

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

Note: Staff reports can be accessed at www.mnccppc.org/pgco/planning/plan.htm

PRELIMINARY PLAN

4-02015

Application	General Data
Project Name: MEINHARDT PROPERTY	Date Accepted 02/27/02
	Planning Board Action Limit 05/07/02
Location: 700 feet northwest of Windbrook Drive on Thrift Road, west of Sear Lane and south side of Thrift Road.	Tax Map & Grid 133/D-03
	Plan Acreage 82.83
	Zone R-A
Applicant/Address: Washington Management & Development 2812 Chesterfield Drive Washington D.C. 20008	Lots 34
	Parcels 0
	Planning Area 81B
	Council District 09
	Municipality N/A
	200-Scale Base Map 216SE04

Purpose of Application	Notice Dates
RESIDENTIAL SUBDIVISION	Adjoining Property Owners (CB-15-1998) N/A
	Previous Parties of Record (CB-13-1994) N/A
	Sign(s) Posted on Site 6/11/02
	Variance(s): Adjoining Property Owners N/A
Staff Recommendation	
Staff Reviewer: Whitney Chellis	
APPROVAL	APPROVAL WITH CONDITIONS
DISAPPROVAL	DISCUSSION

Comment [COMMENT1]: WHEN INSERTING INFORMATION AT THE @ SIGN REMEMBER TO USE INDENT FOR SECOND LINE - NOT TAB. ALSO, IT WILL LOOK LIKE THE TEXT IS GOING WACKO, BUT DON'T WORRY - IT IS FINE.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Subdivision Plan 4-02015
Meinhardt Property Lots 1-34, Block A

OVERVIEW

The proposed subdivision consists of approximately 82.83 acres of land in the R-A Zone. The subject property is known as Parcel 50 and is found on Tax Map 133 in Grid D-3. The applicant is proposing to subdivide Parcel 50 into 34 lots using the Varying Lot Size standards provided for in Section 27-442(b) of the Zoning Ordinance as discussed further in Finding 12 of this report. The subject property has frontage on Thrift Road, a designated scenic road. The applicant is proposing two public street and two private ingress and egress easements off of Thrift Road to serve the development, as well as an individual lot having direct access. The internal public streets do not connect due to significant environmental features that segment the property, as discussed further in Finding 1 of this report.

In 1990 the Planning Board approved Preliminary Plan 4-90063, PGCPB Resolution 40-366, for the subject property, which subsequently expired prior to the approval of the final plat. That preliminary plan contained 35 lots with a development proposal similar to the subject application. The applicant in that case also proposed the use of the Varying Lot Size standards. In that previous approval, as well as in the subject application, the applicant is proposing to serve a number of lots in the subdivision using private ingress and egress easements provided for in Section 24-128(b) of the Subdivision Regulations. The preliminary plan, however, will need to be revised prior to signature approval to demonstrate adequate street frontage and net lot areas for the lots which are utilizing the private ingress and egress easements. It appears that adequate acreage exists to accommodate the number of lots proposed, however this will be more fully realized when the preliminary plan is revised to demonstrate conformance to these standards.

This preliminary plan has gone through several revisions since the original application. Most significantly, the applicant has reduced the number of impacts to the environmental features located on the property, which include streams, wetlands, and steep and severe slopes. A revision to the water and sewer extension plan has consolidated and reduced impacts which were proposed on the abutting park property owned by M-NCPPC, as well as on the subject property. A reduction in the length of the proposed public street which enters the site along the southwest property line has also resulted in a reduction in environmental impacts and reduced the amount of disturbance necessary to implement the internal road system. The original application had proposed a stormwater management pond to accommodate stormwater runoff. The applicant has worked with the Department of Environmental Resources and determined that a stormwater management pond is not necessary to accommodate runoff and has, therefore, removed the need to create a 3.11-acre parcel to contain the pond. The original application proposed 35 lots, the currently plan proposes 34 lots.

