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## DETAILED SITE PLAN

## DSP-05035

Application	General Data
<b>Project Name:</b> Village of Clagett Farm, Phases 1B & 1C  <b>Location:</b> Southwest of Ritchie Marlboro Road, approximately 2,500 feet south of its intersection with Westphalia Road  <b>Applicant/Address:</b> Toll Brothers, Inc 4101 Ritchie Marlboro Road Upper Marlboro, MD 20772	Date Accepted: 11/10/2005
	Planning Board Action Limit: Waived
	Plan Acreage: 588.63
	Zone: R-R
	Dwelling Units: NA
	Square Footage: 46,846
	Planning Area: 78
	Tier: Developing
	Council District: 6
	Municipality: NA
200-Scale Base Map: 206SE10	

Purpose of Application	Notice Dates
Equestrian Facility and Community Center	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003) <span style="float: right;">8/12/2005</span>
	Sign(s) Posted on Site and Notice of Hearing Mailed: <span style="float: right;">1/18/06</span>

Staff Recommendation		Staff Reviewer: Edward Estes	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

March 28, 2006

**MEMORANDUM**

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Edward Estes, Planner Coordinator

SUBJECT: Detailed Site Plan DSP-05035, Village of Clagett Farm Phases 1B and 1C  
Type II Tree Conservation Plan TCP II/83/05-01

The Urban Design staff has reviewed the detailed site plan for the proposed recreational community development and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions.

**EVALUATION**

This detailed site plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the Zoning Ordinance in the R-R Zone and the additional requirements for a recreational community development in the R-R Zone.
- b. The requirements of the *Landscape Manual*.
- c. The requirements of the Woodland Conservation and Tree Preservation Ordinance.
- d. Conceptual Site Plan CSP-03005.
- e. Preliminary Plan of Subdivision 4-04080.
- f. Detailed Site Plan DSP-04088.
- g. Referral comments.

**FINDINGS**

Based upon the evaluation and analysis of the subject detailed site plan, the Urban Design staff recommends the following findings:

1. **Request:** The subject application is for an equestrian facility in Phase 1B, a community center in Phase 1C, a revision to Phase 1A, and rough grading for infrastructure on 366.34 acres of the 588.63-acre project in a R-R Zone. The DSP also illustrates common design elements that will be used throughout the balance of the development.

2. **Development Data Summary:**

Zone	Existing R-R (Recreational Community Development-Equestrian)	Proposed R-R (Recreational Community Development-Equestrian) Community Building and Equestrian Center
Use		
Gross tract area	588.63 Acres	588.63 Acres
Of which area within 100- year floodplain	95.20 Acres	95.20 Acres
Net tract area	493.43 Acres	493.43 Acres
Area of equestrian related	N/A	150 Acres
Area of stream park dedication	N/A	63 Acres

OTHER DEVELOPMENT STANDARDS

	Square Footage
<b>Equestrian Complex</b>	
Riding Stable	7,344
Indoor Ring	24,200
Equipment Shed	1,900
<b>Community Center</b>	
Community Building	7,980
Pool	5,422
<b>Total</b>	<b>46,846</b>

3. **Location:** The subject property is in Planning Area 78, Council District 6, and is located southwest of Ritchie Marlboro Road, approximately 2,500 feet south of its intersection with Westphalia Road.

4. **Surroundings and Use:** The site is bounded to the northeast by the right-of-way of Ritchie Marlboro Road. To the south of the property is an existing single-family detached residential subdivision in the R-R Zone; to the north and west are vacant properties and wooded land in the R-A Zone; and to the east is property zoned R-A.

5. **Previous Approvals:** Clagett Property is designed as a residential/recreational community with an equestrian center in the R-R Zone under the Recreational Community Development provisions of Section 27-444. The proposed development is subject to Section 27-270, Order of Approval. The subject site has a previously approved Conceptual Site Plan, CSP-03005; Preliminary Plan of Subdivision, 4-04080; and Stormwater Management Concept Plan 21383-2003-01.

## 6. Design Features

**Detailed Site Plan:** The subject site covers 588.63 acres of land consisting predominantly of vacant agricultural land and wooded areas, with several residential structures, barns and other agricultural buildings located throughout the site. Topographically, the site can be characterized as rolling terrain with several knolls and two streams, Cabin Branch and Back Branch. A PEPCO easement running southwest to northeast bisects the site into two distinct parts. Two historic dwellings, Keokuk and Ingleside, which were residences of the Clagett family during the 19<sup>th</sup> and 20<sup>th</sup> centuries, will be preserved on their own lots.

The general layout of the larger development centers on the equestrian theme and is designed in harmony with the existing natural site features. The DSP proposes two vehicular accesses from Ritchie Marlboro Road. The entry portion of the two access roads features a central median and tapers into a 60-foot-wide loop street in the middle of the southeastern portion of the site. The main entrance bisects the equestrian land use along the frontage of Ritchie Marlboro Road and is designed to have a boulevard with street trees and wider lots arrayed on both sides leading to the central green in the middle of the property. The loop street pattern further extends into other curvilinear streets and a combination of grid patterns that end with culs-de-sac. A long curvilinear street branches off the northern entrance of the site across Cabin Branch and the PEPCO easement, stretching deep into the northwestern portion of the site, and is stubbed at the north and east boundaries of the site. A third access between the two vehicular entrances from Ritchie Marlboro Road has also been proposed exclusively for equestrian purposes.

