AGENDA ITEM: 7 & 8
AGENDA DATE: 1/8/2026

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department

1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

Note: Staff reports can be accessed at https://www.mncppc.org/883/Watch-Meetings

Detailed Site Plan DSP-98039-04
Departure from Sign Design Standards DSDS-25001
Maryland 95 Corporate Park, Redevelopment of Lot 20

REQUEST	STAFF RECOMMENDATION
Development of a 12,750-square-foot day care for approximately 200 children and site improvements for a future 2,000-square-foot eating and drinking establishment with drive-through service.	With the conditions recommended herein: • Approval of Detailed Site Plan DSP-98039-04 • Approval of Departure from Sign Design Standards DSDS-25001 • Approval of Type 2 Tree Conservation Plan TCP2-2025-0071

Location: At the northwest corner of the intersection of Konterra Drive and Sweitzer Lane.	
Gross Acreage:	9.15
Zone:	IE
Prior Zone:	I-3
Reviewed per prior Zoning Ordinance:	Section 27-1704(b)
Dwelling Units:	0
Gross Floor Area:	142,863 sq. ft.
Planning Area:	60
Council District:	01
Municipality:	N/A
Applicant/Address: Lord Charter Six, LLC 2560 Lord Baltimore Drive Baltimore, MD 21244	
Staff Reviewer: Dexter E. Cofield **Phone Number:** 301-952-4325 **Email:** Dexter.Cofield@ppd.mncppc.org	



Planning Board Date:	01/08/2026
Planning Board Action Limit:	01/08/2026
Staff Report Date:	12/23/2025
Date Accepted:	09/29/2025
Informational Mailing:	06/26/2025
Acceptance Mailing:	09/24/2025
Sign Posting Deadline:	11/11/2025

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-98039-04
Departure from Sign Design Standards DSDS-25001
Type 2 Tree Conservation Plan TCP2-2025-0071
Maryland 95 Corporate Park, Redevelopment of Lot 20

The Urban Design Section has reviewed the subject application and presents the following evaluation and findings leading to a recommendation of APPROVAL, with conditions, as described in the Recommendation section of this technical staff report.

EVALUATION CRITERIA

The property is located within the Industrial, Employment (IE) Zone. It was previously located within the Planned Industrial/Employment Park (I-3) Zone under the Zoning Ordinance effective prior to April 1, 2022 (prior Zoning Ordinance). Pursuant to Section 27-1704(b) of the Prince George's County Zoning Ordinance, projects which received development approvals under the prior Zoning Ordinance or prior Prince George's County Subdivision Regulations may proceed to the next steps in the approval process under the provisions of the prior Zoning Ordinance. The subject property received prior development approval for Preliminary Plan of Subdivision 4-24037 under the provisions of the prior Subdivision Regulations. Accordingly, this application is being reviewed pursuant to the prior Zoning Ordinance. Staff considered the following in reviewing this detailed site plan:

a. The prior Prince George's County Zoning Ordinance in the Planned Industrial/Employment Park (I-3) Zone and the site design guidelines;

b. Conceptual Site Plan CSP-85072;

c. Preliminary Plan of Subdivision 4-24037;

d. Detailed Site Plan DSP-98039;

e. The 2010 *Prince George's County Landscape Manual;*

f. The Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;

g. The Prince George's County Tree Canopy Coverage Ordinance;

h. Referral comments; and

i. Community feedback.

FINDINGS

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

1. Request: This detailed site plan (DSP) requests an amendment to DSP-98039, to develop a 12,750-square-foot day care for approximately 200 children and site improvements for a future 2,000-square-foot eating and drinking establishment, with drive-through service. The subject property is currently known as Lot 20 for which a preliminary plan of subdivision (PPS) 4-24037 has been approved for subdivision of the property into two lots, proposed Lots 21 and 22. The proposed day care and eating and drinking establishment with drive through will be located on Lot 22, while Lot 21 contains an existing 128,113-square-foot office building to remain. The development will be accessed using two access driveways from Sweitzer Lane.

2. Development Data Summary:

	EXISTING	**EVALUATED**
Zone(s)	IE	I-3
Use(s)	Office	Office, Day care and Restaurant with drive-through service
Gross/Net Tract Acreage	9.15	9.15 (Lot 21: 6 acres; Lot 22: 3.15 acres)
Total Lots	1	2
Total Gross Floor Area	**128,113 sq. ft.**	**142,863 sq. ft.**
Office Building (Lot 21)*	128,113 sq. ft.	128,113 sq. ft.
Day care for Children (Lot 22)	--	12,750 sq. ft.
Eating and drinking establishment with drive-through service (Lot 22)	--	2,000 sq. ft.

Note: *The existing office building on Lot 21 was approved under DSP-98039. However, this DSP amendment includes revisions to the existing parking lot and driveway access improvements on Lot 21.

Parking Requirement (per Section 27-568(a) of the prior Prince George's County Zoning Ordinance)

Description	**Square Footage**	**Rate**	**Number of Spaces Required (min.)**	**Number of Spaces Provided**
Existing Office Building (Lot 21)	128,113	1 space per 250 sq. ft. of GFA of the first 2,000 sq. ft. 1 space per 400 sq. ft. of GFA above the first 2,000 sq. ft.	**324***	**393****

		Standard Parking Spaces (9.5 ft. x 19 ft.)	--	297
		Accessible Parking (per Section 27-566(b)(1)	8	9
		Compact Parking Up to 1/3 of parking spaces (8 ft.x16.5ft.)	107 (max.)	87
Day care (Lot 22)	12,750	1 space per 8 children (200 children proposed)	**25**	**33**
		Standard Parking Spaces (9.5 ft. x 19 ft.)	--	30
		Accessible Parking (per Section 27-566(b)(1)	1	3
Eating and drinking establishment with drive-through (Lot 22)	2,000	1 space per 3 seats 1 space per 50 sq. ft. of GFA (excluding storage and patron seating (21 seats & 700 sq. ft. of GFA)	**21**	**21**
		Standard Parking Spaces (9.5 ft. x 19 ft.)	--	19
		Accessible Parking (per Section 27-566(b)(1)	1	2
Total			**370***	**447***

Note: *The site plan indicates the required parking spaces are 323 spaces; however, any fractional spaces calculated above 323 must be rounded to the next full space. A condition is included herein to revise the parking requirements reflected on the site plan.

**The provided plans omit six parking spaces that are not depicted on Lot 21 and are excluded from the overall parking calculation. The applicant shall revise the plans to accurately document the parking provided. A corresponding condition is included herein.

Loading Spaces (per Section 27-582(a) of the prior Zoning Ordinance)

Description	Square Footage	Rate	Required (min.)	Provided
Existing Office Building (Lot 21)	128,113	1 loading space per 100,000 sq. ft. 1 Loading space for each additional 100,000 sq. ft. or fraction	2	2 (12 ft. x 33 ft.)
Day care (Lot 22)	12,750	Not Applicable	Not Applicable	Not Applicable
(Future) Drive-through Restaurant (Lot 22)	2,000	1 loading space per 10,000 sq. ft. 1 loading space for 10,000 sq. ft. to 100,000 sq. ft. 1 for each additional 100,000 sq. ft. or fraction	1	1 (12 ft. x 33 ft.)
Total			**3**	**3**

Building Coverage and Green Area (per Section 27-474(b) and (e) of the prior Prince George's County Zoning Ordinance)

Items	Required (min.)	Provided	
		Lot 21, Existing Office Building*	**Lot 22, Day care & Future eating and drinking establishment with drive-through**
Setback from street (All Except Freeway)	30 ft. (footnotes 9,10, 11)	34 ft.	35 ft.**
Setback from adjoining land in any nonresidential zone	20 ft. (footnotes 2, 3, 10, 11)	20 ft.	44 ft.**
Setback between unattached buildings	The height of the taller building (footnotes 8,10,11)	191 ft.	84 ft.
Minimum Net Lot Area	87,120 sq. ft. (2.0 acres) (footnote 1)	6.0 acres	3.15 acres
Minimum Lot Frontage (on a Street other than a cul-de-sac)	150 ft.	441.7 ft.	173.43 ft.
Building coverage (Maximum % of net lot area)	45 (footnote 2)	12.2	10.8
Green area (Minimum % of net lot area)	25	35.1	60.1

Note: *The existing office building on Lot 21 was approved under DSP-98039 and as the property is now proposed to be divided into two lots, the building coverage and green area are calculated to demonstrate continued conformance of Lot 21 containing the existing office building, in conformance with the requirements of Section 27-474(e) of the prior Zoning Ordinance.

**The provided setback does not reflect the accurate distance provided on plans and is to be revised. A corresponding condition is provided herein.

Footnotes (applicable per Section 27-474, Regulations, of the prior Zoning Ordinance)**:**

(b) Table 1 – SETBACKS (Minimum in Feet)

2 Plus one (1) foot for each foot of building height up to a maximum of seventy-five (75) feet required.

3 Including surface parking and loading areas, except that fifty percent (50%) of this additional required yard (created under Footnote 1 or 2) may be used for surface parking.

8 With a minimum of twenty-five (25) and a maximum one hundred fifty (150) feet required.

9 **Applies to surface parking and loading area.**

10 **Towers, whips, poles, and antennae and supporting structures, excluding guy wires, shall be set back one-half (1/2) foot for each foot of structure height.**

11 **For property located within one (1) mile of any land owned by the Washington Metropolitan Area Transit Authority and used as a rail transit station with the exception of property located in a Development District Overlay Zone or a Transit District Overlay Zone, the minimum setback from any street except a Freeway, in all yards from adjoining land in any non-residential zone and the minimum setback between unattached buildings shall be ten (10) feet.**

(c) TABLE II – NET LOT AREA (Minimum in Square Feet)

1 **The net lot area may be less than that required, if the lot was classified in the I-3 Zone either before October 31, 1977, or by a Sectional Map Amendment, provided the owner does not own abutting undeveloped property zoned I-3 that could be used to satisfy the required area.**

(e) TABLE IV - BUILDING COVERAGE AND GREEN AREA

2 **For property located within one mile of any land owned by the Washington Metropolitan Area Transit Authority and used as a rail transit station with the exception of property located in a Development District Overlay Zone or a Transit District Overlay Zone, the maximum percentage of building coverage shall be ninety percent (90%) and the minimum green area shall be ten percent (10%). (CB-15-2008)**

The proposed development conforms to the setback, net lot area, building coverage and green area requirements of the prior Zoning Ordinance as set forth in the table and applicable footnotes above.

3. **Location:** The subject property is located at the northwest corner of the intersection of Konterra Drive and Sweitzer Lane, in Planning Area 60 and Council District 1. The subject 9.15-acre property is located in Tax Map 5, Grids B-4, and C-4. The property consists of two proposed lots, known as Lot 21 and Lot 22.

4. **Surrounding Uses:** The site is surrounded by properties in the Industrial, Employment (IE) Zone (formerly the Planned Industrial/Employment Park (I-3) Zone). To the north is a 249,800-square-foot office building within the IE (formerly I-3) Zone. To the east is Sweitzer Lane and beyond are Washington Suburban Sanitary Commission's (WSSC) headquarters and the Konterra office building, formerly Citizen Bank and now SunTrust Bank, which are also within the IE (formerly I-3) Zone. The southern boundary is defined by

Konterra Drive. To the west lies a parcel owned by Baltimore Gas & Electric (BG&E), developed with power lines and is located in the IE (formerly I-3) Zone.

5. **Previous Approvals:** Conceptual Site Plan CSP-85072 was approved by the Prince George's County Planning Board on September 12, 1985 (PGCPB Resolution No. 85-282), for the development of the I-95 Executive Park, encompassing approximately 40 acres within the I-3 Zone.

   On February 13, 1986, the Planning Board also approved PPS 4-85172 (PGCPB Resolution No. 86-45) for 14 lots within the Maryland 95 Corporate Park. This approval was subsequently modified by PGCPB Resolution No. 89-238 and its amendment, PGCPB Resolution No. 89-238(A), on November 4, 1993.

   The original Detailed Site Plan, DSP-98039, was approved by the Planning Board on November 5, 1998 (PGCPB Resolution No. 98-284), for development of a 120,000-square-foot office building on 9.15 acres in the prior I-3 Zone. A subsequent amendment, DSP-98039-01, approved by the Planning Director on March 5, 1999, revised the approved architecture and increased the gross floor area by 8,000 square feet.

   On May 28, 2002, CSP-85072-01 and DSP-98039-02 were approved by the Planning Director to facilitate a land exchange involving 1.845 acres between prior Lot 10 of the Maryland 95 Corporate Park and Lot 1 of the Sweitzer Lane Property. The resulting lot configuration was recorded in the Prince George's County Land Records in Plat Book REP 195, Plat No. 37, re-establishing the property as Lot 20, totaling 9.15 acres.

   The most recent amendment, DSP-98039-03, was approved by the Planning Director on April 19, 2022, for revisions to the building-mounted and freestanding signage.

   PPS 4-24037 (PGCPB Resolution No. 2025-042) was approved by the Planning Board on May 29, 2025, to allow Lot 20 to be subdivided into two lots, for an additional 14,750 square feet of institutional/educational and commercial development. The associated Certificate of Adequacy, ADQ-2024-071, was approved by the Planning Director on May 22, 2025.

6. **Design Features:** The overall 9.15-acre site fronts Sweitzer Lane to the east and contains two access points. The northern access driveway on Lot 21 is existing and will remain. The proposed southern access driveway is on Lot 22 and reflects an existing access point that is to be shifted north and widened. The two access points along Sweitzer Lane connect to an internal drive that serves parking areas throughout the property.

   The site is currently improved with an existing 128,113-square-foot office building located on the northeastern portion of the property, on proposed Lot 21. The proposed day care and eating and drinking establishment with drive-through service are situated on proposed Lot 22, along the southwestern portion of the development.

   The day care facility will be a single-story building with parking in the front and an outdoor play area, extending the full length of the rear façade of the building. The 7,500-square-foot outdoor play area is enclosed by a 6-foot-tall fence. The play area is divided into two separate sections by internal fencing. Both areas will feature turf playing surfaces, play equipment, and shade structures, while one section will also include a concrete bicycle loop.

Internal vehicular and pedestrian circulation is supported by driveways, sidewalks, and crosswalks linking the buildings and parking areas. A dedicated dumpster area, with dumpster enclosure for the day care, is positioned at the northern corner of its parking lot.

Although the building for the eating and drinking establishment with drive-through service is not being proposed at this time, the application includes all necessary infrastructure improvements, including curbs, paving, stormwater management (SWM) facilities, parking and loading areas, and a dumpster area located in the southwest corner of the site. The site layout accommodates anticipated drive-through operations, with full vehicular circulation around the pad and parking provided along the northern side of the location of the future building.

Architecture

The proposed day care building is a single-story, rectangular commercial structure featuring a contemporary design characterized by clean horizontal lines, a cohesive masonry palette, and balanced fenestration on all elevations. The façade incorporates two complementary brick colors, with horizontal and vertical accent bands, that closely reflect the architectural character of the adjacent existing office building. Specified materials include Glen-Gary "Brookshire" brick for the primary field and "Canyonstone" for accent detailing, reinforcing the horizontal expression of the design.

All elevations integrate aluminum-framed, tinted reflective glass arranged in continuous horizontal bands, interrupted only by building mass and entry doors. The front façade is distinguished by three vertical brick extensions rising above the roofline, to emphasize entrance locations. Mechanical equipment will be screened from view by roof-mounted enclosures.

No architectural design or elevations for the eating and drinking establishment with drive-through service are included in this DSP amendment, as the building is not proposed at this time. Therefore, prior to issuance of the building permits for the eating and drinking establishment, the architectural design will be required to be reviewed and approved by the Planning Board, or its designee.

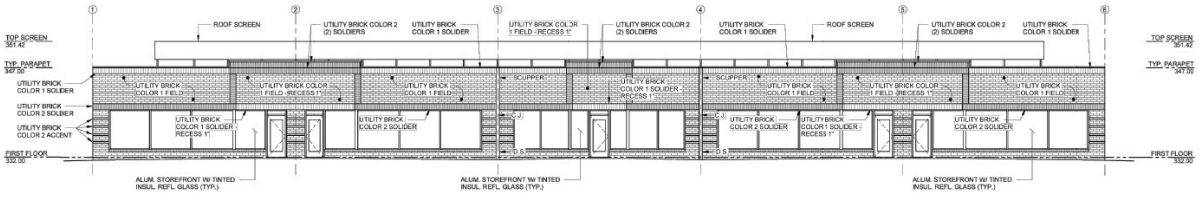


Figure 1: Front Elevation (Northeast)

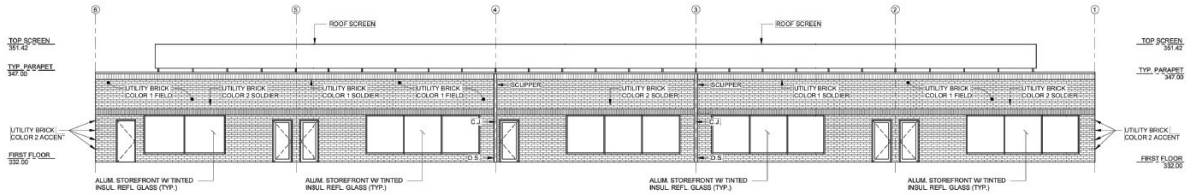


Figure 2: Rear Elevation (Southwest)

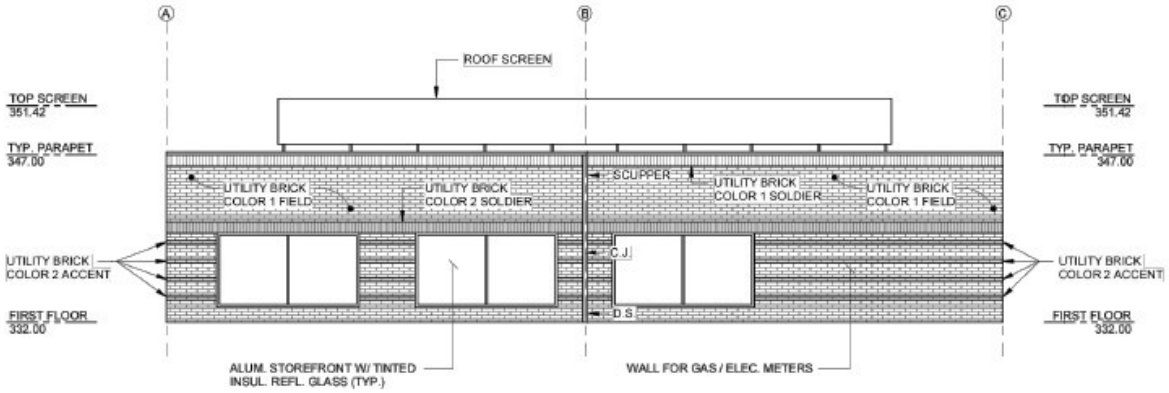


Figure 3: Side Elevation (Northwest)

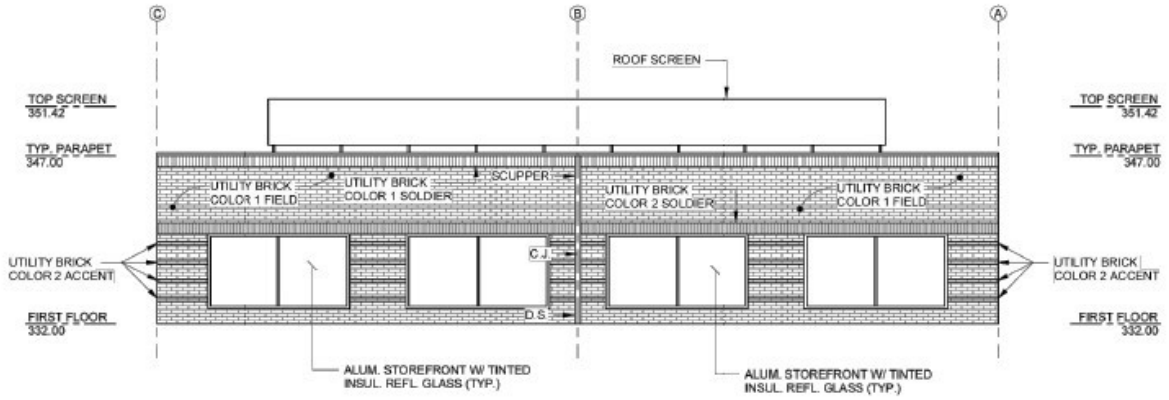


Figure 4: Side Elevation (Southeast)

Signage

The subject DSP includes three freestanding signs, two of which are new and one existing sign that will remain, as shown on Sheet 7 of the plan set. The first proposed sign, titled Konterra Drive Sign, will be located on Lot 22 adjacent and visible from the intersection of Konterra Drive and Sweitzer Lane. This sign, supported by two metal posts, stands 30 feet tall and features a 9-foot, 6-inch-wide display panel with multiple tenant panels for business identification and the St. John Properties logo is prominently displayed at the bottom of the panel.

The second proposed sign, titled Sweitzer Lane Sign, will be positioned along Sweitzer Lane, south of the proposed southern access point of the development, on Lot 22. This sign measures 10 feet in height and 5 feet 11 inches in width, providing a more compact profile while maintaining the same design elements and color scheme of the existing sign for the development. The St. John Properties logo is displayed at the bottom of the sign panel above the brick base, consistent with the layout of the existing sign.

The third sign, an existing sign located at 14400 Sweitzer Lane on Lot 21, measures 12 feet, 3 inches in height and 10 feet in width. The sign establishes the visual identity that the two

proposed signs continue, including black sign panels with red framing and the St. John Properties logo positioned at the bottom, mounted on a brick base. The brick base matches the cladding of both the existing and proposed buildings of this DSP.

A detail is provided for building mounted signage on Sheet 9 of the site plan, which consists of a single panel sign with illuminated channel lettering to identify building tenants. This signage is consistent with that approved for the existing office building. Sheet 9 identifies the possible locations of building-mounted signage on the architectural elevations for the day care center building. The elevation reflects locations for possible signage of multiple tenants, in consideration that the building may be occupied by one or more tenants in the future, other than just the day care. The proposed building-mounted signage meets the requirements of Section 27-613 of the prior Zoning Ordinance.

Lighting

The proposed lighting plan includes single-head and double-head pole-mounted fixtures for area and roadway illumination, providing adequate lighting for both vehicular and pedestrian safety throughout the entire site, consisting of Lots 21 and 22. Details for these fixtures are shown on the submitted photometric plans. However, the DSP does not include specifications for building-mounted lighting on the proposed day care facility. The applicant will be required to provide the location and details for the building-mounted lighting in accordance with Section 27-562 and 27-274(a)(3)(A), prior to certification of the DSP, which is conditioned herein.

Loading and Trashing Facilities

A total of three loading spaces are required to be provided for the subject site as discussed in Finding 2 above. Two existing loading spaces are located on the south side of the office building on Lot 21, and one new loading space is proposed with this DSP to serve the future eating and drinking establishment with drive-through service on Lot 22. The day care center on Lot 22 will also have access to the two existing loading spaces on Lot 21, if needed, as both are located within 500 feet of the primary building entrance, as noted on page 49 of the applicant's Statement of Justification (SOJ). All loading and service areas are situated outside of front yards and are effectively screened from adjacent roadways by buildings or landscape buffering, ensuring minimal visual impact.

The submitted plans identify the location of two separate trash facilities, one each for the proposed day care for children and eating and drinking establishment with drive-through service. Both trash facilities will be designed with an enclosure. An existing trash facility serves the office building, which is located to the south of the building and next to two existing loading spaces. A condition is included herein requiring the applicant to label this area on the plans. To maintain visual cohesion across the development, the proposed enclosures replicate the brick design of the existing facility. Detailed specifications for the dumpster enclosures are included on Sheet 8 of this DSP amendment. Staff find that the combination of enclosure design and landscaping provides adequate screening from adjacent properties and public right-of-way (ROW).

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject DSP has been reviewed for compliance with the requirements of Section 27-471 of the prior Zoning Ordinance, which governs development in the I-3 Zone; Division 3, regarding uses permitted in industrial

zones of the prior Zoning Ordinance; Section 27-285 of the prior Zoning Ordinance regarding Planning Board procedures with respect to DSPs, including required findings; and Section 27-274 of the prior Zoning Ordinance regarding design guidelines for DSPs.

a. This application is subject to the requirements of Section 27-473(b), Uses Permitted in Industrial Zones, of the prior Zoning Ordinance.

The development has a previously approved existing office building, and proposed with this DSP is a day care center for children and an eating and drinking establishment with drive-through service. In the I-3 Zone, Section 27-473 of the prior Zoning Ordinance permits a day care for children. An eating and drinking establishment with drive-through is permitted, subject to footnote 54, which states that the approval of a detailed site plan is required.

b. Section 27-471 establishes requirements applicable in the I-3 Zone, as follows:

(c) Outside uses.

(1) With the exception of off-street parking and loading areas, recreational facilities (unless otherwise provided), airports, agricultural uses, sidewalk cafes (as an accessory use), surface mining operations, towers (poles, whips, and antennas), vehicle rental lots, and public utility uses, all uses allowed in the Table of Uses shall be located in wholly enclosed buildings. Outdoor storage is prohibited.

The proposed day care facility will be constructed as a fully enclosed building, consistent with applicable zoning requirements. Although the application does not include a building for the eating and drinking establishment with drive-through service at this stage, the intended design anticipates that this use will also be within a wholly enclosed structure. No outdoor storage is proposed with this DSP amendment. The existing office building is a wholly enclosed structure.

(f) Regulations.

(1) Additional regulations concerning the location, size, and other provisions for all buildings and structures in the I-3 Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Tables (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

Regulations in Divisions 1 and 5 of this Part are not applicable to this DSP except Section 27-466.01, Frontage, and this DSP complies as each lot has frontage on, and direct vehicular access to, a public street. The DSP addresses each of the applicable requirements related to the Regulation Tables (Division 4 of this Part), parking, loading, and signage, which are discussed in Finding 2 and 6 above.

See Finding 9 of this report for a full discussion of the project's conformance to the requirements of the 2010 *Prince George's County Landscape Manual*. See Findings 12 and 13 regarding conformance with the required findings regarding this DSP amendment, and the preservation and restoration of environmental features.

(2) Not more than 25 percent (25%) of any parking lot and no loading space shall be located in the yard to which the building's main entrance is oriented, except that the Planning Board may approve up to an additional 15 percent (15%) in its discretion if increased parking better serves the efficiency of the particular use; improves views from major arteries or interstate highways; and makes better use of existing topography or complements the architectural design of the building.

This provision does not appear to contemplate a multi-building development in which the buildings have main entrances oriented in different directions. However, based on the history of this provision, it appears that its intent is to avoid parking in front of buildings (i.e., outward oriented parking that is visible from a street or other area which a building faces). Specifically, first enacted in 1977, the provision stated, "[n]ot more than ten percent (10%) of the off-street parking, and no loading, area shall be located in the *designated front of any building*."

The original DSP for the office building approved 34 percent of the provided parking in front of the existing office building along Sweitzer Lane. The amount of parking in front of that building and visible from Sweitzer Lane is minimally changed due to the driveway location being shifted east. The parking proposed by the applicant for the two new buildings is mostly internal to the site, except for 10 spaces, and is shielded from Sweitzer Lane by the proposed buildings. Therefore, it does not count as additional parking in the yard to which the building's main entrance is oriented. The calculation can be based on the parking between the buildings and Sweitzer Lane alone (141 spaces). This yields 32 percent of parking provided at the front of the site between the buildings and the street. Staff find that the proposal is in keeping with the existing parking configuration, which continues to serve the efficiency of the proposed uses while minimizing any added parking along Sweitzer Lane. Parking views from major arteries and highways are not affected by this proposal, and the configuration makes better use of the site topography by limiting disturbance to other areas which would be impacted if the parking were moved elsewhere. Staff recommend the Planning Board approve the proposed 32 percent of parking between the building and Sweitzer Lane street frontage as proposed.

(3) No loading docks shall be permitted on any side of a building facing a street except where the lot is bounded by three (3) or more streets.

There are no loading docks proposed with this application. Therefore, this criterion is not applicable.

(h) Required access.

(1) Each Planned Industrial/Employment Park (including each property in separate ownership) shall have frontage on, and direct vehicular access to, a street having a right-of-way width of at least seventy (70) feet.

Access to the property was previously established under DSP-98039, for then Lot 20, which included two direct access points to Sweitzer Lane. Under approved PPS-24037, Lot 20 was approved for subdivision of the site into Lots 21 and 22, with one access point located on Lot 21 to remain. The second access point is existing, but proposed to be shifted and widened on Lot 22. Sweitzer Lane provides a ROW width of approximately 107 feet, exceeding the minimum requirement of 70 feet, and therefore satisfies the applicable frontage and access standards.

(i) Minimum area for the development.

(1) The minimum area for the development of any Planned Industrial/Employment Park shall be twenty-five (25) gross acres.

(2) If the area is less than twenty-five (25) acres but not less than fifteen (15) acres, the property may be classified in the I-3 Zone when the property adjoins property in the C-O Zone, provided that the area of the combined properties is at least twenty-five (25) gross acres.

(3) If the area is less than twenty-five (25) acres, the property may be classified in the I-3 Zone when the property adjoins property in the I-3 or E-I-A Zone, provided that the area of the combined properties is at least twenty-five (25) gross acres.

(4) If the area is less than twenty-five (25) acres, and the land was classified in the I-3 Zone prior to October 31, 1977, or upon approval of a Sectional Map Amendment, it may be developed in accordance with this Part, provided the owner of record does not own abutting undeveloped land in the I-3, E-I-A, or C-O Zone that could be used to comply with the provisions of paragraph (1), (2), or (3), above.

The subject property is 9.15 acres in size and was classified in the I-3 Zone by a sectional map amendment. The development is consistent with the approvals of CSP-85072 and its amendments, as well as the prior PPS 4-85172 (PGCPB Resolution No. 86-45) that preceded the approval of PPS 4-24037. Both prior approvals encompassed more than 25 acres, meeting the minimum area required.

c. Section 27-475.02 establishes additional requirements for the specific use of day care center for children in the industrial zones. The requirements for a day care center for children, are as follows:

(1) Requirements.

(A) An ample outdoor play or activity area shall be provided, in accordance with the following:

(i) All outdoor play areas shall have at least seventy-five (75) square feet of play space per child for fifty percent (50%) of the licensed capacity or seventy-five (75) square feet per child for the total number of children to use the play area at one (1) time, whichever is greater;

The proposed outdoor play area comprises 7,500 square feet, providing 75 square feet of play space per child for 50 percent of the licensed capacity of 200, in accordance with applicable standards. It is anticipated that no more than 100 children will occupy the play area at any given time.

(ii) All outdoor play areas shall be located at least twenty-five (25) feet from any dwelling on an adjoining lot, and shall be enclosed by a substantial wall or fence at least four (4) feet in height;

No dwellings exist adjacent to the subject property; therefore, the proposed outdoor play area meets the requirement. The play area will be fully enclosed by a 6-foot-tall privacy fence, exceeding the minimum 4-foot height requirement.

(iii) A greater set back from adjacent properties or uses or a higher fence may be required by the Planning Board if it determines that it is needed to protect the health and safety of the children utilizing the play area;

The proposed outdoor play area is appropriately set back from adjacent properties, to ensure a safe and secure environment for children. In addition, a vegetative buffer is provided between the play area and the nearest neighboring use on the site, further enhancing safety and promoting the

health and well-being of children utilizing the outdoor play area.

(iv) An off-premises outdoor play or activity area shall be located in proximity to the day care center, and shall be safely accessible without crossing (at grade) any hazardous area, such as a street or driveway;

The application confirms that no off-site outdoor play area is proposed with this DSP amendment. Instead, the designated play area is located within the rear yard of the day care facility, providing safe access without crossing hazardous areas.

(v) The play area shall contain sufficient shade during the warmer months to afford protection from the sun;

Two shade structures are included in the play area, as shown on Sheet 18 of the site plan, ensuring protection from sun exposure during warmer months.

(vi) Sufficient lighting shall be provided on the play area if it is used before or after daylight hours to insure safe operation of the area; and

The application demonstrates that adequate lighting will be provided for the outdoor play area through a pole-mounted light fixture equipped with full cut-off optics as shown on the submitted photometric plan (Sheet 19 of the site plan).

(vii) Outdoor play shall be limited to the hours between 7 A.M. and 9 P.M.

The application specifies that the outdoor play and activity area will be limited to use between the hours of 7:00 a.m. and 9:00 p.m., ensuring compliance, as shown in General Note 35 on the coversheet of the plan set.

(2) Site Plan

(A) A Detailed Site Plan shall be approved for the center, in accordance with PART 3, Division 9, of this Subtitle, to insure compliance with the provisions of this Section.

The subject application includes a DSP, submitted in accordance with Part 3, Division 9 of the Zoning Ordinance, to ensure compliance with the provisions of this section.

(B) In addition to the submittal requirements of PART 3, Division 9, the Detailed Site Plan shall show:

(i) The proposed enrollment;

The plan identifies the proposed enrollment of a maximum of 200 children for the day care facility, as required.

(ii) The location and use of all buildings on adjoining lots; and

The DSP depicts the location and use of all buildings on adjoining lots, meeting this requirement.

(iii) The location and size of outdoor play or activity areas.

The DSP depicts an outdoor play and activity area located directly behind the proposed day care center. The space measures approximately 45 feet by 170 feet, providing a total area of 7,500 square feet. It is fully enclosed with appropriate fencing and positioned to allow safe, convenient, and direct access from the building.

d. The DSP is in conformance with the applicable site design guidelines contained in Section 27-274, and as cross-referenced in Section 27-283 of the prior Zoning Ordinance. The subject property was included in DSP-98039, which established a development pad for an office building. The subject property is now proposed to add a day care center for children and an eating and drinking establishment with drive-through service to the development. The site design guidelines have previously been evaluated for conformance for the office building use with DSP-98039. As part of the approval of DSP-98039, the appropriate points of access to the site, grading, and SWM techniques were reviewed. The proposed new use does not alter those prior findings associated with the existing office building use. The development proposed with this DSP amendment (DSP-98039-04) includes detailed design of the proposed day care center for children and infrastructure improvements for a future eating and drinking establishment with drive-through service. The subject development includes amenities that are functional and constructed of durable, low-maintenance materials. Vehicular and pedestrian access is provided to the site from the public ROW.

The DSP includes the following design details:

(2) Parking, loading, and circulation

The site is currently developed with an office building and proposes the development of a day care facility and a fast-food retailer. The existing and proposed uses require 369 parking spaces, of which 447are provided, including 87 compact, 346 standard, and 14 Americans with Disabilities Act (ADA), and 3 loading spaces. The proposed and existing surface parking can accommodate all uses with excess availability and convenient locations to all buildings.

Three, 12 feet by 33 feet loading spaces are located on-site. One space is proposed at the rear of the drive-through establishment on the southern portion of the site, while the remaining two spaces are existing and located along the southwest side of the office building. A circulation exhibit was provided, demonstrating the movements of a dump truck throughout the site. However, a circulation plan demonstrating how large delivery and emergency vehicles will circulate through the site is required to confirm sufficient circulation is provided, and a condition has been included accordingly.

Access to the site is provided via two driveways (one existing and one proposed to be shifted and widened), internal drive aisles, and sidewalk along Sweitzer Lane, with internal connections. A queuing analysis was provided for the proposed eating establishment that demonstrates a drive-through scenario for a donut shop or fast food. Both projected queueing capacities show the vehicular stacking could be contained within the site and limit the impact on circulation within the larger development. The circulation plan includes the route for vehicles accessing the proposed day care facility.

In addition, the circulation plan demonstrates the movements of bicyclists and pedestrians throughout the entire site. The site proposes sidewalks along the internal drive aisle and along the perimeter of the buildings including marked crosswalks for connections to the proposed and existing uses. Staff find circulation to be acceptable.

(3) Lighting

Full cut-off light fixtures are used throughout the site. The luminosity, design, and location of exterior fixtures enhance user safety and minimize vehicular/pedestrian conflicts. The light fixtures are durable and compatible with the scale, architecture, and use of the site as discussed in Finding 6 above. As currently proposed, the day care center building provides no building-mounted lighting. A condition is included herein requiring the applicant to provide building-mounted lighting details in accordance with Section 27-562 and 27-274(a)(3)(A), for the enhancement of the building entrance, as well as safety.

(4) Views

The proposed site layout has been designed to maintain and enhance the viewshed along Sweitzer Lane. Although no publicly accessible open space is included with this DSP amendment, the plan preserves views from the adjacent Sweitzer Lane through additional landscape buffering, including shade trees on Lot 22, in accordance with Section 4.2 of the Landscape Manual.

(5) Green area

The site design incorporates the required landscape buffers and plantings along the public ROW, as required by the Landscape Manual. The proposed green areas provide visual relief between buildings and parking areas, and support a more cohesive pedestrian experience throughout the site. The areas are appropriately scaled and clearly defined through landscaping that is strategically located to

support their intended functions. The applicant has provided enhanced green areas that help delineate site uses and offer necessary screening and buffering, including added privacy and separation for the day care center's outdoor play area. The design incorporates existing natural features through the preservation of woodland and the reforestation of designated areas. No regulated environmental features (REFs) are present on the property.

(6) Site and streetscape amenities

The site incorporates street amenities, including light fixtures and bicycle racks, which are located in close proximity to the proposed buildings and integrated along the sidewalk network. Trash facilities are also provided and are screened within an enclosure constructed of low-maintenance materials, which reflect the design and finish of the existing office building's dumpster enclosure, ensuring visual consistency across the site.

(7) Grading

The property is classified as an infill site, with portions that have previously undergone grading. The applicant acknowledges that the further grading is necessary to implement the proposed development, and will be minimized where feasible. The SWM Plan, SIT-0074-2025, aligns with existing site conditions and has been modified to accommodate the additional impervious surfaces associated with this DSP amendment. SIT-0074-2025 was approved by the Prince George's County Department of Inspections and Enforcement (DPIE) on July 7, 2025, and is included as part of the DSP amendment submission.

(8) Service Areas

The proposed and existing loading areas have been designed to be screened from Sweitzer Lane, the adjacent collector roadway, to the greatest extent practicable in accordance with the Landscape Manual. In addition to the loading areas, the plans identify the locations and design details for two dumpster pads with dumpster enclosures. The applicant notes in their SOJ that future eating and drinking establishment deliveries will be scheduled, to the extent feasible, outside of standard business hours, to minimize conflicts between delivery vehicles and other site traffic.

(9) Architecture

The DSP amendment demonstrates that the proposed improvements on Lot 22 have been designed to maintain a high level of compatibility with the existing office building on Lot 21 and the surrounding commercial park. The layout, massing, and architectural features of the proposed day care center present a cohesive and context-sensitive design that aligns with the established development pattern. The building incorporates two complementary brick colors, commercial storefront glazing, and glass entry systems, which reflect the architectural character of the existing structure on Lot 21. Additional façade interest is provided through raised parapets at all primary entrances and a coordinated, repeating brick pattern that reinforces architectural consistency across the site.

Architectural elevations for the future eating and drinking establishment with drive-through service are not included with this DSP amendment. Architectural review and approval for this use will be completed through a subsequent DSP amendment.

8. **Conceptual Site Plan CSP-85072 and its subsequent amendment:** The Planning Board approved CSP-85072 on September 12, 1985 (PGCPB Resolution No. 85-282), subject to two conditions, which are not applicable to the review of this DSP amendment application.

9. **Detailed Site Plan DSP-98039 and its subsequent amendments:** The Planning Board approved DSP-98039 on November 05, 1998 (PGCPB Resolution No. 98-284), subject to two conditions, which are not applicable to the review of this DSP amendment application.

10. **Preliminary Plan of Subdivision 4-85172:** The Planning Board approved 4-85172 on November 04, 1993 (Resolution No. 89-238A), subject to seven conditions, which are not applicable to the review of this DSP amendment application.

11. **Preliminary Plan of Subdivision 4-24037:** The Planning Board approved PPS 4-24037 on March 29, 2025 (PGCPB Resolution No. 2025-042), subject to eight conditions. The conditions relevant to this DSP amendment are listed below in **bold** text. Staff's analysis of the PPS conditions follows each one, in plain text:

    3. **Development of this site shall be in conformance with Stormwater Management Concept Plan SIT-00074-2025, once approved, and any subsequent revisions.**

        Copies of the approved SWM Concept Plan SIT-00074-2025 and approval letter were submitted with this DSP application. SIT-00074-2025 has been approved and the site remains in conformance with the SWM concept plan.

    4. **Prior to approval, in accordance with Section 24-122(a) of the prior Prince George's County Subdivision Regulations, the final plat of subdivision shall include the granting of a 10-foot-wide public utility easement along the abutting public right-of-way, in accordance with the approved preliminary plan of subdivision.**

        The site plan shows and labels the 10-foot-wide public utility easement along the property's frontage with the public ROW of Sweitzer Lane, in accordance with the approved PPS.

    6. **Prior to issuance of permits for this subdivision, and in conformance with Section 25-119(a)(2) or (3) of the Prince George's County Code, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:**

        "This plat is subject to the recordation of a Woodland and Wildlife Habitat Conservation Easement pursuant to Section 25-122(d) with the Liber and folio reflected on the Type 2 Tree Conservation Plan, when approved."

A Type 2 Tree Conservation Plan (TCP2-2025-0071) was submitted with this DSP application. Compliance with this condition will be further verified at the time of final plat review.

8. **In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1*, the following facilities shall be provided, and the details, location, and extent of the facilities shall be shown on the site plan:**

   a. **Americans with Disabilities Act-compliant curb ramps and marked crosswalks at each site access driveway and spanning vehicular travel lanes.**

   The site plan illustrates a proposed crosswalk at the site access point on Lot 22, along the Sweitzer Lane frontage, and along designated pedestrian routes within the site. Staff recommend a marked crosswalk also be provided at the northernmost (Lot 21) access point along Sweitzer Lane, as required by the above condition, and within the parking lot along the direct connection to the existing office building for continuous connections, which is conditioned herein.

12. **Certificate of Adequacy ADQ-2024-071:** ADQ-2024-071 was approved by the Planning Director on May 22, 2025, pursuant to two conditions. Conditions relevant to this DSP amendment are listed below in **bold** text. Staff's analysis of the project's conformance to conditions follows each one, in plain text.

   1. **Total development within the proposed Preliminary Plan of Subdivision shall be limited to uses which generate no more than 341 AM peak-hour trips and 326 PM peak-hour trips.**

      The proposed development application does not exceed the established trip cap. This development will generate 341 AM and 326 PM peak-hour trips. This condition has been met.

   2. **Prior to the issuance of a non-residential certificate of occupancy for a new building, the applicant and the applicant's heirs, successors, and/or assignees shall have:**

      a. **Installed (and shall thereafter maintained) a sprinkler system at each building that complies with National Fire Protection Association (NFPA) 13 Standards for the installation of Sprinkler Systems. The installation of sprinklers shall not be waived by any party.**

      b. **Installed (and shall thereafter maintained) automated external defibrillators (AEDs) at each building, in accordance with the Code of Maryland Regulations (COMAR) requirements (COMAR 30.06.01-05), in sufficient numbers, so that no employee is more than 500 feet from an AED.**

This condition will be met at time of permit review. A condition has been added requiring the applicant to the note on the site plan that the installation of a sprinkler system and AEDs is required for the proposed buildings, to ensure compliance at permit review.

13. Departure from Sign Design Standards DSDS-25001: Section 27-614 of the prior Zoning Ordinance establishes standards for freestanding signs. Specifically, the requirements of height and area are summarized in the table below.

Requirements for the I-3 Zone		**Allowed**		**Provided**
Height	**Section 27-614(b)(1)** Not greater than the lowest point of the roof of any building in the employment park. *Among the three buildings, the proposed day care center is the lowest building (no greater than 15 ft.).*	Max. 15 ft.	Lot 21	Existing sign: 12 ft., 3 in.
			Lot 22	Konterra Dr. sign: 30 ft.* Sweitzer Ln. sign: 10 ft.
Area	**Section 27-614(c)(4)** The area of the sign shall be not more than one (1) square foot for each five (5) lineal feet of street frontage along the street on which the sign faces *The total linear feet of the Sweitzer Lane frontage are approximately 615.2 LF (173.5'+441.7').*	Max. 88.3 sq. ft.	Lot 21 (441.7 LF/5=88.3 sq. ft.)	Existing sign: 94.1 sf.
		Max. 92.8 sq. ft. (Perceived)**	Lot 22 (286 LF Sweitzer Lane + 178 LF Konterra Drive/5 = 92.8 sq. ft.**	Konterra Dr. sign: 90.0 sq. ft.**
		Max. 34.7 sq. ft.	Lot 22 (173.5 LF/5=34.7 sq. ft.)	Sweitzer Ln. sign: 34.4 sq. ft.
		Total	**123 sq. ft. (Perceived 215.8')**	**218.5 sq. ft.**

Notes: *Departure DSDS-25001 is requested with DSP-98039-04 for both height and area of the sign.

**Based on frontage that is perceived from the street, not actual street frontage of the lot. The calculation of the perceived street frontage is for informational purposes only and the additional sign area proposed for this frontage requires a departure.

Per Section 27-614 (d)(3), in the I-3 Zone, the number of permitted freestanding on-site signs shall be determined by the Planning Board at the time of DSP review.

The applicant proposes two new freestanding signs on Lot 22—the Konterra Drive sign and Sweitzer Lane sign. An existing sign is located along Sweitzer Lane and has been included as part of the overall request for a Departure from Design Standards (DSDS).

The applicant seeks approval to permit three freestanding signs on Lots 21 and 22, in which one is existing and exceeds the maximum sign area for newly proposed Lot 21, but was previously approved. One proposed sign (Sweitzer Lane sign) meets the requirements, and the other (Konterra Drive sign) exceeds the maximum height and sign area standards established under the prior I-3 Zone.

The sign area requirement, found in Section 27-614(c)(4), limits the maximum size of sign area to 1-square-foot of sign area for every 5 feet of street frontage. The total linear feet of street frontage along Sweitzer Lane is 615.2 linear feet. When assessed based on each lot's frontage, Lot 21 has 441.7 linear feet of frontage, allowing a maximum sign area of 94.1 square feet. The existing sign to remain is located on Lot 21, and provides 94.1 square feet of sign area, exceeding the allowable sign area for Lot 21. This sign was previously approved under DSP-98039-03 which, at the time of approval, was Lot 20 and encompassed the overall site. Therefore, the sign area calculation was for the total street frontage of Sweitzer Lane, allowing a maximum allowable sign area of 123.04 square feet, to which the existing sign was in conformance at the time of approval. However, the allowable sign area is reduced with the subject application due to subdivision approval of the property into two lots, and the existing sign on Lot 21 now exceeds the maximum allowable sign area by 5.8 square feet.

Lot 22 has 173.5 linear feet of frontage, allowing a maximum sign area of 34.7 square feet. Both proposed signs, Sweitzer Lane and Konterra Drive, are located on Lot 22. The Sweitzer Lane sign provides 34.4 square feet of sign area, within the allowable amount of sign area.

The Konterra Drive sign is proposed to be located on Lot 22, but outside the actual street frontage of Sweitzer Lane and though the name suggests, the development does not have frontage on Konterra Drive. The sign is more specifically located at the higher elevated, southeastern corner of the site, where Lot 22 has no frontage along Sweitzer Lane or Konterra Drive, and where a parcel dedicated for utility lies between the subject site and ROWs. With the absence of street frontage, the sign area is being evaluated based on the "perceived" street frontage. Perceived frontage being the amount of frontage to which the applicant believes the sign will be viewed from and the basis to which the maximum sign area is being evaluated. The evaluated perceived frontage for Konterra Drive is 178 linear feet and for Sweitzer Lane is 286 linear feet, for a perceived frontage total of 464 linear feet, allowing a maximum sign area of 92.8 square feet. The square footage of the proposed sign is 90 square feet and, if considering the perceived frontage, is within the maximum sign area. While the sign does not meet the strict standards based on actual lot frontage, staff find the perceived frontage to be an appropriate analysis for considering the requested departure from sign design standards.

Furthermore, the Konterra Drive sign exceeds the allowable height standard. Under Section 27-614(b)(1), freestanding signs in the I-3 Zone cannot be taller than the lowest roofline of any building in the employment park. The roof elevation of the day care building (shortest building in the employment park) on-site is 15 feet, which sets the height limit. The proposed sign has a height of 30 feet, resulting in the top of the sign being 15 feet higher than allowed.

The applicant has requested a DSDS, in accordance with Section 27-612 of the prior Zoning Ordinance. Section 27-239.01(b)(7)(A) of the prior Zoning Ordinance provides that in order for the Planning Board to grant the departure, it shall make the following findings:

(i) The purposes of this Subtitle will be equally well or better served by the applicant's proposal.

Section 27-589(a) of the prior Zoning Ordinance contains the following purposes for regulating signs:

(1) To promote the health, safety, and welfare of the present and future inhabitants of the Regional District;

(2) To encourage and protect the appropriate use of land, buildings, and structures;

(3) To regulate unsightly and detrimental signs which could depreciate the value of property and discourage quality development in the Regional District;

(4) To regulate signs which are a hazard to safe motor-vehicle operation;

(5) To eliminate structurally unsafe signs which endanger a building, structure, or the public;

(6) To prevent the proliferation of signs that could detract from the scenic qualities of the landscape or the attractiveness of development; and

(7) To control the location and size of signs, so as to provide for adequate identification and advertisement in a manner that is compatible with land uses in the Regional District.

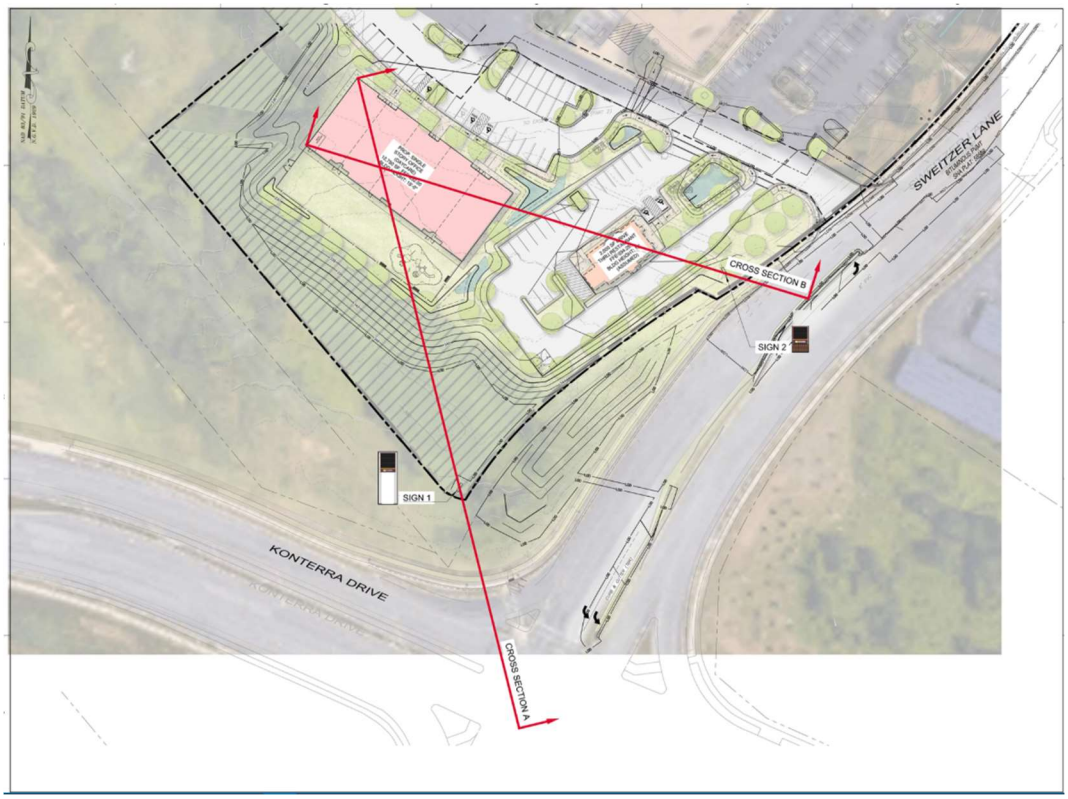
In general, the purposes of the sign regulations are to promote the health, safety, and welfare of residents, workers, and motorists, by limiting signage while providing adequate identification for uses. The existing sign was previously approved to meet the purposes of the sign regulations. The proposed Sweitzer Lane sign is dimensionally smaller than the existing sign as to not detract from attractiveness of the development, while also providing needed awareness to the proposed uses of a day care center for children and eating and drinking establishment with drive-through. The proposed Konterra Drive sign further provides awareness of the proposed uses on the property to the motorists at the intersection of Sweitzer Lane and Konterra Drive and Interstate 95 and MD 200 (the Intercounty Connector) beyond. The extended height and sign area allow motorists to safely view the sign from roadways without detracting from the qualities of the landscaping in the area for which it is proposed.

(ii) The departure is the minimum necessary, given the specific circumstances of the request.

The applicant states in their SOJ that the requested departures represent the minimum necessary to accommodate the existing and proposed uses on the property. The existing sign was previously approved and, at the time, was in conformance with the sign regulations. The subdivision creating Lot 21 revised the lot frontage and thus the associated maximum amount of sign area allowed to

88.3 square feet. The existing sign is proposed to remain without alteration, with a sign area of 94.1 square feet, though now exceeding the maximum sign area allowed by 5.8 square feet. The existing sign provides appropriate identification of the existing office building for which no additional signage is being proposed.

The applicant further asserts that the proposed 30-foot height of the Konterra Drive sign represents the minimum necessary to ensure adequate visibility and legibility of the sign, with the 40 mile per hour speed limit on Konterra Drive, distance of the sign from the roadway, and the existing tall vegetation to remain around the sign. Though Lot 22 does not actually abut Konterra Drive, due to the adjacent lot configuration, the applicant takes into consideration the "perceived" frontage, from both Sweitzer Lane and Konterra Drive. This perceived frontage takes into account the frontage along Sweitzer Lane and Konterra Drive, if not for the abutting lots which form a narrow strip of land between Lots 22 and the ROW. The site's topography creates a circumstance in which the elevation at the intersection of Sweitzer Lane and Konterra Drive is higher than the existing and proposed buildings, impeding upon the awareness and identification of the development from the intersection and, as the applicant believes, contributes to the vacancy of the existing office building in the development. Staff find that provided signage that departs from the standards represents the minimum necessary, given the specific circumstances of the request.



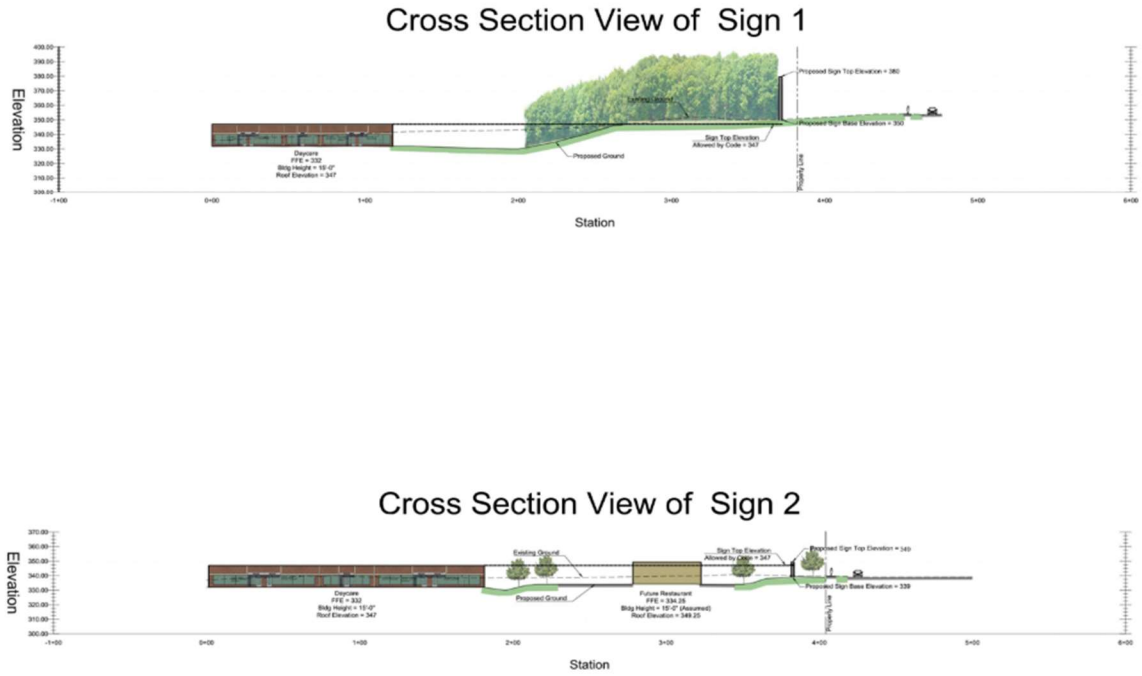


Figure 5: Site Cross-Section Exhibit

(iii) The departure is necessary in order to alleviate circumstances which are unique to the site or prevalent in areas of the County developed prior to November 29, 1949.

The departure takes into consideration the topographical condition in which the elevation at the Sweitzer Lane and Konterra Drive intersection is higher than that of both the existing and proposed buildings, causing a lack of awareness of the uses on the site from passersby. The applicant has provided cross sections illustrating the existing unique site grade changes. The exhibit shows the proposed Konterra Drive sign positioned at a higher elevation, due to the topography, than the existing and proposed buildings. Furthermore, the unique positioning of the abutting lot causes the frontage of Lot 22 to be minimized. This minimization has created the consideration of perceived frontage for the Konterra Drive sign on Lot 22. Staff find these unique circumstances provide a reasonable basis for the requested departure.

(iv) The departure will not impair the visual, functional or environmental quality or integrity of the site or of the surrounding neighborhood.

The applicant asserts that the proposed signage departures will not result in significant environmental impacts, as the site design preserves at least 15 percent of the existing woodlands in compliance with the 2024 Woodland and Wildlife Habitat Conservation Ordinance. The subject property is located within an established commercial employment park where freestanding signage is common, and the proposed sign height and area are compatible with surrounding institutional and commercial uses. No incompatible uses, such as residential development, are

located adjacent to the site. Based on the information provided, staff find that the requested departure will not impair the visual, functional, or environmental quality or integrity of the site or the surrounding neighborhood.

Based on the analysis above, staff recommend that the Planning Board approve DSDS-25001 for the proposed freestanding signage, which is designed at an appropriate scale for visibility and activation of the development.

14. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance: The site is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO), because the application was accepted after July 1, 2024. This application requires a tree conservation plan (TCP) because the property is greater than 40,000 square feet and contains more than 10,000 square feet of woodland. This project is also subject to the Environmental Technical Manual (ETM). In accordance with Section 25-119(c)(5)(A) of the WCO, notices were mailed following the criteria in Section 27-125.01(a)(2) of the prior Zoning Ordinance for TCP applications that are companion to a Development Review Division (DRD) application, stating that a TCP will be reviewed concurrently with the DRD application. According to the affidavit provided by applicant's representative, notice letters were mailed on September 24, 2025, and the affidavit is dated September 24, 2025. Environmental Planning Section (EPS) has not received any public comment about this application as the result of the notification mailing.

The existing development on the site was implemented with Type II Tree Conservation Plan, TCPII-114-98-01; however, previously approved 4-24037 and Type 1 Tree Conservation Plan, TCP1-006-2025, did not meet the qualifications for a minor TCP revision under Section 25-119(c) of the WCO. The majority of the woodland conservation for TCPII-114-98-01 was located to the southwest of the existing building, which is no longer part of the subject property. Due to the reduction in woodland conservation on-site and the requirement for a new PPS, the site was required to conform to the WCO. A Type 2 tree conservation plan (TCP2) in conformance with the current regulations has been submitted with this DSP.

The amount of clearing and the woodland conservation requirements proposed with this application are consistent with the previously approved TCP1-006-2025. The minimum woodland conservation threshold for this site is 15 percent of the net tract area of the property or 1.37 acres. This application proposes to clear 1.65 acres of woodland.

The amount of clearing includes areas of woodland within existing storm drain easements which must be counted as cleared per Section 25-122(b)(1)(O)(iii) of the WCO. The total woodland conservation requirement, based on the current amount of clearing, is 3.02 acres, which is proposed to be satisfied with 1.01 acres of woodland preservation, 0.38 acre of afforestation/reforestation, and 1.63 acres of off-site woodland conservation credits. The remaining 0.13 acre of woodland is proposed to be retained, but not credited towards meeting woodland conservation requirements since existing storm drain infrastructure and easements separate two areas from other woodland conservation areas and prevent them from meeting the minimum design criteria of Section 25-122(b) of the WCO. Minor technical revisions to the TCP2 are required, in conformance with the WCO, and are included in the conditions listed at the end of this technical staff report.

15. 2010 Prince George's County Landscape Manual: Per Section 27-471(b) of the prior Zoning Ordinance, landscaping, screening, and buffering for development in the I-3 Zone is subject to the provisions of the Landscape Manual. Specifically, this application is subject to 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, of the Landscape Manual. The landscape requirements for the existing office building on Lot 21 were approved with DSP-98039. Per Section 1.7 of the Landscape Manual, the applicant submitted a Certificate of Landscape Maintenance, with this DSP amendment, demonstrating conformance with the prior approved landscape plan. Schedules relevant to the existing office buildings are also included in Sheet 15 of the plan set, submitted with this DSP amendment.

The landscape plans submitted with the subject DSP amendment contain the required schedules relevant to Lot 22, demonstrating conformance to the Landscape Manual, as follows:

a. Section 4.2 of the Landscape Manual establishes requirements for the width of the landscape yard, as well as the type and quantity of plantings based on the linear feet of street frontage. For Lot 22, the schedule requires 8 shade trees and 38 shrubs, along with preservation of the existing 25-foot-wide landscape strip, totaling approximately 135 linear feet. The plan provides 8 shade trees, 5 ornamental/ evergreen trees, and 38 shrubs, ensuring compliance with Section 4.2 and contributing to an enhanced streetscape.

b Section 4.3 of the Landscape Manual establishes requirements for interior landscaping within parking lots, including the percentage of planting area and the number of shade trees based on the size of the lot. For Lot 22, which includes the day care center, the parking area is 16,581 square feet, requiring 8 percent (1,326 square feet) of planting area and 5 shade trees. The plan meets this standard by providing 1,338 square feet of planting area and 5 shade trees. In addition, Lot 22 includes a parking lot of 10,267 square feet for a future eating and drinking establishment with drive-through service, which requires 8 percent (821 square feet) of planting area and 3 shade trees. The plan satisfies this requirement by providing 842 square feet of planting area and 3 shade trees. Overall, the proposed landscaping meets or exceeds the standards for interior parking lot plantings, ensuring compliance with Section 4.3.

c. Section 4.4 requires that all trash collection facilities be strategically located and oriented internally to the site to remain as inconspicuous as possible and fully enclosed. For commercial developments, such facilities must also be screened from all outdoor recreation areas, retail parking areas, and entrance drives.

Both proposed trash enclosures meet these standards. Each is designed with a brick finish that matches the existing on-site enclosure, ensuring visual consistency throughout the development. The trash collection facility serving the future eating and drinking establishment with drive-through service is located in the southeast corner of the property, more than 90 feet from Sweitzer Lane. Staff find this location appropriate, as it situates the enclosure away from the day care play area to the north and the primary entrance drives to the east. In accordance with Section 4.4, a buffer of native trees is proposed along the southern edge, to screen the enclosure

from Sweitzer Lane, while existing woodland preservation and reforestation areas provide additional screening from Konterra Drive. In addition, the applicant has also enhanced landscaping south of the day care play area, to further reduce visibility of the trash facility from the play area.

The trash enclosure serving the day care facility is located at the northwest corner of the development, more than 100 feet from the required outdoor play area and fully screened from public view. Based on the proposed locations, enclosure materials, and supplemental landscaping, staff conclude that both trash collection facilities are appropriately located, effectively screened, and satisfy the requirements of Section 4.4.

d. Section 4.7 of the Landscape Manual establishes buffering requirements between the subject property and adjacent incompatible uses. To the east, the adjoining property is used for public utility with overhead powerlines. Because both the day care center and the adjoining utility use are classified as low-impact developments, no minimum building setback, landscape yard, or plant material requirements apply. However, the submitted landscape schedule incorrectly identifies these uses as medium impact, which is conditioned herein for correction. Further east, the property abuts land used for an athletic field, where a Type A buffer is required, consisting of a 20-foot building setback, a 10-foot-wide landscape yard, and 40 plant units. The plan meets and exceeds all requirements for this buffer. To the north, the site adjoins vacant land in the I-3 Zone, where no buffer is required; the landscape schedule accurately reflects this condition. Based on these findings, staff conclude that the proposal complies with Section 4.7.

e. Section 4.9 provides sustainable landscaping requirements. This section is met by exceeding the Landscape Manual's minimum native plant percentage requirement for each category of plant material.

16. Prince George's County Tree Canopy Coverage Ordinance: Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 2,500 square feet of gross floor area or disturbance, and requires a grading permit. However, Prince George's County Council Bill CB-046-2025 notes that, "Landscape plans demonstrating conformance to this Division approved as part of a permit or an entitlement case or entitlement cases subject to the Transitional Provisions of the Zoning Ordinance (Section 27-1700) or Subdivision Regulations (Section 24-2700) shall be subject to the regulations in place at the time of approval of any grandfathered permit or grandfathered development application." CSP-85072 was approved by the Planning Board on September 12, 1985, Per PGCPB Resolution No. 85-282, properties zoned I-3 are required to provide a minimum of 15 percent of the gross tract area covered by tree canopy. The subject site is 9.15 acres in size, and the required tree canopy coverage is 1.37 acres, or 60,548.4 square feet. This requirement is met through a combination of existing trees, on-site woodland conservation, and proposed landscapes.

17. Referral Comments: The subject application was referred to the concerned agencies and divisions. The referral comments are adopted herein by reference and main points are summarized, as follows:

a. **Historic Preservation**—In a memorandum dated October 08, 2025 (Stabler, Smith, and Chisholm to Cofield), the Historic Preservation Section indicated that, following a review of current and historic photographs, topographic and historic maps, and the locations of known archeological sites, the probability of archeological resources within the subject property is low. In addition, no Prince George's County historic sites or resources are located on or adjacent to the property.

b. **Community Planning**—In a memorandum dated October 10, 2025 (Krakhmalnikov to Cofield), the Community Planning Section notes that, pursuant to Subtitle 27, Part 3, Division 9, Subdivision 3, of the prior Zoning Ordinance, master plan conformance is not required for this application; however, the following analysis is provided with regards to the General Plan and master plan recommendations:

General Plan:
The proposed day care and a separate eating and drinking establishment with a drive-through maintains low- to medium-density development and is sensitive to the context and needs of the surrounding community. There is a noted restaurant scarcity in the Gunpowder community, and the proposed eating and drinking establishment provides a new restaurant in the area. The day care supports parents or caretakers with young children who work nearby. Of note, the Established Communities Growth Policy Area also specifically recommends maintaining and enhancing infrastructure, such as sidewalks. Staff recommend crosswalks as integral to pedestrian infrastructure, and to include a crosswalk on Sweitzer Lane at the entrance to the subdivision.

Master Plan:
The applicant elects to conform to the prior Zoning Ordinance, which placed the property in the I-3 Zone. The purpose of the I-3 Zone is to provide increased and enhanced employment opportunities for the residents of the County and areas for industries, research facilities, and offices which have common characteristics with respect to site requirements, desired amenities, compatibility of operations, general functional classifications, and access.

In addition, the zone should provide for a mixture of industrial, research, office, and in certain instances specific retail commercial uses (along with compatible institutional, recreational, and service uses) in a manner which will retain the dominant industrial/employment character of the area, while also providing for the enhanced viability of the zone by providing for the location of certain retail commercial uses on the periphery of the area, specifically when the periphery fronts on, and is adjacent to, arterial roadways.

The master plan identifies four focus areas and eight "Living Areas" in the master plan area: Beltsville, Calverton, Gunpowder, North Beltsville, Pheasant Run, South Laurel, Vansville, and West Laurel (page 105). The property is not located in the focus areas identified in the master plan; however, the property is within the Gunpowder Community (page 118).

The master plan recommends the following goals and policies related to the application to help advance the intent and purpose of the plan.

Environmental Infrastructure: (page 35)
A site development concept plan approved by DPIE was submitted with this application (SIT-00074-2025) and includes several micro-bioretention filtration systems and a bioswale, as well as the removal of .15 acre of impervious surface, to meet the requirements for SWM on-site.

Transit: (page 57)
The proposed development includes existing sidewalks along Sweitzer Lane, adjacent to both the existing office building and the proposed drive through. A drive through will encourage frequent turns into the side lane between the two buildings, and the applicant has proposed a crosswalk and curb ramps between the existing office building and the proposed drive through on Sweitzer Lane for pedestrian safety.

Economic Development: (page 77)
The proposed day care facility and drive-through restaurant will add new and needed uses to the industrial base. The day care will benefit local workers by allowing them to pick up and drop off children nearby, increasing convenience for local working parents and serving the Gunpowder neighborhood. As there are limited restaurant establishments in the Gunpowder neighborhood, the drive through will provide a needed food option for both nearby workers and neighborhood residents.

c. **Transportation Planning**—In a memorandum dated October 30, 2025 (Wilson to Cofield), the Transportation Planning Section provided the following comments:

Prior Conditions of Approval
The subject application is governed by PPS 4-24037, DSP-98039, DSP-98039-01, DSP-98039-02, and DSP-98039-03, and ADQ-2024-071. The relevant conditions of approval related to transportation are addressed under Finding 9 in this report.

Master Plan Recommendations
The 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1* (master plan) provide the following recommendations:

Master Plan Roads
Both the MPOT and master plan recommend an 80-foot-wide ROW. The plan sheets identify various ROW widths that exceed the minimum requirement. Staff find the ROW is sufficient.

Master Plan Pedestrian and Bicycle Facilities
There are no master-planned pedestrian and bicycle facilities that impact the subject site. However, the plan sheets identify a sidewalk along the frontage of Sweitzer Lane.

The Complete Streets element of the MPOT reinforces the need for multimodal transportation and includes the following policies regarding the accommodation of pedestrians and bicyclists (MPOT, pages 9–10):

> **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.**
>
> The site is currently developed with an office building and existing sidewalk along Sweitzer Lane. The site plan includes a marked crosswalk and ADA curb ramps crossing the southern vehicular access point (Lot 22). Staff recommend the installation of a continental crosswalk at the existing northern vehicular access (Lot 21) along Sweitzer Lane. On-road bicycle facilities are not proposed. The proposed and recommended facilities provide continuous connections and meet the intent of the policy.

The 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1* recommend the following policies:

> **Policy 1: Incorporate appropriate pedestrian-oriented and transit-oriented development features in the center and corridor nodes.**
>
> The subject site has sidewalks along Sweitzer Lane with connections to the proposed and existing buildings. Staff recommend the installation of ADA-compliant curb ramps and continental crosswalks at all vehicular crossing points. These improvements will meet the intent of the policy.
>
> **Policy 2: Provide sidewalks and neighborhood trail connections within existing communities to improve pedestrian safety, allow for safe routes to schools, and provide for increased nonmotorized connectivity between neighborhoods.**
>
> The subject site is served by sidewalks along Sweitzer Lane that integrate with the broader external pedestrian network, ensuring continuous pedestrian connections to the surrounding neighborhoods.

d. **Subdivision**—In a memorandum dated November 07, 2025 (Vatandoost to Cofield), the Subdivision Section confirmed that the DSP amendment is in conformance with the approved PPS. The memorandum further notes that all bearings and distances must be clearly shown on the site plan and must match the record plat, which is conditioned herein.

e. **Environmental Planning**—In a memorandum dated October 31, 2025 (Meoli to Cofield), the Environmental Planning Section offered the following:

Natural Resources Inventory
Section 27-282(e)(5) of the prior Zoning Ordinance requires an approved natural resource inventory (NRI) plan with DSP applications. Approved NRI-057-2022-01 was provided with this application. Previously, an NRI equivalency letter was approved for the site (NRI-057-2022). The site does not contain REF or primary management area. The site contains 2.79 acres of woodland located in the southern portion of the property and along the western property boundary. The site does not contain specimen trees. No additional information is required regarding the NRI.

Specimen Trees
Section 25122(b)(1)(G) of the WCO requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the Technical Manual." This site does not contain specimen trees.

Regulated Environmental Features
Section 27-285(b)(5) of the Zoning Ordinance states that the Planning Board may approve a detailed site plan if it finds that the REF have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement Section 24-130(b)(5) of the Subdivision Regulations. However, the site does not contain REF.

Soils
The predominant soils found to occur according to the U.S. Department of Agriculture Natural Resource Conservation Service Web Soil Survey include Christiana-Downer-Urban land complex and Udorthents Urban land complex. According to available mapping information, Marlboro clay does not occur on this property. Christiana clay is mapped within the site; however, a geotechnical report was submitted with this application which verifies that Christiana Clay was not encountered during the soil investigations and that the site is safe for the proposed development. There are no additional geotechnical concerns with this application.

Erosion and Sediment Control
Section 27-252 of the prior Zoning Ordinance requires an approved grading, erosion, and sediment control plan. Development shall comply with the requirements for sedimentation and erosion control in accordance with Subtitle 32, Division 2, Grading, Drainage and Erosion and Sedimentation Control, of County Code. The County requires the approval of an erosion and sediment control plan. The TCP2 must reflect the ultimate limits of disturbance, not only for installation of permanent site infrastructure, but also for the installation of all temporary infrastructure, including erosion and sediment control measures.

Stormwater Management

Section 27-282(e)(11) of the prior Zoning Ordinance requires stormwater management (SWM) concept approval prior to acceptance of a DSP. An approved SWM Concept Plan (SIT-00074-2025) was submitted with the application, showing the use of swales and micro bioretention facilities. This SWM plan was approved on July 7, 2025, and expires on July 7, 2028.

f. **Permit Review—**In recommendations, provided October 31, 2025, the Permit Section indicated a technical correction that is included as a condition herein.

g. **Prince George's County Department of Parks and Recreation (DPR)—**At the time of the writing of this technical staff report, DPR did not offer comments on the subject application.

h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)—**At the time of the writing of this technical staff report, DPIE, did not offer comments on the subject application.

i. **Prince George's County Health Department—**At the time of the writing of this technical staff report, the Health Department did not offer comments on the subject application.

j. **Maryland State Highway Administration (SHA)—**At the time of the writing of this technical staff report, SHA did not offer comments on the subject application.

k. **City of Laurel—**The subject property is located within .50 mile of the geographical boundaries of the City of Laurel. The DSP application was referred to the City for review and comments on October 24, 2025. At the time of the writing of this technical staff report, no correspondence was received from the City.

l. **Prince George's County Fire/EMS Department—**At the time of the writing of this technical staff report, the Fire/EMS Department did not offer comments on this application.

m. **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.

n. **Prince George's County Soil Conservation District (PGSCD)—**At the time of the writing of this technical staff report, PGSCD did not offer comments on the subject application.

18. As required by Section 27-285(b)(1) of the prior Zoning Ordinance, if approved with the conditions below, the DSP represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

19. As required by Section 27-285(b)(2) of the prior Zoning Ordinance, the DSP is in conformance with the approved Conceptual Site Plan, CSP-85072, approved by the Planning Board on September 12, 1985.

20. Section 27-285(b)(3) of the prior Zoning Ordinance does not apply to this DSP because it is not a DSP for infrastructure.

21. Section 27-285(b)(4) of the prior Zoning Ordinance requires that, for approval of a DSP, the REFs on-site have been preserved and/or restored in a natural state, to the fullest extent possible, in accordance with the requirements of Section 24-130(b)(5). There are no REFs on the site; therefore, none will be impacted by the proposed development. Staff find that the REFs have been preserved and/or restored in a natural state, to the fullest extent possible, in accordance with the requirement of Section 27-285(b)(4).

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Prince George's County Planning Board adopt the findings of this technical staff report and recommend the following:

A. APPROVAL of Departure from Sign Design Standards DSDS-25001, for the existing sign on Lot 21, which exceeds the allowed amount of sign area by 5.8 square feet, and the Konterra Drive sign on Lot 22, which exceeds the maximum area by 90 square feet and height permitted on the site by 15 feet.

B. APPROVAL of Detailed Site Plan DSP-98039-04 for Maryland 95 Corporate Park, Redevelopment of Lot 20, subject to the following conditions:

1. Prior to certification of the detailed site plan, the following revisions shall be made, or information shall be provided:

    a. Provide dimensions on elevations.

    b. Provide location and details of the building-mounted light fixtures for the proposed day care center for children, in conformance with Section 27-562 and 27-274(a)(3)(A) of prior Prince George's County Zoning Ordinance.

    c. Correct landscape manual schedule 4.7-1(D) to indicate the impact of the adjoining development and proposed development to low impact.

    d. Revise minimum parking requirement for Lot 21.

    e. Revise information provided for the setback to accurately reflect the setback depicted on plans.

    f. Label the location of the existing dumpster for the office building on the plans.

    g. Revise site plans and the parking exhibit to accurately reflect all parking spaces on-site, including the approximately six omitted spaces. The updated exhibit shall clearly demonstrate the correct percentage of parking located within the yard facing the building's main entrance.

h. Provide all bearings and distances for all lot lines to be clearly shown on the site plan.

i. Provide setbacks for all proposed freestanding signage.

j. Provide continental-style crosswalk and American with Disabilities Act (ADA)-compliant curb ramps at the northern access point along Sweitzer Lane.

k. Provide continental-style crosswalks within the parking lot of the existing office building to facilitate pedestrian movement from Sweitzer Lane.

l. Provide a circulation plan demonstrating sufficient circulation for large delivery and emergency vehicles.

2. Prior to the certification of Type 2 Tree Conservation Plan TCP2-2025-0071 documents for the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section (EPS) for review by the Office of Law, and submission to the Office of Land Records for recordation in conformance with Section 25-122(d) of the Prince George's County Code. After the easement is recorded, update Note 10 to add the easement recording information.

