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## SPECIFIC DESIGN PLAN

## SDP-9026/02

Application	General Data
<b>Project Name:</b> KONTERRA BUSINESS CAMPUS, LOT 2 BLOCK B  <b>Location:</b> NORTHEAST QUADRANT OF THE INTERSECTION OF MUIRKIRK MEADOWS DRIVE AND MUIRKIRK ROAD, APPROXIMATELY 500 FEET NORTHWEST OF US 1.  <b>Applicant/Address:</b> KONTERRA 5601 VAN DUSEN ROAD P.O. BOX 719 LAUREL, MARYLAND 20707	Date Accepted: 3/29/06
	Planning Board Action Limit: Waived
	Plan Acreage: 6.77
	Zone: E-I-A
	Dwelling Units: NA
	Square Footage: 57,850
	Planning Area: 60
	Tier: DEVELOPING
	Council District: 01
	Municipality: NA
200-Scale Base Map: 216NE06E	

Purpose of Application	Notice Dates
CONSTRUCTION OF TWO FLEX OFFICE BUILDINGS	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003)
	Sign(s) Posted on Site: 5/02/06

Staff Recommendation		Staff Reviewer: EDWARD ESTES	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

June 8, 2006

**MEMORANDUM**

TO: Prince George's County Planning Board  
VIA: Steve Adams, Urban Design Supervisor  
FROM: Edward Estes, Planner Coordinator  
SUBJECT: Detailed Site Plan, SDP-9026/02  
TCPII/120/97-01  
Konterra Business Campus, Lot 2, Block B

The Urban Design staff has reviewed the specific design 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.
- b. The requirements of Basic Plan A-8093, A-8094 and A-8792.
- c. The requirements of Preliminary Plan of Subdivision 4-86056.
- d. The requirements of Record Plat VJ 165@80.
- e. The requirements of Comprehensive Design Plan CDP-8510.
- f. The requirements of the *Landscape Manual*.
- g. The requirements of the Prince George's County Woodland Conservation Ordinance.
- h. 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 construction of two flex office buildings totaling 57,850-square-feet.

2. **Development Data Summary**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone	E-I-A	E-I-A
Use(s)	Vacant	Flex Office
Acreage	6.77	6.77
Lots	One	One
Total Buildings Square Footage/GFA	0	57,850

### OTHER DEVELOPMENT DATA

	<b>REQUIRED</b>	<b>PROPOSED</b>
Total parking spaces	152	200
Of which handicapped spaces	6	6
Loading spaces	3	4

3. **Location:** The site is in Planning Area 60, Council District 1. More specifically, it is located northeast of the intersection of Muirkirk Meadows Drive and Muirkirk Road, approximately 500 feet northwest of US 1.
4. **Surroundings and Use:** Industrial parcels in the Konterra Business Campus largely surround the subject property. More particularly, it is bounded to the north by a vacant lot on E-I-A-zoned property; to the west and east by offices also on E-I-A zoned property. A stormwater management facility is located to the south of the subject property.
5. **Previous Approvals:** The District Council approved basic plan amendments A-8093, A-8094 and A-8792 in November 1977, for the entire Muirkirk Road Employment Park. The Planning Board approved Comprehensive Design Plan CDP-8510 (PGCPB No. 86-167) in July 1986, for the Konterra Business Campus. The property is the subject of Preliminary Plan of Subdivision 4-86056 and record plat VJ 165@80. The site also has an approved Type II Tree Conservation Plan, TCPII/120/97, and a Stormwater Management Concept Plan 37353-2005-00, approved October 12, 2005, and effective until October 12, 2008.
6. **Design Features:** The intent of the two proposed flex office buildings is to create a recognizable image as a distinct place by varying massing to provide visual interest, as applicable, ensuring compatibility with the surrounding Konterra Business Campus, using building height and massing to emphasize important corners and designated points of entry.

