



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 Phone Number: 301-952-4897 Email: Andrew.Bishop@ppd.mncppc.org	



Planning Board Date:	02/06/2020
Planning Board Action Limit:	02/12/2020
Staff Report Date:	01/21/2020
Date Accepted:	11/19/2019
Informational Mailing:	10/19/2018
Acceptance Mailing:	11/14/2019
Sign Posting Deadline:	01/06/2020

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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-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:**

	EXISTING	PROPOSED
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

Parking and Loading		
Use	Number of Spaces Required	Number of Spaces Provided
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
Total	2	34
Total Loading Spaces*	0	0
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.

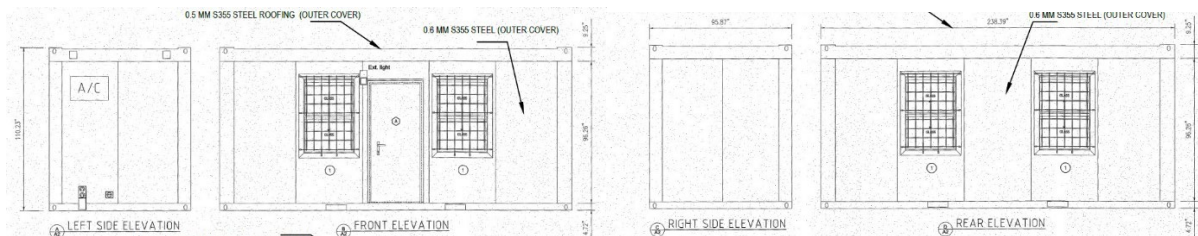


Figure 1: Proposed Architectural Elevations

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.

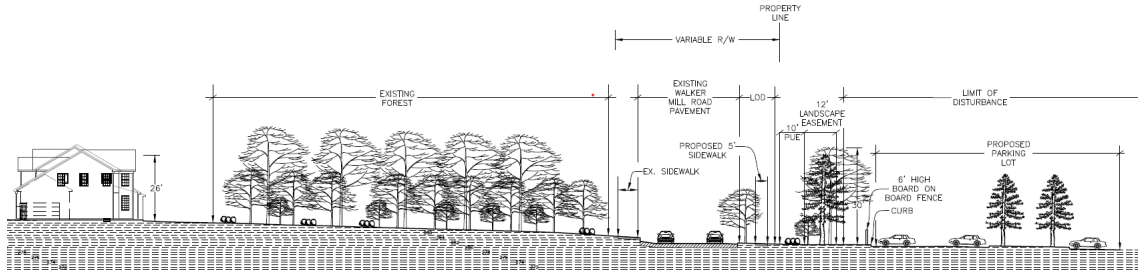


Figure 2: Cross Section of Proposed Storage Yard

- 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.

ITEM: 5

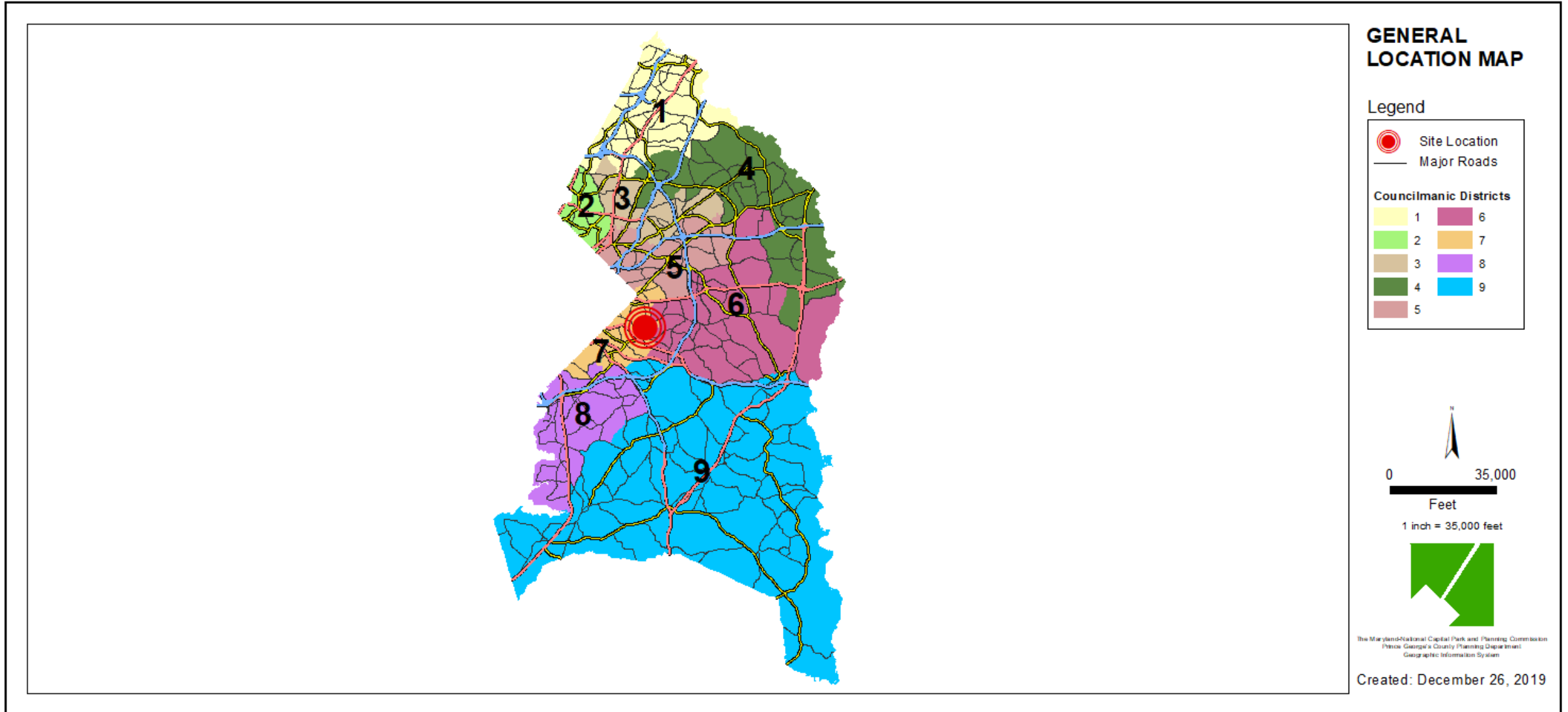
CASE: DSP-18049

WALKER MILL ROAD BUSINESS PARK

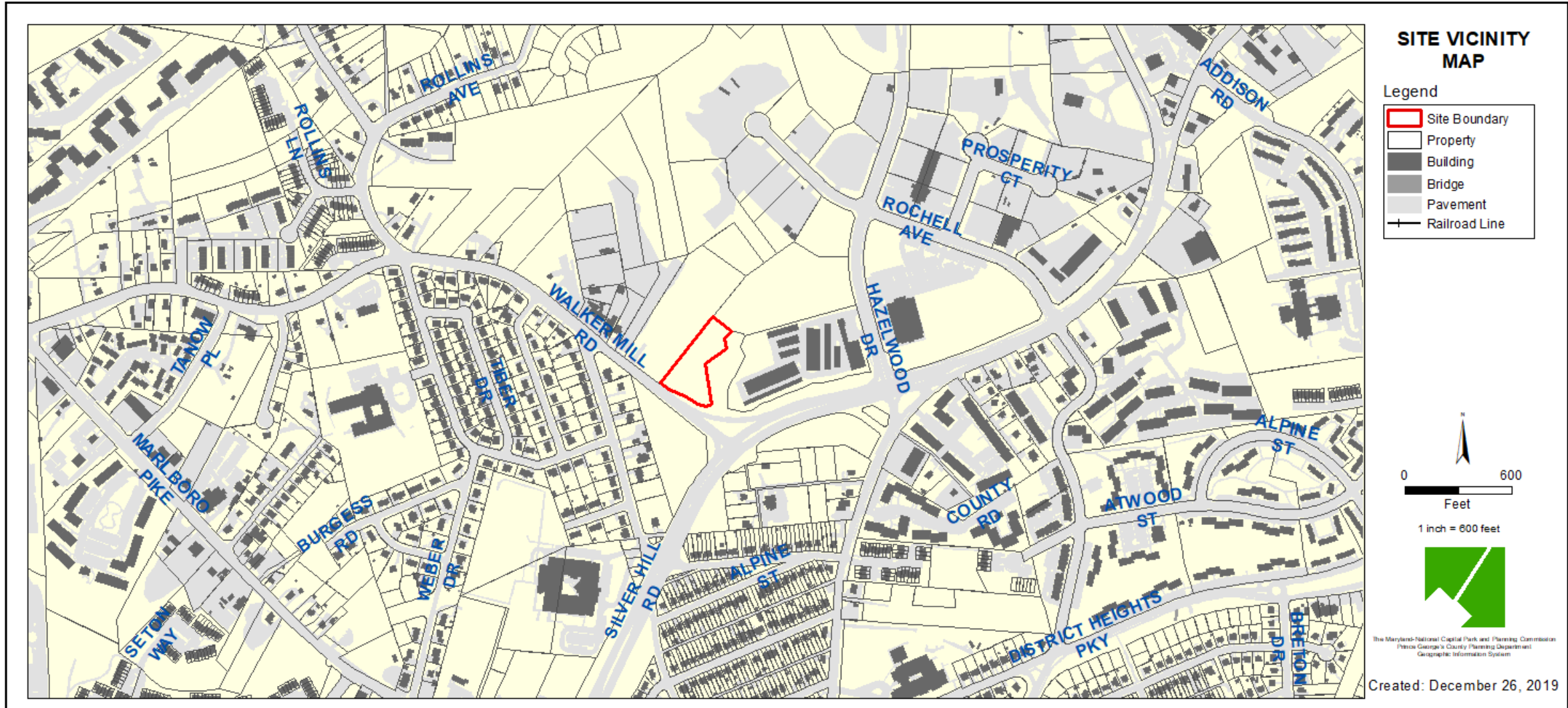
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