The DSP proposes an equestrian complex consisting of indoor and outdoor rings and pastures along the entire frontage of Ritchie Marlboro Road. The architectural design of the structures reflects an equestrian theme. Architectural illustrations have been provided to illustrate the intended quality of the development. A community center is located adjacent to the equestrian complex. A site-wide equestrian trails system in a loop design connects various proposed land uses. The proposed residential units are not included in Phases 1B and 1C of this detailed site plan.

**Equestrian Components:** The for-profit equestrian center will be designed to serve hunter/jumpers, dressage riders, and pleasure riders, such as Western and English, with approximately 50 percent of the horses boarded by residents of the community and the other 50 percent as lesson horses. The center will be designed to accommodate different kinds of events ranging from instructional clinics and shows to various horse-related demonstrations.

- a. **Equestrian facilities:** The primary structures of the facility are a multistalled barn and adjacent indoor riding ring. Included in the final design will be an additional 20-stall barn for future expansion. Along with stalls for several horses, the barn will include wash stalls with hot and cold water, a feed room, and a heated lounge/tack storage room with a bathroom and a viewing area of the indoor arena. The ring will be surrounded by a four-foot-tall, slanted kickwall. The barn complex will also include a 30-yard manure storage can and a multipurpose shed for shavings (stall bedding) and equipment storage. The barn and indoor ring will be visible on the north side of the main entrance into the community. An independent access off Ritchie Marlboro Road to the barn will keep all barn-related traffic off the residential streets and provide a safer, lower-traffic environment for the horses.

An outdoor ring will be constructed approximately 200 feet north of the barn. The size of the outdoor ring is suitable for jumping and may also be configured for a full-size dressage arena. The sand/Perma-Flex footing will provide an excellent surface for three-plus seasons of outdoor riding. The facilities and pastures will be individually fenced

with blunted corners. The entire equestrian area will also be surrounded by a perimeter fence for an additional level of safety and security. A site-wide trail system will connect the facilities and pastures to the rest of the community.

- b. **Equestrian trails and fencing:** The trail system will employ a modified closed-loop design that meanders throughout the wooded and other underdeveloped portions of the site. Road crossings will be minimized and directed toward areas of lower traffic whenever possible. Appropriate use of flashing lights, signage, traffic-calming devices, and speed bumps will be considered at all road crossings. The equestrian safety standards require dismounting and leading horses before crossing a road. Mounting blocks will be designed and provided on either side of road crossings for dismounting and mounting.

The trail network also will cross several seasonal and other streams. These portions will be multipurpose trails as indicated in the master plan illustrations. The appropriate method of crossing and trail-related standards will be determined at the time of detailed site plan by evaluating relevant criteria involved, such as environmental sensitivity, topography, stream characteristics, equestrian traffic, and master plan trail standards.

A traditional three- or four-board style fence using a combination of wood and/or more contemporary materials will be employed in order to be in harmony with the historic nature of the Clagett property.

- c. **Site and facility maintenance:** Section 27-444(d)(1) requires that covenants, which ensure the perpetual maintenance of the recreational activity, shall be filed in the land records. The applicant has submitted the declaration of covenants, conditions and restrictions associated with this DSP. The center will enter into a cooperator's agreement with the Soil Conservation Service and will use its guidance to ensure that best management practices are being followed on the farm. A nutrient management plan for the facility will be created and will be filed with the Department of Agriculture that will set guidelines for the use of fertilizer for the pastures and the treatment of manure.

On-site staff and appropriate contractors will perform the activities necessary to keep the facility and grounds in good condition. Scheduled tasks will include regular inspections and repairs to the fencing, mowing of pastures for weed control, seasonal fertilization and PH adjustment of pasture soils, policing of equestrian trail road crossings for manure removal, clearing field trails, and checking and clearing downed trees and limbs on the wooded trails.

- 7. **Recreational Facilities:** In addition to the equestrian components, including an indoor ring, pastures, and an equestrian trails system, the DSP also proposes a community center behind the pasture to the southeast of the main entrance. One swimming pool is shown on the DSP. In accordance with the *Park and Recreation Facilities Guidelines*, with a development of 1,058 single-family dwelling units in Planning Area 78, approximately a \$1.2 million recreational facility package is needed to serve this subdivision. A condition of approval has been proposed to ensure the adequacy of on-site recreational facilities prior to certification of the detailed site plan review.

## COMPLIANCE WITH EVALUATION CRITERIA

8. **Zoning Ordinance:** The application has been reviewed for compliance with the requirements in the R-R Zone and the additional requirements for recreational community development, as well as the site design guidelines of the Zoning Ordinance:

- a. The subject application is in accordance with the requirements of Section 27-441(b) of the Zoning Ordinance, which governs development in the residential zones. The recreational community is a permitted use in the R-R Zone.
- b. Section 27-444, Recreational Community Development, stipulates the following requirements for the subject application:

**(b) Requirements.**

- (1) The location of the development shall be appropriate for recreational activities requiring large amounts of land.**
- (2) The development shall be located on a parcel of land containing at least three hundred fifty (350) contiguous acres.**

**Comment:** The subject site has a gross tract area of approximately 588.36 contiguous acres, which is larger than 350 acres.

