review.

Staff is in receipt of a June 6, 2012 letter from the applicant (Rizzi to Burton) 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 825 building permits have been issued as of this writing. If this application (62 units) is approved, combined with 42 other units that are part of another pending application, the number of building permits issued will increase to 929. Since the Phase III threshold begins with the 350th permit, and all of the conditions associated with Phase III have been met, staff concludes that the subject development will be adequately served within a reasonable period of time, if the subject application is approved with conditions for Phases IV–VI.

The Transportation Planning Section then concluded that the subject development will be adequately served within a reasonable period of time, if the subject application is approved with the following conditions:

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

(1) 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.

(c) Widen Leeland Road to provide two exclusive left turn lanes and one free flowing right turn lane.

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

(2) Prior to issuance of the 1,501st building permit for any residential unit of the development, the following improvement 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 1,993–2,400

(3) 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 MD 214 and MD 725 shall be provided by SHA or DPW&T to the Planning Department.

(4) Any changes to the sequencing of transportation improvements and/or changes to the development thresholds identified in conditions 1 through 3 above will require the filing of a revision to the SDP-9907 application, and a new staging plan reflecting said changes must be included with application.

Comment: The Transportation Planning Section's proposed conditions have been included in the Recommendation section of this technical staff report.

e. **Subdivision Review Section**—In a memorandum dated October 1, 2012, the Subdivision Review Section offered the following:

The subject property is located on Tax Map 85 in Grid B-2, is 41.21 acres, is within the Residential Suburban Development (R-S) Zone, and is known as South Village 6 and East Village 14 within the Beech Tree subdivision. The site plan shows the entire property boundaries and acreage of the Beech Tree subdivision. The applicant submitted a specific design plan to change the lotting type from the previously approved 22 semidetached and two single-family detached dwellings in South Village 6 to 42 townhouse lots and two single-family attached lots, and 14 townhouse lots and two single-family attached lots in the newly created East Village 14.

The underlying parcel description including bearings and distances on the site plan are consistent with the preliminary plan. The dwelling unit lots have not been platted, which is required prior to building permits.

The site is subject to approved Preliminary Plan of Subdivision 4-00010, PGCPB Resolution No. 00-127, adopted by the Planning Board July 6, 2000. The validity period for the preliminary plan was extended to December 31, 2013 pursuant to County Council Bill CB-8-2011. A final plat for the subject property must be accepted by The Maryland-National Capital Park and Planning Commission (M-NCPPC) before the preliminary plan expires or a new preliminary plan is required. The applicant may ask for an extension of the validity period for the preliminary plan beyond December 31, 2013. The resolution contains 30 conditions, and the following conditions in **bold** relate to the review of this application:

1. The applicant, his heirs, successors and/or assigns shall have finished construction on the following improvement in phase with construction in accordance with the following schedule:

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 roadways and 10 feet wide in all other locations. As recommend by DPR, this trail shall be 8 feet wide where it is adjacent to roadways and 10 feet wide in all other locations.

2. All HOA trails shall be a minimum of six-feet wide and asphalt, unless otherwise agreed to by the Department of Parks and Recreation.

3. All trails shall be assured dry passage. If wet areas must be traversed, suitable structures shall be constructed.

4. All trails and sidewalks shall include any necessary curb cuts and be ADA compatible.

Conformance to Conditions 1 through 4 should be reviewed and determined by the Urban Design Section.

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.

8. 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.

Conformance to Conditions 5 and 8 should be reviewed and determined by the Environmental Planning Section.

10. Any abandoned well or septic system shall be pumped, backfilled and/or sealed in accordance with COMAR 26.04.04 by a licensed well driller or witnessed by a representative of the Health Department Environmental Engineering Program prior to final plat approval.

Conformance to Condition 10 will be determined at the time of final plat.

11. Prior to the issuance of building permits, the applicant, his heirs, successors and/or assigns shall pay a fee to Prince George's County of $201.65 per dwelling unit toward the provision of a fire station and an ambulance.

12. Prior to the issuance of building permits, the applicant, his heirs, successors and/or assigns shall pay an Adequate Public Facilities fee of $4,240 per dwelling unit for the elementary, middle and high schools, unless fully offset by a school facility surcharge payment. Any amount not offset shall be paid and divided among the schools at a rate determined by the guidelines. This

adequate public facilities fee would be placed in an account to relieve overcrowding at Patuxent Elementary School, James Madison Middle School and Frederick Douglas High School.

Conformance to Conditions 11 and 12 will be determined at the time of building permits.

14. The applicant shall provide improvements to US 301 and Leeland Road as provided in the Recommended Staging Plan adopted as Finding 24 in the Approval of SDP-9907 on June 8, 2000. This Staging Plan provides for the applicant's participation in the construction of improvements to US 301 which will equal or exceed the pro-rata participation cost previously identified ($1,194,805.00) in the approvals of CDP-9706 and Preliminary Plat 4-99026.

20. The trail shall be constructed in accordance with the applicable standards in the Parks and Recreation Facilities Guidelines and the accessibility guidelines in the latest edition of the Americans with Disabilities Act for the Outdoor Development Areas. The exact location of the trail shall be determined at the time of Specific Design Plan review for this plat and approved by DPR. Detailed construction drawings, including grading plan sections, shall be submitted to DPR for review and approval prior to submission of the application for the Specific Design Plan review for this plat and approved by DPR. Detailed construction drawings, including grading plan sections, shall be submitted to DPR for review and approval prior to submission of the application for the Specific Design Plan for this plat.

