



# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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PGCPB No. 11-71

File No. DSP-10001

## RESOLUTION

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on July 7, 2011 regarding Detailed Site Plan DSP-10001 for Scott Business Park, the Planning Board finds:

1. **Request:** The subject application is for approval of a commercial development consisting of a mixture of normal- and low-generation retail and offices.
2. **Development Data Summary**

	EXISTING	APPROVED
Zone(s)	C-M	C-M
Use(s)	Vacant	Retail & offices
Acreage	1.98	1.98
Parcels	1	1
-square-footage/GFA	-	23,700 GFA
Normal generation retail	-	11,000
Low generation retail	-	8,700
Offices	-	4,000
Building A	-	15,100 sq. ft.
Building B	-	8,600 sq. ft.

### **Required Parking and Loading**

	REQUIRED	APPROVED
Parking spaces	91	92
Regular	59	59
Compact	30	30
Handicap	4	4
Van accessible	1	1
Loading spaces	2	2

3. **Location:** The subject site is located in the northwest quadrant of the intersection of Branch Avenue (MD 5) and Schultz Road.

4. **Surrounding Uses:** The property is bounded on the northeast by the Branch Avenue Service Road (MD 967D), to the south by single-family detached dwellings, and to the west by a commercial landscaping business.
5. **Previous Approvals:** On December 18, 2008, the Prince George's County Planning Board approved Preliminary Plan of Subdivision 4-08048 subject to six conditions.
6. **Design Features:** The two-acre property is triangular in shape and fronts on a service road within the right-of-way of Branch Avenue (MD 5) to the northeast. The lot is undeveloped and wooded. The site plan has three access points from the service road. The site is organized around a central, landscaped bioretention facility with two buildings oriented parallel to the southern and western property lines respectively. The parking lot is primarily located between the buildings and the bioretention facility. The existing woodland has been preserved near the southern property boundary, which will buffer the single-family detached homes from the new development.

Building A is a one-story, 15,100-square-foot building located near the southern property boundary. The building façade is brick with exterior insulation and finishing system (EIFS) on the parapet wall. The EIFS is to be articulated with one-inch recessed patterns. The corners of the building have been accented with cupolas. The ornamental parapet wall creates a faux roofline with rectangular and triangular accents. Each of the bays has a set of glass doors with side lites and transom lites. Window and door options with a similar design have been provided for each bay. The side elevations have a similar treatment to the front elevation with a plain parapet wall and two sets of double doors. The rear façade, which will be facing the woodland conservation area, is concrete masonry units (CMUs) that have been painted to match the brick, with optional loading bays.

Building B is located near the western property line and is two stories with 8,600 square feet of gross floor area (GFA). The first floor façade is full brick. The second floor is EIFS with a brick knee wall. The building has an external stairway on the eastern side of the building with an external walkway to allow access to the second floor. The side and rear elevations have a similar treatment. All metal accents are proposed to be Architectural Bronze in color. The design of the two buildings and staff's recommendations are discussed in detail in Finding 7 below.

Building-mounted signage is proposed to be illuminated box signs. The ground-mounted sign is a brick monument, 15 feet tall and 8 feet wide with burgundy lettering. No lighting or landscaping is provided for the sign.

#### COMPLIANCE WITH EVALUATION CRITERIA

7. **Preliminary Plan of Subdivision 4-08048:** Preliminary Plan of Subdivision 4-08048 was approved by the Planning Board on December 18, 2008 subject to six conditions.

1. **In conjunction with the detailed site plan, a Type II tree conservation plan shall be approved.**

A Type II tree conservation plan was submitted with the current application and is recommended for approval, subject to several conditions, which are included in the Recommendation section below.

2. **Development of this site shall be in conformance with Stormwater Management Concept Plan, CSD-3124-2004-00 and any subsequent revisions.**

The site development is consistent with approved Stormwater Management Concept Plan 3124-2004-00 dated August 30, 2007. Prior to certification of the detailed site plan, the TCP II should be revised to show the stormwater management measures shown on the approved stormwater management plan. A condition reflecting this has been included in the Recommendation section of this report.