- (4) No less than one hundred fifty (150) acres of the gross tract area shall be devoted to recreational facilities, the golf course or equestrian complex, and green area.**

**Comment:** Approximately 150 acres of land are used for equestrian purposes including a site-wide equestrian trails system. A condition of approval that requires a breakdown of each use category in acreage was proposed in the recommendation section of CSP-03005.

- (5) The main recreational facility shall be developed prior to, or concurrently with, the first stage of residential development.**

**Comment:** The entire equestrian complex is being developed at the first stage of the development.

9. **Landscape Manual:** The proposed residential development with equestrian component will be subject to Section 4.1, Residential Requirements; Section 4.3, Parking Lot Requirements; and Section 4.7, Buffering Incompatible Uses, of the *Landscape Manual*.

Section 4.1 will be addressed at the time of detailed site plan review when the appropriate detail is provided for the residential areas.

10. **Woodland Conservation Ordinance:** This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area is in excess of 40,000 square feet and there are more than 10,000 square feet of existing woodland on site.

- a. The Type II tree conservation plan, TCPII/83/05-01, submitted with this application has been reviewed and was found to require significant revisions. A review by the

Environmental Planning Section of the revised plans indicates that the TCPII is in general conformance with the requirements of the Woodland Conservation Ordinance.

11. **Conceptual Site Plan CSP-03005:** The Planning Board approved Conceptual Site Plan CSP-03005 on July 8, 2004, subject to 13 conditions. The District Council affirmed the Planning Board's decision on November 22, 2004, with two additional conditions attached to the Order of Approval. The conditions of approval that are applicable to the review of this DSP are discussed as follows:

- 4. Prior to approval of a detailed site plan, the following shall be demonstrated on the plans:**
- a. **The streetscape treatments such as special pavers in crosswalks, special pedestrian lighting, and furnishings including seating elements.**
  - b. **Street trees on the main entrance boulevard shall be located approximately 35 feet on-center if they do not exist in the right-of-way. A staggered row of the same species shall be planted at the same interval on the other side of the sidewalk.**
  - c. **The building materials and architecture of the equestrian building, barns, and community clubhouse, shall be high quality and compatible to each other. The same materials shall be used and the colors of materials shall be strategically repeated to create a harmonious built environment.**
  - d. **Private recreational facilities, such as small-scale neighborhood outdoor play areas and picnic areas in at least five locations, shall be reviewed by the Urban Design Review Section of the Development Review Division (DRD) for adequacy and property siting.**
  - e. **Off-street parking and loading areas shall be provided in accordance with Part 11, and sign design shall be in accordance with Part 12 of the Zoning Ordinance.**

**Comment:** These two conditions will be carried forward in a modified form as conditions of approval for this DSP.

- 5. At the time of detailed site plan approval, the following areas shall be carefully reviewed:**
- a. **Access points to the equestrian complex from the community.**
  - b. **The screening and buffering of the rear yards from the views, smell and noise from the equestrian trails.**
  - c. **The screening and buffering of the rear yards of the lots that can be seen from Ritchie Marlboro Road and other perimeter lots.**
  - d. **The design and siting of the residential buildings on the lots fronting Ritchie Marlboro Road.**

- e. **The design of the central green.**

**Comment:** Conditions 5a, 5b and 5e will be carried forward in a modified form as conditions of approval for this DSP. This DSP contains only the equestrian center and community building and thus is not subject to Conditions 5c and 5d.

- 6. **At the time of the applicable detailed site plan, the applicant and the applicant's heirs, successors and/or assignees shall provide the following trail-related information with the site plans:**
  - a. **A composite trails map showing the connection to the regional trail network, multiuse master plan trails, equestrian trails, bikeways, and sidewalks shall be submitted with the first DSP. Trails widths and surface types should be indicated on that plan.**
  - b. **A multiuse, hiker-biker-equestrian trail along the subject site's entire length of Cabin Branch. This trail should be constructed to DPR standards and guidelines.**
  - c. **A hiker-equestrian trail along the subject site's entire length of Back Branch.**
  - d. **Depending upon the road cross section required by DPW&T, one of the following should be constructed along the subject site's entire road frontage of Ritchie Marlboro Road:**
    - (1) **An eight-foot-wide hiker-biker trail.**
    - (2) **Wide (seven- to ten-foot-wide) asphalt shoulders and the placement of bicycle signage.**
  - e. **A paved master plan trail running from the Cabin Branch stream valley trail to the northern property line, as indicated on the master plan.**
  - f. **The proposed trail network shall be expanded to include the portions of the subject site north of the Cabin Branch.**
  - g. **All equestrian trails shall meet the standards provided in Figure 3 of the Adopted and Approved Melwood-Westphalia Master Plan. Main trails should have a minimum ten-foot-wide trail width (with a two-foot-wide buffer on each side) and a minimum head clearance of 12 feet. Feeder trails, or trails receiving less volume, should meet the subdivision park trail standard, with a minimum trail width of six to eight feet, with a two-foot-wide buffer on each side. In order to accommodate equestrians, a minimum head clearance of 12 feet is recommended on these trails as well. All trails on land to be dedicated to the Department of Parks and Recreation should meet all DPR standards and guidelines.**



- h. **Due to the density of the proposed development, standard sidewalks shall be provided along both sides of all internal roads, subject to concurrence by DPW&T.**
- 9. i. **With the submission of the first detailed site plan, the applicant shall submit detailed construction drawings for trail construction to DPR for review and approval. The trail shall be designed in accordance with the applicable standards in the Parks and Recreation Facilities Guidelines.**
- k. **The handicapped accessibility of all trails shall be reviewed during the review of the DSP.**

**Comment:** The required detailed construction drawings have been submitted to the Department of Parks and Recreation (DPR). Per the review by DPR (Asan to Estes, January 23, 2006), sufficient details are not shown on the plan and the trail map needs to be revised and is subject to four recommended conditions. The conditions have been incorporated into the recommendation section of this report.