25. All trails shall be constructed to assure dry passage. If wet areas must be traversed, suitable structures shall be constructed. Designs for any needed structures shall be reviewed by DPR.

Conformance to Conditions 14, 20, and 25 should be reviewed and determined by the Transportation Planning Section.

Plan Comments

At the time of the Subdivision and Development Review Committee (SDRC) meeting on May 25, 2012, it was requested that the applicant provide a tracking sheet exhibit in addition to the one shown on the SDP. This exhibit tracks not only the previously approved SDPs, but also takes into account the multiple SDPs that are pending at the time that each case is being reviewed. The tracking chart exhibit shows the overall total of 1,127 single-family dwellings and 480 townhouse units approved and pending by the various SDPs for the Beech Tree subdivision, which is less than the maximum allowable dwelling units permitted (2,351) by Preliminary Plans 4-98063, 4-99026, and 4-00010. This pending tracking chart exhibit's purpose is to verify that the total number of units and the types of units do not exceed the amount allowed by the preliminary plan and the CSP respectively. The overall development of Beech Tree is over the allowable number of townhouses as shown on the tracking exhibit. There are 56 townhouses being proposed in this SDP, and the tracking chart exhibit reflects that the townhouse units would exceed the maximum allowable. One townhouse must be eliminated from this application or another pending application.

The tracking sheet on the SDP should be revised to show the correct number of single-family attached dwelling units as 28 instead of minus 20 as currently shown.

At the time of review of the SDP for conformance to the preliminary plan, it was discovered that the approved preliminary plan was inconsistent between the notes and the drawing regarding the future development of East Village 14. The coversheet drawing showed the area as Outparcel V, while the site data table on the cover sheet listed Outparcel V as an appropriate area for future residential. The detailed drawing for East Village was not labeled. In order to move forward with the development of East Village 14, the applicant has proffered to pay the public safety surcharge for the residential units proposed in East Village 14. It has been determined that this proffering of the surcharge is appropriate. This proffer does not extend to the units proposed in South Village 6.

The Subdivision Review Section then recommended inclusion of the following conditions in the recommendation for SDP-0615-02:

(1) At the time of final plat, a note should be added that states:

> "Prior to approval of building permits, the applicant and the applicant's heirs, successors, and/or assignees shall pay the Public Safety Surcharge for the residential units in East Village 14 as proffered in the letter dated September 13, 2012 (Antonetti to Chellis)."

(2) Prior to certificate of approval, the SDP should be revised to change the "total number of SF attached with this SDP approval" on the tracking sheet from "-20" to "28."

In closing, the Subdivision Review Section stated that SDP-0615-02 is in substantial conformance with approved Preliminary Plan 4-00010 if the above comments are addressed. In addition, they stated that it should be noted that the bearings, distances, lots, and blocks as reflected on the final plats must be shown and match once the record plats are recorded prior to building permit, and that failure of the site plan and record plats to match would result in the building permits being placed on hold until the plans are corrected.

Comment: The Subdivision Review Section's proposed conditions have been included in the Recommendation section of this technical staff report.

f. **Trails**—In a memorandum dated October 1, 2012, the Transportation Planning Section offered the following specific design plan (SDP) review for master plan trail compliance:

The Transportation Planning Section has reviewed the SDP application referenced above for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and/or the appropriate area master /sector plan in order to implement planned trails, bikeways, and pedestrian improvements, and offers recommendations below.

The subject application is located within the southeastern portion of the Beech Tree development. This development is bounded by Robert Crain Highway (US 301) on the east, Leeland Road on the north, and the Collington Branch stream valley to the west. Beech Tree is within the area covered by the 2009 *Approved Subregion 6 Master Plan*

and Sectional Map Amendment and is also covered by the MPOT. The villages under consideration are located well to the east of the required master plan trail along the Collington Branch stream valley. Previous conditions of approval addressing bicycle and pedestrian facilities along internal roads are summarized below.

Previously approved SDP-0615 included no specific recommendations for bicycle and pedestrian accommodations. Prior approvals addressed the construction and timing of the master plan trail along Collington Branch, which is beyond the scope of the subject application. Approved Preliminary Plan 4-00010 (PGCPB Resolution No. 00-127) included the following conditions of approval related to trail and sidewalk facilities:

1. The applicant, his heirs, successors and/or assigns shall have finished construction on the following improvement in phase with construction in accordance with the following schedule:

a. 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.

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

2. All HOA trails shall be a minimum of six-feet wide and asphalt, unless otherwise agreed to by the Department of Parks and Recreation.

3. All trails shall be assured dry passage. If wet areas must be traversed, suitable structures shall be constructed.

4. All trails and sidewalks shall include any necessary curb cuts and be ADA compatible.

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.

Internal sidewalks are included only on one side of most internal roads on the submitted SDP, contrary to the previously approved condition. Regarding the provision of sidewalks, it should be noted that the MPOT includes the following policies in the Complete Streets Section (page 33):

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.

