

Critical Area Commission

REVISED

STAFF REPORT

July 1, 2026

APPLICANT:	Washington Suburban Sanitary Commission
PROPOSAL:	Anacostia Depot Reconfiguration
JURISDICTION:	Prince George's County
COMMISSION ACTION:	Vote
STAFF RECOMMENDATION:	Approval with Condition
STAFF:	Katie Hayden
APPLICABLE LAW/ REGULATIONS:	COMAR 27.02.06 Conditional Approval of State or Local Agency Programs in the Critical Area

DISCUSSION:

The Washington Suburban Sanitary Commission (WSSC) is proposing to redevelop their Utility Services Department in Hyattsville to include the construction of several buildings and storage sheds, the replacement and reconfiguration of parking areas and driveways, and to perform upgrades to existing utilities. WSSC is considered a quasi-State institution, and a Memorandum of Understanding (MOU) exists between WSSC and the Critical Area Commission to allow for streamlined, staff-level review of projects that meet certain thresholds and criteria. The proposed project exceeds the thresholds for review under the MOU due to the proposed limit of disturbance (LOD) exceeding the 5,000-square-foot limit and due to the proposed nonwater-dependent Buffer impacts; these Buffer impacts necessitate conditional approval by the Commission.

This project was presented as information only to the Project Committee on January 14th, 2026, for which feedback was provided and incorporated into the revised plans as further detailed below.

Commission staff recommends approval of this project with conditions. A copy of the site plan is attached (Attachment 1).

Background and Existing Conditions

The 12.19-acre project site is situated along the Anacostia River and is located entirely within the Critical Area on land designated as Intensely Developed Area (IDA). The two subject properties (4104 and 4141 Lloyd Street, Hyattsville) are part of the central hub for WSSC's Utility Services Department. The site is currently developed with a customer care building, facilities maintenance building, meter and hydrant building, multiple storage buildings, multiple covered areas to store

aggregate materials, and associated parking lots and driveways, totaling 10.56 acres of impervious surface.

Proposed Impacts

The proposed redevelopment includes demolishing existing buildings and the construction of a new administration building, storage building, guard booth building, radio tower building, storage shed, and covered areas to store aggregate materials. Additional improvements include the replacement and reconfiguration of parking areas and driveways, and lighting and utility upgrades. The LOD for the project is 12.19 acres and the proposed redevelopment will result in 10.74 acres of impervious surface.

Buffer Impacts

A portion of the site is located within the 100-foot Critical Area Buffer. The overall Buffer impacts total 1.32 acres. On the south property, Buffer impacts include demolishing two existing buildings and paving the area for parking. On the north property, Buffer impacts include constructing an 8,200-square foot storage building occupying existing lot coverage that will house various utility construction vehicles and maintenance equipment.

Non-Buffer Forest Clearing

The proposed project will result in 0.07 acres (3,050 square feet) of landscape trees and shrub removal within the project vicinity. While there is no clearing limit in the IDA, WSSC will be replanting 0.68 acres (29,620 square feet) of native trees and shrubs back onsite as noted below.

Stormwater Management - Critical Area 10% Phosphorus Reduction Requirement

There is an overall increase in lot coverage of 0.18 acres (7,840 square feet), which results in a pollutant reduction requirement of 2.87 pounds of phosphorous per year (lbs. P/yr). WSSC proposes to meet this pollutant reduction requirement and the Maryland Department of the Environment's (MDE) stormwater requirements through the installation of a green roof, a microbio retention facility and three new storm filters.

Tidal and Nontidal Wetlands

No impacts to tidal or non-tidal wetlands are proposed.

Mitigation

Due to the construction of nonwater-dependent improvements, mitigation for permanent impacts to the Buffer is required at a 3:1 ratio. A total of 1.32 acres of permanent Buffer impacts is proposed, requiring 3.96 acres of mitigation.

WSSC proposes to fulfill the mitigation requirement through planting a total of 3.98 acres of native trees and shrubs onsite and offsite within the Critical Area. Approximately 0.68 acres (29,620 square feet) will be planted onsite, of which 0.07 acres (3,050 square feet) will be planted within the Buffer (see Onsite Planting Plan: Attachment 2). WSSC is proposing to fulfill the remaining 3.3 acres of Buffer mitigation at two locations approximately 15 miles southeast of the project site within the Patuxent River watershed (see Offsite Planting Plan: Attachment 3). Both locations are owned by WSSC and are designated as Resource Conservation Area (RCA).

WSSC is proposing to plant 1.87 acres at their Western Branch site, and 1.43 acres at their Marlboro Meadows site as shown in Attachment 3. The proposed mitigation will expand existing riparian forest habitat and Forest Interior Dwelling Species (FIDS) habitat.

Permits and Reviews by Other Agencies

Maryland Department of the Environment

The stormwater management plan received concept approval by Maryland Department of the Environment (MDE No. 25-SF-0096) on June 16, 2026. Final approval is pending.

Impacts proposed to the 100-year floodplain were approved in a letter dated February 2, 2026 (Authorization: 25-NT-0203).

Maryland Department of Natural Resources – Wildlife and Heritage Service

In a letter dated September 29, 2025, the Wildlife and Heritage Service determined that there are no official State or Federal records for listed plant or animal species in the project area.

Maryland Historic Trust

In an email from Maryland Historic Trust dated October 7, 2025, it was determined that the project would not impact historical properties.

Coastal Resiliency Assessment

WSSC states that the design life of the project is 50 years. The overall flood risk is medium due to the nature of the various facilities onsite. The properties are located partially within the 100-year floodplain; WSSC noted that crucial infrastructure, such as the proposed administration building, are located as high in elevation and as far as feasible from the source of the potential flooding. In addition, existing structures are proposed to be removed from the floodplain and replaced with parking lots. Please see below for WSSC's response to the Project Committee's concerns regarding the proposed improvements in the floodplain.

Project Committee Discussion

On January 14, 2026, this project was presented to the Project Committee for information only. During the meeting, the committee expressed concerns about the following:

- The location of proposed stormwater features located in the floodplain;
- The extent of impervious surface and parking in the floodplain and the Critical Area Buffer;
- The inclusion of nonnative and invasive species in the initial landscape plan.

Since the Project Committee meeting, WSSC revised the onsite planting plan to replace non-native and invasive species with native species. Critical Area Commission staff, in consultation

with the CAC Science Advisor, Claudia Jones, reviewed the off-site mitigation plan and determined it meets all applicable requirements.

WCCS also provided the following responses to the remaining concerns.

- Two of the proposed microbioretention facilities and a submerged gravel wetland are located within the 100-year floodplain. These stormwater best management practices (BMPs) are positioned downstream of reconstructed impervious surfaces to meet MDE stormwater treatment requirements for 6.84 acres of onsite impervious area. The facilities are designed to safely convey and treat runoff from a 100-year storm event and exceed regulatory phosphorus-removal standards.
- Additional impervious surface within the Buffer is necessary to accommodate employee and utility vehicle parking required for facility operations. Pervious pavement was evaluated but was determined unsuitable due to heavy loads and operational demands associated with utility vehicles.
- Invasive and non-native plant species were removed and replaced with native plant species in the updated landscape plan (i.e., planting plan).

Public Notification Requirements and Comments

In accordance with the provisions of COMAR 27.03.01.03, signage was posted at the project site and notice of the project was posted in *The Washington Post* on January 26, 2026, and in *The Prince George's Post* on January 29, 2026. As of the date of this staff report, no public comments were received.

CONDITIONAL APPROVAL PROCESS (COMAR 27.02.06.01)

To qualify for consideration by the Commission for conditional approval, it shall be shown by the proposing or sponsoring agency that the project has the following characteristics noted below.

WSSC's responses to the below provisions are provided in Attachment 4.

B. (1) That there exist special features of the site or there are other special circumstances such that the literal enforcement of these regulations would prevent a project or program from being implemented;

B. (2) That the project or program otherwise provides substantial public benefits to the Critical Area Program;

B. (3) That the project or program is otherwise in conformance with this subtitle;

The conditional approval request shall, at a minimum, contain the following:

C. (1) A showing that the literal enforcement of the provisions of this subtitle would prevent the conduct of an authorized State or local agency program or project;

C. (2) A proposed process by which the program or project could be so conducted as to conform, insofar as possible, with the approved local Critical Area program or, if the development is to occur on State-owned lands, with the criteria set forth in COMAR 27.02.05;

C. (3) Measures proposed to mitigate adverse effects of the project or program or an approved local Critical Area program or, if on State-owned lands, on the criteria set forth in COMAR 27.02.05

The Commission shall approve, deny, or request modifications to the request for conditional approval based on the following factors:

E.(1) The extent to which the project or program is in compliance with the requirements of the relevant chapters of this subtitle;

E.(2) The adequacy of any mitigation measures proposed to address the requirements of this subtitle that cannot be met by the project or program; and

E.(3) The extent to which the project or program, including any mitigation measures, provides substantial public benefits to the overall Critical Area Program.