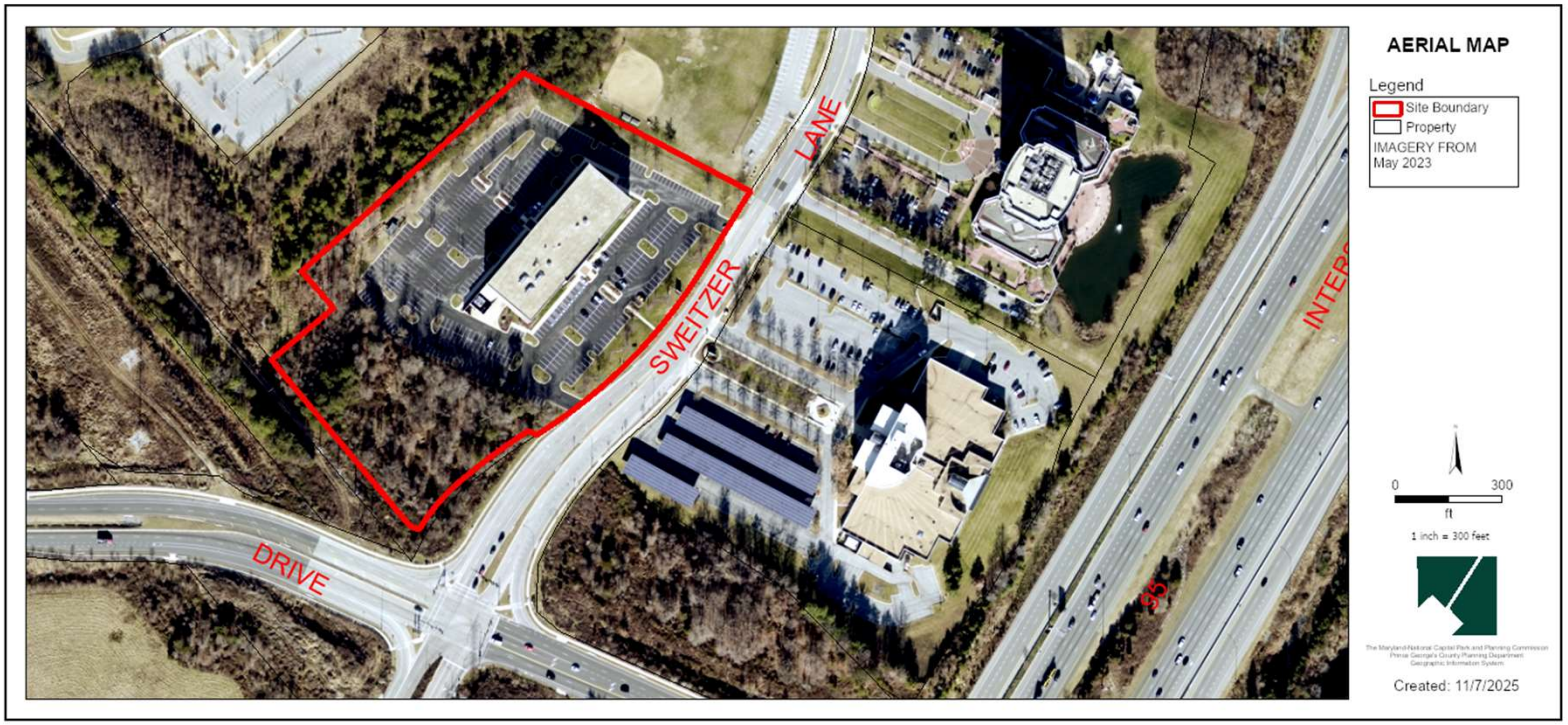
MARYLAND 95 CORPORATE PARK

Detailed Site Plan - DSP-98039-04

Tree Conservation Plan 2 - TCP2-2025-0071

Companion Case: Departure from Sign Design Standards - DSDS-25001

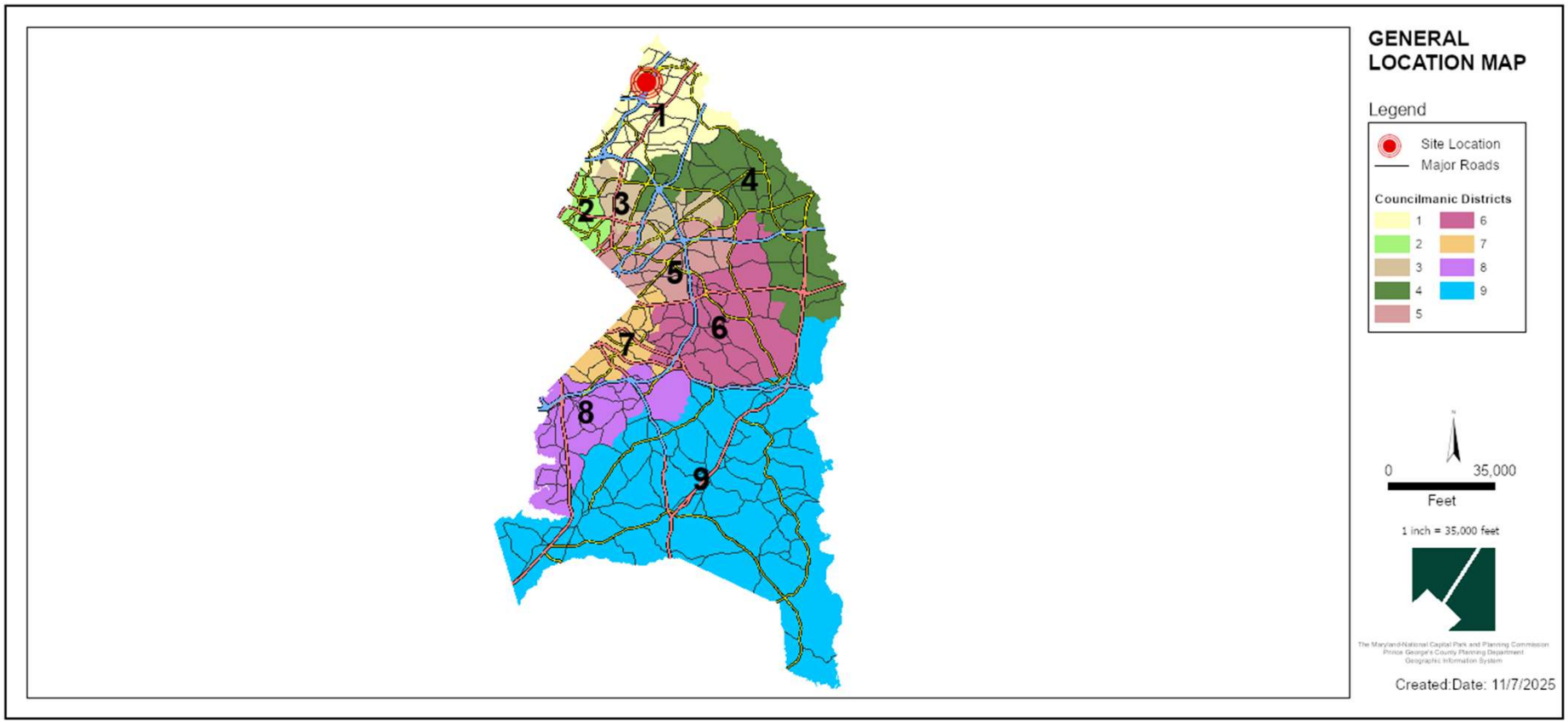
Staff Recommendation: APPROVAL with conditions



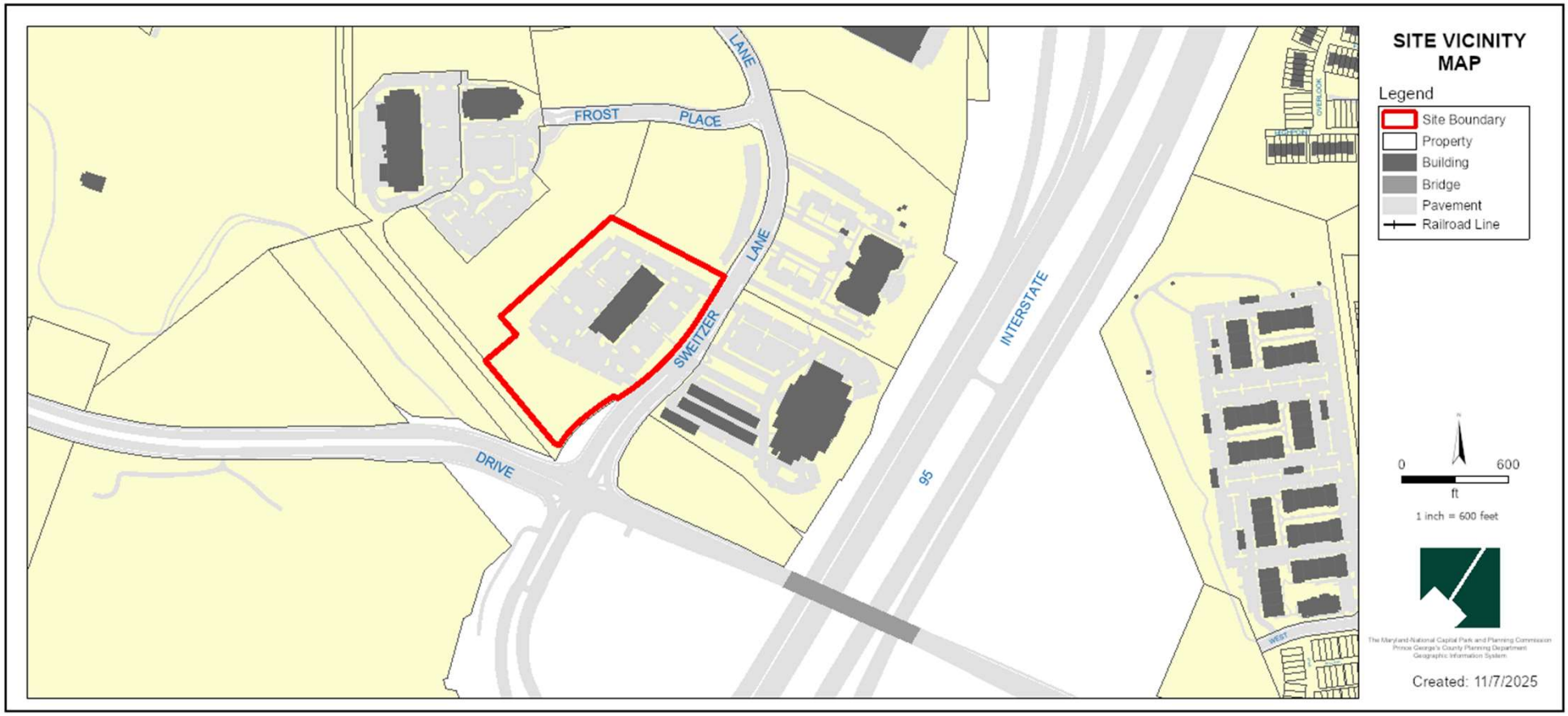
GENERAL LOCATION MAP

Council District: 01

Planning Area: 060



SITE VICINITY MAP

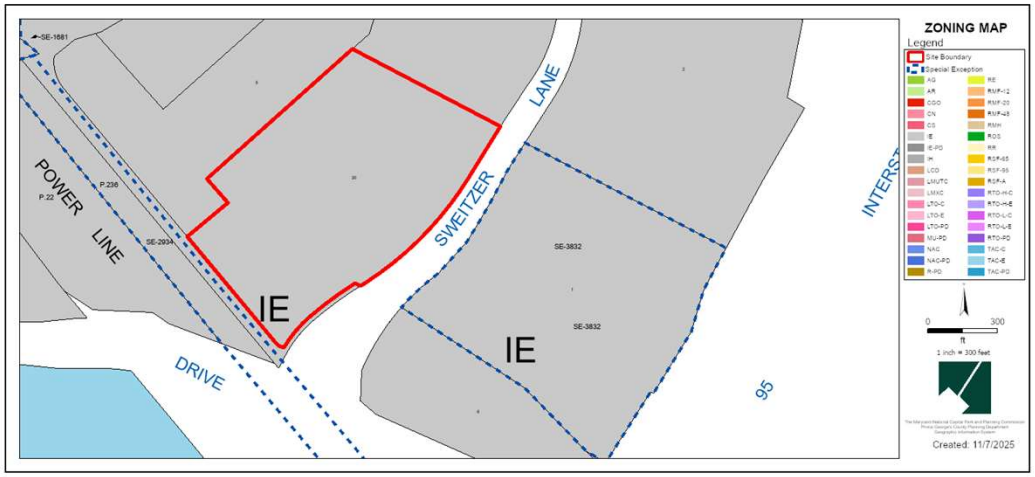


ZONING MAP (PRIOR AND CURRENT)

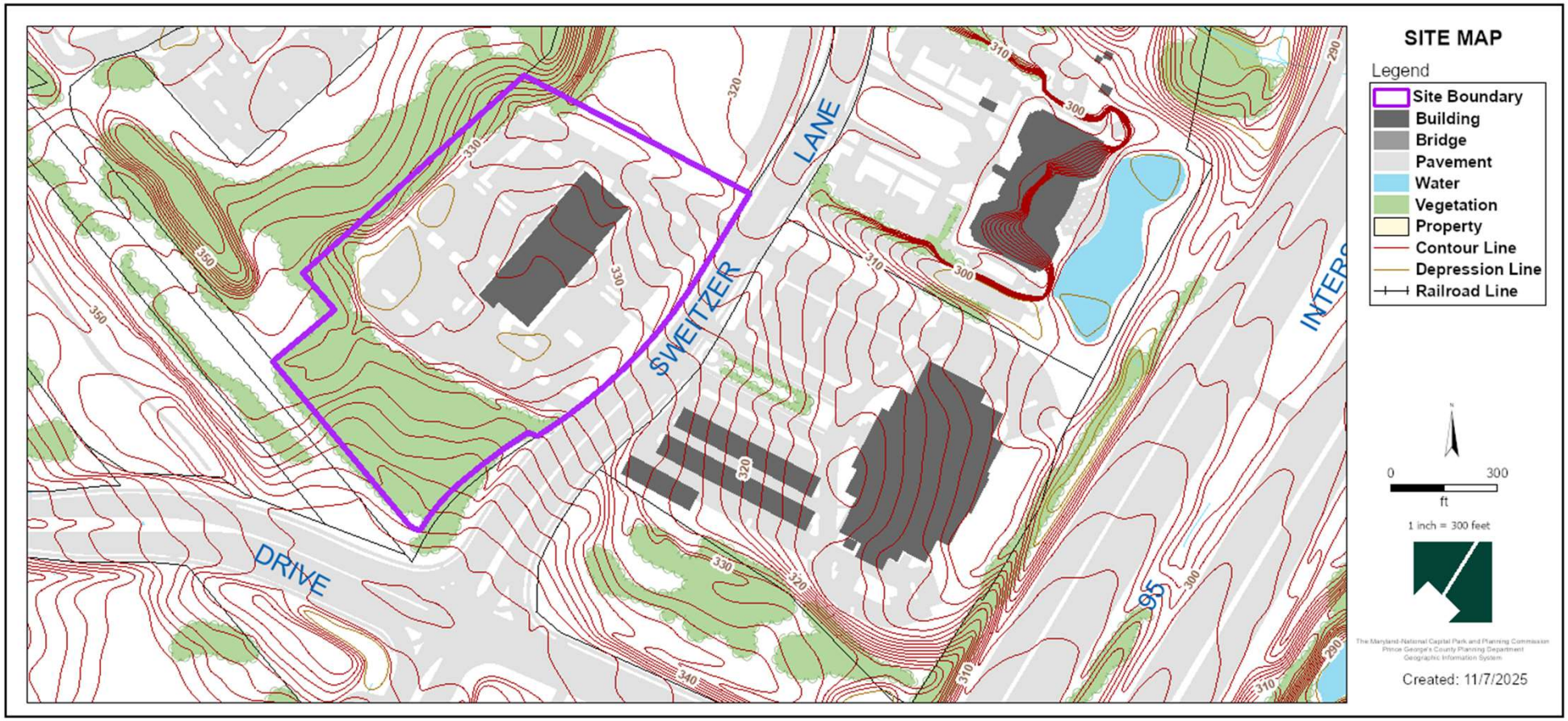
Prior Zoning Map: I-3



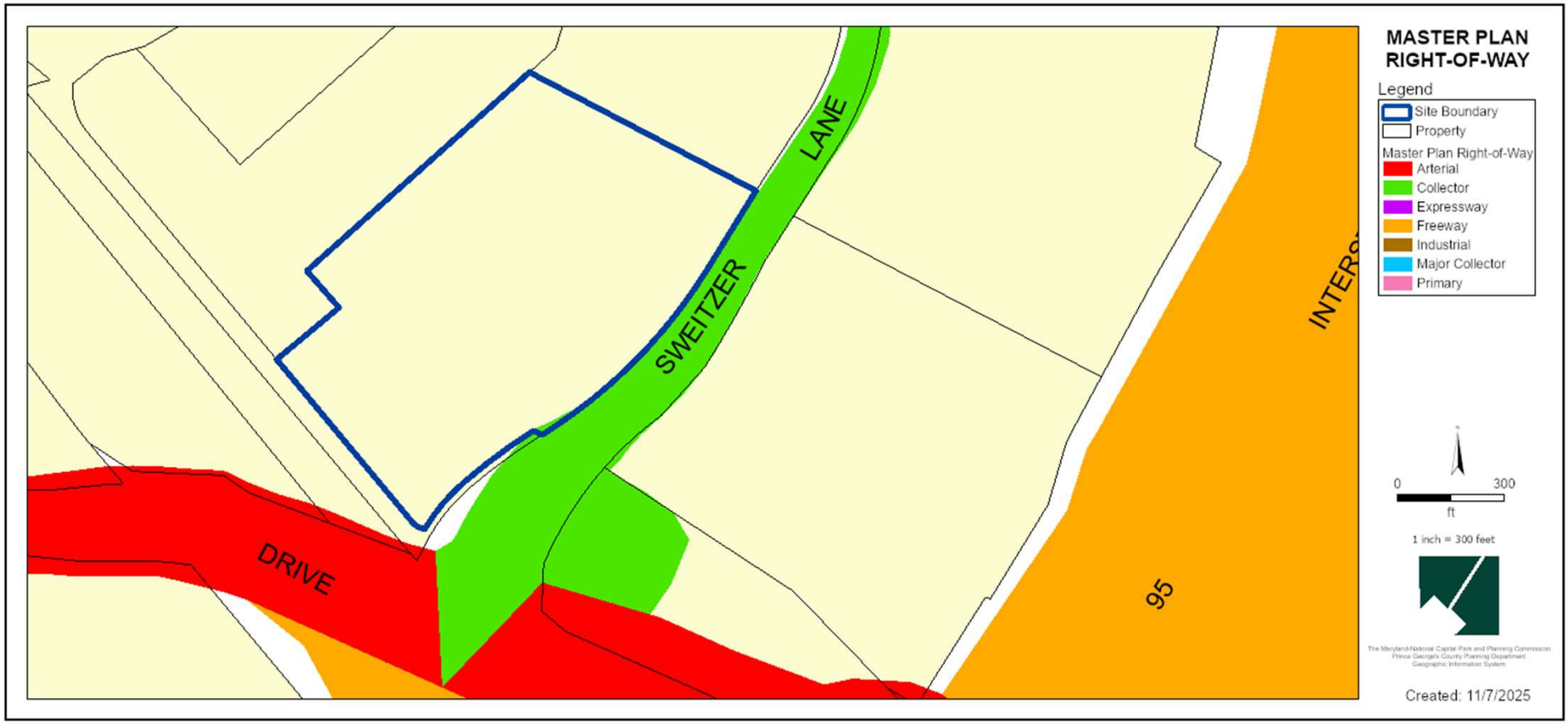
Current Zoning Map: IE



SITE MAP


SITE MAP
Legend
Site Boundary
Building
Bridge
Pavement
Water
Vegetation
Property
Contour Line
Depression Line
Railroad Line
SWEITZER
LANE
DRIVE
95
0
300
ft
1 inch = 300 feet
Created: 11/7/2025

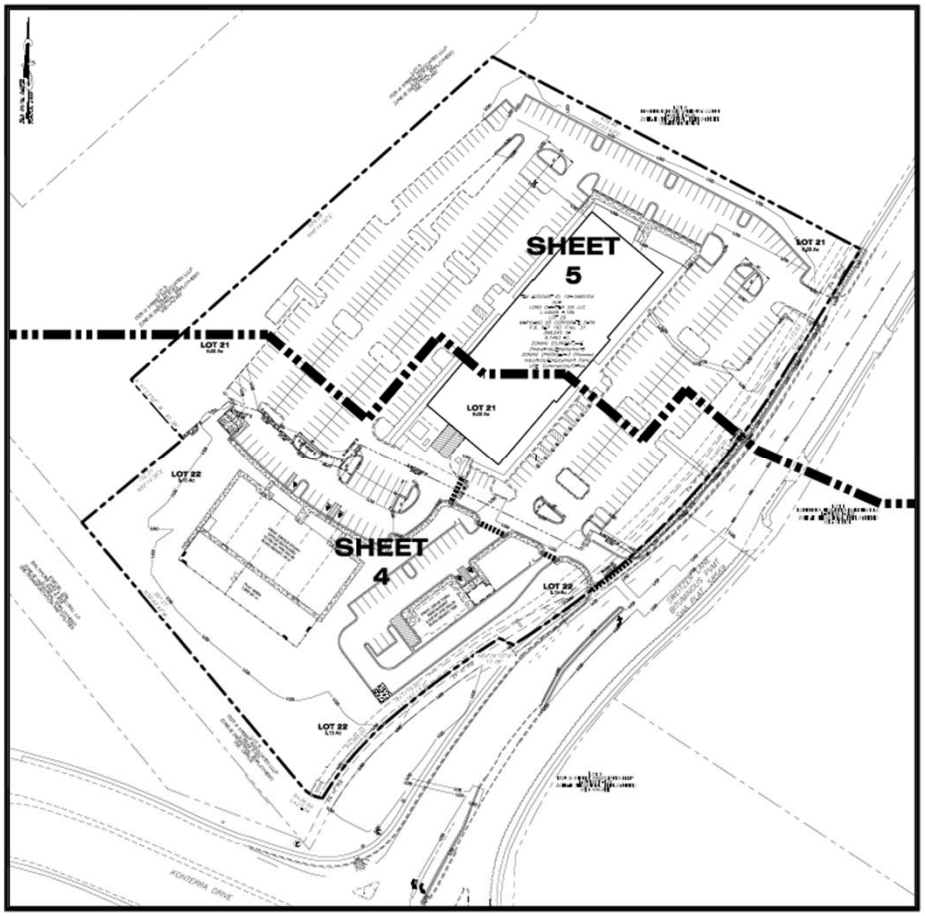
MASTER PLAN RIGHT-OF-WAY MAP



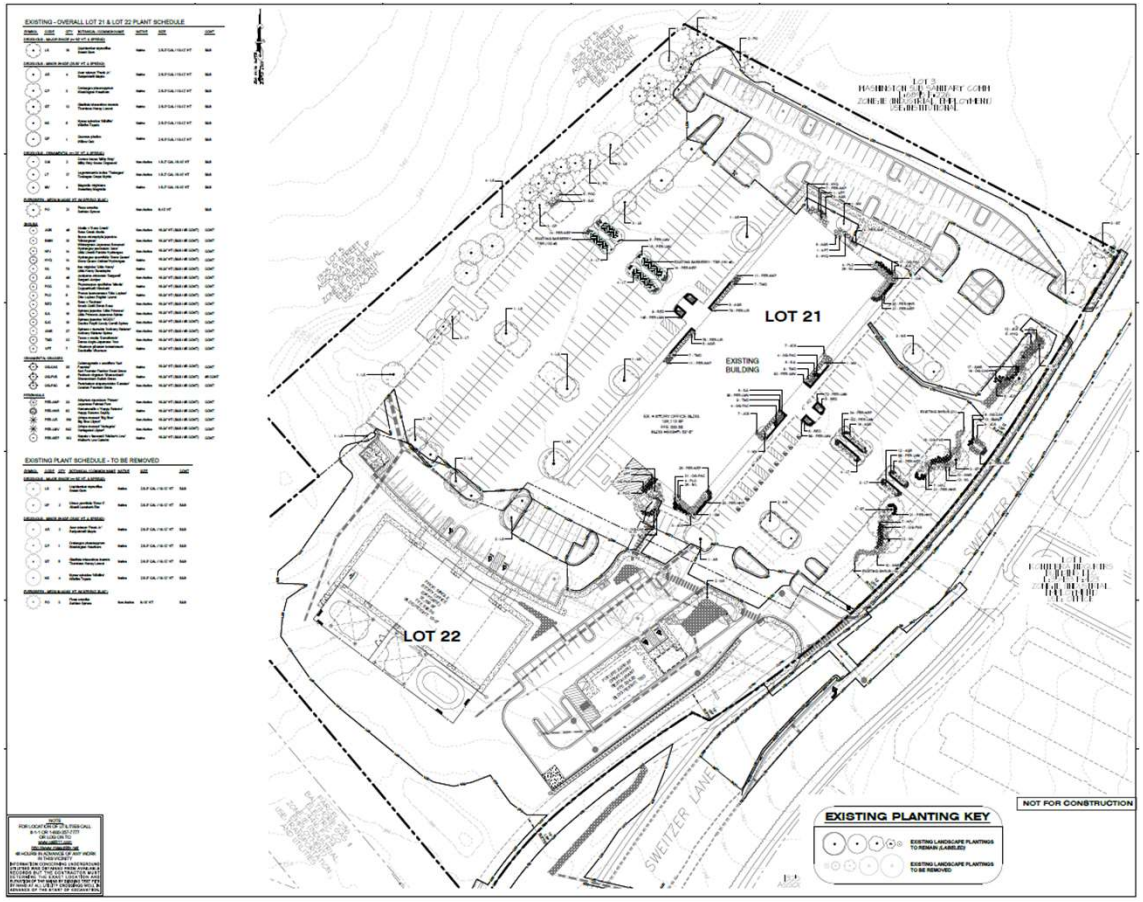
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



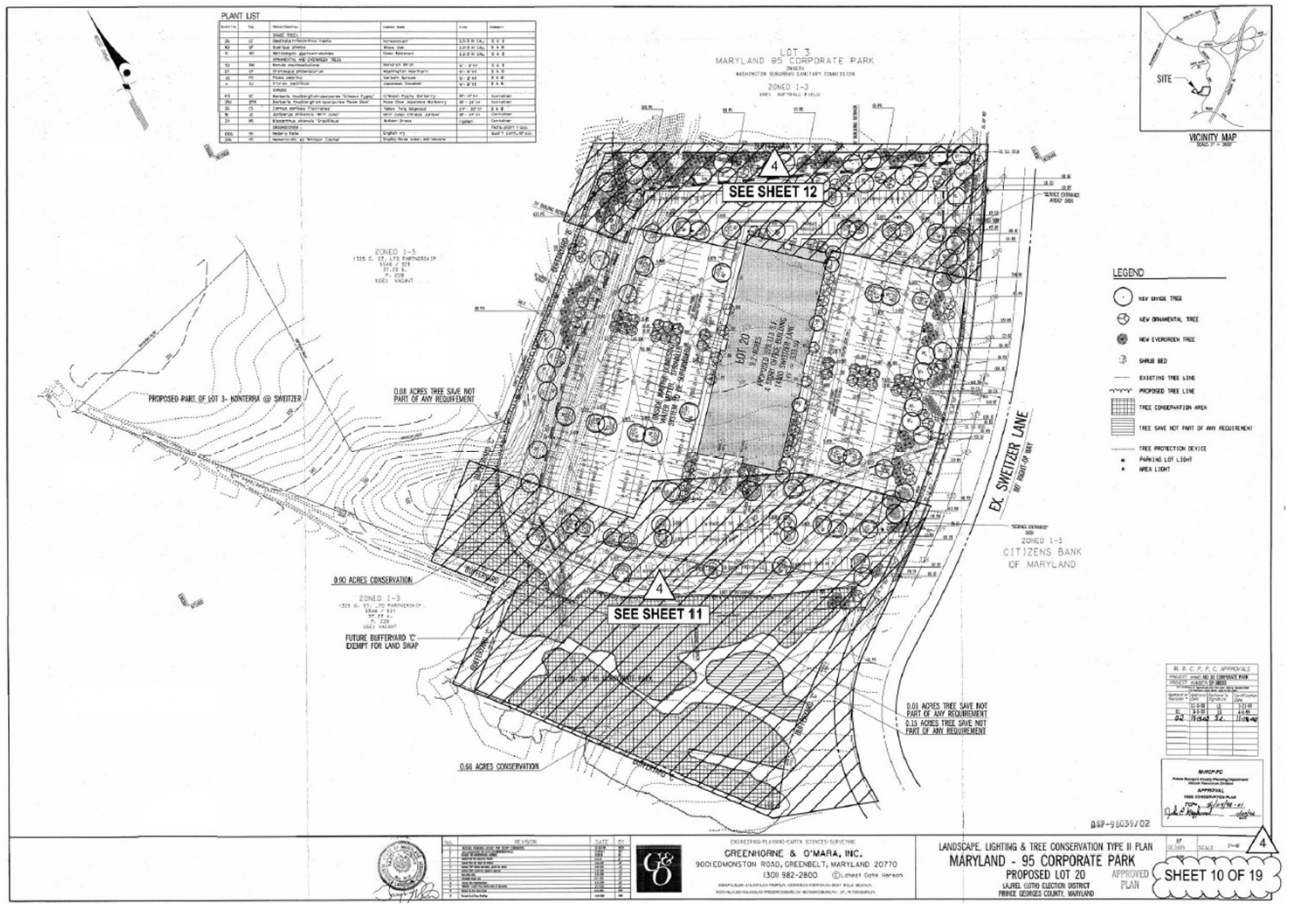
DETAILED SITE PLAN



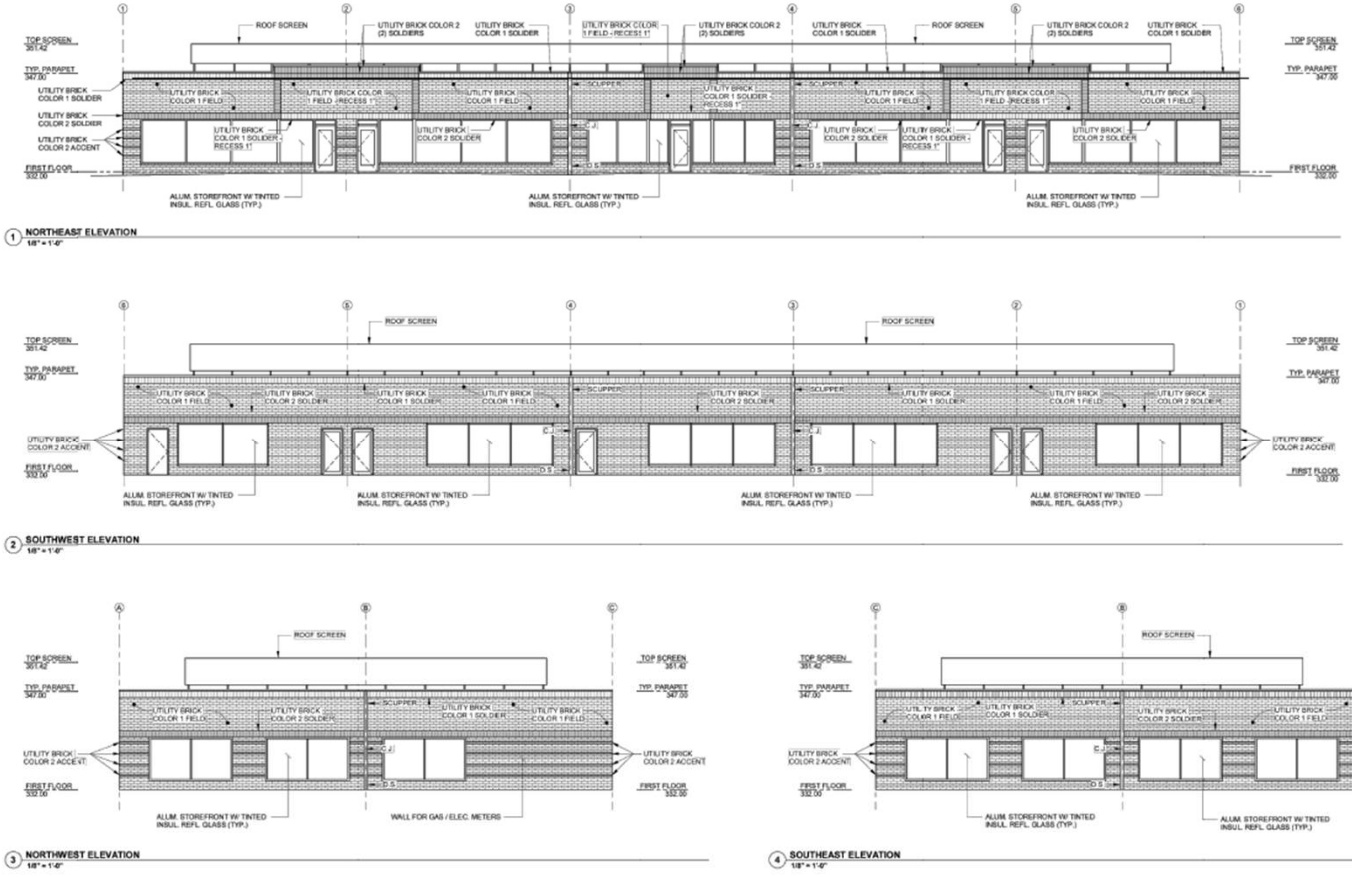
LANDSCAPE PLAN



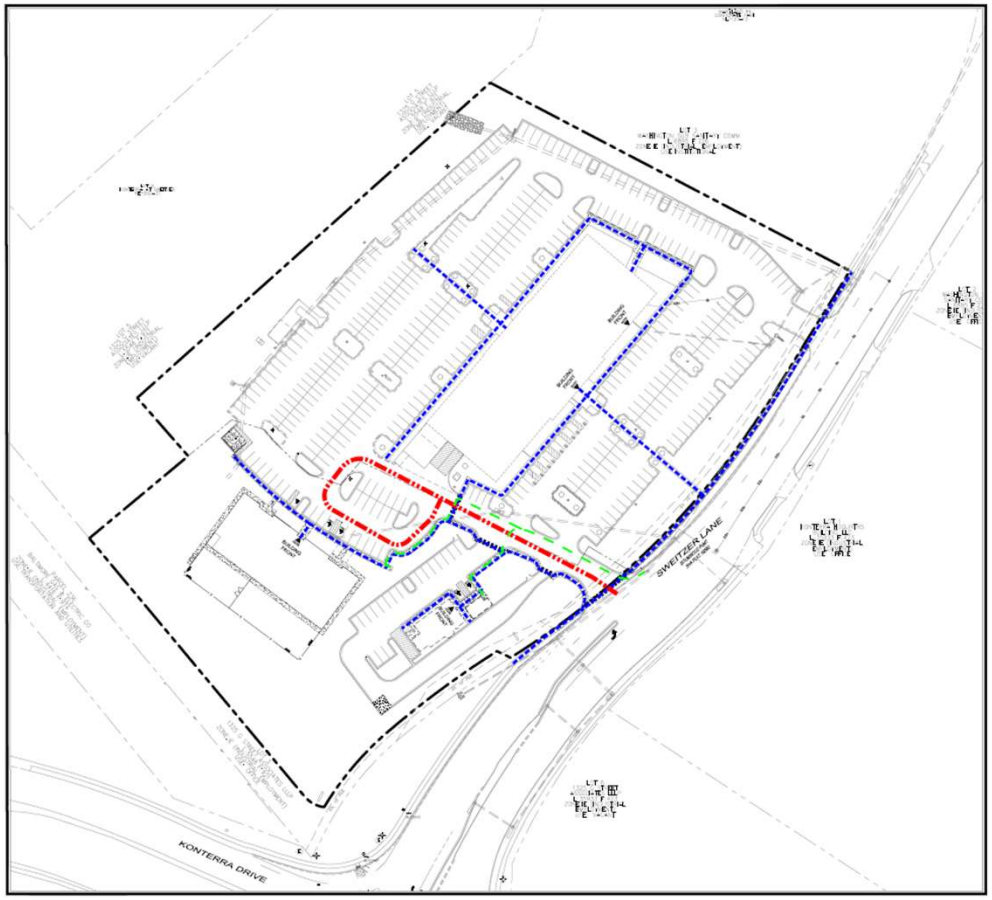
TYPE 2 TREE CONSERVATION PLAN



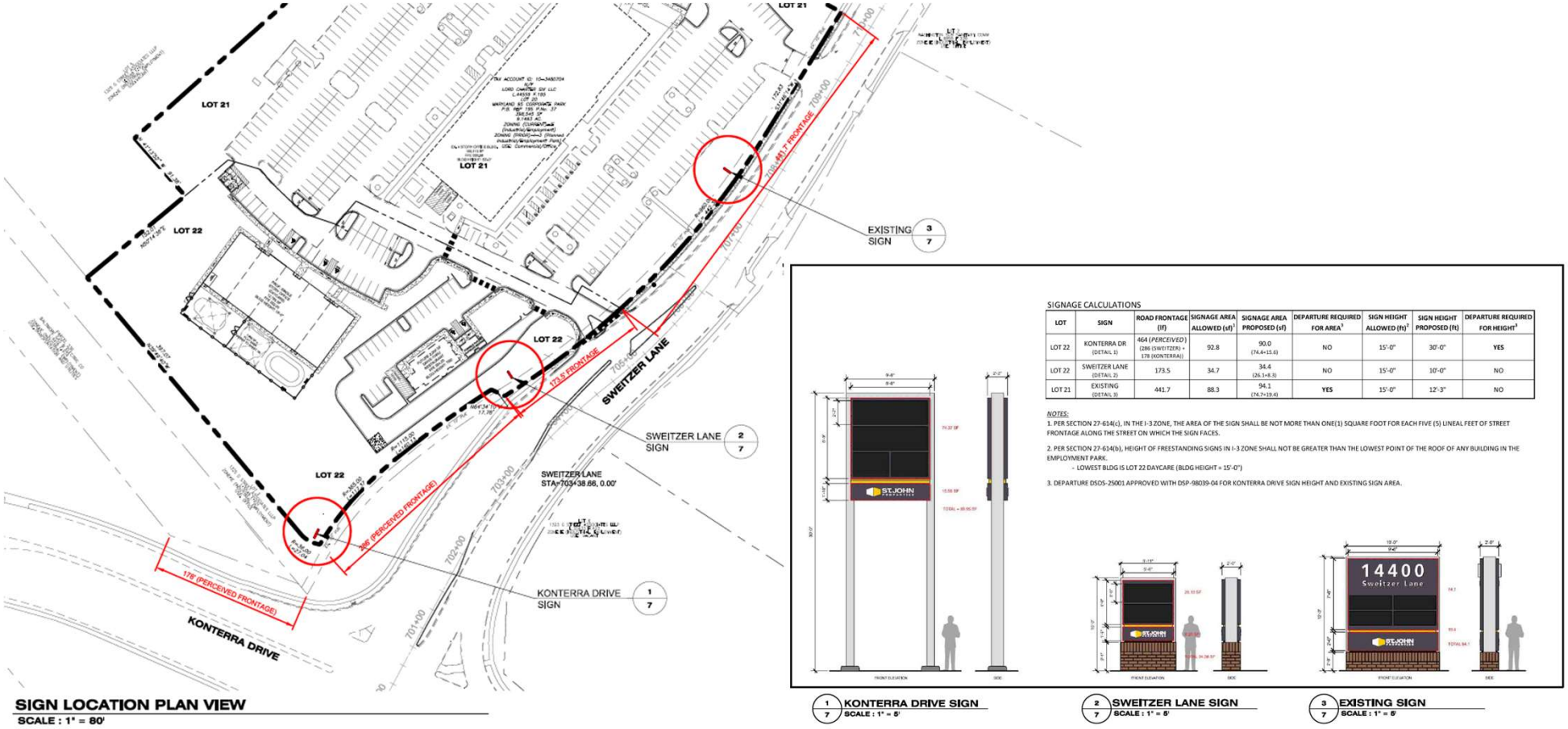
ELEVATIONS


ROOF SCREEN
TOP SCREEN
TYP. PARAPET
FIRST FLOOR
ALUM. STOREFRONT W/ TINTED INSUL. REFL. GLASS (TYP.)
WALL FOR GAS / ELEC. METERS
1 NORTHEAST ELEVATION
2 SOUTHWEST ELEVATION
3 NORTHWEST ELEVATION
4 SOUTHEAST ELEVATION

CIRCULATION EXHIBIT



DEPARTURE FROM SIGN DESIGN STANDARDS



LOT	SIGN	ROAD FRONTAGE (lf)	SIGNAGE AREA ALLOWED (sf)[1]	SIGNAGE AREA PROPOSED (sf)	DEPARTURE REQUIRED FOR AREA[3]	SIGN HEIGHT ALLOWED (ft)[2]	SIGN HEIGHT PROPOSED (ft)	DEPARTURE REQUIRED FOR HEIGHT[3]
LOT 22	KONTERRA DR (DETAIL 1)	464 (PERCEIVED) (286 (SWEITZER) + 178 (KONTERRA))	92.8	90.0 (74.4+15.6)	NO	15'-0"	30'-0"	YES
LOT 22	SWEITZER LANE (DETAIL 2)	173.5	34.7	34.4 (26.1+8.3)	NO	15'-0"	10'-0"	NO
LOT 21	EXISTING (DETAIL 3)	441.7	88.3	94.1 (74.7+19.4)	YES	15'-0"	12'-3"	NO

SIGN LOCATION PLAN VIEW
SCALE : 1" = 80'

1/7 KONTERRA DRIVE SIGN
SCALE : 1" = 5'

2/7 SWEITZER LANE SIGN
SCALE : 1" = 5'

3/7 EXISTING SIGN
SCALE : 1" = 5'

STAFF RECOMMENDATION

APPROVAL with conditions

Major Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 06/26/2025
- Acceptance Mailing: 09/24/2025

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Russell W. Shipley
Arthur J. Horne, Jr.*
Dennis Whitley, III*
Robert J. Antonetti, Jr.

Bradley S. Farrar
L. Paul Jackson, II*
* Also admitted in the District of Columbia

December 12, 2025

VIA ELECTRONIC DELIVERY
Mr. Dexter Cofield
Planner II, Urban Design Section
Prince George's County Planning Department
Development Review Division
1616 McCormick Drive
Largo, MD 20774

RE: Maryland 95 Corporate Park, Redevelopment of Lot 20 – Detailed Site Plan No. DSP-98039-04 & Companion Departure from Sign Design Standards No. DSDS-25001
STATEMENT OF JUSTIFICATION

Dear Mr. Cofield:

On behalf of our client, Lord Charter Six, LLC (the "Applicant"), Shipley and Horne, P.A., hereby submits this Statement of Justification in support of a proposed Detailed Site Plan Amendment, DSP-98039-04 (the "DSP Amendment") application with a companion request for a departure from sign design standards, DSDS-25001 (the "DSDS") under the prior Zoning Ordinance. This DSP Amendment is submitted in support of a day care center for children serving a maximum of 200 children (consisting of approximately 12,750 square feet) and an approximate future 2,000 square foot eating and drinking establishment, with drive-through service, in two (2) separate buildings with associated parking infrastructure on one (1) lot, known as Lot 22. Please note that while two (2) uses are proposed, only the architecture of the contemplated day care center for children is being evaluated with this DSP Amendment. Architecture for the contemplated eating and drinking establishment, with drive-through service, will be evaluated with a future DSP Amendment. The companion DSDS-25001 is proposed in support of a departure from the signage height and area requirements of Part 12 of the prior Zoning Ordinance for properties within the former Planned Industrial/Employment Park (I-3) Zone.

This DSP Amendment is submitted following the recent approval of a preliminary plan of subdivision, 4-24037 (the "PPS"), by the Prince George's County Planning Board (the "Planning Board").This PPS approved the creation of two (2) lots, subdividing the existing Lot 20, into Lots 21 and 22 in the current Industrial, Employment (IE) and prior I-3 Zones. Lot 21 contains the existing 128,113 square foot, four-story office facility and associated parking infrastructure. Meanwhile, Lot 22, contains the contemplated institutional and commercial uses and buildings with associated parking infrastructure. The purpose of this DSP request is to amend the existing site plan (DSP-98039-03) to now include these uses and structures.

This DSP Amendment represents an infill development project on land currently being utilized for existing office uses. As stated previously, the existing 128,113 square foot office building will be maintained, with modifications proposed only to the existing circulation pattern and parking infrastructure. The site presently consists of one (1) lot, known as Lot 20, and includes approximately 9.15 acres (the "Property"). The Property has an address of 14400 Sweitzer Lane, Laurel, MD 20707. It is generally located at the northwest corner of the intersection of Konterra Drive (an arterial roadway) and Sweitzer Lane (a collector roadway) within the limits of the *2010 Subregion 1 Master Plan and Sectional Map Amendment*. This application is being submitted according to the requirements of Section 27-1704 of the Prince George's County Zoning Ordinance. This section of the Prince George's County Zoning Ordinance allows this application to be reviewed pursuant to the prior Zoning Ordinance as described herein.

As such, the Applicant is requesting the Planning Board's approval of a DSP Amendment, DSP-98039-04, and companion DSDS, DSDS-25001, in support of a day care center for children serving a maximum of 200 children (consisting of approximately 12,750 square feet) and an approximate future 2,000 square foot eating and drinking establishment, with drive-through service, in two (2) separate buildings with associated parking infrastructure on one (1) lot, known as Lot 22. This proposed DSP Amendment represents an increase of 14,750 square feet from the existing 128,113 square foot office facility that is located on-site today, resulting in a total site gross floor area (GFA) of 142,863 square feet. Please note that while two (2) uses are proposed, only the architecture of the contemplated day care center for children is being evaluated with this DSP Amendment. Architecture for the contemplated eating and drinking establishment, with drive-through service, will be evaluated with a future DSP Amendment. Furthermore, the companion DSDS is proposed in support of a departure from the signage height and area requirements of Part 12 of the prior Zoning Ordinance for properties within the former I-3 Zone.

I. ELECTION TO UTILIZE THE PRIOR ZONING ORDINANCE (SECTION 27-1704)

On April 1, 2022, the approved Countywide Sectional Map Amendment ("CMA") and the updated Prince George's County Zoning Ordinance ("New Zoning Ordinance") became effective and rezoned the Property to the newly created IE Zone. Notwithstanding, the Applicant elects to utilize the provisions of the prior Zoning Ordinance pursuant to Section 27-1704(e), which states in the pertinent part:

Section 27-1704. Projects Which Received Development or Permit Approval Prior to the Effective Date of this Ordinance –

> ***(e) Subsequent revisions or amendments to development approvals or permits "grandfathered" under the provisions of this Section as authorized herein shall be reviewed and decided under the prior Zoning Ordinance (until April 1, 2032 or April 1, 2042, unless a longer or an indefinite validity is applicable in accordance with Subsection (a), above), unless the applicant elects to have the proposed revision or amendment reviewed under Subsection (f), below. Notwithstanding the***

requirements of Sections 27-289 and 27-325 of the prior Zoning Ordinance (2019 Edition, 2021 Supp.), revisions or amendments to such "grandfathered" development approvals or permits may construct one or more electric vehicle charging stations subject to the review and approval of the DPIE Director. Following the expiration of the grandfather period, subsequent revisions or amendments to development approvals or permits shall be subject to the provisions of Section 27-1707.

RESPONSE: The Applicant acknowledges this provision and notes that the proposed application is an amendment to an existing DSP that was approved under the prior Zoning Ordinance. The original DSP, DSP-98039, was approved and adopted by the Planning Board via resolution (PGCPB Resolution No. 98-284) on November 5, 1998, for prior Lot 10, located within the Maryland 95 Corporate Park and authorized a 120,000 square foot office building on 9.15 acres in the prior I-3 Zone. Following this adoption, the approved DSP was later amended three (3) times by the Prince George's County Planning Department's Planning Director (the "Planning Director"). DSP-98039-01 was approved on March 5, 1999, and revised the existing architectural elevations to add an additional 8,000 square feet of gross floor area to the constructed 120,000 square foot office building. DSP-98039-02 was then approved on November 9, 2002, which allowed for a land swap between the subject Property and an adjacent site, known as Lot 1 of Konterra at Sweitzer. This land swap request was submitted to permit the exchange of 1.845 acres of land within prior Lot 10 of the Maryland 95 Corporate Park and 1.845 acres of land in prior Lot 1 of Konterra at Sweitzer. The most recent entitlement, DSP-98039-03, which was approved on April 19, 2022, to allow for updated on-site signage on existing Lot 20. This included revisions to the approved building signage and the replacement of the existing freestanding monument signage. The development in DSP-98039 (as amended) has been constructed, thus vesting the validity of this application and qualifying it as a grandfathered application under Section 27-1704(e). This DSP Amendment application (DSP-98039-04) is thereby the fourth amendment of DSP-98039, and as such and as such is eligible to be reviewed under the prior Zoning Ordinance as the date of filing of this application has not eclipsed April 1, 2032.

II. PROPERTY DESCRIPTION

The Property, as more specifically identified in **Exhibit 1** below, is currently improved with an existing 128,113 square foot office facility. The Applicant notes there are no streams, 100-year floodplain, wetlands, specimen trees, or significant forested areas on the Property (and therefore no significant regulated environmental features on this property). A revision to the natural resource inventory plan (NRI-057-2022-01) was approved on March 10, 2025, and illustrates all the existing environmental features on the Property, which is limited to minor woodland areas primarily on the western portion of the site. Additionally, a proposed site development concept plan (SIT-00074-2025) was approved on July 7, 2025, by the Prince George's County Department of Inspection and Enforcement ("DPIE"). In addition to the NRI and site development concept plan, the Applicant has also provided a Type 2 Tree Conservation Plan (TCP2) with this DSP submission, which is in harmony with the Type 1 Tree Conservation Plan (TCP1) that was reviewed and approved with 4-

24037 by the Planning Board. There are no known historic, or land trust easements impacting the Property. The subject Property is not specifically identified for preservation within the boundaries of the *Approved Countywide Green Infrastructure Plan* and does not contain any regulated areas, evaluation areas, or network gaps. The *2010 Water and Sewer Plan* places this site in Water and Sewer Category 3 and within Tier 1 under the Sustainable Growth Act. The existing development on the Property is served by public water and sewer systems.

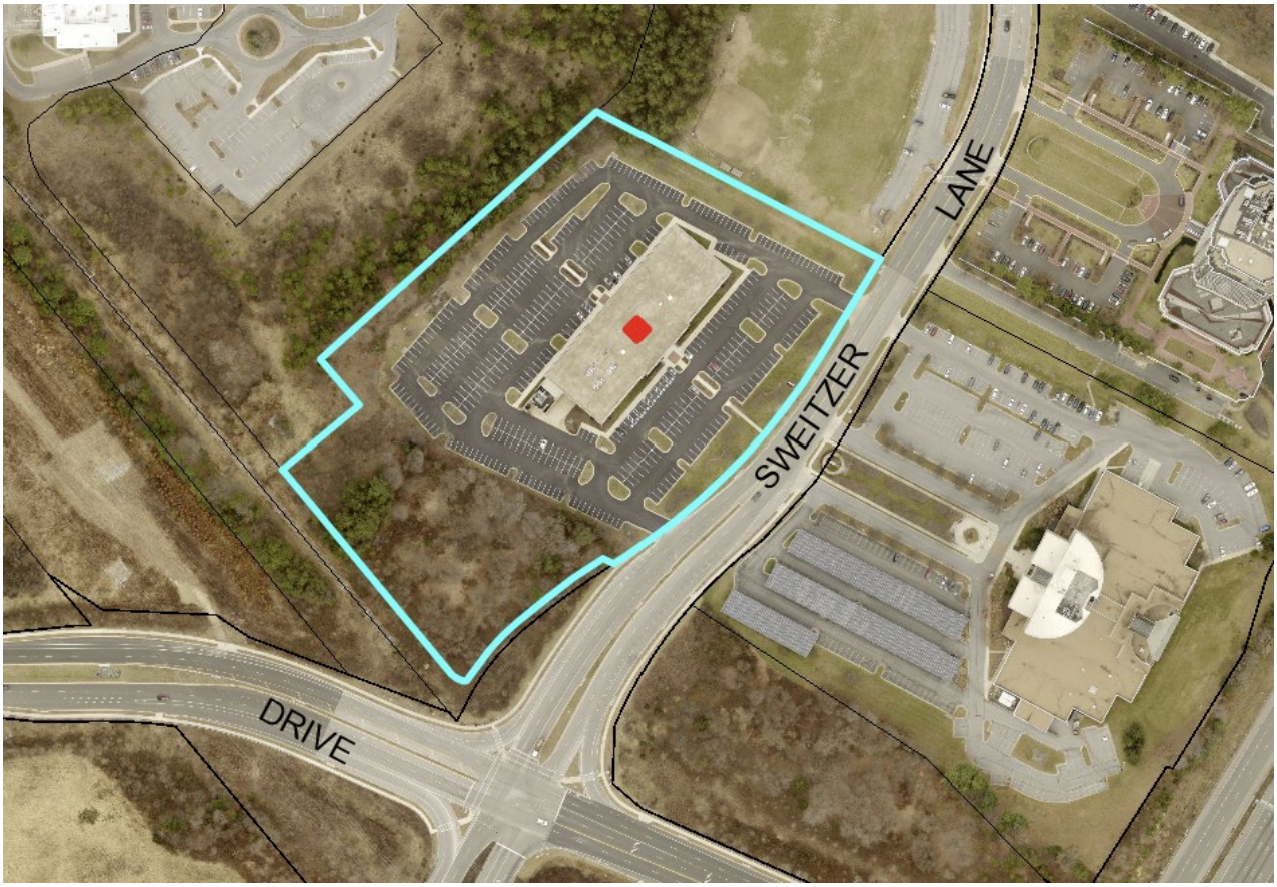


Exhibit 1 – Location of the subject Property (not to scale)

III. LOCATION AND SURROUNDING LAND USES

The subject Property, whose zoning IE (Prior I-3), is shown below in ***Exhibits 2 and 3*** consists of one (1) existing lot, known as Lot 20, that contains approximately 9.15 acres. The Property is located at the northwest corner of the intersection of Konterra Drive and Sweitzer Lane. More specifically, the subject Property is known as 14400 Sweitzer Lane, Laurel, MD 20707, within Tax Map 5, Grids B-4 and C-4 in Planning Area 60.

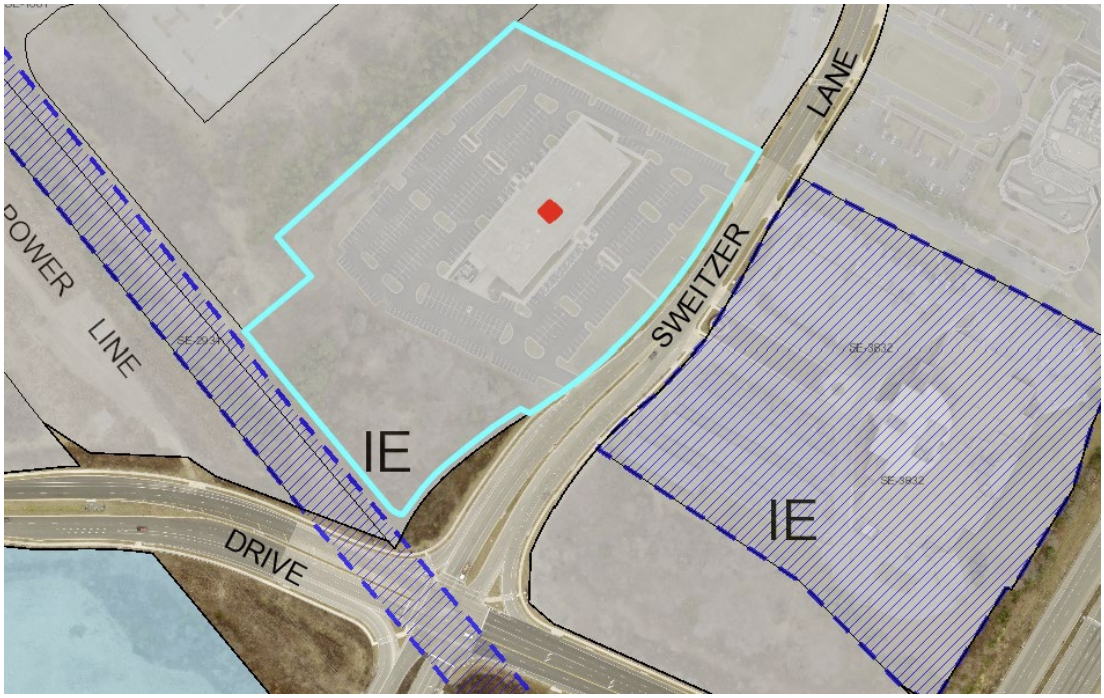


Exhibit 2 – Current Zoning of the subject Property (not to scale)



Exhibit 3 – Prior Zoning of the subject Property (not to scale)

North: North of the Property is a 249,800 square-foot office building in the current IE (former I-3) Zone approved via PPS 4-04027, CSP-99025 & DSP-99027, (Konterra at Sweitzer Lane). Northeast of the Property is an employee parking lot and recreational field in the current IE (former I-3 Zone that is owned by WSSC.

South South of the Property is the right-of-way for Sweitzer Lane (Collector Road C-105), and beyond, the right-of-way for Konterra Drive (Arterial Road A-59).

East: East of the Property is WSSC's Headquarters (office building) in the current IE (former I-3 Zone), and Konterra, Citizen Bank Office Building, (now Suntrust Bank) approved via DSP-87020.

West: To the west is Property is a parcel owned by Baltimore Gas & Electric (BG&E) in the current IE (former I-3) Zone improved with power lines. Then beyond is a utility line parcel that is also located in the current IE (former I-3) Zone owned Potomac Electric Power Company (PEPCO).

IV. PROPOSED DEVELOPMENT & APPROVAL HISTORY

A. Nature of Request

The purpose of this DSP Amendment (DSP-98039-04) is to request the Planning Board's approval for the construction of a day care center for children serving a maximum of 200 children (consisting of approximately 12,750 square feet) and a future approximate 2,000 square foot eating and drinking establishment, with drive-through service, in two (2) separate buildings with associated parking infrastructure. These uses are contemplated with a PPS that was recently approved by the Planning Board (PGCPB Resolution No. 2025-042) for the development of two (2) lots containing approximately 9.15 acres from one (1) existing lot, known as Lot 20, which is located in the current IE and prior I-3 Zones. Lot 21 will contain the existing 128,113 square foot four-story office facility and associated parking infrastructure. Lot 22 will contain the contemplated institutional and commercial uses considered with this DSP Amendment application. This proposed DSP Amendment thereby represents an increase of 14,750 square feet from the existing 128,113 square foot office facility that is located on-site today. This results in a total of approximately 142,863 square feet of institutional and commercial uses on the Property. Please note that while two (2) uses are proposed, only the architecture of the contemplated day care center for children is being evaluated with this DSP Amendment. Architecture for the contemplated eating and drinking establishment, with drive-through service, will be evaluated with a future DSP Amendment.

Access to the Property is proposed to remain from the two (2) existing site entrances on Sweitzer Lane. The northernmost entrance is located on Lot 21, whilst the southernmost entrance is located on proposed Lot 22 with a designated cross access easement provided. As the contemplated entrances for the site already exist, the Applicant contends that ample circulation has been provided to facilitate the movement of vehicles throughout the site. This DSP Amendment will also enhance

pedestrian circulation throughout the site with the provision of sidewalks that are at least five (5) foot-wide directly adjoining the new proposed buildings. The Applicant has also strived to ensure connectivity between the separate use buildings as a component of a horizontal mixed-use development via the inclusion of striped crosswalks, where appropriate, at major internal pedestrian access points, as illustrated within this DSP Amendment.

On-site, off-street parking is provided in surface lots in accordance with the regulations of the prior Zoning Ordinance. This includes 297 standard parking spaces, nine (9) accessible parking spaces for the physically handicapped, 87 compact parking spaces, and two (2) loading spaces for the existing office facility on Lot 21. Lot 22 contains thirty (30) standard parking spaces and three (3) accessible parking spaces for the physically handicapped for the day care center for children use. The day care center for children use will also have access to the two (2) existing loading spaces located on the side of the office facility on Lot 21, on an as needed basis, as both are within 500 feet of the primary building entrance. Meanwhile, the future eating and drinking establishment, with drive-through service use, contains nineteen (19) standard parking spaces, two (2) accessible parking spaces for the physically handicapped, and one (1) loading space to support the estimated thirteen (13) seats and 700 square feet of gross floor area. This results in a total of 447 parking spaces and three (3) loading spaces provided for the entirety of the subject site. Short-term bicycle parking infrastructure is also improved on the site with the inclusion of two (2) inverted U-shaped bicycle racks. These bicycle racks have the capacity to be utilized to park four (4) bicycles at a time and their location is within fifty (50) feet of both primary building entrances for the new facilities on Lot 22.

The site layout for proposed Lot 21 is primarily unchanged with no improvements contemplated to the existing office facility, and its architecture or signage. Instead, only revisions to the existing off-street surface parking layout and utility infrastructure are contemplated with this DSP Amendment. As stated previously, two uses are contemplated to be provided on proposed Lot 2, a day care center for children with a maximum enrollment of 200 children (consisting of approximately 12,750 square feet) and a future approximate 2,000 square foot eating and drinking establishment, with drive-through service. The future eating and drinking establishment, with drive-through service is proposed closest to Sweitzer Lane and the existing southernmost entrance on the subject site, whilst the day care center is proposed slightly to the north.

The day care center for children facility proposed is approximately 12,750 square feet and is designed to allow for a maximum enrollment of 200 children. This facility will have its front façade facing the proposed off-street surface parking facility internal to the site with five (5) foot-wide sidewalks connecting to all contemplated entrances. Three (3) accessible parking spaces for the physically handicapped are also proposed in close proximity to the future day care center for children facility entrances. The architecture of the contemplated day care center for children facility consists of full brick in two (2) colors with glass doorways and commercial storefront windows that are consistent and compatible with the existing office building on proposed Lot 21. This architecture will also include façade variations via the use of raised parapets over all entrance doorways with one brick color whilst the remainder of the building is in a separate brick color in a repeatable pattern. An outdoor play area consisting of approximately 7,500 square feet is included at the rear of the day care

center for children facility. The outdoor play area will consist of turf surrounded by an approximate six (6) foot-high board-on-board fence with one (1) play yard gate. Children will be able to access the play area by directly exiting the rear of the day care center facility. This outdoor play area will include playground equipment with designated fall zones that are protected by pour in place rubber matting with associated benches to allow for adequate seating for both children and adults. This equipment will include active play elements such as slides, ladders, and interactive elements that allow for children to engage in creative, safe activities. This outdoor play area will also include sufficient lighting to illuminate the activity zone with fixtures that contain full cut-off optic features. The outdoor play area will be further surrounded by existing trees in the adjacent woodland conservation area and shade structures with nearby associated benches, which will allow for sufficient shading during the warmer months to afford protection from the sun. The day care center architecture will also include building mounted signage as reflected on the appropriate DSP plan sheet. Said signage will be in conformance with the dimensional requirements set forth in the prior Zoning Ordinance.

While no architecture for the future eating and drinking establishment, with drive-through service, is proposed with this DSP Amendment, the contemplated site layout is demonstrated with one (1) drive-through lane. This site layout illustrates that the majority of off-street surface parking will be screened by the proposed facility with five (5) foot-wide sidewalks providing access to all contemplated site entrances and stripped crosswalks at major internal pedestrian access points. Two (2) accessible parking spaces for the physically handicapped are also proposed in close proximity to the future site entrance. A future DSP Amendment will then be filed with the Maryland National Capital Park and Planning Commission ("M-NCPPC") to approve the architectural elevations for the impending tenant for this eating and drinking establishment, with drive-through service use. It is anticipated that the architecture and facility design would be completed in a similar manner to the existing office and proposed day care center for children, to maintain compatibility with the remainder of the site to the maximum extent practicable.

In addition to the contemplated new facilities, this DSP Amendment also considers the addition of two (2) separate freestanding signs on Lot 22 and seeks to maintain approval of the existing signage on Lot 21. As the subject site is within the prior I-3 Zone, the Property is regulated by the applicable standards in Part 12 of the Zoning Ordinance. As such, the Applicant is requesting the approval of a companion DSDS with this DSP Amendment to allow for two modifications to the requirements of the I-3 Zone for signage on the subject site. These signs (both existing and proposed) are necessary to identify the uses on the Property that are contemplated with this DSP Amendment. The Applicant adamantly believes that the signage is essential given the unique conditions on the Property and will allow the activation of all the uses on the Property given its proximity to I-95, MD-200, and Konterra Drive. The existing office building has a significant tenant vacancy rate, and thus it is necessary to introduce ancillary nonresidential uses to bring amenities to the site and to help attract future office tenants. To that end, the proposed signage in this DSP is needed to support and identify the nonresidential uses in this DSP Amendment (which will, in turn, help support and activate the occupancy of the existing office building), and meets the requirements of the decision standards for a DSDS as described herein.

The first proposed sign is identified as the "Konterra Drive Sign." This proposed signage is located in close proximity to the intersection of Konterra Drive and Sweitzer Lane, with visibility from said key juncture being the primary rationale for its installation. The Property has significant "perceived" frontage along Konterra Drive and is only separate from said right-of-way by narrow strips of land. The sign consists of a brick base with the structure above utilizing metal paneling in a manner that is compatible with the existing freestanding monument signage located on Lot 21.

The first requested modification to the I-3 Zoning requirements is to permit a sign height that exceeds the base regulation for development in the prior I-3 Zone. This regulation which is identified in Section 27-614(b)(1), is that the height of all freestanding signs in the I-3 Zone shall not be greater than the lowest point of the roof of any building in the employment park. The Property sits topographically lower than Sweitzer Lane, and the 2 proposed buildings have a first-floor elevation that sits partially below this adjacent roadway. As demonstrated by the architectural details provided for the day care center for children facility, this building represents the lowest roof point within the employment park. The maximum permitted building height for all freestanding signage is then equivalent to lowest point of the roof, which is fifteen (15) feet. As the contemplated height of the proposed sign is thirty (30) feet, the top of the sign exceeds the maximum height standard by fifteen (15) feet. The area of this signage has been designed to meet the requirements of the I-3 Zone, given the perceived property street frontage on Konterra Drive and Sweitzer Lane. Demonstration of the criteria for approval of the companion DSDS to allow for a modification of the height associated with this first proposed sign are provided herein as a component of this statement of justification.

The second proposed sign is identified as the "Sweitzer Lane Sign." This proposed signage is located in close proximity to the southernmost entrance of the site on Sweitzer Lane, which is shared between Lots 21 and 22. The sign consists of a brick base with the structure above utilizing metal paneling in a manner that is compatible with the existing freestanding monument signage on Lot 21 and as demonstrated herein, meets the requirements of the I-3 Zone, given the property frontage on Sweitzer Lane and signage height less than fifteen (15) feet.

The second or last component of the companion DSDS is a request to maintain the existing signage or "Existing Sign" on Lot 21, which was previously approved with the Property via DSP-98039-03. As previously noted, the architecture of this freestanding signage includes a brick base with metal paneling for listing businesses occupying the facility above. The previous DSP revision noted that when evaluating the entire frontage of existing Lot 20, the approved signage did not exceed the height or area requirements. While previously approved, this signage has been included in this companion DSDS application as the signage area permitted for a site with a roadway frontage of approximately 441.7 linear feet (as Lot 20 has now been subdivided via 4-24037) identified by Section 27-614(c)(4), exceeds the maximum allowable by 5.8 square feet or 5.8 percent. This results in a maximum signage area of 88.3 square feet whilst 94.1 square feet is proposed. The height standard of fifteen (15) feet is not proposed to be exceeded with this existing signage. Demonstration of the criteria for approval of the companion DSDS for regulations associated with this existing freestanding signage are provided herein as a component of this statement of justification.

A summary of the proposed development, in its entirety, is provided below.

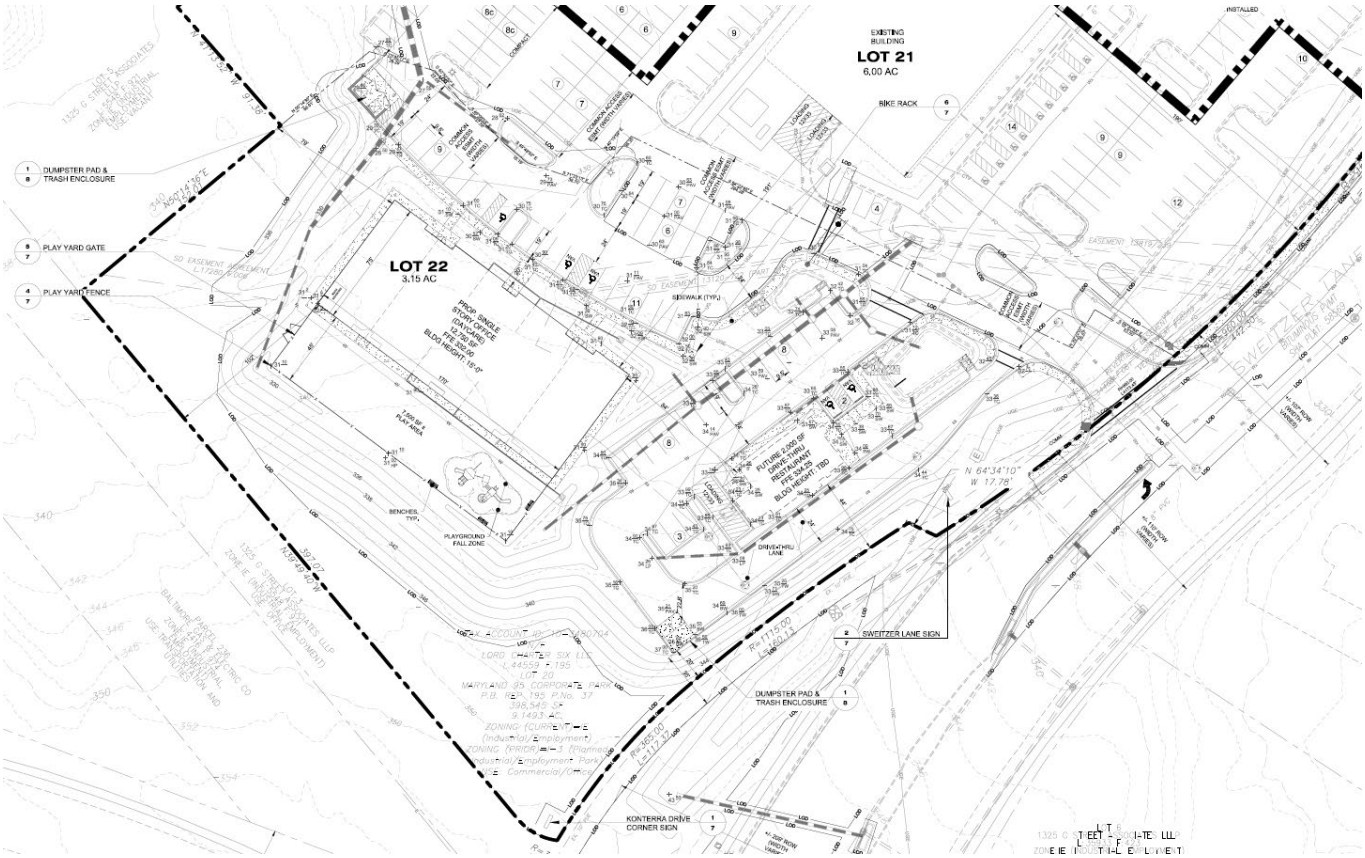
B. Development Data Summary:

	Existing	Proposed
Current Zone	IE	IE
Prior Zone	I-3	I-3
Use(s)	Office	Day Care Center for Children, Future Eating and Drinking Establishment, with Drive-Through Service, and an Office Facility
Gross/Net Acreage (acres):	9.15	9.15
Lot(s)	1	2
Parcel(s)	0	0
Dwelling Units	N/A	N/A
Gross Floor Area (sq. ft.)	128,113	142,863

Development Standards

DEVELOPMENT STANDARDS							
PER PRINCE GEORGE'S COUNTY PRIOR ZONING ORDINANCE SUBTITLE 27, PART 27-474							
ZONE	SETBACK FROM STREET (ALL EXCEPT FREEWAY)	SETBACK FROM NON-RESI ADJ. LAND	SETBACK BTWN UNATTACHED BLDGS	MIN. NET LOT AREA	MIN. LOT FRONTAGE (ON A STREET OTHER THAN A CUL-DE-SAC)	MAX. BUILDING COVERAGE	MIN. GREEN AREA
I-3	30' [9,10]	20' [2,3,10]	THE HEIGHT[8,10] OF THE TALLER BUILDING	87,120 SF	150'	45%	25%
NOTES:							
2) PLUS ONE (1) FOOT FOR EACH FOOT OF BUILDING HEIGHT UP TO A MAXIMUM OF SEVENTY-FIVE (75) FEET REQUIRED. 3) INCLUDING SURFACE PARKING AND LOADING AREAS, EXCEPT THAT FIFTY PERCENT (50%) OF THIS ADDITIONAL REQUIRED YARD (CREATED UNDER FOOTNOTE 1 OR 2) MAY BE USED FOR SURFACE PARKING. 8) WITH A MINIMUM OF TWENTY-FIVE (25) AND A MAXIMUM ONE HUNDRED FIFTY (150) FEET REQUIRED. 9) APPLIES TO SURFACE PARKING AND LOADING AREA. 10) TOWERS, WHIPS, POLES, AND ANTENNAE AND SUPPORTING STRUCTURES, EXCLUDING GUY WIRES, SHALL BE SET BACK ONE-HALF (1/2) FOOT FOR EACH FOOT OF STRUCTURE HEIGHT. (CB-8-1990; CB-123-1994)							

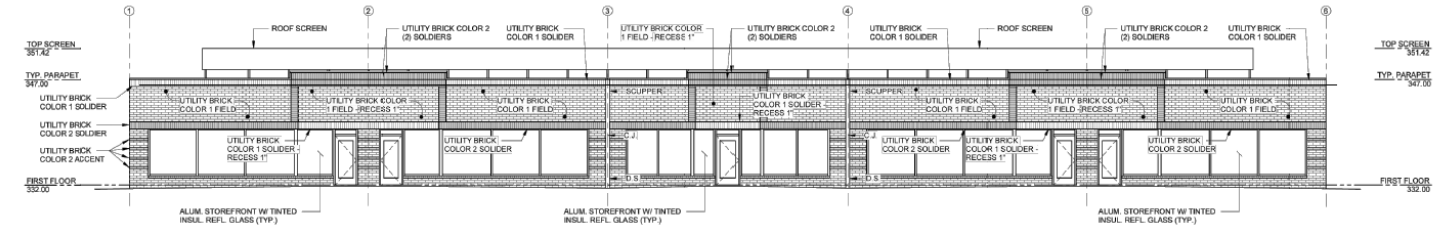
Proposed Lot 22 Layout



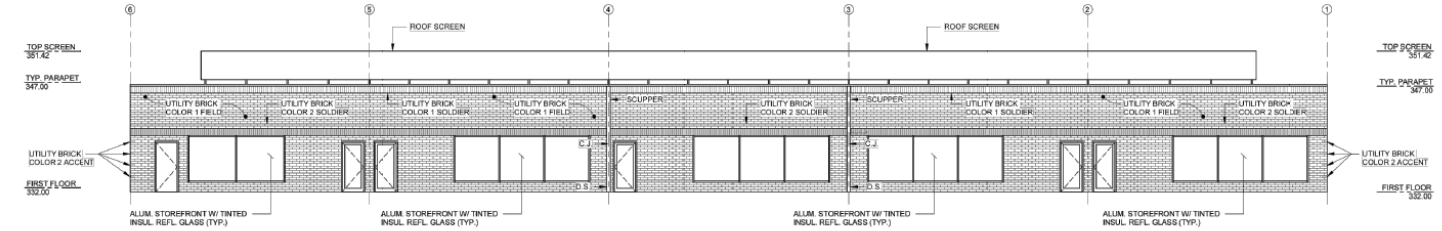
Base Parking & Loading Requirements

PARKING & LOADING SCHEDULE					
PARKING REQUIREMENT BASED ON SEC-27-568					
DESCRIPTION	**UNITS / SF**	**RATE**	**REQUIRED**	**PROVIDED**	**NOTES**
EXISTING OFFICE BUILDING (LOT 21)	128,113 SF	1 SP PER 250 SF FOR 1ST 2,000 SF + 1 SP PER 400 SF ABOVE 1ST 2,000 SF	323 SPACES	297 SPACES	STANDARD PARKING SPACE 9.5' X 19"
		ACCESSIBLE PARKING - PER SEC. 27-566(b)(1)	8 SPACES (INCLUDED IN 323 REQUIRED)	9 SPACES	STANDARD PARKING SPACE 8'x19' WITH ACCESS AISLES
		COMPACT PARKING	0 SPACES	87 SPACES	COMPACT PARKING SPACE 8'X16.5'
		1 LOADING SP PER 100,000 SF + 1 LOADING SP FOR EACH ADD. 100,000 SF (OR FRACTION)	2 SPACES	2 SPACES	STANDARD LOADING SPACE 12' x 33'
DAYCARE (LOT 22)	12,750 SF	1 SP PER 8 CHILDREN (200 CHILDREN PROPOSED)	25 SPACES	30 SPACES	STANDARD PARKING SPACE 9.5'x19'
		ACCESSIBLE PARKING - PER SEC. 27-566(b)(1)	1 SPACE (INCLUDED IN 25 REQUIRED)	3 SPACES	STANDARD PARKING SPACE 8'x19' WITH ACCESS AISLES
FUTURE DRIVE-THRU RESTAURANT (LOT 22)	2,000 SF	1 SP PER 3 SEATS + 1 SP PER 50 SF OF GFA (EXCL STORAGE OR PATRON SEATING AREAS) (13 SEATS / 700 SF GFA (NON-STORAGE/SEATING) PROPOSED)	19 SPACES	19 SPACES	STANDARD PARKING SPACE 9.5'x19'
		ACCESSIBLE PARKING - PER SEC. 27-566(b)(1)	1 SPACE (INCLUDED IN 19 REQUIRED)	2 SPACES	STANDARD PARKING SPACE 8'x18' WITH ACCESS AISLES
		1 LOADING SP PER 10,000 SF + 1 SP FOR 10,000 SF TO 100,000 SF + 1 FOR EACH ADD. 100,000 SF (OR FRACTION)	1 SPACE	1 SPACE	STANDARD LOADING SPACE 12' x 33'
TOTAL PARKING (INCLUDING COMPACT AND HANDICAP ACCESSIBLE SPACES; EXCLUDING LOADING SPACES)			367 SPACES	447 SPACES	

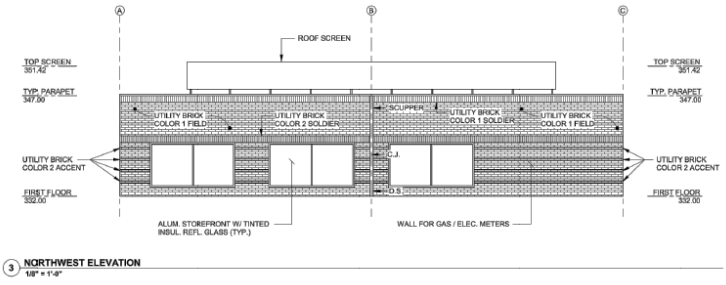
Day Care Center for Children - Architecture and Building Mounted Signage



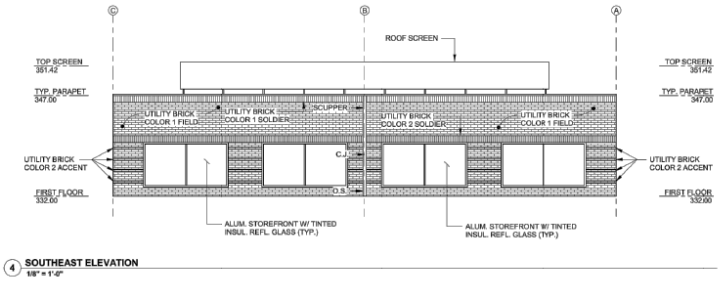
1 NORTHEAST ELEVATION
1/8" = 1'-0"



2 SOUTHWEST ELEVATION
1/8" = 1'-0"

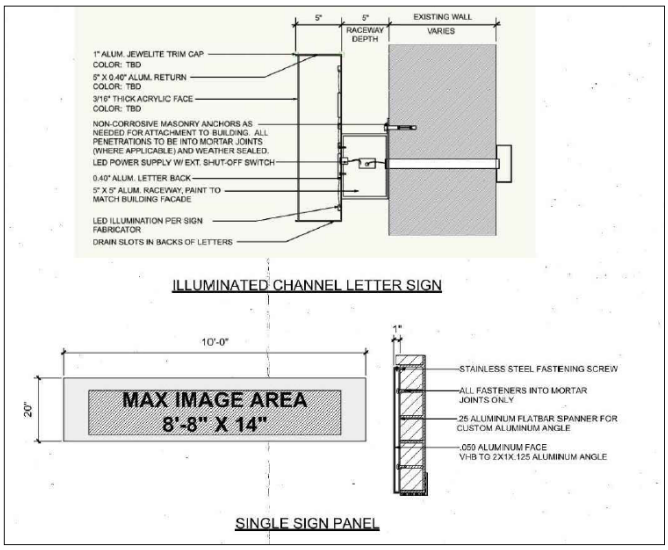


3 NORTHWEST ELEVATION
1/8" = 1'-0"



4 SOUTHEAST ELEVATION
1/8" = 1'-0"

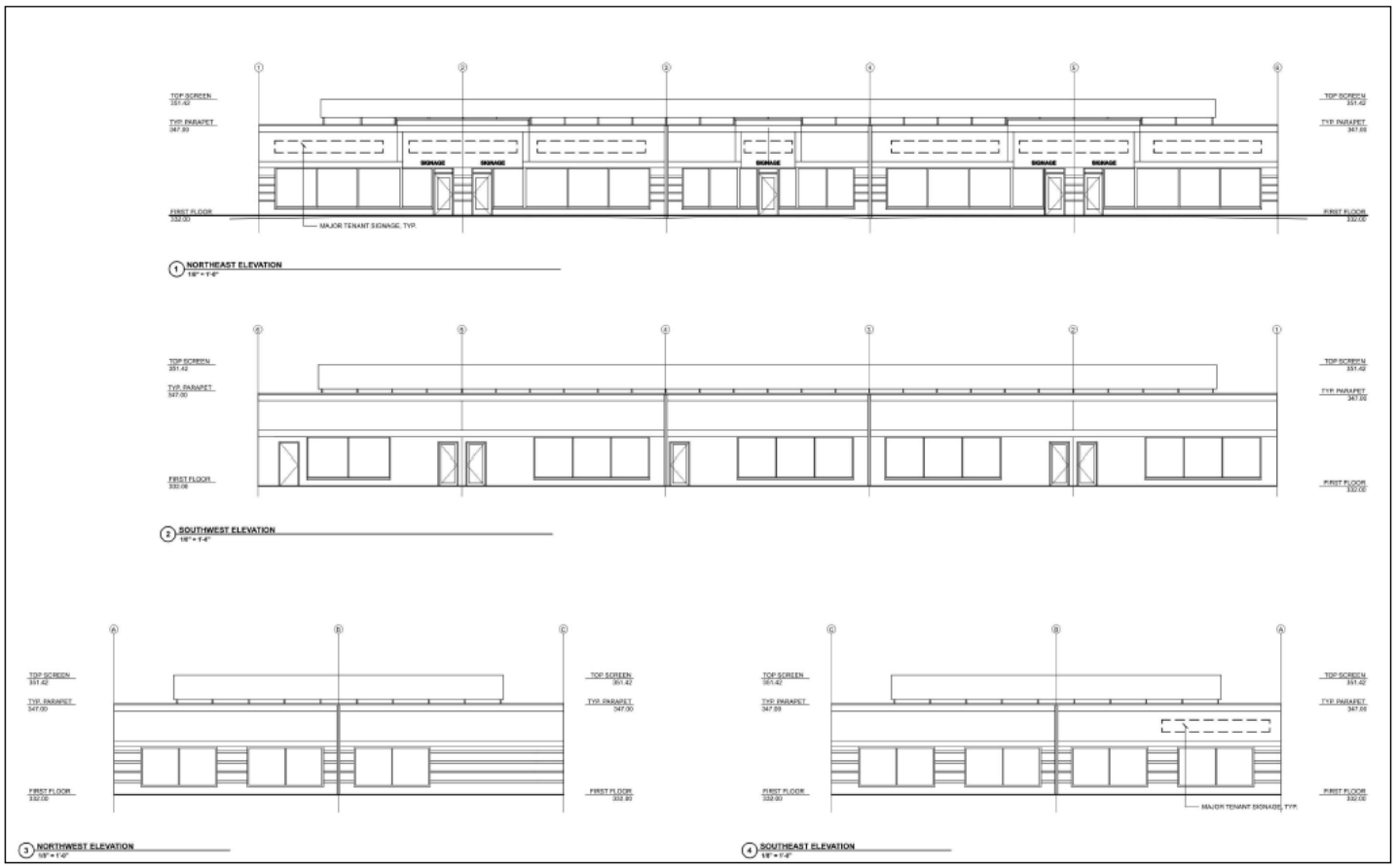
MASONRY LEGEND	
COLOR 1:	FIELD BRICK: GLEN GARY BROOKHAVEN 12-INCH UTILITY: 3-5/8" x 3-5/8" x 11-5/8"
COLOR 2:	ACCENT BRICK: GLEN GARY COOLSPRING 12-INCH UTILITY: 3-5/8" x 3-5/8" x 11-5/8"
MORTAR:	KHAKI
GLASS:	GREEN



BUILDING MOUNTED SIGN NOTES:
PER SECTION 27-613(C)(4)(A) OF THE PRIOR PRINCE GEORGE'S COUNTY ZONING ORDINANCE, IN THE I-3 ZONE:

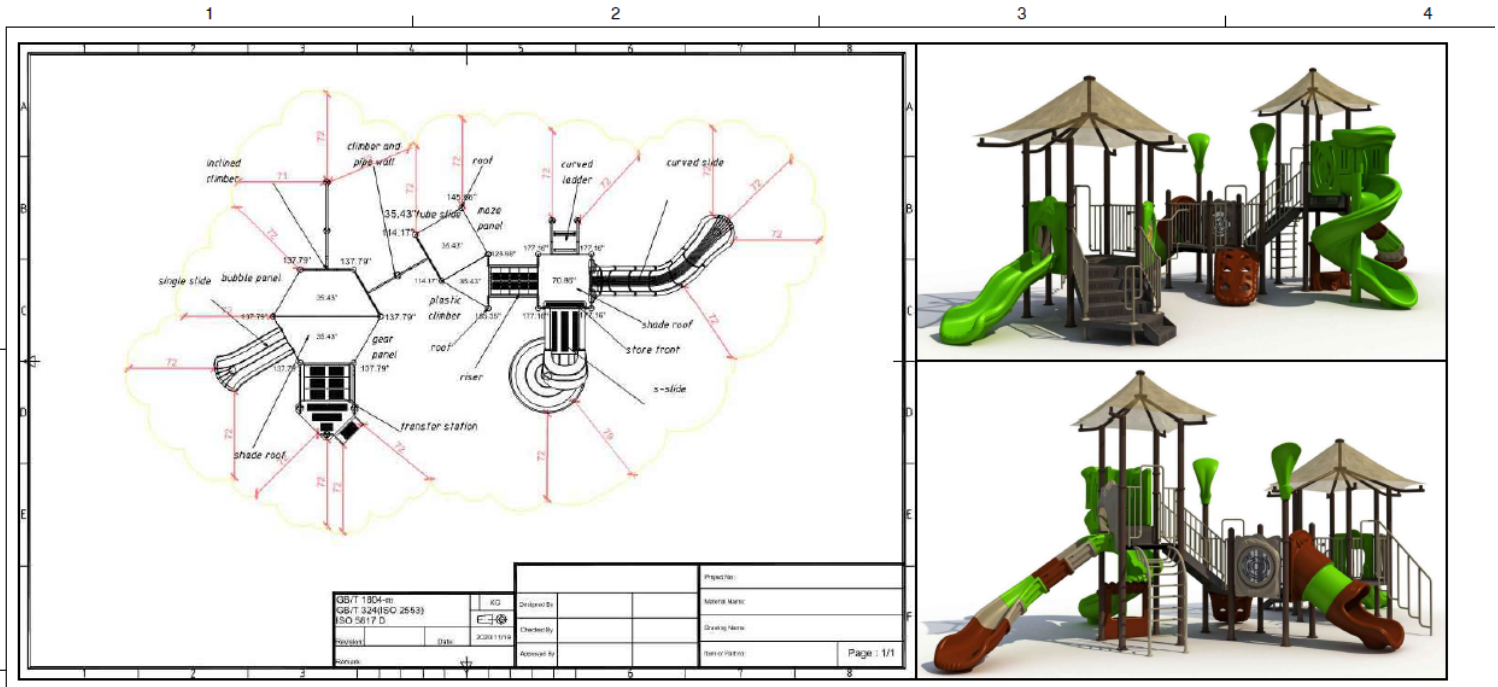
1. SIGNS MAY BE LOCATED ANYWHERE ON A BUILDING THAT THE PLANNING BOARD DEEMS APPROPRIATE, SUBJECT TO THE HEIGHT LIMITATIONS BELOW.
2. SIGNS SHALL NOT EXTEND ABOVE THE LOWEST POINT OF THE ROOF OF THE BUILDING TO WHICH IT IS ATTACHED.
3. THE AREA OF ALL SIGNS ON A BUILDING WALL FACING A STREET SHALL BE NOTE MORE THAN ONE (1) SQUARE FOOT FOR EACH ONE (1) LINEAL FOOT OF BUILDING WIDTH FACING THAT STREET. FOR PURPOSES OF THIS BUILDING, THE "STREET" IS ASSUMED TO BE THE PARKING LOT THE BUILDING FACES. TOTAL SIGN AREA ALLOWED IS 170 SF,
4. SIGNS SHALL BE EITHER:
   A. DESIGNED AS PART OF THE ARCHITECTURAL DESIGN OF THE BUILDING; OR
   B. APPROVED AS AN ELEMENT OF THE PROPOSED DEVELOPMENT ON THE LOT, TAKING INTO ACCOUNT ITS RELATIONSHIP TO THE OTHER PROPOSED MPROVEMENTS.

Possible Building Mounted Signage Locations on Northeast Elevation of the Day Care Center



LOT 22 SINGLE STORY OFFICE (DAYCARE)
POSSIBLE BUILDING MOUNTED SIGNAGE LOCATIONS

Day Care Center for Children – Play Area and Details



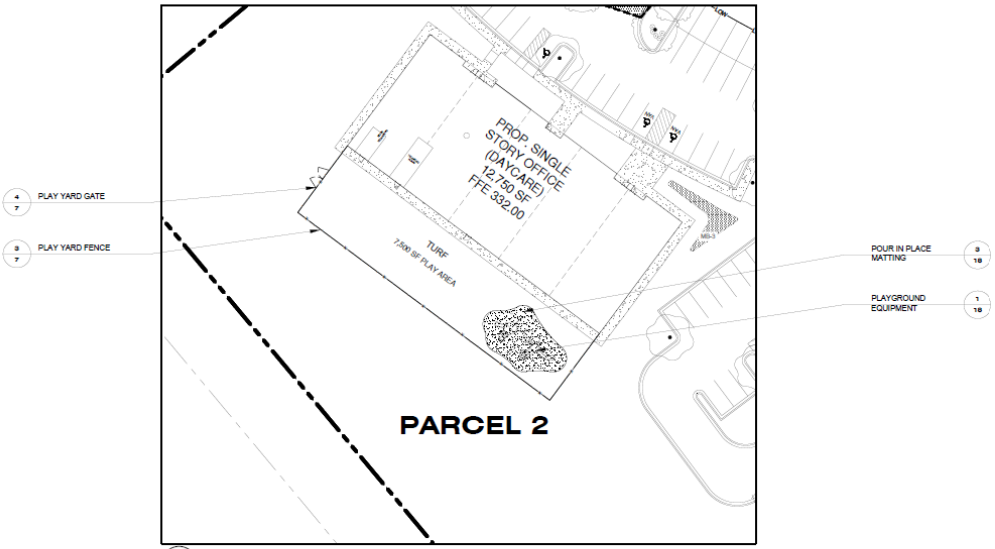
1 / 18 **PLAYGROUND EQUIPMENT**
SCALE: NTS

NOTE:
1. INSTALLATION PER MANUFACTURERS SPECIFICATIONS.
2. SHOP DRAWING SHALL BE SUBMITTED AND APPROVED BY PRINCE GEORGE'S COUNTY, OWNER, OR OWNERS AGENT, PRIOR TO CONSTRUCTION.
3. SUBJECT TO GEOTECHNICAL AND STRUCTURAL RECOMMENDATIONS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MARYLAND.
4. OR APPROVED EQUIVALENT EQUAL.



2 / 18 **POURED-IN-PLACE RUBBER MATTING**
SCALE: NTS

NOTE:
1. INSTALLATION PER MANUFACTURERS SPECIFICATIONS.
2. SHOP DRAWING SHALL BE SUBMITTED AND APPROVED BY PRINCE GEORGE'S COUNTY, OWNER, OR OWNERS AGENT, PRIOR TO CONSTRUCTION.
3. SUBJECT TO GEOTECHNICAL AND STRUCTURAL RECOMMENDATIONS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MARYLAND.
4. OR APPROVED EQUIVALENT EQUAL.



3 / 18 **PLAY YARD DETAIL**
SCALE: NTS

Proposed Lot 21 and 22 Signage with Cross Sections

SIGNAGE CALCULATIONS

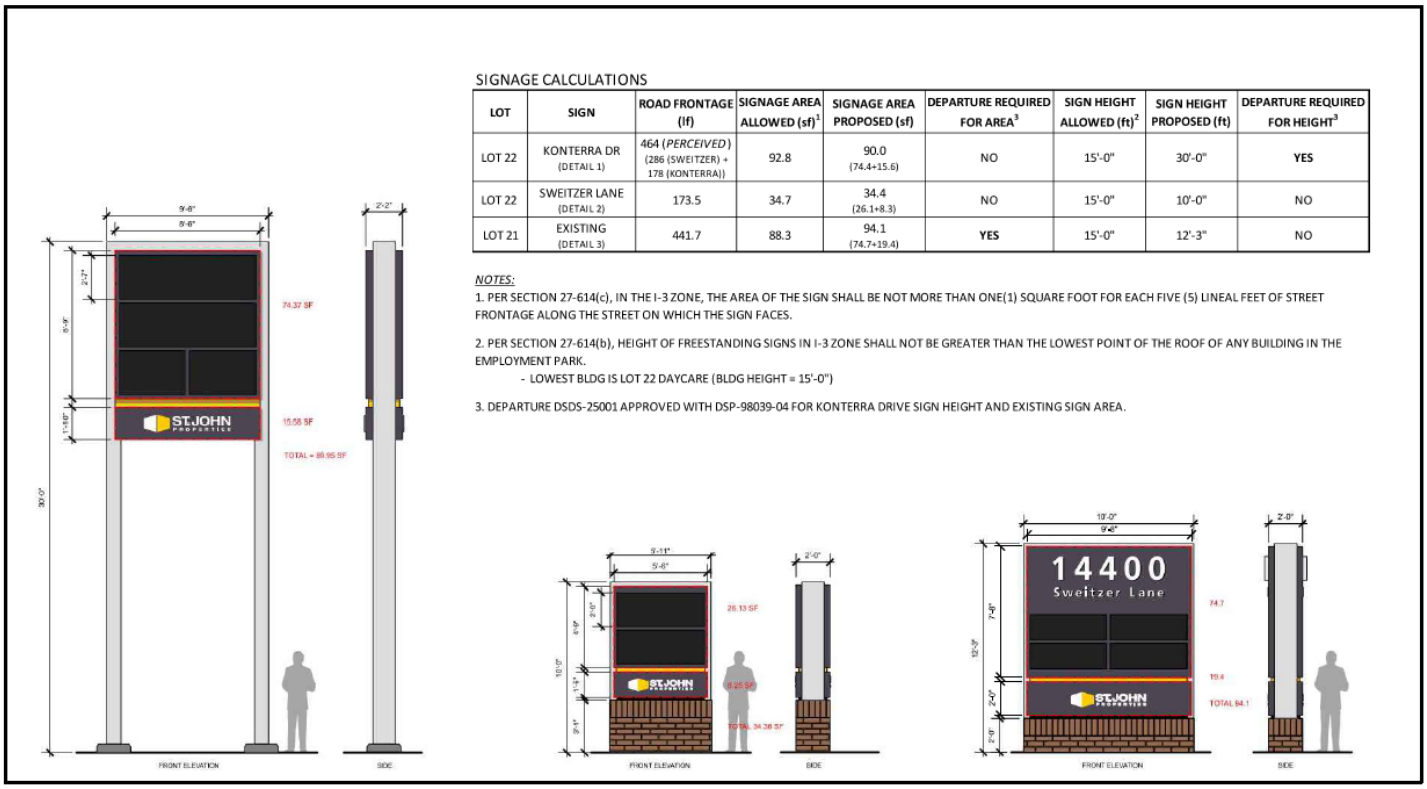
LOT	SIGN	ROAD FRONTAGE (lf)	SIGNAGE AREA ALLOWED (sf)[1]	SIGNAGE AREA PROPOSED (sf)	DEPARTURE REQUIRED FOR AREA[3]	SIGN HEIGHT ALLOWED (ft)[2]	SIGN HEIGHT PROPOSED (ft)	DEPARTURE REQUIRED FOR HEIGHT[3]
LOT 22	KONTERRA DR (DETAIL 1)	464 (*PERCEIVED*) (286 (SWEITZER) + 178 (KONTERRA))	92.8	90.0 (74.4+15.6)	NO	15'-0"	30'-0"	**YES**
LOT 22	SWEITZER LANE (DETAIL 2)	173.5	34.7	34.4 (26.1+8.3)	NO	15'-0"	10'-0"	NO
LOT 21	EXISTING (DETAIL 3)	441.7	88.3	94.1 (74.7+19.4)	**YES**	15'-0"	12'-3"	NO

NOTES:

1. PER SECTION 27-614(c), IN THE I-3 ZONE, THE AREA OF THE SIGN SHALL BE NOT MORE THAN ONE(1) SQUARE FOOT FOR EACH FIVE (5) LINEAL FEET OF STREET FRONTAGE ALONG THE STREET ON WHICH THE SIGN FACES.

