



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

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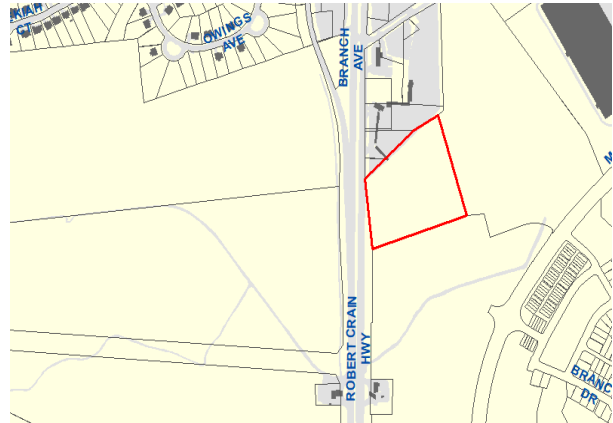
## Detailed Site Plan

## DSP-20028

# Brandywine Commercial Center

REQUEST	STAFF RECOMMENDATION
Construction of a 152,175-square-foot, 1,140-unit consolidated storage facility, with 1,500 square feet of office.	APPROVAL with conditions

<b>Location:</b> On the east side of US 301 (Robert Crain Highway), approximately 950 feet south of its intersection with Short Cut Road.	
Gross Acreage:	9.82
Zone:	I-1
Dwelling Units:	N/A
Gross Floor Area:	152,175 sq. ft.
Planning Area:	85A
Council District:	09
Election District:	11
Municipality:	N/A
200-Scale Base Map:	219SE07
<b>Applicant/Address:</b> Generation Properties, LLC Attn: Rick Bailey 3150 West Ward Road #401 Dunkirk, MD 20754	
<b>Staff Reviewer:</b> Adam Bossi <b>Phone Number:</b> 301-780-8116 <b>Email:</b> Adam.Bossi@ppd.mncppc.org	



Planning Board Date:	12/10/2020
Planning Board Action Limit:	12/11/2020
Staff Report Date:	11/23/2020
Date Accepted:	10/02/2020
Informational Mailing:	04/30/2020
Acceptance Mailing:	09/30/2020
Sign Posting Deadline:	11/10/2020

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THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-20028  
Type 2 Tree Conservation Plan TCP2-034-2020  
Brandywine Commercial Center

The Urban Design staff has completed the review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

**EVALUATION**

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

- a. The requirements of the Prince George's County Zoning Ordinance for the Light Industrial (I-1) Zone and site design guidelines;
- b. The requirements of Preliminary Plan of Subdivision 4-19017;
- c. The requirements of the 2010 *Prince George's County Landscape Manual*;
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- f. Referral comments.

**FINDINGS**

Based upon the evaluation and analysis of the subject application, the Urban Design Section recommends the following findings:

1. **Request:** The subject application is for approval of a detailed site plan (DSP) to construct a 152,175-square-foot, 1,140-unit consolidated storage facility, with 1,500 square feet of office.

2. **Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone	I-1	I-1
Use	Vacant	Consolidated Storage
Total Acreage	9.82	9.82
Green Area (10 percent required)	N/A	352,684 sq. ft./82.5 percent
Parcels	1	1 Lot and 1 Outparcel
Gross Floor Area (sq. ft.)	0	152,175
Number of Storage Units	0	1,140

**OTHER DEVELOPMENT DATA**

**Parking and Loading Spaces**

<b>Use</b>	<b>Number of Spaces Required</b>	<b>Number of Spaces Provided</b>
1,140 Storage Units @ 1 space per 50 units	23	23
1,500 sq. ft. Office @ 4 spaces per 1,000 sq. ft.	6	6
Handicap-Accessible*	2	2
<b>Total Parking Spaces*</b>	<b>29</b>	<b>29</b>
<b>Loading Spaces</b>		
152,175 sq. ft. (2 spaces for up to 10,000 sq. ft. of GFA)	2	2
+1 space/each additional 40,000 sq. ft. of GFA	4	4
<b>Total Loading Spaces</b>	<b>6</b>	<b>6</b>

**Note:** \*Total required and provided parking includes accessible spaces. Both accessible spaces provided are van accessible.

3. **Location:** The subject property is located on the east side of US 301 (Robert Crain Highway), approximately 950 feet south of its intersection with Short Cut Road. The property is located in Council District 9 and Planning Area 85A.
4. **Surrounding Uses:** The site is bounded by land in the Light Industrial (I-1) Zone to the north, that is developed with a commercial trailer business; to the west by the right-of-way of US 301; and to the east and south by land in the Residential Medium Development (R-M) Zone, some of which is currently vacant and some of which is under construction, as part of the Villages of Timothy Branch residential development.
5. **Previous Approvals:** The Prince George's County Planning Board approved Preliminary Plan of Subdivision (PPS) 4-19017 (PGCPB Resolution No. 2020-63) and Type 1 Tree Conservation Plan, TCP1-004-2020, on April 30, 2020 for four lots, subject to ten conditions. The PPS subdivided the entire site into four lots (Lots 1, 2, 3, and 4) for 295,150 square feet of commercial and industrial development, with a shared private access easement from US 301. The PPS also approved a variation from Section 24-121(a)(3) of the Prince George's



County Subdivision Regulations, to allow the proposed lots shared access to US 301, which is classified as a freeway.

The property is also the subject of Stormwater Management (SWM) Concept Plan 8708-2019-01, which was approved on June 1, 2020.

6. **Design Features:** The subject DSP includes proposed Lot 1, consisting of approximately 2.95 acres, proposed Outparcel A, consisting of nearly 6.68 acres, and 0.17-acre for public dedication in the northeast corner of the site. The development of a consolidated storage facility is proposed on Lot 1, while clearing, grading, and installation of SWM features only is proposed for the remainder of the site. A single, right-in/right-out only vehicular access is provided to the site from the northbound lanes of US 301. A variable-width (22 to 30 feet) access easement crosses the site from its connection with US 301 to the northeast corner of the site. The access road is proposed to be developed only in the westernmost portion of the easement, to provide access to Lot 1 with this DSP.

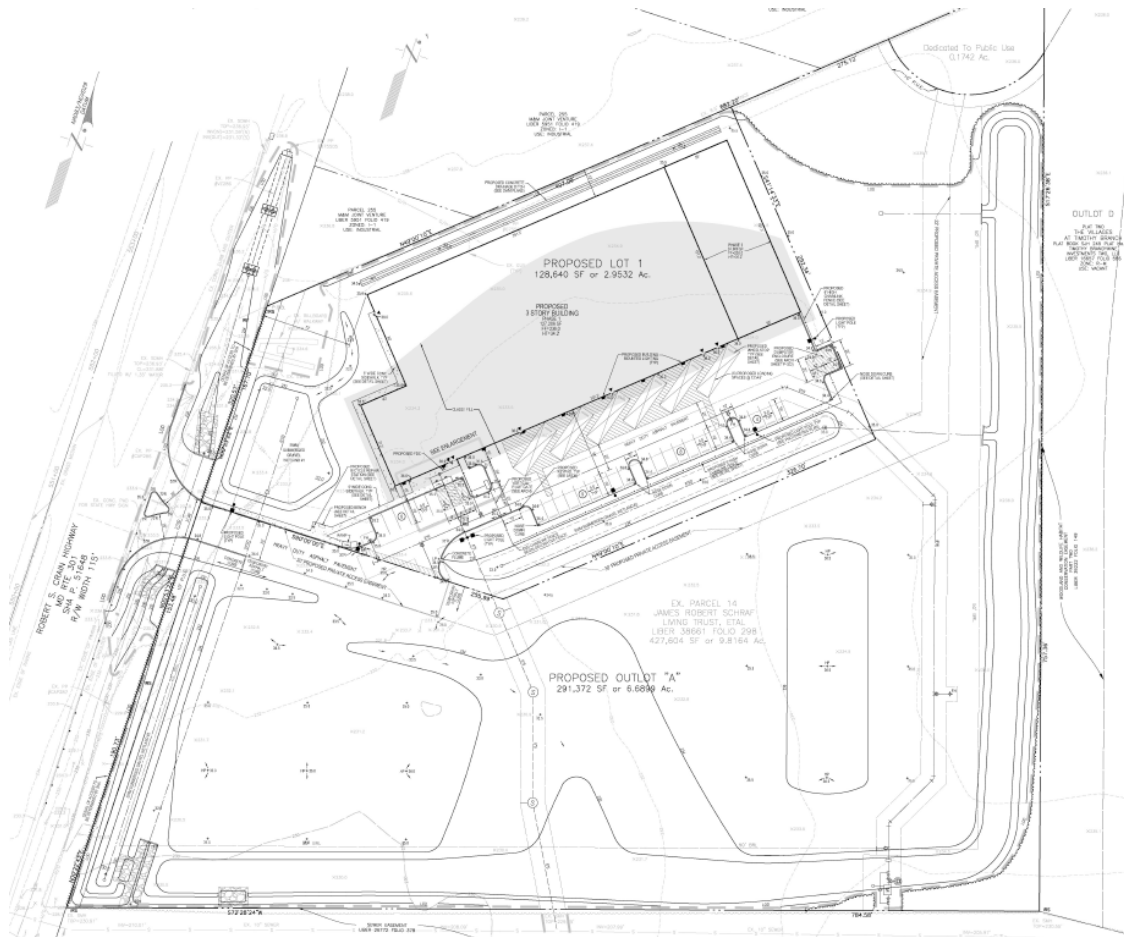
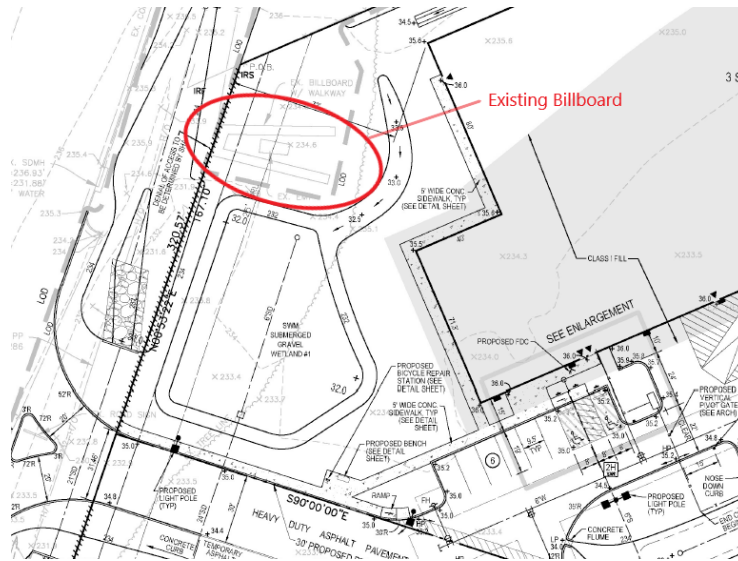


Figure 1: Site Plan

An existing double-sided advertisement billboard is located along the site's northwestern frontage with US 301 and is proposed to remain. The applicant is in the process of certifying the billboard as being legally nonconforming so that it may remain in place. No changes to the existing billboard are proposed by this DSP.

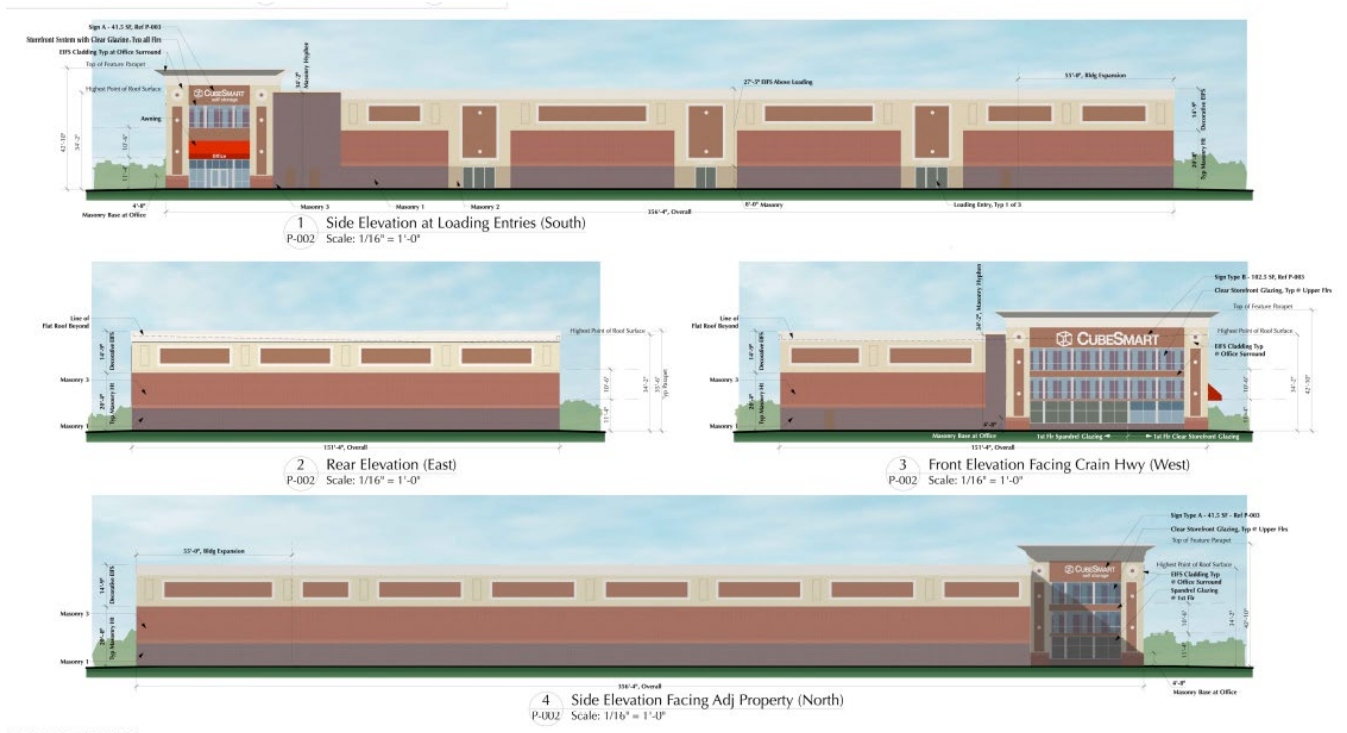


**Figure 2: Existing Billboard**

Development proposed for Lot 1 consists of a three-story, 152,175-square-foot consolidated storage facility, to be constructed in two phases. Phase One includes construction of 127,206 square feet of consolidated storage building, inclusive of 1,500 square feet of office space and 950 storage units. Phase Two consists of a 24,969-square-foot addition to the east side of the building, with an additional 190 storage units. Phase One development will include parking and loading spaces, bicycle and pedestrian features, a trash enclosure, fencing, key-controlled access gate, landscaping, signage, and other features to serve the fully developed consolidated storage facility.

**Architecture**

The proposed building is approximately 34 feet in height, with a generally rectangular footprint. The building has a flat roof with a taller parapet on the building’s southwest corner, which adds visual interest and prominence to the front of the building and helps identify the building’s main entrance and office space. Windows and spandrel glazing are provided near the office and where the building will be most visible from US 301. The long northern and southern façades are visually broken up by the incorporation of horizontal banding and changes in materials and color. A combination of masonry and exterior insulation finishing system panels will be utilized on all sides of the building’s exterior. Patron entrances with direct access to loading spaces are located on the south side of the building. Architectural elevations are provided that separately show Phase One building development and the Phase Two addition, as well as elevations that depict the complete structure.



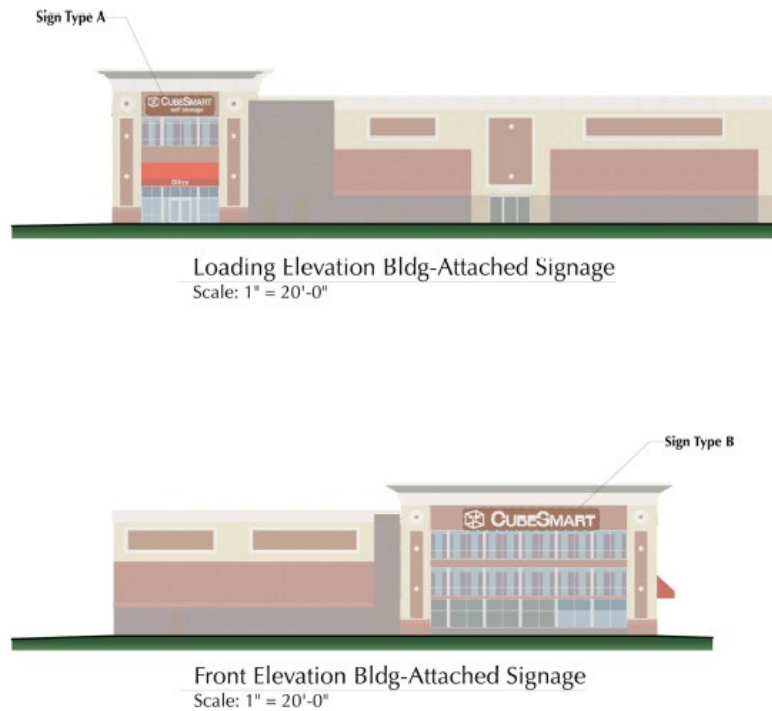
**Figure 3: Proposed Elevations – Full Building (Phases One and Two)**

### Lighting

The photometric plan submitted with this DSP shows building and pole-mounted lighting provided to illuminate the building, parking areas, pedestrian walkways, and loading areas. Lighting has been placed to highlight building entrances and to provide sufficient illumination for patrons and reduce glare onto adjoining properties.

### Signage

Three building-mounted signs are proposed, which are in conformance with Section 27-613 of the Zoning Ordinance. The building-mounted signs include channel letters in white and are proposed to be internally illuminated, advertising the name of the consolidated storage facility. These building-mounted signs are located on the western portion of the building facing US 301. There are no freestanding signs proposed.



**Figure 4: Proposed Building-mounted Signage**

**COMPLIANCE WITH EVALUATION CRITERIA**

- 7. **Prince George’s County Zoning Ordinance:** This application has been reviewed for compliance with the requirements of the Zoning Ordinance in the I-1 Zone and the site plan design guidelines.
  - a. This DSP is in general conformance with the requirements of Section 27-473(b) of the Zoning Ordinance, which governs uses in industrial zones.
  - b. The DSP is consistent with those regulations in the I-1 Zone, including Section 27-470(a) of the Zoning Ordinance, regarding purposes; Section 27-470(b) regarding landscaping, screening, the required amount of green space on-site; and Section 27-474, of the Zoning Ordinance, regarding regulations in the industrial zones.
  - c. The proposed consolidated storage facility is a permitted use in the I-1 Zone, in accordance with Section 27-475.04 of the Zoning Ordinance. Specific requirements of Section 27-475.04(a) are as follows:
    - (1) **Requirements.**
      - (A) **No entrances to individual consolidated storage units shall be visible from a street or from adjoining land in any Residential**

**or Commercial Zone (or land proposed to be used for residential or commercial purposes on an approved Basic Plan for a Comprehensive Design Zone, or any approved Conceptual or Detailed Site Plan).**

- (B) Entrances to individual consolidated storage units shall be either oriented toward the interior of the development or completely screened from view by a solid wall, with landscaping along the outside thereof.**

Entrances to all storage units will be internal to the building and will not be visible from adjoining land in the R-M Zone. The entrances to a small number of storage units on the building's second and third floors facing US 301 are shown as visible through glazing on the architectural elevations. However, this portion of the building will be sufficiently screened from US 301 by shade tree plantings and landscaping proposed along the site's frontage.

- (C) The maximum height shall be thirty-six (36) feet.**

The architectural plans provided with the application show the proposed building is approximately 34 feet in height.

- (D) Notwithstanding any other requirement of this Section, the expansion of an existing consolidated storage use within a building in the I-1 Zone after November 30, 2016, shall be limited to a maximum of fifty (50) additional individual units and may not be less than one-half mile from another consolidated storage use in the I-1 Zone. However, this Section shall not apply to a consolidated storage use expansion constructed pursuant to an approved preliminary plan, final plat, and detailed site plan, where the consolidated storage use is adequately buffered from view from any public right-of-way.**

This DSP proposes a new consolidated storage facility and is not an expansion of an existing use. Therefore, this requirement does not apply.

Section 27-475.04(c) includes additional applicable requirements, as follows:

- (c) Unless otherwise exempted from the prescriptions of this Section, consolidated storage shall be a permitted use in the I-1 Zone, subject to the following additional requirements:**
- (i) A detailed site plan is approved for the proposed development of the use, in accordance with Part 3, Division 9 of this Subtitle.**
  - (ii) The required technical staff report prepared and submitted to the administrative record for the detailed site plan application shall include a current, countywide inventory of the locations, dates of**

**approval, and any conditions of approval for consolidated storage uses located on property within one-half mile of the boundaries of the property on which the proposed consolidated storage use will be located**

**(iii) The Planning Board and/or the District Council shall consider, in its review of a detailed site plan application pursuant to this Section, the inventory submitted to the administrative record in accordance with Subsection (b) of this Section, above, for purposes of finding conformance with the required findings of approval set forth in Part 3, Division 9 of this Subtitle.**

The subject DSP was submitted, in fulfillment of this requirement. The countywide inventory of consolidated storage uses indicated there are no other consolidated storage facilities located within one-half mile of the subject site.

d. The DSP is in conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance, as cross-referenced in Section 27-283 of the Zoning Ordinance. For example, the subject development provides vehicular and pedestrian access to the site from the public right-of-way; adequate lighting is proposed on-site; and the architecture proposed includes a variety of features, such as window and door treatments, projections, colors, and materials.

**8. Preliminary Plan of Subdivision 4-19017:** The Planning Board approved PPS 4-19017 on April 30, 2020 (PGCPB Resolution No. 2020-63) for four lots, subject to ten conditions. The following PPS conditions are applicable to review of the DSP:

**3. A substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings shall require approval of a new preliminary plan of subdivision prior to issuance of any permits.**

The DSP proposal regarding land use is consistent with the approved PPS. The proposed consolidated storage facility was identified as a use proposed for Lot 1 during the PPS review process. Conformance with this condition has been demonstrated.

**4. Development of this site shall be in conformance with Stormwater Management Concept Plan 8708-2019-00 and any subsequent revisions.**

SWM Concept Plan 8708-2019-01 was approved on June 1, 2020 and the DSP is in substantial conformance with the plan.

**5. At the time of final plat, the applicant shall dedicate .17 acres of public right-of-way located in the northeast portion of the property for the construction of the connection to I-503, a master plan roadway.**

Roadway dedication in the northeast portion of the property was required to provide future access to the site once the remainder of I-503 is dedicated. I-503, an industrial planned roadway, currently terminates in a cul-de-sac in the northeast

corner of the site. In the possible event that US 301 is upgraded, and direct access to the subject site is not permitted by the Maryland State Highway Administration (SHA), this roadway dedication would provide access to the subject site though I-503. The DSP shows 0.17 acre of proposed public right-of-way, in conformance with the PPS.

7. **Total development within the subject property, shall be limited to uses that would generate no more than 178 AM and 188 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision, with a new determination of the adequacy of transportation facilities.**

The proposed consolidated storage facility is within the established trip cap of 178 AM and 188 PM peak-hour trips for the entire 9.82-acre development. The full development of the consolidated storage facility on Lot 1 has a total generation of 15 AM and 26 PM trips. This is well within the trip cap for the entire property and leaves a remaining trip cap of 163 AM and 162 PM for future development.