The 6.7-acre site is accessed from Muirkirk Road and Muirkirk Meadows Drive. Two driveways lead into the property to a parking area that wraps around the fronts of the two one-story office buildings with a combined gross floor area of 57,850 square feet. Each building will provide visitor and employee parking areas. In addition, each office building will provide loading areas to the rear of the buildings.

The office buildings integrate existing natural features and open space into the overall design and layout of the site. The existing natural features and common open spaces are used to create site amenities and provide physical separators and buffers from adjacent development. The number, location and design of the independent buildings reinforce the identity and function of the site. The primary facades of the buildings, typically the facade containing the primary customer entrances, are oriented toward the main access streets. The architectural character of the buildings is contemporary in style with flat roofs. The windows are glass curtain walls and storefronts are flush with the outer walls with no or little detailing at the doors and windows. The exterior walls are mostly smooth, unornamented surfaces. The facades are asymmetrical, which is typical of the neo-international style of architecture utilized with most contemporary office building designs.

The office buildings have achieved a unity of design through:

- a. Compatible materials and colors with the existing business campus.
- b. Selected building materials that are durable, attractive, and have low maintenance requirements.
- c. Utilizing colors that reflect natural earth tones found in the environment of Prince George's County.

The buildings are constructed and clad with materials that are durable, economically maintained, and of a quality that will retain their appearance over time, including brick, painted metal and glass.

Landscaping for the site is provided around its periphery, intermittently across the building's frontage, and heavily along the site's frontage on both Muirkirk Road and Muirkirk Drive. A mix of deciduous and evergreen trees and shrubs will provide year-round quality to the landscaping.

A signage package has not been submitted for the office buildings. The signage should be scaled appropriately to appeal to both pedestrians walking on the adjacent sidewalks and to vehicles driving at reduced speeds. The signs will be required to be aesthetically pleasing and cohesive. The signage on the street frontages will be required to be integrated into the overall design of the buildings.

#### COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the zone and the site plan design guidelines of the Zoning Ordinance.
  - a. The subject application is in conformance with the requirements of Section 27-500, which governs permitted uses in the E-I-A Zone. The proposed flex office building is a permitted use in the E-I-A Zone.
  - b. The proposal is also in conformance with the requirements of Section 27-501, Regulations, regarding additional regulations for development in the E-I-A Zone.
8. **Basic Plan:** The proposed specific design plan is in general conformance with Basic Plans A-8093, A-8094 and A-8792, which show the subject site designated for manufacturing/warehouse/office use.

9. **Preliminary Plan of Subdivision, 4-86056:** The Planning Board approved Preliminary Plan 4-86056 on August 7, 1986. The resolution of approval, PGCPB Resolution No. 86-326, was adopted on August 7, 1986. The following modifications noted in PGCPB Resolution No. 86-326 for Preliminary Plan 4-86056 are also relevant to the review of the current SDP. Where appropriate, staff comment followed the relevant condition:

**3. All of the requirements of the approved Comprehensive Design Plan.**

Comment: Staff has reviewed the proposed project against the requirements of CDP-8510 and found it to be substantially in compliance.

The specific design plan is in conformance with the approved final plat and preliminary plan for Konterra Business Campus, Lot 2, Block B. There are no other subdivision issues.

10. **Record Plat VJ 165@80** contains three plat notes. The SDP is in conformance with these notes.
11. **Comprehensive Design Plans CDP-8510:** Staff has reviewed the proposed project against the requirements of CDP-8510 and found it to be substantially in compliance.
12. **Landscape Manual:** The proposed development is subject to the requirements of Section 4.3C, Parking Area Interior Planting, Section 4.3B, Parking Lot Perimeter Area Planting, and Section 4.2, Commercial and Industrial Landscaped Strip.

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*.

