

Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
Development Review Division  
301-952-3530



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PRELIMINARY PLAN

4-01067

Application	General Data
Project Name:  Eastgate Shopping Center  Location:  Northwest quadrant of the Lanham-Severn Road/Greenbelt Road intersection  Applicant/Address:  Zimmer Developmetn Company 111 Princess Street Wilmington, North Carolina 28401	Date Accepted08/21/01
	Planning Board Action Limit02/02/02
	Tax Map & Grid36/B-2
	Plan Acreage19.95
	ZoneC-S-C
	Lots3
	Outlots1
	Planning Area70
	Council District4
	MunicipalityN/A
	200-Scale Base Map209 NE 09

Purpose of Application			Notice Dates	
Commercial Subdivision			Adjoining Property Owners (CB-15-1998)	N/A
			Previous Parties of Record (CB-13-1994)	N/A
			Sign(s) Posted on Site	1/9/01
			Variance(s): Adjoining Property Owners	N/A
Staff Recommendation			Staff Reviewer: Del Balzo	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION	
	X			

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Plan of Subdivision 4-01067  
Eastgate, Lots 1 - 3 and Outlot ■▲•

OVERVIEW

The subject property consists of approximately 19.95 acres of land in the C-S-C Zone. It is currently undeveloped and heavily wooded land adjacent to the Eastgate Shopping Center in the Lanham-Severn area. The applicant proposes to subdivide the property into three lots for development with retail and office commercial uses, and one outlot for environmental preservation. Access is proposed from an existing driveway to Greenbelt Road and from Forbes Boulevard, a road the applicant will dedicate and construct. The preliminary plan shows a conceptual layout for development of the site with the following uses:

- Lot 1 - A fast-food restaurant, two sit-down restaurants and a bank
- Lot 2 - A total of Six Commercial Buildings
- Lot 3 - A Gas Station
- Outlot A - No additional development

A total of 53,442 square feet of new retail development is proposed, including approximately 17,142 square feet of redevelopment and expansion of the existing but vacant food store located on the adjacent parcel.

The applicant has filed a rezoning application concurrently. In Zoning Map Amendment A-9943 the applicant requests a rezoning from the C-S-C Zone to the C-M Zone. This application is pending.

SETTING

The property is located in the southwest quadrant of the intersection of MD 193 and Lanham-Severn Road. It is adjacent to the Eastgate Shopping Center along Greenbelt Road.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. Environmental Issues, Including Variation Requests and Impacts to the PMA▲ review of the information available indicates that streams, wetlands, and 100-year floodplain are found to occur on this property. Pockets of steep and severe slopes are located on this site, primarily adjacent to the stream. The site is located in the Folly Branch watershed, which is a tributary to the Patuxent River. The soils found to occur on this property according to the Prince George's County Soil Survey include the Christiana, Iuka, Swamp and Sunnyside series. The Christiana soils have a K factor of 0.37 and are considered highly erodible. They also are unstable and tend to have high shrink-swell potential. The Swamp series is susceptible to ponding and the Iuka and Sunnyside series poses no special problems for development. There are no rare, threatened, or endangered species located in the vicinity of this property based on information provided by the Maryland Department of Natural Resources' Natural Heritage Program. Greenbelt Road is a significant noise generator but is not expected to create off-site noise impacts to the proposed commercial uses. No historic

or scenic roads are affected by this proposal. The sewer and water service categories are S-3 and W-3.

This site is subject to the provisions of the Woodland Conservation Ordinance because it is larger than 40,000 square feet in size and contains more than 10,000 square feet of woodlands. A Tree Conservation Plan (TCP) and Forest Stand Delineation (FSD) are required. A Forest Stand Delineation was submitted with this application and has been found to meet the requirements of the Woodland Conservation Ordinance. No further information is required concerning the Forest Stand Delineation.

The gross tract of this property is 19.95 acres. After subtracting the 10.20 acres of floodplain, the net tract area is 9.75 acres. Woodland covers 13.85 acres, 7 acres of which is floodplain and does not count toward the requirements. The TCPI Woodland Conservation Worksheet indicates that the minimum woodland conservation requirement for this site is 1.46 acres (15 percent of the Net Tract). An additional 4.73 acres is required due to removal of woodland below the threshold level and within the floodplain, for a total requirement of 6.19 acres. The Ordinance requirements are proposed to be met with a total of 1.83 acres of on-site preservation/reforestation and 4.36 acres of off-site mitigation.

