



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

Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

Detailed Site Plan

Oaklawn

DSP-16004

| REQUEST | STAFF RECOMMENDATION |
|--|--------------------------|
| Three single-family detached dwelling units. | APPROVAL with conditions |

Location: On the east side of Allentown Road, approximately 400 feet south of the intersection of Allentown Road and Tucker Road.

Gross Acreage: 1.61

Zone: R-R

Dwelling Units: 3

Gross Floor Area: N/A

Planning Area: 76B

Council District: 08

Election District: 09

Municipality: N/A

200-Scale Base Map: 211SE03

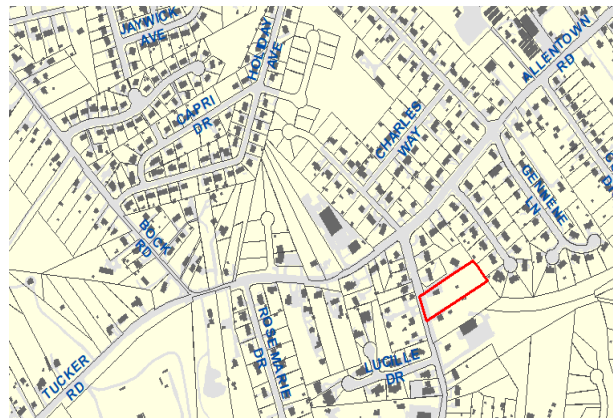
Applicant/Address:

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Planning Board Date: 02/18/2021

Planning Board Action Limit: Indefinite

Staff Report Date: 02/03/2021

Date Accepted: 11/20/2019

Informational Mailing: 08/04/2018

Acceptance Mailing: 11/18/2019

Sign Posting Deadline: 01/19/2021

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at

http://www.mncppcapps.org/planning/Person_of_Record/.

Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-16004
Type 2 Tree Conservation Plan TCP2-040-2019
Oaklawn

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 CRITERIA

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

- a. The requirements of the Prince George's County Zoning Ordinance in the Rural Residential (R-R) Zone and the site design guidelines;
- b. The requirements of Preliminary Plan of Subdivision 4-06055;
- c. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- d. The requirements of the 2010 *Prince George's County Landscape Manual*; and
- e. Referral comments.

FINDINGS

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

1. **Request:** This detailed site plan (DSP) requests to develop three single-family detached dwelling units.

2. Development Data Summary

| | EXISTING | PROPOSED |
|--------------------|-------------|-----------------------------|
| Zone(s) | R-R | R-R |
| Use(s) | Residential | Residential |
| Acreage | 1.61 | 1.58 (0.03 acre dedication) |
| Lots | 1 | 3 |
| Square Footage/GFA | 0 | 9,891* |

Note: *3,297 square feet per dwelling unit

Parking Requirements

Section 27-568(a) of the Prince George's County Zoning Ordinance requires a minimum of two parking spaces be provided for one-family detached dwellings. The proposed development includes a two-car attached garage in each unit, satisfying the requirement.

3. **Location:** The subject site is on the east side of Allentown Road, approximately 400 feet south of the intersection of Allentown Road and Tucker Road, in Planning Area 76B and Council District 8. The site is zoned Rural Residential (R-R).
4. **Surrounding Uses:** The subject property is bounded to the north, east, and south by existing single-family detached houses in the R-R Zone, and the right-of-way of Allentown Road to the west, with existing single-family detached houses in the R-R Zone beyond.
5. **Previous Approvals:** The site is subject to Preliminary Plan of Subdivision (PPS) 4-06055, which was approved by the Prince George's County Planning Board on March 15, 2007 with 12 conditions (PGCPB Resolution No. 07-65), and is valid until December 31, 2021 via Prince George's County Council Bill CB-74-2020.

DSP-07054 was submitted on October 28, 2008, for the subject property, proposing two new single-family detached dwellings, in addition to the existing single-family dwelling on the site. The DSP was approved by the Planning Board (PGCPB Resolution No. 09-21) on January 22, 2009. DSP-07054 was subsequently denied by the Prince George's County District Council on June 22, 2009 for not meeting site design guidelines for control of stormwater runoff from the subject property.