The submitted SDP includes sidewalks on only one side of most of the internal roads. The East Village is immediately to the north of the proposed park school site, while the South Village is directly across Presidential Golf Drive. Due to the need for pedestrian access in the immediate vicinity of the park and school facilities, a small number of additional sidewalk and crosswalk improvements are recommended in this area.

While sidewalks along both sides of roadways benefit all pedestrians, the Federal Highway Administration (FHWA) states that children, elderly pedestrians, and people with disabilities benefit the most. In Designing Sidewalks and Trails for Access (Part 1 of 2), FHWA states, "Older adults are more likely to suffer serious consequences or fatalities from falling or traffic crashes than other pedestrians." Statistics indicate that "older pedestrians appear to be at increased risk for crime and crashes at places with no sidewalks, sidewalks on only one side, and places with no street lighting" (FHWA, page 14). Areas with sidewalks on only one side require additional road crossings for older pedestrians, thus increasing their exposure time to traffic. Older pedestrians require additional crossing time, may have slower reflexes, and may have difficulty negotiating curbs. Similarly young children also require additional crossing time and sometimes lack the necessary judgment to evaluate risks or comprehend warning signs, traffic patterns, or traffic signals. "Like older adults, children rely on public transit and walking more than other people because they cannot drive" (FHWA, page 16).

In conclusion, the trails coordinator stated that, 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 27-274(a)(2)(C) of the Zoning Ordinance if the approval were made subject to the following conditions:

(1) Provide a crosswalk from the sidewalk along Tiberton Terrace to the trail along Presidential Golf Drive, unless modified by DPW&T.

2) Extend the sidewalk along the south side of Shalbourne Lane to the trail along Presidential Golf Drive.

(3) Provide a crosswalk for the trail along Presidential Golf Drive at Shalbourne Lane.

(4) Label the six-foot trail on Sheet 6.

Comment: The Transportation Planning Section's proposed conditions have been included in the Recommendation section of this technical staff report.

g. **Permit Review Section**—In a memorandum dated June 7, 2012, the Permit Review Section indicated that there were no zoning issues to be addressed in the subject SDP review.

h. **The Department of Parks and Recreation (DPR)**—In an email dated August 8, 2012, a representative of DPR stated that they had no comments regarding this second revision of SDP-0615.

i. **Public Facilities**—In a revised memorandum dated September 4, 2012 that included the evaluation of East Village 14, the Special Projects Section of the Countywide Planning Division offered the following:

The Special Projects Section, Countywide Planning Division, has reviewed this SDP in accordance with Section 27-528(a)(2) of the Zoning Ordinance which states that:

> **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.**

More specifically, the Special Projects Section, with respect to fire and rescue services, stated that the subject site is within the seven-minute response time for the first due fire station using the *Seven-Minute Travel Times and Fire Station Locations Map* provided by the Prince Gorge's County Fire/EMS Department; that a new two-bay fire/EMS station on Leeland Road is allocated in the Prince George's County Capital Improvement Plan (CIP) for Fiscal Years 2012–2017. The Special Projects Section also stated that the police facilities in the project's District II have been determined to be adequate, that a school facilities surcharge will ensure adequate schools, and the location of the site within sewer Category 3, Community System, by the 2008 *Water and Sewer Plan*, is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for preliminary or final plat approval.

j. **Environmental Planning Section**—In a memorandum received October 2, 2012, the Environmental Planning Section stated that they had reviewed the revised SDP and tree conservation plans for Beech Tree, South Village 6 and East Village 14, and recommends approval of SDP-0615-02, TCPII-023-12, and TCPII-024-12, subject to conditions. As background to this assertion, they offered the following:

The overall Beech Tree development is subject to the following approved cases and plans: Zoning Map Amendments (Basic Plans) A-9762 and A-9763-C, Comprehensive Design Plan CDP-9706, Type I Tree Conservation Plan TCPI-073-97, and Preliminary Plans of Subdivision 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. South Village 6 is also subject to an approved Specific Design Plan (SDP-0615) and previously approved Type II Tree Conservation Plan (TCPII-049-98) for the overall site, which was approved on November 15, 20007 subject to conditions contained in PGCPB Resolution No. 07-201, and affirmed by the District Council on February 25, 2008, subject to conditions. Type II Tree Conservation Plan TCPII-049-98 has been continually revised with each section or phase as it is submitted for specific design plan, and separated TCPII plans have been developed.

An -01 revision to the SDP was proposed and reviewed as a pre-application, but was withdrawn by the applicant prior to acceptance.

The current application is the -02 revision to SDP-0615 for South Village 6 to change the previously approved single-family semidetached and detached houses to primarily single-family attached units (townhouses), to incorporate East Village 14 into the SDP, including lot lines and infrastructure. East Village 14 was originally shown on the preliminary plan as an outparcel, and lotting patterns and environmental impacts were not previously reviewed. Separated TCPIIs for South Village 6 and East Village 14 were submitted with the current application.

The previously approved lot yield on South Village 6 was 22 semidetached single-family units and two single-family detached units. The current proposal is for 42 single-family attached units and two semidetached units.

The proposed lot yield on East Village 14 is 14 attached single-family units and two semidetached single-family units.

With respect to grandfathering, the Environmental Planning Section stated that the application is grandfathered from the provisions of Subtitles 24 and 27 of the County Code that came into effect on September 1, 2010 and February 1, 2012 because of prior approvals of a TCP I and/or TCPII for the subject property.