RECOMMENDATION

Commission staff recommend that the Critical Area Commission approve the Anacostia Depot Reconfiguration with the following conditions:

1. Prior to the start of construction, WSSC shall submit to Commission staff final stormwater management and erosion and sediment control plan approvals from Maryland Department of Environment.

Attachments

1. Site Plan
2. Onsite Planting Plan
3. Offsite Planting Plan
4. WSSC Responses to Conditional Approval Form

WSSC Anacostia Depot Existing Conditions



North Site
4141 Lloyd St

South Site
4104 Lloyd St





- SCOPE OF WORK WITHIN BUFFER:
1. PARKING LOT RECONFIGURATION
 - a. THE PORTIONS OF THE NORTH SITE THAT ARE PARKING LOT WILL BE RECONFIGURED INTO A NEW PARKING LOT. PAVEMENT WILL BE DEMOLISHED AT FULL DEPTH AND REMOVED AND THEN REPLACED WITH EITHER RIGID OR FLEXIBLE PAVEMENT.
 2. BUILDING DEMOLITION
 - a. TWO BUILDINGS ON THE SOUTH SITE WILL BE DEMOLISHED AND RECONSTRUCTED INTO A PARKING LOT.
 - b. THE APPROXIMATE SIZE OF THE BUILDINGS ARE 12,400 SF AND 27,200 SF. A TOTAL OF 16,200SF BETWEEN THE TWO BUILDINGS IS WITHIN THE CRITICAL AREA BUFFER.
 3. JET TRUCK BUILDING
 - a. AN 8,300 SF OPEN AIR, NON-WATER DEPENDENT BUILDING WILL BE CONSTRUCTED ON THE NORTH SITE ADJACENT TO THE QUINCY RUN STREAM. IT IS A ONE-STORY BUILDING WITH SEVERAL GARAGES FOR TRUCK STORAGE. THE BUILDING WILL BE CONSTRUCTED ON A NEW CONCRETE PAD FOUNDATION.
 - b. THE ROOF WILL DRAIN THROUGH ROOF DOWNSPOUTS DIRECTED TOWARD THE QUINCY RUN STREAM.
 4. UNDERGROUND STORMWATER DETENTION AND FILTRATION
 - a. THE NORTH SITE SCOPE OF WORK INCLUDES THE INSTALLATION OF 10,030 CF OF UNDERGROUND HDPE AND CONCRETE STORAGE FACILITIES AND 3 STORM FILTER VAULTS. THESE STRUCTURES WILL BE CONNECTED BY A SERIES OF CONCRETE PIPES THAT DIRECT WATER FROM THE SURFACE PARKING LOT INTO THE QUINCY RUN STREAM AFTER TREATMENT.

IMPERVIOUS AREA IN THE LOD WITHIN THE BUFFER:
 $0.61AC + 0.71AC = 1.32 AC$
DUE TO THE NON-WATER DEPENDENT FEATURES PROPOSED IN THE BUFFER, A 3:1 MITIGATION RATIO IS REQUIRED. THEREFORE:
 $1.32AC \times 3 = 3.96 AC$
A TOTAL OF 3.96 AC OF MITIGATION IS REQUIRED FOR THIS PROJECT. MITIGATION WILL BE PROVIDED ON SITE WITHIN THE BUFFER AND OFF-SITE AT THE WSSC MARLBORO MEADOWS SITE.

MDE NO. 25-SF-0096

BID DOCUMENTS

NO	REVISION	DATE

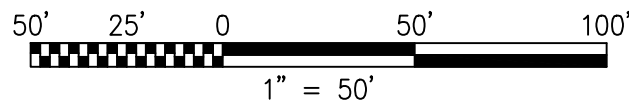
PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO.: 40544
EXPIRATION DATE: 4/3/2027



CONTRACT: AM7081A21



WASHINGTON SUBURBAN SANITARY COMMISSION



THESE DOCUMENTS CONTAIN PRIVILEGED AND CONFIDENTIAL INFORMATION WHICH SHALL NOT BE REDISTRIBUTED WITHOUT PRIOR WSSC APPROVAL.

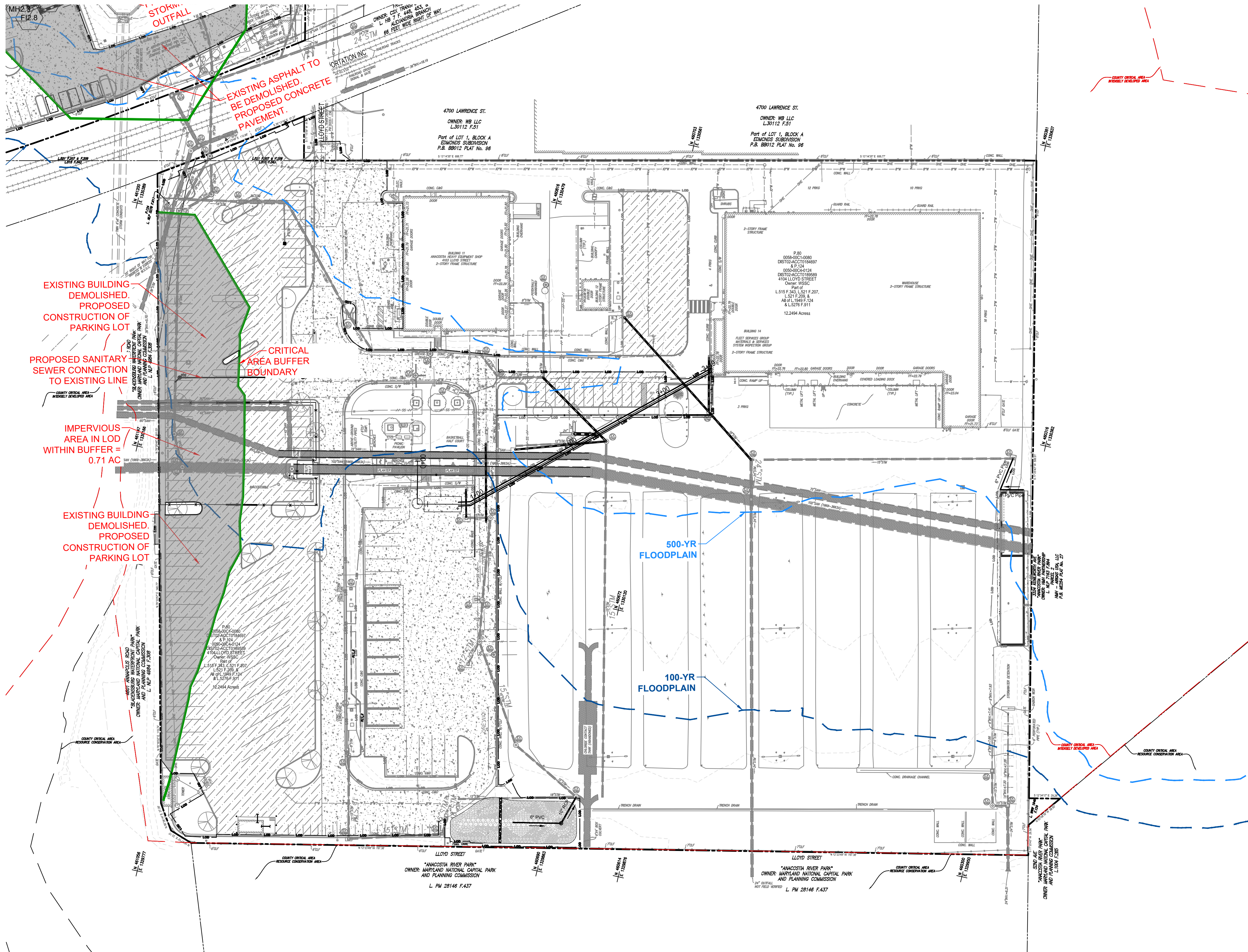


10521 Rosehaven Street,
Suite 200, Fairfax, VA 22030
Phone 703-691-3311

WSSC ANACOSTIA DEPOT RECONFIGURATION
3500 Kenilworth Avenue, Hyattsville, Maryland 20781

SHEET TITLE:
CRITICAL AREA BUFFER
EXHIBIT - NORTH

SHEET NUMBER:
1
NO
OF



- SCOPE OF WORK WITHIN BUFFER:
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MDE NO. 25-SF-0096

