



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

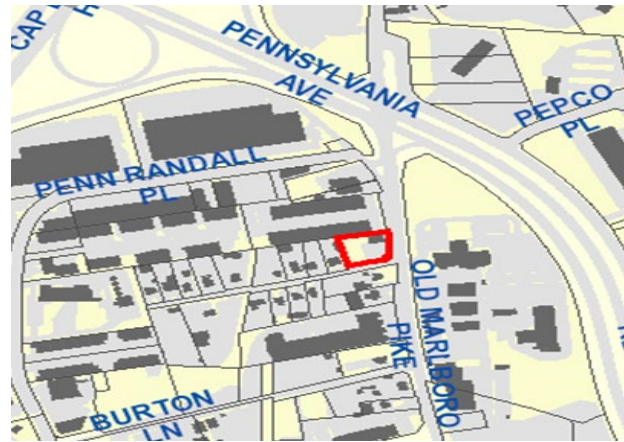
Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

Detailed Site Plan Quarles Petroleum Site 407

DSP-21005

REQUEST	STAFF RECOMMENDATION
A change of use from an existing gas station/vehicle repair and service station to a commercial fuel depot.	APPROVAL with conditions

Location: In the northwest quadrant of the intersection of Old Marlboro Pike and Grey Eagle Drive.	
Gross Acreage:	0.81
Zone:	I-1/M-I-O
Dwelling Units:	N/A
Gross Floor Area:	1,334 sq. ft.
Planning Area:	78
Council District:	06
Election District:	06
Municipality:	N/A
200-Scale Base Map:	205SE07
Applicant/Address: Quarles Petroleum Inc. 1701 Fall Hill Avenue, Suite 200 Fredericksburg, VA 22401	
Staff Reviewer: Andrew Bishop Phone Number: 301-952-4897 Email: Andrew.Bishop@ppd.mncppc.org	



Planning Board Date:	01/27/2022
Planning Board Action Limit:	01/28/2022
Staff Report Date:	01/11/2022
Date Accepted:	11/04/2021
Informational Mailing:	04/01/2021
Acceptance Mailing:	11/03/2021
Sign Posting Deadline:	12/27/2021

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/. Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-21005
Quarles Petroleum Site 407

The Urban Design staff has reviewed the application 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

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

- a. The requirements of the Prince George's County Zoning Ordinance in the Light Industrial (I-1) Zone, Military Installation Overlay (M-I-O) Zone, and the site design guidelines.
- b. The requirements of Preliminary Plan of Subdivision 4-78067.
- 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.
- f. Referral comments.

FINDINGS

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

1. **Request:** The subject detailed site plan (DSP) requests approval for a change of use from an existing gas station/vehicle repair and service station to a commercial fuel depot.

2. Development Data Summary:

	EXISTING	PROPOSED
Zone	I-1/M-I-O*	I-1/M-I-O*
Use(s)	Gas station/vehicle repair and service station	Commercial fuel depot
Gross Acreage	0.81	0.81
Total Gross Floor Area (GFA)	1,334 sq. ft.	1,334 sq. ft.
Parcels	1	-
Green Area (10 percent required)	-	17,900 sq. ft./50.7 percent

OTHER DEVELOPMENT DATA

Parking and Loading Spaces

Use	Required	Provided
Gas Station – Self-Serve: 1 space/employee	1	1
Handicap-Accessible**	1	1
Total Parking Spaces	2	2
Loading	Required	Provided
Gas Station	0	0
Total Loading Spaces	0	0

Note: * The property is in the Military Installation Overlay (M-I-O) Zone and subject to specific requirements, as discussed in Finding 7 of this technical staff report. A condition has been included herein, to require that the general notes be revised to add this information.

** Total required and provided parking includes accessible spaces.

3. **Location:** The subject property is located in the northwest quadrant of the intersection of Old Marlboro Pike and Grey Eagle Drive, approximately 1,100 feet north of its intersection with Suitland Parkway. More specifically, the property is known as Parcel A and is recorded in Plat Book NLP 101 page 11. The property is located at 8331 Old Marlboro Pike, in Planning Area 78 and Council District 6, within the Light Industrial (I-1) and M-I-O Zones.
4. **Surrounding Uses:** The property is currently improved with an existing gas station and vehicle repair and service station that was constructed in approximately 1991. The site is in a mostly industrial area and is bounded to the north and west by property in the I-1 Zone; to the east by the right-of-way of Old Marlboro Pike, and to the south by the right-of-way of Grey Eagle Drive, with industrial uses beyond in the I-1 Zone. The subject property and the surrounding properties are all within the M-I-O Zone.
5. **Previous Approvals:** The site is subject to Preliminary Plan of Subdivision (PPS) 4-78067, for which no records were found, and is recorded in Plat Book NLP 101 page 11, dated August 9, 1978. The site also had an approved Site Development Concept Plan filed under PG-DER Case No. 89244-50A, which was approved by the Prince George’s County Department of Environmental Resources on February 24, 1992, and a re-inspection report dated October 1, 2020, that was submitted with the application to certify that the

maintenance and/or repair of the existing privately owned stormwater management facility on the property is in good condition.

6. **Design Features:** The subject 0.81-acre site proposes to change the existing use of the property from a gas station with a vehicle repair and service station to a commercial fuel depot. The existing gas station equipment, 1,280-square-foot service building, and 54-square-foot accessory shed are proposed to remain and be used for the commercial fuel depot operation. The property is accessed from three existing driveways: two from Old Marlboro Pike to the east and one from Grey Eagle Drive on the south. On-site vehicular circulation includes a drive aisle that provides access to the four gasoline product dispensers at the center of the site and the two parking spaces located on the northwest side of the site near the service building. However, circulation on the property is unclear, and a condition requiring the applicant to provide directional arrows and dimensions of the drive aisles and parking spaces has been included herein. The existing one-story service building on the north portion of the site is proposed to remain and is approximately 16 feet in height, with a gross floor area of 1,280 square feet. The building is currently vacant and will be used to serve the commercial fuel depot operation. However, it is noted that the use of all the buildings on-site should be shown. Aerial photographs and images of the site show a chain-link-fence on the north and west boundaries of the site, but these are not reflected on the site plan. Conditions have been included herein to label the use of the buildings and to show the existing chain-link fence with labels to indicate the limits of the fence, if it is proposed to remain.



Figure 1: Illustrative Site Plan

Lighting

The photometric plan submitted with this DSP shows the lighting levels and illumination for the building, parking, and pedestrian walkways on site. The proposed lighting is designed to provide sufficient illumination and reduce glare onto adjoining properties and roadways.

Architecture

The 16-foot-high existing building is rectangular and includes a flat roof. The primary entrance and service entrance with roll up door are shown on the southern elevation. The building is generally constructed in gray masonry block and does not include architectural accents.

Staff recommends additional architectural treatments be provided on the building façades to provide visual interest. Specifically, accents should be added to the north, east, and south façades, which will be visible from the public rights-of-way. Accents could include horizontal or vertical banding, the addition of a second finish material, or the introduction of a different color complementing the existing building.

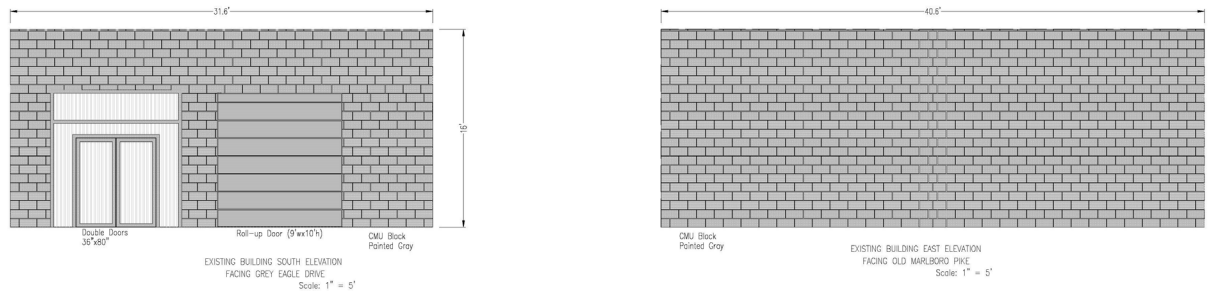


Figure 2: South and East Architectural Elevations

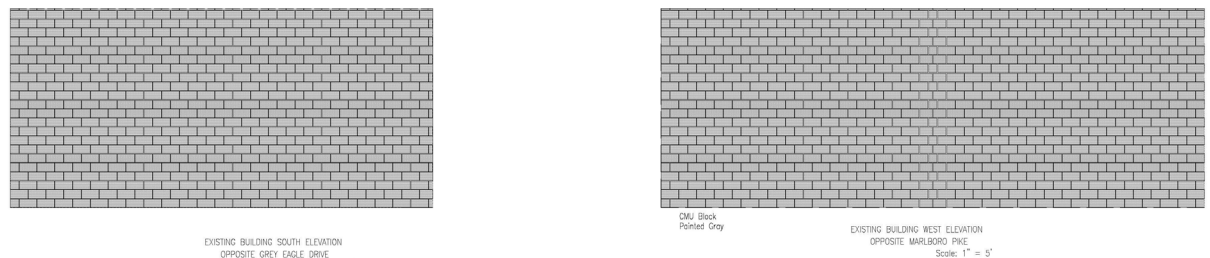


Figure 3: North and West Architectural Elevations

Signage

One existing free-standing sign is proposed to be removed and replaced with an illuminated 15-foot free-standing sign on the east side of the site, at the intersection of Old Marlboro Pike and Grey Eagle Drive. The total area of the sign is approximately 63 square feet and meets the maximum allowable limit established by Section 27-614 of the Prince George's County Zoning Ordinance.