The TCPI Woodland Conservation Worksheet indicates 8.77 acres of woodland will be cleared. Staff has measured 9.74 acres of woodland clearing. The Limits of Disturbance (LOD) are not shown on the preliminary plan or TCPI, making it difficult to determine if the acreage for proposed clearing is correct without a designated LOD. The preliminary plan and TCPI must be revised to show the LOD, and the TCPI must be revised to show the correct amount of woodland cleared. Prior to signature approval of the preliminary plan, the TCPI and preliminary plan should be revised to show the proposed approximate Limits of Disturbance. The Woodland Conservation Worksheet also needs to be revised to reflect the correct amount of woodland cleared and all related calculations shall be adjusted accordingly.

The 100-year floodplain as shown on the plan has been shown correctly. The wetlands have received a jurisdictional determination (JD) from the Army Corps of Engineers and are shown correctly on the plan. Approximately 2.71 acres of wetlands exist on this site. No further information is needed at this time regarding the 100-year floodplain or the wetlands.

Because this site is within the Patuxent River Watershed the Patuxent River Primary Management Area (PMA) must be indicated on the plan. The PMA on this site includes the perennial streams, 50-foot stream buffers, 100-year floodplain, and wetlands adjacent to the perennial streams and 100-year floodplain. In response to previous comments, the preliminary plan and the TCP have been revised to include the designation of the PMA.

Section 24-130(4) of the Subdivision Regulations states,

- Where a property is partially or totally within the Patuxent River Watershed, the plat shall demonstrate adequate protection to assure that the Primary Management Area is preserved in a natural state to the fullest extent possible.●

A variation request was submitted with the original application. The applicant was informed in a meeting with staff in October 2001 that a variation request is not required for the Primary Management Area (PMA) impacts, but that a Letter of Justification is required that addresses each individual impact and identifies each impact on a map. The justification statements must provide reasoning regarding how the PMA has been preserved to the fullest extent possible. Appropriate justification statements have been submitted for all of the proposed impacts to the PMA.

The proposed impacts to the PMA are associated with the construction of a master planned roadway (C-339R), installation of bioretention ponds, and fill needed to build the buildings and parking areas. The master planned roadway is situated in an area that protects the PMA to the fullest extent possible while allowing access to the proposed buildings. The bioretention ponds have been combined with compensatory storage for floodplain impacts thus creating less impact to the PMA than if they were separate facilities. These facilities are needed for the management of stormwater from current and proposed development areas.

Not allowing these impacts could be considered a hardship to the applicant as it would severely limit the development potential of this property. Staff finds that the PMA has been preserved to the fullest extent possible.

Technical approval from the Prince George's County Department of Environmental Resources (DER) is required before filling in a floodplain. The preliminary plan shows the existing 100-year floodplain and the proposed 100-year floodplain as previously requested. A DER approved Stormwater Management Concept Letter has also been submitted with the revised plans. Documents verifying technical approval from DER have been submitted with the revised plans. No further information is required.

The site contains sensitive environmental features that are required to be protected in perpetuity. The PMA and all associated nontidal wetlands shall be placed in a conservation easement to ensure their preservation. At time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain all 100-year floodplain, stream buffers, wetlands and wetland buffers except for approved variation requests, and shall be reviewed by the Environmental Planning Section prior to certificate approval. An appropriate note will appear on the final plat.

The site also contains wetland buffers which are required to be protected under Section 24-130 of the Subdivision Regulations as separate from the PMA. The preliminary plan as submitted shows impacts to the existing wetland buffers in five places. The applicant was informed in a meeting held in October 2001 that variation requests were needed for all proposed impacts to the wetland buffers. The text below describes the variation requests received. The impacts are shown on the maps attached. Staff supports all five variations requested.

The plan proposes five impacts to wetland buffers. Impacts to these buffers are prohibited by Section 24-130 of the Subdivision Regulations unless the Planning Board grants a variation to the Subdivision Regulations in accordance with Section 24-113. Variation requests were accepted for processing on January 3, 2002.