4. **Prior to issuance of any building permits, the applicant and the applicant's heirs, successors, and/or assignees shall have a detailed site plan approved by the Planning Board in accordance with Part 3, Division 9 of the Zoning Ordinance. The detailed site plan shall include, but not be limited to:**
  - a. **Landscaping, buffering, and screening between the future commercial development and the abutting residential development, preserving and incorporating natural amenities into the design of the commercial facilities to enhance the aesthetic qualities of the areas, and to break up the otherwise monotonous, barren look of parking areas.**
  - b. **Aesthetic and functional design of the commercial facility to reflect the prominent position of the site on Branch Avenue and ensure the proposed commercial development meets high standards of site design in relation to surrounding areas.**

The current proposal incorporates a woodland conservation buffer which helps to protect the abutting residential development. The parking lot has been broken up by landscaped islands and a landscaped bioretention facility.

With regard to the architecture of the buildings, staff makes the following recommendations:

- **Building A**—The parapet wall on Building A has triangular and rectangular accents that create a pseudo-roofline. The façade of Building A is primarily brick masonry with EIFS on the decorative parapet wall. Doors have been provided with side and transom lites at the entry of each tenant space. Windows have been added to the available options. However, the applicant has provided window and door options both with and without a brick water table. The design either utilize the brick water table or remove it from all

options to maintain a consistent appearance prior to certification of this detailed site plan. A brick surround using rowlock or header courses should be provided around each door or window and that awnings be provided to add articulation and interest to the façade, while providing some protection for pedestrians from the elements.

- **Building B**—The brick surrounds on the windows on the rear and side elevations of Building B do not include headers and sills. A brick surround, including headers and sills, using rowlock or header courses should be provided around each window opening.
- **Signage**—The signage package submitted meets sign area requirements. Building-mounted letters should be utilized for signage. Building-mounted letters are commonly used by many retailers and have a more elegant appearance than illuminated box signs. There are no tenants at this time. A comprehensive, conceptual sign package, including details on how the sign is illuminated, color, and the appearance of signage, should be submitted to the staff of the Urban Design Section for review prior to signature approval of this detailed site plan.

Conditions regarding the architectural appearance of both buildings and signage have been added to the Recommendation section of this report.

5. **Total development within the subject property shall be limited to 18,500 square feet of retail space and 6,500 square feet of office space or equivalent development which generates no more than 36 AM peak hour and 101 PM net peak-hour vehicle trips. Any development generating a traffic impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

Condition 5 limits total development within the subject property to development which generates no more than 36 AM and 101 PM peak hour trips. The site plan shows a total of 23,700 square feet. Using pass-by rates consistent with the guidelines for retail space and trip rates per the guidelines for all three uses, the following is obtained:

- Retail space (11,000 square feet) generating 14 AM and 53 PM peak hour trips
- Office space (4,000 square feet) generating 8 AM and 7 PM peak hour trips
- Low generation commercial ((C-M), 8,700 square feet) generating 11 AM and 13 PM peak hour trips

The total trip generation is 33 AM and 73 PM peak hour trips. Therefore, the proposal is within the trip cap. Access and on-site circulation are acceptable.

The property was the subject of a 2008 traffic study and was given approval pursuant to a finding of adequate transportation facilities made in 2008 for Preliminary Plan 4-08048. The uses proposed for the site are generally consistent with the uses proposed at the time of preliminary plan, making the basis for the prior findings valid. Therefore, it is determined that the subject

property meets the criteria for site plan approval as noted in Subtitle 27 of the Prince George's County Code.

6. **At the time of building permits, an automatic fire suppression system shall be provided in all new buildings proposed in this subdivision in order to alleviate the negative impact on fire and rescue services due to the inadequate service as discussed, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.**

This condition will be completed at the time of building permit and has been included in the Recommendation section below.