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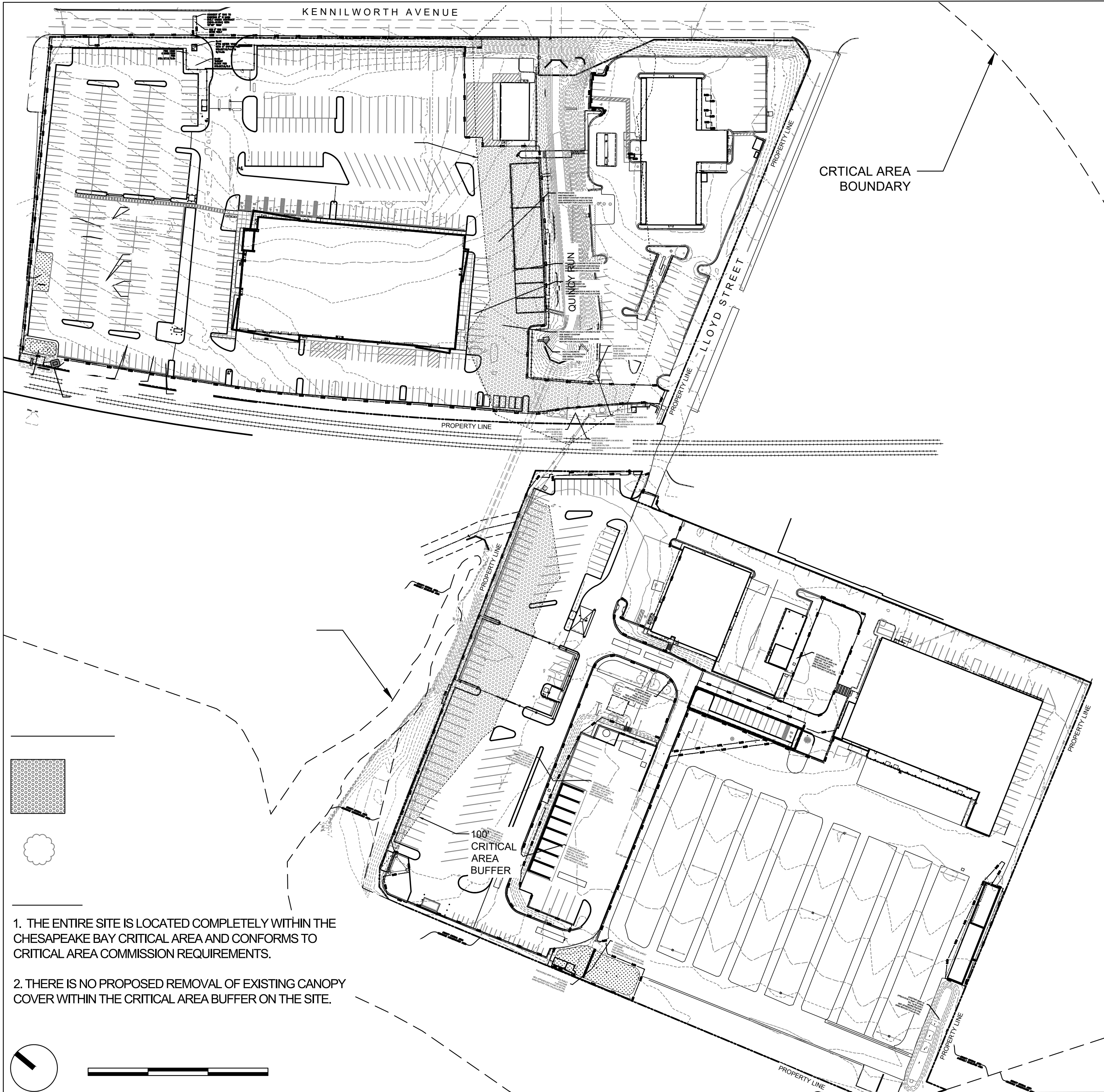
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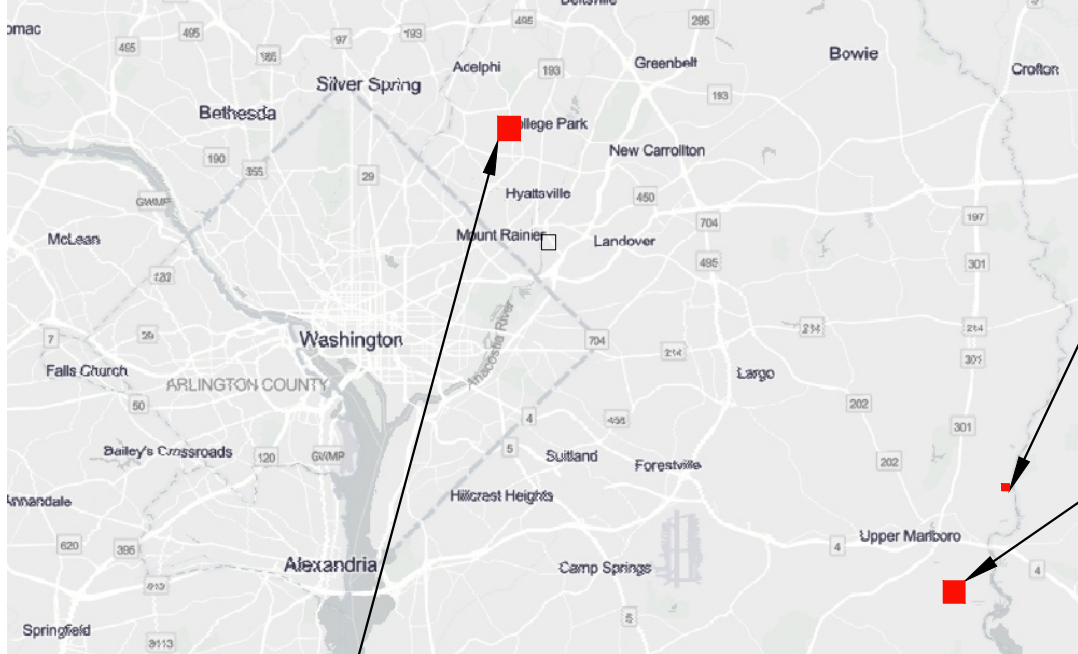
WSSC ANACOSTIA CRITICAL AREA BUFFER DISTURBANCE



MITIGATION CALCULATIONS			
Critical Area Buffer Disturbance	Trees Removed	Mitigation Ratio	Required Mitigation
57,499.2 Square Feet	0	3:1	172,497.6 Square Feet

Mitigation Provided	Landscape Stock sq ft	Bareroot Whip sq	Total Mitigation Provided
WSSC Anacostia	29,550	0	29,550
WSSC Western Branch	9,500	72000	81,500
Marlboro Meadows WWTP	5,500	57050	62,550
Total	44,550	129,050	173,600
Percent of Total	25.7%	74.3%	

