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## DETAILED SITE PLAN

## DSP-04070

Application	General Data
<b>Project Name:</b> Friends Community School  <b>Location:</b> Southerly side of Westchester Park Drive, approximately 200 feet southeasterly of its intersection with Kenilworth Avenue (MD 201)  <b>Applicant/Address:</b> Friends Community School, Inc. 401 Calvert Road College Park, MD 20740	Date Accepted: 12/06/2004
	Planning Board Action Limit: 03/01/2005
	Plan Acreage: 17.43
	Zone: R-R
	Dwelling Units: NA
	Square Footage: 24,300
	Planning Area: 67
	Tier: Developed
	Council District: 4
	Municipality: N/A
200-Scale Base Map: 209NE05	

Purpose of Application	Notice Dates
To establish a private school with an enrollment of 200 students.	Adjoining Property Owners Previous Parties of Record Registered Associations: 9/22/2004 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 1/25/2005

Staff Recommendation		Staff Reviewer: Grover, Ruth	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

February 16, 2005

**MEMORANDUM**

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Ruth Grover, Senior Planner

SUBJECT: Detailed Site Plan DSP-04070 and Tree Conservation Plan TCP II/161/04  
Friends Community School

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

**EVALUATION**

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

- a. The requirements of the Zoning Ordinance in the R-R Zone.
- b. The requirements of Preliminary Plan of Subdivision 4-03085.
- c. The requirements of the *Landscape Manual*.
- d. The requirements of the Prince George's County Woodland Conservation Ordinance.
- e. Referral comments.

**FINDINGS**

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

1. **Request:** The subject application requests the development of a one-story, 24,300-square-foot private school for 200 students serving grades K-8 in the R-R Zone.

2. **Development Data Summary**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone	R-R	R-R
Use(s)	Vacant	Private School
Acreage	17.43	17.43
Lots	2	1
Building Square Footage/GFA	0	24,300

OTHER DEVELOPMENT DATA

	<b>REQUIRED</b>	<b>PROPOSED</b>
Total parking spaces	34	34
Loading spaces	1	1

- 3. **Location:** The site is in Planning Area 67, Council District 4. More specifically, it is located in the southerly quadrant of Westchester Park Drive and Kenilworth Avenue.
- 4. **Surroundings and Use:** The subject property is bounded to the north by residential condominium use and to the south, east and west by federal parkland (Greenbelt Park).
- 5. **Previous Approvals:** The site is the subject of Preliminary Plan of Subdivision 4-03085, approved by the Planning Board on January 29, 2004. PGCPB Resolution No. 04-20, formalizing that action, was adopted by the Planning Board on February 19, 2004.

The property is also the subject of TCP I/48/00-01, adopted the same date as the preliminary plan of subdivision and stormwater management concept approval 19013-2003-00, approved September 16, 2003, by the Department of Environmental Resources.

6. **Design Features:**

The proposed 24,300-square-foot school would be accessed from Westchester Park Drive, across from the Westchester Park residential development. The frontage of the school’s property on Westchester Park Drive is currently finished with concrete curbs and gutters and configured with a traffic circle and two traffic islands containing some landscaping and a bus stop. Use of a one-way traffic circle is repeated on the site in front of the school. The access road leading up to the school would feed on either side of the traffic circle into a 34-space parking lot, on the easterly end of the school, except that it is gated on one end. The gated side of the drive terminates in a service area and dumpster pad, which, while not indicated as a “loading area” on the plan, could function as one.

Stormwater management for the project would be provided by a combination of “green roof” and bioretention ponds. The series of six ponds would be located as follows: one each behind the westerly and easterly ends of the school and end portion of the proposed school, two at the easterly periphery of the proposed parking lot in front of the school, and two between the proposed recreation activity area/field and the easterly property line.

A proposed recreation activity area/field measuring a minimum of 20,000 square feet is planned in the northeasterly portion of the site between the site’s Westchester Park Drive frontage and the access road to the school. A stop sign is proposed at the Westchester Park Drive together with a

proposed entry sign of unspecified design but noted to comply with the Prince George's County Zoning regulations.

