



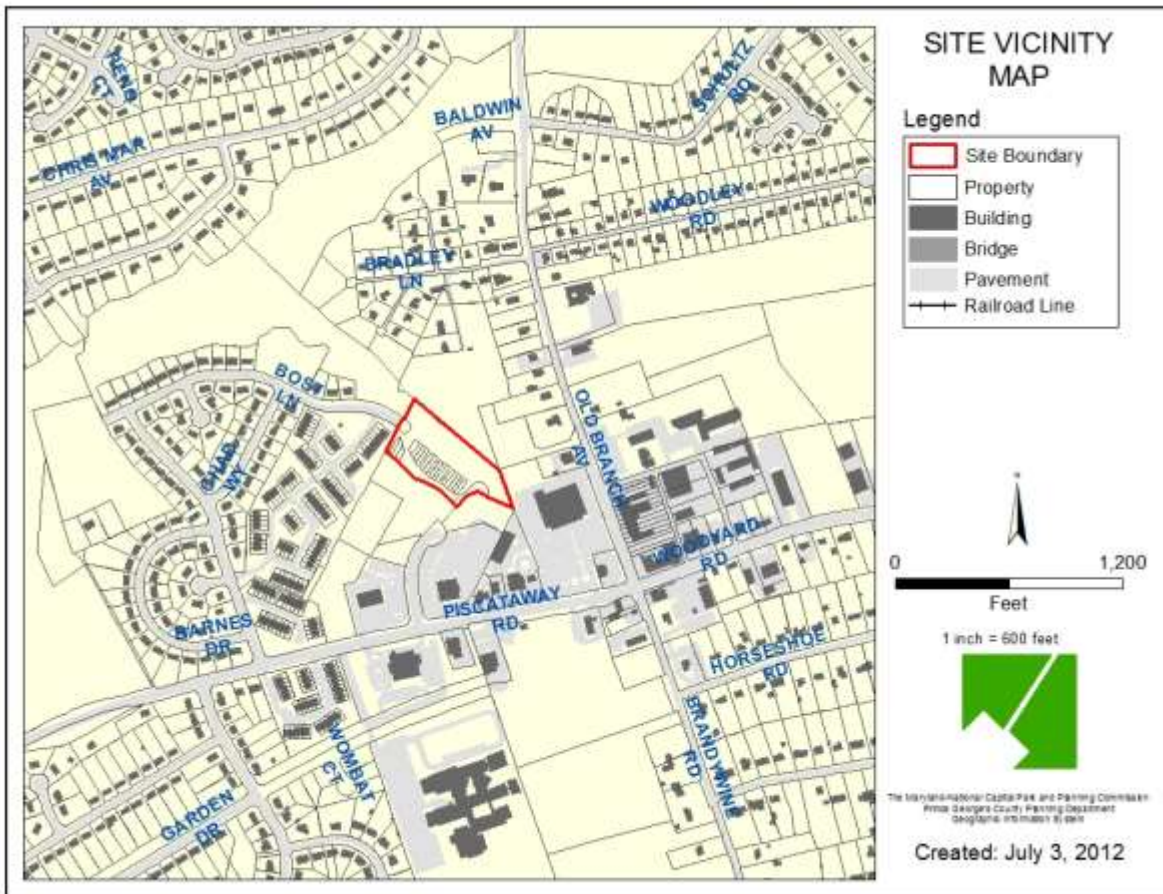
*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

## Detailed Site Plan DSP-04045-01 (Remanded)

Application	General Data	
<b>Project Name:</b> Clintondale Townhomes Proposed Lots 1-19  <b>Location:</b> Located at the current cul-de-sac terminus of Bost Lane, approximately 600 feet east of its intersection with Hardesty Court.  <b>Applicant/Address:</b> Michael Dzaman 516 South Hanover Street Baltimore, MD 21201	Planning Board Hearing Date:	07/09/15
	Addendum Date:	06/25/15
	Date Accepted:	05/05/12
	Planning Board Action Limit:	N/A
	Plan Acreage:	4.0
	Zone:	R-T
	Dwelling Units:	19
	Gross Floor Area:	N/A
	Planning Area:	81A
	Council District:	09
	Election District	09
	Municipality:	N/A
	200-Scale Base Map:	212SE06