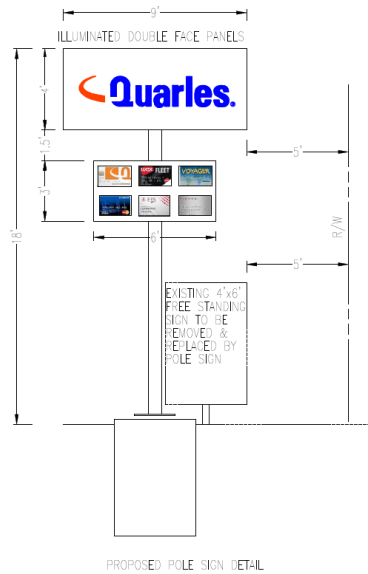


Figure 5: Proposed Sign

Loading and Trash Facilities

Based on the gross floor area, loading is not required for the commercial fuel depot. However, a trash facility is proposed in the northwest portion of the site, and a six-foot-high board-on-board enclosure to screen the dumpster is proposed. A detail for this enclosure has not been provided and is needed. Therefore, a condition is included herein, requiring the applicant to provide construction details of this enclosure.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the Zoning Ordinance in the I-1 and M-I-O Zones and the site design guidelines:
 - a. This DSP is in conformance with the requirements of Section 27-473(b) of the Zoning Ordinance, which governs uses in industrial zones. The proposed use is permitted in the I-1 Zone, subject to Footnote 51, which requires that the application provide specific requirements as discussed below:
 - (A) **The use is limited to property that has at least one hundred and fifty (150) feet of frontage on and vehicular access to at least one (1) road classified as a collector or lower classification on the applicable Master Plan and a minimum right-of-way width of sixty (60) feet;**

The property has approximately 170 feet of frontage on Old Marlboro Pike, which is classified as a collector and has a right-of-way of 80 feet, in conformance with this requirement.
 - (B) **A Limited Detailed Site Plan shall be approved for the use in accordance with Section 27-286(a). The site plan shall address architecture, landscaping, lighting, and infrastructure which is essential to the development of the site including streets, utilities, and stormwater management facilities;**

The subject DSP has been reviewed in accordance with Section 27-286(a) of the Zoning Ordinance, which requires the application be reviewed in conformance with the site design guidelines for a DSP because they reasonably relate to the purposes of the zones. The subject DSP generally meets these requirements. For example, grading will be minimized to the extent practicable, and the architecture will employ a variety of architectural features and designs, and treatments, as conditioned.

(C) The Limited Detailed Site Plan shall demonstrate compliance with Section 27-358(a)(2), (3), (4), (5), (6), (8), and (10); and (b)(1), (2), and (3); and

The applicable parts of Section 27-358(a) and (b) of the Zoning Ordinance provides the following:

(2) The subject property shall be located at least three hundred (300) feet from any lot on which a school, outdoor playground, library, or hospital is located;

The property is more than 300 feet from a school, outdoor playground, library, or hospital.

(3) The use shall not include the display and rental of cargo trailers, trucks, or similar uses, except as a Special Exception in accordance with the provisions of Section 27-417;

The use does not propose the display or rental of cargo trailers.

(4) The storage or junking of wrecked motor vehicles (whether capable of movement or not) is prohibited;

No storage of junked of wrecked motor vehicles is proposed with this application.

(5) Access driveways shall be not less than thirty (30) feet wide unless a lesser width is allowed for a one-way driveway by the Maryland State Highway Administration or the County Department of Permitting, Inspections, and Enforcement, whichever is applicable, and shall be constructed in compliance with the minimum standards required by the County Road Ordinance or Maryland State Highway Administration regulations, whichever is applicable. In the case of a corner lot, a driveway may begin at a point not less than twenty (20) feet from the point of curvature (PC) of the curb return or the point of curvature of the edge of paving at an intersection without curb and gutter. A driveway may begin or end at a point not less than twelve (12) feet from the side or rear lot line of any adjoining lot;

(6) Access driveways shall be defined by curbing;

Access driveways are a minimum of 30 feet wide and are defined by concrete curbs.

- (8) Gasoline pumps and other service appliances shall be located at least twenty-five (25) feet behind the street line;**

The gasoline pumps are approximately 26.7 feet behind the street line.

- (10) Details on architectural elements such as elevation depictions of each facade, schedule of exterior finishes, and description of architectural character of proposed buildings shall demonstrate compatibility with existing and proposed surrounding development.**

No new structures are proposed with this application which proposes a change in use only. However, it is recommended that additional architectural features be added to the existing building, as conditioned herein.

- (b) In addition to what is required by Section 27-296(c), the site plan shall show the following:**

- (1) The topography of the subject lot and abutting lots (for a depth of at least fifty (50) feet);**
- (2) The location and type of trash enclosures; and**
- (3) The location of exterior vending machines or vending area.**

A site plan of the DSP shows the topography of the property and the location of a trash facility in the southwest portion of the lot. No vending machines are proposed with this application.

- (D) Upon the abandonment of a commercial fuel depot, all structures exclusively used in the business (including underground storage tanks), except buildings, shall be removed by the owner of the property. For the purpose of this footnote, the term "abandonment" shall mean nonoperation as a commercial fuel depot for a period of fourteen (14) months after the services cease.**

The owner will be required to remove the underground storage tanks upon the abandonment of the commercial fuel depot 14 months after the services cease, and this is noted on the plan.

- b. The DSP is consistent with those regulations in the I-1 Zone, including Section 27-469(b) and (c) of the Zoning Ordinance, by providing more than 10 percent green area and no outdoor storage, and meets the specific regulations in Section 27-474 of the Zoning Ordinance relating to setbacks.
- c. Section 27-548.50 of the Zoning Ordinance sets forth criteria for the M-I-O Zone. This property is in Area B which limits the allowed building height to 62 feet. The subject property is also in the High Noise Intensity Zone labeled 75+ dB, and Accident Potential Zone 1. The application does not propose residential

development, the existing building is not more than 16 feet in height, and a gas station is not a prohibited use per Section 27-548.56(a) of the Zoning Ordinance; therefore, it has been found that this application meets the requirements of the M-I-O Zone.

8. **Preliminary Plan of Subdivision 4-78067:** PPS 4-78067 is applicable to the site, for which there are no available records. The plat of subdivision recorded in Plat Book NLP 101 page 11 does not contain notes relevant to development of the property.

Development entitlement for Parcel A was referred to the Transportation Planning Section to analyze the traffic capacity that was considered in the approval of the PPS, and a determination was made that the proposed development is within the trip limitation established with the PPS, as shown in the trip generation table below, which summarizes the existing and the proposed weekday peak hour trip generation for the site. The proposed commercial fuel depot will generate fewer peak-hour trips than those from the existing gas station and vehicle repair service station and therefore, does not present any Subtitle 24 adequacy issues.

Weekday Trip Generation Summary: DSP-21005: Quarles Petroleum Site 407								
Land Use	Use Quantity	Metric	Weekday AM Peak Hour			Weekday PM Peak Hour		
			In	Out	Total	In	Out	Total
Existing Gasoline/Service Station (ITE-944)	1.28	1,000 square feet GFA	54	54	108	70	70	140
Proposed Truck Stop (ITE-950)	1.28	1,000 square feet GFA	17	17	34	15	15	30

9. **2010 Prince George’s County Landscape Manual:** The subject application for only a change of use is exempt from the 2010 *Prince George’s County Landscape Manual* (Landscape Manual) per Section 1.1(d), as the two uses are the same intensity. However, the submitted plans show the DSP will meet the requirements of Section 4.2, Requirements for 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. Schedules were included on the landscape plan and staff finds that the proposal is in conformance with the Landscape Manual.
10. **Prince George’s County Woodland and Wildlife Habitat Conservation:** The subject DSP is exempt from the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance because the site has less than 10,000 square feet of existing woodlands on the site, and the property has no previous tree conservation plan approvals. In addition, it is noted that a Standard Letter of Exemption (S-071-17) was issued previously for the property on May 4, 2017. In an email dated June 7, 2021, the Environmental Planning Section indicated that the change in use would not require a natural resources inventory equivalency letter, woodland conservation ordinance exemption, or tree conservation plan for conformance.
11. **Prince George’s Country Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading or building permit for more than 5,000 square feet of disturbance. The subject application does not propose any disturbance and is exempt.

However, the submitted plans indicate that 10 percent of the gross tract area is covered in TCC, specifically proposed plants, which would meet this ordinance.

