



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 <http://mncppc.iqm2.com/Citizens/Default.aspx>

Specific Design Plan Locust Hill – Phase I

SDP-1705

REQUEST	STAFF RECOMMENDATION
Phase 1, infrastructure only for 285 single-family detached and 53 single-family attached residential lots.	APPROVAL with Conditions

Location: On the north and south sides of Oak Grove Road, west of its intersection with Leeland Road.

Gross Acreage: 505.81

Zone: R-L

Dwelling Units: 338

Gross Floor Area: N/A

Planning Area: 79

Council District: 06

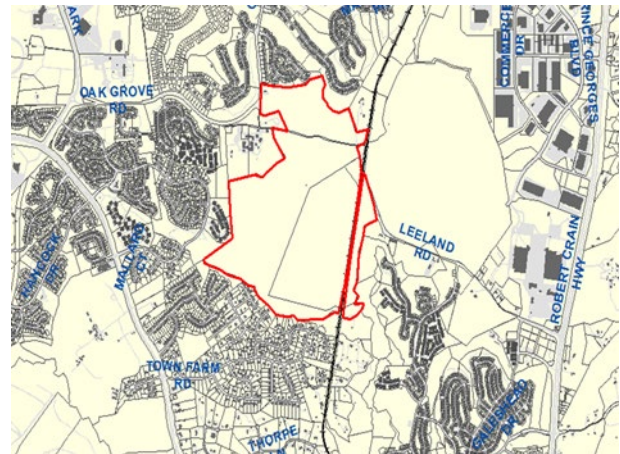
Election District: 03

Municipality: N/A

200-Scale Base Map: 203SE13

Applicant/Address:
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Planning Board Date: 04/09/2020

Planning Board Action Limit: 04/09/2020

Staff Report Date: 03/24/2020

Date Accepted: 01/30/2020

Informational Mailing: 12/02/2017

Acceptance Mailing: 01/28/2020

Sign Posting Deadline: 03/10/2020

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at

http://www.mncppcapps.org/planning/Person_of_Record/.

Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Specific Design Plan SDP-1705
 Type II Tree Conservation Plan TCPII-027-2015-01
 Locust Hill - Phase I

The Urban Design staff has reviewed the specific design plan for the subject property and presents the following evaluation and findings leading 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 conformance with the following criteria:

- a. The requirements of Zoning Map Amendment (Basic Plan) A-9975-C, as amended;
- b. The requirements of the Prince George's County Zoning Ordinance in the Residential Low Development (R-L) Zone and Section 27-480, General Development Regulations in the Comprehensive Design Zone;
- c. The requirements of Comprehensive Design Plan CDP-0506;
- d. The requirements of Preliminary Plan of Subdivision 4-06075;
- e. The requirements of the 2010 *Prince George's County Landscape Manual*;
- f. The requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance;
- g. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- h. Referral comments.

FINDINGS

Based upon the evaluation and analysis of the subject specific design plan, the Urban Design Section recommends the following findings:

1. **Request:** The subject application is for approval of a specific design plan (SDP) for Phase 1, infrastructure only, for 285 single-family detached and 53 single-family attached residential lots.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	R-L	R-L
Use	Vacant	Single-family Detached and Attached
Phase I Dwelling Units		
Single-family detached	0	285
Single-family attached	0	53
Total Dwelling Units	0	338
Total Gross Acreage	505.81	505.81
Floodplain	69.21	69.21
Total Net Acreage	436.60	436.60

3. **Location:** The Locust Hill development is located on the north and south sides of Oak Grove Road, west of its intersection with Leeland Road, in Upper Marlboro. The site is in Planning Area 79 and Council District 6.
4. **Surrounding Uses:** The site is bounded to the north by County parkland in the Open Space Zone and developed residential properties in the Residential Low Development (R-L) Zone, part of the Oak Creek Club development; to the east by vacant and developed properties in the Residential Suburban Development (R-S) Zone, including the Willowbrook and Beechtree developments; to the south by developed residential properties in the Residential-Estate (R-E) and Rural Residential Zones; and to the west by developed residential properties in the R-S Zone, the Perrywood development and the St. Barnabas Church and Cemetery Historic Site in the Residential-Agricultural (R-A) Zone, and the Queen Anne Parish property in the R-E Zone.
5. **Previous Approvals:** The subject property was rezoned from the R-A and R-E Zones to the R-L Zone through the approval of Zoning Map Amendment (Basic Plan) A-9975-C by the Prince George's County District Council (Zoning Ordinance No. 19-2006), on October 31, 2006.

The Prince George's County Planning Board approved Comprehensive Design Plan CDP-0506 and Type I Tree Conservation Plan TCPI-024-06 (PGCPB Resolution No. 06-274) on January 4, 2007, with 44 conditions of approval. The District Council affirmed the findings of the Planning Board and approved CDP-0506 on April 9, 2007, with all 44 conditions.

On March 15, 2007, the Planning Board approved Preliminary Plan of Subdivision (PPS) 4-06075 and a revised TCPI-024-06-01 (PGCPB Resolution No. 07-28) for 554 lots and 24 parcels, with 28 conditions.

A Type II Tree Conservation Plan, TCPII-027-2015, was approved by the Environmental Planning Section on December 3, 2015, as a stand-alone application.

On May 13, 2019, Basic Plan A-9975-01-C was approved by the District Council (Zoning Ordinance No. 6-2019), amending the original A-9975-C, with 21 conditions and 9 considerations.

6. **Design Features:** This SDP proposes infrastructure development for a total of 338 dwelling units in Phase 1 of the Locust Hill property. The unit breakdown includes 285 single-family detached and 53 single-family attached dwelling units. The units will be developed in the area identified on the SDP as Phase 1, consisting of the developable portions of the project south of Oak Grove Road and west of the existing railroad right-of-way. The subject SDP proposes the lots, grading, and infrastructure only for the Phase 1 area. The architecture, landscaping, and recreational facilities will be approved separately under SDPs to be submitted in the future, which will be required to be approved before building permits can be issued. The proposed lot standards have been revised with this application, but substantially conform to the design concepts set forth in the design guidelines approved with CDP-0506. These standards are provided in the Development Data table on the SDP.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment (Basic Plan) A-9975-C and A-9975-01-C:** Basic Plan A-9975-C, which rezoned this property from the R-A and R-E Zones to the R-L Zone, was approved by the District Council on October 31, 2006, in accordance with Zoning Ordinance No. 19-2006, subject to conditions. The basic plan was amended by the District Council on May 13, 2019 with A-9975-01-C, which revised the layout and conditions of the original basic plan. Of the 21 Basic Plan A-9975-01-C conditions, the following are relative to this application:

1. **The Basic Plan shall be revised to show the following land use locations, types and quantities:**

Total Area: 505.81 acres

Land in the 100-year floodplain: 69.21 acres

Adjusted Gross Area: (total area less half the floodplain (34.6 acres) 471.21

acres Density Permitted under the R-L Zone: 1.0-1.5 dwellings (d.u.)/acre

Permitted Dwelling Unit Range: 471-706 d.u.