Purpose of Application	Notice Dates	
This case was continued from the Planning Board agenda date of July 19, 2012 to July 9, 2015.  Nineteen single-family attached dwelling units. This case was approved at the Planning Board meeting of July 26, 2012 and remanded by the District Council by Order of Remand dated February 13, 2013.	Informational Mailing:	01/26/12
	Acceptance Mailing:	05/11/12
	Sign Posting Deadline:	06/09/15

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Ruth Grover, MUP, AICP <b>Phone Number:</b> 301-952-4317 <b>Email Address:</b> <a href="mailto:Ruth.Grover@ppd.mncppc.org">Ruth.Grover@ppd.mncppc.org</a>	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

ADDENDUM TO STAFF REPORT

SUBJECT: Detailed Site Plan DSP-04045-01  
Type II Tree Conservation Plan TCPII-120-04/02  
Clintondale Townhomes, Proposed Lots 1-19  
Remand from the District Council

BACKGROUND

Detailed Site Plan DSP-04045-01 for Clintondale Townhomes was reviewed and approved by the Prince George's County Planning Board on July 26, 2012, and PGCPB Resolution No. 12-87 was adopted on September 6, 2012, formalizing that approval.

On September 24, 2012, the District Council elected to review the case. On November 19, 2012, the District Council held oral argument on the case, and on February 23, 2013, voted to remand the case to Planning Board for an additional evidentiary hearing to address specific issues concerning the detailed site plan (DSP) in accordance with Sections 27-132 and 27-290 of the Zoning Ordinance. At the applicant's request, staff refrained from posting the remand until June 2015, at which time, also at the applicant's request, the matter was set in for a July 9, 2015 public hearing regarding the issues raised in the Order of Remand.

EVALUATION

The detailed site plan and a copy of the Order of Remand were sent to the following in order to garner comment on the Points of Remand:

1. The Maryland-National Capital Park and Planning Commission (M-NCPPC) Legal Department;
2. The Maryland-National Capital Park and Planning Commission (M-NCPPC) Community Planning Division;
3. The Maryland-National Capital Park and Planning Commission (M-NCPPC) Transportation Planning Division;
4. The Maryland-National Capital Park and Planning Commission (M-NCPPC) Subdivision Section;
5. The Prince George's County Fire Department;
6. The Prince George's County Department of Permitting, Inspections and Enforcement (DPIE);
7. The Prince George's County Police Department; and

8. The Prince George's County Health Department

## REMAND FINDINGS

Based upon the analysis of the subject application, the Urban Design Section recommends that the Planning Board adopt the following findings regarding the subject case:

1. The District Council reviewed the case in a public hearing on November 19, 2012 and remanded the DSP for Clontondale Townhomes to the Planning Board on February 12, 2013. The following in **bold** is quoted directly from the Order of Remand:

**IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 12-82, to approve with conditions a detailed site plan for the construction of a 19-lot townhome development in the Townhouse (R-T) Zone, located in Planning Area 81A, Council District 9, more specifically, it is located on the western side of the cul-de-sac at the dead end of Bost Lane, is;**

**REMANDED, pursuant to §27-132 and §27-290 of the Zoning Ordinance, to the Planning Board to take further testimony and reconsider its decision as follows:**

1. **Community Planning South Division found that the subject application conforms to the Developing Tier land use recommendations of the 2009 *Approved Subregion 5 Master Plan and Sectional Map Amendment*. PGCPB No. 12-82, Community Planning South Memo, June 20, 2012. On remand, Planning Board shall determine the legal ramifications or consequences of the recent Order of the Circuit Court in CAL09-31402 that **VOIDED and REVERSED** the 2009 *Adopted and Approved Subregion 5 Master Plan and Sectional Map Amendment*.**