SETTING

The subject property is located on the southeast side of Thrift Road approximately 550 feet east of its intersection with Windbrook Drive in Clinton. Abutting the property to the south is the Piscataway Stream Valley Park, zoned R-O-S, owned by M-NCPPC. To the east is vacant R-A zoned land. To the north and northwest, across Thrift Road from the subject site is R-E-zoned land which is generally undeveloped and densely wooded.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. Environmental The Environmental Planning Section previously reviewed this site in the evaluation of Preliminary Plan of Subdivision 4-90063 and recommended approval of the associated Type I Tree Conservation Plan (TCPI/103/90). A Type II Tree Conservation Plan, TCPII/128/91, was also reviewed but never approved. This property is currently being harvested for timber without a valid permit or an approved Type II Tree Conservation Plan.

This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because there is a previously approved Type I Tree Conservation Plan (TCPI/103/90). The TCPI accurately reflects the existing site conditions and addresses the requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance. This 82.83-acre property has a Woodland Conservation Threshold of 50 percent in addition to the 4:1 and 2:1 replacement requirements. The 53.54-acre requirement for this property is proposed to be satisfied by 36.72 acres of on-site preservation, 1.94 acres of on-site afforestation, and 14.88 acres of off-site mitigation at a site to be determined prior to issuance of any permits. Staff recommends approval of TCPI/103/90-01.

According to the Prince George's County Soil Survey the soils found on this property include Adelphia sandy loam, Adelphia fine sandy loam, Aura and Croom gravelly loam, Aura gravelly loam, Sandy land steep, Sassafras sandy loam, Shrewsbury fine sandy loam, and Woodstown sandy loam. According to the maps located in the Environmental Planning Section, there are no Marlboro clays on this property.

The sewer and water service categories for this property are S-3 and W-3. According to information obtained from the Maryland Department of Natural Resources Natural Heritage Program publication entitled "Ecologically Significant Areas in Anne Arundel and Prince George's Counties," December 1997, there are no rare, threatened, or endangered species found to occur in the vicinity of this lot. Thrift Road is a designated scenic road located along the frontage of this property. The property is located in the Piscataway Creek subwatershed of the Potomac River.

The submitted Forest Stand Delineation (FSD) was reviewed and found to address the requirements for a Detailed Forest Stand Delineation in accordance with the Prince George's County Woodland Conservation and Tree Preservation Technical Manual.

There are numerous wetlands, 100-year floodplains, and areas of steep or severe slopes found to occur on this property. Several streams are also found to occur on this property. Sections 24-130(b)(6) and (7) of the Subdivision Regulations requires the establishment of a 50-foot stream buffer which is expanded to include adjacent areas of wetlands, a 25-foot wetland buffer, adjacent areas of slopes in excess of 25 percent and adjacent slopes with highly erodible soils in excess of 15

percent. These features which comprise the expanded buffer have been accurately shown on the Preliminary Plan of Subdivision.

The applicant has submitted a request for the approval of variation requests for 17 stream and expanded buffer impacts which are recommended for approval. The applicant has worked with staff and has revised the lotting pattern for this subdivision from the original submitted which has resulted in a reduction in the type and extent of the proposed impacts to the stream buffer and the expanded buffer.

The variation request submitted on May 28, 2002, proposes 17 impacts, seven of which are associated with road construction, five of which are associated with sewer alignment, and five of which are associated with grading on lots. The proposed impacts to the streams and expanded buffers are supported; however, through the review of the Type II Tree Conservation Plan, impacts should be further minimized to the greatest extent possible. When addressing a variation request, Section 24-113 of the Subdivision Ordinance requires that the Planning Board make the following four findings in this case:

■(1) **The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property;•**

The proposed impacts will be addressed for conformance with all other applicable laws and the necessary sediment and erosion control measures will be installed to avoid damage to nearby properties and environments.

■(2) **The conditions on which the variation is based are unique to the property for which the variation is sought and are not applicable generally to other properties;•**

The fact that over one-third of the property has restrictive features does not constitute a unique situation but when those same features bisect the property into four distinct development areas, they are unique to the property. Avoidance of many of the proposed impacts would result in the creation of oddly shaped lots, requiring numerous additional access easements and pumping stations to provide sewer service for a small number of lots.