13. **Woodland Conservation Ordinance:** The site is subject to the Prince George's County Woodland Conservation Ordinance because the site has a previously approved Type II tree conservation plan associated with it. The site contains 6.77 gross acres. The existing woodland previously totaled 0.67 acre; however, all of the woodland was previously cleared. The woodland conservation threshold (WCT) is 0.90, or 15 percent. The site's woodland conservation requirement is 1.57 acres and this is proposed to be met with 0.73 acre of on-site reforestation. A review of the current plan shows a shortage in the worksheet toward meeting the site's requirement.

It appears the site has no additional area for the threshold or remaining requirement to be met on-site. Although a fee-in-lieu payment was previously approved in TCPII/119/97, the current plan must be revised to show the portion of the site's requirement shown as a shortage in the worksheet to be met in off-site mitigation. The woodland conservation policy stipulates that a site's requirement be met first with on-site preservation, second as off-site mitigation, and third, a last option only after the first two options have been exhausted, as a fee-in-lieu payment. Adjust the worksheet accordingly to show the shortage eliminated and the remaining requirement will be met with off-site mitigation.

Revisions to the TCPII are necessary in order to meet the requirements of the Woodland Conservation Ordinance. Required woodland conservation information is either missing from the plan or needs to be revised for purposes of accuracy and clarity. On sheet 4 of 4 add the two-rail split-rail fencing detail with the three required notes below it. In the legend provide a separate symbol for the split rail fencing feature and show it on the plan in relation to the outer edges of the proposed reforestation areas. Remove the two notes below the reforestation sign detail because these are not the current notes used, and provide the three standard notes from the

Woodland Conservation Manual. The proposed reforestation area 'B' does not include the area to the closest 1/100<sup>th</sup> of an acre.

Sheet 4 of 4 does not have any of the required woodland conservation area management notes and all of these notes must be shown on the plan. Not all of the required information is shown on sheet 4 of 4 regarding reforestation details. Because reforestation is proposed, provide the five-year management plan notes for re/afforestation. Sheet 3 of 4 does not have the standard TCPII signature approval block. Provide this block on the plan. The typed relevant information regarding the original approval should be shown on the line above the -01 revision line.

Planning Board Resolution No. 98-176 also contained numerous findings, one of which was made by the Environmental Planning Section in a memorandum dated January 13, 1998. This finding explains the woodland conservation requirements for the employment park as follows:

“The application contains a proposal for woodland conservation on not only the subject site, but also additional sections of Konterra Business Campus. Included are Lot 1, Block B; Lot 2, Block C; Lot 1, Block C; and **Lot 2, Block B**. For this total of the project, the total woodland conservation requirement is 8.55 acres. The applicant has proposed 6.77 acres of reforestation on the Konterra Business Campus and the payment of a fee-in-lieu of \$23,261. [Emphasis added.]

“The net area of these lots combined is 33.93 acres. The tree conservation plans proposed to reforest 6.77 acres, which is approximately 20 percent. These wooded areas will serve to break the site visually, reduce impervious area, and provide water quality benefits. The proposal exceeds the standard of 15 percent that is recommended for intense development.”

Reference to the “net area of these lots” is found on an approved, composite TCPII/119/97. In the current TCPII submittal, a copy of TCPII/119/97 was included as sheet 2 of 4; however, it has a standard TCPII signature approval block with the typed information and references TCPII/120/97. This is both inaccurate and fraudulent information because only TCPII/120/97 is undergoing revision. Future submittals relating to TCPII/120/97 should not include TCPII/119/97 and the sheets contained in TCPII/120/97 should be renumbered as sheets 1-3.

**Comment:** This TCP II will be revised and is subject to three recommended conditions. The conditions have been incorporated into the recommendation section of this report.

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

**Historic Preservation**—In comments dated April 3, 2006, the Historic Preservation Planning Section stated that the proposed project would have no effect on historic resources.

**Archaeology**—In comments dated April 21, 2006, the staff archaeologist stated that no archaeological investigation would be required for the proposed project.