MITIGATION PLANTING SITES



PLANTING STANDARDS & SPECIFICATIONS

1. PLANT MATERIAL SELECTION
PLANTING STOCK LESS THAN 1" CALIPER SHOULD MEET THE FOLLOWING STANDARDS:
SEEDLING/WHIPS: HARDWOODS - 1/4" TO 1/2" CALIPER WITH ROOTS NOT LESS THAN 8" LONG SHRUBS - 1/8" OR LARGER CALIPER WITH 8" ROOT SYSTEM.
2. PLANTING SITE PREPARATION
SOILS SHALL NOT BE DISTURBED OUTSIDE THE AREA NECESSARY FOR PLANTING INDIVIDUAL SPECIMENS.
3. PLANTING PERIOD
ALL MATERIAL SHALL BE PLANTED BETWEEN SEPTEMBER 15 AND MAY 31. MATERIAL SHALL NOT BE INSTALLED WHEN GROUND IS FROZEN.
4. PLANT MATERIAL STORAGE
PLANTS SHOULD BE PLANTED WITHIN 24 HOURS OF DELIVERY IF POSSIBLE. PLANT MATERIAL WHICH ARE LEFT UNPLANTED FOR MORE THAN 24 HOURS SHALL BE PROTECTED FROM DIRECT SUN AND WEATHER AND KEPT MOIST. NURSERY STOCK SHOULD NOT BE LEFT UNPLANTED FOR MORE THAN TWO WEEKS.
5. ON-SITE INSPECTION
PRIOR TO PLANTING, PLANTING STOCK SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT OR OTHER QUALIFIED PROFESSIONAL FAMILIAR WITH THIS PLAN. PLANT MATERIAL NOT CONFORMING TO STANDARD NURSERYMAN SPECIFICATIONS FOR SIZE, FORM, VIGOR, ROOTS, TRUNK WOUNDS, INSECTS AND DISEASE SHOULD BE REPLACED.
6. SEED
SEED MIX SHALL BE HEAVY RE-CLEANED SEED OF THE CURRENT SEASON CROP. TEST TO THE MINIMUM PERCENTAGE OF PURITY AND HAVE A MINIMUM GERMINATION RATE OF 85%. WEED SEEDS AND NOXIOUS SEED NOT TO EXCEED 0.2% BY WEIGHT. SEED CONTAINERS SHALL BE LABELED, TAGGED OR MARKED BY THE DEALER. SEED MIX TO BE APPLIED WITHIN ALL DISTURBED AREAS IN AND ADJACENT TO THE PLANTING AREA AND BE COMPRISED OF AT A MINIMUM 80% ANNUAL RYE (LOLIUM MULTIFLORUM), 20% ALSIKE CLOVER (TRIFOLIUM HYDRIBUM); APPLY AT THE RATE OF 25 LBS/ACRE.
7. MULCH
A. SHREDDED LONG FIBER HARDWOOD, SHREDDED WITHIN THE LAST SIX (6) MONTHS.
8. LAYOUT AND EXCAVATION OF PLANTING AREAS
A. PLANTS SHALL BE PLACED IN EACH ZONE AT RANDOM LOCATIONS SHOWN AT SPACING AS INDICATED ON THE PLAN.
B. THE LANDSCAPE ARCHITECT OR QUALIFIED PROFESSIONAL WILL CHECK LOCATION OF PLANTS IN THE FIELD AND SHALL ADJUST TO EXACT POSITION BEFORE PLANTING BEGINS.
C. SUBSOIL SHALL NOT BE WORKED WHEN MOISTURE CONTENT IS SO GREAT THAT EXCESSIVE COMPACTION WILL OCCUR, NOR WHEN IT IS SO DRY THAT CLODS WILL NOT READILY BREAK. WATER SHALL BE APPLIED, IF NECESSARY, TO BRING SOIL TO AN OPTIMUM MOISTURE CONTENT BEFORE TILLING AND PLANTING.
D. TREE PITS SHALL NOT BE EXCAVATED MORE THAN 24 HOURS IN ADVANCE OF PLANTING OPERATION. TREE PITS SHALL BE EXCAVATED TO THE FOLLOWING DIMENSIONS:
EXCAVATION FOR CONTAINER TREES - WIDTH=CONTAINER PLUS 2-INCHES/DEPTH=CONTAINER PLUS 4-INCHES EXCAVATION FOR CONTAINER SHRUBS - WIDTH=CONTAINER PLUS 8-INCHES/DEPTH=CONTAINER PLUS 4-INCHES (CANNOT BE LESS THAN 12-INCHES).
9. PREPARING PLANT MATERIALS FOR PLANTING
A. CONTAINER STOCK SHALL BE REMOVED CAREFULLY AFTER CANS HAVE BEEN CUT ON TWO SIDES WITH APPROVED CUTTER. DO NOT USE SPADE TO CUT CANS. DO NOT LIFT OR HANDLE CONTAINER PLANTS BY TOPS, STEMS OR TRUNKS AT ANY TIME.
B. DO NOT BIND OR HANDLE ANY PLANT WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE BARK OR BREAK BRANCHES. LIFT AND HANDLE PLANTS ONLY FROM BOTTOM OF BALL.
C. DO NOT FORCE ROOTS FOR BARE ROOTED TREES INTO EXCAVATED PITS - CUSTOM DIG PITS TO RECEIVE ROOTS WITHOUT DEFORMATION.
10. INSTALLATION OF CONTAINERIZED PLANT MATERIAL
A. SCARIFY THE WALLS AND BOTTOM OF ALL PLANT PITS IMMEDIATELY PRIOR TO THE PLACEMENT OF PLANT AND BACKFILL MIX. THE CONTRACTOR SHALL REMOVE ALL GLAZING OF SOIL CAUSED BY AN AUGER OR MECHANICAL HOLE DIGGER.
B. WELLS AROUND TREES AND SHRUBS: AFTER PLANTING IS COMPLETE, FORM A SOIL WELL 3 INCHES HIGH AROUND EACH PLANT, EXTENDING TO THE OUTER LIMIT OF THE PLANT PIT IN ACCORDANCE WITH PLANTING DETAILS SHOWN ON THE DRAWINGS.
C. SMOOTH PLANTED AREAS TO CONFORM TO SPECIFIED GRADES AFTER FULL SETTLEMENT HAS OCCURRED. CONTRACTOR SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS. ANY DISCREPANCY IN THE DRAWINGS OR SPECIFICATIONS, OBSTRUCTIONS ON THE SITE, OR PRIOR WORK DONE BY ANOTHER PARTY, WHICH CONTRACTOR FEELS PRECLUDES ESTABLISHING PROPER DRAINAGE, SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IN WRITING.
D. WATER ALL PLANTS IMMEDIATELY AGAIN AFTER PLANTING.
E. SPREAD MULCH IN REQUIRED AREAS TO THE COMPACTED DEPTH OF 2 INCHES.

MONITORING AND MAINTENANCE

- MITIGATION PLANTINGS WILL BE MONITORED FOR SURVIVAL SUCCESS FOR 5 YEARS FOLLOWING PLANTING. IN ADDITION, COMMISSION STAFF MAY ALSO INSPECT THE PLANTINGS.
 - A MONITORING REPORT SHALL BE SUBMITTED TO THE COMMISSION FOR EACH YEAR OF THE 5-YEAR MONITORING PERIOD, DUE ON MARCH 1, FOR THE PREVIOUS CALENDAR YEAR.
 - USING THE ANNUAL MONITORING AND MAINTENANCE REPORT TEMPLATE.
 - ANY DEAD OR DYING MITIGATION PLANTINGS DURING THE 5 YEAR MONITORING PERIOD WILL BE REPLACED TO ENSURE 90% SURVIVABILITY OF THE PLANTINGS BY THE CONCLUSION OF THE MONITORING PERIOD TO MAINTAIN DENSITY IN ACCORDANCE WITH THE CODE OF MARYLAND REGULATIONS 27.01.09.01-.02.
 - FINAL INSPECTION WILL OCCUR AT YEAR 5, WITH APPROVAL DOCUMENTED BY COMMISSION CONCURRENCE LETTER.
 - COMMISSION STAFF MAY ADJUST CREDITS IF PERFORMANCE STANDARDS ARE NOT MET.
 - POST-YEAR-5 INSPECTIONS WILL OCCUR ON A TIERED SCHEDULE THROUGH PERPETUITY.
 - THE INDIVIDUAL MA MITIGATION BANKING EXHIBITS WILL INCLUDE A PROCESS IN THAT TREES/VEGETATION IS REMOVED OR IMPACTED BY NATURAL EVENTS OR EMERGENCIES.
- PERMANENT PROTECTION
- MITIGATION PLANTINGS MUST BE PERMANENTLY PROTECTED BY CONSERVATION EASEMENT OR RESTRICTIVE COVENANT.
 - PERMITTED LAND USES SHALL REMAIN CONSISTENT WITH FOREST CONSERVATION AND PASSIVE RECREATION.
 - ANY FUTURE GRADING, CLEARING, OR DEVELOPMENT ACTIVITIES ON MITIGATION LANDS MUST BE SUBMITTED FOR COMMISSION REVIEW.

WATERING PROTOCOL

- A. TIMING: ANY WATERING PLAN SHOULD COMPENSATE FOR RECENT RAINFALL PATTERNS. TREES CAN DIE FROM TOO MUCH WATER AS WELL AS TOO LITTLE. NEWLY PLANTED TREES MAY NEED WATERING AS MUCH AS ONCE/WEEK FOR THE INITIAL SEASON IN WHICH THEY WERE INSTALLED. THE NEXT TWO YEARS THE INSTALLED PLANT MATERIAL MAY REQUIRE WATERING DURING DRIER PERIODS, WEEKLY DURING JULY AND AUGUST, OR DURING SEVERE PERIODS OF DROUGHT. IF BARE ROOT PLANT MATERIAL IS TO BE INSTALLED AS OPPOSED TO BALLED AND BURLAP PLANT MATERIAL THE SAME PROTOCOL AS NOTED IS APPLICABLE, ASSUMING THE BARE ROOT PLANT MATERIAL WAS NOT ALLOWED TO DRY OUT PRIOR TO INSTALLATION. BARE ROOT TRANSPLANTS MAY NOT NEED WATER FOR ALMOST 2-4 WEEKS AFTER GROWTH BEGINS.
- B. SOIL COMPOSITION: SOIL TEXTURE INFLUENCES THE DOWNWARD FLOW OF WATER. SOILS WITH TOO MUCH CLAY TEND TO HOLD MORE WATER AND MAY REQUIRE LESS WATERING; WHEREAS SOILS WITH MORE SAND TEND TO DRAIN FASTER AND MAY NEED TO BE WATERED MORE FREQUENTLY. IF THE SOILS WERE WELL PREPARED PRIOR TO PLANT INSTALLATION, THEN THERE SHOULD NOT BE MANY DRAINAGE ISSUES. DURING THE PLANT INSTALLATION, THE CONTRACTOR SHOULD NOTE THE SOIL COMPOSITION AND BE PREPARED TO ADJUST THE NECESSARY WATERING PROTOCOL TO ACCOMMODATE THE EXISTING SOIL CONDITIONS WITHIN AND ADJACENT TO THE INSTALLED PLANT MATERIAL. IF THERE IS A RESTRICTED DOWNWARD FLOW OF WATER, THEN THE SOILS MAY HAVE BEEN COMPACTED DURING CONSTRUCTION AND NOT AERATED BEFORE PLANTING, OR THERE MAY BE A CLAY HARDPAN.
- C. WATER APPLICATION: THE IDEAL WATERING PROCESS INVOLVES INITIALLY APPLYING WATER TO THE ROOT BALL SLOWLY USING A HOSE, A SOAKER HOSE, OR DRIP IRRIGATION TO ACHIEVE A DEEP APPLICATION. ON LARGER PLANT MATERIAL WATERING SHOULD START ATOP THE INSTALLED ROOT BALL UNTIL THOROUGHLY SATURATED, THEN EXPANDING TO THE AREA IMMEDIATELY SURROUNDING THE ROOT BALL. MULCHING AROUND THE BASE OF THE NEWLY INSTALLED PLANT MATERIAL INSULATES THE ROOTS AND PREVENTS THEM FROM DRYING OUT WHILE STILL PROVIDING AIR MOVEMENT TO THE ROOTS.
- D. APPLICATION RATE: WATERING A ONE-INCH CALIPER TREE SHOULD ENTAIL AT A MINIMUM 10 GALLONS OF WATER DURING EACH WATERING APPLICATION. AT THIS RATE, A TWO-INCH CALIPER TREE WOULD REQUIRE A MINIMUM OF 20 GALLONS OF WATER. PLANT MATERIAL LESSER THAN ONE-INCH CALIPER WOULD REQUIRE AT A MINIMUM FIVE GALLONS OF WATER DURING EACH WATERING APPLICATION.