- 12. Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows, and are incorporated herein by reference:
- a. **Community Planning**—In a memorandum dated November 22, 2021 (White to Bishop), incorporated herein by reference, the Community Planning Division noted that master plan conformance is not required for this application.
 - b. **Historic Preservation**—In a memorandum dated November 10, 2021 (Stabler and Smith to Bishop), incorporated herein by reference, it was noted there are no Prince George’s County historic sites or resources on, or adjacent to the subject property. The probability of archeological sites within the subject property is low. A Phase I archeology survey is not recommended.
 - c. **Transportation Planning**—In a memorandum dated December 28, 2021 (Yang to Bishop), incorporated herein by reference, the transportation planner provided comments on the subject application relative to vehicular transportation planning issues. The transportation related issues of adequacy and access have been incorporated into this report and from the standpoint of transportation, it is determined that this plan is acceptable and meets the findings required for a DSP.
 - d. **Pedestrian and Bike Facilities**—In a memorandum dated December 28, 2021 (Ryan to Bishop), incorporated herein by reference, the transportation planner provided comments on the subject application relative to pedestrian/bicycle planning issues. The memorandum determined that there are no prior conditions of approval on the subject property specific to pedestrian or bicycle improvements, and that the multimodal transportation, site access, and circulation of this plan is acceptable, subject to conditions related to pedestrian and bicycle improvements that are included herein.
 - e. **Subdivision**—In a memorandum dated December 29, 2021 (Gupta to Bishop), incorporated herein by reference, it was noted that the subject application is the subject of PPS 4-78067, of which there are no available records. Conditions related to technical corrections and revisions to the general notes of the DSP were provided and have been included herein.
 - f. **Permits**—In a memorandum dated December 17, 2021 (Shaffer to Bishop), 11 comments were provided, which have been addressed by the applicant in revisions to the DSP, or have been included as conditions herein.
 - g. **Environmental Planning**—In an email dated November 10, 2021 (Kirchhof to Bishop), incorporated herein by reference, the Environmental Planning Section noted that no other environmental requirements were identified for this application.
 - h. **Prince George’s County Fire Department**—At the time of the writing of this technical staff report, the Fire Department did not offer comments on the subject application.

- i. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated December 17, 2021 (Giles to Bishop), incorporated herein by reference, DPIE offered comments related to roadway improvements and noted that DSP-21005 is consistent with the approved Site Development Concept Plan filed under PG-DER Case No. 89244-50A, approved on February 24, 1992.
 - j. **Prince George’s County Police Department**—At the time of the writing of this technical staff report, the Police Department did not offer comments on the subject application.
 - k. **Prince George’s County Health Department**—In a memorandum dated November 8, 2021 (Adepoju to Bishop), incorporated herein by reference, the Health Department offered one recommendation with respect to health-related issues on the property, which is included in the Recommendation section of this technical staff report.
 - l. **Maryland State Highway Association (SHA)**—At the time of the writing of this technical staff report, SHA did not offer comments on the subject application.
 - m. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of this technical staff report, WSSC did not offer comments on the subject application.
13. As required by Section 27-285(b) 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 Prince George’s County Code, without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
14. As required by Section 27-285(b)(4) of the Zoning Ordinance, the Prince George’s County Planning Board must also find that the regulated environmental features on a site have been preserved and/or restored in a natural state to the fullest extent possible, in accordance with the requirements of Subtitle 24-130(b)(5) of the Prince George’s County Subdivision Regulations. The subject application proposes no disturbance; therefore, it has been found that the regulated environmental features on the subject property 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-21005, for Quarles Petroleum Site 407, subject to the following condition:

- 1. Prior to certification, the detailed site plan (DSP) shall be revised, or additional information shall be provided, as follows:
 - a. Revise the distance of the property boundary adjoining Grey Eagle Drive, in accordance with the right-of-way conveyance recorded in the Prince George’s County Land Records in Liber 7610 at folio 438.

- b. Label the property as Parcel A and reference Plat Book NLP 101 page 11.
- c. Revise General Note 4 to add Military Installation Overlay Zone.
- d. Revise General Note 7 to state the following: "Number of Parcels: 1 Parcel (Parcel A)".
- e. Revise General Note 8 to state that proposed development is exempt from filing a new preliminary plan of subdivision.
- f. Add a general note listing Preliminary Plan of Subdivision 4-78067 as prior approval applicable to the property.
- g. Correct the plat reference to Plat Book NLP 101 page 11 in the legal description located on the lower left corner of the site plan.
- h. Provide a "bicycles may use full lane" signage assembly along the subject property's frontage of Old Marlboro Pike, subject to modification by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.
- i. Provide a crosswalk on the drive aisle(s) at the point of vehicle entry along Old Marlboro Pike, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.
- j. Provide construction details of the six-foot board-on-board enclosure to screen the trash facilities.
- k. Provide additional architectural treatments on the northern, eastern, and southern elevations of the service building such as horizontal or vertical banding, a second finish material, or the addition of complementary colors.
- l. Label the existing fence on the DSP and add labels showing the limits and if it is to remain or be removed.
- m. Provide parking space striping, directional arrows, and dimensions of the drive aisles on the site plan, in conformance with Part 11, Off-street Parking and Loading, of the Prince George's County Zoning Ordinance.
- n. Label the use of both the service building and the shed in accordance with Section 27-254(c)(1)(C), (D), and (F) of the Prince George's County Zoning Ordinance, and revise the parking schedule, as appropriate, to reflect all the proposed uses on the property.
- o. Provide the height of the shed on the site plan.
- p. Add a general note to indicate that the applicant should assure that all sources of air pollution have been registered with the Maryland Department of the Environment, Air and Radiation Management Administration.

QUARLES PETROLEUM SITE 407

Detailed Site Plan

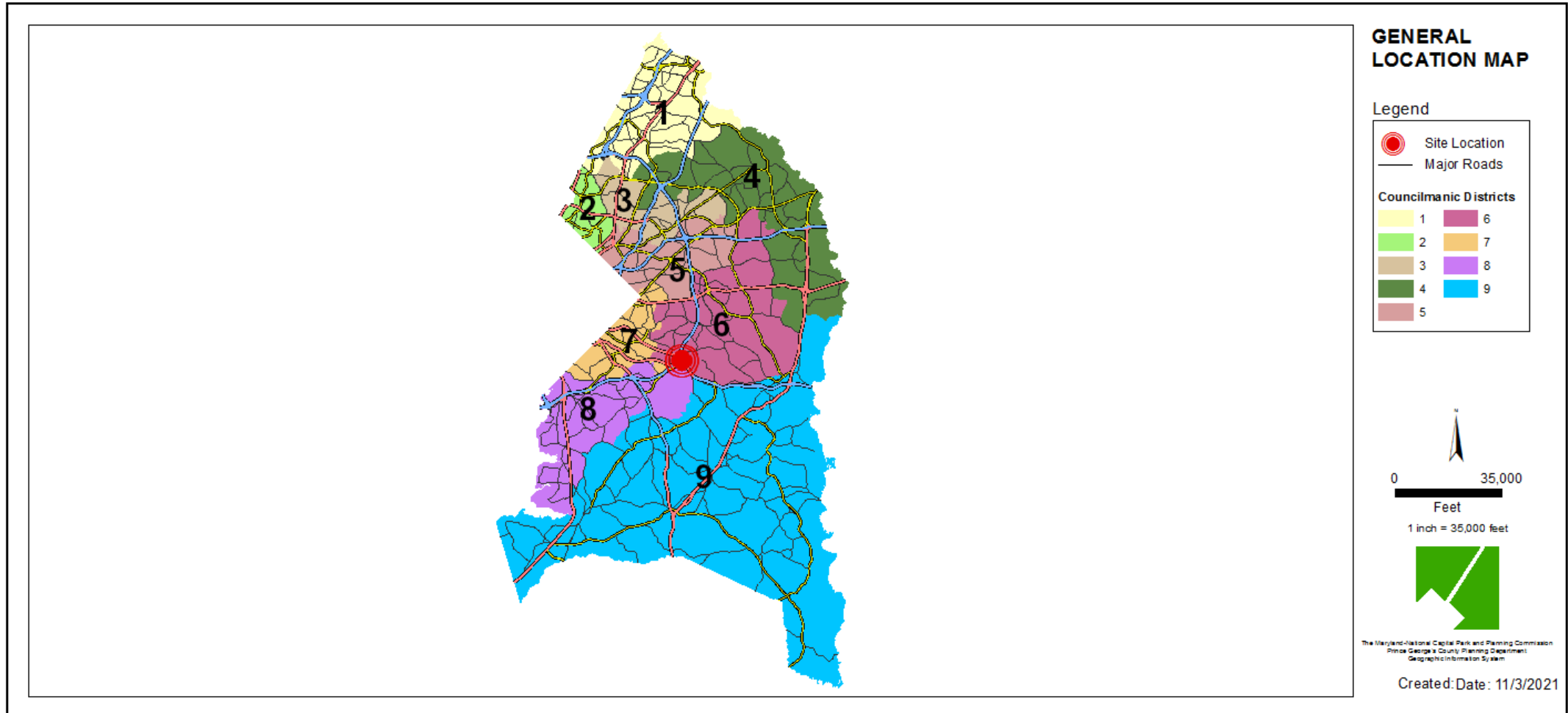
Staff Recommendation: APPROVAL with conditions