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 stringent 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. 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 Robert Crain Highway (US 301) is a known significant noise source. The CSX railroad runs adjacent to the western property boundary, which may result in noise and/or vibration impacts. Leeland Road, which runs along the northern boundary of the Beech Tree development, was designated a scenic road in the *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, 74B* (February 2006). The water and sewer categories are W-3 and S-3. There are extensive areas of wetlands on the site.

During the review of Comprehensive Design Plan 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 1940s. Despite its documentation in the Western Branch, the Stripeback Darter is more prolific in the less developed Collington Branch subwatershed.

Of the 1,184 total acres, about 220 acres (18 percent) are 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).

South Village 6 and TCPII-023-12 occupy about 9.37 acres in the southeastern area of the Beech Tree development. East Village 14 and TCPII-024-12 occupy about 4.75 acres in the southeastern area of the Beech Tree development. The current application is located in the Developing Tier, and entirely within the 2005 *Approved Countywide Green Infrastructure Plan,* including regulated areas and evaluation areas.

See Findings 8 and 9 for the relevant environmentally-related conditions of previous approvals.

The Environmental Planning Section then offered the following environmental review comments:

(1) There is no approved natural resources inventory (NRI) for the subject property, which is grandfathered from the requirement for a NRI. The primary management area (PMA) for the subject property site was delineated at the time of CDP and TCPI, in accordance with Considerations 3 and 5 of Basic Plan A-9763-C. These considerations read as follows:

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.

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

South Village 6 has completed preliminary plan and TCPI approval process, and a PMA line was further defined with the approval SDP-0615 and TCPII-049-98. PMA impacts for the development of South Village 6 have previously been established by approval of the SDP by the Planning Board, and affirmation by the District Council.

On the previously approved CDP, preliminary plan, and TCPI, development of East Village 14 labeled as Outparcel V and it was not proposed to be developed. Because the CDP was approved at a scale of one inch equals 100 feet and the TCPI was approved at a scale of one inch equals 200 feet, it is anticipated that the PMA line would be refined in accordance with the applicable considerations with further applications for East Village 14. Type II Tree Conservation Plan TCPII-049-98 for the overall Beech Tree development indicates a PMA line on the East Village 14 property, but the PMA line is incorrect on Parcel 11 which is incorporated into the subject SDP application. The PMA is also incorrect on the SDP and TCPII submitted with the current application.

Recommended Condition: Prior to signature approval of the SDP, the SDP and TCPII shall be amended to show a complete delineation of the PMA on Parcel 11.

(2) This site is subject to the provisions of the Woodland Conservation Ordinance because the property has previously approved tree conservation plans. A forest stand delineation (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 SDP is approved for the Beech Tree development, TCPII-049-98 was previously revised.

With the review of SDP-0615-02, one separated TCPII was submitted which included South Village 6 and East Village 14. Because the sites are not contiguous, Environmental Planning staff recommends that two separated TCPIIs (TCPII-023-12 and TCPII-024-12) for South Village 6 and East Village 14, respectively, be reviewed and approved with the current SDP revision.

This can be accomplished by including an approval block for each TCPII number on the coversheet and detail sheets associated with the plans. Other plan sheets shall include the approval block with the appropriate TCPII for that section of the plan.

There are also several technical revisions to the TCPII which need to be made.

(3) Effective October 1, 2009, the State Forest Conservation Act was amended to include a requirement for a variance if a specimen, champion, or historic tree is proposed to be removed. This state requirement was incorporated in the adopted Woodland Conservation Ordinance effective on September 1, 2010. The current application proposes the removal of two specimen trees, but is not subject to a variance for the removal of these trees because the site is grandfathered by the approval of TCPI-073- and TCPII-049-98.

Comment: A variance is not required for the removal of specimen trees with the current application.

(4) The site contains significant natural features that are required to be protected under Section 24-130 of the Subdivision Regulations. The Patuxent River Primary Management Area (PMA) Preservation Area is defined in Section 24-101(b)(10) of the Subdivision Regulations as an area to be preserved

in its natural state to the fullest extent possible. A jurisdictional determination regarding the extent of regulated streams and wetlands was obtained from the U.S. Army Corps of Engineers (USACE) and was entered into the record of CDP-9407.

The total area of the PMA on the overall Beech Tree property is approximately 329.80 acres. During the review of 4-98063 for the golf course, the Planning Board granted variation requests for impacts to 19.43 acres of the PMA. Of the 19.43 acres, 8.43 acres was woodland that was to be replaced by afforesting unwooded areas of the PMA as shown on the approved TCPII for the golf course.

During the review of 4-99026, the Planning Board granted variation requests for 2.51 additional acres.

During the review of 4-00010, the Planning Board granted variation requests for 1.28 additional acres. As required by the approved TCP, all woodland areas cleared must be replaced on-site by afforesting unwooded areas of the PMA.