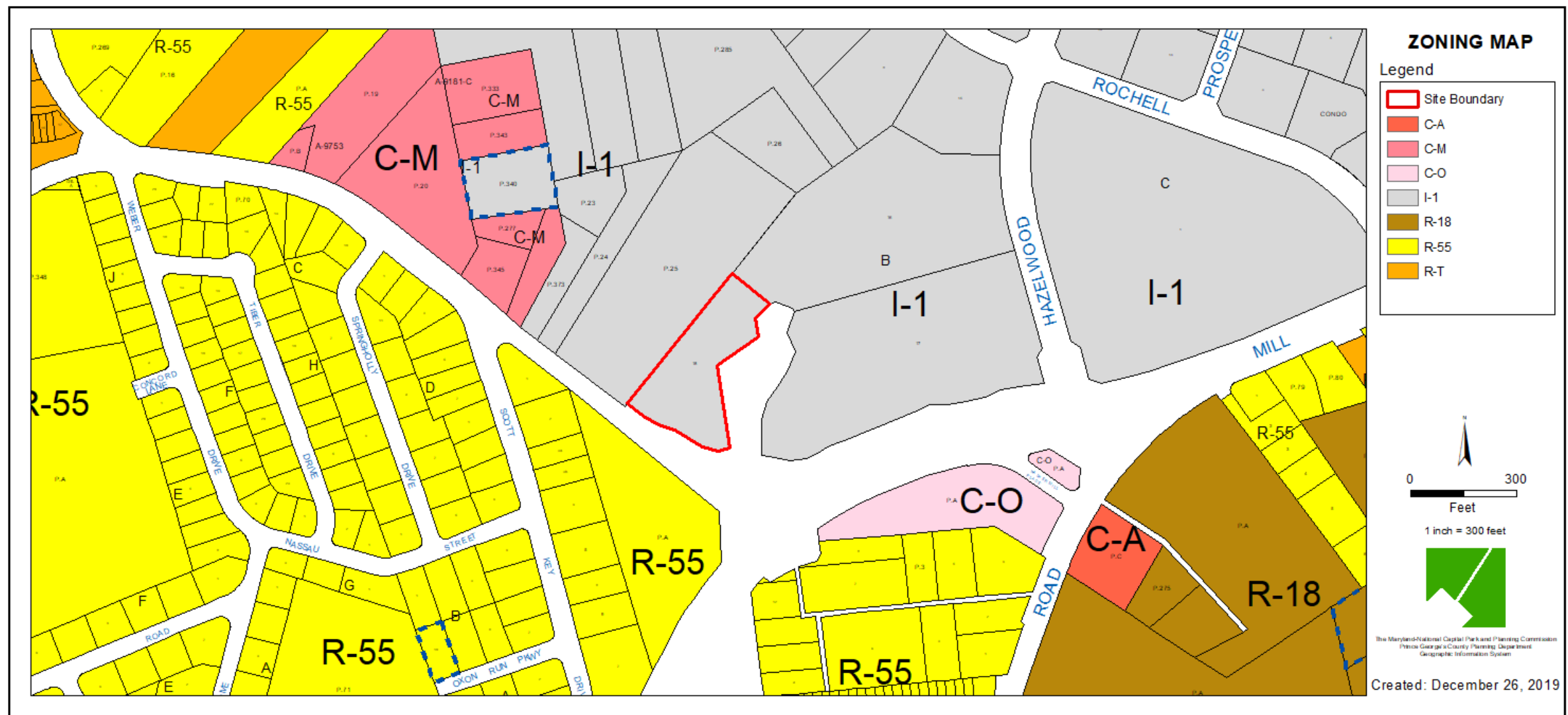
GENERAL LOCATION MAP



SITE VICINITY



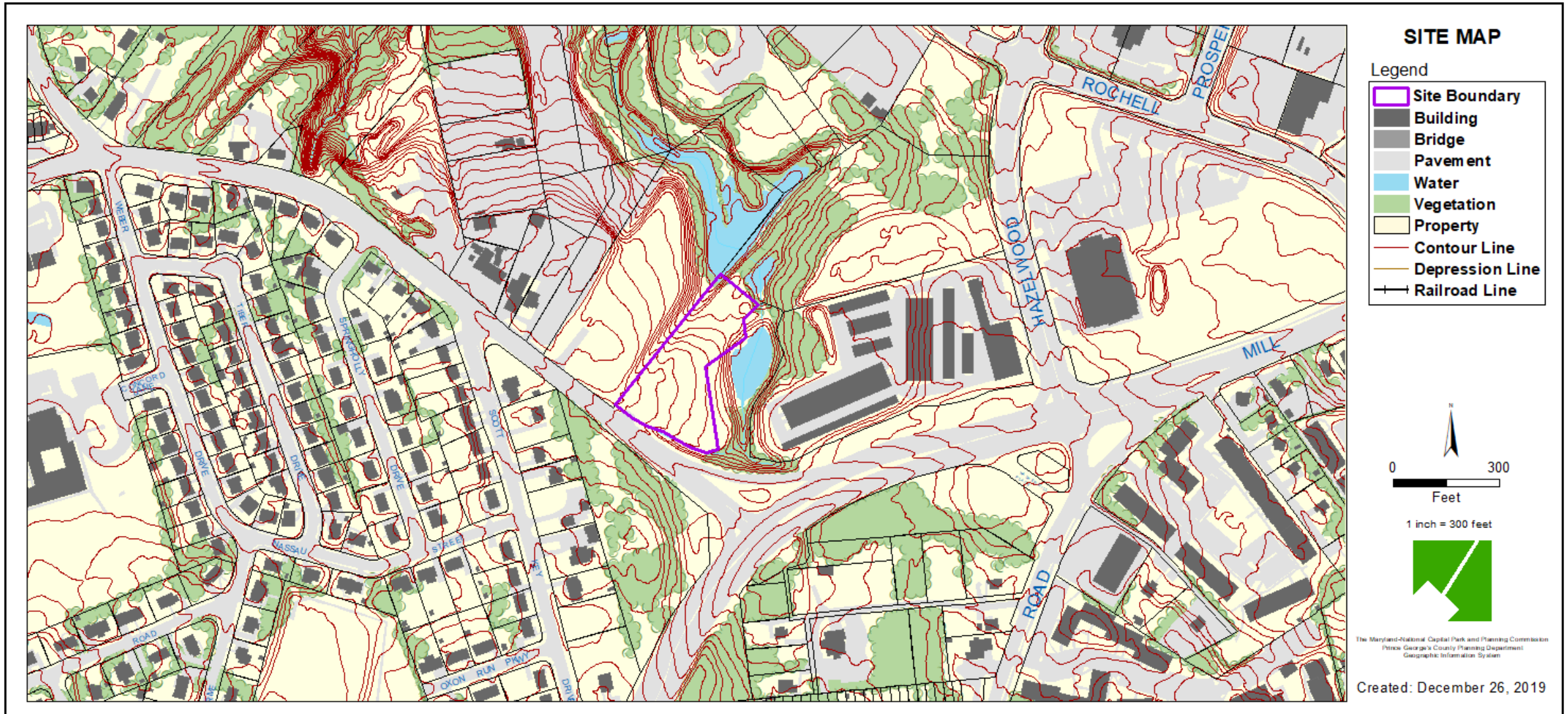
ZONING MAP



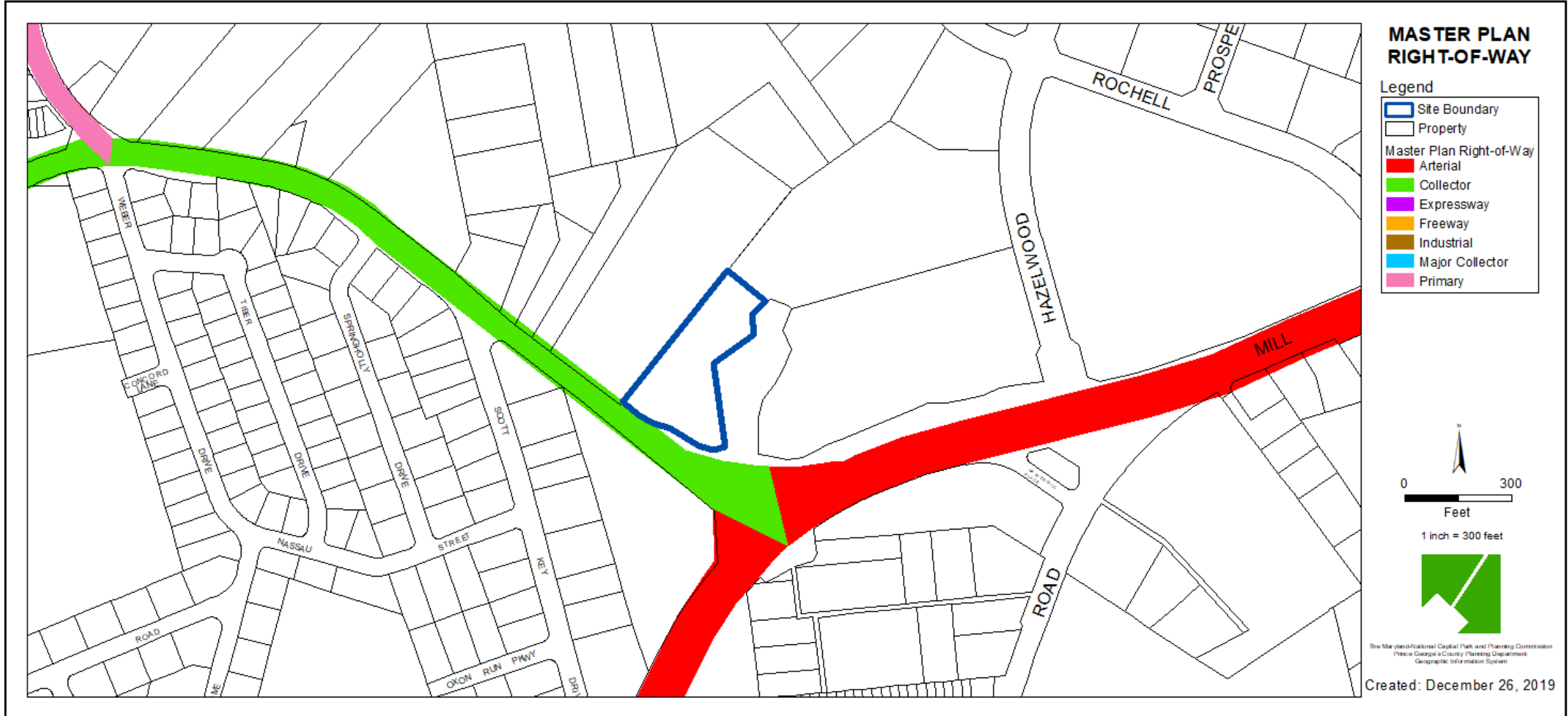
AERIAL MAP



