



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

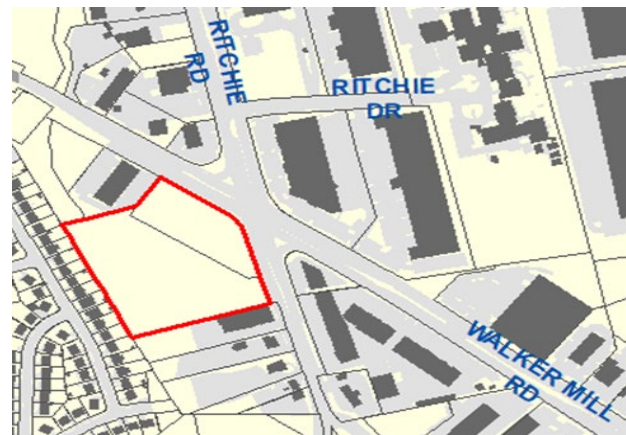
Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

Detailed Site Plan Royal Farms #381

DSP-20017

REQUEST	STAFF RECOMMENDATION
Approval of a 4,649-square-foot food and beverage store, gas station, and a 1,248-square-foot car wash.	APPROVAL with conditions

Location: On the southwest quadrant of the intersection of Walker Mill Road and Ritchie Road.	
Gross Acreage:	7.67
Zone:	I-1/M-I-O
Dwelling Units:	N/A
Gross Floor Area:	5,897 sq. ft.
Planning Area:	75A
Council District:	06
Election District:	06
Municipality:	N/A
200-Scale Base Map:	202SE08
Applicant/Address: Two Farms, Inc. 3611 Roland Avenue Baltimore, Maryland 21211	
Staff Reviewer: Thomas Burke Phone Number: 301-952-4534 Email: Thomas.Burke@ppd.mncppc.org	



Planning Board Date:	11/12/2020
Planning Board Action Limit:	11/17/2020
Staff Report Date:	10/27/2020
Date Accepted:	09/08/2020
Informational Mailing:	03/24/2020
Acceptance Mailing:	09/01/2020
Sign Posting Deadline:	10/13/2020

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-20017
 Type 2 Tree Conservation Plan TCP2-027-2020
 Royal Farms #381

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 application 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 Zoning Map Amendment A-8033-C;
- c. The requirements of Zoning Map Amendment A-9190-C;
- d. The requirements of the 2010 *Prince George's County Landscape Manual*;
- e. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- f. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and,
- g. Referral comments.

FINDINGS

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

1. **Request:** The subject detailed site plan (DSP) proposes construction of a 4,649-square-foot food and beverage store, gas station, and a 1,248-square-foot car wash.

2. **Development Data Summary:**

	Existing	Proposed
Zone	I-1	I-1
Use(s)	Vacant	Food and beverage store, gas station, and car wash
Acreage	7.67	7.67
Gross Floor Area (sq. ft.)	0	5, 897

Zoning Regulations

	Required	Proposed
Minimum Lot Coverage (percentage)	None	31
Green Area (percentage)	10	71.2*

Parking Requirements

Use		Number of Spaces Required	Number of Spaces Provided
Retail - 4,649 sq. ft.	1 space/150 sq. ft. for first 3,000 sq. ft.	20	
	+1.0 space/200 sq. ft. (above the first 3,000 sq. ft.)	9	
Gas Station – 8 employees @ 1 space/employee		8	
Car Wash – 1,248 sq. ft. @ 1 space/500 sq. ft.		3	
Eating and drinking establishment – 29 seats @ 1 space/3 seats		10	
TOTAL		50**	72
Of which handicap-accessible		3	3

Loading Requirements

Description	Number of Spaces Required	Number of Spaces Provided
1 space for 2,000 – 10,000 sq. ft. @ 5,897 GFA	1	1
TOTAL	1	1

BICYCLE REQUIREMENTS	Number of Spaces Provided
TOTAL	6

Notes: *Green area was provided by the applicant but does not appear on the DSP. A condition is included in the Recommendation section to provide the green area tabulations in the General Notes.

**The Parking and Loading Schedule provided on the DSP incorrectly shows 49 spaces required but doesn't include the spaces required for the car wash. A condition is included in the Recommendation section to include the car wash and correct the tabulations to reflect the 50 required spaces in the parking schedule.