Approved Land Use Types and Quantities*:

Approved Dwelling Unit Range: 471-706 d.u.

Residential Single-Family Detached:

Minimum Range (65%) 306-459 d.u

Maximum Range (90%) 424-635 d.u.

Residential Attached Dwellings

(attached dwellings shall not exceed 35 percent of the maximum density):

Minimum Range (10%) 47-71 d.u.

Maximum Range (35%) 165-247 d.u.

Total Dwellings 471-706 d.u.

Public Open Space (parkland and parks, a minimum of 10 acres shall be developable): 58 acres

Private Open Space Buffer: 65 acres

***Maximum achievable density shall be determined at the time of Comprehensive Design Plan (CDP) not to exceed 706 d.u. (Note-single-family detached should include large lot units, with dimensions to be determined at the time of CDP)2.**

The 285 single-family detached and 53 single-family attached dwelling units, with a total of 338 dwelling units, fit within these approved land use types and quantities.

- 2. Development shall preserve the Patuxent River primary management area (PMA) to the fullest extent possible. Impacts to the PMA shall be minimized by limiting the number of road crossings, by making all necessary road crossings perpendicular to the streams, and by using existing road crossings to the extent possible.**

The primary management area (PMA) has been correctly shown on the most current natural resources inventory (NRI), and the impacts proposed with the current SDP application for Phase 1 are consistent with CDP-0506 and environmental impacts approved with the PPS.

- 3. Alignment of the master planned collector roadway (MC-600) shall be evaluated in detail to determine the location that results in the preservation of the existing natural resources to the fullest extent possible.**

The avoidance and minimization of impacts to regulated environmental features, to the fullest extent possible, is always pursued during the development process, but other interests must also be weighed in balancing competing interests. Improvements to an existing and master-planned collector roadway in this location cannot fully avoid all impacts to environmental features associated with the Collington Branch.

The Planning Board did not support a downgrade of MC-600 with the amended basic plan and the full dedication width is shown on the plan. The decision for the proposed cross section within the dedicated right-of-way and timing of construction is the responsibility of the Prince George's County Department of Permitting, Inspections and Enforcement (DPPIE).

Stream and wetland permits are required from the Maryland Department of the Environment (MDE) for construction of the master-planned roadway, and other environmental impacts proposed with the current application. Appropriate environmental protections, minimization, and mitigation will be addressed through the permitting process for environmental impacts under federal and state jurisdiction. The applicant will be required to submit copies of federal and state permits, as well as plans for required mitigation, prior to issuance of grading permits, so consistency with locally approved plans can be demonstrated.

4. **Natural Resources Inventory (NRI), signed by appropriate staff, shall be submitted with the CDP. All subsequent plan submittals shall clearly show the PMA as shown on the signed NRI.**

The site has a valid and approved NRI-047-06-03, that was submitted with this application. All environmental features of the property, which include stream buffers, wetlands, and floodplain, are correctly shown on the revised NRI, and the PMA has been correctly delineated. The current SDP application and revised TCPII are consistent with the most recent NRI approval.

6. **The Woodland Conservation Threshold (WCT) shall be 25 percent. The WCT requirements shall be met on-site. The Type I Tree Conservation Plan required with the CDP Application shall focus on the creation of contiguous woodland. Priority areas for tree preservation shall be concentrated in areas within the framework of the approved Green Infrastructure Master Plan. No woodland conservation shall be provided on any residential lot.**

This condition has been addressed with the prior TCP approval and with the review of the revised TCPII with this application. The TCPII submitted with this current application correctly shows the woodland conservation threshold as 25 percent, met on-site, and areas of interconnected woodlands are proposed within the framework of *The Countywide Green Infrastructure Plan of the Approved Prince George's County Resource Conservation Plan: A Countywide Functional Plan*. No woodland conservation is proposed on residential lots.

7. **Woodland cleared within the PMA's Preservation Area shall be mitigated on-site at a ratio of 1:1 for all impacts associated with development of the subject parcels. Woodland cleared within the PMA for the construction of the master planned roadway shall be mitigated in conformance with the standards of the Woodland Conservation Ordinance. This note shall also be placed on all Tree Conservation Plans.**

This condition has not been fully addressed with the revised TCPII. The previous approved TCPI included a plan identifying all areas proposed for clearing, including areas of clearing on the net tract, within the PMA, off-site, and areas within the PMA for the master-planned roadway. Note 18 on the coversheet of the revised TCPII reiterates this condition, but the phased woodland conservation worksheet has not been revised to include lines to separately quantify PMA impacts, and calculate the increased mitigation rate required.

- 11. No residential lots shall be located within 150 feet of the centerline of the CSX Railroad tracks.**

The SDP shows conformance to this requirement for the lots proposed in this phase.

- 12. The Applicant and its heirs, successors, and/or assignees shall provide the following trail facilities.**

- a. Construct the portion of the 10-foot-wide Master Plan hiker-biker trail located on the subject property's portion of the Collington Branch Stream Valley. The 10-foot width of the Master Plan trail may be modified at appropriate locations to respond to environmental constraints. Trail alignments shall be determined by the Department of Parks and Recreation of the M-NCPPC. Appropriate feeder trail connections from the project to the Master Plan hiker-biker trail shall be determined at CDP.**
- b. Construct the 8-foot wide Master Plan hiker-biker trail (extension from Oak Creek development) along the Black Branch stream valley and 6-foot wide feeder trails to the development pods in Locust Hill. Trail alignments shall be determined by the Department of Parks and Recreation.**
- c. Construct a Class I Master Plan trail (or side path) along the subject property's entire frontage of both Oak Grove Road and Church Road. The location of the Class I Master Plan trail (or side path) will be located along or adjacent to the Oak Grove and Church Road rights-of-way, except where environmental constraints require otherwise. In the event that environmental constraints require a different alignment, the Master Plan trail shall be routed around said constraint to ensure a continuous connection.**
- d. The location of trail facilities shall be determined at the time of Comprehensive Design Plan and Preliminary Plan of Subdivision (PPS) review. Any realignment of trails and/or relocation of stream crossings required under this Condition, due to existing environmental constraints, shall be reviewed and approved by the Department of Parks and Recreation (DPR). Any structures required to ensure dry passage shall be reviewed and approved by DPR at time of Specific Design Plan (SDP).**

The scenic trail system along existing Oak Grove Road, 8-foot-wide master-planned trails along the stream valley, and 6-foot-wide internal feeder trails are properly reflected on the submitted SDP. The SDP also shows 5-foot-wide sidewalks along both sides of the internal public and private streets. The master plan trail feeders connecting to Black Branch will be covered by a future SDP for Phase II.