8. **The Prince George's County Zoning Ordinance:** The proposal is subject to the requirements of Section 27-274, Design Guidelines; Part 6, Commercial Zones; Part 11, Parking and Loading; and Part 12, Signs of the Zoning Ordinance.
  - a. The locations of the building-mounted signage should be labeled or shown on the architectural elevations.
  - b. Details should be provided to show how the monument sign will be illuminated. Landscaping should also be provided to soften the appearance of the base of the sign where it intersects the ground plane.
  - c. Building-mounted signage should be removed from the side elevations in accordance with Section 27-613(c)(3)(D), as this is not a corner lot.
9. **The Prince George's County Landscape Manual:** The site is subject to Section 4.2, Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscape Requirements of the Landscape Manual. The application meets these requirements, except as noted below.
  - a. **Section 4.3(2)**—One interior parking island should be added to the row of parking spaces closest to the Branch Avenue Service Road (MD 967D). There are 23 parking spaces in this row. Section 4.3(2)(G) indicates that an interior parking island be provided, on average, every ten parking spaces.
  - b. **Section 4.7**—During the course of review, it has been noted that the adjacent property on the western property boundary is a landscape contractor with outdoor storage. A landscape contractor with outdoor storage is considered a high-impact use in the Landscape Manual. The subject developing property is a retail establishment under 60,000 square feet, which is a medium-impact use. Typically, this would require a 'B' type bufferyard along the western property line.

However, the neighboring property is functioning without legal permits. There is a condition on Record Plat 120 @ 90 for the neighboring property that requires detailed site plan approval prior to the issuance of a building permit for the purpose of protecting adjacent residential property. The adjacent property applied for a use and occupancy permit for a church under Permit 26177-2008-U, but when informed of the detailed site plan requirement, abandoned the permit in 2008. The church owner indicated in the permit notes that a landscaping company occupies the other portion of the building. Neither of these uses has a legal use and occupancy permit.

The developing subject property should not be penalized by being required to buffer against an illegal use on the adjacent property. The adjacent property will be considered vacant, commercially-zoned property for the purposes of Landscape Manual compliance; hence, no bufferyard would be required per Section 4.7(c)(5)(F) of the Landscape Manual.

10. **The Woodland Conservation and Tree Preservation Ordinance:** The subject property was previously reviewed by the Environmental Planning Section for the approval of a Type II Tree Conservation Plan (TCPII/230/90) as part of a grading permit; a Natural Resources Inventory, NRI/084/07, which was approved on November 29, 2007; a Preliminary Plan of Subdivision (4-07043) and Type I Tree Conservation Plan TCPI/003/08, which were withdrawn; and Preliminary Plan of Subdivision 4-08048 and Type I Tree Conservation Plan TCPI/003/08, which were approved on December 18, 2008, subject to conditions contained in PGCPB Resolution No. 08-188(C).

The project is not subject to the environmental regulations in Subtitle 25 that came into effect on September 1, 2010 because there is an approved preliminary plan and, as such, the project is considered grandfathered from these provisions. The previously approved Type I Tree Conservation Plan, TCPI/003/08, provides the grandfathering for the project with regard to the Woodland and Wildlife Habitat Conservation Ordinance (Subtitle 25, Division 2). The site has an approved Natural Resources Inventory, NRI/084/07, that shows no regulated environmental features on Parcel A. The site is totally wooded. There are no specimen trees on the subject property.

This property is subject to the provisions of the Woodland Conservation Ordinance because it has an approved Type I Tree Conservation Plan (TCPI/003/08). A Type II tree conservation plan has been submitted and reviewed. The previously approved Type II Tree Conservation Plan, TCPII/230/90, approved on February 6, 1991, was associated with a grading permit application that was never implemented. This makes the previously approved TCPII invalid, meaning that it cannot be used as part of a current permit application. The current application revises the previous TCPII and will be assigned the number of the previous TCPII for tracking purposes.

The woodland conservation threshold for this site is 0.30 acre or 15 percent of the net tract. The total woodland conservation requirement based on the proposed clearing is 0.72 acre. The worksheet shown on the submitted TCPII shows 1.68 acres of the existing woodland on-site is proposed to be cleared and the site's requirement to be met with 0.32 acre of on-site woodland

preservation, 0.06 acre of on-site reforestation, and 0.34 acre of fee-in-lieu.

The symbol currently shown on the plan for "Woodland Retained—Not Credited" should be revised to be different than the one used for the reforestation area.

The tree protection fence detail shown on Sheet 2 of 2 should be replaced with the standard tree protection fence detail that does not include signage details. Sign details are already provided on Sheet 1.