3. **Location:** This property is located in the southwest quadrant of the intersection of Walker Mill Road and Ritchie Road, in Planning Area 75A, and Council District 6.
4. **Surrounding Uses:** The site is bounded to the north and south by commercially-developed properties in the Light Industrial (I-1) Zone, to the east by Walker Mill Road and Ritchie Road with commercially-developed property in the I-1 Zone beyond; and to the west by single-family detached residential properties in the One-Family Detached Residential (R-55) Zone.
5. **Previous Approvals:** The site, consisting of existing Parcels B and G, was originally partially designated in the Rural Residential (R-R) Zone, and partially in the Local Commercial, Existing (C-1) Zone; however, the parcels were rezoned to I-1 on October 16, 1970, via Zoning Map Amendment A-8033-C, and on September 12, 1977, via Zoning Map Amendment A-9190-C, respectively. The 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* (Subregion 4 Master Plan and SMA) retained this site as an industrial property in the I-1 Zone.

Parcel B is subject to Preliminary Plan of Subdivision (PPS) 4-74093, approved in 1974, and Parcel G is subject to PPS 4-77195, which was approved in 1977. The resolutions of approval and other documents from the approval of PPS 4-74093 and PPS 4-77195 are no longer available. The site has an approved Stormwater Management (SWM) Concept Plan 52507-2019-00 and associated letter, which is valid until May 28, 2023. The approved concept plan is consistent with the DSP.

6. **Design Features:** This DSP proposes to construct a 4,649-square-foot food and beverage store, a gas station with seven standard and three diesel fuel dispensers, and a 1,248-square-foot car wash. The application also includes associated site improvements including landscaping and SWM facilities. The majority of the western portion of the property, which includes environmental features, is to remain undisturbed with this DSP.

The site plan proposes two points of vehicular access; one on Walker Mill Road, and one on Ritchie Road. Both access points are right-in/right-out only. The plan includes a 10-foot-wide shared use path along the property's frontage on Walker Mill Road and a 5-foot-wide sidewalk along the frontage of Ritchie Road. A pedestrian and bicycle access sidewalk is provided from the intersection of Walker Mill Road and Ritchie Road to the food and beverage store, for safe access into the site. An internal sidewalk surrounding the food

and beverage store is provided, as well as, a sidewalk linking the food and beverage store to the car wash. In addition, bicycle racks are proposed near the entrance of the food and beverage store. Based on staff's findings, conditions that the applicant provide crosswalks crossing both points of vehicle entry at Walker Mill Road and Ritchie Road, and replace the proposed bicycle racks with inverted U-style bicycle racks, are included in the Recommendation section of this report.

The food and beverage store building faces Walker Mill Road, but sits back behind the gas station canopy. Surface parking is proposed along the front of the building with additional parking along the eastern edges of the property. The loading space will be located between the diesel fueling dispensers and the car wash, southeast of the food and beverage store. The applicant is providing six outdoor tables for dining.

Architecture

The applicant is proposing a high-quality, one-story building in varied materials, which include stone, brick, and composite siding. The fuel canopy and car wash are reflective of the architecture and materials of the store. The applicant is using materials that are typical of the brand, used at other locations in the County, and incorporates sustainable building design elements. The proposed retail building has a height of approximately 21 feet and is designed to reflect a rural aesthetic. A stone veneer water table will wrap the base of the building, with a wide brick band in the middle, and beige cementitious siding with a copper-red cornice trim along the top portion. This horizontal mix of materials is integrated into the design scheme on all four elevations. The main entrance projects from the front façade and features two side entry points. The front elevation features white metal trim in a horizontal and vertical fashion with large storefront windows, allowing natural light to permeate the interior of the building. A gable-end metal-seam roof over the main entrance is topped with a cupola and weathervane, characteristic of corporate brand. Faux windows are proposed with green canvas awnings on the side and rear elevations.

The approximately 14-foot-high car wash will be located to the southeast of the store and will complement it, featuring a mix of stone and cementitious siding, with storefront windows on the side façade facing the activity on the site.

The proposed 19-foot-high gas canopies will have a flat roof, supported by two white prefinished metal wrapped columns between each fuel dispenser aisle, with the two columns on each end of the canopies wrapped in stone veneer. The fascia will be wrapped in a white internally-illuminated cabinet, with the corporate 'Royal Farms' logo provided on the front and each side fascia. The canopy for the diesel dispensers will have a yellow horizontal band wrapping the center of the fascia, with "Diesel" displayed on each front to distinguish this canopy from the standard one.

Signage

The site features building-mounted signs, illuminated, directional signs, and a pylon sign. The building-mounted signs are proposed as illuminated channel letters in the Royal Farms blue and green along the front projecting section, and on the rear façade. The corporate slogan, "World Famous Chicken and Fresh Kitchen" accompanies the front building mounted sign.

