



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

Detailed Site Plan

DSP-10018

Application	General Data	
Project Name: Mill Branch Crossing Location: Northeast quadrant of the intersection of Robert Crain Highway (US 301) and Mill Branch Road. Applicant/Address: Mill Branch Crossing, LLC 150 White Plains Road, Suite 400 Tarrytown, NY 10591-5535	Planning Board Hearing Date:	09/16/10
	Staff Report Date:	09/08/10
	Date Accepted:	06/08/10
	Planning Board Action Limit:	09/17/10
	Plan Acreage:	73.98
	Zone:	C-S-C
	Dwelling Units:	N/A
	Gross Floor Area:	N/A
	Planning Area:	74B
	Tier:	Developing
	Council District:	04
	Election District	07
	Municipality:	N/A
	200-Scale Base Map:	205NE14

Purpose of Application	Notice Dates	
To construct a four-lane entrance road with a median on the southeastern edge of the property.	Informational Mailing:	05/05/10
	Acceptance Mailing:	06/08/10
	Sign Posting Deadline:	06/29/10

Staff Recommendation		Staff Reviewer: Catherine Jones Phone Number: 301-952-4098 E-mail: Catherine.Jones@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-10018
Tree Conservation Plan TCP2-016-10
Mill Branch Crossing

The Urban Design staff has reviewed the detailed site plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions, as described in the Recommendation Section of this report.

EVALUATION

The detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The conditions of Preliminary Plan of Subdivision, 4-08052.
- b. The requirements of the Prince George's County Zoning Ordinance for the C-S-C (Commercial Shopping Center) Zone.
- c. The requirements of the *Prince George's County Landscape Manual*.
- d. The requirements of the Woodland and Wildlife Habitat Conservation Ordinance.
- e. Referral comments.

FINDINGS

Based upon the analysis of the subject application, the Urban Design staff recommends the following findings:

1. **Request:** The subject application requests approval of a limited detailed site plan, for infrastructure only, to construct a four-lane road with a median on the southeastern edge of the property. It is expected that the road will serve as the entrance drive for a future shopping center on this site.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	C-S-C	C-S-C
Use(s)	Vacant	Vacant
Acreage	74.0	74.0

3. **Location:** The subject site is located in Planning Area 74B, Council District 4. More specifically, the property is located in the northeastern quadrant of the intersection of Robert Crain Highway (US 301) and Mill Branch Road.
4. **Surrounding Uses:** The subject property is adjacent to vacant land in the Rural-Agricultural (R-A), Commercial-Medium (C-M), and Rural-Residential (R-R) Zones. To the east is Green Branch Regional Park on land zoned for Open Space (O-S). The land to the south is primarily agricultural and wooded land in the R-A Zone. To the west, the site is bounded by Robert Crain Highway (US 301).
5. **Previous Approvals:** Preliminary Plan of Subdivision 4-08052 and Type I Tree Conservation Plan TCP1-022-07 were approved including variations from Sections 24-130 and 24-121(a) of the Subdivision Regulations on May 28, 2009, and subject to conditions contained in PGCPB Resolution No. 09-85.
6. **Design Features:** The subject property is currently vacant. The former use of the site was agricultural. The site is irregular in shape and is partially wooded. There are streams, nontidal wetlands and a 100-year floodplain found on this property. The site is approximately fifteen percent wooded and contains areas of open agricultural fields on the other eighty-five percent. The soil series found on this property include Collington and Shrewsbury. Shrewsbury soils may experience limitations with respect to impeded drainage or seasonally high water. Marlboro clay is not found to occur within 500 horizontal feet of the site. No endangered species are found to occur in the vicinity. Mill Branch Road, which is classified as a local collector and fronts on the subject property, is a designated historic road. The site is adjacent to US 301, a master planned freeway. There are significant impacts to this site due to the master planned right-of-way.

