



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

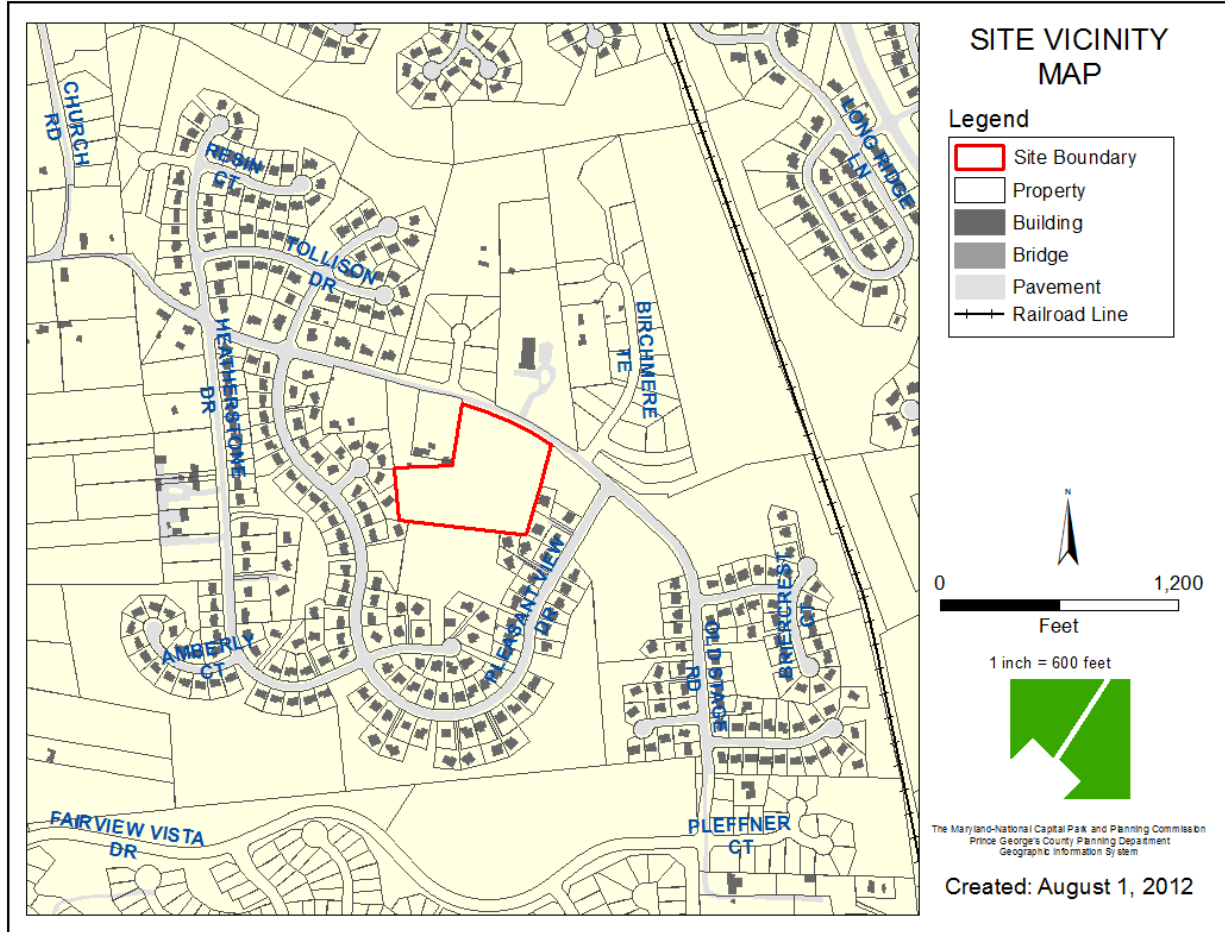
Detailed Site Plan

DSP-05101-01

| Application | General Data | |
|--|------------------------------|------------|
| Project Name: Restoration Praise Center Location: South side of Old Stage Road between its two intersections with Pleasant View Drive. Applicant/Address: Doug Hodges (Agent/Engineer) 2905 Mitchellville Road Ste. 111 Bowie MD 20715 | Planning Board Hearing Date: | 02/14/13 |
| | Staff Report Date: | 01/30/13 |
| | Date Accepted: | 11/27/12 |
| | Planning Board Action Limit: | 02/18/12 |
| | Plan Acreage: | 7.5 |
| | Zone: | R-R |
| | Dwelling Units: | N/A |
| | Gross Floor Area (sq. ft.): | 16,370 |
| | Planning Area: | 71A |
| | Tier: | Developing |
| | Council District: | 06 |
| | Election District | 07 |
| | Municipality: | N/A |
| | 200-Scale Base Map: | 207NE12 |

| Purpose of Application | Notice Dates | |
|--|------------------------|----------|
| A 16,370-square-foot church with day care for 64 children as an accessory use. | Informational Mailing: | 08/01/12 |
| | Acceptance Mailing: | 11/19/12 |
| | Sign Posting Deadline: | 01/15/13 |

| | | | |
|-----------------------------|---------------------------------|--|-------------------|
| Staff Recommendation | | Staff Reviewer: Henry Zhang, AICP Phone Number: 301-952-4151 E-mail: Henry.Zhang@ppd.mncppc.org | |
| APPROVAL | APPROVAL WITH CONDITIONS | DISAPPROVAL | DISCUSSION |
| | X | | |



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-05101-01
Type 2 Tree Conservation Plan TCP2/36/05-01
Restoration Praise Center

The Urban Design staff has completed the review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the Recommendation Section of this report.

EVALUATION

This detailed site plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the Zoning Ordinance in the Rural Residential (R-R) Zone; Section 27-445.03, Day Care Center for Children; and the site design guidelines.