■(3) **The variation does not constitute a violation of any other applicable law, ordinance, or regulation; and•**

All appropriate permits to allow the proposed impacts will be obtained in accordance with those laws, regulations, and ordinances. Failure to obtain the necessary permits would necessitate revisions to this application.

■(4) **Because of the particular physical surroundings, shape, or topographical 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;•**

This property is bisected by four distinct areas of streams and/or expanded buffers which encompass 36 percent of the subject property. These areas are shaped in such a manner that avoidance of the impacts would be extremely difficult if not impossible unless the scope of the proposed development were significantly reduced.

The proposed impacts to the streams and expanded buffers are recommended for approval.

The soils found to occur on this property have limitations with respect to slopes, high water tables, and impeded drainage. In addition, the Department of Environmental Resources expressed concern that Marlboro clays might be found at this location. The Geotechnical Report submitted on May 7, 2002, has been reviewed and found to accurately address the subsurface constraints for the property. Staff concurs with the conclusion of the report that no Marlboro clay is found to occur within the limits of this application. It should be noted that in areas with high water tables or impeded drainage, all structures with basements should plan for adequate surface and subsurface drainage.

This property fronts on Thrift Road, which is a designated scenic road. Because development along scenic roads can have an adverse impact on the visual resources along that road, it is important to understand what the visual resources are and how they will be impacted by the proposed development. The Visual Impact Analysis submitted on May 28, 2002, has been reviewed and found to address the visual character of this road. The development along this road has generally preserved the road frontage in a natural state.

Due to numerous environmental constraints and the desire to minimize impacts to these features, the lotting pattern was revised which resulted in four access points to the Thrift Road frontage, as opposed to two in the original submittal. Two of these access points are 22-foot access easements which will serve seven lots, and two access points are public streets serving the remainder of the development. Because of the environmental constraints and the revised lotting pattern which minimizes impacts to the environmental features, the access points as proposed onto Thrift Road are supported.

2. Community Planning The proposed development is within the limits of the 1993 *Subregion V Master Plan*, in Planning Area 81B in the Tippet Community. The 1993 *Subregion V SMA* retained the subject property in the R-A Zone. The 2000 *Interim General Plan* identifies this property in the Developing Tier. The master plan land use recommendation for the subject property is for a large lot/alternative low-density development area at 0.5 to 0.9 dwelling units per acre. The proposed preliminary plan is consistent with the land use recommendations of the Subregion V master plan. No are no master plan public facilities proposed on or adjacent to this site.

The Natural Features and Environmental Facilities map indicates that the subject property was mostly wooded in 1993. Large portions of the property are identified as ■natural reserve■ areas, corresponding with tributaries of Piscataway Creek.

3. Parks and Recreation In accordance with Section 24-134(a) of the Subdivision Regulations the subdivision is exempt from the requirements of mandatory dedication of parkland because all the proposed lots are greater than one acre in size.

The preliminary plan proposes sewer extensions to serve the proposed development through the Piscataway Creek Stream Valley Park abutting to the south. The proposed extensions will disturb a wetland and existing woodland on the park property.

Although the applicant has revised the preliminary plan from the original submittal to minimize this disturbance, the applicant, prior to the issuance of a grading permit, should submit for approval the

water and sewer extension plan. Any disturbance to parkland should be bonded as appropriate for complete restoration of land to be disturbed.

4. Trails●The *Adopted and Approved Subregion V Master Plan* recommends that Thrift Road be designated as a Class III bikeway with appropriate signage. Because Thrift Road is a county right-of-way, the applicant should provide a financial contribution to the Department of Public Works and Transportation for the placement of this signage. A note should be placed on the final record plat for payment to be received prior to the issuance of the first building permit. If road improvements are required for Thrift Road, seven- to ten-foot-wide asphalt shoulders are recommended in conjunction with the placement of bikeway signage.
5. Transportation●The Transportation Planning Section has reviewed the subdivision application referenced above. The applicant has not prepared a traffic impact study nor was one required given the limited amount of development being requested. The staff utilized recent peak hour traffic counts at the nearest major intersections. The findings and recommendations outlined below are based upon a review of these materials and analyses conducted by the staff of the Transportation Planning Section, consistent with the *Guidelines for the Analysis of the Traffic Impact of Development Proposals*.