The total amount of disturbance permitted in the PMA under previous approvals appears to be 23.22 acres. The most recently signed overall worksheet for the Beech Tree development (signed May 9, 2012 for North Village 4 and 5) indicates that the current total clearing in the floodplain is 24.07 acres, with an additional 14.69 acres of PMA impacts outside of the floodplain, and exceeds the total impact area previously justified and approved. It is noted that the most recently approved overall woodland conservation worksheet did not include the approved quantities for TCPII-021-10, so the worksheet will need to be corrected prior to using it as the basis for future revisions. The disturbances proposed by SDP-0615-02 appear to be consistent in quantity with those previously approved by the Planning Board with SDP-0615, but the total amount of disturbance does not appear to be in conformance with the quantity of impacts approved with the preliminary plan.

The preliminary plan approval also indicated that mitigation for disturbance to the woodlands in the PMA be provided through reforestation/afforestation in the PMA. The woodland conservation summary worksheet and the individual woodland conservation worksheets do not currently indicate whether afforestation/reforestation is occurring inside or outside of the PMA. The worksheets will need to be updated to address whether the required PMA afforestation has occurred in the PMA.

A statement of justification associated with the current application was submitted by Robert Antonetti, dated March 5, 2012, and has not been amended to address changes to the site layout for East Village 14 which has been proposed since that time. Although the current application is grandfathered from the finding that the plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible, the Beech Tree development has specific conditions related to approval of PMA impacts and mitigation of PMA impacts on-site which require additional information prior to plan certification.

Recommended Condition: Prior to the certification of the SDP, impacts to the PMA on the site shall be addressed as follows:

(a) The overall woodland conservation summary worksheet and the individual woodland conservation worksheets associated with this SDP shall be revised to differentiate the quantity of afforestation/reforestation provided inside and outside the PMA.

(b) An exhibit shall be prepared and submitted that illustrates the area of previously approved PMA impacts and currently proposed impacts to South Village 6, with the acreage of each impact provided. Areas of PMA mitigation shall also be shown and labeled with appropriate acreages. This exhibit should demonstrate that the Planning Board's approvals of variances with preliminary plan approval have not been exceeded on the current application, and that the amount of PMA mitigation that is being providing towards fulfilling the overall requirements for the Beech Tree development has been maximized to the extent feasible.

(c) An exhibit shall also be prepared and submitted that illustrates the area of previously approved PMA impacts and currently proposed impacts to East Village 14 with the acreage of each impact provided. Areas of PMA impact and PMA mitigation shall also be shown and labeled with appropriate acreages. This exhibit should demonstrate how the Planning Board's approval of variances with preliminary plan approval have been affected by the current proposal, and that the amount of PMA mitigation that is being provided towards fulfilling the overall requirements for the Beech Tree development has been maximized to the extent feasible. For this purpose, installation of the WSSC utility projects shall be considered to be previously approved impacts.

(d) If the acreage of PMA impacts approved with the preliminary plan approval is less than the acreage shown on the current application, a mitigation plan shall be prepared for the current application which identifies potential mitigation sites, and the quantity that will require to be addressed in other areas of the Beech Tree development.

(5) The proposed site development for South Village 6 has an approved Stormwater Management Concept Plan and associated letter (10218-2007) dated May 22, 2007. The proposed development for East Village 14 has an approved Stormwater Management Concept Plan and associated letter (3306-2010) dated March 8, 2010. Copies of the concept plans and letters were not received with the current application.

To conform to a previous condition of approval, prior to approval of building or grading permits, the Environmental Planning Section is required to review all technical stormwater management plans approved by the Department of Environmental Resources (DER). Water quality measures are required to be provided at all storm drain outfalls. The location of storm drain outfalls is generally determined during specific design plan review; 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. This condition should be addressed to the fullest extent possible as part of the current application.

Recommended Condition: Prior to certification of the SDP, the stormwater management concept plans and associated letters shall be submitted, so conformance to the current application can be confirmed.

Recommended Condition: Prior to certification of the SDP, the technical stormwater management plans, if available, shall be submitted, and specific information shall be provided about how water quality benefits are being provided at all storm drain outfalls associated with this section of the Beech Tree development. If the technical plans are not available prior to certification, the plans shall be submitted prior to issuance of grading permits.

(6) The presence of Marlboro clay presents a special problem for development of the overall Beech Tree site. Consideration 6 of A-9763-C was adopted to address this issue. The greatest concern is the potential for large scale slope failure with damage to structures and infrastructure. Marlboro clay creates a weak zone in the subsurface; areas adjacent to steep slopes have naturally occurring landslides. Grading in the vicinity of Marlboro clay outcrops on steep slopes can increase the likelihood of a landslide. Special treatments are required during the installation of the base for all roads. Water and sewer lines laid within the Marlboro clay layer require special fittings. Side slopes of road cuts through Marlboro clay need special treatment. Special stormwater management concerns need to be addressed when Marlboro clay is present on a site. Footers for foundations cannot be seated in Marlboro clay.

The Planning Board directed that the following note be appended onto CDP-9407:

> **The envelopes 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.**

The following condition was approved by Planning Board Resolution No. 00-127 for 4-00010:

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.

A geotechnical report dated March 2006 was previously submitted for the portion of the Beech Tree site containing SDP-0615, which was reviewed and found to meet all requirements. Staff reviewed SDP-0617 and determined that high risk areas do not occur on this portion of the Beech Tree site. In some areas, special drainage measures, road construction, and foundation construction methods may be needed.