The required Class I Master Plan trail is reflected on this SDP, along the frontage of Leeland Road. The road section and associated paths within the

public right of way will be finalized with DPIE and the Prince George's County Department of Public Works and Transportation. The trail provided is modeled after the proposed path along Church Road, north of Oak Grove Road.

15. **All stream and wetland mitigation for impacts to environmentally regulated site features shall be provided within the Collington Branch watershed, or, if mitigation sites cannot be found, within the Western Branch watershed, to the fullest extent possible, as determined by the permitting agency.**

The environmental consultant for the Locust Hill projects previously confirmed that there are no on-site or off-site wetland mitigation banks within the Collington Branch watershed, or within the Western Branch watershed. The absence of banks does not mean that there are not potential mitigation/restoration sites. In fact, the Western Branch Watershed Characterization (December 2003) prepared in support for The Prince George's County and City of Bowie Watershed Restoration Action Strategy, for the Western Branch Watershed identified numerous project locations within the Western Branch watershed.

While it is desirable to have the mitigation occur in the same subwatershed where the impacts occur, especially because of the water dependent rare, threatened, and endangered species that occur on-site, the most appropriate mitigation methods and location will be determined by MDE, which will issue the required permits with associated conditions.

Considerations

6. **Single-family dwelling units shall have a range of lot sizes and lot standards to ensure a variety of housing types.**

The proposed single-family detached lots range in size from 6,500 square feet to 18,000 square feet or more. The proposed single-family attached lots are either 4,250 square feet or 5,250 square feet, in conformance with this consideration.

8. **As the original Basic Plan required carriage homes, there shall be some percentage of carriage homes provided.**

The proposed 53 single-family attached lots in this phase are carriage homes, as they are 34- and 42-foot-wide units, in conformance with this consideration.

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

- a. This SDP is in general conformance with the requirements of the R-L Zone, as the single-family detached and attached homes are permitted uses.
- b. Section 27-480, General development regulations, of the Zoning Ordinance, includes various additional standards relative to townhouse lots and architecture. The

architecture and design elements of the units are not part of this SDP and will be approved with a subsequent application. The regulations of Section 27-480, relative to this proposal, are as follows:

- (a) Except as provided in Subsection (g), the exception of the minimum lot area requirement for townhouses as set forth in (b), below, and the height limitation for multifamily dwellings as set forth in (f), below, dimensions for yards, building lines, lot area, lot frontage, lot coverage, and building height shown on an approved Specific Design Plan shall constitute the development regulations applicable to the development of the land area addressed by that particular Specific Design Plan.**

A table of development regulations, including yards, lot areas, coverage, and building height, is provided on the SDP, in conformance with this requirement.

- (b) The minimum lot area requirement for townhouses constructed pursuant to a Specific Design Plan for which an application is filed after December 30, 1996 (with the exception of property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or planned Washington Metropolitan Area Transit Authority Metrorail station and the V-L and V-M Zones), shall be one thousand eight hundred (1,800) square feet.**

The minimum lots proposed for the single-family attached lots are 4,250 square feet, as shown on the SDP, in conformance with this requirement.

- (d) There shall be no more than six (6) townhouses per building group in any Comprehensive Design Zone (with the exception of the V-L and V-M Zones) for which an application for a Specific Design Plan is filed after December 30, 1996, except where the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than six (6) dwelling units (but not more than eight (8) dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than six (6) dwelling units exceed twenty percent (20%) of the total number of building groups in the SDP, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width. The restrictions on units per building group and percentages of building groups shall not apply to townhouses in the L-A-C Zone, if any portion of the L-A-C tract lies within one-half (1/2) mile of an existing or planned Washington Metropolitan Area Transit Authority Metrorail station. In no event shall there be more than nine (9) dwelling units in a building group. Garage parking within all building groups shall be provided in rear-loaded garages except where the rears of the units are located along open space areas along the perimeter of the development area or areas of steep topography.**

This SDP proposes all townhouse building groups to contain three or four units each, and each unit block has end units exceeding 24 feet in width.

- (e) **The minimum building width for townhouses in any continuous, attached group shall be twenty (20) feet, and the minimum gross living space for a townhouse shall be one thousand two hundred and fifty (1,250) square feet in any development for which an application for a Specific Design Plan is filed after December 30, 1996 (with the exception of townhouses in the V-L and V-M Zones and, as it applies to the minimum building width only, townhouses on property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or planned Washington Metropolitan Area Transit Authority Metrorail station). For the purposes of this Subsection, "gross living space" shall be defined as all interior building space except the garage and unfinished basement or attic area.**

The proposed minimum width for townhouses exceeds 20 feet. The gross living space will be evaluated with a subsequent SDP that includes architecture.

- c. Section 27-528(a) of the Zoning Ordinance contains the following required findings for the Planning Board to grant approval of an SDP:

- (1) **The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in Section 27-528(a)(1.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);**

The SDP is in conformance with the approved CDP and each of the conditions of approval, the 2010 *Prince George's County Landscape Manual* (Landscape Manual), and the applicable design guidelines for townhouses, as discussed in findings herein.

- (1.1) **For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies all requirements for the use in Section 27-508 of the Zoning Ordinance;**

The SDP does not contain property designated as a regional urban community.

- (2) **The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in**

the appropriate Capital Improvement Program, provided as part of the private development or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, participation by the developer in a road club;

The subject property of Locust Hill is governed by an approved and valid PPS that meets the adequacy test for the required transportation facilities serving this development. In addition, in a memorandum dated March 11, 2020, the Special Projects Section offered an analysis of police, fire and rescue, schools, and water and sewer facilities and determined that adequacy has been met for all of these.