- 15. **The existing Ashford Drive right-of-way within the Roblee Acres subdivision shall not be extended into the proposed subdivision for the Clagett Farm.**

**Comment:** The District Council, in response to citizens' requests, added this condition during Council's review of Conceptual Site Plan CSP-03005. Due to the addition of this condition, the following Condition 25 attached to the approval of Preliminary Plan of Subdivision 4-04080 is not valid.

- 12. **Preliminary Plan of Subdivision 4-04080:** Preliminary Plan of Subdivision 4-04080 was approved by the Planning Board on October 28, 2004, subject to 32 conditions, of which the following conditions are applicable to the review of this DSP.

- 3. **The detailed site plan and the Type II tree conservation plan shall refine the proposed trail alignment to follow proposed and existing alignments for other infrastructure components to the extent reasonable based in the type of trail proposed.**

**Comment:** Per the review comments of the Environmental Planning Section (Shoulers to Estes, January 31, 2006), a Type II Tree Conservation Plan, TCPII/83/05-01, been submitted. The trails proposed in this application have been reviewed. Realignment of the proposed trails is discussed further in the environmental review section below.

- 4. **During the review of the detailed site plan, all PMA impacts approved by this plan shall be evaluated in order to further minimize the number and extent of the proposed PMA impacts. This shall include documentation that identifies the impacts as approved by this plan and the revised impact as proposed by the detailed site plan.**

**Comment:** Per the review comments of the Environmental Planning Section (Shoulers to Estes, January 31, 2006), additional documentation identifying the approved and revised impacts was not provided with this application. The TCPII shows several impacts that are new and impacts that have been revised. All new and revised impacts on the submitted plans are addressed below in the environmental review comments. It

should be noted that reviews of future sections would not be conducted without the information required by this condition.

- 6. Prior to signature approval of the Preliminary Plan of Subdivision the Type I Tree Conservation Plan shall be revised to eliminate all proposed PMA impacts that are not approved.**

Per the review comments of the Environmental Planning Section (Shoulars to Estes, January 31, 2006), this condition was not fully addressed at time of TCPI signature. The additional PMA impacts that were not approved by the conditions of approval associated with the preliminary plan are discussed further in the environmental review comments below.

- 13. The mitigated and unmitigated 1.5 safety factor lines shall be shown on the Type II tree conservation plan and the detailed site plan. All residential lots shall be located beyond the limits of the final mitigated 1.5 safety factor line as determined by the slope stability analysis as approved by the Department of Environmental Resources, Permits and Review Division, and a minimum 50-foot building restriction setback from the final mitigated 1.5 slope safety factor line shall be provided, unless a lesser setback is approved by DER.**

Per the review comments of the Environmental Planning Section (Shoulars to Estes, January 31, 2006), a note on the TCPII states: "No Phase 1 lots are impacted by the 1.5 Safety Factor Line associated with Marlboro clays." At this time this is a true statement; however, on future plans that show lots in the area of the Marlboro clay, this condition must be addressed.

- 15. At the time of detailed site plan, the applicant, the applicant's heirs, successors and/or assignees shall provide the following trail-related information with the site plans:**
  - a. A composite trails map showing the connection to the regional trail network, multiuse master plan trails, equestrian trails, bikeways, and sidewalks shall be submitted with the first DSP. Trails widths and surface types should be indicated on that plan.**
  - b. A multiuse, hiker/biker/equestrian trail along the subject site's entire length of Cabin Branch. This trail should be constructed to DPR standards and guidelines.**
  - c. A hiker/equestrian trail along the subject site's entire length of Back Branch.**
  - d. Depending upon the road cross section required by DPW&T, one of the following should be constructed along the subject site's entire road frontage of Ritchie Marlboro Road:**
    - (1) An eight-foot-wide hiker/biker trail, or**
    - (2) Seven- to ten-foot-wide asphalt shoulders and the placement of bicycle signage.**

- e. **A paved master plan trail running from the Cabin Branch stream valley trail to the northern property line, as indicated on the master plan.**
- f. **The proposed trail network shall be expanded to include the portions of the subject site north of the Cabin Branch.**
- g. **All equestrian trails shall meet the standards provided in Figure 3 of the adopted and approved Melwood-Westphalia Master Plan. Main trails should have a minimum ten-foot-wide trail (with a two-foot-wide buffer on each side) and a minimum head clearance of 12 feet. Feeder trails, or trails receiving less volume, should meet the subdivision park trail standard, with a minimum trail width of six to eight feet, with a two-foot-wide buffer on each side. In order to accommodate equestrians, a minimum head clearance of 12 feet is recommended on these trails as well. All trails on land to be dedicated to the Department of Parks and Recreation should meet all DPR standards and guidelines. Due to the density of the proposed development, standard sidewalks shall be provided along both sides of all internal roads, subject to concurrence by DPW&T.**

**Comment:** See above Finding 9.

- 22. A Type II tree conservation plan shall be approved at the time of detailed site plan.**

Per the review comments of the Environmental Planning Section (Shoulars to Estes, January 31, 2006), a revised Type II tree conservation plan has been submitted with this application and is discussed in detail in the environmental review comments below.