The four-lane entrance road includes a median strip. The road will provide a connection from Mill Branch Road to the future shopping center, and is proposed to run the length of the southeastern property line. The plans include stormwater management and grading details. The Archeological Site #18PR857 is within the proposed limit-of-disturbance (LOD). A 40-foot bufferyard has been provided between the proposed access road and the agricultural parcel, to delineate the boundary between the Developing and Rural Tiers, adjacent to the southeastern boundary.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Preliminary Plan of Subdivision, 4-08052:** The subject application has been reviewed for compliance with the conditions of previous approvals. On June 18, 2009, the Planning Board adopted Preliminary Plan of Subdivision, 4-08052 with 36 conditions. The applicable conditions are included in the discussion below:

1. **Prior to signature approval of the preliminary plan of subdivision, the following technical corrections shall be made:**

- a. **Delineate the ten-foot public utility easement along Mill Branch Road and US 301/MD 197 dedication.**
- b. **Reflect the right-of-way dedication approved by the Planning Board, and remove reservation language as appropriate.**
- c. **Provide bearings and distances on the 50-foot access easement (Liber 28018 Folio 685).**
- d. **Indicate that all existing structures are to be razed.**
- e. **Provide the acreage of 18PR857, and label the LOD.**
- f. **Label the proposed entrance drive.**
- g. **Reflect all master plan rights-of-way.**

Comment: The preliminary plan was signature approved on February 18, 2010. However, the 50-foot access easement abutting the eastern property line, as described above, is not reflected on the DSP. Prior to signature approval of this detailed site plan, the 50-foot access easement should be shown on the detailed site plan, or information should be provided to define if the easement has been abandoned or replaced. In addition, the site plan general notes should be revised to reflect that the parcel is proposed Parcel A and to provide reference to the approved preliminary plan and the resolution of approval.

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

Comment: A Type II tree conservation plan was submitted with the current application. The plan does not meet the requirements of Subtitle 27 and Division 2 of Subtitle 25 with regard to the use of the required standard symbols and sheet layout. This requirement can be addressed with the DSP and TCP2 for the entire project and does not need to be addressed at this time.

The plan shows areas of disturbance for stream restoration that has not been designed and disturbance of the archeological site for which a Phase 3 archeology study has not been completed. The TCP2 must be revised to show disturbance for only the road construction.

3. Development of this site shall be in conformance with the Stormwater Management Concept Plan 14712-2007-00 and any subsequent revisions.

Comment: A Phase I Stormwater Management Concept Plan was submitted with the subject application, which indicates that six bioretention facilities and a gravel level spreader are proposed in conjunction with the construction of a four-lane divided roadway with curb and gutter along the southeast property line.

The bioretention facilities and drainage patterns proposed would impact the limits of Archeological Site #18PR857. The TCP1 for the subject property, approved with the preliminary plan, shows a limit of disturbance around the archeological site, along with super silt fence to provide it with protection. This area is to remain undisturbed until the Phase 3 archeological work has been completed. No evidence has been provided with this application that this work has been

completed. The plan should be revised to show a limit of disturbance that protects the archeological site because a TCP2 can be used to obtain grading permits.

- 6. Prior to the approval of final plats, a detailed site plan shall be approved by the Planning Board in accordance with Part 3, Division 9, of the Zoning Ordinance. The detailed site plan shall include, but not be limited to the following:**
 - a. A final determination shall be made by SHA for the ultimate right-of-way dedication along the southern property line at Mill Branch Road,**
 - b. Conformance to the Prince George's County Landscape Manual,**
 - c. Establishing an appropriate relationship between the Developing and Rural Tiers while taking into account the impact of the proposed commercial development on the rural character of the area and the regional park facility currently under construction to the east,**
 - d. The placement and orientation of buildings, landscaping, and driveways,**
 - e. The architectural elevations, massing and scale of the improvements,**
 - f. Evaluate appropriate pedestrian connections and circulation including a connection to the Green Branch Regional Park,**
 - g. The use of LID and green building techniques,**
 - h. Conformance to the master plan guidelines,**
 - i. Viewshed analysis from US 301 corridor.**

Comment: This condition will prevent the subject Detailed Site Plan DSP-10018 from being used to apply for or obtain final plats until it is revised to address the conditions of approval of the Preliminary Plan of Subdivision.