**Variation Requests #1 & 3** are for impacts to the 25-foot wetland buffer associated with the master planned roadway.

- a. **The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property.** Comment: With the level of detail provided with the preliminary plan, it does not appear that the proposed impacts will be detrimental to the public health, safety, or welfare, or will be injurious to other property. These impacts will be further reviewed during the permit process by the Prince George's County Department of Environmental Resources and the Maryland Department of the Environment.
- b. **The conditions on which the variation is sought are not applicable generally to other properties.** Comment: The conditions on which this variation is sought would not be generally applicable to other properties. This property has an unusually large floodplain and area of wetlands that are at least partially due to an undersized railroad culvert located south of the property.
- c. **The variation does not constitute a violation of any other applicable law, ordinance, or regulation.** Comment: In relation to county regulations and ordinances, it does not appear that any other applicable law, ordinance, or regulation would be violated by the granting of this variation, however, during the wetland permit review process the Maryland Department of the Environment will ensure conformance with applicable laws, ordinances and regulations.
- d. **Because of the particular surroundings, shape, or topographic conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.** Comment: Because of the extensive amount of wetlands and floodplain on this property and the requirement of the master planned roadway, the wetland buffer will have to be disturbed in order to construct the road. It is not possible for the applicant to construct the required master planned road without disturbance to the wetlands. A hardship would be incurred by the applicant if this variation was not approved and they are required to build the road.

**Variation Requests #2 & #4** are for impacts to the 25-foot wetland buffer for the construction of compensatory storage/bioretenention ponds.

- a. **The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property.** Comment: With the level of detail provided with the preliminary plan, it does not appear that the proposed impacts will be detrimental to the public health, safety, or welfare, or will be injurious to other property. These impacts will be further reviewed during the permit process by the Prince George's County Department of Environmental Resources and the Maryland Department of the Environment.
- b. **The conditions on which the variation is sought are not applicable generally to other properties.** Comment: The conditions on which this variation is sought

would not be generally applicable to other properties. The conditions of the subject property are unique because of the expansion of wetlands due at least partially to the undersized culvert and the necessity of handling a large amount of stormwater flow from the proposed road and buildings.

- c. **The variation does not constitute a violation of any other applicable law, ordinance, or regulation.** Comment: In relation to county regulations and ordinances, it does not appear that any other applicable law, ordinance, or regulation would be violated by the granting of this variation, however, during the wetland permit review process the Maryland Department of the Environment will ensure conformance with applicable laws, ordinances, and regulations.
- d. **Because of the particular surroundings, shape, or topographic conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.** Comment: The size of the ponds is based on the amount of area necessary to handle stormwater as required by DER. The location of the ponds is based on an illustrative concept shown on the master plan map. The ponds are required for the development of the site and therefore a hardship would result if the strict letter of the regulations were carried out.

**Variation Request #5** is for an impact to the 25-foot wetland buffer for construction of entrance an entrance driveway, pad site, and associated parking.

- a. **The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property.** Comment: With the level of detail provided with the preliminary plan, it does not appear that the proposed impacts will be detrimental to the public health, safety, or welfare, or will be injurious to other property. These impacts will be further reviewed during the permit process by the Prince George's County Department of Environmental Resources and the Maryland Department of the Environment.
- b. **The conditions on which the variation is sought are not applicable generally to other properties.** Comment: The conditions on which this variation is sought would not be generally applicable to other properties. The wetland buffer impacted by the proposed development was created from run-off from a storm drain outfall for an existing development. Wetlands associated with a specific storm drain outfall are generally not applicable to other properties.
- c. **The variation does not constitute a violation of any other applicable law, ordinance, or regulation.** Comment: In relation to county regulations and ordinances, it does not appear that any other applicable law, ordinance, or regulation would be violated by the granting of this variation, however, during the wetland permit review process the Maryland Department of the Environment will ensure conformance with applicable laws, ordinances, and regulations.

- d. **Because of the particular surroundings, shape, or topographic conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.** Comment: The impact to the unusual wetland buffer is needed for the grading of the site for the stormwater management facility, master planned roadway, and to provide access to the proposed buildings. A hardship would result if the strict letter of the regulations were carried out as this wetland was created by a storm drain and not natural processes.

2. Community Planning●The 2000 *Interim General Plan* places the property in the Developed Tier. The *Approved Master Plan and Sectional Map Amendment for Glenn Dale-Seabrook-Lanham and Vicinity* (1993) recommends retail commercial use of the property. It is further identified as part of the community activity center for the Lanham-Severn Road community. The plan encourages a mix of uses at the activity center to include retail, office, day care, housing and public uses. The master plan includes an illustrative concept for this activity center. The concept proposes development areas clustered around the main center. It also proposes access points. A library is proposed at this location when the need arises for a new facility in this part of the county. The plan further recommends that a comprehensive development and architectural scheme to enhance a more visually pleasing center be developed by the owner. The property was retained in the C-S-C Zone in the sectional map amendment for Glenn Dale-Seabrook-Lanham in 1993.