2. PER SECTION 27-614(b), HEIGHT OF FREESTANDING SIGNS IN I-3 ZONE SHALL NOT BE GREATER THAN THE LOWEST POINT OF THE ROOF OF ANY BUILDING IN THE EMPLOYMENT PARK.
   - LOWEST BLDG IS LOT 22 DAYCARE (BLDG HEIGHT = 15'-0")

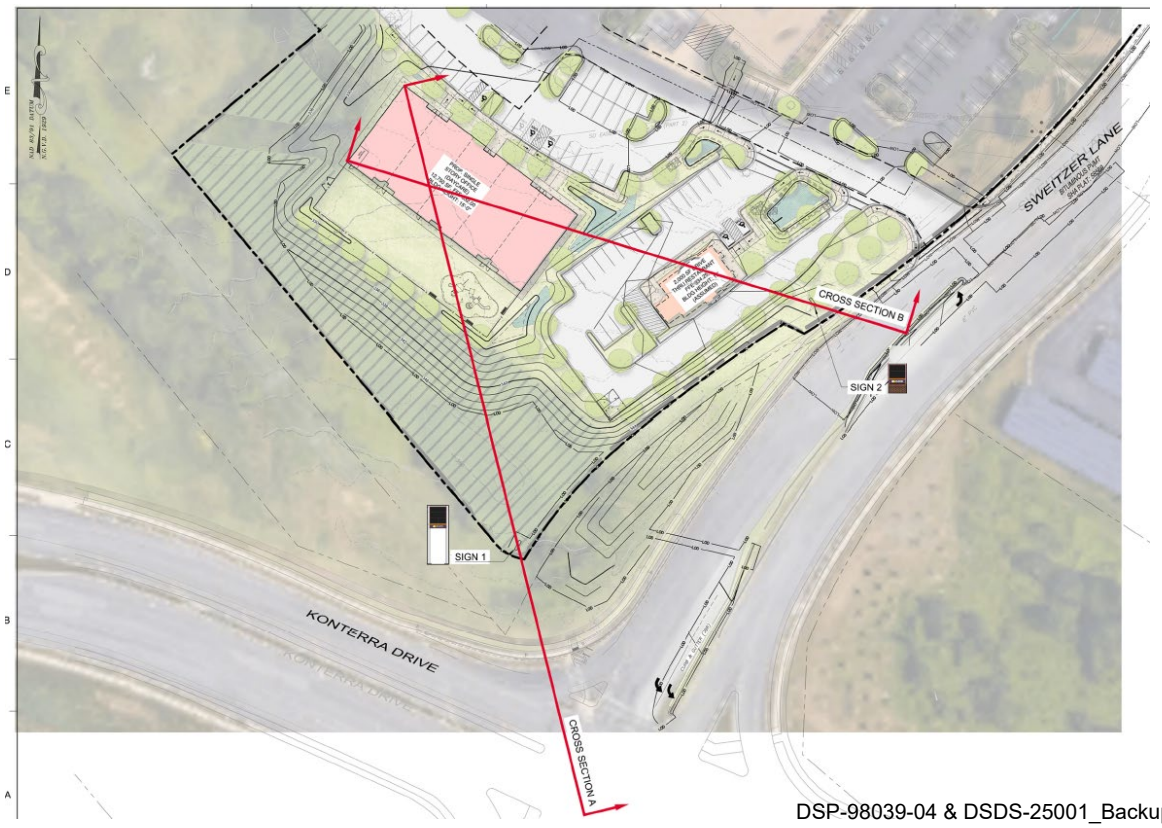
3. DEPARTURE DSDS-25001 APPROVED WITH DSP-98039-04 FOR KONTERRA DRIVE SIGN HEIGHT AND EXISTING SIGN AREA.

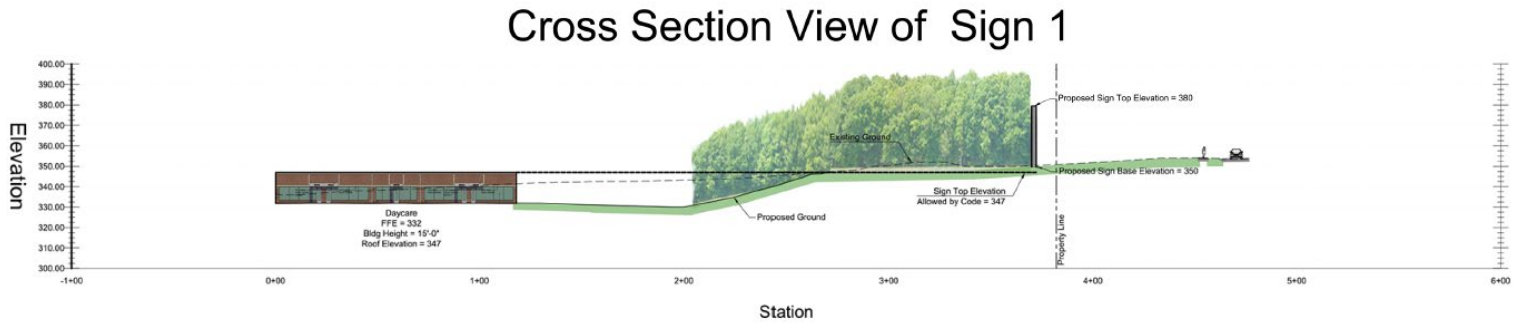


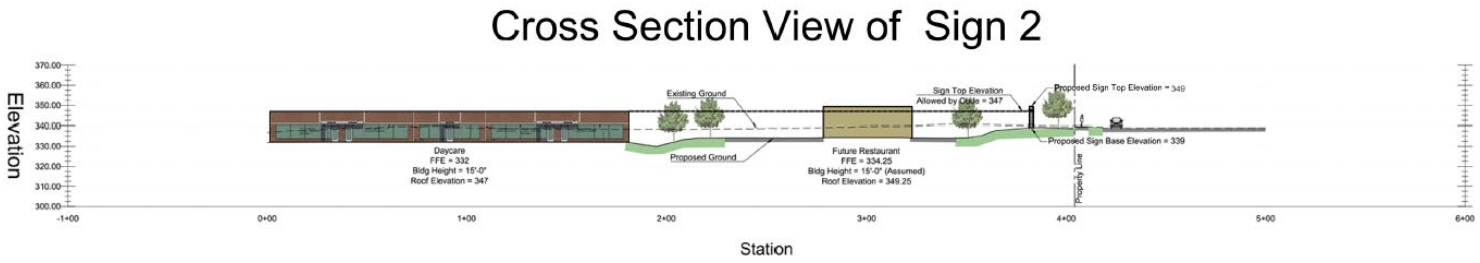
1/7 KONTERRA DRIVE SIGN
SCALE : 1" = 5'

2/7 SWEITZER LANE SIGN
SCALE : 1" = 5'

3/7 EXISTING SIGN
SCALE : 1" = 5'







C. Approval History

The subject site was developed pursuant to entitlement approvals under the prior Zoning Ordinance, which would establish the Property as Lot 20. This entitlement process began on September 12, 1985, when the Planning Board approved a Conceptual Site Plan (CSP-85072) for the MD 95 Corporate Park (PGCPB Resolution No. 85-282) with two (2) conditions that are not applicable to the review of this DSP Amendment application. Following this approval, on February 13, 1986, the Planning Board approved an amendment to Conceptual Site Plan (CSP-85072) for the MD 95 Corporate Park, known as CSP-85106 (PGCPB Resolution No. 86-44) with one (1) condition that is not applicable to the review of this DSP Amendment application. As explained in greater detail below, the Planning Director subsequently approved a second amendment to the original CSP known as CSP-85072-01 to adjust the acreage of Lot 20. CSP-85106 and its general notes (specifically General Note 10) indicate that the subject site is eligible to proceed with a DSP Amendment without requiring an amendment to the latest CSP approval (CSP-85072-01). General Note 10 specifically indicates that the uses permitted within CSP-85106 (which is the most recent CSP Amendment that is publicly available) are all uses identified in the I-3 Zone of the prior Prince George's County Zoning Ordinance. Therefore, the provision of a day care center for children and an eating and drinking establishment, with drive-through service, are both eligible to be developed on the subject site as these uses are permitted by right in the prior I-3 Zone without an additional amendment to CSP-85072. Circulation provided within this DSP Amendment is also in harmony with the CSP as the development lotting pattern maintains access to the site via Sweitzer Road (identified as the referenced "proposed collector road" within the CSP), which is consistent and compatible with this

previous approval. Furthermore, the CSP did not propose a strict GFA restriction for the entirety of the site.

The Planning Board then proceeded to approve Preliminary Subdivision Plat 4-85172 (PGCPB Resolution No. 86-45) for 14 lots in the MD 95 Corporate Park with two (2) conditions and sub conditions on the same date (February 13, 1986), which included the submission of a traffic study for Planning Board approval after development of the initial 440,000 square feet of development. On May 4, 1989, the Planning Board proceeded to approve the traffic study with conditions as required by Preliminary Plan of Subdivision Plat 4-85172 (PGCPB Resolution No. 89-238). On September 30, 1983, the Planning Board then proceeded to delete some of the previous conditions and readopted others via PGCPB Resolution No. 89-238A, of which none are applicable to the review of this DSP Amendment application.

Upon the finalization of the Preliminary Subdivision Plat, the site proceeded to receive DSP approval. The original DSP for the Property, DSP-98039, was approved on November 5, 1998, for prior Lot 10, located within the Maryland 95 Corporate Park and authorized a 120,000 square foot office building on 9.15 acres in the prior I-3 Zone, subject to two (2) conditions and sub conditions, which are not relevant to the review of this DSP Amendment application.

DSP-98039-01 was then subsequently approved on March 5, 1999, by the Planning Director to revise the previously approved architecture to add an additional 8,000 square feet of gross floor area to the existing 120,000 square foot office building.

CSP-85072-01 and then DSP-98039-02 were approved by the Planning Director on May 28, 2002, and November 9, 2002, which allowed for a land swap between the subject Property and an adjacent site, known as Lot 1 of Konterra at Sweitzer. This land swap request was submitted to permit the exchange of 1.845 acres of land within prior Lot 10 of the Maryland 95 Corporate Park and 1.845 acres of land in prior Lot 1 of Konterra at Sweitzer.

Immediately following the approval of DSP-98039-02, on November 15, 2002, the Planning Director approved the first revision of conceptual site plan, CSP-99025, for the neighboring Konterra at Sweitzer site. This revision of the CSP (CSP-99025-01) incorporated the 1.845 acres of land from the prior Lot 10 of the Maryland 95 Corporate Park into the Konterra at Sweitzer site and removed the 1.845 acres of land from the prior Lot 1 of Konterra at Sweitzer, as illustrated within DSP-98039-02. This CSP revision thereby removed the 1.845 acres of land that formerly within prior Lot 1 of Konterra at Sweitzer from the subsequent development approvals. Therefore, with the approval of CSP-99025-01, these development approvals for Konterra at Sweitzer no longer affect this 1.845 portion of the subject site and never impacted the prior Lot 10 of the Maryland 95 Corporate Park.

On November 27, 2002, Final Plat of Subdivision, REP 195@37, was recorded in Land Records to reflect the new lot configuration of the Property (being a resubdivision of Lot 10 of the Maryland 95 Corporate Park, and part of Lot 1, Konterra at Sweitzer). As a result of the approvals of DSP-98039-02 and CSP-99025-01 for the neighboring property, combined with the recordation of Final Plat of Subdivision, REP 195@37, the subject site became known as Lot 20. Lot 20 today, known as the Property, contains 9.15 acres in the current IE and former I-3 Zones.

Following these revisions, the Property continued to be utilized as an office facility with the most recent entitlement approval being DSP-98039-03, which was approved by the Planning Director on April 19, 2022, to allow for updated on-site signage on existing Lot 20. This included revisions to the approved building signage and the replacement of the existing freestanding monument signage.

This DSP Amendment is being submitted following the approval of a PPS 4-24037 by the Planning Board (PCGPB Resolution No. 2025-042) on June 26, 2025. A companion certificate of adequacy, ADQ-2024-071 (the "ADQ") was approved by the Planning Director on May 22, 2025. This PPS (4-24037) was approved subject to eight (8) conditions and sub-conditions, whilst ADQ-2024-071 was approved subject to two (2) conditions and sub-conditions.

These entitlement approvals resulted in the creation of two (2) new lots (Lots 21 and 22) from one (1) existing lot, known as Lot 20, which is located in the current IE and prior I-3 Zones. Lot 21 was created to the existing 128,113 square foot, four-story office facility and associated parking infrastructure. Meanwhile, Lot 22 was created to contain the contemplated institutional and commercial uses with associated parking infrastructure. The purpose of this DSP request is to amend the existing site plan (DSP-98039-03) to now include 14,750 square feet of new commercial and institutional uses, for a total of 142,863 square feet of improvements between both lots.

Notwithstanding, this DSP Amendment will support the development of 14,750 square feet of new commercial and institutional uses, for a total of 142,863 square feet on Lots 21 and 22 as contemplated with the recent approval of 4-24037 and ADQ-2024-071. An analysis of the applicable conditions of approval is provided below.

ADQ-2024-071: ADQ-2024-071 was approved by the Planning Director on May 22, 2025, subject to two (2) conditions and sub-conditions. This approval demonstrates that the subject Property has adequate public facilities to support the development of 14,750 square feet of new commercial and institutional uses, for a total of 142,863 square feet of improvements between Lots 21 and 22. This analysis was completed prior to the Planning Board hearing for 4-24037. Conditions relevant to the review of this DSP Amendment are ***highlighted in italic bold***.

1. Total development within the Preliminary Plan of Subdivision shall be limited to uses which generate no more than 341 AM and 326 PM peak-hour vehicle trips.

RESPONSE: The Applicant acknowledges this condition and notes that the proposed addition of 14,750 square feet of new commercial and institutional improvements on the subject site does not result in the development of Lots 21 and 22 exceeding the referenced trip cap. The Applicant further notes that these improvements were contemplated with the traffic study reviewed with 4-24037. As this DSP Amendment does not exceed the contemplated square footage of improvements, the Applicant contends that this condition has been met.

4-24037: 4-24037 was approved by the Planning Board via PGCPB Resolution No. 2025-042 on June 26, 2025, subject to eight (8) conditions and sub-conditions. This PPS approved the subdivision of one (1) existing lot (Lot 20), into two new lots (Lots 21 and 22) to support the

development of 14,750 square feet of new commercial and institutional uses. This results in a total development threshold between both lots of 142,863 square feet of improvements. Conditions relevant to the review of this DSP Amendment are ***highlighted in italic bold***.

3. Development of this site shall be in conformance with Stormwater Management Concept Plan SIT-00074-2025, once approved, and any subsequent revisions.

RESPONSE: The Applicant acknowledges this condition, and notes the Stormwater Management Concept Plan, SIT-00074-2025, was approved by DPIE on July 7, 2025, prior to the acceptance of this DSP Amendment application. The proposed stormwater management facilities, inclusive of three (3) micro-bioretention facilities, one (1) grass swale, and one (1) bio swale are accommodated with this DSP Amendment application.

6. Prior to issuance of permits for this subdivision, and in conformance with Section 25-119(a)(2) or (3) of the Prince George's County Code, a Type 2 Tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:

> ***"This plat is subject to the recordation of a Woodland and Wildlife Habitat Conservation Easement pursuant to Section 25-122(d) with the Liber and Folio reflected on the Type 2 Tree Conservation Plan, when approved."***

RESPONSE: The Applicant acknowledges this condition and notes that a Type 2 Tree Conservation Plan (TCP2) has been included as a component of this DSP Amendment application. The proposed TCP2 is requested to be approved by the Planning Board in companion with this DSP Amendment.

7. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-006-2025) in conformance with Section 25-121 of the County Code. The following note shall be placed on the final plat of subdivision:

> ***"This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-006-2025 or most recent revision), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department."***

RESPONSE: The Applicant acknowledges this condition and notes that the proposed TCP2 has been developed in conformance with the approval of TCP1-006-2025. The limits of the TCP2 and the associated regulated sensitive environmental features identified are consistent with TCP1-006-

2025. No additional regulated sensitive environmental features are proposed to be removed with this TCP2.

8. In conformance with the 2009 Approved Master Plan of Transportation and the 2010 Approved Subregion 1 Master Plan, the following facilities shall be provided, and the details, location, and extent of the facilities shall be shown on the site plan.

a. Americans with Disabilities Act-compliant curb ramps and marked crosswalks at each site access driveway and spanning vehicular travel lanes.

RESPONSE: The Applicant acknowledges this condition and notes that the required crosswalks and associated Americans with Disabilities Act curb ramps are included as a component of this DSP Amendment application. These facilities have been provided to prioritize ease of access between the horizontal mixture of uses on Lots 21 and 22. These facilities, when combined with five-foot-wide sidewalks along Sweitzer Lane and in front of all primary building entrances will result in ample pedestrian connectivity within the site.

b. Short-term bicycle parking, to include inverted U-shape or similar style bicycle racks at a location of no more than 50 feet from a building's entrance.

RESPONSE: The Applicant acknowledges this condition has provided the requested short-term bicycle parking facilities (in the form of two (2) individual racks to accommodate four (4) bicycle parking spaces) on Lot 22 adjacent to the sidewalk network that connects the contemplated day care center for children and eating and drinking establishment, with drive-through service. This location is not more than 50 feet from either building's primary entrance and thus will provide sufficient bicycle parking for the establishments, with ease of access to Sweitzer Lane via the common access easement.

V. RELATIONSHIP TO COUNTY PLANS AND POLICIES

Plan Prince George's 2035 (the "2035 General Plan") –

This DSP Amendment application requests the approval of 14,750 square feet of new institutional and commercial uses, for a total of 142,863 square feet of gross floor area on-site. The Property is within the current IE Zone and former I-3 Zone. According to the approved 2035 General plan, the subject Property is designated for employment/industrial future land uses and is within the "Established Communities" growth tier, as shown on the Growth Policy Map. The Property is also in close proximity to the Konterra Town Center boundary designation, which begins directly south across the intersection of Konterra Drive and Sweitzer Lane.

The proposed DSP Amendment application fulfills the goal of the "Established Communities" Growth tier as it provides context-sensitive infill nonresidential development. As previously noted, the subject Property is within an industrial zone and this application proposes a horizontal mixture of institutional and commercial land uses that are permitted by right in the prior Zoning Ordinance. These land uses also help to achieve the purposes of the prior I-3 Zone, which

emphasize employment opportunities and a mixture of land uses. The provided development will also support the economic development of Sweitzer Lane with infill industrial development that is consistent with the future land use of the site and surrounding properties. This economic development is further supported by Economic Prosperity Policy 6, which states that the 2035 General Plan aims to promote entrepreneurship, small business development, and innovation. Prior to the approval of the 2035 General Plan, the subject Property was classified within the "developing" growth tier within the 2002 General Plan.

The following demonstrates how the proposed DSP Amendment application is in substantial harmony with the tier-specific policies established in *Plan Prince George's 2035*. The land use policies for *Plan Prince George's 2035* are as follows:

> ***POLICY 1:***
>
> ***Direct a majority of projected new residential and employment growth to the Regional Transit Districts in accordance with the Growth Policy Map and the Growth Management Goals set forth in Table 17.***
>
> ***Goals***
>
> ***LU1.1*** ***To support areas best suited in the near term to become economic engines and models for future development, encourage projected new residential and employment growth to concentrate in the Regional Transit Districts that are designated as Downtowns (see the Strategic Investment Program under the Implementation section).***
>
> ***LU1.2*** ***Revise and update the Zoning Ordinance, Subdivision Ordinance, and other county regulations to ensure they are consistent with and support the Plan 2035 growth management goals, vision, and policies. Conduct a comprehensive analysis of the Zoning Ordinance, including its use tables, zoning districts and densities, and variance criteria.***
>
> ***LU1.3*** ***Evaluate the existing zoning districts in the Regional Transit Districts to ensure that sufficient development capacity is available to meet desired population and employment targets set forth by the Center Classification System (see Table 16).***

LU1.4 ***Annually review and report on county growth trends to measure progress toward meeting Plan 2035 growth management goals. Identify potential revisions to policies and ordinances to assist with meeting the goals.***

LU1.5 ***Annually review the CIP program to ensure consistency with the Plan 2035 vision, goals, and policies. The Planning Board will review proposed public facility and infrastructure projects and submit its recommendations to the District Council and County Executive for consideration (also see Strategic Investment Program under the Section V: Implementation).***

LU1.6 ***Identify the key capital improvement projects for each of the centers identified in Table 16 that are necessary to promote and facilitate economic and residential development within the center. Identify and coordinate the capital improvement projects with county agencies and key stakeholders. Prepare a summary of the Center Diagnostic score for each center.***

RESPONSE: The proposed DSP Amendment application contributes to Policy 1 by facilitating the development recommended for the subject Property in both Plan Prince George's 2035 and the 2010 Subregion 1 Master Plan. This development is entirely consistent with the vision, policies, and strategies contained within Plan Prince George's 2035. In Plan Prince George's 2035, the subject property is within the Established Communities designation on the Growth Policy Map. These are areas outside Centers and Districts that are served by public water and sewer. Furthermore, as discussed below, the 2010 Subregion 1 Master Plan recommends an industrial/employment land use for this Property, which is proposed with this DSP Amendment application. The development of this Property will result in a horizontal mixture of land uses that will enhance the employment opportunities of the surrounding region for local residents, particularly regarding childcare, which is crucial in the current market. Plan Prince George's 2035 projects an additional 22,800 new jobs in the Established Communities area(s) (See Plan Prince George's 2035, Table 17, p. 110). The proposed development of the Property will thereby continue the progress towards meeting the job creation goal established with the passage of Plan Prince George's 2035.

POLICY 2:

Limit the expansion of public water and sewer outside the Growth Boundary in Rural and Agricultural Areas.

Goals

LU2.1 ***Coordinate the provision of public water and sewer, as outlined in the Public Facilities Element, with the Department of Environmental Resources (DER) and the Washington Suburban Sanitary Commission (WSSC) and in accordance with the Growth Policy Map to ensure that water and sewer facilities are not extended beyond the Growth Boundary. The Growth Boundary should be reviewed on a periodic basis to assess compatibility with Plan 2035 goals.***

LU2.2 ***Coordinate amendments to the Growth Boundary with future updates to the Septic Tier Map and the county's Water and Sewer Plan.***

RESPONSE: The Property is located within the growth boundary designated in Plan Prince George's 2035. The Applicant is not seeking to amend nor expand the existing growth boundary, but instead, is seeking approval of a DSP Amendment application to develop the property in accordance with the "Industrial/Employment" land use recommendations provided within the 2010 Subregion 1 Master Plan.

POLICY 3:

Use Plan 2035, including the Growth Policy Map and Center Classification System, to guide the development of land use policies for all future master and sector plans, functional plans, and other county planning documents.

Goals

LU3.1 ***Evaluate the Plan 2035 future land use categories and apply to new master plans so that, over time, all plans use a common nomenclature to describe similar land uses. Allow plans to develop common land use subcategories.***

LU3.2 ***Review preliminary master plans and rezoning requests to ensure that proposed development is consistent with the Growth Policy Map and the Center Classification System (see Table 16). (see also Section V: under Plan Administration for Amendments and Updates).***

LU3.3 Review approved master plans to evaluate the consistency of existing Regional Transit Districts and Local Centers with the Center Classification System (see Table 16). To ensure consistency, future master plan revisions and/or rezonings may be warranted.

RESPONSE: As noted above, the proposal for the development of the subject Property is consistent with the recommendations of Plan Prince George's 2035 and has been designed to conform with the "Industrial/Employment" land use recommendation within the 2010 Subregion 1 Master Plan. The development proposed in this DSP Amendment application is consistent with recommendations of Plan Prince George's 2035 for "Established Communities" and the Growth Policy Map.

POLICY 4:

Phase new residential development to coincide with the provision of public facilities and services.

Goals

LU4.1 Annually evaluate the county's residential and employment forecast projections to identify the amount of new land area required to meet demand.

LU4.2 Create a working group to address the magnitude of the residential pipeline in Established Communities and Rural and Agricultural Areas. Potential strategies to reduce the pipeline include amending the County code to limit validity periods, reevaluating approved adequate public facilities for projects that have not provided assurances that public infrastructure will be constructed in a timely manner, and requiring performance bonding prior to recordation of final plat.

LU4.3 Evaluate strategies to phase development countywide. Potential strategies include establishing a residential allocation process.

RESPONSE: The Applicant acknowledges the above Policy 4 goals but notes that they are **not** applicable to this DSP Amendment as no residential land uses are proposed. Nevertheless, the redevelopment of the site is in substantial conformance with all County public facilities testing requirements. Adequate facilities such as roads, public utilities, fire and police response times and

schools will exist to accommodate the development of the Property.

POLICY 5:

Implement the Growth Policy Map through coordinated multimodal transportation and mobility planning and programs.

RESPONSE: The redevelopment of the site meets all County public facilities testing requirements. Adequate facilities such as roads, public utilities, and fire response times exist (or will otherwise be addressed by the Applicant) to accommodate the proposed development. All critical roadway intersections have been studied in the submitted Traffic Impact Analysis, which was prepared by Lenhart Traffic Consulting, Inc., and have been deemed adequate to serve the proposed site. The Applicant studied six (6) roadway intersections, all of which have passed the County's test for operational adequacy.

Furthermore, at the request of Maryland State Highway Administration ("SHA"), a queuing analysis has been conducted along Sweitzer Lane between Konterra Drive and the existing site access driveway. Under future conditions, it is proposed that the existing 450-foot southbound left-turn lane from Sweitzer Lane onto Konterra Drive be shortened to 300 feet to accommodate a 150-foot northbound left-turn lane into the proposed site.

Based on the results of a SimTraffic queuing analysis, it was determined that shortening the existing southbound left-turn lane will result in 95th percentile queues exceeding available storage. Therefore, it is recommended that an additional 150-foot southbound left-turn lane be provided from Sweitzer Lane onto Konterra Drive. The construction of this second southbound left-turn lane provides the same amount of storage that is being removed in order to construct the northbound left turn lane into the site. The SimTraffic analysis of this future condition with the double left-turn lane from Sweitzer Lane onto Konterra Drive indicates that queues will be contained within the double left-turn lanes and will not block through traffic. Additionally, left-turn queues into the site will be contained within the proposed 150-foot northbound left-turn lane.

POLICY 6:

Support new employment growth in Employment Areas in accordance with the Growth Policy Map and the Growth Management Goals (see Table 17).

Goals

LU6.1 ***Align the Economic Development Corporation's work program with the Growth Policy Map to establish programs and policies to support employment growth in***

the Employment Areas, with a particular emphasis on the Innovation Corridor (see the Strategic Investment Program under Implementation).

POLICY 7:

Limit future mixed-use land uses outside of the Regional Transit Districts and Local Centers.

Goals

LU7.1 ***Reevaluate mixed-use land use designations outside of the Regional Transit Districts and Local Centers as master plans are updated.***

LU7.2 ***Consider developing, as part of the Zoning Ordinance update, alternative lower density zoning districts that promote walkability and allow for a mix of uses.***

POLICY 8:

Strengthen and enhance existing residential areas and neighborhoods in the Plan 2035 Established Communities.

Goals

LU8.1 ***Coordinate land use planning with county municipalities.***

LU8.2 ***Use conservation subdivisions in areas adjacent to Rural and Agricultural Areas to transition density and to encourage preservation of green infrastructure corridors as defined by the county's Green Infrastructure Plan.***

LU8.3 ***Encourage municipalities to designate Development Review Districts to promote and preserve the integrity of high-quality and complementary infill development in the Established Communities.***

LU8.4 ***Revise and update the Zoning Ordinance, Subdivision Ordinance, and other county regulations to ensure they help protect, strengthen, and revitalize the Established Communities.***

LU8.5 ***Continue to coordinate, apply for, and use state and federal programs and resources for neighborhood revitalization and reinvestment of low- and moderate-income communities. Programs and resources include Sustainable Community designations, HUD program funds, and tax incentives.***

RESPONSE: In response to Policy 6, Policy 7, and Policy 8, the proposed development will create local construction jobs and employment opportunities for the future commercial and institutional uses, which present valuable employment growth opportunities for Prince George's County residents. These employees will contribute to the local tax base and economy and bring with them skills and education levels that will make them valuable additions to the job market.

POLICY 9:

Limit the expansion of new commercial zoning outside of the Regional Transit Districts and Local Centers to encourage reinvestment and growth in designated centers and in existing commercial areas.

Goals

LU9.1 ***Evaluate rezoning requests to determine if the location, population projections, and market demand justify an increase in commercially-zoned property.***

LU9.2 ***Develop a countywide strategic plan for future retail development and implement its recommendations through the Zoning Ordinance update, master plan process, and public private partnerships with county agencies. As part of this retail plan, inventory older commercial areas and shopping centers to identify candidates for potential (re)development and rezoning to accommodate residential infill or other neighborhood-serving uses.***

RESPONSE: The Applicant acknowledges the above Policy 9 goals, but notes they are **not** applicable to this DSP Amendment application, which is not located within a current or former

commercial zone.

POLICY 10:

Retain Future Water and Sewer Service Areas in water and sewer categories S5 and W5 until additional residential development capacity is needed to meet growth projections.

Goals

LU10.1 Evaluate the Future Water and Sewer Service Areas through annual reviews of the residential pipeline and residential development capacity analysis. Establish criteria to determine when land within the Future Water and Sewer Service Areas should be reclassified.

LU10.2 Review the annual water and sewer amendments to retain the S5 and W5 water and sewer categories until additional residential capacity is required and public facilities are in place to serve projected development.

LU10.3 Evaluate Future Water and Sewer Service Areas as potential woodland conservation banks or stormwater management offset areas to meet the requirements of the Watershed Implementation Plan (see the Natural Environment Element).

RESPONSE: The Applicant acknowledges these goals and notes the subject Property is within water and sewer categories, W-3 and S-3. Active water and sewer services already exist on-site and thus, this development is eligible to proceed with this DSP Amendment application. Furthermore, the development proposed is wholly consistent with the 2010 Subregion 1 land use recommendation and will be a component of the proposed job growth estimate for the Established Communities area in Plan Prince George's 2035.

POLICY 11:

Preserve and protect the Rural and Agricultural Areas to conserve agricultural and forest resources.

Goals

LU11.1 ***Continue to implement the Priority Preservation Plan (PPA) to achieve identified agricultural and forestry land preservation goals and coordinate with the Prince George's County Soil Conservation District, University of Maryland Extension Service, the agricultural community, residents, and community groups.***

LU11.2 ***Amend the Zoning Ordinance and Subdivision Ordinance to support agricultural production and forest preservation in the Rural and Agricultural Areas.***

LU11.3 ***Evaluate the impacts of extractive industries, such as sand and gravel mining, on resource lands, rural character, economic development, and post-reclamation requirements in the Rural and Agricultural Areas. Map remaining sand and gravel natural resources to locate potential future sand and gravel operations, update and revise development standards, and identify post reclamation land uses, including residential development, agriculture, and forestry. Propose comprehensive legislation to revise county codes and identify recommendations for the Zoning Ordinance update.***

LU11.4 ***To preserve environmentally sensitive land and to encourage development in the Regional Transit Districts, evaluate a transfer of development rights program, density exchanges, or purchase of development rights program for the Rural and Agricultural Areas. Explore opportunities to transfer development rights within areas and to coordinate with the Watershed Implementation Plan and Maryland Accounting for Growth Policy.***

RESPONSE: There are no known portions of the Property classified in the Priority Preservation Area (PPA) pursuant to the approved *Priority Preservation Area Functional Master Plan*. The Property is located within the Established Communities designation and Environmental Strategy Area 2 of Plan Prince George's 2035. The Property does not contain any regulated features, including but not limited to primary management area, 100-year floodplain, streams, or specimen trees. However, the site does contain approximately 2.79 acres of woodland, in which the Applicant provides the fifteen percent (15%) woodland conservation threshold (1.37 acres) entirely on-site, in conformance with the 2024 Woodland and Wildlife Habitat Conservation Ordinance.

POLICY 12:

Participate in regional planning activities to enhance collaboration, coordination, and implementation. Regional issues include employment, transportation, sustainability, health, air quality, climate change, workforce and affordable housing, food system planning, infrastructure, water quality, and land use.
Goals

LU12.1 Participate in the Washington Metropolitan Council of Governments' regional planning activities to improve coordination on transit and land use planning. Provide periodic briefings to the Planning Board on regional issues to identify potential land use strategies and programs.

LU12.2 Coordinate with the Washington Metropolitan Council of Governments to develop forecasts for residential and employment growth based on the Plan 2035 vision, goals, and policies. The forecast should include an analysis of the remaining development capacity in Prince George's County based on approved zoning, residential and commercial pipeline development, and the Growth Management Goals (see Table 17).

LU12.3 Collaborate with adjacent jurisdictions and county municipalities to ensure coordinated land use patterns, connected transportation networks, and continuous environmental networks, in particular during the preparation of master, sector, and functional plans.

RESPONSE: The Applicant acknowledges the goals in Policy 12 but notes that they are **not** applicable to this DSP Amendment application, as they are to be implemented by the Prince George's County Planning Department and do not specifically apply the subject Property.

2010 Subregion 1 Master Plan and Sectional Map Amendment (the "Master Plan") –

On June 23, 2010, the Prince George's County District Council adopted the Resolution of Approval for the 2010 *Approved Subregion 1 Master Plan and Sectional Map Amendment*. The Master Plan presents several engagement areas with policies and strategies to consider. These engagement areas consist of the following categories:

- Development Pattern Elements
- Infrastructure Elements

- Economic Development, Urban Design, and Historic Preservation
- Living Areas

Development Pattern Elements

The prior 2002 General Plan notes that the subject site is located within the "Developing" growth tier and has a future land use of "Industrial/Employment Area." This proposed DSP Amendment application supports this designation as the development provides expanded employment opportunities within an existing business park with land uses that are permitted by right, subject to Planning Board approval. The Master Plan provides several policies and strategies regarding development in the developing tier which are shown on page 13 and below, ***highlighted in italic bold:***

Developing Tier

Policy 1: Preserve and enhance the suburban neighborhood character.

Strategies: Enforce codes regarding: (1) truck and other excessive vehicle parking on residential streets, (2) multiple families living in single-family homes, (3) property maintenance, and (4) home businesses in areas not zoned for such uses.

Encourage high-quality design that seeks to improve existing shopping centers and promotes and enhances the character of neighborhoods.

RESPONSE: The Applicant notes that the proposed development is consistent and compatible with the surrounding neighborhood, particular given its extensive history and development as a component of an employment park in the prior I-3 Zone. The site has been the subject of extensive prior development approvals including a CSP, PPS, and a DSP. The CSP and DSP approvals include multiple amendments that were approved by both the Planning Board and Planning Director. With this latest DSP Amendment, the Applicant seeks to expand the Property in a context-sensitive manner, providing additional institutional and commercial uses that are permitted and common within an employment park. Locating employment opportunities within these designated areas is what was envisioned by the Master Plan and Plan 2035. Thus, this development will not propose uses that are in disharmony with the suburban neighborhood character of the residentially zoned portions of the Master Plan. The Applicant has demonstrated that the proposed architectural elevations for the day care center for children building will utilize elements that are consistent and compatible with the existing office facility. Such elements include the use of brick material, variations in exterior color, and installation of commercial storefront windows. The Applicant will also ensure that proposed architecture for the future eating and drinking establishment, with drive-through service, which will be evaluated with an additional DSP Amendment, will be of high quality and compatible with the surrounding structures to the maximum extent practicable. This high-quality architecture contemplated will ensure that viewsheds from the site to Sweitzer Lane are

enhanced or protected through the preservation of fifteen percent (15%) of the existing woodlands in conformance with the latest 2024 Woodland and Wildlife Habitat Conservation Ordinance.

Policy 3: ***Plan and provide public facilities to support the planned development.***

Strategies: ***Balance the pace of development with the ability of the private sector to provide adequate transportation and public facilities.***

Encourage continuous expansion of development where public facilities and services can be more efficiently provided.

RESPONSE: The Applicant notes that the subject Property has existed as an office facility since 1999. Therefore, all public utilities and facilities already exist to serve the site, reinforced by the Property's location in the Prince George's County Water/Sewer Category 3 of service.

The Applicant further notes that the redevelopment of the site meets all County public facilities testing requirements. Adequate facilities such as roads, public utilities, and fire response times exist (or will otherwise be addressed by the Applicant) to accommodate the proposed development. All critical roadway intersections have been studied in the submitted Traffic Impact Analysis, which was prepared by Lenhart Traffic Consulting, Inc., and have been deemed adequate to serve the proposed site. The Applicant studied six (6) roadway intersections, all of which have passed the County's test for operational adequacy.

Policy 4: ***Improve vehicular and pedestrian circulation and safety.***

Strategies: ***Upgrade intersections to alleviate congestion and provide a safe, steady flow of traffic.***

Install streetscape improvements including paved pedestrian paths and safety features, clearly marked crosswalks at major intersections, trees, landscaping, curbs, and lighting, where needed.

RESPONSE: The Applicant acknowledges these requirements and has shown all the pedestrian and streetscape improvements within the DSP and TCP2 plans. These improvements include five (5) foot-wide sidewalks that connect to all proposed building entrances on Lot 22. The contemplated uses will also have connectivity via on-site sidewalks with striped crosswalks and Americans with Disabilities Act curb-ramps at appropriate locations that allow for adequate pedestrian circulation throughout the site.

Policy 5: ***Promote and enhance commercial uses and encourage a safe shopping, working, and living environment.***

Strategies: ***Provide incentives to upgrade area shopping retail centers in the form of public loans and tax breaks.***

Institute measures to increase safety and reduce crime through implementation of Crime Prevention Through Environmental Design (CPTED) principles.

RESPONSE: The Applicant acknowledges these requirements and contends that the approval of this DSP Amendment application will continue to promote a mixture of commercial and industrial uses within the existing employment park along Sweitzer Lane. The Applicant has also sought to utilize CPTED principles where appropriate with appropriate street lighting and pedestrian connectivity via sidewalks and crosswalks. A lighting plan has been included as a component of this DSP Amendment application, illustrating existing and proposed fixtures. All proposed fixtures will utilize full cut-off features to ensure that lighting is targeted to a direct area, which minimizes spill-over to adjacent properties. The photometric plan provided further illustrates that the day care center for children outdoor play area will have sufficient lighting for use of the facility during its intended hours of operation, which is 7:00 AM – 9:00 PM.

Infrastructure Elements

Environmental Infrastructure

Within the Master Plan, the Environmental Infrastructure section contains policies and strategies for key environmental areas. These include the following key categories: green infrastructure, priority preservation area, aquifer recharge area, water quality, mineral resources, stormwater management, green building opportunities, air quality, and noise. An analysis of these key categories based on the relevant master plan policies and strategies are shown below, ***highlighted in italic bold:***

Policy 1: ***Protect, preserve, and enhance the identified green infrastructure network within the Subregion 1 Plan Area.***

Strategies: ***Protect primary corridors during the review of land development proposals to ensure the highest level of preservation and restoration possible with limited impacts for essential development elements.***

Preserve or restore regulated areas designated in the plan's green infrastructure network or through the development review process during the review of land development proposals.

Preserve unique habitat areas to the fullest extent possible during the land development process.

Develop flexible design techniques to maximize preservation of environmentally sensitive areas and to avoid unnecessary impacts to sensitive features.

RESPONSE: The Applicant acknowledges the aforementioned policy and strategies and notes that the subject Property is located within the Bear Branch watershed, which is designated as a secondary corridor by the Master Plan. Bear Branch flows west to east towards the Chesapeake Bay. While no portion of Bear Branch is within the subject Property, the Applicant is still cognizant of pursuing measures to ensure its protection and minimize surface runoff. This Property proposes to minimize surface runoff through the preservation of a significant component of existing woodlands, fifteen percent (15%) in accordance with the 2024 Woodland and Wildlife Habitat Conservation Ordinance, and stormwater management, via the approval of a revised site development concept plan, SIT-00074-2025 by DPIE. SIT-00074-2025 includes a mixture of micro bioretention basins, grass swales and bio swales to ensure the site can accommodate the additional proposed impervious area and said design is consistent with the DSP Amendment.

According to the 2017 Countywide Green Infrastructure Plan of the Approved Prince George's County Resource Conservation Plan, none of the site is within the regulated or evaluation area of the Master Plan. Therefore, no network gaps have been identified that should be emphasized for preservation within this infill development. Nevertheless, the Applicant has still met the required fifteen percent (15%) woodland conservation threshold on-site, to preserve existing woodlands to the maximum extent practicable. The Applicant further demonstrates that this DSP Amendment meets the requirements of the Tree Canopy Coverage Ordinance and the prior 2010 *Prince George's County Landscape Manual* (the "Landscape Manual") via a landscape plan and TCP2. These development plans illustrate that ample landscaping (both existing and proposed) is present to demonstrate conformance to the applicable requirements of the Landscape Manual and Tree Canopy Coverage Ordinance.

Policy 2: ***Restore and enhance water quality in areas that have been degraded and preserve water quality in areas not degraded.***

Strategies: ***Restore stream and wetland buffers to the fullest extent possible during the land development process.***

Reduce the area of impervious surfaces during the redevelopment process.

Address existing flooding concerns in conformance with the County Code on all new development and redevelopment.

RESPONSE: The Applicant acknowledges the aforementioned policy and strategies and notes that the subject Property is located within the Bear Branch watershed, which is designated as a secondary corridor by the Master Plan. Bear Branch flows west to east towards the Chesapeake Bay.

While no portion of Bear Branch is within the subject Property, the Applicant is still cognizant of pursuing measures to ensure its protection and minimize surface runoff. This Property proposes to minimize surface runoff through the preservation of a significant component of existing woodlands, fifteen percent (15%) in accordance with the 2024 Woodland and Wildlife Habitat Conservation Ordinance, and stormwater management, via the approval of a revised site development concept plan, SIT-00074-2025 by DPIE. SIT-00074-2025 includes a mixture of micro bioretention basins, grass swales and bio swales to ensure the site can accommodate the additional proposed impervious area and said design is consistent with the DSP Amendment. The Applicant further demonstrates that this DSP Amendment meets the requirements of the Tree Canopy Coverage Ordinance and the Landscape Manual via a landscape plan and TCP2. These development plans illustrate that ample landscaping (both existing and proposed) is present to demonstrate conformance to the applicable requirements of the Landscape Manual and Tree Canopy Coverage Ordinance.

Policy 3: ***Implement the State Storm Water Management Act of 2007 in Subregion I as the adoption of this Plan is to enhance the water quality and control flooding in the Anacostia and Patuxent River watersheds.***

Strategies: ***During the review of site plans, zoning and special exceptions in the Subregion I area, the principles behind the Storm Water Management Act of 2007 have been implemented on a case-by-case basis since its adoption. Specific cases include Konterra and the Sun Services' construction waste recycling facility. The ultimate implementation of the Act through regulation has been delayed beyond the original 2008 date. New storm water regulations have now been adopted and after May 4, 2010 new plans must comply with the new regulations. To be consistent with the early application of the principles of the Storm Water Management Act of 2007 to projects in Subregion I, if any grandfathering rules are adopted in the Count Code, they should not apply in Subregion I.***

RESPONSE: The Applicant acknowledges the aforementioned policy and strategies and as previously mentioned, the Applicant has provided on-site stormwater management through a site development conceptual plan, SIT-00074-2025, which was approved by DPIE on July 7, 2025. This stormwater management plan seeks to expand the existing facilities on-site. This stormwater management plan has been designed with the best practices in mind and is environmentally sensitive to ensure the quality of the Bear Branch watershed is maintained and not degraded by the proposed development. SIT-00074-2025includes a mixture of micro bioretention basins and bioswales to ensure the site can accommodate the additional proposed impervious area. The Applicant further demonstrates that this DSP Amendment meets the requirements of the Tree Canopy Coverage Ordinance and the Landscape Manual via a landscape plan and TCP2. These development plans illustrate that ample landscaping (both existing and proposed) is present to demonstrate conformance to the applicable requirements of the Landscape Manual and Tree Canopy Coverage Ordinance.

Policy 4: ***Implement more environmentally sensitive building techniques and reduce overall energy consumption.***

Strategies: ***Encourage the use of green building techniques that reduce energy consumption. New building designs should strive to incorporate the latest environmental technologies in project buildings and site design. As redevelopment occurs, the existing buildings should be reused and redesigned to incorporate energy and building material efficiencies. It is recommended that new buildings in the Konterra Town Center and US 1 corridor be built to meet the Leadership in Energy and Environmental Design (LEED) certification.***

RESPONSE: The Applicant acknowledges the aforementioned policy and strategies and notes that the proposed two new buildings on Lot 22 are proposed to be designed to incorporate energy and building material efficiencies. The Applicant has proposed architectural elevations for the day care center for children that allows for ample light to enter the structure via the commercial storefront windows and will be optimized for energy savings and efficiencies. While no architectural elevations are currently proposed for the future eating and drinking establishment, with drive-through service, it is anticipated that the facility design would be completed in a similar manner to the existing office and proposed day care center for children, to maintain compatibility with the remainder of the site to the maximum extent practicable. Furthermore, architecture for the future eating and drinking establishment, with drive-through service will be provided with a future DSP Amendment, wherein consistency and compatibility with the existing high-quality facilities can be evaluated.

Policy 5: ***Reduce light pollution and intrusion, especially into the Rural Tier and environmentally sensitive areas.***

Strategies: ***Encourage the use of alternative lighting technologies for athletic fields, shopping centers, gas stations and vehicle sales establishments so that light intrusion on adjacent properties is minimized. Full cut-off optic light fixtures should be used for all proposed uses.***

Discourage the use of street lights and entrance lighting adjacent to special conservation areas of local and countywide significance and in the Rural Tier.

RESPONSE: The Applicant acknowledges the aforementioned policy and strategies and notes that adequate lighting will be provided throughout the site and on the proposed buildings. In conformance with this policy, the Applicant has proceeded to provide a lighting plan as a component of this DSP Amendment application, illustrating existing and proposed fixtures. All proposed fixtures will utilize full cut-off features to ensure that lighting is targeted to a direct area, which minimizes spill-over to adjacent properties. The Applicant would also note that the site is not within the Rural

Tier, but appropriate measures (via the provision of full cut-off fixtures) will be taken to ensure that light pollution does not intrude into the areas of woodland preservation to the maximum extent practicable. The photometric plan provided further illustrates that the day care center for children outdoor play area will have sufficient lighting for use of the facility during its intended hours of operation, which are between 7:00 AM and 9:00 PM.

Policy 6: ***Reduce air pollution by placing a high priority on transportation demand management (TDM) projects and programs.***

Strategies: ***Design development and redevelopment projects to minimize the need for motor vehicle trips and to prevent conditions that may create local air pollution nuisances.***

Provide an improved, continuous network of sidewalks and bikeways.

RESPONSE: The Applicant acknowledges the aforementioned polices and strategies. As previously mentioned, given that the site is an infill development, it is anticipated that the transportation and parking demand will be limited, as demonstrated in the provided traffic study. The Applicant would further note that an adequate network of on-site sidewalks crosswalks, and American with Disabilities Act curb-ramps provide appropriate connections between the horizontal mixture of uses to ensure ease of access to all proposed building entrances.

Policy 7: ***Reduce adverse noise impacts to meet State of Maryland noise standards.***

Strategies: ***Evaluate development and redevelopment proposals using Phase I noise studies and noise models.***

Provide for adequate set backs for projects located adjacent to existing and proposed noise generators and roadways of arterial classification or greater.

Provide for the use of approved attenuation measures when noise issues are identified.

RESPONSE: The Applicant acknowledges the aforementioned policy and strategies but would note that a Phase I noise study should not be required. The Applicant notes that given that the proposed uses are defined in the "commercial" and "institutional" principle use categories. Furthermore, the site is not adjacent to a roadway classified as arterial or higher, and therefore a Phase I noise study would be unwarranted for this site location.

Transportation

The subject Property has frontage along Sweitzer Lane, which is a public road. The roadway

is classified as a collector (C-105) and presently exists with four (4) traffic lanes as envisioned by the Master Plan. The Traffic Impact Analysis prepared by Lenhart Traffic Consulting, Inc., notes that the level of service at all intersections are projected to operate within the adequacy standards for Prince George's County. The project then will satisfy the Adequate Public Facility Ordinance (APFO) requirements of Prince George's County. However, as a component of satisfying the APFO requirements, at the request of SHA, a queuing analysis has been conducted along Sweitzer Lane between Konterra Drive and the existing site access driveway. Under future conditions, it is proposed that the existing 450-foot southbound left-turn lane from Sweitzer Lane onto Konterra Drive be shortened to 300 feet to accommodate a 150-foot northbound left-turn lane into the proposed site.

Based on the results of a SimTraffic queuing analysis, it was determined that shortening the existing southbound left-turn lane will result in 95th percentile queues exceeding available storage. Therefore, it is recommended that an additional 150-foot southbound left-turn lane be provided from Sweitzer Lane onto Konterra Drive. The construction of this second southbound left-turn lane provides the same amount of storage that is being removed in order to construct the northbound left turn lane into the site. The SimTraffic analysis of this future condition with the double left-turn lane from Sweitzer Lane onto Konterra Drive indicates that queues will be contained within the double left-turn lanes and will not block through traffic. Additionally, left-turn queues into the site will be contained within the proposed 150-foot northbound left-turn lane.

Parks and Recreation

The subject Property has existing public facilities, including utilities as the site has been previously developed. These public facilities were further examined by the Planning Board and Planning Director via the approvals of 4-24037 and ADQ-2024-071. These approvals indicated that the site contains adequate public facilities to accommodate the contemplated 14,750 square foot expansion of nonresidential uses on the Property. This addition of nonresidential commercial and institutional uses results in a total of 142,863 square feet of development between both lots. Further, dedication of land to the Prince George's County Department of Parks and Recreation was not required by ADQ-2024-071 as no residential uses are proposed for this Property.

Public Facilities

The subject Property has existing public facilities, including utilities as the site has been previously developed. These public facilities were further examined by the Planning Board and Planning Director via the approvals of 4-24037 and ADQ-2024-071. These approvals indicated that the site contains adequate public facilities to accommodate the contemplated 14,750 square foot expansion of nonresidential uses on the Property. This addition of nonresidential commercial and institutional uses results in a total of 142,863 square feet of development between both lots.

Economic Development, Urban Design, and Historic Preservation

Economic Development

Within the Master Plan, the Economic Development section contains policies and strategies for sustainable investment opportunities within Prince George's County. As mentioned previously, this proposed infill development will allow for additional employment opportunities for the construction and eventual use of these new facilities. An analysis of these sustainable investment opportunities based on the relevant master plan policies and strategies is provided below, ***highlighted in italic bold:***

Policy 5: ***Expand and enhance opportunities for a quality business and employment environment.***

Strategies: ***Reach out to existing and potential corridor businesses regarding county and state economic programs for business start-ups, facility expansions, job creation and equipment purchases to facilitate the region's job growth and maximize tax base.***

Support a quality urban design framework and sensible transportation connections in order to increase the corridor's appeal and competitiveness to employers and capture a larger share of the regional workforce.

RESPONSE: The Applicant notes that the proposed development is consistent and compatible with the surrounding neighborhood, given its extensive history and development as a component of an existing employment park, since the office facility opened in 1999. This proposed redevelopment will result in the site transitioning to a horizontal mixture of uses that with an internal pedestrian circulation system allowing for enhanced on-site connectivity. The proposed day care center for children and future eating and drinking establishment, with drive-through service will provide new employment opportunities for existing Prince George's County residents and occupants of the existing development within the employment park. The Applicant has demonstrated that the proposed architectural elevations for the day care center for children building will utilize elements that are consistent and compatible with the existing office facility. Such elements include the use of brick material, variations in exterior color, and installation of commercial storefront windows. This high-quality architecture contemplated will ensure that viewsheds from the site to Sweitzer Lane are enhanced or protected through the preservation of fifteen percent (15%) of the existing woodlands in conformance with the latest 2024 Woodland and Wildlife Habitat Conservation Ordinance. The Applicant believes that this emphasis on urban design principles will create a sense of place that is compatible with the existing development but provides for increased best design practices. Furthermore, the Applicant will also ensure that proposed architecture for the future eating and drinking establishment, with drive-through service, which will be evaluated with an additional DSP Amendment, will be of high quality and compatible with the surrounding structures to the maximum extent practicable.

Urban Design

The Applicant notes that the subject Property is not within the areas of the Master Plan referenced in this section. Therefore, the policies and strategies of this section are **not** applicable to the review of this DSP Amendment application.

Historic Preservation

The Applicant notes there are no known historic, or land trust easements impacting the Property or adjacent to it. Therefore, the policies and strategies of this section are **not** applicable to the review of this DSP Amendment application.

2017 Green Infrastructure Plan (Functional Master Plan)

The Applicant notes that the entirety of the site and the adjoining properties are not located within the evaluation or regulated areas of the 2017 Green Infrastructure Plan. Therefore, no network gaps have been identified that should be emphasized for preservation within this infill development. Nevertheless, the Applicant has still met the required fifteen percent (15%) woodland conservation threshold on-site, to preserve existing woodlands to the maximum extent practicable.

Woodland and Wildlife Habitat Conservation Ordinance –

The US Fish & Wildlife Service's National Wetland Inventory map shows no wetlands mapped within the study area. The environmental features of the site are shown on a revised NRI, NRI-057-2022-01, which was approved on March 10, 2025, and illustrates all of the existing environmental features on the site. The Property is also subject to the 2024 Woodland and Wildlife Habitat Conservation Ordinance and thus has included a TCP2 with this DSP Amendment submission.

County's Ten-Year Water and Sewerage Plan –

The 2010 Water Resources Functional Master Plan amends the 2002 General Plan and provides growth guidance expressed as goals, policies, and strategies to address water quality impacts associated with land use in the County. The Plan references the Ten-year Water and Sewer Plan and addresses specifically: Drinking Water Supply, Water Treatment, and Stormwater Management. The subject Property is within water and sewer categories W-3 and S-3, with active water and sewer lines on-site that can be utilized for this redevelopment.

VI. RELATIONSHIP TO REQUIREMENTS OF THE PRIOR ZONING ORDINANCE

RESPONSE: The Applicant notes that the development proposal meets all the applicable requirements of the prior Zoning Ordinance as follows for the approval of a DSP application:

Section 27-471. – I-3 Zone (Planned Industrial/Employment Park)

(a) Purposes:

(1) The purposes of the I-3 Zone are:

(A) To provide increased and enhanced employment opportunities for the residents of the County and areas for industries, research facilities, and offices which have common characteristics with respect to site requirements, desired amenities, compatibility of operations, general functional classifications, and access;

(B) To provide for a mixture of industrial, research, office, and in certain instances specific retail commercial uses (along with compatible institutional, recreational, and service uses) in a manner which will retain the dominant industrial/employment character of the area, while also providing for the enhanced viability of the zone by providing for the location of certain retail commercial uses on the periphery of the area, specifically when the periphery fronts on, and is adjacent to, arterial roadways;

RESPONSE: The Property meets the purposes of the I-3 Zone that are defined above. The proposed horizontal mixture of commercial and institutional uses, with the maintenance of the existing office use, will provide for enhanced employment opportunities for residents of the County. This development is also in substantial conformance with both the Plan 2035 and the Master Plan, which both recommend the subject Property for an industrial/employment land use as analyzed within Section V. These proposed uses will conform with the neighboring office park uses and maintain the character of the neighborhood with architecture that is consistent and compatible with the surrounding region.

(C) To permit uses which, when compared to the uses permitted in other Industrial Zones, will minimize detrimental effects on uses of adjacent land, especially where adjacent land is being used commercially; and

RESPONSE: The Property meets this purpose of the I-3 Zone as the institutional and commercial uses proposed minimize detrimental effects on adjacent land when compared to light or heavy industrial uses that are typically utilized in standard Industrial Zones. The Property's surrounding land uses are primarily offices or warehouses and thus the creation of a horizontal mixed-use site with employment opportunities (via a day care center, future eating or drinking establishment, with drive-through service, or office facility) would not be detrimental to adjacent properties. The uses proposed on this Property tend to represent less intense development than standard industrial development. The site also adjoins properties on all sides in the current IE and prior I-3 Zones, wherein no commercial zoning presently exists.

(D) To provide development standards which assure the compatibility of proposed land uses with surrounding land uses, maximize open space so as to create a park-like setting, and improve the overall quality of industrial/employment areas in Prince George's County.

RESPONSE: The Property meets this purpose of the I-3 Zone as the site will be required to demonstrate conformance with all development standards or request the appropriate departures to allow for the approval of this DSP Amendment application by the Planning Board. These include landscaping, parking, and signage. The Applicant has also designed this DSP Amendment application to enable the preservation of fifteen percent (15%) of the existing on-site woodlands in accordance with the 2024 Woodland and Wildlife Habitat Conservation Ordinance. Pedestrian connectivity will also be emphasized with this Property to provide for ample sidewalk connections with appropriate striped crosswalks and Americans with Disabilities Act curb-ramps between the separate buildings that represent the horizontal mixture of uses.

(b) Landscaping, screening, and buffering of development in the I-3 Zone shall be provided as set forth in the Landscape Manual.

(1) Additional buffering and screening may be required to protect the park-like setting of the Planned Industrial/Employment Park from adjoining or interior incompatible uses.

RESPONSE: A significant portion of the Property will be maintained as green area, and shall include the required fifteen percent (15%) woodland conservation threshold on-site with the preservation of significant vegetation. The Applicant further demonstrates that this DSP Amendment meets the requirements of the Tree Canopy Coverage Ordinance and the Landscape Manual via a landscape plan and TCP2. These development plans illustrate that ample landscaping (both existing and proposed) is present to demonstrate conformance to the applicable requirements of the Landscape Manual and Tree Canopy Coverage Ordinance. These requirements include the provision of ample landscaping within parking lots and for the provision of landscaping buffer to separate the site from abutting roadways or incompatible uses. As a component of the Landscape Manual requirements, the Applicant has demonstrated conformance with Section 4.2, 4.3, 4.7, and 4.9 within its prepared landscape plan. All landscape schedules have been addressed and conform with the requirements of the Landscape Manual. An exhibit has also been included as a component of this DSP Amendment to illustrate a certificate of landscape maintenance titled "EXHB-CERTIFICATE OF LSP MAINTENANCE".

(c) Outside uses.

(1) With the exception of off-street parking and loading areas, recreational facilities (unless otherwise provided), airports, agricultural uses, sidewalk cafes (as an accessory use), surface mining operations, towers (poles, whips, and antennas), vehicle rental lots, and public utility uses, all uses allowed in the Table of Uses shall be located in wholly enclosed buildings. Outdoor

storage is prohibited.

RESPONSE: The Applicant acknowledges these requirements and notes that all principal uses will be located in wholly enclosed buildings but the day care center for children will have an outdoor play area that is designed in accordance with the regulations of the prior Zoning Ordinance as demonstrated herein.

(d) Site plans.

(1) A Conceptual Site Plan and a Detailed Site Plan shall be approved for all uses and improvements, in accordance with Part 3, Division 9, of this Subtitle.

(2) In addition to the requirements of Part 3, Division 9, the Detailed Site Plan shall shown the design and size of lettering, lighting, and all other features of signs proposed (except those for directional or informational purposes containing not more than four (4) square feet). These signs shall be reviewed and approved or disapproved at the same time the Detailed Site Plan is acted upon.

RESPONSE: The Applicant acknowledges these requirements. The site was subject to a prior CSP, CSP-85072, and DSP, DSP-98039, wherein both approvals were amended on several occasions. This DSP Amendment represents the fourth revision to DSP-98039 and has been prepared in accordance with the applicable requirements of the prior Zoning Ordinance.

(e) Uses.

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

RESPONSE: The Applicant acknowledges Section 27-473 of the Zoning Ordinance and notes that a day care center for children and future eating or drinking establishment, with drive-through service uses are both permitted in the I-3 Zone, subject to the approval of a DSP, which is the purpose of the filing of this DSP Amendment application. The existing office use also continues to be permitted by right and was previously approved via DSP-98039. The footnote (via CB-19-2010 and CB-46-2010) illustrates that an eating or drinking establishment, with drive-through service, is subject to the approval of a DSP, as shown below.

	ZONE				
USE	I-1 [33]	I-2 [33]	I-3	I-4	U-L-I
(1) COMMERCIAL:					
(A) Eating or Drinking Establishments:					
(i) Eating or drinking establishment, with drive-through service (CB-19-2010)	P [54]	P [54]	P [54]	P [54]	SP

54	Subject to Detailed Site Plan approval in accordance with Part 3, Division 9, of this Subtitle. Any fast-food restaurant operating pursuant to an approved Special Exception as of the effective date of CB-49-2005 shall remain valid, be considered a legal use, and shall not be deemed a nonconforming use. Such fast-food restaurants and their underlying special exceptions may be modified pursuant to the existing provisions relating to revisions or amendments to special exceptions generally and fast-food restaurants specifically as they exist in the Zoning Ordinance. (CB-19-2010; CB-46-2010)

The day care center for children use is also subject to the following specific requirements as illustrated in Section 27-475.02 of the prior Zoning Ordinance:

Section 27-475.02 – Day Care Center for Children

(a) A day care center for children (P) in the Table of Uses in the I-1, I-2, and I-3 Zones shall be subject to the following:

(1) Requirements.

(A) An ample outdoor play or activity area shall be provided, in accordance with the following:

(i) All outdoor play areas shall have at least seventy-five (75) square feet of play space per child for fifty percent (50%) of the licensed capacity or seventy-five (75) square feet per child for the total number of children to use the play area at one (1) time, whichever is greater;

RESPONSE: The Applicant acknowledges this requirement and has provided a 7,500 square foot turf outdoor play area, which provides seventy-five (75) square foot of play space per child for fifty percent (50%) of the licensed capacity. It is anticipated that no more than one hundred (100) children will utilize the play area at one (1) time. This play area is located in the rear yard of the daycare center for children facility, surrounded by an approximate six (6) foot-high board-on-board fence with one (1) play yard gate. This outdoor play area will include playground equipment with designated fall zones that are protected by pour in place rubber matting and associated benches that allow for locations for sitting. This equipment will include active play elements such as slides, ladders, and interactive elements that allow for children to engage in creative, safe activities. This outdoor play area will also include sufficient lighting to illuminate the activity zone with fixtures that contain full cut-off optic features. The outdoor play area will be further surrounded by existing trees in the adjacent woodland conservation area and associated shade structures with associated benches, which will allow for sufficient protection from the sun during the warmer months.

(ii) All outdoor play areas shall be located at least twenty-five (25) feet from any dwelling on an adjoining lot, and shall be enclosed by a substantial wall or fence at least four (4) feet in height;

RESPONSE: The Applicant acknowledges this requirement and notes that the proposed outdoor play area is **not** within twenty-five (25) feet from any dwelling on an adjoining lot (of which there are none) and is enclosed by a six (6) foot-high board-on-board fence with one (1) play yard gate.

(iii) A greater set back from adjacent properties or uses or a higher fence may be required by the Planning Board if it determines that it is needed to protect the health and safety of the children utilizing the play area;

RESPONSE: The Applicant acknowledges this requirement and contends that the proposed outdoor play area is sufficiently set back from adjacent properties to protect the health and safety of the children utilizing it.

(iv) An off-premises outdoor play or activity area shall be located in proximity to the day care center, and shall be safely accessible without crossing (at grade) any hazardous area, such as a street or driveway;

RESPONSE: The Applicant acknowledges this requirement but notes that an off-premises outdoor play area is **not** proposed with this DSP Amendment application. Instead, the contemplated outdoor play area is located directly within the rear yard of the daycare center for children facility with safe and accessible ingress and egress locations that do not require the crossing of any hazardous area.

(v) The play area shall contain sufficient shade during the warmer months to afford protection from the sun;

RESPONSE: The Applicant acknowledges this requirement and notes that the outdoor play area will be surrounded by existing trees in the adjacent woodland conservation portion of the site and sufficient shade structures with associated benches, which will afford sufficient protection from the sun during the warmer months.

(vi) Sufficient lighting shall be provided on the play area if it is used before or after daylight hours to insure safe operation of the area; and

RESPONSE: The Applicant acknowledges this requirement and has included sufficient lighting to illuminate the outdoor play area with fixtures that contain full cut-off optic features that allow for the safe operation of the site.

(vii) Outdoor play shall be limited to the hours between 7 A.M. and 9 P.M.

RESPONSE: The Applicant acknowledges this requirement and notes that outdoor play is limited to between the hours of 7 A.M. and 9 P.M.

(2) Site Plan.

(A) A Detailed Site Plan shall be approved for the use, in accordance with Part 3, Division 9, of this Subtitle, to insure compliance with the provisions of this Section.

RESPONSE: The Applicant acknowledges this requirement and notes that this DSP Amendment application (DSP-98039-04) has been filed in accordance with this regulation.

(B) In addition to the requirements of Part 3, Division 9, the Detailed Site Plan shall show

(i) The proposed enrollment;

RESPONSE: The Applicant acknowledges this requirement and notes that the maximum contemplated enrollment for this day care center for children is 200 students as demonstrated on the provided DSP.

(ii) The location and use of all buildings on adjoining lots;

RESPONSE: The Applicant acknowledges this requirement and has illustrated the location and use of all buildings on adjoining lots on the provided DSP.

(iii) The location and size of outdoor play or activity areas.

RESPONSE: The Applicant acknowledges this requirement and has demonstrated that the proposed outdoor play area will be 7,500 square feet and be located in the rear yard of the day care center for children facility as shown on the provided DSP.

(3) Enrollment.

(A) For the purposes of this Section, enrollment shall mean the largest number of students enrolled in the center in any one (1) session.

RESPONSE: The Applicant acknowledges this definition and notes that the maximum contemplated enrollment for this day care center for children is 200 students as demonstrated on the provided DSP.

(f) Regulations

(1) Additional regulations concerning the location, size, and other provisions for all buildings and structures in the I-3 Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Tables (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

(2) Not more than twenty-five (25%) of any parking lot and no loading space shall be located in the yard to which the building's main entrance is oriented, except that the Planning Board may approve up to an additional fifteen percent (15%) in its discretion if increased parking better serves the efficiency of the particular use; improves views from major arteries or interstate highways; and makes better use of existing topography or complements the architectural design of the building.

(3) No loading docks shall be permitted on any side of a building facing a street except where the lot is bounded by three (3) or more streets.

RESPONSE: The Applicant acknowledges the above regulations and has demonstrated conformance on the provided DSP for all requirements within Section 27-471(f)(1), which are illustrated below.

DEVELOPMENT STANDARDS

PER PRINCE GEORGE'S COUNTY PRIOR ZONING ORDINANCE SUBTITLE 27, PART 27-474

ZONE	SETBACK FROM STREET (ALL EXCEPT FREEWAY)	SETBACK FROM NON-RESI ADJ. LAND	SETBACK BTWN UNATTACHED BLDGS	MIN. NET LOT AREA	MIN. LOT FRONTAGE (ON A STREET OTHER THAN A CUL-DE-SAC)	MAX. BUILDING COVERAGE	MIN. GREEN AREA
I-3	30' [9,10]	20' [2,3,10]	THE HEIGHT[8,10] OF THE TALLER BUILDING	87,120 SF	150'	45%	25%

NOTES:

2) PLUS ONE (1) FOOT FOR EACH FOOT OF BUILDING HEIGHT UP TO A MAXIMUM OF SEVENTY-FIVE (75) FEET REQUIRED.
3) INCLUDING SURFACE PARKING AND LOADING AREAS, EXCEPT THAT FIFTY PERCENT (50%) OF THIS ADDITIONAL REQUIRED YARD (CREATED UNDER FOOTNOTE 1 OR 2) MAY BE USED FOR SURFACE PARKING.
8) WITH A MINIMUM OF TWENTY-FIVE (25) AND A MAXIMUM ONE HUNDRED FIFTY (150) FEET REQUIRED.
9) APPLIES TO SURFACE PARKING AND LOADING AREA.
10) TOWERS, WHIPS, POLES, AND ANTENNAE AND SUPPORTING STRUCTURES, EXCLUDING GUY WIRES, SHALL BE SET BACK ONE-HALF (1/2) FOOT FOR EACH FOOT OF STRUCTURE HEIGHT. (CB-8-1990; CB-123-1994)

Standards for off-street parking and loading, signage, and the Landscape Manual have been met, except where departures are requested. In this instance, a DSDS has been requested from the standards in Section 27-614 to allow for two modifications from the signage requirement in relation to the creation of two proposed freestanding signs on Lot 22 and the maintenance of one existing sign

on Lot 21.

Access to the Property is proposed to be remain from the two (2) existing site entrances on Sweitzer Lane. The northernmost entrance is located on Lot 21whilst the southernmost entrance is located on Lot 22 with a designated cross access easement provided. As the contemplated entrances for the site already exist, the Applicant contends that ample circulation has been provided to facilitate the movement of vehicles throughout the site. This DSP Amendment will also enhance pedestrian circulation throughout the site with the provision of sidewalks that are at least five (5) foot-wide directly adjoining the new proposed buildings. The Applicant has also strived to ensure connectivity between the separate use buildings as a component of a horizontal mixed-use development via the inclusion of striped crosswalks and Americans with Disabilities Act curb-ramps, where appropriate, at major internal pedestrian access points.

On-site off-street parking is provided in surface lots in accordance with the regulations of the prior Zoning Ordinance. This includes 297 standard parking spaces, nine (9) accessible parking spaces for the physically handicapped, 87 compact parking spaces, and two (2) loading spaces for the existing office facility on Lot 21. Lot 22contains thirty (30) standard parking spaces and three (3) accessible parking spaces for the physically handicapped for the day care center for children use. Meanwhile, the future eating and drinking establishment, with drive-through service use, contains nineteen (19) standard parking spaces, two (2) accessible parking spaces for the physically handicapped, and one (1) loading space. The day care center for children use will also have access to the two (2) existing loading spaces located on the side of the office facility on Lot 21, on an as needed basis, as both are within 500 feet of the primary building entrance. This results in a total of 447 parking spaces and three (3) loading spaces provided for the entirety of the subject site. Short-term bicycle parking infrastructure is also improved on the site with the inclusion of two (2) inverted U-shaped bicycle racks. These bicycle racks have the capacity to be utilized to park four (4) bicycles at a time and their location is within fifty (50) feet of both primary building entrances for the new facilities on Lot 22. Furthermore, no existing or proposed loading space are located in the “front yards” of any facilities and all service areas are screened from the adjacent roadways via landscape buffering. No loading docks are proposed with this DSP Amendment and therefore this regulation regarding their placement within Section 27-471 is not applicable to this application.

In accordance with Section 27-471(f)(2) of the Zoning Ordinance, as demonstrated within an exhibit prepared by the Applicant (known as “EXHB-PRKG FRONTAGE DSP-98039-04”) of the total parking spaces, 158 spaces are located on portions of the subject site that would be considered in the “front yard” facing either the existing principal building entrance on Lot 21 or the contemplated primary facility entryways on Lot 22. As 447 off-street total parking spaces are provided on-site with this DSP Amendment, this results in thirty-five percent (35%) or 158 spaces being located within the “front yards” of the facilities.

PARKING SPACE COUNT		
DESCRIPTION	SPACES	PERCENTAGE OF TOTAL PARKING
BUILDING FRONT	158	35%
BUILDING SIDE AND REAR	289	65%
TOTAL PARKING SPACES	447	100%

The Applicant contends that while this calculation does exceed the twenty-five percent maximum requirement, the Planning Board is eligible to extend this percentage not to exceed forty percent (40%). The Applicant respectfully requests this extension from the maximum twenty-five percent (25%) to thirty-five percent (35%). This increase of ten percent (10%) from the base maximum is requested as these additional spaces will serve to meet the minimum off-street parking requirement for each parking facility, allowing for sufficient circulation throughout the subject site. Additionally, while the Applicant has strived to reduce the amount of parking within the front yards, particularly for the future eating and drinking establishment, with drive-through service, the day care center for children requires facilities to maintain close proximity to the primary entrance. Specifically, these parking facilities must be located in close proximity to the primary building entrance to reduce the distance that children need to walk through parking lots or drive aisles. By having parking spaces adjacent to the primary entrance, both parents and their children may access the day care center facility in an expeditious manner, greatly increasing convenience of the users as well as the pedestrian and safety operation of the site.

Furthermore, the Applicant notes that most of the parking facilities already exist on Lot 21 and were approved with DSP-98039. The Planning Board, with its approval of DSP-98039 via PGCPB Resolution No. 98-284, found that the office building could have a maximum parking calculation of thirty-four percent (34%) in the front yard of the facility. This increase of nine percent (9%) from the standard twenty-five percent (25%) maximum was approved by the Planning Board to allow the facility to function with entrances in both the front and rear of the building that connect to a common lobby space on the ground floor. In its approval, the Planning Board also found that the appearance of the parking lot facing Sweitzer Road would be enhanced by the comprehensive landscape buffer, designed in accordance with Section 4.2. The Applicant thus contends that the parking facilities proposed with this DSP Amendment maintain the general circulation of Lot 21 and anticipated operation of the office facility. The landscape buffering separating the lots from Sweitzer Lane will also be enhanced and exceed the standards of Section 4.2 as identified on the provided landscape plan. Therefore, the Applicant respectfully requests that the Planning Board approve this increase in the maximum percentage of parking spaces that are eligible to be located in the front yard of all buildings from twenty-five (25%) to thirty-five (35%). This increase will remain consistent with DSP-98039, modified slightly to accommodate the need for parking facilities to be located in close vicinity to the primary entrance to the day care center for children use for convenience, safety and circulation reasons.

(g) Warehousing

(1) Warehousing, wholesaling, distribution, or storage of materials not used, or products not produced, on the premises may be permitted, subject to the following:

(A) Not more than twenty percent (20%) of the net tract area of the entire Planned Industrial/Employment Park shall be devoted to these uses (including accessory uses such as off-street parking and loading areas).

(B) More than twenty percent (20%), but not more than thirty percent (30%), of the net tract area of the entire Planned Industrial/Employment Park may be devoted to these uses if at least five percent (5%) of the net lot area (of the lot on which the use is proposed) is devoted to green area. This green area shall be in addition to any other green area required by this Part. This additional green area shall either serve to preserve irreplaceable natural features, be designed so that the visual impact of the facility will be relieved (either by natural features or changes in grade), or provide distinctive furnishings (such as sculptures, fountains, and sidewalk furniture).

(C) More than thirty percent (30%), but not more than fifty percent (50%), of the net tract area of the entire Planned Industrial/Employment Park may be devoted to these uses if, in addition to meeting the requirements of (B), above, the Planning Board finds:

(i) That the tract is suited for these uses because of its accessibility to railways or highways that readily accommodate warehousing;

(ii) That the traffic generated by the uses is not directed through residential neighborhoods;

(iii) That the use is compatible with surrounding existing land uses and those proposed on the Master Plan. In determining compatibility, the Planning Board shall consider architectural or physical features of the facility and may require that these features be compatible with surrounding land uses.

(D) The remainder of the park shall be devoted to other uses, in the case

of (A), (B), or (C), above.

(E) Notwithstanding the provisions of Subsections (g)(1)(A) through (D) of this Section, above, the development restrictions on warehousing, wholesaling, distribution, or storage of materials not used, or products not produced, on the premises shall not apply to property which lies entirely within the I-95/I-495 (Capital Beltway), contains less than 15 acres, is vacant at the time of filing of a Conceptual Site Plan application, and was originally classified in the I-3 Zone pursuant to a Sectional Map Amendment approved before January 1, 1978.

RESPONSE: The Applicant acknowledges these standards but notes they are **not** applicable to this DSP Amendment application as no warehousing uses are proposed on the subject site.

(h) Required Access

(1) Each Planned Industrial/Employment Park (including each property in separate ownership) shall have frontage on, and direct vehicular access to, a street having a right-of-way width of at least seventy (70) feet.

RESPONSE: The Applicant acknowledges this standard and notes that the Property has frontage and direct vehicle access to Sweitzer Lane (C-105), with a right-of-way of eighty (80) feet.

(i) Minimum Area for the Development

(1) The minimum area for the development of any Planned Industrial/Employment Park shall be twenty-five (25) gross acres.

(2) If the area is less than twenty-five (25) acres but not less than fifteen (15) acres, the property may be classified in the I-3 Zone when the property adjoins property in the C-O Zone, provided that the area of the combined properties is at least twenty-five (25) gross acres.

(3) If the area is less than twenty-five (25) acres, the property may be classified in the I-3 Zone when the property adjoins property in the I-3 or E-I-A Zone, provided that the area of the combined properties is at least twenty-five (25) gross acres.

(4) If the area is less than twenty-five (25) acres, and the land was classified in the I-3 Zone prior to October 31, 1977, or upon approval of a Sectional Map Amendment, it may be developed in accordance with this Part, provided the owner of record does not own abutting undeveloped land in the I-3, E-I-A, or C-O Zone that could be used to comply with the provisions of paragraph

(1), (2), or (3), above.

RESPONSE: The Applicant acknowledges this standard and notes that the Property has been considered as a component of a Planned Industrial/Employment Park known as the Maryland 95 Corporate Park with the approval of CP-85072 and its amendments and the prior PPS that was in place before the approval of 4-24037 by the Planning Board, 4-85172 (PGCPB Resolution No. 86-45). Both approvals exceeded twenty-five (25) acres as required by the aforementioned standards.

Section 27-281. – Purpose of Detailed Site Plans.

(b) General purposes.

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

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

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

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

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

RESPONSE: The submittal documents demonstrate that the general purposes of a DSP are met. The development proposed is for the addition of a day care center for children with a proposed maximum enrollment of 200 (consisting of approximately 12,750 square feet) and a future eating and drinking establishment, with drive-through service on Lot 22. These uses, when combined with the existing office facility on Lot 21, will comprise institutional and commercial uses within the Maryland 95 Corporate Park. These uses will present new employment opportunities for Prince George's County residents and serve the community through the provision of commercial development and day care accessibility. The contemplated uses meet the requirements of the prior I-3 Zone as demonstrated herein, with conformance to the relevant site design guidelines evaluated below.

(c) Specific purposes.

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

(A) To show the specific location and delineation of buildings and structures, parking facilities, streets, green areas, and other physical features and land uses proposed for the site;

(B) To show specific grading, planting, sediment control, woodland conservation areas, regulated environmental features and storm water management features proposed for the site;

(C) To locate and describe the specific recreation facilities proposed, architectural form of buildings, and street furniture (such as lamps, signs, and benches) proposed for the site; and

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

RESPONSE: The DSP Amendment submission shows the above information that details the architecture and location of the proposed buildings, contemplated outdoor play areas, parking spaces, vehicular traffic flow direction; landscaping and lighting; and site equipment.

Section 27-283 – Site Design Guidelines

(a) The Detailed Site Plan shall be designed in accordance with the same guidelines as required for a Conceptual Site Plan (Section 27-274).

RESPONSE: The Applicant notes that the provided DSP Amendment has been designed in accordance with the same guidelines required for a Conceptual Site Plan ("CSP") as provided below.

Section 27-274 – Design guidelines.

(1) General.

(A) The Plan should promote the purposes of the Conceptual Site Plan.

RESPONSE: The Applicant notes that the Property is subject to a Conceptual Site Plan, which was approved by the Planning Board on September 12, 1985 (CSP-85072) for the MD 95 Corporate Park (PGCPB Resolution No. 85-282) with two (2) conditions that are not applicable to the review of this DSP Amendment application. Following this approval, on February 13, 1986, the Planning Board approved an amendment to Conceptual Site Plan (CSP-85072) for the MD 95 Corporate Park, known as CSP-85106 (PGCPB Resolution No. 86-44) with one (1) condition that is not applicable to the review of this DSP Amendment application. CSP-85106 and its general notes (specifically General Note 10) indicate that the subject site is eligible to proceed with a DSP Amendment without requiring a revision to the latest CSP approval (CSP-85072-01). General Note 10 specifically indicates that the uses permitted within CSP-85106 (which is the most recent CSP Amendment that is publicly available) are all those identified in the I-3 Zone of the prior Prince George's County Zoning Ordinance. An amendment to CSP-85072 (known as the -01 amendment), for which no approved plans are publicly available, was approved by the Planning Director on May 28, 2002, to allow a land swap between the existing Lot 10 and the adjacent Lot 1, which was subject

to a separate CSP. This land swap was reviewed at a Director Level and thus extremely limited in scope. Therefore, based on the last CSP reviewed by the Planning Board with publicly available approved plans, the provision of a day care center for children and an eating and drinking establishment, with drive-through service, are both eligible to be developed on the subject site as these uses are permitted by right in the prior I-3 Zone without an additional amendment to CSP-85072 per General Note 10 in CSP-85106. Circulation provided within this DSP Amendment is also in harmony with the CSP as the development lotting pattern maintains access to the site via Sweitzer Road (identified as the referenced "proposed collector road" within the CSP), which is consistent and compatible with this previous approval. Furthermore, the CSP did not propose a strict gross floor area (GFA) restriction for the entirety of the site.

(2) Parking, Loading, and Circulation.

(A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site. As a means of achieving these objectives, the following guidelines should be observed:

(i) Parking lots should generally be provided to the rear or sides of structures.

(ii) Parking spaces should be located as near as possible to the uses they serve;

(iii) Parking aisles should be oriented to minimize the number of parking lanes crossed by pedestrians;

(iv) Large, uninterrupted expanses of pavement should be avoided or substantially mitigated by the location of green space and plant materials within the parking lot, in accordance with the Landscape Manual, particularly in parking areas serving townhouses; and

(v) Special areas for van pool, car pool, and visitor parking should be located with convenient pedestrian access to buildings.

RESPONSE: Access to the Property is proposed to remain from the two (2) existing site entrances on Sweitzer Lane. The northernmost entrance is located on Lot 21, whilst the southernmost entrance is located on Lot 22 with a designated cross access easement provided. As the contemplated entrances for the site already exist, the Applicant contends that ample circulation has been provided to facilitate the movement of vehicles throughout the site. All drive aisles contemplated for two-way vehicular use are at least twenty-four (24) feet-wide, safely allow for the movement of automobiles throughout the site. The future eating and drinking establishment will also utilize a drive-through service, with a single-lane for vehicular movement with adequate queuing capacity.

On-site off-street parking is provided in surface lots in accordance with the regulations of the prior Zoning Ordinance. This includes 297 standard parking spaces, nine (9) accessible parking spaces for the physically handicapped, 87 compact parking spaces, and two (2) loading spaces for the existing office facility on Lot 21. Lot 22 contains thirty (30) standard parking spaces and three (3) accessible parking spaces for the physically handicapped for the day care center for children use. Meanwhile, the future eating and drinking establishment, with drive-through service use, contains nineteen (19) standard parking spaces, two (2) accessible parking spaces for the physically handicapped, and one (1) loading space. The day care center for children use will also have access to the two (2) existing loading spaces located on the side of the office facility on Lot 21, on an as needed basis, as both are within 500 feet of the primary building entrance. This results in a total of 447 parking spaces and three (3) loading spaces provided for the entirety of the subject site. All parking spaces are located in close proximity to the uses they serve and are within the side yards of the contemplated or existing buildings to the maximum extent practicable. Short-term bicycle parking infrastructure is also improved on the site with the inclusion of two (2) inverted U-shaped bicycle racks. These bicycle racks have the capacity to be utilized to park four (4) bicycles at a time and their location is within fifty (50) feet of both primary building entrances for the new facilities on Lot 22.

This DSP Amendment will also enhance pedestrian circulation throughout the site with the provision of sidewalks that are at least five (5) foot-wide directly adjoining the new proposed buildings. The Applicant has also strived to ensure connectivity between the separate use buildings as a component of a horizontal mixed-use development via the inclusion of striped crosswalks and American with Disabilities Act curb ramps, where appropriate, at major internal pedestrian access points.

(B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians. To fulfill this goal, the following guidelines should be observed:

(i) Loading docks should be oriented toward service roads and away from major streets or public view; and

(ii) Loading areas should be clearly marked and should be separated from parking areas to the extent possible.

RESPONSE: The Applicant acknowledges these design guidelines and notes that three (3) loading spaces, which are all twelve (12) feet-wide by thirty-three (33) feet-long are designated on the subject site. Two (2) loading spaces currently exist and are utilized for the existing office facility, whilst a third space is proposed to serve the contemplated future eating and drinking establishment, with drive-through service use. The loading spaces are oriented in a manner where they are screened from Sweitzer Lane, which is a collector roadway either through buildings or landscape buffering. Given the existing layout, the Applicant anticipates that the day care center for children use will also have access to two (2) of the existing loading spaces located on the side of the office facility on Lot 21, on an as needed basis, as both are within 200 feet of the primary building entrance.

(C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers. To fulfill this goal, the following guidelines should be observed:

(i) The location, number and design of driveway entrances to the site should minimize conflict with off-site traffic, should provide a safe transition into the parking lot, and should provide adequate acceleration and deceleration lanes, if necessary;

(ii) Entrance drives should provide adequate space for queuing;

(iii) Circulation patterns should be designed so that vehicular traffic may flow freely through the parking lot without encouraging higher speeds than can be safely accommodated;

(iv) Parking areas should be designed to discourage their use as through-access drives;

(v) Internal signs such as directional arrows, lane markings, and other roadway commands should be used to facilitate safe driving through the parking lot;

(vi) Drive-through establishments should be designed with adequate space for queuing lanes that do not conflict with circulation traffic patterns or pedestrian access;

(vii) Parcel pick-up areas should be coordinated with other on-site traffic flows;

(viii) Pedestrian access should be provided into the site and through parking lots to the major destinations on the site;

(ix) Pedestrian and vehicular circulation routes should generally be separated and clearly marked;

(x) Crosswalks for pedestrians that span vehicular lanes should be identified by the use of signs, stripes on the pavement, change of paving material, or similar techniques; and

(xi) Barrier-free pathways to accommodate the handicapped should be provided.

RESPONSE: The Applicant acknowledges these guidelines and notes that this DSP Amendment has proceeded to further increase the connectivity on the Property by providing five-foot

wide sidewalks adjoining the two (2) proposed buildings, in harmony with the existing office facility. The Applicant has also strived to ensure connectivity between the separate use buildings as a component of a horizontal mixed-use development via the inclusion of striped crosswalks and American with Disabilities Act curb ramps, where appropriate, at major internal pedestrian access points. The Applicant contends this sidewalk connectivity provided allows for ease of pedestrian access between lots and offers a continuous connection to Sweitzer Lane along the primary corridor of the ingress/egress easement between Lots 21 and 22.

As mentioned previously, access to the Property is proposed to remain from the two (2) existing site entrances on Sweitzer Lane. The northernmost entrance is located on Lot 21, whilst the southernmost entrance is located on Lot 22 with a designated cross access easement provided. As the contemplated entrances for the site already exist, the Applicant contends that ample circulation has been provided to facilitate the movement of vehicles throughout the site. All drive aisles contemplated for two-way vehicular use are at least twenty-four (24) feet-wide, safely allow for the movement of automobiles throughout the site. The future eating and drinking establishment will also utilize a drive-through service, with a single-lane for vehicular movement with adequate queuing capacity.

(3) Lighting.

(A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the site's design character. To fulfill this goal, the following guidelines should be observed:

(i) If the development is used at night, the luminosity, orientation, and location of exterior light fixtures should enhance user safety and minimize vehicular/pedestrian conflicts;

(ii) Lighting should be used to illuminate important on-site elements such as entrances, pedestrian pathways, public spaces, and property addresses. Significant natural or built features may also be illuminated if appropriate to the site;

(iii) The pattern of light pooling should be directed on-site;

(iv) Light fixtures fulfilling similar functions should provide a consistent quality of light;

(v) Light fixtures should be durable and compatible with the scale, architecture, and use of the site; and

(vi) If a variety of lighting fixtures is needed to serve different purposes on a site, related fixtures should be selected. The design and layout of the fixtures should provide visual continuity throughout the site.

RESPONSE: The Applicant acknowledges these guidelines and has provided a photometric plan as a component of this DSP Amendment, illustrating the fixture details and location of new lighting facilities. All proposed new lighting will utilize full cut-off LED fixtures, which provide adequate illumination for site circulation and pedestrian safety. Lighting will be concentrated within the site to limit spill-over opportunities to adjacent sites, albeit that said properties are included within the same commercial park and do not contain incompatible uses. The photometric plan provided further illustrates that the day care center for children outdoor play area will have sufficient lighting for use of the facility during its intended hours of operation, which are between 7:00 AM and 9:00 PM.

(4) Views.

(A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.

RESPONSE: The Applicant has designed the subject Property layout to maintain and enhance the viewshed along Sweitzer Lane. While no public designated area is contemplated with this DSP Amendment application, the Applicant has sought to preserve the viewshed along the abutting collector roadway, identified as Sweitzer Lane. This preservation will occur through the installation of additional landscape buffering via shade trees on Lot 22in accordance with Section 4.2 of the Landscape Manual. This landscape buffering will tie in and be consistent and compatible with the existing material on Lot 21, which separates the office facility from the roadway. These landscape buffers will enhance the health, safety, and general welfare of the public and are inclusive of accepted crime prevention through environmental design (CPTED) practices.

The Applicant has demonstrated that the proposed architectural elevations for the day care center for children building will utilize elements that are consistent and compatible with the existing office facility. Such elements include the use of brick material, variations in exterior color, and installation of commercial storefront windows. The Applicant will also ensure that proposed architecture for the future eating and drinking establishment, with drive-through service, which will be evaluated with an additional DSP Amendment, will be of high quality and compatible with the surrounding structures to the maximum extent practicable. This high-quality architecture contemplated will ensure that viewsheds from the site to Sweitzer Lane are enhanced or protected through the preservation of fifteen percent (15%) of the existing woodlands in conformance with the latest 2024 Woodland and Wildlife Habitat Conservation Ordinance. The Applicant believes that this emphasis on urban design principles will create a sense of place that is compatible with the existing development but provides for increased best design practices.

(5) Green Area.

(A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use. To fulfill this goal, the following guidelines should be observed:

(i) Green area should be easily accessible in order to maximize its utility and to simplify its maintenance;

(ii) Green area should link major site destinations such as buildings and parking areas;

(iii) Green area should be well-defined and appropriately scaled to meet its intended use;

(iv) Green area designed for the use and enjoyment of pedestrians should be visible and accessible, and the location of seating should be protected from excessive sun, shade, wind, and noise;

(v) Green area should be designed to define space, provide screening and privacy, and serve as a focal point;

(vi) Green area should incorporate significant on-site natural features and woodland conservation requirements that enhance the physical and visual character of the site; and

(vii) Green area should generally be accented by elements such as landscaping, pools, fountains, street furniture, and decorative paving.