SITE MAP



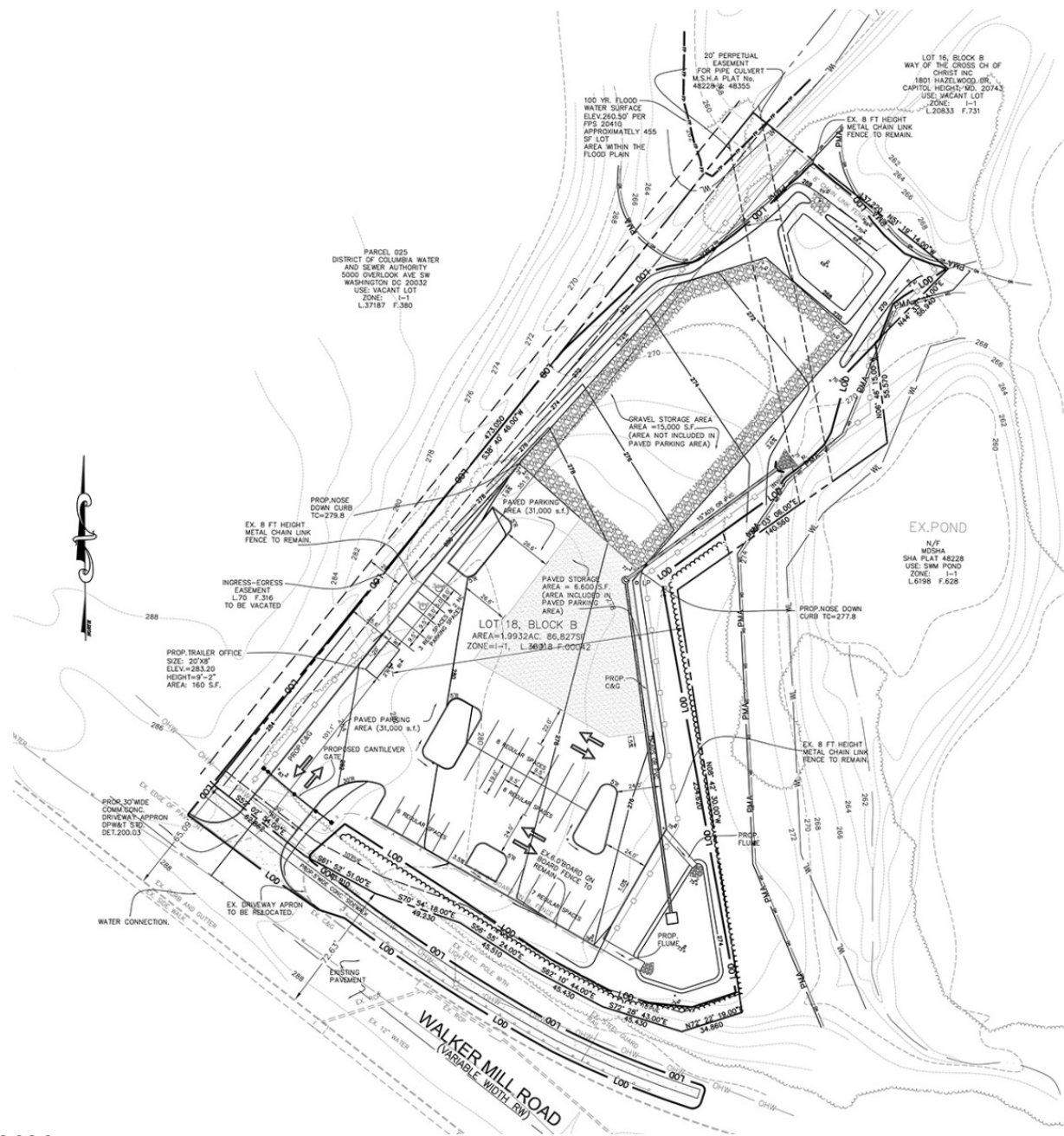
MASTER PLAN RIGHT-OF-WAY MAP



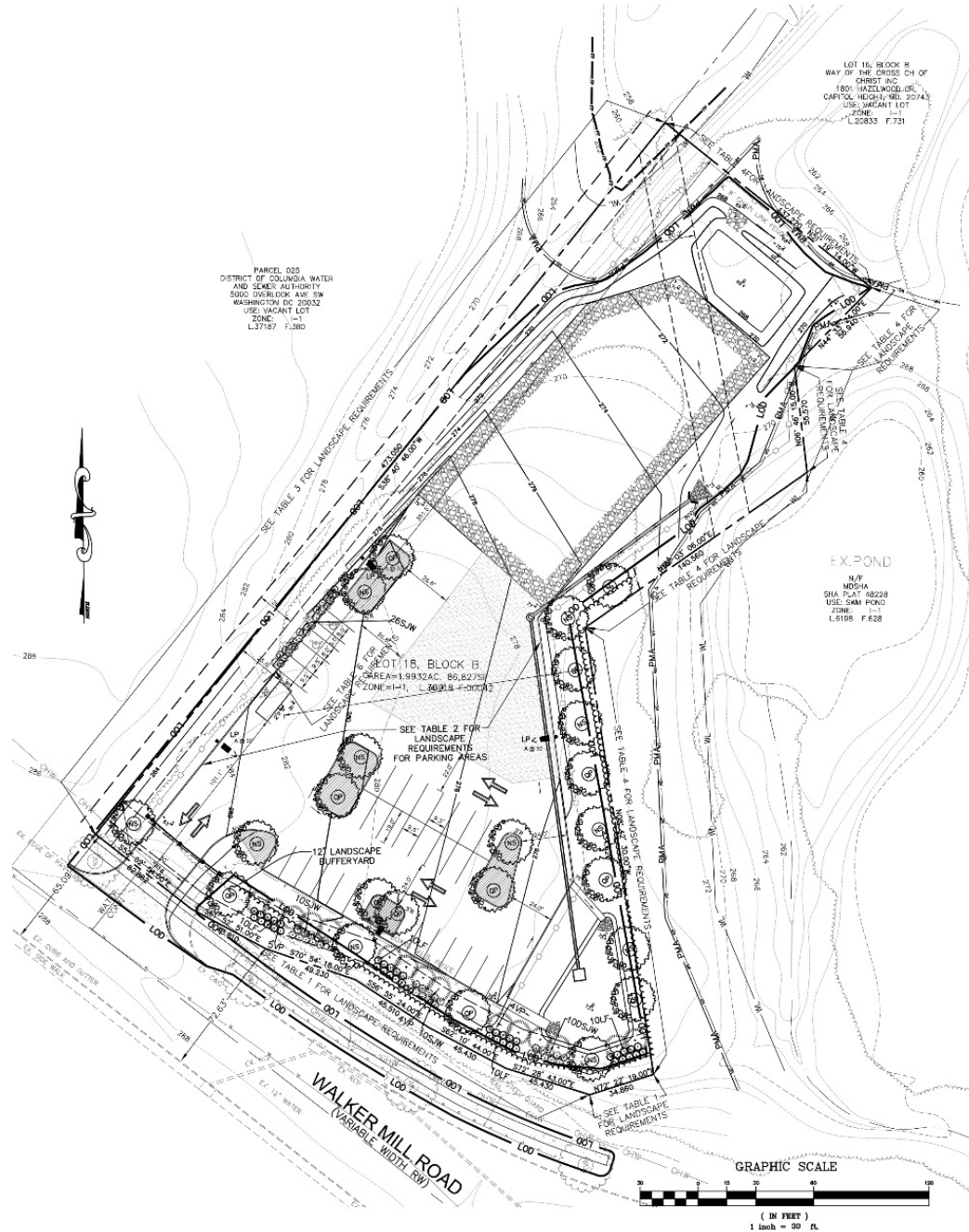
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