- (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;**

The application included an approved stormwater management (SWM) concept plan and the subject SDP is in conformance with it. Therefore, adequate provision has been made for draining surface water and ensuring that there are no adverse effects on the subject property or adjacent properties.

- (4) The plan is in conformance with an approved Type 2 Tree Conservation Plan; and**

TCPII-027-2015-01 was reviewed with this application and conditional approval is recommended.

- (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).**

The SDP is exempt from this requirement, as it has a valid PPS that was approved prior to September 1, 2010.

- 9. Comprehensive Design Plan CDP-0506:** CDP-0506 was approved by the Planning Board on January 4, 2007 (PGCPB Resolution No. 06-274). The District Council affirmed the Planning Board's approval on April 9, 2007. The following conditions of approval are relevant to this SDP:

- 12. At time of Specific Design Plan submission, each SDP shall include a statement regarding how the proposal uses green building techniques and alternative energy sources.**

The applicant's SOJ indicates that the proposed homes in this application will meet strict energy efficiency guidelines set forth by the United States Environmental Protection Agency and are reviewed by third-party professionals. Methods and materials, such as engineered wood, environmental site design in the handling to the maximum extent practicable for SWM, and significant preservation of existing woodlands and sensitive environmental features throughout a considerable portion

of the site, are cited to address this condition. This condition will be evaluated further with future applications for architecture.

13. **The following note shall be placed on the preliminary plan and all future Tree Conservation Plans: "All community lighting shall use full cut-off optics and be directed downward to reduce glare and light spill-over."**

Note 24 on the cover sheet of the TCPII, submitted with the current application, addresses this condition.

22. **At least 30 days prior to any Planning Board hearing on the first SDP application, a detailed Habitat Protection and Management Program shall be submitted to be approved with the first SDP which addresses specific implementation methodologies for the long-term protection and assessment of the rare, threatened and endangered species habitat on this site. Prior to issuance of the first grading permit, a minimum of one year of hydrologic monitoring data, as determined by the program, shall be submitted, to establish a baseline for evaluation impacts to the RTE habitat resulting for construction activities, and post development.**

This condition was addressed with review of the first SDP, which was SDP-1603 for Willowbrook, Phase 1. A revised detailed habitat protection and management plan dated November 11, 2016 was submitted as part of this SDP application package.

23. **As part of the submission package for the first SDP, a plan and text shall be submitted that addresses a sediment and erosion control protocol that is more stringent than the minimum required. It shall include phasing of the site in such a way that the erosion prevention and sediment control mechanisms such as sediment basins stay in place until the last lot is built in the phase. The plan shall incorporate additional control measures and inspections to ensure maximum filtration of runoff and complete implementation of the plan. The package will be reviewed by the Environmental Planning Section staff in coordination with the staff of the Soil Conservation District.**

Since the time of approval of the CDP, more stringent sediment and erosion control regulations have been mandated by law. The applicant's proposal has been designed to comply to the aforementioned requirements. PPS 4-06075 was designed, in accordance with the highest water quality and environmental standards to help preserve and protect the water quality of all on-site and adjacent streams, tributaries, and regulated environmental areas. The property is also the subject of a SWM Concept Plan (42211-2014-01), Concept Grading, Erosion and Sediment Control Plan (CSC 31-18), stream restoration analysis (McCarthy and Associates, December 2006), and Habitat Protection and Management Program, WSSI (November 11, 2016). In addition to these programs, the sediment control plan incorporates redundant and innovative sediment control and SWM practices into the site design that offer water quality and rare, threatened, and endangered species protection, in addition to monitoring.

- 28. At the time of Specific Design Plan, the SDP and TCP II shall have the same sheet sections, sheet key, and sheet order. The sheet key shall be placed on all sheets.**

The SDP and TCPII plans are designed in compliance with this condition.

- 31. At the time of Specific Design Plan, all planting within the scenic easement shall be native plant material.**

The plan shows that all proposed plant species within the scenic easement will be native.

- 33. The applicant shall dedicate 48± acres of parkland to M-NCPPC, including the Collington Branch and Black Branch Stream Valleys, and 8.5 acres of developable land for active recreation as shown on DPR Exhibit "A."**

Prince George's County Department of Parks and Recreation (DPR) staff reviewed this application and determined that the proposal is in conformance with the previous basic plan, and the CDP approvals and conditions, as related to DPR-related issues, including mandatory dedication of parkland. More specifically, the realigned Leeland Road still provides the opportunity for the dedication of 10± acres of developable parkland on the northern end of the overall Locust Hill subdivision. This SDP, for Phase I only, shows a dedication area of approximately 30 acres to the Maryland-National Capital Park and Planning Commission. Future SDPs for subsequent phases will be required to dedicate the remaining area required by this condition.

- 36. The applicant shall construct an eight-foot-wide master plan hiker/biker trail along Collington Branch Stream Valley, and six-foot wide feeder trails to the development pods. The applicant shall connect the section of the master planned trail in Locust Hill to the trails in the Beech Tree and Woodside Village developments. The applicant shall construct any needed structure to provide a dry passage.**

- 37. The applicant shall construct an eight-foot-wide hiker/biker trail (extension from Oak Creek) along Black Branch Stream Valley, and six-foot-wide feeder trails to the development pods. The applicant shall connect the master plan trail to the Oak Creek trail system. The applicant shall construct any needed structures to provide a dry passage.**

The planned 8-foot-wide hiker/biker trails along the Collington Branch Stream Valley and the Black Branch Stream Valley, as well as the side path along Church Road, will be included in subsequent phases of the Locust Hill development.

- 38. Prior to submission of the Specific Design Plan (SDP), the applicant shall develop detailed construction drawings for park facilities and submit them to DPR for their review and approval, prior to submission of the SDP.**

This condition will be applicable, prior to the submission of an SDP for development.

- 10. Preliminary Plan of Subdivision 4-06075:** PPS 4-06075 was approved by the Planning Board on March 15, 2007 (PGCPB Resolution No. 07-28), with 28 conditions. It was subsequently corrected and amended to include a total of 29 conditions (PGCPB Resolution No. 07-28(C)(A)). The following conditions apply to this SDP:

- 9. Prior to signature approval of the preliminary plan, and prior to acceptance of the specific design plan, a copy of the revised and approved stormwater management concept plan shall be submitted. The plan shall include the use of sheet flow buffers, vegetated channels, and rooftop and non-rooftop disconnection to the fullest extent possible in addition to other stormwater management techniques. The approved concept shall be reflected on the SDP and TCPII.**

The approved SWM concept plan number is provided on the SDP and TCPII.