- b. The requirements of Preliminary Plan of Subdivision 4-11016.
- c. The requirements of Detailed Site Plan DSP-05101.
- d. The requirements of the 2010 *Prince George's County Landscape Manual*.
- e. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance and Tree Canopy Coverage Ordinance.
- f. Referral comments.

FINDINGS

Based upon the evaluation and analysis of the subject detailed site plan, the Urban Design staff recommends the following findings:

1. **Request:** The subject detailed site plan (DSP) application is for the addition of a day care center for 64 children to a previously approved church in the Rural Residential (R-R) Zone.

2. **Development Data Summary:**

| | EXISTING | PROPOSED |
|---|-----------------|--|
| Zone(s) | R-R | R-R |
| Use(s) | Church | Church and Day Care Center for Children |
| Acreage | 7.5 | 7.5 |
| Parcel | 1 | 1 |
| Total Gross Floor Area (sq. ft.) | -* | 16,370 |
| of which Day Care Center for 64 Children | - | 3,170 |
| of which Church | - | 13,200 |

*Part of the foundation of the church building and the associated parking lot have been constructed in accordance with the layout of the previously approved Detailed Site Plan, DSP-05101, for this site. This application adds a day care center for 64 children as an accessory use and also increases the total number of seats for the church from 523 to 800, and increases the gross floor area (GFA) of the previously approved church building by 1,045 square feet.

OTHER DEVELOPMENT DATA

| | REQUIRED | PROVIDED |
|---|-----------------|-----------------|
| Total Parking Spaces (Church: 1 space per 4 seats for 800 seats) (Day Care: 1 space per 8 children for 64 children) | 208 | 210 |
| of which Day Care Center | 8 | 8 |
| Handicapped Van-accessible (16 ft. x 19ft.) | 7 | 7 |
| Loading spaces | 1 | 1 |