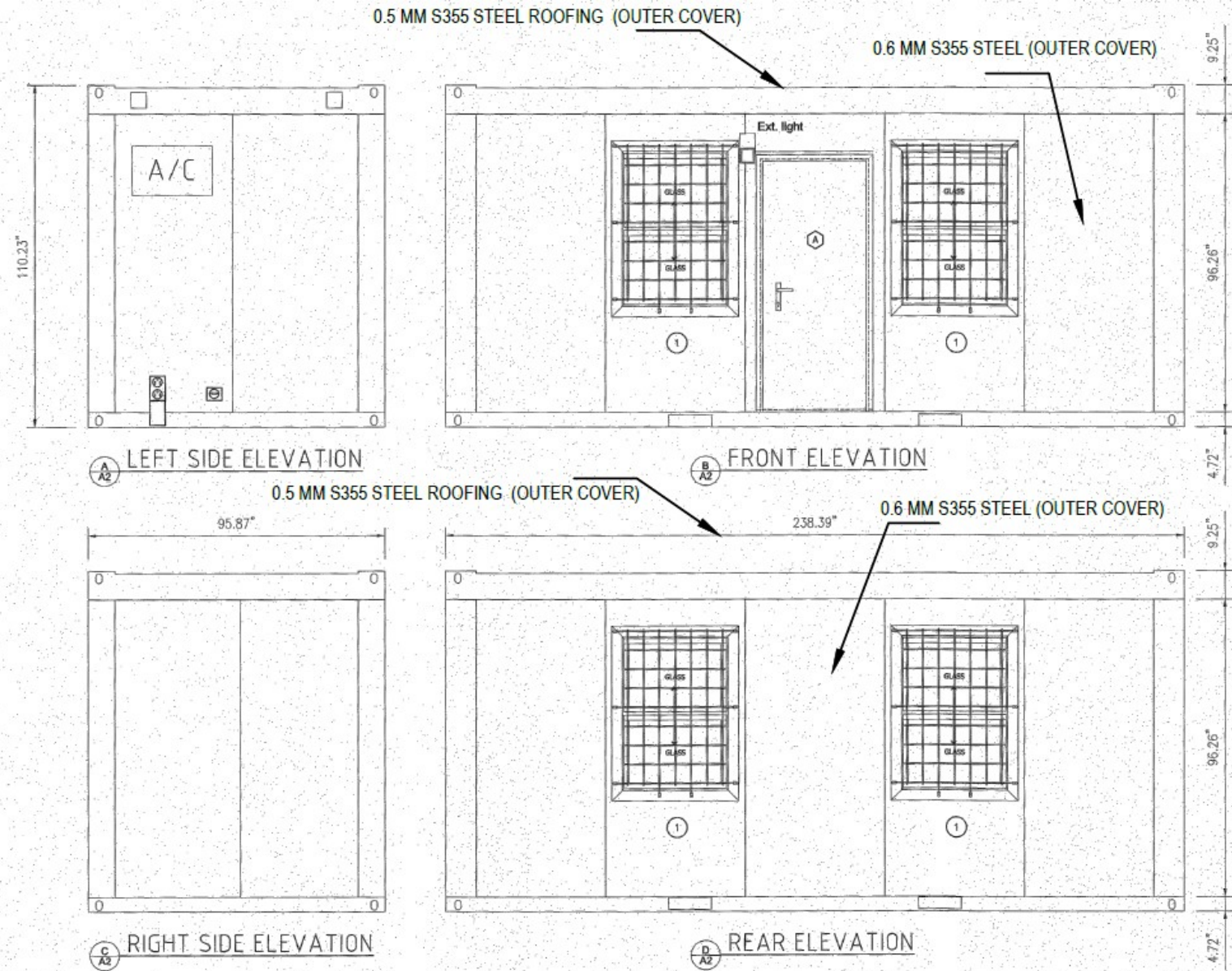
SITE PLAN



LANDSCAPE PLAN



ARCHITECTURAL ELEVATIONS



STATEMENT OF JUSTIFICATION
6100 WALKER MILL ROAD,
CAPITOL HEIGHTS, MD
DSP-18049

Applicants

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Washington, DC 20019
Contact: Mr. Edwin Salvador

Attorney

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Contact: Thomas Haller
301-306-0033

Engineer

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301-937-3501

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STATEMENT OF JUSTIFICATION
6100 WALKER MILL ROAD, CAPITOL HEIGHTS, MD
DSP-18049

1.0 INTRODUCTION/OVERVIEW

Dema, LLC is the owner of a vacant parcel of land located at 6100 Walker Mill Road, Capitol Heights, Maryland. The property contains a total of 1.99 acres and is zoned I-1. The applicant in this case is D.E.N. United General Construction, LLC. ("DEN United") DEN United is a construction contractor currently located in the District of Columbia. DEN United desires to relocate to the Subject Property and operate a contractors office with outdoor storage. A contractors office with outdoor storage is a permitted use in the I-1 Zone, and typically does not require approval of a Detailed Site Plan. In this case, a Detailed Site Plan is required for any use proposed for the Subject Property by virtue of a condition imposed at the time the preliminary plan of subdivision was approved. That preliminary plan of subdivision is referenced as application 4-01056. This application is being filed to conform with the conditions set forth in the resolution approving the preliminary plan, referenced as Prince George's County Resolution PGCPB No. 01-198.

2.0 PROPERTY DESCRIPTION, ORIENTATION AND SUMMARY OF DEVELOPMENT PROPOSAL

The property which is the subject of this application (the "Subject Property") is Lot 18, Block B, as shown on a plat of subdivision titled "Walker Mill Business Park", which plat is recorded among the Land Records of Prince George's County at Plat

Book REP 193 Plat No. 52. The Subject Property contains a total of 1.9932 acres. The Subject Property is zoned I-1. The Subject Property is currently vacant. The Subject Property is located on the north side of Walker Mill Road, just west of its intersection with Silver Hill Road. To the west is vacant land in the I-1 Zone owned by the District of Columbia Water and Sewer Authority. To the north is vacant I-1 zoned land owned by the Way of the Cross Church of Christ, Inc. To the east is a stormwater management pond on land acquired by Prince George's County, Maryland as part of improvements to Walker Mill Road. Across the stormwater management pond is a consolidated storage facility constructed pursuant to Detailed Site Plan DSP-02002. To the south of the Subject Property, across Walker Mill Road, is vacant land owned by the St. John Church of God, Inc., which is zoned R-55. Beyond that is additional land zoned R-55 improved with single family detached homes.

The applicant desires to utilize the Subject Property as a contractors office with outdoor storage. The nature of the applicant's business is such that employees arrive on site in the morning, leave the site to drive to work sites, and return at the end of the day. A large office space is not required. As a result, the only building proposed by the applicant is a 20' X 28' office trailer. The portion of the lot closest to Walker Mill Road will be paved, and a total of 34 parking spaces will be provided. These parking spaces will accommodate work vehicles overnight, as well as employee vehicles during the daytime. The rear of the property, furthest away from Walker Mill Road, will

have a gravel surface and be used for the storage of equipment associated with the business.

3.0 APPROVAL HISTORY

The Subject Property was zoned I-1 pursuant to the adoption of the Suitland-District Heights and Vicinity Sectional Map Amendment in 1986. As noted above, the property was subdivided pursuant to a preliminary plan of subdivision approved in October, 2001. The preliminary plan included 16 acres of land, and a total of four lots were approved and platted. Lot 15, Block B, is located at the intersection of Rochell Avenue and Hazelwood Drive and is the subject of Detailed Site Plan DSP-03085, which approved a contractors storage yard with three buildings. Lot 17, Block B, is located at the intersection of Hazelwood Drive and Walker Mill Road and is the subject of Detailed Site Plan DSP-02002, which approved a consolidated storage facility. Lot 16, Block B and the Subject Property have not yet developed.

In approving the Preliminary Plan of Subdivision, the Planning Board required a Detailed Site Plan prior to the issuance of building permits. The instant application is filed to satisfy this requirement. The condition requiring the DSP specified that certain design guidelines be complied with. These design guidelines were taken from CR-147-1985. CR-147-1985 is a Resolution adopted by the Prince George's District Council on July 23, 1985 approving the Master Plan designation of employment for approximately 200 acres, including the Subject Property. The

District Council expressed its desire that a Detailed Site Plan be required to address certain issues, which are discussed below.

4.0 CONFORMANCE WITH CONDITIONS OF PRELIMINARY PLAN OF SUBDIVISION 4-01056

Preliminary Plan of Subdivision 4-01056 was approved on September 27, 2001, subject to 10 conditions. Each of the conditions of approval is addressed below.

CONDITION 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 new 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.

COMMENT: In DSP-02002, it was determined that the proposed use would generate 13 AM and 23 PM peak hour vehicle trips. In DSP-03085, it was determined that the proposed use would generate 32 AM and 30 PM peak hour vehicle trips. Therefore, the total of the two DSP's previously approved would generate 45 AM and 53 PM peak hour trips. There is sufficient capacity for the proposed development to operate within the trip cap.

CONDITION 2. In accordance with PGCPB Resolution No. 89-345, Condition 1, File 4-89052, the road improvement identified in Conditions 1a, 1b, 1c and 1d, shall be provided prior to the issuance of any building permits.

COMMENT: Several developments have been constructed since this condition was first adopted in 1989 conformance with this condition was found prior to the issuance of building permits for those developments.

CONDITION 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.

COMMENT: The first requirement is that an effective visual buffer be created along three roads, including Walker Mill Road, to maintain the residential character of surrounding properties. At the time this requirement was imposed, the intersection of Walker Mill Road and Silver Hill Road did not exist. The Subject Property was located on a curve along Walker Mill Road. When the intersection of Silver Hill Road was constructed, a "T" intersection was created. The Subject Property is now along an exit ramp where Walker Mill Road turns to the north, creating less visibility along the property frontage. Further, when the intersection was constructed, the County acquired property abutting the eastern property line to create a stormwater management pond. Not only does the vegetation associated with the stormwater management pond further screen the Subject Property from the road, there is an additional strip of right-of-way approximately 20-25 feet in width between the guard rail and the property line.

In addition to the natural buffering, the applicant is proposing to install a substantial landscaped buffer along the property frontage and to retain an existing six (6) foot tall board on board fence. Finally, the Applicant is proposing no buildings other than an office trailer. The proposed landscaping

and the fencing will adequately screen the proposed use to protect the nearby residential areas.

(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.

COMMENT: As noted above, a six foot high board on board fence will be provided along the Walker Mill Road frontage and a swinging gate is proposed at the entrance to the site.

(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 constitute no more than 20 percent of the trees in this landscaped strip.

COMMENT: The applicant is providing the required 12 feet of landscaping. The proposed plantings within this landscape strip are listed on Table 1 on Sheet 6 of the DSP. The Applicant is proposing 15 evergreen trees and five shade trees to ensure that the use is adequately screened in accordance with the above design guideline. a mix of plant types, rather than all evergreen trees. The applicant welcomes input from the Urban Design staff regarding the types of trees proposed, as this guideline was drafted prior to the existence of the Landscape Manual.

- 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.

COMMENT: A cross-section is provided as required as part of the Detailed Site Plan.