- 21. Private recreational facilities, such as small-scale neighborhood outdoor play areas and picnic areas in at least five locations, shall be reviewed by the Urban Design Section of the Development Review Division (DRD) for adequacy and property siting at the time of detailed site plan.**

**Comment:** This DSP includes the approved neighborhood outdoor play areas and picnic areas in a special purpose component of this application and is addressed in this report's recommendations section.

- 25. The question of a primary residential street connecting the proposed subdivision to the adjacent North Roblee Acres community shall be addressed at the time of detailed site plan.**

**Comment:** See above Finding 9. The new Condition 15 added to the approval of Conceptual Site Plan CSP-03005 by the District Council explicitly prohibits any street connection from the Clagett Property to the adjacent North Roblee Acres Subdivision.

- 26. The applicant shall preserve the location for the planned right-of-way for the proposed A-37 master planned arterial by either removing lots within the proposed alignment, or adjusting lots and/or the A-37 alignment, as determined at the time of detailed site plan.**

**Comment:** The A-37 does not impact this part of the Clagett property.

32. **In accordance with Section 27-445, the applicant shall submit a detailed site plan for the private recreational area. The DSP shall be approved by the Planning Board or its designee prior to final plat.**

**Comment:** This DSP includes the equestrian center and community building and is addressed in this report's recommendations section.

13. **Detailed Site Plan DSP-04088:** Detailed Site Plan DSP-04088 was approved by the Planning Board on June 16, 2005, subject to eight conditions, of which the following condition is applicable to the review of this DSP.

5. **Prior to approval of the next detailed site plan including residential lots, the applicant shall submit and obtain Planning Board approval of a special purpose DSP devoted to elements of streetscape and signage including, but not limited to, street trees, entry monuments, signage, special paving at equestrian facilities and intersections to ensure a high quality and harmonious built environment. This DSP shall be conceived based on the images for equestrian components and the project-wide signage package approved in Conceptual Site Plan CSP-03005 and should also address utilizing distinctive landscape treatments to emphasize important focal points, intersections and trail heads, and concentrations of particular species as an identifying feature for particular neighborhoods.**

**Comment:** The applicant has not fulfilled the necessary requirements for the submittal of the special purpose DSP. The approval of the detailed site plan will require that the applicant submit a design guidelines and standards booklet that provides the design intent, principles and specifications required to fulfill the conditions established in the resolution and is addressed in this report's recommendations section.

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

**Community Planning**—In a memorandum dated December 15, 2005, the Community Planning Division noted that the application is consistent with the 2002 General Plan development pattern policies for the Developing Tier and is in conformance with the land use recommendation of the 1994 Melwood-Westphalia Master Plan.

The community planner also discussed various planning issues related to master plan trails, transportation, and land use in the memorandum.

**Subdivision Section**—In a memorandum dated February 4, 2006, the Subdivision Section staff listed all conditions attached to the approval of Preliminary Plan of Subdivision 4-04080 that are applicable to the review of this DSP (see above Finding 12 for a detailed discussion). In addition, Subdivision Section staff raised three concerns regarding location of proposed retaining walls on single-family lots, the authorization of the 60-foot wide ingress and egress easement, and the location of the entry feature within the right-of-way.

**Urban Design Comment:** The applicant was informed of the subdivision referral comment which, at the time of this report, a design review response has not been submitted by the applicant to address the concerns. The concerns are addressed in this report's recommendations section.

**Environmental Planning Section**—In a memorandum dated January 31, 2006, the Environmental Planning Section noted that the application has generally addressed the environmental constraints of the site and the requirements of the Prince George’s County Woodland Conservation Ordinance. The environmental planner also addressed other issues such as Patuxent River Primary Management Area (PMA), noise, Marlboro clay, and historic roads in the memorandum. The staff recommends the approval of this detailed site plan and Type II tree conservation plan, TCPII/83/05-01, subject to the conditions that have been incorporated into the recommendation section of this staff report.

**Transportation Planning Section**—In a memorandum dated December 12, 2005, the Transportation Planning Section provided a detailed outline of plan comments from the conditions approved in Preliminary Plan of Subdivision 4-04080.

All of the conditions are still applicable except 24c and 25. In the District Council’s review of the conceptual site plan for the subject property, it was approved with several conditions including a denial of access from the subject development into the existing Roblee Acres Subdivision. Consequently, conditions 24c and 25 will not be carried forward.

**Trails**—In a memorandum dated January 19, 2006, the senior trails planner noted that the submitted detailed site plan covers rough grading, as well as a community building, pool, stables, outdoor riding ring, and indoor riding ring. Prior approvals for Village of Clagett Farm include an extensive network of multiuse and equestrian trails. A significant number of trails are shown connecting into the rings, stable, and pasture areas. The facilities being proposed in the subject application are consistent with prior approvals (CSP-03005 and 4-04080).