The Maryland-National Capital Park and Planning Commission (M-NCPPC) approval block currently shown on the plan should be replaced with the standard approval block that has a line for the original approval. This line is not numbered. The original approval was done by J.P. Markovich on February 6, 1991. This information must be typed in the line for the original approval.

Appropriate conditions addressing all of the above have been included in the Recommendation section of this report.

11. **Tree Canopy Coverage Ordinance:** The project is subject to the requirements of Subtitle 25, Division 3, Tree Canopy Coverage Ordinance. The requirement in the C-M Zone is ten percent of the gross tract area. The gross tract area is 2.0 acres, resulting in a 0.20-acre tree canopy coverage (TCC) requirement. A landscape and lighting plan was submitted with the subject application. The plan provides a TCC schedule that demonstrates compliance with the TCC requirements by using 0.32 acre of woodland preservation.
12. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to the following agencies and divisions. The referral comments are summarized as follows:
  - a. **Community Planning**—The application is consistent with the 2002 *Prince George's County Approved General Plan* Development Pattern policies for the Developing Tier, and conforms to the Developing Tier land use recommendations of the 2009 *Approved Subregion 5 Master Plan and Sectional Map Amendment*.

As an urban design strategy for the Developing Tier, the 2002 General Plan states (p. 84):

"Ensure that the design of new development is attractive and vital and that the design of contiguous development maintains or enhances the character of existing communities".

In addition, the 2009 Subregion 5 Master Plan and Sectional Map Amendment provides guidelines for successful infill development in Clinton, specifically (p. 62):

- **Compatibility**—Ensure that buildings are appropriately scaled for their site and recognize adjacent land use and development. Give consideration to similarity in...style, bulk, materials, and site layout to surrounding residential areas.
- **Variety**—Use quality materials and architectural detailing.

Considering the location of the subject property in a highly visible location along Branch Avenue (MD 5), greater attention should be paid to architectural details that generally enhance visual interest and ensure compatibility with the adjacent residential community to the south and the commercial site to the west. The applicant is encouraged to provide greater articulation to the one-story flex building by adding a variety of colors and materials, the use of banding, façade depth variation, and adding columns or pillars. Due to its visibility from Branch Avenue, the east elevation should also have the same materials and rooflines as the front elevation. The west elevation should include features that provide additional articulation such as faux or real windows, varied building materials, colors and patterns, and banding. For the two-story building, the applicant is encouraged to add horizontal façade elements, break up the large roof plane, and provide dormers of an appropriate scale. The north, south, and west elevations require additional articulation, which could be provided by adding features such as those recommended for the west elevation of the one-story building.

By improving the attractiveness of the two flex buildings, this development can complement the character of the existing community and enhance the visual appeal from Branch Avenue.

- b. **Transportation Planning**—The Transportation Planning Section concluded that the proposal is within the trip cap, and that access and on-site circulation are acceptable.
- c. **Subdivision Review**—The Subdivision Review Section concluded that the detailed site plan is in substantial conformance with approved Preliminary Plan 4-08048 and the recorded final plat. There are no other subdivision issues at this time.

The subject property is Parcel A on Tax Map 107 in Grid D-4, in the Commercial Miscellaneous (C-M) Zone, and is 1.98 acres. The property is currently undeveloped. The applicant has submitted a detailed site plan for the development of 23,700 square feet of commercial space in two buildings. Parcel A was recorded in Plat Book PM 282 @ 59 on April 29, 2010. The site plan shows the layout, bearings, and distances of Parcel A as reflected on the record plat. The record plat contains four notes. The following notes in bold relate to the review of this detailed site plan:

1. **This development is subject to restrictions shown on the approved Type I**



**Tree Conservation Plan (TCPI/003/08), or as modified by the Type II Tree Conservation, and precludes any disturbance or installation of any structure with specified areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission.**

Conformance to the TCPI and the TCPII has been evaluated by the Environmental Planning Section.

**2. Approval of this plat is predicated upon public water and sewer being available prior to construction.**

The property is currently in water and sewer Category 3, Planned or Existing Community System, and will therefore be serviced by public systems.

- d. **Trails:** The trails coordinator provided the following review and three recommended conditions, which have been included in the Recommendation section of this report.