3. **Location:** The subject site is located on the south side of Old Stage Road between its two intersections with Pleasant View Drive, and is adjacent to the City of Bowie, in Planning Area 71A, Council District 6, in the Developing Tier.
4. **Surrounding Uses:** The property is bounded to the north by Old Stage Road. Across Old Stage Road are the Bowie Montessori private school and single-family detached residences. The property is surrounded by single-family detached dwellings in the R-R Zone on the east, south, and west sides.
5. **Previous Approvals:** The property is the subject of Preliminary Plan of Subdivision 4-04037, approved by the Planning Board on July 22, 2004. The resolution of approval, PGCPB No. 04-178, was adopted September 9, 2004. The site is also the subject of Record Plat NLP 211@35. A new Preliminary Plan of Subdivision (4-11016), which supersedes 4-04037, was filed to include both the church and a day care center as an accessory use. On November 10, 2011, the Planning Board approved 4-11016 (PGCPB Resolution No. 11-106) with 11 conditions and a development limit of 29,805 square feet for the entire site. On June 1, 2006, the Planning

Board approved Detailed Site Plan DSP-05101 (PGCPB Resolution No. 06-128) for a 15,325-square-foot (523-seat) church known as Trinity Community Church of Bowie for this site with six conditions. The foundation of the church building has been constructed in accordance with the approved DSP. The site also has an approved Stormwater Management Concept Plan, 35682-2003-02, which is valid through August 21, 2015.

6. **Design Features:** The subject site has an irregular shape with frontage on Old Stage Road and is surrounded by several existing residential developments. The plan proposes a single entrance to the church site from Old Stage Road, directly across from an existing entrance serving the Bowie Montessori private school. Existing trees are proposed to be saved along the frontage of Old Stage Road. The entrance drive to the site curves and on either side are stormwater management facilities. The foundation of the building, along with the parking lots in front of the building, was constructed in accordance with the originally approved DSP-05101. The proposed day care center and the associated outdoor play area are located at the northern end of the building. A sidewalk leads directly from the parking lot to the other entrance, where the day care center is located.

The building will be a prominent focal point as vehicles enter the property. The building is modern in style, with various sections and an irregular footprint that have flat and pitched roofs. The building is also finished with a combination of composite wood, metal panel, and aluminum. The proposed day care center is located within the northern end of the building and the proposed outdoor play area is abutting the building further north. A gymnasium is located within the southwestern end of the building.

One building-mounted sign located on the southern elevation, where the gymnasium is located, is included in this DSP. The sign measures 6 feet high and 23 feet wide with a total sign face area of approximately 138 square feet, which is permitted to be reduced by half (to 69 square feet) for the proposed individually attached letters. The requirements of Section 27-617 of the Zoning Ordinance for institutional signage allow only one sign and a maximum of 48 square feet for each institution. The proposed building-mounted sign is larger than the maximum allowed sign face area limit. The applicant should either reduce the sign face area to be below 48 square feet or seek a departure from sign design standards (DSDS) prior to issuance of any new building permits for this site.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the R-R Zone, the site plan design guidelines, and the requirements of Section 27-445.03, Day Care Center for Children, of the Zoning Ordinance.
 - a. The subject application is in conformance with the requirements of Section 27-441(b) of the Zoning Ordinance, which governs development in all residential zones. The proposed day care use is permitted in the R-R Zone if it is consistent with the requirements of Section 27-445.03, Day Care Center for Children.
 - b. The DSP shows a site layout that is consistent with Section 27-442, Regulations, regarding building setbacks. The proposed day care center is located within a church building as an accessory use. The larger church building is located in the middle of a 7.5-acre site and meets all setback requirements.
 - c. Section 27-445.03 of the Zoning Ordinance provides additional regulations for the

proposed day care center as follows:

- (a) A day care center for children permitted (P) in the Table of Uses shall be subject to the following:

- (1) Requirements.

