



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

## Detailed Site Plan

## DSP-18049

# Walker Mill Road Business Park

REQUEST	STAFF RECOMMENDATION
Construction of a 160-square-foot contractor's office with outdoor storage.	APPROVAL with conditions

**Location:** In the northwest quadrant of the intersection of Walker Mill Road and Silver Hill Road.

Gross Acreage: 1.98

Zone: I-1

Dwelling Units: N/A

Gross Floor Area: 160 sq. ft.

Planning Area: 75B

Council District: 07

Election District: 18

Municipality: Capitol Heights

200-Scale Base Map: 203SE06

**Applicant/Address:**  
D.E.N. United General Construction, LLC  
1419 Kenilworth Avenue NE, Suite B  
Washington, DC 20019

**Staff Reviewer:** N. Andrew Bishop  
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Planning Board Date: 02/06/2020

Planning Board Action Limit: 02/12/2020

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## Table of Contents

EVALUATION CRITERIA.....	3
FINDINGS .....	3
1. Request.....	3
2. Development Data Summary .....	4
3. Location.....	4
4. Surrounding Uses.....	4
5. Previous Approvals.....	4
6. Design Features.....	5
COMPLIANCE WITH EVALUATION CRITERIA.....	6
7. Prince George’s County Zoning Ordinance .....	6
8. Preliminary Plan of Subdivision 4-01056 .....	8
9. 2010 Prince George’s County Landscape Manual .....	10
10. 2010 Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance.....	10
11. Prince George’s County Tree Canopy Coverage Ordinance .....	11
12. Referral Comments.....	11
RECOMMENDATION .....	13

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION  
  
PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT:       Detailed Site Plan DSP-18049  
                  Type 2 Tree Conservation Plan TCP2-039-2019  
                  Walker Mill Road Business Park

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**

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

- a.       The requirements of the Prince George's County Zoning Ordinance in the Light Industrial (I-1) Zone, and the site design guidelines;
- b.       The requirements of Preliminary Plan of Subdivision 4-01056;
- c.       The requirements of the 2010 *Prince George's County Landscape Manual*;
- d.       The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- e.       The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- f.       Referral comments.

**FINDINGS**

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

1.       **Request:** The subject detailed site plan (DSP) proposes to construct a 160-square-foot contractor's office with outdoor storage.

2. **Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone	I-1	I-1
Use	Vacant	Contractor's Office with Outdoor Storage
Total Acreage	1.98	1.98
Total Gross Floor Area (square feet)	0	160

<b>Parking and Loading</b>		
<b>Use</b>	<b>Number of Spaces Required</b>	<b>Number of Spaces Provided</b>
Contractor's Office with Outdoor Storage (1 space per 500 sq. ft.)		
Standard (9.5 x 19 feet)	1	32
Handicap-Accessible (13 x 19 feet)	1	2
<b>Total</b>	<b>2</b>	<b>34</b>
<b>Total Loading Spaces*</b>	<b>0</b>	<b>0</b>
1 space for 2,000 - 10,000 sq. ft.		

**Notes:** \*Staff notes that the parking and loading schedule shown in the general notes does not clearly list the number of proposed and required loading spaces. The schedule should be revised to clearly list the loading requirements, as conditioned herein.

3. **Location:** The subject property is in Planning Area 75B, and Council District 7, and is described as Lot 18, Block B, as shown on Tax Map 81 in Grid C-1. More specifically, the site is located on the north side of Walker Mill Road, at 6100 Walker Mill Road, northwest of its intersection with Silver Hill Road.
4. **Surrounding Uses:** The subject property is bounded to the north and west by vacant property in the Light Industrial (I-1) Zone; to the east by a Maryland State Highway Association (SHA) stormwater pond; and to the south by the public right-of-way of Walker Mill Road.
5. **Previous Approvals:** The subject property is part of a larger development known as the Walker Mill Business Park, which was retained in the I-1 Zone, with the approval of the 2010 *Approved Subregion 4 Master Plan and Endorsed Sectional Map Amendment*, which recommended employment and light industrial uses on the property.