**On remand, the Planning Board shall reevaluate, reanalyze, and state in its findings, conclusions, and disposition of this application whether or not the use as proposed in the subject application is consistent and conforms—in the absence of 2009 *Adopted and Approved Subregion 5 Master Plan and Sectional Map Amendment*—with the 1993 *Subregion 5 Master Plan and Sectional Map Amendment* or the 2002 *Prince George's County Approved General Plan*.**

**On remand, the Planning Board or Transportation Planning Section shall reevaluate, reanalyze, and state in its findings, conclusions, and disposition of this application whether or not adequate bicycle and pedestrian transportation facilities will exist to serve the proposed use pursuant to the 1993 *Subregion 5 Master Plan and Sectional Map Amendment* or the 2002 *Prince George's County Approved General Plan*.**

2. **On remand, take further testimony and require the development that is the subject of the application to allow, as a minimum, turning movement for a standard WB-40 vehicle and a standard length fire truck. Further, when**

considering a turning movement, parking should be assumed to be provided on the outside edge of the cul-de-sac.

3. **On remand, take further testimony and consider whether Bost Lane, as a County maintained roadway, is subject to DPW&T Urban Primary Residential Road Standards and Urban Residential Roadway Specifications and Standards, right-of-way dedication, and frontage improvements. Further, consider whether the roadway layout configurations and right-of-way dedications are in compliance with DPW&T's required specifications and standards for Bost Lane. PGCPB No. 12-82 at 23, DPW&T Memo, June 8, 2012, Technical Staff Report at 21.**
  4. **On remand, pursuant to §27-284, the subject application shall be referred, again, to the Prince George's County Police Department, for review and comment on issues relevant to their mission, including opportunities to implement crime-prevention measures, and to enhance the safety and security of residents, employees and other users of a project through implementation of the principles of Crime Prevention Through Environmental Design (CPTED). PGCPB No. 12-82 at 23, Technical Staff Report at 22.**
2. The applicant revised plans for the purpose of changing the configuration and enlarging the cul-de-sac of Bost Lane in response to the issues raised in the Remand Order. The plans were subsequently sent out on referral to appropriate agencies. Each point of remand is listed below followed by staff comment.

#### **REMAND POINT 1**

**Community Planning South Division found that the subject application conforms to the Developing Tier land use recommendations of the 2009 *Approved Subregion 5 Master Plan and Sectional Map Amendment*. PGCPB No. 12-82, Community Planning South Memo, June 20, 2012.**

**On remand, Planning Board shall determine the legal ramifications or consequences of the recent Order of the Circuit Court in CAL09-31402 that VOIDED and REVERSED the 2009 *Adopted and Approved Subregion 5 Master Plan and Sectional Map Amendment*.**

**On remand, the Planning Board shall reevaluate, reanalyze, and state in its findings, conclusions, and disposition of this application whether or not the use as proposed in the subject application is consistent and conforms—in the absence of 2009 *Adopted and Approved Subregion 5 Master Plan and Sectional Map Amendment*—with the 1993 *Subregion 5 Master Plan and Sectional Map Amendment* or the 2002 *Prince George's County Approved General Plan*.**

**On remand, the Planning Board or Transportation Planning Section shall reevaluate, reanalyze, and state in its findings, conclusions, and disposition of this application whether or not adequate bicycle and pedestrian transportation facilities will exist to serve the proposed use pursuant to the 1993 *Subregion 5 Master Plan and Sectional Map Amendment* or the 2002 *Prince George's County Approved General Plan*.**

**Comment:** In the memorandum dated January 27, 2015, the Legal Department stated that the issues raised in this Remand Point have been rendered moot because during the time in which the Remand Order was issued, the February 2009 *Approved Subregion 5 Master Plan and Proposed Sectional Map Amendment* had been replaced by the newly adopted and approved July 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* (SMA). Furthermore, the Legal Department stated that the recommendations for the subject property were the same in the 2013 Approved Subregion 5 Master Plan and SMA as they were in the 2009 Approved Subregion 5 Master Plan and SMA. In addition, the Legal Department stated that as there is no requirement for master plan conformance at the time of approval of a DSP, there is no opportunity to re-evaluate the use for master plan conformance in the current application since townhomes are permitted by right in the zone.