- (A) An ample outdoor play or activity area shall be provided, in accordance with the following:

- (i) All outdoor play areas shall have at least seventy-five (75) square feet of play space per child for fifty percent (50%) of the licensed capacity or seventy-five (75) square feet per child for the total number of children to use the play area at one (1) time, whichever is greater;

Comment: A 5,400-square-foot outdoor play area has been provided to the north of the proposed day care center that will be enclosed with a fence. A wooden fence is proposed, but the Urban Design Section recommends a vinyl fence, which is maintenance free. For 64 children, a minimum 2,400-square-foot outdoor play or activity area is required. The outdoor play area provided with this DSP meets the minimum square footage requirement for the outdoor play or activity area and allows all children to play outside at the same time.

- (ii) All outdoor play areas shall be located on the same lot as the center at least twenty-five (25) feet from any dwelling on an adjoining lot, and shall be enclosed by a substantial wall or fence at least four (4) feet in height;

Comment: The proposed outdoor play area is located to the north of the northern end of the church building and approximately 40 feet away from the property line. According to the information provided on the site plan, the proposed outdoor play area is located at least 160 feet away from any residential dwelling on an adjoining lot, which well exceeds the minimum 25-foot setback requirement. A six-foot-high, sight-tight fence encloses the play area. The DSP meets this requirement.

- (iii) A greater set back from adjacent properties or uses or a higher fence may be required by the Planning Board if it determines that it is needed to protect the health and safety of the children utilizing the play area;

Comment: The above discussion on the play area enclosure indicates that a six-foot-high fence will be employed, which should provide sufficient protection for the children. Since the

church building is located more than 160 feet away from the frontage of Old Stage Road and there are existing woodland and a stormwater management pond between the play area and Old Stage Road, the location and enclosure of the proposed outdoor play area are acceptable.

- (iv) **The play area shall contain sufficient shade during the warmer months to afford protection from the sun;**

Comment: The landscape plan shows two red maple and two pin oak trees which are shade trees within the play area. The shade trees will provide shade when they are mature. The applicant should identify interim methods such as awnings or shade structures of providing shade for the outdoor play area during the summer months.

- (v) **Sufficient lighting shall be provided on the play area if it is used before or after daylight hours to insure safe operation of the area; and**

Comment: According to the applicant, the outdoor area will not be used after daylight hours.

- (vi) **Outdoor play shall be limited to the hours between 7 A.M. and 9 P.M.**

Comment: As discussed above, the outdoor play area will not be used after daylight hours. However, daylight hours vary greatly from summer to winter in this area. The Urban Design Section recommends that a site plan note stating, "Outdoor play shall be limited to the hours between 7 A.M. and 6 P.M., or shall not be used after daylight hours, whichever is earlier," be provided on the site plan prior to certification to meet the requirements.

- d. The DSP for a church and a day care center for children is in conformance with the applicable site design guidelines regarding the location of parking, loading and circulation, lighting, green area, and grading.

- 8. **Preliminary Plan of Subdivision 4-11016:** The Planning Board approved this new Preliminary Plan of Subdivision, 4-11016, for the subject site to include both a church and a day care center for a total of 29, 805 square feet of development on November 10, 2011. This new preliminary plan of subdivision for the site also supersedes the previously approved Preliminary Plan of Subdivision, 4- 04037, which includes only the church use. Among the 11 conditions attached to the approval of 4-11016, the following conditions are relevant to the review of this DSP. Final plat or permit-related conditions will be enforced at the specific time of development stated in the conditions.

- 3. **Development of this site shall be in conformance with Stormwater Management Concept Plan 35682-2003-01 and any subsequent revisions.**

Comment: A revised Stormwater Management Concept Plan, 35682-2003-02, has been provided that is valid through August 21, 2015. According to the review by the Department of Public Works and Transportation (DPW&T), the subject DSP is consistent with the approved stormwater management concept plan.

6. **Prior to the approval of building permits, the plans shall demonstrate the use of full cut-off optic light fixtures for all outdoor lighting to reduce light intrusion onto adjacent properties.**

Comment: Full cut-off luminaires have been selected to be used on this site. A photometric study has also been provided to demonstrate that there will be no light intrusion onto the adjacent properties. The foot-candle contour map shows that all readings along the boundary lines of the subject site are zero. The lighting fixture information and the photometric maps should be included on the detail sheet of the landscape and lighting plan.