This proposal has been reviewed for conformance with the *Approved Countywide Master Plan of Transportation* (MPOT). If a master-planned trail is within a city, county, or state right-of-way, an additional two to four feet of dedication may be required to accommodate the construction of the trail. Section 27-264(2)(C) of the Zoning Ordinance contains design guidelines for conceptual and detailed site plans for safe, efficient, and convenient vehicular and pedestrian circulation on a site. The guidelines suggest that pedestrian access should be provided into the site; that pedestrian and vehicular circulation routes should generally be separated and clearly marked; that crosswalks for pedestrians that span vehicular lanes should be identified by the use of signs, stripes on the pavement, change of paving material, or similar techniques; and barrier-free pathways to accommodate the handicapped should be provided. The subject proposal contains some of the above features. Pedestrian crosswalks are demonstrated on the site plan, specifically within the parking area and along the building frontage. However, the proposal does not include a sidewalk along the Branch Avenue Service Road (MD 967D). Therefore, it is recommended that the applicant provide sidewalks and crosswalks along the service road.

The subject proposal includes road frontage improvements. The MPOT includes several policies related to accommodating all modes of transportation, including pedestrian and bicycle modes of transportation, within designated centers and corridors, as well as other areas in the Developed and Developing Tiers.

Policy 2 recommends that all road frontage improvements within the Developed and Developing Tiers be designed to accommodate all modes of transportation and that

"continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical." Policy 5 recommends evaluating new development proposals in the Developed and Developing Tiers for conformance with the complete streets principles. The subject property is within the Developing Tier, and technical staff concludes that it is feasible and practical to construct sidewalks and on-road bicycle facilities along the subject property frontage to implement the MPOT Complete Streets policy. It is recommended that the applicant demonstrate a minimum five-foot-wide sidewalk and crosswalks at the driveway entrances on the Branch Avenue Service Road (MD 967D). It is also recommended that the applicant provide a bicycle warning sign assembly on the service road to warn motorists of the presence of bicyclists. The service road for Branch Avenue, at this location, is not specifically recommended for a designated bicycle route, and the Maryland State Highway Administration (SHA) does not have plans to construct a bikeway on the road at this time. It is therefore recommended that the applicant implement the Complete Streets policy by demonstrating a bicycle warning sign assembly (W11-1 sign over a "Share the Road" plaque W16-1) on the Branch Avenue Service Road (MD 967D) to warn motorists of the presence of bicyclists.

- e. **Permit Review:** The permit reviewer provided three comments which have been addressed by the applicant.
- f. **Environmental Planning:** The Environmental Planning Section provided comments, which are discussed in detail in Findings 10 and 11. The recommended conditions have been included in the Recommendation section of this report. The memorandum also offered the following evaluation of the subject property.

The property is completely wooded. According to the *Prince George's County Soils Survey*, the principal soils on this site are in the Beltsville and Sassafras series. Marlboro clay is not found to occur on the site. There are no streams, wetlands, or 100-year floodplain on the property. Branch Avenue (MD 5) is a nearby source of traffic-generated noise levels above 65 dBA Ldn; however, the subject application does not propose a hotel or any residential-type use, so there are no anticipated noise impacts to this C-M-zoned property. The proposal is not expected to be a noise generator. Runoff from the site eventually reaches Tinkers Creek in the Piscataway watershed of the Potomac River Basin. The property is located in the Developing Tier as reflected in the adopted General Plan. The *Approved Countywide Green Infrastructure Plan* does not identify any portion of the site within the designated network. According to information obtained from the Sensitive Species Review GIS layer provided by the Natural Heritage Program, Maryland Department of Natural Resources, no rare, threatened, or endangered species are known to occur in the vicinity of this property. No designated scenic or historic roads will be affected by the proposed development.

- g. **Department of Public Works & Transportation (DPW&T):** DPW&T confirmed that the proposed site development is consistent with approved Stormwater Management Concept Plan 3124-2004-00.

- h. **Maryland State Highway Administration (SHA):** SHA stated that they have no issues or comments on the subject detailed site plan.
  - i. **Washington Suburban Sanitary Commission (WSSC):** WSSC provided comments to be addressed at the time of application for water/sewer service.
  - j. **Potomac Electric Power Company (PEPCO):** PEPCO offered no comments.
13. As required by Section 27-285(b) of the Zoning Ordinance, the detailed site plan will, if modified in accordance with proposed conditions, represent 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.