9. **Prior to acceptance of any detailed site plan, the applicant shall provide an exhibit that illustrates the proposed location, limits, specifications, and details of the pedestrian and bikeway facilities, which are proposed to meet pedestrian and bicyclist adequacy on-site throughout the subdivision, consistent with Section 24-124.01(f) of the Subdivision Regulations.**

The DSP provides for a bench, a bicycle repair stand, a sidewalk that leads to the building entrance from the US 301 right-of-way, and a crosswalk crossing the vehicular entrance of the proposed storage facility. To meet the on-site adequacy, staff recommends two inverted U-style bicycle parking racks, or similar, be provided at a location convenient to the entrance of the subject site.

At this time, there are no development plans for the remainder of the subject site and any additional required on-site pedestrian and bicycle adequacy facilities would be conceptual. Staff recommends that at the time of future development proposals for areas shown as Outlot A on this DSP, additional exhibits illustrating required on-site pedestrian and bicycle adequacy facilities be provided, consistent with this PPS condition. Staff further recommends that sidewalks be shown on both sides of the access easement for its entirety, and along the portion of the future cul-de-sac of I-503. These sidewalks can be labeled to be built with the construction of the access easement and I-503, respectively.

10. **Prior to the approval of a final plat:**
  - a. **In accordance with the approved preliminary plan of subdivision, the final plat shall include a note indicating the Prince George's County Planning Board approval of a variation from Section 24-121(a)(3) for the Subdivision Regulations, for one direct access to an arterial or higher classification roadway. The final plat shall reflect the denial of access along the remaining frontage of the property.**

Both Lot 1 and Outlot A are shown on the DSP to be served with a private easement to allow a single direct access onto US 301, which is classified as a freeway. The location and dimension of the private access easement shown on the DSP are in conformance with the PPS.

**b. The final plat shall include the grant of a 10-foot-wide public utility easement along the public rights-of-way.**

The required 10-foot-wide public utility easements are delineated on the DSP, along frontage of US 301 and along the area for public dedication for future cul-de-sac, in conformance with this condition and the approved PPS.

9. **2010 Prince George’s County Landscape Manual:** The 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 2010 *Prince George’s County Landscape Manual* (Landscape Manual). The required plantings and schedules are provided, in conformance with the Landscape Manual.
10. **Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the provisions of the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland. TCP1-004-2020, was approved with PPS 4-19017. TCP2-034-2020 has been submitted with the subject application and is found to be in conformance with the WCO. The site is zoned I-1, and the woodland conservation threshold for this 9.82-acre property is 15 percent of the net tract area, or 1.47 acres. According to the worksheet provided on the TCP2, the woodland conservation requirement, based on the total proposed clearing of 9.51 acres of woodland is 4.43 acres. The TCP2 proposes to meet this requirement with 4.43 acres of off-site woodland conservation credits. Technical corrections are required for the TCP2, and a condition has been included in the Recommendation section of this report for such.
11. **Prince George’s County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading permit. Properties that are within the I-1 Zone are required to provide a minimum of 10 percent of the gross tract area in TCC. This project site is 9.8 acres, which results in a required TCC of 0.98 acre. The required quantity of TCC has been provided.
12. **Referral Comments:** The subject application was referred to the appropriate County agencies and divisions. The referral comments are summarized, as follows:
  - a. **Historic Preservation**—In a memorandum dated October 13, 2020 (Stabler and Smith to Bossi), incorporated herein by reference, the Historic Preservation Section noted that the subject property does not contain, and is not adjacent to, any designated Prince George’s County historic sites or resources.



- b. **Community Planning**—In a memorandum dated November 9, 2020 (Calomese to Bossi), incorporated herein by reference, the Community Planning Division indicated that pursuant to Part 3, Division 9, Subdivision 3, of the Zoning Ordinance, master plan conformance is not required for this DSP.
- c. **Transportation and Trails Planning**—In a memorandum dated November 9, 2020 (Hancock to Bishop), incorporated herein by reference, the Transportation Planning Section noted that access to the property, as shown on the DSP, is subject to SHA approval. There is a 30-foot-wide access easement that traverses the length of the site before tapering to 22 feet towards the rear of the property. This easement will provide access to I-503, as well as access to any future developments on the subject site. In addition, the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* recommends upgrading US 301 to a freeway (F-9) between Bowie and the Charles County line, including along the property’s frontage. At the time of such road upgrades, SHA may remove access to US 301 for this property, and new access will be provided, via proposed I-503. Due to this consideration, SHA is not considering multiple access points to US 301 from the subject site, which is noted on the DSP.

The proposed plan displays a surface parking lot with the required 29 parking spaces and 6 loading spaces. All the parking spaces are sized 9.5 feet by 19 feet, which meet the current code requirement. Drive aisles on this site are 22 feet and a truck turning exhibit provided demonstrates vehicular circulation on-site is acceptable.

Sidewalks and crosswalks are clearly marked and provide separated routes for pedestrians and vehicles. A diagonal curb ramp connecting the crosswalk and vehicle entrance is shown on the DSP and is not acceptable, as users are directed into the center of an intersection. Staff recommends that the plans be revised to provide either a parallel or perpendicular Americans with Disabilities Act-accessible curb ramp that will direct users directly to the crosswalk and supports barrier free pathways to accommodate persons with disabilities.

- d. **Environmental Planning**—In a memorandum dated November 9, 2020 (Nickle to Bossi), incorporated herein by reference, the Environmental Planning Section noted that the site has an approved Natural Resources Inventory Plan, NRI-193-2018, which shows the site does not contain any regulated environmental features. There were no unsafe soils, nor any specimen, champion, or historic trees identified on-site.
- e. **Permit Review Section**—In a memorandum dated November 2, 2020 (Bartlett to Bossi), incorporated herein by reference, the Permit Review Section provided comments that have been addressed through a subsequent plan revision.
- f. **Subdivision**—In a memorandum dated November 9, 2020 (Gupta to Bossi), incorporated herein by reference, the Subdivision Section provided an analysis of the proposed project’s conformance with applicable conditions of PPS 4-19017. The PPS shows four proposed lots (Lots 1–4), whereas the DSP depicts Lot 1 and the area of Lots 2–4 as Outlot A. Prior to obtaining a building permit for any development on Outlot A, the property will need to be replatted to remove the

outlot designation, in accordance with the PPS. In addition, the boundary area of the 0.17 acre of land to be dedicated to public use should be provided on the DSP. Conditions have been included herein for this and other minor technical corrections.

- g. **Prince George's County Fire/EMS Department**—In an email dated October 15, 2020 (Reilly to Bossi), incorporated herein by reference, the Prince George's County Fire/EMS Department provided two comments regarding fire access that have been addressed through subsequent revisions to the DSP.
  - h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of writing of the staff report, DPIE did not provide comments on the subject DSP.
  - i. **Prince George's County Police Department**—In a memorandum dated October 14, 2020 (Contic to Planner Coordinator), incorporated herein by reference, the Police Department indicated that upon review of these site plans, they have no comments at this time.
  - j. **Maryland State Highway Administration (SHA)**—In an email dated October 2, 2020 (Woodroffe to Bossi), incorporated herein by reference, SHA noted that an access permit is required for the construction of the site's access to/from US 301, and that a full deceleration lane may be required. SHA's comments will be addressed through the agency's separate permitting processes.
  - k. **Washington Suburban Sanitary Commission (WSSC)**—In plan comments and a memorandum dated October 15, 2020 (WSSC to Bossi), incorporated herein by reference, WSSC offered numerous comments regarding the provision of water and sewer to the development, which will be addressed through WSSC's separate permitting process.
13. As required by Section 27-285(b)(1) of the Zoning Ordinance, this DSP, if approved with the recommended conditions, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable costs, and without detracting substantially from the utility of the proposed development for its intended use.
14. As required by Section 27-285(b)(4), the Planning Board must also find that the regulated environmental features on a site have been preserved and/or restored in as natural a state as possible, in accordance with the requirements of Subtitle 24-130(b)(5) of the Subdivision Regulations. The site does not contain any regulated environmental features that are required to be protected. Therefore, this finding is not applicable to this DSP.

## RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Prince George's County Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-20028 for Brandywine Commercial Center and Type 2 Tree Conservation Plan TCP2-034-2020, subject to the following conditions:

1. Prior to certification of the detailed site plan (DSP), the following revisions shall be made to the plans:
  - a. Provide bearings and distances for the 0.17 acre of land to be dedicated to public use in the northeast corner of the property.
  - b. Correct all overlaps for property boundary bearings and distances to ensure that the text is legible.
  - c. Provide 5-foot-wide sidewalks on both sides of the access easement for its entirety, and along the portion of the future cul-de-sac of I-503. These sidewalks can be labeled as “to be built with future phases of development of the access easement and I-503.”
  - d. Revise the diagonal curb ramp connecting the crosswalk and vehicle entrance to provide either a parallel or perpendicular Americans with Disabilities Act-accessible curb ramp that will direct users directly to the crosswalk.
  - e. Provide a minimum of two inverted U-style bicycle racks, or a similar style that provides two points of contact to secure and support a parked bicycle, at a location convenient to the entrance of the building, along with an accompanying detail.
2. Prior to certification of the detailed site plan, the Type 2 tree conservation plan (TCP2) shall be revised, as follows:
  - a. Correct the acreage in the worksheet for both the off-site woodland conservation credits and the total woodland conservation provided to 4.43 acres.
  - b. Have the TCP2-worksheet and plan signed and dated by the qualified professional who prepared them.

ITEM: 6

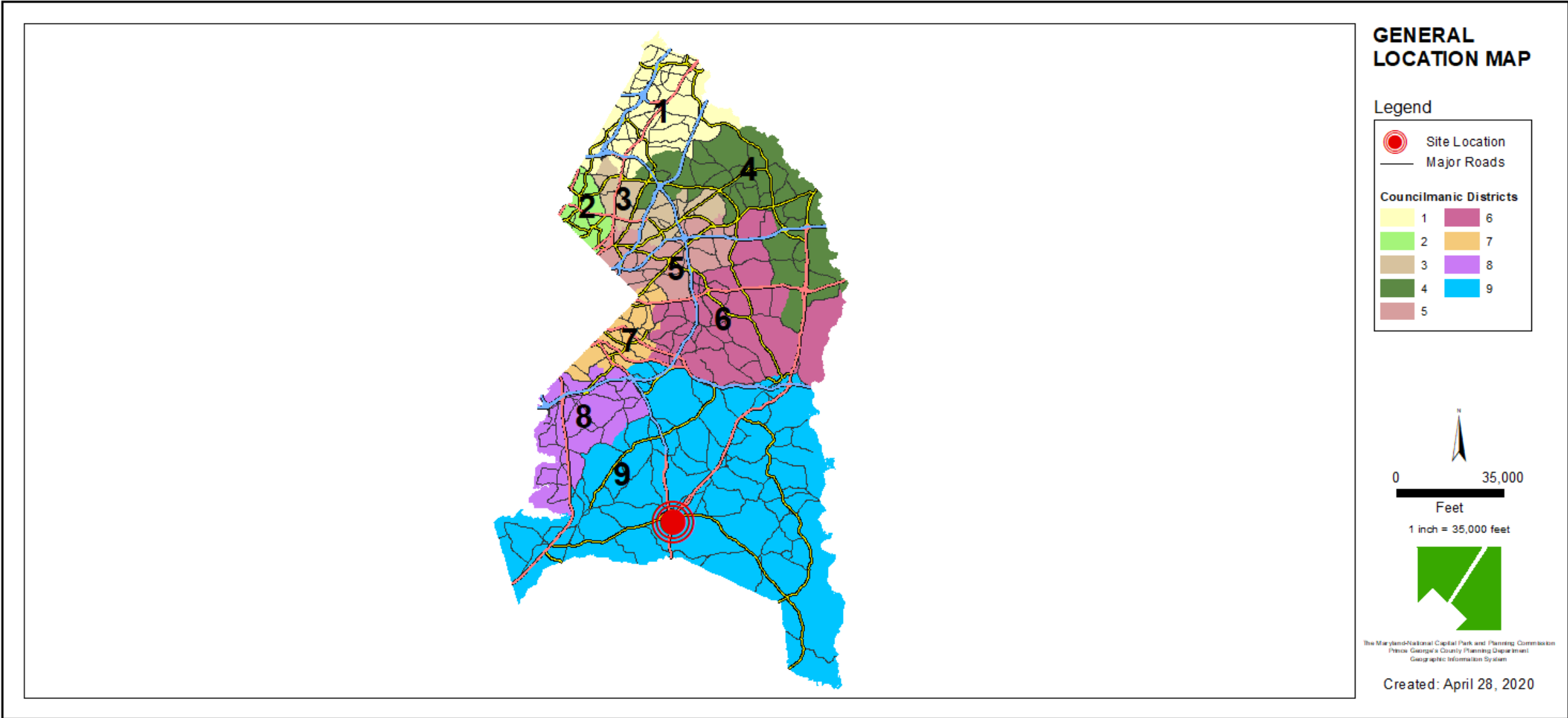
CASE: DSP-20028

# BRANDYWINE COMMERCIAL CENTER CONSOLIDATED STORAGE

THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



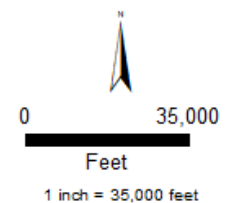
# GENERAL LOCATION MAP



## GENERAL LOCATION MAP

### Legend

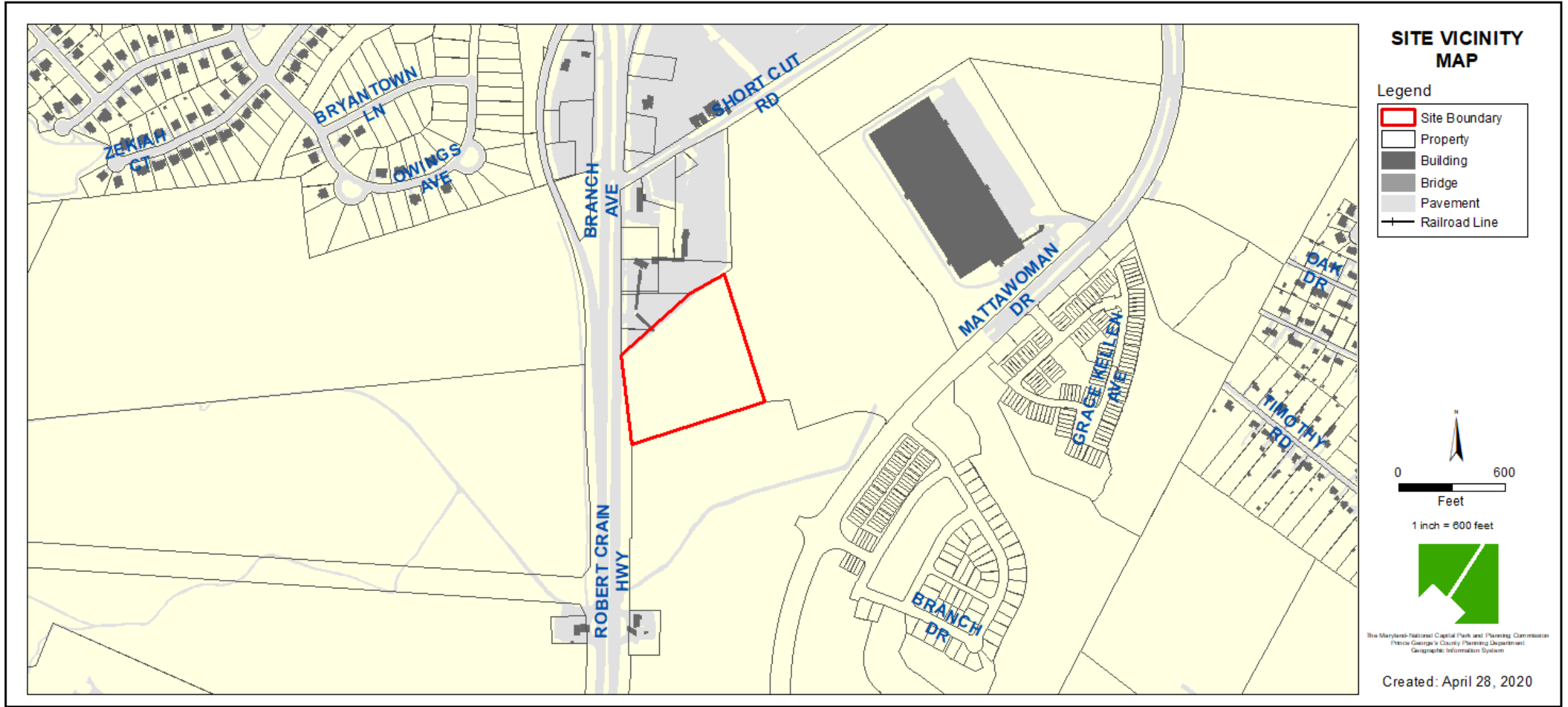
- Site Location
  - Major Roads
- Councilmanic Districts**
- |   |   |
|---|---|
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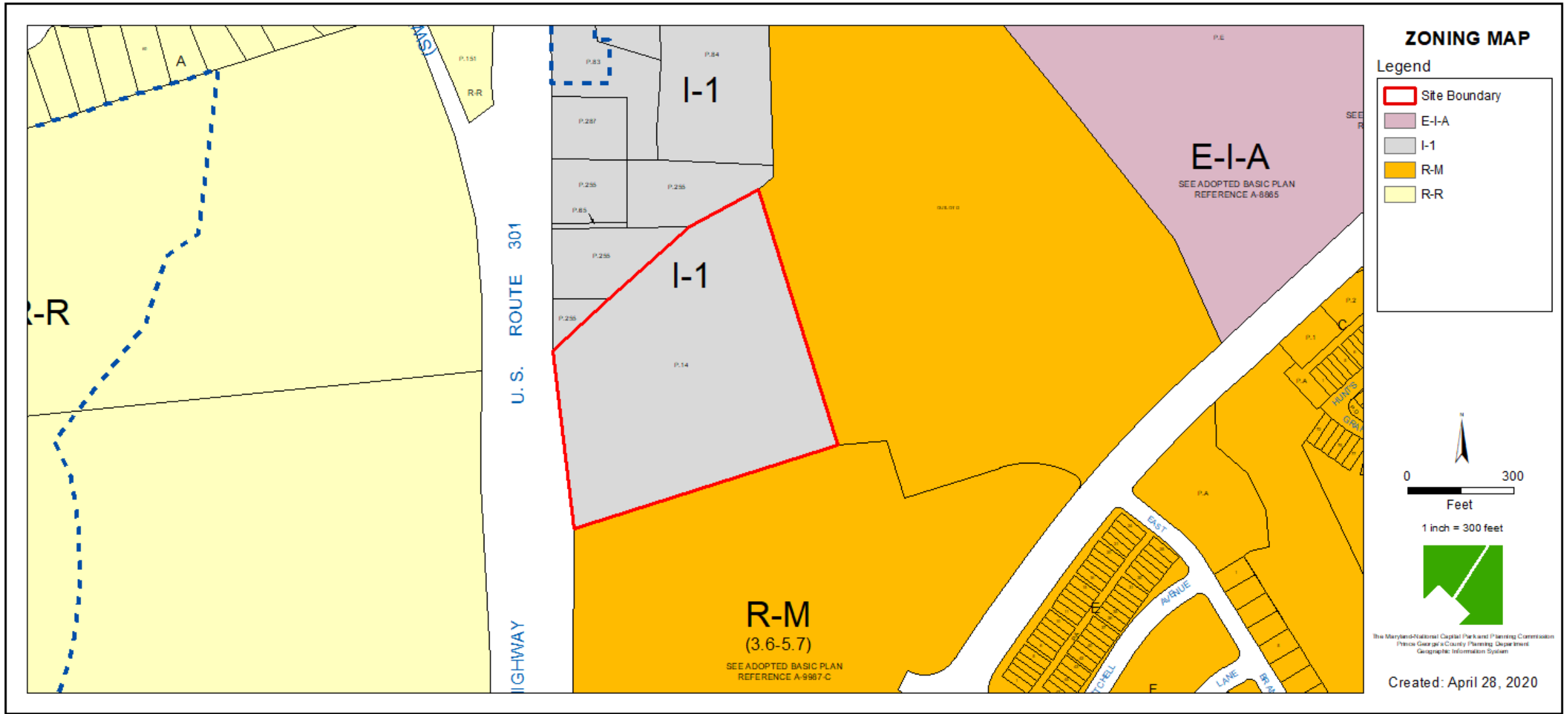
The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
Geographic Information System