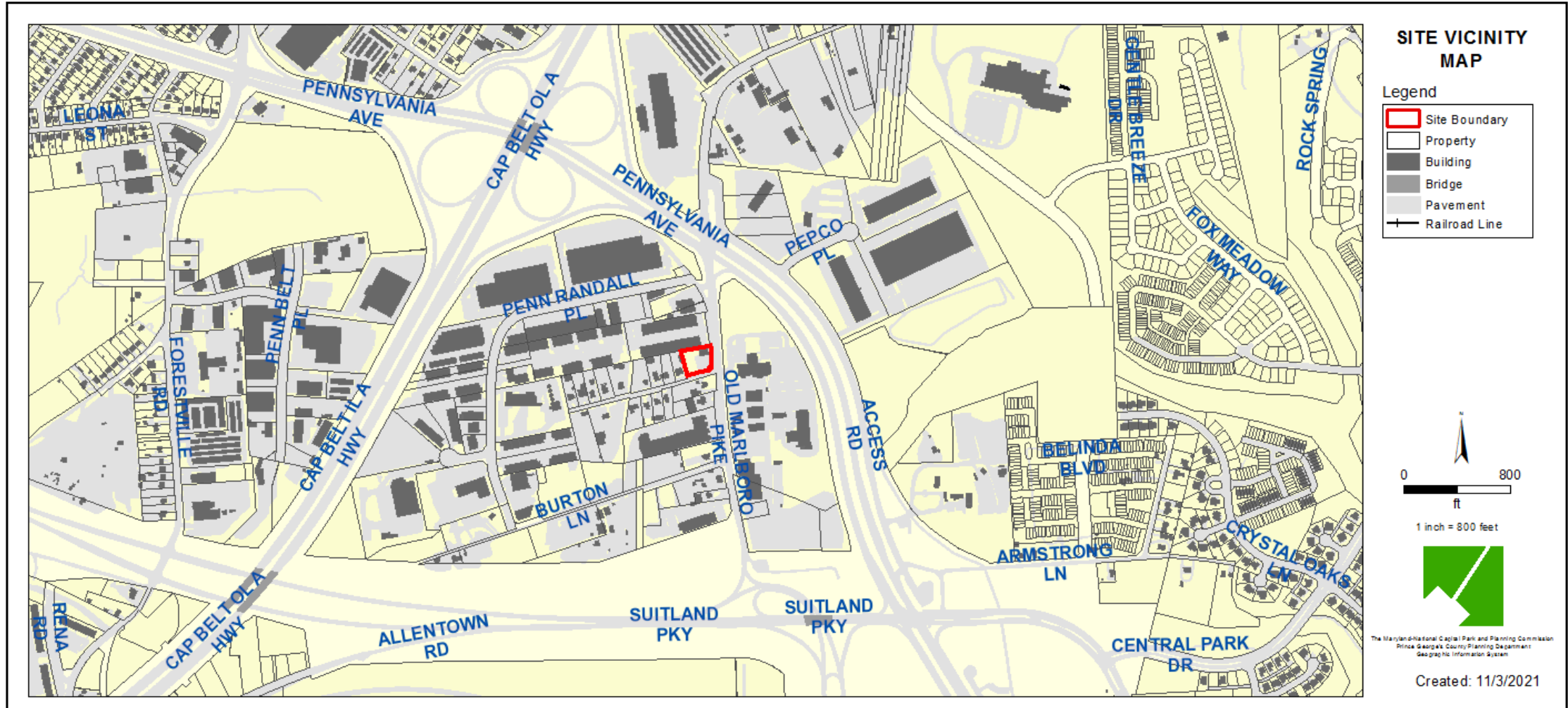
GENERAL LOCATION MAP

Council District: 06

Planning Area: 78

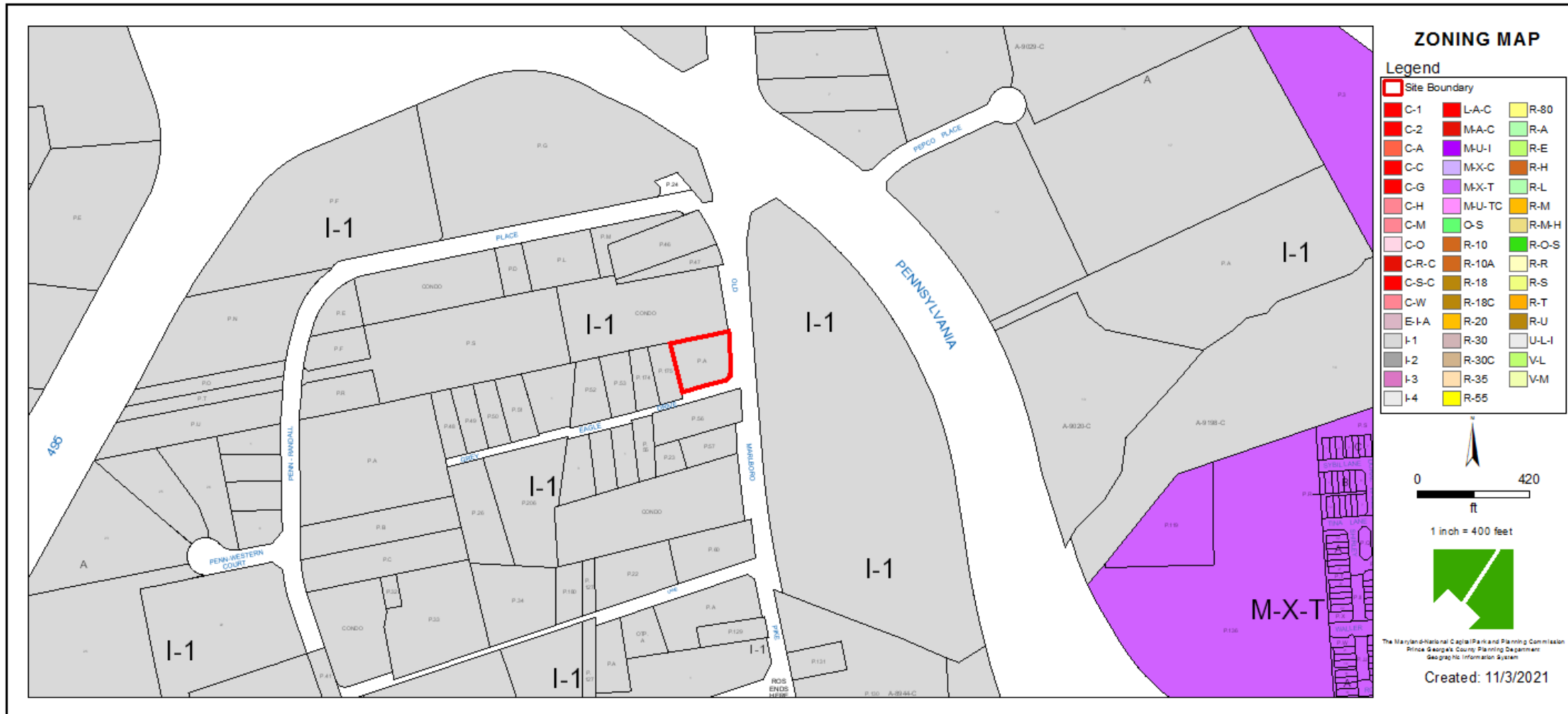


SITE VICINITY MAP



ZONING MAP

Property Zone: I-1



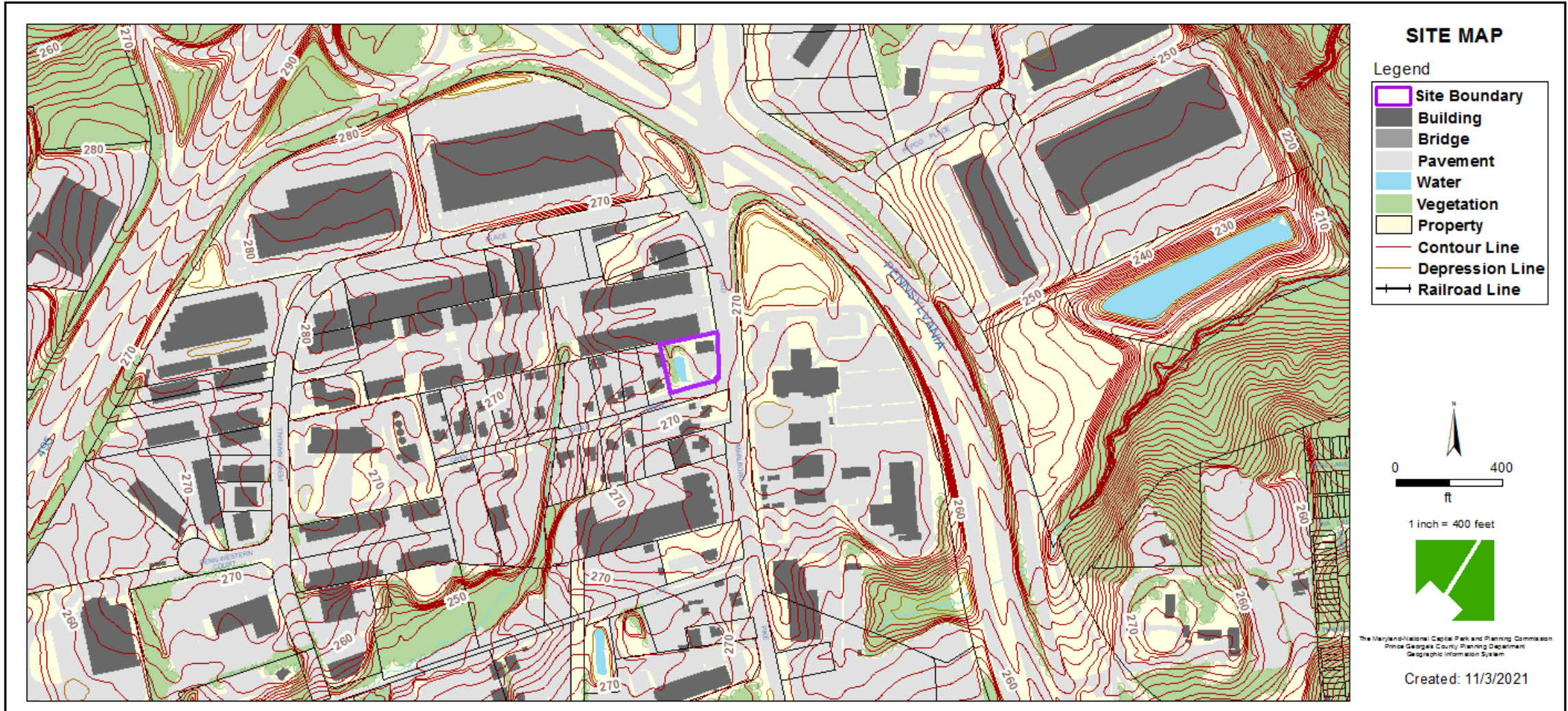