A geotechnical study for the East Village 14 portion of the current application dated July 23, 2012 prepared by Geo-Technology Associates, Inc. was submitted on August 9, 2012. The geotechnical study was referred to David Bourdon, Executive Director of the Prince George's Soil Conservation District for expert review. In an e-mail dated September 11, 2012, Mr. Bourdon provided the following assessment:

"The report notes the presence of Marlboro clay at 16 to 21 feet below existing ground…(and) some elastic silt and fat clay about 7 to 12 feet below existing ground. These soils can have the same unstable properties and drainage issues as Marlboro clay."

The geotechnical study concludes that "it is GTA's opinion that the presence of Marlboro clay will not significantly impact the design or construction of the proposed improvements. In that all house construction is now limited to the north (side) of Shalbourne Lane, the need to consider the effects of Marlboro clay is probably not an issue at this point."

Comment: With the revised layout to East Village 6, the proposed development pattern is feasible if the recommendations contained in the geotechnical report are adhered to. The Department of Public Works and Transportation (DPW&T) may require a soils report in conformance with County Council Bill CB-94-2004 prior to signature of the final plats and/or during the permit review process.

(7) A basic plan consideration dealing with noise was first addressed in Condition 1e of CDP-9706 that requires the approval of a noise study at the time of SDP approval by the Planning Board. A noise study was reviewed and approved with East Village, Phase 1, SDP-9907. A noise study (Report #3315, Beech Tree Traffic Noise Analysis, dated February 24, 1998) was prepared by Polysonics Corp in 1998 based upon the projected 2020 annual average daily traffic (AADT) provided by MNCPPC at that time. The previous noise analysis indicated that a portion of the Beech Tree, East Village 14, property lay within the 65 dBA Ldn noise contour.

A reevaluation of future roadway noise impacts upon this portion of the site was submitted with the current application, which accounted for factors that were not included in the previous analysis, primarily site topography, which has a significant effect on roadway noise propagations throughout the site. The reevaluation prepared by Phoenix Noise and Vibration, LLC dated August 6, 2012, based on existing and future site topography, determined that roadway noise impacts on the site will be below 65 dBA Ldn at both the ground level and upper level of all residential units. The report concludes that no additional mitigation is required to comply with the Prince George's County residential exterior and interior noise standard, and the Environmental Planning staff concurs with this finding.

Comment: No additional information with regard to noise impacts is required with the current application.

The Environmental Planning Section's proposed conditions have been included in the Recommendation section of this technical staff report.

k. **Prince George's County Fire/EMS Department**—In a memorandum dated August 3, 2012, the Prince George's County Fire/EMS Department offered information regarding needed accessibility, private road design, and the location and performance standards for fire hydrants.

l. **Department of Public Works and Transportation (DPW&T)**—In a memorandum dated June 5, 2012, DPW&T stated that the private roadways to be constructed in this portion of the Beech Tree development and the tie-in to Village Drive should be constructed in accordance with DPW&T's standards and specifications and their Utility Policy, the County Road Ordinance, AASHTO (American Association of State Highway and Transportation Officials) standards and the American with Disabilities Act (ADA). They also stated that a soils investigation report which includes subsurface exploration and a geotechnical engineering evaluation would be required. Lastly, with respect to stormwater management, they stated that the approved Stormwater Management Concept Plans (10218-2007, dated May 22, 2007 for South Village Section 6; and 3306-2010, dated March 8, 2010 for East Village Section 14) should be revised to be consistent with the SDP.

Comment: A recommended condition of this approval would require that the above-mentioned stormwater management concept plans be revised to conform to the SDP, and that the applicant deliver to staff a written indication from DPW&T that they find the SDP conforms with the relevant stormwater management concept plans, as revised.

m. **Prince George's County Health Department**—In a memorandum dated May 25, 2012, the Prince George's Environmental Engineering Program of the Prince George's County Health Department stated that they had completed a health impact assessment review of the subject project and had no specific comments or recommendations.

n. **Prince George's Soil Conservation District**—In a letter dated September 11, 2012, the Prince George's Soil Conservation District stated that they had reviewed the Geo-Technology Associates Inc. geotechnical report dated July 23, 2012 that included an Exploration Location plan in Appendix A that showed proposed grading and house location. They then stated that they requested and received on August 31, 2012, a more detailed plan to enable them to more fully evaluate the proposed construction. The submitted plan eliminated all house construction and filling activities south of Shalbourne Lane.

Further, they stated that they also looked at the site with regard to the new soil survey which mapped the soils on-site as of the Marr-Dodon complex. They explained that these soils are generally fine sandy loam that have little limitation for grading or house construction. They also noted that this mapping unit can contain five percent or less of the Howell series which are associated with Marlboro clay. Further, they stated that the report notes the presence of Marlboro clay at 16 to 21 feet below the existing ground and that one boring indicated some elastic silt and fat clay at about 7 and 12 feet below the existing ground. Marlboro clay, and elastic silt and fat clay are associated with unstable properties and drainable issues. In closing, the Soil Conservation District stated that they were in agreement with the conclusion of the study that "the presence of Marlboro Clay will not significantly impact the design or construction of the proposed improvements" because all house construction is now limited to the north of Shalbourne Lane.

o. **State Highway Administration (SHA)**—In an email dated September 4, 2012, a representative of SHA stated that they had no objection to the approval of the subject SDP. They stated, however, that they will require a traffic impact study be submitted in support of the applicant's request to amend the change to the phasing plan for SDP-9907-01.