Created: April 28, 2020

# SITE VICINITY



# ZONING MAP



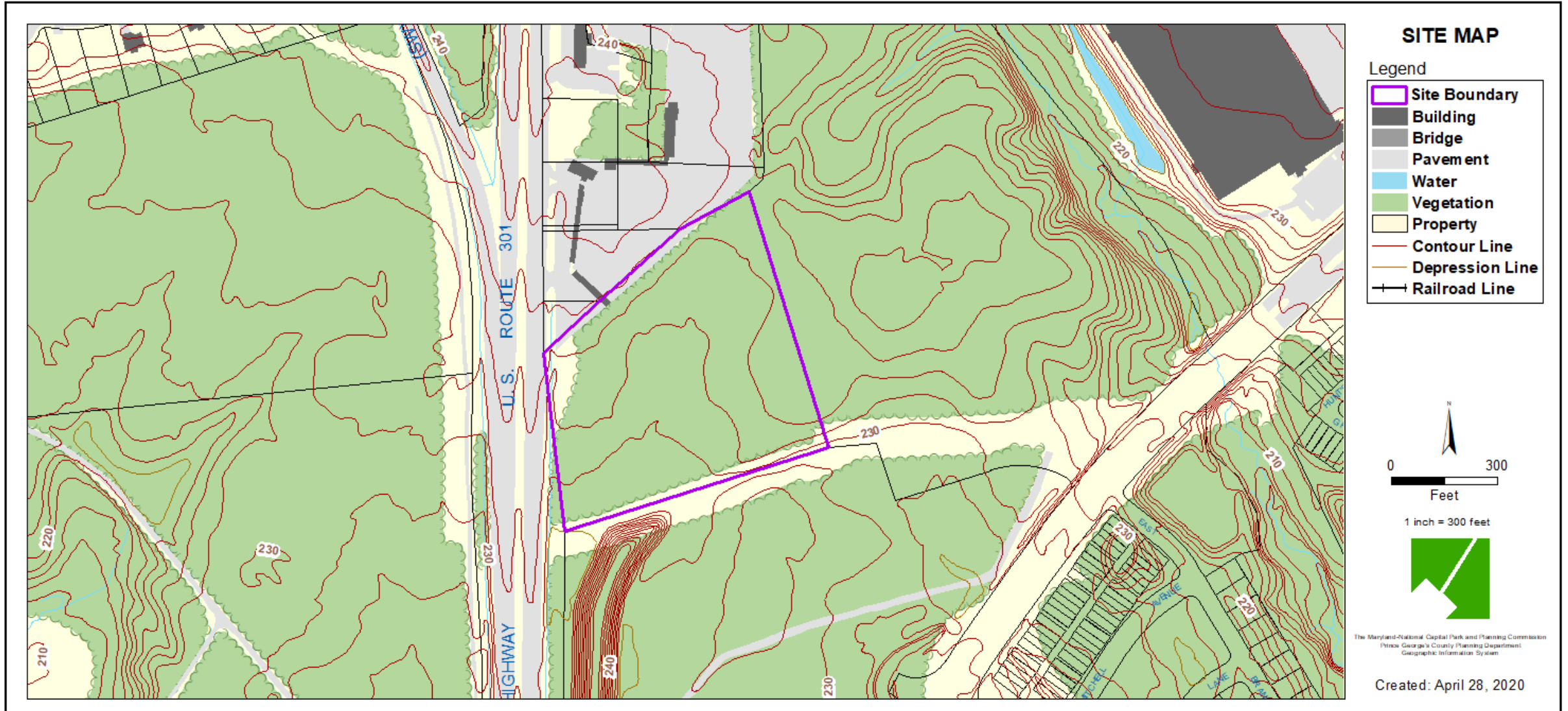


# AERIAL MAP

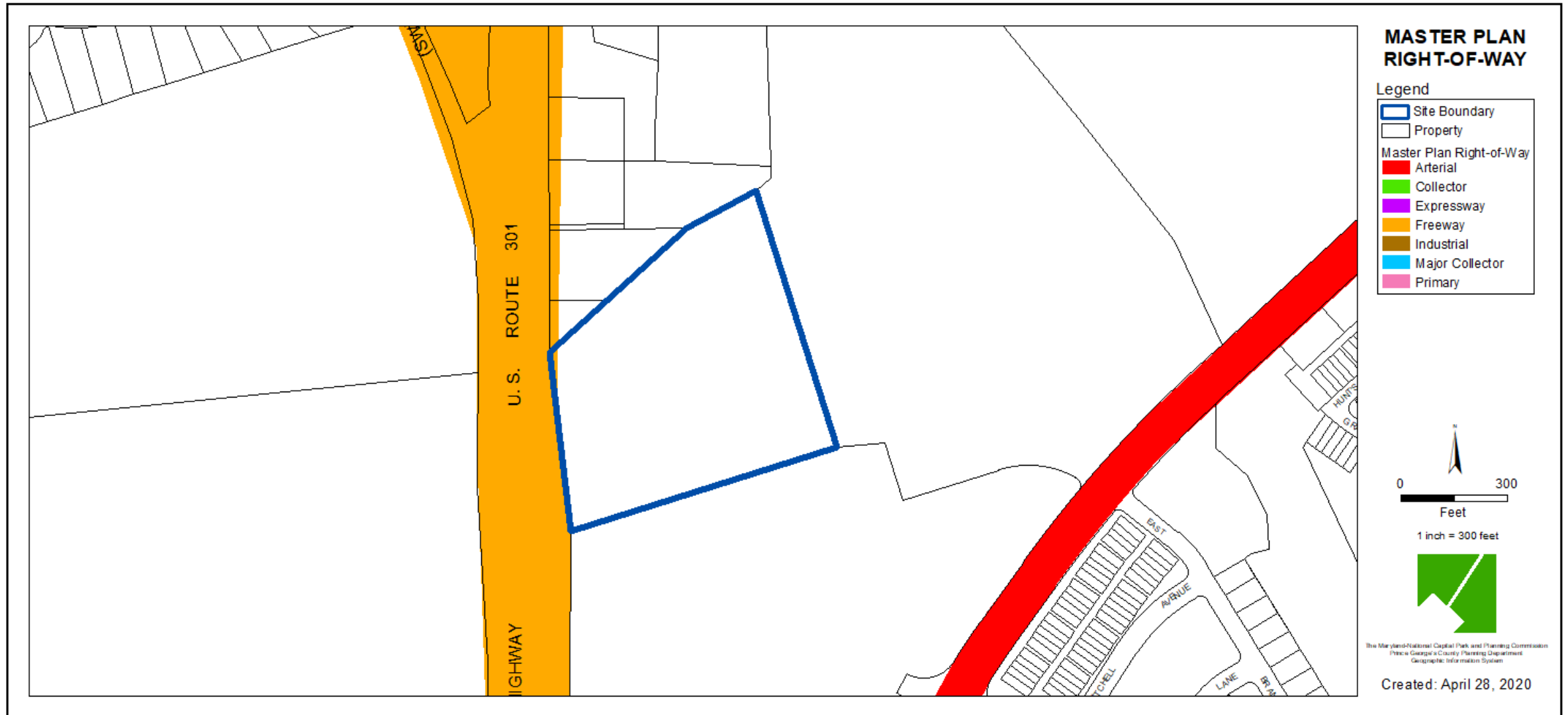




# SITE MAP



# MASTER PLAN RIGHT-OF-WAY MAP



# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



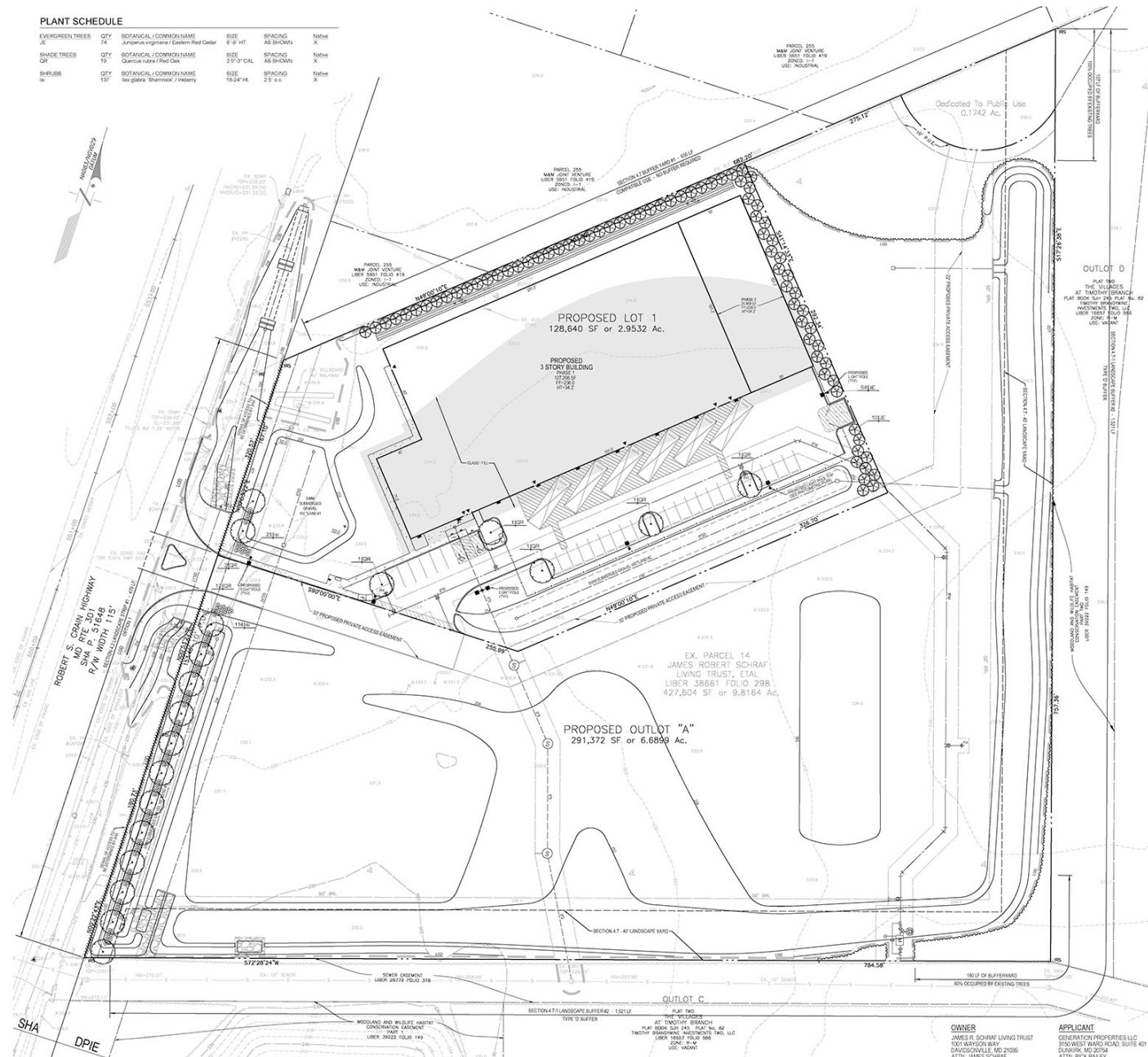




# LANDSCAPE PLAN

**PLANT SCHEDULE**

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	Native
JK	14	Japanese Yew / Eastern Red Cedar	6' @ 10'	AS SHOWN	X
SHADE TREES	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	Native
TR	19	Quercus rubra / Red Oak	25'-3" CAL	AS SHOWN	X
SP-55,608	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	Native
W	132	Impatiens / Thymus / Verbena	18.24' Ht.	2.5' @ 6'	X

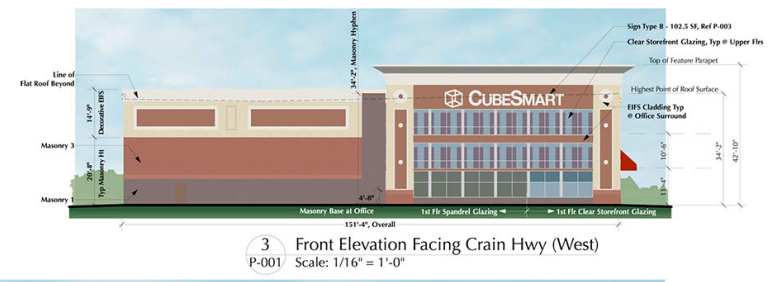
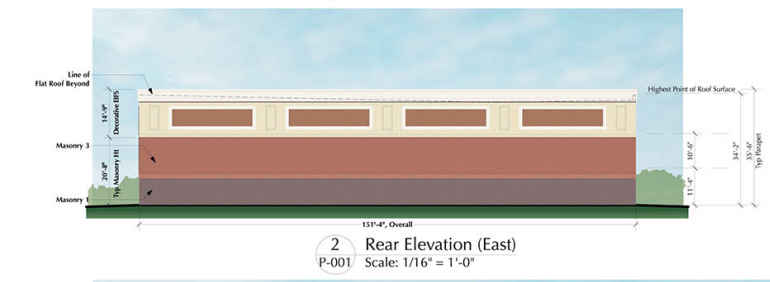
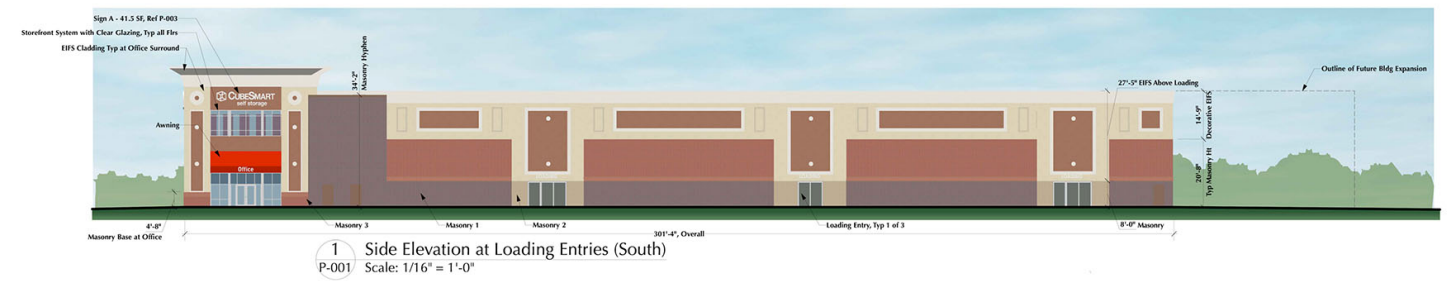
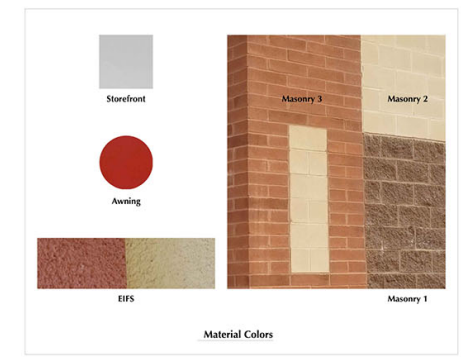
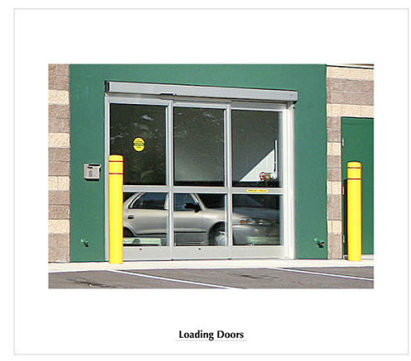
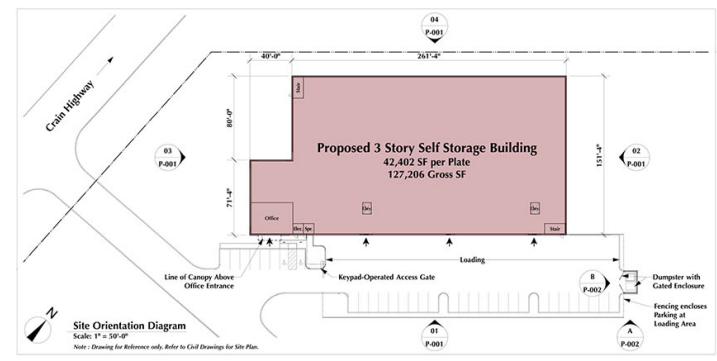


**OWNER**  
 JAMES R. SCHRAF LIVING TRUST  
 1001 WYVERN WAY  
 DAVENPORT, MD 21036  
 ATTN: JAMES SCHRAF

**APPLICANT**  
 GENERATION PROPERTIES LLC  
 3750 WEST FRANK ROAD, SUITE 401  
 DAVENPORT, MD 21036  
 ATTN: ROCK BAILEY



# ELEVATIONS



ISSUE DATE	
1	DSP-20028 Submission 4/29/20
REVISION DATE	
1	DSP-20028 Review Comments Response 7/31/20

**Brandywine Commercial Center**

Generation Properties  
11404 SE Robert Crain Hwy  
Prince George's County MD 20613

**bwd ARCHITECTS**

PLANNING + ARCHITECTURE  
PROPERTY VISIONING

800 W. Broad St. Suite 400  
Falls Church, Virginia 22046  
703-356-6771 Fax: 356-7010

NOT FOR CONSTRUCTION FOR DSP SUBMISSION ONLY

Proposed Elevations-Phase 1

**P-001**

1 OF 4

18051

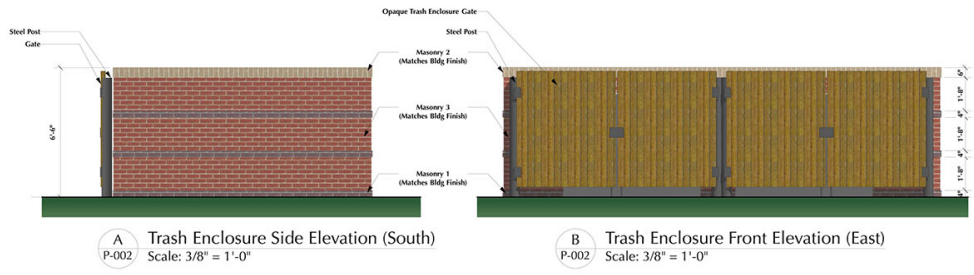
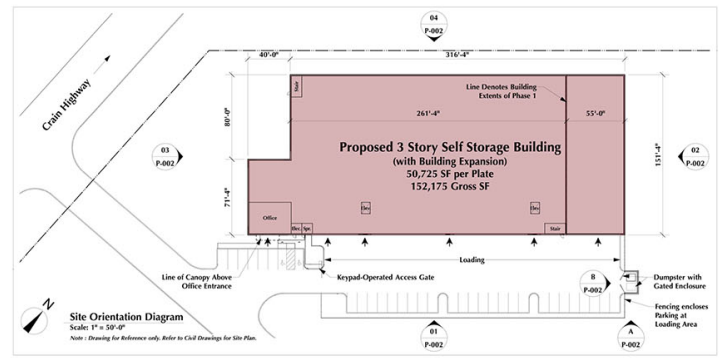
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# ELEVATIONS

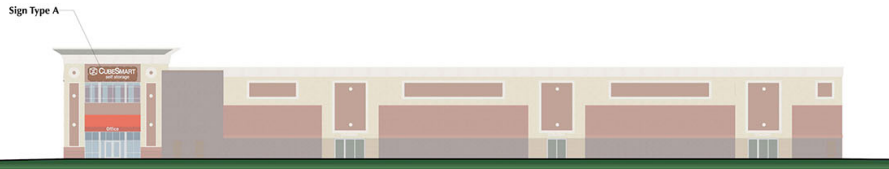


ISSUE DATE	
1	DSP-20028 Submission 6/29/20
REVISION DATE	
1	DSP-20028 Review Comments Response 7/31/20
<b>Brandywine Commercial Center</b> Generation Properties 11404 SE Robert Crain Hwy Prince George's County MD 20613	
<b>bwd</b> ARCHITECTS PLANNING ARCHITECTURE + PROPERTY VISUALIZATION 800 W. Broad St. Suite 400 Falls Church, Virginia 22046 703-356-6771 fax: 356-7010	
NOT FOR CONSTRUCTION FOR DSP SUBMISSION ONLY	
Proposed Elevations-Future Bldg Expansion	
<b>P-002</b> 2 OF 4	
10001 BDN J-000032 \$1,012.7	

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# SIGNAGE



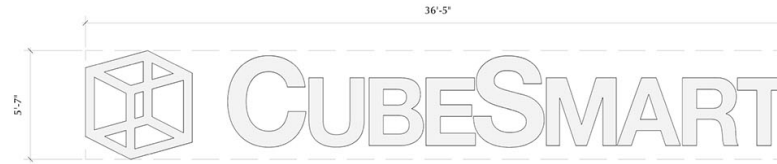
Loading Elevation Bldg-Attached Signage  
Scale: 1" = 20'-0"



A  
P-003 Bldg-Attached Signage @ Side Elevations - 41.5 SF  
Scale: 3/8" = 1'-0"



Front Elevation Bldg-Attached Signage  
Scale: 1" = 20'-0"



B  
P-003 Bldg-Mtd Signage @ Front Elevation - 102.5 SF  
Scale: 3/8" = 1'-0"



Adj Property Elevation Bldg-Attached Signage  
Scale: 1" = 20'-0"

PROPOSED SIGNAGE ANALYSIS											
Signage Area Calculated per Prince George's County Zoning Ordinance Sec 27-591 (a), SF is 50% of overall SF											
SIGN TYPE	QUANTITY	TYPE	WIDTH (OVERALL)	HEIGHT (OVERALL)	AREA PER SIGN	MOUNTING HEIGHT	CONSTRUCTION TYPE	LETTER COLOR	LETTER DEPTH	CHANNEL COLOR	ILLUMINATION*
A	2	Bldg-Attached	17'-9"	4'-8"	41.5 SF	35'-4"	Individually-Mounted Channel Letters	Internally-Lit LED	4"	Match Adjacent Building Surface	Internally-Lit LED
B	1	Bldg-Attached	36'-5"	5'-7"	102.5 SF	35'-6"	Individually-Mounted Channel Letters	Internally-Lit LED	4"	Match Adjacent Building Surface	Internally-Lit LED
<b>TOTAL PROPOSED BUILDING-ATTACHED SIGN AREA</b>					<b>=</b>	<b>185.5 SF</b>					
<b>Per 27-613 (c)(3)(B)(ii) : ALLOWED FACADE SIGN AREA (151.3 LF x 2 = 302.6 SF)</b>					<b>=</b>	<b>302.6 SF SF</b>	<b>SIGNAGE COMPLIES</b>				

\*Per 27-592 (a), the light from the signs shall be shaded, shielded, or directed so that the light intensity does not adversely affect surrounding areas.  
Per 27-592 (c), the illumination or glare from a sign shall not shine directly onto a street so as to constitute a hazard to motorists.

Note : Exact Signage-Wording may Differ Depending on Final Owner-Selected Operator

ISSUE DATE

1 DSP-20028 Submission 6/29/20

REVISION DATE

1 DSP-20028 Review Comments Response 7/31/20

**Brandywine Commercial Center**  
 Generation Properties  
 11404 SE Robert Crain Hwy  
 Prince George's County MD 20613

**bwd**  
 ARCHITECTS  
 PLANNING • ARCHITECTURE  
 • PROPERTY VISIGNING  
 800 W. Broad St. Suite 400  
 Falls Church, Virginia 22046  
 703-364-6771 Fax: 364-7010

NOT FOR CONSTRUCTION FOR DSP SUBMISSION ONLY

© bwdarchitects 2020

Signage Sheet

**P-003**

3 OF 4

18051  
 BDAI J-860502 51 013-Y





# RENDERINGS



1 Building Overview  
P-004



2 View at Building Entry  
P-004

ISSUE DATE	
1 DSP-20028 Submission	6/29/20
REVISION DATE	
1 DSP-20028 Review Comments Response	7/31/20
<b>Brandywine Commercial Center</b> Generation Properties 11404 SE Robert Crain Hwy Prince George's County MD 20613	
<b>bwd</b> ARCHITECTS PLANNING • ARCHITECTURE • PROPERTY VISIONING 800 W. Broad St. Suite 400 Falls Church, Virginia 22046 703-356-6771 Fax: 356-7010	
NOT FOR CONSTRUCTION FOR DSP SUBMISSION ONLY	
Rendered Views P-004 4 OF 4	
18051 BDAI J480552 510147	

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# SITE DETAILS

### PAVING SECTIONS

NOTE: PAVING SECTIONS SHALL BE CONFORMANT WITH THE LATEST EDITIONS OF THE MARYLAND PAVING DESIGN HANDBOOK, 4TH EDITION, 2010.

**HEAVY DUTY ASPHALT PAVING SECTION**  
PG 02 ETC NO. 2007

**HEAVY DUTY CONCRETE PAVING SECTION**  
PG 02 ETC NO. 2007

**CONCRETE CURB AND GUTTER**  
PG 02 ETC NO. 2007

**CONCRETE WHEEL STOP**  
PG 02 ETC NO. 2007

**MOSE FOOTING**  
PG 02 ETC NO. 2007

**STANDARD CONCRETE CURB AND GUTTER**  
PG 02 ETC NO. 2007

**HEAVY DUTY ASPHALT CURB AND GUTTER**  
PG 02 ETC NO. 2007

**DEPRESSED CONCRETE CURB**  
PG 02 ETC NO. 2007

**HANDICAP PARKING SPACE**  
PG 02 ETC NO. 2007

**HANDICAP PARKING SPACE (VAN SPACE)**  
PG 02 ETC NO. 2007

**HANDICAP PARKING SPACE (STANDARD SPACE)**  
PG 02 ETC NO. 2007

**CLUB BENCH**  
PG 02 ETC NO. 2007

### ALUMINUM FENCE

Pickets: 1 1/2" Square  
Spacing Between Pickets: 4"  
Horizontal Rail: 1.5" Square  
Posts: 4" Sq.  
Post Spacing: 7' 1 1/2" on center  
Height: 7' 2"  
Color: Black, Mtl. finished.  
Weight Supported: 1,000+ lbs. per section

**DECORATIVE FOOTING DETAIL**  
PROVIDE BY MANUFACTURER (PG 11-1)

**VICINITY MAP**  
SCALE: 1" = 500'  
SEE MAP SHEET: 02 & 3  
B33C-2007 SHEET: 218-22-07

**PROPOSED VERTICAL PIVOT GATE DETAIL**  
PROVIDE BY MANUFACTURER (PG 11-1)

**Public Work Stand**  
the park inc.

- Tool assemblies are spaced to prevent binding
- Optimized ergonomics to work with all types of hips and bikes
- Designed for indoor or outdoor use
- Secure tool and stored fastening system
- Open design allows flexibility of locking a bike to it
- ADA compliant design

**Specifications**

Material: Laser cut steel  
Tool holding: 1000 lbs.  
Tool holding: 1000 lbs.  
Tool holding: 1000 lbs.  
Tool holding: 1000 lbs.