6. **Design Features:** The applicant has submitted this DSP to construct three new single-family detached dwellings on proposed Lots 399, 400, and 401. The existing single-family detached dwelling located on Lot 399 is proposed to be razed. Lots 400 and 401 were designed as flag lots in the eastern portion of the property behind Lot 399. Per Section 27-441(b) of the Zoning Ordinance, flag lot development is permitted in the R-R Zone, in accordance with Section 24-138.01 of the Prince George's County Subdivision Regulations. Per Section 24-138.01 and CB-4-2006, flag lots may be permitted for PPS accepted prior to November 1, 2006, in accordance with Subtitle 24 of the Prince George's County Zoning Ordinance. PPS 4-06055 was accepted on October 17, 2006, which approved two 25-foot-wide stems, leading to two new lots in the southeast corner of the property. Each stem will have a 10-foot-wide asphalt paved driveway from Allentown Road and the houses on Lots 400 and 401 will be angled to face the southwest corner of the property.

The proposed house on Lot 399 will be located in the general location of the existing house that is to be razed and will have a 15-foot-wide driveway on the northwest corner of the property that will provide vehicular access to Allentown Road.

Architecture

All three houses are to use one common architectural model that will be 3,297 square feet and approximately 34 feet in height. A front stoop and garage with gabled roofs above will highlight the front elevation entry points. The two-car garage will have windows in the door and a metal mansard roof above the door. Most of the front façade will be brick with a vertical column of Hardie plank that will separate the main entrance from the garage on the front façade. Keystone over the windows, columns, and different brick courses add additional detail to the front façade. A brick water table is provided on all four sides of the houses with Hardie plank siding and windows on all elevations.



Figure 1: Front Elevation



Figure 2: Rear Elevation



Figure 3: Right Elevation



Figure 4: Left Elevation

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the R-R Zone of the Zoning Ordinance:
 - a. In accordance with Section 27-441(b), the Table of Uses for Residential Zones, the proposed single-family detached residential development (in general) is a permitted use in the R-R Zone.
 - b. The DSP conforms with Section 27-442 of the Zoning Ordinance, Regulations for Development in Residential Zones, for the R-R Zone, as follows:

| | Required | Provided |
|--|---------------------------------------|------------------------|
| (b) Net Lot Area (minimum in sq. ft.) | 20,000 sq. ft. | 20,054 sq. ft. minimum |
| (c) Lot Coverage (maximum percent of net lot area) | 25 percent | 15.1-23.9 percent |
| (d) Lot/Width Frontage (minimum in feet) | | |
| At front building line | 100 ft.* | 100 ft. |
| At front street line | 25 ft (flag lot)**, 45 ft. | 25 & 106 ft. |
| (e) Yards (minimum depth/width in feet) | | |
| Front | 25 ft. | 44 ft. |
| Side (total of both yards/ minimum of either yard) | 17 ft. /8 ft. | 17 ft./9 ft. |
| Rear | 20 ft. | 20 ft. |
| (f) Building Height (maximum in feet) | 35 ft. | 34 ft. |

Notes: *Footnote 14: For a flag lot, the front building line shall be established by the approved building envelope.

**Per Section 24-138.01(d)(2), the flag stem shall have a minimum width of 25 feet at the street line. This minimum width shall be maintained from the street line to the lot area. Driveways located within flag lot stems serving single lots shall be set back a minimum of five feet from the parallel lot lines, unless modified to address unique site characteristics.

8. **Preliminary Plan of Subdivision 4-06055:** The Planning Board approved PPS 4-06055 on March 15, 2007 with 12 conditions (PGCPB Resolution No. 07-65), the following of which are applicable to this DSP:

5. **The driveways to proposed Lots 400 and 401 shall be designed with a turnaround capability in order to minimize the need for vehicles accessing the lot to have to back onto Allentown Road. The design of the driveways shall be verified at the time of building permit.**

The DSP reflects a turnaround area in the driveway on all three proposed lots.

6. **At the time of final plat approval, the applicant shall dedicate right-of-way along Allentown Road of 40 feet from centerline, as shown on the submitted plan.**

The DSP reflects dedication of 40 feet wide right-of-way from centerline along Allentown Road, in accordance with the approved PPS. Dedication of the right-of-way will be required with the final plat.