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

RESPONSE: The Applicant has provided green areas within the site design to complement the site uses in accordance with the Landscape Manual. These areas provide buffering and serve to reduce the urban heat island effect of the existing and proposed parking facilities.

The Applicant further acknowledges that the subject Property is located within the Bear Branch watershed, which is designated as a secondary corridor by the Master Plan. Bear Branch flows west to east towards the Chesapeake Bay. While no portion of Bear Branch is within the subject Property, the Applicant is still cognizant of pursuing measures to ensure its protection and minimize surface runoff. The Applicant further identifies that there are no streams, 100-year floodplain, wetlands, specimen trees, or significant forested areas on the Property (and therefore no significant regulated environmental features on this property). A revision to the natural resource inventory plan (NRI-057-2022-01) was approved on March 10, 2025, and illustrates all of the existing environmental features on the site, which are limited to minor woodland areas primarily on the western portion of the Property. This Property proposes to minimize surface runoff through the preservation of a significant component of existing woodlands, fifteen percent (15%) in accordance with the 2024 Woodland and Wildlife Habitat Conservation Ordinance through a TCP2, and stormwater

management, through a revised site development concept plan, SIT-00074-2025, which was approved by DPIE. SIT-00074-2025 includes a mixture of micro bioretention basins, grass swales, and bio swales to ensure the site can accommodate the additional proposed impervious area.

The Applicant also demonstrates that this DSP Amendment meets the requirements of the Tree Canopy Coverage Ordinance and the Landscape Manual via a landscape plan and aforementioned TCP2. These development plans illustrate that ample vegetation (both existing and proposed) is present to demonstrate conformance to the applicable requirements of the Landscape Manual and Tree Canopy Coverage Ordinance, allowing for the DSP to preserve the aforementioned woodlands to the maximum extent practicable.

(6) Site and Streetscape Amenities.

(A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site. To fulfill this goal, the following guidelines should be observed:

(i) The design of light fixtures, benches, trash receptacles, bicycle racks and other street furniture should be coordinated in order to enhance the visual unity of the site;

(ii) The design of amenities should take into consideration the color, pattern, texture, and scale of structures on the site, and when known, structures on adjacent sites, and pedestrian areas;

(iii) Amenities should be clearly visible and accessible, and should not obstruct pedestrian circulation;

(iv) Amenities should be functional and should be constructed of durable, low maintenance materials;

(v) Amenities should be protected from vehicular intrusion with design elements that are integrated into the overall streetscape design, such as landscaping, curbs, and bollards;

(vi) Amenities such as kiosks, planters, fountains, and public art should be used as focal points on a site; and

(vii) Amenities should be included which accommodate the handicapped and should be appropriately scaled for user comfort.

RESPONSE: The Applicant has provided a site plan and landscape plan as components of the DSP Amendment, which addresses the aforementioned design guideline. The required site and streetscape amenities have been provided in close proximity to the proposed buildings or sidewalk infrastructure, with all landscape requirements being met from the Landscape Manual. Additionally,

as stated previously, the Applicant is providing ample pedestrian connections to the surrounding neighborhood and roadway network with this development proposal, as illustrated on the provided site plan.

(7) Grading.

(A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts. To fulfill this goal, the following guidelines should be observed:

(i) Slopes and berms visible from streets and other public areas should appear as naturalistic forms. Slope ratios and the length of slopes should be varied if necessary to increase visual interest and relate manmade landforms to the shape of the natural terrain;

(ii) Excessive grading of hilltops and slopes should be avoided where there are reasonable alternatives that will preserve a site's natural landforms;

(iii) Grading and other methods should be considered to buffer incompatible land uses from each other;

(iv) Where steep slopes cannot be avoided, plant materials of varying forms and densities should be arranged to soften the appearance of the slope; and

(v) Drainage devices should be located and designed so as to minimize the view from public areas.

RESPONSE: The Applicant notes that the Property is an infill site and a portion of the site has been previously graded. Any additional grading that could be necessary to develop the project in the manner contemplated will be minimized to the extent possible. The contemplated stormwater management system, identified within SIT-0074-2025, is consistent with the existing development and has been expanded to accommodate the proposed square footage increase considered with this DSP Amendment. SIT-0074-2025 was approved by DPIE on July 7, 2025, to facilitate the construction of stormwater facilities on the Property to accommodate the contemplated development and as such has been included as a component of the DSP Amendment submission.

(8) Service Areas.

(A) Service areas should be accessible, but unobtrusive. To fulfill this goal, the following guidelines should be observed:

(i) Service areas should be located away from primary roads, when possible;

(ii) Service areas should be located conveniently to all buildings served;

(iii) Service areas should be effectively screened or enclosed with materials compatible with the primary structure; and

(iv) Multiple building developments should be designed to form service courtyards which are devoted to parking and loading uses and are not visible from public view.

RESPONSE: The Applicant notes that the existing and proposed loading space service areas have been designed to be screened from Sweitzer Lane, the abutting collector roadway, to the maximum extent practicable in accordance with the Landscape Manual. In addition to these loading spaces, the Applicant has also provided the location and site details for two dumpster pad and trash enclosures. These enclosures will utilize six-foot-tall board-on-board fence structures to adequately screen the facilities from the remainder of the site. Additionally, concerning the future eating and drinking establishment use, the Applicant will ensure that any deliveries are completed outside of standard business operating hours to the maximum extent practicable to allow for the separation of vehicle types on the site.

(9) Public Spaces.

(A) A public space system should be provided to enhance a large-scale commercial, mixed-use, or multifamily development. To fulfill this goal, the following guidelines should be observed:

(i) Buildings should be organized and designed to create public spaces such as plazas, squares, courtyards, pedestrian malls, or other defined spaces;

(ii) The scale, size, shape, and circulation patterns of the public spaces should be designed to accommodate various activities;

(iii) Public spaces should generally incorporate sitting areas, landscaping, access to the sun, and protection from the wind;

(iv) Public spaces should be readily accessible to potential users; and

(v) Pedestrian pathways should be provided to connect major uses and public spaces within the development and should be scaled for anticipated circulation.

RESPONSE: The Applicant notes that the site design guideline is not relevant for the subject Property as it is **not** a large-scale commercial, mixed-use, or multifamily development that requires public space. Nevertheless, as part of the prior conditions of approval, the Applicant has provided pedestrian pathways between lots to increase the connectivity of site to surrounding properties.

(10) Architecture.

(A) When architectural considerations are referenced for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with a unified, harmonious use of materials and styles.

(B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.

(C) These guidelines may be modified in accordance with Section 27-277.

RESPONSE: The Applicant has designed the DSP Amendment to ensure the proposed facilities on Lot 22 are compatible with the existing office building on Lot 21and the adjacent commercial park uses. The layout, scale, and architecture of the proposed day care center for children facility provides an attractive design that is consistent and compatible with the existing site. This architecture includes the utilization of full brick in two (2) colors with glass doorways and commercial storefront windows that are in harmony with the existing office building on Lot 21. This architecture will also include façade variations via the use of raised parapets over all entrance doorways with one brick color whilst the remainder of the building is in a separate brick color in a repeatable pattern. An outdoor play area which contains approximately 7,500 square feet is included at the rear of the day care center for children facility. The outdoor play area will consist of turf surrounded by an approximate six (6) foot-high board-on-board fence with one (1) play yard gate. Children will be able to access the play area by directly exiting the rear of the day care center facility. This outdoor play area will include playground equipment with designated fall zones that are protected by pour in place rubber matting. This equipment will include active play elements such as slides, ladders, and interactive elements that allow for children to engage in creative, safe activities. This outdoor play area will also include sufficient lighting to illuminate the activity zone with fixtures that contain full cut-off optic features. The outdoor play area will be further surrounded by existing trees in the adjacent woodland conservation area with associated shade structures and benches, to afford protection from the sun during the warmer months.

While no architecture for the future eating and drinking establishment, with drive-through service, is proposed with this DSP Amendment, the contemplated site layout is demonstrated with one (1) drive-through lane. This site layout illustrates that the majority of off-street surface parking will be screened by the proposed facility with five (5) foot-wide sidewalks providing access to all contemplated site entrances and stripped crosswalks at major internal pedestrian access points. A future DSP Amendment will then be filed with M-NCPPC to approve the architectural elevations for

the impending tenant for this future eating and drinking establishment, with drive-through service use.

In addition to the contemplated new facilities, this DSP Amendment also considers the construction of two (2) separate freestanding signs on Lot 22 in addition to the existing signage on Lot 21. As the subject site is within the prior I-3 Zone, the Property is regulated by these standards in Part 12 of the Zoning Ordinance. As such, the Applicant is requesting the approval of a companion DSDS with this DSP Amendment. However, a description of the architectural detail of the signage is provided below for review in accordance with this guideline. Demonstration of the criteria for approval of the companion DSDS for regulations associated with the contemplated signage are provided herein as a component of this statement of justification.

The first proposed sign is identified as the "Konterra Drive Sign." This proposed signage is located in close proximity to the intersection of Konterra Drive and Sweitzer Lane, with visibility from said key juncture being the primary rationale for its installation. The sign consists of a brick base with the structure above utilizing metal paneling in a manner that is compatible with the existing freestanding monument signage for Lot 21.

The second proposed sign is identified as the "Sweitzer Lane Sign." This proposed signage is located in close proximity to the southernmost entrance of the site on Sweitzer Lane, which is shared between Lots 21 and 22. The sign consists of a brick base with the structure above utilizing metal paneling in a manner that is compatible with the existing freestanding monument signage for Lot 21.

Lastly, the Applicant has also proposed locations on the day care center for children facility on Sheet 9 of the DSP plan set, wherein building mounted signage may be installed. These locations have been strategically chosen to be placed on the front façade facing the parking area and front door locations of the facility as illustrated on the DSP. In accordance with Part 12 of the prior Zoning Ordinance, attached building signage is permitted in the I-3 Zone subject to Section 27-613(a) through (e). The Applicant would note the following in reference to the standards within Section 27-613(a) through (e) concerning the I-3 Zone.

Section 27-613(a)

According to Section 27-613(a)(2), the Applicant is eligible to place attached signage on any side of the structure provided it is deemed appropriate by the Planning Board and meet the height regulations. In this instance, the Applicant would respectfully request that the Planning Board deem the signage placement facing the internal drive-aisle (driveway) appropriate as this side of the building is the front façade and will welcome users to the facility via several entry doors. Opportunities to provide signage in these locations are then in harmony with the purposes of the prior Zoning Ordinance, including Part 12. The proposed signage specifically will **not** detract from the scenic qualities of the landscape or development, since it will be oriented away from the public view of Sweitzer Lane. Instead, the contemplated freestanding signage will be accessible to the public view, while the proposed attached signs will serve as identification for users upon entry to the

employment site. Therefore, this regulation is met.

Section 27-613(b)

According to Section 27-613(b)(2), the Applicant is eligible to place mounted signage with a height does not extend above the lowest point of the roof of the building to which it is attached. In this case the lowest point of the roof of the building is fifteen (15) feet and no proposed mounted signage exceeds this height. Therefore, this regulation is met.

Section 27-613(c)

According to Section 27-613(c)(4), the area of proposed building mounted signage is restricted to be not more than one (1) square foot for each one (1) linear foot of width if the façade in which the signs will be placed faces a street. However, in this instance the proposed front façade where the signage is proposed faces an internal drive-aisle (driveway) which effective functions as the "street" for this development. As such, the building mounted sign area allowed for the day care center is 170 linear feet, given the width of the front façade that faces the internal driveway as described within Sheet 4 of the DSP plan set.

Section 27-613(d)

The Applicant would note that Section 27-613(d) applies only to projecting signs, which are not proposed with this project. Therefore, this regulation is not applicable to the development of this site.

Section 27-613(e)

According to Section 27-613(e), wall-mounted signage shall either be designed as part of the architecture of a building or approved as an element of the proposed development of the lot. In this instance, the proposed signage is conceptual at this time, but the bulk regulations of the proposed locations are in harmony with these regulations and would not exceed the area requirements if the façade were to be deemed to face Sweitzer Lane. The signage is further expected to incorporate elements of the public-viewing freestanding signs, to the maximum extent practicable, including items such as color, material, and architectural style, to facilitate a consistent design throughout the employment center.

(11) Townhouses and Three-Family Dwellings.

(A) Open space areas, particularly areas separating the rears of buildings containing townhouses, should retain, to the extent possible, single or small groups of mature trees. In areas where trees are not proposed to be retained, the applicant shall demonstrate to the satisfaction of the Planning Board or

the District Council, as applicable, that specific site conditions warrant the clearing of the area. Preservation of individual trees should take into account the viability of the trees after the development of the site.

(B) Groups of townhouses should not be arranged on curving streets in long, linear strips. Where feasible, groups of townhouses should be at right angles to each other, and should facilitate a courtyard design. In a more urban environment, consideration should be given to fronting the units on roadways.

(C) Recreational facilities should be separated from dwelling units through techniques such as buffering, differences in grade, or preservation of existing trees. The rears of buildings, in particular, should be buffered from recreational facilities.

(D) To convey the individuality of each unit, the design of abutting units should avoid the use of repetitive architectural elements and should employ a variety of architectural features and designs such as roofline, window and door treatments, projections, colors, and materials. In lieu of this individuality guideline, creative or innovative product design may be utilized.

(E) To the extent feasible, the rears of townhouses should be buffered from public rights-of-way and parking lots. Each application shall include a visual mitigation plan that identifies effective buffers between the rears of townhouses abutting public rights-of-way and parking lots. Where there are no existing trees, or the retention of existing vegetation is not practicable, landscaping, berming, fencing, or a combination of these techniques may be used. Alternatively, the applicant may consider designing the rears of townhouse buildings such that they have similar features to the fronts, such as reverse gables, bay windows, shutters, or trim.

(F) Attention should be given to the aesthetic appearance of the offsets of buildings.

RESPONSE: The Applicant notes that this site design guideline is **not** relevant to this DSP Amendment application (DSP-98039-04) as no residential townhouse or three-family dwelling uses are proposed on the subject site.

Compliance with Evaluation Criteria 27-285 Planning Board Procedures

(b) Required findings for Detailed Site Plans

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

RESPONSE: The Applicant respectfully requests that the Planning Board find that the DSP Amendment application represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without subtracting substantially from the utility of the proposed development for its intended use as analyzed above in Section 27-283. The Applicant contends that the DSP Amendment has been designed in accordance with the relevant site design guidelines and the regulations of the prior I-3 Zone as demonstrated herein.

(2) The Planning Board shall also find that the Detailed Site Plan is in general conformance with the approved Conceptual Site Plan (if one was required).

RESPONSE: The Applicant notes that a CSP is required for development in the prior I-3 Zone per Section 27-471(d) of the Zoning Ordinance. In conformance with this requirement, the Applicant notes that the Property is subject to a Conceptual Site Plan, which was approved by the Planning Board on September 12, 1985 (CSP-85072) for the MD 95 Corporate Park (PGCPB Resolution No. 85-282) with two (2) conditions that are not applicable to the review of this DSP Amendment application. Following this approval, on February 13, 1986, the Planning Board approved an amendment to Conceptual Site Plan (CSP-85072) for the MD 95 Corporate Park, known as CSP-85106 (PGCPB Resolution No. 86-44) with one (1) condition that is not applicable to the review of this DSP Amendment application. CSP-85106 and its general notes (specifically General Note 10) indicate that the subject site is eligible to proceed with a DSP Amendment without requiring a revision to the latest CSP approval (CSP-85072-01). General Note 10 specifically indicates that the uses permitted within CSP-85106 (which is the most recent CSP Amendment that is publicly available) are all those identified in the I-3 Zone of the prior Prince George's County Zoning Ordinance. An amendment to CSP-85072 (known as the -01 amendment), for which no approved plans are publicly available, was approved by the Planning Director on May 28, 2002, to allow a land swap between the existing Lot 10 and the adjacent Lot 1, which was subject to a separate CSP. This land swap was reviewed at a Director Level and thus extremely limited in scope. Therefore, based on the last CSP reviewed by the Planning Board with publicly available approved plans, the provision of a day care center for children and an eating and drinking establishment, with drive-through service, are both eligible to be developed on the subject site as these uses are permitted by right in the prior I-3 Zone without an additional amendment to CSP-85072 per General Note 10 in CSP-85106. Circulation provided within this DSP Amendment is also in harmony with the CSP as the development lotting pattern maintains access to the site via Sweitzer Road (identified as the referenced "proposed collector road" within the CSP), which is consistent and compatible with this previous approval. Furthermore, the CSP did not propose a strict gross floor area (GFA) restriction for the entirety of the site.

(3) The Planning Board may approve a Detailed Site Plan for Infrastructure if it finds that the plan satisfies the site design guidelines as contained in Section 27-274, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.

RESPONSE: A Detailed Site Plan for Infrastructure is not proposed for the subject site. Therefore, this standard does **not** apply.

(4) The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

RESPONSE: The Applicant requests that the Planning Board find that this DSP Amendment preserves and/or restores regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5). The Applicant notes there are no streams, 100-year floodplain, wetlands, specimen trees, or significant forested areas on the Property (and therefore no significant regulated environmental features on this property). A revision to the natural resource inventory plan (NRI-057-2022-01) was approved on March 10, 2025, and illustrates all the existing environmental features on the site, which are limited to minor woodland areas primarily on the western portion of the Property. Further, a proposed site development concept plan (SIT-00074-2025) was approved by DPIE and illustrates the stormwater management facilities contemplated to support the addition of 14,750 square feet of nonresidential improvements on the site. . In addition to the NRI and site development concept plan, the Applicant has also provided a TCP2 with this DSP submission, which is in harmony with the approved TCP1 (TCP1-006-2025), which was evaluated in companion with 4-24037 by the Planning Board. This TCP2 notes that the Applicant provides the fifteen percent (15%) woodland conservation threshold (1.37 acres) entirely on-site in conformance with the 2024 Woodland and Wildlife Habitat Conservation Ordinance. The Applicant further demonstrates that this DSP Amendment meets the requirements of the Tree Canopy Coverage Ordinance and the Landscape Manual via a landscape plan and aforementioned TCP2. When reviewed in their entirety these development plans illustrate that ample vegetation (both existing and proposed) is present to demonstrate conformance to the applicable requirements of the Landscape Manual and Tree Canopy Coverage Ordinance, allowing for the DSP to preserve the aforementioned woodlands to the maximum extent practicable.

VII. DEPARTURE FROM SIGN STANDARDS (DSDS-25001)

A DSDS (DSDS-25001) is proposed to request relief from the Part 12 Standards of the prior Zoning Ordinance for signage height and area in the I-3 Zone. In this instance, the Applicant is pursuing the addition of two (2) separate freestanding signs on Lot 22 and seeks to maintain the approval of the existing signage on Lot 21. Only two modifications to the Part 12 Standards of the

prior Zoning Ordinance are requested with this DSDS, specifically regarding the height of one sign on Lot 22 and the area of signage for the existing monument on Lot 21.These signs (both existing and proposed) are necessary to identify the uses on the Property that are contemplated with this DSP Amendment. The Applicant adamantly believes that the signage is necessary to overcome conditions unique to the Property and to properly advertise the proposed uses on the Property given its proximity to I-95, MD-200, and Konterra Drive. The existing office building has a significant tenant vacancy rate, and thus it is necessary to introduce ancillary nonresidential uses to bring amenities to the site and to help attract future office tenants. To that end, the proposed signage in this DSP is needed to support and identify the nonresidential uses in this DSP Amendment (which will, in turn, help support and activate the occupancy of the existing office building), and meets the requirements of the decision standards for a DSDS as described herein. This DSDS is requested to be heard by the Planning Board in companion to DSP Amendment, DSP-98039-04.

The first proposed sign is identified as the "Konterra Drive Sign." This proposed signage is located in close proximity to the intersection of Konterra Drive and Sweitzer Lane, with visibility from said key juncture being the primary rationale for its installation. The sign consists of a brick base with the structure above utilizing metal paneling in a manner that is compatible with the existing freestanding monument signage located on Lot 21.

The **first** requested modification to the I-3 Zoning requirements is to permit a sign height that exceeds the base regulation for development in the prior I-3 Zone. This regulation which is identified in Section 27-614(b)(1), is that the height of all freestanding signs in the I-3 Zone shall not be greater than the lowest point of the roof of any building in the employment park. As demonstrated by the architectural details provided for the day care center for children facility, this building represents the lowest roof point within the employment park. The maximum permitted building height for all freestanding signage is then equivalent to lowest point of the roof, which is fifteen (15) feet. As the contemplated height of the proposed sign is thirty (30) feet, the top of the sign exceeds the maximum height standard by fifteen (15) feet. The area of this signage has been designed to meet the requirements of the I-3 Zone, given the "perceived" property street frontage on Konterra Drive and Sweitzer Lane. Demonstration of the criteria for approval of the companion DSDS to allow for a modification of the height associated with this first proposed sign are provided herein as a component of this statement of justification.

The second proposed sign is identified as the "Sweitzer Lane Sign." This proposed signage is located in close proximity to the southernmost entrance of the site on Sweitzer Lane, which is shared between Lots 21 and 22. The sign consists of a brick base with the structure above utilizing metal paneling in a manner that is compatible with the existing freestanding monument signage on Lot 21 and as demonstrated herein, meets the requirements of the I-3 Zone, given the property frontage on Sweitzer Lane and signage height less than fifteen (15) feet. Therefore, no departures are necessary for this second sign on Lot 22.

The **second or last** component of the companion DSDS is a request to maintain the existing signage or "Existing Sign" on Lot 21, which was previously approved with the Property via DSP-

98039-03. As previously noted, the architecture of this freestanding signage includes a brick base with metal paneling for listing businesses occupying the facility above. The previous DSP revision noted that when evaluating the entire frontage of existing Lot 20, the approved signage did not exceed the height or area requirements. While previously approved, this signage has been included in this companion DSDS application as the signage area permitted for a site with a roadway frontage of approximately 441.7 linear feet (as Lot 20 has now been subdivided via 4-24037) identified by Section 27-614(c)(4), exceeds the maximum allowable by 5.8 square feet or 5.8 percent. This results in a maximum signage area of 88.3 square feet whilst 94.1 square feet is proposed. The height standard of fifteen (15) feet is not proposed to be exceeded with this existing signage.

The criteria for approval of a DSDS are provided below in accordance with Section 27-239.01 of the prior Zoning Ordinance and analyzed below. The requested departures are also illustrated within the below signage schedule for Lots 21 and 22.

SIGNAGE CALCULATIONS

LOT	SIGN	ROAD FRONTAGE (lf)	SIGNAGE AREA ALLOWED (sf)[1]	SIGNAGE AREA PROPOSED (sf)	DEPARTURE REQUIRED FOR AREA[3]	SIGN HEIGHT ALLOWED (ft)[2]	SIGN HEIGHT PROPOSED (ft)	DEPARTURE REQUIRED FOR HEIGHT[3]
LOT 22	KONTERRA DR (DETAIL 1)	464 (*PERCEIVED*) (286 (SWEITZER) + 178 (KONTERRA))	92.8	90.0 (74.4+15.6)	NO	15'-0"	30'-0"	**YES**
LOT 22	SWEITZER LANE (DETAIL 2)	173.5	34.7	34.4 (26.1+8.3)	NO	15'-0"	10'-0"	NO
LOT 21	EXISTING (DETAIL 3)	441.7	88.3	94.1 (74.7+19.4)	**YES**	15'-0"	12'-3"	NO

NOTES:

1. PER SECTION 27-614(c), IN THE I-3 ZONE, THE AREA OF THE SIGN SHALL BE NOT MORE THAN ONE(1) SQUARE FOOT FOR EACH FIVE (5) LINEAL FEET OF STREET FRONTAGE ALONG THE STREET ON WHICH THE SIGN FACES.

2. PER SECTION 27-614(b), HEIGHT OF FREESTANDING SIGNS IN I-3 ZONE SHALL NOT BE GREATER THAN THE LOWEST POINT OF THE ROOF OF ANY BUILDING IN THE EMPLOYMENT PARK.
   - LOWEST BLDG IS LOT 22 DAYCARE (BLDG HEIGHT = 15'-0")

3. DEPARTURE DSDS-25001 APPROVED WITH DSP-98039-04 FOR KONTERRA DRIVE SIGN HEIGHT AND EXISTING SIGN AREA.

Section 27-239.01. – Departures from Design Standards

(a) Authorization, Planning Board and Planning Director

(1) A departure from the design standards contained in PART 11 or PART 12 of this Subtitle or contained in the Landscape Manual may be permitted by the Planning Board or Planning Director, if authorized, in accordance with the provisions of this Section.

RESPONSE: The Applicant acknowledges this statement and notes that a DSDS is requested from four standards of Part 12 regarding freestanding signage requirements in the prior I-3 Zone, specifically regarding height and area regulations. The Applicant is requesting the approval of DSDS-25001 companion to DSP Amendment DSP-98039-04 to be heard by the Planning Board.

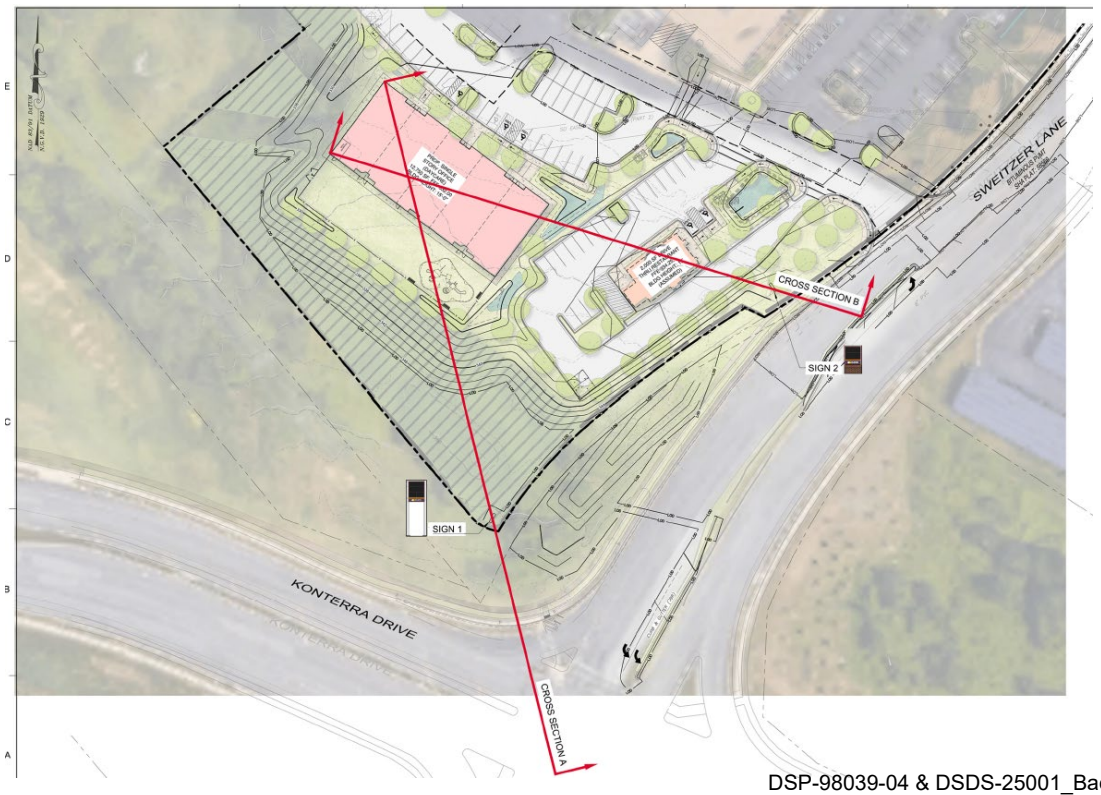
(b) Procedures

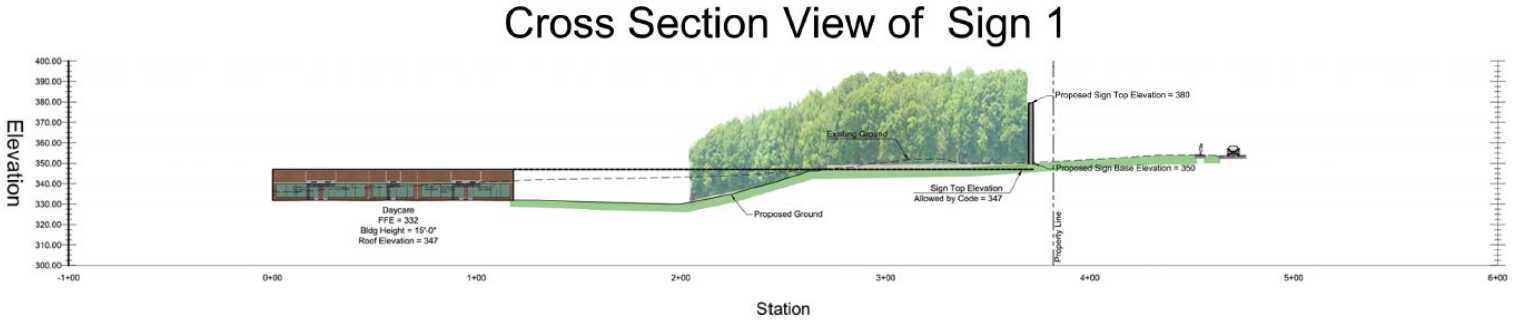
(7) Required Findings

(A) In order for the Planning Board to grant the departure, it shall make the following findings:

(i) The purposes of this Subtitle will be equally well or better served by the applicant's proposal;

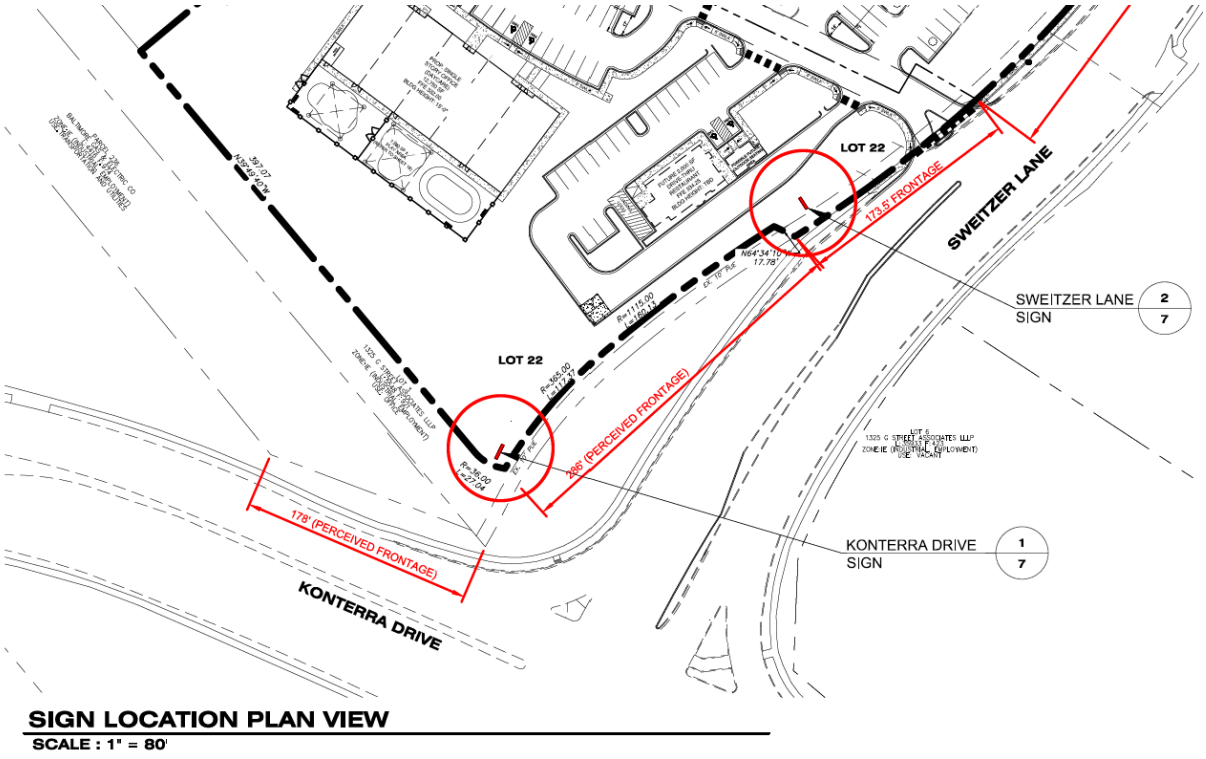
RESPONSE: The Applicant contends that the contemplated departures from the Part 12 standards for freestanding monument signs, specifically regarding signage height and area, do not hinder the purposes of the prior Zoning Ordinance nor I-3 Zone. An analysis of how this proposed DSP Amendment conforms to the purposes of the prior I-3 Zone is included herein within pages 36 and 37 of this statement of justification. The Applicant would note that the principal goal of the I-3 zoning designation is the creation of commercial employment parks that are successful and contain a mixture of use types. The Applicant contends that the contemplated signage departures for the "Konterra Drive Sign" and "Existing Sign" are necessary to allow for the successful implementation of the institutional and commercial uses on the Property, given the distance between the subject site and Konterra Drive, which is an arterial roadway and major intersection. An exhibit identified as "EXHB-SIGN SECTIONS" was prepared by the Applicant to illustrate the topographic challenges between the establishment of the minimum height elevation, which is set by the height of the day care center for children facility on Lot 22, and the distance and vegetation present between the signage, especially concerning the "Konterra Drive Sign". Shown below is a cross section of the "Konterra Drive Sign" that illustrates the topographical challenges in relation to the development of the site, given the difference in elevation between the roadway and the location of the site where the day care center for children is contemplated.





Additionally, in this instance, another lot (known as Lot 3) and SHA right-of-way, separate the Property from the intersection, creating a scenario wherein the western portion of the site only has limited frontage on Sweitzer Lane and Konterra Drive, despite its proximity, due primarily to the Lot 3 flag lot configuration. Therefore, in its analysis the Applicant, in addition to calculating the actual on-site frontage of Lot 22 along Sweitzer Lane, has calculated the "perceived" frontage of the site. This perceived frontage was calculated by noting the portions of Lot 22 along public roadways that are separated by properties while still being within close proximity of the edge of the rights-of-way. This perceived frontage includes 284 linear feet on Sweitzer Lane and 178 linear feet on Konterra Lane, as illustrated by the signage exhibit provided within the DSP submission on Sheet 7 of the DSP Plan Set and denoted below. The contemplated number of signs and their specific areas and heights as analyzed above are necessary to ensure the successful implementation of these new proposed uses within the existing commercial employment park.

Perceived Lot 22 Roadway Frontage



Furthermore, a departure for the signage area is necessary to avoid the unnecessary hardship that would occur if the Applicant were to be required to remove the "Existing Sign", which minimally exceeds the maximum signage area by 5.8 square feet or 5.8 percent. The existing freestanding sign and its regulations were determined to meet the purposes of the prior Zoning Ordinance and I-3 Zone by the previous approvals (specifically regarding DSP-98039-03) as identical standards were contemplated. However, a departure was not required based on the greater height of the existing office facility and the roadway frontage of the entirety of Lot 20 being 615 linear feet (which equates to the permission of 123 square feet of signage area). Yet, as the Applicant has established a new lotting pattern for the site, a departure is now required to permit the existing signage area to be maintained with this DSP Amendment. Through the review process the Applicant has coordinated with M-NCPPC staff to reduce the height and signage area of the third sign, known as the "Sweitzer Lane Sign". This has resulted in the signage area and height conforming with the regulations of the Zoning Ordinance and thus a departure no longer being required. The Applicant would therefore contend that the two remaining departure requests concerning the height of the "Konterra Drive Sign" and a maximum area of the "Existing Sign" will not impair the adjacent compatible institutional and commercial uses. The Applicant would further note that no incompatible uses (such as residential dwellings) are adjacent to this subject site in the neighborhood and thus said signage departures would not impair the integrity of the surrounding community.

(ii) The departure is the minimum necessary, given the specific circumstances of the request;

RESPONSE: The Applicant contends that the requested departures are the minimum necessary for the development of the contemplated commercial and institutional uses on the subject Property. The contemplated signs are needed to identify the uses on the Property, especially the newly proposed commercial uses as part of the DSP Amendment. The Applicant adamantly believes that the signage proposed is necessary to overcome unique circumstances on the Property (i.e. topography and the impact of the abutting Lot 3 boundary creating a "perceived" frontage along Konterra Drive) and activate the uses on the Property given its proximity to I-95, MD-200, and Konterra Drive. The existing office building has a significant tenant vacancy rate, and it is necessary to introduce ancillary commercial uses to bring amenities to the site and to help attract future office tenants. To that end, the proposed signage is necessary to support and identify the commercial uses in this DSP Amendment (which will, in turn, help support and activate the occupancy of the existing office building). An illustration of the topographical challenges illustrated on the subject site are reflected in the previously mentioned exhibit titled "EXHB-SIGN SECTIONS".

Regarding the "Konterra Drive Sign," the thirty (30)-foot height was specifically chosen based on the elevation of the intersection between Konterra Drive and Sweitzer Lane (which is higher than the subject site) and the presence of dense and tall vegetation within the SHA right-of-way necessitates these dimensions to allow for visibility of the signage. This vegetation is proposed to be maintained with this application to facilitate conformance with the Woodland and Wildlife Habitat Conservation Ordinance, maintaining a dense area of woodland within the site. The photograph below illustrates the current conditions of the intersection of Sweitzer Lane and Konterra Drive while providing a rendering of the proposed thirty (30)-foot sign. This height is thus the minimum necessary

as any further reduction would result in the inability to legibly and safely view the sign given the 40 mile per hour speed limit on Konterra Drive. This proposed signage height therefore allows the site to accurately utilize its frontage on Konterra Drive to activate a property that otherwise would not be visible from the intersection due to the topographic and arbitrary boundary features resulting from the design of Lot 3.

Photograph of the Intersection of Konterra Drive and Sweitzer Lane From December 2025 with the Proposed Rendered 30-Foot Freestanding Sign



Regarding the "Existing Sign", the Applicant contends that the departure of 5.8 square feet of signage area is the minimum necessary as the contemplated sign already has been constructed and thus cannot be altered without significant and excessive time, design, and cost hardships Without this departure, the Applicant would not be able to maintain the existing sign based on the approval of the lotting pattern established with 4-24037 by the Planning Board via PGCPB Resolution No. 2025-042. This lotting pattern was specifically established to utilize the secondary southern access point as the logical boundary between Lots 21 and 22. The ability to provide additional street frontage on Sweitzer Lane for Lot 21 is therefore not possible and thus the minimum 5.8 square foot departure is necessary to allow for the preservation of the existing sign on the Property.

The Applicant would further note that if the Lots were to be evaluated together, the proposed increase in square footage would be reduced further from 5.8 percent larger than the total permitted for Lot 21 to 2.7 percent larger. This increase however, from the maximum permitted standard remains necessary to avoid an unnecessary hardship for the Applicant while continuing to activate the site along Konterra Drive and Sweitzer Lane. The schedule below illustrates the comparison of the height and area requirements of the prior I-3 Zone and the different evaluations if Lots 21 and 22 were examined separately (as contemplated herein) or together.

Evaluation of the Proposed Freestanding Signage in Accordance with the Requirements of the Prior I-3 Zone

Requirements for the I-3 Zone			Permitted	Provided	Evaluation 1 (each lot based)	Evaluation 2 (both Lots Combined)
Height	Section 27-614(b)(1) Not greater than the lowest point of the roof of any building in the employment park	Among the three buildings, the proposed daycare center is the lowest building (no greater than 15 ft.).	Max. 15 feet	Existing sign: 12 ft.- 3 in.	Compliance	Compliance
				Sweitzer Ln. sign: 12 ft. - 3 in.	Compliance	Compliance
				Konterra Dr. sign: 30 ft	15' taller	15' taller
Area	Section 27-614(c)(4) The area of the sign shall be not more than one (1) square foot for each five (5) lineal feet of street frontage along the street on which the sign faces	Lot 21: 441.7 LF.	88.3 sf	Existing sign: (74.7+19.4) 94.1 sf	5.8% larger	2.7% larger
		Lot 22: 173.5 LF.	34.7 sf	Sweitzer Ln. sign: (26.13+8.25) 34.4 sf	Compliance	
		Lot 22 Perceived: (286 (Sweitzer) + 178 (Konterra)) = 464 LF.	92.8 sf	Konterra Dr. sign: (74.4+15.6) 90.0 sf	Compliance	

(iii) The departure is necessary in order to alleviate circumstances which are unique to the site or prevalent in areas of the County developed prior to November 29, 1949;

RESPONSE: The Applicant contends that the requested departures are necessary based on the topographic and environmental features of the subject site.

Regarding the "Konterra Drive Sign," the departure for signage height is necessary given the elevation difference from the intersection of Konterra Drive and Sweitzer Lane and the subject site. If the intersection height was less varied and the large SHA right-of-way area with dense vegetation were not present (as shown within EXHB-SIGN SECTIONS" and illustrative rendering of the proposed sign above in finding ii) the Applicant could propose a sign with a lower height and thus a less significant signage area. However, given the environmental constraints of these features and the location of the woodlands on the western side of the site that are proposed for preservation, the Applicant considered a solution that would allow for the desired signage visibility without large scale grading or infrastructure improvements that would result in the reduction of tree canopy. This solution maintains the existing woodland area and allows the Applicant to receive its desired signage visibility to enhance the success of the multifaceted office park.

Regarding the "Existing Sign", the Applicant contends that the departure of 5.8 square feet or 5.8 percent above the maximum signage area standard is necessary to allow for the development of

the site with the lotting pattern established with the approval of 4-24037 by the Planning Board via PGCPB Resolution No. 2025-042. This lotting pattern was specifically established to utilize the secondary southern access point as the logical boundary between Lots 21 and 22. The ability to provide additional street frontage on Sweitzer Lane for Lot 21 is therefore not possible and thus the minimum 5.8 square foot departure is necessary to allow for the preservation of the existing sign on the Property. The unique circumstance in this case is the development of a multi-use office park with limited roadway frontage. As examined previously, the roadway frontage for the Property is significantly reduced by the neighboring Lot 3. If this frontage were considered, it is possible that the Applicant could meet the linear footage requirement associated with the signage area to maintain the "Existing Sign" on Lot 21 without the need for the filing of a departure.

(iv) The departure will not impair the visual, functional, or environmental quality or integrity of the site or the surrounding neighborhood.

RESPONSE: The Applicant contends that the proposed signage departures do not result in significant environmental degradation as the contemplated site design allows for preservation of at least 15% of the existing woodlands on-site in accordance with the 2024 Woodland and Wildlife Habitat Conservation Ordinance. Furthermore, the Property's location in an existing commercial employment park results in a neighborhood where freestanding signage is common to designate businesses. The signage height and area proposed will not impair the adjacent compatible institutional and commercial uses. The Applicant would further note that no incompatible uses (such as residential dwellings) are adjacent to this subject site in the neighborhood and thus said signage departures would not impair the integrity of the surrounding community.

(B) For a departure from a standard contained in the Landscape Manual, the Planning Board shall find, in addition to the requirements in paragraph (7)(A), above, that there is no feasible proposal for alternative compliance, as defined in the Landscape Manual, which would exhibit equally effective design characteristics.

RESPONSE: The Applicant acknowledges this requirement but notes it is **not** applicable to this departure request as no relief from the Landscape Manual is being sought with this DSP Amendment application.

SUMMARY OF DSDS REQUESTS:

Based on the analysis provided herein, the Applicant respectfully requests the approval of the following two (2) departure requests through DSDS-25001:

1. A departure of fifteen (15) feet for the signage height for the "Konterra Drive Sign."

2. A departure of 5.8 square feet or 5.8 percent for the signage area for the "Existing Sign."

VIII. TREE CANOPY COVERAGE REQUIREMENT

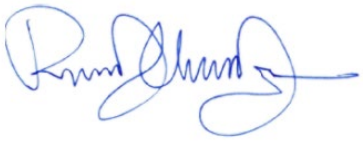
The Prince George's Tree Canopy Coverage Ordinance, Subtitle 25 Division 3, requires the preservation, maintenance, enhancement, and restoration of tree canopy coverage on developed and developing sites for the benefit of County residents and future generations. All activities that are subject to this Division will provide the tree canopy percentages listed in Table 1 of Section 25-128. As the Property is zoned IE, the site is required to provide a minimum of fifteen percent (15%) of the net tract area in tree canopy coverage. This requirement is demonstrated on the provided landscape plan, where the tree canopy coverage standard is met through a combination of existing woodlands and proposed new planting units.

IX. CONCLUSION

This DSP Amendment and companion DSDS application meets all requirements for approval set forth in the prior Zoning Ordinance as discussed herein. As such, the Applicant respectfully requests that the Planning Board approve DSP-98039-04 and DSDS-25001, which is being heard in companion with this DSP Amendment application.

Thank you in advance for your consideration of this DSP Amendment and companion DSDS. If you have any questions or comments, please do not hesitate to contact the undersigned.

Respectfully Submitted,



Robert J. Antonetti, Jr.

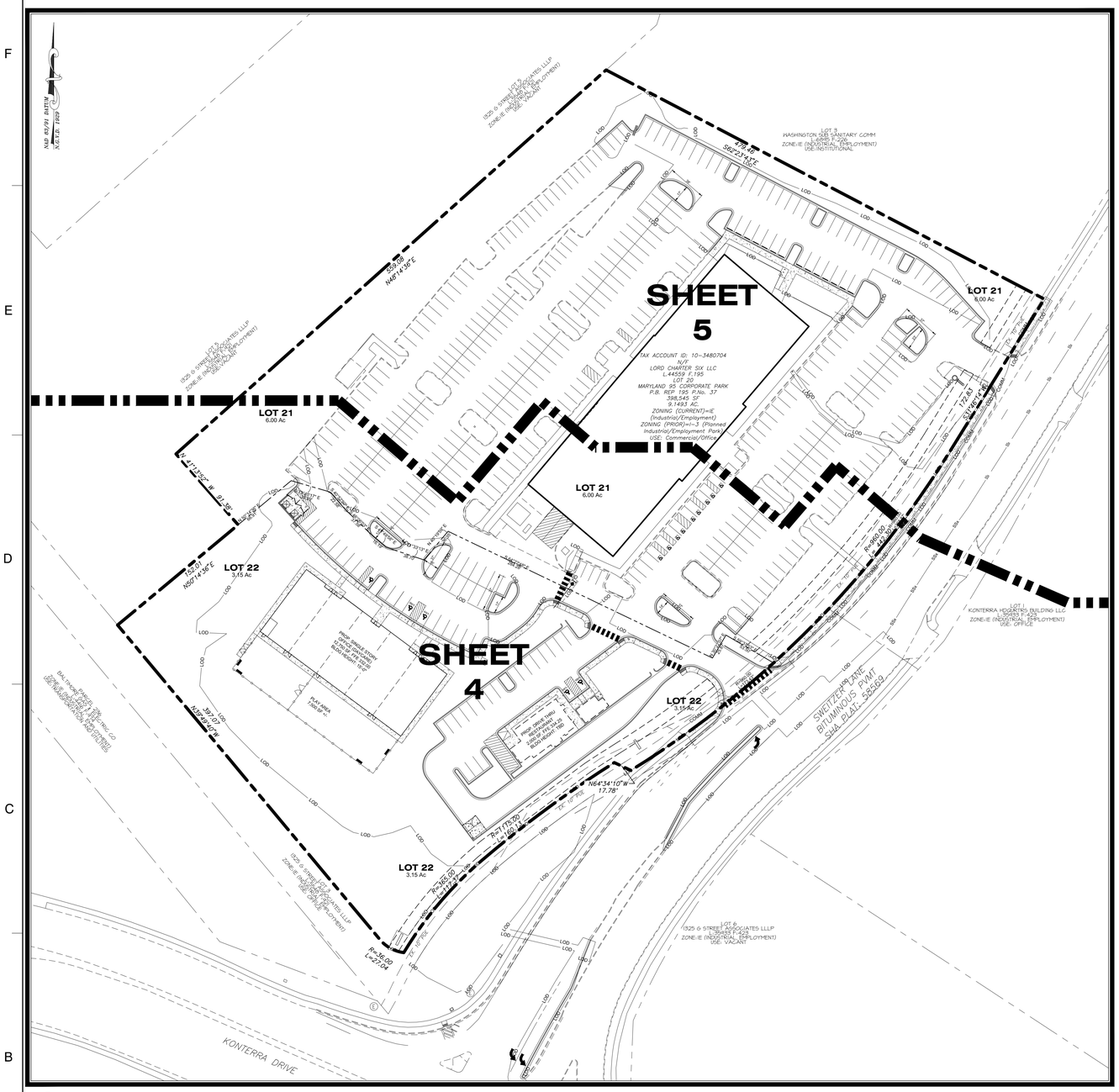
cc: Lord Charter Six, LLC
Rachel Leitzinger, P.E.
Michael Lenhart, P.E., PTOE

RJA/ats

N:\St._John_Properties\14400 Sweitzer Lane Applications -Lot 20 - Maryland Corporate Park\DSP-98039-04\SOJ\A-SOJ-DSP-98039-04 & DSDS-25001 (v.9).docx

MARYLAND 95 CORPORATE PARK, REDEVELOPMENT OF LOT 20

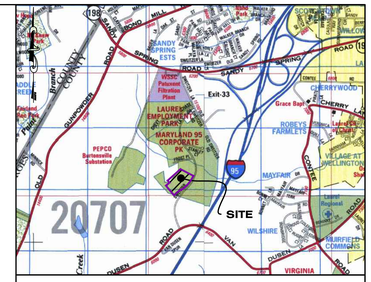
DETAILED SITE PLAN: DSP-98039-04



1/1 **LOCATION PLAN**
PLAN VIEW

GENERAL NOTES

1.	EXISTING PARCEL/LOT, DEED DESCRIPTION/LIBER FOLIO AND PLAT NUMBER	LOT 20 (PLATBOOK REP 195, PLAT 37, L:44559, F:195)
2.	TAX MAP, GRID	5-C4
3.	200-FOOT MAP REFERENCE (WSSC)	219NE06, 218NE06
4.	PURPOSE OF SUBDIVISION	OFFICE, COMMERCIAL (RESTAURANT), & INSTITUTIONAL (DAYCARE)
5.	PRIOR APPROVALS	- NRI-057-2022 - TCP2-114-98 - CSP-85106 (MD 95 CORPORATE PARK) - 4-85172 (MD 95 CORPORATE PARK) - DSP-98039 (PRIOR LOT 10 OF MD 95 CORPORATE PARK) - DSP-98039-01 (REVISED KONTERRA AT SWEITZER TO REMOVE 1.845 AC OF LOT 1 FROM APPROVED CSP-99025 TO REFLECT LAND SWAP BTWN LOT 1 AND FORMER LOT 10 IN MD 95 CORPORATE PARK) - DSP-98039-02 (APPROVED TO REFLECT LAND SWAP OF 1.845 AC WITH LOT 1 OF KONTERRA AT SWEITZER TO BE ADDED TO LOT 10 OF MD 95 CORPORATE PARK) - FINAL PLAT OF SUBDIVISION REP 195@37 (CREATED NEW LOT 20 FROM PRIOR LOT 10 OF MD 95 CORPORATE PARK AND 1.845 AC OF PRIOR LOT 1 OF KONTERRA AT SWEITZER - PPS 4-24037 - NRI-057-2022-01
6.	TOTAL ACREAGE, GROSS/NET AND BY ZONE	
	GROSS TRACT AREA:	9.15 AC
	100-YEAR FLOODPLAIN:	0.00 AC
	DEDICATIONS:	0.00 AC
	NET TRACT AREA:	9.15 AC
7.	NET DEVELOPABLE AREA OUTSIDE OF PMA (INDICATE CALCULATION AT 0 OR GREATER IF ANY)	9.15 AC (NO PMA)
8.	ACREAGE OF ENVIRONMENTAL REGULATED FEATURES (INDICATE CALCULATION AT 0 OR GREATER IF ANY)	0.00 AC
9.	ACREAGE OF 100-YEAR FLOODPLAIN (INDICATE CALCULATION AT 0 OR GREATER IF ANY)	0.00 AC
10.	TOTAL AREA CALCULATION IN SQUARE FEET (UNDER AN ACRE) OR ACRES	9.15 AC
11.	ACREAGE OF ROAD DEDICATION (INDICATE CALCULATION AT 0 OR GREATER IF ANY)	0.00 AC
12.	EXISTING ZONING/USE	I-3 (PRIOR ZONE) / IE (CURRENT ZONE) / OFFICE (USE)
13.	PROPOSED USE OF PROPERTY	OFFICE/COMMERCIAL/INSTITUTIONAL
14.	BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE (RESIDENTIAL ONLY)	N/A
	SINGLE FAMILY ATTACHED:	0
	SINGLE FAMILY DETACHED:	0
	MULTI-FAMILY:	0
15.	DENSITY CALCULATION (RESIDENTIAL ONLY)	N/A
	NUMBER UNITS:	0
	NET AREA:	0
	DENSITY:	0
16.	MINIMUM LOT SIZE REQUIRED AND PROPOSED	87,120 SF / 137,831 SF
17.	MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET REQUIRED AND PROPOSED	150' / 175'
18.	SUSTAINABLE GROWTH TIER (INDICATE THE TIER)	1
19.	MILITARY INSTALLATION OVERLAY ZONE (INDICATE YES/NO)	NO
20.	EXISTING AND PROPOSED GROSS FLOOR AREA (NON- RESIDENTIAL ONLY)	EXISTING: 128,113 SF PROPOSED: 128,113 SF (OFFICE) + 12,750 SF (DAYCARE) + 2,000 SF (RESTAURANT) = 142,863 SF
21.	STORMWATER MANAGEMENT CONCEPT NUMBER AND APPROVAL DATE	SIT-00074-2025
22.	WATER/SEWER CATEGORY DESIGNATION (EXISTING AND PROPOSED)	W-3 / S-3
23.	METHOD OF SEWAGE DISPOSAL	PUBLIC
24.	AVIATION POLICY AREA (AIRPORT NAME AND APA#)	N/A
25.	MANDATORY PARK DEDICATION REQUIREMENT (INDICATE YES AND HOW TO BE PROVIDED -OR -NOT APPLICABLE)	NO
26.	CEMETRIES ON OR CONTIGUOUS TO THE PROPERTY (INDICATE YES/NO)	NO
27.	HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY (INDICATE YES OR NO, IF YES, ADD NUMBER)	NO
28.	TYPE OF CONSERVATION PLAN (INDICATE YES OR NO, IF YES, ADD NUMBER)	TCP2
29.	WITHIN CHESAPEAKE BAY CRITICAL AREA (INDICATE YES/NO)	NO
30.	WETLANDS (INDICATE YES/NO)	NO
31.	STREAMS (INDICATE YES/NO)	NO
32.	SOIL BY SOIL TYPE AND SOURCE OF SOIL INFORMATION (IF NO NRI)	SEE NRI
33.	IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION OR ANY LAND TRUST OR ORGANIZATION (INDICATE YES/NO, IF YES, PROVIDE DEED REFERENCE)	NO
34.	MAXIMUM ENROLLMENT FOR PROPOSED DAY CARE CENTER IS 200 CHILDREN.	
35.	OUTDOOR PLAY SHALL BE LIMITED TO THE HOURS BETWEEN 7 AM AND 9 PM.	
36.	SOURCE OF TOPOGRAPHY	AERIAL TOPOGRAPHY BY MCKENZIE SNYDER, INC. OCT. 2024



VICINITY MAP
SCALE: 1" = 2000'

TAX/MAP 5,
GRID C4

COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 20711182

SHEET INDEX

1	COVER SHEET
1A	COVER SHEET (PREVIOUS -03 REV)
2	APPROVALS SHEET
3	LEGEND
4	SITE PLAN
5	SITE PLAN
6	DETAILS SHEET (PREVIOUS -03 REV)
7	DSP DETAILS
8	DSP DETAILS
9	ARCHITECTURE
10	LSP PLAN SHEET (PREVIOUS -02 REV)
11	LSP PLAN SHEET
12	LSP PLAN SHEET
13	LSP SPECIFICATIONS AND NOTES
14	EXISTING LANDSCAPE CONDITIONS
15	LOT 21 LANDSCAPE SCHEDULE
16	LOT 22 LANDSCAPE SCHEDULE
17	CUMULATIVE LANDSCAPE SCHEDULES
18	LSP DETAILS
19	LIGHTING PLAN AND DETAILS

EXISTING SITE STATISTICS

SUBDIVISION NAME	14400 SWEITZER LANE
ZONE (CURRENT)	IE (Industrial/Employment)
ZONE (PRIOR)	I-3 (Planned Industrial/Employment Park)
TAX MAP NUMBER	5
TAX GRID NUMBER	C4
GROSS AREA	9.15 AC.
FLOODPLAIN	0.0 AC.
NET AREA	9.15 AC.

PARKING & LOADING SCHEDULE

PARKING REQUIREMENT BASED ON SEC-27-568

DESCRIPTION	UNITS / SF	RATE	REQUIRED	PROVIDED	NOTES
EXISTING OFFICE BUILDING (LOT 21)	128,113 SF	1 SP PER 250 SF FOR 1ST 2,000 SF + 1 SP PER 400 SF ABOVE 1ST 2,000 SF	323 SPACES	297 SPACES	STANDARD PARKING SPACE 9.5' X 19'
		ACCESSIBLE PARKING - PER SEC. 27-566(b)(1)	8 SPACES (INCLUDED IN 323 REQUIRED)	9 SPACES	STANDARD PARKING SPACE 8'x19' WITH ACCESS AISLES
		COMPACT PARKING	0 SPACES	87 SPACES	COMPACT PARKING SPACE 8'X16.5'
		1 LOADING SP PER 100,000 SF + 1 LOADING SP FOR EACH ADD. 100,000 SF (OR FRACTION)	2 SPACES	2 SPACES	STANDARD LOADING SPACE 12' x 33'
DAYCARE (LOT 22)	12,750 SF	1 SP PER 8 CHILDREN (200 CHILDREN PROPOSED)	25 SPACES	30 SPACES	STANDARD PARKING SPACE 9.5'x19'
		ACCESSIBLE PARKING - PER SEC. 27-566(b)(1)	1 SPACE (INCLUDED IN 25 REQUIRED)	3 SPACES	STANDARD PARKING SPACE 8'x19' WITH ACCESS AISLES
FUTURE DRIVE-THRU RESTAURANT (LOT 22)	2,000 SF	1 SP PER 3 SEATS + 1 SP PER 50 SF OF GFA (EXCL STORAGE OR PATRON SEATING AREAS) (UP TO 21 SEATS (INDOOR/OUTDOOR) & 700 SF GFA (NON-STORAGE/SEATING) PROPOSED)	21 SPACES	19 SPACES	STANDARD PARKING SPACE 9.5'x19'
		ACCESSIBLE PARKING - PER SEC. 27-566(b)(1)	1 SPACE (INCLUDED IN 19 REQUIRED)	2 SPACES	STANDARD PARKING SPACE 8'x18' WITH ACCESS AISLES
		1 LOADING SP PER 10,000 SF + 1 SP FOR 10,000 SF TO 100,000 SF + 1 FOR EACH ADD. 100,000 SF (OR FRACTION)	1 SPACE	1 SPACE	STANDARD LOADING SPACE 12' x 33'
TOTAL PARKING (INCLUDING COMPACT AND HANDICAP ACCESSIBLE SPACES; EXCLUDING LOADING SPACES)			369 SPACES	447 SPACES	

Dewberry

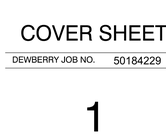
Dewberry Engineers Inc.
4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

APPLICANT
LORD CHARTER SIX, LLC
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244

CONTACT
MR. KENNETH FINDLEY JR., PE
16901 MELFORD BLVD., SUITE 300
BOWIE, MD 20715

MARYLAND 95 CORPORATE PARK
REDEVELOPMENT OF LOT 20
DETAILED SITE PLAN
DSP-98039-04
PRINCE GEORGES COUNTY, MD
10TH ELECTION DISTRICT
TAX MAP 5 - GRID C4
WSSC GRID 219NE06, 218NE06

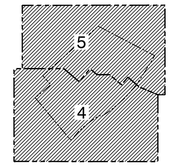
SEAL
REVISION -04 ONLY



10/23/2025

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 4170
EXPIRATION DATE: 10.11.26

KEY PLAN



SCALE
0 50' 100'
SCALE: 1"=50'

No.	DATE	BY	Description
04	MAY_2025	MAW	LOT20_REDEVELOPMT

REVISIONS

DRAWN BY MAW
APPROVED BY PMS
CHECKED BY RAL
DATE MAY 2025

TITLE
DETAILED SITE PLAN

COVER SHEET

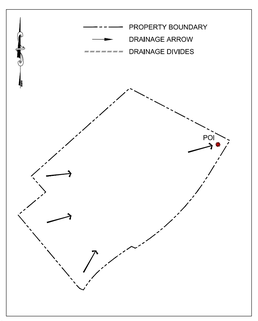
DEWBERRY JOB NO. 50184229

1

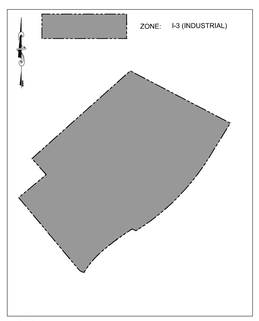
SHEET NO. 1 OF 19

NOT FOR CONSTRUCTION

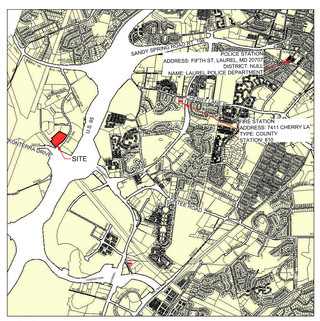
NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.



2/1 **PROP. DRAINAGE AREA MAP**
SCALE: NOT TO SCALE
NOTE: REFER TO SITE DEVELOPMENT CONCEPT PLAN



3/1 **ZONING MAP**
SCALE: NOT TO SCALE



4/1 **EMERGENCY SERVICES MAP**
SCALE: NOT TO SCALE

DEVELOPMENT TYPE SUMMARY

BLOCK	PARCEL	SQ. FT	ACRES	DESCRIPTION	DEDICATION
A	LOT 21	261,479	6.00	EXISTING OFFICE PARK	RETAINED BY OWNER
A	LOT 22	137,066	3.15	DAYCARE & DRIVE-THRU RESTAURANT	RETAINED BY OWNER
TOTAL		398,545	9.15		

SUBDIVISION SUMMARY TABLE

# OF LOT / PARCELS	ACRES	LAND PERCENTAGE	LAND USE
2	9.15 AC	100.00 %	COMMERCIAL

ZONE I-3 DEVELOPMENT STANDARDS

PER PRINCE GEORGE'S COUNTY PRIOR ZONING ORDINANCE SUBTITLE 27, PART 27-474

	SETBACK FROM STREET (ALL EXCEPT FREEWAY)	SETBACK FROM NON-RESI ADJ. LAND	SETBACK BTWN UNATTACHED BLDGS	MIN. NET LOT AREA	MIN. LOT FRONTAGE (ON A STREET OTHER THAN A CUL-DE-SAC)	MAX. BUILDING COVERAGE[11]	MIN. GREEN AREA[12]
REQ'D	30' [9,10]	20' [2,3,10]	THE HEIGHT[8,10] OF THE TALLER BUILDING	87,120 SF (2.00 AC)	150'	45%	25%
LOT 21	34'	20'	191'	6.00 AC	441.7'	12.2%	35.1%
LOT 22	35'	44'	84'	3.15 AC	173.43'	10.8%	60.1%

NOTES:
2) PLUS ONE (1) FOOT FOR EACH FOOT OF BUILDING HEIGHT UP TO A MAXIMUM OF SEVENTY-FIVE (75) FEET REQUIRED.
3) INCLUDING SURFACE PARKING AND LOADING AREAS, EXCEPT THAT FIFTY PERCENT (50%) OF THIS ADDITIONAL REQUIRED YARD (CREATED UNDER FOOTNOTE 1 OR 2) MAY BE USED FOR SURFACE PARKING.
8) WITH A MINIMUM OF TWENTY-FIVE (25) AND A MAXIMUM ONE HUNDRED FIFTY (150) FEET REQUIRED.
9) APPLIES TO SURFACE PARKING AND LOADING AREA.
10) TOWERS, WHIPS, POLES, AND ANTENNAE AND SUPPORTING STRUCTURES, EXCLUDING GUY WIRES, SHALL BE SET BACK ONE-HALF (1/2) FOOT FOR EACH FOOT OF STRUCTURE HEIGHT. (CB-8-1990; CB-123-1994)
11) LOT 21 BLDG COV. = 22025 / 261479 = 12.2%; LOT 22 BLDG COV. = 14750 / 137066 = 10.8%
12) LOT 21 GREEN AREA = 91835 / 261479 = 35.1%; LOT 22 GREEN AREA = 82346 / 137066 = 60.1%

CERTIFICATE OF APPROVAL

MD 95 CORPORATE PARK
SP-98039

This Detailed Site Plan was approved on November 5, 1998, by the Prince George's County Planning Board in accordance with Subtitle 27, Part 3, Division 9 of the Prince George's County Code. The official decision of this case is embodied in Prince George's County Planning Board Resolution No. 98-284, which contains the conditions listed below:

1. PRIOR TO CERTIFICATION OF THE DETAILED SITE PLAN:
   a. The landscape plans shall be revised to show 15 additional shade trees and 2 additional ornamental trees around the building and the landscaped buffers along Sweitzer Lane and the north property line. Shrubs shall be added to all the interior landscaped islands in the parking area. Groundcover shall be added to the landscaped buffer along Sweitzer Lane to provide additional underplanting.
   b. Sign design details shall be provided for the two proposed signs. The height of the sign with tenant and building names shall be a maximum of six feet and the height of the sign with the building name shall be a maximum of five feet.
2. If required, prior to issuance of a building permit, the applicant shall pay the fee-in-lieu or provide on-master bases according to the requirement of the Department of Public Works and Transportation for compliance with the applicable conditions of Preliminary Plat 4-85172.

This approval includes:

1 Cover Sheet
1 Site Development Plan
1 Landscape/Tree Conservation Plan
1 Detail Sheet
1 Architectural Elevation

Any departure from this plan shall be resubmitted to the Planning Board for approval.

This Detailed Site Plan is valid for 3 years, until November 5, 2001, or as provided for in Sec. 27-287.

Signed: Elizabeth M. Hewlett
Elizabeth M. Hewlett
Chairman
Prince George's County Planning Board

CERTIFICATE OF APPROVAL

MD 95 CORPORATE PARK
SP-98039/01

This revision to a Detailed Site Plan was approved on March 5, 1999, by the Development Review Division as designee of the Prince George's County Planning Board in accordance with Subtitle 27, Part 3, Division 9 of the Prince George's County Code.

This revision includes the addition of 8,000 sq. ft. of gross floor area to the previously-approved 120,000 sq. ft. office building, addition of a cooling tower enclosure on the south side of the office building, and minor revisions to the Landscape Plan.

Conditions of the original approval shall remain in full force and effect unless specifically excluded. Any further revisions to this plan will require approval by the Prince George's County Planning Board prior to the issuance of any permits.

This approval includes:

1 Approval Sheet
1 Site Development Plan
1 Landscape Plan
1 Detail Sheet
1 Architectural Elevation

Signed: Steven D. Adams
Steven D. Adams
Acting Urban Design Supervisor
Development Review Division

CERTIFICATE OF APPROVAL

DSP-98039/02
Maryland 95 Corporate Park, Proposed Lot 20

This revision to a Detailed Site Plan was approved on November 15, 2002 by the Development Review Division as designee of the Planning Director in accordance with Subtitle 27, Part 3, Division 9 of the Prince George's County Code.

This revision is for the purpose of facilitating a land swap between the subject property and the adjacent property known as the Sweitzer Lane Property.

The Planning Director's approval of this Detailed Site Plan is consistent with the required findings in Section 27-285(b) of the Prince George's County Zoning Ordinance. Conditions of the original approval shall remain in full force and effect.

This approval includes:

1 Approval Sheet
1 Site Development Plan
2 Landscaping and Tree Conservation Plan

APPROVED BY AUTHORITY OF: Fern V. Piret, Planning Director

By Steven D. Adams
Steven D. Adams
Urban Design Supervisor, Development Review Division

CERTIFICATE OF APPROVAL

MARYLAND 95 CORPORATE PARK, LOT 10
DSP-98039-03

This amendment to a Detailed Site Plan was approved on April 19, 2022 by the Development Review Division, as designee of the Planning Director, in accordance with Subtitle 27, Part 3, Division 9, of the Prince George's County Code.

The purpose of this amendment is to update on-site signage to include new building signage and replace the existing freestanding monumental signage.

The Planning Director's approval of this Detailed Site Plan is consistent with the required findings in Section 27-289 of the Prince George's County Zoning Ordinance. The conditions of the original approval shall remain in full force and effect.

This approval includes:

1 Cover Sheet
1 Approval Sheet
4 Detailed Site Plans

Any departure from this plan shall be resubmitted to the Planning Board for approval.

CERTIFIED ON: 4/19/2022 **BY AUTHORITY OF:**
The Prince George's County Planning Board

Signed: Andree Green Checkley, Esq. Digitally signed by Andree Green Checkley, Esq. Date: 2022.04.19 11:36:36 -04'00'
Andree Green Checkley, Esq.
Planning Director
Prince George's County Planning Department

Page 1 of 1

NOTE
FOR LOCATION OF UTILITIES CALL
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NOT FOR CONSTRUCTION

Dewberry

Dewberry Engineers Inc.
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SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

APPLICANT
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2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244

CONTACT
MR. KENNETH FINDLEY JR., PE
16901 MELFORD BLVD., SUITE 300
BOWIE, MD 20715

MARYLAND 95 CORPORATE PARK REDEVELOPMENT OF LOT 20

DETAILED SITE PLAN
DSP-98039-04
PRINCE GEORGES COUNTY, MD
10TH ELECTION DISTRICT

TAX MAP 5 - GRID C4
WSSC GRID 219NE06, 218NE06

SEAL
REVISION -04 ONLY

STATE OF MARYLAND — KENNETH MICHAEL FINDLEY — No. 4170 — REGISTERED LANDSCAPE ARCHITECT

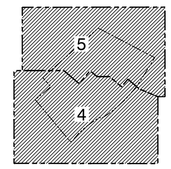
10/23/2025

PROFESSIONAL CERTIFICATION.
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 4170

EXPIRATION DATE: 10.11.26

KEY PLAN



SCALE
0 50' 100'
SCALE: 1"=50'

No.	DATE	BY	Description

REVISIONS

DRAWN BY MAW
APPROVED BY PMS
CHECKED BY RAL
DATE MAY 2025

TITLE

DETAILED SITE PLAN

APPROVALS

DEWBERRY JOB NO. 50184229

2

SHEET NO. 2 OF 19

DSP-98039-04 & DSDS-25001_Backup 80 of 173

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TOPOGRAPHIC LEGEND

- EXISTING MINOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MAJOR CONTOUR
- EXISTING INTERIM CONTOUR
- PROPOSED INTERIM CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED HIGH POINT SPOT ELEVATION
- PROPOSED LOW POINT SPOT ELEVATION
- FLOW ARROW
- STEEP SLOPES (GREATER THAN 15%)

SITE FEATURES LEGEND

- LIMIT OF DISTURBANCE
- ZONING BOUNDARY
- 65 dBA Ldn UNMITIGATED NOISE CONTOUR
- 65 dB MITIGATED NOISE CONTOUR
- EXISTING BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING ROAD RIGHT OF WAY
- PROPOSED ROAD RIGHT OF WAY
- PROPOSED BUILDING RESTRICTION LINE
- EXISTING ROAD CENTERLINE
- PROPOSED ROAD CENTERLINE
- EXISTING EDGE OF PAVEMENT/ASPHALT
- PROPOSED EDGE OF PAVEMENT/ASPHALT
- EXISTING CURB
- PROPOSED CURB
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED ASPHALT TRAIL
- SOIL BORING LOCATION
- EXISTING RETAINING WALL
- PROPOSED RETAINING WALL
- EXISTING CHAINLINK FENCE
- PROPOSED CHAINLINK FENCE
- EXISTING VINYL FENCE
- PROPOSED VINYL FENCE
- EXISTING WOOD FENCE
- PROPOSED WOOD FENCE
- PROPOSED SIDEWALK RAMP
- EXISTING BUILDING
- PROPOSED BUILDING

UTILITY LEGEND

- EXISTING WATER
- PROPOSED WATER
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING STORM DRAIN PIPE
- EXISTING STORM DRAIN MANHOLE / INLET
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN MANHOLE / INLET
- SWM FACILITY BOUNDARY
- EXISTING CATV
- PROPOSED CATV
- EXISTING COMMUNICATIONS LINE
- PROPOSED COMMUNICATIONS LINE
- EXISTING FIBER OPTIC LINE
- PROPOSED FIBER OPTIC LINE
- EXISTING TELECOM LINE
- PROPOSED TELECOM LINE
- EXISTING OVERHEAD TELECOM LINE
- PROPOSED OVERHEAD TELECOM LINE
- EXISTING UNDERGROUND TELECOM LINE
- PROPOSED UNDERGROUND TELECOM LINE
- EXISTING FUEL LINE
- PROPOSED FUEL LINE
- EXISTING OIL LINE
- PROPOSED OIL LINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING POWER LINE
- PROPOSED POWER LINE
- EXISTING OVERHEAD ELECTRIC UTILITY
- PROPOSED OVERHEAD ELECTRIC UTILITY
- EXISTING UNDERGROUND ELECTRIC UTILITY
- PROPOSED UNDERGROUND ELECTRIC UTILITY
- EXISTING / PROPOSED CABLE MANHOLE
- EXISTING / PROPOSED CABLE BOX
- EXISTING / PROPOSED FIBER MANHOLE
- EXISTING / PROPOSED FUEL PUMP
- EXISTING / PROPOSED GAS VALVE, METER, MANHOLE
- ELECTRIC BOX, METER, MANHOLE, TRANSFORMER
- EXISTING POWER POLE
- EXISTING GUY POLE / GUY WIRE
- EXISTING GROUND LIGHT
- EXISTING / PROPOSED LIGHT POLE
- EXISTING / PROPOSED TELEPHONE JUNCTION BOX, MANHOLE, TELEPHONE POLE
- EXISTING / PROPOSED SIGN
- EXISTING / PROPOSED FIRE HYDRANT
- EXISTING / PROPOSED WATER VALVE
- EXISTING WATER MANHOLE
- EXISTING WATER METER
- EXISTING WELL

EASEMENT LEGEND

- EXISTING CONSERVATION EASEMENT
- PROPOSED CONSERVATION EASEMENT
- EXISTING CONSTRUCTION EASEMENT
- PROPOSED CONSTRUCTION EASEMENT
- EXISTING FLOODPLAIN EASEMENT
- PROPOSED FLOODPLAIN EASEMENT
- EXISTING LANDSCAPE BUFFER
- PROPOSED LANDSCAPE BUFFER
- EXISTING PUBLIC IMPROVEMENT EASEMENT (PIE)
- PROPOSED PUBLIC IMPROVEMENT EASEMENT (PIE)
- EXISTING PUBLIC UTILITY EASEMENT (PUE)
- PROPOSED PUBLIC UTILITY EASEMENT (PUE)
- EXISTING SURFACE DRAINAGE EASEMENT
- PROPOSED SURFACE DRAINAGE EASEMENT
- EXISTING SIGHT DISTANCE EASEMENT
- PROPOSED SIGHT DISTANCE EASEMENT
- EXISTING STORM DRAIN EASEMENT
- PROPOSED STORM DRAIN EASEMENT
- EXISTING STORMWATER MANAGEMENT EASEMENT
- PROPOSED STORMWATER MANAGEMENT EASEMENT
- EXISTING ELECTRIC EASEMENT
- PROPOSED ELECTRIC EASEMENT
- EXISTING GAS EASEMENT
- PROPOSED GAS EASEMENT
- EXISTING COMM. EASEMENT
- PROPOSED COMM. EASEMENT
- EXISTING WATER AND SEWER EASEMENT
- PROPOSED WATER AND SEWER EASEMENT
- EXISTING WOODLAND CONSERVATION EASEMENT
- PROPOSED WOODLAND CONSERVATION EASEMENT

NOTE
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www.dewberry.com

APPLICANT
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2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244

CONTACT
MR. KENNETH FINDLEY JR., PE
16901 MELFORD BLVD., SUITE 300
BOWIE, MD 20715

14400 SWEITZER LANE
DETAILED SITE PLAN
DSP-98039-04
PRINCE GEORGES COUNTY, MD
10TH ELECTION DISTRICT
TAX MAP 5 - GRID C4
WSSC GRID 219NE06, 218NE06

SEAL
REVISION -04 ONLY

STATE OF MARYLAND
PAUL M. SCHNEIDER
REG. NO. 21627
REGISTERED PROFESSIONAL ENGINEER
10/23/2025

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 4170

EXPIRATION DATE: 10.11.26

KEY PLAN

SCALE

No.	DATE	BY	Description
04	APRIL2025	MAW	LOT20_REDEVELOPMT

REVISIONS

DRAWN BY MAW
APPROVED BY PMS
CHECKED BY RAL
DATE MAY 2025

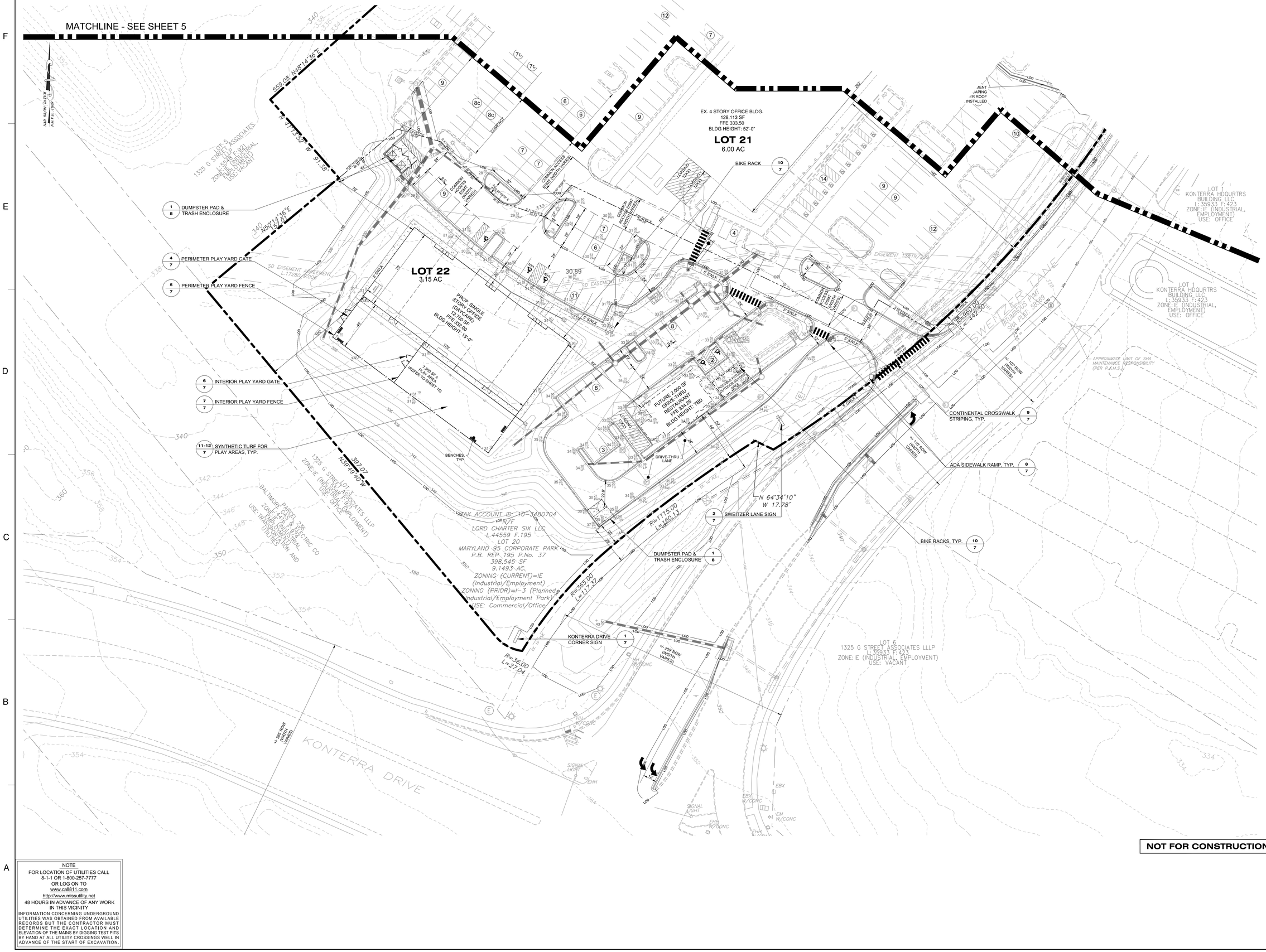
TITLE
DETAILED SITE PLAN
LEGEND

DEWBERRY JOB NO. 50184229

3

SHEET NO. 3 OF 19

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MARYLAND 95 CORPORATE PARK REDEVELOPMENT OF LOT 20

DETAILED SITE PLAN
DSP-98039-04
PRINCE GEORGES COUNTY, MD
10TH ELECTION DISTRICT

TAX MAP 5 - GRID C4
WSSC GRID 219NE06, 218NE06

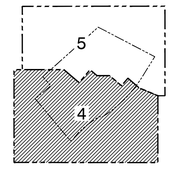
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STATE OF MARYLAND
PAUL M. SCHNEIDER
No. 4170
REGISTERED
LANDSCAPE ARCHITECT
10/23/2025

PROFESSIONAL CERTIFICATION.
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LICENSE NO. 4170
EXPIRATION DATE: 10.11.26

KEY PLAN



SCALE
0 30' 60'
SCALE: 1"=30'

No.	DATE	BY	Description

REVISIONS

DRAWN BY MAW
APPROVED BY PMS
CHECKED BY RAL
DATE MAY 2025

TITLE
DETAILED SITE PLAN

SITE PLAN

DEWBERRY JOB NO. 50184229

4

SHEET NO. 4 OF 19



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MARYLAND 95 CORPORATE PARK
REDEVELOPMENT OF LOT 20

DETAILED SITE PLAN
DSP-98039-04
PRINCE GEORGES COUNTY, MD
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TAX MAP 5 - GRID C4
WSSC GRID 219NE06, 218NE06

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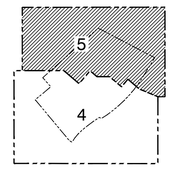
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LICENSE NO. 4170

EXPIRATION DATE: 10.11.26

KEY PLAN



SCALE
0 30' 60'
SCALE: 1"=30'

No.	DATE	BY	Description

REVISIONS

DRAWN BY MAW
APPROVED BY PMS
CHECKED BY RAL
DATE MAY 2025

TITLE
DETAILED SITE PLAN

SITE PLAN

DEWBERRY JOB NO. 50184229

5

SHEET NO. 5 OF 19

FOR REVISIONS LIST BELOW ONLY

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LICENSE NO. 4170

EXPIRATION DATE: 10/11/2026

10/23/2025

NO.	DATE	BY	DESCRIPTION
-04	05/2025	MW	Lot 20 Development

DE MONUMENTATION.

12" BUSHING AND WAY SHALL BE PROVIDED. THE WORK SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING AND PLANTING PLANS AND SPECIFICATIONS.

THE CONTRACTOR RESPONSIBLE FOR PLANT DISEASES OR PESTS SHALL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT DUE TO DISEASE OR PESTS. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY UPON DISCOVERY OF ANY DISEASED OR INFESTED PLANT MATERIAL.

THE CONTRACTOR RESPONSIBLE FOR PLANT DISEASES OR PESTS SHALL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT DUE TO DISEASE OR PESTS. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY UPON DISCOVERY OF ANY DISEASED OR INFESTED PLANT MATERIAL.

LANDSCAPE MANUAL SCHEDULE

INDUSTRIAL LANDSCAPE STRIP — SECTION 4.2
1. LINEAR FEET OF STREET FRONTAGE: 0 (NOT INCLUDING PARKING LOTS AND DRIVEWAY ENTRANCES)
2. OPTION SELECTED: N/A
3. NUMBER OF PLANTS REQUIRED:
   0 SHADE OR EQUIVALENT ORNAMENTAL OR EVERGREEN TREES
   0 SHRUBS
4. NUMBER OF PLANTS PROVIDED:
   0 SHADE TREES
   0 ORNAMENTAL TREES
   0 EVERGREEN TREES
   0 SHRUBS

LANDSCAPE MANUAL SCHEDULE

PARKING LOT LANDSCAPE STRIP — SECTION 4.3.A
1. LINEAR FEET OF STREET FRONTAGE OF PARKING LOT: 420
2. OPTION SELECTED (2,3,4 OR 5): 1
3. NUMBER OF PLANTS REQUIRED:
   12 SHADE OR EQUIVALENT ORNAMENTAL OR EVERGREEN TREES
   120 SHRUBS
4. NUMBER OF PLANTS PROVIDED:
   12 SHADE TREES
   10 ORNAMENTAL TREES
   11 EVERGREEN TREES
   139 SHRUBS

LANDSCAPE MANUAL SCHEDULE

PARKING LOT PERIMETER AREA — SECTION 4.3.B
1. LINEAR FEET OF PARKING LOT PERIMETER ADJACENT TO PROPERTY LINE: 0 (NO PORTION OF THE PARKING LOT IS CLOSER THAN 30' FROM ADJACENT PROPERTY LINES)
2. NUMBER OF PLANTS REQUIRED BETWEEN PARKING LOT AND PROPERTY LINE:
   0 SHADE OR EQUIVALENT ORNAMENTAL OR EVERGREEN TREES
   0 SHRUBS
3. NUMBER OF PLANTS PROVIDED
   28 SHADE TREES
   31 ORNAMENTAL TREES
   49 EVERGREEN TREES
   0 SHRUBS

LANDSCAPE MANUAL SCHEDULE

PARKING AREA — INTERIOR PLANTING — SECTION 4.3.C
PAVING COMPOUND: 152,364 SQUARE FEET
PLANTING AREA REQUIRED: 10% OR 15,239 SQUARE FEET
PLANTING AREA PROVIDED: 13% OR 19,471 SQUARE FEET
SHADE TREES REQUIRED: 65
SHADE TREES PROVIDED: 50 PLUS 33 ORNAMENTAL TREES

LANDSCAPE MANUAL SCHEDULE - BUFFERYARD 'A'

BUFFERYARD PLANTING — SECTION 4.7
1. USE CATEGORY OF PROPOSED DEVELOPMENT: COMMERCIAL AND PROFESSIONAL OFFICES
2. IMPACT OF PROPOSED DEVELOPMENT: MEDIUM
3. USE CATEGORY OF ADJOINING DEVELOPMENT: PARKING LOT & ATHLETIC FIELD
4. IMPACT OF ADJOINING DEVELOPMENT: MEDIUM
5. MINIMUM REQUIRED BUFFERYARD: NONE
6. MINIMUM BUILDING SETBACK: N/A
7. MINIMUM WIDTH OF LANDSCAPE YARD: N/A
8. LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE: N/A
9. PERCENTAGE OF REQUIRED BUFFERYARD OCCUPIED BY EXISTING WOODLANDS: N/A
10. SIX FOOT FENCE, WALL OR FIVE FOOT BERM PROVIDED IN BUFFERYARD: NO
11. TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP: NONE
12. NUMBER OF SHADE TREES PROVIDED: 20 X 10 P.U. = 200 P.U.
    NUMBER OF EVERGREEN TREES: 28 X 5 P.U. = 145 P.U.
    NUMBER OF ORNAMENTAL TREES: 11 X 5 P.U. = 55 P.U.
    NUMBER OF SHRUBS: 90 X 1 P.U. = 90 P.U.
13. TOTAL NUMBER OF PLANT UNITS PROVIDED IN BUFFER STRIP: 300 P.U.

LANDSCAPE MANUAL SCHEDULE - BUFFERYARD 'B' (APPROVED AND IMPLEMENTED PER SP-98039-) / SP-98039-)

BUFFERYARD PLANTING — SECTION 4.7
1. USE CATEGORY OF PROPOSED DEVELOPMENT: COMMERCIAL AND PROFESSIONAL OFFICES
2. IMPACT OF PROPOSED DEVELOPMENT: MEDIUM
3. USE CATEGORY OF ADJOINING DEVELOPMENT: COMMERCIAL AND PROFESSIONAL OFFICES
4. IMPACT OF ADJOINING DEVELOPMENT: MEDIUM
5. MINIMUM REQUIRED BUFFERYARD: NONE
6. MINIMUM BUILDING SETBACK: NONE
7. MINIMUM WIDTH OF LANDSCAPE YARD: NONE
8. LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE: 371
9. PERCENTAGE OF REQUIRED BUFFERYARD OCCUPIED BY EXISTING WOODLANDS: 0%
10. SIX FOOT FENCE, WALL OR FIVE FOOT BERM PROVIDED IN BUFFERYARD: NO
11. TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP: NONE
12. NUMBER OF SHADE TREES PROVIDED: 6 X 10 P.U. = 60 P.U.
    NUMBER OF EVERGREEN TREES: 7 X 5 P.U. = 35 P.U.
    NUMBER OF ORNAMENTAL TREES: 0 X 5 P.U. = 0 P.U.
    NUMBER OF SHRUBS: 0 X 1 P.U. = 0 P.U.
13. TOTAL NUMBER OF PLANT UNITS PROVIDED IN BUFFER STRIP: 145 P.U.