On September 27, 2001, the Prince George's County Planning Board approved Preliminary Plan of Subdivision (PPS) 4-01056 (PGCPB Resolution No. 01-198) for the property, subject to 10 conditions.

The site is also the subject of Stormwater Management (SWM) Concept Plan 25485-2015-01, approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) on March 21, 2019, and valid until March 21, 2022.

## 6. Design Features

The proposed contractor's office and outdoor storage yard have frontage on Walker Mill Road, with one vehicular access proposed from the roadway on the southwest portion of the site. The application proposes to locate a one-story trailer with a contractor's office in the southwest portion of the site near Walker Mill Road, directly adjacent to a paved parking lot including 34 parking spaces. The two outdoor storage areas are proposed north and east of the parking lot. The eastern storage area includes 6,600 square feet of paved surface, and the northern storage surface includes 15,000 square feet of gravel storage area.

The perimeter of the property includes a wooden board-on-board and metal chain-link fence that varies from 6 to 8 feet in height. A cantilevered gate is proposed at the entrance to the site and includes a fence screen panel to block views into the property. The frontage of the site is further improved with a 12-foot-wide landscape strip and a 5-foot-wide concrete sidewalk along Walker Mill Road. No signage or trash facilities are proposed with this application.

### Architecture

The applicant has proposed a one-story, 160-square-foot, trailer office with a flat roofline that is approximately 9 feet in height. The use of durable, quality materials is proposed on the building and includes steel siding and glass, with an entrance proposed on the front building face. The front and rear elevations are accented by two windows that break up the horizontal face of the building. The side elevations present uninterrupted façades, with no architectural treatments, and continue the steel siding proposed on the front and rear of the building.

Staff recommends additional site and architectural improvements to screen and enhance the appearance of the building from the public right-of-way. Additional treatments include painting the exterior of the building in a neutral color to provide a clean and contemporary finish to the building; installing a skirt at the base of the building to screen the wheels and undercarriage of the structure, in a material and color that will complement the façade of the building; and constructing a minimum 10-foot by 10-foot curbed landscaped island on the southwest side of the building, planted with one shade tree, to screen the building from Walker Mill Road. Conditions are included herein requiring these modifications.

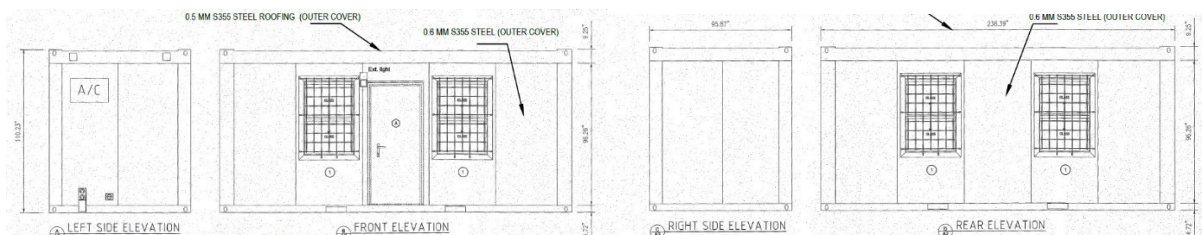


Figure 1: Proposed Architectural Elevations

### **Lighting**

The applicant proposes building-mounted and pole-mounted lighting throughout the site, with adequate lighting to illuminate the site access, drive aisles, and building entryways. The photometric plan shows that there is adequate lighting for users on-site near the building, in the parking area, and in the storage yard with minimal light intrusion onto adjacent properties.

## **COMPLIANCE WITH EVALUATION CRITERIA**

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the I-1 Zone and the site plan design guidelines of the Zoning Ordinance.