- 7. Development of this site shall be in conformance with the approved stormwater management concept plan and any subsequent revisions.**

The applicant submitted a copy of approved Stormwater Management (SWM) Concept Plan 53170-2018-0, which shows conceptual SWM for the proposed development. The approval was issued on October 5, 2020 by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE). The plan proposes to use three micro-bioretenment facilities, replace the failing stormdrain pipe, and construct a stormwater outfall off-site. A SWM fee of \$750.00 is required in lieu of providing on-site attenuation and quality control measures.

- 11. Prior to Final Plat approval the applicant shall have a Detailed Site Plan approved by the Planning Board. The Detailed Site Plan shall address architecture (elevation and placement on all the lots, specifically the two flag lots), buffering, screening, fencing, the location of the driveways and parking drives on the flag lot, turnaround capabilities and landscaping.**

The proposed DSP includes the required information to address this condition. Exhibits submitted with this application include architectural and rendered elevations, and the landscape plan shows planted buffering, screening, and fencing. The driveways of both flag lots are designed with hammerhead turnaround areas, and the proposed houses are oriented to avoid a direct front-to-rear relationship with each other.

The applicant proposes to screen the two flag lots from the lots to the east with a 6-foot-tall sight-tight fence. In addition, the applicant proposes planting trees in the yards of the two new lots, which will contribute to the screening of the new houses from their surroundings.

- 12. If the applicant is not able to demonstrate to the Planning Board through the Detailed Site Plan that they meet the criteria for Flag Lots, then the applicant shall have a two-lot subdivision.**

The applicant has submitted a statement of justification (SOJ), addressing how the DSP meets the design standards for flag lots, which are stated in Section 24-138.01(d), and are as follows:

- (1) A maximum of two (2) tiers of flag lots may be permitted from the street line.**

The DSP proposes a maximum of two tiers of flag lots from the street line (Lots 400 and 401), with Lot 399 being proposed as an interior lot. This layout is consistent with the layout which was approved by the Planning Board under 4-06055.

- (2) The flag stem shall have a minimum width of twenty-five (25) feet at the street line. This minimum width shall be maintained from the street line to the lot area. Driveways located within flag lot stems serving single lots shall be set back a minimum of five (5) feet from the**

parallel lot lines, unless modified to address unique site characteristics.

Each flag stem is at least 25 feet in width at the street line, and the driveways are set back a minimum of 5 feet from the parallel lot lines, though these widths and setbacks are not dimensioned on the DSP.

- (3) The minimum net lot area required in the respective zone shall be provided exclusive of the flag stem connection to the street.**

The minimum net lot area in the R-R Zone is 20,000 square feet. The proposed lots provide this minimum area outside of the flag stem area; however, the plans do not clearly label this area as the net lot area.

- (4) Building envelopes shall be established at the time of preliminary plan approval.**

(A) Flexibility in determining the front building line should be based on an evaluation of yards and their relationship to adjoining properties. The front building line is not necessarily parallel to the street line.

(B) Building restriction lines shall be determined in the following manner:

(i) The front of the building restriction line shall be a minimum of twenty-five (25) feet from the front street line. The minimum width shall be that which is permitted by Section 27-442(d) of the Zoning Ordinance.

(ii) The minimum side and rear yard shall be that which are permitted by Section 27-442(e) of the Zoning Ordinance.

The front building lines for the flag lots are located where the lot width allows them to meet the minimum 100 foot front building line width in the R-R Zone, but has not been labeled on the DSP. The required minimum side and rear yards have been provided, but again, have not been clearly labeled or dimensioned.

- (5) Shared driveways shall not be permitted unless the lot is located within the Chesapeake Bay Critical Area or the M-X-C Zone. When shared driveways are provided, they shall be in accordance with the following:**

(A) Shared driveways shall only be permitted for a maximum of two (2) lots when the applicant can demonstrate that their use will minimize disturbance of existing vegetation, will be a benefit to public safety by minimizing the number of access points to the public street, and will enhance the appearance of the

subdivision. Where two (2) lots are proposed to be served by a shared driveway, the driveway shall have a width of eighteen (18) feet. Parking spaces shall not be provided within the driveways.