OVERLAY MAP



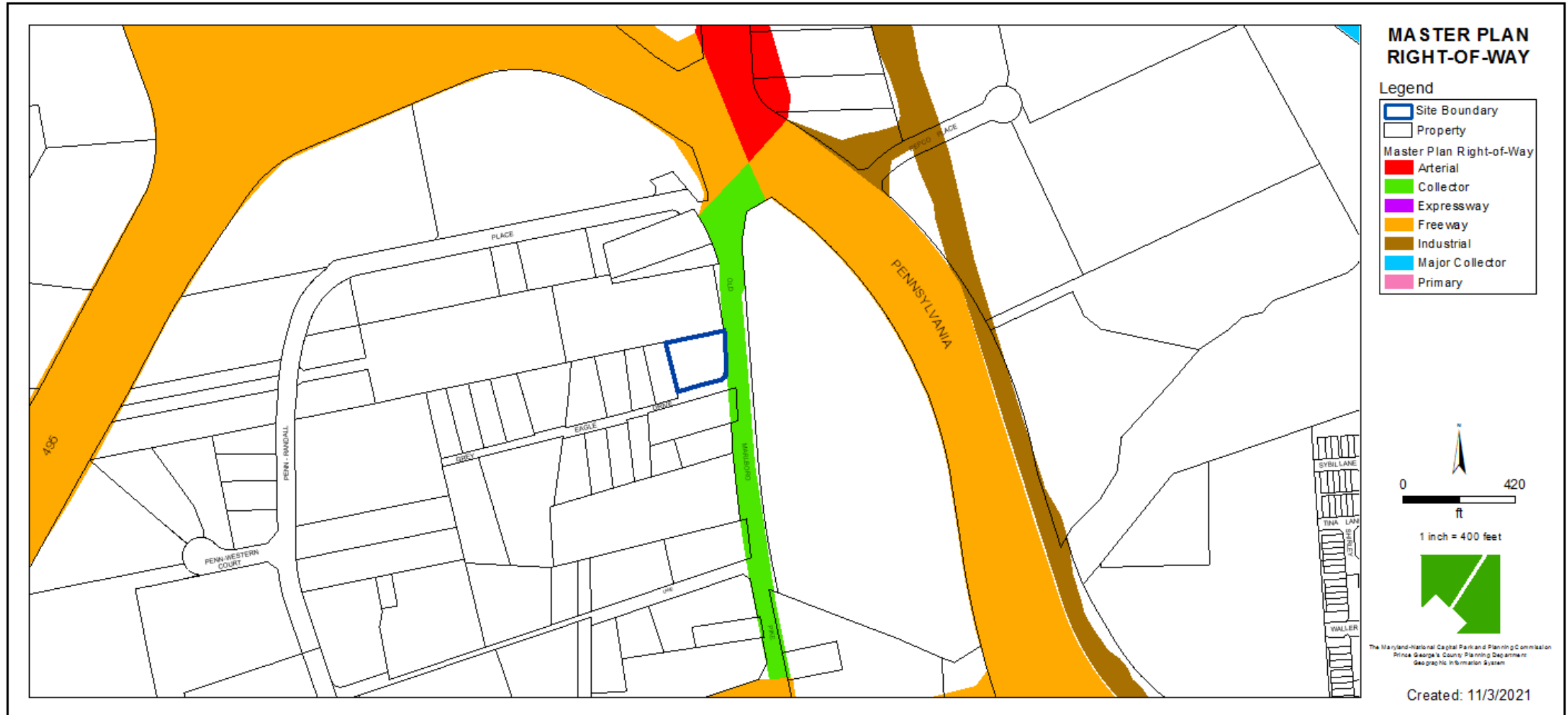
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



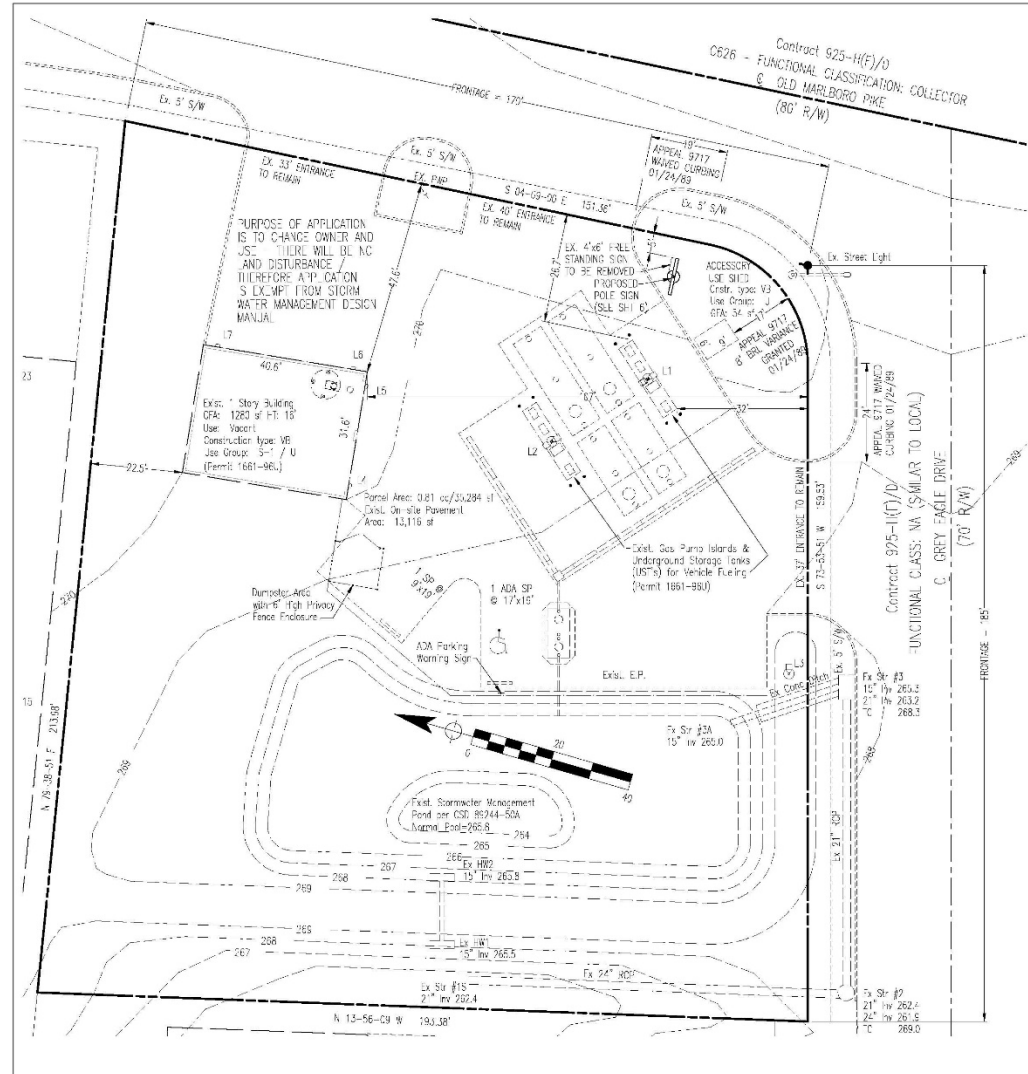
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