**Community Planning**—In a memorandum dated April 18, 2006, the Community Planning Division stated that the proposed application is not inconsistent with the 2002 General Plan Development Pattern policies for the Developing Tier and is in conformance with the land use recommendations for this site in the 1990 Master Plan for Subregion I.

**Transportation**—In a memorandum dated May 2, 2006, the Transportation Planning Section offered the following:

“The staff finds that the submitted plans are in conformance with past approved plans, including the approved comprehensive design plan. A specific design plan also requires a finding that the site is served adequately within a reasonable period of time by transportation facilities which exist, programmed, or will be provided as a part of the development.”

**Subdivision**—In a memorandum dated April 19, 2006, the Subdivision Section stated the following:

“The property was the subject of Preliminary Plan 4-86056, Prince George’s County Planning Board Resolution No. 86-326, approved August 7, 1986. The property is the subject of record plat VJ 165@80 (attached), approved December 10, 1992. It is known as Lot 2, Block B, Konterra Business Campus at Muirkirk.

“Record Plat VJ 165@80 contains three plat notes. The following plat notes are relevant to the SDP:

“**Plat Note 1:** Development of this property must conform to the site development plan, which was approved by the Prince George’s County Planning Board on July 19, 1990, SDP-9026 (Resolution No. 90-345), or as amended by any subsequent revisions thereto.

“**Plat Note 2:** Prior to the issuance of any building permit, the applicant, his heirs and/or assignees, shall construct a new right turn lane on northbound US 1 at Powder Mill Road. (Maryland requirements)

“**Plat Note 3:** Approval of this plat is based upon a reasonable expectation that public water and sewer service will be available when needed and is conditioned on fulfilling all of the Washington Suburban Sanitation Commission authorization 87-7195 commitments.

“The following modifications noted in PGCPB Resolution No. 86-326 (attached) for Preliminary Plan 4-86056 are also relevant to the review of the current SDP:

**3. All of the requirements of the approved comprehensive design plan.**

The detailed site plan is in conformance with the approved final plat and preliminary plan for Konterra Business Campus, Lot 2, Block B. There are no other subdivision issues at this time.”

**Trails**—In a memorandum dated May 24, 2006, the senior trails planner stated that the subject site’s frontage of Muirkirk Road includes a standard sidewalk. This sidewalk is separated from the curb with a planting strip on the west side of the site, but toward the eastern side of the site it transitions to directly behind the curb. Due to the proximity of MARC and the county’s goal of transit-oriented design in the vicinity of transit stations, staff recommends that this sidewalk be widened to eight feet along the subject site’s frontage and be separated from the curb by a grass or landscape strip. At the eastern edge of the site’s frontage, this sidewalk can be transitioned back to the curb to meet the existing sidewalk on the adjacent site.

Although the sidewalk will remain directly behind the curb on the existing bridge over US 1, staff is of the opinion that a more pedestrian friendly, transit-oriented environment can be provided if wider sidewalks separated from the curb by a grass or landscape strip (and, therefore, outside the splash zone of automobiles) are provided where feasible. Work done at the recently completed Konterra charrette envisions a mixed-use town center for the area that will increase pedestrian movement and the need for sufficient pedestrian facilities as it develops. This wide sidewalk also fulfills the recommendation of the master plan for a trail/bike corridor along Muirkirk Road. Staff supports the sidewalks shown internal to the site. All curb cuts shall be ramped for ADA compatibility. Designated crosswalks should be provided across the vehicular access points onto the site from Muirkirk Road and Muirkirk Meadows Drive.

Comment: The conditions have been incorporated into the recommendation section of this report.

**Permits**—In a memorandum dated April 24, 2006, the Permit Review Section offered numerous comments. Those comments have either been addressed by revisions to the plans or in the recommended conditions below.