WOODLAND CONSERVATION SCHEDULE

ZONE: I-3 — OWNER: CRESTAR BANK
GROSS TRACT: 9.15 AC — ADDRESS: 14401 SWEITZER LANE, LAUREL, MD 20707
FLOODPLAIN: 0
PREVIOUSLY DEDICATED LAND: 0 — PHONE:
NET TRACT: 9.15 AC — TAX MAP: 5, C-4
SUBDIVISION/LOT/BLOCK: MARYLAND 95 CORPORATE PARK, LOT 20 — PERMIT NO:

WOODLAND CONSERVATION CALCULATIONS

	NET TRACT (ACREAGE)	FLOODPLAIN (ACREAGE)
EXISTING WOODLANDS	a 2.51 AC	k 0.00 AC
WCT (.15 X Net Tract)	b 1.37 AC	
SMALLER OF A OR B	c 1.37 AC	
WOODLAND ABOVE WCT (A-B) 0 IF < 0	d 1.14 AC	
WOODLAND CLEARED	e 0.71 AC	l 0.00 AC
SMALLER OF D OR E	f 0.71 AC	
CLEARING BELOW WCT (E-F) 0 IF <0	g 0 AC	
REPLACEMENT (F X .025) (G X 2.0)	h 0.18 AC	
	i 0 AC	
AFFORESTATION (if applicable) (not tract X .2-A), OR (not tract X .15 - A) 0 IF < 0	j 0.00 AC	
WOODLAND CONSERVATION REQUIRED (C+H+J+L-B)	m 1.55 AC	
WOODLAND CONSERVATION PROVIDED	(ACRES)	
WOODLAND PRESERVATION	1.56 AC	
REFORESTATION/ REPLACEMENT	0 AC	
AFFORESTATION	0 AC	
AREA APPROVED FOR FEE-IN-LIEU	N/A	$0.30 X 43,560 = $
OFF-SITE CREDITS	0 AC	
TOTAL WOODLAND CONSERVATION PROVIDED	1.56 AC	

ADDITIONAL CONSERVATION NOT PART OF REQUIREMENT: 0.24 AC ACRES

WOODLAND CONSERVATION CERTIFICATION

PLAN CERTIFIED BY:
NAME: GARY E
ADDRESS: 9001
GREENBELT, MD. 20770
LICENSE: MD LAND: ARCH. I/C. 610

Tree Conservation Notes:

1. Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a $1.00 per square foot mitigation fee.
2. The Department of Environmental Resources (DER) Inspector must be contacted (301-925-8300) the start of any work on the site to address implementation of Tree Conservation measures shown on this plan.
3. Property owners shall be notified by the Developer or Contractor of any Woodland Conservation Area (Tree Save Areas, Reforestation Areas, Afforestation Areas, or Selective Clearing Areas) located on their lot or parcel of land and the associated limit of disturbance (LOD) before any sales lien on the sale of the property the owner/developer or current representative shall notify the purchaser of the property of any Woodland Conservation Areas.
4. All appropriate bonds shall be posted with the Building Officials prior to the issuance of any permits. These bonds will be retained as surety by the Building Official until all required installations have been satisfied.
5. The location of all Tree Protection Devices (TPDs) shown on this Plan shall be flagged or staked in the field prior to the pre-construction meeting with the Inspection Area DER Inspector. Approval of the flagged or staked TPD locations by the DER Inspector, installation of the TPD is a must to begin. TPD installation shall be completed prior to installation of other sediment controls. No cutting or clearing of trees any height, above the approved TPD installation.
6. Since work on this project will be installed in several phases all TPD, if required for a given phase, shall be installed, prior to any disturbance within that phase of work.
7. Woodland Conservation - Tree Save Areas shall be posted as shown at the same time as Tree Protective Device installation. The signs shall remain in place and work is completed and the site is stabilized.
8. Tree Conservation Area signs shall be securely attached to at least every fifty (50') post.
9. Tree Protective Devices, flagging, and signs for Woodland Conservation Areas shall be removed at completion of final grading, but before the Bond is released, by the contractor or owner.
10. Any/all planting for woodland replacement, reforestation or afforestation will be completed prior to release of bonds. Failure to establish woodland replacement, reforestation or afforestation within the prescribed time frame will result in a failure to receive a Use and Occupancy Permit and/or a violation. Once Plan is released, the associated Bond per surety form posted, unless a written extension is approved by DER.
11. Owners of adjacent lands, 20' feet of the limits of disturbance shall be notified prior to the limits of disturbance by a deputy of a sworn affidavit stating a person, crew, public notice meeting or posted plan number, prior to institution of Tree Protective Devices or start of grading.
12. DER shall be notified prior to, but preparation, or initiation of any tree planting on this site.
13. Results of surveys checks for on-site planting shall be reported to DER.
14. Prior to the issuance an any permits, the contractor responsible for soil preparation, site preparation, tree planting, and tree maintenance shall be identified.
15. Sediment and erosion control measures will comply with the Sediment Control Plan as approved by the Prince George's County Soil Conservation District.
16. Contractor is liable for any damages he causes during construction to any preservation areas, fences, posts, planted plants, utilities, or other improvements on private or public property.
17. Approved Sediment and Erosion Control Measures may be established in the Critical Protection Devices (TPDs) shown on this plan by field location and establishment must be approved by the DER Inspector.

SEE SHEET 13 FOR PLANTING NOTES

SEE SHEET 13 FOR LIGHTING NOTES

SEE TCP2 FOR WCO NOTES & DETAILS

SEE SHEET 7 DSP DETAILS FOR UPDATED SIGNAGE CALCS

FREE-STANDING SIGN CALCULATIONS

Per Section 27-614(c)(4) of the Zoning Ordinance, in the I-3 Zone, the area of the sign shall not be more than one (1) square foot for each five (5) lineal feet of street frontage along the street on which the sign faces.

Street frontage (along Sweitzer Lane) = ~~892.63 lineal feet~~

Allowed Freestanding Sign Area (892.63 divided by 5) = ~~178.5 sf~~

Proposed Freestanding Sign Area = ~~122.5 sf~~

~~Height of Proposed Freestanding Sign is 12' 3" and is in compliance with the requirements of Section 27-614(b) of the Zoning Ordinance.~~

BUILDING SIGNAGE CALCULATIONS

Per Sec. 27-613(c)(4)(A) - In the I-3 Zone, the area of all of the signs on a building wall facing a street shall be not more than one (1) square foot for each one (1) lineal foot of building width facing that street.

Lin. Ft of Bldg.. = 293 feet
Signage Allowed = 293 sf

Signage Proposed
Option 1 = **288 sf**
Option 2 = **292 sf**

M-NCP-PC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP= TCP1/114/98-01
John A. Markovich — 11/20/03
BY — DATE

M. N. C. P. P. C. APPROVALS

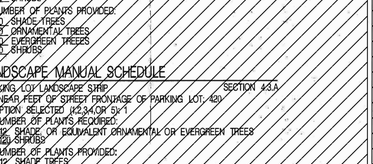
PROJECT NAME: MD 95 CORPORATE PARK
PROJECT NUMBER: SP-98039
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet The Revisions Listed Below Apply to this Sheet

Approval or Revision *	Approval Date	Reviewer's Signature	Certification Date
	11-5-98	LS	1-21-99
01	3-5-99	LS	4-6-99
02	11-15-02	SL	11-18-02

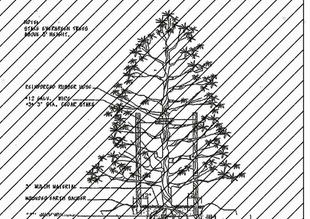
DSP-98039/02



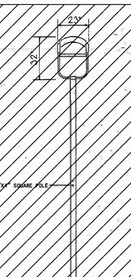
5 PLANTING DETAIL/DECIDUOUS TREES (TYP) — NTS



3 PLANTING DETAIL/SHRUBS — NTS



9 PLANTING DETAIL/EVERGREEN TREES (TYP) — NTS



LIGHTING SPECIFICATIONS

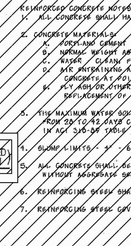
POST TOP MOUNT 25'-11" ALLIGHT/400 MH/ BLACK FINISH/GR ECONO

MANUFACTURER:
KIM LIGHTING
MODEL NUMBER EALWOOD-115D

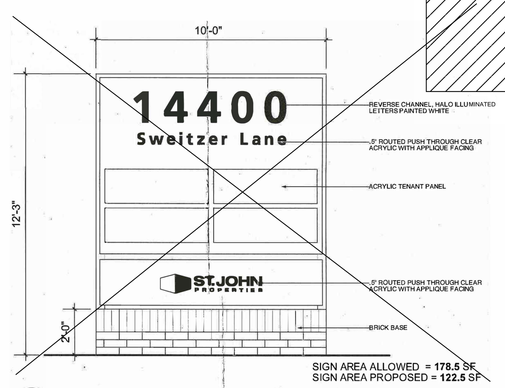
LIGHTOLIER
7154 COLUMBIA GATEWAY DRIVE
SUITE 1
COLUMBIA MD 21046
(800) 523-5378
(301) 621-2236 FAX



8 PARKING LOT LIGHT DETAIL (TYP) — NTS

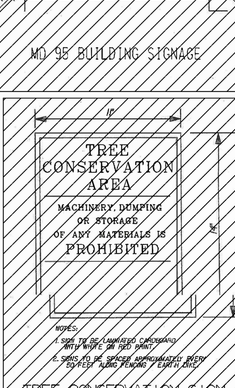


MD 95 BUILDING SIGNAGE



SIGN AREA ALLOWED = 178.5 SF
SIGN AREA PROPOSED = 122.5 SF
(SEE SIGN CALCULATIONS ON RIGHT SIDE OF THIS PAGE)

8 Proposed Sign Elevation

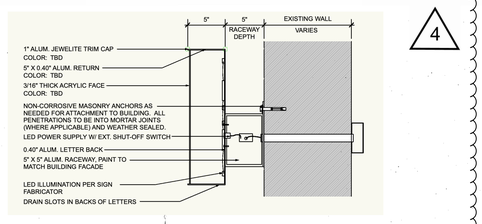


NOTES:
1. SIGN TO BE LAMINATED CARDBOARD WITH WHITE OR RED PAINT.
2. SIGNS TO BE SPACED APPROXIMATELY EVERY 50 FEET ALONG FENCING, EARTH, ETC.

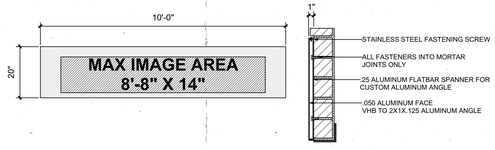
TREE CONSERVATION SIGN — NTS

1. TREE PROTECTIVE DEVICE LOCATIONS WILL CORRESPOND TO THE LIMIT OF DISTURBANCE.
2. FENCE POSTS WILL BE A MINIMUM OF 4'-0" Y 1" STEEL U-CHANNEL OR 2" X 2" LUMBER.
3. FABRIC WILL BE A 4 FEET WIDE MESH OF BRIGHT ORANGE POLYPROPYLENE, ULTRAVIOLET LIGHT STABILIZED AND MANUFACTURED FOR CONSTRUCTION USE. ACCEPTABLE MATERIAL SHALL BE "SAFETY FENCE" BY TENAX CORPORATION, MILLS GENEVA, PA. "WARNING/BARRIER FENCE" BY ERIE MFG. CO. ALTERNATE TO PRINTING ON THE FABRIC IS POSTING OF TREE CONSERVATION SIGNS OFF A MINIMUM SPACING OF 50' FEET.
5. FENCE BARRIER MATERIAL SHOULD BE FASTENED SECURELY TO 4'-0" HIGH POSTS, SPACED A MAXIMUM OF 10' APART. WIRE TWISTS OR DUMMY TIES, OR WHERE THE STRAND WILL NOT SLIP, A 3/8" DIAMETER ROPE. ALL BARRIER MATERIALS SHALL BE PURCHASED IN ONE CONTINUOUS LENGTH AND ONE CONTINUOUS FENCE SHALL BE UTILIZED. THE FASTENER SHALL BE TIGHTENED TO THE MANUFACTURER'S SPECIFICATIONS.

7 TREE PROTECTION DEVICE (TYP) — ORANGE PLASTIC MESH FENCE — NTS



ILLUMINATED CHANNEL LETTER SIGN



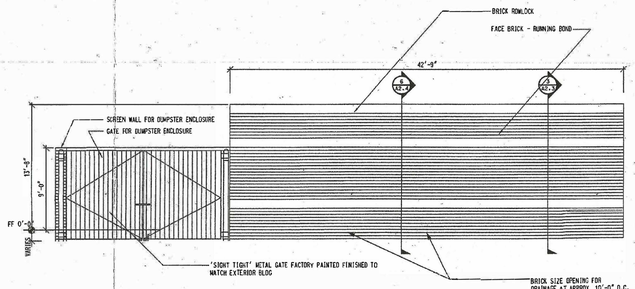
SINGLE SIGN PANEL

BUILDING MOUNTED SIGN NOTES:
1. THE MAXIMUM SIGN AREA FOR BUILDING MOUNTED SIGNS SHALL NOT EXCEED THE AMOUNT ALLOWED BY PRINCE GEORGES COUNTY SIGN CODE. SIGN AREA IS EQUAL TO ONE (1) SQUARE FOOT FOR EACH ONE (1) LINEAL FOOT OF BUILDING WIDTH FACING THAT STREET. TOTAL SQUARE FOOTAGE ALLOWED IS 293 SF.
2. TOTAL NUMBER OF SIGNS PER ELEVATION SHALL BE LIMITED TO FOUR. ADDITIONAL SIGNAGE FOR GROUND FLOOR TENANTS SHALL BE ALLOWED APPROXIMATE TO THEIR ENTRY IF THEY HAVE EXTERNAL ACCESS.
3. SIGN CONTENT IS LIMITED TO NAME OF THE TENANT AND TENANT'S LOGO ONLY.
4. SIGNS MAY BE INTERNALLY ILLUMINATED.
5. SIGN LAYOUT TO BE DETERMINED BY SIZE AND LOCATION OF TENANTS' SPACE.
6. THE MAXIMUM SIGN AREA FOR A BUILDING MOUNTED SIGN ON A GIVEN BUILDING FACADE SHALL NOT EXCEED 15 PERCENT OF THE AREA OF THAT FACADE.

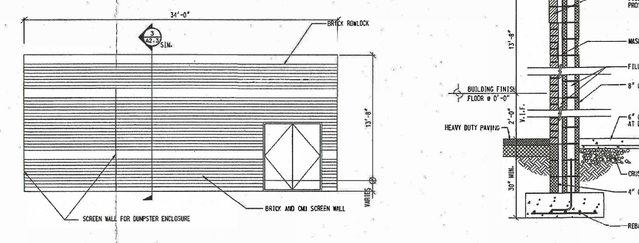


BUILDING ELEVATION

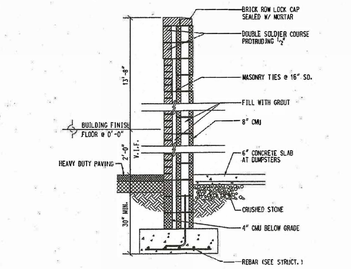
9 BUILDING MOUNTED SIGNAGE



2 SCREEN WALL ELEVATON @ LOADING DOCK — 42'-3" No Scale
For reference only – see Architectural Drawings for actual dimensions



1 SCREEN WALL ELEVATON @ PARKING AISLE — 42'-3" No Scale
For reference only – see Architectural Drawings for actual dimensions



3 SCREEN WALL SECTION — 42'-3" No Scale
For reference only – see Architectural Drawings for actual dimensions

NO.	REVISION	DATE	BY
1	Landscape Manual Schedule 4.9C	10/98	JF
2	Revise per staff conditions	12/98	JF
3	Revise per changes to architecture	3/6/99	JF
4	ELEVATION FOR BUILDING PERMIT	3/8/99	JF
5	ISSUANCE FOR MD PRIOR TO APPROVAL	5-04-1999	JF
6	ADDING TREE REINFORCEMENTS, Layout Revision	5-20-1999	JF
7	UPGRADING WOODLAND CONSERVATION SCHEDULE FOR SIG-APPROVAL	6-15-1999	JF
8	ISSUED FOR CONSTRUCTION	5-04-1999	JF
9	Revised to show Land Swap	3-25-2004	MJW
13	Revise Land Swap Drawings	8-19-2002	MJW

I certify the revions made for DSP-98039-03 FOR PROPOSED BUILDING & FREE STANDING SIGNAGE ONLY
KENNETH PINDLEY — 3/8/22
NAME — DATE

ENGINEERS-ARCHITECTS-PLANNERS-SCIENTISTS-SURVEYORS
GREENHORNE & O'MARA, INC. ©LATEST DATE HEREON
9001 EDMONSTON ROAD, GREENBELT, MARYLAND 20770
(301) 982-2800
ANNAPOLIS,MD-ATLANTA,GA-TAMPA,FL-CULPEPER,VA-DENVER,CO-FAIRFAX,VA
MANASSAS,VA-MONROE,MI-EXPORT,PA-ROCKVILLE,MD-RALEIGH,NC

SITE, LANDSCAPE & LIGHTING, TREE CONSERVATION NOTES AND DETAILS
MARYLAND - 95 CORPORATE PARK
LAUREL (10TH) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

APPROVED PLAN

JLF DESIGN | MJW DRAWN | GJR CHECK | D

SCALE AS SHOWN

4 OF ~~4~~

SHEET 6 OF 19

DSP-98039/02 Backup 94 of 173

SIGNAGE CALCULATIONS

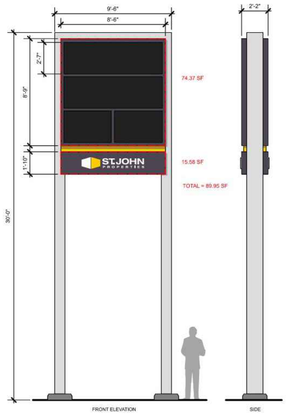
LOT	SIGN	ROAD FRONTAGE (lf)	SIGNAGE AREA ALLOWED (sf)[1]	SIGNAGE AREA PROPOSED (sf)	DEPARTURE REQUIRED FOR AREA[2]	SIGN HEIGHT ALLOWED (ft)[1]	SIGN HEIGHT PROPOSED (ft)	DEPARTURE REQUIRED FOR HEIGHT[3]
LOT 22	KONTERRA DR (DETAIL 1)	464 (*PERCEIVED*) (286 (SWEITZER) + 178 (KONTERRA))	92.8	90.0 (74.4+15.6)	NO	15'-0"	30'-0"	**YES**
LOT 22	SWEITZER LANE (DETAIL 2)	173.5	34.7	34.4 (26.1+8.3)	NO	15'-0"	10'-0"	NO
LOT 21	EXISTING (DETAIL 3)	441.7	88.3	94.1 (74.7+19.4)	**YES**	15'-0"	12'-3"	NO

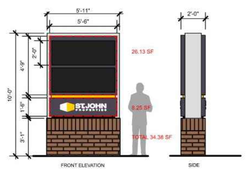
NOTES:

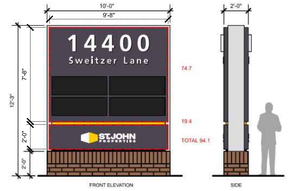
1. PER SECTION 27-614(c), IN THE I-3 ZONE, THE AREA OF THE SIGN SHALL BE NOT MORE THAN ONE(1) SQUARE FOOT FOR EACH FIVE (5) LINEAL FEET OF STREET FRONTAGE ALONG THE STREET ON WHICH THE SIGN FACES.

2. PER SECTION 27-614(b), HEIGHT OF FREESTANDING SIGNS IN I-3 ZONE SHALL NOT BE GREATER THAN THE LOWEST POINT OF THE ROOF OF ANY BUILDING IN THE EMPLOYMENT PARK.
   - LOWEST BLDG IS LOT 22 DAYCARE (BLDG HEIGHT = 15'-0")

3. DEPARTURE DSDS-25001 APPROVED WITH DSP-98039-04 FOR KONTERRA DRIVE SIGN HEIGHT AND EXISTING SIGN AREA.



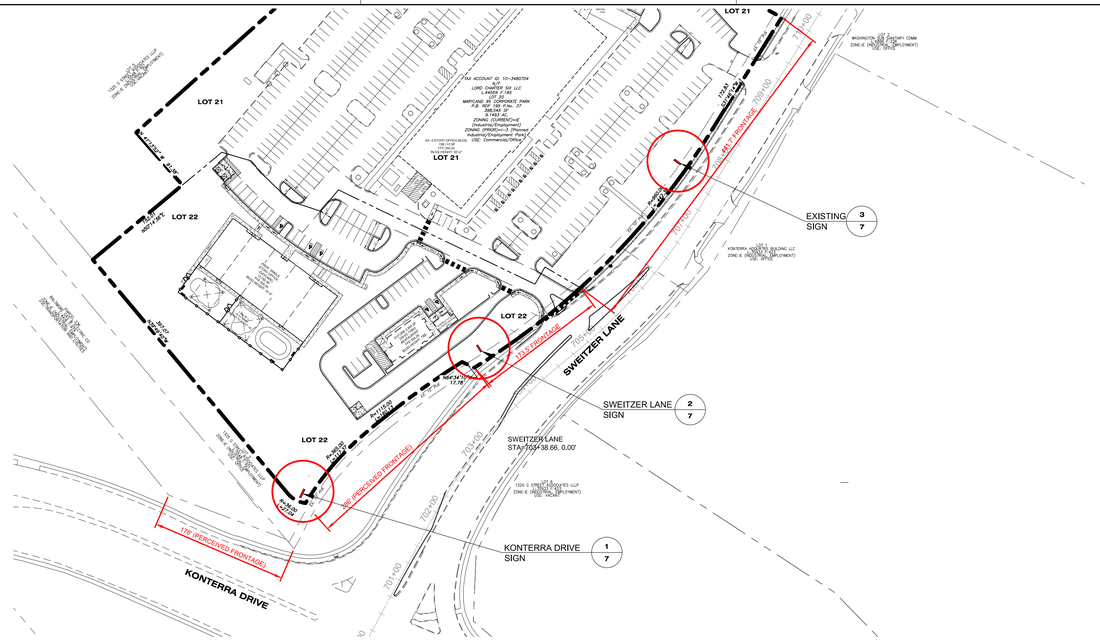




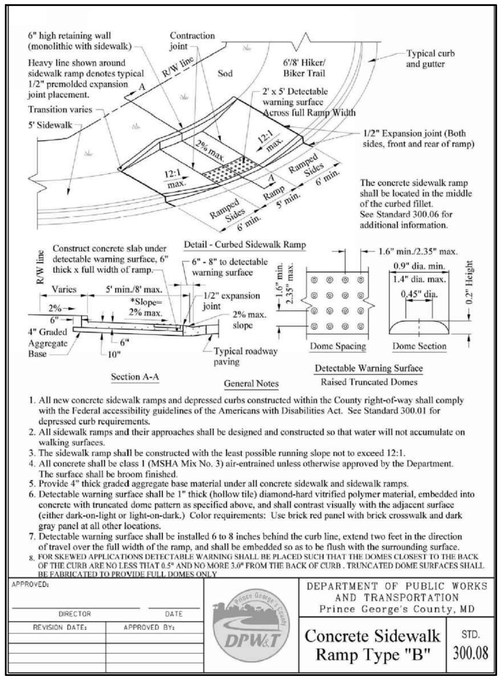
1/7 KONTERRA DRIVE SIGN
SCALE : 1" = 5'

2/7 SWEITZER LANE SIGN
SCALE : 1" = 5'

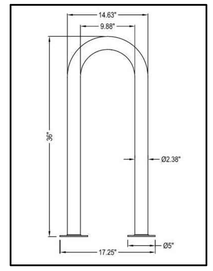
3/7 EXISTING SIGN
SCALE : 1" = 5'



SIGN LOCATION PLAN VIEW
SCALE : 1" = 80'



8/7 ADA CONCRETE RAMP
SCALE : NTS



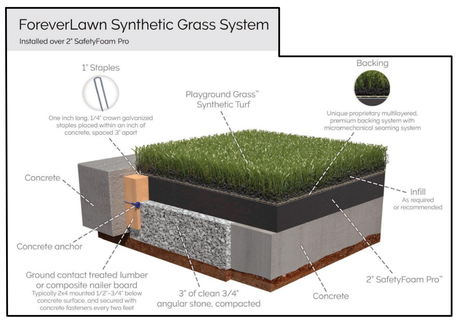
10/7 BIKE RACK, STREETSIDE 3-BIKE/1-LOOP, ANOVA
SCALE : NTS
NOTE : OR APPROVED EQUAL

WALK GATE

4/7 PERIMETER DAYCARE PLAY YARD GATE DETAIL, 6' HT. - 'NEWBURY', CATALYST
SCALE : NTS
NOTE : OR APPROVED EQUAL

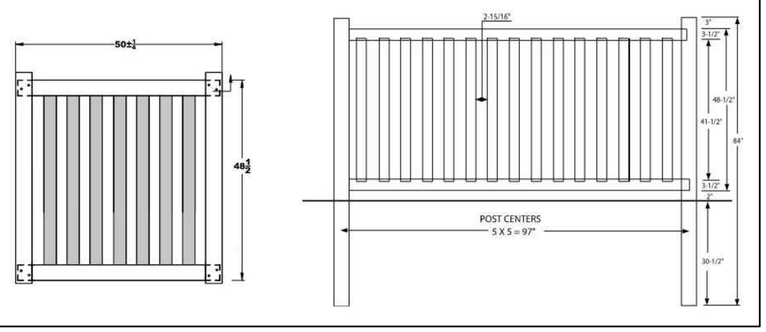
FENCE PANEL

5/7 PERIMETER DAYCARE PLAY YARD FENCE DETAIL, 6' HT. - 'NEWBURY' CATALYST
SCALE : NTS
NOTE : OR APPROVED EQUAL



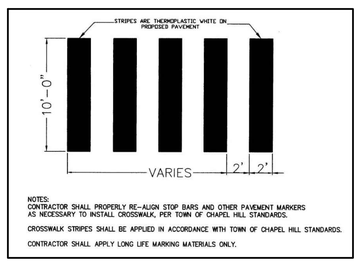
11/7 SYNTHETIC TURF, FOREVERLAWN
SCALE : NTS
NOTE : OR APPROVED EQUAL

WALK GATE **FENCE PANEL**

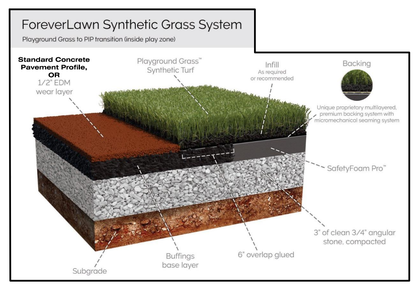


6/7 INTERIOR DAYCARE PLAY YARD GATE DETAIL, 4' HT. - 'NORWALK', CATALYST
SCALE : NTS
NOTE : OR APPROVED EQUAL
COLOR : 'CLAY' OR APPROVED EQUAL

7/7 INTERIOR DAYCARE PLAY YARD FENCE DETAIL, 4' HT. - 'NORWALK', CATALYST
SCALE : NTS
NOTE : OR APPROVED EQUAL
COLOR : 'CLAY' OR APPROVED EQUAL



9/7 CONTINENTAL CROSSWALK STRIPING
SCALE : NTS



12/7 SYNTHETIC TURF, FOR TRANSITION TO PIP, FOREVERLAWN
SCALE : NTS
NOTE : OR APPROVED EQUAL

NOT FOR CONSTRUCTION

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

Dewberry

Dewberry Engineers Inc.
4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

APPLICANT
LORD CHARTER SIX, LLC
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244

CONTACT
MR. KENNETH FINDLEY JR., PE
16901 MELFORD BLVD., SUITE 300
BOWIE, MD 20715

MARYLAND 95 CORPORATE PARK REDEVELOPMENT OF LOT 20

DETAILED SITE PLAN
DSP-98039-04
PRINCE GEORGES COUNTY, MD
10TH ELECTION DISTRICT
TAX MAP 5 - GRID C4
WSSC GRID 219NE06, 218NE06

SEAL
REVISION -04 ONLY

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 4170

EXPIRATION DATE: 10.11.26

KEY PLAN

SCALE
AS-SHOWN

No.	DATE	BY	Description

REVISIONS

DRAWN BY MAW
APPROVED BY PMS
CHECKED BY RAL
DATE MAY 2025

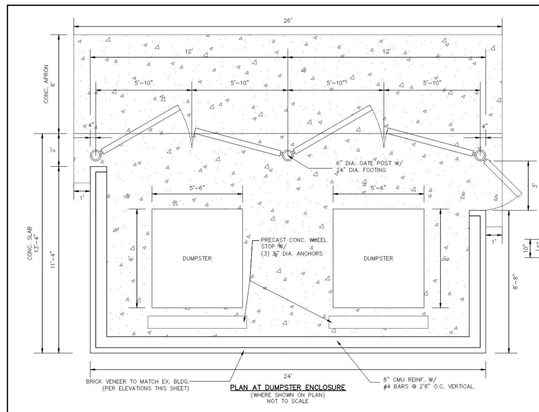
TITLE
DETAILED SITE PLAN

DSP DETAILS

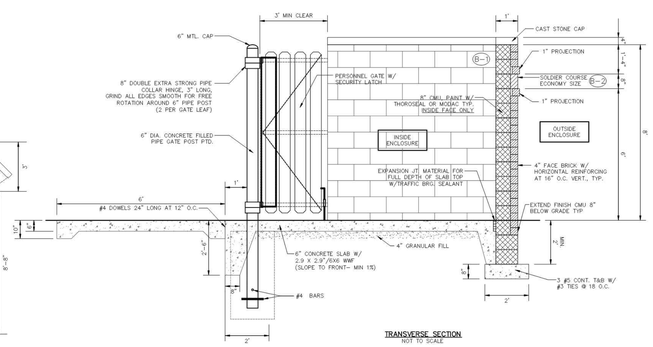
DEWBERRY JOB NO. 50184229

7

SHEET NO. 7 OF 19



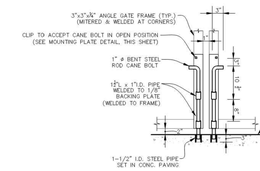
PLAN AT DUMPSTER ENCLOSURE
(WHERE SHOWN ON PLAN)
NOT TO SCALE.



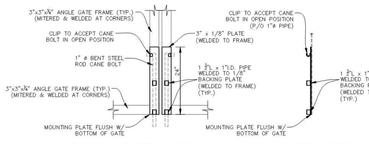
TRANSVERSE SECTION
NOT TO SCALE

FINISH LEGEND	
B-1	UTILITY SIZE BRICK – CAPE COD – TRIANGLE BRICK
B-2	UTILITY SIZE BRICK – OLD SOUTH HANDFORM – TRIANGLE BRICK SPEC: CONTROL JOINT COLOR – MATCH MORTAR COLOR COLOR: MORTAR COLOR – FLAMINGO BRIXMENT C-105
B-3	1 X 6" CEDAR PLANKS SPEC: WOOD COLOR: FINISH TO BE SPECIFIED BY LANDSCAPE ARCHITECT

NOTE: ALL STEEL TO BE GALVANIZED AND PAINTED



CANE BOLT DETAIL
NOT TO SCALE

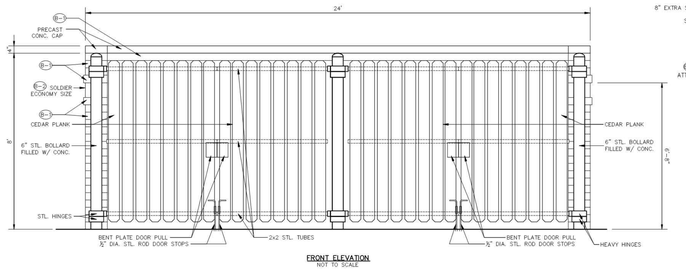


FRONT ELEVATION
NOT TO SCALE

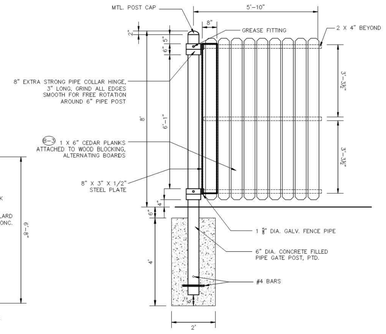
SIDE ELEVATION
NOT TO SCALE

ALL EXPOSED STEEL TO BE PAINTED TO MATCH BUILDING

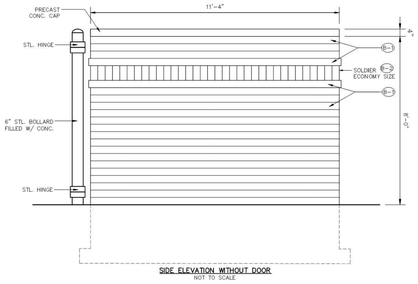
CANE BOLT MOUNTING PLATE DETAILS
NOT TO SCALE



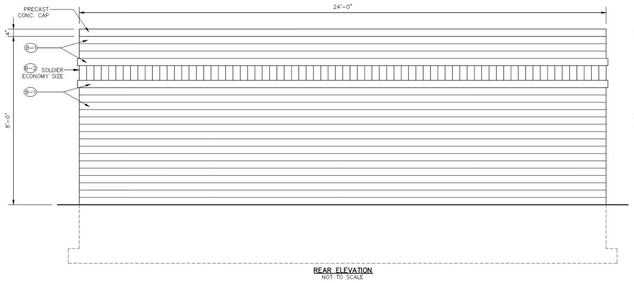
FRONT ELEVATION
NOT TO SCALE



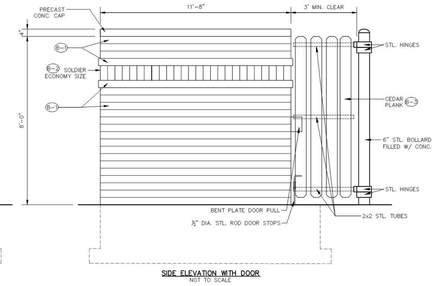
SWING GATE AND POST ELEVATION
NOT TO SCALE



SIDE ELEVATION WITHOUT DOOR
NOT TO SCALE



REAR ELEVATION
NOT TO SCALE



SIDE ELEVATION WITH DOOR
NOT TO SCALE

DUMPSTER ENCLOSURE DETAILS
BUILDING 'CC'
GREENLEIGH COMMERCIAL & MULTI-FAMILY AREA
AREA 1 - PARCEL 'CC' (LOT 20) & PARCEL 'A' (LOT 19)
SOUTH OF MD 197 (LAUREL BOWIE ROAD) @ 95 & NORTH OF MARKET ARCH STREET
TAX MAP 15 - GRID 7 - PARCEL 'CC' (LOT 20) & PARCEL 'A' (LOT 19) - ZONE: M-X-T - 10TH ELECTION DISTRICT - PRINCE GEORGE'S COUNTY, MARYLAND
PAN # 15-07189
SCALE: AS SHOWN
DATE: 04/03/2019
DRAWN BY: PS
DESIGN BY: AK
REVIEW BY: AK

C-511
SHEET 7 OF 13
14814

NO.	DATE	BY	REVISION BLOCK
-	06/10/19	LA	ISSUED FOR CONSTRUCTION
-	04/25/19	LA	PERMIT SET RELEASED
-	04/05/19	LA	BID SET RELEASED
-	02/20/19	LA	DRAFT SET RELEASED

LITTLE & ASSOCIATES, INC.
ENGINEERS—LAND PLANNERS—SURVEYORS
1503 LARKIN WILLIAMS ROAD, SUITE 207
TOWSON, MARYLAND 21286
PHONE (410)296-1636
FAX (410)296-1639

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 21766, EXPIRATION DATE: 7/6/2020

ST. JOHN PROPERTIES
2560 LORD BALTIMORE DR.
BALTIMORE, MD 21244

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

1
8
DUMPSTER PAD DETAILS / TRASH ENCLOSURE DETAILS
SCALE : NTS

NOT FOR CONSTRUCTION

Dewberry

Dewberry Engineers Inc.
4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

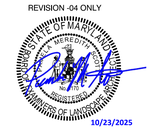
APPLICANT
LORD CHARTER SIX, LLC
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244

CONTACT
MR. KENNETH FINDLEY JR., PE
16901 MELFORD BLVD., SUITE 300
BOWIE, MD 20715

MARYLAND 95 CORPORATE PARK REDEVELOPMENT OF LOT 20

DETAILED SITE PLAN
DSP-98039-04
PRINCE GEORGE'S COUNTY, MD
10TH ELECTION DISTRICT
TAX MAP 5 - GRID C4
WSSC GRID 219NE06, 218NE06

SEAL
REVISION -04 ONLY



PROFESSIONAL CERTIFICATION:
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LICENSE NO. 4170
EXPIRATION DATE: 10.11.26

KEY PLAN

SCALE
AS-SHOWN

No.	DATE	BY	Description

REVISIONS

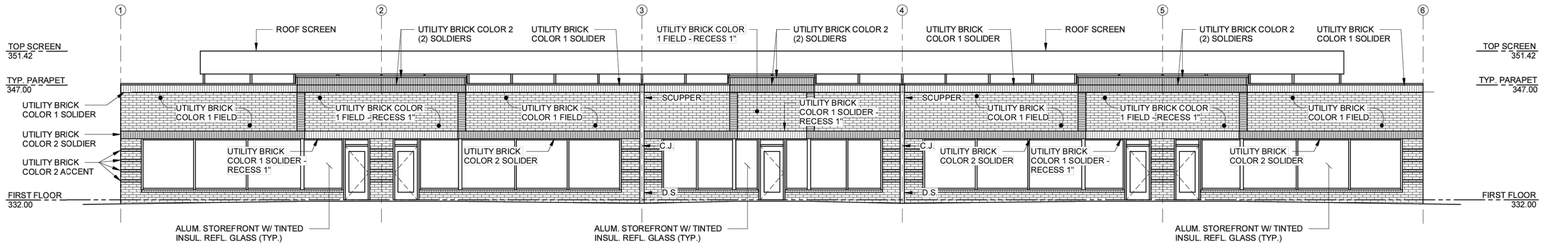
DRAWN BY MAW
APPROVED BY PMS
CHECKED BY RAL
DATE MAY 2025

TITLE
DETAILED SITE PLAN
DSP DETAILS

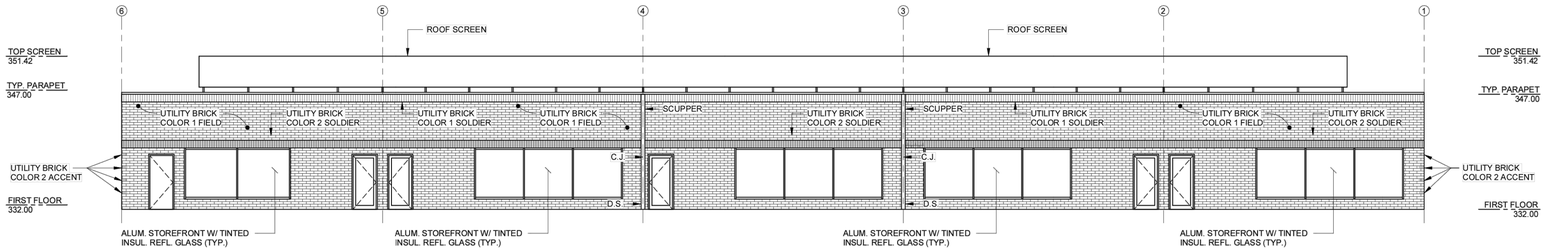
DEWBERRY JOB NO. 50184229

8

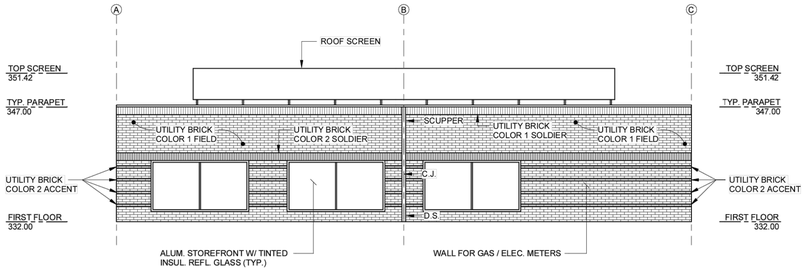
SHEET NO. 8 OF 19



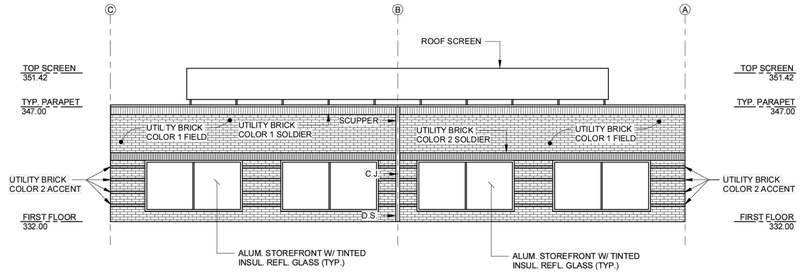
1 **NORTHEAST ELEVATION**
1/8" = 1'-0"



2 **SOUTHWEST ELEVATION**
1/8" = 1'-0"



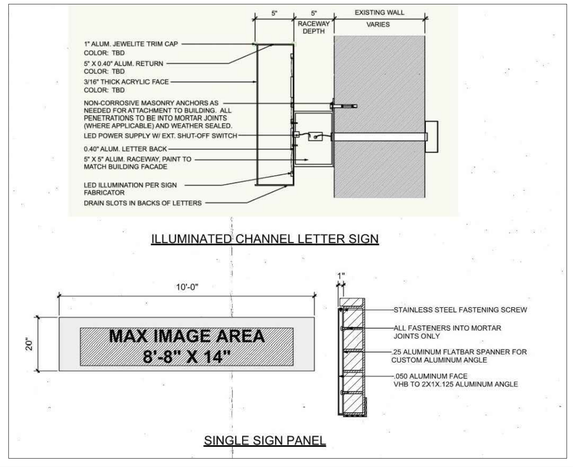
3 **NORTHWEST ELEVATION**
1/8" = 1'-0"



4 **SOUTHEAST ELEVATION**
1/8" = 1'-0"

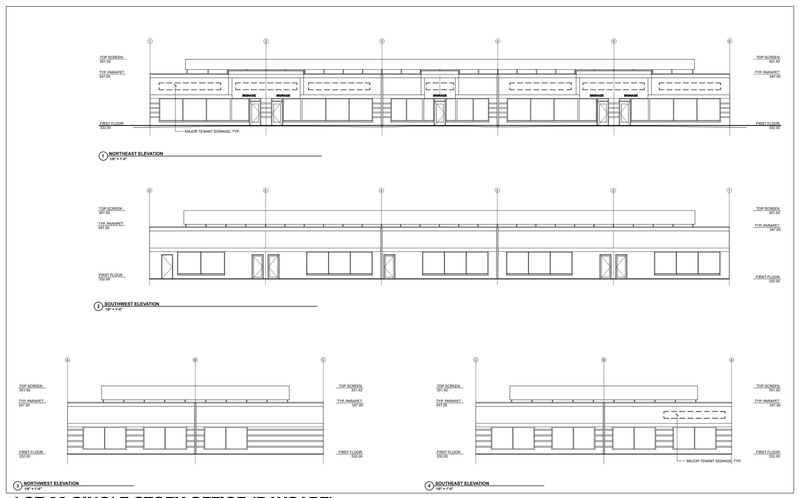
MASONRY LEGEND	
COLOR 1:	FIELD BRICK: GLEN GARY BROOKHAVEN 12-INCH UTLITY: 3-5/8" x 3-5/8" x 11-5/8"
COLOR 2:	ACCENT BRICK: GLEN GARY COOLSPRING 12-INCH UTILITY: 3-5/8" x 3-5/8" x 11-5/8"
MORTAR:	KHAKI
GLASS:	GREEN

LOT 22 SINGLE STORY OFFICE (DAYCARE)



BUILDING MOUNTED SIGN NOTES:
PER SECTION 27-613 OF THE PRIOR PRINCE GEORGE'S COUNTY ZONING ORDINANCE, IN THE I-3 ZONE:

1. SIGNS MAY BE LOCATED ANYWHERE ON A BUILDING THAT THE PLANNING BOARD DEEMS APPROPRIATE, SUBJECT TO THE HEIGHT LIMITATIONS BELOW.
2. SIGNS SHALL NOT EXTEND ABOVE THE LOWEST POINT OF THE ROOF OF THE BUILDING TO WHICH IT IS ATTACHED.
3. THE AREA OF ALL SIGNS ON A BUILDING WALL FACING A STREET SHALL BE NOT MORE THAN ONE (1) SQUARE FOOT FOR EACH ONE (1) LINEAL FOOT OF BUILDING WIDTH FACING THAT STREET. FOR PURPOSES OF THIS BUILDING, THE "STREET" IS ASSUMED TO BE THE PARKING LOT THE BUILDING FACES. TOTAL SIGN AREA ALLOWED IS 170 SF.
4. SIGNS SHALL BE EITHER:
   A. DESIGNED AS PART OF THE ARCHITECTURAL DESIGN OF THE BUILDING; OR
   B. APPROVED AS AN ELEMENT OF THE PROPOSED DEVELOPMENT ON THE LOT, TAKING INTO ACCOUNT ITS RELATIONSHIP TO THE OTHER PROPOSED IMPROVEMENTS.
5. SIGNS MAY BE INTERNALLY ILLUMINATED.



LOT 22 SINGLE STORY OFFICE (DAYCARE)
POSSIBLE BUILDING MOUNTED SIGNAGE LOCATIONS

NOTE
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8-1-1 OR 1-800-257-7777
OR LOG ON TO
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http://www.missutility.net
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NOT FOR CONSTRUCTION

Dewberry

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4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
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BALTIMORE, MD 21244

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BOWIE, MD 20715

MARYLAND 95 CORPORATE PARK REDEVELOPMENT OF LOT 20

DETAILED SITE PLAN
DSP-98039-04
PRINCE GEORGES COUNTY, MD
10TH ELECTION DISTRICT

TAX MAP 5 - GRID C4
WSSC GRID 219NE06, 218NE06

SEAL
REVISION -04 ONLY

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LICENSE NO., 4170
EXPIRATION DATE: 10.11.26

KEY PLAN

SCALE
AS-SHOWN

No.	DATE	BY	Description

REVISIONS

DRAWN BY MAW
APPROVED BY PMS
CHECKED BY RAL
DATE MAY 2025

TITLE
DETAILED SITE PLAN
ARCHITECTURE

DEWBERRY JOB NO. 50184229

9

SHEET NO. 9 OF 19

PLANT LIST

Quantity	Tag	Genus/Species	Common Name	Size	Comment
		SHADE TREES			
26	GT	Gleditsia triacanthos inermis	Honeylocust	2.5-3 IN CAL.	B & B
62	QP	Quercus phellos	Willow Oak	2.5-3 IN CAL.	B & B
6	MG	Metasequia glyptostroboides	Dawn Redwood	2.5-3 IN CAL.	B & B
		ORNAMENTAL AND EVERGREEN TREES			
50	BM	Betula maximowiczlana	Monarch Birch	6' - 8' ht	B & B
65	CP	Crataegus phaenopyrum	Washington Hawthorn	6' - 8' ht	B & B
65	PO	Picea omorika	Serbain Spruce	6' - 8' ht	B & B
4	SJ	Styrax japonicus	Japanese Snowbell	6' - 8' ht	B & B
		SHRUBS			
173	BT	Berberis thurbergii atropurpurea 'Crimson Pygmy'	Crimson Pygmy Barberry	10"- 12" ht	Container
254	BTR	Berberis thunbergii atropurpurea 'Rose Glow'	Rose Glow Japanese Barberry	18" - 24" ht	Container
26	CS	Cornus sericea 'Flaviramea'	Yellow Twig Dogwood	24" - 30" ht	B & B
91	JC	Juniperus chinensis 'Mint Julep'	Mint Julep Chinese Juniper	18" - 24" ht	Container
24	MS	Miscanthus sinensis 'Gracillimus'	Maiden Grass	1 gallon	Container
		GROUNDCOVER			Flats, plant 1' o.c.
1366	HH	Hedera helix	English Ivy		Quart cont., 18" o.c.
246	VC	Vamerondii sp. 'Moudor Cooter'	Bugility Rose minor, mint-season		

LOT 3
MARYLAND 95 CORPORATE PARK
OWNER:
WASHINGTON SUBURBAN SANITARY COMMISSION
ZONED I-3
USE: SOFTBALL FIELD

SITE

VICINITY MAP
SCALE: 1" = 2000'

ZONED I-3
1325 G. ST. LTD PARTNERSHIP
5548 / 921
37.23 A.
P. 228
USE: VACANT

PROPOSED PART OF LOT 3- KONTERRA @ SWEITZER

0.08 ACRES TREE SAVE NOT PART OF ANY REQUIREMENT

BUFFERYARD 'A'

4
SEE SHEET 12

75' BUILDING SETBACK

LOT 20
9.2 ACRES
PROPOSED 128,113 S.F.
4 STORY OFFICE BUILDING
14400 SWEITZER LANE
FF = 333.50

(INSIDE MASTER DOMESTIC WATER METER, SPRINKLER SYSTEM TO BE SUPERVISED)

BUFFERYARD 'C'

EX. SWEITZER LANE
80' RIGHT-OF-WAY

"SERVICE ENTRANCE AHEAD" SIGN

"SERVICE ENTRANCE" SIGN

ZONED I-3
CITIZENS BANK OF MARYLAND

0.90 ACRES CONSERVATION

ZONED I-3
1325 G. ST. LTD PARTNERSHIP
5548 / 921
37.23 A.
P. 228
USE: VACANT

FUTURE BUFFERYARD 'C'
EXEMPT FOR LAND SWAP

4
SEE SHEET 11

LOT 20 MD 95 CORPORATE PARK

0.66 ACRES CONSERVATION

0.01 ACRES TREE SAVE NOT PART OF ANY REQUIREMENT
0.15 ACRES TREE SAVE NOT PART OF ANY REQUIREMENT

LEGEND

- NEW SHADE TREE
- NEW ORNAMENTAL TREE
- NEW EVERGREEN TREE
- SHRUB BED
- EXISTING TREE LINE
- PROPOSED TREE LINE
- TREE CONSERVATION AREA
- TREE SAVE NOT PART OF ANY REQUIREMENT
- TREE PROTECTION DEVICE
- PARKING LOT LIGHT
- AREA LIGHT

M. N. C. P. P. C. APPROVALS
PROJECT NAME: MD 95 CORPORATE PARK
PROJECT NUMBER: SP-98035
For Conditions of Approval see Site Plan Cover Sheet or Approval Shet (for Revisions Listed Below - Refer to Site Plan)

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
	11-5-98	LS	1-21-99
01	3-5-99	LS	4-6-99
02	11-15-02	S.L.	11-18-02

M-NCP-PC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP2: 15/114/98-01
11/21/02

DSP-98039/02

No.	REVISION	DATE	BY
1	REVISED PARKING LAYOUT PER STAFF COMMENTS	10-13-98	MEB
2	ADD LANDSCAPING PER STAFF COMMENTS/PGCPB APPROVAL	11-05-98	EF
3	REVISED PER ARCHITECTURAL CHANGES	12-09-98	EF
4	SUBMITTED FOR GRADING PERMIT	3-30-99	EF
5	ISSUED FOR SDC PERMIT TO PERMIT	5-04-1999	EF
6	Address TCP2 referral comments, submit for review	5-05-1999	EF
7	Address TCP2 submit for signature approval	5-12-1999	EF
8	BUILDING ADDS	6-02-1999	EF
9	UPDATED PLANT LIST	8-23-1999	EF
10	ISSUED FOR CONSTRUCTION	9-14-1999	EF
11	REVISED LIGHT POLE SHOWN SIDE OF BUILDING	10-7-1999	EF
12	Revised to show Land Swap	3-23-2000	MEB
13	Revised Land Swap Drawings	9-18-2002	MEB

ENGINEERING-PLANNING-EARTH SCIENCES-SURVEYING
GREENHORNE & O'MARA, INC.
9001 EDMONSTON ROAD, GREENBELT, MARYLAND 20770
(301) 982-2800 ©Latest Date Hereon
ANNAPOLIS,MD-ATLANTA,GA-TAMPA,FL-DENVER,CO-FAIRFAX,VA-WEST PALM BEACH,FL
ROCKVILLE,MD-RALEIGH,NC-FREDERICKSBURG,VA-MECHANICSBURG,PA- ST. PETERSBURG,FL

LANDSCAPE, LIGHTING & TREE CONSERVATION TYPE II PLAN
MARYLAND - 95 CORPORATE PARK
PROPOSED LOT 20
LAUREL (10TH) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

JLF | DESIGN | SCALE 1"=40' | APPROVED PLAN

4
SHEET 10 OF 19

9/25/02 J:\Planeng\2685\2685000\LND P:\FILM\2685\lndprf P:\pentable\planning\lndtcp.tbl

MATCHLINE - SEE SHEET 12

EX. 4 STORY OFFICE BLDG.
128,113 SF
FFE 333.50
BLDG HEIGHT: 52'-0"

LOT 21
6.00 AC

LOT 22
3.15 AC

PROP. SINGLE STORY OFFICE (SPEC YARD)
12,750 SF
FFE 332.00
BLDG HEIGHT: 15'-0"

FUTURE 2,000 SF DRIVE-THRU RESTAURANT
FFE 334.25
BLDG HEIGHT: TBD

PLAYGROUND. SEE SHEET 18 FOR DETAILS

FOREST AREA. SEE TCP FOR MORE INFORMATION

LOT 5
1325 G STREET ASSOCIATES LLLP
L.35433 F.423
ZONE:IE (INDUSTRIAL, EMPLOYMENT)
USE: VACANT

LOT 3
1325 G STREET ASSOCIATES LLLP
L.35433 F.423
ZONE:IE (INDUSTRIAL, EMPLOYMENT)
USE: VEHICLE

PARCEL 226
BALTIMORE GAS & ELECTRIC CO
ZONE:IE (INDUSTRIAL, EMPLOYMENT)
USE: TRANSPORTATION AND UTILITIES

LOT
KONTERRA HDQRTRS BUILDING LLC
L.35433 F.423
ZONE:IE (INDUSTRIAL, EMPLOYMENT)
USE: OFFICE

LOT 6
1325 G STREET ASSOCIATES LLLP
L.35433 F.423
ZONE:IE (INDUSTRIAL, EMPLOYMENT)
USE: VACANT

KONTERRA DRIVE

SWEITZER LANE

APPROXIMATE LIMIT OF SHA MAINTENANCE RESPONSIBILITY (PER P.A.M.S.)

BEARINGS AND DISTANCE TABLE	
1.	N 50°14'36" E 66.91'
2.	S 73°45'17" E 39.29'
3.	S 40°52'50" E 22.58'
4.	S 46°06'03" E 37.58'
5.	S 49°49'58" E 16.19'
6.	S 71°33'13" E 38.70'
7.	N 40°19'59" E 36.35'
8.	S 64°22'48" E 284.28'
9.	N 30°22'07" E 25.87'
10.	N 59°37'53" W 53.50'

NOT FOR CONSTRUCTION

NOTE
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OR LOG ON TO
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PLANTING KEY

PROPOSED LANDSCAPE PLANTINGS *(LABELED)*

EXISTING LANDSCAPE PLANTINGS *(FOR LABELS SEE EX. PLANTING PLAN - SHEET 14)*

Dewberry

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MARYLAND 95 CORPORATE PARK REDEVELOPMENT OF LOT 20

DETAILED SITE PLAN
DSP-98039-04
PRINCE GEORGES COUNTY, MD
10TH ELECTION DISTRICT

TAX MAP 5 - GRID C4
WSSC GRID 219NE06, 218NE06

SEAL
REVISION -04 ONLY

STATE OF MARYLAND — PAUL M. SCHNEIDER — 21468 — REGISTERED LANDSCAPE ARCHITECT

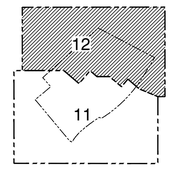
10/23/2025

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LICENSE NO. 4170

EXPIRATION DATE: 10.11.26

KEY PLAN



SCALE
0 30' 60'
SCALE: 1"=30'

No.	DATE	BY	Description

REVISIONS

DRAWN BY MAW
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DATE MAY 2025

TITLE

DETAILED SITE PLAN
LANDSCAPE PLAN SHEET

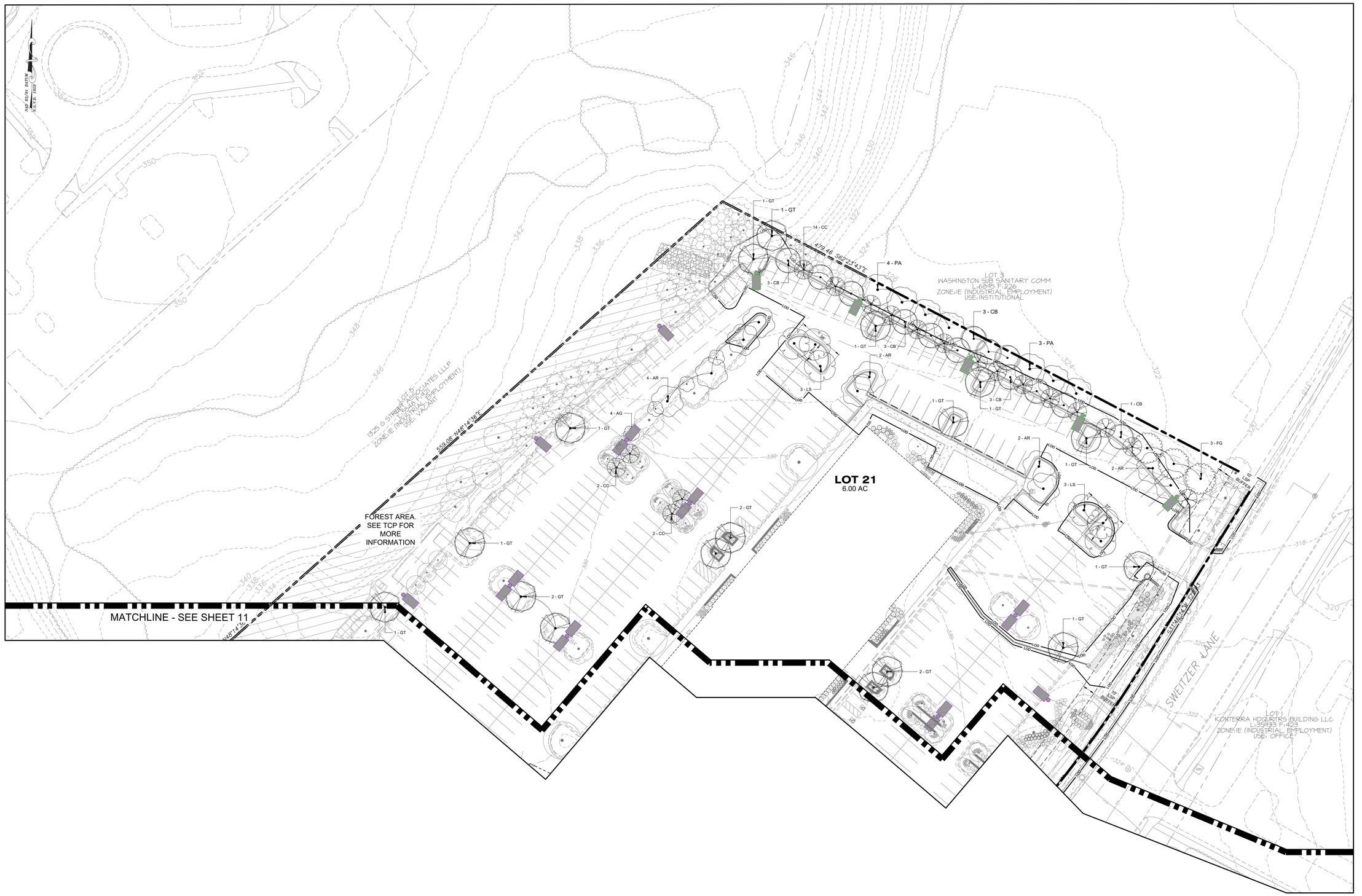
DEWBERRY JOB NO. 50184229

11

SHEET NO. 11OF 19

DSP-98039-04 & DSDS-25001_Backup 89 of 173

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NOT FOR CONSTRUCTION

PLANTING KEY

PROPOSED LANDSCAPE PLANTINGS ***(LABELED)***

EXISTING LANDSCAPE PLANTINGS ***(FOR LABELS SEE EX. PLANTING PLAN - SHEET 14)***

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

Dewberry

Dewberry Engineers Inc.
4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

APPLICANT
LORD CHARTER SIX, LLC
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244

CONTACT
MR. KENNETH FINDLEY JR., PE
16901 MELFORD BLVD., SUITE 300
BOWIE, MD 20715

MARYLAND 95 CORPORATE PARK REDEVELOPMENT OF LOT 20

DETAILED SITE PLAN
DSP-98039-04
PRINCE GEORGES COUNTY, MD
10TH ELECTION DISTRICT

TAX MAP 5 - GRID C4
WSSC GRID 219NE06, 218NE06

SEAL
REVISION -04 ONLY

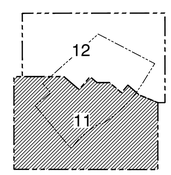
STATE OF MARYLAND — RICHARD A. SWAIN — 4170 — REGISTERED LANDSCAPE ARCHITECT

10/23/2025

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 4170
EXPIRATION DATE: 10.11.26

KEY PLAN



SCALE
0 30' 60'
SCALE: 1"=30'

No.	DATE	BY	Description

REVISIONS

DRAWN BY MAW
APPROVED BY PMS
CHECKED BY RAL
DATE MAY 2025

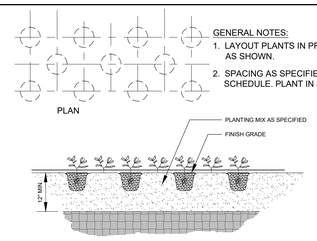
TITLE
DETAILED SITE PLAN
LANDSCAPE PLAN SHEET

DEWBERRY JOB NO. 50184229

12

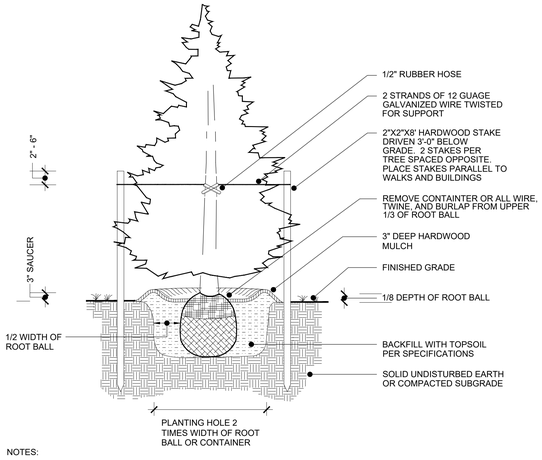
SHEET NO. 12OF 19

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1/13 PERENNIAL PLANTING DETAIL (TYPICAL)

(NOT TO SCALE)

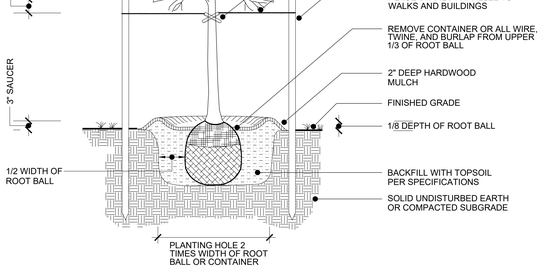


NOTES:

1. DETAIL APPLIES TO B&B OR CONTAINER PLANTING.
2. WHEN PLANTING ON A SLOPE, ENSURE LANDSCAPING IS INSTALLED VERTICAL AND PLUM.
3. MULCH SAUCER HEIGHT SHALL BE LEVEL AND UNIFORM AROUND CIRCUMFERENCE OF PLANT BASE.
4. STAKES AND WIRE SHALL ONLY BE USED AS NEEDED.

2/13 EVERGREEN TREE PLANTING DETAIL

(NOT TO SCALE)

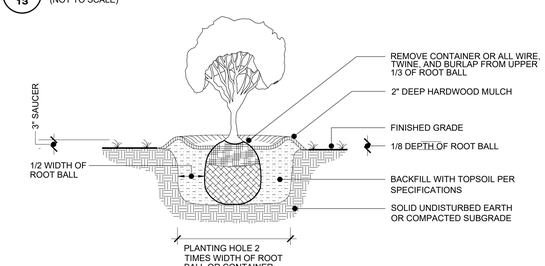


NOTES:

1. DETAIL APPLIES TO B & B OR CONTAINER PLANTING.
2. WHEN PLANTING ON A SLOPE, ENSURE LANDSCAPING IS INSTALLED VERTICAL AND PLUM.
3. MULCH SAUCER HEIGHT SHALL BE LEVEL AND UNIFORM AROUND CIRCUMFERENCE OF PLANT BASE.
4. STAKES AND WIRE SHALL ONLY BE UTILIZED AS NEEDED.

3/13 DECIDUOUS TREE PLANTING DETAIL

(NOT TO SCALE)



NOTES:

1. DETAIL APPLIES TO B&B OR CONTAINER PLANTING.
2. WHEN PLANTING ON A SLOPE, ENSURE LANDSCAPING IS INSTALLED VERTICAL AND PLUM.
3. MULCH SAUCER HEIGHT SHALL BE LEVEL AND UNIFORM AROUND CIRCUMFERENCE OF PLANT BASE.

4/13 SHRUB PLANTING DETAIL

(NOT TO SCALE)

LANDSCAPE SPECIFICATIONS

A. LANDSCAPE SPECIFICATIONS SHALL BE AS OUTLINED BELOW. ANY ITEM OR PROCEDURE NOT MENTIONED BELOW SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATION GUIDELINES PUBLISHED BY THE LANDSCAPE CONTRACTORS ASSOCIATION (LATEST EDITION).

B. PLANT MATERIALS
THE LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL AND/OR DIG, BALL, BURLAP AND TRANSPLANT ALL OF THE PLANT MATERIALS CALLED FOR ON THE DRAWINGS AND/OR LISTED IN THE PLANT SCHEDULES.

1. PLANT NAMES
ALL PLANT MATERIALS SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (HEREAFTER REFERRED TO AS AAN STANDARDS). ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, SHALL HAVE A NORMAL HABIT OF GROWTH, AND SHALL BE FIRST QUALITY, SOUND, VIGOROUS, WELL-BRANCHED AND WITH HEALTHY, WELL-FURNISHED ROOT SYSTEMS. THEY SHALL BE FREE OF DISEASE, INSECT PESTS AND MECHANICAL INJURIES.
   (A) ALL PLANTS SHALL BE NURSERY GROWN AND SHALL HAVE BEEN GROWN UNDER THE SAME CLIMATE CONDITIONS AS THE LOCATION OF THIS PROJECT FOR AT LEAST TWO YEARS BEFORE PLANTING. NEITHER HEELED-IN PLANTS NOR PLANTS FROM COLD STORAGE WILL BE ACCEPTED.
   (B) COLLECTED PLANTS OR TRANSPLANTED TREES MAY BE CALLED FOR BY THE LANDSCAPE ARCHITECT AND USED, PROVIDED, HOWEVER, THAT LOCATIONS AND SOIL CONDITIONS WILL PERMIT PROPER BALLING.
2. PLANT MEASUREMENTS
ALL PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED IN THE PLANT SCHEDULE
   (A) CALIPER MEASUREMENTS SHALL BE TAKEN SIX INCHES (6") ABOVE GRADE FOR TREES UNDER FOUR-INCH (4") CALIPER AND TWELVE INCHES (12") ABOVE GRADE FOR TREES FOUR INCHES (4") IN CALIPER AND OVER.
   (B) MINIMUM BRANCHING HEIGHT FOR ALL SHADE TREES SHALL BE 6 FEET (6').
   (C) MINIMUM SIZE FOR PLANTING SHADE TREES SHALL 2-1/2"- 3" CALIPER, 12'-14' IN HEIGHT.
   (D) MINIMUM SIZE FOR PLANTING MINOR SHADE TREES SHALL BE 2-1/2"-3" IN CALIPER, 8'-10' IN HEIGHT.
   (E) MINIMUM SIZE FOR PLANTING ORNAMENTAL TREES SHALL BE 1-1/2"-1-3/4" CALIPER, 7-9' HEIGHT.
   (F) MINIMUM SIZE FOR PLANTING EVERGREEN TREES SHALL BE 6'-8' HEIGHT.
   (G) CALIPER, HEIGHT, SPREAD AND SIZE OF BALL SHALL BE GENERALLY AS FOLLOWS:

CALIPER	HEIGHT	SPREAD	MIN. ROOT BALL
1-1/2"-1 3/4"	8'-10'	6'-8'	22" DIA
2-2-1/2"	10'-12'	6'-8'	24" DIA
2-1/2"-3"	12'-14'	6'-8'	26" DIA
3- 3-1/2"	14'-16'	6'-8'	28" DIA

   ALL PLANT MATERIAL SHALL AVERAGE THE MEDIAN FOR THE SIZE RANGES INDICATED ABOVE AND AS INDICATED IN THE "AAN STANDARDS."
   (H) MINIMUM SIZE FOR PLANTING SHRUBS SHALL BE, IN GENERAL, 18"-24" IN HEIGHT OR SPREAD, AS APPROPRIATE, EXCEPT THAT A LARGER SIZE MAY BE REQUIRED WHEN DEEMED APPROPRIATE BY THE PLANNING DIRECTOR OR DESIGNEE IN THE CASE OF PARTICULAR SPECIES OR PLANTING SITUATIONS.

C. PLANTING METHODS
ALL PROPOSED PLANT MATERIAL THAT MEETS THE SPECIFICATIONS IN SECTION B: (1)(A)(B), (2)(A,B,C,D,E,F,G,& H) ABOVE ARE TO BE PLANTED IN ACCORDANCE WITH THE FOLLOWING PLANTING METHODS DURING THE PROPER SEASONS AS DESCRIBED BELOW.

1. PLANTING SEASONS
A PROFESSIONAL HORTICULTURISTS/ NURSERYMAN SHALL BE CONSULTED TO DETERMINE THE PROPER TIME, BASED ON PLANT SPECIES AND WEATHER CONDITIONS, TO MOVE AND INSTALL PARTICULAR PLANT MATERIAL TO MINIMIZE STRESS TO THE PLANT. PLANTING OF DECIDUOUS MATERIAL MAY BE CONTINUED DURING THE WINTER MONTHS PROVIDED THERE IS NO FROST IN THE GROUND AND FROST-FREE TOP SOIL PLANTING MIXTURES ARE USED.
2. DIGGING
ALL PLANT MATERIAL SHALL BE DUG, BALLED AND BURLAPPED (B+B) OR BARE ROOT IN ACCORDANCE WITH THE "AAN STANDARDS."
3. EXCAVATION OF PLANT PITS
THE LANDSCAPE CONTRACTOR SHALL EXCAVATE ALL PLANT PITS, VINE PITS, HEDGE TRENCHES AND SHRUB BEDS AS FOLLOWS:
   (A) ALL PITS SHALL BE CIRCULAR IN OUTLINE, WITH VERTICAL SIDES. THE TREE PIT SHALL BE DEEP ENOUGH TO ALLOW 1/8 OF THE BALL TO BE ABOVE THE EXISTING GRADE. PLANTS SHALL REST ON UNDISTURBED EXISTING SOIL OR WELL COMPACTED BACKFILL. THE TREE PIT MUST BE A MINIMUM OF NINE (9) INCHES LARGER ON EVERY SIDE THAN THE BALL OF THE TREE
   (B) IF AREAS ARE DESIGNATED AS SHRUB BEDS OR HEDGE TRENCHES, THEY SHALL BE CULTIVATED TO AT LEAST 18" DEPTH MINIMUM. AREAS DESIGNATED FOR GROUND COVERS AND VINES SHALL BE CULTIVATED TO AT LEAST 12" IN DEPTH MINIMUM
4. STAKING, GUYING, AND WRAPPING
SEE THE "AAN STANDARDS" LANDSCAPE SPECIFICATION GUIDELINES
5. PLANT PRUNING, EDGING, AND MULCHING
   (A) EACH TREE, SHRUB OR VINE SHALL BE PRUNED IN AN APPROPRIATE MANNER TO ITS PARTICULAR REQUIREMENTS, IN ACCORDANCE WITH ACCEPTED STANDARD PRACTICE. BROKEN OR BRUISED BRANCHES SHALL BE REMOVED WITH CLEAN CUTS MADE ON AN ANGLE FROM THE BARK RIDGE TO THE BRANCH COLLAR, NO FLUSH CUTS, TO MINIMIZE THE AREA CUT. ALL CUTS SHALL BE MADE WITH SHARP TOOLS. TRIM ALL EDGES SMOOTH. NE TREE WOUND DRESSINGS SHALL BE APPLIED.
   (B) ALL TRENCHES AND SHRUB BEDS SHALL BE EDGED AND CULTIVATED TO THE LINES SHOWN ON THE DRAWING. THE AREAS AROUND ISOLATED PLANTS SHALL BE EDGED AND CULTIVATED TO THE FULL DIAMETER OF THE PIT. SOD WHICH HAS BEEN REMOVED AND STACKED SHALL BE USED TO TRIM THE EDGES OF ALL EXCAVATED AREAS TO THE NEAT LINES OF THE PLANT PIT SAUCES, THE EDGES OF SHRUB AREAS, HEDGE TRENCHES, AND VINE POCKETS
   (C) AFTER CULTIVATION, ALL PLANT MATERIALS SHALL BE MULCHED WITH A 2"-3" LAYER OF TAN BARK, PEAT MOSS, OR ANOTHER APPROVED MATERIAL OVER THE ENTIRE AREA OF THE BED OR SAUCER.

D. SEEDING AND SODDING
ALL SEEDING AND SODDING SHALL BE AS PER "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION, SEDIMENT CONTROL IN URBANIZING AREAS" AS PUBLISHED BY THE MARYLAND DEPARTMENT OF NATURAL RESOURCES

E. BIORETENTION PLANTING AREAS
ALL PLANTS AND LANDSCAPE WORK IN THE BIORETENTION AREAS, AS NOTED ON THE PLAN, SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE GUIDELINES SET FORTH IN THE PRICE GEORGE'S COUNTY "DESIGN MANUAL" FOR USE OF BIORETENTION IN STORMWATER MANAGEMENT.

F. WARRANTY

1. WARRANTY TREES, SHRUBS, PLANTS, AND ALL LAWN AREAS FOR A PERIOD OF ONE YEAR AFTER DATE OF WRITTEN ACCEPTANCE BY THE OWNER, AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING IN NEGLECT BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS BEYOND THE INSTALLERS CONTROL.
2. REMOVE AND REPLACE TREES, SHRUBS, PLANTS, AND LAWN AREAS FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING WARRANTY PERIOD. MAKE REPLACEMENTS DURING GROWTH SEASON FOLLOWING THE END OF THE WARRANTY PERIOD. REPLACE ANY PLANTS WHICH ARE IN DOUBTFUL CONDITION AT THE END OF WARRANTY PERIOD; UNLESS IN OPINION OF OWNER, IT IS ADVISABLE TO EXTEND WARRANTY PERIOD FOR A FULL GROWING SEASON. WARRANTY EXTENSION CONTINGENT ON CONTRACT TERMS OF LANDSCAPE CONTRACTOR.
3. WARRANTY BIORETENTION PLANTS AND LANDSCAPE WORK AS PER THE GUIDELINES SET FORTH IN THE PRINCE GEORGE'S COUNTY "DESIGN MANUAL FOR USE OF BIORETENTION IN STORMWATER MANAGEMENT."

G. MAINTENANCE

1. PLANTINGS MUST BE WATERED IMMEDIATELY FOLLOWING THE INSTALLATION TO INSURE PLANT MATERIAL BECOMES ESTABLISHED.

H. HARDSCAPE

1. CONCRETE WITHIN VEHICULAR AREAS, INCLUDING CROSSWALKS AND LOADING AREAS, ARE TO BE 6000 psi CONCRETE.
2. ALL SIDEWALKS TO BE 4000 psi (MINIMUM) CONCRETE.
3. INTEGRAL COLOR METHOD SHALL BE USED TO TINT ALL COLORED CONCRETE.ANY CONCRETE THAT IS STAMPED OR COLORED WILL BE SEALED WITH A CLEAR SEALANT.

LANDSCAPE NOTES

1. THIS LANDSCAPE PLAN HAS BEEN PREPARED BY DEWBERRY ENGINEERS CHANGES SHALL NOT BE MADE TO THIS PLAN WITHOUT PERMISSION FROM DEWBERRY ENGINEERS. ANY UNAUTHORIZED CHANGES FROM OTHERS WILL NOT BE THE RESPONSIBILITY OF DEWBERRY.
2. THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY. SEE SITE PLAN FOR ALL LAYOUT AND GRADING INFORMATION
3. THE LANDSCAPE WORK OF THIS PROJECT SHALL BE PERFORMED PER THE LATEST EDITION OF THE PRICE GEORGE'S COUNTY LANDSCAPE MANUAL.
4. PLANTS SHALL MEET OR EXCEED CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" BY AMERICAN ASSOCIATION OF NURSERYMAN (AAN) PARTICULAR;Y WITH REGARDS TO SIZE, GROWTH, SIZE OF ROOTBALL, AND DENSITY OF BRANCH STRUCTURE.
5. ALL PLANTS (B&B OR CONTAINER) SHALL BE PROPERLY IDENTIFIED BY WEATHERPROOF LABELS SECURELY ATTACHED THERETO BEFORE DELIVERY TO PROJECT SITE. LABELS SHALL IDENTIFY PLANTS BY NAME, SPECIES AND SIZE. LABELS SHALL NOT BE REMOVED UNTIL THE FINAL INSPECTION BY THE LANDSCAPE ARCHITECT.
6. ANY MATERIALS AND/OR WORK MAY BE REJECTED BY THE LANDSCAPE ARCHITECT IF IT DOES NOT MEET THE REQUIREMENTS OF THE SPECIFICATIONS. ALL REJECTED MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
7. PLANT QUANTITIES SHOWN IN THE PLANT LIST ARE FOR LANDSCAPE ARCHITECTS CONVENIENCE ONLY. PRIOR TO SUBMITTING A BID OR ESTIMATE, CONTRACTOR SHALL VERIFY THAT TOTAL QUANTITIES SHOWN ON THE PLAN MEET TOAL QUANTITIES INDICATED ON THE PLANT LIST, SHOULD DISCREPANCIES OCCUR, PLAN INFORMATION SHALL TAKE PRIORITY AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
8. THE CONTRACTOR SHALL FURNISH ALL PLANTS TO COMPLETE THE WORK AS INDICATED ON THE PLAN SPECIFIED IN THE PLANT LIST
9. SUBSTITUTIONS IN PLANT SPECIES OR SIZE SHALL NOT BE PERMITTED EXCEPT WITH WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
10. ALL SOIL AREAS NOT SHOWN TO RECEIVE PLANT MATERIALS SHALL BE SEEDED FOR LAWN AS SPECIFIED IN THE PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL.
11. CONTRACTOR SHALL CONTACT MISS UTILITY (1-800-257-7777) PRIOR TO ANY EXCAVATION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICES. ANY DAMAGE INCURRED DUE TO THE CONTRACTORS OPERATION SHALL BE REPAIRED IMMEDIATELY AT CONTRACTORS EXPENSE.
12. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. SHOULD ANY CONFLICTS OCCUR BETWEEN PROPOSED CONSTRUCTION OR PLANTINGS AND ACTUAL UTILITY LOCATIONS, THE OWNER AND THE LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ANY EXCAVATION OR GRADING. ALL ENTRANCE WALLS, PIERS AND PLANTING BED LOCATIONS MUST BE FIELD STAKED BY THE CONTRACTOR AND THE LOCATION APPROVED BY THE OWNER PRIOR TO CONSTRUCTION
13. PLANTS SHALL BE LOCATED AS SHOWN ON THE DRAWINGS AND BY SCALING OR AS DESIGNATED IN THE FIELD BY THE LANDSCAPE ARCHITECT. ALL LOCATIONS OF PLANTS AND PLANTING BEDS ARE TO BE STAKED AND APPROVED BY THE LANDSCAPE ARCHITECT BEFORE INSTALLATION.
14. IF UTILITY LINES ARE ENCOUNTERED IN EXCAVATION OF TREE PITS, OTHER LOCATIONS FOR THE TREES SHALL BE SELECTED BY THE LANDSCAPE ARCHITECT. SUCH CHANGES SHALL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION. NO CHANGES OF LOCATION SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
15. NO WORK IN PUBLIC RIGHT-OF-WAY SHALL BE DONE UNLESS ALL THE REQUIRED PERMITS ARE OBTAINED.
16. ALL EQUIPMENT AND TOOLS SHALL BE PLACED SO AS TO NOT INTERFERE OR HINDER THE PEDESTRIAN AND VEHICULAR TRAFFIC FLOW.
17. DURING PLANTING OPERATIONS EXCESS AND WASTE MATERIALS SHALL BE DISPOSED OF PROPERLY OFFSITE AT NO EXTRA COST TO THE OWNER.
18. ALL PLANTS AND LANDSCAPE WORK IN THE BIORETENTION AREAS, AS NOTED ON THE PLAN, SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE GUIDELINES SET FORTH IN THE PRINCE GEORGE'S COUNTY "DESIGN MANUAL" FOR USE OF BIORETENTION IN STORMWATER MANAGEMENT.

NOT FOR CONSTRUCTION

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MARYLAND 95 CORPORATE PARK
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TAX MAP 5 - GRID C4
WSSC GRID 219NE06, 218NE06

SEAL
REVISION -04 ONLY



07/21/2025

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DEWBERRY JOB NO. 50184229

13

SHEET NO. 13 OF 19

DSP-98039-04 & DSDS-25001_Backup 91 of 173

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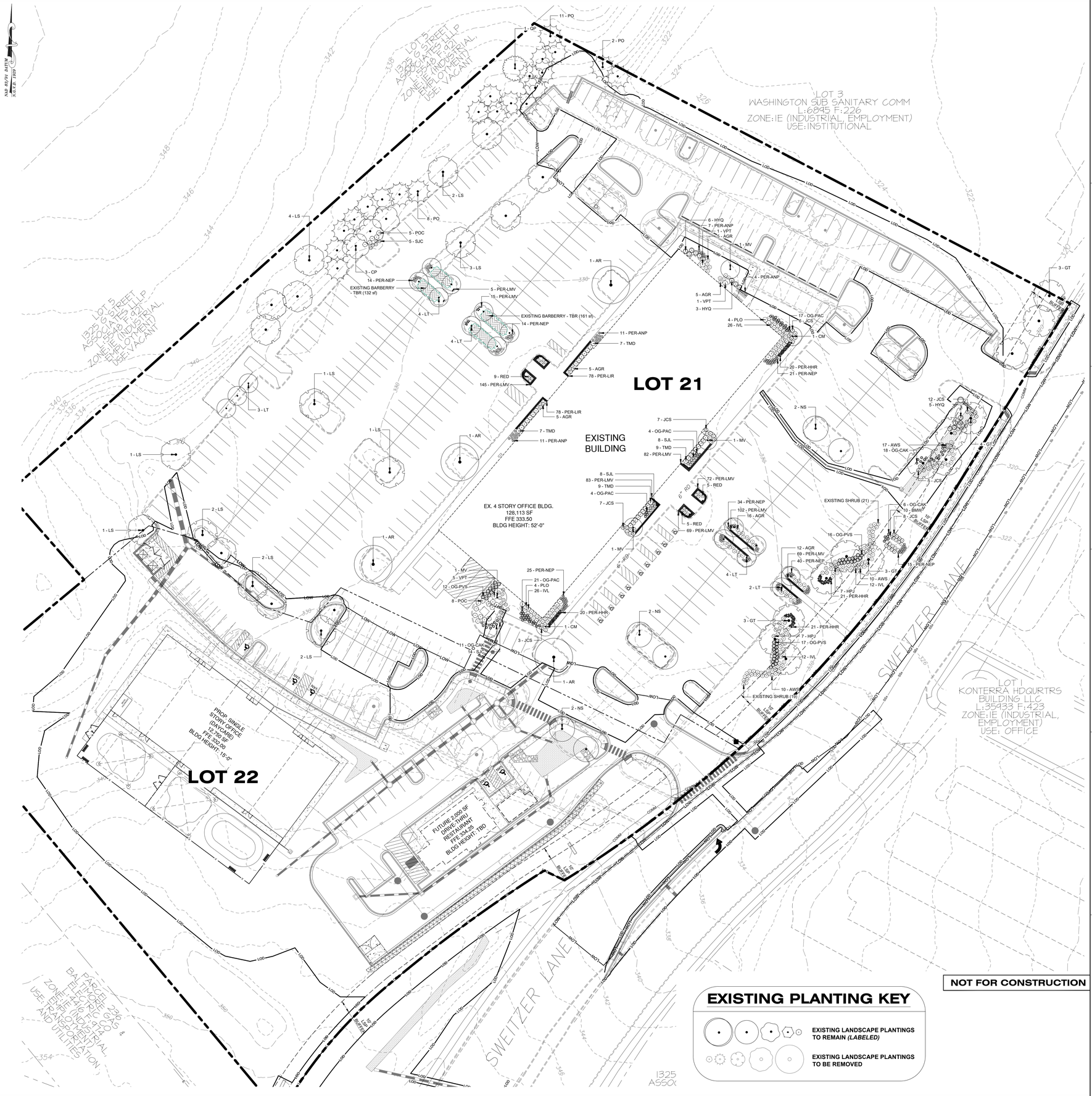
EXISTING - OVERALL LOT 21 & LOT 22 PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	SIZE	CONT
DECIDUOUS - MAJOR SHADE (=> 50' HT. & SPREAD)						
	LS	19	Liquidambar styraciflua Sweet Gum	Native	2.5-3" CAL / 10-12' HT	B&B
DECIDUOUS - MINOR SHADE (25-50' HT. & SPREAD)						
	AR	4	Acer rubrum 'Frank Jr.' Redpointe® Maple	Native	2.5-3" CAL / 10-12' HT	B&B
	CP	3	Crataegus phaenopyrum Washington Hawthorn	Native	2.5-3" CAL / 10-12' HT	B&B
	GT	13	Gleditsia triacanthos inermis Thornless Honey Locust	Native	2.5-3" CAL / 10-12' HT	B&B
	NS	6	Nyssa sylvatica 'Wildfire' Wildfire Tupelo	Native	2.5-3" CAL / 10-12' HT	B&B
	QP	1	Quercus phellos Willow Oak	Native	2.5-3" CAL / 10-12' HT	B&B
DECIDUOUS - ORNAMENTAL (=< 20' HT. & SPREAD)						
	CM	2	Cornus kousa 'Milky Way' Milky Way Kousa Dogwood	Non-Native	1.5-2" CAL / 8-10' HT	B&B
	LT	17	Lagerstroemia indica 'Tuskegee' Tuskegee Crape Myrtle	Non-Native	1.5-2" CAL / 8-10' HT	B&B
	MV	4	Magnolia virginiana Sweetbay Magnolia	Native	1.5-2" CAL / 8-10' HT	B&B
EVERGREEN - MEDIUM (40-50' HT. W/ SPREAD 20-30')						
	PO	21	Picea omorika Serbian Spruce	Non-Native	8-10' HT	B&B
SHRUBS						
	AGR	48	Abelia x 'Rose Creek' Rose Creek Abelia	Non-Native	18-24" HT (B&B / #5 CONT)	CONT
	BMW	10	Buxus microphylla japonica 'Wintergreen' Wintergreen Japanese Boxwood	Non-Native	18-24" HT (B&B / #5 CONT)	CONT
	HPJ	14	Hydrangea paniculata 'Jane' Little Lime® Panicle Hydrangea	Non-Native	18-24" HT (B&B / #5 CONT)	CONT
	HYQ	14	Hydrangea quercifolia 'Snow Queen' Snow Queen Oakleaf Hydrangea	Native	18-24" HT (B&B / #5 CONT)	CONT
	IVL	76	Itea virginica 'Little Henry' Little Henry Sweetspire	Native	18-24" HT (B&B / #5 CONT)	CONT
	JCS	48	Juniperus chinensis 'Sargentii' Sargent Juniper	Non-Native	18-24" HT (B&B / #5 CONT)	CONT
	POC	13	Physocarpus opulifolius 'Mindia' Coppertina® Ninebark	Native	18-24" HT (B&B / #5 CONT)	CONT
	PLO	8	Prunus laurocerasus 'Otto Luyken' Otto Luyken English Laurel	Native	18-24" HT (B&B / #5 CONT)	CONT
	RED	19	Rosa x 'Radrazz' Knock Out® Shrub Rose	Non-Native	18-24" HT (B&B / #5 CONT)	CONT
	SJL	16	Spiraea japonica 'Little Princess' Little Princess Japanese Spirea	Non-Native	18-24" HT (B&B / #5 CONT)	CONT
	SJC	19	Spiraea japonica 'NCSX1' Double Play® Candy Corn® Spirea	Non-Native	18-24" HT (B&B / #5 CONT)	CONT
	AWS	37	Spiraea x bumalda 'Anthony Waterer' Anthony Waterer Spirea	Non-Native	18-24" HT (B&B / #5 CONT)	CONT
	TMD	32	Taxus x media 'Densiformis' Dense Anglo-Japanese Yew	Non-Native	18-24" HT (B&B / #5 CONT)	CONT
	VPT	7	Viburnum plicatum tomentosum Doublefile Viburnum	Native	18-24" HT (B&B / #5 CONT)	CONT
ORNAMENTAL GRASSES						
	OG-CAK	35	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	Native	18-24" HT (B&B / #5 CONT)	CONT
	OG-PVS	45	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	Native	18-24" HT (B&B / #5 CONT)	#5 CONT
	OG-PAC	46	Pennisetum alopecuroides 'Cassian' Cassian Fountain Grass	Non-Native	18-24" HT (B&B / #5 CONT)	CONT
PERENNIALS						
	PER-ANP	33	Athyrium niponicum 'Pictum' Japanese Painted Fern	Non-Native	18-24" HT (B&B / #5 CONT)	CONT
	PER-HHR	82	Hemerocallis x 'Happy Returns' Happy Returns Daylily	Native	18-24" HT (B&B / #5 CONT)	CONT
	PER-LIR	156	Liriope muscari 'Big Blue' Big Blue Lilyturf	Non-Native	18-24" HT (B&B / #5 CONT)	CONT
	PER-LMV	642	Liriope muscari 'Variegata' Variegated Lilyturf	Non-Native	18-24" HT (B&B / #5 CONT)	CONT
	PER-NEP	163	Nepeta x faassenii 'Walker's Low' Walker's Low Catmint	Native	18-24" HT (B&B / #5 CONT)	CONT

EXISTING PLANT SCHEDULE - TO BE REMOVED

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	SIZE	CONT
DECIDUOUS - MAJOR SHADE (=> 50' HT. & SPREAD)						
	LS	4	Liquidambar styraciflua Sweet Gum	Native	2.5-3" CAL / 10-12' HT	B&B
	UP	2	Ulmus parvifolia 'Emer II' Allee® Lacebark Elm	Native	2.5-3" CAL / 10-12' HT	B&B
DECIDUOUS - MINOR SHADE (25-50' HT. & SPREAD)						
	AR	2	Acer rubrum 'Frank Jr.' Redpointe® Maple	Native	2.5-3" CAL / 10-12' HT	B&B
	CP	1	Crataegus phaenopyrum Washington Hawthorn	Native	2.5-3" CAL / 10-12' HT	B&B
	GT	5	Gleditsia triacanthos inermis Thornless Honey Locust	Native	2.5-3" CAL / 10-12' HT	B&B
	NS	4	Nyssa sylvatica 'Wildfire' Wildfire Tupelo	Native	2.5-3" CAL / 10-12' HT	B&B
EVERGREEN - MEDIUM (40-50' HT. W/ SPREAD 20-30')						
	PO	3	Picea omorika Serbian Spruce	Non-Native	8-10' HT	B&B

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.