All trails should be clearly delineated and labeled on the site plan. It appears that an extensive network of equestrian trails is provided. However, the majority are not marked or labeled. It appears that equestrian trails are included around the perimeter of the pasture areas. These trails seem to be included within the fenced corridors along the edge of the pastures. In most cases, these corridors include four-board fence on one side and a no climb fence on the other. It is also assumed that the 18-foot gravel access drive will also serve as an equestrian trail to the outdoor riding ring. All areas or corridors intended for use as equestrian trails should be marked and labeled on the detailed site plan. This will allow for an inventory of the trails being provided and ensure conformance with the preliminary network of trails proposed at the time of CSP.

Similarly, a master plan trail is proposed along Ritchie-Marlboro Road. Per discussions at earlier stages of review, this trail will be an eight-foot-wide asphalt path parallel to the widened Ritchie-Marlboro Road. However, this trail is not labeled on any of the site plan sheets. It appears that a trail is being provided just inside the right-of-way on Sheets 3, 4 and 6. However, the trail does not appear to be delineated on Sheet 2. This trail should also be clearly marked and labeled on the detailed site plan.

The trails shown on the submitted detailed site plan are consistent with what was shown on the approved conceptual site plan. There are trails around all pastures and connections to the rings and stables. The hiker/biker/equestrian trail labeled in the vicinity of SWM Pond 2 should be clearly delineated and labeled. Currently, the label is on the plan (Sheet 5), but the limits or location of the trail are not indicated. This appears to be the location of the proposed master plan trail along Back Branch. The location of the master plan trail and the extent of parkland dedication should be indicated on the site plan. The location of the master plan trail may have to be field located. However, the location determined should be approved by the Department of Parks and Recreation and marked and labeled on the detailed site plan.

Conditions 15 and 27 of approved Preliminary Plan 4-04080 apply to trails on the subject site, and are still applicable for the subject application. The locations of the trails that staff have assumed appear to comply with prior approvals. However, all trails should be clearly marked and labeled on the site plan. This includes the natural surface/grass equestrian trails around and to the pasture fields.

**Urban Design Comment:** The applicant was informed of the subdivision referral comment to which, at the time of this report, a design review response has not been submitted by the applicant to address the concerns. These conditions are included in the recommendations section of this report.

**Department of Environmental Resources (DER)**—In a memorandum dated December 2, 2005, staff noted that the detailed site plan for the Village of Clagett Farm Phase 1B and 1C, DSP-05035, is consistent with approved stormwater management concept plan 21383-2003-01.

**Historic Preservation and Public Facilities Planning Section**—In a memorandum dated December 5, 2005, staff indicated the following:

1. Although this property is not subject to the Prince George’s County Historic Preservation Ordinance (through Council action on the Melwood-Westphalia Master Plan), the houses at Keokuk and Ingleside are important historic buildings and are to be preserved as part of the subdivision.
2. This application envelopes Ingleside, but Keokuk is not within the boundary of this phase of the development.
3. Planning Board Resolution 04-255 conditions 17, 18 and 19 concern historic preservation issues:
  - “17. The applicant shall add a note to the preliminary plan indicating that the Keokuk house is to be retained.
  - “18. The applicant shall provide for professional examination of the small outbuilding known as the slave quarter, on the grounds of the Keokuk house. If this examination indicates that this may have been a dwelling for members of the Keokuk slave force, the applicant shall make arrangements for preservation of the building.
  - “19. If it is determined that potentially significant archeological resources exist in the project area, the applicant shall, prior to signature approval of the preliminary plan, provide a plan for:
    - “a. Evaluating the resource at the Phase II level, or
    - “b. Avoiding and preserving the resource in place.”

The Historic Preservation staff conditions have been incorporated into the recommendation section of this staff report.

**The Department of Public Works and Transportation (DPW&T)**—In a memorandum dated

December 29, 2005, staff offered the following:

- a. Right-of-way dedication for Ritchie Marlboro Road in accordance with the master-planned alignment, in addition to other standard requirements of DER and DPW&T, is required.
- b. Full-width two-inch overlay is required for Ritchie Marlboro Road within the frontage limits of the property.
- c. Conformance with DPW&T street tree and street lighting standards is required.
- d. Sidewalks are required along all roadways within the property limits in accordance with Sections 23-105 and 23-135 of the County Road Ordinance.
- e. All storm drainage systems and facilities are to be in accordance with the requirements of DPW&T and the Department of Environmental Resources.
- f. A soils investigation report that includes subsurface exploration and a geotechnical engineering evaluation for public streets is required.

**The Department of Parks and Recreation (DPR)**—In a memorandum dated January 23, 2006, staff stated that the subject DSP-05035 is located within approved Conceptual Site Plan SP-03005 and Preliminary Plan 4-04080. The project includes parkland dedication areas and master planned trails on dedicated parkland.

The following conditions of previous approvals are applicable to the subject detailed site plan:

Condition 27(e), 4-04080 states: Prior to submission of detailed site plan, the applicant shall confer with the Department of Parks and Recreation concerning the exact alignment of the master planned trails along the Cabin Branch and Back Branch stream valleys and of the connecting trails from the adjoining residential areas. The alignments shall be approved by DPR.