MDE NO. 25-SF-0096

BID DOCUMENTS

NO	REVISION	DATE
1	ADDENDUM #2	3/16/2026
2	ADDENDUM #3	4/08/2026
3	ADDENDUM #5	5/14/2026

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO.: 3699
EXPIRATION DATE: 9/24/2026

CONTRACT:

SHEET NUMBER:

L0102

NO XX
OF XXX

WASHINGTON SUBURBAN SANITARY COMMISSION



THESE DOCUMENTS CONTAIN
PRIVILEGED AND CONFIDENTIAL
INFORMATION WHICH SHALL NOT
BE REDISTRIBUTED WITHOUT
PRIOR WSSC APPROVAL.



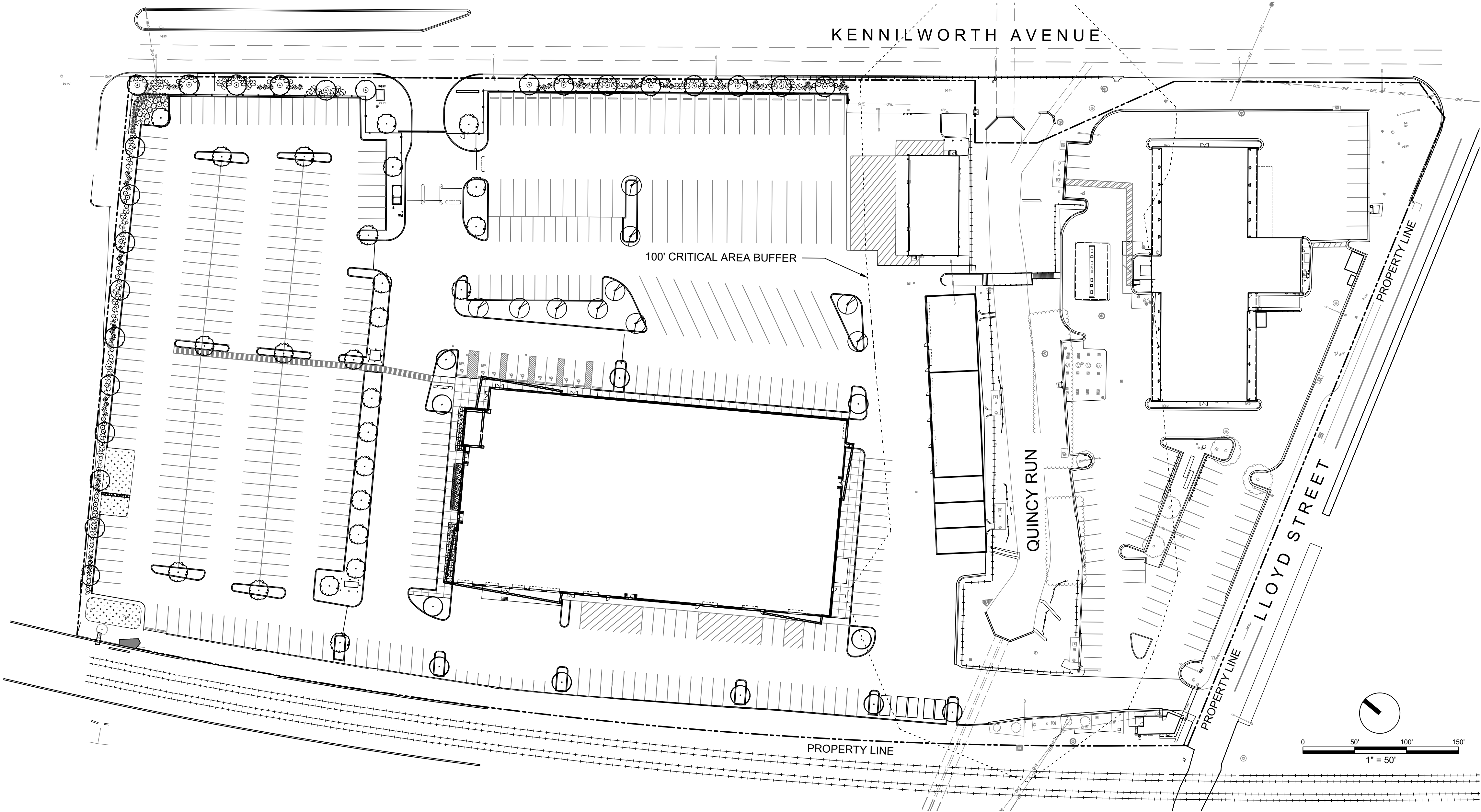
SAMAHA

10521 Rosehaven Street,
Suite 200, Fairfax, VA 22030
Phone 703-691-3311

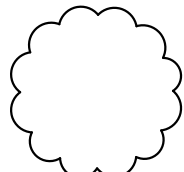
WSSC ANACOSTIA DEPOT
RECONFIGURATION

3500 Kenilworth Avenue, Hyattsville, Maryland 20781

SHEET TITLE: BUFFER MANAGEMENT
PLAN OVERALL



LEGEND

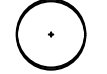


EXISTING TREE

PROPOSED



Quercus phellos



Tilia cordata



Acer rubrum



Celtis occidentalis



Lindera benzoin



Rosa carolina



Aronia melanocarpa



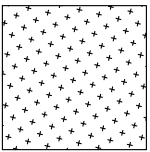
Vaccinium angustifolium



Vaccinium corymbosum



Viburnum dentatum



BIORETENTION

GENERAL PLANTING NOTES

1. ALL PLANTS PROVIDED BY CONTRACTOR SHALL MEET OR SURPASS THE SPECIFICATIONS GIVEN IN THE PLANT TABLE AND IN THE PROJECT SPECIFICATIONS. PLANTS SHALL BE FULL AND HEAVY, AND IN HEALTHY CONDITION AT THE TIME OF PLANTING. LANDSCAPE ARCHITECT SHALL REJECT ANY PLANT NOT MEETING THESE GUIDELINES AND REQUIRE REPLACEMENT.

2. ALL PLANTS THAT ARE UNABLE TO BE IMMEDIATELY PLANTED SHALL BE STORED IN A PROTECTED AREA OUT OF DIRECT SUN AND WIND. PLANTS SHALL BE EVENLY AND CONSISTENTLY WATERED, AS NEEDED, TO PREVENT DRYING OF ROOTS. ROOT BALLS OF B&B STOCK SHALL BE COVERED WITH AT LEAST 4 INCHES OF HARDWOOD MULCH TO MAINTAIN MOISTURE IN ROOTS.

3. THE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES SHOWN ON PLANS AND CLARIFY ANY DISCREPANCIES WITH LANDSCAPE ARCHITECT PRIOR TO PURCHASING PLANTS.

4. PLANT SPECIES ARE SELECTED FOR HARDINESS IN LOCAL CLIMATE. PERMANENT IRRIGATION IS NOT PART OF THIS CONTRACT. PLANTS ARE TO BE WATERED DURING ESTABLISHMENT PERIOD PER SPECIFICATIONS.

5. COMPANION PLANTS (I.E. PERENNIALS, GRASSES, BULBS, SHRUBS, ETC) TO BE INSTALLED IN TREE BOXES MUST CONFORM TO THE CURRENT DDOT DESIGN AND ENGINEERING MANUAL CHAPTER 47 - LANDSCAPE DESIGN AND DCMR TITLE 24 SECTION 109 - BEAUTIFICATION OF TREE SPACES. COMPANION PLANTS SHALL NOT EXCEED 3 FEET IN HEIGHT, HAVE A SHALLOW ROOT SYSTEM AND BE PLANTED AT MINIMUM 2 FEET FROM THE ROOT FLARE (CROWN) OF THE STREET TREE.

6. PEAT MOSS IS NOT ALLOWED FOR USE AS A SOIL AMENDMENT.

7. OBTAIN TOPSOIL FROM NATURALLY WELL-DRAINED CONSTRUCTION OR MINING SITES WHERE TOPSOIL OCCURS AT LEAST 4 INCHES DEEP; DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, OR MARSHES.

8. FINISH OFF 2'-4" CLEAR ZONE AROUND TREES WITH A 3" LAYER OF MULCH, BUT DO NOT PLACE UP AGAINST OR MOUND AROUND ROOT FLARE.