CONDITION 4. Prior to the approval of the final plat of subdivision, the applicant, his successors and/or assigns shall submit soil borings to the Environmental Planning Section and the County Health Department. If it is determined that Class III fill exists, on-site remedial activity will be required prior to the approval of the final plat of subdivision.

COMMENT: This condition was addressed at the time of final plat.

CONDITION 5. Prior to the issuance of any permit, a Type II TCP shall be submitted that is in conformance with the Type I TCP and designates the location of the 2.83 acres of off-site mitigation. Priority shall be given to the location of the off-site mitigation within the Anacostia watershed.

COMMENT: A TCP II has been prepared for the Subject Property in conformance with the Woodland Conservation Manual. The TCP II reflects that .86 acres of off-site tree mitigation will be required to satisfy the requirements of the Subject Property. The Applicant is proposing to satisfy the requirements through payment of a fee-in-lieu.

CONDITION 6. Prior to signature approval of the preliminary plan, a copy of the approved Stormwater Management Concept Approval Letter shall be submitted.

COMMENT: This condition was addressed prior to certification of the Preliminary Plan.

CONDITION 7. Development of this subdivision shall be in accordance with the approved Stormwater Concept Plan, #13784-2001-00.

COMMENT: A new Site Development Concept Plan has been approved to update the prior concept plan, which has expired. The new CSWM Plan is #25485-2015-00.

CONDITION 8. Prior to signature approval the preliminary plat shall be revised:

- a. To provide the stormwater management concept approval date.
- b. to not denied access to Walker Mill Road from Lot 17.

COMMENT: These matters were addressed with certification of the Preliminary Plan of Subdivision.

CONDITION 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.

COMMENT: This condition was addressed at the time of final plat.

CONDITION 10. The final plat of subdivision shall deny access along Walker Mill Road to Lot 17.

COMMENT: This condition was addressed at the time of final plat.

5.0 CONFORMANCE WITH THE GENERAL PURPOSES OF DSP'S

The general and specific purposes of Detailed Site Plan (DSP) are contained in §27-281(b) and (c) of the Zoning Ordinance, and are expressed as follows:

(b) General purposes.

(1) The general purposes of Detailed Site Plans are:

(A) To provide for development in accordance with the principles for the orderly, planned, efficient, and economical development contained in the General Plan, Master Plan or other approved plans;

(B) To help fulfill the purposes of the zone in which the land is located;

(C) To provide for development in accordance with the site design guidelines established in this Division; and

(D) To provide approval procedures that are easy to understand and consistent for all types of Detailed Site Plans.

COMMENT: As stated above, the Subject Property was placed in the I-1 Zone in 1986 and has remained in that zone since. This DSP was required to ensure that development was provided in accordance with the orderly, planned, efficient and economical development recommended by the Master Plan. Conformance to the specific guidelines identified by the District Council in requiring the Detailed Site Plan will comply with this purpose. The Applicant submits that the proposed DSP for the Subject Property does demonstrate compliance with these design guidelines.

The site design guidelines applicable to all detailed site plans are set forth in Sections 27-283 and 27-274 of the Zoning Ordinance. Section 27-283 applies to Detailed Site Plans, and states that the site design guidelines are the same as those required for a Conceptual Site Plan, which are contained in Section 27-274. However, the guidelines shall only be used in keeping with the character and purpose of the proposed type of development.

The Site Design Guidelines address General Matters, Parking, Loading and Circulation, Lighting, Views, Green Area, Site and Streetscape Amenities, Grading, Service Areas, Public Spaces, Architecture and Townhouses. Those that are relevant are addressed below.

Section 27-274(a)(1) General. The proposed plan should promote the purposes of the Conceptual Site Plan. The purposes of Conceptual Site Plans are listed in Section 27-272. The General Purposes include providing for development in accordance with the Master Plan and helping fulfill the purposes of the zone in which the land is located. In this case, the Subject Property was placed in the I-1 zone to allow development permitted in that zone. The proposed use of the property for a contractors office with outdoor storage is a permitted use. In this case, certain design guidelines were specified, which have been addressed above, in order to ensure compatibility with the Master Plan recommendation for industrial use. Thus, the General Purposes of the site plan are satisfied.

The Specific Purposes of set forth in Section 27-274 are addressed below.

Section 27-274(a)(2) Parking, Loading and circulation. General guidance is given regarding the location of parking and loading facilities. In this instance, given the nature of the use, only a small office trailer is provided. Parking is provided for employees to park their cars while out on the job site, and for any work vehicles left on site after hours. This is not a retail or office use where visitors will parking in spaces and walking to a business establishment through a parking lot. Those using the spaces will be employees of the company familiar with site operations. Finally, the parking is adequately screened from surrounding roadways by the fencing

and buffering required by the design guidelines specified by Condition 3 of the Preliminary Plan of Subdivision.

Section 27-274(a) (3) Lighting. The proposed use is predominantly a daytime operation. Five light poles are proposed to ensure adequate lighting when vehicles arrive at the sight after sunset in the winter months.

Section 27-274(a) (4) Views. The guidelines encourage creating scenic views from public areas. The required design guidelines ensure that the use will be screened from public areas.

Section 27-274(a) (5) Green Area. The I-1 zone requires 10% green area. The site plan demonstrates that 42% of the site will be allocated to green area.

Section 27-274(a) (6) Site and streetscape amenities. The site plan demonstrates that a sidewalk will be provided along the property frontage on Walker Mill Road, where one currently does not exist. On site amenities are not provided due to the nature of the use.

Section 27-274(a) (7) Grading. The site was previously graded and is generally level at this time. No steep slopes will be created as part of the development of the site.

Section 27-274(a) (8) Service areas. No service areas are provided due to the nature of the use. On site activities will be screened in accordance with the required design guidelines.

Section 27-274(a) (9) Public spaces. No public spaces are provided due to the nature of the proposed use.

Section 27-274(a) (10) Architecture. The only habitable structure proposed is a small office trailer, which will be

largely screened from view due to the landscape strip and fencing. The architectural elevations of the trailer are depicted on Sheet 5 of the DSP set.

Section 27-274(a)(11) Townhouses and three family dwellings. This consideration is inapplicable to the proposed DSP as there are no townhouses or three family dwellings proposed.

Section 27-276(b)(4) provides as follows:

"The plan shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5)."

No regulated environmental features exist on the subject property. As a result, no regulated environmental features will be impacted by its development.

6.0 CONFORMANCE WITH PURPOSES AND REGULATIONS OF THE I-1 ZONE

The purposes and regulations of the I-1 Zone are set forth in Section 27-469 of the Zoning Ordinance, as set forth below.

Sec. 27-469. - I-1 Zone (Light Industrial).

(a) Purposes.

(1) The purposes of the I-1 Zone are:

- (A) To attract a variety of labor-intensive light industrial uses;**
- (B) To apply site development standards which will result in an attractive, conventional light industrial environment;**
- (C) To create a distinct light industrial character, setting it apart from both the more intense Industrial Zones and the high-traffic-generating Commercial Zones; and**
- (D) To provide for a land use mix which is designed to sustain a light industrial character.**

COMMENT: The proposed use a light industrial use. The implementation of the design guidelines applicable to this property will ensure an attractive light industrial environment. The properties in the vicinity are developing with a mix of light industrial uses.

(b) Landscaping, screening, and buffering of development in the I-1 Zone shall be provided in accordance with the provisions of the Landscape Manual. In addition, the following applies:

- (1) At least ten percent (10%) of the net lot area shall be maintained as green area.
- (2) Any landscaped strip adjacent to a public right-of-way required pursuant to the provisions of the Landscape Manual shall not be considered part of the required green area.
- (3) A vehicle towing station permitted in the I-1 Zone shall be screened by a wall or fence at least six (6) feet high, or by an evergreen screen, unless the adjoining property is used for a vehicle towing station or a vehicle salvage yard.

COMMENT: Forty-three percent of the site is proposed as green area, far exceeding the minimum requirement. The landscape strip adjacent to the right of way (Walker Mill Road) provides landscaping per the design guidelines. Specifically, evergreen trees (15) are proposed in addition to shade trees (5). The proposed use is not a vehicle towing station.

(c) Outdoor storage.

- (1) Outdoor storage shall not be visible from a street.

(d) Uses.

- (1) The uses allowed in the I-1 Zone are as provided for in the Table of Uses (Division 3 of this Part).

(e) Regulations.

- (1) Additional regulations concerning the location, size, and other provisions for all buildings and structures in the I-1 Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Tables (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

Comment: The landscaping and sight tight fencing along with the natural vegetation in the right of way will ensure that any outdoor storage is not visible from Walker Mill Road. The proposed contractors office with outdoor storage is a permitted use in the I-1 Zone. The site plan conforms to all of the applicable regulations.

7.0 CONFORMANCE WITH SPECIFIC PURPOSES OF THE DETAILED SITE PLAN

Sec. 27-281 (c) lists the specific purposes of a detailed site plan. There are four specific purposes listed, each of which is addressed below:

Sec. 27-281 (c) (1) (A): To show the specific location and delineation of buildings and structures, parking facilities, streets, green areas, and other physical features and land uses proposed for the site.

COMMENT: The submitted Detailed Site Plan demonstrates the location of the proposed structures, parking facilities, streets and green areas, as required.

Sec. 27-281 (c) (1) (B): To show specific grading, planting, sediment control, tree preservation, and storm water management features proposed for the site.

COMMENT: The DSP shows all elements of the proposed development as required.

Sec. 27-281 (c) (1) (C): To locate and describe the specific recreation facilities proposed, architectural form of buildings, and street furniture (such as lamps, signs, and benches) proposed for the site.

COMMENT: No recreation facilities are proposed.

Sec. 27-281 (b) (1) (D): To describe any maintenance agreements, covenants, or construction contract documents that are necessary to assure that the Plan is implemented in accordance with the requirements of this Subtitle.

COMMENT: No covenants or agreements will be required.

8.0 CONFORMANCE WITH CRITERIA OF APPROVAL--DETAILED SITE PLANS

The Planning Board must also find that the Detailed Site Plan satisfies the criteria of approval set forth in Section 27-285(b) of the Zoning Ordinance. These criteria are set forth below.