EXISTING PLANTING KEY

EXISTING LANDSCAPE PLANTINGS TO REMAIN *(LABELED)*

EXISTING LANDSCAPE PLANTINGS TO BE REMOVED

Dewberry

Dewberry Engineers Inc.
4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

APPLICANT
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2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244

CONTACT
MR. KENNETH FINDLEY JR., PE
16901 MELFORD BLVD., SUITE 300
BOWIE, MD 20715

MARYLAND 95 CORPORATE PARK REDEVELOPMENT OF LOT 20

DETAILED SITE PLAN
DSP-98039-04
PRINCE GEORGES COUNTY, MD
10TH ELECTION DISTRICT

TAX MAP 5 - GRID C4
WSSC GRID 219NE06, 218NE06

SEAL

REVISION -04 ONLY

10/23/2025

PROFESSIONAL CERTIFICATION.
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 4170

EXPIRATION DATE: 10.11.26

KEY PLAN

SCALE
0 30' 60'
SCALE: 1"=30'

No.	DATE	BY	Description

REVISIONS

DRAWN BY MAW
APPROVED BY PMS
CHECKED BY RAL
DATE MAY 2025

TITLE
DETAILED SITE PLAN
EXISTING LANDSCAPE AND PROPOSED SITE LAYOUT

DEWBERRY JOB NO. 50184229

14

SHEET NO. 14 OF 19

DSP-98039-04 & DSDS-25001_Backup 92 of 173

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PLANTING SCHEDULE FOR SECTION 4.2-1 (A)

LOT 21

REQUIREMENTS FOR LANDSCAPE STRIPS ALONG STREETS

Linear feet of street frontage, excluding driveway entrances: 415 LF (Sweitzer Lane)

1)	General Plan Designation	x	Developing Tier	
			Developed Tier, Corridor Node or Center	
				Rural Tier
2)	Option Selected:	1, 2, 3, or 4	2	1 or 2 N/A
	(Requirement: 1 Shade Tree & 5 Shrubs per 35 LF of Frontage)			
3)	Is there a public utility easement along the frontage of the property?	X	Yes	N/A No
4)	Number of plants required	12	Shade Trees	N/A Shade Trees
		60	Shrubs	N/A Shrubs
		N/A	25-foot-wide strip of existing trees	N/A 25-foot-wide strip of existing trees
4)	Total number of trees provided:	12	Shade Trees	N/A Shade trees
		0	Ornamental/Evergreen trees	N/A Ornamental/Evergreen trees
		119	Shrubs	N/A Shrubs
		N/A	25-foot-wide strip of existing trees	N/A 25-foot-wide strip of existing trees

4.2-1(A) PLANT SCHEDULE - EXISTING (LOT 21)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	SIZE	CONT
DECIDUOUS - MINOR SHADE (25-50' HT. & SPREAD)						
	GT	12	Gleditsia triacanthos inermis Thornless Honey Locust	Native	2.5-3" CAL / 10-12' HT	B&B
SHRUBS						
	AGR	4	Abelia x 'Rose Creek' Rose Creek Abelia	Non-Native	18-24" HT (B&B / #5 CONT)	CONT
	BMW	10	Buxus microphylla japonica 'Wintergreen' Wintergreen Japanese Boxwood	Non-Native	18-24" HT (B&B / #5 CONT)	CONT
	HPJ	14	Hydrangea paniculata 'Jane' Little Lime® Panicle Hydrangea	Non-Native	18-24" HT (B&B / #5 CONT)	CONT
	HYQ	5	Hydrangea quercifolia 'Snow Queen' Snow Queen Oakleaf Hydrangea	Native	18-24" HT (B&B / #5 CONT)	CONT
	IVL	24	Ilea virginica 'Little Henry' Little Henry Sweetspire	Native	18-24" HT (B&B / #5 CONT)	CONT
	JCS	25	Juniperus chinensis 'Sargentii' Sargent Juniper	Non-Native	18-24" HT (B&B / #5 CONT)	CONT
	AWS	37	Spiraea x bumalda 'Anthony Waterer' Anthony Waterer Spirea	Non-Native	18-24" HT (B&B / #5 CONT)	CONT

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PLANTING SCHEDULE FOR SECTION 4.3-2 (A)

LOT 21

INTERIOR PLANTING FOR PARKING LOTS 7,000 SQUARE FEET OR LARGER

1)	Parking Lot Area (see Figure 4.3-7):		147,008	square feet
2)	Interior landscaped area required:	13 %	19,111	square feet
3)	Interior landscaped area provided:	13 %	19,534	square feet
4)	Minimum number of shade trees required: (1 per 200 square feet of interior planting area provided)		98	shade trees
5)	Number of shade trees provided		103	shade trees
6)	Is a minimum of 160 square feet of contiguous pervious land area provided per shade tree?		X	yes no
7)	Is there a planting island on average every 10 spaces?		X	yes no
8)	Is a curb or wheel stop provided for all parking spaces abutting a planting or pedestrian area?		X	yes no
9)	Are planting islands that are either parallel or perpendicular to parking spaces on both sides a minimum of 9 feet wide?		X	yes no
10)	Is a planting island that is perpendicular to parking spaces on one side a minimum of 6 feet wide?		X	yes no
11)	For parking lots 50,000 square feet or larger:			
	a) Is there a 9-foot-wide planting island perpendicular to parking for every 2 bays			yes X no
	or			
	b) Is the number of shade trees required increased? (1 per 200 square feet of interior planting area provided)		X	yes no

4.3-2(A) PLANT SCHEDULE - PROPOSED (LOT 21)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	SIZE	CONT
DECIDUOUS - MAJOR SHADE (=> 50' HT. & SPREAD)						
	AR	10	Acer rubrum 'Autumn Flame' Autumn Flame Maple	Native	2.5" - 3" Caliper	B&B
	FG	3	Fagus Grandifolia American Beech	Native	2.5" - 3" Caliper	B&B
	GT	17	Gleditsia triacanthos inermis Thornless Locust	Native	2.5-3" CAL / 10-12' HT	B&B
	LS	8	Liquidambar styraciflua American Sweet Gum	Native	2.5" - 3" Caliper	B&B
DECIDUOUS - MINOR SHADE (25-50' HT. & SPREAD)						
	CB	10	Carpinus betulus 'Fastigiata' Palisade American Hornbeam	Native	2.5-3" CAL / 10-12' HT	B&B
DECIDUOUS - ORNAMENTAL (=< 20' HT. & SPREAD)						
	AG	4	Amelanchier x grandiflora Serviceberry	Native	1.5" - 2" Caliper	B&B
	CC	18	Cercis canadensis Redbud	Native	1.5" - 2" Caliper	B&B

70

4.3-2(A) PLANT SCHEDULE - EXISTING (LOT 21)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	SIZE	CONT
DECIDUOUS - MAJOR SHADE (=> 50' HT. & SPREAD)						
	LS	11	Liquidambar styraciflua Sweet Gum	Native	2.5-3" CAL / 10-12' HT	B&B
DECIDUOUS - MINOR SHADE (25-50' HT. & SPREAD)						
	AR	4	Acer rubrum 'Frank Jr.' Redpointe® Maple	Native	2.5-3" CAL / 10-12' HT	B&B
	NS	4	Nyssa sylvatica 'Wildfire' Wildfire Tupelo	Native	2.5-3" CAL / 10-12' HT	B&B
DECIDUOUS - ORNAMENTAL (=< 20' HT. & SPREAD)						
	LT	14	Lagerstroemia indica 'Tuskegee' Tuskegee Crape Myrtle	Non-Native	1.5-2" CAL / 8-10' HT	B&B

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PLANTING SCHEDULE FOR SECTION 4.7-1 (A)

LOT 21

Buffering Incompatible Uses Requirements

1)	General Plan designation:		Developed Tier, Corridor Node or Center
		✓	Developing or Rural Tier
2)	Use of proposed development:	COMMERCIAL OFFICE	
3)	Impact of proposed development:	MEDIUM	
4)	Use of adjoining development:	ATHLETIC FIELD	
5)	Impact of adjoining development:	LOW	
6)	Minimum required bufferyard (A,B,C,D or E):	✓ A	__ B __ C __ D __ E
7)	Minimum required building setback:	20	feet
8)	Building setback provided:	20+	feet
9)	Minimum required width of landscape yard:	10	feet
10)	Width of landscape yard provided: (The required setback and landscape yard may be reduced by fifty percent (50%) in the Developed Tier, Corridor Node or Center when a six (6) foot high fence or wall is provided.)	10+	feet
11)	Linear feet of buffer strip required along property line and right-of-way:	451	linear feet
12)	Percentage of required bufferyard occupied by existing trees:	23	%
13)	Is a six (6) foot high fence or wall included in bufferyard? (The required plant material may be reduced by fifty percent (50%) when a six (6) foot high fence or wall is provided.)		___ yes ✓ no
14)	Total number of plant units required in buffer strip: 451 - 104 (Existing Trees) = 347 ft / 100 = 3.47 x 40 PU = 139 PU	139	p.u.
15)	Total number of plant units provided:		
	shade trees	12 x 10 p.u.	120 p.u.
	evergreen trees	4 x 5 p.u.	20 p.u.
	ornamental trees	___ x 5 p.u.	___ p.u.
	shrubs	___ x 1 p.u.	___ p.u.
		Total	140 p.u.

*40 PU PER 100'

4.7-1(A) PLANT SCHEDULE - PROPOSED (LOT 21)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	SIZE	CONT
DECIDUOUS - MAJOR SHADE (=> 50' HT. & SPREAD)						
	GT	1	Gleditsia triacanthos inermis Thornless Locust	Native	2.5-3" CAL / 10-12' HT	B&B
	PA	7	Platanus x acerifolia 'bloodgood' Bloodgood London Planetree	Native	2.5-3" CAL / 10-12' HT	B&B
DECIDUOUS - MINOR SHADE (25-50' HT. & SPREAD)						
	CB	3	Carpinus betulus 'Fastigiata' Palisade American Hornbeam	Native	2.5-3" CAL / 10-12' HT	B&B

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4.7-1(A) PLANT SCHEDULE - EXISTING (LOT 21)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	SIZE	CONT
DECIDUOUS - MINOR SHADE (25-50' HT. & SPREAD)						
	GT	1	Gleditsia triacanthos inermis Thornless Honey Locust	Native	2.5-3" CAL / 10-12' HT	B&B
EVERGREEN - MEDIUM (40-50' HT. W/ SPREAD 20-30')						
	PO	4	Picea omorika Serbian Spruce	Non-Native	8-10' HT	B&B

PLANTING SCHEDULE FOR SECTION 4.7-1 (B)

LOT 21

Buffering Incompatible Uses Requirements

1)	General Plan designation:		Developed Tier, Corridor Node or Center
		✓	Developing or Rural Tier
2)	Use of proposed development:	COMMERCIAL OFFICE	
3)	Impact of proposed development:	MEDIUM	
4)	Use of adjoining development:	VACANT	
5)	Impact of adjoining development:	N/A	
6)	Minimum required bufferyard (A,B,C,D or E):	__ A __ B __ C __ D __ E	
7)	Minimum required building setback:	N/A	feet
8)	Building setback provided:	N/A	feet
9)	Minimum required width of landscape yard:	N/A	feet
10)	Width of landscape yard provided: (The required setback and landscape yard may be reduced by fifty percent (50%) in the Developed Tier, Corridor Node or Center when a six (6) foot high fence or wall is provided.)	N/A	feet
11)	Linear feet of buffer strip required along property line and right-of-way:	560	linear feet
12)	Percentage of required bufferyard occupied by existing trees:	100	%
13)	Is a six (6) foot high fence or wall included in bufferyard? (The required plant material may be reduced by fifty percent (50%) when a six (6) foot high fence or wall is provided.)		___ yes ✓ no
14)	Total number of plant units required in buffer strip:	N/A	p.u.
15)	Total number of plant units provided:		
	shade trees	10 x 10 p.u.	100 p.u.
	evergreen trees	17 x 5 p.u.	85 p.u.
	ornamental trees	___ x 5 p.u.	___ p.u.
	shrubs	10 x 1 p.u.	10 p.u.
		Total	195 p.u.

*560 LF OF 560 LF FILLED WITH EXISTING TREES

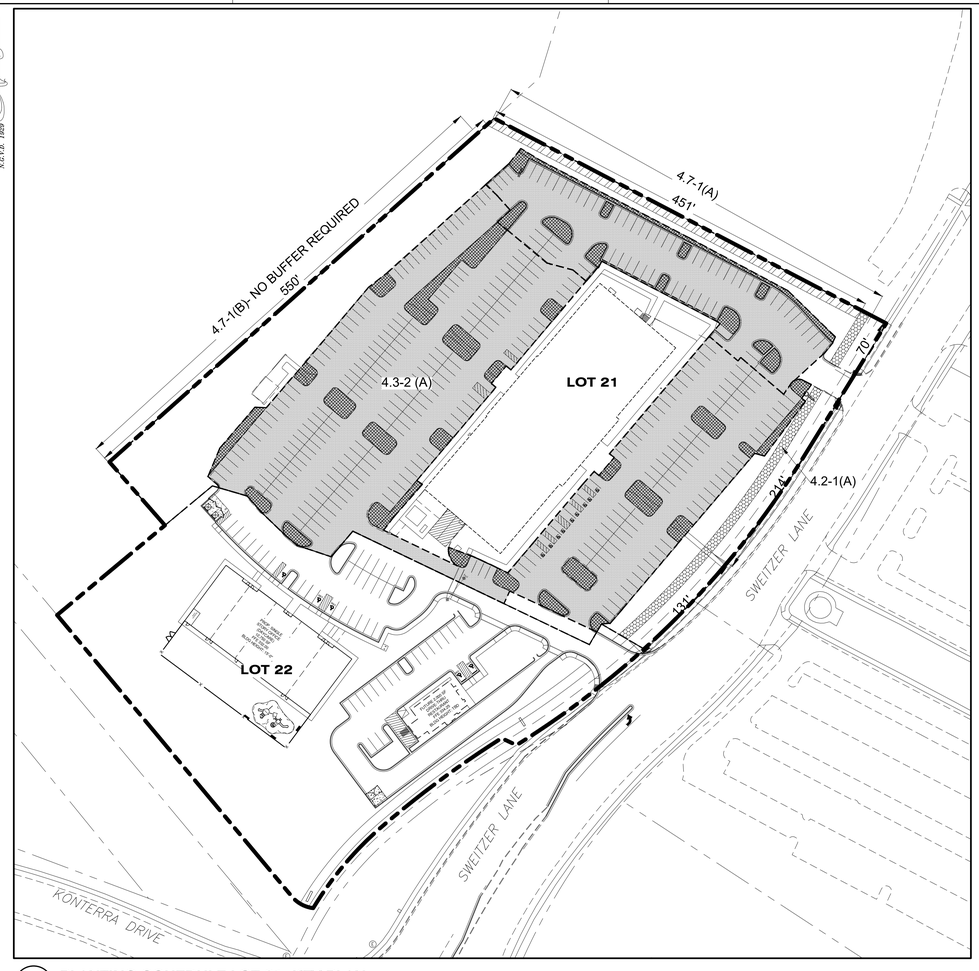
NOTE: PREVIOUS PLANTED TREES PER SP-98039 ARE NOW PART OF THE PRESERVED FOREST STAND.INDIVIDUAL TREES HAVE BEEN SHOWN ON THE PLAN, AND IN THIS CHART, FOR REFERENCE AND CONSISTENCY.

THE ORIGINAL SP-98039 SHOWS 6 ADDITIONAL ORNAMENTAL TREES IN THE BUFFER AREA, THAT ARE NOT CREDITED. THESE TREES ARE NOT SHOWN IN THIS CHART BUT ARE SHOWN IN THE OVERALL PLANT COUNTS

4.7-1(B) PLANT SCHEDULE - EXISTING (LOT 21)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	SIZE	CONT
DECIDUOUS - MAJOR SHADE (=> 50' HT. & SPREAD)						
	LS	6	Liquidambar styraciflua Sweet Gum	Native	2.5-3" CAL / 10-12' HT	B&B
DECIDUOUS - MINOR SHADE (25-50' HT. & SPREAD)						
	CP	3	Crataegus phaenopyrum Washington Hawthorn	Native	2.5-3" CAL / 10-12' HT	B&B
	QP	1	Quercus phellos Willow Oak	Native	2.5-3" CAL / 10-12' HT	B&B
EVERGREEN - MEDIUM (40-50' HT. W/ SPREAD 20-30')						
	PO	17	Picea omorika Serbian Spruce	Non-Native	8-10' HT	B&B
SHRUBS						
	POC	5	Physocarpus opulifolius 'Mindia' Coppertina® Ninebark	Native	18-24" HT (B&B / #5 CONT)	CONT
	SJC	5	Spiraea japonica 'NCSX1' Double Play® Candy Corn® Spirea	Non-Native	18-24" HT (B&B / #5 CONT)	CONT

10



1/15 PLANTING SCHEDULE LOT 21: KEY PLAN
NTS

NOTE:
EXISTING BERBERIS THUNBERGII (JAPANESE BARBERRY) AND MISCANTHUS SINENSIS (CHINESE SILVER GRASS) WERE IDENTIFIED ON THE 14400 SWEITZER LANE PROPERTY. THESE PLANT SPECIES ARE NOTED AS INVASIVE IN THE STATE OF MARYLAND'S - PLANT INVADERS OF MID-ATLANTIC NATURAL AREAS. FOLLOWING PRINCE GEORGE'S COUNTY MNCPPC'S RECOMMENDATION, ANY EXISTING BERBERIS THUNBERGII (JAPANESE BARBERRY) AND MISCANTHUS SINENSIS (CHINESE SILVER GRASS) THAT REMAIN ON THE PROPERTY WILL BE REMOVED OR WILL NOT BE COUNTED TOWARDS FULFILLMENT OF ANY OF THE 2010 PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL REQUIREMENTS.

KEY

- 4.2-1 LANDSCAPE STRIPS ALONG STREETS
- 4.3-2 INTERIOR PLANTING AREA
- 4.3-2 PARKING LOT AREA
- 4.7-1 BUFFERING INCOMPATIBLE USES

NOT FOR CONSTRUCTION

Dewberry

Dewberry Engineers Inc.
4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

APPLICANT
LORD CHARTER SIX, LLC
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244

CONTACT
MR. KENNETH FINDLEY JR., PE
16901 MELFORD BLVD., SUITE 300
BOWIE, MD 20715

MARYLAND 95 CORPORATE PARK REDEVELOPMENT OF LOT 20

DETAILED SITE PLAN
DSP-98039-04
PRINCE GEORGES COUNTY, MD
10TH ELECTION DISTRICT
TAX MAP 5 - GRID C4
WSSC GRID 219NE06, 218NE06

SEAL
REVISION -04 ONLY

07/21/2025

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 4170
EXPIRATION DATE: 10.11.26

KEY PLAN

SCALE

No.	DATE	BY	Description

REVISIONS

DRAWN BY MAW
APPROVED BY PMS
CHECKED BY RAL
DATE MAY 2025

TITLE
DETAILED SITE PLAN
LANDSCAPE SCHEDULES
LOT 21

DEWBERRY JOB NO. 50184229

15

SHEET NO. 15OF 19

DSP-98039-04 & DSDS-25001_Backup 93 of 173

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PLANTING SCHEDULE FOR SECTION 4.2-1 (B)

LOT 22

REQUIREMENTS FOR LANDSCAPE STRIPS ALONG STREETS

Linear feet of street frontage, excluding driveway entrances: 400 LF (Sweitzer Lane)

1)	General Plan Designation	x Developing Tier		Rural Tier
		Developed Tier, Corridor Node or Center		
2)	Option Selected:	1, 2, 3, or 4	2 & 3	1 or 2 N/A
	(Requirement: 1 Shade Tree & 5 Shrubs per 35 LF of Frontage)			
3)	Is there a public utility easement along the frontage of the property?	X Yes		N/A No
4)	Number of plants required	8 Shade Trees		N/A Shade Trees
		38 Shrubs		N/A Shrubs
		135 LF 25-foot-wide strip of existing trees		N/A 25-foot-wide strip of existing trees
4)	Total number of trees provided:	8 Shade Trees		N/A Shade trees
		5 Ornamental/Evergreen trees		N/A Ornamental/Evergreen trees
		38 Shrubs		N/A Shrubs
		135 LF 25-foot-wide strip of existing trees		N/A 25-foot-wide strip of existing trees

4.2-1(B) - PLANT SCHEDULE - PROPOSED (LOT 22)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	SIZE	CONT
DECIDUOUS - MAJOR SHADE (=> 50' HT. & SPREAD)						
	UA	8	Ulmus americana 'Jefferson' Jefferson American Elm	Native	2.5" - 3" Caliper	B&B
SHRUBS						
	PLO	38	Prunus laurocerasus 'Otto Luyken' Otto Luyken English Laurel	Native	18-24" HT (B&B / #5 CONT)	CONT

PLANTING SCHEDULE FOR SECTION 4.3-2(B)

LOT 22 (DAYCARE)

INTERIOR PLANTING FOR PARKING LOTS 7,000 SQUARE FEET OR LARGER

1)	Parking Lot Area (see Figure 4.3-7):		16,581	square feet
2)	Interior landscaped area required:	8 %	1,326	square feet
3)	Interior landscaped area provided:	8 %	1,338	square feet
4)	Minimum number of shade trees required: (1 per 300 square feet of interior planting area provided)		5	shade trees
5)	Number of shade trees provided		5	shade trees
6)	Is a minimum of 160 square feet of contiguous pervious land area provided per shade tree?		X yes	no
7)	Is there a planting island on average every 10 spaces?		X yes	no
8)	Is a curb or wheel stop provided for all parking spaces abutting a planting or pedestrian area?		X yes	no
9)	Are planting islands that are either parallel or perpendicular to parking spaces on both sides a minimum of 9 feet wide?		X yes	no
10)	Is a planting island that is perpendicular to parking spaces on one side a minimum of 6 feet wide?		X yes	no
11)	For parking lots 50,000 square feet or larger:			
	a) Is there a 9-foot-wide planting island perpendicular to parking for every 2 bays		X yes	no
	or			
	b) Is the number of shade trees required increased? (1 per 200 square feet of interior planting area provided)		yes X	no

4.3-2(B) - PLANT SCHEDULE - PROPOSED (LOT 22 DAYCARE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	SIZE	CONT
DECIDUOUS - MAJOR SHADE (=> 50' HT. & SPREAD)						
	AR	3	Acer rubrum 'Autumn Flame' Autumn Flame Maple	Native	2.5" - 3" Caliper	B&B

4.3-2(B) - PLANT SCHEDULE - EXISTING (LOT 22 - DAYCARE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	SIZE	CONT
DECIDUOUS - MAJOR SHADE (=> 50' HT. & SPREAD)						
	LS	2	Liquidambar styraciflua Sweet Gum	Native	2.5-3" CAL / 10-12' HT	B&B

PLANTING SCHEDULE FOR SECTION 4.3-2(C)

LOT 22 (DRIVE-THRU)

INTERIOR PLANTING FOR PARKING LOTS 7,000 SQUARE FEET OR LARGER

1)	Parking Lot Area (see Figure 4.3-7):		10,267	square feet
2)	Interior landscaped area required:	8 %	821	square feet
3)	Interior landscaped area provided:	8 %	842	square feet
4)	Minimum number of shade trees required: (1 per 300 square feet of interior planting area provided)		3	shade trees
5)	Number of shade trees provided		3	shade trees
6)	Is a minimum of 160 square feet of contiguous pervious land area provided per shade tree?		X yes	no
7)	Is there a planting island on average every 10 spaces?		X yes	no
8)	Is a curb or wheel stop provided for all parking spaces abutting a planting or pedestrian area?		X yes	no
9)	Are planting islands that are either parallel or perpendicular to parking spaces on both sides a minimum of 9 feet wide?		X yes	no
10)	Is a planting island that is perpendicular to parking spaces on one side a minimum of 6 feet wide?		X yes	no
11)	For parking lots 50,000 square feet or larger:			
	a) Is there a 9-foot-wide planting island perpendicular to parking for every 2 bays		X yes	no
	or			
	b) Is the number of shade trees required increased? (1 per 200 square feet of interior planting area provided)		yes X	no

4.3-2(C) - PLANT SCHEDULE - PROPOSED (LOT 22 DRIVE-TH

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	SIZE	CONT
DECIDUOUS - MAJOR SHADE (=> 50' HT. & SPREAD)						
	AR	3	Acer rubrum 'Autumn Flame' Autumn Flame Maple	Native	2.5" - 3" Caliper	B&B

NOTE

FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

PLANT SCHEDULE 4.4 SCREENING BUFFER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	SIZE	CONT
EVERGREEN - COLUMNAR (< 30' HT. W/ SPREAD =< 15')						
	IN	13	Ilex x 'Nellie R. Stevens' Nellie R. Stevens Holly	Native	6' - 8' HT.	B&B
	TO	15	Thuja occidentalis 'Smaragd' Emerald Green Arborvitae	Native	6' - 8' HT.	B&B

PLANTING SCHEDULE FOR SECTION 4.7-1 (C)

LOT 22

Buffering Incompatible Uses Requirements

1)	General Plan designation:		Developed Tier, Corridor Node or Center
		✓	Developing or Rural Tier
2)	Use of proposed development:	COMMERCIAL OFFICE	
3)	Impact of proposed development:	MEDIUM	
4)	Use of adjoining development:	VACANT	
5)	Impact of adjoining development:	N/A	
6)	Minimum required bufferyard (A,B,C,D or E):		A B C D E
7)	Minimum required building setback:	N/A	feet
8)	Building setback provided:	N/A	feet
9)	Minimum required width of landscape yard:	N/A	feet
10)	Width of landscape yard provided: (The required setback and landscape yard may be reduced by fifty percent (50%) in the Developed Tier, Corridor Node or Center when a six (6) foot high fence or wall is provided.)	N/A	feet
11)	Linear feet of buffer strip required along property line and right-of-way:	152	linear feet
12)	Percentage of required bufferyard occupied by existing trees:	100	%
13)	Is a six (6) foot high fence or wall included in bufferyard? (The required plant material may be reduced by fifty percent (50%) when a six (6) foot high fence or wall is provided.)	yes ✓	no
14)	Total number of plant units required in buffer strip:	N/A	p.u.
15)	Total number of plant units provided:		
	shade trees	0 x 10 p.u.	0 p.u.
	evergreen trees	0 x 5 p.u.	0 p.u.
	ornamental trees	0 x 5 p.u.	0 p.u.
	shrubs	0 x 1 p.u.	0 p.u.
		Total	0 p.u.

PLANTING SCHEDULE FOR SECTION 4.7-1 (D)

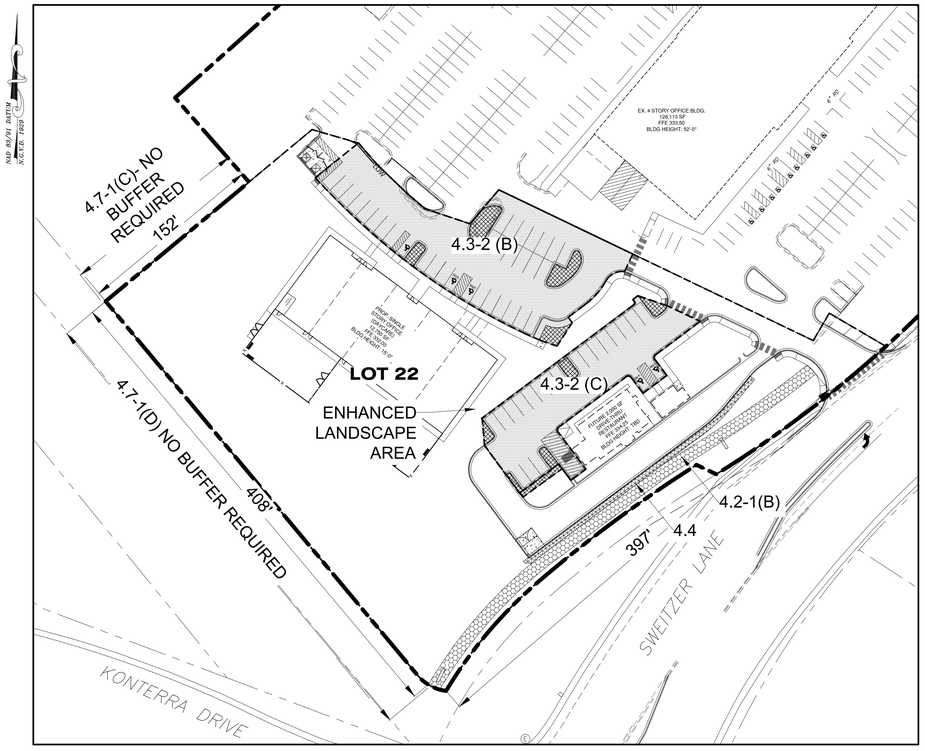
LOT 22

Buffering Incompatible Uses Requirements

1)	General Plan designation:		Developed Tier, Corridor Node or Center
		✓	Developing or Rural Tier
2)	Use of proposed development:	COMMERCIAL OFFICE	
3)	Impact of proposed development:	MEDIUM	
4)	Use of adjoining development:	OVERHEAD UTILITY	
5)	Impact of adjoining development:	MEDIUM	
6)	Minimum required bufferyard (A,B,C,D or E):		A B C D E
7)	Minimum required building setback:	N/A	feet
8)	Building setback provided:	N/A	feet
9)	Minimum required width of landscape yard:	N/A	feet
10)	Width of landscape yard provided: (The required setback and landscape yard may be reduced by fifty percent (50%) in the Developed Tier, Corridor Node or Center when a six (6) foot high fence or wall is provided.)	N/A	feet
11)	Linear feet of buffer strip required along property line and right-of-way:	600	linear feet
12)	Percentage of required bufferyard occupied by existing trees:	100	%
13)	Is a six (6) foot high fence or wall included in bufferyard? (The required plant material may be reduced by fifty percent (50%) when a six (6) foot high fence or wall is provided.)	yes ✓	no
14)	Total number of plant units required in buffer strip:	N/A	p.u.
15)	Total number of plant units provided:		
	shade trees	0 x 10 p.u.	0 p.u.
	evergreen trees	0 x 5 p.u.	0 p.u.
	ornamental trees	0 x 5 p.u.	0 p.u.
	shrubs	0 x 1 p.u.	0 p.u.
		Total	0 p.u.

PLANT SCHEDULE ENHANCED LANDSCAPING

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	SIZE	CONT
DECIDUOUS - MAJOR SHADE (=> 50' HT. & SPREAD)						
	AR	3	Acer rubrum 'Autumn Flame' Autumn Flame Maple	Native	2.5" - 3" Caliper	B&B
EVERGREEN - COLUMNAR (< 30' HT. W/ SPREAD =< 15')						
	IN	6	Ilex x 'Nellie R. Stevens' Nellie R. Stevens Holly	Native	6' - 8' HT.	B&B
	TO	10	Thuja occidentalis 'Smaragd' Emerald Green Arborvitae	Native	6' - 8' HT.	B&B
SHRUBS						
	PLO	28	Prunus laurocerasus 'Otto Luyken' Otto Luyken English Laurel	Native	18-24" HT (B&B / #5 CONT)	CONT



1/16 PLANTING SCHEDULE LOT 22: KEY PLAN

NTS

NOTE:
EXISTING BERBERIS THUNBERGII (JAPANESE BARBERRY) AND MISCANTHUS SINENSIS (CHINESE SILVER GRASS) WERE IDENTIFIED ON THE 14400 SWEITZER LANE PROPERTY. THESE PLANT SPECIES ARE NOTED AS INVASIVE IN THE STATE OF MARYLAND'S - PLANT INVADERS OF MID-ATLANTIC NATURAL AREAS. FOLLOWING PRINCE GEORGE'S COUNTY MNGPPC'S RECOMMENDATION, ANY EXISTING BERBERIS THUNBERGII (JAPANESE BARBERRY) AND MISCANTHUS SINENSIS (CHINESE SILVER GRASS) THAT REMAIN ON THE PROPERTY WILL BE REMOVED OR WILL NOT BE COUNTED TOWARDS FULFILLMENT OF ANY OF THE 2010 PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL REQUIREMENTS.

KEY

- 4.2-1 LANDSCAPE STRIPS ALONG STREETS
- 4.3-2 INTERIOR PLANTING AREA
- 4.3-2 PARKING LOT AREA
- 4.7-1 BUFFERING INCOMPATIBLE USES
- 4.4 SCREENING REQUIREMENTS BUFFER

NOT FOR CONSTRUCTION

Dewberry

Dewberry Engineers Inc.
4601 FORBES BOULEVARD
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LANHAM, MD 20706
301.731.5551
301.731.01688 (FAX)
www.dewberry.com

APPLICANT
LORD CHARTER SIX, LLC
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244

CONTACT
MR. KENNETH FINDLEY JR., PE
16901 MELFORD BLVD., SUITE 300
BOWIE, MD 20715

MARYLAND 95 CORPORATE PARK REDEVELOPMENT OF LOT 20

DETAILED SITE PLAN
DSP-98039-04
PRINCE GEORGE'S COUNTY, MD
10TH ELECTION DISTRICT

TAX MAP 5 - GRID C4
WSSC GRID 219NE06, 218NE06

SEAL

REVISION -04 ONLY

STATE OF MARYLAND — KENNETH ROBERT FINDLEY — No. 21706 — REGISTERED PROFESSIONAL ENGINEER

10/23/2025

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 4170

EXPIRATION DATE: 10.11.26

KEY PLAN

SCALE

No.	DATE	BY	Description

REVISIONS

DRAWN BY MAW
APPROVED BY PMS
CHECKED BY RAL
DATE MAY 2025

TITLE

DETAILED SITE PLAN
LANDSCAPE SCHEDULES
LOT 22

DEWBERRY JOB NO. 50184229

16

SHEET NO. 16 OF 19

Q:\50184229 - Sweitzer\CAD\Civil\MNCPPC\PDSP\2-Sheets\LSP-13-17 DETAILS .dwg 10/23/2025 1:04:26 PM, AutoCAD PDF (General Documentation).pc3

EXISTING - OVERALL LOT 21 & LOT 22 PLANT SCHEDULE

	SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	SIZE	CONT
	DECIDUOUS - MAJOR SHADE (=> 50' HT. & SPREAD)						
		LS	19	Liquidambar styraciflua Sweet Gum	Native	2.5-3" CAL / 10-12' HT	B&B
	DECIDUOUS - MINOR SHADE (25-50' HT. & SPREAD)						
		AR	4	Acer rubrum 'Frank Jr.' Redpointe® Maple	Native	2.5-3" CAL / 10-12' HT	B&B
		CP	3	Crataegus phaenopyrum Washington Hawthorn	Native	2.5-3" CAL / 10-12' HT	B&B
46 (46)		GT	13	Gleditsia triacanthos inermis Thornless Honey Locust	Native	2.5-3" CAL / 10-12' HT	B&B
		NS	6	Nyssa sylvatica 'Wildfire' Wildfire Tupelo	Native	2.5-3" CAL / 10-12' HT	B&B
		QP	1	Quercus phellos Willow Oak	Native	2.5-3" CAL / 10-12' HT	B&B
	DECIDUOUS - ORNAMENTAL (=< 20' HT. & SPREAD)						
		CM	2	Cornus kousa 'Milky Way' Milky Way Kousa Dogwood	Non-Native	1.5-2" CAL / 8-10' HT	B&B
23 (4)		LT	17	Lagerstroemia indica 'Tuskegee' Tuskegee Crape Myrtle	Non-Native	1.5-2" CAL / 8-10' HT	B&B
		MV	4	Magnolia virginiana Sweetbay Magnolia	Native	1.5-2" CAL / 8-10' HT	B&B
	EVERGREEN - MEDIUM (40-50' HT. W/ SPREAD 20-30')						
21 (0)		PO	21	Picea omorika Serbian Spruce	Non-Native	8-10' HT	B&B
	SHRUBS						
		AGR	48	Abelia x 'Rose Creek' Rose Creek Abelia	Non-Native	18-24" HT (B&B / #5 CONT)	CONT
		BMW	10	Buxus microphylla japonica 'Wintergreen' Wintergreen Japanese Boxwood	Non-Native	18-24" HT (B&B / #5 CONT)	CONT
		HPJ	14	Hydrangea paniculata 'Jane' Little Lime® Panicle Hydrangea	Non-Native	18-24" HT (B&B / #5 CONT)	CONT
		HYQ	14	Hydrangea quercifolia 'Snow Queen' Snow Queen Oakleaf Hydrangea	Native	18-24" HT (B&B / #5 CONT)	CONT
		IVL	76	Itea virginica 'Little Henry' Little Henry Sweetspire	Native	18-24" HT (B&B / #5 CONT)	CONT
		JCS	48	Juniperus chinensis 'Sargentii' Sargent Juniper	Non-Native	18-24" HT (B&B / #5 CONT)	CONT
		POC	13	Physocarpus opulifolius 'Mindia' Coppertina® Ninebark	Native	18-24" HT (B&B / #5 CONT)	CONT
361 (118)		PLO	8	Prunus laurocerasus 'Otto Luyken' Otto Luyken English Laurel	Native	18-24" HT (B&B / #5 CONT)	CONT
		RED	19	Rosa x 'Radrazz' Knock Out® Shrub Rose	Non-Native	18-24" HT (B&B / #5 CONT)	CONT
		SJL	16	Spiraea japonica 'Little Princess' Little Princess Japanese Spirea	Non-Native	18-24" HT (B&B / #5 CONT)	CONT
		SJC	19	Spiraea japonica 'NCSX1' Double Play® Candy Corn® Spirea	Non-Native	18-24" HT (B&B / #5 CONT)	CONT
		AWS	37	Spiraea x bumalda 'Anthony Waterer' Anthony Waterer Spirea	Non-Native	18-24" HT (B&B / #5 CONT)	CONT
		TMD	32	Taxus x media 'Densiformis' Dense Anglo-Japanese Yew	Non-Native	18-24" HT (B&B / #5 CONT)	CONT
		VPT	7	Viburnum plicatum tomentosum Doublefile Viburnum	Native	18-24" HT (B&B / #5 CONT)	CONT
	ORNAMENTAL GRASSES						
		OG-CAK	35	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	Native	18-24" HT (B&B / #5 CONT)	CONT
		OG-PVS	45	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	Native	18-24" HT (B&B / #5 CONT)	#5 CONT
		OG-PAC	46	Pennisetum alopecuroides 'Cassian' Cassian Fountain Grass	Non-Native	18-24" HT (B&B / #5 CONT)	CONT
	PERENNIALS						
		PER-ANP	33	Athyrium niponicum 'Pictum' Japanese Painted Fern	Non-Native	18-24" HT (B&B / #5 CONT)	CONT
		PER-HHR	82	Hemerocallis x 'Happy Returns' Happy Returns Daylily	Native	18-24" HT (B&B / #5 CONT)	CONT
		PER-LIR	156	Liriope muscari 'Big Blue' Big Blue Lilyturf	Non-Native	18-24" HT (B&B / #5 CONT)	CONT
		PER-LMV	642	Liriope muscari 'Variegata' Variegated Lilyturf	Non-Native	18-24" HT (B&B / #5 CONT)	CONT
		PER-NEP	163	Nepeta x faassenii 'Walker's Low' Walker's Low Catmint	Native	18-24" HT (B&B / #5 CONT)	CONT

NOTE:
EXISTING BERBERIS THUNBERGII (JAPANESE BARBERRY) AND MISCANTHUS SINENSIS (CHINESE SILVER GRASS) WERE IDENTIFIED ON THE 14400 SWEITZER LANE PROPERTY. THESE PLANT SPECIES ARE NOTED AS INVASIVE IN THE STATE OF MARYLAND'S - PLANT INVADERS OF MID-ATLANTIC NATURAL AREAS. FOLLOWING PRINCE GEORGE'S COUNTY MNCPPC'S RECOMMENDATION, ANY EXISTING BERBERIS THUNBERGII (JAPANESE BARBERRY) AND MISCANTHUS SINENSIS (CHINESE SILVER GRASS) THAT REMAIN ON THE PROPERTY WILL BE REMOVED OR WILL NOT BE COUNTED TOWARDS FULFILLMENT OF ANY OF THE 2010 PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL REQUIREMENTS.

PROPOSED - OVERALL LOT 21 & LOT 22 PLANT SCHEDULE

	SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	SIZE	CONT
	DECIDUOUS - MAJOR SHADE (=> 50' HT. & SPREAD)						
		AR	16	Acer rubrum 'Autumn Flame' Autumn Flame Maple	Native	2.5" - 3" Caliper	B&B
		FG	3	Fagus Grandifolia American Beech	Native	2.5" - 3" Caliper	B&B
		GT	18	Gleditsia triacanthos Inermis Thornless Locust	Native	2.5-3" CAL / 10-12' HT	B&B
73 (73)		LS	8	Liquidambar styraciflua American Sweet Gum	Native	2.5" - 3" Caliper	B&B
		PA	7	Platanus x acerifolia 'bloodgood' Bloodgood London Planetree	Native	2.5-3" CAL / 10-12' HT	B&B
		UA	8	Ulmus americana 'Jefferson' Jefferson American Elm	Native	2.5" - 3" Caliper	B&B
	DECIDUOUS - MINOR SHADE (25-50' HT. & SPREAD)						
		CB	13	Carpinus betulus 'Fastigiata' Palisade American Hornbeam	Native	2.5-3" CAL / 10-12' HT	B&B
	DECIDUOUS - ORNAMENTAL (=< 20' HT. & SPREAD)						
24 (24)		AG	6	Amelanchier x grandiflora Serviceberry	Native	1.5" - 2" Caliper	B&B
		CC	18	Cercis canadensis Redbud	Native	1.5" - 2" Caliper	B&B
	EVERGREEN - COLUMNAR (< 30' HT. W/ SPREAD =< 15')						
9 (9)		IN	4	Ilex x 'Nellie R. Stevens' Nellie R. Stevens Holly	Native	6' - 8' HT.	B&B
		TO	5	Thuja occidentalis 'Smaragd' Emerald Green Arborvitae	Native	6' - 8' HT.	B&B
	SHRUBS						
		PLO	38	Prunus laurocerasus 'Otto Luyken' Otto Luyken English Laurel	Native	18-24" HT (B&B / #5 CONT)	CONT

PLANTING SCHEDULE FOR SECTION 4.9-1
Sustainable Landscaping Requirements

1) Percentage of native plant material required in each category:

Shade Trees:	total:	119	x 50% =	60	total number required
	total number provided	119	=	100	% native
Ornamental Trees:	total:	47	x 50% =	24	total number required
	total number provided	28	=	60	% native
Evergreen Trees:	total:	30	x 30% =	9	total number required
	total number provided	9	=	30	% native
Shrubs:	total:	399	x 30% =	120	total number required
	total number provided	156	=	39	% native

2) Are invasive species proposed? ____yes ___X___no

3) Are existing invasive species on-site in areas that are to remain undisturbed? ____yes ___X___no

4) If "yes" is checked in numbers 2 or 3, is a note included on the plan requiring removal of invasive species prior to certification in accordance with Section 1.5, Certification of Installation of Plant Materials? ___N/A___yes ___N/A___no

Tree Canopy Coverage Schedule for Sec. 25-128

	TCP2#:	DRD Case #:	Area (acres)
14400 Sweitzer Lane		DSP-98039-04	
Site Calculations:	**Zone 1:**		9.15
	Zone 2:		
	Zone 3:		
	Zone 4:		
	Total Acres:		9.15

Total Acres (gross acres)	**% of TCC required**	**TCC Required (Acres)**	**TCC Required in (SF)**
9.15	**15.0%**	1.37	59786
A. TOTAL ON-SITE WC PROVIDED (acres) =	**1.39**	acres	60548.4
B. TOTAL AREA EXISTING TREES (non-WC acres) =	**0.13**	acres	5662.8
C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES =			34575
D. TOTAL TREE CANOPY COVERAGE PROVIDED =			100786
E. TOTAL SQUARE FOOTAGE REQUIRED =			59786
			Requirement Satisfied

Credit Categories for Landscape Trees	**TCC Credit per Tree Based on Size at Planting (SF)**	**Number of Trees**	**TCC Credit (SF)**
Deciduous - **columnar** shade tree (50 ' or less height)	**2 -1/2 - 3" = 65**		0
	3 - 3 1/2" = 75		0
Deciduous - **ornamental** tree (20' or less height with equal spread). Minimum planting size 7 - 9 ' in height	**1-1/2 - 1-3/4"= 75**	47	3525
	2 - 2 1/2" = 100		0
	2 -1/2 - 3" = 110		0
Deciduous - **minor shade** tree (25-50' height with equal spread or greater). Minimum planting size 8-10' in height	**2 -1/2 - 3" = 160**		0
	3 - 3 1/2" = 175		0
Deciduous - **major shade** tree (50' and greater ht. with spread equal to or greater than ht) Minimum planting size 12 to 14' in height	**2 -1/2 - 3" = 225**	119	26775
	3 - 3 1/2" = 250		0
	6 - 8" = 40		0
Evergreen - **columnar** tree (less than 30' height with spread less than 15')	**8 - 10' = 50**		0
	10 - 12' = 75		0
	6 - 8" = 75		0
Evergreen - **small tree** (30-40' height with spread of 15-20')	**8 - 10' = 100**		0
	10 - 12' = 125		0
	6 - 8" = 125	9	1125
Evergreen - **medium tree** (40-50' height with spread of 20-30')	**8 - 10' = 150**	21	3150
	10 - 12' = 175		0
	6 - 8" = 150		0
Evergreen - **large tree** (50' height or greater with spread of over 30')	**8 - 10' = 200**		0
	10 - 12' = 250		0
TOTAL NUMBER OF TREES/TCC CREDIT (SF)		196	34575
(Manually enter information/figures into shaded areas)			

Pamela Scott, RLA 4170 (Expires 10/11/2026) — **Prepared by**

Jul-25 — **Date**

NOT FOR CONSTRUCTION

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

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2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244

CONTACT
MR. KENNETH FINDLEY JR., PE
16901 MELFORD BLVD., SUITE 300
BOWIE, MD 20715

MARYLAND 95 CORPORATE PARK
REDEVELOPMENT OF LOT 20
DETAILED SITE PLAN
DSP-98039-04
PRINCE GEORGES COUNTY, MD
10TH ELECTION DISTRICT
TAX MAP 5 - GRID C4
WSSC GRID 219NE06, 218NE06

SEAL

REVISION -04 ONLY

STATE OF MARYLAND — REGISTERED — RONALD A. LEWIS — 4170 — PROFESSIONAL LANDSCAPE ARCHITECT

07/21/2025

PROFESSIONAL CERTIFICATION.
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 4170

EXPIRATION DATE: 10.11.26

KEY PLAN

SCALE

No.	DATE	BY	Description

REVISIONS

DRAWN BY MAW
APPROVED BY PMS
CHECKED BY RAL
DATE MAY 2025

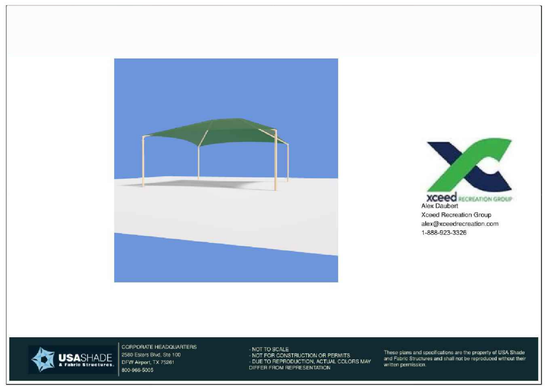
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DETAILED SITE PLAN
LANDSCAPE SCHEDULES
LOTS 21 AND 22

DEWBERRY JOB NO. 50184229

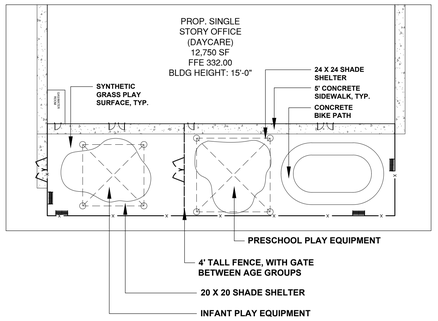
17

SHEET NO. 17 OF 19

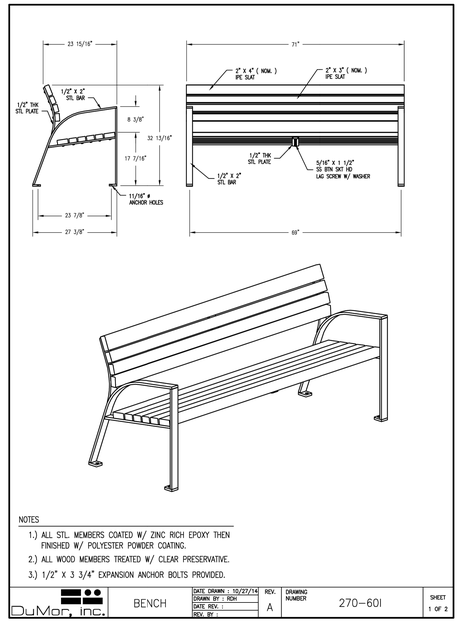
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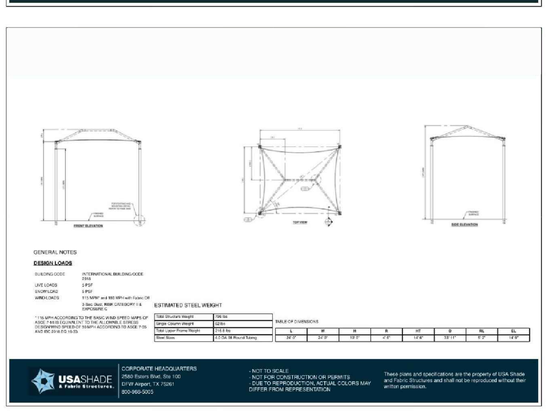




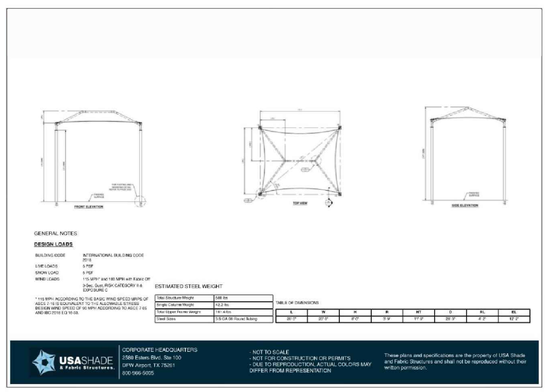
3/18 **PLAY AREA**
SCALE: 1" = 30'



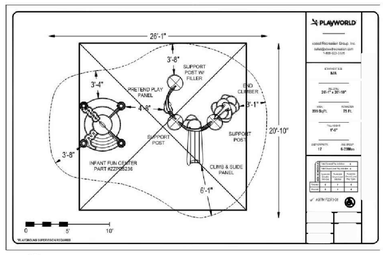
4/18 **BACKED BENCH (TYP.)**
SCALE: NTS



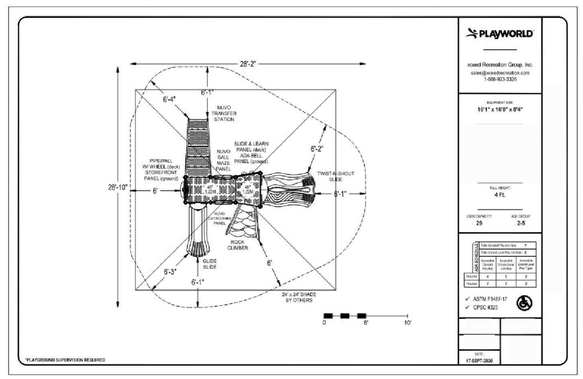
1 **24' X 24' SHADE SHELTER**
Scale: NOT TO SCALE



2 **20' X 20' SHADE SHELTER**
Scale: NOT TO SCALE



5 **Infant Play Equipment**



7 **Preschool Play Equipment**





NOTES

1. INSTALLATION PER MANUFACTURERS SPECIFICATIONS.
2. SHOP DRAWING SHALL BE SUBMITTED AND APPROVED BY PRINCE GEORGE'S COUNTY, OWNER, OR OWNERS AGENT, PRIOR TO CONSTRUCTION.
3. SUBJECT TO GEOTECHNICAL AND STRUCTURAL RECOMMENDATIONS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MARYLAND.
4. OR APPROVED EQUIVALENT EQUAL.

NOT FOR CONSTRUCTION

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4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

APPLICANT
LORD CHARTER SIX, LLC
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244

CONTACT
MR. KENNETH FINDLEY JR., PE
16901 MELFORD BLVD., SUITE 300
BOWIE, MD 20715

MARYLAND 95 CORPORATE PARK REDEVELOPMENT OF LOT 20

DETAILED SITE PLAN
DSP-98039-04
PRINCE GEORGE'S COUNTY, MD
10TH ELECTION DISTRICT
TAX MAP 5 - GRID C4
WSSC GRID 219NE06, 218NE06

SEAL
REVISION -04 ONLY
STATE OF MARYLAND
KENNETH MICHAEL FINDLEY
No. 21708
PROFESSIONAL ENGINEER
10/23/2025

PROFESSIONAL CERTIFICATION.
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 4170
EXPIRATION DATE: 10.11.26

KEY PLAN

SCALE
AS-SHOWN

No.	DATE	BY	Description

REVISIONS

DRAWN BY MAW
APPROVED BY PMS
CHECKED BY RAL
DATE MAY 2025

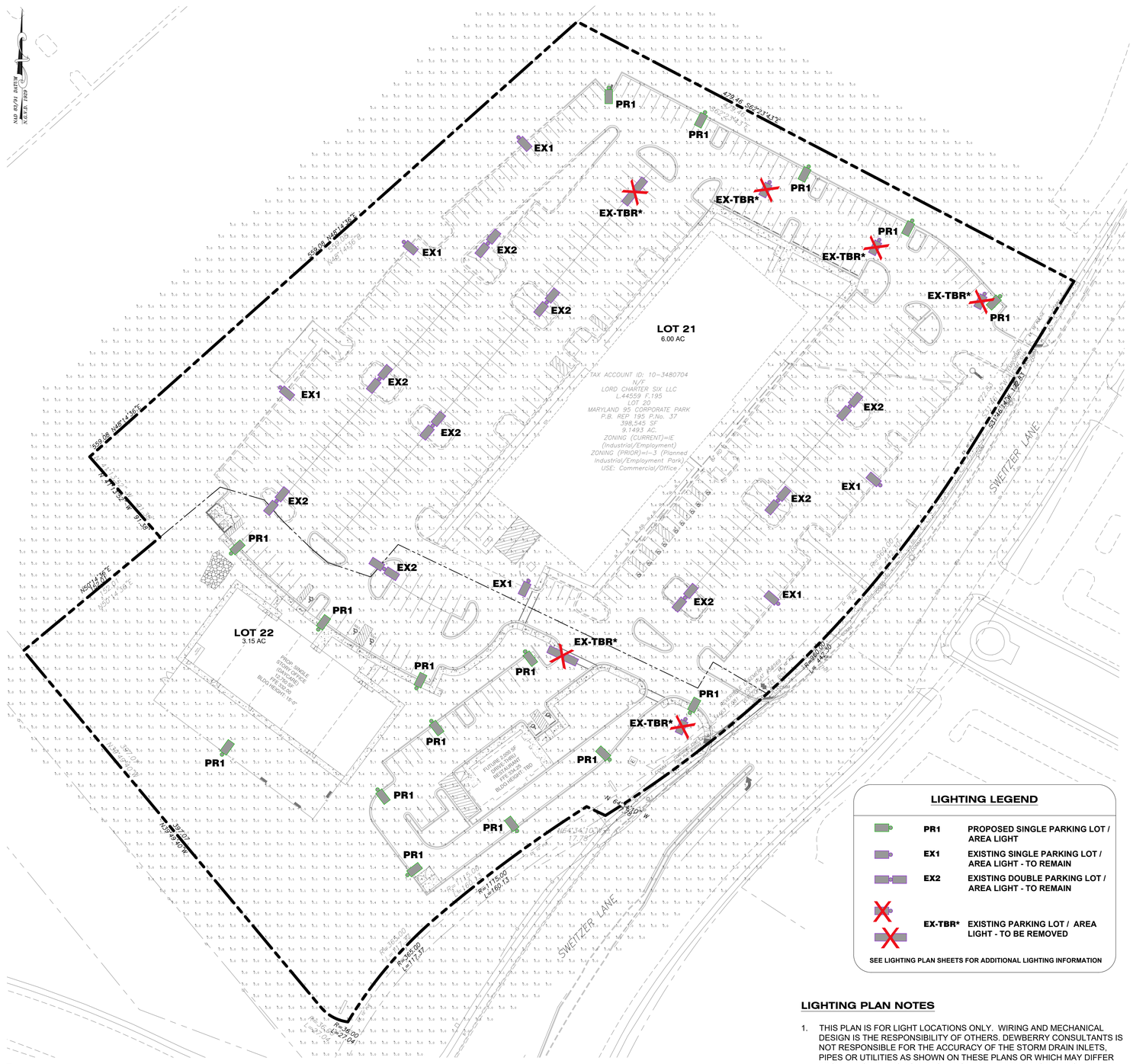
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DETAILED SITE PLAN
SUPPLEMENTAL LANDSCAPE DETAIL SHEET

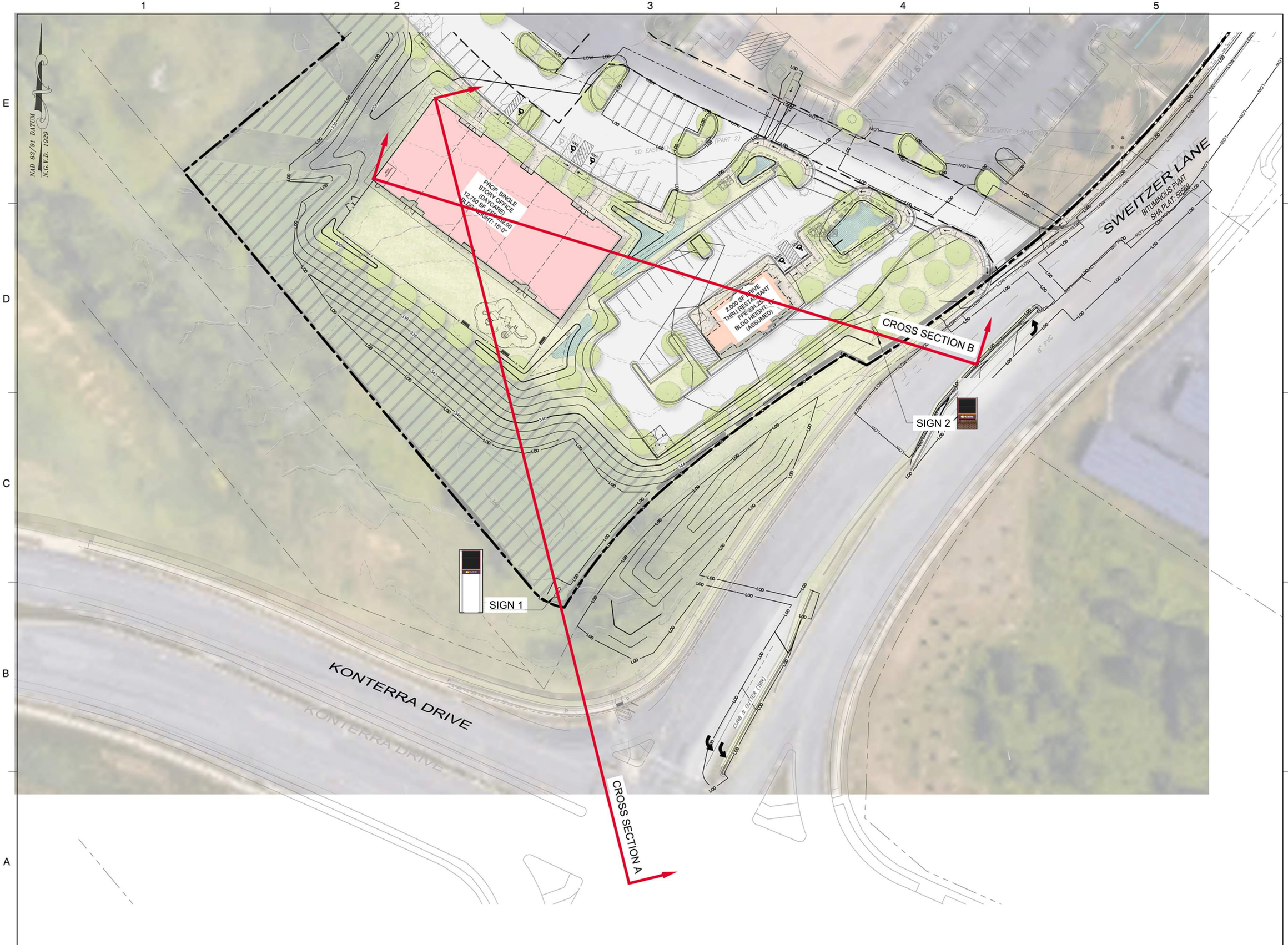
DEWBERRY JOB NO. 50184229

18

SHEET NO. 18 OF 19

Q:\50184229 - Switzer\CAD\Civil\MNCPPC\DSP\2-Sheets\LSP-18-DETAILS.dwg, 10/21/2025 5:31:22 PM, AutoCAD PDF (General Documentation).pc3


PR1
EX1
EX2
EX-TBR*
LOT 21
6.00 AC
LOT 22
3.15 AC
TAX ACCOUNT ID: 10-3480704
N/F
LORD CHARTER SIX LLC
L.44559 F.195
LOT 20
MARYLAND 95 CORPORATE PARK
P.B. REF: 195 P.No. 37
398,545 SF
9.1493 AC.
ZONING (CURRENT)=IE
(Industrial/Employment)
ZONING (PRIOR)=I-3 (Planned
Industrial/Employment Park)
USE: Commercial/Office
SWEITZER LANE
S69°06'14"E 1,461.43'
S69°06'14"E 1,461.43'
S69°06'14"E 1,461.43'



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MARYLAND 95 CORPORATE PARK
REDEVELOPMENT OF LOT 20

SIGN CROSS-SECTION EXHIBIT

PRINCE GEORGE'S COUNTY, MARYLAND

10TH ELECTION DISTRICT
TAX MAP-5, GRID: C4
WSSC GRID 219NE06, 218NE06

SEAL

SCALE

0' 30' 60'

1"=30'

No.	DATE	BY	Description

REVISIONS

DRAWN BY MD
APPROVED BY RL
CHECKED BY JC
DATE JUNE 2025

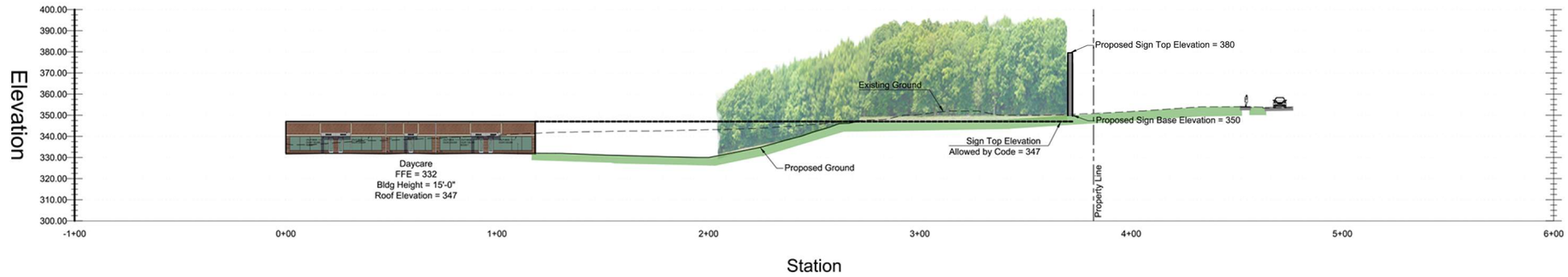
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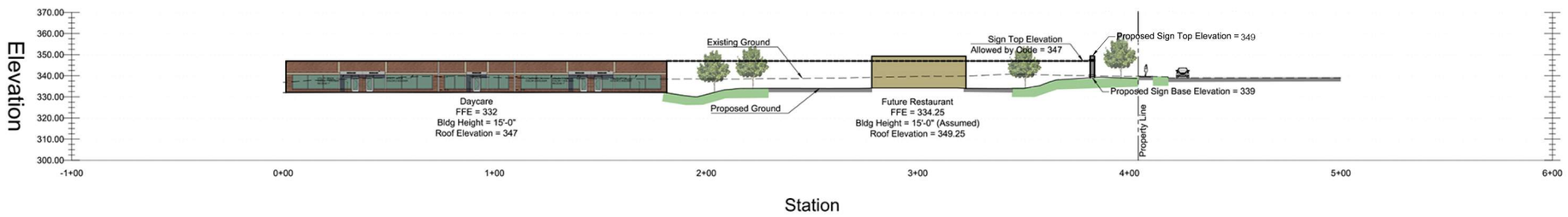
PROJECT NO. 50184229

1

Cross Section View of Sign 1



Cross Section View of Sign 2



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REDEVELOPMENT OF LOT 20

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MARYLAND

10TH ELECTION DISTRICT
TAX MAP-5, GRID: C4
WSSC GRID 219NE06, 218NE06

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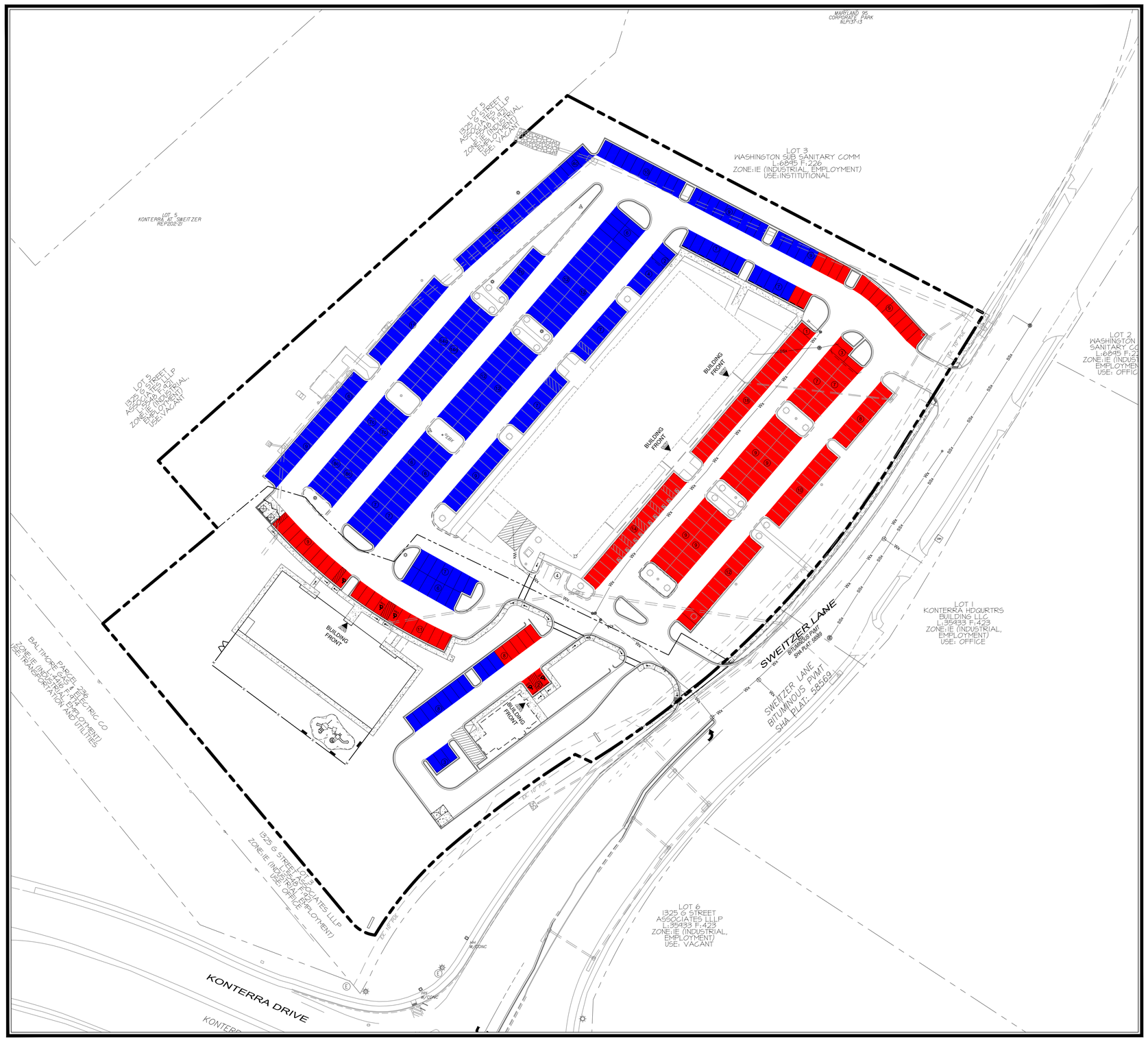
DRAWN BY MD
APPROVED BY RL
CHECKED BY JC
DATE JUNE 2025

TITLE

SIGN
CROSS-SECTION
EXHIBIT

PROJECT NO. 50184229

1



PARKING SPACE COUNT

DESCRIPTION	SPACES	PERCENTAGE OF TOTAL PARKING
BUILDING FRONT	158	35%
BUILDING SIDE AND REAR	289	65%
TOTAL PARKING SPACES	447	100%

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PRINCE GEORGE'S COUNTY, MARYLAND

10TH ELECTION DISTRICT
TAX MAP-5, GRID: C4
WSSC GRID 219NE06, 218NE06

SEAL

SCALE

0 50' 100'

SCALE: 1"=50'

No.	DATE	BY	Description

REVISIONS

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DATE JULY 2025

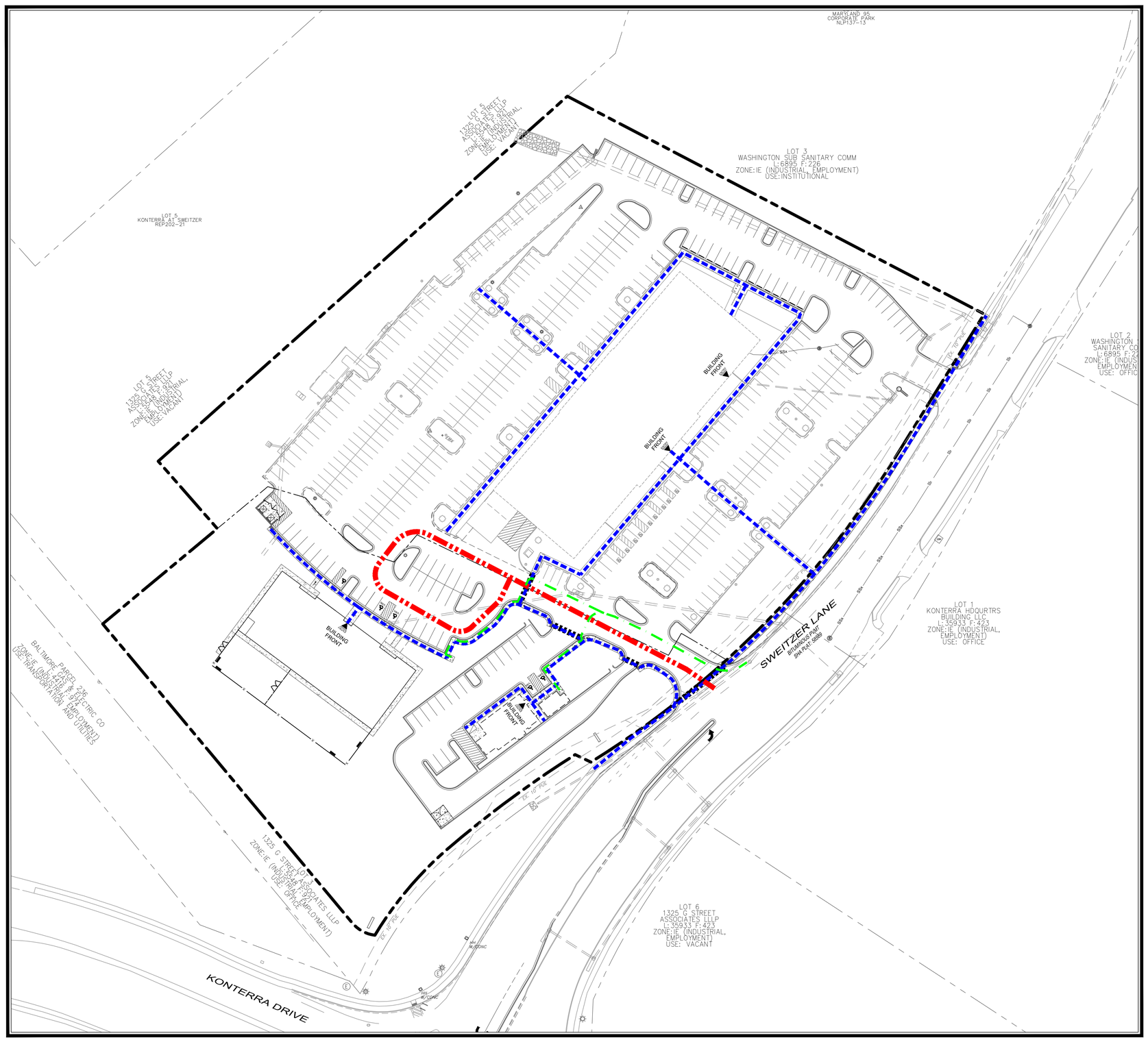
TITLE

PARKING FRONTAGE EXHIBIT

PROJECT NO. 50184229

1

SHEET NO. 1 OF 1



LEGEND

- VEHICULAR MOVEMENT FOR DAY CARE DROP OFF/PICK UP
- PEDESTRIAN MOVEMENT
- BICYCLE MOVEMENT

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MARYLAND 95 CORPORATE PARK REDEVELOPMENT OF LOT 20

CIRCULATION EXHIBIT

PRINCE GEORGE'S COUNTY, MARYLAND

10TH ELECTION DISTRICT
TAX MAP-5, GRID: C4
WSSC GRID 219NE06, 218NE06

SEAL

SCALE

0 50' 100'

SCALE: 1"=50'

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CHECKED BY JT
DATE OCT. 2025

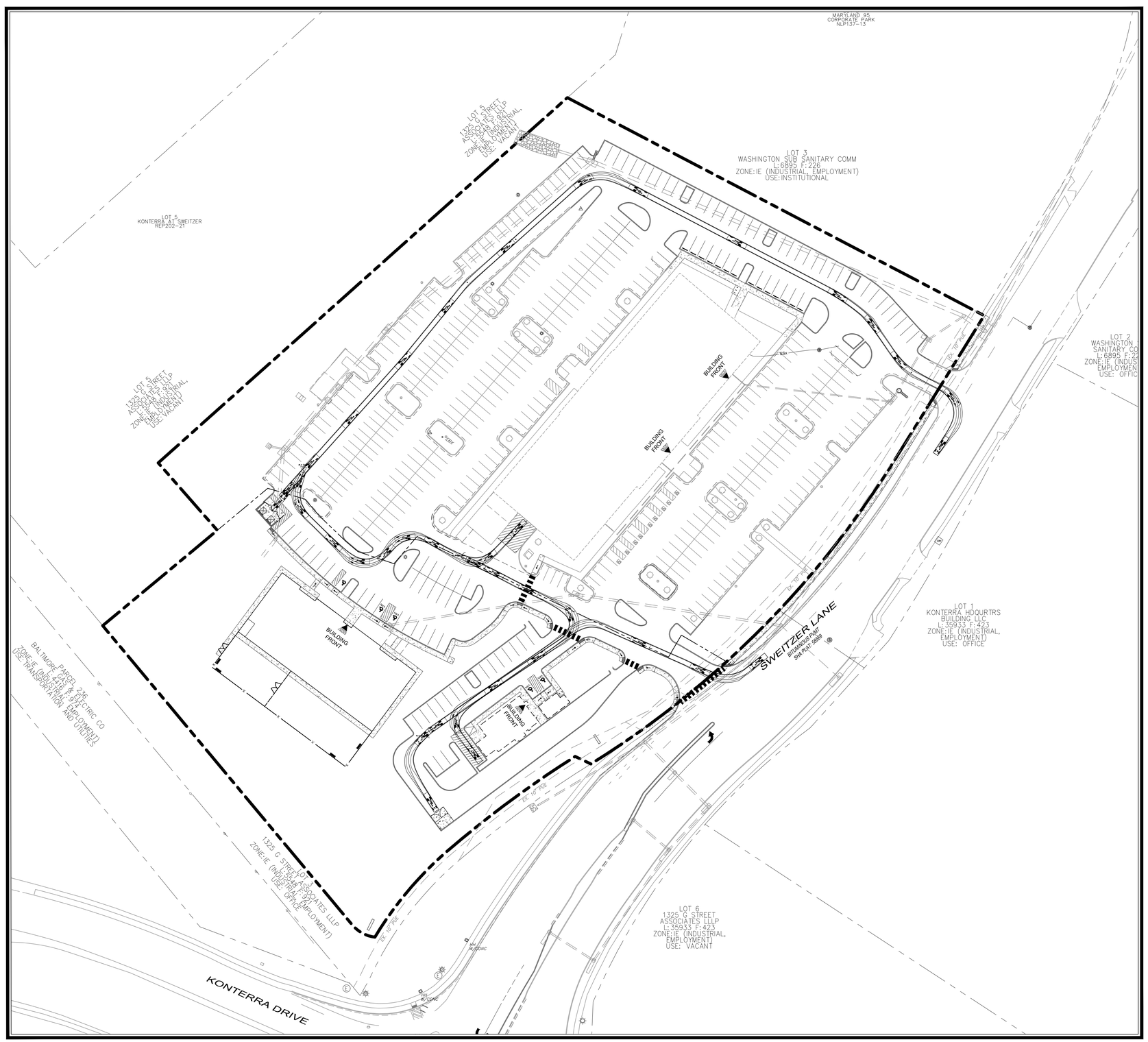
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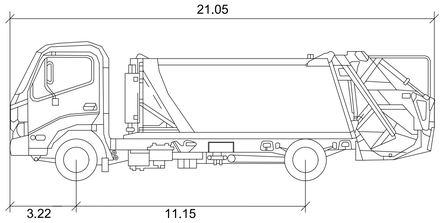
PEDESTRIAN, BIKE & DAY CARE DROP OFF CIRCULATION EXHIBIT

PROJECT NO. 50184229

1

SHEET NO. 1 OF 2





iDump

	feet
Width	: 5.58
Track	: 4.71
Lock to Lock Time	: 6.0
Steering Angle	: 41.4

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REDEVELOPMENT OF LOT 20

CIRCULATION EXHIBIT

PRINCE GEORGE'S COUNTY,
MARYLAND

10TH ELECTION DISTRICT
TAX MAP-5, GRID: C4
WSSC GRID 219NE06, 218NE06

SEAL

SCALE

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SCALE: 1"=50'

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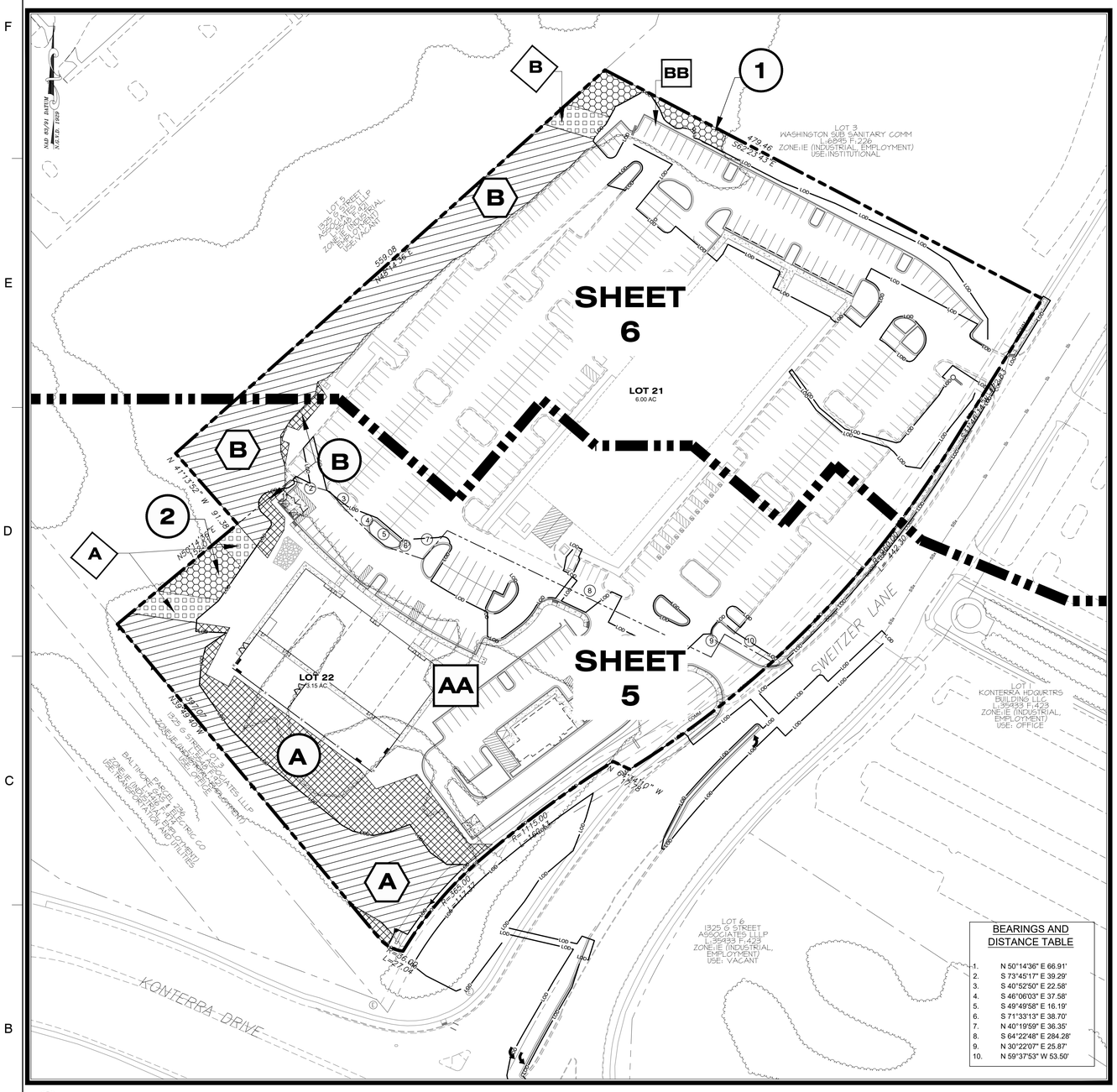
TRUCK CIRCULATION EXHIBIT

PROJECT NO. 50184229

2

SHEET NO. 2 OF 2

MARYLAND 95 CORPORATE PARK, REDEVELOPMENT OF LOT 20
TYPE 2 TREE CONSERVATION PLAN: TCP2-2025-0071



BEARINGS AND DISTANCE TABLE	
1.	N 50°14'36" E 66.91'
2.	S 73°45'17" E 39.29'
3.	S 40°52'50" E 22.58'
4.	S 46°06'03" E 37.58'
5.	S 49°49'58" E 16.19'
6.	S 71°33'13" E 38.70'
7.	N 40°19'59" E 36.35'
8.	S 64°22'48" E 284.28'
9.	N 30°22'07" E 25.87'
10.	N 59°37'53" W 53.50'

1 LOCATION PLAN
1 PLAN VIEW

SITE DATA

SUBDIVISION NAME	SWEITZER LANE
ZONE (CURRENT)	IE (Industrial/Employment)
ZONE (PRIOR)	I-3 (Planned Industrial/Employment Park)
TAX MAP NUMBER	5
TAX GRID NUMBER	C4
GROSS AREA	9.15 AC.
FLOODPLAIN	0.0 AC.
NET AREA	9.15 AC.

EXISTING SITE STATISTICS

GROSS TRACT AREA	9.15 AC
100-YEAR FLOODPLAIN	0.00 AC
NET TRACT AREA	9.15 AC
WOODLAND IN THE FLOODPLAIN	0.00 AC
WOODLAND NET TRACT	2.79 AC
WOODLAND TOTAL	2.79 AC
PMA	0.00 AC
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	±0.00 LF
RIPARIAN (WOODED) BUFFER UP TO 300 FEET WIDE	0.00 AC

STANDARD TYPE 2 TREE CONSERVATION NOTES

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR DSP-98039-04. IF DSP-98039-04 EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.
2. CUTTING OR CLEARING WOODLANDS NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNEE SHALL BE SUBJECT TO A $9.00 PER SQUARE FOOT MITIGATION FEE.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. DEPARTMENT OF PERMITTING, INSPECTIONS NAD ENFORCEMENT (DPIE), AS APPROPRIATE, SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO CONDUCT A PRE-CONSTRUCTION MEETING WHERE IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.
4. THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THIS PLAN AT TIME OF CONTRACT SIGNING. FUTURE PROPERTY OWNERS ARE ALSO SUBJECT TO THIS REQUIREMENT.
5. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
6. THE PROPERTY IS IN THE DEVELOPING TIER AND IS ZONED I-3, PER THE PREVIOUS ZONING ORDINANCE, AND THE CURRENT ZONING IS IE.
7. THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY, OR A SCENIC BYWAY..
8. THE PROPERTY IS ADJACENT TO SWEITZER LANE WHICH IS CLASSIFIED AS A COLLECTOR ROAD
9. THIS PLAN IS NOT GRANDFATHERED BY CB-20-2024, SECTION 25-119(g). NOTE THAT THIS APPLICATION IS SUBJECT TO THE 2024 WOODLAND CONSERVATION ORDINANCE.
10. WOODLANDS PRESERVED, PLANTED, OR REGENERATED IN FULFILLMENT OF WOODLAND CONSERVATION REQUIREMENTS ON-SITE HAVE BEEN PLACED IN A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS AT LIBER _____ FOLIO _____. REVISIONS TO THIS TCP2 MAY REQUIRE A REVISION TO THE RECORDED EASEMENT.