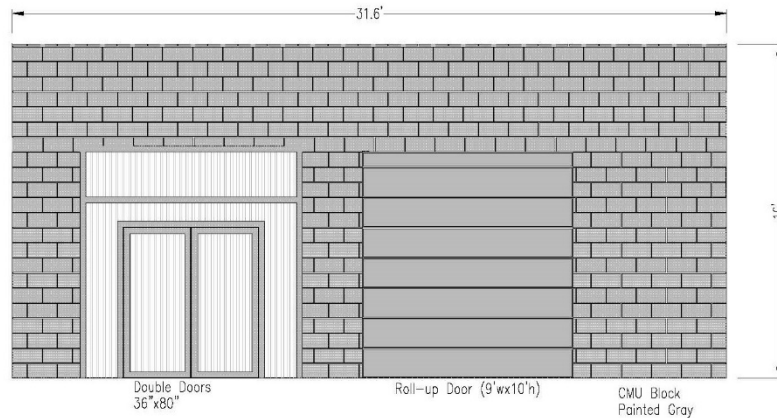
ILLUSTRATIVE SITE PLAN



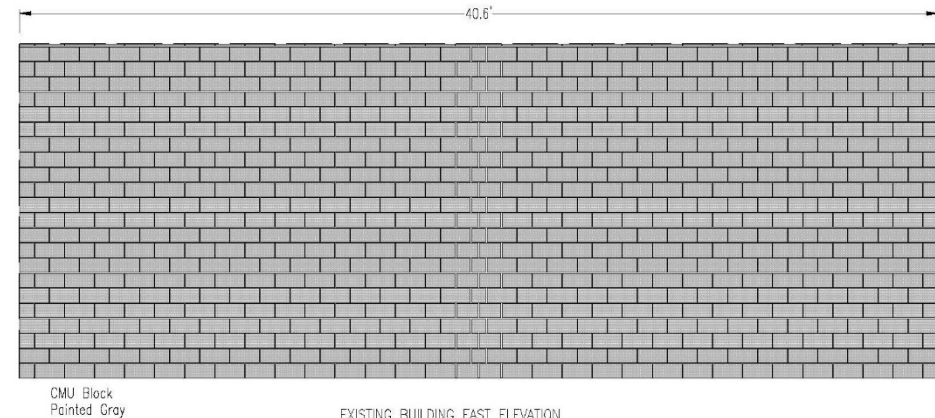
DETAILED SITE PLAN



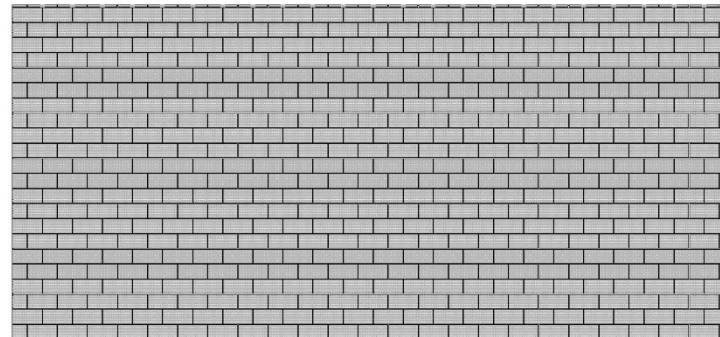
ARCHITECTURAL ELEVATIONS



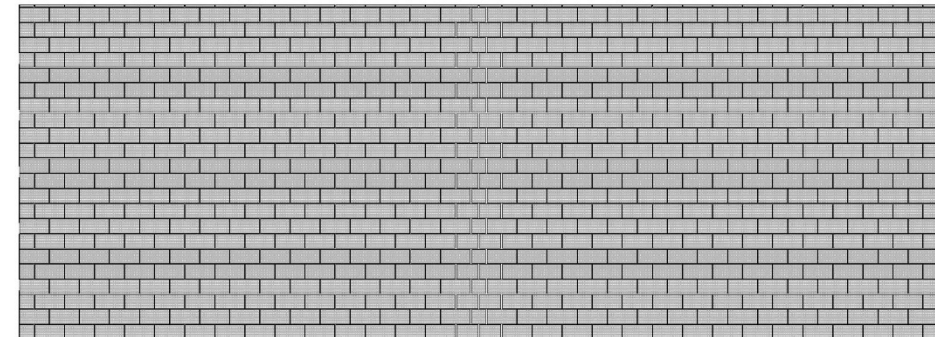
EXISTING BUILDING SOUTH ELEVATION
FACING GREY EAGLE DRIVE
Scale: 1" = 5'



EXISTING BUILDING EAST ELEVATION
FACING OLD MARLBORO PIKE
Scale: 1" = 5'



EXISTING BUILDING SOUTH ELEVATION
OPPOSITE GREY EAGLE DRIVE
Scale: 1" = 5'



EXISTING BUILDING WEST ELEVATION
OPPOSITE MARLBORO PIKE
Scale: 1" = 5'

STAFF RECOMMENDATION

APPROVAL with Conditions

- 16 Conditions

Minor Issues:

- Technical Corrections

Applicant Community Engagement:

- 4/1/2021 Informational Mailing
- 11/3/2021 Acceptance Email

Statement of Justification – March 26, 2021
DSP 21005
Case Name: Quarles Petroleum Site #407
Reference: Case Number: 20189-2020U

Description of proposed use/request:

The property is zoned I-1 and was developed as a “gas station / vehicle repair and service station” use in 1991. The gas station has been in continuous operation since 1991 and the vehicle repair and service station ceased operations around 2007. The new owner proposes to change the existing “gas station / vehicle repair and service station” use to “commercial fuel depot” use. Table 27-473(b)(1)(B) identifies both the existing and proposed uses as allowable uses in the I-1 zone. The proposed use will dispense fuel to businesses, organizations, and municipalities that maintain a fleet of vehicles. The proposed use will not include sale of fuel to the general public, store sales, vehicle service, or vending operations in conformance with 27-107.01(a)(49.2). The existing gas station equipment will be retained and used for the commercial fuel depot operation. No land disturbance or other construction activity is proposed or needed to accomplish the change in use.

Description and location of the subject property:

The property is located at the northwest corner of the Old Marlboro Pike / C626 intersection with Grey Eagle Drive. The property address is 8331 Old Marlboro Pike which is also identified as Tax Map 90 Grid B21 Parcel 54. This property is outside of but near to the Morningside municipal boundary.

Description of finding:

- 1 Property has 170 feet of frontage on Old Marlboro Pike / C626 which has “collector” functional classification and 80 feet of right-of-way to comply with 27-473(b)(1)(B) p51(A) and 27-358(a)(1)
- 2 A Limited Detailed Site Plan has been provided in accordance with 27-286(a); 27-282; and 27-283. The Limited Detailed Site Plan addresses the architecture of the existing building; Woodland Conservation Standard Exemption S-071-17 and supplemental landscaping to previously approved LS 89-211 that will bring street, parking lot, and tree cover into compliance with current Landscape Design Manual requirements; the site lighting; the existing streets and utilities; and the existing storm water management facility constructed per SC 125-90, per CSD 89244-50A, and determined to be in compliance by reinspection 20-1001-135055 in accordance with 27-473(b)(1)(B) p51(B)
- 3 The Limited Detailed Site Plan demonstrates compliance with 27-358 (a)(2)-minimum 300 feet distance from school, park, library, and hospital; (a)(3)-no display or rental of cargo truck, trailer, or similar use; (a)(4)- no junking or storage of wrecked vehicles; (a)(5)- access drives minimum 30 feet wide; (a)(6)-access drives defined by curbing upgraded by County Contract 932-H(F)/D; (a)(8)- gasoline pumps located minimum 25 feet from street right of way; (a)(10)-architectural details of existing building; (b)(1)- topography extends 50 feet into abutting properties; (b)(2)-location of dumpster and dumpster enclosure; (b)(3)-no vending machines will be located on the property; and (c)-

removal of fuel dispensing equipment and underground storage tanks upon abandonment of or cessation of commercial fuel depot operations for a period of 14 months

- 4 Only businesses, organizations, and municipalities that operate fleets of vehicles who have been issued fleet fueling network credit cards that are accepted by the credit card processors at the commercial fuel depot will be able to purchase fuel. The Comptroller Office of Maryland considers the commercial fuel depot to be a private club organization for fuel sales which does not sell fuel to the general public. The internal policy of the Comptroller Office of Maryland is price signs are not required for commercial fuel depots because the price signs could create the appearance of a gasoline station and cause the general public to attempt to purchase fuel only to learn they are unable to purchase fuel. 27-594(a)(1) does not include commercial fuel depot as a use which requires a price sign.

Variance request and required findings for each request:

Appeal 9717 granted January 24, 1989 is still in effect for the 8 feet variance to BRL and the waiver for 30 feet of curbing in northeast corner of property. Appeal 9717 is still in effect. No additional variance or waiver requests are included with this application.

Summary / conclusion of request:

The proposed “commercial fuel depot” use will be an approved use that will generate fewer vehicle trips than the existing “gas station with vehicle repair and service station” use could generate due to the elimination of fuel sales to the general public and elimination of the vehicle repair and service station currently permitted by use permit 1661-1996U. The existing gas station equipment will be retained for the commercial fuel depot operation and no land disturbance is proposed or required. The only site work proposed will be supplemental landscape planting to bring the site into compliance with the current Landscape Design Manual. Area property owners will notice no change to the existing fuel sales operation as a result of the proposed change in use. Approval of the proposed change in use will have no detrimental impact to area property owners and will not have a detrimental impact to any planned developments for the area.

Applicant: Craig McBride
Quarles Petroleum, Inc.
1701 Fall Hill Avenue – Suite 200
Fredericksburg VA 22401
540.672.8904
cmcbride@quarlesinc.com

November 22, 2021

MEMORANDUM

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

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

FROM: Samuel L. White, Jr., Senior Planner, Neighborhood Revitalization Section, Community Planning Division

SUBJECT: DSP-21005 Quarles Petroleum Site 407

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 outside of an overlay zone

Location: 8331 Marlboro Pike, Upper Marlboro, Maryland, 20772

Size: 0.81 acres

Existing Uses: Gas and vehicle repair service station

Proposal: The applicant is proposing to change the existing gas and vehicle repair service station to a commercial fuel depot. The applicant is also proposing to remove the existing free-standing sign and replace it with an 18-foot illuminated double face panel free-standing sign.

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: 2014 *Plan Prince George's 2035 Approved General Plan* places this application in the Established Communities growth policy area. The vision for the Established Communities is most appropriate for context-sensitive infill and low- to medium-density development (page 20).

DSP-21005 Quarles Petroleum Site 407

Master Plan: The 2013 *Approved Subregion 6 Master Plan* recommends industrial future land use on the subject property.

Planning Area: 78

Community: Westphalia & Vicinity

Aviation/MIOZ: This application is in Area B, North End of the Military Installation Overlay Zone - Height. The maximum building height on the subject property should not exceed 62 feet. The subject property is also located in High Noise Intensity Zone of the Military Installation Overlay Zone. The area label is 75+ db.