The application is a plan for a residential subdivision consisting of 34 single-family detached residences. The proposed development would generate 26 AM (5 in, 21 out) and 31 PM (21 in, 10 out) peak hour vehicle trips as determined using *The Guidelines for the Analysis of the Traffic Impact of Development Proposals*. The site was analyzed using the following trip distribution:

MD 223 from the northeast:	55%
MD 223 from the northwest:	5%
Windbrook Road from the south:	25%
Thrift Road from the east:	15%

The traffic generated by the proposed plan would impact the intersections of MD 223/Windbrook Drive and Thrift Road/Windbrook Drive. Neither intersection is signalized. The Prince George's County Planning Board, in the *Guidelines for the Analysis of the Traffic Impact of Development Proposals*, has defined an upper limit of 50.0 seconds of delay in any movement as the lowest acceptable operating condition on the transportation system. The following conditions exist at the critical intersections:

EXISTING TRAFFIC CONDITIONS			
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)
MD 223/Windbrook Drive	19.3*	25.6*	-- --
Thrift Road/Windbrook Drive	13.2*	12.7*	-- --
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the <i>Guidelines</i> , an average vehicle delay exceeding 50.0 seconds indicates inadequate traffic operations.			

Seven nearby developments comprised of over 1,400 residences were included in background traffic. Due to the large amount of background traffic assumed, no annual rate of through traffic growth was assumed along MD 223. The following background traffic conditions were determined:

BACKGROUND TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
MD 223/Windbrook Drive	38.4*	46.3*	--	--
Thrift Road/Windbrook Drive	13.6*	13.7*	--	--
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the <i>Guidelines</i> , an average vehicle delay exceeding 50.0 seconds indicates inadequate traffic operations.				

With site traffic, the following operating conditions were determined:

TOTAL TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
MD 223/Windbrook Drive	41.9*	49.4*	--	--
Thrift Road/Windbrook Drive	14.5*	15.0*	--	--
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the <i>Guidelines</i> , an average vehicle delay exceeding 50.0 seconds indicates inadequate traffic operations.				

The Prince George's County Planning Board, in the *Guidelines for the Analysis of the Traffic Impact of Development Proposals*, has defined average delay of 50.0 seconds in any movement as the lowest acceptable operating condition for unsignalized intersections on the transportation system. Under total future traffic as developed using the *Guidelines*, adding the impact of the proposed development, both critical intersection were found to be operating acceptably as unsignalized intersections.

Access to the site and circulation within the site are acceptable. Thrift Road is a Master Plan collector facility, and the plan correctly shows dedication of 40 feet from center line along the property's frontage.

Several lots have frontage on Thrift Road, which is a collector roadway. It is undesirable to have individual lots having driveway access to a collector roadway, and environmental features have caused most lots to be grouped around two public streets and two multilot easements. Proposed Lots 1, 16, 21 and 31 must be developed with driveway access to the proposed public street, and proposed Lots 18, 19, 32 and 33 must be developed with

driveway access to a shared easement. That leaves Lot 17 with frontage and direct driveway access to Thrift Road. Due to the higher vehicle speeds which occur along a collector-type roadway, the driveway to Lot 17 must have a turnaround capability to avoid having vehicles back onto Thrift Road.

Based on the preceding findings, the Transportation Planning Section concludes that adequate transportation facilities would exist to serve the proposed subdivision as required under Section 24-124 of the Prince George's County Code if the application is approved with conditions.