Additionally, in a memorandum dated February 3, 2015, the Transportation Planning Section also noted that a portion of Remand Point 1 makes reference to the master plan and the 2002 *Prince George's County Approved General Plan* that are no longer applicable, though the master plans would have been given consideration in the review of the application when it was originally submitted. Therefore, in that regard, the Transportation Planning Section stated that to the extent that the two referenced plans have requirements for adequate bicycle and pedestrian facilities, the subject plan is consistent with those requirements. In conclusion on this issue, the Transportation Planning Section finds that adequate pedestrian and bicycle facilities will exist to serve the proposed use, as was previously found by the Planning Board as evidenced in their original decision on this case (PGCPB Resolution No. 12-82, page 11, paragraph 1).

## **REMAND POINT 2**

**On remand, take further testimony and require the development that is the subject of the application to allow, as a minimum, turning movement for a standard WB-40 vehicle and a standard length fire truck. Further, when considering a turning movement, parking should be assumed to be provided on the outside edge of the cul-de-sac.**

**Comment:** In a memorandum dated June 24, 2015, the Department of Permitting, Inspections and Enforcement (DPIE) stated that ...all proposed culs-de-sac and intersections are required to allow, as a minimum, turning movement for a standard WB-40 vehicle and a standard length fire truck. Further, they stated that when they consider a turning movement, they assume that parking is provided on the outside edge or radius of the culs-de-sac. As the original size of the cul-de-sac of Bost Lane would allow for turning movements of a WB-40 vehicle, but not providing for parking at its periphery, the applicant has, in response to this Remand Point, revised the plan to enlarge the cul-de-sac of Bost Lane to permit both the turning movements of a WB-40 vehicle and parking at its periphery.

The Transportation Planning Section in a memorandum dated February 3, 2015, offered the following regarding Remand Point 2:

The second remand issue involves turning movements within the subject site. The site is at the end of Bost Lane. At the time of preliminary plan of subdivision, the applicant proposed a 35-foot radius (70-foot diameter) cul-de-sac at the end of Bost Lane, with a driveway entering the site to serve the townhouses. The size of the originally designed cul-de-sac is a reduction from the standard. The cul-de-sac design was evaluated and fully reviewed by transportation staff and deemed to be adequate and acceptable. The cul-de-sac was subsequently dedicated to public use. The provision of the enlarged a cul-de-sac at the end of Bost Lane, along with the driveway into the proposed townhouse

development, is an improvement to the current situation. At this time, the pavement for Bost Lane merely ends with no turnaround, and adding a cul-de-sac would allow garbage trucks, emergency vehicles, and other vehicles improved space for maneuvering.

### REMAND POINT 3

**On remand, take further testimony and consider whether Bost Lane, as a County maintained roadway, is subject to DPW&T Urban Primary Residential Road Standards and Urban Residential Roadway Specifications and Standards, right-of-way dedication, and frontage improvements. Further, consider whether the roadway layout configurations and right-of-way dedications are in compliance with DPW&T's required specifications and standards for Bost Lane. PGCPB No. 12-82 at 23, DPW&T Memo, June 8, 2012, Technical Staff Report at 21.**

**Comment:** In a memorandum dated June 24, 2015, the Department of Permitting Inspections and Enforcement (DPIE), the agency that has succeeded DPW&T, stated in response to the above Remand Point 3 that Bost Lane is a County-maintained roadway and as such will be subject to DPW&T Urban Primary Residential Road Standards, right-of-way dedication and frontage improvements. Additionally, DPIE stated that roadway layout configuration and construction would have to be done in conformance with DPW&T's urban residential roadway Specifications and Standards and DPW&T's Table 1-2 Design Criteria.

### REMAND POINT 4

**On remand, pursuant to §27-284, the subject application shall be referred, again, to the Prince George's County Police Department, for review and comment on issues relevant to their mission, including opportunities to implement crime-prevention measures, and to enhance the safety and security of residents, employees and other users of a project through implementation of the principles of Crime Prevention Through Environmental Design (CPTED). PGCPB No. 12-82 at 23, Technical Staff Report at 22.**

**Comment:** In a memorandum dated January 7, 2015, the Prince George's County Police Department noted the absence of light fixtures along the private road and/or the parking spaces off the private road. In response to these comments, a proposed condition in the Recommendation section of this staff report requires the submission of a photometric plan demonstrating the provision of adequate light for the community.