**Tools Included**

1/2" Hex key  
1/2" Hex key  
1/2" Hex key  
1/2" Hex key

**Security Rating**

1000 lbs.

**PROPOSED BENCH**  
PG 02 ETC NO. 2007

**WHEELCHAIR ACCESSIBLE RAMP**  
PG 02 ETC NO. 2007

**WHEELCHAIR ACCESSIBLE CURB CUT**  
PG 02 ETC NO. 2007

**WHEELCHAIR ACCESSIBLE PARKING SPACE**  
PG 02 ETC NO. 2007

**WHEELCHAIR ACCESSIBLE ENTRANCE**  
PG 02 ETC NO. 2007

**WHEELCHAIR ACCESSIBLE RAMP**  
PG 02 ETC NO. 2007

**WHEELCHAIR ACCESSIBLE CURB CUT**  
PG 02 ETC NO. 2007

**WHEELCHAIR ACCESSIBLE PARKING SPACE**  
PG 02 ETC NO. 2007

**WHEELCHAIR ACCESSIBLE ENTRANCE**  
PG 02 ETC NO. 2007

**WHEELCHAIR ACCESSIBLE RAMP**  
PG 02 ETC NO. 2007

DSP-20028  
SITE DETAIL SHEET  
PROPOSED LOT 1 & CUL-OT & LCK PARCEL 14)  
**BRANDYWINE COMMERCIAL CENTER**  
BRANDYWINE DISTRICT No. 11  
PRINCE GEORGES COUNTY, MARYLAND

CALL MISS UTILITY  
1-800-257-7777  
48 hrs Before Excavation

**OWNER**  
JAMES SCHRAF LIVING TRUST  
200 BRANDYWINE  
BRANDYWINE, MD 20635  
ATTN: JAMES SCHRAF

**APPLICANT**  
DEVELOPMENT PROPERTIES LLC  
300 WEST WARD ROAD, SUITE 401  
DUNN, NC 27024  
ATTN: JAMES SCHRAF

C-2

DATE	DESCRIPTION	BY	REVISION
1/1/2020	ISSUE FOR PERMIT	AS SHOWN	AS SHOWN

150





# TYPE II TREE CONSERVATION PLAN

**SECTION I: Establishing Site Information** (Enter acres for each item)

Site Name	1.1
Project Name	3.00
Proposed	0.00
Previously Disturbed Land	0.00
Net Total (A+B)	9.82
Net Total (A+B+C)	9.82

DCP# 2028-20 Revision # 0

Property Description or Subdivision Name: BRANDYWINE COMMERCIAL CENTER

Is this site subject to the 1988 or 1991 Ordinance?  No  Yes

Is this site subject to the 1999 Ordinance?  No  Yes

Is this site subject to the 2015 Ordinance?  No  Yes

Is this site (1) single family lot (Y or N)?  No  Yes

Is this site (2) a lot in a subdivision which includes a combination of lots (Y or N)?  No  Yes

Is any portion of this property a W. BANC# (Y or N)?  No  Yes

Weakness Point Description:  No  Yes

Clearing permitted and information:  No  Yes

**SECTION II: Determining Requirements** (Enter acres for each corresponding column)

Column A	Column B	Column C	Column D
WCT (MFT)	Net Total	Proposed	CF-50
Existing Woodland	8.51	0.00	(1.1)
Woodland Conservation Threshold (MCT) +	15.00%	1.47	
Minimum of 15 or 18		8.54	
Woodland above WCT		0.00	0.00
Woodland cleared		8.54	
Woodland cleared above WCT (in all of 16 or 17)		8.54	
Clearing above WCT (25% replacement requirement)		2.14	
Woodland cleared below WCT		0.00	
Clearing below WCT (25% replacement requirement)		1.86	
Minimum Required Threshold (MFT) +	15.00%	0.00	
Minimum Required Threshold (MFT) +		0.00	
Woodland Conservation Required		4.43	

**SECTION III: Meeting the Requirements** (Enter acres for each corresponding column)

Woodland Preservation	0.00	Amount \$
Reforestation/Rehabilitation	0.00	
Natural Regeneration	0.00	
Landscaping Credits	0.00	
Specimen/Heritage Tree Credit (CNU area * 2.0)	0.00	
Transit Equipment Credit (New * 2.0)	0.00	
Street Tree Credit (Existing or 10-year canopy coverage)	0.00	Per sq. ft. \$0.00
Area approved for re-forestation	0.00	
Off-site Woodland Conservation Credits Required	4.43	
Off-site WCA (preservation) being provided on this property	0.00	
Off-site WCA (reforestation) being provided on this property	0.00	
Woodland Conservation Provided	4.43	

Area of woodland not cleared: 0.53 acres

Net total woodland retained not part of requirements: 0.53 acres

100% woodland retained: 0.00 acres

On-site woodland conservation provided: 0.00 acres

On-site woodland conservation alternatives provided: 0.00 acres

On-site woodland retained not credited: 0.53 acres

Prepared by: Michael Patross Date: 11/19/20

**GENERAL NOTES**

- The user is responsible for the woodland conservation requirements for DSP-20028. If DSP-20028 applies, then the TCEP also applies and is to be followed.
- Clearing or cutting of woodland not in accordance with this plan shall be subject to the approval of the Planning Director or his/her designee. A fee of \$50 per acre shall be required.
- A professional seal is required for the issuance of a permit. The Department of Planning, Inspection and Enforcement shall be notified of any work done on the site. The permit shall be issued upon approval of a representative of woodland conservation resources on-site and shall be attached to the permit.
- The developer or holder of the title or permit shall on this plan shall retain the title of any woodland conservation area through the project's life cycle. The title shall be retained through the project's life cycle.
- The owner of the property shall be responsible for the maintenance of the woodland conservation area. The owner shall be responsible for the maintenance of the woodland conservation area.
- The property is within Environmental Sensitive Area, ESA-2 and is zoned U-1 (Light Industrial).
- The site is adjacent to a roadway designated as scenic, historic, or parkway or a scenic strip.
- The site is adjacent to Robert Cray Highway (US Route 17) which is classified as a scenic strip.
- This plan is not grandfathered under Ordinance 2015-021, Section 204(1)(f).

**POST-REQUIREMENT NOTES**

- The developer is to retain the title of the woodland conservation area. The title shall be retained through the project's life cycle. The title shall be retained through the project's life cycle.
- The developer is to retain the title of the woodland conservation area. The title shall be retained through the project's life cycle. The title shall be retained through the project's life cycle.

**LEGEND**

- PROPERTY BOUNDARY
- EXISTING VEGETATION
- PROPOSED LOT
- PROPOSED OUTLOT
- LIMIT OF DISTURBANCE
- EXISTING TREELINE
- UNDEVELOPED NATURAL WOODLAND
- WOODLAND RESTORED NOT CREDITED (MFT)
- WOODLAND RESTORED ASSUMED CREDITED (MFT)

**Site Statistics Table**

Site Statistic	Total
Grass and area	3,822 ac
Existing 100-year forest	1 ac
Net total area	3,823 ac
Existing woodland in the footprint	0 ac
Existing woodland retained	0.53 ac
Existing woodland lost	0.00 ac
Existing WCA	0.00 ac
Required WCA (New or 10-year canopy)	0.00 ac
Required WCA (New or 10-year canopy)	0.00 ac

**GENERAL INFORMATION TABLE**

Layer Category	Layer Name	Value
Zone	Zone 2 (Zone)	U-1 (Light Industrial)
Dist	Future Map Area (FMA)	N/A
Administrative	Tax Dist (TMS)	105A1
Administrative	WCT Dist (WCT Dist)	205007
Administrative	Future Map Area (FMA)	N/A
Administrative	Planning Area (PA)	05A
Administrative	Electron District (ED)	BrandYWine
Administrative	Geographic District (GD)	9
Administrative	General Plan (GP) (GP)	Development
Administrative	Traffic Impact Zone (TIZ) (TIZ)	102
Administrative	POT Traffic Impact Zone (TIZ)	012

Price George's County Planning Department, W-NEPC  
 TREE CONSERVATION PLAN APPROVAL  
 TCEP 2 - 024 - 2020  
 Approved by: [Signature] Date: 11/19/20  
 Proposed by: [Signature]

DCP-20028  
 TREE CONSERVATION PLAN TYPE 2  
 BRANDYWINE COMMERCIAL CENTER  
 PROPOSED LOT 1 & OUTLOT A (EX. PARCEL 14)  
 BRANDYWINE DISTRICT No. 11  
 PRICE GEORGE'S COUNTY, MARYLAND

OWNER: GENERATION PROPERTIES LLC  
 330 WEST BROAD ROAD, SUITE 401  
 COLUMBIA, MD 21033  
 ATTN: ROCK BAILEY

APPLICANT: JAMES R. SCHAF LIVING TRUST  
 330 WEST BROAD ROAD, SUITE 401  
 COLUMBIA, MD 21033  
 ATTN: JAMES SCHAF

DATE: 11/19/20  
 DESCRIPTION: TREE CONSERVATION PLAN TYPE 2  
 SHEET NO.: 105  
 SCALE: AS SHOWN  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

DATE: 11/19/20  
 DESCRIPTION: TREE CONSERVATION PLAN TYPE 2  
 SHEET NO.: 105  
 SCALE: AS SHOWN  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]



STATEMENT OF JUSTIFICATION  
DETAILED SITE PLAN DSP-20028  
BRANDYWINE COMMERCIAL CENTER  
CONSOLIDATED STORAGE FACILITY  
APPLICANT: GENERATION PROPERTIES, LLC

Edward C. Gibbs, Jr., Esquire  
Gibbs and Haller  
1300 Caraway Court, Suite 102  
Largo, Maryland 20774  
(301) 306-0033  
*egibbs@gibbshaller.com*  
Attorney for the Applicant

Ben Dyer Associates, Inc.  
11721 Woodmore Road  
Mitchellville, Maryland 20721  
(301) 430-2000  
Civil Engineer

BWD Architects  
800 W. Broad Street, Suite 400  
Falls Church, Virginia 22046  
(703) 356-6771  
Architect

STATEMENT OF JUSTIFICATION IN SUPPORT OF DETAILED SITE PLAN  
DSP-20028

**APPLICANT/OWNER**

The Applicant for this Detailed Site Plan is Generation Properties, LLC, a Maryland limited liability company. The members of Generation Properties LLC have substantial experience in the development, construction and operation of industrial, commercial and residential properties in Prince George's County and other surrounding counties in Southern Maryland.

The owner of the property forming the subject matter of this Detailed Site Plan is the James R. Schraf Living Trust, et al.

**THE PROPERTY**

The property forming the subject matter of this application consists of approximately 9.8± acres which is located on the east (northbound) side of US 301, just south of the intersection of US 301 and Branch Avenue (MD 5) (the "Property"). The Property is presently unimproved and wooded. A copy of an aerial photograph depicting the Property is marked Exhibit "A" and attached hereto. The Property is currently zoned I-1 (Light Industrial). A copy of the Zoning Map is marked Exhibit "B" and attached hereto. The Property is outlined in red on Exhibit "B".

The Property is located within a rapidly developing area of Brandywine in southern Prince George's County. As can be seen from a review of the Zoning Map, properties to the north are also zoned I-1. Immediately north is an automotive salvage yard. Properties immediately northeast and south are zoned R-M (Residential Medium). Farther to the northeast is a property zoned E-I-A (Employment Institutional) and I-3 (Planned Industrial Park). To the west and across US 301 is property zoned R-R (Rural Residential) and further northwest, property which is zoned C-M (Commercial Miscellaneous). As noted, a review of the uses surrounding the Property reveals rapid development is occurring. To the north and northeast is the Brandywine Auto Parts property. Immediately east is vacant and undeveloped land and beyond

that a large warehouse fronting on Mattawoman Drive. That building is the H.H. Gregg distribution center. On both sides of the warehouse and to the south is the Villages of Timothy Branch. That project is being developed in the R-M and L-A-C (Local Activity Center) Zones. The Villages of Timothy Branch is currently under development. The project has largely been graded and roads are being constructed. In particular, the extension of Mattawoman Drive is being constructed. That roadway will run in a north-south direction, generally parallel to US 301 and connect Brandywine Road and McKendree Road. Portions of the Villages of Timothy Branch have been platted. Ultimately, the Villages of Timothy Branch will include approximately 1,200 residential dwelling units and approximately 300,000 square feet of retail commercial uses. Farther to the south and also located on the east side of US 301 is the Brandywine Crossing Shopping Center which has largely been fully developed with a vast array of retail commercial uses including food stores, retail stores and restaurants. To the west and northwest, across US 301, is the Lakeview subdivision which has largely been fully developed and constructed. Additional residential projects are currently under development and construction both to the southwest and northwest. To the northwest is the large Villages of Savannah residential development which will ultimately consist of 500 residential units. Presently, over 200 units have been developed and constructed.

As noted above, the Property is presently wooded and undeveloped. The Property is currently a deed parcel being described more particularly in a deed recorded among the Land Records of Prince George's County, Maryland in Liber 38661, Folio 298. Access to the Property is gained from a single existing curb cut onto northbound US 301/MD 5.

### **DEVELOPMENT HISTORY**

Since the Property is vacant, there is no development history. Recently however, the Applicant processed a Preliminary Subdivision Plan for the Property (Brandywine Commercial Center, 4-19017). This Preliminary Subdivision Plan was reviewed and approved by the Planning Board on April 23, 2020 as evidenced in Planning Board Resolution PGCPB No. 2020-63 which was adopted by the Planning Board on April 30, 2020. A copy of this Resolution has

been filed with this Application. Also, a copy of the approved Preliminary Subdivision Plan is marked Exhibit "C" and attached hereto. As can be seen from a review of that Plan, the approval will ultimately authorize recordation of a final plat which will divide the Property into four (4) individual lots. This proposal to construct a consolidated storage facility will ultimately involve only proposed Lot 1. However, given that the final plat of subdivision has not yet been recorded, the entire 9.8 acre parcel is listed as being included in the Detailed Site Plan application. However, only Lot 1 which will comprise 2.95± acres, will be the subject of the consolidated storage facility.

The Preliminary Subdivision Plan approval also included the approval of a variation from Section 24-121(a)(3) for the four (4) lots in order to allow access to be provided to the subdivision from US 301. The Property has no other frontage on a public road. As noted above, an existing driveway connection currently exists from a curb cut on US 301. This driveway access will be slightly relocated and widened. All of the individual lots will access via a private easement of a variable width. At its connection to US 301 it will be 30 feet in width. The access driveway will run along the southern boundary of Lot 1 from US 301. It will proceed in an easterly direction for approximately 256 feet when it will turn at an approximate 45 degree angle to the northeast and continue along the southern boundary of Lot 1 and then along the southern boundary of Lot 2. Ultimately, when the private access easement intersects with the eastern boundary of the Property, it will proceed in a northerly direction. A planned industrial roadway (I-503) will run in a southerly direction from Short Cut Road and will terminate at the northeast corner of the Property. A portion of the cul-de-sac termination of I-503 will impact the northeast corner of the Property (0.17 acres). During review of the Preliminary Subdivision Plan, the Applicant agreed to dedicate the portion of the cul-de-sac which touches the northeast corner of the Property at the time of final plat. If I-503 is ever constructed, it could provide an alternate access point for the Property if the State Highway Administration ever determines to prohibit direct access onto US 301. There are presently no plans to construct I-503 and in fact, all of the necessary right-of-way has not even been secured. As noted above, Preliminary Subdivision Plan 4-19017 approved the subdivision of the Property into four (4) individual lots ranging in size

from 1.49 acres to 3.28 acres. The Property forming the subject matter of this application as noted above is proposed Lot 1 which will consist of 2.95 acres.

In anticipation of filing and processing the Preliminary Subdivision Plan, the Applicant filed a Category Change Request to move the Property from Water and Sewer Category 5 into Water and Sewer Category 4. That application was recommended for approval by staff at the Department of Permits, Inspections and Enforcement and also by the County Executive. Ultimately, the Category Change was approved and the Property was moved into Water and Sewer Category 4 pursuant to the approval by the Prince George's County Council of CR-18-2019. A copy of that Resolution has been filed with this Application.

### **DEVELOPMENT PROPOSAL**

Pursuant to this Detailed Site Plan application, the Applicant proposes to construct a consolidated storage facility on proposed Lot 1. As noted above, Generation Properties LLC is the Applicant. That entity is also the contract purchaser of the Property. While Generation Properties will construct the consolidated storage facility, it will not operate the business. Instead, it plans to enter into a management agreement with CubeSmart, a national consolidated storage operator, to administer the facility.

The proposed building is roughly rectangular in shape. Along the west facade of the building, which will face US 301, there is a bump out which measures approximately 71 feet in length and 40 feet in depth. Within part of this bump out there will be an office on the ground floor which will also include a retail sales area. Retail sales items will include such things as boxes, tape, staples, locks, and other items which will be needed by patrons. Within the office, an administrative staff person will be on duty Monday through Saturday between the hours of 9:00 a.m. and 6:00 p.m. and on Sundays between the hours of 11:00 a.m. and 3:00 p.m. to tend to the business affairs of the storage facility. The south facade of the building will face inward to the subdivision and will in general front along the private access road. Along the south facade, there will be located three (3) loading bays to provide access to the building for patrons. The north facade of the building will run generally parallel to the northern property boundary. No



access to the building is proposed from the northern facade. The eastern facade generally faces the area of proposed Lot 2. Again, no access to the building is proposed along the east facade.

Access to the facility is proposed from the private access driveway described above. As mentioned, this private access easement was approved at the time of the Preliminary Subdivision Plan approval. A 30 foot wide proposed access easement with approximately 35 feet of paving will provide access directly from US 301 running in an easterly direction. At a point approximately 180 feet from the US 301 access, a driveway from the storage facility will connect to the private access easement. This driveway will serve as the entrance into the parking and loading compound which is proposed to be provided for the consolidated storage facility. Upon entering the parking compound, six regular spaces and two handicapped spaces will be located immediately adjacent to the office/retail component of the building. Access doors into the office/retail component will be located on the south side of the building. This access point will be covered by an awning. Immediately after passing the office area, the drive aisle widens to approximately 32 feet. Parking spaces and six (6) loading spaces will be located directly abutting the south facade of the building. Loading spaces will be angled for ease of access.

It is proposed that the consolidated storage facility will be constructed in two phases. The initial phase will comprise a total of 127,206 square feet of gross floor area. The building will be three (3) stories in height with the footprint consisting of 42,402 square feet. Phase 2 will consist of an approximate 24,969 square foot addition measuring approximately 151' 4" in depth and 55' in width. This addition will be added to the east facade of the building (nearest proposed Lot 2). It will increase the building footprint to 50,725 square feet and will increase the total gross floor area to 152,175 square feet. This addition will be added when the initial 127,206 square feet is nearing lease completion. It will simply be added onto the existing east facade.

The first phase of the building construction will contain a total of 950 individual storage units. The addition of Phase 2 will provide an additional 190 storage units for a total of 1,140 storage units. The units will come in differing sizes from 5' x 5', 5' x 7.5', 5' x 10', 7.5' x 10', 10' x 10', 10' x 15', 10' x 20', 10' x 25' and 10' x 30'. All units will be accessed solely from inside the building. No individual units will have an exterior access. Upon entering one of the three

loading entrances, patrons will proceed down corridors to their individual units. Elevators will be provided inside the building to provide access to the second and third floors.

As noted above, a manager/administrator will be on premises in the office Monday through Saturday between the hours of 9:00 AM and 6:00 PM and on Sundays between the hours of 11:00 AM and 3:00 PM. Access to the facility will be provided by remote controlled security keypads for patrons seven days a week between the hours of 6:00 AM and 10:00 PM. At all other times, access will be completely denied to the building. As shown on the lighting details filed with this Application, safe lighting will be provided within the parking and loading area and around the building. As shown depicted on the Site Plan, access into the parking and loading areas is restricted by a decorative aluminum fence with a mechanized gate. This gate can only be accessed by inserting a security code into a key pad. As can be seen from a review of the Site Plan, this fence is located directly past the parking spaces associated with the office. A vinyl clad chain link fence will run from the southern edge of the parking and loading area along the south side of the property until shortly before the eastern boundary of proposed Lot 1. From there, the fence will run in a northerly direction along the approximate boundary of proposed Lot 1 to intersect with the northern property line. This fencing will provide an additional measure of security for the building, the operation of the storage facility and the safety of all patrons.

As noted above, the building itself will be three (3) stories in height. Substantial attention has been given to both the architectural details and the building materials to be utilized. Color elevations of all building facades have been filed with this application. In addition, three dimensional artist renderings have also been filed with the Application. Substantial effort and commitment on the part of both Generation Properties and CubeSmart has been expended in order to provide an architectural style which very much presents the appearance of an office building when viewed from US 301. Building materials of high quality are proposed to be incorporated into the facility. When viewing the building from US 301, the front and both sides of the bump out portion of the building will consist of a combination of masonry, glass windows and EFIS. The glass windows will be transparent. The projecting portion of the building, when viewed from US 301 is almost entirely composed of glass panels. Masonry is provided for

approximately 4' 8" from grade. At that point, two columns of articulated EFIS in contrasting earthtone colors run vertically to the roofline. The top of the roof is articulated with an architectural feature in the form of a pediment above the top of the building in yet another darker contrasting earthtone. The same treatment is used for the projecting sections of the building on both the north and south facades. Again, there is substantial glazing. Masonry is used at the base of the structure to a height of approximately 4' 8". From that point, the vertical articulated EFIS panels elevate to the roofline on either side of the glazing. The same color combination is employed resulting in three different earthtone patterns. This provides architectural interest to the building. The return area on the south side of the building includes glass doors which provide access into the office/retail area. That doorway section of the building is covered with a red awning. Red is the CubeSmart corporate color and it used as an accent treatment. Above all three sections of this portion of the building there will be signage. Along the front (west) facade, a sign reading "CubeSmart" in white lettering appears above the glazing and beneath the pediment. The CubeSmart logo will also be applied to the building next to the sign. Similarly, on the returns on both the north and south facades, a sign will be added above the glazing including the words "CubeSmart self storage". Once again, the CubeSmart logo will appear as part of the signage and will be applied to the building facade. A detailed sheet setting out the area of the signage and also depicting the signs in color has been filed with the Application.