9. MIXED GROUNDCOVER TO BE PLANTED IN GROUPS OF 3-5 AND LOCATED AS REQUIRED TO PROVIDE A GENERAL MIXING OF SPECIES. DO NOT PLANT IN ROWS OR REPETITIVE PATTERNS UNLESS OTHERWISE NOTED. LOCATE SPECIES TO PROVIDE A TIERED EFFECT WITH LARGER PLANTS AT THE REAR AND MIDDLE OF THE LANDSCAPING AREA AND LOWER PLANTINGS, TURF AND TURF-LIKE GRASSES AT THE FRONT OF THE LANDSCAPED AREAS.

10. REGULAR PLANT MAINTENANCE SHALL BE SCHEDULED DURING ESTABLISHMENT AND ONGOING GROWTH INSPECTED FOR SIGNS OF DISEASE, INADEQUATE IRRIGATION AND EROSION.

WSSC ANACOSTIA NORTH PLANT SCHEDULE

	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE	SQFT PER	TOTAL SQFT	CREDIT
CANOPY TREES	24	Acer rubrum	Red Maple	2" cal.	B&B	200		4,800
	10	Celtis occidentalis	Common Hackberry	2" cal.	B&B	200		2,000
	25	Quercus phellos	Willow Oak	2" cal.	B&B	200		5,000
	11	Tilia americana	American Linden	2" cal.	B&B	200		2,200
SHRUBS	58	Aronia melanocarpa	Black Chokeberry	24" HEIGHT	CONTAINER	25		1,450
	58	Lindera benzoin	Northern Spicebush	24" HEIGHT	CONTAINER	25		1,450
	65	Rosa carolina	Carolina Rose	24" HEIGHT	CONTAINER	25		1,625
	22	Vaccinium angustifolium	Lowbush Blueberry	24" HEIGHT	CONTAINER	25		550
	15	Vaccinium corymbosum	Highbush Blueberry	24" HEIGHT	CONTAINER	25		375
	60	Viburnum dentatum	Arrowood Viburnum	24" HEIGHT	CONTAINER	25		1,500
						TOTAL:		20,950

Mitigation Provided		
WSSC Anacostia North	20,950	sq ft
WSSC Anacostia South	8,600	sq ft
Total	29,550	sq ft

MDE NO. 25-SF-0096

BID DOCUMENTS

NO	REVISION	DATE

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO.: 3699
EXPIRATION DATE: 9/24/2026

CONTRACT:

NOT FOR
CONSTRUCTION

WASHINGTON SUBURBAN SANITARY COMMISSION



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10521 Rosehaven Street,
Suite 200, Fairfax, VA 22030
Phone 703-691-3311

WSSC ANACOSTIA DEPOT
RECONFIGURATION

3500 Kenilworth Avenue, Hyattsville, Maryland 20781

SHEET TITLE:

MITIGATION PLAN-NORTH
OVERALL

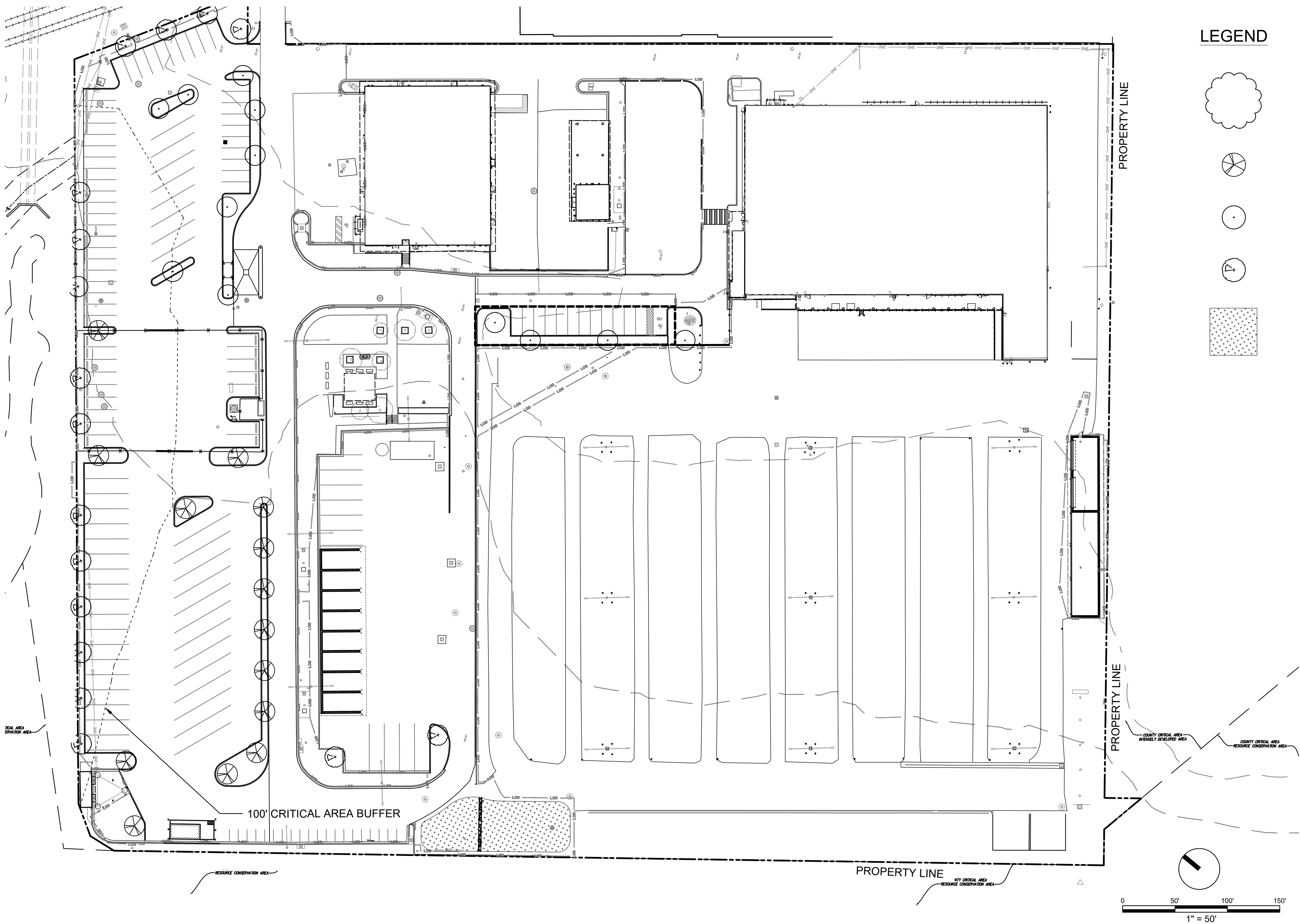
SHEET NUMBER:

L0102A

NO XX

OF XXX

On-site Planting



LEGEND

- EXISTING TREE
- PROPOSED *Platanus occidentalis*
- PROPOSED *Gleditsia triacanthos*
- PROPOSED *Quercus bicolor*
- BIORETENTION

GENERAL PLANTING NOTES

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MDE NO. 25-SF-0096

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CONSTRUCTION

WSSC ANACOSTIA SOUTH PLANT SCHEDULE

QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE	SQFT PER	TOTAL SQ. FT. CREDIT
12	Gleditsia triacanthos	Honeylocust	2" cal.	B&B	200	2,400
14	Platanus occidentalis	American Sycamore	2" cal.	B&B	200	2,800
17	Quercus bicolor	Swamp White Oak	2" cal.	B&B	200	3,400
TOTAL:						8,600

Mitigation Provided		
WSSC Anacostia North	20,950	sq ft
WSSC Anacostia South	8,600	sq ft
Total	29,550	sq ft