In regard to Section 27-285(b)(4) of the Zoning Ordinance which requires a finding that the detailed site plan preserve regulated environmental features and/or restores them in a natural state to the fullest extent possible, the site does not contain any regulated environmental features, such as streams, wetlands, or floodplain, and therefore, no preservation or restoration of environmental features is required as part of this DSP approval.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Type II Tree Conservation Plan (TCPII/230/90-01) and further APPROVED Detailed Site Plan DSP-10001 for the above-described land, subject to the following conditions:

- 1. Prior to certification of this detailed site plan, the following revisions shall be made:
  - a. Provide details on how the monument sign will be illuminated.
  - b. Landscaping shall be provided to soften the appearance of the base of the sign.
  - c. Provide one interior landscape island in the row of parking spaces closest to the Branch Avenue Service Road (MD 967D).
  - d. Demonstrate a minimum five-foot-wide sidewalk with details along the subject site's entire frontage of the Branch Avenue Service Road (MD 967D), unless modified by the State Highway Administration (SHA).
  - e. Demonstrate crosswalks across driveway entrances on the Branch Avenue Service Road (MD 967D), unless modified by SHA.
  - f. Options for windows and doors shall be revised to demonstrate that either a brick water

table or glass to grade has been selected, rather than both.

- g. A brick surround using rowlock or header courses shall be provided around each door or window.
  - h. Awnings shall be provided to add articulation and interest to the façade of Building A, while providing some protection for pedestrians from the elements.
  - i. A comprehensive, conceptual sign package utilizing building-mounted letters, including details on how the sign is illuminated, mounted, color, and appearance of signage, shall be submitted to the Urban Design Section for review.
  - j. Building-mounted signage shall be removed from the side elevations in accordance with Section 27-613(c)(3)(D) of the Zoning Ordinance.
  - k. Label all materials clearly on all architectural elevations.
  - l. Show the proposed stormwater management measures shown on approved Stormwater Management Concept Plan 3124-2004-00.
2. Prior to certification of the Type II tree conservation plan (TCPII), the following revisions shall be made:
- a. Revise the symbol for "Woodland Retained—Not Credited" to be different than the one used for the reforestation area.
  - b. Replace the fence detail that includes signage details with the standard tree protection fence detail.
  - c. Replace the M-NCPPC approval block currently shown on the plan with the standard approval block that has a line for the original approval. This line is not numbered. Type the original approval information in the appropriate line.
  - d. Have the revised plan signed and dated by the qualified professional who prepared it.
3. At the time of building permits, an automatic fire suppression system shall be provided in all new buildings unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.
4. The applicant and the applicant's heirs, successors, and/or assignees shall provide for the installation of one bicycle warning sign assembly (W11-1 sign over a "Share the Road" plaque (W16-1)) on the Branch Avenue Service Road (MD 967D) in accordance with state requirements to warn motorists of the presence of bicyclists. The developer shall purchase signs from the state and install them in accordance with the state's Manual on Uniform Traffic Control Devices.

- a. Prior to certification of this detailed site plan, the Maryland State Highway Administration (SHA) shall have an opportunity to review the proposed sign locations to ensure they are acceptable.
- b. A note shall be placed on the final plat that states that installation of these signs will take place prior to issuance of the first building permit.

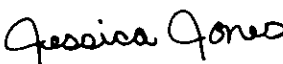
BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

\* \* \* \* \*

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Squire, seconded by Commissioner Cavitt, with Commissioners Squire, Cavitt, Clark and Parker voting in favor of the motion, and with Commissioner Vaughns absent at its regular meeting held on Thursday, July 7, 2011, in Upper Marlboro, Maryland.


Adopted by the Prince George's County Planning Board this 28<sup>th</sup> day of July 2011.

Patricia Colihan Barney  
Executive Director

  
By Jessica Jones  
Planning Board Administrator

PCB:JJ:CJ:arj

APPROVED AS TO LEGAL SUFFICIENCY.

  
M-NCP&C Legal Department

Date 7/14/11