SMA/Zoning: The 2013 Approved Subregion 6 Sectional Map Amendment retained the subject property into the I-1 zone.

MASTER PLAN CONFORMANCE ISSUES:

There are no master plan issues.

c: Long-range Agenda Notebook

Frederick Stachura, J.D., Supervisor, Neighborhood Revitalization Section, Community Planning Division



14741 Governor Oden Bowie Drive
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www.mncppc.org/pgco

Countywide Planning Division
Historic Preservation Section

301-952-3680

November 10, 2021

MEMORANDUM

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

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

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

SUBJECT: DSP-21005 Quarles Petroleum Site 407

The subject property comprises 0.81-acres and is located at the northwest quadrant of the intersection of Old Marlboro Pike and Grey Eagle Drive. The subject application proposes a change of use from a gas station/vehicle repair and service station to a commercial depot, with revised signage. 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. A Phase I archeology survey is not recommended. The subject property does not contain and is not adjacent to any designated Prince George's County Historic Sites or resources. Historic Preservation Section staff recommend approval of DSP-21005 Quarles Petroleum without conditions



Countywide Planning Division
 Transportation Planning Section

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301-952-3680

December 28, 2021

MEMORANDUM

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

FROM: Jim Yang, Transportation Planning Section, Countywide Planning Division

(WJC)

(Tom)

Tom Masog, Transportation Planning Section, Countywide Planning Division

SUBJECT: DSP-21005: Quarles Petroleum Site 407

Proposal

The applicant is proposing to change the subdivision from existing "gas station / vehicle repair and service station" to "commercial fuel depot".

Background

This detailed site plan (DSP) is for the site located at the northwest corner of Old Marlboro Pike and Grey Eagle Drive. The total acreage is 0.831. The existing gas station equipment will remain and be used for the commercial fuel depot operation. No land disturbance or other construction activity is proposed.

Review Comments

The table below summarizes the existing and the proposed weekday peak hour trip generation for the site. The proposed commercial fuel depot will generate fewer vehicle trips than those from the existing condition.

Weekday Trip Generation Summary: DSP-21005: Quarles Petroleum Site 407								
Land Use	Use Quantity	Metric	Weekday AM Peak Hour			Weekday PM Peak Hour		
			In	Out	Total	In	Out	Total
Existing Gasoline/Service Station (ITE-944)	1.28	1,000 square feet GFA	54	54	108	70	70	140
Proposed Truck Stop (ITE-950)	1.28	1,000 square feet GFA	17	17	34	15	15	30

The site is adjacent to Old Marlboro Pike, which is identified in the master plan as a collector. Adequate right-of-way has been previously dedicated, and no additional dedication is required from this plan.

The existing access, from both Old Marlboro Pike and Grey Eagle Drive, will not be changed.

Conclusion

From the standpoint of transportation, it is determined that this plan is acceptable and meets the finding required for a detailed site plan.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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Countywide Planning Division
Transportation Planning Section


301-952-3680


December 28, 2021

MEMORANDUM

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

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

VIA:  William Capers III, PTP, Transportation Planning Section, Countywide Planning Division

 Tom Masog, Transportation Planning Section, Countywide Planning Division

SUBJECT: DSP-21005: Quarles Petroleum

Proposal:

The subject application proposes to change the existing “gas station / vehicle repair and service station” use to “commercial fuel depot.” The Detailed Site Plan (DSP) application does not propose any land disturbance or other construction activity to accomplish the change in use.

The subject property fronts Old Marlboro Pike to its east and Grey Eagle Drive to its south, both of which offer a point of vehicle entry to the site.

Prior Conditions of Approval:

There are no prior conditions of approval on the subject property specific to pedestrian or bicycle improvements that are relevant to this subject application.

Master Plan Compliance

The 2009 *Approved Countywide Master Plan of Transportation* (MPOT) recommends the following facilities:

Planned Shared Roadway: Old Marlboro Pike

The MPOT provides policy guidance regarding multimodal transportation and the Complete Streets element of the MPOT recommends how to accommodate infrastructure for people walking and bicycling.

Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO *Guide for the Development of Bicycle Facilities*.

Policy 5: Evaluate new development proposals in the Developed and Developing Tiers for conformance with the complete streets principles.

The Transportation Systems Section of the 2013 *Approved Subregion 6 Master Plan and Sectional Map Amendment* makes the following recommendations:

Bicycle signage and safety improvements (if necessary) should be incorporated into any frontage improvements along designated shared-use roadways. Appropriate bikeway improvements may include paved shoulders, designated bike lanes, signage, and wide outside curb lanes. (p.107)

Comment: Per the MPOT and the Subregion 6 Master Plan, staff request the applicant update plans to provide a “bicycles may use full lane” signage assembly along the subject property’s frontage of Old Marlboro Pike.

The DSP shows a crosswalk crossing the point of vehicle entry along Grey Eagle Drive. Staff request the applicant update plans to provide an additional crosswalk crossing the point of vehicle entry along Old Marlboro Pike.

Transportation Planning Review:

Based on the findings presented above, staff conclude that the pedestrian and bicycle transportation site access and circulation of this plan is acceptable, if the following conditions are met:

1. Prior to the certification of the detailed site plan, the applicant and the applicant’s heirs, successors and/or assigns shall revise the detailed site plan to provide:
 - a. A “bicycles may use full lane” signage assembly along the subject property’s frontage of Old Marlboro Pike, subject to modification by the Prince George’s County Department of Permits, Inspections, and Enforcement (DPIE), with written correspondence.
 - b. A crosswalk crossing the drive aisle at the point of vehicle entry along Old Marlboro Pike, unless modified by the Department of Permitting, Inspections and Enforcement (DPIE), with written correspondence.

December 29, 2021

MEMORANDUM

TO: Andrew Bishop, Senior Planner, Urban Design Section
VIA: Sherri Conner, Supervisor, Subdivision Section *SC*
FROM: Mridula Gupta, Planner Coordinator, Subdivision Section *MG*
SUBJECT: DSP-21005; Quarles Petroleum Site 407

The subject property is known as Parcel A of a subdivision titled 'Schlaefli Property'. Parcel A was recorded among the Prince George's County Land Records in Plat Book NLP 101 page 11 in August of 1978. The property is 0.81 acres in area, located in the Light industrial (I-1) Zone. The property is also located in the Military Installation Overlay (M-I-O) Zone for height, noise, and safety. The property is currently developed with a 1,280 square-foot vacant building and gas station. The existing development on the property is assumed to be permitted in conformance with the underlying PPS, which is discussed further below. This detailed site plan (DSP) application proposes a change in use from a gas station/vehicle repair and service station to a commercial fuel depot. No land disturbance or addition to the existing gross floor area is proposed.

Preliminary plan of subdivision (PPS) 4-78067 is applicable to the site, for which there are no available records. The plat of subdivision recorded in Plat Book NLP 101 page 11 does not contain notes relevant to development of the property.

Since there are no available records for PPS 4-78067, the determination of development entitlement for Parcel A was deferred to Transportation Planning Section (TPS) to analyze the traffic capacity that was considered in the approval of the PPS.

TPS determined the trip cap for Parcel A based upon a vehicle service station and the existing gas station that was developed subsequent to the approval of the PPS. The vehicle service station use no longer exists on the subject property. The trips associated with the existing gas station and the discontinued vehicle service station represent the entitlement for the site. TPS found that the proposed change in use from a gas station/vehicle repair and service station to a commercial fuel depot would generate far fewer peak-hour trips than the existing use and, therefore, does not present any Subtitle 24 adequacy issues. If additional development is proposed in the future on the subject property, a new PPS and final plat may be required.

Plan Comments:

1. A five-foot-wide strip of land along Parcel A's frontage with Grey Eagle Drive totaling 0.02 acres was conveyed to Prince George's County for street widening in 1990. This conveyance is shown on the site plan, however the eastern property boundary distance is shown on the site plan as 159.53 feet, whereas the right-of-way conveyance recorded in Liber 7610 at folio 438 lists this distance as 160.40 feet. A property boundary survey was not submitted by the applicant, which would assist in verifying the property boundaries and their bearings and distances. The distance of property's boundary line adjacent to Grey Eagle Drive should be revised to conform to the deed of right-of-way conveyance.
2. The property is not labeled with its parcel designation per the recording plat. On all plan sheets, the property should be labeled as Parcel A, Plat Book NLP 101 page 11.
3. General Note 4 should be revised to add M-I-O Zone.
4. General Note 7 incorrectly lists the existing parcel as Part of Parcel 54. The note should be revised to state that it is Parcel A.
5. General Note 8 states that "No additional development is proposed, therefore development is exempt from PPS 4-78067". The property is not exempt from, and it is still subject to PPS 4-78067. This note should be corrected to state that since no additional development is proposed, filing of a new PPS is not required. A separate note should be added to list PPS 4-78067 as a prior approval applicable to the property.
6. In the Legal Description, the plat reference should be corrected to Plat Book NLP 101 page 11.

Recommended Conditions:

1. Prior to certification of the detailed site plan, the following revisions shall be made to the plan:
 - a. Revise the distance of the property boundary adjoining Grey Eagle Drive in accordance with the right-of-way conveyance recorded in the Prince George's County Land Records in Liber 7610 at folio 438.
 - b. Label the property as Parcel A and reference Plat Book NLP 101 page 11.
 - c. Revise General Note 4 to add M-I-O-Zone.
 - d. Revise General Note 7 to state the following: Number of Parcels: 1 Parcel (Parcel A).
 - e. Revise General Note 8 to state that proposed development is exempt from filing a new preliminary plan of subdivision.
 - f. Add a general note listing PPS 4-78067 as prior approval applicable to the property.