WASHINGTON SUBURBAN SANITARY COMMISSION



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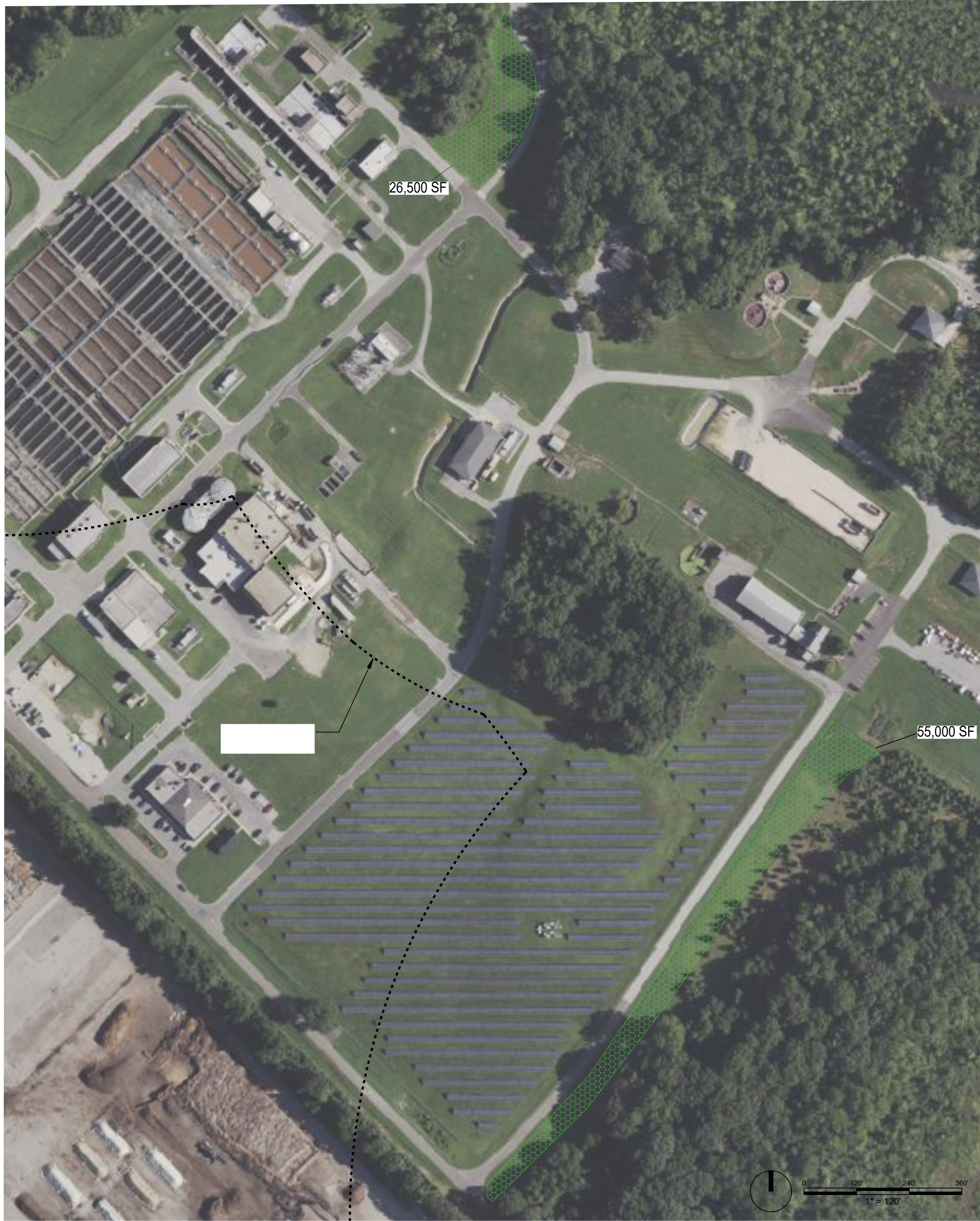
10521 Rosehaven Street,
Suite 200, Fairfax, VA 22030
Phone 703-691-3311

WSSC ANACOSTIA DEPOT
RECONFIGURATION
3500 Kenilworth Avenue, Hyattsville, Maryland 20781

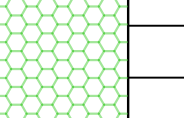
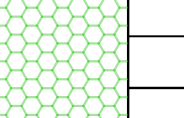
SHEET TITLE:
MITIGATION PLAN-SOUTH
OVERALL

SHEET NUMBER:
L0102B

NO XX
OF XXX

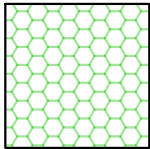


WESTERN BRANCH WWRF PLANT SCHEDULE

	LEGEND	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE	SPACING	CREDIT PER UNIT	CREDIT TOTAL SF
CANOPY TREES		166	<i>Acer rubrum</i>	Red Maple		BARE-ROOT WHIP	20' x 20'	N/A	N/A
		166	<i>Liriodendron tulipifera</i>	Tulip Tree		BARE-ROOT WHIP	20' x 20'	N/A	N/A
		166	<i>Pinus virginiana</i>	Virginia Pine		BARE-ROOT WHIP	20' x 20'	N/A	N/A
		166	<i>Quercus falcata</i>	Southern Red Oak		BARE-ROOT WHIP	20' x 20'	N/A	N/A
TOTAL:		664							
UNDERSTORY TREES		167	<i>Cercis canadensis</i>	Eastern Redbud		BARE-ROOT WHIP	10' x 10'	N/A	N/A
		167	<i>Cornus florida</i>	Flowering Dogwood		BARE-ROOT WHIP	10' x 10'	N/A	N/A
		167	<i>Ilex opaca</i>	American Holly		BARE-ROOT WHIP	10' x 10'	N/A	N/A
TOTAL:		501							
SHRUBS		95	<i>Aronia melanocarpa</i>	Black Chokeberry	18" HEIGHT	CONTAINER	5'-10' O.C.	25	2,375
		95	<i>Lindera benzoin</i>	Spicebush	18" HEIGHT	CONTAINER	5'-10' O.C.	25	2,375
		95	<i>Myrica caifera</i>	Southern Bayberry	18" HEIGHT	CONTAINER	5'-10' O.C.	25	2,375
		95	<i>Viburnum dentatum</i>	Southern Arrowwood	18" HEIGHT	CONTAINER	5'-10' O.C.	25	2,375
TOTAL:		380							
THE PLANT SCHEDULE ABOVE REFLECTS A PLANTING DENSITY OF 700 STEMS PER ACRE									