3. **Referral Comments:** The subject remand was referred to the concerned agencies and divisions. The referral comments have either been incorporated above or are summarized as follows:

- a. **The Maryland National Capital Park and Planning Commission (M-NCPPC) Community Planning Division**—In a memorandum dated December 19, 2014, the Community Planning Division stated that the application is consistent with the applicable plans including the *Plan Prince George's 2035 Approved General Plan*, the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*, and the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*.
- b. **The Maryland-National Capital Park and Planning Commission (M-NCPPC) Transportation Planning Section**—In a memorandum dated February 3, 2015, in addition to the points made above, the Transportation Planning Section stated that no changes were found to the conditions associated with the plan approvals need be made in

response to the Order of Remand and that the transportation-related findings of the Planning Board regarding this application are still applicable and should be carried forward.

- c. **The Prince George's County Fire Department**—In a memorandum dated April 27, 2015, the Prince George's County Fire Department offered general comments regarding needed accessibility, private road design, and the location and performance of fire hydrants. In addition, the Prince George's County Fire Department indicated approval of an "acceptable alternative to a 120-foot-long hammerhead turnaround" that they had approved for the project a hammerhead turnaround pursuant to Section D103 of the International Building Code. Then, the Fire Department stated that the turnaround be dedicated to the Fire Department's use with signage and a painted curb included to prohibit parking along its periphery.

**Comment:** A proposed condition in the Recommendation section of this staff report would require that the applicant provide signage and a painted curb to prohibit parking along the periphery of the hammerhead turnaround at the terminus of the private road.

- d. **The Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated June 24, 2015, DPIE stated in response to the Order of Remand, that Bost Lane is a County-maintained roadway and as such will be subject to DPW&T Urban Primary Residential Road Standards, right-of-way dedication and frontage improvements. Additionally, DPIE stated that roadway layout configuration and construction should be designed in conformance with DPW&T's urban residential roadway Specifications and Standards and DPW&T's Table 1–2 Design Criteria. As a final point relevant to the initial review of this case, DPIE stated that the revised detailed site plan, including adding a tot-lot to the subdivision, meets the intent of Stormwater Management Concept Plan No. 42265-2003, dated March 23, 2010. The recommended condition of approval in this regard has been deleted accordingly.

## RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and REAPPROVE Type II Tree Conservation Plan TCP11-120-04/02 and DSP-04045-01, for Clintondale Townhomes, subject to the following conditions. All previously approved conditions are shown below as noted; additions are shown as **bold and underlined text** and deletions are shown as ~~strike through text~~.

1. Prior to certificate approval of this detailed site plan (DSP), the applicant shall make the following revisions to the plans and provide the specified additional documentation:
  - a. The Section 4.7 schedule shall be corrected to reflect that a Type "C" buffer is required and shall be provided for the subject site along its common boundary with From the Heart Church Ministries, Inc. Additionally, the applicant shall provide staff with written certification from a registered Maryland landscape architect that the existing woodland contains enough plant units to qualify as the required Type "C" buffer, and that it shall be indicated on the site plan.