- 17. Prior to the issuance of building permits, the applicant, his heirs, successors and/or assignees shall convey to the homeowners association (HOA) 151.56± acres of open space land....**

The SDP shows a dedication of approximately 138 acres to the homeowners association for open space in Phase I only. This condition for the conveyance of the full 151.56 acres must be completed, prior to issuance of building permits.

- 23. Construction drawings for the recreational facilities on public parkland shall be reviewed and approved by the Park Planning and Development staff prior to certificate approval of the first specific design plan.**

The applicant submitted detailed construction drawings for park facilities to DPR, which were initially reviewed in May 2017. Revised detailed construction drawings were resubmitted to DPR on September 21, 2017. The applicant further met with DPR on November 14, 2019 to discuss an updated park concept plan. Further information concerning the specific recreational facilities that will be provided on public parkland will be submitted with future SDPs that include proposed structures and architectural details.

- 27. With the submission of the specific design plan, the applicant shall submit detailed construction drawings for trail construction to DPR for review and approval. The trail corridor shall be treated as follows:**

- a. When trails are constructed through wooded areas, all trees shall be removed that are within two feet of the edge of the trail. Within 20 feet of the trail, 1) All trees shall be cleared to 12 feet in height; and 2) Other vegetation obstructing the view from the trail shall be removed (shrubs, fallen trees).**
- b. When possible, the trail shall be aligned to preserve trees 12 inch or greater caliper.**
- c. Shallow rooted species, i.e. Maples, should be a minimum of 10 feet from the edge of pavement.**

- d. **The location of the trail shall be staked in the field and approved by DPR prior to construction.**

The trails systems have been designed to minimize impacts on environmental buffers, stream valley corridors, water quality, and identified rare, threatened, and endangered species to the maximum extent feasible. The sidewalk system will also be an integral part of the pedestrian network. Connections between neighborhoods will be a priority during future phases of Locust Hill, in addition to the connections to the master plan trails.

11. **2010 Prince George's County Landscape Manual:** Per Section 27-528(a)(1), an SDP must conform to the applicable standards of the Landscape Manual. The landscape and lighting plan provided with the subject SDP contains the required schedules demonstrating conformance to these requirements. However, the landscaping on the residential lots and within proposed recreational areas should be removed from the plan. It is not appropriate to propose or plant these trees before an SDP that includes buildings, driveways, parking, and all improvements is provided to determine acceptability. Therefore, a condition is included herein requiring these trees to be removed, as well as the related landscape schedules for Sections 4.1, 4.3, and 4.6 (for Lots 1 and 2). In addition, the plan does not clearly indicate where the Section 4.7 Bufferyard 1 is located. As conditioned herein, the plan should be revised to clearly indicate the locations of all Section 4.7 bufferyards, if applicable.
12. **Prince George's County Woodland Conservation and Tree Preservation Ordinance:** This application is not subject to the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because the site has a TCPI approved prior to September 1, 2010. This site is subject to the provisions of the 1993 Woodland Conservation and Tree Preservation Ordinance, as established with the initial approval of TCPI-024-06 and carried forward with subsequent entitlements.

TCPII-027-2015 was originally approved on February 9, 2016, for the limited purpose of placing a real estate sales trailer on Parcel A, located in the northeast corner of the intersection of Oak Grove Road and Church Road. A revised TCPII (TCPII-027-2015-01) was accepted for review with the current application for Phase 1 of Locust Hill, and the required Leeland Road realignment improvements.

The R-L Zone has a woodland conservation threshold of 25 percent, or 109.15 acres, based on a net tract area of 436.60 acres, which is correctly reflected in the TCPII worksheet. The amount of on-site woodland conservation meets Condition 6 of Basic Plan A-9975-01-C, which requires the woodland conservation threshold to be met on-site.

The 505.81-acre site contains 349.89 acres of existing woodland on the net tract and 66.56 acres of woodland within the 100-year floodplain. Proposed clearing consists of 188.70 acres on the net tract, 2.76 acres of clearing in the on-site floodplain, and 2.38 acres of clearing off-site. The worksheet does not include a calculation line for clearing of the PMA, which requires replacement at a ratio of 1:1, so the worksheet has not correctly calculated the woodland conservation requirement, which will be greater than the 161.47 acres indicated.

The woodland conservation worksheet indicates that the woodland conservation requirement will be fulfilled with 223.44 acres of preservation and 22.83 acres of on-site afforestation/reforestation. Based on the amount of clearing proposed on the net tract, the amount of woodland preserved cannot be larger than 161.19 acres. The total woodland conservation provided on-site in preservation and afforestation does not exceed 184.03 acres.

The TCPII plan requires numerous technical revisions to be in conformance with the requirements of the Environmental Technical Manual, which are conditioned herein.

13. **Prince George's Country Tree Canopy Coverage Ordinance:** The SDP is subject to the requirements of the Tree Canopy Coverage Ordinance. Section 25-128 of the County Code requires a minimum percentage of tree canopy coverage on projects that propose more than 5,000 square feet of disturbance. In the R-L Zone, the coverage requirement is 20 percent, which for this application equates to 101.16 acres. The subject SDP provides the required schedule, but indicates that the requirement is 50.58 acres, instead of the 101.16 acres, which is 20 percent. A condition has been included in the Recommendation section of this report to revise the schedule accordingly.
14. **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 March 20, 2020 (Stabler to Burke), incorporated herein by reference, the Historic Preservation Section provided an evaluation of the property's history, previous conditions of approval, as well as the Phase I archeological investigations, and additional archeological investigations, which revealed a burial ground in the southern portion of the property. In addition, they indicated that the submitted viewshed exhibit demonstrates that sufficient vegetative buffer is provided between the subject property and the St. Barnabas Church, Leeland and Cemetery Historic Site (79-059). Historic Preservation staff recommends approval of SDP-1705, with conditions that have been included herein as appropriate. Future SDPs that include architecture shall be referred to the Historic Preservation Commission for its review and approval.
 - b. **Community Planning**—In a memorandum dated February 21, 2020 (White to Burke), incorporated herein by reference, the Community Planning Division indicated that pursuant to Part 8, Division 4, Subdivision 2, of the Zoning Ordinance, master plan conformance is not required for this SDP.
 - c. **Transportation Planning**—In a memorandum dated March 9, 2020 (Burton to Burke), incorporated herein by reference, the Transportation Planning Section indicated the proposed road network represents a reasonable alternative to the network on which the approved PPS was based. The property straddles Oak Grove Road and Leeland Road, which are recommended to be upgraded to a major collector road (MC-600) on the master plan. While the alignment, as proposed, represents a minor change from the master plan, its functionality is not affected by the new alignment. MC-600 is shown as a 100-foot right-of-way, which is consistent with the master plan recommendation. The Transportation Planning Section concludes that the SDP application is deemed acceptable from the standpoint of transportation.