(b) Required findings.

(1) The Planning Board may approve a Detailed Site Plan if it finds that the plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. If it cannot make these findings, the Planning Board may disapprove the Plan.

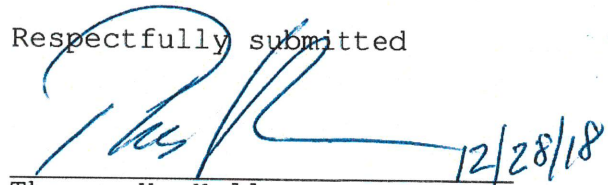
COMMENT: The proposed development does represent a reasonable alternative for satisfying the site design guidelines. The applicant selected this property to relocate a contractors office with outdoor storage from Washington D.C. to Prince George's County. The proposed use is permitted in the I-1 Zone and the site plan reflects that the site conforms to the regulations applicable in the I-1 Zone and the design guidelines which are unique to the Subject Property. The design guidelines are set forth in Sections 27-283 and 27-274 of the Zoning Ordinance. Section 27-283 applies to Detailed Site Plans, and states that the site design guidelines are the same as those required for a Conceptual Site Plan, which are contained in Section 27-274. However, the guidelines shall only be used in keeping with the character and purpose of the proposed type of development. The Site Design Guidelines

are addressed above.

9.0 CONCLUSION

In conclusion, the Applicants submit that the proposed DSP represents a most reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. For this reason, the Applicants respectfully request approval of the DSP.

Respectfully submitted



Thomas H. Haller
Gibbs and Haller
1300 Caraway Court, Suite 102
Largo, Maryland 20774
(301) 306-0033

November 25, 2019

MEMORANDUM

TO: Andrew Bishop, Subdivision and Zoning Section, Development Review Division

VIA: Howard Berger, Supervisor, Historic Preservation Section, Countywide Planning Division **HB**

FROM: Jennifer Stabler, Historic Preservation Section, Countywide Planning Division **JAS**
Tyler Smith, Historic Preservation Section, Countywide Planning Division **TAS**

SUBJECT: DSP-18049: Walker Mill Road Business Park

The subject property comprises 1.99 acres on the north side of Walker Mill Road, approximately 1,200 feet southwest of the intersection of Walker Mill Road and Hazelwood Drive. The subject application proposes the construction of a 160 square-foot contractor's office with outdoor storage for construction material and equipment. The subject property is Zoned I-1.

A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. 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. Historic Preservation staff recommends approval of DSP-18049: Walker Mill Road Business Park with no conditions.



Prince George's County Planning Department
Community Planning Division


14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

301-952-3972

January 08, 2020

MEMORANDUM

TO: Andrew Bishop, Development Review Division

VIA: David A. Green, Master Planner, Community Planning Division 

FROM: Maha Tariq, Senior Planner, Neighborhood Revitalization Section, Community Planning Division *mt & PCJ*

SUBJECT: **DSP-18049, Walker Mill Road Business Park**

FINDINGS

Pursuant to Part 3, Division 9, Subdivision 3 of the Zoning Ordinance, Master Plan conformance is not required for this application.

BACKGROUND

Application Type: Detailed Site Plan for property outside of an overlay zone.

Location: 6100 Walker Mill Road, Capital Heights, MD 20743

Size: 1.9 Acres

Existing Uses: Vacant

Proposal: Contractor's office with outdoor storage of materials and equipment

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This application is in the Established Communities. The vision for the Established Communities is context-sensitive infill and low to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services, facilities, and infrastructure to ensure that the needs of residents are met. (p. 20)

Master Plan: The 2010 *Approved Subregion 4 Master Plan* recommends Industrial land use on the subject property.

DSP-18049, Walker Miller Road Business Park

January 08, 2020

Page 2

Planning Area: 75B

Community: Town of Capital Heights

Aviation/MIOZ: This application is not located within an Aviation Policy Area or the Military Installation Overlay Zone.

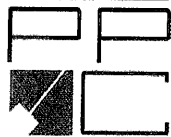
SMA/Zoning: The 2010 Approved Subregion 4 Master Plan and Endorsed Sectional Map Amendment retained the subject property into the Light Industrial (I-1) zone.

ADDITIONAL INFORMATION

None.

cc: Long-range Agenda Notebook

MN
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



Countywide Planning Division
Transportation Planning Section

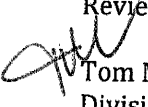
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301-952-3680

December 27, 2019

MEMORANDUM

TO: Andrew Bishop, Planner Coordinator, Urban Design Review Section, Development Review Division

FROM:  Tom Masog, Master Planner, Transportation Planning Section, Countywide Planning Division

SUBJECT: **DSP-18049: Walker Mill Road Business Park**

Proposal

The applicant is seeking to develop the site with a contractor's office with outdoor storage.

Background

The site is on a lot created and platted pursuant to Preliminary Plan of Subdivision (PPS) 4-01056. The PPS included four traffic-related conditions, and these will be reviewed below. There are no other reviewable prior applications related to this site (there is reference in the PPS resolution to the site being the subject of Zoning Map Amendment A-9770, but there is no case file available under that application number).

The detailed site plan (DSP) is required pursuant to Condition 3 of the PPS to address issues related to visual buffers, fence design, and landscaping. The site plan is also required to address general detailed site plan requirements such as access and circulation. There are no transportation-related findings related to traffic or adequacy associated with a DSP.

Review of Plan and Analysis of Traffic Impacts

The applicant proposes a contractor's office with outdoor storage. The office is approximately 160 square feet and receives access from Walker Mill Road. Access will be discussed later in this memorandum; circulation within the site is acceptable.

The site is adjacent to Walker Mill Road, and in this location this facility is a master plan collector roadway. The right-of-way is consistent with the recommendations in the 2009 *Approved Countywide Master Plan of Transportation*. The right-of-way is also consistent with the right-of-way shown on the PPS as approved.

The table below summarizes the trip generation in each peak hour that will be used to demonstrate conformance to the PPS trip cap for the site:

Trip Generation Summary: DSP-18049: Walker Mill Road Business Park								
Land Use	Use Quantity	Metric	AM Peak Hour			PM Peak Hour		
			In	Out	Tot	In	Out	Tot
Lot 15: Contractor's Offices	17,725	Square feet	31	4	35	6	27	33
Lot 16: Vacant	--	--	0	0	0	0	0	0
Lot 17: Consolidated Storage	88,299	Square feet	5	4	9	7	8	15
Lot 18 (subject site): Contractor's Offices and Storage	1.98	Acres	3	1	4	1	3	4
Total Trips for DSP-18049 and Remainder of PPS Area			39	9	48	14	38	52
Trip Cap: PPS 4-01056					183			183

Prior Approvals

PPS 4-01056 was approved by the Planning Board on September 27, 2001 (PGCPB Resolution No. 01-198). The Planning Board approved the PPS with four traffic-related conditions which are applicable to the review of this DSP and warrant discussion, as follows:

- 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.**

This condition establishes an overall trip cap for the subject property of 183 AM and 183 PM peak-hour trips. The proposal would generate 4 AM and 4 PM peak-hour trips as noted in the table above. When combined with other approvals within the area of the PPS, total approved development would generate 48 AM and 52 PM peak-hour trips. This complies with the established trip cap.

- 2. In accordance with PGCPB Resolution No. 89-345, Condition 1, File 4-89052, the road improvements identified in Condition 1a, 1b, 1c, and 1d shall be provided prior to the issuance of any building permits.**

The referenced condition is provided below with comments under each sub-condition:

1. **Total development of the site shall be limited to 580,873 square feet of light industrial use that would generate no more than 500 peak hour trips during either the PM or AM peak hours (a total of 1000 peak hour trips). This represents an increase of 139,912 square feet or 121 total peak hour trips from the 801,000 square feet that was approved as part of Preliminary Plat 4-87194 on January 7, 1988. Prior to the issuance of any building permits, the following road improvements shall be provided by the applicant:**

- a. **At the intersection of Walker Mill Road and Rochelle Avenue:**
 - **An exclusive right-turn lane at the westbound approach.**
 - **A thru and left-turn lane at the southbound approach.**
 - **An exclusive right-turn lane at the southbound approach.**
 - **Modification of the intersection to provide a thru and left-turn lane at the eastbound approach.**
 - **An exclusive left-turn lane at the westbound approach due to a heavy left-turn volume.**
 - **Modification of the traffic signal as a result of providing exclusive left-turn lane.**

Aerial photography indicates that the fourth, fifth, and sixth improvements are complete. The first and third bullets do not appear to be complete. There appears to be sufficient pavement to accommodate the second bullet, but the lanes are not marked.

- b. **At the intersection of Walker Mill Road and County Road:**
 - **An exclusive right-turn lane at the westbound approach.**
 - **An exclusive right-turn lane at the southbound approach.**
 - **A thru and left-turn lane at the southbound approach.**

Aerial photography indicates that the first two improvements are complete. There appears to be sufficient pavement to accommodate the third bullet but the lanes are not marked.

- c. **At the intersection of Maryland Route 4 and Maryland Route 458:**
 - **A dual left-turn lane at the northbound approach.**
 - **A third thru lane at the eastbound approach.**

Aerial photography indicates that these improvements are complete.

- d. **At the intersection of Maryland Route 458 and Marlboro Pike:**
 - **Two (2) thru lanes, a left-turn lane and an exclusive right-turn lane at the southbound approach.**

Aerial photography indicates that these improvements are complete.

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 subject application concerns Lot 18, so this condition is applicable to this plan. The transportation staff notes that the access is located as close to the northwest property line as feasible, with the driveway and the access apron located against the property line.

10. **The final plat of subdivision shall deny access along Walker Mill Road to Lot 17.**

The subject application concerns Lot 18, so this condition is not applicable to this site.