p. **Washington Suburban Sanitary Commission (WSSC)**—In an email dated September 12, 2012, a representative of WSSC offered comment on needed coordination with buried utilities, information on easements on the property, conceptually approved WSSC projects on the subject property, the need for a hydraulic planning analysis, and following the system extension permit process. WSSC's requirements will be met through their separate permitting process.

q. **Verizon**—At the time of this writing, staff has not received comment from Verizon.

r. **Potomac Electric and Power Company (PEPCO)**—In an email dated September 20, 2012, a representative of PEPCO stated that they would prefer a ten-foot-wide public utility easement along all public and private rights-of-way and that they would be requiring additional easements for placement of transformers and other switching or fusing devices, locations. PEPCO's requirements will be addressed through their separate permitting process.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-0615-02 and Type II Tree Conservation Plans TCPII-023-12 and TCPII-024-12 for Beech Tree, South Village 6 and East Village 14, subject to the following conditions:

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

    a. The applicant shall correct the key map to accurately reflect the location of Sheets 5 and 6 within the overall SDP.

    b. The plans, including the "Previously Approved SDP's" chart on the coversheet, shall be revised to consistently reflect that the following as currently proposed under the subject SDP, and would be the resultant totals for the overall Beech Tree development after its approval:

	Single-family detached	Single-family attached	Townhouse
Currently approved under this SDP	-2	-20	56
Totals with this SDP approval	1,110	4	471

    c. The plan shall be revised to reflect a crosswalk from the sidewalk along Tiberton Terrace to the trail along Presidential Golf Drive, unless modified by the Department of Public Works and Transportation (DPW&T).

    d. The plan shall be revised to extend the sidewalk along the south side of Shalbourne Lane to the trail along Presidential Golf Drive.

    e. The plan shall be revised to provide a crosswalk for the trail along Presidential Golf Drive at Shalbourne Lane.

    f. The plan shall be revised to label the six-foot trail on Sheet 6.

    g. The applicant shall revise Stormwater Management Concept Plans 10218-2007 and 3306-2010 for the project and deliver to staff a written indication from the Department of Public Works and Transportation (DPW&T) that the SDP conforms to the relevant approved stormwater concept plans, as revised.

    h. Prior to signature approval, the applicant shall add the standard Tree Canopy Coverage Ordinance schedule to a landscape plan detail sheet demonstrating provision of the required minimum of 1.716 acres or 74,748.96 square feet of tree canopy for the subject site.

2. 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.

(c) Widen Leeland Road to provide two exclusive left turn lanes and one free-flowing right turn lane.

3. 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.

4. 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 MD 214 and MD 725 shall be provided by SHA or DPW&T to the Planning Department.

5. Prior to approval of a final plat for the SDP, it shall include a note that states:

"Prior to approval of building permits, the applicant and the applicant's heirs, successors, and/or assignees shall pay the public safety surcharge for the residential units in East Village 14 as proffered in the letter dated September 13, 2012 (Antonetti to Chellis)."

6. Any changes to the sequencing of transportation improvements and/or changes to the development thresholds identified in Conditions 2 through 4 above will require the filing of a revision to the Specific Design Plan (SDP-9907) application, and a new staging plan reflecting said changes must be included with application.

7. Prior to issuance of each building permit in East Village 14, the applicant and the applicant's heirs, successors, and/or assignees shall pay the public safety surcharge as proffered in the letter dated September 13, 2012 (Antonetti to Chellis).

8. 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 required federal and state wetland permits, demonstrate that permit approval conditions have been complied with, and submit any associated mitigation plans.

9. Prior to certification of the revised specific design plan, a copy of the revised stormwater management (SWM) concept approval letter and plans, and the technical SWM plans, if available, for the subject portion of the development shall be submitted. A statement of how SWM concept approval and the technical SWM plans, if available, are consistent with the habitat management plan, and how water quality has been addressed for all stormdrain outfalls shall also be submitted.

10. If the technical stormwater management plans are not consistent with the habitat management plan, or do not provide the level of water quality treatment indicated in the habitat management plan, the associated plans shall be revised as appropriate prior to specific design plan certification.

11. Prior to certification of the specific design plan, the approved wetland mitigation plans for the entire Beech Tree development shall be submitted. If it is determined that the subject Type II tree conservation plans (TCPII) are affected, the subject TCPIIs shall be revised to show the location of any on-site wetland mitigation areas.

12. Prior to signature approval of the specific design plan (SDP), the SDP and the Type II tree conservation plan (TCPII) shall be amended to show a complete delineation of the primary management area (PMA) on Parcel 11.

13. Prior to certification of the specific design plan, the Type II tree conservation plan (TCPII) shall be revised as follows:

    a. All plan sheets shall be revised as follows:

        (1) The corrected separation note shall be provided on all plan sheets referencing TCPII-023-12 and TCPII-24-12.

        (2) All plan sheets shall be signed by the qualified professional who prepared it.

        (3) Natural regeneration shall not be included as an afforestation/ reforestation methodology on the plans and shall be removed from the legend and the tree table. If natural regeneration occurs before planting occurs on the site, the applicant may submit appropriate sampling information and photographs with a request to revise the afforestation/ reforestation areas to natural regeneration areas.