The balance of the building includes primarily masonry with EFIS accent treatments. The south facade of the building includes dark masonry split faced block. Above that, a lighter brick masonry material is used. Primarily, masonry will be used for the south facade to an approximate height of 20' 8". Above that, will be approximately 14' 9" of decorative EFIS treatments. The EFIS also includes inset panels in a darker color both vertically and horizontally to provide greater architectural interest. Along the south facade of the building will be three separate access points into the structure. All three accent points will be automatic sliding glass doors. The door in the center is two panels, one of which will move. The doors on either side are three panels, two of which will move. The north and east facades repeat the dark split faced masonry block to a height of approximately 11' 4" with a lighter brick masonry product above

that for an additional approximate 10' 6". The balance of the structure is once again decorative EFIS with inset darker colored EFIS panels horizontally lining the balance of the facade. A separate set of elevations has been provided depicting how the building will look after the Phase 2 addition has been added. The same materials are proposed for the area of the building addition along the east facade.

### CONFORMANCE WITH ZONING ORDINANCE CRITERIA

The Industrial Table of Uses is contained within Section 27-473(b) of the Zoning Ordinance. There, consolidated storage is listed as a use permitted as a matter of right in the I-1 Zone in accord with Section 27-475.04 of the Zoning Ordinance. That section contains specific standards related to consolidated storage facilities. Section 27-475.04(a) provides that in general a Detailed Site Plan will be required for a consolidated storage facility unless certain exceptions are met. None of those exceptions apply in this instance. Therefore, a Detailed Site Plan is required.

#### Section 27-475.04

Section 27-475.04(a)(1) sets forth specific requirements as follows:

**(1) Requirements.**

- (A) No entrances to individual consolidated storage units shall be visible from a street or from adjoining land in any Residential or Commercial Zone (or land proposed to be used for residential or commercial purposes on an approved Basic Plan for a Comprehensive Design Zone, or any approved Conceptual or Detailed Site Plan).**

No exterior access will be permitted to any of the consolidated storage units. All access to individual units occurs from inside the building. Therefore, this requirement is met and satisfied.

- (B) Entrances to individual consolidated storage units shall be either oriented toward the interior of the development or completely screened from view by a solid wall, with landscaping along the outside thereof.**

Again, all units may only be accessed from inside the building. Therefore, this requirement is inapplicable.

**(C) The maximum height shall be thirty-six (36) feet. Structures exceeding this height and approved before January 1, 2000, shall not be considered nonconforming.**

The maximum height of the building being proposed is three stories and 36 feet. There are some ornamental pediment features which are added and which extend slightly higher to a maximum of 42 feet from grade. However, these are architectural enhancements and not part of the building itself.

**(D) Notwithstanding any other requirement of this Section, the expansion of an existing consolidated storage use within a building in the I-1 Zone after November 30, 2016, shall be limited to a maximum of fifty (50) additional units and may not be less than one-half mile from another consolidated storage use in the I-1 Zone. However, this Section shall not apply to a consolidated storage use expansion constructed pursuant to an approved preliminary plan, final plat, and detailed site plan, where the consolidated storage use is adequately buffered from view from any public right-of-way.**

This is a new building and not an expansion. Therefore, this provision is inapplicable.

Section 27-475.04(c) provides as follows:

- (c) Unless otherwise exempted from the prescriptions of this Section, consolidated storage shall be a permitted use in the I-1 Zone, subject to the following additional requirements:**
  - (i) A detailed site plan is approved for the proposed development of the use, in accordance with Part 3, Division 9 of this Subtitle;**

This Detailed Site Plan application is being filed and processed in accord with this requirement.

- (ii) The required technical staff report prepared and submitted to the administrative record for the detailed site plan application shall include a current, countywide inventory of the locations, dates of approval, and any conditions of approval for consolidated storage uses located on property within one-half mile of the boundaries of the property on which the proposed consolidated storage use will be located; and**

The Applicant, in conjunction with CubeSmart, has conducted its own analysis. There are no other consolidated storage facilities within Prince George's County within five (5) miles of the Property. There are some consolidated storage facilities within a three (3) to five (5) mile radius of the Property. However, they are all located in the Waldorf area of Charles County. The



closest consolidated storage facility in Prince George's County is a CubeSmart facility located in Clinton on Old Alexandria Ferry Road. That is five (5) miles from the subject site. CubeSmart has determined based upon its review of the number of households in the area as well as household income that more than adequate demand exists for this facility.

- (iii) **The Planning Board and/or the District Council shall consider, in its review of a detailed site plan application pursuant to this Section, the inventory submitted to the administrative record in accordance with Subsection (b) of this Section, above, for purposes of finding conformance with the required findings of approval set forth in Part 3, Division 9 of this Subtitle.**

This review will occur within the staff report and when the Planning Board considers the case. The District Council may of course elect to consider the case.

#### **Section 27-281**

In addition to the specific provisions of Section 27-475.04, the site plan must satisfy the general and specific purposes of Detailed Site Plans as set forth in Section 27-281 of the Zoning Ordinance. The general purposes of Detailed Site Plans are contained in Section 27-281(b).

That section provides as follows:

- (b) **General Purposes.**
  - (1) **The general purposes of Detailed Site Plans are:**
    - (A) **To provide for development in accordance with the principles for the orderly, planned, efficient and economical development contained in the General Plan, Master Plan, or other approved plan;**

#### **Master Plan Conformance**

The Property is located within the area subject to the Adopted and Approved Subregion 5 Master Plan. Adoption and approval occurred pursuant to CR-80-2013 which was approved on July 24, 2013. The Future Land Use Map (Map IV(1) found on page 31 of the text document, and attached as Exhibit "D", designates the Property for industrial development. Industrial development is noted on page 30 of the Master Plan text, a copy of which is marked Exhibit "E",

to include employment and service uses. Therefore, the future land use recommendation is in conformance with the existing zoning. Further, under the text document discussion of Developing Tier policies, it is noted that industrial development is recommended in Brandywine east of MD 5, US 301 (see page 32, Master Plan text, a copy of which is marked Exhibit "F"). The property is included within the area designated as the Brandywine Community Center and surrounding area. A map depicting that area appears on page 51 of the Master Plan text document, and a copy is attached as Exhibit "G". There, it is recommended that the Property be developed with employment/light industrial uses. The development of the Property is in direct conformance with the recommendations of the Adopted and Approved Subregion 5 Master Plan.

### **Prince George's 2035 General Plan Conformance**

Development of the Property with uses permitted in the I-1 Zone is also in conformance with the recommendations of the Prince George's 2035 General Plan. The Plan's Growth Policy Map, Exhibit "H", depicts the Brandywine area where the Property is located as a Local Center. Local Centers are intended to serve as focal points for development and to have access either by transit or major highways. They include medium to medium-high residential development along with nonresidential uses which will serve the community. Clearly, development within the I-1 Zone fits within the concept of a Local Center. Further, the General Future Land Use Map in the Plan, which is found on page 101, and attached hereto as Exhibit "I", recommends the Property for development with industrial/employment uses. Once again, the existing I-1 zoning classification conforms in general to the Future Land Use Map as set forth in Plan 2035. The Property is also within Tier 2 of the Sustainable Growth Act which supports development. Finally, it is also designated in the Established Communities Growth Area under the 2035 General Plan. Given the above, the applicant submits that this application is in conformance with the recommendations of the Prince George's 2035 General Plan.

## Maryland Smart Growth Act Conformance

The Maryland SmartGrowth Act lists four goals for proper growth:

*A) Support existing communities by targeting resources to support development in areas where infrastructure exists*

The proposed subdivision, as noted above, fronts directly on US 301. US 301 is a major north/south thoroughfare. The US 301/MD 5 interchange is located directly north of the Property. By proceeding north on MD 5, access is gained to the Capital Beltway (I-495). Major improvements have been and will be made to US 301. In addition, Mattawoman Drive is a major roadway being constructed in a north/south direction immediately east of the Property. It will run through the Villages of Timothy Branch and will connect with roads running in an east/west direction. While the Property is not intended to access directly onto Mattawoman Drive, that roadway, which will be completed with the construction of the Villages at Timothy Branch, will function as a service road to relieve traffic on US 301/MD5.

*B) Save our most valuable natural resources before they are lost forever*

This subdivision proposal for the Property concentrates a development proposal on a relatively small parcel of land. It will be developed utilizing and implementing sound planning concepts and will help to preserve undeveloped land by limiting sprawl. In addition, there are no known natural resources located on the Schraf Property and therefore, development of the site will not prevent extraction of natural resources. Bioretention will be incorporated into SWM facilities and an NRI, which has been approved (NRI-193-2018).

*C) Save taxpayers from the high cost of building infrastructure to serve development that has spread far from our traditional population centers:*

As previously discussed, the Property will be developed immediately abutting US 301, a major north/south connector. In addition, the Property is in an area which is currently being developed with a mix of residential and commercial uses. Uses permitted in the I-1 Zone will serve a substantial need in the area given the burgeoning residential population. This Preliminary Subdivision Plan process found that adequacy of public facilities to serve the Property. Substantial roadways already exist including US 301 and MD 5. In addition, as noted above,

Mattawoman Drive is currently under construction as well.

*D) Provide Marylanders with a high quality of life, whether they choose to live in a rural community, suburb, small town or city.*

This application will allow a development with light industrial uses which will provide a needed service for area residents.

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

The purposes of the I-1 Zone are set forth in Section 27-469 of the Zoning Ordinance. Those purposes are as follows:

**(a) Purposes.**

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

**(A) To attract a variety of labor-intensive light industrial uses;**

**(B) To apply site development standards which will result in an attractive, conventional light industrial environment;**

**(C) To create a distinct light industrial character, setting it apart from both the more intense Industrial Zones and the high-traffic generating Commercial Zones; and**

**(D) To provide for a land use mix which is designed to sustain a light industrial character.**

A consolidated storage facility certainly satisfies the purpose to attract a light industrial use. Further, by virtue of the fact that a Detailed Site Plan is required, specific development standards are articulated not just in the I-1 Zone regulations but also with respect to Detailed Site Plan standards and in particular, the development requirements set forth in Section 27-475.04 of the Zoning Ordinance. These standards will result in an attractive conventional light industrial environment. Further, consolidated storage facilities generate very little vehicular traffic and are quiet with limited hours of operation. Consequently, this use results in development which is set apart from more intense industrial zones and high traffic generating commercial zones. Finally, the design of this consolidated storage facility looks very much like an office building and this also contributes to a light industrial character.

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

This Detailed Site Plan demonstrates that the proposed consolidated storage facility will conform with all development regulations set forth in the I-1 Zone and will also conform with the specific requirements and regulations set forth in Section 27-475.04. This ensures that Site Design guidelines established in the Ordinance are met and satisfied.

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

The criteria set forth in Section 27-281, 27-285 and 27-475.04 are easy to understand and consistent.

This Detailed Site Plan must also conform to the specific purposes of Detailed Site Plans. Those specific purposes are set forth in Section 27-281(c) of the Zoning Ordinance. That section provides as follows:

- (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;**

The Detailed Site Plan filed with this Application conforms to this requirement. The proposed consolidated storage building is specifically located on site. The delineation of the building as well as parking and loading facilities, street access and green areas are specifically shown on the Site Plan. The architectural elevations also clearly depict the physical features and the land use 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;**

A landscape plan has been filed with this Application. The landscape plan clearly delineates



where plantings will be placed and shows conformance with all requirements of the Landscape Manual. Other environmental features are preserved as demonstrated in the Natural Resources Inventory, the Tree Conservation Plan and the Stormwater Management Concept Plan, all of which have been approved.

- (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**

Given that this is a storage facility, no recreational facilities will be proposed. However, the architectural form of the proposed building is shown in specific detail on the elevations filed in support of this application. Given the nature of the use, street furniture is not proposed, however, signage and lighting is described and depicted in detail on separate sheets filed with the application package.

- (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.**

This provision is not applicable to this Application.

#### **Section 27-285**

Before a Detailed Site Plan may be approved, the Planning Board is required to make certain findings. These are set forth in Section 27-285(b) of the Zoning Ordinance. These are as follows:

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

As can be seen from a review of the Detailed Site Plan filed with this application, the consolidated storage facility is strategically placed on proposed Lot 1. It is rectangular in nature

and is oriented so that the rear of the building faces the northern lot line. The most highly articulated side of the building (the west facade) is the front of the building and is oriented to US 301. The south facade which includes the entrance doors to the individual units is oriented toward the central access road and the interior of the subdivision. Substantial parking and loading spaces are provided along the south facade of the building and facing the interior of the site. All development regulations as set forth in the I-1 Zone and in the Landscape Manual are met and satisfied as are the specific requirements of Section 27-475.04 of the Zoning Ordinance. In short, this Site Plan satisfies Site Design Guidelines as set forth in the Zoning Ordinance. Conformance with these guidelines does not result in unreasonable costs and certainly does not detract from the utility of the proposed development for its intended use.

- (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).**

This provision is inapplicable as no Conceptual Site Plan is required in the I-1 Zone.

- (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.**

This provision is inapplicable as this is not a Detailed Site Plan for Infrastructure.

- (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).**

As can be seen from a review of the Natural Resources Inventory, the Tree Conservation Plan, the Stormwater Management Concept Plan and the Landscape Plan, regulated environmental features have been preserved in their natural state.

## PRELIMINARY SUBDIVISION PLAN CONDITIONS

When the Preliminary Subdivision Plan (4-19017) was approved, the Planning Board attached certain conditions. The following is an analysis of those conditions which are applicable to this Detailed Site Plan application:

1. **Prior to signature approval of the preliminary plan of subdivision, the plans shall be revised as follows:**
  - b. **Relocate the proposed access easement along the eastern boundary line so that it will be located outside of the future required Section 4.7 Bufferyard.**

As depicted on the Detailed Site Plan, the proposed access easement will be located outside of the required Section 4.7 Bufferyard.

1.
  - c. **Show the area of Outlot A to be dedicated to public use and remove the Outlot labeling.**

While Outlot A will be dedicated to public use as part of the final plat of subdivision, that dedication area is shown in the northeast corner of this Detailed Site Plan. Further, the labeling of the area as Outlot A has been removed.

3. **A substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings shall require approval of a new preliminary plan of subdivision prior to issuance of any permits.**

The proposed consolidated storage facility was identified as a use proposed for Lot 1 during the Preliminary Subdivision Plan process.

7. **Total development within the subject property shall be limited to uses that would generate no more than 178 AM and 188 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision, with a new determination of the adequacy of transportation facilities.**

The consolidated storage facility was expressly identified as a use proposed for Lot 1 during the Preliminary Subdivision Plan process. The trips generated by the consolidated storage facility are minimal and there is no impairment to the trip cap.

9. **Prior to acceptance of any detailed site plan, the applicant shall provide an exhibit that illustrates the proposed location, limits, specifications, and details of the pedestrian and bikeway facilities, which are proposed to meet pedestrian and bicyclist adequacy on-site throughout the subdivision, consistent with Section 24-124.01(f) of the Subdivision Regulations.**

It is not anticipated that any patrons of the consolidated storage facility will be arriving either as pedestrians or by bicycle. Therefore, there is no need for any need for any pedestrian or bicycle facilities as a part of this Detailed Site Plan. Parking is provided in close proximity to the building and sidewalks along the building will provide access for patrons once they exit their vehicle. It is anticipated that as plans are proposed for the remaining three lots within the subdivision, a more thorough analysis of pedestrian/bicycle facilities will be appropriate. Notwithstanding that fact, the Applicant is proposing a bicycle repair facility to be located on a concrete pad. An illustration of this repair facility is included in the Detailed Site Plan package. It consists of a metal stand on which to mount the bicycle for repair as well as a hose with compressed air for filling tires.

10. **Prior to the approval of a final plat:**

- a. **In accordance with the approved preliminary plan of subdivision, the final plat shall include a note indicating the Prince George's County Planning Board approval of a variation from Section 24-121(a)(3) for the Subdivision Regulations, for one direct access to an arterial or higher classification roadway. The final plat shall reflect the denial of access along the remaining frontage of the property.**

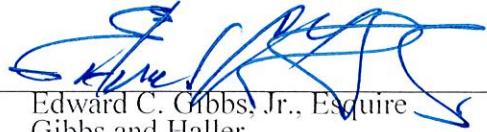
A single access point from US 301 is shown as proposed on the Detailed Site Plan. This access point is consistent with the access shown on the Preliminary Subdivision Plan and for which the variation was granted.

- b. **The final plat shall include the grant of a 10-foot-wide public utility easement along the public rights-of-way.**

A ten-foot-wide public utility easement is shown along the public rights-of-way which abut the Property. This includes the portion of the cul-de-sac (Outlot A) which is located in the northeast corner of the site and is proposed for dedication at the time of final plat.

## CONCLUSION

In view of all of the above, the Applicant submits that all requirements for the approval of a Detailed Site Plan are met and satisfied in this instance. The Applicant therefore requests that this Detailed Site Plan Application be approved as submitted.



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Attorney for the Applicant



# 8.5X11\_Landscape

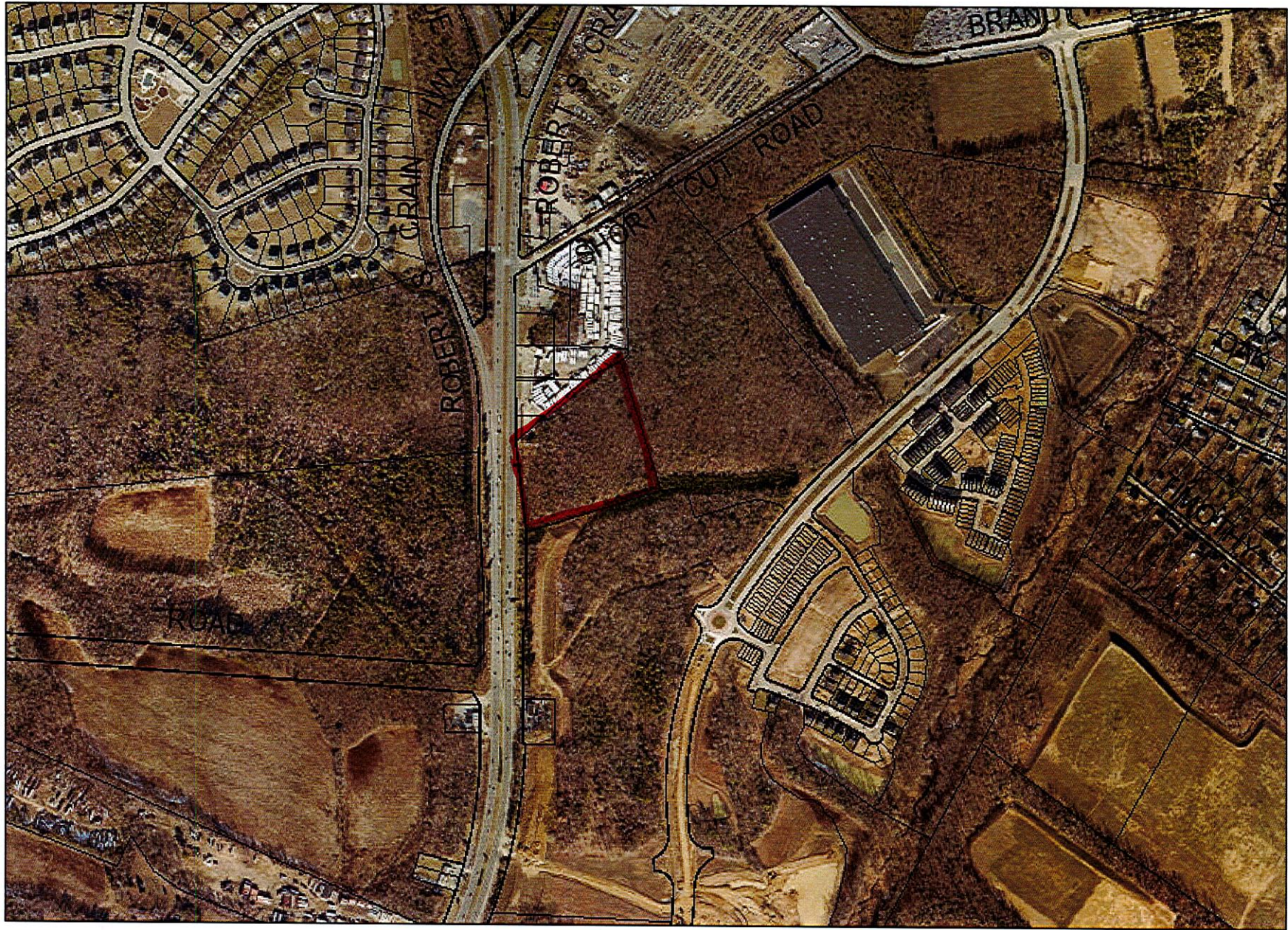
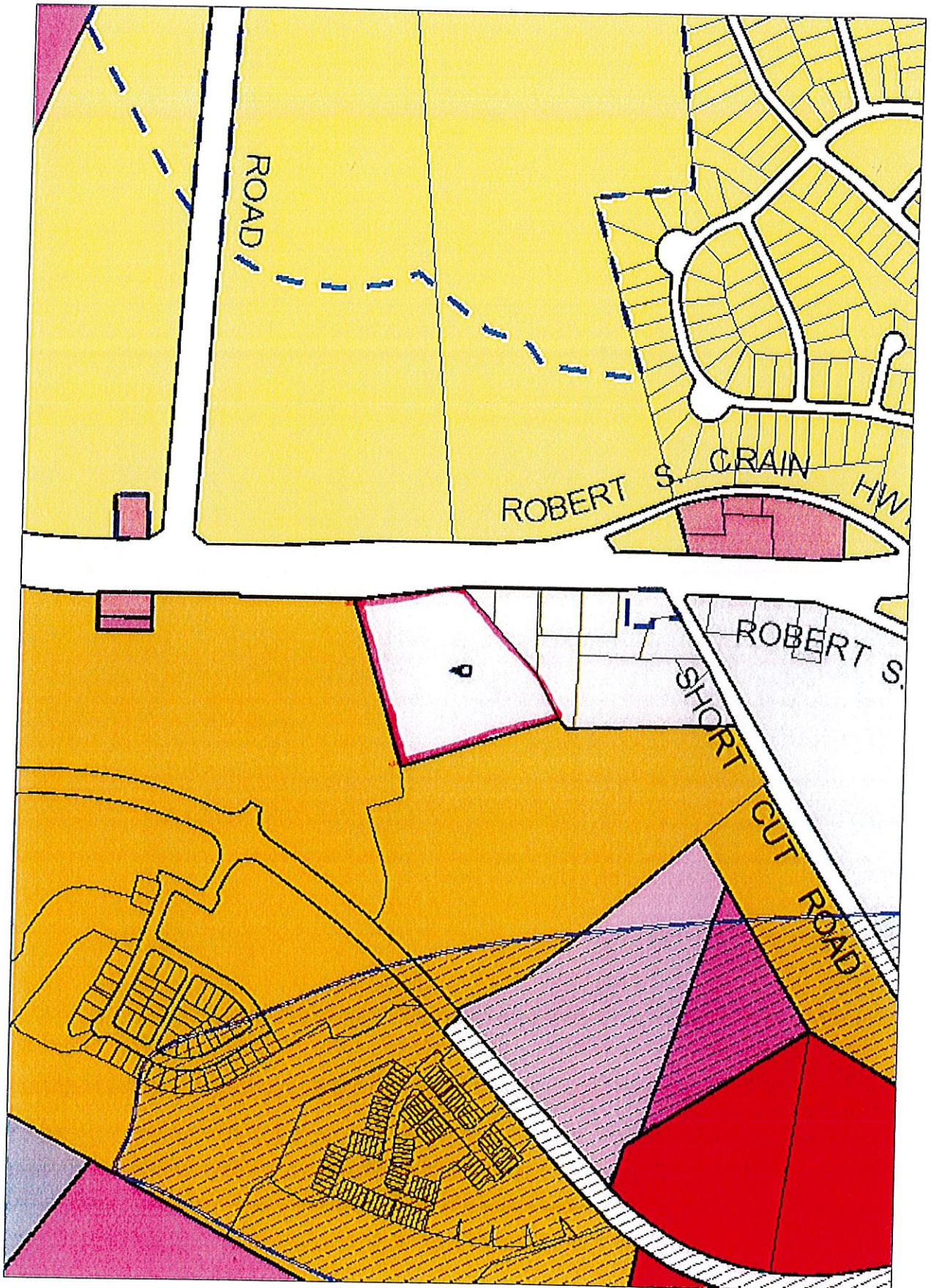