- 8. Prior to the approval of the detailed site plan, the applicant shall submit a Phase III mitigation and data recovery plan for review and approval by the Historic Preservation staff and the Historic Preservation Commission for 18PR857. The applicant shall provide a final report detailing the Phase III investigations and ensure that all artifacts are curated in a proper manor and brought back to the site for interpretative exhibits to be determined by the Planning Board at the time of review of the Detailed Site Plan.**
- 9. The applicant shall provide interpretive signage detailing the results of the archeological investigations at site 18PR857. The location, wording and timing for its installation shall be reviewed at the time of detailed site plan and be reviewed by the staff archeologist.**
- 10. If Archeological Site 18PR859, located in the northern portion of the property, will be impacted by the proposed development, the applicant shall provide a plan for:**
 - a. Evaluating the resource at the Phase II level, or**

- b. Avoiding and preserving the resource in place.**

Comment: Prior to certification of the DSP, the site plans and TCP2 should be revised to show a limit of disturbance that protects Archeological Site #18PR857 unless a Phase 3 archeological study has been completed and submitted.

- 13. The applicant and the applicant's heirs, successors and/or assignees shall provide, unless modified by the DPW&T and the SHA:**
 - a. Multiuse sidepath for pedestrians and bicyclists on Mill Branch Road connecting to the intersection of US 301 and Excalibur Road**
 - b. Provide a wide crosswalk with pedestrian islands on US 301 to create a safe road crossing and accommodate both pedestrians and bicyclists using the recommended sidepath**
 - c. Raised crosswalks on roads approaching Mill Branch Road to create safe road crossings for pedestrians and bicyclists**
 - d. Install "bikeway narrows" signage on the approach to Mill Branch Road and the site entrance**

Comment: The requirements above will be completed concurrently with the other pedestrian improvements required by approved Preliminary Plan of Subdivision 4-08052 when the detailed site plan is submitted for the shopping center.

- 14. Total development within the subject property shall be limited to a mix of commercial/retail development or equivalent development which generates no more than 606 AM peak-hour trips and 1,017 PM peak-hour (weekdays) vehicle trips, and 1,431 peak trips on Saturdays. Any development generating a traffic impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

Comment: Given the limited nature of this application, and the fact that no development is proposed, the construction of the road will have no impacts on the previously approved transportation trip cap or conditions from Preliminary Plan of Subdivision, 4-08052. Each of the transportation conditions of preliminary plan 4-08052 is still applicable to future detailed site plans.

- 18. The detailed site plan shall show the use of low-impact development, stormwater management techniques such as bioretention, French drains, depressed parking lot islands, and the use of native plants throughout the site. Low-impact development techniques shall be applied on this site to the greatest extent possible.**

Comment: The DSP must be revised to show conformance with this condition prior to grading permit issuance for construction of the shopping center.

- 19. At time of detailed site plan review, the applicant shall demonstrate the use of alternative parking methods and paving materials to reduce the area of impervious surfaces to the greatest extent possible; insert additional green areas and tree**

canopy cover to break up the areas of impervious surfaces; provide large islands of shade; and demonstrate the use of low impact development techniques.

Comment: The DSP must be revised to show conformance with this condition prior to grading permit issuance for construction of the shopping center.

- 20. The landscape plan submitted at time of detailed site plan shall demonstrate the following:**
- a. A minimum of twenty percent tree canopy coverage, after ten years of growth, to provide shading and reduce the heat-island effect within the parking lot area.**
 - b. Planting strips designed to promote long-term growth of trees and increase tree canopy coverage. These strips should be considered for bioretention.**
 - c. Distribution of tree planting throughout the site to provide shade to the maximum amount of impervious area.**
 - d. The use of conservation landscaping techniques that reduce water consumption to the greatest extent possible.**
 - e. Incorporate environmentally sensitive stormwater management techniques throughout.**
 - f. Provide a bufferyard along Parcel 29 to create a transition between the Developing Tier and the Rural Tier.**

Comment: The DSP must be revised to show conformance with this condition prior to grading permit issuance for construction of the shopping center.