Condition 27(j), 4-04080 states: With the submission of the detailed site plan, the applicant shall submit detailed construction drawings for trail construction to DPR for review and approval. The trail shall be designed in accordance with the applicable standards in the *Parks and Recreation Facilities Guidelines*.

The subject detailed site plan is for mass rough grading east of the PEPCO right-of-way in Phases 1B and 1C of the development. The applicant has submitted a plan showing trail locations, however, sufficient details are not shown on the plan. DPR staff met with the applicant and discussed the revisions needed to the trail plan to address the above-mentioned concerns. The applicant agreed to revise the plan prior to certificate approval of the DSP-05035.

DPR recommends the approval of this DSP subject to the conditions that have been incorporated into the recommendation section of this report.

**The Washington Suburban Sanitary Commission (WSSC)**—In a memorandum dated November 23, 2005, staff commented that water and sewer extensions would be required. An on-site review package should be submitted and Project DA3882Z04 is approved within the limits of this proposed site. In addition, the engineer should submit an amendment review package to add the equestrian facility and community center to this project.

**Health Department**—In a memorandum dated December 8, 2005, staff affirmed that the comments from the Conceptual Site Plan CSP-03005 on the removal of structures, the treatment of an abandoned septic tank, well, fuel storage tank, and the removal of domestic trash and other debris on the site remain applicable.

**Historic Preservation and Public Facility Planning Section**—In a memorandum dated December 14, 2005, staff provided a review of the existing public facilities such as fire and rescue and police service. However, the subject property is a proposal for equestrian facilities and swimming pools, which will not adversely effect the provision of fire and rescue services.

15. The detailed site plan will be in general conformance with approved Conceptual Site Plan CSP-03005 if the DSP is approved with the proposed conditions below.
16. As required by Section 27-285(b) of the Zoning Ordinance, the detailed site plan represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

## **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 detailed site plan DSP-05035, the Villages of Clagett Farm, Phase 1B and 1C, and Type II Tree Conservation Plan TCPII/83/05-01, subject to the following conditions:

1. Prior to certification of the detailed site plan, the TCPII shall be revised as follows:
  - a. Eliminate the PMA impact located north of sediment trap 10.
  - b. Eliminate the PMA impact located northeast of sediment trap 20.
  - c. Eliminate the PMA impact located north of sediment trap 3.
  - d. Eliminate the PMA impact that was associated with pond 3.
  - e. Redesign lots 2, 5, 6, and 7 of Block A without any impacts to the PMA and eliminate the lot boundary from the PMA.
  - f. Revise the note for sediment trap 16 to state that the pipes will be above ground and provide a symbol and notation in the legend for this type of piping.
  - g. Eliminate the PMA impacts associated with sediment basin 2 and sediment trap 12.
  - h. Revise the LOD with respect to the outfall of sediment basin 3 and remove the proposed reforestation from the area to contain rip-rap.
2. Prior to certification of the detailed site plan, the DSP shall be revised to reflect the same limits of disturbance as that shown on the TCPII.
3. Prior to certification of the detailed site plan, the TCPII shall be revised to make every effort to



combine and minimize the PMA impacts for the future stormwater management facility and stormwater management pond 2. If, in the future pond 2 is no longer necessary, the area shall be regraded and reforested as proposed on the approved Type I tree conservation plan.

4. Prior to certificate approval of the detailed site plan, the DSP and Type II tree conservation plan shall be revised as follows:
  - a. Revise the plans so that the sheet numbers of the DSP match the sheet numbers of the TCPII so that each sheet of the DSP has the same sheet number as the TCPII.
  - b. Revise the plans so that the sheet key and phase key are separate.
  - c. Show the original tree line as delineated in the forest stand delineation date-stamped as received by the Environmental Planning Section on December 17, 2003.
  - d. Remove the proposed tree line from the plans and show a limit of disturbance consistent with the revised TCPII.
  - e. Revise the legend to correctly identify all symbols used on the plans. Those symbols that are not used shall be eliminated from the plans.
  - f. Correctly show all areas to be cleared, in particular, the floodplain area on sheet 7 of the TCPII and sheet 30 of the DSP.
  - g. Correctly show the PMA on all sheets, with special attention to the area on sheet 2 of the TCPII and sheet 4 of the DSP.
  - h. Show all existing and proposed easements.
5. Prior to certificate approval of the detailed site plan, the Type II tree conservation plan shall be revised as follows:
  - a. Revise the worksheet to include the entire site to include a column labeled "Remaining Phases" and to revise the column labeled "Total."
  - b. Eliminate all areas less than 35 feet wide as woodland conservation.
  - c. Show afforestation for all areas within the PMA that are not currently forested.
  - d. Revise the legend to add the proper identification of the specimen tree protection sign.
  - e. Revise the plan to show the correct existing tree line and the proposed clearing in and out of the 100-year floodplain.
  - f. Remove the symbol "TSF" and use "TPD" throughout the plans.
  - g. Revise the key sheet on Sheet 1 to reflect all the phases included in the plan and the area of rough grading.
  - h. Revise the plan to provide a label for each treatment area including preservation areas, reforestation areas, afforestation areas, woodland not counted, clearing areas, clearing

areas in the floodplain, and off-site clearing and provide a table showing the acreage of each with the floodplain and off-site clearing shown separately.