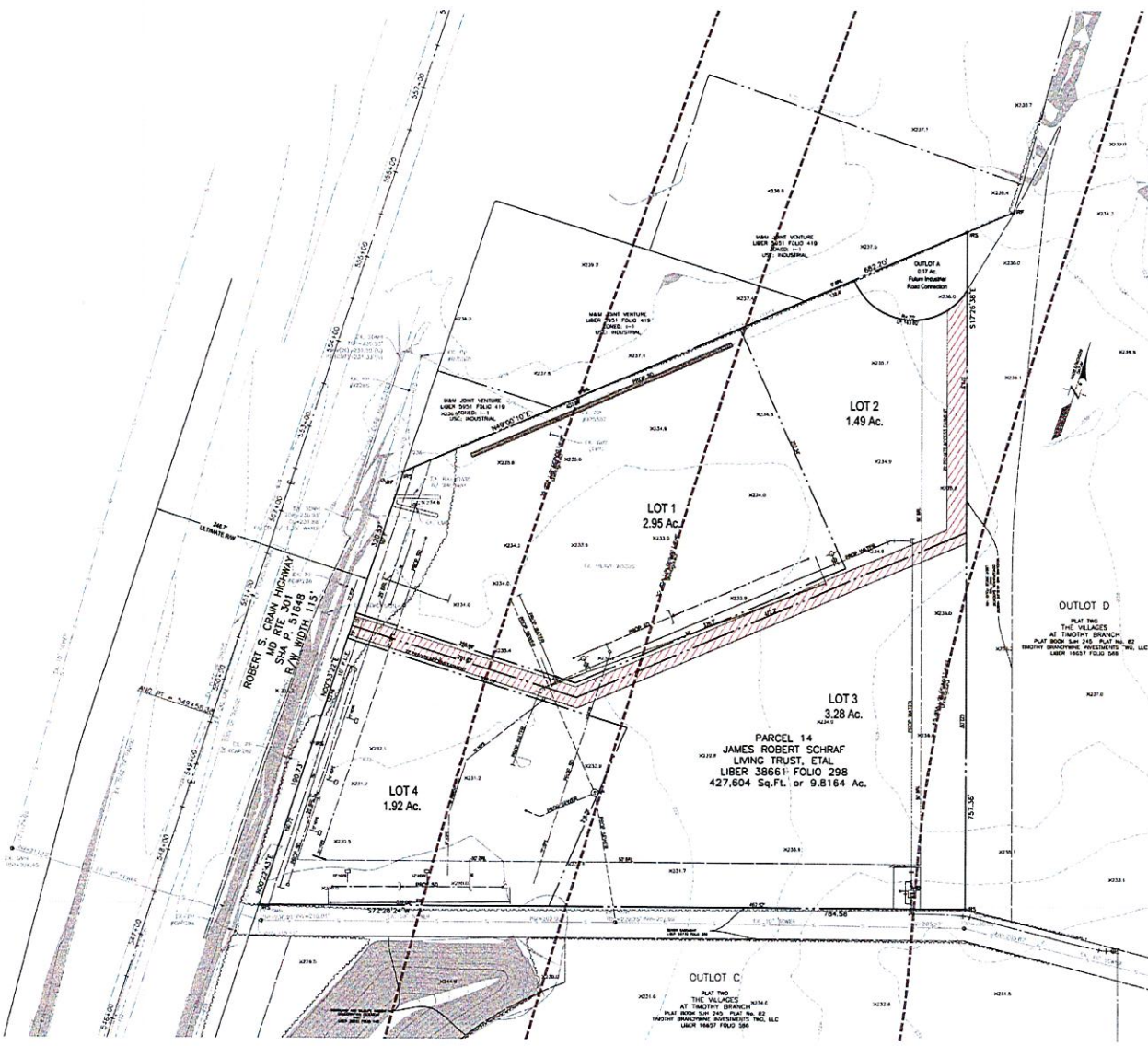
Exhibit "A"





8.5X11\_Landscape





LEGEND

PROPERTY BOUNDARY	---
EXISTING 10 FT. CONTOUR	---o---
EXISTING 2 FT. CONTOUR	---o---
EXISTING TREENLINE	---o---
CENTRALLINE OF EXISTING ROAD	---o---
NOV POLE FOUND	---o---
EXISTING TREE	---o---
EXISTING DRAIN	---o---
PROPOSED SEWER	---o---
EXISTING WATER	---o---
PROPOSED WATER	---o---
EXISTING STORM DRAIN	---o---
PROPOSED STORM DRAIN	---o---
STEEP SLOPES (5% OR GREATER)	---o---

- GENERAL NOTES
- Existing parcel, street description, lot area and Plat Number
  - Existing Parcel: Lot 1: 2.95 Ac. Lot 2: 1.49 Ac. Lot 3: 3.28 Ac. Lot 4: 1.92 Ac.
  - See Map 100, G-1
  - 200' from any structure (MSSC) 275 SE OF
  - This plan is for the subdivision of Parcel 14 into 4 lots.
  - Other information: 0%
  - Net Average Gross = 8.81 Acres
  - Net development area: 8.81 Acres
  - Percentage of Environmental Regulated Features = 0%
  - Percentage of 100 year floodplain = 0%
  - Future stormwater runoff (17 Acres) will be retained for this application.
  - Existing trees = 11 (5 in dbh minimum)
  - Existing water = 0
  - Proposed use of property = Commercial/Industrial Center
  - Boundary of proposed building and 2 ft. type = 0%
  - Stormwater management = 0%
  - Minimum setbacks required by zoning Ordinance and Subdivision Regulations (2017) 2017-104 in Zone 1
  - Minimum setbacks of Front Building Setback = 20'
  - Minimum setbacks of Side and Rear Setback = 5' (based on building construction)
  - Setback from 100' line = 10'
  - Adjacent Street Line Use Control = 0%
  - Center of Centerline = 0'
  - Existing Gross Floor Area = 0 SF. Proposed Gross Floor Area = 160,100 SF
  - Stormwater Management Computed at 0.25 in/hr (average parking)
  - Water/Sewer Category Designation Letter = W-4-C-4
  - Analysis Date: 10/1/2017
  - Monetary Park Dedication Requirement = 0%
  - Consideration of mitigation in the vicinity of the site = No
  - Minimum Setback on the vicinity of the property = No
  - Type One Calculation Form = 100% at 100' (average parking)
  - 100% Chesapeake Bay Critical Area = No
  - No wetlands were found on site.
  - No streams were found on site.
  - Site is not located in 100-year regulated DDTRE
  - Site is not adjacent to an estuarine wetland by Maryland Environmental Trust, The Maryland Agricultural Land Preservation Foundation, or any wetland or organization. No

<p>APPLICANT: LIBER 38661 FOLIO 298 JAMES ROBERT SCHRAF LIVING TRUST, ETAL LIBER 38661 FOLIO 298 427,604 Sq.Ft. or 9.8164 Ac.</p>	<p>THE MARYLAND NATIONAL CAPITAL PLANNING COMMISSION</p> <p>PRELIMINARY PLAN</p> <p>TOP</p> <p>PLANNING BOARD ACTION</p> <p>PER PLANNING BOARD ACTION</p> <p>ADOPTED DATE</p> <p>SIGNATURE APPROVAL DATE</p> <p>APPROVED SIGNATURE</p>
-----------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

4-19017  
PRELIMINARY PLAN  
BRANDYWINE COMMERCIAL CENTER  
PARCEL 14  
BRANDYWINE DISTRICT No. 11  
PRINCE GEORGES COUNTY, MARYLAND



APPLICANT  
GENIOTICS PROPERTIES LLC  
270 WEST BRIDGES ROAD  
SUITE 401  
DUMFRIES, MARYLAND 21048  
ATTN: RICK BAILEY

OWNER  
JAMES R. SCHRAF LIVING TRUST ETAL  
1611 BRANDYWINE WAY  
DIXONVILLE, MARYLAND 21528



DATE	DESCRIPTION	BY	TITLE	SCALE	PROJECT NO.
10/1/2017	PRELIMINARY PLAN	J. SCHRAF	OWNER	1"=50'	4-19017
10/1/2017	PLANNING BOARD ACTION	J. SCHRAF	OWNER	1"=50'	4-19017
10/1/2017	ADOPTED DATE	J. SCHRAF	OWNER	1"=50'	4-19017
10/1/2017	SIGNATURE APPROVAL DATE	J. SCHRAF	OWNER	1"=50'	4-19017

Map IV-1: Future Land Use Map



FAIRFAX COUNTY

POTOMAC RIVER

Henson Creek/  
South Potomac

CHARLES COUNTY

CHARLES COUNTY

Andrews  
Air Force Base

Subregion 6

Legend

- Future Transit Stations
- Subregion\_5
- Upgrades to Existing Roads
- New Roads or Segments
- Rural Tier
- Residential Low Transition
- Future Stream Valley Park
- Commercial
- Industrial
- Institutional
- Mixed Use
- Residential High
- Residential Medium High
- Residential Medium
- Residential Low
- Rural
- Public Parks and Open Space



- It includes the Rural/Developing Tier boundary line, dividing the Rural Tier, with its set of goals and objectives, from the Developing Tier, which has a different set. This policy line affects eligibility for public water and sewer service and the application of transportation and fire standards under the county's public facility requirements.
- The map serves as a guide to decision makers regarding water and sewer allocations.

The land use map divides Subregion 5 into 11 land use policy designations (Table IV-1).

*Table IV-1. Land Use Map Designation*

<b>Designation</b>	<b>Intent/Types of Land Uses</b>
Commercial	Retail and business areas, including employment uses such as office and service uses.
Industrial	Manufacturing and industrial parks, warehouses and distribution. May include other employment such as office and service uses.
Mixed use	Areas of various residential, commercial, employment and institutional uses. Residential uses may include a range of unit types. Different mixed use areas may vary with respect to their dominant land uses; i.e. commercial uses may dominate overall land use in one mixed use area, whereas residential uses may dominate in another.
Institutional	Uses such as military installations, sewerage treatment plants, schools.
Residential high	Residential areas over 20 dwelling units per acre. Mix of dwelling unit types, including apartments.
Residential medium-high	Residential areas between eight and 20 dwelling units per acre. Mix of dwelling unit types, including apartments.
Residential medium	Residential areas between 3.5 and eight dwelling units per acre. Primarily single-family dwellings (detached and attached).
Residential low	Residential areas up to 3.5 dwelling units per acre. Primarily single-family detached dwellings.
Residential low—transition areas	Residential areas up to two dwelling units per acre. Primarily single-family detached dwellings. Minimum 60 percent open space through required conservation subdivisions.
Rural	Agricultural land (cropland, pasture, farm fields), forest, very low density residential. The county's intent is for these areas to remain rural and to conserve these areas' natural resources, primarily forest and forest resources, for future generations. New residential development is permitted at a maximum density of one dwelling unit per five acres.
Public parks and open space	Parks and recreation areas, publicly owned natural areas.

## *B. Developing Tier Policy Area*

The Developing Tier comprises established neighborhoods and shopping areas, schools, libraries, employment areas, and a hospital center. It is where most of the Subregion 5 population will continue to reside and to work. This chapter describes where varying intensities of residential land use are to be located. It also describes where commercial, institutional, recreational and open space land uses are recommended. Planning considerations for future development in the vicinity of Andrews Air Force Base are also addressed. A transition area is provided to encourage the retention of open, natural areas in strategic locations where land in the Developing Tier is contiguous to land in the Rural Tier.

### *Goals*

- Promote a sustainable pattern of development that encourages economic vitality.
- Encourage efficient use of existing and planned public facilities.
- Enhance the quality and character of communities and neighborhoods.
- Preserve rural, agricultural, and scenic areas and protect environmentally sensitive lands.

### *Description and Location of Land Use Categories*

**Commercial** areas are designated primarily in the MD 223 and US 301 corridors. Each of the communities of Accokeek, Brandywine and Clinton has commercial areas. Accokeek has two commercial areas: Accokeek Village on Livingston Road east of MD 210 and Manokeek Village on MD 228, also east of MD 210. Brandywine is a growing commercial center with development at Brandywine Crossing, a nearly one million square foot shopping center, under construction as of 2008, adding to the existing inventory. The largest concentration of existing commercial land use is in Clinton: east and west of the MD 5/MD 223 intersection, comprising two shopping centers, plus a neighborhood-oriented crossroads at the MD 223/Old Branch Avenue/ Brandywine Road intersection (see Chapter III for details). Another concentration in Clinton is to the north at MD 5, Coventry Way and Old Alexandria Ferry Road. A planned commercial area is located west of the intersection of MD 223 and Steed Road. Other smaller commercial areas are scattered in diverse locations, mostly reflecting crossroads sites established years ago when the entire area was more rural.

This plan limits the expansion of commercial land uses along major roadways that are not in designated growth areas, consistent with goals and policies to discourage strip commercial development and to support redevelopment and infill development in existing and planned development areas over "green field" development. Note, however, that Mixed Use areas may contain commercial uses.

**Industrial** areas are designated in the following locations: in Brandywine east of MD 5/US 301, and in Clinton on Kirby Road and along Old Alexandria Ferry Road at Andrews Air Force Base. A few other industrial areas are in scattered locations, such as the Beretta gun manufacturing facility in Accokeek.

Areas that are designated **institutional** reflect large, existing institutional land uses. In Clinton, these uses include: the Southern Maryland Hospital Center, the federal Law Enforcement Training Center and the county's Fire Training Academy, Resurrection Cemetery, south of Woodyard Road near Rosaryville Road, and the PEPSCO transmission facility south of the Southern Maryland Hospital Center. In Accokeek, institutional uses include the Washington Suburban Sanitary Commission's Piscataway Wastewater Treatment Plant.

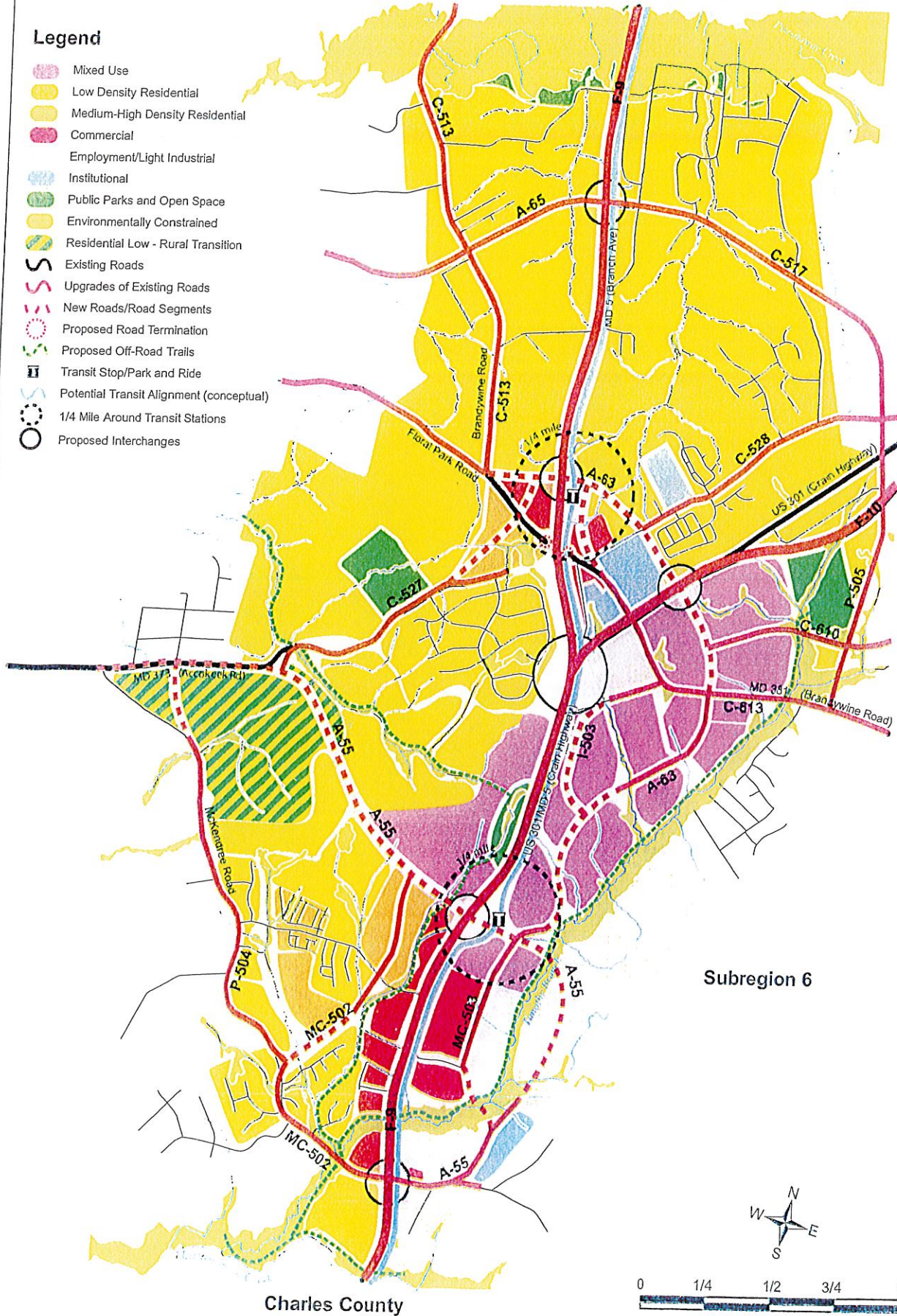
*Exhibit "F"*



# Map IV-5: Brandywine Community Center and Surrounding Area

## Legend

- Mixed Use
- Low Density Residential
- Medium-High Density Residential
- Commercial
- Employment/Light Industrial
- Institutional
- Public Parks and Open Space
- Environmentally Constrained
- Residential Low - Rural Transition
- Existing Roads
- Upgrades of Existing Roads
- New Roads/Road Segments
- Proposed Road Termination
- Proposed Off-Road Trails
- Transit Stop/Park and Ride
- Potential Transit Alignment (conceptual)
- 1/4 Mile Around Transit Stations
- Proposed Interchanges





# Map 1. Prince George's County Growth Policy Map

## Growth Boundary:

The growth boundary is important because it designates the areas that are eligible to receive public water and service and impacts where we grow and develop. Rural and Agriculture Areas are not eligible for public water and sewer service.



### REGIONAL TRANSIT DISTRICTS

- BA - Branch Avenue Metro
- CP - College Park/UM Metro/M Square Purple Line
- G - Greenbelt Metro
- LTC - Largo Town Center Metro
- NC - New Carrollton Metro
- NH - National Harbor
- PGP - Prince George's Plaza Metro
- S - Suitland Metro



### LOCAL CENTERS

1. Konterra
2. Muirkirk MARC
3. Takoma/Langley Crossroads
4. UMD West\*
5. UMD Center\*
6. UMD East \*
7. West Hyattsville
8. Port Towns
9. Riverdale MARC
10. Riverdale Park\*
11. Beacon Heights\*
12. Annapolis Road/Glenridge\*
13. Seabrook MARC
14. Bowie MARC
15. Landover Metro
16. Cheverly Metro
17. Landover Gateway
18. Bowie
19. Capitol Heights
20. Addison Road
21. Morgan Boulevard
22. Southern Avenue Metro
23. Naylor Road Metro
24. Westphalia
25. Oxon Hill
26. Brandywine