Conclusion

From the standpoint of transportation and in consideration of the findings contained herein, it is determined that this plan is acceptable if the application is approved. At the time of permit, documentation will need to be provided to demonstrate that all improvements referenced by Condition 2 of PPS 4-01056 are complete.

December 12, 2019

MEMORANDUM

TO: Andrew Bishop, Senior Planner, Urban Design Section

VIA: Sherri Conner, Supervisor, Subdivision and Zoning Section *SC*

FROM: Christopher Davis, Senior Planner, Subdivision and Zoning Section *CD*

SUBJECT: DSP-18049, Walker Mill Road Business Park

The subject property is located on Tax Map 81 in Grid C-1, and is known as Lot 18 of Block B, recorded in Plat Book REP 193-52. The site is approximately 1.99 acres and is located in the Light Industrial (I-1) Zone. The instant application proposes the construction of a 160 square foot contractor's office with outdoor storage and parking. The DSP correctly reflects the bearings and distances of the subject property in accordance with record plat REP 193-52.

The site is subject to preliminary plan of subdivision (PPS) 4-01056 (PGCPB Resolution No. 01-198), approved by the Planning Board on September 27, 2001 for four lots, subject to 10 conditions. Of the 10 conditions approved by the Planning Board, the following are applicable to the review of the subject 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, which approved permitted uses in the I-1 Zone on this site subject to the above trip cap. Conformance to Condition 1 should be reviewed and determined by the Transportation Planning Section.

5. **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.**

The DSP does indicate that a six-foot high wood fence will be provide along the perimeter of the subject property. The DSP further shows landscaping along Walker Mill Road for which the subject property fronts on and the applicant has provided a cross-section exhibit to demonstrate that outdoor storage area will be shielded from the adjacent right-of-way of Walker Mill Road. Conformance to Condition 5 above should be reviewed and determined by the Urban Design Section.

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.**

Limited access along Walker Mill Road to Lot 18 is reflected on the final plat for the subject property, REP 193-52. Plat notes 3 and 8 state that access to Lot 17 is denied from Walker Mill Road, and access to Lot 18 shall be in accordance with Condition 9 above. The DSP shows access on the subject Lot 18 near the northwest corner of the site. Conformance to

Condition 9 should be reviewed and determined by the Transportation Planning and Urban Design Sections.

This referral is provided for the purposes of determining conformance with any underlying subdivision approvals on the subject property and Subtitle 24. The DSP has been found to be in substantial conformance with the preliminary plan of subdivision and record plat. All bearings and distances must be clearly shown on the DSP and be consistent with the record plat or permits will be placed on hold until the plans are corrected. There are no other subdivision issues at this time.

December 30, 2019

MEMORANDUM

TO: Andrew Bishop, Development Review Division

3R FROM: Benjamin Ryan, Transportation Planning Section, Countywide Planning Division

SUBJECT: **Detailed Site Plan Review for Non-Motorized Transportation Master Plan Compliance**

The following detailed site plan (DSP) was reviewed for conformance with the *Approved Countywide Master Plan of Transportation (MPOT)* and the *2010 Approved Subregion 4 Master Plan and Sectional Map Amendment* to provide the appropriate pedestrian and bicycle transportation recommendations.

Detailed Site Plan Number: DSP-18049

Development Case Name: Walker Mill Road Business Park

Type of Master Plan Bikeway or Trail

Private R.O.W.*	<input type="checkbox"/>	Public Use Trail Easement	<input type="checkbox"/>
PG Co. R.O.W.*	<input checked="" type="checkbox"/>	Nature Trails	<input type="checkbox"/>
SHA R.O.W.*	<input type="checkbox"/>	M-NCPPC - Parks	<input type="checkbox"/>
HOA	<input type="checkbox"/>	Bicycle Parking	<input type="checkbox"/>
Sidewalks	<input checked="" type="checkbox"/>	Trail Access	<input checked="" type="checkbox"/>

Subject to 24-124.01: No

Preliminary Plan Background	
Building Square Footage (non-residential)	560 Square Foot – Trailer for Contractors Office Use
Number of Units (residential)	N/A
Abutting Roadways	Walker Mill Road, Silver Hill Road
Abutting or Nearby Master Plan Roadways	Walker Mill Road, Silver Hill Road, Marlboro Pike, Rollins Avenue, S. Addison Road
Abutting or Nearby Master Plan Trails	Planned Oxon Run Trail, Planned Walker Mill Road Bike Lane, Planned Silver Hill Road Bike Lane, Planned Walker Mill Road Sidewalks
Proposed Use(s)	Contractors Office with Outdoor Storage
Zoning	I-1
Centers and/or Corridors	N/A
Prior Approvals on Subject Site	4-01056

Previous Conditions of Approval

Approved Preliminary Plan of Subdivision (PPS) 4-01056 indicates that there are no prior conditions associated with the plan.

Existing Conditions Sidewalks and Bike Infrastructure

The subject property is located along the north side of Walker Mill Road. No sidewalks currently exist along the frontage of the subject property. Existing sidewalks are in place on the north side of Walker Mill Road, the west of the subject property, originating at the intersection of Walker Mill Road and Rollins Avenue and end approximately 265 feet west of the subject property. Existing sidewalks are in place to the east of the subject property, originating at the intersection of Walker Mill Road and Hazelwood Drive and end approximately 150 feet east of the subject property. The south side of Walker Mill Road features existing sidewalks, which connect to the sidewalk network along Silver Hill Road and Marlboro Pike

There is no existing bicycle infrastructure along Walker Mill Road in the vicinity of the subject property.

Review of Proposed On-Site Improvements

The applicant proposes to construct sidewalks along the frontage of the subject property. The surrounding vicinity of Walker Mill Road features extensive sidewalks already in place. The construction of new sidewalks along the frontage of the subject property will create a more extensive sidewalk network along Walker Mill Road.

Review of Plan Compliance

The portion of Walker Mill Road fronting the subject property is a planned bike lane per the MPOT. There are additional recommendations in the MPOT for bike lanes along Silver Hill Road, Rollins Avenue, and Hazelwood Drive.

The Transportation Systems Section of the *Approved Subregion 4 Master Plan* and Sectional Map Amendment (p.252) makes the following recommendation:

Policy 3:

Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO Guide for the Development of Bicycle Facilities.

Comment: Since the subject property fronts only on a portion of Walker Mill Road, a striped bike lane along this frontage may not be effective for facilitating bike transportation along the corridor. An on-street bike lane along the entire extent of Walker Mill Road can be installed as part of a future Capital Improvement Project or roadway maintenance project by the Department of Public Works & 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. Bikeway signs can be used with or without accompanying bike lanes to indicate to motorists that people bicycling may also use the roadway.

Recommended Conditions of Approval:

1. Prior to the first permit, the applicant's heir, successors and/or assigns 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.

December 3, 2019

MEMORANDUM

TO: Andrew Bishop, Urban Design

FROM: Kelsey Shaffer, Permit Review Section, Development Review Division *KCS*

SUBJECT: Referral Comments for DSP-18049 - Walker Mill Road Business Park

1. Per Part 11 of the Zoning Ordinance, 1 handicapped parking space is required and must be van accessible and dimensioned at 16' by 19'. The site plan must be revised to demonstrate this.
2. The width of the proposed cantilever gate must be demonstrated on the site plan.
3. Any fence higher than 6' must meet main building setbacks. Setbacks in the I-1 Zone must be a combined total of 30' and must be demonstrated on the site plan.
4. A note must be added to the General Notes on the site plan demonstrating what type of materials or equipment will be stored in the outdoor storage area.
5. A note must be added to the General Notes on the site plan stating that outdoor storage shall not be visible from the street in accordance with Section 27-469(c)(1).
6. The green area must be demonstrated on the site plan, and a note must be added to the General Notes on the site plan showing the calculations for the green area.
7. The landscape requirements for a parking lot must extend along the entire paved portion of the parking lot along the western boundary of the property between the property and Parcel 025 per Section 4.3 of the Landscape Manual. The site plan must be revised to demonstrate this.
8. The dimensions between the parking lot and the property line of the stormwater management pond to the east of the property must be demonstrated on the site plan to determine if any landscaping is required per Section 4.3 of the Landscape Manual.
9. Table 5 on the Landscape Plan may need to be updated after the above changes are made per Section 4.9 of the Landscape Manual.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

10. This review does not include the review of any signage.

Countywide Planning Division
Environmental Planning Section

301-952-3650

January 6, 2020

MEMORANDUM

TO: Andrew Bishop, Senior Planner, Subdivision Review and Zoning Section

VIA: Megan Reiser, Acting Supervisor, Environmental Planning Section *by former*

FROM: Chuck Schneider, Planner Coordinator, Environmental Planning Section *OK for ACS*

SUBJECT: **Walker Mill Business Park - Lot 18 - 6100 Walker Mill Road
DSP-18049 and TCP2-039-2019**

The Environmental Planning Section (EPS) has reviewed the above referenced Detailed Site Plan (DSP) and Type 2 Tree Conservation Plan (TCP2) stamped as received on November 19, 2019, and revised plans stamped as received on December 30, 2019. Verbal comments were provided in a Subdivision Development Review Committee (SDRC) meeting on December 2, 2019. The Environmental Planning Section recommends approval of DSP-18049 and TCP2-039-2019 subject to the conditions listed at the end of this memorandum.

Background

The Environmental Planning Section previously reviewed the following applications and associated plans for the subject site:

Development Review Case #	Associated Tree Conservation Plan #	Authority	Status	Action Date	Resolution Number
4-01056	TCP1-020-01	Planning Board	Approved	9/27/2001	01-198
NRI-254-2015	N/A	Staff	Approved	9/17/15	N/A
DSP-18049	TCP2-039-2019	Planning Board	Pending	Pending	Pending

The Preliminary Plan of Subdivision (4-01056) approval was for Lots 14, 16, 17 and 18 of Walker Mill Business Park. As part of this Preliminary Plan of Subdivision approval, Lot 18 was required to have 0.18 acres of reforestation for this project as shown on the approved TCP1 (TCP1-020-01). No disturbance was shown on Lot 18. However, the reforestation area is shown on the TCP1. The subdivision was platted, and the lot numbers have since changed to Lots 15, 16, 17 and 18.