- i. Revise the TCPII so that all tree protection signs are located along the edge of all limits of disturbance.
  - j. Remove all tree fences within the interior of preservation areas and reforestation/afforestation areas.
  - k. Have the revised plans signed and dated by the qualified professional who prepared the plans.
6. Prior to final plat and/or grading permit issuance, whichever is requested first, a copy of the approved technical stormwater management plan shall be submitted. The plans shall not reflect any additional impacts to the PMA and the TCPII shall reflect the same limits of disturbance as that shown on the technical plans.
7. Prior to signature approval, the applicant shall identify archeological resources in the project area by conducting Phase I archeological investigations.
- a. A qualified archeologist must conduct all investigations and follow *The Standards and Guidelines for Archeological Investigations in Maryland* (Shaffer and Cole, 1994) and the Prince George's County Planning Board's *Guidelines for Archeological Review* (May 2005). Archeological excavations shall be spaced at a minimum of 15-meter intervals. These investigations must be presented in a draft report following the same guidelines. Following approval of the draft report, four copies of the final report must be submitted to M-NCPPC Historic Preservation staff. Evidence of M-NCPPC concurrence with the final Phase I report and recommendations is required prior to signature approval.
- The design of a Phase I archeological methodology should be appropriate to identify slave dwellings and burials. Documentary research should include an examination of known slave burials and dwellings in the surrounding area and their physical locations, as related to known structures, as well as their cultural interrelationships. The field investigations should include a pedestrian survey to locate attributes such as surface depressions, fieldstones, and vegetation common in burial/cemetery environs.
- b. Upon receipt of the report by the Planning Department, if it is determined that potentially significant archeological resources exist in the project area, the applicant shall provide a plan for:
    - i. Evaluating the resource at the Phase II level, or
    - ii. Avoiding and preserving the resource in place.
8. Prior to signature approval, the applicant shall demonstrate the retention and marketing of Keokuk and Ingleside as historic Victorian farmhouses.
9. Prior to signature approval of the Detailed Site Plan DSP-05035, the applicant shall:
- a. Revise the plan for the hiker, biker and equestrian trails to address DPR's concerns. DPR staff shall review and approve the construction drawings for the master planned

hiker/biker and equestrian trails along the Cabin Branch and Back Branch Stream Valleys and of the connecting trails from the adjoining residential areas.

- b. The trail shall be designed in accordance with the applicable standards in the *Parks and Recreation Facilities Guidelines*. The construction drawings for the hiker/biker and equestrian trails shall include typical sections and details. The construction drawings shall include details for any structures necessary to assure dry passage such as bridge, boardwalk, and retaining wall.
  - c. 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.
  - d. The location of the trail shall be staked in the field and approved by DPR prior to construction.
10. Prior to signature approval of Detailed Site Plan DSP-05035, the applicant shall:
- a. Mark and label all equestrian trails included in the subject application.
  - b. Provide the master plan trail along the subject site's entire frontage of Ritchie-Marlboro Road. This trail shall be marked and labeled on the detailed site plan.
  - c. Mark and label the location of the master plan trail along Back Branch, as well as the extent of stream valley dedication to M-NCPPC.
11. Prior to signature approval of Detailed Site Plan DSP-05035, the applicant shall:
- a. Revise the plan to illustrate the delineation of the single-family lots on Sheet 6 of 30 and the correct location of the proposed retaining wall near the property line of those lots. Indicate bottom/top of the wall elevations.
  - b. Provide additional information regarding the benefited party and under what section of the Subdivision Regulations the 60-foot-wide ingress and egress easement is authorized.
  - c. Revise the detailed site plan to label public verses private streets.
  - d. Revise the detailed site plan to remove the entrance feature on Cantemere Boulevard from the right-of-way or provide evidence of written permission from the Department of Public Works and Transportation to locate part of the entrance feature in the right-of-way.
12. Prior to signature approval of the detailed site plan, the following revisions shall be made to the detailed site plan, landscape plan and architectural elevations:
- a. Submit a design guideline standards booklet with the intent to encourage an orderly and logical pattern of community development that is easily recognized by local residents, and that enhances the convenience and livability of the Village of Clagett Farm.
    - (1) The content of the design guidelines should include elements of streetscape and signage, but not limited to:

- (a) Street trees
  - (b) Entry monuments
  - (c) Signage
  - (d) Spacial paving at equestrian facilities and intersections
  - (e) Landscaping
- b. Provide details, wall sections, and elevations of the retaining walls at the outdoor riding ring, sacrifice area 1 and the community building.
  - c. Provide details, sections and elevations of the bridge/tunnel on Marlboro Ridge Road.
  - d. Submit a color palette and building materials board for the community center and indoor ring and stable. Provide a breakdown of all facilities included in the community building and a schedule for its construction.
  - e. Provide building-mounted lighting to highlight specific architectural features or building entrances on the indoor ring and stable and community building.
  - f. Provide signage material that is integrated into the overall design of the community building and the indoor ring and stable.
  - g. Provide additional planting with ornamental plant materials at vehicular entryway to the indoor ring and stable and community building.
  - h. Identify and locate trash enclosures and mechanical equipment/utilities that require screening on the site plan. Incorporate enclosures into the building design, screened from view.
  - i. Submit architectural elevations and sections of the primary entry feature(s).
  - j. Submit an architectural illustration of the primary entry feature(s).