

January 25, 2012

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor, Development Review Division

FROM: Ruth Grover, Planner Coordinator, Urban Design Section, Development Review Division

SUBJECT: **Revisions to Staff Report dated January 18, 2012**
Specific Design Plan SDP-1002
Smith Home Farm Stream Restoration

Staff would like to add the following two conditions to those recommended in the technical staff report for Specific Design Plan SDP-1002, Smith Home Farm Stream Restoration:

- 1.i. The applicant shall place a conspicuous note on the cover sheet of the plan set stating that any lot layout or road configuration shown on the set of plans approved by the Planning Board for SDP-1002 shall be for illustrative purposes only. Lot layout and road configuration shall be approved in separate SDPs such as the currently pending SDP-1003 for Sections 1a, 1b, 2, and 3.
8. If additional stream restoration is required to satisfy the minimum expenditure of \$1.47 million, the Environmental Planning Section shall identify the additional sites. If such sites are located on land to be dedicated to the Department of Parks and Recreation (DPR), the Environmental Planning Section and DPR shall work together to identify mutually acceptable locations for the additional sites located on public parkland and scope of stream restoration work. The applicant shall then enter into a Stream Restoration Agreement with DPR for the proposed stream restoration on parkland prior to starting the work. The applicant shall submit a performance bond or other suitable financial guarantee for the stream restoration on parkland. This bond shall be delivered to DPR prior to commencement of work on parkland and shall be valid for a period of three years or until the applicant shall receive a final approval and acceptance letter from DPR for said work. The stream restoration work shall be monitored by DPR for two years after its completion. Any deficiencies noted in the stream restoration work during the monitoring period shall be rectified within one year after due notice of the deficiencies is provided to the applicant. The limited detailed site plan for stream restoration shall be revised accordingly by the applicant as necessary to include the additional sites specified for stream restoration.

Additionally, staff would like to revise the following two conditions as indicated by striking through the text to be deleted and underlining text to be added:

1. Prior to certificate approval of this SDP, the applicant shall revise the plans for the project as follows:
 - a. Show Stream Reaches ~~1-2~~, 3-4, ~~and 7-2~~, and 7-3 as priority areas for restoration. Identify the approximate land area necessary for the associated grading.
 - b. Revise all charts and information as necessary.
 - c. Remove Stream Reaches ~~7-6~~, C-6, ~~and C-7~~, and that portion of 7-6 that is on land to be dedicated to the Department of Parks and Recreation as priority areas.