- 21. The detailed site plan shall identify the green building techniques and energy conservation methodologies to be implemented on the site. At least 50 percent of the proposed buildings shall include green building techniques such as green roofs, reuse of stormwater, and/or the use of green building materials.**

Comment: The DSP must be revised to show conformance with this condition prior to grading permit issuance for construction of the shopping center.

- 22. At time of detailed site plan, a lighting plan shall be submitted for review which addresses the use of alternative lighting technologies which minimize sky glow and light intrusion into the Rural Tier and nearby environmentally sensitive areas. Full cut-off optic light fixtures shall be used throughout this site to reduce light intrusion outside of the Developing Tier, provide more effective lighting, and address best management practices for reducing sky glow.**

Comment: The DSP must be revised to show conformance with this condition prior to grading permit issuance for construction of the shopping center.

- 26. Prior to submittal of the detailed site plan, a conceptual design for the environmentally sensitive restoration of the problem areas identified in the Stream**

Corridor Assessment Report shall be prepared and submitted for approval as part of that application. The restoration plan shall include a “Coastal Plain Outfall” type system, or its equivalent, to slow the velocity of the stormwater running through the stream bed, and stabilize the stream banks to prevent sedimentation into the Patuxent River. The final design shall show integration of the stormwater management and stream restoration.

Comment: A “Stream Concept Narrative” and a “Stream Restoration Exhibit” were submitted with the current application. The narrative does not reach any conclusion with regards to an appropriate stream restoration concept for the stream, but instead seems to be an early level of research necessary to develop a concept, along with photographs showing where problem areas currently exist. The stream restoration exhibit is limited to a contour map of the property, showing the location of the photographs included in the report, and does not indicate any proposed restoration areas.

The condition of approval clearly states, **“The restoration plan shall include a ‘Coastal Plain Outfall’ type system, or its equivalent, to slow the velocity of the stormwater running through the stream bed, and stabilize the stream banks to prevent sedimentation into the Patuxent River.”** A conceptual design has not been provided to date.

The limits of disturbance for this work should be removed from the TCP2 submitted. The DSP must be revised to show conformance with this condition prior to grading permit issuance for construction of the shopping center.

- 28. Prior to the issuance of any permits which impact wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.**

Comment: Conformance with this condition will be addressed at time of permitting, at which time federal and state wetland permits will be evaluated for conformance with the approved detailed site plan prior to the issuance of local permits. Federal and state permits will be required for the disturbance to the wetland and the stream system as shown on the approved TCP1.

The TCP2 as submitted currently shows a limit of disturbance that removes the wetland and disturbs a substantial portion of the stream system. There has been no indication that the necessary permits have been applied for or if approval is anticipated.

The issue of submittal of approved permits will be addressed at time of permit issuance for grading of the entrance road; however, the permit for the access road grading cannot be issued with the plans as currently submitted.

- 30. Prior to signature approval of the preliminary plan, the preliminary plan and TCPI shall be revised to show a 40-foot-wide scenic easement, free of parallel public utility easements, adjacent to the ultimate right-of-way of Mill Branch Road.**

Comment: The TCP1 shows the required scenic easement and was signed on January 25, 2010. The 40-foot easement, as approved by the preliminary plan, has been shown on this detailed site plan. Appropriate treatments for the scenic easement will be determined through the detailed site plan review process for the future shopping center.

32. **The detailed site plan shall address: protection of significant visual features; preservation of existing woodlands; planting of the scenic easement; limiting of access points; supplemental landscaping appropriate to conserve and enhance the viewshed of the historic road; and the relationship between the Developing Tier and Rural Tier.**

Comment: The DSP must be revised to show conformance with this condition prior to grading permit issuance for construction of the shopping center.