\*Future Purple Line Centers



Employment Areas



Established Communities



Future Water and Sewer Service Area



Growth Boundary



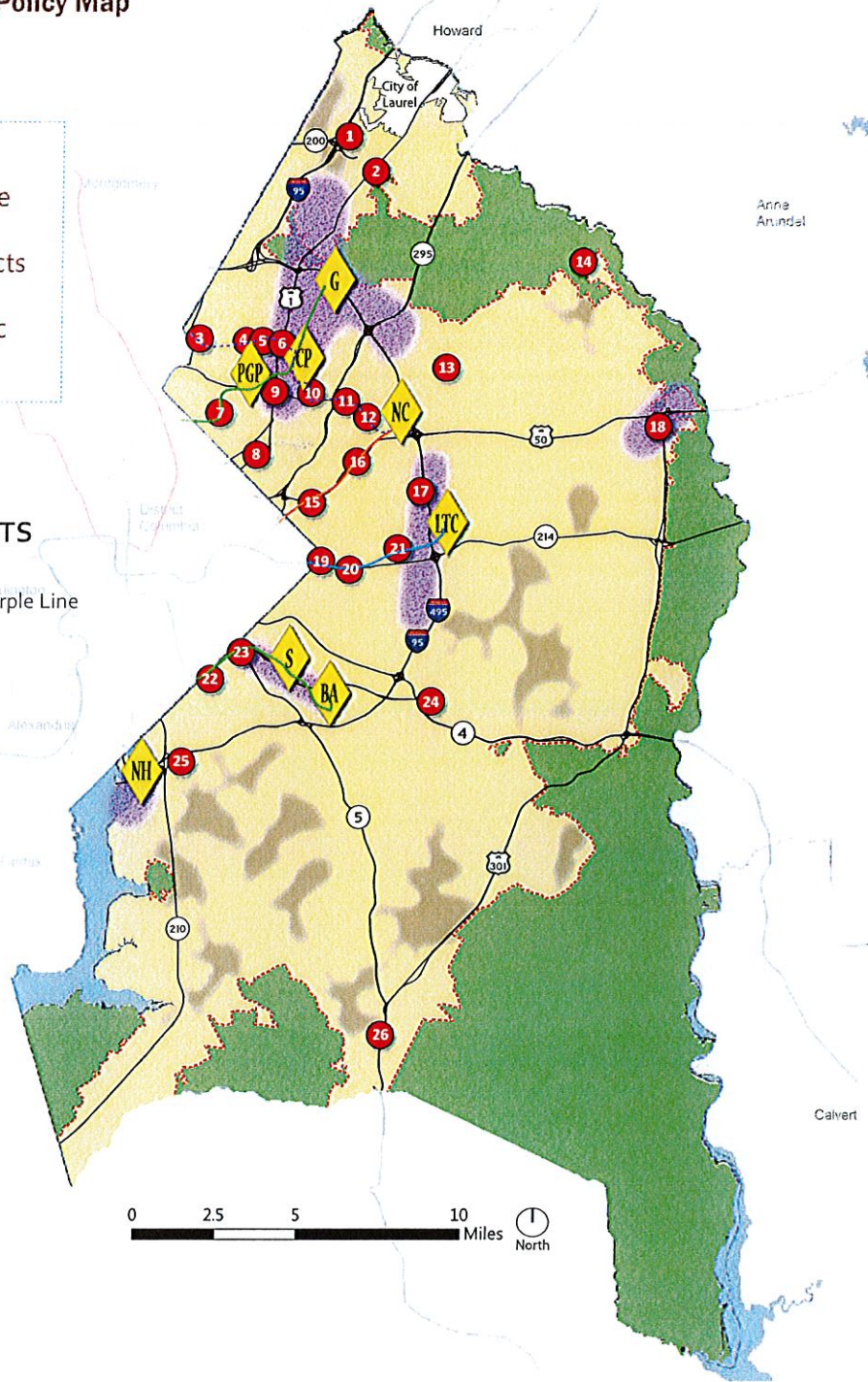
Proposed Purple Line Light Rail



Rural and Agricultural Areas



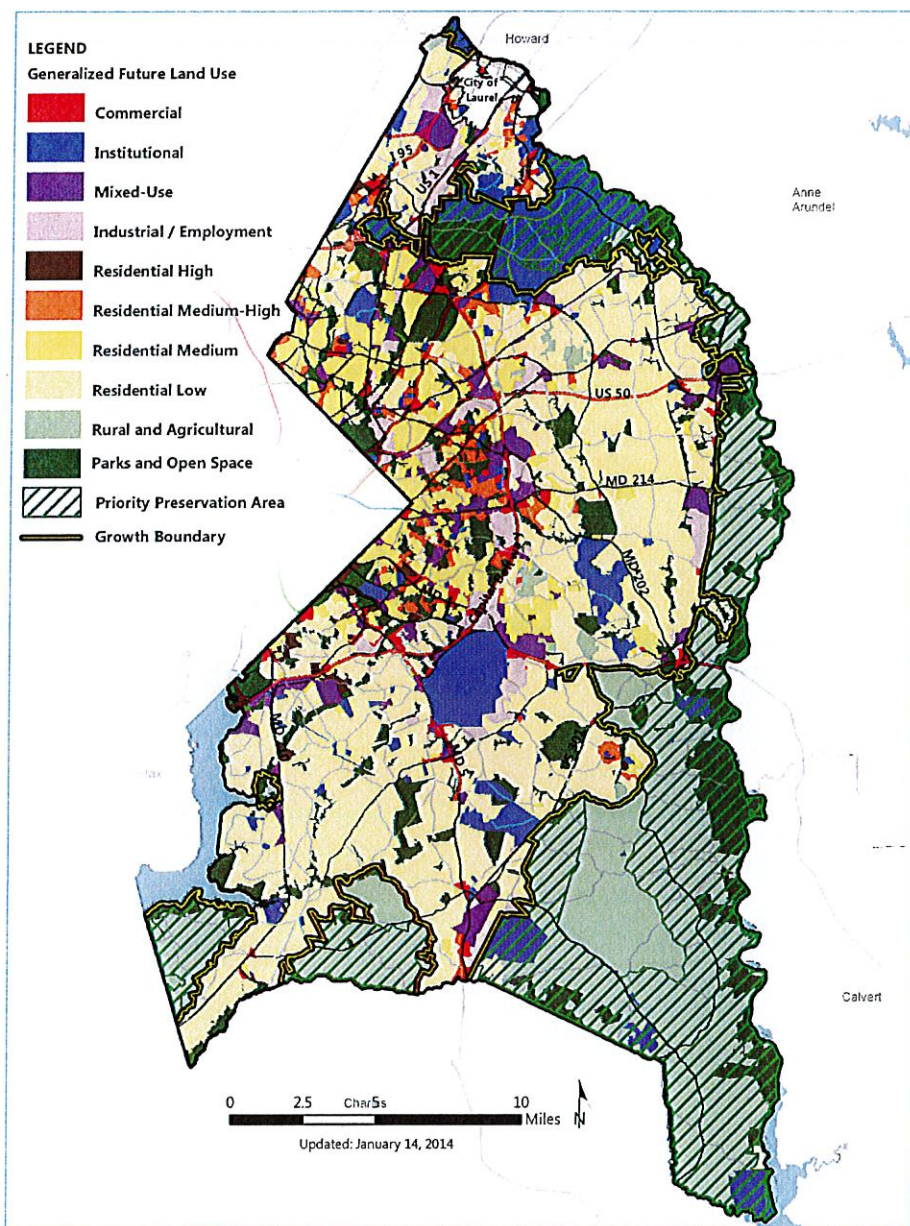
Metrorail



### Legend



Map 10. Generalized Future Land Use Map



The Generalized Future Land Use Map is not a zoning map and is not intended to identify land uses and zoning for specific properties.

Source: M-NCPPC, 2014

This map generalizes future land use designations as shown in approved sector and master plans. It does not follow parcel boundaries, and its land use categories do not identify permitted uses or imply dimensional standards. By definition, this map should be interpreted broadly and is intended to provide a countywide perspective of future land use patterns. To identify the future land use designation for a specific property, please refer to the property's relevant approved sector or master plan.

**Exhibit "I"**

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**

**2019 Legislative Session**

Resolution No. CR-18-2019

Proposed by The Chairman (by request -- County Executive)

Introduced by Council Members Davis, Turner, Taveras, Harrison, Hawkins, Streeter  
Dernoga, Anderson-Walker, and Ivey

Date of Introduction March 12, 2019

**RESOLUTION**

1 A RESOLUTION concerning

2 The 2008 Water and Sewer Plan (December 2018 Cycle of Amendments)

3 For the purpose of changing the water and sewer category designations of properties within the  
 4 2008 Water and Sewer Plan.

5 WHEREAS, Title 9, Subtitle 5 of the Environment Article of the Annotated Code of  
 6 Maryland requires the County to adopt a comprehensive plan dealing with water supply and  
 7 sewerage systems, established the procedures governing the preparation and adoption of said  
 8 plan, and provides for amendments and revisions thereto; and

9 WHEREAS, pursuant to said procedures, the County Executive submitted to the County  
 10 Council her recommendations on water and sewer plan amendment requests within the  
 11 December 2018 Cycle of Amendments; and

12 WHEREAS, the County Council received testimony through an advertised public hearing  
 13 on the December 2018 Cycle of Amendments; and

14 WHEREAS, the County Council notified the Washington Suburban Sanitary Commission,  
 15 the Maryland-National Capital Park and Planning Commission, the State and County Health  
 16 Departments, the Maryland Department of Planning and the Maryland Department of the  
 17 Environment of the public hearing and provided each agency with copies of the December 2018  
 18 Cycle of Amendments.

19 SECTION 1. NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince  
 20 George's County, Maryland, that the Prince George's County 2008 Water and Sewer Plan, as  
 21 adopted by CR-91-2008, and amended by CR-17-2009, CR-52-2009, CR-5-2010, CR-19-2010,  
 22 CR-82-2010, CR-20-2011, CR-4-2012, CR-19-2012, CR-27-2012, CR-71-2012, CR-20-2013,

1 CR-50-2013, CR-92-2013, CR-11-2014, CR-57-2014, CR-16-2015, CR-45-2015, CR-43-2016,  
2 CR-62-2016, CR-23-2017, CR-58-2017, CR-03-2018, CR-06-2018, and CR-34-2018 is further  
3 amended by adding the water and sewer category designations as shown in Attachment A,  
4 attached hereto and made a part hereof.

5 SECTION 2. BE IT FURTHER RESOLVED that maps identified as the "Prince George's  
6 County, Maryland, 2008 Water Map" and "Prince George's County, Maryland, 2008 Sewer  
7 Map," are hereby amended to incorporate the approved category changes with the property  
8 location delineated on the map in Attachment B, attached hereto and made a part hereof.

9 SECTION 3. BE IT FURTHER RESOLVED that within five working days of the adoption  
10 of this Resolution, it shall be transmitted to the County Executive by the Clerk of the Council.

11 SECTION 4. BE IT FURTHER RESOLVED that this Resolution shall take effect on the  
12 day following the first regularly scheduled Council meeting day which occurs after the County  
13 Executive transmits her comments on the Resolution, or on the day that the County Executive  
14 indicates she has no comments, or ten working days following the transmittal of this Resolution  
15 to the County Executive, whichever shall occur first. Prior to the effective date of this  
16 Resolution, the Council may reconsider its action based upon any recommendation received  
17 from the County Executive.

18 SECTION 5. BE IT FURTHER RESOLVED that upon the effective date of this  
19 Resolution, it shall be transmitted by the Clerk of the Council to the Secretary of the Maryland  
20 Department of the Environment.

Adopted this 7<sup>th</sup> day of May, 2019.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: Todd M. Turner  
Todd M. Turner  
Chair

ATTEST:

Redis C. Floyd  
Redis C. Floyd  
Clerk of the Council

WATER AND SEWER CATEGORY AMENDMENT

Sewershed Application Council District	Development Proposal/ Tax Map Location	Acreage/ Zoning	Current Category	Requested Category	Executive's Recommendation	Council Approval
<b><u>Parkway</u></b>						
18/PW-01 Emmanuel Baptist Church of South Laurel District 1	Requesting a waiver to the Water and Sewer Plan to allow for increased capacity of an existing interim system in a publicly designated category that will accommodate proposed expansion of the existing sanctuary. 15 A-4, Lot 1	R-R 4.45	3	N/A*	Deny	Approve**
<b><u>Western Branch</u></b>						
18/W-05 Trinity Lutheran Church District 4	Existing church connected to public sewer via the City of Bowie Public Works. 37 E-4, Parcel A	R-E 4.98	S5	S3	S3	S3
18/W-06 Cresthill Baptist Church District 4	Existing church connected to public sewer via the City of Bowie Public Works. 37 E-4, Parcel A	R-E 6.9	S5	S3	S3	S3
18/W-07 The Redeemed Christian Church of God District 4	60,000 SF two-story church building, with proposed seating capacity of 1,200 – 2,000. 62 E-2, Parcels 19, 37, 71 & Lot 1.	R-E 28.73	5	4	4	5
18/W-08 Waste Management Maintenance Facility District 6	25,320 SF two-story building for expanded office and administrative space. 82 E-3, Parcel 202	I-1 I-2 7.77	S5	S4	S4	S4
18/W-09 Sampson Residence Evergro Landscaping District 4	Requesting a waiver to the Water and Sewer Plan; use of an interim well at the occupied residence. 45 D-2, Parcel 119	O-S 4.49	3	N/A*	Approve	Approve



WATER AND SEWER CATEGORY AMENMENT

Sewershed Application Council District	Development Proposal/ Tax Map Location	Acreage/ Zoning	Current Category	Requested Category	Executive's Recommendation	Council Approval
<b><u>Piscataway</u></b>						
18/P-04 Bharat Darshan Brandywine Temple District 9	9,000 SF worship facility/temple with seating capacity of 300. 144 F-2, Parcels 29 & 48	C-O 14.18	5	4	4	4
<b><u>Mattawoman</u></b>						
18/M-02 Schraf Property District 9	10,000 SF retail space and 175,000 SF consolidated storage facility consisting of two buildings. 155 A-1, Parcel 14	I-1 9.8	5	4	4	4

*\*The applicant is requesting a waiver to the Water and Sewer Plan to use an interim system in a publicly-designated category*

**\*\*The TIEE Committee approved the requested waiver, allowing 1,000 gallons of increased sewer capacity (2,000 gallons total capacity) for the interim septic system. Any additional development of the property in excess of 2,500 square feet will require connection to the public sewer system. This condition exists as long as the property remains in sewer Category 3.**

- Category 3 – Community System
- Category 4 – Community System Adequate for Development Planning
- Category 5 – Future Community System
- Category 6 – Individual System

**APPLICATIONS**

**REQUEST      MAP #**

**Parkway**

18/PW-01	Emmanuel Baptist Church of South Laurel	Waive the Water and Sewer Plan policies	1
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**Western Branch**

18/W-05	Trinity Lutheran Church	S5 to S3	2
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18/W-06	Cresthill Baptist Church	S5 to S4	3
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18/W-07	The Redeemed Christian Church of God	5 to 4	4
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18/W-08	Waste Management Maintenance Facility	S5 to S4	5
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18/W-09	Sampson Residence Evergro Landscaping	Waive the Water and Sewer Plan policies	6
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**Piscataway**

18/P-04	Bharat Darshan Brandywine Temple	5 to 4	7
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**Mattawoman**

18/M-02	Schraf Property	5 to 4	8
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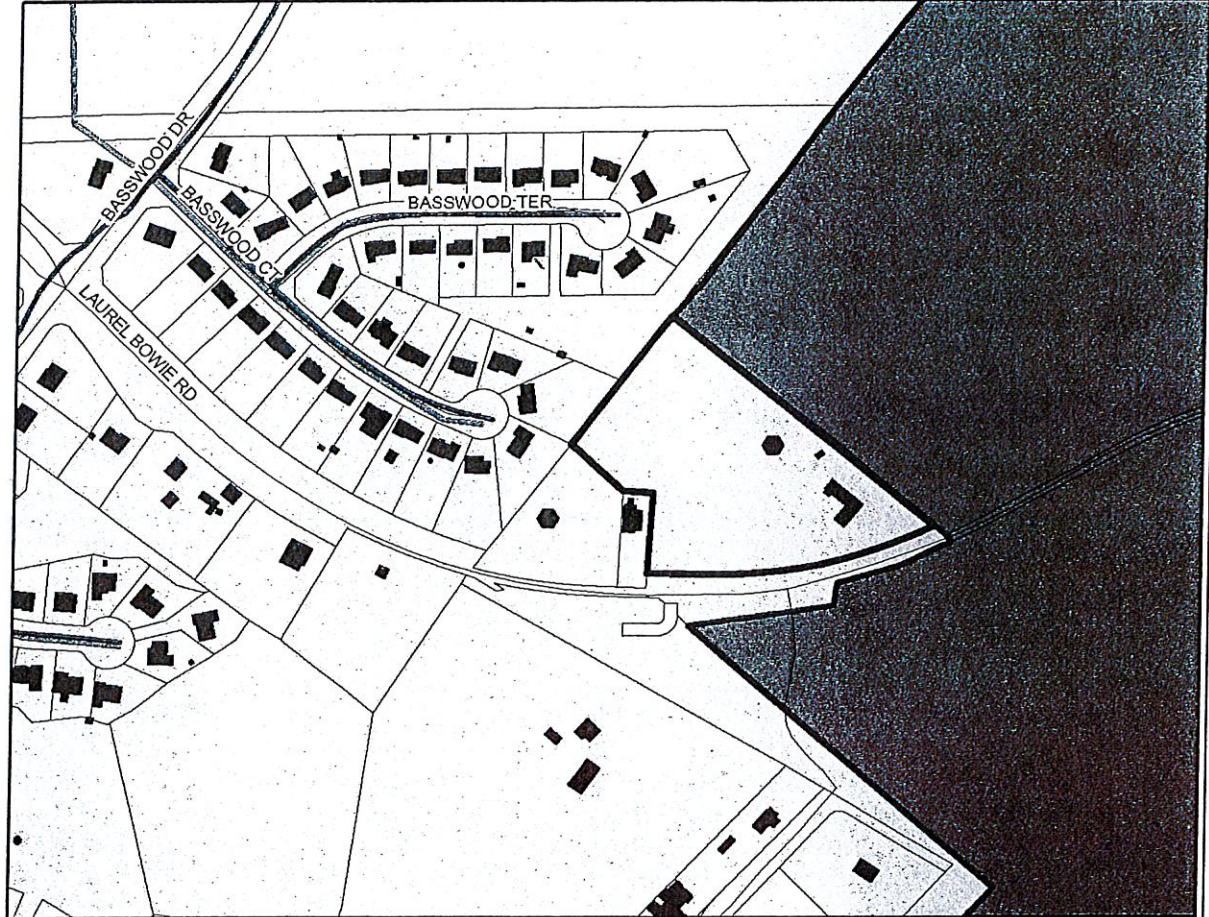


Water and Sewer Plan Amendment

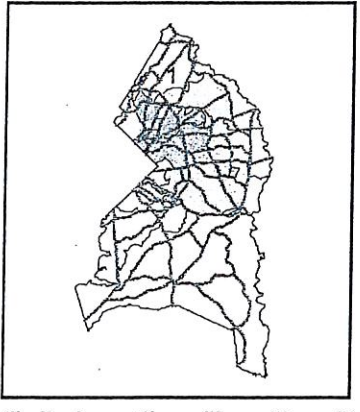
**Emmanuel Baptist Church  
of South Laurel**

Category 3  
Waiver Request

December 2018 LA  
Application: 18/PW-01



<ul style="list-style-type: none"> <li>RAILROADS</li> <li>Streets</li> <li>Water Lines</li> <li>Sewer_Gray</li> <li>Septic1</li> <li>Cutouts</li> <li>Envelope</li> <li>BUILDINGS</li> <li>Property</li> <li>ponds</li> <li>PONDS</li> <li>WETLANDS</li> <li>MARLBROCKLAY</li> <li>FEMA_FLOODING</li> <li>A</li> <li>AE</li> <li>AH</li> <li>AO</li> <li>OPEN WATER</li> <li>VE</li> <li>X</li> <li>Sewer</li> <li>S-3 Community System</li> <li>S-4 Community System Adequate for Development Planning</li> <li>S-5 Future Community System</li> <li>S-6 Individual System</li> <li>S-SP Private, Shared or Community System</li> </ul>	
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Water and Sewer Program/Tony Administrative Amendments





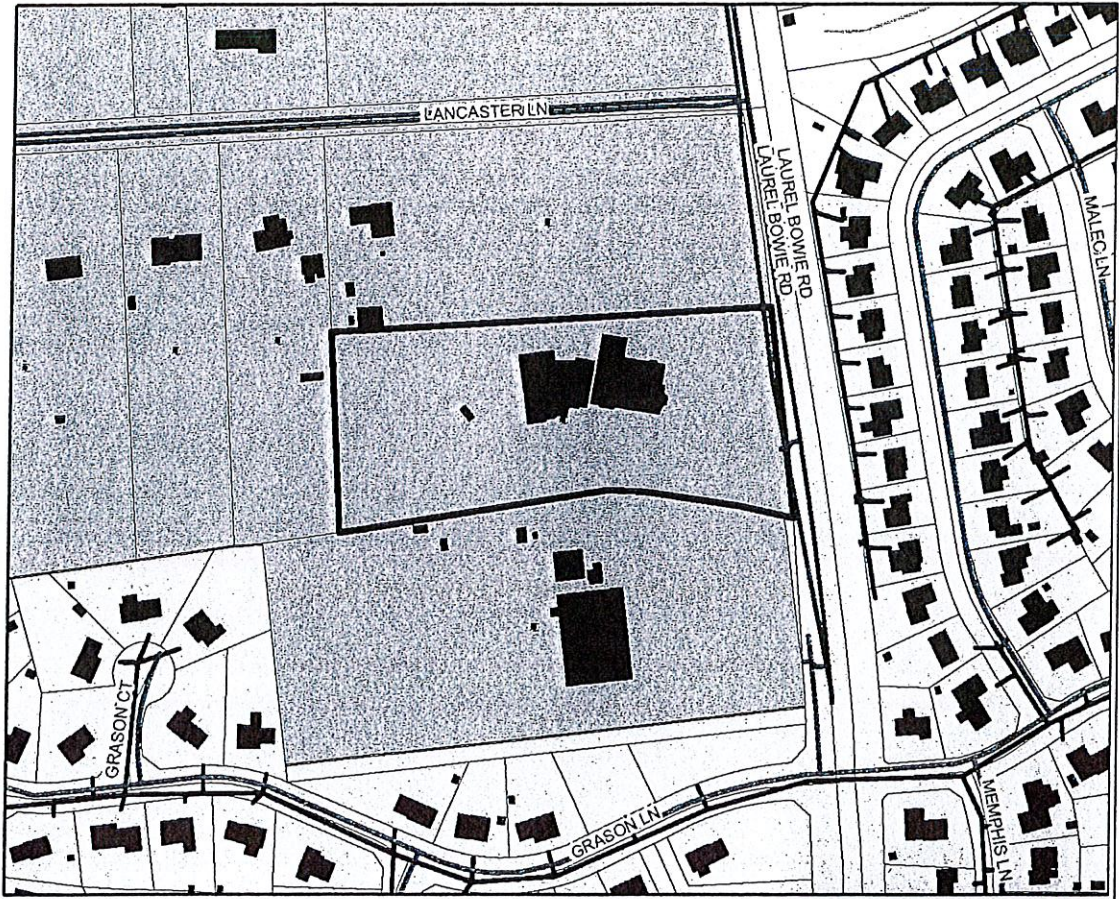
Water and Sewer Plan Amendment

Amendment Request S5 to S3

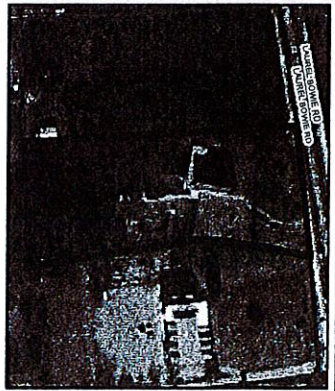
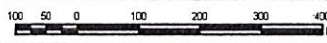


Trinity Lutheran Church

December 2018 LA  
Application: 18/W-05



	RAILROADS
	Shade
	Water Lines
	Sewer/Grav
	Envelope
	BUILDINGS
	Property
	Rooms
	PONDS
	WETLANDS
	MARLBOROCLAY
	GISDEV/FEMA_FLOODING
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	OPEN WATER
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	X
	Sewer
	S-3 Community System
	S-4 Community System Adequate for Development Planning
	S-5 Future Community System
	S-6 Individual System
	S-6P Private, Shared or Community System
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	Laveit_Water_Line
	Laveit_SewerLine