In 2015 an enforcement action occurred on Lot 18 for clearing on-site woodlands without a permit or an approved TCP2. NRI-254-2015 was reviewed and approved to establish how much clearing occurred; the site was cleared of 1.36 acres of on-site woodland.

Proposed Activity

This DSP proposes to construct a 160 square foot contractor office with outdoor storage for construction material and equipment.

Grandfathering

The project is subject to the current regulations of Subtitles 24, 25 and 27 that came into effect on September 1, 2010 and February 1, 2012 to address the requirements of the woodland conservation violation that occurred in 2015.

Site Description

The subject 1.99-acre, I-1 zoned, site is identified as Lot 18 of the Walker Mill Business Park located on Walker Mill Road. A review of the available information indicates that no Regulated Environmental Features (REF) are located on-site, but there are stream and wetland buffers on-site from adjacent features. The predominant soils found to occur according to the United States Department of Agriculture, Natural Resources Conservation Services (USDA NRCS) Web Soil Survey (WSS) 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. According to the Sensitive Species Project Review Area (SSPRA) map received from the Maryland Department of Natural Resources Natural Heritage Program (DNR NHP), there are no Rare, Threatened, or Endangered (RTE) species found to occur on or near this property. The on-site stormwater drains north across the site towards the adjacent off-site wetland and stream system. The off-site unnamed stream drains to Watts Branch, which is part of the Lower Beaverdam Creek watershed, and then to the Anacostia River. The site has frontage on Walker Mill Road, which is identified as a collector roadway, which is not identified as a traffic noise generator. No designated scenic or historic roadways are adjacent to the project site. No Forest Interior Dwelling Species (FIDS) or FIDS buffer are mapped on-site. The site is located within the Environmental Strategy Area 1 (formerly the Developed Tier) of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan (2014)*. According to the *Countywide Green Infrastructure Plan* of the approved *Prince George's County Resource Conservation Plan, (May 2017)*, the site does contain Regulated and Evaluation Area within the network areas.

Review of Previously Approved Conditions

The following text addresses previously approved environmental conditions that need to be addressed with this application. The text in **BOLD** is the actual text from the previous cases or plans. The plain text provides the comments on the plan's conformance with the conditions.

Preliminary Plan of Subdivision (4-01056) was approved by the Planning Board on September 27, 2001. The conditions of approval can be found in PGCPB No. 01-198.

4. **Prior to the approval of the final plat of subdivision, the applicant, his assessors and/or assigns shall submit soil borings to the Environmental Planning Section and the county Health Department. If it is determined that Class III fill exists, on-site remedial activity will be required prior to the approval of the final plat of subdivision.**

This condition shall be met at the time of final plat.

5. **Prior to issuance of any permit a Type II TCP shall be submitted that is in conformance with the Type I TCP and designates the location of the 2.83 acres of off-site mitigation. Priority shall be given to the location of the off-site mitigation within the Anacostia watershed.**

The approved TCP1 for the overall subdivision shows how much of the woodland conservation requirement is allocated for each lot. Lot 18 is required to purchase 2.34 acres of off-site woodland conservation and provide 0.18 acres of planting on-site. This requirement shall be shown on the TCP2 worksheet prior to certification of the plan. The off-site woodland conservation credits shall be met at the time of permit.

6. **Prior to signature approval of the preliminary plan, a copy of the approved Stormwater Management Concept Approval Letter shall be submitted.**
7. **Development of this subdivision shall be in accordance with the approved Stormwater Management Concept Plan, #13784-2001-00.**

An approved Stormwater Management (SWM) Concept plan and approval letter was submitted with the subject application (Concept approval #25485-2015-01). Proposed SWM features include two rain garden facilities.

Environmental Review

Natural Resource Inventory Plan / Existing Features

An approved Natural Resources Inventory (NRI-254-15), which was part of an on-site woodland clearing enforcement action, was submitted with the application. The site was cleared of 1.36 acres of on-site woodland, and as part of the enforcement requirement, NRI-254-15 was reviewed and approved to establish how much clearing had occurred on-site. No sensitive environmental features such as streams, wetlands, and steep slopes are located on-site but the buffers of adjacent features are present along the northern portions of the property. No specimen trees are located on-site. No additional information is required with regard to the NRI.

Woodland Conservation Plan

This property is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and it contained more than 10,000 square feet of existing woodland prior to a woodland conservation violation that was issued in 2015. A Type 2 Tree Conservation Plan (TCP2-039-2019) was submitted with the DSP application.

The approved 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 was 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.

As previously mentioned, the 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 acres of reforestation just north of the existing on-site State Highway Administration 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.

Additional revisions are required to the TCP2.

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

There are wetland buffers located on this property which comprise the Primary Management Area (PMS). No other Regulated Environmental Features (REF) are located on-site. These wetland buffers will not be impacted as part of this application. No additional information is required regarding the Regulated Environmental Features/Primary Management Area.

Soils/Unsafe soils

The predominant soils found to occur according to the United States Department of Agriculture, Natural Resources Conservation Services (USDA NRCS) Web Soil Survey (WSS) 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.

Resolution 01-198 from the Preliminary Plan of Subdivision (4-01056) stated that the Health Department has concerns that the apparent fill on the subject Walker Mill Business Park area is Class III. Borings on Lot 18 are required to determine if fill exists and if fill exists then remedial activity would be required prior to approval of the final plat.

The County (DPIE) may require a soils report in conformance with CB-94-2004 during future phases of development.

This information is provided for the applicant's benefit. No further action is needed as it relates to this DSP. A soils report showing boring locations and material encountered is required by the Prince George's County Health Department and the Environmental Planning Section.

Required Condition: Prior to the approval of the final plat of subdivision, the applicant, his assessors and/or assigns shall submit soil borings to the Environmental Planning Section and the county Health Department. If it is determined that Class III fill exists, on-site remedial activity will be required prior to the approval of the final plat of subdivision.

Stormwater Management

An approved Stormwater Management (SWM) Concept plan and approval letter was submitted with the subject application (Concept approval #25485-2015-01). Proposed SWM features include two rain garden facilities. No SWM fee is required in lieu of providing on-site attenuation/quality control measures. No further information pertaining to SWM is required.

Summary of Recommended Findings and Conditions

The Environmental Planning Section recommends approval of DSP-18049 and TCP2-039-2019 subject to the following conditions:

Recommended Finding:

1. The regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible based on the limits of disturbance shown on the tree conservation plan submitted for review. No impacts have been proposed.

Recommended Conditions:

1. Prior to certification of the DSP, the TCP2 shall be revised as follows:
 - a. 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.
 - b. Show a split rail fence along the reforestation edge
 - c. Add a split rail fence detail to the note sheet and add the symbol to the legend
 - d. Add culvert pipe easement language to the southern end of the easement
 - e. Show rip rap and outfall structure for stormwater
 - f. Have the revised plan signed and dated by the qualified professional who prepared it.
2. Prior to the signature of the TCP2, the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section (EPS) for review by the Office of Law and submitted for recordation to the Office of Land Records. The following note shall be added to the standard Type 2 Tree Conservation Plan 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 the 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 TCP2.

If you have any questions concerning these comments, please contact me at 301-883-3240 or by e-mail at alwin.schneider@ppd.mncppc.org.

THE PRINCE GEORGE'S COUNTY GOVERNMENT



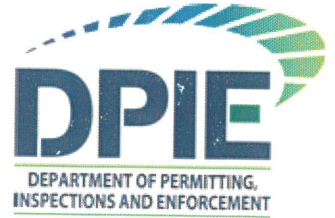
Department of Permitting, Inspections and Enforcement

Site/Road Plan Review Division

9400 Peppercorn Place, Suite 420

Largo, Maryland 20774

(301) 883-5710



STORMWATER MANAGEMENT CONCEPT APPROVAL

CASE NAME: WALKER MILL BUSINESS PARK LOT 18, BLOCK B CASE #: 25485-2015-01
APPLICANT'S NAME: D.E.N. United General C
ENGINEER : Capitol Development Design, Inc

REQUIREMENTS:

Technical Review is required for PUBLIC/PRIVATE Storm Drain/SWM Construction.

Type of Storm Drainage/SWM Construction is PRIVATE.

These additional approvals are required: None.

These fees apply: REVIEW.

These bonds apply: None.

Required water quality controls: RAIN GARDEN.

Required water quantity controls: None.

A maintenance agreement is required.

No special conditions apply.

Required easements: FLOOD PLAIN.



Storm Water Management fee payment of none in lieu of providing on-site attenuation/quality control measures.
(Fee-In-Lieu subject to change during technical review.)

CONDITIONS OF APPROVAL:

1. ALL STORM DRAIN OUTFALLS TO HAVE STEPPED RIP-RAP PLUNGE POOLS.
 2. LANDSCAPE PLANS ARE REQUIRED AT TECHNICAL REVIEW.
 3. SITE DEVELOPMENT PERMIT REQUIRED INCLUDING ULTIMATE R/W FRONTAGE IMPROVEMENTS, INCLUDING STORM DRAINAGE, STREET TREES AND STREET LIGHTING AND ON-SITE GRADING.
 4. ESD TO THE MEP REQUIREMENT FOR THE SITE TO BE ADDRESSED USING RAIN GARDEN.
- REVIEWED BY MA.
REV.(-01) IS FOR CONTACT INFO UPDATE ONLY. NO CHANGE IN DESIGN. SUPERSEDES PREVIOUS APPROVAL DATED 03-21-16. REVIEWED BY SS.

APPROVED BY:

Rey De Guzman

APPROVAL DATE: March 21, 2019
EXPIRATION DATE: March 21, 2022

FOR OFFICE USE ONLY

ADC MAP:	5530 F-2	200' SHEET:	203SE06
STREET NAME:	WALKER MILL RD		
WATERSHED:	10-Anacostia River		
NUMBER OF DU'S:	1	COST PER DWELLING:	0