33. **Detailed site plans which include a hotel or residential-type uses, shall be evaluated for interior noise levels and may result in a condition at the time of building permits that a certification, to be submitted to M-NCPPC, be prepared by a professional engineer with competency in acoustical analysis using the certification template. The certification shall state that the interior noise levels have been reduced through the proposed building materials to 45 dBA Ldn or less.**

Comment: The proposal does not include any hotel or residential-type uses. At time of approval for the detailed site plan for all elements beyond the entrance road, conformance with this condition must be demonstrated.

34. **Signage shall be installed by the applicant along Mill Branch Road indicating that eastbound travel along Mill Branch Road is for “Local Traffic Only,” subject to the approval of the Department of Public Works and Transportation.**

Comment: The application requests an entrance road only, which transportation planning staff has determined will have minimal impacts on traffic. Future submissions of applications for development of this site shall meet the requirements of this condition.

35. **The applicant shall explore with the M-NCPPC a second point of access from US 301 to the County regional park at the time of detailed site plan review.**

Comment: No information has been submitted to address this condition.

36. **The applicant shall maximize the use of public transit to the subject site to reduce vehicle trips to and from the property, which shall be evaluated at the time of detailed site plan review.**

Comment: The limited detailed site plan is for an entrance road to a future shopping center. The road itself will have no impact on vehicular trips. No other development is proposed at this time. This condition shall be met by subsequent detailed site plans for the shopping center.

8. **Prince George’s County Zoning Ordinance:** The subject application has been reviewed and found to comply with the requirements in the C-S-C Zone and the site design guidelines of the Zoning Ordinance.
9. **Prince George’s County Landscape Manual:** No landscape plan has been submitted with the subject application. The currently proposed, limited detailed site plan for road infrastructure is not subject to the *Prince George’s County Landscape Manual*. Conformance with the Landscape Manual will be evaluated as detailed site plans are submitted for the future shopping center.
10. **Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the

provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because it is subject to an approved Type 1 Tree Conservation Plan (TCP1-022-07). A Type 2 Tree Conservation Plan (TCP2-016-10) was submitted with the subject application and has been reviewed. The woodland conservation threshold for this site is 10.98 acres, based on a 15 percent afforestation threshold. The TCP2 as currently designed proposes to meet the requirement with 5.19 acres of preservation, 5.50 acres of afforestation/reforestation, and 3.16 acres of off-site mitigation. This totals 13.85 acres, which exceeds the current woodland conservation requirement for the site. As noted above, the subject DSP is only for the entrance road to the site. Conditions are proposed to address only the clearing necessary for the entrance road.

Although the woodland conservation worksheet indicates no clearing on the site, a limit of disturbance (LOD) is shown for clearing within the primary management area (PMA). The limit of disturbance associated with the proposed stream restoration must be removed from the plan because this delineation is premature. The method of stream restoration has not been determined at this time.

Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage on properties that require a tree conservation plan or Letter of Exemption. Properties zoned C-S-C are required to provide a minimum of ten percent of the gross tract area in tree canopy. Condition 20 of PGCPB Resolution No. 09-85 requires that a minimum of twenty percent of tree canopy coverage after ten years of growth be provided. A landscape plan was not submitted with the current detailed site plan for infrastructure only. The following note should be provided on the TCP2 below the woodland conservation worksheet with the appropriate figures provided:

“Tree Canopy Coverage Note: The tree canopy coverage requirement on this site was established by Condition 20 of PGCPB No. 09-85, and is being met using woodland conservation and landscape materials as follows:

Tree canopy coverage required: 14.80 acres or _644,688 square feet (GTA x 20%)
Tree canopy coverage provided using woodland conservation: 13.85 acres_ or _603,306 s.f.
Tree canopy coverage to be provided using landscaping: _0.95 acres or _41,382 s.f.
Landscaping to be reviewed at time of the first DSP which requires a landscape plan.”

Mill Branch Road was designated as a Historic Road in the 1992 Historic Sites and Districts Plan, and is subject to the document Guidelines for the Design of Scenic and Historic Roadways within Prince George's County. The functional classification is as a collector. Any improvements within the right-of-way of the road are subject to approval by the Department of Public Works and Transportation.