7. **An automatic fire suppressing system shall be provided in all buildings proposed on the property unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.**

Comment: This condition will be carried forward as a condition of approval for this DSP.

8. **Residential development of the subject property shall require approval of a new preliminary plan of subdivision prior to the approval of permits.**

Comment: No residential use has been included in this DSP. The only two uses proposed in this DSP are a church and a day care center for children.

9. **Total development within the subject property shall be limited to 29,805 square feet of church facilities with an 850-seat sanctuary, and day care for 75 children or equivalent development that generates no more than 74 AM (42 in, 32 out), 68 PM (32 in, 36 out), 518 Saturday (264 in, 254 out), and 518 Sunday (264 in, 254 out) peak-hour vehicle trips. Any development that generates more trips than identified herein shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation.**

Comment: As stated in Finding 2 above, Development Data table, the total development included in this DSP is approximately 16,370 square feet, which is well below the limit set in this condition. This DSP is consistent with this development cap.

11. **Approval of this preliminary plan shall supersede and void Preliminary Plan of Subdivision 4-04037 (PGCPB Resolution No. 04-178) for the development of this property.**

Comment: As acknowledged in previous discussion, Preliminary Plan 4-11016 supersedes the previously approved preliminary plan for this property.

9. **Detailed Site Plan DSP-05101:** A Detailed Site Plan, DSP-05101, for a one-building church of 523 seats was approved by the Planning Board on June 1, 2006 with six conditions. Construction of the building foundation was carried out in accordance with the previous approved DSP. Of the six conditions attached to the approval, four conditions are related to the issuance of the building permit and will be enforced at that time. Two conditions are pertinent to the certification of the prior approval and have been fulfilled. No condition is applicable to the review of this revision.
10. **Prince George's County Landscape Manual:** The DSP for a church and a day care center for children is subject to the requirements of Section 4.2, Requirements for Landscape Strips along Streets; Section 4.3, Parking Lot Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the 2010 *Prince George's County Landscape Manual* (Landscape Manual).
 - a. **Section 4.2, Requirements for Landscape Strips along Streets:** The subject site fronts on Old Stage Road. A Section 4.2 landscape strip is required. The landscape plan uses Option 3, which provides a minimum 25-foot-wide strip of noninvasive existing trees to fulfill this requirement.
 - b. **Section 4.3, Parking Lot Requirements:** The surface parking lot shown on the site plan measures approximately 92,250 square feet. According to the requirements of Section 4.3(C)(2), ten percent of the parking lot should be interior planting area. The landscape plan provides approximately 10,962 square feet (11.9 percent) of interior planting areas that exceed the requirements. However, the landscape plan's Section 4.3 schedule incorrectly shows eight percent as the required interior planting area and ten percent of provided interior planting area. The landscape plan should be revised to provide the correct information regarding the site's conformance with Section 4.3.
 - c. **Section 4.7, Buffering Incompatible Uses:** The site of the proposed church and day care center for children is surrounded on three sides by existing single-family neighborhoods. According to Section 4.7, a Type C landscape bufferyard inclusive of a minimum 40-foot building setback and a minimum 30-foot-wide landscaped strip to be planted with 120 plant units per 100 linear feet of property line is required between the subject site and the adjoining single-family houses. The site plan shows five segments of the subject property that require Section 4.7 bufferyards. Due to the presence of existing woodland along some portions of the property line, a combination of various buffering measures has been provided to fulfill the requirements. Five Section 4.7 landscape schedules have been provided. However, it is not clear which schedule corresponds to which bufferyard because the adjacent uses of the five segments of the subject property line are all single-family detached houses. The applicant should provide more detailed labeling on the landscape plan to clearly identify the bufferyards. A condition has been included in the Recommendation Section of this report to require the applicant to provide labels that identify the bufferyards prior to certificate approval of this DSP.