**Environmental Planning**—In comments dated May 17, 2006, the Environmental Planning Section offered the following:

The approval of SDP-9026/01 included 11 conditions, two of which are related to environmental planning. One of these conditions (9a. through 9i.) stipulated that the standard TCPII notes be included on the revised TCPII and only condition 9g. is provided below because it relates to reforestation requirements that are outdated by current environmental planning standards. Condition 10 is also a standard TCPII note regarding disclosure of the contractor responsible for the reforestation. Condition 9g. is in **bold** typeface, the associated comments, additional information, plan revisions and recommended conditions are in standard typeface.

**Specific Design Plan SDP-9026/01 conditions from Planning Board Resolution No. 98-176:**

**Condition 9g: All planting for woodland replacement, reforestation or afforestation will be completed prior to issuance of a use and occupancy permit. Failure to establish the woodland replacement, reforestation or afforestation within the prescribed time frame will result in the forfeiture of the Reforestation Bond and/or a violation of this Plan including the associated \$1.50 per square foot penalty unless a written extension is approved by the DER inspector.**

Comment: Because the current plan proposes the use of seedlings as the planting material to meet the required quantity, protective two-rail split-rail fencing must be installed along the outer edges of reforestation treatment areas to prevent damage to the seedlings. Proper documentation must be submitted to the Environmental Planning Section that certifies the reforestation has been completed prior to use and occupancy.

The Environmental Planning Section also provided detailed comments regarding the tree conservation plan, which were included in Finding 13 above.

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



**The Department of Environmental Resources (DER)**—In comments received April 25, 2006, DER stated that the site plan for Konterra Business Campus, Lot 2, Block B, Specific Design Plan SDP-9026/02, is consistent with approved stormwater management concept 37353-2005.

**Department of Public Works and Transportation (DPW&T)**— As of the date of this report, the DPW&T had not provided comments to the submitted plans.

**Washington Suburban Sanitary Commission (WSSC)**—In a memorandum dated April 24, 2006, WSSC stated:

- Water and sewer is available to the site.
- An on-site plan review package should be submitted.
- Project DA719D87 is an approved project within the limits of this proposed site.

Please note that WSSC's concerns are addressed through their separate permitting process.

15. **Conformance of the Proposed Specific Design Plan with the findings for Approval of a Specific Design Plan (Section 27-528 of the Zoning Ordinance, Planning Board Action):**

**The plan conforms to the approved comprehensive design plan and the applicable standards of the *Landscape Manual*.**

Comment: As stated in Findings 11 and 12 above, the proposed specific design plan conforms to the approved comprehensive design plan and the applicable standards of the *Landscape Manual*.

**The development will be adequately served within a reasonable period of time with existing or programmed facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development.**

Comment: Findings for adequate public facilities were made in conjunction with the preliminary plan for the subdivision. Please see Finding 5 above. At the time of the approval of a preliminary plan of subdivision for the subject property, the Transportation Planning Section confirmed that the proposal is consistent with the required transportation adequacy findings and that the development will be adequately served within a reasonable period of time. More recently, the Transportation Planning Section, in its memorandum dated May 2, 2006, noted that the subject property is required to make roadway improvements and contribute to other roadway improvements in the area pursuant to a finding of adequate public facilities made in 1998 for SDP-9027/01 and supported by traffic studies submitted in 1997 and 1998. Insofar as the basis for that finding is still valid, the transportation staff finds that the subject property will be adequately served within a reasonable period of time with transportation facilities that exist, are programmed, or will be provided as a part of the development if the development is approved. Furthermore, the submitted plans are in conformance with past-approved plans, including the comprehensive design plan.

**Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject or the adjacent properties.**

Comment: Compliance with this required finding has been demonstrated in Finding 15 above because the Department of Environmental Resources has stated that the proposed plan is in conformance with stormwater concept plan 37353-2005.

**The Plan is in conformance with an approved Tree Conservation Plan.**

Comment: Compliance with this required finding has been demonstrated in Finding 15 above.