- d. **Trails**—In a memorandum dated March 10, 2020 (Smith to Burke), incorporated herein by reference, the trails planner provided discussion of conformance to previous conditions of approval, which is included in findings above, as well as the following discussion:

The subject application proposes 5-foot-wide sidewalks along both sides of all the internal roadways and 6-foot-wide feeder trails throughout the subject site. Subsequent phases of development will include an additional trail network that will connect to Phase 1 via crosswalk treatments across the proposed Leeland Road, at the site entrances. In the Recommendation section of this report, staff recommends detailed exhibits of the crossing treatments, across Leeland Road, be provided at this time to ensure the sufficiency of these critical connections.

- e. **Permit Review**—In a memorandum dated March 3, 2020 (Chaney to Burke), incorporated herein by reference, the Permit Review Section offered comments that will be addressed through future SDPs.
- f. **Environmental Planning**—In a memorandum dated March 23, 2020 (Finch to Burke), incorporated herein by reference, the Environmental Planning Section provided an analysis of previous conditions of approval, a discussion of woodland conservation requirements, as well as the following summarized comments:

Natural Resources Inventory/Existing Conditions

NRI-047-06-03, for the subject property, was revised and approved on February 26, 2018. The regulated environmental features as shown on the revised NRI have been correctly shown on the current SDP and TCPII.

Removal of Specimen Trees

As previously stated, the property is largely forested. A revised NRI (NRI-047-06-03) was approved on February 26, 2018 and identifies 422.72 acres of woodland and 335 specimen trees on or adjacent to the property. The site is grandfathered from the requirement to obtain a variance for the removal of specimen, champion, or historic trees on-site by the approval of TCPI-024-06 on March 22, 2009, which precedes the effective date of September 1, 2010 for the most current Woodland and Wildlife Habitat Conservation Ordinance. Ninety-nine specimen trees were approved to be removed by the TCPI.

With the current application, a variance request was submitted for the removal of 24 additional specimen trees, previously indicated to be saved, and the retention of 14 of the specimen trees previously approved for removal, resulting in a net loss of 10 additional specimen trees on the site. The applicant has since withdrawn the Subtitle 25 variance request. The applicant argues that there are special conditions on this site, which limit the area available for development, with 30 percent of the site within the PMA, and the presence of Marlboro clay and steep slopes, which create the need for additional grading to mitigate slope failure. The presence of over 300 specimen trees scattered throughout the property makes the removal of some specimen trees necessary for any development on the site. The requirement to construct Leeland Road, a master-planned roadway, and a master-planned trail

along Collington Branch have also expanded the grading envelope and resulted in the need to remove additional specimen trees.

Staff agrees with the applicant that the site presents special hardship due to the amount of specimen trees present and the regulated environmental features on the site, commends the retention of fourteen additional specimen trees, if possible, and supports the removal of 10 additional specimen trees with the development of Phase 1, as consistent with the previously approved and modified environmental impacts recommended for approval.

Environmental Impacts and Preservation of PMA

When a property is located within the Patuxent River watershed, certain designated features comprise the Patuxent River PMA Preservation Area. This application is grandfathered from the provisions outlined in Section 24-130(b)(5) of the Subdivision Regulations, which requires that the Planning Board find that PMA is preserved in its natural state to the fullest extent possible. However, numerous conditions of the CDP and PPS apply to the protection of PMA for this case. All disturbances not essential to the development of the site are prohibited within the PMA. Essential development includes such features as public utility lines, including sewer and stormwater outfalls, road crossings, and so forth, which are mandated for public health and safety; non-essential activities are those, such as grading for lots, SWM ponds, parking areas, and so forth, which do not relate directly to public health, safety, or welfare. Because this site contains fish and plant species designated as threatened and/or endangered, it is very important that impacts be limited to only those areas necessary for development.

With the previously approved PPS 4-06075, all the proposed impacts, as shown on the TCPI, were for the construction of road crossings, public utilities (water and sewer), and stormwater outfalls, which were deemed essential for development. The plans also showed impacts for pedestrian trails, which are in accordance with the master plan. A letter of justification, with exhibits for 16 impacts totaling 260,786 square feet (5.98 acres), was submitted. The proposed impacts, as requested, were determined to be necessary and essential for development of the site, and all the requested impacts were approved with the PPS.

With the current SDP application, a statement of justification (SOJ) for the “modification of previously approved PMA impacts” dated February 25, 2020, was submitted on March 13, 2020. The SOJ requests approval of 20 impacts to the PMA. Justification and specific reasons for each impact is provided below. The total on-site PMA impacts proposed with Phase 1 of the Locust Hill site is 97,240.58 square feet (2.23 acres). Future PMA impacts located outside of Phase 1 will require review with the development of future phases, and modifications to impacts if necessary, will be provided with the associated development process for that phase.

There are also PMA impacts necessitated by the realignment of the Leeland Road centerline and road improvement, from the centerline of the Collington Branch to the centerline of the CSX Railroad, totaling 201,086.04 square feet (4.62 acres).

A total of 298,326.72 square feet (6.85 acres) of PMA impacts are proposed, which includes impacts on the Locust Hill site and for Leeland Road/Locust Hill frontage improvements. A portion of the PMA impacts, 72,484.08 square feet (1.67 acres), was previously justified under the approved Willowbrook development (SDP-1603). After taking this into account, the PMA impacts proposed with Phase 1 development (which includes Leeland Road) is 225,478.64 square feet (5.18 acres). It is anticipated that PMA impacts located outside of Phase 1, and modification to previously approved impacts, if necessary, will be provided with the SDP for future phases.