The 25-foot-tall pylon sign will be located along the frontage of the site, near the intersection of Walker Mill Road and Ritchie Road. The pylon sign will have a masonry base uniting the architecture of the site. The sign information, consisting of the corporate name and the fuel prices, will be blue, back-lit boxes with white lettering.

Directional signs throughout the site will be placed primarily for wayfinding, car wash information, and fuel type designation. A signage table provided with the sign details on the DSP demonstrates conformance with the Prince George's County Zoning Ordinance.

Lighting

This DSP proposes building-mounted and pole-mounted lighting throughout the site to illuminate the driveways, parking areas, and open spaces on the site. A photometric plan was submitted with this application and reflects adequate lighting throughout the site with minimal spillover onto adjacent neighboring properties. The submitted photometric plan shows that there is adequate lighting for users on-site, with no spillover onto the adjacent residential properties, and staff recommends approval of the lighting, as proposed.

Dumpster Enclosure

The dumpster enclosure is located to the southeast of the building, beyond the car wash and will be approximately eight feet in height. The enclosure is proposed to be constructed with brick to match the proposed building, with a solid double gate.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment A-8033-C:** On October 16, 1970, Zoning Map Amendment A-8033-C was enacted by the Prince George's County District Council to rezone a portion of this property from the R-R to the I-1 Zone with two conditions, as follows:

1. **The flood plain area (as indicated on the study submitted by the applicant) shall be maintained in accordance with the regulations of the Maryland Department of Water Resources, the Washington Suburban Sanitary Commission, and the Department of Public Works.**

This DSP does not propose any disturbance to the flood plain.

2. **There shall be submitted to, and approved by, the District Council a site plan showing suitable landscaping of the subject properties abutting the residential properties before the properties are developed.**

This DSP and the associated landscape plan will be submitted to the District Council for mandatory review following a decision by the Prince George's County Planning Board. The landscape plan shows existing vegetation to be preserved between the development on this site and the adjacent residential properties, in conformance with the 2010 Prince George's County Landscape Manual (Landscape Manual).

8. **Zoning Map Amendment A-9190-C:** On September 12, 1977, Zoning Map Amendment A-9190-C was enacted by the District Council with two conditions, as follows:

1. **Development shall be confined to the area east of the Washington Suburban Sanitary Commission right-of-way.**

This DSP conforms to this condition.

2. **A site plan shall be submitted to the District Council for approval before the property is developed to insure [sic] that there are no adverse effects to surrounding properties.**

This DSP will be submitted to the District Council for mandatory review following a decision by the Planning Board.

9. **Prince George's County Zoning Ordinance:** The subject DSP has been reviewed for compliance with the requirements of the I-1 Zone and the site 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 gas station and food and beverage store are permitted uses in the I-1 Zone, subject to Footnote 65, which permits each use if approved with a DSP. The car wash is permitted by-right 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 these requirements, as shown on the submitted plans.
- c. This DSP is in general conformance with all of the applicable site design guidelines, as referenced in Section 27-283 and contained in Section 27-274 of the Zoning Ordinance. For example, vehicular and pedestrian circulation is designed to be safe, efficient, and convenient for both pedestrians and drivers; pedestrian access is provided to the site from the public right-of-way; and the architecture proposed for the building is constructed of durable, low-maintenance materials, and employs a variety of architectural features and designs, such as window and door treatments, projections, colors, and materials.

10. **2010 Prince George's County Landscape Manual:** The application is subject to the requirements of the 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. The required schedules have been provided demonstrating conformance to the requirements, with technical corrections provided in the Recommendation section herein.

11. **2010 Prince George's County 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 the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing

woodland. A Type 2 Tree Conservation, TCP2-027-2020, was submitted for review with this application. According to the worksheet, the overall site is 7.67 acres within the I-1 Zone. A total of 5.42 acres of existing woodlands are on the net tract. The site has a woodland conservation threshold of 0.81 acre, or 15 percent of the net tract, as tabulated. The TCP2 shows a total woodland conservation requirement of 1.64 acres. The TCP2 shows this requirement will be met entirely on-site by preserving 2.13 acres of woodland. Minor technical revisions to the TCP2 are included in the Recommendation section herein.

12. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, of the Tree Canopy Coverage Ordinance, requires a 10 percent tree canopy coverage (TCC) on properties in the I-1 Zone. The subject site measures 7.67 acres and the required TCC amounts to approximately 0.77 acre. The subject application provides a schedule showing that 2.48 acres of TCC will be provided in conformance with this requirement.
13. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows:
 - a. **Historic Preservation**—In a memorandum dated September 17, 2020 (Stabler to Hurlbutt), incorporated herein by reference, the Historic Preservation Section evaluated the site and locations of currently known archeological sites indicating that the probability of archeological sites within the subject property is low. Staff noted that the subject application will not impact any historic sites, historic resources, or known archeological sites. A Phase I archeology survey is not recommended for this site.
 - b. **Community Planning**—In a memorandum dated October 8, 2020 (Byrd to Hurlbutt), incorporated herein by reference, the Community Planning Division indicated that, pursuant to Part 3, Division 9, Subdivision 3, of the Zoning Ordinance, master plan conformance is not required for this application.

This property is located within the Military Installation Overlay Zone for height, Surface B (Approach-Departure Clearance Surface), with an approximate allowable height limit of 318 feet. The proposed single-story building is within the height limit.
 - c. **Subdivision Review**—In a memorandum dated October 22, 2020 (Gupta to Burke), incorporated herein by reference, the Subdivision and Zoning Section provided an evaluation of the previous zoning map amendments and record plats and determined that the development proposal does not represent a substantial revision to the mix of uses that affects Subtitle 24 adequacy findings. The development remains commercial and does not result in any change to the adequacy analysis required for a commercial development, which would have been conducted at the time of subdivision approval. Three subdivision conditions are included in the Recommendation section of this report.
 - d. **Transportation Planning**—In a memorandum dated October 12, 2020 (Burton to Hurlbutt), incorporated herein by reference, the Transportation Section reviewed the application and evaluated development policies governing the site including the Subregion 4 Master Plan and SMA, as well as the 2009 *Approved Countywide Master Plan of Transportation* (MPOT). This application is proposing right in/right-out access on both Walker Mill Road, as well as Ritchie Road. Walker Mill Road is a

master planned arterial (A-35) road within a 120-foot right-of-way. Ritchie Road is a master planned collector (C-426) road within an 80-foot right-of-way. Along the property's frontage, both roads have existing rights-of-way that are wider than the planned requirement. Consequently, no additional right-of-way will be required.

Based on the information provided in the *Trip Generation Manual, 10th edition* (Institute of Transportation Engineers (ITE)), the proposed development will generate approximately 346 AM and 305 PM trips during peak hours. The ITE manual also recommends a pass-by trip reduction rate of 76 percent. Consequently, the proposed development will generate 83 AM and 73 PM new trips on the adjacent streets to this development.

- e. **Trails**—In a memorandum dated October 12, 2020 (Ryan to Burke), incorporated herein by reference, the Transportation Planning Section reviewed the DSP for conformance with the MPOT and Subregion 4 Master Plan and SMA to provide the appropriate pedestrian and bicycle transportation recommendations. The policies set forth in the plans reinforce the need for adequate sidewalk and bikeway construction with bicycle-friendly roadways in conformance with the latest standards and guidelines.

The site contains an MPOT planned Ritchie Branch Trail running east-west through the rear of the property and recommends a hard surface trail for this facility. However, with the primary management area (PMA), floodplain, and existing woodland in the rear of the property, and considering that the proposed trail would not connect to an existing trail segment on either side of the property, staff recommends that the applicant provide a public use easement along the future trail alignment. At a future time, when a complete connection to the Walker Mill Regional Park or other trails can be made, the Prince George's County Department of Parks and Recreation can build and maintain the Ritchie Branch Trail. A condition is included in the Recommendation section to provide a public use easement in the rear of the property.

- f. **Environmental Planning**—In a memorandum dated October 13, 2020 (Rea to Burke), incorporated herein by reference, the Environmental Planning Section provided an evaluation, summarized as follows:

Natural Resources Inventory/Existing Conditions

An approved Natural Resources Inventory, NRI-019-2020, was submitted with the application. Two specimen trees are associated with this site. The site contains regulated environmental features, including streams and associated buffers steep slopes, and 100-year floodplain, which comprise the PMA. The forest stand delineation indicates that there is one forest stand which has a high rating for preservation. The site has a total of 7.67 acres of gross tract woodland, of which 2.21 acres are within the existing 100-year floodplain, as shown on the NRI. There are two large areas of steep slopes located on-site; the first is along the western property boundary and is associated with an existing forested perennial stream system, which passes through the western property boundary; while the second is located along the north east portion of the site and is associated with rising elevations that extend to the northeast boundary line.