The site also contains existing wetlands and a stream. The site plan indicates that floodplain, stream and wetland buffers have been provided, as well as a proposed wooden split rail fence to help demarcate and protect these natural features.

The architecture of the school is linear and the material indicated is primarily lime plaster over straw bales with some fiber cement siding. Although "lime plaster over straw bales" might evoke images of historical building techniques, the method is actually being considered "innovative," gaining credence and popularity in the industry and accounting, at least in part, for the Friends Community Building being considered for certification under the LEED (Leadership in Energy and Environmental Design) program. (For more details, please see the attached "Enermodal Engineering-LEED Explained."). Post and beam construction provides structural support for the building's load bearing walls, while lime plaster over straw bales would provide an adobe-like thick wall appearance with a finish much like plaster.

The applicant chose this type of construction for its environmental soundness, its ability to involve community participation and for its didactic benefits. Lasting education benefits of the project will include both a window in a wall of the building intended to leave a portion of the wall construction exposed for on-going and future educational opportunities regarding the construction of the building, as well as a kiosk to be erected in the adjacent Greenbelt Park as the result of a partnership between the Friends Community School and the National Park Service that will explain the construction methods employed in the building of the school.

The school is primarily one-story, though fenestration design for the school includes fixed clerestory windows rising a half-story above the school's first floor with every third window opening for ventilation. A variety of aluminum picture, awning, and double-hung windows are used on all facades, together with a metal storefront window/door system to be utilized at the entrances. The facades are varied and well articulated, but contrast against the colonial design of Westchester Park residential development across from the entrance to the proposed development.

## COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the R-R Zone and the site plan design guidelines of the Zoning Ordinance.
  - a. The subject application is in conformance with the requirements of Section 27-441, which governs permitted uses in residential zones. The proposed private school is a permitted use in the R-R Zone.
  - b. The proposal is also in conformance with the requirements of Section 27-442, Regulations, regarding additional regulations for development in residential zones.
  - c. The proposal is also in conformance with Section 27-443 regarding the development of private schools in residential areas. More particularly:

<b>Required</b>	<b>Provided</b>
Land at least five acres.	The property included in the subject application measures 17.43 acres.
Maximum enrollment 400.	The proposed enrollment for the subject private school is 200.
Frontage on and direct vehicular access to a street having a paved surface at least 36 feet wide, unless the situation meets the exception in the Zoning Ordinance.	The proposed school accesses Westchester Park Drive, which has a paved surface at least 36 feet wide, though it is in part separated by landscape medians.
Outdoor play area at least 100 square feet of usable space per student	The outdoor play area provides 20,000 square feet fulfilling this requirement for the school's 200-student enrollment.
Play area must be located at least 25 feet from any dwelling on an adjoining lot	Since the play area is located at its closest point, at least 100 feet from the nearest property line, it must be at least 25 feet from any dwelling on any adjoining lot.
Play area must be buffered from adjoining uses in accordance with the provisions of the <i>Landscape Manual</i>	Applicant has demonstrated compliance with the applicable sections of the <i>Landscape Manual</i> .
Play area must be enclosed by a substantial wall or fence at least three feet high for grades six and below, and at least five feet high for other grades, unless the situation meets one of the exceptions in the Zoning Ordinance.	A recommended condition below would ensure that the applicant meets this requirement.
A detailed site plan shall be approved for the private school	If the subject application is approved, this requirement would be fulfilled.

8. **Preliminary Plan of Subdivision, 4-03085:** Preliminary Plan 4-03085 was approved by the Planning Board on January 29, 2003. Resolution PGCPB 04-20 was adopted on February 19, 2004. The following conditions of approval apply to the review of the subject detailed site plan and subsequent development pursuant to that detailed site plan.

“3. A Type II Tree Conservation Plan shall be approved at the time of detailed site plan.”

**Comment:** A Type II Tree Conservation Plan TCP II/161/04 has been submitted with the subject application and the Environmental Planning Section has recommended its approval, subject to conditions. Should the Planning Board approve the proposed TCP II together with the subject detailed site plan, this condition would be fulfilled.

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

**Comment:** This condition of preliminary plan approval is reiterated in recommended condition 2b below in order to assure compliance.