- a. This DSP is in general conformance with the requirements of Section 27-473(b) of the Zoning Ordinance, which governs uses in the I-1 Zone. The proposed contractor's office and outdoor storage yard are permitted uses in the I-1 Zone.
- b. Section 27-474 of the Zoning Ordinance provides additional regulations for development in industrial zones, including requirements for setbacks, net lot area, lot frontage, building coverage, and green area. The subject DSP meets all of these requirements, as shown on the submitted plans.
- c. **Site Design Guidelines:** Section 27-283 of the Zoning Ordinance requires that a DSP should be designed, in accordance with the same design guidelines, for a conceptual site plan (Section 27-274 of the Zoning Ordinance), and provide design guidelines regarding parking, loading, and circulation; lighting; views; green area; site and streetscape amenities; grading; service areas; public spaces; and architecture. Section 27-274 further requires the applicant to demonstrate the following, as summarized:

### **(2) Parking, loading, and circulation**

- (A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site.**
- (B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians.**
- (C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers.**

The DSP is in general conformance with the site design guidelines contained in Section 27-274, regarding provisions for safe and efficient on-site pedestrian and vehicular circulation, as well as provisions for adequate illumination. Specifically, the site proposes one vehicular two-way access point from Walker Mill Road, and interior, two-way travel lanes that are a

minimum of 22 feet in width, and large enough to provide adequate circulation throughout the site. The site includes 34 parking spaces that are placed in convenient locations on the site, to provide access to the contractor's office and the outdoor storage yard uses on the property.

**(3) Lighting.**

- (A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the design character.**

The proposed light fixtures include building-mounted and 14-foot pole-mounted lighting throughout the parking lot, that provide a balanced lighting pattern throughout the property. The lighting placement is designed to enhance the building entrances, pedestrian pathways, and site design character, and to improve safety while not causing glare onto adjoining properties, and is acceptable.

**(4) Views.**

- (A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.**

The DSP is designed to preserve, create, or emphasize views from the public roads and the adjoining properties. The proposed fencing has been designed to provide a modern and clean presence and is located away from the roadway to not block views. A landscape strip is provided along the road frontage and is further discussed in Finding 9.

**(5) Green Area.**

- (A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use.**

This DSP complies with the design guidelines outlined above. The required green area for this project is 10 percent, and the application proposes approximately 43 percent.

**(6) Site and streetscape amenities.**

- (A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site.**

The applicant is not proposing site or streetscape amenities as part of this DSP. However, as previously discussed, the DSP proposes a landscape strip along the road frontage and contributes to an attractive development pattern and enhances the streetscape in the area.

**(7) Grading.**

- (A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts.**

Grading is required for the development proposed on the site but will be minimized to reduce disruption to the existing topography. Staff notes that the proposed disturbance is necessary to construct the proposed infrastructure and that the regulated environmental features on the property have been preserved.

**(8) Service Areas.**

- (A) Service areas should be accessible, but unobtrusive.**

The DSP does not propose a dedicated loading or service area on the site. The storage areas proposed are accessible, unobtrusive, and appropriately screened.

**(10) Architecture.**

- (A) When architectural considerations are references for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with unified, harmonious use of materials and styles.**
- (B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.**
- (C) These guidelines may be modified in accordance with Section 27-277.**

The proposed building incorporates a number of building materials, such as steel and glass. Use of these materials, in addition to the conditioned architectural improvements, will add visual interest to the property.

- 8. Preliminary Plan of Subdivision 4-01056:** PPS 4-01056 for Walker Mill Business Park, which includes the subject site, was approved by the Planning Board on September 27, 2001, subject to 10 conditions. The following conditions apply to the review of this DSP:

- 1. Total development within proposed Lots 15, 16, 17, and 18 of Walker Mill Business Park shall be limited to permitted uses which generate no more than 183 AM and 183 PM peak-hour vehicle trips. Any development generating impact greater than that identified herein shall require a new Preliminary**

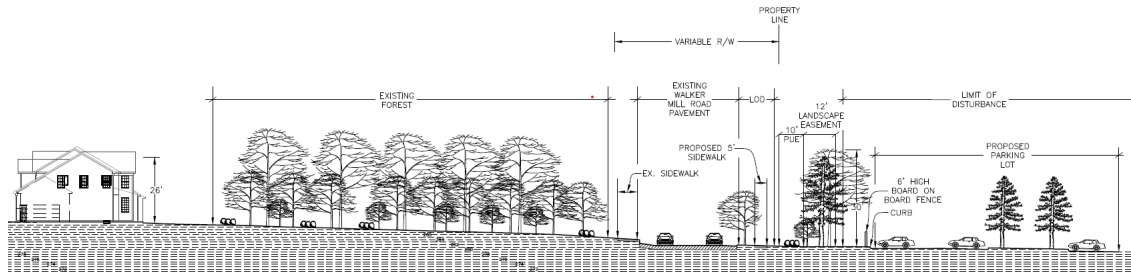


**Plan of Subdivision with a new determination of the adequacy of transportation facilities**

The development proposed with the subject DSP is consistent with the approved PPS, and the trip cap is in conformance.