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

A statement of justification (SOJ) dated October 12, 2020 and associated exhibits were submitted on October 12, 2020 for three on-site impacts to the PMA, totaling 13,060 square feet (0.30 acre). Based on the SOJ, the applicant is requesting the following impacts described below:

Impact 1: On-site for proposed retaining wall, drive aisle and stormwater management facility

Impact 1 is proposed for the disturbance of 6,614 square feet of steep slopes for installation of a retaining wall, drive aisle and a SWM facility. The retaining wall minimizes the impacts that would otherwise be needed to grade the area. This disturbance is needed for proper site circulation for truck traffic, utility connections, and SWM for the proposed site. The impact is located outside of the preserved woodland area and the existing stream buffer. Staff supports this impact.

Impact 2: On-site for sanitary sewer connection

Impact 2 is proposed for the disturbance of 1,348 square feet of steep slopes and floodplain for the installation of a sewer connection to serve the site. Staff supports this impact.

Impact 3: Future on-site trail easement

Impact 3 is proposed for the disturbance of 5,098 square feet of PMA for a 20-foot future trail easement. This is a master planned trail connection which staff supports.

Stormwater Management

An approved SWM Concept Plan and associated letter, 52507-2019, were submitted with this application. The approved SWM concept plan shows the use of seven micro-bioretenention devices on-site. The concept approval expires on May 28, 2023.

- g. **Permits**—In a memorandum dated September 10, 2020, (Bartlett to Burke), incorporated herein by reference, the Permit Review Section evaluated the DSP and offered comments that have either been addressed through revisions to the plans, or are conditioned herein.
- h. **Prince George's County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not offer comments on the subject application.
- i. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this technical staff report, DPIE did not offer comments on the subject application.
- j. **Prince George's County Police Department**—At the time of the writing of this technical staff report, the Police Department did not offer comments on the subject application.
- k. **Prince George's County Health Department**—At the time of the writing of this technical staff report, the Health Department did not offer comments on the subject application.

- l. **Washington Suburban Sanitary Commission (WSSC)**—In an email September 16, 2020 (Westendorf to Burke), incorporated herein by reference, WSSC offered utility related comments that have been provided to the applicant and will have to be addressed before sewer and water connection.
14. 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.
15. As required by Section 27-285(b)(4) of the Zoning Ordinance, for approval of a DSP, the regulated environmental features on-site have been preserved and/or restored in a natural state, to the fullest extent possible, in accordance with the requirements of Section 24-130(b)(5) of the Prince George's County Subdivision Regulations, with three proposed impacts totaling 13,060 square feet (0.30 acre).

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Prince George's County Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-20017 and Type 2 Tree Conservation Plan TCP2-027-2020 for Royal Farms #381, subject to the following conditions:

1. Prior to certification of the detailed site plan (DSP), the following revisions shall be made to the plan:
 - a. Provide the green area tabulations in the General Notes.
 - b. Provide the required car wash parking spaces in the Parking and Loading Schedule and correct the total number of required spaces.
 - c. Correct General Note 6 to add car wash as a proposed use.
 - d. Revise General Note 12 to remove parts of Parcel G and indicate the entirety of Parcel G is recorded in Plat Book NLP 100-27. The plan label for Parcel G should also include the plat recordation number.
 - e. In General Note 14, complete the Type 2 tree conservation plan data once the information is provided.
 - f. Provide a 10-foot-wide shared-use-path/sidewalk west of the Walker Mill Road motor vehicle entrance, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.
 - g. Provide inverted-U bicycle racks, or racks of a similar style that can provide two points of contact to support and secure each parked bicycle.

- h. Provide crosswalks at each of the motor vehicle access driveways.
- i. Provide the linear foot measurement for the Schedule 4.3-1 on the Landscape Plan.
- j. Label the recording reference for the right-of-way dedication deed as recorded in Liber 18207 folio 359. There is a discrepancy between the bearings and distances on Plat Book NLP 100-27 for Parcel G resulting from this dedication.
- k. Prior to certification of the DSP, the Type 2 tree conservation plan shall be revised as follows:
 - (1) Show the proposed master plan trail easement that overlaps existing woodlands to remain, as being woodland retained counted as cleared on the plan, not as woodland preservation and update the woodland conservation worksheet accordingly.
 - (2) Have the Property Owners Awareness Certificate signed and dated by the owner or owner's representative.
 - (3) Add the following note under the Type 2 tree conservation plan certification block on Sheet 1:

“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.”
- 2. Prior to the approval of any permits, which impact 100-year floodplain, 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.
- 3. Prior to the approval of a building permit, the applicant and the applicant's heirs, successors, and/or assignees shall provide a public use easement for the future Ritchie Branch Trail, the location and width of which shall be determined in accordance with the Prince George's County Department of Parks and Recreation.