“9. Total development within the subject property shall be limited to a 200-student private school, or equivalent development which is permitted within the R-R Zone which

generates no more than 184 AM and 40 PM peak hour vehicle trips. Any development that generates more than that identified herein shall require an additional preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.

**Comment:** The Transportation Planning Section has found the proposed development is within the specified trip cap.

9. **Landscape Manual:** The proposed development is subject to the requirements of Section 4.2, Commercial and Industrial Landscaped Strip Requirements; Section 4.3(a), Landscaped Strip Requirements, and (c), Interior Planting of the Parking Lot Requirements; and Section 4.7, Buffering Incompatible Uses, of the *Landscape Manual*.

The Urban Design staff reviewed the proposed landscape plan and found that the submittals are in general compliance with the applicable sections of the *Landscape Manual*.

10. **Woodland Conservation Ordinance:** The proposed project is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because its gross tract area is in excess of 40,000 square feet and there are more than 10,000 square feet of existing woodland on site. Please see a more detailed description under Finding 11(g) below.

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

- a. **Community Planning**—In a memorandum dated January 4, 2005, the Community Planning Division stated that the proposed project conforms to the 1989 approved Langley Park-College Park-Greenbelt master plan's recommendation of residential uses for the subject property because private schools are recognized as permitted uses in residential zones and the proposal is not inconsistent with the 2002 General Plan Development Pattern policies for the Developed Tier. The applicant needs to submit more detailed information on the proposed entry sign to ensure that it is compatible with the colonial architectural design and use of brick in the Westchester Park community. More particularly, the master plan (Guideline1, p. 72) states that "recreation areas, school facilities, and convenience centers should be designed to serve as social focal points in residential areas." Condition 16 of the approved preliminary plan for the subject property states: "The Zoning Ordinance requires detailed site plans for private schools. Further, since the subject property will share its access with the Westchester Park community, the detailed site plan should examine compatibility issues to assure that the entrance to the community will not be adversely impacted by the addition of the proposed facility." The Community Planning Division concludes that the proposed entry sign, which appears to be made out of wood, may not be compatible with the existing Westchester Park community in terms of its design and choice of materials and suggests that details should be required and compatibility assured at time of detailed site plan review.
- b. **Transportation**—In comments dated January 18, 2005, the Transportation Planning Section stated that the proposed development is within the trip cap established by the approving resolution for Preliminary Plan of Subdivision 4-03085. In addition, they stated that for that reason, and because they found planned access and circulation acceptable, there were no outstanding transportation-related issues.
- c. **Subdivision** – In a memorandum dated December 22, 2004, the Subdivision Section stated that the applicant must show bearings and distances on the subject property's

boundary, and that pursuant to the conditions of approval for Preliminary Plan 4-03085, a Type II tree conservation plan must be approved at the same time as the detailed site plan. All proposed buildings should have an automatic fire suppression system, and development on the site must be limited to a 200-student private school, or equivalent development permitted in the R-R Zone that generates no more than 184 AM and 40 PM peak-hour vehicle trips.

- d. **Trails**—In a memorandum dated December 30, 2004, the senior trails planner stated that there are no master plan trail issues identified in the adopted and approved Langley Park-College Park-Greenbelt master plan that impact the subject site. Further, he stated that although MD 201 is a designated bikeway, it is accommodated within the right-of-way with the existing wide asphalt shoulders and along other nearby segments with wide outside curb lanes, and connects to the adjacent Greenbelt National Park's extensive network of existing natural surface trails.
- e. **Permits**—In a memorandum dated December 23, 2004, the Permit Review Section offered numerous comments. Such comments have either been addressed by revisions to the plans or in the recommended conditions below.
- f. **Historic Preservation**—At the time of this writing, the Historic Preservation Planning Section has not offered comment on the proposed project.
- g. **Environmental Planning**—In a memorandum dated January 12, 2005, the Environmental Planning Section summarized the prior environmental conditions of approval as follows:

The Planning Board approved preliminary Plan 4-03085 with conditions on January 29, 2004. Resolution 04-20 was adopted by the Planning Board on February 19, 2004, formalizing that approval. Several of the conditions attached to the approval dealt with environmental issues to be addressed during subsequent reviews. The environmental conditions to be addressed during the detailed site plan review are listed below. The respective conditions are in **bold** type, the associated comments are in standard type, and additional information, plan revisions and recommended conditions are in *italics*.