- (B) Easement locations for shared driveways must be shown on the preliminary plan and the final plat.**
- (C) Shared driveways must be designed such that at least some portion of the width of the driveway falls within each flag lot stem for its entire length from the street line to the dwelling.**

The site is not located in the Chesapeake Bay Critical Area or the Mixed Use Community Zone, and the applicant does not propose shared driveways.

- (6) Where a rear yard is oriented towards a driveway that accesses other lots, or towards a front or side of another lot, the rear yard shall be screened by an "A Bufferyard" as defined by the Landscape Manual, unless Alternative Compliance is approved at the time of preliminary plan. The location of the bufferyard shall be shown on the preliminary and final plat. (See Figures 1 and 2.)**

The rear yard of Lot 399 is oriented toward the driveway and side yard of Lot 400, and the rear yard of Lot 400 is oriented toward the side yard of Lot 401 and the front of the adjacent Lot 358. Type "A" bufferyards are therefore required along the rear yard of Lot 399 and along the northern and eastern sides of Lot 400. The landscape plan shows a Type "A" bufferyard located to screen the rear yard of Lot 399, and the rear yard of Lot 400 toward Lot 401, as required by this criterion. However, the required bufferyard to screen the rear yard of Lot 400, that is oriented toward the front of the adjacent Lot 358, and has an existing dwelling, is not shown. Staff recommends that a Type "A" bufferyard be provided along the rear lot line of Lot 400.

- (7) Where a front yard is oriented towards a rear yard, a "C Bufferyard" as defined by the Landscape Manual shall be provided, unless Alternative Compliance is approved at the time of preliminary plan. The location of the bufferyard shall be shown on the preliminary and final plat. (See Figure 1.)**

The proposed houses have been oriented on the lots such that no front yards are oriented toward a rear yard.

- 9. 2010 Prince George's County Landscape Manual:** The proposed project is subject to Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Special Roadways; and Section 4.9, Sustainable Landscape Requirements, of the 2010 *Prince George's County Landscape Manual*. Staff has found that the DSP provides the required plantings, in conformance with these requirements.

10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The site is subject to the provisions of Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and contains more than 10,000 square feet of existing woodland. A revised Type 2 tree conservation plan (TCP2) was submitted with the revised DSP review package on January 15, 2021. The 1.61-acre site contains 0.55 acre of woodlands. The TCP2 shows clearing with small, wooded areas to remain in the rear yard of two new lots. Single-family residential lots are required to have a minimum of 40 feet of area counted as cleared behind the house to provide for an active rear yard area. These small, wooded areas do not qualify as woodlands, and must be considered as "woodland retained-assumed cleared." The woodland conservation worksheet assumes the entire site being cleared, which results in a woodland conservation requirement of 0.81 acre. This application proposes to meet the woodland requirement with fee-in-lieu for the entire 0.81 acre.

Minor revisions are required to the TCP2, as conditioned herein.

Specimen Trees

Section 25-122(b)(1)(G) of the WCO requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the Environmental Technical Manual."

The site contains two specimen trees which have a good condition rating. The current design proposes to remove one specimen tree. A Subtitle 25 variance application and an SOJ in support of a variance were received for review with this application, dated December 2, 2019.

Section 25-119(d)(1) of the WCO contains six required findings be made before a variance can be granted. The letter of justification submitted seeks to address the required findings for the two specimen trees and details specific to individual trees have been provided in the following chart.

SPECIMEN TREE SCHEDULE SUMMARY

| ST # | COMMON NAME | Diameter (in inches) | CONDITION | DISPOSITION |
|------|------------------|-------------------------|-----------|---------------|
| 1 | Southern Red Oak | 32 | Good | To be removed |
| 2 | Silver Maple | 32 | Good | To be saved |

The text in **BOLD**, labeled A-F, are the six criteria listed in Section 25-119(d)(1). The plain text provides responses to the criteria.

(A) Special conditions peculiar to the property have caused the unwarranted hardship.

The site contains an existing single-family dwelling with the remaining area in woodlands. Behind the existing dwelling, to the east, there is an existing stormdrain

line with a north-south alignment. The two specimen trees are located to the east of this stormdrain. The proposed residential development requires the on-site stormdrain system to be re-sized to correct on-site floodplain and to outfall in a DPIE approved location.