ADDITIONAL NOTES

11. ALL TREES HAVE BEEN FIELD LOCATED BY ECO-SCIENCE PROFESSIONALS INC. USING SURVEYED LOCATIONS. NO SPECIMEN TREES HAVE BEEN FOUND ON-SITE OR WITHIN 100' OF THE PROPRTY LINE PLEASE SEE NRI FOR MORE INFORMATION

STANDARD TREE CONSERVATION WORKSHEET

for Prince George's County
CB-20-2024 and CB-22-2024 (Effective July 1, 2024)

SECTION I-Establishing Site Information- (Enter acres for each zone)				
Zone (s):	I-3			
Gross Tract:	9.15			
Floodplain:	0.00			
Previously Dedicated Land:	0.00			**Total Net Tract Area:**
Net Tract (NTA):	9.15	0.00	0.00	9.15

TCP Number	TCP2-2025-0071	Revision #
Property Description or Subdivision Name:	MARYLAND 95 CORPORATE PARK, REDEVELOPMENT OF LOT 20	
Location/Address of Project	14400 Sweitzer Lane, Laurel MD 20707	
Is this a Stream Restoration Project? (Y/N)	N	
Plan 2035 Transit oriented Center (T-O-C)? (Y/N)	N	
Priority Funding Area (PFA)? (Y/N)	N	
Is any portion of the property in a WC Bank? (Y/N)	N	
Is the net tract area 5.00 acres or greater, and clearing 75% or more of existing woodlands is proposed? (Y/N)	N	

SECTION II-Determining Requirements (Enter acres for each corresponding column)

	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain Impacts (1:1)	Column D Off-Site Impacts (1:1)	Column E Total
Existing Woodland outside of T-O-C		2.79	0.00	0.00	2.79
Existing Woodland inside of T-O-C (if applicable)		0.00	0.00	0.00	0.00
Total Existing Woodland		2.79	0.00	0.00	2.79
Woodland Conservation Threshold (WCT)=	15.00%	1.37			
Smaller of 16 and 17		1.37			
Woodland Cleared outside of T-O-C		1.65	0.00	0.00	1.65
Woodland Cleared within the T-O-C (if applicable)		0.00	0.00	0.00	0.00
Replacement Required (1:1 Outside T-O-C, 0.25:1 Inside T-O-C)		1.65	0.00	0.00	1.65
Afforestation Threshold (AFT) =	15.00%	0.00			
Off-site WCA (preservation)being provided on this property		0.00			
Off-site WCA (afforestation) being provided on this property		0.00			
Woodland Conservation Requirement		**3.02** acres			

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)

On-site Woodland Preservation		1.01	
Adjusted Stream Buffer Afforestation (calculated below)		0.00	Bond amount:
On-site Afforestation / Reforestation		0.38	**$4,965.84**
On-site Natural Regeneration		0.00	
Specimen/Historic Tree Credit (Unimpacted CRZ area * 1.0)		0.00	
Off-site WCA (preservation) provided on this property		0.00	
Off-site WCA (afforestation) provided on this property		0.00	
Forest Enhancement Credit (Credit 50% of area provided)	0.00	0.00	
On-site Landscaping		0.00	
Street Tree Credit (Existing or 10-year canopy coverage)		0.00	
Off-site Woodland Conservation Credits Required		1.63	Fee amount:
Area provided in fee-in-lieu (One acre or less, unless in a T-O-C)		0.00	**$0.00**
Woodland Conservation Provided		**3.02** acres	

Area of woodland not cleared	1.14 acres
Net tract woodland retained not part of requirements:	0.13 acres
100-year floodplain woodland retained	0.00 acres
On-site woodland conservation provided	1.39 acres
On-site woodland conservation alternatives provided	0.00 acres
On-site woodland retained not credited	0.13 acres
Off-site WC credits allowed in preservation (Up to 60% of Replacement Required per Line 23)	1.81 acres

Regulated Stream Buffer (RSB) Afforestation Requirement		
On-site regulated stream buffer (RSB) area (See NRI Site Statistics Table)	0.00	acres
On-site unforested RSB area(See NRI Site Statistics Table)	0.00	acres
Has the applicant demonstrated why full buffer afforestation cannot be provided? (See required SOJ)	N	(Y/N)
Adjustment granted to RSB Afforestation Requirement based on SOJ?	0.00	acres
Adjusted Regulated Stream Buffer Afforestation Required	0.00	acres
Does on-site WC afforestation/reforestation satisfy the adjusted RSB requirement?		(Y/N)
Additional on-site afforestation/reforestation required (not credited as on-site WC)	0.00	acres

Prepared by: Signed Date
Qualifications

FOREST STAND SUMMARY

FOREST STAND	TOTAL (ACRES)	RETENTION POTENTIAL
F-1	1.01	MEDIUM
F-2	1.78	MEDIUM
OPEN / NON-FOREST	6.36	N/A
TOTAL	9.15	-

WOODLAND SUMMARY TABLE

WOODLAND PRESERVATION (WPA)	
WPA A	0.42
WPA B	0.59
TOTAL	1.01
WOODLAND AFFORESTATION/ REFORESTATION (WRA)	
WRA A	0.34
WRA B	0.04
TOTAL	0.38
WOODLAND RETAINED NOT CREDITED (WR-NC)	
WR-NC 1	0.07
WR-NC 2	0.06
TOTAL	0.13

WOODLAND CLEARING (WCA)	
WCA AA	1.47
WCA BB	0.11
TOTAL	1.58
WOODLAND RETAINED ASSUMED CLEARED (WR-AC)	
WR-AC A	0.05
WR-AC B	0.02
TOTAL	0.07

SPECIMEN TREE REMOVAL WORKSHEET

TCP Number	**TCP2-2025-0071**	**Revision #**	**x**
Property Description or Subdivision Name:	**14400 Sweitzer Lane**		
Location/Address of Project	**14400 Sweitzer Lane**		

Number of Specimen Trees to be removed	0	
Total area of DBH being removed	0	inches
Replacement Requirement (DBH)	0	**inches**

Proposed replacement (number of trees)

1 to 1 1/2 Inch Caliper	0
1 1/2 to 2 1/2 Inch Caliper	0
Greater than 2 1/2 Inch Caliper	0

Proposed fee-in-lieu	**$0.00**

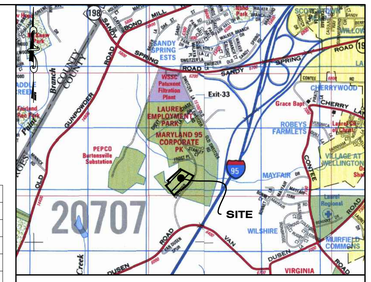
(assessed at $250/inch diameter of replacement requirement)

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL HISTORY

TCP2 No.	Revision No.	Approved by	EPS Signature Approval Date	DRD No.	Project Name	Associated TCP1 No.	Reason for Revision

NOT FOR CONSTRUCTION

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.



VICINITY MAP
SCALE: 1" = 2000'

TAX/MAP 5,
GRID C4

COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 20711182

SHEET INDEX

1	COVER SHEET
2	LEGEND
3	PLAN NOTES
4	PLAN DETAILS
5-6	30 SCALE - PLAN VIEW

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MARYLAND 95 CORPORATE PARK
REDEVELOPMENT OF LOT 20
TYPE TWO TREE CONSERVATION PLAN
TCP2-2025-0071
PRINCE GEORGE'S COUNTY, MD
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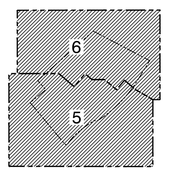
SEAL

10/23/2025

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LICENSE NO. 4170
EXPIRATION DATE: 10.11.26

KEY PLAN



SCALE
0 50' 100'
SCALE: 1"=50'

No.	DATE	BY	Description

REVISIONS

DRAWN BY RAL
APPROVED BY PMS
CHECKED BY PMS
DATE MAY 2025

TITLE
TYPE TWO TREE CONSERVATION PLAN

PLAN SHEET

DEWBERRY JOB NO. 50184229

1

SHEET NO. 1 OF 6

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TOPOGRAPHIC LEGEND

- EXISTING MINOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MAJOR CONTOUR
- EXISTING INTERIM CONTOUR
- PROPOSED INTERIM CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED HIGH POINT SPOT ELEVATION
- PROPOSED LOW POINT SPOT ELEVATION
- FLOW ARROW
- STEEP SLOPES (15%-25%)
- STEEP SLOPES (GREATER THAN 25%)

STORM DRAIN, PAVING & SWM LEGEND

- PROPOSED CURB
- PROPOSED SPILL CURB
- PROPOSED ASPHALT PAVING
- PROPOSED TOP OF CURB
- DETAIL NUMBER / DETAIL SHEET NUMBER
- EXISTING STORM DRAIN STRUCTURE ID
- PROPOSED STORM DRAIN STRUCTURE ID
- STORM DRAIN (BY OTHERS/UNDER SEPARATE APPROVAL) STRUCTURE ID
- 100-YR OVERFLOW PATH
- 10-YR PONDING
- EXISTING PERMANENT POOL
- PROPOSED PERMANENT POOL
- EXISTING ESDv ELEVATION
- PROPOSED ESDv ELEVATION
- EXISTING 10-YR PONDING LIMITS
- PROPOSED 10-YR PONDING LIMITS
- EXISTING 100-YR PONDING LIMITS
- PROPOSED 100-YR PONDING LIMITS
- EXISTING 100-YR BLOCKED PONDING LIMITS
- PROPOSED 100-YR BLOCKED PONDING LIMITS

UTILITY LEGEND

- EXISTING WATER
- PROPOSED WATER
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING STORM DRAIN PIPE
- EXISTING STORM DRAIN MANHOLE / INLET
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN MANHOLE / INLET
- SWM FACILITY BOUNDARY
- EXISTING CATV
- PROPOSED CATV
- EXISTING COMMUNICATIONS LINE
- PROPOSED COMMUNICATIONS LINE
- EXISTING FIBER OPTIC LINE
- PROPOSED FIBER OPTIC LINE
- EXISTING TELECOM LINE
- PROPOSED TELECOM LINE
- EXISTING OVERHEAD TELECOM LINE
- PROPOSED OVERHEAD TELECOM LINE
- EXISTING UNDERGROUND TELECOM LINE
- PROPOSED UNDERGROUND TELECOM LINE
- EXISTING FUEL LINE
- PROPOSED FUEL LINE
- EXISTING OIL LINE
- PROPOSED OIL LINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING POWER LINE
- PROPOSED POWER LINE
- EXISTING OVERHEAD ELECTRIC UTILITY
- PROPOSED OVERHEAD ELECTRIC UTILITY
- EXISTING UNDERGROUND ELECTRIC UTILITY
- PROPOSED UNDERGROUND ELECTRIC UTILITY
- EXISTING / PROPOSED CABLE MANHOLE
- EXISTING / PROPOSED CABLE BOX
- EXISTING / PROPOSED FIBER MANHOLE
- EXISTING / PROPOSED FUEL PUMP
- EXISTING / PROPOSED GAS VALVE, METER, MANHOLE
- ELECTRIC BOX, METER, MANHOLE, TRANSFORMER
- EXISTING POWER POLE
- EXISTING GUY POLE / GUY WIRE
- EXISTING GROUND LIGHT
- EXISTING / PROPOSED LIGHT POLE
- EXISTING / PROPOSED TELEPHONE JUNCTION BOX, MANHOLE, TELEPHONE POLE
- EXISTING / PROPOSED SIGN
- EXISTING / PROPOSED FIRE HYDRANT
- EXISTING / PROPOSED WATER VALVE
- EXISTING WATER MANHOLE
- EXISTING WATER METER
- EXISTING WELL

SITE FEATURES LEGEND

- LIMIT OF DISTURBANCE
- ZONING BOUNDARY
- 65 dBA Ldn UNMITIGATED NOISE CONTOUR
- 65 dB MITIGATED NOISE CONTOUR
- EXISTING BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING ROAD RIGHT OF WAY
- PROPOSED ROAD RIGHT OF WAY
- PROPOSED BUILDING RESTRICTION LINE
- EXISTING ROAD CENTERLINE
- PROPOSED ROAD CENTERLINE
- EXISTING EDGE OF PAVEMENT/ASPHALT
- PROPOSED EDGE OF PAVEMENT/ASPHALT
- EXISTING CURB
- PROPOSED CURB
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED ASPHALT TRAIL
- SOIL BORING LOCATION
- EXISTING RETAINING WALL
- PROPOSED RETAINING WALL
- EXISTING CHAINLINK FENCE
- PROPOSED CHAINLINK FENCE
- EXISTING VINYL FENCE
- PROPOSED VINYL FENCE
- EXISTING WOOD FENCE
- PROPOSED WOOD FENCE
- PROPOSED SIDEWALK RAMP
- EXISTING BUILDING
- PROPOSED BUILDING

ENVIRONMENTAL LEGEND

- CHESAPEAKE BAY CRITICAL AREA BOUNDARY
- REGULATED STREAM - TOP OF BANK (PERENNIAL, INTERMITTANT)
- REGULATED STREAM (CENTERLINE)
- REGULATED STREAM BUFFER
- NON-REGULATED STREAM (EPHEMERAL)
- EXISTING FLOODPLAIN
- PROPOSED FLOODPLAIN
- FLOODPLAIN BUILDING RESTRICTION LINE
- WETLAND
- WETLAND BUFFER
- PRIMARY MANAGEMENT AREA (PMA)
- EXISTING TREE LINE
- EXISTING BRUSH LINE (NON-WOODLAND)
- PROPOSED TREE LINE
- PROPOSED BRUSH LINE (NON-WOODLAND)
- SOILS BOUNDARY
- SLOPE STABILITY 1.5 SAFETY FACTOR LINE
- MARLBORO CLAY OUTCROP (TOP & BOTTOM)
- EXISTING TREE
- EXISTING SPECIMEN, CHAMPION, OR HISTORIC TREE WITH CRITICAL ROOT ZONE (1" DBH = 1.5' CRZ)

EASEMENT LEGEND

- EXISTING CONSERVATION EASEMENT
- PROPOSED CONSERVATION EASEMENT
- EXISTING CONSTRUCTION EASEMENT
- PROPOSED CONSTRUCTION EASEMENT
- EXISTING FLOODPLAIN EASEMENT
- PROPOSED FLOODPLAIN EASEMENT
- EXISTING LANDSCAPE BUFFER
- PROPOSED LANDSCAPE BUFFER
- EXISTING PUBLIC IMPROVEMENT EASEMENT (PIE)
- PROPOSED PUBLIC IMPROVEMENT EASEMENT (PIE)
- EXISTING PUBLIC UTILITY EASEMENT (PUE)
- PROPOSED PUBLIC UTILITY EASEMENT (PUE)
- EXISTING SURFACE DRAINAGE EASEMENT
- PROPOSED SURFACE DRAINAGE EASEMENT
- EXISTING SIGHT DISTANCE EASEMENT
- PROPOSED SIGHT DISTANCE EASEMENT
- EXISTING STORM DRAIN EASEMENT
- PROPOSED STORM DRAIN EASEMENT
- EXISTING STORMWATER MANAGEMENT EASEMENT
- PROPOSED STORMWATER MANAGEMENT EASEMENT
- EXISTING ELECTRIC EASEMENT
- PROPOSED ELECTRIC EASEMENT
- EXISTING GAS EASEMENT
- PROPOSED GAS EASEMENT
- EXISTING COMM. EASEMENT
- PROPOSED COMM. EASEMENT
- EXISTING WATER AND SEWER EASEMENT
- PROPOSED WATER AND SEWER EASEMENT
- EXISTING WOODLAND CONSERVATION EASEMENT
- PROPOSED WOODLAND CONSERVATION EASEMENT

TCP II LEGEND

- WOODLAND CLEARED IN FLOODPLAIN (WC-FP)
- WOODLAND RETAINED - ASSUMED CLEARED (WP-AC) (COUNTED AS CLEARED)
- WOODLAND CLEARED - OFF-SITE AREA (C-OS)
- WOODLAND PRESERVATION AREA (WPA)
- NATURAL REGENERATION AREA (NRA)
- WOODLAND PRESERVED - NOT CREDITED (WP-NC)
- WOODLAND REFORESTATION / AFFORESTATION AREA (WRA)
- WOODLAND CLEARED (WCA)
- EXISTING SPECIMEN TREE WITH CRITICAL ROOT ZONE TO BE REMOVED
- TEMPORARY PROTECTION FENCE
- PERMANENT PROTECTION FENCE
- ROOT PRUNE
- WOODLAND PRESERVATION SIGN
- AFFORESTATION / REFORESTATION SIGN
- SPECIMEN TREE SIGN

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL HISTORY

TCP2 No.	Revision No.	Approved by	EPS Signature Approval Date	DRD No.	Project Name	Associated TCP1 No.	Reason for Revision

NOT FOR CONSTRUCTION

Dewberry

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16901 MELFORD BLVD., SUITE 300
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MARYLAND 95 CORPORATE PARK REDEVELOPMENT OF LOT 20 TYPE TWO TREE CONSERVATION PLAN

TCP2-2025-0071
PRINCE GEORGE'S COUNTY, MD
10TH ELECTION DISTRICT
TAX MAP 5 - GRID C4
WSSC GRID 219NE06, 218NE06

SEAL

STATE OF MARYLAND — PROFESSIONAL ENGINEER — 41170 — 10/23/2025

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 4170

EXPIRATION DATE: 10.11.26

KEY PLAN



SCALE

AS-SHOWN

No.	DATE	BY	Description

REVISIONS

DRAWN BY RAL
APPROVED BY PMS
CHECKED BY PMS
DATE MAY 2025

TITLE
TYPE TWO TREE CONSERVATION PLAN

LEGEND SHEET

DEWBERRY JOB NO. 50184229

2

SHEET NO. 2 OF 6

D:\50184229 - Swetzer\CAD\Civil\MNCPPC\TCP2\2-Sheets\TCP2-01-COVER.dwg 10/22/2025 10:43:20 AM, AutoCAD PDF (General Documentation).pc3

TREE PRESERVATION AND RETENTION NOTES

1. ALL WOODLANDS DESIGNATED ON THIS PLAN FOR PRESERVATION ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE WOODLAND AREAS SHALL REMAIN IN A NATURAL STATE. THIS INCLUDES THE CANOPY TREES AND UNDERSTORY VEGETATION. A REVISED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING WOODLAND AREAS THAT ARE NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE APPROVED TCP2.
2. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
3. THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPFS) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING. UPON APPROVAL OF THE LOCATIONS BY THE COUNTY INSPECTOR, INSTALLATION OF THE TPFS MAY BEGIN.
4. ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE BOND IS RELEASED FOR THE PROJECT. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TCP2.
5. WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TCF INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.

REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

6. THE DEVELOPER AND/OR BUILDER IS RESPONSIBLE FOR THE COMPLETE PRESERVATION OF ALL FORESTED AREAS SHOWN ON THE APPROVED PLAN TO REMAIN UNDISTURBED. ONLY TREES OR PARTS THEREOF DESIGNATED BY THE COUNTY AS DEAD, DYING OR HAZARDOUS MAY BE REMOVED.
7. A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH LEADS A CERTIFIED ARBORIST OR LICENSED TREE EXPERT TO BELIEVE THAT THE TREE OR A PORTION OF THE TREES HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE.
8. DURING THE INITIAL STAGES OF CLEARING AND GRADING, IF HAZARDOUS TREES ARE PRESENT, OR TREES ARE PRESENT THAT ARE NOT HAZARDOUS BUT ARE LEANING INTO THE DISTURBED AREA, THE PERMITEE SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE COUNTY INSPECTOR. ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP SHALL NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.
9. IF A TREE OR TREES BECOME HAZARDOUS PRIOR TO BOND RELEASE FOR THE PROJECT, DUE TO STORM EVENTS OR OTHER SITUATIONS NOT RESULTING FROM AN ACTION BY THE PERMITEE, PRIOR TO REMOVAL, A CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MUST CERTIFY THAT THE TREE OR THE PORTION OF THE TREE IN QUESTION HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE. IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

   IF CORRECTIVE PRUNING MAY ALLEVIATE A HAZARDOUS CONDITION, THE CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE APPROPRIATE ANSI A-300 PRUNING STANDARDS. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOGRAPHS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

   DEBRIS FROM THE TREE REMOVAL OR PRUNING THAT OCCURS WITHIN 35 FEET OF THE WOODLAND EDGE MAY BE REMOVED AND PROPERLY DISPOSED OF BY RECYCLING, CHIPPING OR OTHER ACCEPTABLE METHODS. ALL DEBRIS THAT IS MORE THAN 35 FEET FROM THE WOODLAND EDGE SHALL BE CUT UP TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION. THE SMALLER MATERIALS SHALL BE PLACED INTO BRUSH PILES THAT WILL SERVE AS WILDLIFE HABITAT.

   TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.

OFF-SITE WOODLAND CONSERVATION

PRIOR TO THE ISSUANCE OF THE FIRST PERMIT FOR THE DEVELOPMENT SHOWN ON THIS TCP2, ALL OFF SITE WOODLAND CONSERVATION REQUIRED BY THIS PLAN SHALL BE IDENTIFIED ON AN APPROVED TCP2 PLAN AND RECORDED AS AN OFF-SITE EASEMENT IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY. PROOF OF RECORDATION OF THE OFF-SITE CONSEVATION SHALL BE PROVIDED TO THE M-NCPPC, PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN.

AFFORESTATION AND REFORESTATION NOTES:

1. ALL AFFORESTATION AND REFORESTATION BONDS, BASED ON SQUARE FOOTAGE, SHALL BE POSTED WITH THE COUNTY PRIOR TO THE ISSUANCE OF ANY PERMITS. THESE BONDS WILL BE RETAINED AS SURETY UNTIL ALL REQUIRED ACTIVITIES HAVE BEEN SATISFIED OR THE REQUIRED TIMEFRAME FOR MAINTENANCE HAS PASSED, WHICHEVER IS LONGER.
2. THE PLANTING OF AFFORESTATION OR REFORESTATION AREAS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT. (*THIS STANDARD NOTE MAY BE MODIFIED AS NECESSARY TO ADDRESS WHICH BUILDING PERMITS ARE ADJACENT TO THE PROPOSED PLANTING AREA.*) SEEDLING PLANTING IS TO OCCUR FROM NOVEMBER THROUGH MAY ONLY. NO PLANTING SHALL BE DONE WHILE THE GROUND IS FROZEN. PLANTING WITH LARGER CALIPER STOCK OR CONTAINERIZED STOCK MAY BE DONE AT ANY TIME PROVIDED A DETAILED MAINTENANCE SCHEDULE IS PROVIDED.
3. IF PLANTING CANNOT OCCUR DUE TO PLANTING CONDITIONS, THE DEVELOPER OR PROPERTY OWNER SHALL INSTALL THE FENCING AND SIGNAGE IN ACCORDANCE WITH THE APPROVED TYPE 2 TREE CONSERVATION PLAN. PLANTING SHALL THEN BE ACCOMPLISHED DURING THE NEXT PLANTING SEASON. IF PLANTING IS DELAYED BEYOND THE TRANSFER OF THE PROPERTY TITLE TO THE HOMEOWNER, THE DEVELOPER OR BUILDER SHALL OBTAIN A SIGNED STATEMENT FROM THE PURCHASER INDICATING THAT THEY UNDERSTAND THAT THE REFORESTATION AREA IS LOCATED ON THEIR PROPERTY AND THAT REFORESTATION WILL OCCUR DURING THE NEXT PLANTING SEASON. A COPY OF THAT DOCUMENT SHALL BE PRESENTED TO THE COUNTY INSPECTOR.
4. REFORESTATION AREAS SHALL NOT BE MOWED. THE MANAGEMENT OF COMPETING VEGETATION AROUND INDIVIDUAL TREES AND THE REMOVAL OF NOXIOUS, INVASIVE AND NON-NATIVE VEGETATION WITHIN THE REFORESTATION AREAS IS ACCEPTABLE.
5. ALL REQUIRED TEMPORARY TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT TREE PROTECTION FENCING IS INSTALLED WITH THE REQUIRED PLANTING. THE TEMPORARY FENCING IS NOT REQUIRED TO BE INSTALLED IF THE PERMANENT FENCING IS INSTALLED PRIOR TO THE CLEARING AND GRADING OF THE SITE. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE FENCING IS A VIOLATION OF THIS TCP2.
6. AFFORESTATION / REFORESTATION AREAS SHALL BE POSTED WITH NOTIFICATION SIGNAGE, AS SHOWN ON THE PLANS, AT THE SAME TIME AS THE PERMANENT PROTECTION FENCING INSTALLATION. THESE SIGNS SHALL REMAIN IN PERPETUITY.
7. THE COUNTY INSPECTOR SHALL BE NOTIFIED PRIOR TO SOIL PREPARATION OR INITIATION OF ANY TREE PLANTING ON THIS SITE.
8. AT TIME OF ISSUANCE OF THE FIRST PERMIT, THE FOLLOWING INFORMATION SHALL BE SUBMITTED TO THE M-NCPPC PLANNING DEPARTMENT REGARDING THE CONTRACTOR RESPONSIBLE FOR IMPLEMENTATION OF THIS PLAN: CONTRACTOR NAME, BUSINESS NAME (IF DIFFERENT), ADDRESS, AND PHONE NUMBER.
9. RESULT OF ANNUAL SURVIVAL CHECK FOR EACH OF THE REQUIRED FOUR YEARS AFTER TREE PLANTING SHALL BE REPORTED TO THE M-NCPPC, PLANNING DEPARTMENT.
10. FAILURE TO ESTABLISH THE AFFORESTATION OR REFORESTATION WITHIN THE PRESCRIBED TIME FRAME WILL RESULT IN THE FORFEITURE OF THE REFORESTATION BOND AND/OR A VIOLATION OF THIS PLAN INCLUDING THE ASSOCIATED $9.00 PER SQUARE FOOT PENALTY UNLESS THE COUNTY INSPECTOR APPROVES A WRITTEN EXTENSION.

PLANTING SPECIFICATION NOTES

1. QUANTITY: (SEE PLANT SCHEDULE)
2. TYPE: (SEE PLANT SCHEDULE)
3. PLANT QUALITY STANDARDS: THE PLANTS SELECTED SHALL BE HEALTHY AND STURDY REPRESENTATIVE OF THEIR SPECIES. SEEDLINGS SHALL HAVE A MINIMUM TOP GROWTH OF 18". THE DIAMETER OF THE ROOT COLLAR (THE PART OF THE ROOT JUST BELOW GROUND LEVEL) SHALL BE AT LEAST 3/8". THE ROOTS SHALL BE WELL DEVELOPED AND AT LEAST 8" LONG, NO MORE THAN TWENTY-FIVE PERCENT (25%) OF THE ROOT SYSTEM (BOTH PRIMARY AND AUXILIARY/FIBROUS ROOTS SHALL BE PRESENT.

   PLANTS THAT DO NOT HAVE AN ABUNDANCE OF WELL DEVELOPED TERMINAL BUDS ON THE LEADERS AND BRANCHES SHALL BE REJECTED.

   PLANTS SHALL BE SHIPPED BY THE NURSERY IMMEDIATELY AFTER LIFTING FROM THE FIELD OR REMOVAL FROM THE GREEN HOUSE, AND PLANTED IMMEDIATELY UPON RECEIPT BY THE LANDSCAPE CONTRACTOR.

   IF THE PLANTS CANNOT BE PLANTED IMMEDIATELY AFTER DELIVERY TO THE REFORESTATION SITE, THEY SHALL BE STORED IN THE SHADE WITH THEIR ROOT MASSES PROTECTED FROM DIRECT EXPOSURE TO SUN AND WIND BY THE USE OF STRAW, PEAT MOSS, COMPOST, OR OTHER SUITABLE MATERIAL ANS SHALL BE MAINTAINED THROUGH PERIODIC WATERING, UNTIL THE TIME OF PLANTING.

4. PLANT HANDLING: THE QUANTITY OF SEEDLINGS TAKEN TO THE FIELD SHALL NOT EXCEED THE QUANTITY THAT CAN BE PLANTED IN A DAY. SEEDLINGS, ONCE REMOVED FROM THE NURSERY OR TEMPORARY STORAGE AREA SHALL BE PLANTED IMMEDIATELY.
5. TIMING OF PLANTING: THE BEST TIME TO PLANT SEEDLINGS IS WHILE THEY ARE DORMANT, PRIOR TO SPRING BUDDING. THE MOST SUITABLE MONTHS FOR PLANTING ARE MARCH AND APRIL, WHEN THE SOILS IS MOIST, BUT MAY BE PLANTED FROM MARCH THROUGH NOVEMBER. NO PLANTING SHALL BE DONE WHILE THE GROUND IS FROZEN. PLANTING SHALL OCCUR WITHIN ONE GROWING SEASON OF THE ISSUANCE OF GRADING/BUILDING PERMITS AND/OR REACHING THE FINAL GRADES AND STABILIZATION OF PLANTING AREAS.
6. SEEDLING PLANTING: TREE SEEDLINGS SHALL BE HAND PLANTED USING A DIBBLE BAR OR SHARP-SHOOTER SHOVEL. IT IS IMPORTANT THAT THE SEEDLING BE PLACED IN THE HOLE SO THAT THE ROOTS CAN SPREAD OUT NATURALLY; THEY SHALL NOT BE TWISTED, BALLED UP OR BENT. MOIST SOIL SHOULD THEN BE PACKED FIRMLY AROUND THE ROOTS. SEEDLINGS SHOULD BE PLANTED AT A DEPTH WHERE THEIR ROOTS LIE JUST BELOW THE GROUND SURFACE. AIR POCKETS SHOULD NOT BE LEFT AFTER CLOSING THE HOLE WHICH WOULD ALLOW THE ROOTS TO DRY OUT. SEE PLANTING DETAILS FOR FURTHER EXPLANATION. IF THE CONTRACTOR WISHES TO PLANT BY ANOTHER METHOD, THE PREPARER OF THIS TREE CONSERVATION PLAN MUST BE CONTRACTED AND GIVE HIS APPROVAL BEFORE PLANTING MAY BEGIN.
7. SPACING: SEE PLANT SCHEDULE AND/OR PLANTING PLAN FOR SPACING REQUIREMENTS. ALSO REFER TO THE PLANTING LAYOUT DETAIL FOR A DESCRIPTION OF THE GENERAL PLANTING THEORY.
8. SOIL: UPON THE COMPLETION OF ALL GRADING OPERATIONS, A SOIL TEST SHALL BE CONDUCTED TO DETERMINE WHAT SOIL PREPARATION AND SOIL AMENDMENTS, IF ANY, ARE NECESSARY TO CREATE GOOD TREE GROWING CONDITIONS. SOIL SAMPLES SHALL BE TAKEN AT A RATE THAT PROVIDES ON SOIL SAMPLE FOR EACH AREA THAT APPEARS TO HAVE A DIFFERENT SOIL TYPE (IF THE ENTIRE AREA APPEARS UNIFORM, THEN ONLY ON SAMPLE IS NECESSARY), AND SUBMITTED FOR TESTING TO A PRIVATE COMPANY. THE COMPANY OF CHOICE SHALL MAKE RECOMMENDATIONS FOR IMPROVING THE EXISTING SOIL. THE SOIL WILL BE TESTED AND RECOMMENDED FOR CORRECTIONS OF SOIL TEXTURE, PH, MAGNESIUM, PHOSPHORUS, POTASSIUM, CALCIUM AND ORGANIC MATTER.
9. SOIL IMPROVEMENT MEASURES: THE SOIL SHALL THEN BE IMPROVED ACCORDING TO THE RECOMMENDATIONS MADE BY THE TESTING COMPANY.
10. FENCING AND SIGNAGE: FINAL PROTECTIVE FENCING SHALL BE PLACED ON THE VISIBLE AND/OR DEVELOPMENT SIDE OF PLANTING AREAS. THE FINAL PROTECTIVE FENCE SHALL BE INSTALLED UPON COMPLETION OF PLANTING OPERATIONS UNLESS IT WAS INSTALLED DURING THE INITIAL STAGES OF DEVELOPMENT. SIGNS SHALL BE POSTED PER THE SIGNAGE DETAIL ON THIS SHEET.
11. PLANTING METHOD: CONSULT THE PLANTING DETAIL(S) SHOWN ON THIS PLAN.
12. MULCHING: APPLY TWO-INCH THICK LAYER OF WOODCHIP OR SHREDDED HARDWOOD MULCH (AS NOTED) TO EACH PLANTING SITE (SEE DETAIL SHOWN ON THIS PLAN).
13. GROUNDCOVER ESTABLISHMENT: THE REMAINING DISTURBED AREA BETWEEN SEEDLING PLANTING SITES SHALL BE SEEDED AND STABILIZED WITH WHITE CLOVER SEED AT THE RATE OF 5 LBS/ACRE.
14. MOWING: NO MOWING SHALL BE ALLOWED IN ANY PLANTING AREA.
15. SURVIVAL CHECK FOR BOND RELEASE: THE SEEDLING PLANTING IS TO BE CHECKED AT THE END OF EACH YEAR FOR FOUR YEARS TO ASSURE THAT NO LESS THAN 75% OF THE ORIGINAL PLANTED QUANTITY SURVIVES. IF THE MINIMUM NUMBER HAS NOT BEEN PROVIDED THE AREA MUST BE SUPPLEMENTED WITH ADDITIONAL SEEDLINGS TO REACH THE REQUIRED NUMBER AT TIME OF PLANTING.
16. SOURCE OF SEEDLINGS: TBD

NOTE

FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

FOUR-YEAR MANAGEMENT PLAN FOR RE/AFFORESTATION AREAS

FIELD CHECK THE RE-AFFORESTATION AREA ACCORDING TO THE FOLLOWING SCHEDULE:

YEAR 1: SITE PREPARATION AND TREE PLANTING
SURVIVAL CHECK ONCE ANNUALLY (SEPTEMBER-NOVEMBER) SEE NOTE 1
WATERING IS NEEDED (2 X MONTH)
CONTROL OF UNDESIRABLE VEGETATION AS NEEDED (1 X IN JUNE AND 1 X IN SEPTEMBER MIN.)

YEAR 2-3: REINFORCEMENT PLANTING IS NEEDED (SEE NOTE 2)
SURVIVAL CHECK ONCE ANNUALLY (SEPTEMBER-NOVEMBER)
CONTROL OF UNDESIRABLE VEGETATION IF NEEDED (1 X IN MAY AND 1 X IN AUGUST MIN.)

YEAR 4: REINFORCEMENT PLANTING IF NEEDED. (SEE NOTE 2)
SURVIVAL CHECK (SEPTEMBER-NOVEMBER)

1. SURVIVAL CHECK: CHECK PLANTED STOCK AGAINST PLANT LIST (OR AS-BUILT) BY WALKING THE SITE AND TAKING INVENTORY. PLANTS MUST SHOW VITALITY. SUBMIT FIELD DATA FORMS (CONDITION CHECK SHEETS) TO OWNER AFTER EACH INSPECTION. REMOVE ALL DEAD PLANTS.
2. REINFORCEMENT PLANTING: REPLACE DEAD OR MISSING PLANTS IN SUFFICIENT QUANTITY TO BRING THE TOTAL NUMBER OF LIVE PLANTS TO AT LEAST 75% OF THE NUMBER ORIGINALLY PLANTED. IF A PARTICULAR SPECIES SUFFERS UNUSUALLY HIGH MORTALITY, REPLACE WITH AN ALTERNATIVE PLANT TYPE.
3. MISCELLANEOUS: FERTILIZATION OR WATERING DURING YEARS 1 THROUGH 3 WILL BE DONE ON AN AS NEEDED BASIS. SPECIAL RETURN OPERATIONS OR RECOMMENDATIONS WILL BE CONDUCTED ON AN AS NEEDED BASIS.

POST DEVELOPMENT NOTES

WHEN WOODLANDS AND/OR SPECIMEN, HISTORIC OR CHAMPION TREES ARE TO REMAIN:

a. IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER DESIRES TO REMOVE A HAZARDOUS TREE OR PORTION THEREOF, THE NEW OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM A CERTIFIED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE MEASURES PRIOR TO HAVING THE WORK CONDUCTED. AFTER PROPER DOCUMENTATION HAS BEEN COMPLETED PER THE HANDOUT "GUIDANCE FOR PRINCE GEORGE'S COUNTY PROPERTY OWNERS, PRESERVATION OF WOODLAND CONSERVATION AREAS", THE ARBORIST OR TREE EXPERT MAY THEN REMOVE THE TREE. THE STUMP SHALL BE CUT AS CLOSE TO THE GROUND AS POSSIBLE AND LEFT IN PLACE. THE REMOVAL OR GRINDING OF THE STUMPS IN THE WOODLAND CONSERVATION AREA IS NOT PERMITTED.
   IF A TREE OR PORTION THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREAS AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.
   TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.
b. THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM ANY WOODLAND PRESERVATION AREA SHALL BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY (PRUNERS OR A CHAIN SAW). THESE PLANTS MAY BE CUT NEAR THE GROUND AND MATERIAL LESS THAN TWO INCHES DIAMETER MAY BE REMOVED FROM THE AREA AND DISPOSED OF APPROPRIATELY. ALL MATERIAL FROM THESE NOXIOUS, INVASIVE, AND NON-NATIVE PLANTS GREATER THAN TWO (2) INCHES DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION.
c. THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES TO DISCOURAGE RE-SPROUTING OF INVASIVE, NOXIOUS, OR NON-NATIVE PLANTS IS PERMITTED IF DONE AS AN APPLICATION OF THE CHEMICAL DIRECTLY TO THE CUT STUMP IMMEDIATELY FOLLOWING CUTTING OF PLANT TOPS. THE USE OF ANY HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS.
d. THE USE OF CHAINSAWS IS EXTREMELY DANGEROUS AND SHOULD NOT BE CONDUCTED WITH POORLY MAINTAINED EQUIPMENT, WITHOUT SAFETY EQUIPMENT, OR BY INDIVIDUALS NOT TRAINED IN THE USE OF THIS EQUIPMENT FOR THE PRUNING AND/OR CUTTING OF TREES.

PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY INDIVIDUAL HOMEOWNERS

a. REFORESTATION FENCING AND SIGNAGE SHALL REMAIN IN PLACE IN ACCORDANCE WITH THE APPROVED TYPE 2 TREE CONSERVATION PLAN.
b. REFORESTATION AREAS SHALL NOT BE MOWED; HOWEVER, THE MANAGEMENT OF COMPETING VEGETATION AND REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE.

REFORESTATION PLANT SCHEDULE

REFORESTATION PLANT SCHEDULE - AREA A — Reforestation Area A — Acreage: 0.34 — Upland Plantings

Species		Large Caliper Planting Stock					Reforestation	Percent of
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity	Credits	Stocking
Liriodendron tulipifera	Tulip Poplar	1-1.5"		3	B&B	19	57	16.7%
Liquidambar styraciflua 'Rotundiloba'	Sweetgum	1-1.5"		3	B&B	19	57	16.7%
Acer rubrum	Red Maple	1-1.5"		3	B&B	19	57	16.7%
Acer saccharinum	Silver Maple	1-1.5"		3	B&B	19	57	16.7%
Tsuga canadensis	Eastern Hemlock		6'-8'	6	B&B	19	114	100.0%
						Reforestation Units Provided	342	
						Total Reforestation Units Required	340	
						Excess	2	

REFORESTATION PLANT SCHEDULE - AREA B — Reforestation Area B — Acreage: 0.04 — Upland Plantings

Species		Large Caliper Planting Stock					Reforestation	Percent of
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity	Credits	Stocking
Liriodendron tulipifera	Tulip Poplar	1-1.5"		3	B&B	2	6	15.0%
Liquidambar styraciflua 'Rotundiloba'	Sweetgum	1-1.5"		3	B&B	2	6	15.0%
Acer rubrum	Red Maple	1-1.5"		3	B&B	2	6	15.0%
Quercus palustris	Pin Oak	1-1.5"		3	B&B	2	6	15.0%
Pinus taeda	Loblolly Pine		6'-8'	6	B&B	3	18	45.0% 100.0%
						Reforestation Units Provided	42	
						Total Reforestation Units Required	40	
						Excess	2	

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL HISTORY

TCP2 No.	Revision No.	Approved by	EPS Signature Approval Date	DRD No.	Project Name	Associated TCP1 No.	Reason for Revision

NOT FOR CONSTRUCTION

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LANHAM, MD 20706
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APPLICANT
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BALTIMORE, MD 21244

CONTACT
MR. KENNETH FINDLEY JR., PE
16901 MELFORD BLVD., SUITE 300
BOWIE, MD 20715

MARYLAND 95 CORPORATE PARK
REDEVELOPMENT OF LOT 20
TYPE TWO TREE CONSERVATION PLAN
TCP2-2025-0071
PRINCE GEORGE'S COUNTY, MD
10TH ELECTION DISTRICT

TAX MAP 5 - GRID C4
WSSC GRID 219NE06, 218NE06

SEAL

STATE OF MARYLAND — PHILIP M. SWETZER — 21708 — REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

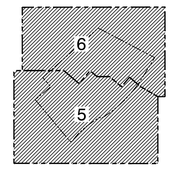
10/23/2025

PROFESSIONAL CERTIFICATION:
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LICENSE NO. 4170

EXPIRATION DATE: 10.11.26

KEY PLAN



SCALE

AS-SHOWN

No.	DATE	BY	Description

REVISIONS

DRAWN BY RAL
APPROVED BY PMS
CHECKED BY PMS
DATE MAY 2025

TITLE

TYPE TWO TREE CONSERVATION PLAN

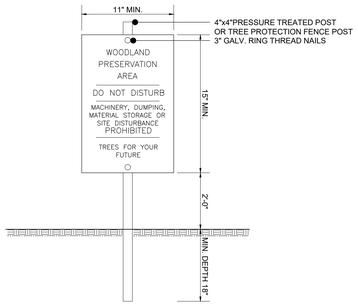
PLAN NOTES

DEWBERRY JOB NO. 50184229

3

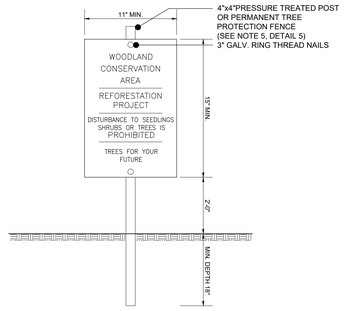
SHEET NO. 3 OF 6

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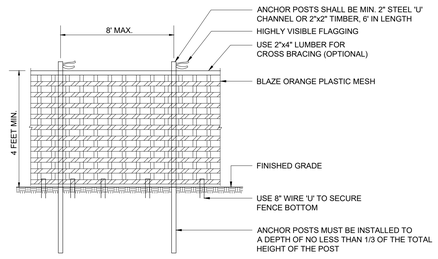
NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
6. LOCATE SIGNS APPROXIMATELY EVERY 50' ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

1/4 WOODLAND PRESERVATION AREA SIGN
SCALE: NTS



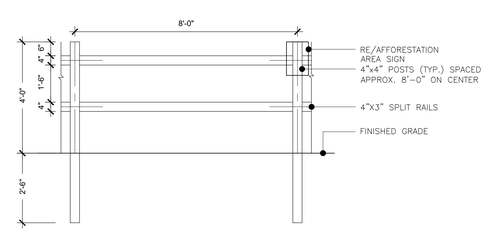
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4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
6. LOCATE SIGNS APPROXIMATELY EVERY 50' ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

2/4 REFORESTATION/AFFORESTATION SIGN
SCALE: NTS



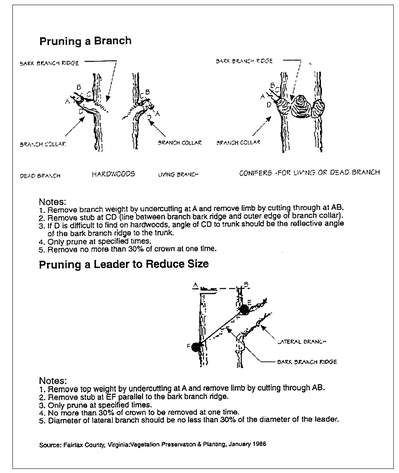
NOTES:
1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.
6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

3/4 TYPE 1 (TEMPORARY) TREE PROTECTION FENCE (FOR PRESERVATION AREAS)
SCALE: NTS

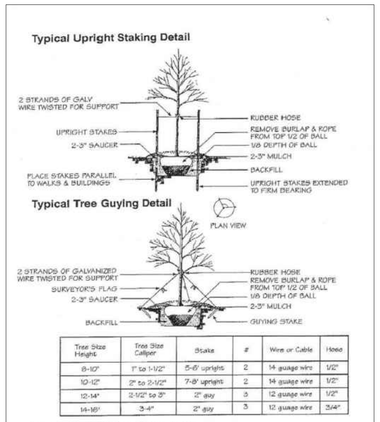


NOTES:
1. POSTS SHALL STAND PLUMB.
2. RAILS SHALL BE HUNG WITH UNIFORM HEIGHT AND SPACING..
3. REFORESTATION SIGNS TO BE ATTACHED TO WOOD POSTS EVERY 50 FEET.
4. TOP OF SIGN TO BE FLUSH WITH TOP OF WOOD POST.
5. SIGNS TO BE ATTACHED USING 2 GALVANIZED WOOD SCREWS EACH WITH A GALVANIZED WASHER.

4/4 PERMANENT (SPLIT RAIL) TREE PROTECTION FENCE (FOR REFORESTATION AREAS)
SCALE: NTS



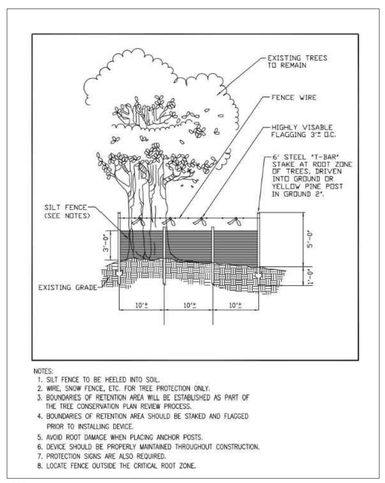
5/4 TREE PRUNING
SCALE: NTS



Tree Size Height	Tree Size Caliper	Stake	#	Wire or Cable	Hose
6-10'	1" to 1-1/2"	5'-6' uprights	2	14 guauge wire	1/2"
10-12'	2" to 2-1/2"	7'-8' uprights	2	14 guauge wire	1/2"
12-14'	2-1/2" to 3"	2" guy	3	12 guauge wire	1/2"
14-16'	3-4"	2" guy	3	12 guauge wire	3/4"

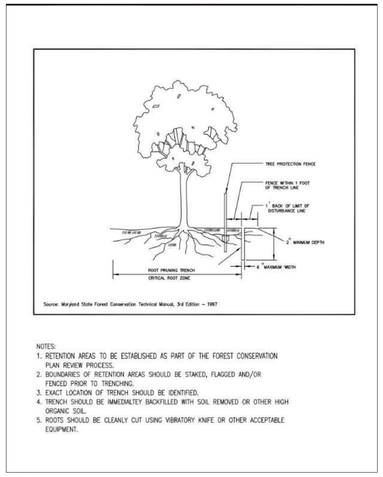
Source: Adopted from Forest Conservation Manual, 1991

6/4 TREE STAKING AND GUYING DETAIL
SCALE: NTS



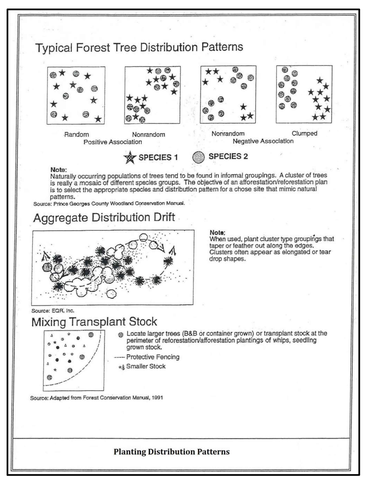
NOTES:
1. SILT FENCE TO BE HEELED INTO SOIL.
2. WIRE, SNOW FENCE, ETC. FOR TREE PROTECTION ONLY.
3. BOUNDARIES OF RETENTION AREA WILL BE ESTABLISHED AS PART OF THE TREE CONSERVATION PLAN REVIEW PROCESS.
4. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
5. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
6. DEVICE SHOULD BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION.
7. PROTECTION SIGNS ARE ALSO REQUIRED.
8. LOCATE FENCE OUTSIDE THE CRITICAL ROOT ZONE.

7/4 COMBINATION SILT FENCE
SCALE: NTS

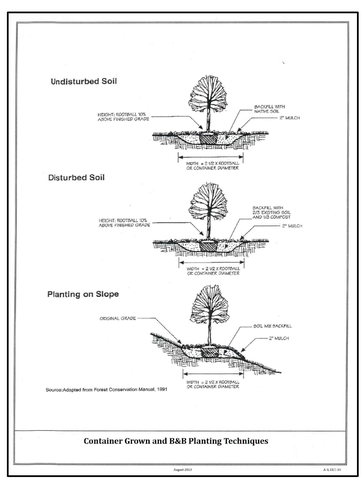


NOTES:
1. RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
2. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED, FLAGGED AND/OR FENCED PRIOR TO TRENCHING.
3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
4. TRENCH SHOULD BE IMMEDIALTEY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
5. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

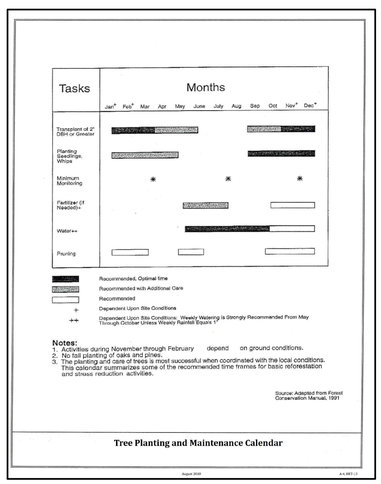
8/4 STANDARD ROOT PRUNING DETAIL
SCALE: NTS



9/4 PLANTING DISTRIBUTION PATTERNS
SCALE: NTS



10/4 CONTAINER GROWN & B&B PLANTING
SCALE: NTS



11/4 TREE PLANTING & MAINTEN. CALENDAR
SCALE: NTS

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL HISTORY

TCP2 No.	Revision No.	Approved by	EPS Signature Approval Date	DRD No.	Project Name	Associated TCP1 No.	Reason for Revision

NOT FOR CONSTRUCTION

Dewberry

Dewberry Engineers Inc.
4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

APPLICANT
LORD CHARTER SIX, LLC
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244

CONTACT
MR. KENNETH FINDLEY JR., PE
16901 MELFORD BLVD., SUITE 300
BOWIE, MD 20715

MARYLAND 95 CORPORATE PARK REDEVELOPMENT OF LOT 20
TYPE TWO TREE CONSERVATION PLAN
TCP2-2025-0071
PRINCE GEORGE'S COUNTY, MD
10TH ELECTION DISTRICT

TAX MAP 5 - GRID C4
WSSC GRID 219NE06, 218NE06

SEAL

STATE OF MARYLAND
KENNETH WAYNE FINDLEY
No. 21708
REGISTERED
PROFESSIONAL ENGINEER
10/23/2025

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 4170
EXPIRATION DATE: 10.11.26

KEY PLAN

SCALE
AS-SHOWN

No.	DATE	BY	Description

REVISIONS

DRAWN BY RAL
APPROVED BY PMS
CHECKED BY PMS
DATE MAY 2025

TITLE
TYPE TWO TREE CONSERVATION PLAN
DETAILS

DEWBERRY JOB NO. 50184229

4

SHEET NO. 4 OF 6

DSP-98039-04 & DSDS-25001_Backup 106 of 173

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MATCHLINE - SEE SHEET 6

EX. 4 STORY OFFICE BLDG.
128,113 SF
FFE 333.50
BLDG HEIGHT: 52'-0"

LOT 21
6.00 AC

TAX ACCOUNT ID: 10-3480704
N/F
LORD CHARTER SIX LLC
L.44559 F.195
LOT 20
MARYLAND 95 CORPORATE PARK
P.B. REP 195 P.No. 37
398,545 SF
9.1483 AC.
ZONING (CURRENT)=IE
(Industrial/Employment)
ZONING (PRIOR)=I-3 (Planned
Industrial/Employment Park)
USE: Commercial/Office

B
WPA
0.59 AC

B
WRA
0.04 AC

A
WR-AC
0.05 AC

2
WR-NC
0.06 AC

A
WPA
0.42 AC

PROP. SINGLE STORY OFFICE
DAYCARE
12,750 SF
FFE 332.50
BLDG HEIGHT: 15'-0"

AA
WCA
1.46 AC

LOT 22
3.15 AC

+/-59 SF ± AREA
(REFER TO SHEET 19)

A
WRA
0.34 AC

A
WPA
0.42 AC

FUTURE 2,000 SF
DRIVE-THRU
RESTAURANT
FFE 334.25
BLDG HEIGHT: TBD

POSSIBLE FUTURE
OUTDOOR SEATING
AREA

N64°34'10"W
17.78'

R=1175.00
L=160.13

R=365.00
L=117.07

R=36.00
L=27.04

EX. 10' PUE

EX. 10' PUE

N59°49'50"W

S27°07'
44.45'

PARCEL 232
BALTIMORE GAS & ELECTRIC CO
L.4457 F.314
ZONE:IE (INDUSTRIAL, EMPLOYMENT)
USE: TRANSPORTATION AND UTILITIES

SWEITZER LANE

LOT 1
KONTERRA HDQURTRS
BUILDING LLC
L.35933 F.423
ZONE:IE (INDUSTRIAL,
EMPLOYMENT)
USE: OFFICE

LOT 6
1325 G STREET
ASSOCIATES LLLP
L.35933 F.423
ZONE:IE (INDUSTRIAL,
EMPLOYMENT)
USE: VACANT

KONTERRA DRIVE

BEARINGS AND DISTANCE TABLE

1.	N 50°14'36" E 66.91'
2.	S 73°45'17" E 39.29'
3.	S 40°52'50" E 22.58'
4.	S 46°06'03" E 37.58'
5.	S 49°49'58" E 16.19'
6.	S 71°33'13" E 38.70'
7.	N 40°19'59" E 36.35'
8.	S 64°22'48" E 284.28'
9.	N 30°22'07" E 25.87'
10.	N 59°37'53" W 53.50'

NOTE
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OR LOG ON TO
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MARYLAND 95 CORPORATE PARK REDEVELOPMENT OF LOT 20

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TCP2-2025-0071
PRINCE GEORGE'S COUNTY, MD
10TH ELECTION DISTRICT
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SEAL

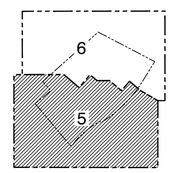
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RICHARD ALAN LEWIS
No. 4170
REGISTERED
PROFESSIONAL ENGINEER
10/23/2025

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LICENSE NO. 4170

EXPIRATION DATE: 10.11.26

KEY PLAN



SCALE
0 30' 60'
SCALE: 1"=30'

No.	DATE	BY	Description

REVISIONS

DRAWN BY RAL
APPROVED BY PMS
CHECKED BY PMS
DATE MAY 2025

TITLE
TYPE TWO TREE CONSERVATION PLAN

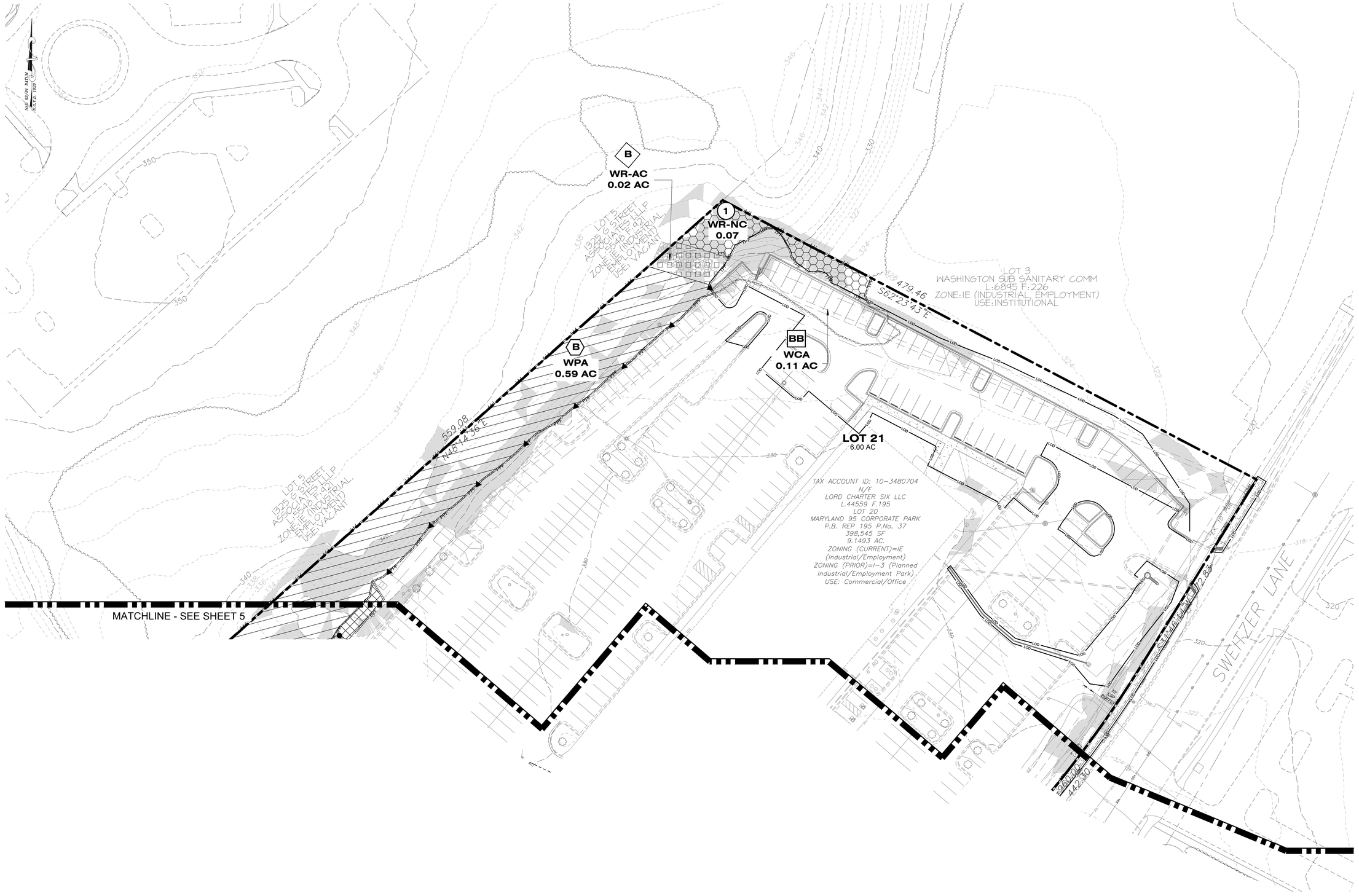
PLAN SHEET

DEWBERRY JOB NO. 50184229

5

SHEET NO. 5 OF 6

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NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL HISTORY

TCP2 No.	Revision No.	Approved by	EPS Signature Approval Date	DRD No.	Project Name	Associated TCP1 No.	Reason for Revision

NOT FOR CONSTRUCTION

Dewberry

Dewberry Engineers Inc.
4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

APPLICANT
LORD CHARTER SIX, LLC
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244

CONTACT
MR. KENNETH FINDLEY JR., PE
16901 MELFORD BLVD., SUITE 300
BOWIE, MD 20715

MARYLAND 95 CORPORATE PARK
REDEVELOPMENT OF LOT 20
TYPE TWO TREE CONSERVATION PLAN
TCP2-2025-0071
PRINCE GEORGE'S COUNTY, MD
10TH ELECTION DISTRICT

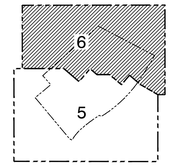
TAX MAP 5 - GRID C4
WSSC GRID 219NE06, 218NE06

SEAL
STATE OF MARYLAND
KENNETH MICHAEL FINDLEY
No. 4170
REGISTERED LANDSCAPE ARCHITECT
10/23/2025

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 4170
EXPIRATION DATE: 10.11.26

KEY PLAN



SCALE
0 30' 60'
SCALE: 1"=30'

No.	DATE	BY	Description

REVISIONS

DRAWN BY RAL
APPROVED BY PMS
CHECKED BY PMS
DATE MAY 2025

TITLE
TYPE TWO TREE CONSERVATION PLAN

PLAN SHEET

DEWBERRY JOB NO. 50184229

6

SHEET NO. 6 OF 6

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LAW OFFICES
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Russell W. Shipley
Arthur J. Horne, Jr.*
Dennis Whitley, III*
Robert J. Antonetti, Jr.

Bradley S. Farrar
L. Paul Jackson, II*

* Also admitted in the District of Columbia

October 29, 2025

VIA ELECTRONIC MAIL
Mr. Dexter Cofield
Planner II, Urban Design Section
Maryland-National Capital Park & Planning Commission
1616 McCormick Drive
Largo MD 20774

RE: **Detailed Site Plan, DSP-98039-04 &**
Departure from Signage Design Standards, DSDS-25001
Maryland 95 Corporate Park (Redevelopment of Lot 20)
70-DAY ACTION LIMIT WAIVER LETTER

Dear Mr. Cofield:

Please know that this firm represents the Applicant, Lord Charter Six, LLC, in the above-referenced case. Pursuant to Section 27-285(c) of the prior Zoning Ordinance, the Applicant respectfully waives the 70-Day review period for the above-referenced Detailed Site Plan (DSP-98039-04) and Departure from Signage Design Standards (DSDS-25001) **not to exceed December 11, 2025**. This additional time will allow the Applicant to continue working with staff regarding the review of the DSP application and will ensure any revisions made to the application materials will be submitted at least 40 days prior to a future Planning Board hearing date.

Thank you for your consideration of this request and your attention to this matter. Should you have any questions or concerns, please feel free to call me at 301-925-1800.

Sincerely,

Robert J. Antonetti, Jr., Esq.

cc: Lord Charter Six, LLC
Rachel Leitzinger, P.E.
Bryan Focht, P.E.

10/31/2025

MEMORANDUM

TO: Dexter Cofield, Planner II, Urban Design Section, Development Review Division

VIA: N. Andrew Bishop, Planner IV, Long-Range Planning Section, Community Planning Division NAB

VIA: Adam Dodgshon, Supervisor, Placemaking Section, Community Planning Division AD

FROM: Eduard Krakhmalnikov, Planner III, Placemaking Section, Community Planning Division EK

SUBJECT: DSP-98039-04 & DSDS-25001 MD 95 Corporate Park Lot 20

FINDINGS

The Community Planning Division finds that pursuant to Pursuant to Part 3, Division 9, Subdivision 3 of the Prior Zoning Ordinance, Master Plan conformance is not required for this application.

BACKGROUND

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

Planning Area: 60

Community: Northwestern Area

Location: 14400 Sweitzer Lane, Laurel, MD 20707

Size: 9.15 acres

Existing Uses: Industrial

Future Land Use: Industrial

Proposal: Creation of a 12,750 square foot day care center, and a 2,000 square foot eating and drinking establishment, with drive-through service, in two buildings.

Zoning: Industrial Employment (IE) Zone

Prior Zoning: Planned Industrial/Employment Park (I-3) Zone

Zoning Ordinance: Prior Zoning Ordinance

GENERAL PLAN, MASTER PLAN AND SMA

General Plan: This application is located in the Established Communities Growth Policy Area of the 2014, Plan Prince George's 2035 Approved General Plan (Plan 2035). Established Communities are existing residential neighborhoods and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers. Established communities are most appropriate for context-sensitive infill and low- to medium-density development. The vision for the Established Communities Growth Policy Area is to maintain and enhance existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met.

Analysis*: The proposed daycare and a separate eating and drinking establishment with a drive-through maintains low to medium density development and is sensitive to the context and needs of the surrounding community. There is a noted lack of restaurants in the Gunpowder community, and the proposed eating and drinking establishment provides a new restaurant in the area. The daycare supports parents or caretakers with young children who work nearby. Of note, the Established Communities Growth Policy Area also specifically recommends maintaining and enhancing infrastructure, such as sidewalks. The proposed development should consider crosswalks as integral to pedestrian infrastructure, and include a crosswalk on Sweitzer Lane at the entrance to the subdivision.*

Master Plan: The *2010 Approved Subregion 1 Master Plan* recommends **Industrial** land use on the subject property (Map 13. Approved Future Land Use, page 160).

The applicant elects to conform to the prior zoning ordinance, which placed the property in the Planned Industrial/Employment Park (I-3) Zone. The purpose of the I-3 Zone is to provide increased and enhanced employment opportunities for the residents of the County and areas for industries, research facilities, and offices which have common characteristics with respect to site requirements, desired amenities, compatibility of operations, general functional classifications, and access.

In addition, the zone should provide for a mixture of industrial, research, office, and in certain instances specific retail commercial uses (along with compatible institutional, recreational, and service uses) in a manner which will retain the dominant industrial/employment character of the area, while also providing for the enhanced viability of the zone by providing for the

location of certain retail commercial uses on the periphery of the area, specifically when the periphery fronts on, and is adjacent to, arterial roadways.

Also, the I-3 zone includes additional requirements such as the approval of a conceptual site plan, and the Detailed Site Plan. In addition to on-site requirements such as the provision of a 25 percent green area. The zone further restricts outdoor uses, and limits warehousing and wholesaling. The applicant will need to demonstrate that all these requirements are met.

The master plan identifies four focus areas and eight "Living Areas" in the master plan area: Beltsville, Calverton, Gunpowder, North Beltsville, Pheasant Run, South Laurel, Vansville, and West Laurel (p. 105). The property is not located in the focus areas identified in the Plan; however, the property is within the Gunpowder Community (page 118).

The Master Plan recommends the following Goals and Policies related to the application to help advance the intent and purpose of the plan.

Environmental Infrastructure (page 35)

Policy 2: Restore and enhance water quality in areas that have been degraded and preserve water quality in areas that are not degraded.

Strategies

- Reduce the area of impervious surfaces during redevelopment projects.
- Where development proposals contain extensive areas of impervious surfaces (e.g., parking lots, pavement, buildings), use innovative methods or technologies, such as porous pavement and concrete, turf blocks, water detention facilities, and the placement of stormwater retention facilities, to allow for water retention.

Analysis*: An approved site development concept was submitted with this application (SDCP#SIT-00074-2025) and includes several micro-bioretention filtration systems and a bio swale, as well as the removal of .15 acres of impervious surface to meet the requirements for storm water management on site. Additionally, the drive aisle and parking area are being reconfigured with this application and staff recommends further stormwater features be explored on site such as porous pavement and permeable concrete where possible on driving and parking surfaces.*

Transportation (p. 43)

Goals (p. 45)
A safe, affordable, multimodal transportation system.

Sidewalks, neighborhood trail connections, and bicycle-friendly roadways to accommodate nonmotorized transportation (bicycling and walking) for some trips, particularly to mass transit, schools, and activity centers.

Transit (p. 57)
Policy 2: Provide sidewalks and neighborhood trail connections within existing communities to improve pedestrian safety, allow for safe routes to schools, and provide for increased nonmotorized connectivity between neighborhoods.

Analysis: *The proposed development includes existing sidewalks along Sweitzer Lane, adjacent to both the existing office building and the proposed drive-through. A drive-through will encourage frequent turns into the side lane between the two buildings, and the applicant has proposed a crosswalk and curb ramps between the existing office building and the proposed drive-through on Sweitzer Lane for pedestrian safety.*

Economic Development (p. 77)

Goals
Enhanced flex and industrial employment areas.

Policy 1: Maintain and enhance the flex and industrial base of the master plan area to provide a stable job base, while improving compatibility with surrounding land uses**.**

Policy 4: Transform the retail environment to compete with a changing market.
- Encourage small-scale, neighborhood-serving, retail uses along the US 1 Corridor to meet gaps in the marketplace.

Analysis: *The proposed day care facility and drive-through restaurant will add new and needed uses to the industrial base. The day care will benefit local workers by allowing them to pickup and drop-off children nearby, increasing convenience for local working parents and serving the Gunpowder neighborhood. As there are limited restaurant establishments in the Gunpowder neighborhood, the drive-through will provide a needed food option for both nearby workers and neighborhood residents.*

Environmental Infrastructure (page 35)
Policy 2: Restore and enhance water quality in areas that have been degraded and preserve water quality in areas that are not degraded.

Strategies Reduce the area of impervious surfaces during redevelopment projects. Where development proposals contain extensive areas of impervious surfaces (e.g., parking lots, pavement, buildings), use innovative methods or technologies, such as porous pavement and concrete, turf blocks, water detention facilities, and the placement of stormwater retention facilities, to allow for water retention.

Analysis*: An approved site development concept was submitted with this application (SDCP#SIT-00074-2025) and includes several micro-bioretention filtration systems and a bio swale, as well as*

the removal of 0.15 acres of impervious surface to meet the requirements for storm water management on site. Additionally, the drive aisle and parking area are being reconfigured with this application and staff recommends further stormwater features be explored on site such as porous pavement and permeable concrete where possible on driving and parking surfaces.

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

SMA/Zoning: On November 29, 2021, the District Council approved CR-136-2021, the Countywide Map Amendment (CMA) which reclassified the subject property from I-3 (Planned Industrial/Employment Park) to IE (Industrial, Employment) effective April 1, 2022.

MASTER PLAN CONFORMANCE ISSUES
None.

OVERLAY ZONE CONFORMANCE ISSUES
None.

cc: Long-Range Planning Book

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

October 30, 2025

MEMORANDUM

TO: Dexter Cofield, Urban Design Section, Development Review Division

FROM: Jon Wilson Jon Wilson, Transportation Planning Section, Countywide Planning Division

VIA: NS Noelle Smith, AICP, Transportation Planning Section, Countywide Planning Division

CSH Crystal Saunders Hancock, Transportation Planning Section, Countywide Planning Division

SUBJECT: DSP-98039-04, MD 95 Corporate Park Lot 20,

Prior Conditions of Approval

The subject application is governed by Preliminary Plan (PPS) 4-24037, Detailed Site Plan (DSP)-98039, 98039-01, 98039-02, and 98039-03, and Certificate of Adequacy (ADQ)-2024-071. The following conditions are applicable to this application:

ADQ-2024-071

1. Total development within the subject property shall be limited to uses which generate no more than 341 AM and 326 PM peak hour vehicle trips.

Comment: The proposed development application does not exceed the established trip cap. This development will generate 341 AM and 326 PM peak-hour trips. This condition has been met

4-24037

8. In conformance with the 2009 Approved Countywide Master Plan of Transportation and the 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1*, the following facilities shall be provided, and the details, location, and extent of the facilities shall be shown on the site plan:
    a. Americans with Disabilities Act-compliant curb ramps and marked crosswalks at each site access driveway and spanning vehicular travel lanes.

Comment: The site plan illustrates proposed crosswalks at the western site access point along Sweitzer Lane and along designated pedestrian routes within the site. Staff recommends marked crosswalks also be provided at the eastern access point along Sweitzer Lane and within the parking lot along the direct connection to the existing office building for continuous connections.

b. Short-term bicycle parking, to include inverted U-shape or similar style bicycle racks at a location no more than 50 feet from a building's entrance.

Comment: The plan sheets identify four bicycle racks in between the proposed day care and eating establishment to accommodate eight bicycles. The proposed location is acceptable and can accommodate both uses.

Master Plan Compliance
The site is subject to the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1.*

Right of Way (ROW)

Sweitzer Lane (C-105): 80-foot ROW

Comment: Both the MPOT and sector plan recommend an 80-foot ROW. The plan sheets identify various ROW widths that exceed the minimum requirement. Staff find the ROW sufficient.

Master Planned Pedestrian and Bicycle Facilities
There are no master planned pedestrian and bicycle facilities that impact the subject site. However, the plan sheets identify sidewalk along frontage of Sweitzer Lane.

Recommendations, Policies, and Goals
MPOT Complete Streets Policies:

> **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.**

Comment: The site is currently developed with an office building and existing sidewalk along Sweitzer Lane with a connection to the building entrance. The site plan includes a marked crosswalk and ADA curb ramps crossing the western vehicular access point. Staff recommend the installation of a continental crosswalk and ADA curb ramps at the eastern vehicular access along Sweitzer Lane. The proposed and recommended facilities provide continuous connections and meet the intent of the policy.

The 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1* recommend the following policies:

> **Policy 1: Incorporate appropriate pedestrian-oriented and transit-oriented development features in the center and corridor nodes.**

Comment: The subject site has sidewalks along Sweitzer Lane with connections to the proposed and existing buildings. Staff recommend the installation of ADA-compliant curb ramps and continental crosswalks at all vehicular crossing points. These improvements will meet the intent of the policy.

Policy 2: Provide sidewalks and neighborhood trail connections within existing communities to improve pedestrian safety, allow for safe routes to schools, and provide for increased nonmotorized connectivity between neighborhoods.

Comment: The subject site has sidewalks along Sweitzer Lane with connections to the proposed and existing buildings. Staff recommend the installation of ADA-compliant curb ramps and continental crosswalks at all vehicular crossing points. These improvements will meet the intent of the policy.

Transportation Planning Review

Zoning Ordinance Compliance

Section 27-274 of the Prince George's County Zoning Ordinance (Ordinance) provides guidance for detailed site plans. The section references the following design guidelines described in Section 27-274(2):

Parking, loading, and circulation.

A. Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site.

Comment: The site is currently developed with an office building and proposes the development of a daycare facility and a fast-food retailer. The existing and proposed uses require 369 parking spaces, of which 447are provided, including 87 compact, 346 standard,14 ADA parking spaces, and 3 loading spaces. The proposed and existing surface parking can accommodate all uses with excess availability and convenient locations to all buildings.

B. Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians.

Comment: Three 12x33 feet loading spaces are proposed on site. One space is proposed at the rear of the drive-through establishment on the southern portion of the site, while the remaining two spaces are located along the southwest side of the office building. A circulation exhibit was provided demonstrating the movements of a dump truck throughout the site. However, the circulation of the vehicle for the proposed drive-through establishment presents conflicts within the site. Staff recommend the exhibit be revised to demonstrate a circulation pattern that minimizes conflicts between the loading spaces and dumpster, or relocate the spaces to not interfere with drive-through and parking circulation. In addition, a circulation plan demonstrating larger vehicles for deliveries and emergencies is also required.

C. Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers.

Comment: Access to the site is provided via two existing driveways, internal drive aisles, and sidewalk along Sweitzer Lane, with internal connections. A queuing analysis was provided for the proposed eating establishment that demonstrates a drive-through scenario for a donut shop or fast food. Both projected queueing capacity shows the vehicular stacking could be contained within the site and limit the impact on circulation within the larger development.

The circulation plan includes the route for vehicles accessing the proposed day care facility, of which does not accommodate space for vehicular queueing. Staff recommend the applicant provide signage that prohibits vehicles from stacking within the parking lot and encourages utilizing the parking spaces.

In addition, the circulation plan demonstrated the movements of bicyclists and pedestrians throughout the entire site. The site proposes sidewalks along the internal drive aisle and along the perimeter of the buildings to include marked crosswalks for connections to the proposed and existing uses. Staff find circulation to be acceptable.

Conclusion

Based on the findings presented above, staff conclude that the vehicular, pedestrian, and bicycle access and circulation for this plan are acceptable, consistent with the site design guidelines pursuant to Section 27 and meet the findings for pedestrian and bicycle transportation purposes 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 show these facilities as part of the site plan:
    a. Continental-style crosswalk and ADA-compliant curb ramps at the eastern access point along Sweitzer Lane.
    b. Continental-style crosswalks within the parking lot of the existing office building to facilitate pedestrian movement from Sweitzer Lane.
    c. A dump truck circulation plan that demonstrates the ingress/egress for loading and dumpster purposes from the proposed eating establishment that minimizes circulation conflicts within the site and details of signage.
    d. A circulation plan for emergency vehicles and loading.
    e. Details of signage to prohibit the staking of vehicles during drop-off and pick-ups for the day care facility.

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • TTY: 301-952-3796 • pgplanning.org

November 7, 2025

MEMORANDUM

TO: Dexter Cofield, Planner II, Urban Design Section

VIA: Mridula Gupta, Planning Supervisor, Subdivision Section MG

FROM: Mahsa Vatandoost, Planner III, Subdivision Section MV

SUBJECT: DSP-98039-04; Maryland 95 Corporate Park

The subject property considered in this amendment to Detailed Site Plan DSP-98039-04 is 9.15 acres and consists of one parcel known as Lot 20, recorded in Prince George's County Land Records in Plat Book REP 195, Plat No. 37. The subject property is in the Industrial, Employment (IE) Zone; however, this application was submitted for review under the prior Zoning Ordinance and Subdivision Regulations pursuant to Section 27-1703 of the Zoning Ordinance, and it is therefore evaluated according to the standards of the prior Planned Industrial/ Employment Park (I-3) zoning of the subject property. This DSP amendment proposes the development of a day care center for children serving a maximum of 200 children (consisting of approximately 12,750 square feet) and an approximately 2,000-square-foot eating and drinking establishment, with drive-through service, in two separate buildings with associated parking infrastructure. This DSP application was accepted for review on September 29, 2025. Comments were previously provided at the October 10, 2025, SDRC Meeting. The comments in this referral memorandum are based on revised plans received on October 24, 2025.

The project is subject to Preliminary Plan of Subdivision (PPS) 4-24037, which was approved by the Planning Board on May 29, 2025 (PGCPB Resolution No. 2025-042). This PPS approved two parcels for the development of 142,863 square feet of institutional and commercial uses, including 128,113 square feet of existing commercial development. The proposed development with this DSP amendment is consistent with the development evaluated with the PPS.

PPS 4-24037 was approved subject to 8 conditions. Of these, the following are relevant to the review of this DSP amendment:

3. Development of this site shall be in conformance with Stormwater Management Concept Plan SIT-00074-2025, once approved, and any subsequent revisions.

Copies of the approved Stormwater Management (SWM) Concept Plan SIT-00074-2025 and approval letter were submitted with this DSP application. The proposed development and the SWM concept plan should be reviewed by the Environmental Planning Section for conformance to this condition.

4. Prior to approval, in accordance with Section 24-122(a) of the prior Prince George's County Subdivision Regulations, the final plat of subdivision shall include the granting of a 10-foot-wide public utility easement along the abutting public right-of-way, in accordance with the approved preliminary plan of subdivision.

The site plan shows and labels the 10-foot-wide public utility easement along the property's frontage with the public right-of-way of Sweitzer Lane in accordance with the approved PPS.

6. Prior to issuance of permits for this subdivision, and in conformance with Section 25-119(a)(2) or (3) of the Prince George's County Code, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:

> **"This plat is subject to the recordation of a Woodland and Wildlife Habitat Conservation Easement pursuant to Section 25-122(d) with the Liber and folio reflected on the Type 2 Tree Conservation Plan, when approved."**

7. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-006-2025) in conformance with Section 25-121 of the County Code. The following note shall be placed on the final plat of subdivision:

> **"This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-006-2025 or most recent revision), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department."**

A Type 2 Tree Conservation Plan (TCP2-2025-0071) was submitted with this DSP application. The Environmental Planning Section should review the TCP2 for conformance to the approved TCP1 and Conditions 6 and 7.

8. In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1*, the following facilities shall be provided, and the details, location, and extent of the facilities shall be shown on the site plan:

a. Americans with Disabilities Act-compliant curb ramps and marked crosswalks at each site access driveway and spanning vehicular travel lanes.

The site plan illustrates proposed crosswalks at the western site access point along Sweitzer Lane and along designated pedestrian routes within the site. The

Transportation Planning Section should review this plan to determine conformance to this condition.

b. Short-term bicycle parking, to include inverted U-shape or similar style bicycle racks at a location no more than 50 feet from a building's entrance.

The plan sheets identify four bicycle racks in between the proposed day care and the eating and drinking establishment to accommodate eight bicycles. The Transportation Planning Section should review this plan to determine conformance to this condition.

This development is further subject to Certificate of Adequacy ADQ-2024-071, which was approved by the Planning Director on May 22, 2025, subject to two conditions, of which, the following condition is applicable to this DSP and is provided below in BOLD, with staff analysis following in plain text.

1. Total development within the proposed Preliminary Plan of Subdivision shall be limited to uses which generate no more than 341 AM peak-hour trips and 326 PM peak-hour trips.

The development included with this DSP amendment is consistent with that evaluated under PPS 4-24037. The Transportation Planning Section should review the proposal for conformance with this condition.

Additional Comments:

None.

Recommended Conditions:

None.

This referral is provided for the purpose of determining conformance with any underlying subdivision approvals for the subject property and Subtitle 24. The DSP amendment has been found to be in conformance with the approved preliminary plan of subdivision. 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.

Countywide Planning Division
Prince George's County Planning Department 301-952-3650

October 31, 2025

MEMORANDUM

TO: Dexter Cofield, Planner II, Urban Design Section, DRD

VIA: Tom Burke, Supervisor, Environmental Planning Section, CWPD *TB*

FROM: Christian Meoli, Planner II, Environmental Planning Section, CWPD *CM*

SUBJECT: **MD 95 Corporate Park Lot 20: DSP-98039-04 and TCP2-2025-0071**

The Environmental Planning Section (EPS) has reviewed the above-referenced detailed site plan (DSP) application accepted on September 29, 2025. Comments were provided in a Subdivision and Development Review Committee (SDRC) meeting on October 10, 2025. Revised plans were received on October 24, 2025. EPS finds the application in conformance with Sections 27 285(b)(3), 27 285(b)(4), 27 282(e)(5), 27 282(e)(9), 27 282(e)(11) of the prior Zoning Ordinance, and 24-131 of the prior Subdivision Regulations, and recommends approval of DSP-98039-04 and TCP2-2025-0071, subject to the findings and conditions at the end of this memorandum.

BACKGROUND
The EPS has reviewed this site previously with the review of the following applications:

Development Review Case	Associated TCP(s)	Authority	Status	Action Date	Resolution Number
CSP-85106	N/A	Planning Board	Approved	02/13/1986	PGCPB Resolution No. 86-43
4-85172	N/A	Planning Board	Approved	09/30/1993	PGCPB Resolution No. 89-238A
DSP-98039	TCPII-114-98	Planning Board	Approved	11/05/1998	PGCPB Resolution No. 98-284
DSP-98039-01	N/A	Staff	Approved	03/05/19997	N/A
DSP-98039-02 and CSP-85072-01	TCPII-114-98-01	Planning Director	Approved	11/15/2002	N/A
NRI-057-2022 (Equivalency Letter)	N/A	Staff	Approved	03/21/2022	N/A

DSP-98039-03	N/A	Planning Director	Approved	04/19/2022	N/A
NRI-057-2022-01	N/A	Staff	Approved	03/10/2025	N/A
4-24037	TCP1-006-2025	Planning Board	Approved	05/29/2025	PGCPB Resolution 2205-042
DSP-98039-04	TCP2-2025-0071	Planning Board	Pending	Pending	Pending

PROPOSED ACTIVITY
The current application is a DSP for the development of a day care facility and an eating and drinking establishment, with drive-through service.

APPLICABLE ENVIRONMENTAL REGULATIONS
The project is subject to the Woodland and Wildlife Habitat Conservation Ordinance (WCO) and the environmental regulations contained in prior Subtitles 24 and 27 because the site has a previously approved Type 1 tree conservation plan under the WCO and this is a new DSP using the prior subdivision regulations and zoning ordinance.

SITE DESCRIPTION
The current zoning for the site is Industrial, Employment (IE); however, the applicant has opted to apply the zoning standards to this application that were in effect prior to April 1, 2022, for the Planned Industrial/Employment Park (I-3) Zone. The subject property is 9.15 acres and is located on the west side of Sweitzer Lane approximately 500 feet south of its intersection with Frost Place. The site is currently fully developed with one building and parking lot. The site does not contain regulated environmental features (REF). According to the Sensitive Species Project Review Area map received from the Maryland Department of Natural Resources Natural Heritage Program and provided on PGAtlas, there are no rare, threatened, or endangered species found to occur on or near this property.

REVIEW OF PREVIOUSLY APPROVED CONDITIONS
The site was subject to several prior approvals (CSP-85106, 4-85172, DSP-98039, DSP-98039-01, DSP-98039-02, CSP-85072-01, and DSP-98039-03) as part of the MD 95 Corporate Park; however, there are no conditions of approval from these prior cases which are environmental in nature and relevant to the subject property.

Review of Preliminary Plan of Subdivision 4-24037
4-24037 was approved by the Planning Board on May 29, 2025 (PGCPB Resolution No. 2025-042) for two parcels for institutional and commercial development. The approval conditions, which are environmental in nature and relevant to this DSP, are shown in **bold** and are addressed below:

2. Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan (TCP1) shall be revised to relabel "Parcel 1" and "Parcel 2" to "Lot 21" and "Lot 22."

Condition 2 is relevant to the certification of the PPS and TCP1, but this correction has also been made to the TCP2.

3. Development of this site shall be in conformance with Stormwater Management Concept Plan SIT-00074-2025, once approved, and any subsequent revisions.

SIT-00074-2025 has been approved and the site remains in general conformance with the stormwater management (SWM) concept plan.

ENVIRONMENTAL REVIEW

Natural Resources Inventory
Section 27-282(e)(5) of the prior Zoning Ordinance requires an approved natural resource inventory (NRI) plan with DSP applications. Approved NRI-057-2022-01 was provided with this application. Previously, an NRI equivalency letter was approved for the site (NRI-057-2022). The site does not contain REF or primary management area. The site contains 2.79 acres of woodland located in the south of the property and along the western property boundary. The site does not contain specimen trees. No additional information is required regarding the NRI.

Woodland Conservation
The site is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO), because the application was accepted after July 1, 2024. This application requires a tree conservation plan because the property is greater than 40,000 square feet and contains more than 10,000 square feet of woodland. This project is also subject to the Environmental Technical Manual (ETM). In accordance with Section 25-119(c)(5)(A) of the WCO, notices were mailed following the criteria in Section 27-125.01(a)(2) of the prior Zoning Ordinance for TCP applications that are companion to a Development Review Division (DRD) application, stating that a TCP will be reviewed concurrently with the DRD application. According to the affidavit provided by applicant's representative, notice letters were mailed on September 24, 2025, and the affidavit is dated September 24, 2025. EPS has not received any public comment about this application as the result of the notification mailing.

The existing development on the site was implemented with TCPII-114-98-01; however, previously approved 4-24037 and TCP1-006-2025 did not meet the qualifications for a minor TCP revision under Section 25-119(c) of the WCO. The majority of the woodland conservation for TCPII-114-98-01 was located to the southwest of the existing building which is no longer part of the subject property. Due to the reduction in woodland conservation on-site and the requirement for a new PPS, the site was required to conform to the WCO. A Type 2 tree conservation plan (TCP2) in conformance with the current regulations has been submitted with this DSP.

The amount of clearing and the woodland conservation requirements proposed with this application are consistent with the previously approved TCP1-006-2025. The minimum woodland conservation threshold for this site is 15 percent of the net tract area of the property or 1.37 acres. This application proposes to clear 1.65 acres of woodland.

The amount of clearing includes areas of woodland within existing stormdrain easements which must be counted as cleared per Section 25-122(b)(1)(O)(iii) of the WCO. The total woodland conservation requirement, based on the current amount of clearing, is 3.02 acres, which is proposed to be satisfied with 1.01 acres of woodland preservation, 0.38 acre of afforestation/reforestation, and 1.63 acres of off-site woodland conservation credits. The remaining 0.13 acre of woodland is proposed to be retained but not credited towards meeting woodland conservation requirements since existing stormdrain infrastructure and easements separate two areas from other woodland conservation areas and prevent them from meeting the minimum design criteria of Section 25-122(b) of the WCO. Minor technical revisions to the TCP2 are required in conformance with the WCO and are included in the conditions listed at the end of this memorandum.

Specimen Trees
Section 25-122(b)(1)(G) of the WCO requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the Technical Manual." This site does not contain specimen trees.

Regulated Environmental Features (REF)
Section 27-285(b)(5) of the Zoning Ordinance states that the Planning Board may approve a detailed site plan if it finds that the regulated environmental features (REF) have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement Section 24-130(b)(5) of the Subdivision Ordinance. However, the site does not contain REF.

Stormwater Management
Section 27-282(e)(11) of the prior Zoning Ordinance requires a stormwater management (SWM) concept approval prior to acceptance of a DSP. An approved SWM Concept Plan (SIT-00074-2025) was submitted with the application, showing the use of swales and micro bioretention facilities. This SWM plan was approved on July 7, 2025, and expires on July 7, 2028.