6. Schools The Growth Policy and Public Facilities Planning Section has reviewed the subdivision plans for adequacy of school facilities in accordance with Section 24-122.02 of the Subdivision Regulations and the *Adequate Public Facilities Regulations for Schools* (CR-23-2001) and concluded the following:

Finding

Impact on Affected Public School Clusters

Affected School Clusters #	Dwelling Units	Pupil Yield Factor	Subdivision Enrollment	Actual Enrollment	Completion Enrollment	Wait Enrollment	Cumulative Enrollment	Total Enrollment	State-Rated Capacity	Percent Capacity	Funded School
Elementary School Cluster 5	35 sfd	0.24	8.40	4357	220	50	0	4635.40	3971	116.73%	Accokeek
Middle School Cluster 3	35 sfd	0.06	2.10	4959	43	15	3.24	5022.34	5114	98.21%	n/a
High School Cluster 3	35 sfd	0.12	4.20	9317	172	30	6.48	9529.68	8767	108.70%	Surrattsville addn.

Source: Prince George's County Planning Department, M-NCPPC, January 2002

The affected elementary and high school cluster percent capacities are greater than 105 percent. Accokeek is the funded school in the affected elementary school cluster. The Surrattsville addition is the funded school in the affected high school cluster. Therefore this subdivision can be approved with a three-year waiting period.

Based on this information, staff finds that the subdivision may be approved in accordance with Section 24-122.02. of the Subdivision Regulations.

7. Fire and Rescue The Growth Policy and Public Facilities Planning Section has reviewed the subdivision plans for adequacy of fire and rescue facilities and concluded the following:
 - a. The existing fire engine at Clinton Fire Station, Company 25, located at 9025 Woodyard Road, has a service response time of 8.45 minutes, which is beyond the 5.25-minute response time guideline.
 - b. The existing ambulance at Clinton Fire Station, Company 25, located at 9025 Woodyard Road, has a service response time of 8.45 minutes, which is beyond the 6.25-minute response time guideline.

- c. The existing paramedic at Clinton Fire Station, Company 25, located at 9025 Woodyard Road, has a service response time of 8.45 minutes, which is beyond the 7.25-minute response time guideline.

The above 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*.

In order to alleviate the negative impact on fire and rescue services due to the inadequate service discussed above, the fire department recommends that all residential structures be fully sprinklered in accordance with National Fire Protection Association Standard 13D and all applicable Prince George's County laws. Because this is a matter of existing law, no condition is necessary

8. Police Facilities●The proposed development is within the service area for District V-Clinton. In accordance with Section 24-122.1(c) of the Subdivision Regulations, the existing county police facilities will be adequate to serve the proposed Meinhardt property development. This police facility will adequately serve the population generated by the proposed subdivision.
9. Health Department●The Health Department is concerned that there may exist on site abandoned wells. All abandoned wells found on the property must be properly removed. A significant amount of trash and other debris has been illegally dumped on the property. Any hazardous material located on the site or within the existing structures must be removed and properly stored or discarded. A raze permit must be obtained through the Department of Environmental Resources prior to the removal of any existing building.
10. Stormwater Management●The Department of Environmental Resources (DER), Development Services Division, has determined that on-site stormwater management is not required. A Stormwater Management Concept approval letter will be issued indicating that the site is exempt from stormwater management because the average lot size is greater than two acres. The Development Services Division has determined that development of this property as proposed will not result in any on-site or downstream flooding. The concept approval letter should be submitted prior to signature approval of the preliminary plan and the approval number and approval date indicated on the plan.
11. Varying Lot Size●Section 27-442(a)(1)(b) of the Zoning Ordinance provides for varying lot size standards in the R-A Zone for a subdivision of 25 acres or more. The minimum lot size required of at least 60 percent of the lots is two acres. The applicant is allowed 1 one-acre lot for every 25 acres of gross tract acres in the subdivision with the minimum lot size of the remaining lots being 50,000 square feet.