- g. In the Legal Description located on the lower left corner of the site plan, correct the plat reference to Plat Book NLP 101 page 11.

This referral is provided for the purposes of determining conformance with any underlying subdivision approvals for the subject property and Subtitle 24. All bearings and distances must be clearly shown on the site plan, and must 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 17, 2021

MEMORANDUM

TO: Andrew Bishop, Urban Design
FROM: Kelsey Shaffer, Permit Review Section, Development Review Division
SUBJECT: Referral Comments for DSP-21005 – Quarles Petroleum Site 407

1. Parking space striping shall be demonstrated on the site plan.
2. Parking space dimensions shown on the site plan shall meet the space dimension requirements of Part 11.
3. All driveway aisle widths shall meet the requirements of Part 11 and shall be demonstrated on the site plan.
4. Directional arrows for all parking areas shall be demonstrated on the site plan.
5. A use shall be provided for both the accessory storage building and the shed. “Vacant” is not a use. Per Section 27-254(c)(C, D & F), the use of all existing and proposed buildings must be shown on the site plan and parking for those uses must be provided, even if currently vacant.
6. The parking schedule shall be updated to reflect all proposed uses per comment #5.
7. The access aisle striping for the handicap parking space on the plan shall be demonstrated on the site plan, per the below requirements:
CAR: 13’ X 19’ – Shown on the plan as an 8’ X 19’ HC space with a 5’ striped access aisle (the length of the space).
VAN: 16’ x 19’ – Shown on the plan as an 11’ X 19’ van HC space with a 5’ striped access aisle (the length of the space) or an 8’ X 19’ with an 8’ striped drive aisle.
NOTE: 1) If non-parallel, adjacent spaces may share a single 5’ access aisle.
2) Any time a single HC space is required, it must be van accessible.
8. Details for the trash enclosure shall be provided to demonstrate it meets the screening requirements of the Landscape Manual.

9. The height of the shed shall be demonstrated on the site plan.
10. Aerial imagery shows a chain link fence on the property. If that fence still exists (or one is proposed), it shall be demonstrated on the site plan and fence details provided.
11. This review does not include the review of any signage.

Bishop, Andrew

From: Kirchhof, Alexander
Sent: Wednesday, November 10, 2021 12:48 PM
To: Bishop, Andrew
Subject: DSP-21005 QUARLES PETROLEUM SITE 407 No Issues No Memo

Hello,

The Environmental Planning Section (EPS) has reviewed the referral information received by EPS on November 9, 2021. The proposal is to convert the existing “gas station/vehicle repair and service station” use to “commercial fuel depot” use. No ground disturbance is proposed.

The site has previously been issued a standard letter of exemption from the Woodland Conservation Ordinance (S-071-17). Changes of use do not require Natural Resource Inventory Equivalency Letters (NRI-EL), Woodland Conservation Ordinance Exemptions (WCO-EX) or Tree Conservation Plans (TCP) for conformance. Prior to submission, the applicant had correspondence with EPS to identify these items mentioned above were not required. The record of this email correspondence is included in the dropbox.

No other environmental requirements have been identified for this application. This email serves in lieu of a memo.

Thank you

Alexander N. Kirchhof

Planner I, *Environmental Planning Section | Countywide Planning Division*



14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

Direct: 301-780-8311 | Teams: 240-573-2570

Email: Alexander.Kirchhof@ppd.mncppc.org





Division of Environmental Health/Disease Control

Date: November 8, 2021

To: Andrew Bishop, Urban Design, M-NCPPC

From:  Adebola Adepoju, Environmental Health Specialist, Environmental Engineering/ Policy Program

Re: DSP-21005 QUARLES PETROLEUM SITE 407

The Environmental Engineering / Policy Program of the Prince George's County Health Department has completed a desktop health impact assessment review of the detailed site plan submission for the Quarles Petroleum site 407 located at 8331 Old Marlboro Pike and has the following comments / recommendations:

1. The applicant should assure that all sources of air pollution have been registered with the Maryland Department of the Environment, Air and Radiation Management Administration. Such sources include gasoline underground storage tanks, degreasing tanks and paint spraying operations. Contact MDE – ARMA at 800-633-6101.

If you have any questions or need additional information, please contact me at 301-883-7677 or aoadepoju@co.pg.md.us.



Environmental Engineering/Policy Program
Largo Government Center
9201 Basil Court, Suite 318, Largo, MD 20774
Office 301-883-7681, Fax 301-883-7266, TTY/STS Dial 711
www.princegeorgescountymd.gov/health



Angela D. Alsobrooks
County Executive

THE PRINCE GEORGE'S COUNTY GOVERNMENT
Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division



MEMORANDUM

December 17, 2021

TO: Andrew Bishop, Urban Design Section
Development Review Division, M-NCPPC

FROM: Mary C. Giles, P.E., Associate Director *Mary Giles*
Site/Road Plan Review Division, DPIE

Re: Quarles Petroleum Site 407
Detailed Site Plan, DSP-21005

CR: Old Marlboro Pike
CR: Grey Eagle Drive

This is in response to the Detailed Site Plan, DSP-21005, referral for the change in use from an existing gas and vehicle service station to a commercial fuel depot. The Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The property is in Upper Marlboro, MD, located on the northwest quadrant of the Old Marlboro Pike (626) and Grey Eagle Drive intersection.
- **Old Marlboro Pike** is an existing County-maintained road to the east of the subject development with an 80-ft right-of-way width, requiring an 80' right-of-way width as per the Master Plan (Master Plan Road C-626). The applicant shall coordinate right-of-way dedications and construct roadway/frontage improvements as required in accordance with the Department of Public Works and Transportation (DPW&T) Urban 4-Lane Collector Road standard (Std. 100.03). This work shall be permitted prior to or concurrent with issuance of a fine grading permit.
- **Grey Eagle Drive** is an existing County-maintained road to the south of the subject development with a 70-ft right-of-way width. The applicant shall coordinate right-of-way dedications and construct roadway/frontage improvements as required in accordance with the DPW&T Urban Secondary Residential Road standard (Std. 100.07). This work shall be permitted prior to or concurrent with issuance of a fine grading permit.
- Full-width, 2-inch mill-and-overlay for all existing County, roadway frontages are required.

- Existing utilities may require relocation and/or adjustments. Coordination with the various utility companies is required.
- Compliance with DPW&T's utility policy is required. Based upon the plans submitted, proper temporary and final patching and the related mill and overlay in accordance with "DPW&T Policy and Specifications for Utility Installation and Maintenance Permits" is required.
- Sidewalks are required along all roadways within the property limits in accordance with Sections 23-105 and 23-135 of the County Road Ordinance. Any new sidewalk installation is to match existing sidewalks in the area. In addition, sidewalks must always be kept open for pedestrians.
- Conformance with DPIE street lighting specifications and standards are required. Adjustments to street lighting, to accommodate the proposed plan improvements, are required in accordance with Section 23-140 of the Prince George's Road Ordinance.
- Roadside trees will be required along County-maintained roadways within the limits of the permit area.
- All improvements within the public right-of-way as dedicated to the County are to be in accordance with the County Road Ordinance, DPW&T's Specifications and Standards and the Americans with Disabilities Act (ADA).
- The Detailed Site Plan filed under M-NCPPC case no. DSP-21005 is consistent with the Stormwater Management Plans filed under PG-DER case no. 89244-50A approved on February 24, 1992.
- All stormwater management facilities and drainage systems are in need of maintenance, repair and/or replacement; therefore, the applicant shall secure grading permits for this work prior to approval of this use and issuance of the building or U/O permits on this site.
- This memorandum incorporates the Site Development Plan Review pertaining to Stormwater Management (County Code 32-182(b)). The following comments are provided pertaining to this approval phase:
 - a) Final site layout, exact impervious area locations are shown on plans.
 - b) Exact acreage of impervious areas has not been provided.
 - c) Proposed grading is shown on plans.

- d) Stormwater volume computations have not been provided.
- e) Erosion/sediment control plans that contain the construction sequence, and any phasing necessary to limit earth.
- f) Disturbances and impacts to natural resources, and an overlay plan showing the types and locations of ESD devices and erosion and sediment control practices are not included in the submittal.
- g) A narrative in accordance with the code has not been provided.
- h) Applicant shall provide items (a-g) at the time of filing final site permits.

If you have any questions or require additional information, please contact Mr. Mariwan Abdullah, District Engineer for the area, at 301.883.5710.

MA:TJ:AG

cc: Rene' Lord-Attivor, Chief, Traffic Engineering, S/RPRD, DPIE
Mariwan Abdullah, P.E., District Engineer, S/RPRD, DPIE
Salman Babar, CFM, Engineer, S/RPRD, DPIE
MJ Labban, Engineer, S/RPRD, DPIE
Yonas Tesfai, P.E., Engineer, S/RPRD, DPIE
Ted Jeong, P.E., Engineer, S/RPRD, DPIE
Quarles Petroleum Inc., 1701 Fall Hill Ave, Suite 200, Fredericksburg VA 22401
Craig McBride, 1701 Fall Hill Ave, Suite 200, Fredericksburg VA 22401