**3. A Type II Tree Conservation Plan shall be approved at time of Detailed Site Plan.**

A Type II tree conservation plan was submitted to address this requirement. The TCPII has been reviewed and was found to require minor revisions.

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

This condition involves mitigation of impacts of the project on one of the two isolated wetlands on the site that will be ensured at the time of permit issuance.

**6. Development of this site shall adhere to the conclusions and recommendations of the Subsurface Exploration and Geological Report, dated February 14, 2001, prepared by Geotechnical Laboratories, Inc., and/or any other subsequent report approved by the Environmental Planning Section, M-NCPPC, or Permits and Review Division, DER.**

Based on the previous use of the site for gravel mining purposes, a geotechnical soils report was required. Adherence to the findings and conclusions in the report became a condition of approval due to limitations associated with this soil type. Both the DSP and TCPII do not contain a note with this stipulation. The DSP has 17 general notes and this note should be added to these. In addition, the TCPII should be revised to include this note.

*Recommended Condition: Prior to certification of the Detailed Site Plan, both it and the TCPII shall be revised to include a note as follows:*

*“Development of this site shall adhere to the conclusions and recommendations of the subsurface exploration and geological report, dated February 14, 2001, prepared by Geotechnical Laboratories, Inc., and/or any other subsequent report approved by the Environmental Planning Section, M-NCPPC, or Permits and Review Division, DER.”*

**7. Development of this site shall be in conformance with the approved stormwater concept plan, # 19013-2003-00, or any approved revisions thereto.**

The DSP submittal included a copy of the stormwater management concept approval letter that was issued on September 16, 2003. This approval is valid for a period of three years from the date of issuance. The approved concept plan has not been submitted. The concept plan must be submitted for a review in relation to the TCPII, to ensure there are no conflicts on the latter plan, prior to certification of the DSP.

*Recommended Condition: Prior to certification of DSP-04070, a copy of the approved stormwater management concept plan shall be submitted.*

The Environmental Planning Section also offered the following review of the current project:

1. A forest stand delineation (FSD) was submitted for previous reviews of this property. The FSD had been accepted previously and no revisions were required.

*Discussion: No additional information is required regarding the FSD.*

2. This property is subject to the provisions of the Prince George’s County Woodland Conservation Ordinance because the gross tract area is in excess of 40,000 square feet and there are more than 10,000 square feet of existing woodland on site.

The site contains 11.70 acres of existing woodland, of which 0.04 acre is within the 100-year floodplain. The current TCPII proposes the clearing of 6.58 acres. The woodland conservation threshold for this site is 20 percent or 3.47 acres. The site has a woodland conservation requirement of 5.12 acres. The plan as designed proposes to meet the requirement with 5.12 acres of woodland preservation on site.

The TCPII does not contain a vicinity map identifying the location of the site. Two areas of wetlands are shown on the plan; however, the plan does not include



the required 25-foot-wide wetland buffers with a corresponding symbol in the legend. The woodland conservation worksheet contains 0.04 acre of 100-year floodplain at the site. The proposed TCPII does not identify where the floodplain is located and there is not a corresponding symbol in the legend for this feature. Revise the plan to show the location of floodplain with a corresponding symbol in the legend. The plan shows areas of steep (at 15-25 percent grade) and severe slopes (at 25 percent grade or greater). If the steep slopes have highly erodible soils associated with them, this should be indicated on the legend under the symbol for this feature.

There are 10 general notes on the plan. Only notes 9 and 10 contain standard language for the required Type II tree conservation plan. Revise the plan to remove general notes 1 through 6, renumber general notes 7 through 10 to be tree conservation plan notes 1 through 4. Relabel these general notes as "Type II tree conservation plan notes." In the renumbered TCPII Notes 1 and 2, revise these notes with the current language used by the Environmental Planning Section. The plan also has contractor notes 1 through 2d. These contractor notes are not applicable to a TCPII and should be removed from the plan.