Specifically, 21 lots are required with a minimum of two acres; the applicant is proposing 30. The applicant is allowed 1 one-acre lot based on the tract area of 82.83 acres; the applicant is proposing none. The remaining four lots, which are allowed at 1.14 acres, are proposed with lot areas ranging from 1.38 to 1.78 acres. The density allowed for this property using the varying lot size method of development in the R-A Zone is 41 lots; the applicant is proposing 34 lots.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Development of this subdivision shall be in compliance with an approved Type I Tree Conservation Plan (TCPI/103/9-01). 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/103/90-01), 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.●
2. Prior to the issuance of permits, a Type II Tree Conservation Plan shall be approved. In addition to the normal requirements, the TCPII shall provide a specific management plan for hazard reduction and regeneration of the Woodland Preservation Areas that were previously harvested.
3. Prior to the issuance of any permits which impact wetlands, wetland buffers, streams, or Waters of the U.S., the applicant shall provide the Environmental Planning Section with copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.
4. The Type II Tree Conservation Plan shall include landscape plantings along Thrift Road, outside of the public utility easement. These planting shall include groupings of two- to three-inch caliper trees and shrubs to provide a smooth transition from the undisturbed woodlands to the openings associated with the proposed residential uses.
5. No building permits shall be issued for this subdivision until the percent capacity at all the affected school clusters are less than or equal to 105 percent or three years have elapsed since the time of the approval of the preliminary plan of subdivision; or pursuant to the terms of an executed school facilities agreement whereby the subdivision applicant, to avoid a waiting period, agrees with the County Executive and County Council to construct or secure funding for construction of all or part of a school to advance capacity.
6. Prior to signature approval, the preliminary plat shall be revised:
 - a. To demonstrate conformance with the minimum net lot area and frontage requirement for development in the R-A Zone for all lots.
 - b. To indicate the Stormwater Management Concept approval number and date.
 - c. To indicate that low-impact development is being utilized in the development of this project and that open section streets are being utilized.
 - d. To indicate that Thrift Road is a designated scenic roadway.
 - e. To deny access to the 25-foot-wide access easements for those lots which abut the easements but are not authorized to use them, pursuant to the approved preliminary plan.

- f. To deny access to Thrift Road in areas not specifically approved for access pursuant to the approved preliminary plan of subdivision.
 - g. To correctly indicate that the property is located in Water and Sewer Category 3.
 - h. To delineate the minimum 150-foot front building line for development in the R-A Zone.
 - i. To revise the site legend to correctly indicate that the 100-year floodplain requires a 25-foot residential building setback.
 - j. To locate any existing structures.
 - k. To clearly label that the 25-foot access easements contain a 25-foot wide public utility easement.
- 7. The applicant, his heirs, successors and or assignees may be required to post a performance bond to warrant restoration, repair, or improvements deemed necessary or required by M-NCPPC for the disturbance of park property for the extension of water and sewer lines. The bond or other suitable financial guarantee (suitability to be judged by the General Counsel's Office, M-NCPPC) shall be submitted to DPR prior to the application for grading permits.
 - 8. Prior to the application for grading permits, the applicant, his heirs, successors and or assignees shall submit to the Department of Parks and Recreation (DPR), Park Planning and Development Division, the water and sewer extension plan and the grading plan for approval. The areas of parkland disturbance shall be restored to the original condition. If removal of trees will be necessary, a landscape plan and a list of replacement planting materials shall be submitted for review and approval by the DPR.
 - 9. Prior to the issuance of building permits, the applicant, his heirs, successors and/or assignees shall provide a financial contribution of \$210.00 to the Department of Public Works and Transportation for the placement of a bikeway sign(s) along Thrift Road, a designated Class III Bikeway. A note shall be placed on the final record plat for payment to be received prior to the issuance of the first building permit.
 - 10. Any abandoned well or septic system shall be pumped, backfilled and/or sealed in accordance with COMAR 26.04.04 by a licenced well driller or witnessed by a representative of the Health Department prior to final plat.
 - 11. At the time of final plat approval, the applicant shall dedicate right-of-way along Thrift Road of 40 feet from the center line of the existing pavement.
 - 12. A note shall be placed on the final plat requiring that building permits for Lot 17 shall demonstrate a driveway with a turnaround capability in order to minimize the need for vehicles accessing this lot to back onto Thrift Road.
 - 13. The final plat shall note denied access to Thrift Road for Lots 1, 16, 21 and 31.

STAFF RECOMMENDS APPROVAL OF TYPE I TREE CONSERVATION PLAN TCPI/103/9-01