The illustrative design concept for the community activity center recommends a development pattern that includes the clustering of buildings within the shopping center to promote pedestrian circulation and a focal point. The proposed subdivision plan does not reflect a clustering of buildings but only pad sites. Staff questions the relationship of the buildings on this proposal to the main center. Site plan review is needed to determine site development relationships in this subdivision plan with the main center (not included in this subdivision) and for overall site appearance.

3. Parks and Recreation●The property is exempt from the requirements of Section 24-134 of the Subdivision Regulations for mandatory park dedication because it is in a commercial zone and no residential uses are proposed.
4. Trails●In accordance with the *Adopted and Approved Glenn Dale-Seabrook-Lanham & Vicinity Master Plan*, three master plan trails or bikeways impact the subject site:
- a. MD 193 is designated as a trail/bikeway corridor. Currently, the existing wide shoulders in the vicinity of the subject site accommodate bicycle traffic along the road. SHA is currently evaluating proposals to include designated bike lanes and sidewalks along some segments of MD 193. This may ultimately also be implemented along this segment as well. Appropriate and uniform bicycle and pedestrian improvements to MD 193 will be ultimately implemented by SHA for the entire corridor. There are no master plan trails recommendations at this time regarding MD 193.

- b. The master plan also recommends bicycle and pedestrian facilities along the proposed extension of Forbes Boulevard. These improvements will be made at the time of road construction.
  - c. The Adopted and Approved Glenn Dale-Seabrook-Lanham & Vicinity Master Plan recommends a multiuse, Class II trail along the subject property's entire road frontage of MD 564 (Lanham-Severn Road). Upon its completion, this trail will link existing residential communities with the existing and planned commercial and office uses in the area and will facilitate nonmotorized transportation in the corridor.
5. Transportation On September 14, 2001, the Transportation Planning Section presented a preliminary memorandum for the subject application in which a traffic study was requested. In accordance with the *Guidelines for the Analysis of the Traffic Impact of Development Proposals*, a traffic impact study is recommended if the development generates more than 50 vehicle trips as proposed in preliminary plan application. The applicant received the Transportation Planning Section's preliminary memorandum on September 14, 2001, at the Subdivision Review Committee meeting.

On October 3, 2001, staff approved a Scoping Agreement for the preparation of the traffic impact study for a total of 53,442 square feet of retail development, of which a total of 17,142 is for the planned redevelopment and expansion of the existing but vacant food store located on Lot B. While Lot B is not part of the proposed preliminary plan, the total traffic that is generated or will be generated by total development on this lot must be included as part of the background traffic in the traffic impact study.

On December 11, 2001, staff reviewed for sufficiency a traffic study submitted by the applicant for the purpose of establishing adequate transportation facilities for the proposed development on the subject site. The submitted traffic study was also referred to and reviewed by the State Highway Administration (SHA) and the county Department of Public Works and Transportation (DPW&T). The findings and recommendations outlined below are based on upon a detailed review of the relevant materials and analyses conducted by staff and are consistent with the procedures and methodologies outlined in the *Guidelines*.

#### Summary of Traffic Impacts

Lot B is not part of the proposed preliminary plan of subdivision. The property is zoned C-S-C. The *Guidelines* provide generalized trip rates for uses in the C-S-C Zone; however, the Institute of Transportation Engineers *Trip Generation Manual* provides specific trip rates for specific uses. Using the best available information, the proposed plan development of an additional 36,300 square feet of retail development would generate 74 new trips during the AM peak hour, 129 trips during the PM peak hour, and 731 trips during the Saturday peak commuting hour. The State Highway Administration (SHA) requested a Saturday analyses for the main site access (Mission Drive) and MD 193. These figures reflect a discount of approximately 30 percent for pass-by trips and an additional 30 percent discount for diverted trips (trips already on road network in the vicinity of the subject site).

The transportation staff has determined that the following intersections are to be considered critical intersections for the subject property:



- MD 193 ( Greenbelt Road) and Good Luck Road
- MD 193 ( Greenbelt Road) and Mission Drive
- MD 193 ( Greenbelt Road) and MD 564 ( Lanham-Severn Road)
- Proposed Forbes Blvd. and MD 564 ( Lanham-Severn Road)

The existing conditions at the critical intersections for the proposed application are summarized below:

	Critical Lane Volume (CLV)			Level of Service (LOS)		
	AM	PM	Saturday	AM	PM	Saturday
MD 193 and Good Luck Road	1,270	1,326	<sup>1</sup>	C	D	<sup>1</sup>
MD 193 and Mission Drive	1,309	1,384	620	D	D	A
MD 193 and MD 564	1,109	1,188	<sup>1</sup>	B	C	<sup>1</sup>
<sup>1</sup> Saturday counts not submitted.						