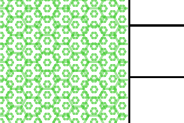
Off-site Planting

LEGEND

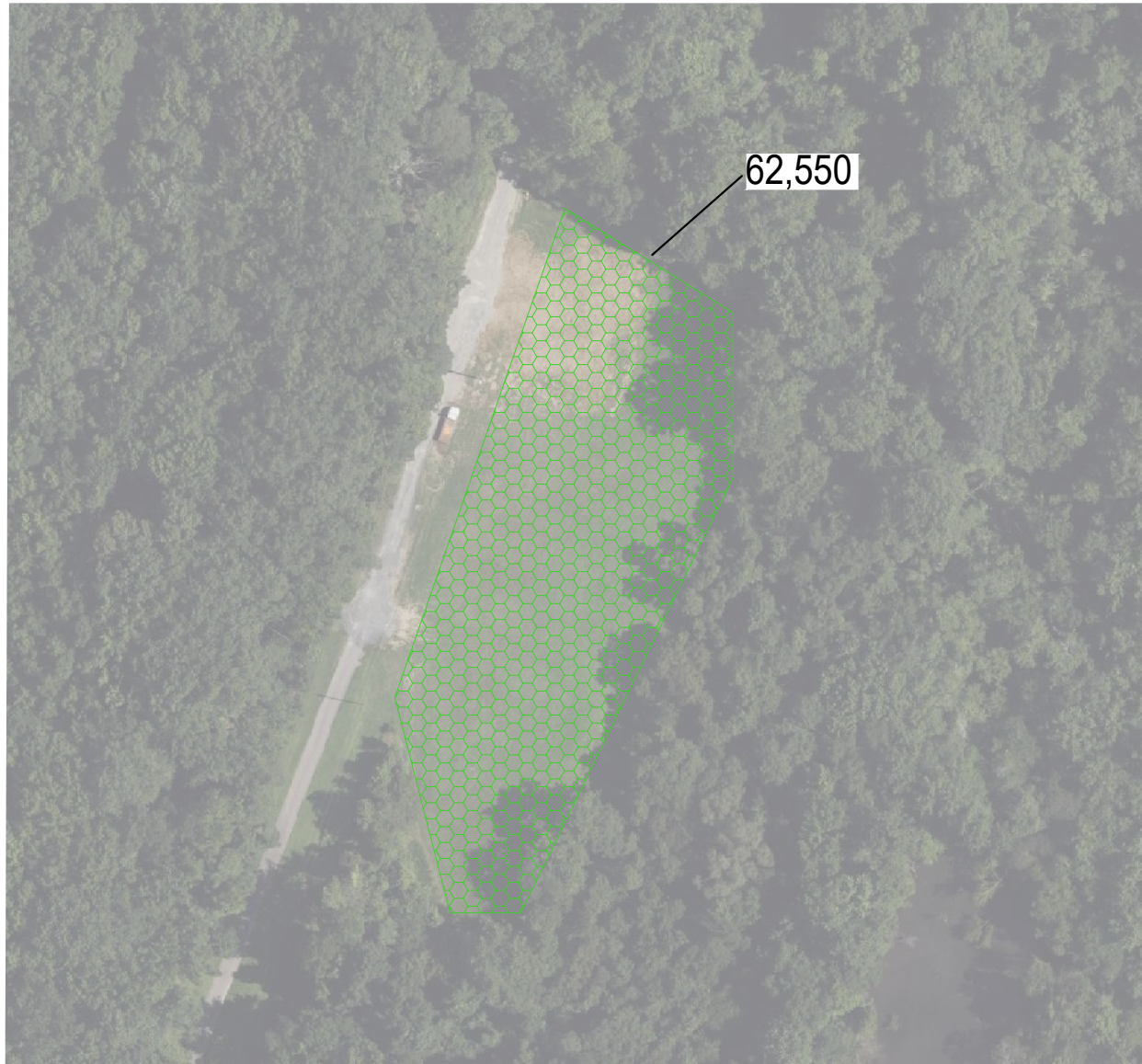


MITIGATION PLANTING AREA

MARLBORO MEADOWS WWTP SCHEDULE

	LEGEND	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE	SPACING	CREDIT PER UNIT	CREDIT TOTAL SF
CANOPY TREES		132	<i>Acer rubrum</i>	Red Maple		BARE-ROOT WHIP	20' x 20'	N/A	N/A
		132	<i>Liriodendron tulipifera</i>	Tulip Tree		BARE-ROOT WHIP	20' x 20'	N/A	N/A
		132	<i>Pinus virginiana</i>	Virginia Pine		BARE-ROOT WHIP	20' x 20'	N/A	N/A
		132	<i>Quercus falcata</i>	Southern Red Oak		BARE-ROOT WHIP	20' x 20'	N/A	N/A
TOTAL:		528							
UNDERSTORY TREES		133	<i>Cercis canadensis</i>	Eastern Redbud		BARE-ROOT WHIP	10' x 10'	N/A	N/A
		133	<i>Cornus florida</i>	Flowering Dogwood		BARE-ROOT WHIP	10' x 10'	N/A	N/A
		133	<i>Ilex opaca</i>	American Holly		BARE-ROOT WHIP	10' x 10'	N/A	N/A
TOTAL:		399							
SHRUBS		55	<i>Aronia melanocarpa</i>	Black Chokeberry	18" HEIGHT	CONTAINER	5'-10' O.C.	25	1,375
		55	<i>Lindera benzoin</i>	Spicebush	18" HEIGHT	CONTAINER	5'-10' O.C.	25	1,375
		55	<i>Myrica caifera</i>	Southern Bayberry	18" HEIGHT	CONTAINER	5'-10' O.C.	25	1,375
		55	<i>Viburnum dentatum</i>	Southern Arrowwood	18" HEIGHT	CONTAINER	5'-10' O.C.	25	1,375
TOTAL:		220							
THE PLANT SCHEDULE ABOVE REFLECTS A PLANTING DENSITY OF 700 STEMS PER ACRE									

MARLBORO MEADOWS WWTP



NOTE

1. MARLBORO MEADOWS WWTP IS WITHIN THE CHESAPEAKE BAY CRITICAL AREA AND CONFORMS TO CRITICAL AREA COMMISSION REQUIREMENTS.

MDE NO. 25-SF-0096

BID DOCUMENTS

NO	REVISION	DATE
1	ADDENDUM #2	3/16/2026
2	ADDENDUM #3	4/08/2026
3	ADDENDUM #5	5/14/2026

PROFESSIONAL CERTIFICATION

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LICENSE NO.: 3699
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SHEET NUMBER:

L0102C

NO XX
OF XXX

WASHINGTON SUBURBAN SANITARY COMMISSION



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10521 Rosehaven Street,
Suite 200, Fairfax, VA 22030
Phone 703-691-3311

WSSC ANACOSTIA DEPOT
RECONFIGURATION

3500 Kenilworth Avenue, Hyattsville, Maryland 20781

SHEET TITLE: BUFFER MANAGEMENT
PLAN - OFFSITE

Title 27 Chesapeake Bay Critical Area Commission
Subtitle 02 Development in the Critical Area
Resulting From State and Local Agency Programs

Chapter 06 Conditional Approval of State or Local Agency Programs
in the Critical Area

CONDITIONAL APPROVAL REQUEST FORM (27.02.06.01)

A. If development is proposed to be undertaken or caused in the Critical Area by State or local agency actions and this development is prohibited from occurring by the Criteria in this subtitle, the Agency proposing the development may seek conditional approval for the project or program by the Commission.

B. (1-3) In order to qualify for consideration by the Commission for conditional approval, it shall be shown by the proposing or sponsoring agency that the project or program has the following characteristics:

- (1) That there are special features of a site or there are other special circumstances such that the literal enforcement of these regulations would prevent a project or program from being implemented;

The locations of the Critical Area Buffer on the site overlap with areas that are essential to the continued functionality and operation of the facility. This makes it infeasible for the project to be implemented in the case of adhering to the standard regulations.

On the north site, the Buffer extends along an internal roadway that provides critical access for large utility trucks that routinely operate from this facility. Maintaining and improving the impervious surface adjacent to the stream is necessary to ensure safe, reliable, and year-round access for these vehicles. These trucks are essential for maintaining and repairing public water and sewer infrastructure throughout the service area. In addition, the proposed Jet Truck garage building is necessary to protect specialized equipment from freezing conditions during winter months, ensuring that these vehicles remain operational and available to respond to system maintenance needs and emergency service calls.

On the south portion of the site, the Buffer covers a section of the lot that is required for utility vehicle parking and maneuvering. Because the facility must accommodate large service vehicles and maintain efficient operational circulation, the available paved area is necessary for daily operations. To minimize additional impacts within the Buffer, WSSC has chosen to reconfigure the existing impervious area within the Buffer rather than expand it. This approach maintains the operational requirements of the facility while avoiding any net increase in impervious coverage within the Buffer.

- (2) That the project or program otherwise provides substantial public benefits to the Chesapeake Bay Critical Area Program; and

The project will reconfigure an existing public utility service facility to improve operational efficiency and ensure continued support for WSSC's mission of providing reliable public water and wastewater services to customers throughout Prince George's and Montgomery Counties.

As part of the project, the Stormwater Management of the site treats over five times the required amount of phosphorus. Downstream properties and all users of the water will benefit from the improved water quality. In addition to onsite treatment, offsite tree planting will be implemented to strengthen and expand riparian forest areas within its watershed, providing meaningful environmental benefits that serve the broader public. Enhancing the riparian forest will help improve water quality, stabilize stream corridors, and support habitat for wildlife within the Western Branch Patuxent River system. These improvements contribute to healthier waterways and stronger ecosystem services that benefit the surrounding community. Residents and visitors who use the river for recreation, such as kayaking and other water-based activities, will benefit from a more robust forested buffer and improved natural habitat along the stream corridor. Through this mitigation approach, the project not only supports critical public utility operations but also contributes to the long-term environmental health and recreational value of the watershed.

- (3) That the project or program is otherwise in conformance with this subtitle.

The project conforms to the Critical Area Commission requirements including all required permits and review letters, public notice, MDE concept approval, and a mitigation plan providing the required 3:1 mitigation. A checklist and all applicable documents that demonstrated the conformance with this subtitle are submitted along with this request form.

C. (1-3) The conditional approval request must contain the following:

- (1) A showing that the literal enforcement of the provisions of this subtitle would prevent the conduct of an authorized State or local agency program or project;

The facility serves as an operational base for a public utility agency responsible for maintaining and repairing water and wastewater infrastructure throughout the surrounding service area.

The internal roadway on the North Site that crosses the stream that is within the Buffer provides the only practical route for vehicles to access the opposite side of the site, where essential large vehicles regularly traverse. If traffic flow across this connection were restricted or eliminated, the circulation of heavy vehicles within the facility would be significantly disrupted.

On the south portion of the site, the Buffer covers a section of the lot that is required for utility vehicle parking and maneuvering. Because the facility must accommodate large service vehicles and maintain efficient operational circulation, the available paved area is necessary for daily operations.

- (2) A proposed process by which the program or project could be so conducted as to conform, insofar as possible, with the approved local Critical Area program or, if the development is to occur on State-owned lands, with the criteria set forth in COMAR 27.02.05; and

During the planning and design process, the project team evaluated the applicable environmental regulations, including the preferred approach of removing existing pavement from within the Critical Area Buffer wherever feasible. This option was considered during design stages to determine whether impervious surfaces within the Buffer could be reduced or eliminated while still allowing the facility to function. However, the paved areas within the Buffer were determined to be essential for vehicle access, circulation, and staging.

As a result, the project was designed to minimize impacts to the greatest extent practicable. Rather than expanding impervious coverage, the site plan reconfigures existing paved areas within the Buffer to maintain necessary operational functions while avoiding any net increase in impervious surface. By maintaining the existing impervious footprint and incorporating mitigation measures such as offsite tree planting and riparian forest enhancement, the project balances the operational needs of this essential public utility facility with the intent of the environmental regulations to protect and strengthen the surrounding natural resources.

- (3) Measures proposed to mitigate any adverse effects of the project or program on an approved local Critical Area program or, if on State-owned lands, on the criteria set forth in COMAR 27.02.05.

Measures have been incorporated into the project design to comply with environmental regulations and minimize impacts to the Critical Area Buffer to the greatest extent practicable. The project prioritizes ecological enhancement within the site by maximizing the planting of native vegetation, with a focus on restoring and strengthening areas within the Critical Area Buffer wherever feasible. These plantings are intended to improve buffer function by increasing vegetative cover, supporting habitat, and enhancing natural filtration of runoff.

In addition to on-site improvements, the project includes off-site mitigation through the planting of approximately three acres within the Critical Area. This planting effort will restore and enhance riparian forest conditions, helping to strengthen stream buffer functions such as water quality protection, habitat support, and bank stabilization. Together, these measures demonstrate the project's commitment to adhering to the intent of the environmental regulations by avoiding increases in impervious area where possible and providing meaningful ecological restoration to offset unavoidable operational constraints.