- d. **Section 4.9, Sustainable Landscaping Requirements:** In accordance with Section 4.9, a certain percentage of plants within each plant type (including shade trees, ornamental trees, evergreen trees, and shrubs) should be native species (or the cultivars of native species). The minimum percentage of plants of each plant type required to be native species and/or native species cultivars is specified below:

| | |
|-------------------------|------------|
| Shade trees | 50% |
| Ornamental trees | 50% |
| Evergreen trees | 30% |
| Shrubs | 30% |

The landscape plan provides 100 percent native plants for all trees and shrubs to be installed on the site, which exceeds the requirements of Section 4.9.

11. **Prince George's County Woodland and Wildlife Habitat Conservation and Tree Canopy Coverage Ordinance:** The proposed church and day care center for children is subject to the requirements of Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the site has previously approved Tree Conservation Plans (TCPI/19/04 and TCPII/36/05).

- a. This site has an approved Natural Resources Inventory, NRI-053-11, that was submitted with this application. There is a primary management area (PMA) comprised of streams and their associated 75-foot-wide buffers, wetlands and their associated 25-foot-wide buffers, and the 100-year floodplain.

The forest stand delineation (FSD) indicates the presence of one forest stand totaling 1.67 acres and five specimen trees. This information was based on current site conditions after the previous TCPII was implemented through clearing and grading. No additional action is required.

- b. The site has a previously approved TCPI associated with the old preliminary plan of subdivision. However, the project is not grandfathered with respect to the WCO effective September 1, 2010, pursuant to Section 25-119(c)(2), because a tree conservation plan expires when the associated plan expires. Because the initially approved Preliminary Plan (4-04037) expired with the approval of Preliminary Plan (4-11016), the associated TCPI also expired. The Type 1 Tree Conservation Plan (TCP1-019-04-01) approved with 4-11016 met the requirements of the current WCO. Pursuant to Section 25-119(c)(1)(A), all Type 2 tree conservation plans (TCP2) must be in conformance with the TCP1. Type 2 Tree Conservation Plan TCP2-036-05-01 was submitted with the review package. The TCP2 needs to be revised in accordance with the review by the Environmental Planning Section.
- c. The Tree Canopy Coverage Ordinance came into effect on September 1, 2010. All activities that require a grading permit after September 1, 2010 must provide the tree canopy coverage (TCC) percentages required by Section 25-128 of the Tree Canopy Coverage Ordinance. The required tree canopy for this site in the R-R Zone is 15 percent of the site area or a total of 1.13 acres. The existing woodland on the site provides approximately 1.5 acres (21 percent) of TCC that exceeds the requirement for the site.

12. **Referral Comments:** The subject DSP application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

a. **Community Planning Division**—In a memorandum dated December 10, 2012, the Community Planning Division offered the following major determinations:

- **Conformance with the 2002 Prince George's County Approved General Plan:** This application is consistent with the 2002 *Prince George's County Approved General Plan* Development Pattern policies for the Developing Tier and does not violate the General Plan's growth goals for the year 2025 based upon a review of the Prince George's County's current General Plan Growth Policy Update.
- **Conformance with the 2006 Approved Bowie and Vicinity Master plan and Sectional Map Amendment:** This DSP conforms with the residential low-density development land use recommendation of the 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, 74B* (Bowie Master Plan and SMA).

The Community Planning Division also identified one master plan issue related to the shared-use pedestrian hiker/biker trail along Old Stage Road where the property has frontage.