3. **Detailed site plan review shall be required prior to the issuance of building permits pursuant to CR-147-1985. The following shall be included in the review or the specified information shall be supplied:**
- a. **The Planning Board shall review the development to assure its compliance with the following design guidelines:**
    - (1) **An effective visual buffer created by substantial berms and landscaping shall be provided along Walker Mill Road, Rollins Avenue, and Addison Road and along abutting areas which are planned or developed for residential purposes in order to maintain the residential character of surrounding properties.**
    - (2) **The internal organization of the site shall address the following:**
      - A. **Provide a continuous six-foot high sight-tight wood fence with swinging or sliding gates along property lines which have frontage on any vehicular right-of-way within the subdivision. Metal security fencing, including chain link, may be located behind and adjacent to the required wood fence if it is not visible from the street.**
      - B. **Provide 12 feet of commercial/industrial landscaped strip along property lines which have frontage on any vehicular right-of-way. Plant materials provided within the landscaped strip shall be evergreen trees planted 10 feet on center, or other acceptable planting arrangement utilizing the same quantity of trees which is approved by the Planning Board or the Urban Design staff as designee of the Planning Board. White pine trees shall contribute no more than 20 percent of the trees in this landscaped strip.**
      - C. **Provide cross-sections through the subject site to demonstrate that any area of outdoor storage visible from any adjacent right-of-way shall have the solid wood fence specified in condition 1. a.**

A 6-foot-high wooden fence is proposed along the perimeter of the subject property, and the appropriate landscaping is proposed along Walker Mill Road, in accordance with this condition. In addition, the cross-section exhibit submitted with the DSP demonstrates that the outdoor storage area will be sufficiently screened from the public right-of-way.



**Figure 2: Cross Section of Proposed Storage Yard**

9. **The final plat of subdivision shall limit access along Walker Mill Road to Lot 18, to the access location demonstrated on the detailed site plan for that lot. Denial of access shall be solely controlled by the detailed site plan and should be located as close to the northwest property line as feasible.**

The DSP proposes a two-way access to the subject site (Lot 18) located as close to the northwest property line as feasible, with the driveway and the access apron located against the property line, and is consistent with the final plat for the subject property, recorded in Plat Book REP 193-52.

9. **2010 Prince George's County Landscape Manual:** The application is subject to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) for Section 4.2, Landscape Strips along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements. Staff notes that the required plantings and schedules are provided, in conformance with the Landscape Manual, and are acceptable.
10. **2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance because the site is greater than 40,000 square feet in size and contained more than 10,000 square feet of existing woodland, prior to a woodland conservation violation that was issued in 2015.

The approved Type 1 tree conservation plan (TCP1) was for the overall Walker Mill Business Park Lots 14–18 and established the woodland conservation requirements for each lot (clearing, on-site reforestation, and off-site credits to be purchased at a woodland conservation mitigation bank). The subject site was required to purchase 2.34 acres of credits at an off-site woodland bank if all 1.36 acres of existing woodland were cleared. The requirement for this lot was established on the TCP1, taking into consideration the requirement for the overall business park's woodland conservation requirement.

This lot was cleared of 1.36 acres of woodland in 2015 and was an enforcement case. This lot was also part of a TCP1 that showed 0.18 acre of reforestation just north of the existing on-site SHA culvert pipe easement in the northern portion of the site. The submitted TCP2 shows this reforestation area and will meet the remainder of the reforestation requirement with off-site woodland bank credits. Because the woodland conservation requirement was established on the TCP1, the TCP2 must be revised to reflect the reforestation and off-site requirement.