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 Specific Design Plan SDP-9026/02, Konterra Business Campus, Lot 2, Block B, and TCP II/120/97-01 subject to the following conditions:

1. Prior to certificate approval of SDP-9026/02, the TCPII shall be revised as follows: Provide a note in bold type on the composite and plan view sheets that states: “All reforestation and associated fencing shall be installed prior to the issuance of a use and occupancy permit.”
2. At the time of issuance of the first use and occupancy permit, certification prepared by a qualified professional shall be submitted to the Environmental Planning Section to provide verification that the reforestation has been completed. It must include, at a minimum, photos of the reforestation areas and the associated fencing, with labels on the photos identifying the location and a plan showing the locations where the photos were taken.
3. Prior to certificate approval of SDP-9026/02, the TCPII shall be revised as follows:
  - a. Revise the worksheet to show the site’s remaining requirement to be met with off-site mitigation.
  - b. On sheet 4 of 4 add the two-rail split-rail fencing detail with the three required notes below it.
  - c. In the legend provide a separate symbol for the split-rail fencing feature and show it on the plan in relation to the outer edges of the proposed reforestation areas.
  - d. Label the proposed reforestation area ‘B’ to the closest 1/100<sup>th</sup> of an acre.
  - e. On sheet 4 of 4 provide the required woodland conservation area management notes.
  - f. Provide the five-year management plan notes for re/afforestation on sheet 4 of 4.
  - g. Add the standard TCPII signature approval block on sheet 3 of 4 and include the typed-in information relating to the original approval.
  - h. On sheet 4 of 4 type relevant information regarding the original approval on the line above the –01 revision line.
  - i. Revisions to TCPII/120/97 shall not include any reference to or copy of TCPII/119/97. Renumber the sheets in TCPII/120/97 accordingly to contain sheets 1-3.
  - j. After all revisions have been made to the plan, the qualified professional who prepared the plan shall update the revision box, sign and date it.

4. Prior to the issuance of any additional building permits on any lot within the Konterra Business Campus property, the following road improvements shall (a) have full financial assurances or (b) have been permitted for construction through the SHA access permit process, and (c) have an agreed-upon timetable for construction with the SHA or the DPW&T:
  - a. **US 1 and Contee Road intersection:** Provide an exclusive left-turn lane from westbound Contee Road onto US 1.
  - b. **Signalization:** Submit an acceptable traffic signal warrant study to the State Highway Administration (SHA) and/or the County Department of Public Works and Transportation (DPW&T) for the following intersections:
    - i. US 1 and Ammendale Road.
    - ii. Muirkirk Road and Muirkirk Meadows Road.
    - iii. Muirkirk Road and Virginia Manor Road.

If deemed warranted by the SHA and/or the DPW&T (depending upon the location), the applicant shall bond the signal with the appropriate agency prior to the release of the building permit and install the signal if directed prior to the release of the bonding for the signal.

5. Prior to the issuance of building permits on any lot within the Konterra Business Campus that would exceed 340,000 square feet on the entire property, the following road improvements shall (a) have full financial assurances or (b) have been permitted for construction through the SHA access permit process, and (c) have an agreed-upon timetable for construction with the SHA or the DPW&T:
  - a. **US 1 and Contee Road intersection:** Provide an exclusive right-turn lane from eastbound Contee Road onto US 1.
  - b. **Signalization:** Submit an acceptable traffic signal warrant study to the State Highway Administration (SHA) and/or the County Department of Public Works and Transportation (DPW&T) for the intersection of Ritz Way and Virginia Manor Road. If deemed warranted by the SHA and/or the DPW&T (depending upon the location), the applicant shall bond the signal with the appropriate agency prior to the release of the building permit, and install the signal if directed prior to the release of the bonding for the signal.
6. Prior to the issuance of building permits on any lot within the Konterra Business Campus that would exceed 480,000 square feet on the entire property, the following road improvements shall (a) have full financial assurances or (b) have been permitted for construction through the SHA access permit process, and (c) have an agreed-upon timetable for construction with the SHA or the DPW&T:
  - a. **US 1 and MD 212 intersection:** Provide an exclusive right-turn lane from westbound MD 212 onto US 1.
7. Prior to the issuance of building permits on any lot within the Konterra Business Campus that would exceed 600,000 square feet on the entire property, the following road improvements shall