Soils
In accordance with Section 24-131 of the prior Subdivision Regulations, this application was reviewed for unsafe land restrictions. The predominant soils found to occur according to the U.S. Department of Agriculture Natural Resource Conservation Service Web Soil Survey include Christiana-Downer-Urban land complex and Udorthents Urban land complex. According to available mapping information, Marlboro clay does not occur on this property. Christiana clay is mapped within the site; however, a geotechnical report was submitted with this application which verifies that Christiana Clay was not encountered during the soil investigations and that the site is safe for the proposed development. There are no additional geotechnical concerns with this application.

Erosion and Sediment Control
Section 27-252 of the prior Zoning Ordinance requires an approved Grading, Erosion, and Sediment Control Plan.

Development shall comply with the requirements for sedimentation and erosion control in accordance with Subtitle 32, Division 2, Grading, Drainage and Erosion and Sedimentation Control, of County Code. The County requires the approval of an Erosion and Sediment Control Plan. The TCP2 must reflect the ultimate limits of disturbance, not only for installation of permanent site infrastructure, but also for the installation of all temporary infrastructure, including erosion and sediment control measures.

SUMMARY OF RECOMMENDED FINDINGS AND CONDITIONS

EPS has completed the review of DSP-98039-04 and TCP2-2025-0071, and recommends approval, subject to the following findings and conditions:

Recommended Findings

1. The site does not contain specimen trees.

2. The site does not contain regulated environmental features (REF).

Recommended Conditions:

1. Prior to the certification of TCP2-2025-0071 documents for the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section (EPS) for review by the Office of Law, and submission to the Office of Land Records for recordation in conformance with Section 25-122(d) of County Code. After the easement is recorded, update Note 10 to add the easement recording information.

CERTIFICATE OF APPROVAL

I-95 EXECUTIVE PARK
SP-85072

This Concept Plan was APPROVED on September 12, 1985 by the Prince George's County Planning Board in accordance with the Prince George's County Code, subject to the following:

1. Provision of a 200 foot buffer on the south side of Bear Branch and on the north side of Bear Branch to the west of the proposed collector road. For the remainder of the north side of Bear Branch, a 100 foot buffer or the 100 year floodplain (whichever if greater) should provide an adequate buffer. The buffer area should remain undisturbed with the exception of the proposed road crossing and stormwater management facilities; and

2. The 70 foot wide "road reservation area" be changed to a dedicated right-of-way, and that its final location be determined at the time of the preliminary plat of subdivision. (See PGCPB Resolution No. 85-282)

Any departure from this Concept Plan requires resubmittal to the Planning Board for approval.

Signed _____

John W. Rhoads
Chairman
Prince George's County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TDD: (301) 952-3796

File No. 4-85172

PGCPB No. 89-238(A)

AMENDED RESOLUTION

WHEREAS, on February 13, 1986, the Prince George's County Planning Board approved, with modifications, Preliminary Plat of Subdivision 4-85172 for the subject property; and

WHEREAS, the I-95 Maryland Corporate Center is located on 855.5 acres of land known as Maryland 95 Corporate Park (Lots 1-14), said property being in the 10th Election District of Prince George's County, Maryland, and being zoned I-3; and

WHEREAS, Conditions 1(e) and 1(g) of Prince George's County Planning Board Resolution No. 86-45, which approved Preliminary Plat 4-85172 with modifications, required submission of a traffic study for Planning board approval after development of the initial 440,000 square feet of development; and

WHEREAS, in fulfillment of Conditions 1(e) and 1(g) of Prince George's County Planning Board Resolution No. 86-45, the applicant submitted an updated traffic study to the staff for review on August 31, 1988; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission has reviewed the traffic study and recommended APPROVAL of the study with conditions; and

WHEREAS, on May 4, 1989, the Prince George's County Planning Board heard testimony and received evidence submitted for the record and APPROVED the traffic study with conditions (PGCPB 89-238) as required by Conditions 1(e) and 1(g) of Prince George's County Planning Board Resolution No 86-45; and

*WHEREAS, on August 5, 1993, the Prince George's County Planning Board approved a request by the applicant to reconsider Conditions 2, 3, 5 and 6 of Prince George's County Resolution No. 89-238 for Preliminary Plat of Subdivision 4-85172 on the basis of a mistake; and

*WHEREAS, the basis of that mistake was that the approval of Preliminary Plat of Subdivision 4-85172 on February 13, 1986, and May 4, 1989, should have established the flexibility to determine the best mechanism for addressing the transportation demands of the Maryland 95 Corporate Park at the time of development rather than in the early planning stages; and

*WHEREAS, on September 30, 1993, the Prince George's County Planning Board reconsidered Conditions 2, 3, 5 and 6 of the Prince George's County Planning Board Resolution No. 89-238 and after additional discussion approved

*Denotes Amendment

the subject application with original Conditions 1, 4, 7 and 8 (which are now 1, 3, 6 and 7) and all of the original findings with the exception of new substitute Conditions 3, 5 and 6 (which are now 2, 4 and 5) and the deletion of original Condition 2.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board approved Preliminary Plan 4-85172 with the following conditions in fulfillment of Conditions 1(e) and 1(g) of Prince George's County Planning Board Resolution No. 86-45:

1. Upon use and occupancy of the 440,000 square feet of the park, the applicant shall widen the southbound leg of Sweitzer Lane to provide for two lanes of traffic per Prince George's County Department of Public Works and Transportation (DPW&T) standards.

*2. Once 440,000 usable square feet of the park are occupied, the applicant shall either provide a total of 2 commuter buses: 1 bus of 21-person capacity; the second bus of 30-person capacity once 1,059,000 usable square feet of the park are occupied or pay a fee-in-lieu of such buses, the amount to be determined by and paid to DPW&T such that the fees would be utilized to facilitate transit service to the employment park as soon as reasonably possible by DPW&T. The determination of whether the applicant will provide commuter buses or pay the fee-in-lieu, and the method of payment, will be made by DPW&T.

3. The remaining 619,000 square feet of the development shall be limited to development as a corporate office park.

*4. If the applicant is required to provide commuter buses in accordance with Condition 2 above, the four buses shall travel specific routes identified or chosen by mutual agreement of the transportation coordinator, The Maryland-National Capital Park and Planning Commission, Transportation and Public Facilities Planning Division, and DPW&T, Transit Section. The commuter buses shall link the park with specific terminus points that may include:

   a. The MARC terminal in Laurel, Maryland.

   b. Metro stations.

   c. Fringe parking lots (e.g., the I-95 Park and Ride).

*5. If commuter buses are required in accordance with Condition 2 above, such buses shall operate Monday through Friday, except

*Denotes Amendment

Federal holidays, at headways of 30 minutes or less, from 7:00 a.m. to 9:30 a.m. and 4:00 p.m. to 6:30 p.m., unless otherwise determined jointly by DPW&T and The M-NCPPC. At the option of the transportation coordinator, the buses may also operate between 11:00 a.m. and 2:00 p.m., Monday through Friday, except Federal holidays, if necessary or desirable to further the transportation systems management program.

6. Condition 1(e) of Preliminary Plat 4-85172 is hereby removed.

7. Condition 1(g) of Preliminary Plat 4-85172 is hereby deemed fulfilled.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. Based on a traffic study that was prepared in 1985, the Prince George's County Planning Board, on February 13, 1986, approved with conditions Preliminary Plat of Subdivision 4-85172 for 1,059,150 square feet of development, in accordance with Subtitle 24 of the Prince George's County Code.

2. Based on a new traffic study submitted by the applicant in 1988 and reviewed by the Transportation and Public Facilities Planning Division, staff is recommending that the Prince George's County Planning Board approve the additional 619,100 square feet of development beyond the initial 440,000 square feet of development with conditions.

3. The new traffic study demonstrates that development of the park at a buildout of 1,059,150 square feet can be accomplished without requiring recorded covenants for implementation of Transportation System Management (TSM) measures.

4. Certain conditions must be placed on the development of this property in order to assure compliance with the adequate public facilities requirement of the Subdivision Regulations (transportation facilities).

*Denotes Amendment

5. The subdivision, as modified, meets the legal requirements of Subtitle 24 of the Prince George's County Code and Article 28, Annotated Code of Maryland.

* * * * * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Dabney, seconded by Commissioner McNeill, with Commissioners Dabney, McNeill, Boone and Rhoads voting in favor of the motion, and with Commissioner Brown absent, at its regular meeting held on Thursday, September 30, 1993, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 4th day of November 1993.

LeRoy J. Hedgepeth
Executive Director

By Frances J. Guertin
Planning Board Administrator

LJH:FJG:AH:meg

APPROVED AS TO LEGAL SUFFICIENCY
M-NCPPC LEGAL DEPT.
DATE: 10/28/93

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

PGCPB No. 89-238

File No. 4-85172

RESOLUTION

WHEREAS, on February 13, 1986, the Prince George's County Planning Board approved, with modifications, Preliminary Plat of Subdivision 4-85172 for the subject property; and

WHEREAS, the I-95 Maryland Corporate Center is located on 85.5000 acres of land known as Maryland 95 Corporate Park (Lots 1-14), said property being in the 10th Election District of Prince George's County, Maryland, and being zoned I-3; and

WHEREAS, Conditions 1(e) and 1(g) of Prince George's County Planning Board Resolution No. 86-45, which approved Preliminary Plat 4-85172 with modifications, required submission of a traffic study for Planning Board approval after development of the initial 440,000 square feet of development; and

WHEREAS, in fulfillment of Conditions 1(e) and 1(g) of Prince George's County Planning Board Resolution No. 86-45, the applicant submitted an updated traffic study to the staff for review on August 31, 1988; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission has reviewed the traffic study and recommended approval of the study with conditions; and

WHEREAS, on May 4, 1989, the Prince George's County Planning Board heard testimony and received evidence submitted for the record as required by Conditions 1(e) and 1(g) of Prince George's County Planning Board Resolution No. 86-45.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board approved the traffic study with the following conditions in fulfillment of Conditions 1(e) and 1(g) of Prince George's County Planning Board Resolution No. 86-45:

1. Upon use and occupancy of the 440,000 square feet of the park, the applicant shall widen the southbound leg of Sweitzer Lane to provide for two lanes of traffic per Prince George's County Department of Public Works and Transportation standards.

2. The applicant or his designee shall appoint a transportation coordinator upon use and occupancy of 440,000 square feet of the park. The transportation coordinator shall be available during

normal business hours. The name, address and telephone number of the transportation coordinator shall be submitted to The Maryland-National Capital Park and Planning Commission's Transportation and Public Facilities Planning Division. The transportation coordinator shall be responsible for establishing and administering the Transportation Management Plan for the project, including the following transportation systems management activities:

a. Encouraging use of transit, carpooling/vanpooling and participation in the staggered work hour program and other components of the TSM with prospective tenants during marketing/leasing activities, new tenants and persons newly employed at or to be relocated to the site, and with existing tenants and employees of the project.

b. Displaying and distributing information about transit, carpooling/vanpooling and other TSM program and services to tenants and employees of the project, including maintaining, on site, stocks of appropriate bus schedules.

c. Administering ridesharing programs, including assisting in the formation of car and van pools.

d. Providing annual reports, as requested, to The Maryland-National Capital Park and Planning Commission, Transportation and Public Facilities Planning Division, regarding Transportation System Management (TSM) activities.

e. Monitoring and encouraging the use of reserved parking spaces for carpools and vanpools.

f. Participating in the planning and implementation of cooperation TSM programs and activities, including the provision of enhanced bus service with other projects in the vicinity of the site.

g. Monitoring staggered work hour programs including the promotion of such programs among existing and prospective lessees.

3. Once 440,000 usable square feet of the park is occupied, the applicant shall provide a total of two (2) commuter buses: one (1) bus of twenty-one (21) person capacity; the second bus of thirty (30) person capacity. A total of two (2) additional commuter buses shall be provided: one (1) bus of twenty-one (21)

person capacity, and the second bus of thirty (30) person capacity, once 1,059,000 usable square feet of the park is occupied.

4. The remaining 619,000 square feet of the development shall be limited to development as a corporate office park.

5. The applicant's (4) commuter buses shall travel specific routes identified or chosen by mutual agreement of the transportation coordinator, The Maryland-National Capital Park and Planning Commission, Transportation and Public Facilities Planning Division and the Department of Public Works and Transportation, Transit Section. The commuter buses shall link the park with specific terminus points that may include:

   a. The MARC terminal in Laurel, Maryland;

   b. Metro stations; and

   c. Fringe parking lots (e.g., the I-95 Park and Ride).

6. The commuter buses shall operate Monday through Friday, except Federal Holidays, at headways of 30 minutes or less, from 7:00 a.m. to 9:30 a.m. and 4:00 p.m. to 6:30 p.m. At the option of the transportation coordinator, the buses may also operate between 11:00 a.m. to 2:00 p.m., Monday through Friday, except Federal holidays, if necessary or desirable to further the transportation systems management program.

7. Condition 1(e) of Preliminary Plat 4-85172 is hereby removed.

8. Condition 1(g) of Preliminary Plat 4-85172 is hereby deemed fulfilled.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. Based on a traffic study that was prepared in 1985, the Prince George's County Planning Board, on February 13, 1986, approved with conditions Preliminary Plat of Subdivision 4-85172 for 1,059,150 square feet of development, in accordance with Subtitle 24 of the Prince George's County Code.

2. Based on a new traffic study submitted by the applicant in 1988 and reviewed by The Maryland-National Capital Park and Planning Commission's Transportation and Public Facilities Planning Division, staff is recommending that the Prince George's County Planning Board approve the additional 619,100 square feet of

development beyond the initial 440,000 square feet of development with conditions.

3. The new traffic study demonstrates that development of the park at a build-out of 1,059,150 square feet can be accomplished without requiring recorded covenants for implementation of Transportation Systems Management (TSM) measures.

4. Certain conditions must be placed on the development of this property in order to assure compliance with the adequate public facilities requirement of the Subdivision Regulations (transportation facilities).

5. The subdivision, as modified, meets the legal requirements of Subtitle 24 of the Prince George's County Code and Article 28, Annotated Code of Maryland.

* * * * * * * * * * * *

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Botts, seconded by Commissioner Dabney, with Commissioners Botts and Dabney voting in favor of the motion, with Commissioner Yewell abstaining, and with Commissioners Rhoads and Wootten absent at its regular meeting held on Thursday, May 4, 1989, in Upper Marlboro, Maryland.

John F. Downs, Jr.
Executive Director

By Jacqueline Coachman
Planning Board Administrator

APPROVED AS TO LEGAL SUFFICIENCY
M-NCPPC Legal Department
Date 6/1/89

JFD:JC:FM:lg

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

PGCPB NO. 86-45

FILE NO. 4-85172

RESOLUTION

WHEREAS, Alfred H. Smith, et al., are the owners of a 85.5000 acre parcel of land known as Maryland 95 Corporate Park (Lots 1-14), said property being in the 10th Election District of Prince George's County, Maryland, and being zoned I-3; and

WHEREAS, on October 1, 1985, Alfred H. Smith, et al., filed an application for approval of a Preliminary Subdivision Plat (Staff Exhibit #1) for 14 lots; and

WHEREAS, the application for approval of the aforesaid Preliminary Subdivision Plat, also known as Preliminary Plat 4-85172, was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on February 13, 1986, for its review and action in accordance with Article 28, Section 7-116, Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended Disapproval of the application; and

WHEREAS, on February 13, 1986, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application;

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board approved Preliminary Plat of Subdivision 4-85172 with the following modifications:

1. Subject to the following being done prior to final plat approval:

   a. Approval of the 100-year flood plain by the Department of Public Works and Transportation.

   b. Approval of a detailed site plan, with particular attention being given to landscaping and/or plant material along I-95. The purpose of the landscaping and/or landscape retention is to provide for an attractive view of the site from I-95.

c. Approval of a conceptual storm water management plan.

d. Compliance with the approved Concept Plan.

e. Recording of a covenant in the Land Records which indicates that the developer agrees that the following Transportation Systems Management (TSM) measures will be instituted by the employers within the I-95 Park after an initial development of 440,000 square feet of commercial office space in the park as deemed necessary by the then current capacity study:

- intensive staggered work hour program;
- moderate car/van pool program or if necessary, an intensive car/van pool program;
- the developer shall prepare the goals to seek and encourage major employers on Switzere Lane to participate in the aforestated TSM measures.

f. Four hundred forty thousand square feet of development be allowed with the following improvements:

- a traffic signal be constructed at Sweitzer Lane and Maryland 198.
- construction of a double left turn for westbound Maryland 198 to southbound Sweitzer Lane.
- the widening of Sweitzer Lane to allow for an exclusive left turn lane, a combined through/left turn lane and an exclusive right turn lane.

g. Additional development, after the initial 440,000 square feet of the site, be permitted based on recorded covenants that include a requirement for Transportation Systems Management (TSM) measures that are deemed necessary by the traffic study approved by the Planning Board; and

2. No record plat may be recorded until evidence has been presented that the District Council has approved the Systems Area change to Systems Area 4.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. There is a 100-year flood plain within the property which should be restricted from development.

2. Stormwater management may be required in order to protect downstream areas.

3. The proposed subdivision is for a piece of land which is part of an approved Comprehensive Design Plan. The approved Comprehensive Design Plan includes designs and conditions that also apply to the subdivision.

4. Certain limitations must be placed on the development of this property in order to assure compliance with the adequate public facilities requirements of the Subdivision Regulations (transportation facilities).

5. The subdivision, as modified, meets the legal requirements of Subtitle 24 of the Prince George's County Code and of Article 28, Annotated Code of Maryland.

* * * * * *

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Botts, seconded by Commissioner Dabney, with Commissioners Botts, Dabney, Rhoads and Keller voting in favor of the motion, with Commissioner Yewell abstaining, at its regular meeting held on Thursday, February 13, 1986, in Upper Marlboro, Maryland.

APPROVED AS TO LEG. SUF.

Date 6/30/86

Thomas H. Countee, Jr.
Executive Director

BY: Robert D. Reed
Community Relations Officer

THC:RDR:DRA

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-3796

PGCPB No. 98-284

File No. SP-98039

RESOLUTION

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on November 5, 1998, regarding Detailed Site Plan 98039 for MD 95 Corporate Park, the Planning Board finds:

1. The subject site (Lot 10), consisting of approximately 9.15 acres, is located on the west side of Sweitzer Lane, just north of its intersection with Van Dusen Road. The properties to the north, south and west are vacant and the property to the east has a bank building (Citizens Bank of Maryland).

2. A Preliminary Subdivision Plat 4-85172 was approved on February 13, 1986 (PGCPB No. 86-45) for 14 lots in the Corporate Park with conditions for submission of a traffic study for Planning Board approval after development of the initial 440,000 square feet of development. On February 13, 1986, the Planning Board approved a conceptual site plan for the Corporate Park (PGCPB No. 86-44). On May 4, 1989, the Planning Board approved the traffic study with conditions as required by PGCPB 89-238 for Preliminary Plat of Subdivision 4-85172 (PGCPB No.89-238). On September 30, 1993, the Planning Board deleted some of the previous conditions and readopted some of the previous conditions (PGCPB No. 89-238 A).

3. The proposal includes a four-story general office building (approximately 290 feet in length and 90 feet in width) consisting of 120,000 square feet. The 290-feet frontage of the building is proposed on the eastern portion of the property facing Sweitzer Lane. Parking is proposed on all sides of the building. The site is accessed by two driveways along Sweitzer Lane. Two entrances are proposed for the building, one on the east side facing the parking area along Sweitzer Lane and one on the west side facing the parking area on the rear of the property. A pedestrian access lined by ornamental trees is proposed for the building entrances. The existing woodland along the western portion of the property will be preserved as a tree conservation area. Two loading spaces are proposed on the north side of the building.

4. Section 27-471, I-3 Zone (Planned Industrial/Employment Area) establishes the following parameters for development in the I-3 Zone:

   a. *Purposes*
   To provide increased and enhanced employment opportunities...
   To provide for a mixture of industrial, research, office and specific retail commercial office uses....

To permit uses which when compared to the uses permitted in other industrial zones will minimize detrimental effects on adjacent properties...
To provide development standards which assure compatibility of proposed land uses with surrounding land uses...

The proposed general office building will be consistent with the employment park character of the area and will provide a variety of employment opportunities in the County. It is consistent with the office, research and industrial uses on the surrounding developed properties. The proposed height, scale, size and architectural style of the brick and glass facade building will be compatible with the size, architectural style and glass facades of the office buildings on the surrounding properties.

b. *Landscaping, screening, and buffering of development in the I-3 Zone shall be as set forth in the Landscape Manual.*
Additional buffering and screening may be required to protect the park like setting of the Planned/Industrial Employment Park from adjoining or interior incompatible land uses.

The proposal is subject to the requirements of Section 4.2 (Commercial and Industrial Landscape Strip Requirements), Section 4.7 (Buffering Incompatible Uses) and Section 4.3 (Perimeter Landscape Requirements) of the *Landscape Manual*. The proposal complies with the requirements of Section 4.2 along Sweitzer Lane and Section 4.7 along the north property line.

According to the requirements of Section 4.3 (Interior Planting), 52 shade trees are required in the parking area. The applicant has provided 49 shade trees and 33 ornamental trees. Although the total number of planting units exceeds the required number of planting units in the parking areas, it is not adequate to mitigate the visual impact of the large amount of paving in the parking area along Sweitzer Lane (the proposed paved area is 152,113 square feet which is approximately 30 percent the total area of the site). Twenty-four additional trees must be provided in the 12 interior parking islands with 2 shade trees (2 additional per island) to mitigate the impacts of the large paved areas. If the existing islands are not adequate to include four shade trees the size of the islands must be increased to accommodate them. This may result in a reduction of a few parking spaces. However, this will help maintain the overall quality of the development on this site and will make it compatible with the high quality architecture and site design of the adjacent properties as required by this section of the Zoning Ordinance.

In addition, shrubs must be added to all the interior parking islands to provide underplanting to compensate for the lack of green spaces at ground level in the parking areas. However, this will help maintain the overall quality of the development on this site and will make it compatible with the high quality architecture and site design of the adjacent properties as required by this section of the Zoning Ordinance. Addition of

groundcover in the landscaped buffer along Sweitzer Lane will also help mitigate the visual impact of the parking lot by providing additional underplanting. Condition 1.a has been added to ensure the additional landscaping.

c. *Outside uses*
With the exception of off-street parking and loading areas, recreational facilities ..... all uses allowed in the Table of Uses shall be located in wholly enclosed buildings. Outdoor storage is prohibited.

The proposed use is entirely within the office building.

d. *Site Plans*
A conceptual and detailed site plan shall be approved for all uses and improvements....
In addition to the requirements of Part 3, Division 9, the Detailed Site Plan shall show the design and size of lettering, lighting, and all other features of signs proposed (except those for directional and informational purposes containing not more than four (4) square feet). These signs shall be reviewed and approved or disapproved at the same time the Detailed Site Plan is acted upon.

The subject detailed site plan has been submitted in accordance with this requirement. Two monument signs are proposed in the landscape buffer along Sweitzer Lane adjacent to the two driveways (one on the north side of the north driveway and one on the south side of the south driveway). A combination of shrubs will be provided around the signs. The proposed signs will be 7'8" high and 5' wide with a 2'8"-high brick base. The signs will identify the building name and tenant names.

Although, the corporate park has a variety of monument signs, the signs on the adjacent properties are low level signs (approximately 4 to 6 feet high) identifying the building names. Also, Sweitzer Lane is a divided lane with a median. The traffic along the west side of Sweitzer Lane travels in the north south direction only. Therefore, a low level sign will be more appropriate for visibility from the road and for compatibility with the other signs in the area. A maximum height of six feet is adequate for a sign with both the tenant and building names and a maximum height of five feet is adequate for a sign with only the building name. The proposed signs must be consistent with the requirements of Part 12, Signs, of the Zoning Ordinance and will require a sign permit. Condition 1.b has been added to ensure these requirements. With the proposed conditions, the number, location, size, height, color and design of the proposed signs is acceptable.

e. *Uses*
The uses allowed in the I-3 Zone are as provided for in the Table of Uses

A general office building is one of the permitted uses in the I-3 Zone.

f. *Regulations*

(1) Additional regulations concerning the location, size and other provisions for all buildings and structures in the I-3 Zone are as provided for in Divisions 1 and 5 of this part, the Regulations Tables (Division 4 of this Part), General (Part 2), Off-street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

(2) Not more than twenty-five (25%) of any parking lot and no loading space shall be located in the yard to which the building's main entrance is oriented, except that the Planning Board may approve up to an additional fifteen percent (15%) in its discretion if increased parking better serves the efficiency of the proposed use; improves views from major arteries or interstate highways; and makes better use of existing topography or complements the architectural design of the building.

(3)No loading docks shall be permitted on any side of the building facing a street except where the lot is bounded by three (3) or more streets.

The proposal is consistent with the area, height, setbacks, lot coverage and parking requirements of the Zoning Ordinance.

The applicant is proposing 34 percent of the parking in front of the proposed building along Sweitzer Lane. The Planning Board has the authority to approve up to 40 percent of the total parking in front of a building. The proposed building is designed with two main entrances onto a common lobby space on the first floor. Since it is anticipated that tenants and visitors will utilize both the entrances equally, parking is proposed on the front and rear of the building. The proposed parking is designed to complement the entrance design of the building and is therefore acceptable. The proposed landscaping with the recommended conditions will also enhance the appearance of the parking lot as seen from Sweitzer Lane and the adjacent properties.

The proposed loading spaces are screened from the street by landscaping.

6. The proposed parking is consistent with the following requirements of Sections 27-568 and 27-582, Off-street Parking and Loading, of the Zoning Ordinance:

REQUIRED PARKING SPACES		PROPOSED
One(1) per 250 sq. ft. of the 2,000 sq. ft. of gross floor area	8	8
One (1) per 400 sq. ft. of gross floor area above the first 2,000 sq. ft.	295	472
Total number of parking spaces	303	480
REQUIRED LOADING SPACES		PROPOSED
One (1) per 10,000 to 100,000 sq. ft. of gross floor area	1	1
One (1) for each additional 100,000 sq. ft. of gross floor area or fraction	1	1
Total number of loading spaces	2	2

7. The Permits Review Section (Shields to Srinivas, October 12, 1998) has indicates that the proposal meets the requirements of the Zoning Ordinance. However, information on the total square footage of the existing uses in the Park may be required to determine whether the development conditions of the Preliminary Plat which are triggered upon occupancy of a specific square footage are applicable.

8. The State Highway Administration (Burns to Srinivas, September 24, 1998) has no objections to the proposal.

9. The Washington Suburban Sanitary Commission (Maholtz to Srinivas, September 21, 1998) has stated that there are no impacts due to the proposal.

10. The Community Planning Division (Fisher to Srinivas, September 15, 1998), has stated that there are no master planning issues regarding this proposal.

11. The Park and Planning Division (Palfrey to Srinivas, September 10, 1998), has no comments regarding this proposal.

12. The Transportation Planning Division/ Trails Planning (Shaffer to Srinivas, September 24, 1998) has stated that there are no master plan trail issues regarding this proposal.

13. The Street Names Section has no comments regarding the proposal.

14. The Natural Resources Division (Stasz to Srinivas, October 5, 1998) recommends approval of TCPII/114/98 because the proposed on-site preservation (0.76 acres) meets

the minimum requirements (0.61 acres) of woodland conservation. An additional 1.59 acres of on-site woodland is also preserved although this is not a part of the Woodland Conservation Ordinance requirement. The Division also found that there are no significant environmental impacts due to the proposal.

15. The Department of Environmental Resources (Guzman to Srinivas, October 5, 1998) has stated that the proposal is in compliance with the stormwater management concept approval #998000490.

16. The Bureau of Special Hazards (Oladeinde to Srinivas, October 5, 1998) has stated that any deadends created should have a 43-foot turning radius within 200 feet of the end of the road.

17. The Subdivision Section (Del Balzo to Srinivas, October 12, 1998) has stated that the Department of Public Works and Transportation and the Transportation Planning Division must determine the compliance of this proposal with the conditions of Preliminary Plat 4-85172 requiring the applicant to provide commuter buses or pay a fee-in-lieu. This issue has been addressed in Findings 18 and 19 of this report.

18. The Transportation Planning Division (Masog to Srinivas, October 2, 1998 and October 16, 1998) has requested compliance with Condition 2 of Preliminary Plat 4-85172 requiring the applicant to provide commuter buses or pay a fee-in-lieu. This requirement must be coordinated with the Department of Public Works and Transportation. Condition 2 has been added to ensure this requirement.

The Division has also expressed concerns regarding the additional parking proposed for this development. The Zoning Ordinance requires 303 parking spaces. The applicant is proposing 177 additional spaces. The intent of the transit and trip-reduction related conditions of Preliminary Plat 4-85172 was to make the MD 95 Corporate Park less trip-intensive than other developments. Several intersections in the vicinity of this park are already operating at unacceptable levels. The Transportation Division believes that large quantities of excess parking is contrary to the intent of this condition because it would indirectly increase the number of trips within the corporate park.

The Transportation staff researched approves site plans within the subject development and similar uses in the County to determine the total number of parking proposed and the ratio of the required number of parking spaces to the proposed number of parking spaces. The results of this research indicated that a substantial amount of additional parking has been approved in these developments. There is no policy direction or precedent to require the applicant to reduce the total number of parking spaces. The Zoning Ordinance also establishes minimum number of parking spaces but does not provide a maximum number of parking spaces. The Transportation Division suggests including a

provision for a maximum number of parking spaces for future developments requiring trip-reduction provisions.

Based on the Transportation Division's research of other similar developments, the Urban Design Review section staff has determined that the total number of parking spaces proposed for this development is similar to other approved developments and is therefore acceptable. Since a nexus has not been established between the total number of parking spaces and the number of trips generated, requiring a reduction in the total number of parking spaces is not warranted.

19. The Department of Public Works and Transportation (Kassiri to Srinivas, September 28, 1998) has requested compliance with Condition 2 of Preliminary Plat 4-85172. The Division has also expressed concerns regarding the additional parking.

20. With the proposed conditions, the Detailed Site Plan SP-98039 is found to represent a reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Type II Tree Conservation Plan (TCPII/114/98) and further APPROVED the Detailed Site Plan SP-98039, subject to the following conditions:

1. Prior to certification of the Detailed Site Plan:

   a. The landscape plans shall be revised to show 15 additional shade trees and 2 additional ornamental trees around the building and the landscaped buffers along Sweitzer Lane and the north property line. Shrubs shall be added to all the interior landscaped islands in the parking areas. Groundcover shall be added to the landscaped buffer along Sweitzer Lane to provide additional underplanting.

   b. Sign design details shall be provided for the two proposed signs. The height of the sign with tenant and building names shall be a maximum of six feet and the height of the sign with the building name shall be a maximum of five feet.

2. If required, prior to issuance of a building permit, the applicant shall pay the fee-in-lieu or provide commuter buses according to the requirements of the Department of Public Works and Transportation for compliance with the applicable conditions of Preliminary Plat 4-85172.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the adoption of this Resolution.

* * * * * * * * * * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner McNeill, seconded by Commissioner Boone, with Commissioners McNeill, Boone, Hewlett and Brown voting in favor of the motion, and with Commissioner Dabney absent, at its regular meeting held on Thursday, November 5, 1998, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 5th day of November 1998.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Frances J. Guertin
Planning Board Administrator

TMJ:FJG:LAX:aj

APPROVED AS TO LEGAL SUFFICIENCY.

M-NCPPC Legal Department

Date 11/13/98

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

July 1, 2025

Lord Charter Six, LLC
2560 Lord Baltimore Drive
Baltimore, MD 21244

Re: Notification of Planning Board Action on
Preliminary Plan of Subdivision 4-24037
Maryland 95 Corporate Park

Dear Applicant:

This is to advise you that, on **June 26, 2025,** the above-referenced Preliminary Plan of Subdivision was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

Pursuant to Section 23-401 of the Land Use Article of the Maryland Code, a petition for judicial review of the Planning Board's action must be filed with the Circuit Court for Prince George's County, Maryland within 30 calendar days after the date of this final notice (**July 1, 2025)**. Please direct questions regarding this matter to Ms. Mahasin El Amin, Clerk of the Circuit Court, at 301-952-3318.

Sincerely,
Sherri Conner, Acting Chief
Development Review Division

By: Candra Teshome
Reviewer

Attachment: PGCPB Resolution No. **2025-042**

cc: Persons of Record

THE MARYLAND-NATIONAL CAPITAL
Park and Planning Commission
Prince George's County Planning Board | Office of the Chairman

1616 McCormick Drive, Largo, MD 20774
301-952-3560
pgcpb@ppd.mncppc.org
www.pgplanningboard.org

PGCPB No. 2025-042 File No. 4-24037

R E S O L U T I O N

WHEREAS, Lord Charter Six, LLC is the owner of a 9.14 acre tract of land known as Lot 20, said property being in the 10th Election District of Prince George's County, Maryland, and being zoned Industrial, Employment (IE); and

WHEREAS, on March 24, 2025, Lord Charter Six, LLC filed an application for approval of a Preliminary Plan of Subdivision for two parcels; and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision, also known as Preliminary Plan 4-24037 for Maryland 95 Corporate Park was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission at a public hearing on May 29, 2025; and

WHEREAS, new Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code went into effect on April 1, 2022; and

WHEREAS, pursuant to Section 27-1704(b) of the Zoning Ordinance, subdivision applications submitted under a valid conceptual site plan, approved under the prior Zoning Ordinance, and still valid pursuant to the time limit specified under Section 27-1704(a), may be reviewed and decided in accordance with the Subdivision Regulations, Subtitle 24, Prince George's County Code in existence at the time of the approval of the conceptual site plan; and

WHEREAS, therefore, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed the application under the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code in existence prior to April 1, 2022; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with conditions; and

WHEREAS, at the May 29, 2025 public hearing, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitles 24 and 25, Prince George's County Code, the Prince George's County Planning Board APPROVED Type 1 Tree Conservation Plan TCP1-006-2025 and APPROVED Preliminary Plan of Subdivision 4-24037 for two parcels, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision, the plan shall be revised to label "Parcel 1" and "Parcel 2" as "Lot 21" and "Lot 22" in the Development Type Summary Table, general notes, and on the plans.

2. Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan (TCP1) shall be revised to relabel "Parcel 1" and "Parcel 2" to "Lot 21" and "Lot 22."

3. Development of this site shall be in conformance with Stormwater Management Concept Plan SIT-00074-2025, once approved, and any subsequent revisions.

4. Prior to approval, in accordance with Section 24-122(a) of the prior Prince George's County Subdivision Regulations, the final plat of subdivision shall include the granting of a 10 foot wide public utility easement along the abutting public right-of-way, in accordance with the approved preliminary plan of subdivision.

5. Prior to signature approval of the preliminary plan, an approved stormwater management concept plan shall be submitted in accordance with Section 24-120(a)(8) of the prior Prince George's County Subdivision Regulations. The limits of disturbance shall be consistent between the plans.

6. Prior to issuance of permits for this subdivision, and in conformance with Section 25-119(a)(2) or (3) of the Prince George's County Code, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:

   "This plat is subject to the recordation of a Woodland and Wildlife Habitat Conservation Easement pursuant to Section 25-122(d) with the Liber and folio reflected on the Type 2 Tree Conservation Plan, when approved."

7. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-006-2025) in conformance with Section 25-121 of the County Code. The following note shall be placed on the final plat of subdivision:

   "This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-006-2025 or most recent revision), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department."

8. In conformance with the 2009 Approved Countywide Master Plan of Transportation and the 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1,* the following facilities shall be provided, and the details, location, and extent of the facilities shall be shown on the site plan:

   a. Americans with Disabilities Act-compliant curb ramps and marked crosswalks at each site access driveway and spanning vehicular travel lanes.

   b. Short-term bicycle parking, to include inverted U-shape or similar style bicycle racks at a location no more than 50 feet from a building's entrance.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified with conditions, meets the applicable legal requirements of Subtitles 24 and 27 of the Prince George's County Code and the Land Use Article of the Annotated Code of Maryland.

2. **Background**—The subject site is located on the west side of Sweitzer Lane, approximately 500 feet north of its intersection with Konterra Drive and within Tax Map 5, Grids B4 and C4. The property totals 9.15 acres and consists of one parcel known as Lot 20, recorded in Prince George's County Land Records in Plat Book REP 195, Plat No. 37. The property is subject to the 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1* (master plan).

   The property is in the Industrial, Employment (IE) Zone. However, this preliminary plan of subdivision (PPS) was submitted and reviewed under the applicable provisions of the Prince George's County Zoning Ordinance and Prince George's County Subdivision Regulations effective prior to April 1, 2022 (the "prior Zoning Ordinance" and the "prior Subdivision Regulations"), pursuant to Section 24-1704 of the current Subdivision Regulations. Under the prior Zoning Ordinance, the entire site was in the Planned Industrial/Employment Park (I-3) Zone.

   The property is subject to approved Conceptual Site Plan CSP-85072, which was originally approved by the Prince George's County Planning Board on September 17, 1985 (PGCPB Resolution No. 85-282) and thereafter modified under CSP-85072-01 to include the entirety of the subject property. Pursuant to Section 27-1704(a) of the Zoning Ordinance, CSP-85072 remains valid for a period of 20 years from April 1, 2022; and pursuant to Section 27-1704(b) of the Zoning Ordinance, subdivision applications submitted under a valid CSP, approved under the prior Zoning Ordinance, and still valid pursuant to the time limit specified under Section 27-1704(a), may be reviewed and decided in accordance with the Subdivision Regulations in existence at the time of the approval of the CSP. A new PPS is required for subdivision of land in accordance with Section 24-107(b) of the prior Subdivision Regulations.

   In accordance with Section 24-4503(a)(4), this PPS is supported by and subject to approved Certificate of Adequacy ADQ-2024-071.

   The subject property, Lot 20, is currently improved with commercial development (128,113 square feet of office space). This PPS allows Lot 20 to be subdivided into two lots, for an additional 14,750 square feet of institutional/educational and commercial development. Specifically, Parcel 1 will contain the existing four-story office building and its associated parking and infrastructure. Parcel 2 will contain the new uses, including an approximately 12,750-square-foot day care center for children serving no more than 200 children and an approximately 2,000-square-foot eating or drinking establishment, with drive-through service.

3. **Setting**—The site is located within Planning Area 60. The site is surrounded by properties in the IE Zone (previously the I-3 Zone), which are developed with existing commercial, institutional, and industrial uses. Sweitzer Lane abuts the subject property to the east, with office uses beyond.

Vacant land abuts the property to the south and west, and an open play field abuts the property to the north.

4. **Development Data Summary**—The following information relates to the subject PPS and the evaluated development.

	EXISTING	EVALUATED
Zones	IE	I-3
Use(s)	Industrial	Commercial/Institutional/ Educational
Acreage	9.15	9.15
Parcels	1	2
Outlots	0	0
Dwelling Units	0	0
Gross Floor Area	128,113 sq. ft.	142,863 sq. ft.
Variance	No	No
Variation	No	No

The subject PPS (4-24037) was accepted for review on March 24, 2025. Pursuant to Section 24-119(d)(2) of the prior Subdivision Regulations, the PPS was reviewed by the Subdivision and Development Review Committee, which held a meeting on April 11, 2025, at which comments were provided to the applicant. Revised plans were received on April 18, 2025, which were used for the analysis contained herein.

5. **Previous Approvals**—Lot 20 is a resubdivision of Lot 10 of Maryland 95 Corporate Park (Plat Book NLP 140 Plat No. 19) and Lot 1 of Konterra at Sweitzer (Plat Book VJ 188 Plat No. 20). Prior Lot 1 and prior Lot 10 are the subject of prior development approvals, including conceptual site plans and preliminary plans of subdivision. The prior approvals for Lots 1 and 10 and those now applicable to Lot 20 are described as follows:

Lot 1
On July 22, 1999, the Prince George's County Planning Board approved CSP-99025 (PGCPB Resolution No. 99-125), subject to one condition which has no impact on the current request.

On July 22, 1999, the Planning Board approved PPS 4-99030 (PGCPB Resolution No. 99-130) for one parcel for the development of 50,000 square feet of general office space, subject to 15 conditions.

On July 22, 1999, the Planning Board also approved detailed site plan DSP-99027 (PGCPB Resolution No. 99-126) for 47,800 square feet of office development, subject to four conditions which are not applicable to the current PPS. Amendments DSP-99027-01 and DSP-99027-02 were subsequently approved for minor revisions to the approved site development.

Lot 10
On September 17, 1985, the Planning Board approved CSP-85072(PGCPB Resolution No. 85-282) for I-95 Executive Park/Maryland 95 Corporate Park with two conditions, which are not relevant to the review of this PPS.

On February 13, 1986, the Planning Board approved PPS 4-85172 (PGCPB Resolution No. 86-45) for 14 lots in the Maryland 95 Corporate Park, for the construction of 440,000 square feet of development, subject to two conditions including further traffic analysis. On May 4, 1989, the Planning Board further approved the required traffic analysis, with conditions, as required by PPS 4-85172 under PGCPB Resolution No. 89-238(A), subject to seven conditions. Both resolutions remain applicable to 4-85172.

DSP-98039 was approved by the Planning Board on November 5, 1998 (PGCPB Resolution No. 98-284), allowing construction of a 120,000-square-foot office building. The Planning Director approved an amendment, DSP-98039-01, on March 5, 1999, to revise the previously approved architecture for an addition of 8,000 square feet of gross floor area to the previously approved office building.

Lot 20
Subsequent to the above approvals, the Planning Director approved amendments CSP-99025-01, CSP-85072-01, DSP-99027-03, and DSP-98039-02 in 2002, which allowed for a lot line adjustment between Lot 10, which was improved with the office building, and Lot 1, which was undeveloped. The lot line adjustment approved the exchange of undeveloped 1.845 acres of prior Lot 10 of Maryland 95 Corporate Park and 1.845 acres of prior Lot 1 of Konterra at Sweitzer, placing all of the newly configured Lot 20 within CSP-85072 and DSP-98039.

On November 27, 2002, Final Plat of Subdivision, REP 195, Plat No. 37, was recorded in Land Records to reflect the new lot configuration of the property, known as Lot 20. The property continued to be utilized as an office facility. The most recent approval was DSP-98039-03, which was approved on April 19, 2022, by the Planning Director, permitted updated signage on Lot 20.

The prior approved PPS 4-85172 (for Lot 10) and 4-99030 (for the undeveloped portion of Lot 1) remain applicable to the property. However, the prior preliminary plans (4-85172 and 4-99030) are superseded for the subject property by the current PPS 4-24037. The current PPS was submitted under the same name as the prior PPS, Maryland 95 Corporate Park, for Lot 10. The parcels, therefore, shall be assigned the next available number in the sequence of lots approved and platted under PPS 4-85172. Parcels 1 and 2 shall, therefore, be relabeled as Lot 21 and Lot 22. This revision shall be reflected throughout the PPS, prior to its signature approval.

6. **Community Planning**— The 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035), and conformance with the master plan are evaluated below:

Plan 2035
This property is located in the Established Communities Growth Policy Area within Plan 2035. The vision for Plan 2035 classifies Established Communities as existing residential neighborhoods and commercial areas served by public water and sewer outside of the Regional

Transit Districts and Local Centers. Established communities are most appropriate for context-sensitive infill and low- to medium-density development. The vision for the Established Communities Growth Policy Area is to maintain and enhance existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met.

Master Plan
According to Plan 2035, all planning documents which were duly adopted and approved prior to the date of adoption of Plan 2035 remain in full force and effect, except for the designation of tiers, corridors, and centers, until those plans are revised or superseded. Pursuant to Section 24-121(a)(5) of the prior Subdivision Regulations, a PPS and final plat shall conform to the area master plan, including maps and text, unless events have occurred to render the relevant recommendations within the plan no longer appropriate, no longer applicable, or the Prince George's County District Council has not imposed the recommended zoning.

The master plan recommends industrial land uses on the subject property (Map 13. Approved Future Land Use, page 160). However, the I-3 Zone allows a mix of uses beyond strictly industrial, which may be used for the subject site. The prior Zoning Ordinance defines I-3 (Planned Industrial/Employment Park) as: "Uses that will minimize detrimental effects on residential and other adjacent areas; a mixture of industrial, research, and office uses with compatible institutional, recreational, and service uses in a manner that will retain the dominant industrial/employment character of the zone; standard minimum tract size of 25 adjoining gross acres; standard minimum lot size of two acres; Conceptual and Detailed Site Plan approval required; 25% green area required; outdoor uses restricted; warehousing and wholesaling uses limited." In accordance with Section 24-121(a)(5), the zoning imposed by the District Council supersedes the land use recommendation of the master plan. While the master plan discusses potential down zoning of some of the industrial properties, the District Council did not elect to do so for the subject property. Land use notwithstanding, the relevant goals, policies, and strategies of the master plan are also evaluated for conformance as stated below and throughout this resolution.

The master plan identifies four focus areas and eight "Living Areas" in the master plan area; Beltsville, Calverton, Gunpowder, North Beltsville, Pheasant Run, South Laurel, Vansville, and West Laurel (page 105). The property is not located in the focus areas identified in the master plan; however, the property is within the Gunpowder Living Area (page 118). There are several policies and strategies listed for the Gunpowder Living Area (page 121), none of which are relevant to the review of this PPS.

In addition, the master plan also makes the following recommendations that affect the subject property:

Developing Tier (page 10)

Policy 4: Improve vehicular and pedestrian circulation and safety.

Strategies

- **Install streetscape improvements including paved pedestrian paths and safety features, clearly marked crosswalks at major intersections, trees, landscaping, curbs, and lighting, where needed.**

The applicant will be required to make improvements to the road frontage along Sweitzer Lane, as required by the operating agency, at the time of permit. The road frontage improvements may include sidewalks, crosswalks, street trees, curbs, and street lighting, which will improve vehicular and pedestrian circulation and safety, in conformance with this master plan strategy.

Economic Development (page 79)

Policy 1: Maintain and enhance the flex and industrial base of the master plan area to provide a stable job base, while improving compatibility with surrounding land uses.

Policy 4: Transform the retail environment to compete with a changing market.

Strategies

- **Encourage small-scale, neighborhood-serving, retail uses along the US 1 Corridor to meet gaps in the marketplace.**

The proposed day care facility and drive-through restaurant will add new and needed uses to the industrial base. The day care will benefit local workers by allowing them to pickup and drop-off children nearby, increasing convenience for local working parents and serving the Gunpowder neighborhood. As there are limited restaurant establishments in the Gunpowder neighborhood, the drive-through will provide a needed food option for both nearby workers and neighborhood residents.

Sectional Map Amendment/Zoning
Pursuant to the adoption of the master plan, the sectional map amendment reclassified the subject property into the industrial zone, specifically, the I-3 Zone. On November 29, 2021, the Prince George's County District Council approved CR-136-2021, the Countywide Map Amendment (CMA), which reclassified the subject property from I-3 to IE, effective April 1, 2022. However, this PPS is evaluated pursuant to the prior I-3 zoning.

7. **Stormwater Management**—An application for a major subdivision must include an approved stormwater management (SWM) concept plan, or indication that an application for such approval has been filed with the appropriate agency or the municipality having approval authority. An unapproved SWM concept plan (SIT-00074-2025) was submitted with the PPS, which shows the use of micro-bioretention and swales. Prior to signature approval of the PPS, a copy of the approved SWM concept plan shall be submitted.

Development of the site, in conformance with the SWM concept approval and any subsequent revisions, once approved by the Prince George's County Department of Permitting, Inspections and Enforcement, will ensure that no on-site or downstream flooding occurs. Therefore, this PPS satisfies the requirements of Section 24-130 of the prior Subdivision Regulations.

8. **Parks and Recreation**—In accordance with Section 24-134(a) of the prior Subdivision Regulations, the subject PPS is exempt from mandatory dedication of parkland requirements because it consists of nonresidential development.

9. **Transportation**—This PPS was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), master plan, and prior Subdivision Regulations to provide the appropriate transportation facilities.

MPOT and Master Plan Conformance

Master Plan Right-of-Way
The subject property has frontage on Sweitzer Lane (C-105), with an 80-foot-wide right-of-way (ROW) along its eastern boundary. The PPS correctly delineates the master plan ROW along the property frontage, which has been previously dedicated. No further dedication is required with this PPS.

Master Plan Pedestrian and Bike Facilities
There are no master-planned facilities along the property's frontage of Sweitzer Lane. The Complete Streets element of the MPOT reinforces the need for multimodal transportation and includes the following policies regarding the accommodation of pedestrians and bicyclists (MPOT, pages 9–10):

> **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.**
>
> Sweitzer Lane is currently improved with sidewalks along the property frontage and meets the intent of the policy. The applicant shall install American with Disabilities Act (ADA)-compliant curb ramps and marked crosswalks at each site access point. These existing and required improvements meet the intent of the policy.

Access and Circulation
The PPS approves two lots, of which Lot 1 will include the existing office building. Lot 2 is currently vacant and is proposed for development with a day care and a restaurant. Direct vehicular access to a public street is provided from both lots via two existing access points along Sweitzer Lane. The existing northern access currently allows full movement to the property. The existing median along Sweitzer Lane will be modified to accommodate left turns and allow full movement access at the southern access point. Based upon the conceptual site layout depicted on the SWM concept plan and the Type 1 tree conservation plan, the internal vehicle circulation for both lots will be facilitated by the drive aisles of the shared parking lot. The drive-through

circulation for the proposed restaurant will be contained entirely within its pad site. No additional public or private roads are provided within the site, and there are existing sidewalks along Sweitzer Lane.

Based on the findings presented above, transportation facilities will exist to serve the subdivision, as required under prior Subtitle 24 of the Prince George's County Code, and will conform to the MPOT and master plan.

10. **Public Facilities**—This PPS was reviewed for conformance to the master plan, in accordance with Section 24-121(a)(5). The master plan contains the following strategy which is relevant to this PPS:

- **Ensure the police department plays a more active role in land use planning activities, including the review of site plans and building permit applications, using CPTED principles.** (page 75)

The proposed development will not impede achievement of the above-referenced strategy. This PPS is subject to ADQ-2024-057, which established that pursuant to adopted tests and standards, public safety facilities are adequate to serve the proposed development. There are no police, fire and emergency medical service facilities, public schools, parks, or libraries recommended on the subject property.

The 2008 *Approved Public Safety Facilities Master Plan* also provides guidance on the location and timing of upgrades and renovations to existing facilities and construction of new facilities, however, none of its recommendations affect the subject site.

Section 24-122.01(b)(1) of the prior Subdivision Regulations states that "the location of the property within the appropriate service area of the Ten-Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for preliminary or final plat approval." The 2018 *Water and Sewer Plan* placed this property in water and sewer Category 3, Community System, which comprises all developed land (platted or built) on public water and sewer, and undeveloped land with a valid PPS approved for public water and sewer. Category 3 is sufficient for PPS approval.

11. **Public Utility Easement**—In accordance with Section 24-122(a) of the prior Subdivision Regulations, when utility easements are required by a public company, the subdivider shall include the following statement in the dedication documents recorded on the final plat:

> "Utility easements are granted pursuant to the declaration recorded among the County Land Records in Liber 3703 at Folio 748."

The standard requirement for public utility easements (PUEs) is a minimum of 10 feet wide along public ROWs. The site abuts Sweitzer Lane to the east. The required PUE is correctly reflected on the PPS, along Sweitzer Lane.

12. **Historic**—The master plan contains goals and policies related to historic preservation (pages 101 through 104). However, these are not specific to the subject site or applicable to the proposed development. 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 required. There are no Prince George's County historic sites or resources on or adjacent to the subject property.

13. **Environmental**—The PPS was reviewed for conformance with the environmental regulations of Sections 24-121(a)(5), 24-129, 24-130, 24-131, 24-132 of the prior Subdivision Regulations and Section 27-285(b) of the prior Zoning Ordinance.

The following applications and associated plans were previously reviewed for the subject site:

Development Review Case	Associated TCP(s)	Authority	Status	Action Date	PGCPB Resolution Number
CSP-85106	N/A	Planning Board	Approved	02/13/1986	86-44
CSP-99025	TCPI-25-99	Planning Board	Approved	07/22/1999	99-125
4-99030	N/A	Planning Board	Approved	07/22/1999	99-130
DSP-99027	TCPII-67-99	Planning Board	Approved	07/22/1999	99-126
4-85172	N/A	Planning Board	Approved	09/30/1993	89-238A
DSP-98039	TCPII-114-98	Planning Board	Approved	11/05/1998	98-284
DSP-98039-01	N/A	Staff	Approved	03/05/1999	N/A
DSP-98039-02 and CSP-85072-01	TCPII-114-98-01	Planning Director	Approved	11/15/2002	N/A
NRI-057-2022 (Equivalency Letter)	N/A	Staff	Approved	03/21/2022	N/A
DSP-98039-03	N/A	Planning Director	Approved	04/19/2022	N/A
NRI-057-2022-01	N/A	Staff	Approved	03/10/2025	N/A
4-24037	TCP1-006-2025	Planning Board	Approved	5/29/2025	2025-042

Applicable Environmental Regulations
The project is subject to the 2024 Woodland and Wildlife Habitat Conservation Ordinance (2024 WCO) and the environmental regulations contained in prior Subtitles 24 and 27 because this is a new PPS using the prior Subdivision Regulations and prior Zoning Ordinance.

Site Description
The subject property is currently fully developed with one building and parking lot. The site does not contain regulated environmental features (REF). According to the Sensitive Species Project Review Area map received from the Maryland Department of Natural Resources Natural Heritage Program and provided on PGAtlas, there are no rare, threatened, or endangered species found to occur on or near this property.

Prior Approvals
The site was subject to several prior approvals; CSP-85106, 4-85172, DSP-98039, DSP-98039-01, DSP-98039-02, CSP-85072-01, and DSP-98039-03 as part of the Maryland 95 Corporate Park; and CSP-99025, 4-99030, and DSP-99027 as part of Konterra at Sweitzer development. However, there are no conditions of approval which are environmental in nature and relevant to the subject property.

Plan 2035
The site is located within the Environmental Strategy Area 2 of the Regulated Environmental Protection Areas Map as designated by Plan 2035 and within the Established Communities Area of the General Plan Growth Policy of Plan 2035. The project is not within the boundaries of a transit-oriented center as identified in Plan 2035.

ENVIRONMENTAL CONFORMANCE WITH APPLICABLE PLANS

Master Plan Conformance
In the master plan, the Environmental Infrastructure Section contains applicable goals, policies, and strategies. The text in **bold** is the text from the master plan, and the plain text provides comments on the plan's conformance.

> ***Policy 1: Protect, preserve and enhance the identified green infrastructure network within the Subregion 1 plan area.*** (page 40)
>
> ***Strategies***
>
> - **Preserve or restore regulated areas designated in the plan's green infrastructure network or through the development review process during the review of land development proposals.**
>
> The PPS evaluates additional development on an existing site that is outside of regulated and evaluation areas, which preserves the area's green infrastructure network.
>
> ***Policy 2: Restore and enhance water quality in areas that have been degraded and preserve water quality in areas not degraded.***
>
> The draft SWM concept plan shows the use of micro-bioretention and swales. These facilities will treat new stormwater volume as well as untreated stormwater volume from existing impervious site features.
>
> ***Policy 3: Implement the State Storm Water Management Act of 2007 in Subregion I as of the adoption of this plan to enhance water quality and control flooding in the Anacostia and Patuxent River watersheds.***

The site is within the Patuxent River watershed. The draft SWM concept plan shows the use of micro-bioretention and swales. These facilities will treat new stormwater volume as well as untreated stormwater volume from existing impervious site features.

Policy 4: Implement more environmentally sensitive building techniques and reduce overall energy consumption.

The use of green building techniques and energy conservation techniques is encouraged to be implemented, to the greatest extent possible.

Policy 5: Reduce light pollution and intrusion, especially into the Rural Tier and environmentally sensitive areas.

Minimization of light pollution should be encouraged; however, the site is not within the Rural Tier and is not adjacent to environmentally sensitive areas.

Policy 7: Reduce adverse noise impacts to meet State of Maryland noise standards.

The site is not adjacent to any sources of traffic or aircraft noise that would result in adverse noise impacts upon the development.

Conformance with the Green Infrastructure Plan
The Green Infrastructure Plan (GI Plan) was approved with the adoption of the 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (CR-11-2017) on March 7, 2017. According to the GI Plan, the site is not within the green infrastructure network as no regulated or evaluation areas exist on-site; therefore, the proposed development is in conformance with the GI Plan.

OTHER ENVIRONMENTAL REVIEWS

Natural Resources Inventory
In conformance with Section 24-120(a)(22) of the prior Subdivision Regulations, an approved full Natural Resources Inventory (NRI-057-2022-01) was submitted with the PPS. Previously, an NRI equivalency letter was approved for the site (NRI-057-2022). The site does not contain REF or primary management area. The site contains 2.79 acres of woodland located in the south of the property and along the western property boundary. The site does not contain specimen trees. No additional information is required regarding the NRI.

Woodland Conservation
The existing development on the site was implemented with TCPII-114-98-01; however, the development evaluated with this PPS does not meet the qualifications for a minor tree conservation plan (TCP) revision under Section 25-119(c) of the 2024 WCO. The majority of the woodland conservation approved under TCPII-114-98-01 was located to the southwest of the existing building, which is no longer part of the subject property. Due to the reduction in woodland conservation on-site and the requirement for a new PPS, the subject site is required to

conform to the 2024 WCO. A TCP, in accordance with the current regulations, is required with future development applications.

A Type 1 tree conservation plan (TCP1) was submitted with this PPS. Written notification of the TCP1 was completed concurrently with the PPS acceptance notification on March 14, 2025, in accordance with Section 25-119(c)(5)(a) of the County Code. The minimum woodland conservation threshold for this site is 15 percent of the net tract area of the property or 1.37 acres. This PPS includes clearing of 1.65 acres of woodland. The amount of clearing includes areas of woodland within existing storm drain easements which must be counted as cleared per Section 25-122(b)(1)(O)(iii). The total woodland conservation requirement, based on the current amount of clearing, is 3.02 acres, which is satisfied with 1.01 acres of woodland preservation, 0.38 acre of afforestation/reforestation, and 1.63 acres of off-site woodland conservation credits. A remaining 0.13 acre of woodland is retained, but not credited towards meeting woodland conservation requirements, since existing storm drain infrastructure and easements separate two areas from other woodland conservation areas and prevent them from meeting the minimum design criteria of Section 25-122(b).

Specimen Trees
Section 25-122(b)(1)(G) requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the Technical Manual." This site does not contain specimen trees.

Regulated Environmental Features (REF)
REF are required to be preserved and/or restored, to the fullest extent possible, under Section 24-130(a) of the prior Subdivision Regulations. However, the site does not contain REF.

Soils
In accordance with Section 24-131 of the prior Subdivision Regulations, this PPS was reviewed for unsafe land restrictions. The predominant soils found to occur according to the U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey include Christiana- Downer-Urban land complex and Udorthents Urban land complex. According to available mapping information, Marlboro clay does not occur on this property. Christiana clay is mapped within the site; however, a geotechnical report was submitted with this PPS which verifies that Christiana clay was not encountered during the soil investigations and that the site is safe for the proposed development. There are no additional geotechnical concerns with this PPS.

Based on the preceding findings, the PPS conforms to the relevant environmental policies of the master plan and GI Plan, and the relevant environmental requirements of Subtitle 25 and prior Subtitle 24.

14. **Urban Design**—This PPS allows subdivision of the property to support the concept development of two new buildings including a day care center for children and a drive-through restaurant.

A detailed site plan (DSP) is required for the proposed uses in accordance with Section 27-473, Footnote 54, for eating or drinking establishment, with drive-through service; and Section 27-475.02(a)(2)(A), for day care center for children, of the prior Zoning Ordinance.

The general uses proposed for this property in the I-3 Zone are permitted per Section 27-473. Under the prior Zoning Ordinance, conformance to the following regulations, but not limited to, will be required to be demonstrated at the time of DSP:

- Section 27-465 - Fences and walls;
- Section 27-466 - Corner lot obstructions;
- Section 27-471 - I-3 Zone (Planned Industrial/Employment Park);
- Section 27-474 - Regulations (in all industrial zones);
- Section 27-475.02 – Day care center for children;
- Part 11 – Off-Street Parking and Loading; and
- Part 12 – Signage.

The proposed development will also be subject to the requirements of the 2010 *Prince George's County Landscape Manual*, which will be evaluated further at the time of DSP review.

Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 2,500 square feet of gross floor area, or disturbance, and requires a grading permit. The tree canopy coverage requirement is based on the current zone of the subject property and will be further evaluated at the time of DSP review.

15. **Community Feedback**—The Prince George's County Planning Department did not receive any correspondence from the community for this subject PPS.

16. **Planning Board Hearing**—At the May 29, 2025 Planning Board hearing, staff presented the PPS to the Planning Board. No citizens had registered to speak on the PPS during the hearing. The applicant's attorney described the project to the Board and stated the applicant's agreement with all of the findings and recommended conditions of approval in the technical staff report.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with Circuit Court for Prince George's County, Maryland within thirty (30) days following the date of notice of the adoption of this Resolution.

* * * * * * * * * * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Bailey, with Commissioners Washington, Bailey, Geraldo, and Shapiro voting in favor of the motion at its regular meeting held on Thursday, May 29, 2025, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 26th day of June 2025.

Peter A. Shapiro
Chairman

By Jessica Jones
Planning Board Administrator

PAS:JJ:CT:rpg

Approved for Legal Sufficiency
M-NCPPC Office of General Counsel
Dated 6/10/25



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CASE NO: 4-24037
CASE NAME: 14400 SWEITZER LANE
PARTY OF RECORD: 3
PB DATE: 6-26-2025

MS.MARY C COOK
COUNCIL DISTRICT 1
4705 KIERNAN ROAD
COLLEGE PARK MD 20740
(CASE NUMBER: 4-24037)

MRS. DENISE PONDER
NORI NET
7100 WILLOW HILL DRIVE
CAPITOL HEIGHTS MD 20743
(CASE NUMBER: 4-24037)

KEITH PIERCE
807 SANGERVILLE CIRCLE CIRCLE
UPPER MARLBORO MD 20774
(CASE NUMBER: 4-24037)

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

Certificate of Adequacy

ADQ- 2024-071

General Information

Project Name: Maryland 95 Corporate Park

Case Number: ADQ-2024-071

Associated Preliminary Plan of Subdivision or Final Plat: 4-24037

Use Type: Commercial and Institutional/ Educational

Dwelling Unit Type and Number: N/A

Gross Floor Area (nonresidential): 142,863

Project Location

Project Location: In the northwest corner of the intersection of Konterra Drive and Sweitzer Lane

Lot/Parcel: 20

Tax Account: 3480696, 2480704

Property Zone: IE (prior I-3)

Council District: 01

Planning Area: 60

Municipality: N/A

Election District: 10

Transportation Service Area: 2

Police District: VI

School Cluster Area: N/A

APPLICABILITY OF PUBLIC FACILITY ADEQUACY STANDARDS

Facility	Level of Service Required	Adequacy Met (Yes/No/NA)	Conditions of Adequacy Approval (Yes/No)
Transportation: Service Area 2	LOS "D" (Critical Lane Volume of 1301-1450)	Yes	Yes
Pedestrian and Bikeway	Public Facilities provided in accordance with Section 24-4506	N/A	No
Parks and Recreation *(Transit-Oriented/ Activity Center Zones and Employment Areas)*	2.5 acres per 1,000 residents	N/A	No
Parks and Recreation *(All Other Zones)*	15 acres per 1,000	N/A	No
Police—Residential Use	25 minutes for non-emergency calls; 10 minutes for emergency calls	N/A	No
Fire and Rescue—Residential Use	7 minutes travel time	N/A	No
Fire and Rescue—Non-Residential Use	5 minutes response time	Yes	Yes
Schools	<105% capacity or mitigation in accordance with Section 24-4510(c)	N/A	No

This Certificate of Adequacy is issued in accordance with Section 24-4503 of the Subdivision Regulations of Prince George's County, Maryland and in accordance with the analysis contained in the following memorandums attached hereto:

- Transportation Planning Section (Daniels to Vatandoost; May 2, 2025)
- Special Projects Section (Walker to Teshome; April 24, 2025)

Based on the forgoing analysis, this Certificate of Adequacy is:

☐ Approved ☑ Approved with the conditions (indicated here):

☐ Denied

1. Total development within the Preliminary Plan of Subdivision shall be limited to uses which generate no more than 341 AM and 326 PM peak-hour vehicle trips.

2. Prior to the issuance of a non-residential certificate of occupancy for a new building, the applicant and the applicant's heirs, successors, and/or assignees shall have:

   a. Installed (and shall thereafter maintained) a sprinkler system at each building that complies with National Fire Protection Association (NFPA) 13 Standards for the Installation of Sprinkler Systems. The installation of sprinklers shall not be waived by any party.

   b. Installed (and shall thereafter maintained) automated external defibrillators (AEDs) at each building, in accordance with the Code of Maryland Regulations (COMAR) requirements (COMAR 30.06.01-05), in sufficient numbers, so that no employee is more than 500 feet from an AED.

SIGNATURE

Lakisha Hull (May 22, 2025 14:49 EDT)
Planning Director

05/22/2025
Date of Approval

This certificate of adequacy is valid for 12 years from the date of its approval of the associated preliminary plan of subdivision, subject to the additional expiration provisions of Section 24-4503(c).

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • TTY: 301-952-3796 • pgplanning.org

May 2, 2025

MEMORANDUM

TO: Mahsa Vatandoost, Development Review Division

FROM: Leah Daniels, Transportation Planning Section, Countywide Planning Division
Leah Daniels

VIA: NS Noelle Smith, AICP, Transportation Planning Section, Countywide Planning Division

Crystal Saunders Hancock, Transportation Planning Section, Countywide Planning Division

SUBJECT: ADQ-2024-071, Maryland 95 Corporate Park

Proposal
The referenced Certificate of Adequacy (ADQ) application is being reviewed with the Preliminary Plan of Subdivision 4-24037, which proposes to increase the square footage of an existing office building from 128,113 square feet to 142,863 square feet to include a daycare and the addition of a 2,000 square foot drive-thru restaurant. The Transportation Planning Section's (TPS) review of the referenced ADQ application was evaluated under the current Zoning Ordinance and Subdivision Regulations.

Criteria for Establishing Transportation Adequacy
The subject property is located within TSA 2, as defined in the *Plan Prince George's* 2035 *Approved General Plan*. As such, the subject property is evaluated according to the following standards:

> Links and Signalized Intersections: Level of Service (LOS) D, with signalized intersections operating at a critical lane volume (CLV) of 1,450 or better.
>
> Unsignalized Intersections: The procedure for unsignalized intersections is not a true test of adequacy but rather an indicator that further operational studies need to be conducted.
>
> For two-way stop-controlled intersections, a three-part process is employed: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) the maximum approach volume on the minor streets is computed if the delay exceeds 50 seconds, (c) if the delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed and the standard of CLV is 1,150 or less.
>
> For all-way stop-controlled intersections, a two-part process is employed: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation

Research Board) procedure; (b) if the delay exceeds 50 seconds, the CLV is computed, and the standard of CLV is 1,150 or less.

Background

A test of adequacy was conducted with the 4-85172 Preliminary Plan, which previously encompassed the subject property; however, a trip cap was not established. The AM and PM peak hours provided in the table below represent the estimated trips generated by the use based on the square footage and current ITE rates. Accordingly, this ADQ sets a new trip cap for the subject property based on the existing and proposed development without regard to the prior PPS approval

Analysis of Traffic Impacts

A full traffic impact study (TIS) was submitted as part of the subject application, which is used as the basis for determining adequacy.

Trip Generation

The table below summarizes trip generation for each peak period that will be used in reviewing site traffic-generated impacts and developing a trip cap for the site.

Trip Generation Summary: ADQ-2024-071 MD 95 Corporate Park								
			AM Peak Hour			PM Peak Hour		
Land Use	**Quantity**	**Metric**	**In**	**Out**	**Total**	**In**	**Out**	**Total**
General Office (ITE170)	128,113	Square feet	182	25	207	35	169	204
Total Existing Trips					207			204
Daycare (PGC Rate)	200	Students	85	75	160	77	87	164
Pass-By (44%)			-37	-33	-70	-34	-38	-72
Fast Food w/ Drive Thru, (ITE-934)	2,000	square feet	45	44	89	34	32	66
Pass-By (50%)			-23	-22	-45	-19	-18	-36
Overall Trip Cap Recommendation			**341**			**326**		

The traffic generated by the proposed application would impact on the following intersections in the transportation system:

- Konterra Drive & Old Gunpowder Road (signalized)
- Konterra Drive & Sweitzer lane/I-495 SB ramp (signalized)
- Sweitzer Lane & 14400 Site Access (South)(unsignalized)
- Sweitzer Lane & 14400 Site Access (North)(unsignalized)
- Sweitzer Lane & Chevy Chase Drive(unsignalized)
- Sweitzer Lane & MD 198 (signalized)

Existing Traffic

The critical intersections identified above, when analyzed with existing traffic and existing lane configurations, operate as follows:

EXISTING TRAFFIC CONDITIONS

Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
Konterra Drive & Old Gunpowder Road	487	527	A	A
Konterra Drive & Sweitzer Lane/I-495 SB ramp	877	547	A	A
Sweitzer Lane & 14400 Sweitzer Lane Driveway (South)	10.4 sec	9.6 sec	Pass	Pass
Sweitzer Lane & 14400 Sweitzer Lane Driveway (North)	23.5 sec	11.2 sec	Pass	Pass
Sweitzer Lane & Chevy Chase Drive	34.9 sec	10.3 sec	Pass	Pass
Sweitzer Lane & MD 198	789	814	A	A

The TIS indicates that the intersections currently operate below the identified threshold.

Background Traffic
The traffic study identified 3 background developments whose impact would affect study intersections. A 1% growth rate was applied to existing peak hour volumes over a six-year period for development build-out.

BACKGROUND TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
Konterra Drive & Old Gunpowder Road	661	660	A	A
Konterra Drive & Sweitzer Lane/I-495 SB ramp	1131	803	B	A
Sweitzer Lane & 14400 Sweitzer Lane Driveway (South)	10.6 sec	9.7 sec	Pass	Pass
Sweitzer Lane & 14400 Sweitzer Lane Driveway (North)	25.3 sec	11.5 sec	Pass	Pass
Sweitzer Lane & Chevy Chase Drive *Step 2* *Step 3*	>50 sec >100 Veh 826	10.7 sec	A	Pass
Sweitzer Lane & MD 198	887	911	A	A

The TIS indicates that the intersections operate below the identified threshold.

Total Traffic
The study intersections, when analyzed with total developed future traffic, operate as shown below.

TOTAL TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
Konterra Drive & Old Gunpowder Road	675	672	A	A
Konterra Drive & Sweitzer Lane/I-495 SB ramp	1143	816	B	A

with SB double left	1138	720	B	A
Sweitzer Lane & 14400 Sweitzer Lane Driveway (South)	42.2 sec	15.6 sec	Pass	Pass
Sweitzer Lane & 14400 Sweitzer Lane Driveway (North)	26.8 sec	11.8 sec	Pass	Pass
Sweitzer Lane & Chevy Chase Drive *Step 2* *Step 3*	>50 sec >100 Veh 842	11.2 sec	A	Pass
Sweitzer Lane & MD 198	904	920	A	A

The results show that all critical intersections will operate at acceptable levels in all conditions, and there are no additional improvements required. Staff find that adequacy requirements have been met.

This application proposes to modify the median along Sweitzer Lane at the south access to accommodate a full movement at the southern access point. The Maryland State Highway Administration (SHA) requested a queuing analysis along Sweitzer Lane between Konterra Drive and the south access driveway. As a result, the applicant proposes installing an additional southbound left-turn lane to offset the loss in storage due to the proposed northbound left-turn lane into the site. A Sim Traffic analysis of the future conditions of each lane demonstrates that queuing will not exceed available storage, allowing the through movement to continue.

Analysis of Bicycle & Pedestrian Impacts Statement

The subject property is in the Industrial Employment (IE) zoning district and is therefore not subject to Section 24-4506 for pedestrian and bicycle adequacy.

Conclusion

Based on the preceding findings, adequate transportation facilities will exist to serve the proposed subdivision as required in accordance with Subtitle 24 if the application is approved with the following condition:

1. Total development within the subject property shall be limited to uses that would generate no more than 341 AM and 326 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new determination of the adequacy of transportation facilities.

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • TTY: 301-952-3796 • pgplanning.org

Countywide Planning Division
Special Projects Section

April 24, 2025

MEMORANDUM

TO: Candra Teshome, Planner III, Subdivision Section, DRD

FROM: ***TW*** Tineya Walker, Planner I, Special Projects Section, CWPD

VIA: ***BR*** Bobby Ray, AICP, Supervisor, Special Projects Section, CWPD

SUBJECT: 4-24037 & ADQ-2024-071 – Maryland 95 Corporate Park

Project Summary:
The project proposes to subdivide the existing lot into two parcels. Parcel 1 will contain the existing 128,113 square foot four-story office building with associated parking and Parcel 2 will contain a new institutional and commercial use that will include two separate buildings for a day care and an approximately 2,000 square foot eating and drinking establishment with a drive through and associated parking. The 9.15-acre lot is located at the northwest corner of the intersection of Konterra Drive and Sweitzer Lane at 14400 Sweitzer Lane, Laurel, MD 20707. This preliminary plan of subdivision (PPS) application was accepted for processing by the Planning Department on March 24, 2025.

PPS-4-24037

The following preliminary plan is being reviewed for public facility standards per the findings of Section 24-122.01. as follows:

> **(a) The Planning Board may not approve a preliminary plan of subdivision if it finds that adequate public facilities do not exist or are not programmed for the area within which the proposed subdivision is located, as defined in the "Guidelines for the Mitigation of Adequate Public Facilities: Public Safety Infrastructure" and "Guidelines for the Analysis of the Traffic Impact of Development Proposals." The Planning Board shall require adequate public facilities, as provided in this Section and in Division 4 of this Subtitle.**

Water and Sewer:
Section 24-122.01(b)(1) of the prior Subdivision Regulations states that:

> **…. the location of the property within the appropriate service area of the Ten-Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for preliminary or final plat approval.**

The 2018 Water and Sewer Plan placed this property in the Water and Sewer Category 3, "Community Systems". Category 3 comprises all developed land (platted or built) on public water and sewer, and undeveloped land with a valid preliminary plan approved for public water and sewer. Additionally, the property is within Tier 1 of the Sustainable Growth Act.

Capital Improvement Program (CIP):

The subject project is located in Planning Area 60 – "Northwestern Area". The *2025-2030 Fiscal Year Approved CIP Budget* identifies two projects proposed for construction: Konterra Fire/EMS Station in the Laurel Area (3.51.0002) and Laurel Fire/EMS Station on Route 197 (3.51.0005).

Conformance to the Master Plan:

This preliminary plan of subdivision was reviewed for conformance to the master plan in accordance with Section 24-121(a)(5) of the prior Subdivision Regulations. The *2010 Approved Subregion 1 Master Plan* proposes the following strategies:

- Co-locate new schools with public facilities/parks when appropriate.
- Provide continuous safe sidewalks around schools.
- Ensure the police department plays a more active role in land use planning activities, including the review of site plans and building permit applications, using Crime Prevention through Environmental Design.

The project will not impede achievement of the above-referenced vision, policy or specific facility improvements. There are no police, fire and emergency medical service facilities, public schools, parks, or libraries proposed on the subject property.

The 2008 *Approved Public Safety Facilities Master Plan* also provides guidance on the location and timing of upgrades and renovations to existing facilities and construction of new facilities, however, none of its recommendations affect the subject site.

Conclusion

At the writing of this referral the Special Projects Section finds that the applicable public facility standards and conformance with the area master plan, is met pursuant to the prior Subdivision Regulations.

ADQ-2024-071

Police Facility Adequacy

Per Section 24-4508. of the Subdivision Regulations, police facilities are not an applicable area of review for non-residential uses

Fire and Rescue Adequacy:
Per Section 24-4509 of the current Subdivision Regulations, the Planning Board's test for fire and rescue adequacy involves the following:

> **24-4509. Fire and Rescue Adequacy**
>
> **(b) Adopted LOS Standard for Fire and Rescue**
>
> **(1) The population and/or employees generated by the proposed subdivision, at each stage of the proposed subdivision, will be within the adequate coverage area of the nearest fire and rescue station(s) in accordance with the *Public Safety Guidelines.***
>
> **(2) The Fire Chief shall submit to the County Office of Audits and Investigations, County Office of Management and Budget, and the Planning Director:**
>
> **(A) A statement reflecting adequate equipment in accordance with studies and regulations used by the County, or the *Public Safety Master Plan* for fire stations in the vicinity of the area where the subdivision is proposed to be located; and**
>
> **(B) A statement by the Fire Chief that the response time for the first due fires and rescue station in the vicinity of the proposed subdivision is a maximum of seven minutes travel time. The Fire Chief shall submit monthly reports chronicling actual response times for calls for service during the preceding month.**
>
> **(3) Subsection (b)(2), above, does not apply to commercial or industrial applications.**

Table 24-4502 ("Summary of Public Facility Adequacy Standards") of the current Subdivision Regulations requires a fire and rescue standard of seven (7) minutes travel time for any residential use as well as five (5) minutes response time for non-residential uses which includes one (1) minute of "turn-out" time. The Fire Department uses the metric of "travel time" in their evaluation, which is assessed at the time the station receives notice and initiates a response.

The subject property is served by Laurel #810, located at 7411 Cherry Lane, Laurel, MD 20707. Prince George's County Fire and EMS Department representative, James V. Reilly, stated in writing (via email) that as of March 24, 2025, the site fails the four-minute travel time test for non-residential development from the closest or 'first due' Fire/EMS station.

Schools Adequacy:
Per Section 24-4510. of the Subdivision Regulations, school facilities are not an applicable area of review for non-residential uses.

CONCLUSION
At the writing of this referral the Special Projects Section finds that mitigation is required for the failed fire response time. The applicant may provide mitigation through:

1. The installation and maintenance of a sprinkler system that complies with NFPA 13 Standards for the Installation of Sprinkler Systems. The installation of sprinklers shall not be waived by any party; and

2. The installation and maintenance of automated external defibrillators (AEDs) in accordance with COMAR 30.06.01-05, including a requirement for a sufficient number of AEDs to be installed so that no employee is more than 500 feet from an AED.

Additional Back-up

For

DSP-98039-04 & DSDS-25001
Maryland 95 Corporate Park

Maryland 95 Corporate Park, Redevelopment of Lot 20

(DSP-98039-04 & DSDS-25001)

Planning Board Hearing

January 8, 2026

Proposed Revised Findings

FINDING 2 – DEVELOPMENT DATA SUMMARY (Page 6)

Building Coverage and Green Area (per Section 27-474(b) and (e) of the prior Prince George's County Zoning Ordinance)

Items	Required (min.)	Provided	
		Lot 21, Existing Office Building*	Lot 22, Day care & Future eating and drinking establishment with drive-through
Setback from street (All Except Freeway)	30 ft. (footnotes 9,10, 11)	34 ft.	35 ft.**
Setback from adjoining land in any nonresidential zone	20 ft. (footnotes 2, 3, 10, 11)	20 ft.	44 ft.**
Setback between unattached buildings	The height of the taller building (footnotes 8,10,11)	191 ft.	84 ft.
Minimum Net Lot Area	87,120 sq. ft. (2.0 acres) (footnote 1)	6.0 acres	3.15 acres
Minimum Lot Frontage (on a Street other than a cul-de-sac)	150 ft.	441.7 ft.	173.43 ft.
Building coverage (Maximum % of net lot area)	45 (footnote 2)	12.2	10.8
Green area (Minimum % of net lot area)	25	35.1	60.1

Note: *The existing office building on Lot 21 was approved under DSP-98039 and as the property is now proposed to be divided into two lots, the building coverage and green area are calculated to demonstrate continued conformance of Lot 21 containing the existing office building, in conformance with the requirements of Section 27-474(e) of the prior Zoning Ordinance.

~~**The provided setback does not reflect the accurate distance provided on plans and is to be revised. A corresponding condition is provided herein.~~

~~Strikethrough~~ represents deleted language 1
Underline represents added language

Proposed Revised Conditions

1. Prior to certification of the detailed site plan, the following revisions shall be made, or information shall be provided:

   ~~e. Revise information provided for the setback to accurately reflect the setback depicted on plans.~~



- **EDUCATION**
  BS • Civil Engineering • Penn State University • 2012
- **REGISTRATIONS**
  PE • VA, MD
- **YEARS OF EXPERIENCE**
  Dewberry • 13

Bryan Focht, PE

SENIOR ASSOCIATE | BUSINESS UNIT MANAGER

Bryan has thirteen years of experience in project management and project engineering in Prince George's County, Maryland. His technical responsibilities included design, engineering, cost estimating, scheduling, and constructability assessment for large residential subdivisions, commercial properties, and industrial sites. The technical design includes Storm Drain, Roadway, Water and Sewer, Stormwater Management, and Sediment Control Design. Bryan provides coordination with Prince George's County, Maryland agencies such as DPIE, SCD, M-NCPPC, and WSSC, and at a state level with MDE and SHA.

Westphalia Town Center, Prince George's County, MD, Project Manager
Responsible for project & client management to oversee all site civil plan approvals and permits for the master developer. Dewberry provided planning and engineering services for this 530-acre site to layout and design the site infrastructure. The property is zoned M-X-T (Mixed-Use-Development). The project involved townhomes, single family residential, retail, commercial, and recreation facilities to serve the residents and patrons of the community.

The Crescents at Largo Town Center, Prince George's County, MD, Project Manager / Design Engineer
Responsible for project & client management to oversee all site civil plan approvals and permits. Dewberry provided planning and engineering services for this 18-acre site to upgrade the existing street, utilities, and stormwater management facilities. The property is zoned M-U-I (Mixed-Use-Infill). The project involved 84 townhomes, 3 Multi-Family Buildings, and recreation facilities to serve the residents and patrons of the community.

The Hotel at the University of Maryland, Prince George's County, MD, Project Manager / Design Engineer
Responsible for project management to oversee all site civil plan approvals and permits. In close coordination with the University, Dewberry provided all civil, landscaping, permitting, and survey services for the 3-acre site known as East Campus in the Innovation Corridor, which was previously a back-end location that housed a greenhouse, storage facilities, and utilities. Dewberry's Lanham and Rockville, Maryland offices worked seamlessly to overcome strict architectural guidelines, sloping roads, and flat elevation demands.

The Crossings at Enterprise – Senior Living Building, Prince George's County, MD, Design Engineer
Responsible for overseeing all storm drain, stormwater management, grading, and sediment control design for the Elderly Care Facility. The subject property was for a planned retirement community, which included a 4-story building with independent living, assisted living, and memory care components. Dewberry provided all civil, landscaping, permitting, and survey services for the 7-acre parcel. Dewberry's Lanham, MD office obtained all plan approvals and permits for the client. They worked hand in hand with the architect to value engineer the site and overcome several design constraints.

COMPANY CONFIDENTIAL AND PROPRIETARY: USE OR DISCLOSURE OF DATA CONTAINED ON THIS SHEET IS SUBJECT TO RESTRICTION ON THE TITLE PAGE OF THIS PROPOSAL.



- **EDUCATION**
  BS, Civil Engineering, The Pennsylvania State University, 2005
- **REGISTRATIONS**
  Professional Engineer: MD, DC
- **YEARS OF EXPERIENCE**
  Dewberry • 19
  Prior • 0

Rachel Leitzinger, PE,

SENIOR CIVIL ENGINEER

Ms. Leitzinger brings more than 19 years of project management and design experience on many aspects of the land development process and with various types of projects, including small to large scale residential, commercial, and industrial. The majority of her design work has focused on stormwater management, storm drain design, and sediment control. Her experience also includes street grade establishment plans, lot grading, and water and sewer design. Rachel has prepared design plans for various complex and multi-disciplinary projects in Montgomery, Prince George's, and Charles Counties in Maryland, and the District of Columbia.

Smith Home Farm (Parkside), Upper Marlboro, Prince George's County, MD,
Project Manager & Engineer
Parkside (formerly Smith Home Farm) is a roughly 645 ac project location in Upper Marlboro, MD, in Prince George's County. The site is planned to have approximately 1,388 townhomes, 495 single family homes and 226 two-family attached units. The project also includes 5 Master Planned roadways and a 134 ac public park. The project has been one of the best-selling projects in the state of Maryland for several years. Rachel served as Project Manager, responsible for overseeing all engineering, planning, and surveying services and coordination with review agencies and builders. She also assisted in the design of multiple stormwater management ponds and reviewed various engineering plans.

Woodmore Overlook, Largo, Prince George's County, MD,
Project Manager & Engineer
Woodmore Overlook is a 46 ac. site located in Largo, MD, in Prince George's County. The project consists of 215 townhome units, a 164-unit apartment building, 5 retail pads and associated infrastructure, as well as the missing link of Ruby Lockhart Boulevard, connecting St. Joseph's Drive to Lottsford Road. Located just ½ mile from the Woodmore Town Centre, the project provides for a variety of housing and retail options within a walkable community. Dewberry has provided surveying, planning, landscape architecture, and engineering services for this project. Rachel served a Project Manager, overseeing the planning and engineering services for this job, and performed cursory reviews of the stormwater management, storm drain, and sediment control plans.

Addison Row, Capitol Heights, Prince George's County, MD,
Project Manager & Engineer
Addison Row is a 35 ac. site located in Capitol Heights, MD, in Prince George's County. The project consists of 648 multi-family apartment units, approximately 40,000 square feet of retail space and associated infrastructure. Dewberry has provided surveying, planning, landscape architecture, and engineering services for this project. Rachel served a Project Manager, overseeing the planning and engineering services for this job, designed the sediment control plans for the project, and performed cursory reviews of the stormwater management and storm drain plans.

Ryan M. Wingate, PE
Traffic Engineer

YEARS OF EXPERIENCE
13

EDUCATION
Bachelors of Science, University of Maryland, 2012

REGISTRATIONS
Professional Engineer: Maryland, #63525, exp 9/5/2026

Mr. Wingate has over 10 years of experience in all facets of the fundamental transportation planning and traffic analysis. His expertise includes traffic engineering operations/safety studies, traffic control device inventory and design, traffic signal phasing/timing, intersection/corridor safety and operations analyses (highway link), capacity analysis via HCM, crash analyses/HSM/crash modification factors (CMFs), congestion mitigation, traffic signal warrant analysis/studies, roundabout analysis, concept and/or alternative/innovative improvement development, left-turn/bypass lane analysis, traffic engineering reports, cost estimating, field investigations, traffic data collection (including turning movement counts, classification counts, vehicle delay, vehicle speeds, pedestrian road safety audits/vulnerable road user investigations, peak period observations (queuing, blockages, issues), pedestrian and bicycle counts, and origin-destination surveys), sight distance analysis and profiles, and geometric roadway design. Mr. Wingate is proficient in Synchro/SimTraffic, SIDRA, HCS, CLV, VISSIM, and Microsoft Office Suite. His projects range from on-call contracts and advertised projects for public sector agencies and similar work for private clients. Some of his projects and work experience includes:

MDOT SHA District 5 Traffic Engineering Services (BCS 2016-05B)

Project Engineer providing traffic engineering operations and design services for MDOT SHA District 5. He supported the Anne Arundel County team with on-site support primarily addressing concerns from customers including the traveling public, citizens and politicians. The Customer Care Management System (CCMS) forms the backbone of MDOT SHA's platform for responding to these concerns. Ryan was instrumental in supporting hundreds of CCMS tickets which he conducted a thorough evaluation of the issue and provided a comprehensive response in a timely manner for an array of traffic capacity and safety analyses, as well as traffic control device design and review.

Traffic Engineering Services within Prince George's County

Mr. Wingate has prepared dozens of traffic impact studies and additional operational analyses for development projects throughout Prince George's County. He handles routine coordination between the critical transportation related agencies within Prince George's County (M-NCPPC, DPIE, DPWT). A condensed list of the numerous projects Ryan has actively managed and/or prepared traffic operational analyses for within Prince George's County is below:

- Broad Creek Townhomes
- Upper Marlboro Gateway
- Cornerstone Commons
- 6192 Oxon Hill Road
- Dobson Farm
- Freeway Airport
- Beechtree
- Hyde Landing
- Melford
- Mark at College Park
- Day Property
- Forks of the Road
- Prosperity Senior
- Sweitzer Lane Project
- Carozza Property

National Capital Business Park Traffic Engineering Services

NCBP is a 3.5M SF Class A industrial complex, designated a mega project by Prince George's County. Mr. Wingate has been a key member of the team providing overall traffic engineering support through the entitlement and permitting processes with MDOT SHA and Prince George's County. Mr. Wingate was responsible for conducting numerous traffic studies to support this project. He worked to define individual scoping for specific studies, oversaw the data collection, and conducted the various traffic analyses requested by the various review agencies. Given the scope, size and schedule of NCBP, several studies have been conducted which then progressed into several permits to construct additional capacity on US 301 and infrastructure within NCBP, new/modified traffic signals, signing, pavement marking and traffic control plans consistent with MD-MUTCD/Prince George's County/MDOT SHA standards/requirements. A special focus has been a thorough review of the MOT to ensure the temporary concrete traffic barrier, attenuation and construction access meets all current MDOT SHA requirements and does not negatively affect existing traffic operations.

LENHART TRAFFIC CONSULTING, INC.