(B) Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas.

The applicant is proposing to remove one specimen tree, which is located adjacent to an existing stormdrain line and between two proposed driveways. The grading for the two driveways and replacement of the drainage pipe is required for the proposed development. The applicant proposes to retain the specimen tree located on Lot 399. The proposed development of the site is in keeping with similar projects within the area.

(C) Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants.

Based on the failing on-site stormdrain line and the existing specimen tree, the granting of this variance will allow the project to be developed in a functional and efficient manner, in conformance with the zoning of the site.

(D) The request is not based on conditions or circumstances which are the result of actions by the applicant.

This request is not based on conditions or circumstances which are solely the result of actions by the applicant. The applicant proposes to remove one specimen tree, due to its location, adjacent to a failing stormdrain line that requires replacement and extension to a DPIE-approved, off-site location.

(E) The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property;and

This request is based on the nature of the existing site, the location of the subject tree, and the required on-site infrastructure. This request is not based on conditions related to land or a building use on a neighboring property.

(F) Granting of the variance will not adversely affect water quality.

The removal of one specimen tree will not adversely affect water quality. Also, the proposed Oaklawn development will not adversely affect water quality because the project will be subject to the requirements of the Prince George's County Soil Conservation District, and the approval of a SWM concept plan by DPIE. The applicant is proposing to meet the woodland conservation requirement with paying fee-in-lieu.

The required findings of Section 25-119(d) have been adequately addressed by the applicant for the removal of Specimen Tree 1 and staff recommends approval of the variance.

11. **Prince George's County Tree Canopy Coverage Ordinance:** The proposed project is subject to the requirements of Section 25-128 of the WCO, Tree Canopy Coverage Requirements. The subject site is in the R-R Zone, which requires 15 percent tree canopy coverage (TCC). The site is 1.61 acres and provides the required 0.24 acre of TCC, in conformance with the requirement. However, a TCC schedule is not provided on the submitted plans and should be, prior to certification, as conditioned herein.
12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows, and are incorporated herein by reference:
- a. **Historic**—In a memorandum dated December 20, 2019 (Stabler and Smith to Bush), it was noted that the subject property does not contain, and is not adjacent to, any Prince George's County historic sites or resources. This proposal will not impact any historic sites, historic resources, or known archeological sites. A Phase I archeology survey is not recommended.
 - b. **Community Planning**—In a memorandum dated January 6, 2021 (Lester to Hurlbutt), the Community Planning Division noted pursuant to Part 3, Division 9, Subdivision 3, of the Zoning Ordinance, master plan conformance is not required for this application.
 - c. **Transportation**—In a memorandum dated June 25, 2020 (Masog to Hurlbutt), the Transportation Planning Section noted that proposed site access from Allentown Road is acceptable and provided comments on previous conditions. The Transportation Planning Section determined that the DSP is acceptable from the standpoint of transportation, and meets the findings required for a DSP, as described in the Zoning Ordinance.
 - d. **Trails**—In a memorandum dated February 20, 2020 (Masog to Hurlbutt), the Trails planner provided comments on the application and recommended bike signage along the property's frontage on Allentown Road.
 - e. **Environmental Planning**—In a memorandum dated January 20, 2021 (Schneider to Hurlbutt), the Environmental Planning Section provided an analysis of previous conditions of approval incorporated into findings above, as well as the additional information:

The site has an approved Natural Resources Inventory plan (NRI-098-06-01), which was approved on September 9, 2019. During the Subdivision and Development Review Committee meeting, the applicant's DSP, TCP2, and SWM plan showed the off-site drainage outfall in three different directions. Staff commented that the NRI needs to show the correct off-site outfall location to determine if there are any regulated environmental features that could be impacted by this off-site stormwater structure. A revised NRI was submitted with the June 17, 2020 revised DSP review package. The revised NRI verifies that the subject site and off-site stormdrain and outfall location contains no regulated environmental features, but contains woodlands and specimen trees. The submitted TCP2 is in conformance with the revised NRI and no revisions are required.