There is a large area of existing woodland shown on sheet 1 of the TCPII in the southern portion and on sheet 2 along the site's west property line that is not labeled on the plan with any proposed woodland treatment (i.e., woodland preserved, not counted, woodland saved but considered cleared, etc.). Revise the plan to identify the proposed woodland treatment for this area and label it to the closest 1/100<sup>th</sup> of an acre. Along the proposed limits of disturbance, the plan has an "X" symbol for a split rail fence; however, the legend does not include a corresponding symbol for this feature. Revise the plan to include the "X" symbol in the legend for the location of the proposed split rail fence. The standard notes under the tree protection device (TPD) detail and the forest retention sign detail are outdated. The notes under both of these details should be replaced with the current notes from the manual. The plan does not include the required edge management notes.

After all these revisions have been made to the plan, have the qualified professional who prepared the plan sign and date it.

*Recommended Condition: Prior to certification of Detailed Site Plan 04070, revise TCPII/161/04 as follows:*

- a. Include a vicinity map with the location of the site highlighted on it.*
- b. Show the required 25-foot-wide wetland buffers with a corresponding symbol in the legend.*
- c. Show the location of the floodplain with a corresponding symbol in the legend.*
- d. If the steep slopes have highly erodible soils associated with them, this should be indicated on the legend under the symbol for this feature.*

- e. *Remove general notes 1 through 6; renumber general notes 7 through 10 to be tree conservation plan notes 1 through 4.*
- f. *Relabel these general notes as “Type II tree conservation plan notes.”*
- g. *In the renumbered TCPH notes 1 and 2, revise these notes with the current language used by the Environmental Planning Section.*
- h. *The contractor notes are not applicable to a TCPH and should be removed from the plan.*
- i. *Identify the large area of woodland in the west/central portion of the site with the proposed woodland treatment for this area, and label it to the closest 1/100<sup>th</sup> of an acre.*
- j. *Include the “X” symbol in the legend for the proposed split rail fence.*
- k. *Replace the notes under both the TPD and forest retention sign details with the current notes for these details from the manual.*
- l. *Include the applicable edge management notes.*
- m. *After these revisions have been made, have the qualified professional who revised the plan sign and date it.*

3. The property is located east of MD 201, which is a significant noise generator, and the subject property is zoned for residential uses. The noise model used by the Environmental Planning Section shows the projected 65 dBA Ldn noise contour to be 311 feet from the centerline of MD 201. As such the noise contour does not result in impacts on the uses on the subject property.

*Comment: No further information is required regarding noise generated by MD 201.*

Conditions recommended by the Environmental Planning Section have been included in the recommended conditions below.

- h. **Department of Environmental Resources (DER)**—In comments dated December 28, 2004, DER stated that the site plan for Friends Community School, DSP-04070, is consistent with approved stormwater concept 19013-2003.
- i. **Fire Department**—As of the time of this writing, the Fire Department has not offered comment on the proposed project.
- j. **Department of Public Works and Transportation (DPW&T)**—In a memorandum dated January 10, 2005, noting that MD 201 is a state-maintained roadway and outside its jurisdiction, DPW&T stated that right-of-way dedication and frontage improvements along Westchester Park Drive would be required in accordance with DPW&T’s commercial and industrial roadway standard. Please note that compliance with the specifics of DPW&T’s requirements is ensured through its separate permitting process.

- k. **Washington Suburban Sanitary Commission (WSSC)**—In a memorandum dated December 27, 2004, WSSC stated that water is available to the site and that the project engineer must contact WSSC in order to discuss the procedure for WSSC to take over the onsite sewer (project #AR2911A00) in order to serve the proposed site with the new land use.
  - l. **Maryland State Highway Administration (SHA)**—In a letter dated December 15, 2004, SHA has stated that they have no objection to approval of the proposed site plan.
  - m. **Berwyn Heights**—In a letter received February 8, 2005, the town administrator stated that the Mayor and Town Council unanimously support the Friends Community School’s site plan application and plans for the proposed school.
  - n. **College Park**—The City of College Park has verbally informed staff that they would not be taking a position regarding the subject project.
  - o. **Greenbelt**—In a fax dated February 15, 2005, the City of Greenbelt stated that they would like to be provided with additional information regarding the recreational facilities and the sign. Greenbelt’s concerns have been addressed in the recommended conditions below.
  - p. **National Park Service**—In comments faxed February 9, 2005, the National Park Service stated that they found the site design for the proposed project acceptable. They mentioned, however, that they remain concerned about the private sewer line leading from the site, which they claim is leaking effluent into Still Creek. As a result of previous conversations with the applicant, they said they are awaiting engineering plans from the applicant for the repair of the portion of the sewer on federal parkland and documentation regarding the anticipated transfer of ownership of the private sewer to WSSC.
12. As required by Section 27-285(b) of the Zoning Ordinance, the detailed site plan represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9 of the Prince George’s County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