Evaluation of Proposed PMA Impacts

Impacts 5, 8, 9, 13, 14, 15, and 16 are solely for the connection of sanitary sewer lines to existing sewer lines within the PMA. These impacts are necessary for the health and safety of the proposed development. The total area of the requested impacts is 34,055.46 square feet (0.78 acre), and these impacts have been minimized to the fullest extent possible.

Impacts 2, 4, 6, 12, 17, 18, and 19 are for impacts related to stormwater outfalls that are necessary to safely convey stormwater to the stream system. The total area of requested impacts is 10,537.35 square feet (0.24 acre), and these impacts have been minimized to the fullest extent possible.

Impacts 1, 3, 9, 10, and 10B are for impacts related to disturbance for connections to, and necessary improvements to, Leeland Road. These disturbances will allow for the realignment of the existing road at the western end of the property, development of a pedestrian/bike trail, and the installation of turn lanes at both ends to provide access to the subject property, based on master plan requirements. Due to the location of the existing and expanded right-of-way and the necessary safety improvements to the road, these impacts have been found to be minimized to the fullest extent possible.

Staff finds that the modified PMA impacts shown on the SDP are in general conformance with the impacts approved with the PPS and are generally the same size and for the same purposes as the previous approval. These impacts are necessary for construction of the proposed development and have been minimized to the fullest extent possible. Staff supports all the requested impacts.

Rare, Threatened and Endangered Species/Habitat Protection and Management Program

During the review of the CDP, the Environmental Planning Section conducted an extensive review of the site regarding rare, threatened, and endangered species. In a letter dated September 6, 2006, the Department of Natural Resources Natural Heritage Program noted that rare, threatened, and endangered species are known to occur on the subject property. The letter specifically addressed three fish species identified as the state-listed endangered Stripeback darter (*Percina notogramma*), the state-listed threatened American brook lamprey (*Lampetra appendix*), and the state-listed threatened Glassy darter (*Etheostoma vitreum*). Also identified on the site was one rare, threatened, and endangered species plant, Coville's phacelia (*Phacelia covillei*), which is listed as endangered by the State of Maryland and is globally rare. These, along with several other rare, threatened, and endangered

species plant, have been identified in Collington Branch of the Western Branch watershed in the Patuxent River basin, which runs north-south along the eastern portion of the subject site. It should be noted that the distribution of the Stripeback darter in Maryland is limited to the Western Branch, which is ranked 8th out of 84 watersheds in Maryland with respect to aquatic biological diversity and priority for conservation. Preservation and protection of the biological integrity of Western Branch is critical to the continued sustainability of this diverse and sensitive community of fish and plant species.

CDP conditions of approval regarding preservation and protection of the on-site habitat include the expansion of the PMA for all streams and wetlands, additional SWM techniques, enhanced sediment and erosion control mechanisms, and a development of a Habitat Protection and Management Program.

A note regarding the long-term protection and assessment of the rare, threatened, and endangered species habitat on this site is included in the Recommendation section of this report.

Marlboro Clay

This property is in an area with extensive amounts of Marlboro clay that is known as an unstable, problematic geologic formation when associated with steep and severe slopes. The presence of this formation raises concerns about slope stability and the potential for the placement of structures on unsafe land. Based on information available, it was projected that the top elevation of the Marlboro clay varies from an elevation of approximately 110 feet to approximately 120 feet on this site.

The original CDP included a Report of Preliminary Geotechnical Exploration prepared by Geotechnology Associates, Inc., dated September 2005. The initial geotechnical study was determined inadequate, because it was based on an insufficient number of borings and failed to address the requirements contained in “Criteria for Soil Investigations and Reports on the Presence and Effect of Marlboro Clay upon Proposed Developments.” The extent of impacts on the proposed design could not be determined without a Detailed Geotechnical Report, establishment of a 1.5 safety factor line based on existing conditions, identification of problem areas, and the establishment of a 1.5 safety factor line based on conceptual grading.

Due to site layout changes proposed with the subject application, the submittal of updated information and studies related to Marlboro clay on-site was required by DPIE. A Report of Geotechnical Exploration for Locust Hill, dated November 28, 2018, prepared by Geo-Technical Associated, is under review by DPIE. Conformance to the County’s guidelines for over consolidated clay must be reviewed and approved by DPIE, prior to certification of the SDP and TCPII.

- g. Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated March 5, 2020 (Giles to Burke), incorporated herein by reference, DPIE commented on right-of-way design and configuration, sidewalk requirements, storm drainage, and soils, particularly related to the presence of Marlboro clay on-site.

- h. **Special Projects Section:** In a memorandum dated March 11, 2020 (Thompson to Burke), incorporated herein by reference, the Special Projects Section offered an analysis of the required adequacy findings relative to police facilities, fire and rescue, schools, and water and sewer.
- i. **Prince George's County Department of Parks and Recreation (DPR)**—In a memorandum dated March 10, 2020, incorporated herein by reference, DPR evaluated conformance with previous conditions of approval regarding the mandatory dedication of parkland and recreational facilities and recommends approval of the SDP with no conditions.
- j. **Prince George's County Health Department**—In a memorandum dated February 13, 2020 (Adepoju to Burke), incorporated herein by reference, the Health Department indicated that the applicant should abide by applicable regulations so that adjacent properties are not adversely impacted with noise or dust during the construction phases of this project.
- k. **Prince George's County Police Department**—In a memorandum dated February 19, 2020 (Contic to Burke), incorporated herein by reference, the Police Department offered no comments for this proposal.
- l. **Prince George's County Fire/EMS Department**—At the time of the writing of this staff report, comments had not been received from the Fire/EMS Department.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-1705 and Type II Tree Conservation Plan TCPH-07-2015-01 for Locust Hill – Phase I, subject to the following conditions:

- 1. Prior to certification of this specific design plan (SDP) the applicant shall:
 - a. Provide a detailed exhibit of the pedestrian crossing treatments on Leeland Road, connecting the north and south portions of the development.
 - b. Remove the parking schedule from the plan, as no buildings are proposed at this time.
 - c. Revise the cross section of Leeland Road, as agreed upon with the Prince George's County Department of Public Works and Transportation and the Prince George's County Department of Permitting, Inspections and Enforcement.
 - d. Provide photometric plans indicating adequate lighting for all private roads.
 - e. Revise Note 15 on the landscape plan and Note 11 on the specific design plan to read: "The subject property is adjacent to St. Barnabas Episcopal Church and Cemetery, Leeland, Historic Site 79-059."