- f. **Subdivision**—In a memorandum dated January 22, 2021 (Gupta to Hurlbutt), incorporated herein by reference, the Subdivision and Zoning Section provided a review of conditions attached to prior approvals, and recommended revisions to the plan, which are conditioned herein.
 - g. **The Department of Parks and Recreation (DPR)**—In a memorandum dated November 22, 2019 (Asan to Bush), incorporated herein by reference, DPR has reviewed and evaluated this DSP for conformance with the requirements and conditions of prior approvals as they pertain to public parks and recreational facilities. The two proposed lots are required to pay a fee-in-lieu of parkland dedication at the time of final plat, as approved with the PPS.
 - h. **Prince George's County Police Department**—In a memorandum dated December 6, 2019 (Yuen to Planning Coordinator), incorporated herein by reference, the Police Department provided no comments on the subject application.
 - i. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated January 3, 2020 (Giles to Bush), incorporated herein by reference, DPIE provided standard comments on this DSP that will be enforced in their separate permitting process.
13. As required by Section 27-285(b) of the Zoning Ordinance, the DSP, if revised as conditioned, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code, without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
14. Per Section 27-285(b)(4), which became effective on September 1, 2010, a required finding for approval of a DSP is as follows:
- (4) **The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible.**

Development of this site has retained regulated environmental features to the fullest extent possible because there none located on the subject property.

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-16004 and Type 2 Tree Conservation Plan, TCP2-040-2019 for Oaklawn, subject to the following conditions:

- 1. Prior to certification of the detailed site plan, the applicant shall obtain signature approval of the preliminary plan of subdivision.

2. Prior to certification of the detailed site plan, the following corrections shall be made:
- a. Dimension the width of each flag stem to be at least 2 feet in width at the street line.
 - b. Dimension the setback from each driveway to the parallel lot lines to be a minimum of 5 feet.
 - c. Clearly label the net lot area for each flag lot exclusive of the flag stem.
 - d. Label the front building line width, side yard, and rear yard widths.
 - e. Provide a Type "A" bufferyard along the rear lot line of Lot 400.
 - f. Provide a north arrow on all plans
 - g. Provide consistent height, footprint, and gross square footage of the houses on the architecture and site plans.
 - h. Provide a tree canopy coverage schedule demonstrating conformance to the requirements.
 - i. Revise the Type 2 tree conservation plan (TCP2), as follows:
 - (1) Add a "Retain and Remove" column on the specimen tree table.
 - (2) Revise the woodland conservation worksheet numbers.
 - (a) The gross area of the site is 1.61 acres.
 - (b) The total woodland area is 0.55 acre.
 - (c) The off-site area of woodlands cleared is 0.11 acre.
 - (3) Add the following note to the plan under the specimen tree table:

"NOTE: This plan is in accordance with the following variance from the strict requirements of Subtitle 25 approved by the Planning Board on (ADD DATE): The removal of one specimen tree (Section 25-122(b)(1)(G), ST-1, a 32-inch Southern Red Oak."
 - (4) Add a property owner awareness signature block on Sheets 1 and 2 of the TCP2.
 - (5) Have the revised plan signed and dated by the qualified professional who prepared it.
 - (6) Place the following note on the TCP2:

"Prior to the issuance of the first permit for the development shown on this TCP2, all off-site woodland conservation required by this

plan shall be identified on an approved TCP2 plan and recorded as an off-site easement in the land records of Prince George's County. Proof of recordation of the off-site conservation shall be provided to the M-NCPPC, Planning Department prior to issuance of any permit for the associated plan.

In accordance with Subtitle 25, Division 2, Sec. 25-122. Methods for Meeting the Woodland and Wildlife Conservation Requirements, if off-site woodland conservation is approved to meet the requirements, then the following locations shall be considered in the order listed: within the same eight-digit sub-watershed, within the same watershed, within the same river basin, within the same growth policy tier, or within Prince George's County. Applicants shall demonstrate to the Planning Director or designee due diligence in seeking out opportunities for off-site woodland conservation locations following these priorities. All woodland conservation is required to be met within Prince George's County."

3. Prior to the first building permit, the applicant, and the applicant's heirs, successors and/or assignees shall provide \$420 to the Prince George's County Department of Public Works and Transportation for the placement of one "Share the Road with a Bike" signage assembly along Allentown Road.