**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-04070, Friends Community School, and Tree Conservation Plan TCP II/161/04, subject to the following conditions:

- 1. Prior to certificate approval of this detailed site plan, the applicant shall revise plans for the project as follows:
  - a. A loading space, dimensioned at a minimum of 12 feet by 33 feet, shall be shown on the site plan together with screening from Westchester Park Drive in accordance with the requirements of Section 4.4 of the *Landscape Manual* and a Schedule 4.4 shall be added to the plans.
  - b. Applicant shall correct the detailed site plan on the cover sheet of the plans to read: “The purpose of this plan is to develop a private school serving grades K-8. Consolidation of Parcel D and part of Parcel C into one buildable lot, shown as Lot 1 on this plan and

including approximately 17.45 acres or 159,251 square feet shall be accomplished by a separate action pursuant to the requirements attached to the approval of Preliminary Plan of Subdivision 4-03085.”

- c. Detailed plans shall be submitted for the proposed entrance sign demonstrating compatibility with the colonial design and use of brick of the existing Westchester Park Community located directly across the street. Sign plans shall be approved for such compatibility by the urban design section as designee of the Planning Board.
- d. Prior to signature approval, the plans shall be revised to provide details and specifications for the proposed recreational facilities for review and comment by the City of Greenbelt.
- e. TCPII/161/04 shall be revised as follows:
  - i. Include a vicinity map with the location of the site highlighted on it.
  - ii. Show the required 25-foot-wide wetland buffers with a corresponding symbol in the legend.
  - iii. Show the location of the floodplain with a corresponding symbol in the legend.
  - iv. If the steep slopes have highly erodible soils associated with them, this should be indicated on the legend under the symbol for this feature.
  - v. Remove general notes 1 through 6; renumber general notes 7 through 10 to be tree conservation plan notes 1 through 4.
  - vi. Relabel these general notes as “Type II tree conservation plan notes.”
  - vii. In the renumbered TCPII notes 1 and 2, revise these notes with the current language used by the Environmental Planning Section.
  - viii. The contractor notes are not applicable to a TCPII and should be removed from the plan.
  - ix. Identify the large area of woodland in the west/central portion of the site with the proposed woodland treatment for this area, and label it to the closest 1/100<sup>th</sup> of an acre.
  - x. Include the “X” symbol in the legend for the proposed split rail fence.
  - xi. Replace the notes under both the TPD and forest retention sign details with the current notes for these details from the manual.
  - xii. Include the applicable edge management notes.
  - xiii. Revise the TCPII so that the limits of disturbance dovetail with those indicated on the approved stormwater concept plan.
  - xiv. After these revisions have been made, have the qualified professional who revised the plan sign and date it.

xv. The following note shall be added to the TCPII: “Development of this site shall adhere to the conclusions and recommendations of the subsurface exploration and geological report dated February 14, 2001, prepared by Geotechnical Laboratories, Inc., and/or any other subsequent report approved by the Environmental Planning Section, M-NCPPC, or Permits and Review Division, DER.”

2. Prior to any building permits being issued for the proposed project:

- a. The applicant shall successfully, independent of the approval of the subject detailed site plan application, have a plat of consolidation approved for the consolidation of existing Parcels D and part of Parcel C into “Lot 2.”
- b. Prior to the issuance of any county permits that impact jurisdictional wetlands, wetland buffers, streams or Waters of the U.S, the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.