The traffic conditions with background traffic (existing plus growth in through traffic plus traffic generated by approved but not built and/or occupied developments within the study area) are summarized below:

	Critical Lane Volume (CLV)			Level of Service (LOS)		
	AM	PM	Saturday	AM	PM	Saturday
MD 193 and Good Luck Road	1,449	1,556	<sup>1</sup>	D	E	<sup>1</sup>
MD 193 and Mission Drive	1,530	1,730	789	E	F	A
MD 193 and MD 564	1,420	1,323	<sup>1</sup>	D	D	<sup>1</sup>
<sup>1</sup> Saturday counts not submitted.						

The total future traffic which represent the existing, projected background and the traffic that would be generated by the proposed development would further deteriorate the traffic conditions of the critical intersections. Total traffic under future conditions without any additional improvements is summarized below:

	Critical Lane Volume (CLV)			Level of Service (LOS)		
	AM	PM	Saturday	AM	PM	Saturday
MD 193 and Good Luck Road	1,456	1,583	<sup>1</sup>	E	E	<sup>1</sup>

MD 193 and Mission Drive	1,553	1,907	1,410	E	F	D
MD 193 and MD 564	757	1,218	<sup>1</sup>	A	C	<sup>1</sup>
<sup>1</sup> Saturday counts not submitted.						

The applicant has proposed the following improvements to mitigate the negative impacts of the proposed subdivision on the critical intersections:

- Change the eastbound and westbound MD 193 exclusive right turn lanes to right/through lanes at its intersection with Good Luck Road
- Provision of an additional left turn lane to northbound Mission Drive and an additional left turn lane to westbound MD 193 at the intersection of MD 193 with Mission Drive.

In addition, DPW&T staff has recommended the following improvements:

- Provision of access frontage widening to provide for four lanes, a left turn lane along northbound MD 564 at proposed intersection of MD 564 and the proposed Forbes Blvd.

With the suggested improvements, the projected future traffic conditions is summarized below:

	Critical Lane Volume (CLV)			Level of Service (LOS)		
	AM	PM	Saturday	AM	PM	Saturday
MD 193 and Good Luck Road	1,213	1,408	<sup>1</sup>	C	D	<sup>1</sup>
MD 193 and Mission Drive	1,122	1,393	1,010	B	D	B
MD 193 and MD 564	1,400	1,347	<sup>1</sup>	D	D	<sup>1</sup>
MD 564 and proposed Forbes Blvd.	757	1,218	<sup>1</sup>	A	C	<sup>1</sup>
<sup>1</sup> Saturday counts not submitted.						

Based on the above analyses, adequate access roads will exist as required by Section 24-124 of the Prince George's County Code if the proposed Preliminary Plan of Subdivision 4-01067 is approved with a condition capping total development and a condition requiring necessary road improvements.

6. Schools The Growth Policy and Public Facilities Planning Section has reviewed the subdivision plans for adequacy of public facilities in accordance with Section 24-122.01 and

24-122.02 of the Subdivision Regulations. The proposed subdivision is exempt from the adequacy test for public schools because it is a commercial use only.

7. Fire and Rescue●The Growth Policy and Public Facilities Planning Section has reviewed the subdivision plans for adequacy of public facilities and concluded the following.
- a. The existing fire engine service at Glenn Dale Fire Station, Company 18, located at 11900 Glenn Dale Boulevard, has a service response time of 2.56 minutes, which is within the 3.25-minute response time guideline.
  - b. The existing ambulance service at Glenn Dale Fire Station, Company 18, has a service response time of 2.56 minutes, which is within the 4.25-minute response time guideline.
  - c. The existing paramedic service at Glenn Dale Fire Station, Company 18, has a service response time of 2.56 minutes, which is within the 7.25-minute response time guideline.
  - d. The existing ladder truck service at West Lanham Hills Fire Station, Company 28, located at 7609 Annapolis Road, has a service response time of 7.81 minutes, which is beyond the 4.25-minute response time guideline.

These findings are in conformance with the *Adopted and Approved Public Safety Master Plan 1990* and the *Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities*.