- (a) have full financial assurances or (b) have been permitted for construction through the SHA access permit process, and (c) have an agreed-upon timetable for construction with the SHA or the DPW&T:
- a. **US 1 and Muirkirk Meadows Road intersection:** Provide an exclusive left-turn lane from northbound US 1 onto Muirkirk Meadows Road.
8. Prior to the issuance of building permits on any lot within the Konterra Business Campus that would exceed 1,000,000 square feet on the entire property, the following road improvements shall (a) have full financial assurances or (b) have been permitted for construction through the SHA access permit process, and (c) have an agreed-upon timetable for construction with the SHA or the DPW&T:
- a. **Muirkirk Road and Muirkirk Meadows Road intersection:** Provide an exclusive right-turn lane from westbound Muirkirk Road onto Muirkirk Meadows Road.
  - b. **US 1 and Contee Road intersection:** Provide an exclusive left-turn lane from eastbound Contee Road onto US 1.
  - c. **Signalization:** Submit an acceptable traffic signal warrant study to the State Highway Administration (SHA) and/or the County Department of Public Works and Transportation (DPW&T) for the intersection of Ammendale Road and Virginia Manor Road. If deemed warranted by the SHA and/or the DPW&T (depending upon the location), the applicant shall bond the signal with the appropriate agency prior to the release of the building permit, and install the signal if directed prior to the release of the bonding for the signal.
9. Development within Phases III and IV of the Konterra Business Campus, or development that would exceed 641,000 square feet on the entire property, shall conform to Condition 2 of PGCPB No. 94-88 (as amended) which approved CDP-8510/01.
10. Prior to the connection of the north site access road (Muirkirk Meadows Road extended) to US 1, the applicant, his heirs, assignees or successors shall submit an acceptable traffic signal warrant study for US 1 and the site access road to the State Highway Administration (SHA) and/or the County Department of Public Works and Transportation (DPW&T). If deemed warranted by the SHA and/or the DPW&T, the applicant shall bond the signal with the appropriate agency prior to the connection of the roadway, and install the signal if directed prior to the release of the bonding for the signal.
11. Prior to signature approval of the specific design plan, the following revisions shall be made:
- a. Provide an eight-foot wide sidewalk along the subject site's entire frontage of Muirkirk Road, unless modified by DPW&T. This sidewalk shall be separated from the curb by a grass or landscape strip and shall be transitioned back to the curb to meet the existing sidewalk on the site immediately to the east of the subject application.
  - b. Provide a standard sidewalk along the subject site's entire frontage of Muirkirk Meadows Drive, unless modified by DPW&T.
  - c. ADA compatible curb cuts shall be provided at all locations where sidewalks intersect with roads or parking areas. These curb cuts shall be marked and labeled on the approved SDP

- d. Marked crosswalks shall be provided across each access point into the site. These crosswalks shall be marked and labeled on the approved SDP.
12. Prior to signature approval of the detailed site plan, the following revisions shall be made to the specific design plan, landscape plan and architectural elevations:
- a. Provide an exterior seating area with site furniture, cigarette and trash receptacles located between Buildings M and N.
  - b. Provide the appropriate landscaping at the exterior seating area.
  - c. Provide pedestrian crosswalks from perimeter walkways to internal walkways that lead to the building entrances. The pedestrian crosswalks shall have a change in paving material distinguished by color, texture or height.
  - d. Submit a color palette and building materials board for office buildings M and N.
  - e. Submit a signage package that details all exterior signage that is integrated into the overall design of the office buildings and site.