Additional information on woodland, wildlife habitat, tree canopy conservation, treatment of wetlands and historic roads is included in the attached memorandum from the Environmental Planning Section, Countywide Planning Division, dated August 23, 2010 (Finch to Jones).

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

- a. **Community Planning Division**—The Community Planning North Division responded in a memorandum dated June 11, 2010 (D'Ambrosi to Jones), that the application is consistent with the 2002 Prince George's County Approved General Plan Development

Pattern policies for the Developing Tier, and the land use recommendations of the February 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, 74B*. The vision for the Developing Tier is to maintain a pattern of low- to moderate density, suburban, residential communities, distinct commercial centers, and employment areas that are increasingly transit serviceable.

- b. **Transportation Planning Section**—The Transportation Planning Section stated in a memorandum dated June 7, 2010 (Burton to Jones) that no transportation conditions exist that would restrict the proposal.
 - c. **Subdivision Section**—The Subdivision Section responded in a memorandum dated June 11, 2010 (Chellis to Jones), that the property is the subject of Preliminary Plan of Subdivision, 4-08052 and provided two comments which have been included in the Recommendation Section below.
 - d. **Trails**—In a memorandum dated July 7, 2010 (Shaffer to Jones), the trails coordinator stated that the trails related requirements of Preliminary Plan of subdivision 4-08052 will need to be met in subsequent revisions for the shopping center and noted that a side path will be required along the length of the road, at that time.
 - e. **Environmental Planning Section**—In a memorandum dated August 23, 2010 (Finch to Jones), the Environmental Planning Section provided three recommendations concerning the TCP2. The recommendations contained in this referral have been incorporated into the findings and Recommendation Section of this report.
 - f. **Washington Suburban Sanitary Commission (WSSC)**—WSSC indicated that comments were not provided because the review fee was not paid.
 - g. **Health Department**—In a memorandum dated June 17, 2010 (McLaughlin to Jones), the Health Department provided three comments.
 - h. **Fire/EMS Department**—In a memorandum dated June 6, 2010 (Oladeinde to Jones), the Fire/EMS Department identified regulations, Subtitle 11-276, Required Access for Fire Apparatus, Subtitle 11-277, Fire Lanes, and Subtitle 4-186, Section 1015.2, Location and Performance of Fire Hydrant, that will be applicable to fire prevention for the proposed future shopping center on the site.
12. As required by Section 27-285(b)(3), the subject detailed site plan for infrastructure satisfies the site design guidelines as contained in Section 27-274 of the Zoning Ordinance, prevents off-site property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.

As required by Section 27-285(b)(4), the regulated environmental features on the subject detailed site plan have been preserved and/or restored in a natural state to the fullest extent possible.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-10018, Mill Branch Crossing, and Tree Conservation Plan TCP2-016-10, subject to the following conditions:

1. Prior to signature approval of this detailed site plan, the following revisions shall be made or information provided:
 - a. The TCP2 shall be revised to show a limit of disturbance (LOD) that encompasses only the area necessary for the construction of the entrance road and that protects the archeological site unless a Phase 3 archeological study has been completed and submitted.
 - b. The TCP2 shall be revised to add a note below the woodland conservation worksheet that states the amount of tree canopy coverage required and provided.
 - c. The 50-foot access easement shall be shown on the detailed site plan, or information shall be provided to define if the easement has been abandoned or replaced.
 - d. The site plan general notes shall be revised to reflect that the parcel is a proposed Parcel.
 - e. The site plan general notes shall provide reference to the approved preliminary plan and the resolution of approval.
2. The TCP2 submitted with subsequent applications on the subject property shall meet the minimum plan preparation standards of the Environmental Technical Manual.
3. Prior to the issuance of grading permits, any requirements of the Health Department that are applicable to the proposed entrance road concerning the treatment of abandoned well and septic structures on the site, and required raze permits for the removal of existing structures, shall be met.