        (4) The Tree Table located on each plan sheet shall be revised to provide an area for primary management area (PMA) impacts inside and outside the 100-year floodplain, and PMA restoration activity.

        (5) Elements shall be removed from the legend which is not applicable to the plan sheets, such as landscaping elements, plat lines, soil boundaries, and soil classifications.

        (6) Retaining walls shall have a ten-foot-wide zone clear of woodland conservation for maintenance purposes at the top of the wall and the bottom of the wall. These areas shall not be credited as woodland conservation and shall be assumed cleared.

        (7) Reforestation and preservation areas shall not be shown in storm drain easements or utility easements, and these areas shall be assumed to be cleared.

        (8) Woodland conservation areas on individual plan sheets shall be labeled by woodland conservation methodology and area in acres.

        (9) The location of woodland conservation signage shall be shown on the plans.

    b. The cover sheet shall be revised as follows:

        (1) The legend shall be removed from the cover sheet since it is not applicable to the key map provided, and "Area Part of this Application" shall be labeled "Legend."

(2) The gross tract area for the submittal shall be corrected to conform to the gross tract area of the SDP.

(3) A revised stormwater management (SWM) concept approval number for the current application shall be included in the notes.

(4) Note 24 shall be amended to indicate that no historic resources are associated with the current application.

(5) The label revisions shall be added to the revisions table.

c. Sheet 2 of 6 shall be revised as follows:

(1) Approval blocks shall be provided for both TCPII-23-2012 and TCPII-024-12.

(2) Individual worksheets shall be included for TCPII-023-12 and TCPII-024-12.

(3) The most current overall woodland conservation worksheet for the project shall be included on the plan set at the time of certification.

(4) The individual worksheets and the overall worksheet shall reflect the same quantities, particularly with regard to primary management (PMA) impacts and PMA restoration.

(5) Only one permanent tree protection fence detail should be provided on the detail sheet.

d. Sheets 3 and 4 of 6 shall be revised as follows:

(1) An approval block for TCPII-023-12 shall be added to these sheets.

(2) Permanent tree protection fencing shall be shown along all vulnerable edge of afforestation/reforestation areas.

e. Sheet 5 of 6 shall be revised as follows:

(1) The primary management area (PMA) delineation shall be corrected to show the PMA located on the south side of the tributary along the northern property boundary.

(2) The cover sheet and notes and details sheet for the TCPII shall contain two approval blocks.

(3) The approved roadway connection from Presidential Golf Course Drive to US 301/Village Drive shall be shown on the plan. Preservation shall not be shown in the assumed right-of-way, but it does not need to be counted as cleared.

(4) An approval block for TCPII-024-12 shall be added to the sheet.

f. Sheet 6 of 6 shall be revised as follows:

(1) The plan shall be revised to reflect the off-site clearing for the Washington Suburban Sanitary Commission (WSSC) utilities associated with independent Type II Tree Conservation Plan TCPII-102-06-01. No afforestation/reforestation or preservation shall be credited in the WSSC rights-of-way.

(2) A note shall be added to the plan sheet which identifies the clearing approved as part of TCPII-102-06-01, and the area approved with that application shall be delineated on the plan sheet.

14. Prior to certification of the specific design plan (SDP), impacts to the primary management area (PMA) on the site shall be addressed as follows:

a. The overall woodland conservation summary worksheet and the individual woodland conservation worksheets associated with this SDP shall be revised to differentiate the quantity of afforestation/reforestation provided inside and outside the PMA.

b. An exhibit shall be prepared and submitted that illustrates the area of previously approved PMA impacts and currently proposed impacts to South Village 6, with the acreage of each impact provided. Areas of PMA mitigation shall also be shown and labeled with appropriate acreages. This exhibit should demonstrate that the Planning Board's approvals of variances with preliminary plan approval have not been exceeded on the current application, and that the amount of PMA mitigation that is being providing towards fulfilling the overall requirements for the Beech Tree development has been maximized to the extent feasible.

c. An exhibit shall also be prepared and submitted that illustrates the area of previously approved PMA impacts and currently proposed impacts to East Village 14 with the acreage of each impact provided. Areas of PMA impact and PMA mitigation shall also be shown and labeled with appropriate acreages. This exhibit should demonstrate how the Planning Board's approval of variances with preliminary plan approval have been affected by the current proposal, and that the amount of PMA mitigation that is being provided towards fulfilling the overall requirements for the Beech Tree development has been maximized to the extent feasible. For this purpose, installation of the WSSC utility projects shall be considered to be previously approved impacts.

d. If the acreage of PMA impacts approved with the preliminary plan approval is less than the acreage shown on the current application, a mitigation plan shall be prepared for the current application which identifies potential mitigation sites, and the quantity that will require to be addressed in other areas of the Beech Tree development.

15. Prior to certification of the specific design plan, the applicant shall submit a copy of the revised stormwater management concept plans and associated letters from the Department of Public Works and Transportation (DPW&T) for inclusion in the case file.

16. Prior to certification of the specific design plan, the technical stormwater management plans, if available, shall be submitted and specific information shall be provided about how water quality benefits are being provided at all storm drain outfalls associated with this section of the Beech Tree development. If the technical plans are not available prior to certification, the plans shall be submitted prior to issuance of grading permits.