Comment: A standard sidewalk along the south side of Old Stage Road has been installed. This is the side on which the subject site is located.

b. **Transportation Planning Section**—In a memorandum dated December 18, 2012, the Transportation Planning Section stated that the site plan is acceptable.

c. **Trails**—In a memorandum dated January 25, 2013, the trails coordinator provided a review of the relevant policies as included in the 2009 *Approved Countywide Master Plan of Transportation* and the 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, 74B* (Bowie Master Plan and SMA). The trails coordinator also reviewed the conditions attached to the previous approval of Detailed Site Plan DSP-05101. Since Old Stage Road has already been constructed, the previously required standard sidewalk has been installed. However, additional improvements are needed such as a striped crosswalk along Old Stage Road at the site's ingress/egress point and a continuous sidewalk along one side of the driveway leading from Old Stage Road to the proposed church building. Two conditions recommended by the trails coordinator have been included in the Recommendation Section of this technical staff report.

d. **Subdivision Review Section**—In a memorandum dated January 18, 2013, the Subdivision Review Section provided a comprehensive review of all applicable conditions that were attached to the approval of Preliminary Plan of Subdivision 4-11016 that governs this site. The Subdivision Review Section concluded that DSP-05101-01 is in substantial conformance with the approved preliminary plan. The applicant should make several technical revisions to the plans. Those recommended revisions have been included as conditions of approval prior to certification of the plans.

- e. **Environmental Planning**—In a memorandum dated January 24, 2013, the Environmental Planning Section recommended approval of this DSP and the companion TCP2-036-05-01, subject to two conditions regarding the Type 2 tree conservation plan and a woodland conservation easement. The two conditions have been incorporated in the Recommendation Section of this report.
- f. **Permit Review Section**—In a memorandum dated December 13, 2012, the Permit Review Section provided 14 comments on this DSP. The relevant comments regarding parking calculation, handicapped accessibility of the proposed building, and gross floor area breakdowns for each use have been addressed by the applicant during the review of this DSP.
- g. **Prince George's County Health Department**—The Health Department, in a memorandum dated December 21, 2012, provided comments on light pollution prevention, and on mitigation of noise and dust impacts during the construction of the project.

Comment: The Prince George's County Health Department comment on light pollution has been addressed by the applicant by means of installation of full cut-off lighting fixtures on this site. Comments two and three from the Health Department will be addressed through the addition of site plan notes.

- h. **Department of Public Works and Transportation (DPW&T)**—DPW&T, in a memorandum dated January 2, 2013, provided standard comments on issues such as right-of-way dedication, frontage improvement, sidewalks, street trees and lighting, and storm drainage systems and facilities in order to be in accordance with the requirements of DPW&T. DPW& T further stated that the DSP is consistent with the approved stormwater management concept plan for the site.
- i. **Prince George's County Police Department**—The Police Department, in a memorandum dated November 30, 2012, provided comments on the lighting of the parking lot and the CPTED (Crime Prevention through Environmental Design) natural surveillance. No conditions have been recommended.
- j. **Prince George's County Fire/ EMS Department**—The Fire/EMS Department, in a memorandum dated December 15, 2012, provided a standard memorandum listing applicable regulations regarding access for fire apparatus, fire lanes and locations, and performance of fire hydrants. Nothing specific to this DSP was mentioned. Since this development consists of only a single building surrounded by surface parking lots on a large property, the site should have no difficulty meeting the above requirements.
- k. **Maryland Department of Human Resources**—The Child Care Licensing Office of the Maryland Department of Human Resources had not responded to the referral request at the time this report was written.

1. **The City of Bowie**—The City Council of the City of Bowie approved this DSP on January 22, 2013 with four conditions dealing with provision of shade, lighting, enclosure, and limitations on the time for use of the proposed outdoor play area. The conditions also deal with selection of lighting fixtures in order to avoid light spillage onto adjacent properties. Those issues identified in the City Council’s resolution have either been addressed during the review process or have been included in conditions of approval of this technical staff report.
13. Based upon the foregoing analysis and as required by Section 27-285(b)(1) of the Zoning Ordinance, the subject detailed site plan satisfies the site design guidelines as contained in Section 27-274 and represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. In addition, as required by Section 27-285(b)(4) of the Zoning Ordinance, the Planning Board must also find that the regulated environmental features on a site have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirements of Subtitle 24-130(b)(5). Since the application is a revision to a previously approved detailed site plan to add a day care center for children to the church building and is, therefore, completely within the limit of disturbance of the previous approval, the regulated environmental features on this site have been preserved in a natural state to the fullest extent possible.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-05101-01 and Type 2 Tree Conservation Plan TCP2-036-05-01 for Restoration Praise Center, subject to the following conditions:

1. Prior to certificate approval of this detailed site plan, the applicant shall:
 - a. Revise the Section 4.3 schedule on the landscape plan to reflect the correct information regarding the required and provided size of the interior planting area.
 - b. Label the landscape plan to clearly identify each bufferyard related to each Section 4.7 schedule.
 - c. Provide site plan notes as follows:

“The outdoor play area shall be limited to the hours between 7:00 a.m. and 6:00 p.m., or shall not be used after daylight hours, whichever is earlier.”

“An automatic fire suppression system shall be provided in all buildings proposed on the property unless the Prince George’s County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.”

“During the demolition and construction phases, this project will conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.”

“During the demolition and construction phases, this project, will conform to construction activity noise control requirements as specified on Subtitle 19 of the Prince George’s County Code.”

“A resilient flooring in accordance with the standards of the American Society for Testing and Materials (ASTM) shall be used in the outdoor play area where any play equipment will be installed.”

- d. Show the conservation easement with bearings and distances as reflected on the record plat.
- e. Revise site plan Note 2 to show the correct approved Preliminary Plan of Subdivision (4-11016) and Plat Book MMB 237-27 for Parcel 1.
- f. Revise site plan Note 20 to include the approval date and validity period of the approved stormwater management plan.
- g. Revise site plan Note 21 to show the correct Plat Book, MMB 237-27.
- h. Identify in the site plan notes interim methods of providing shade during the summer months for the outdoor play area such as awnings or a shade structure.
- i. Provide the lighting fixture and photometric information on the detail sheet of the landscape and lighting plan.
- j. Revise the Type 2 tree conservation plan (TCP2) as follows:
 - (1) Revise the Phase 2 column of the worksheet to accurately reflect the total woodland conservation provided for the project.
 - (2) Revise the approval block to type-in the assigned TCP number (TCP2-036-05) and to type-in the original certification information (Lori Shirley 9/13/06).
 - (3) Provide the following note below the worksheet:

“1.33 acres of off-site mitigation has been recorded under L. 28046 F. 549 to meet a portion of the Woodland Conservation requirements of this site.”
 - (4) Add the standard owner’s certification to the plan.
 - (5) Revise the plan to show the building footprint for the wing of the proposed day care center.
 - (6) Revise the notes in accordance with the Environmental Technical Manual as follows:

- (a) Revise TCP2 Note 1 to type-in the assigned DSP number (DSP-05101-01).
 - (b) Revise preservation Note 18 to include the last paragraph of standard preservation Note i.
 - (c) Revise afforestation Note h to include the standard last sentence in its entirety.
 - (d) Revise planting Note 16 to identify the source of the planting material.
- (7) Revise the plan to include all required preservation and afforestation details including, but not limited to, the following details from the Environmental Technical Manual, as needed: Details 10, 11, 14, 15, 16, 17, 18, and 19.
- (8) Provide the standard planting schedule on the plan.
- (9) Have the plans signed and dated by the qualified professional who prepared them.
- k. Provide a standard sidewalk along one side of the entrance road from Old Stage Road to the proposed church building.
- l. Provide a striped crosswalk along Old Stage Road at the site's ingress/egress point, unless modified by the Department of Public Works and Transportation (DPW&T).
- m. Replace the wood fence around the outdoor play area with a vinyl or composite fence.
- 2. Prior to issuance of any building permits, the applicant shall seek approval of a departure from sign design standards (DSDS) for the proposed building-mounted sign, unless the sign face area is reduced to 48 square feet or less prior to certification of the subject DSP.
- 3. At the time of final plat, the following note shall be placed on the plan:

“This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(1)(B) with the Liber and Folio reflected on the Type 2 Tree Conservation Plan, when approved.”