- ~~b.~~ The detailed site plan shall be revised to be consistent with approved Stormwater Management Concept Plan 42265-2003, or a revision thereto, as indicated by revised referral comments from the Department of Public Works and Transportation (DPW&T). The applicant shall submit to staff as designee of the Planning Board written confirmation from DPW&T that the subject DSP is consistent with SWM Concept Plan No. 42265-2002, or a revision thereto.
- be. A note shall be added to the plans that the above-grade foundation walls shall either be clad with finish materials compatible with the primary façade design, or shall be textured or formed to simulate a clad-finished material such as brick, decorative block, or stucco. Exposed foundation of unclad or unfinished concrete shall be prohibited.
- cd. The front façades of the units on Lots 3 and 4 shall be brick or stone veneer, or stucco and the highly visible side elevations of those two units shall be brick, or stone veneer or stucco on the first story, excluding gables, bay windows, trim and doors. The brick, or stone veneer or stucco front façades on Lots 3 and 4 shall be counted toward the 60 percent requirement in Condition 1(f).
- de. One Crepe Myrtle shall be indicated to be planted in the front yard of Lot 3.
- ef. A note shall be added to the plans indicating that a minimum of 11 of the front façades of the townhouse units will be brick, stone, or stucco.
- fg. The detailed site plan shall be revised to:
- (1) Add a note listing the preliminary plan number “4-04042” and the approval date, “May 31, 2004.”
  - (2) Add a note listing the plat reference “PM 220-94.”
  - (3) Relocate the entrance sign outside of the public utility easement (PUE).
  - (4) Change “floodplane” and “flood plane” to “100-year floodplain.”
  - (5) Label the private road as “Parcel B” and add the acreage.
  - (6) Add the vacation petition number “V-08001” to the area of “additional land acquired as a result of Vacation of Absher Lane.”
  - (7) Add the acreage for Parcel A.
  - (8) Add a tabulation listing the square footage of green space provided on each lot.
  - (9) The handicapped parking space shall be dimensioned at 16 by 19 feet, and depressed curbing and or ramping shall be indicated to demonstrate an accessible route for the physically handicapped from the designated parking space to Lots 6 and 7, which are those indicated to be potentially made accessible through the use of barrier-free design.
  - (10) The single garage to be provided for each unit shall be labeled as such on the site plan.

(11) The project sign shall be redesigned to be set back ten feet from the front property line and to indicate its height per Section 27-614(b)(1) of the Zoning Ordinance.

(12) Add one bench to the proposed two in the planned recreational area to be provided for the project.

(13) Provide a 144-square-foot community garden.

**(14) Provide the Planning Board a photometric plan demonstrating the provision of adequate lighting.**

**gh.** The landscape plan shall be prepared and sealed by a landscape architect registered in the state of Maryland. Such landscape plan shall show the location of existing shade trees within 75 feet of a dwelling unit of a minimum 2.5-inch diameter at breast height (DBH) noted in Schedule 4.1 to partially meet the requirements of Section 4.1 of the 2010 *Prince George's County Landscape Manual*.

**hi.** The recreational area shall be relocated outside of the delineated conservation easement, and a new location for the required recreational features shall be indicated on both the detailed site plan and Type II tree conservation plan (TCPII).

**ij.** The detailed site plan shall be revised as follows:

(1) Add a legend with appropriate graphic symbols and terminology consistent with the wording and graphics used on the Type II tree conservation plan (TCPII).

(2) Correct the spelling of "floodplane" and "flood plane" to "floodplain."

(3) Delete the word "ephemeral" from the regulated streams located on-site.

**jk.** The applicant shall revise the plans to sufficiently illuminate the street frontage in response to a Crime Prevention Through Environmental Design (CPTED) concern expressed by the Prince George's County Police Department.

**kl.** **The hammerhead turnaround at the end of the private road shall have signage placed along it in regular intervals and the curb of said turnaround shall be painted yellow to prohibit parking.**

2. Prior to certification of the detailed site plan, the Type II tree conservation plan (TCPII) shall be revised to:

a. Add the symbol for the limit of disturbance (LOD) to the legend.

b. Correct the spelling of "floodplain."

c. Delete the word "ephemeral."

- d. Have Type II Tree Conservation Plan Note 2 read:

“The Department of Environmental Resources (DER) shall be contacted prior to the start of any work on the site to address implementation of woodland conservation measures shown on this plan.”
- e. Have the revised plan signed and dated by the qualified professional who prepared the plan.
- f. The Type II tree conservation plan( TCPII) shall be revised to match the limits of the detailed site plan, incorporate additional information provided in the updated and expanded forest stand delineation, and address the technical and plan requirements of the Woodland Technical Manual effective as of September 10, 2010, to address but not be limited to the following:
  - (1) Revise the configuration of the development parcel to match the detailed site plan.
  - (2) Revise the site layout to match the lotting pattern and site features shown on the detailed site plan.
  - (3) Include the two-foot interval contour lines so they are legible.
  - (4) Show proposed grading clearly on the plan.
  - (5) Show all easements clearly, including the public utility easement (PUE). No woodland shall be shown in the PUE. Woodlands over the easement(s) which are outside the limit of disturbance (LOD) shall be indicated as “woodland retained—assumed cleared.”
  - (6) The conservation easement shall be delineated on the plan.
  - (7) “Tree preservation areas” shall be re-labeled as “woodland preservation” and labeled by acreage; woodland preservation areas shall be clearly indicated with a graphic pattern; the plan and the legend shall reflect standard terminology and graphic symbols found in the Environmental Technical Manual.
  - (8) The term “new tree line” shall not be used on the plan; a limit of disturbance (LOD) shall be shown to depict the limits of clearing and grading.
  - (9) The term “old tree line” shall be re-labeled as “existing tree line” on the plan and in the legend.
  - (10) The site development notes shall be consistent with the detailed site plan.
  - (11) Woodland preservation signage shall be located along the edge of the woodland preservation area on the north side of the sewer easement, and a revised detail and notes sufficient for field implementation shall be included on the plan.
  - (12) A correct delineation of the 100-year floodplain as determined by the Department of Environmental Resources (DER) shall be shown.

- (13) Revise the woodland conservation worksheet to reflect the woodland conservation requirement for the site and how the requirement has been satisfied.
  - (14) Provide all applicable standard Type II tree conservation plan notes necessary to implement the plan.
  - (15) Add a Type II tree conservation plan (TCPII) approval block to the plan and include previous valid approvals.
- 3. Prior to issuance of the first building permit for the project, the applicant and the applicant's heirs, successors, and/or assignees shall:
  - a. Have a minor final plat approved pursuant to Section 24-108 of the Subdivision Regulations, for which no preliminary plan of subdivision is required, to consolidate the area of land that was previously a dedicated right-of-way (Absher Lane), which was vacated by the Planning Board pursuant to Vacation Petition V-08001 together with the remainder of the land area covered by the detailed site plan and known as "Parcel A." Such plat shall also show a ten-foot-wide public utility easement along both sides of the street in front of the units unless an agreement with the utility companies can be established prior to certification of the subject detailed site plan. The plat shall indicate bearings, distances, and acreage as reflected on the DSP.
  - b. Have recorded in land records the recreational facilities agreement between the applicant and The Maryland-National Capital Park and Planning Commission (M-NCPPC) for the recreational facilities as described in the recreational facilities agreement for the project, and bond the facilities.
- 4. Prior to issuance of each building permit for the subject project, the applicant shall ensure that the house and driveway, a minimum 9.5 feet wide, are dimensioned and that a sediment and erosion control plan is submitted as part of the permit package.
- 5. Revise the forest stand delineation (FSD) plan and FSD summary narrative Type II tree conservation plan (TCPII) to reflect and address the current configuration of the development application as outlined in the Woodland Technical Manual, and include but not be limited to the following:
  - a. Delineate additional woodlands on the site.
  - b. Delineate and label the expanded stream buffer.
  - c. Add a site statistics table consistent with the current development application.
  - d. Revise the quantity of woodlands found on the site by stand.
  - e. Add all applicable standard forest stand delineation (FSD) notes.
  - f. Show the critical root zone associated with the specimen tree shown on the plan.
  - g. Add additional graphic elements shown on the plan to the legend.
  - h. Have the revised plan signed by the qualified professional who prepared it.
- 6. Prior to certificate approval of the Type II tree conservation plan (TCPII), a woodland conservation easement prepared in accordance with requirements found in the Environmental Technical Manual shall be recorded in the county Land Records, the following note shall be included on the TCPII, and the liber and folio of the recorded document shall be added to the note:

“Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George’s County Land Records at Liber \_\_\_\_\_ Folio \_\_\_\_\_. Revisions to this TCPII may require a revision to the recorded easement.”

- 7.** Prior to issuance of the ninth building permit for the project, the applicant shall complete construction of the recreational facilities as described in the recreational facilities agreement for the project.