The Environmental Planning Section recommends approval of DSP-18049 and TCP2-039-2019, subject to conditions which have been included in the Recommendation section of this report.

11. **Prince George's County Tree Canopy Coverage Ordinance:** Section 25-128 of the Prince George's County Code requires a minimum percentage of tree canopy coverage (TCC) on projects, such as this DSP, that propose more than 5,000 square feet of disturbance. The requirement for the 1.98-acre site is 10 percent of the gross tract area, or 0.19 acre (8,682 square feet), based on the I-1 zoning. The subject DSP includes the required schedule demonstrating conformance by providing 8,853 square feet of TCC through existing trees and new plantings on the subject property.
12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions and their referral comments are summarized, as follows:
  - a. **Historic Preservation and Archeological Review**—In a memorandum dated November 25, 2019 (Stabler to Bishop), incorporated herein by reference, the Historic Preservation Section stated that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates that the probability of archeological sites within the subject property is low. This proposal will not impact any historic sites, historic resources, or known archeological sites.
  - b. **Community Planning**—In a memorandum dated January 08, 2020 (Tariq to Bishop), incorporated herein by reference, the Community Planning Division noted that, pursuant to Part 3, Division 9, Subdivision 3, of the Zoning Ordinance, master plan conformance is not required for this application.
  - c. **Transportation Planning**—In a memorandum dated December 27, 2019 (Masog to Bishop), incorporated herein by reference, the Transportation Planning Section offered analysis of the site design and a discussion of the application which have been incorporated into findings above.

From the standpoint of transportation, it is determined that circulation on the site plan is acceptable and meets the findings required for a DSP, as described in the Zoning Ordinance, however at the time of permit, documentation will be needed to demonstrate that all improvements conditioned with PPS 4-01056 have been completed.
  - d. **Subdivision Review**—In a memorandum dated December 12, 2019 (Davis to Bishop), incorporated herein by reference, the Subdivision Review Section offered an analysis of the DSP's conformance with the PPS conditions, which are incorporated into Finding 8 above. The Subdivision Section issues have either been addressed through revisions to the plans or through conditions included in the Recommendation section of this report.
  - e. **Trails**—In a memorandum dated December 30, 2019 (Ryan to Bishop), incorporated herein by reference, the Transportation Planning Section noted that no sidewalks currently exist along the frontage of the subject property and that there is

no existing bicycle infrastructure along Walker Mill Road in the vicinity of the subject property. The construction of new sidewalks proposed along the frontage of the subject property will create a more extensive sidewalk network along Walker Mill Road.

In addition, it was noted that an on-street bike lane along the entire extent of Walker Mill Road is desirable and can be installed as part of a future Capital Improvement Project or roadway maintenance project by the Prince George's County Department of Public Works and Transportation (DPW&T). While the roadway striping for a bike lane is not recommended at this time, it is recommended that the applicant provide a bikeway signage fee to DPW&T, as conditioned herein. Bikeway signs can be used with or without accompanying bike lanes to indicate to motorists that people bicycling may also use the roadway.

- f. **Permits**—In a memorandum dated December 3, 2019 (Shaffer to Bishop), incorporated herein by reference, the Permit Review Section offered numerous comments, which have been addressed through revisions to the plans or have been included as conditions in the Recommendation section of this report.
- g. **Environmental Planning**—In a memorandum dated January 6, 2020 (Schneider to Bishop), incorporated herein by reference, the Environmental Planning Section provided the following summarized discussion:

**Preservation of Regulated Environmental Features/Primary Management Area (PMA)**

There are wetland buffers located on this property which comprise the primary management area. No other regulated environmental features are located on-site. These wetland buffers will not be impacted as part of this application, and no additional information is required regarding the regulated environmental features/primary management area.

**Stormwater Management**

An approved Stormwater Concept Plan and Letter were submitted with the subject application (25485-2015-01) and is valid until March 21, 2022. Proposed SWM features include two rain garden facilities. No SWM fee is required in lieu of providing on-site attenuation/quality control measures.