A separate note shall be provided that states: "Archeological site 18PR1124, the Oak Grove Burial Ground, is located on the subject property."

- f. Revise the landscape plan, as follows:
 - (1) Remove the landscaping on residential lots and within the recreational parcels, as well as any parking lot areas.
 - (2) Remove the landscape schedules for Sections 4.1, 4.3, and 4.6 (for Lots 1 and 2).
 - (3) Revise the plan to clearly indicate the locations of all Section 4.7 bufferyards and provide schedules, as applicable.
 - (4) Revise the Tree Canopy Coverage Schedule to indicate that the requirement is 101.16 acres, or 20 percent, of tree canopy on-site.
 - (5) Revise the plans to include the hatch legend on every sheet and remove the TCPII legend.
- g. Demonstrate conformance to the County's guidelines for over consolidated clay, as determined by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), for the layout shown on the SDP and Type II tree conservation plan. Any resulting mitigated 1.5 safety factor line shall be shown on the plan. Any resulting building restriction lines shall also be shown, as determined by DPIE.
- h. Add the following note to the SDP and Type II tree conservation plan.

"Development of this site is subject to a Habitat Protection and Management Program for the long-term protection and assessment of the rare, threatened and endangered species habitat on this site. The plan was prepared by McCarthy and Associates, Inc. (March 30, 2007) and revised by Wetland Studies and Solutions, Inc. (WSSI) dated November 11, 2016, to include both the Locust Hill and Willowbrook development. Prior to the issuance of the first grading permit, a minimum of one year of hydrologic monitoring data shall be submitted to establish a baseline for evaluation impacts to the RTE habitat resulting from construction activities and post-development."
- i. Revise the Type II tree conservation plan (TCPII), as follows:
 - (1) The TCPII shall identify each clearing area by type on the plan: Net Tract Clearing, primary management area (PMA) Clearing (Master Plan Road), PMA Clearing (includes floodplain), and Off-Site Clearing. Each of the clearing types shall be identified using a different symbol. A chart indicating the type and size of each isolated clearing area in its respective category shall also be added to the plan. This table will be used to calculate the amount of on-site PMA impacts that are subject to 1:1 replacement.

- (2) On each sheet, the types of clearing identified in (1) above shall be included in the Sheet Summary Table. Correct the classifications used in the sheet summary table; the use of “M-NCPPC woodland preservation” and “Non-M-NCPPC” does not appear to be correctly applied. If these categories need to be identified separately, this should be indicated with a different graphic or labeling on the plan sheet.
- (3) The woodland conservation worksheet shall be revised to include calculations for the 1:1 replacement requirement for on-site primary management area in the column for clearing of on-site 100-year floodplain.
- (4) The woodland conservation worksheet shall show the correct amount of woodland preserved after clearing, and the amount of woodland conservation being provided.
- (5) The plan title shall be corrected to TCPII-027-2015, without a revision number.
- (6) The worksheet TCPII number shall be corrected to TCPII-027-2015.
- (7) The Environmental Planning Section approval block TCP number shall be corrected to TCPII-027-2015.
- (8) The current Development Review Division approval block shall be provided on all sheets.
- (9) On Sheet 1, revise Note 3 to correctly identify the Prince George’s County Department of Permitting, Inspections and Enforcement as the appropriate contact for a pre-construction meeting.
- (10) Make spelling corrections to Notes 6 and 18.
- (11) Correct note numbers as needed.
- (12) Provide and label the required 40-foot-wide scenic buffer on both sides of Leeland Road, and on the east side of Church Road. Where woodland preservation or afforestation/reforestation is not proposed, provision of the scenic buffer shall be addressed on the landscape plan.
- (13) Provide a complete and consistent legend on all plan sheets identifying all graphic features used on the sheet using standard Environmental Technical Manual symbols and labeling.
- (14) Show correct Bufferyard E width with a 60-foot building restriction line and a 50-foot landscape yard, adjacent to the environmental setting of historic sites.
- (15) Revise the plan as needed to appropriately identify correct use of temporary tree protection devices and permanent tree protection devices.

- (16) Add a planting schedule for the afforestation/reforestation proposed, which does not include red maples and includes a minimum of two oak varieties.
 - (17) Add a root pruning detail to the details and describe in notes where it will be applied on-site.
 - (18) Add a disposition column to the Specimen Tree Table and identify those specimen trees which will be "Removed" in the column.
 - (19) If retaining walls are proposed on-site, provide the top and bottom elevations, locate the retaining walls no closer than 10 feet to the primary management area, and no closer than 10 feet to a woodland conservation area, to allow for access and maintenance.
 - (20) Remove Natural Regeneration Notes from Sheet C310. Afforestation/reforestation will be provided by the planting of seedlings, and not by seeding.
 - (21) Make any other revisions and technical corrections needed to be consistent with the requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance and the Environmental Technical Manual.
 - (22) After revisions to other plans (specific design plan and landscape plan) are made, revise the TCPII as needed so that plans are consistent, in regard to limit of disturbance, grading, and other site elements.
 - (23) Correct tables and worksheets, as needed, to correctly show the woodland conservation requirement for the size, and how the woodland conservation requirement is being fulfilled.
 - (24) Revise note 19 regarding Marlboro Clay, as needed, to address geotechnical requirements as determined by the Prince George's County Department of Permitting, Inspections and Enforcement.
 - (25) Have the revised plan signed and dated by the qualified professional who prepared it.
2. Prior to issuance of the building permits for lots adjacent to planting areas, all afforestation and associated fencing shall be installed. A certification prepared by a qualified professional may be used to provide verification that the afforestation and fence installation have been completed. It must include, at a minimum, photos of the afforestation areas and the associated fencing for each lot, with labels on the photos identifying the locations and a plan showing the locations where the photos were taken.
 3. Prior to any ground disturbance or the approval of any grading permits, the applicant shall ensure that all artifacts recovered from the archeological survey on the subject property are curated in a proper manner and deposited with the Maryland Archeological Conservation Lab at the Jefferson Patterson Park and Museum in St. Leonard, Maryland. Proof of disposition of the artifacts shall be provided to the Historic Preservation Section.

4. Prior to commencement of grading, the applicant shall install a super silt fence around the boundary of the burial ground, archeological site 18PR1124. The applicant shall provide proof of installation of the super silt fence to the Historic Preservation Section.