To alleviate the negative impact on fire and rescue services due to the inadequate service discussed above, the Fire Department recommends that all commercial structures be fully sprinklered in accordance with National Fire Protection Association Standard 13 and all applicable Prince George's County laws.

8. Police Facilities●The proposed development is within the service area of the District II-Bowie. In accordance with Section 24-122.01(c) of the Subdivision Regulations of Prince George's County, existing county police facilities will be adequate to serve the proposed East Gate development.
9. Library Facilities●The site is located in the area recommended by the *Approved and Adopted Glenn Dale, Seabrook, Lanham and Vicinity Master Plan* with a proposed floating library symbol. A copy of the preliminary plan and case file cover sheet were sent to the Prince George's County Memorial Library System Branch Services for their comments. As of this date, no comments have been received.
10. Health Department●The Health Department has reviewed the application and offered no comments.
11. Stormwater Management●The Department of Environmental Resources (DER), Development Services Division, has determined that on-site stormwater management is required. A Stormwater Management Concept Plan, #21701-2001-00, was approved with

conditions on August 23, 2001, to ensure that development of this site does not result in on-site or downstream flooding. The plan is valid through June 30, 2004. Development must be in accordance with this approved plan.

12. Public Utility Easement • The plan does not include the required 10-foot-wide public utility easement. Prior to signature approval, the preliminary plan and Type I Tree Conservation Plan must be revised to include this required easement. No tree conservation can be included in this easement.

#### RECOMMENDATION

APPROVAL, subject to the following conditions:

1. A detailed site plan shall be approved prior to the approval of building permits. The site plan shall demonstrate conformance to the master plan concept for the community activity center that includes the clustering of buildings within the shopping center to promote pedestrian circulation and a focal point.
2. Development shall be in conformance with the approved stormwater concept plan, Concept 21701-2001-00, or any revisions thereto.
3. Prior to signature approval of the preliminary plan:
  - a. The preliminary plan and Tree Conservation Plan shall be revised to graphically depict the 10-foot Public Utility Easement. No tree preservation may be shown in this easement.
  - b. The TCPI and preliminary plan shall be revised to show the proposed approximate Limits of Disturbance. The Woodland Conservation Worksheet shall also be revised to reflect the correct amount of woodland cleared and all related calculations shall be adjusted accordingly.
4. The following note shall be placed on the final plat:

■An automatic fire suppression system shall be provided in all proposed buildings in accordance with National Fire Protection Association Standard 13 and all applicable Prince George's County laws.●
5. At time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain all 100-year floodplain, stream buffers, wetlands and wetland buffers except for approved variation requests, and shall be reviewed by the Environmental Planning Section prior to certificate approval. The following note shall be placed on the final plat:

"Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation is prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is permitted."

6. The applicant, his heirs, successors and/or assignees shall construct a multiuse, Class II trail along the subject property's entire road frontage of MD 564 (Lanham-Severn Road). Construction shall occur during construction of road improvements.
7. Total development within the proposed subdivision shall be limited to the equivalent of 36,300 square feet of gross floor area of commercial retail development or any other permitted uses which generate no more than 74 AM and 129 PM peak hour vehicle trips. Any development other than that identified herein shall require an additional preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.
8. Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances, or (b) have been permitted for construction through the SHA access permit process, and (c) have an agreed-upon timetable for construction with the SHA or the DPW&T:
  - a. Change the eastbound and westbound MD 193 exclusive right turn lanes to right/through lanes at its intersection with Good Luck Road
  - b. Provide an additional left turn lane to northbound Mission Drive and an additional left turn lane to westbound MD 193 at the intersection of MD 193 with Mission Drive.
  - c. Provide access frontage widening to provide for four lanes along MD 564, a left turn lane along northbound MD 564 at the proposed intersection of MD 564 and the proposed access Forbes Blvd.
9. At the time of final plat, the applicant shall dedicate to public use, the right-of-way for Forbes Boulevard as shown on the preliminary plan.
10. Development of this subdivision shall be in compliance with the approved Type I Tree Conservation Plan (TCPI/26/01). The following note shall be placed on the Final Plat of Subdivision:

"Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/26/01), or as modified by the Type II Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific 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/Tree Preservation Policy."
11. A Type II Tree Conservation Plan shall be approved in conjunction with Detailed Site Plans.

STAFF RECOMMENDS APPROVAL OF TYPE I TREE CONSERVATION PLAN TCP I/26/01 AND VARIATIONS TO SECTION 24-130 OF THE SUBDIVISION REGULATIONS.