**Soils**

The predominant soils found to occur according to the United States Department of Agriculture, Natural Resources Conservation Services, Web Soil Survey are Beltsville-Urban land complex, Udorthents-Urban land complex, and Sassafras-Urban land complex. According to available information, Marlboro and Christiana Clay do not occur on or in the vicinity of this site.

- h. **Prince George's County Fire/EMS Department**—At the time of this writing, staff did not receive comments regarding the subject project from the Fire/EMS Department.

- i. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of this writing, staff did not receive comments regarding the subject project from DPIE.
  - j. **Prince George's County Police Department**—At the time of this writing, staff did not receive comments regarding the subject project from the Police Department.
  - k. **Prince George's County Health Department**—At the time of this writing, staff did not receive comments regarding the subject project from the Prince George's County Health Department.
  - l. **Maryland State Highway Administration (SHA)**—At the time of this writing, staff did not receive comments regarding the subject project from SHA.
  - m. **Washington Suburban Sanitary Commission (WSSC)**—At the time of this writing, staff did not receive comments regarding the subject project from WSSC.
12. As required by Section 27-285(b)(1) 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 County Code without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.
13. As required by 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 in accordance with the requirement of Subtitle 24-130(b)(5).**

Regulated environmental features exist on-site and the preservation of these was found with the approval of PPS 4-01056 and TCP1-020-01 and continue to be found with the subject application. Therefore, the regulated environmental features have been preserved and/or restored 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-18049 and Type 2 Tree Conservation Plan TCP2-039-2019 for Walker Mill Road Business Park subject to the following conditions:

- 1. Prior to certification of the detailed site plan, the following revisions shall be made to the plans:
  - a. Add a general note to demonstrate what type of materials or equipment will be stored in the outdoor storage area.

- b. Add a general note to state that outdoor storage shall not be visible from the street, in accordance with Section 27-469(c)(l) of the Zoning Ordinance.
  - c. Indicate that the proposed trailer office will be painted a neutral color on all sides and provide a skirt, in a similar material and color, around the entire base to screen the wheels and undercarriage of the structure.
  - d. Provide an additional minimum 10- by 10-foot curbed landscape island on the southwest side of the building, planted with one shade tree, to screen the building further from Walker Mill Road.
  - e. Revise the parking and loading schedule to clearly show the required and proposed loading spaces for the use, demonstrating conformance to Sections 27-578 and 27-582 of the Prince George's County Zoning Ordinance.
  - f. Revise the Type 2 tree conservation plan, as follows:
    - (1) Revise the plan to replace the worksheet with a single lot worksheet. The updated worksheet shall reflect the 0.18-acre reforestation requirement and the 2.34 acres of off-site woodland conservation requirement.
    - (2) Show a split rail fence along the reforestation edge.
    - (3) Add a split rail fence detail to the note sheet and add the symbol to the legend.
    - (4) Add culvert pipe easement language to the southern end of the easement.
    - (5) Show rip-rap and outfall structure for stormwater.
    - (6) Have the revised plan signed and dated by the qualified professional who prepared it.
2. Prior to the signature of the Type 2 tree conservation plan (TCP2), the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section for review by the Office of Law and submitted for recordation to the Prince George's County Land Records. The following note shall be added to the standard TCP2 notes on the plan, as follows:
- "Woodlands preserved, planted, or regenerated in fulfillment of on-site woodland conservation requirements have been placed in a Woodland and Wildlife Habitat Conservation Easement recorded in the Prince George's County Land Records at Liber \_\_\_\_ Folio \_\_\_\_\_. Revisions to this TCP2 may require a revision to the recorded easement."
3. Prior to issuance of the first grading permit, copies of the recorded easement documents with the Liber and folio shall be provided to the Environmental Planning Section, and the Liber and folio of the recorded woodland conservation easement shall be added to the Type 2 tree conservation plan.

4. Prior to the first grading permit, the applicant, and the applicant's heirs, successors, and/or assignees shall provide \$420 to the Department of Public Works and Transportation for the placement of one "Share the Road with a Bike" signage assembly along Walker Mill Road.