W/Water and Sewer Program/Trinity Administrative Amendments





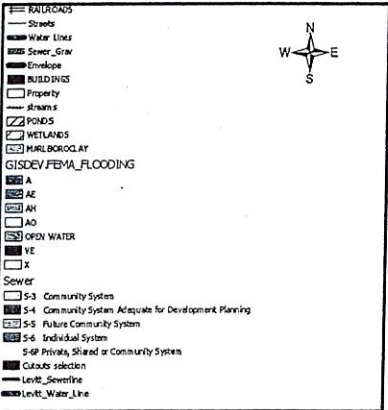
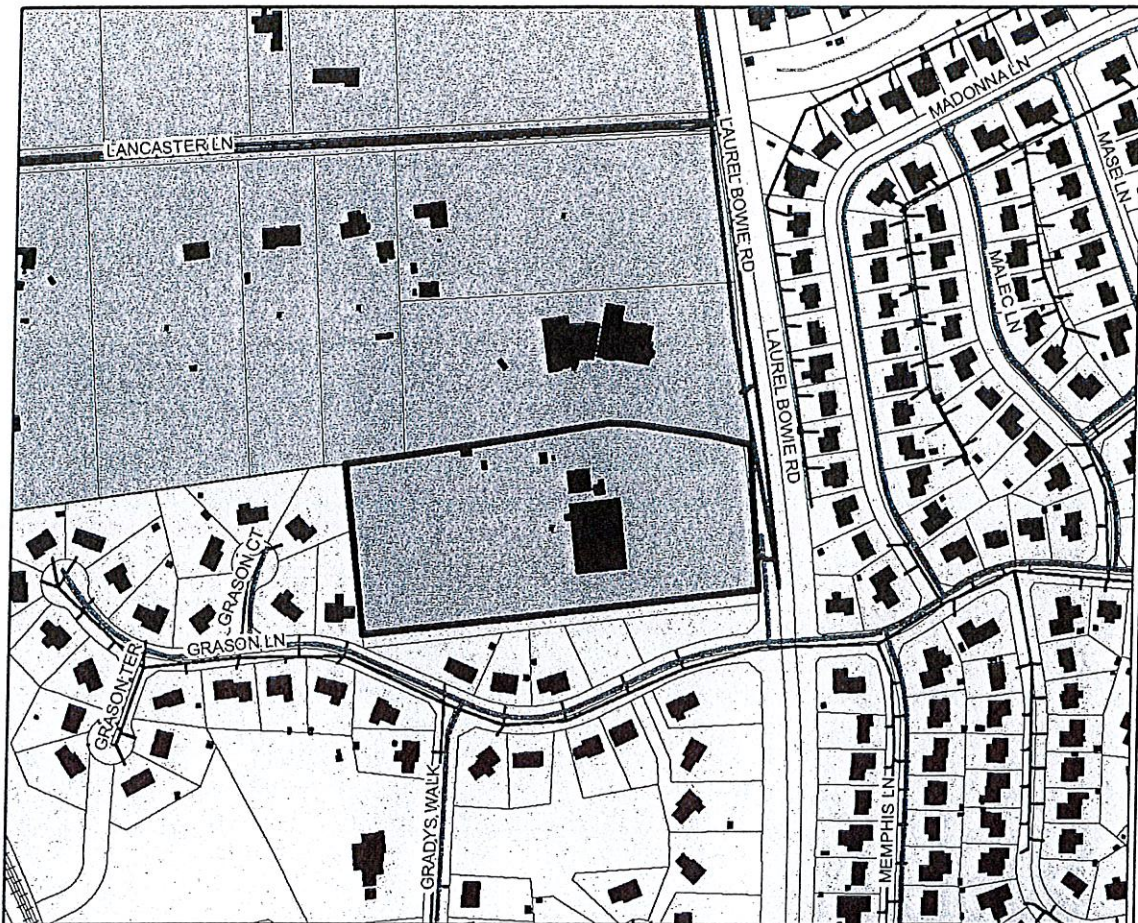
Water and Sewer Plan Amendment

Amendment Request S5 to S3



Cresthill Baptist Church

December 2018 LA  
Application: 18/W-06



Water and Sewer Program/Only Administrative Amendments



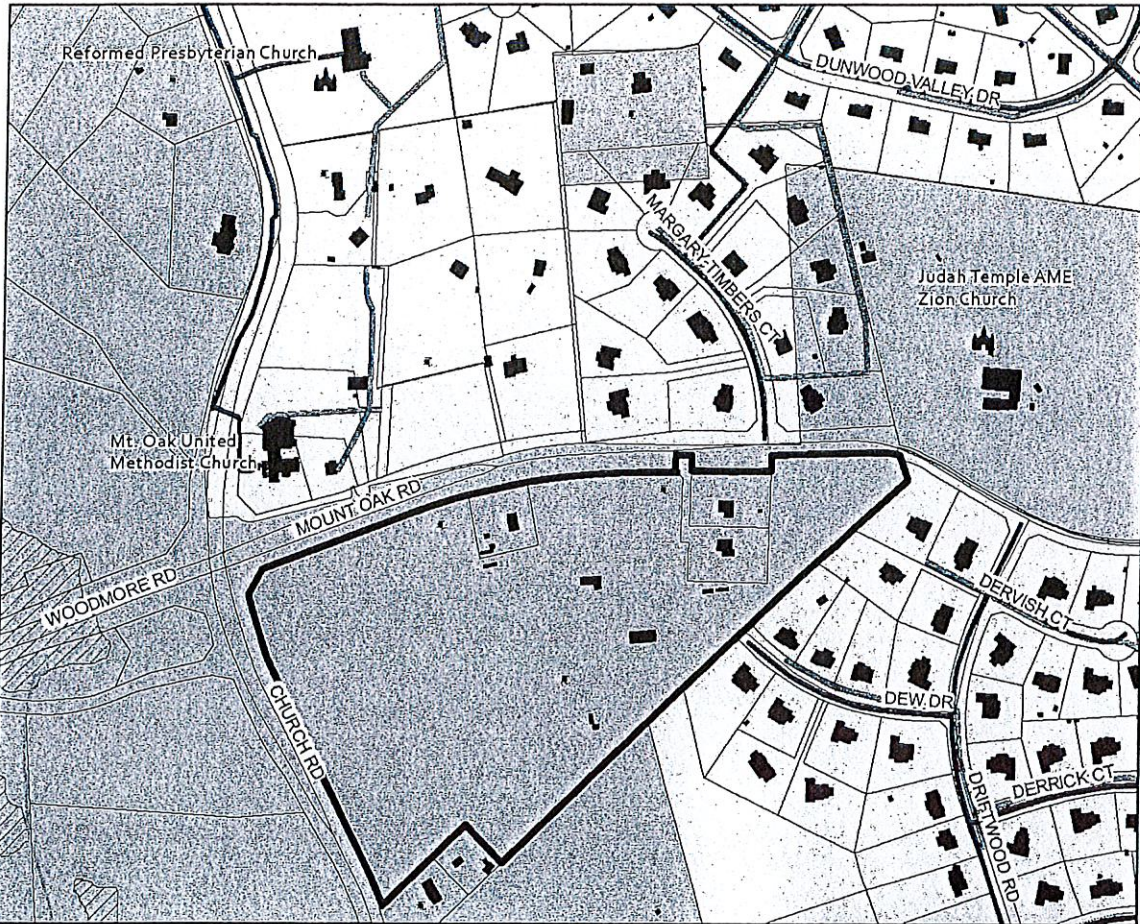


Water and Sewer Plan Amendment

Amendment Request 5 to 4

The Redeemed Christian  
Church of God

December 2018 LA  
Application: 18/W-07



	RAILROADS
	Streets
	Water Lines
	Sewer, Gray
	Envelope
	BUILDINGS
	Property
	Streams
	PONDS
	WETLANDS
	MARBLE/CLAY
	GISDEV FEMA_FLOODING
	A
	AE
	AH
	AO
	OPEN WATER
	YES
	NO
	Sewer
	S-3 Community System
	S-4 Community System Adequate for Development Planning
	S-5 Future Community System
	S-6 Individual System
	S-6P Private, Shared or Community System
	4008 selection
	JURISDICTION



W:\Water and Sewer Program\Tony\Administrative Amendments





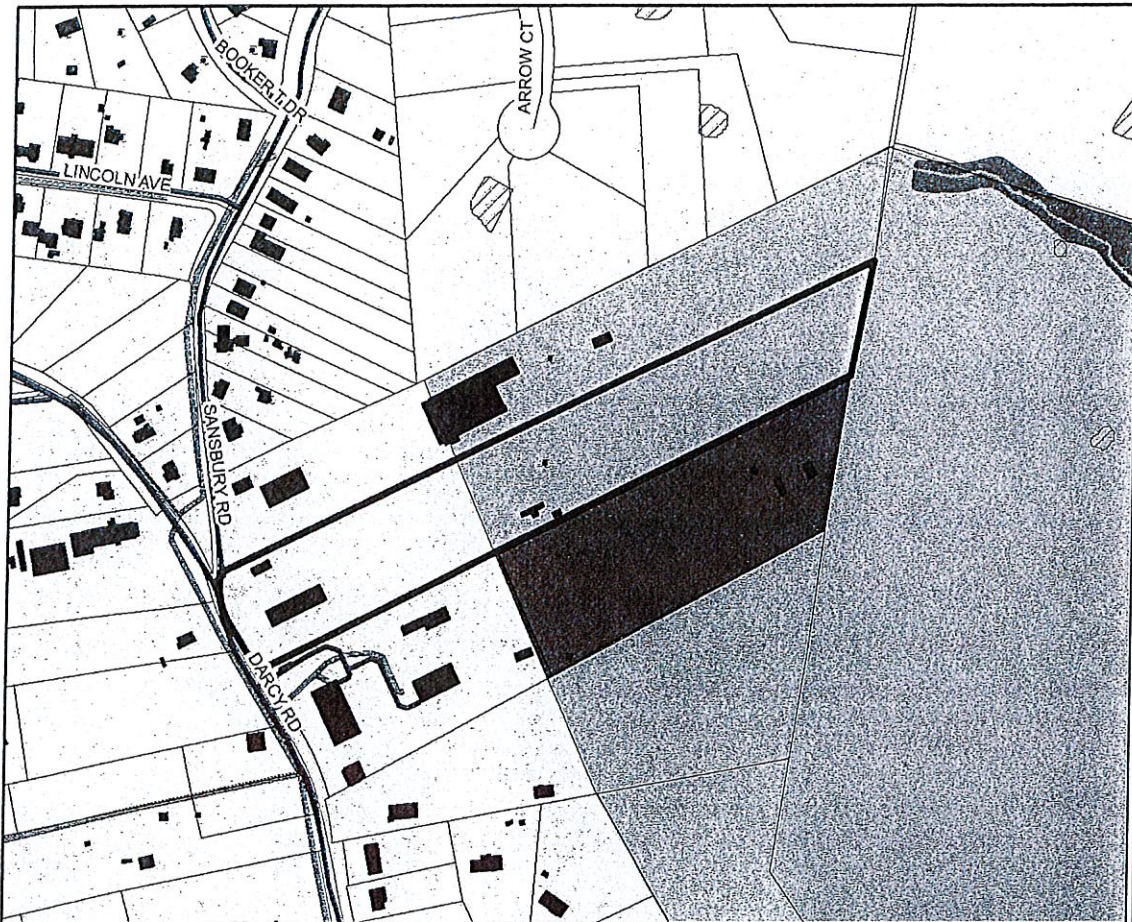
Water and Sewer Plan Amendment

Amendment Request S5 to S4

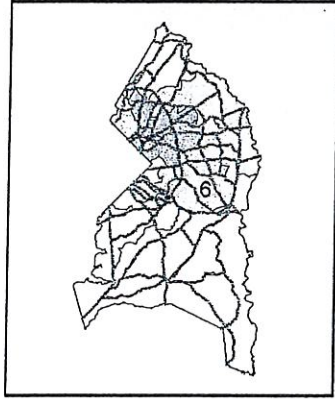


# Waste Management Maintenance Facility

December 2018 LA  
Application: 18/W-08



- RAILROADS
- Streets
- Water Lines
- Sewer/Grav
- Gravel/Grp
- BUILDINGS
- Property
- Streams
- PONDS
- WETLANDS
- MARLBOROCLAY
- GISDEV/FEMA\_FLOODING
- A
- AE
- AH
- AIO
- OPEN WATER
- VE
- X
- Sewer
- S-3 Community System
- S-4 Community System Adequate for Development Planning
- S-5 Future Community System
- S-6 Individual System
- S-6P Private, Shared or Community System
- Club's selection



W/Water and Sewer Program/Tony/Administrative Amendments





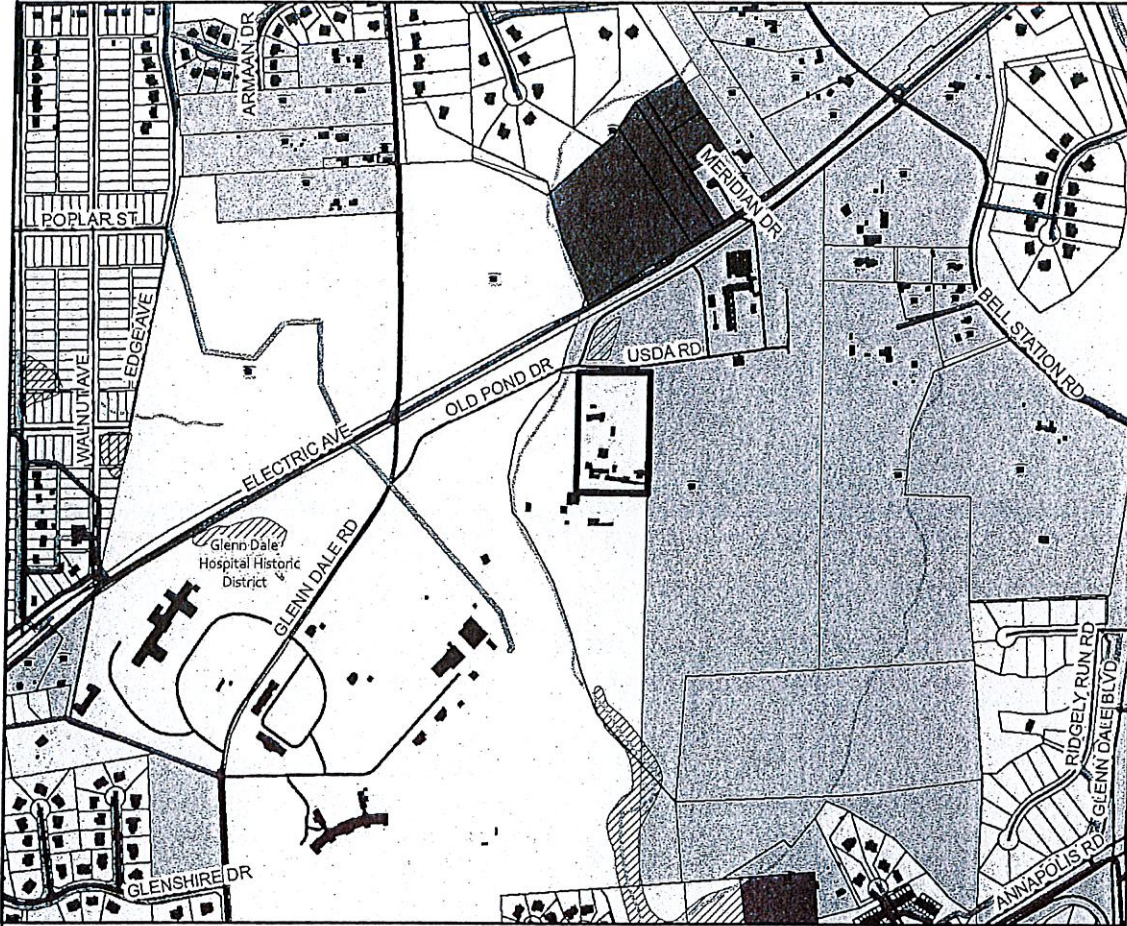
Water and Sewer Plan Amendment

Category 3  
Waiver Request

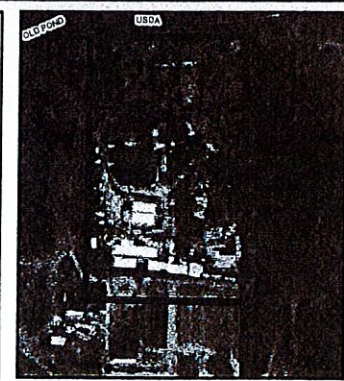
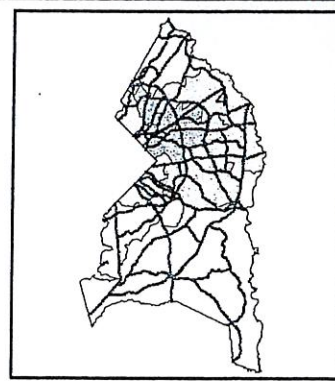


# Sampson Residence Evergro Landscaping

December 2018 LA Cycle  
Application: 18/W-09



	RAILROADS
	Streets
	Septic
	Envelope
<b>BUILDINGS</b>	
	Property
	streams
	PONDS
	MARLBOROCLAY
<b>Sewer</b>	
	S-3 Community System
	S-4 Community System Adequate for Development Planning
	S-5 Future Community System
	S-6 Individual System
	S-6P Private, Shared or Community System



Prince George's County Government, Maryland  
Department Of Permitting, Inspections And Enforcement  
Site/Road Plan Review Division



J:\Water\_Sewer\MXD\Tony's MXD\Maps





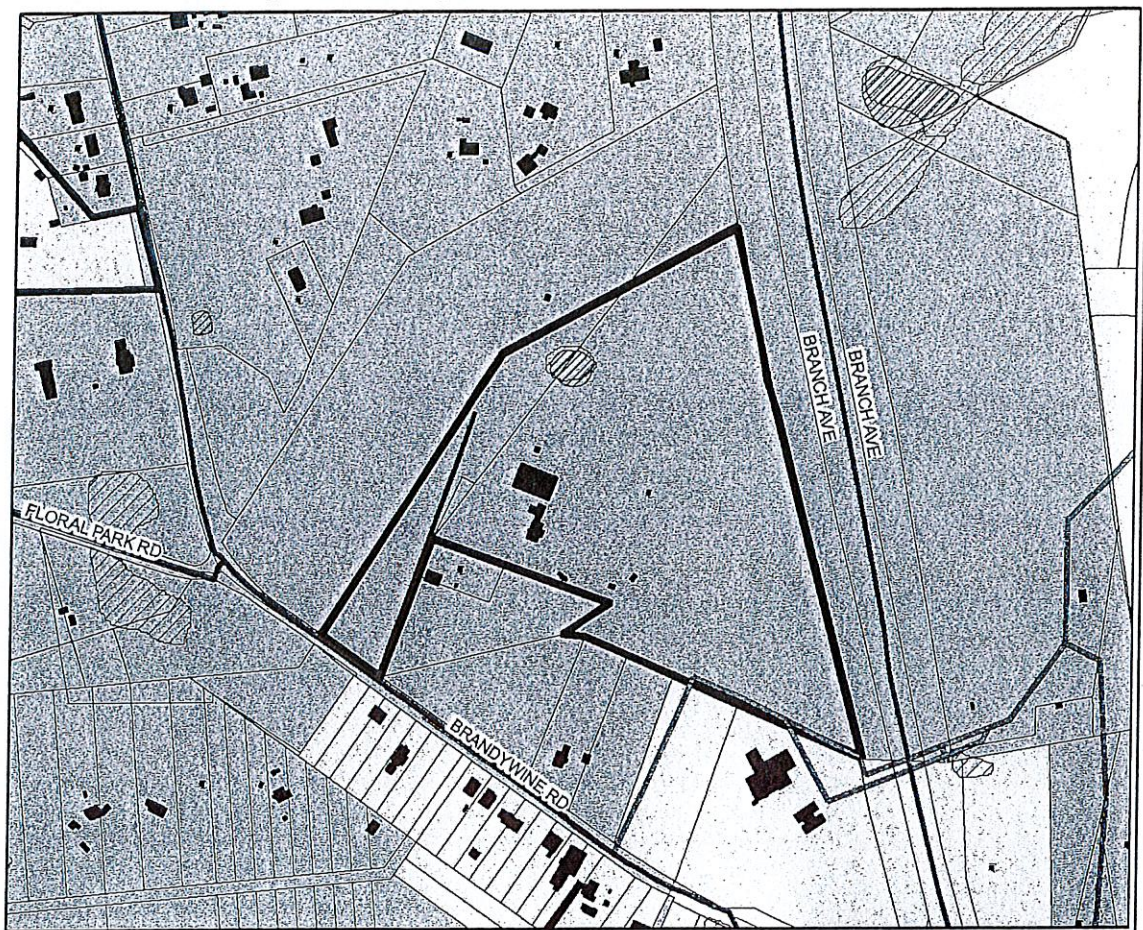
Water and Sewer Plan Amendment

Amendment Request 5 to 4

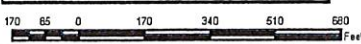
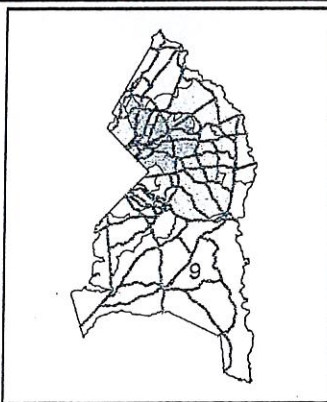


**Bharat Darshan  
Brandywine Temple**

December 2018 LA  
Application: 18/P-04



RAILROADS	Streams	Water Lines	Sewer_Gray	Cutouts	Envelope	BUILDINGS	Property	streams	PONDS	WETLANDS	MARLBOROCLAY	GISDEV.FEMA_FLOODING	AE	AE	AH	AO	OPEN WATER	VE	X	Sewer	S-3 Community System	S-4 Community System Adequate for Development Planning	S-5 Future Community System	S-6 Individual System	S-6P Private, Shared or Community System
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Water and Sewer Program Administrative Amendments





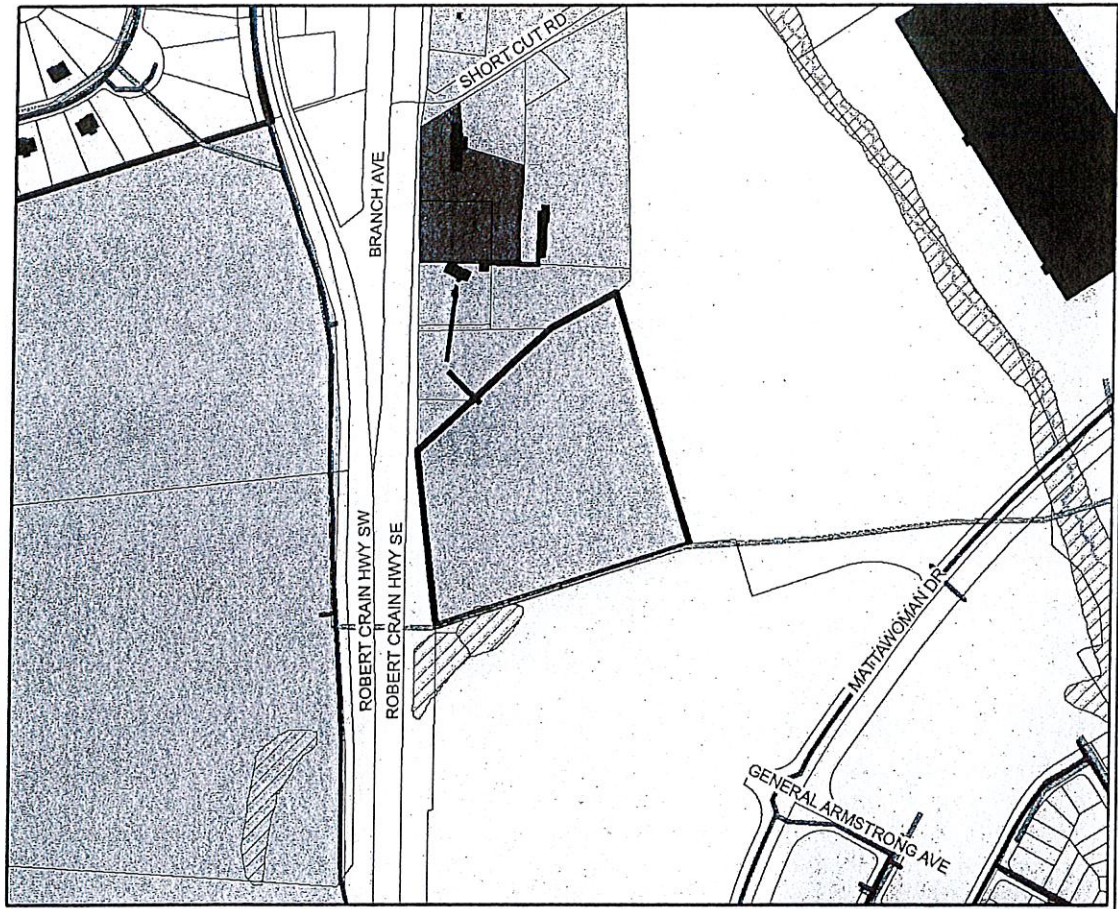
Water and Sewer Plan Amendment

Amendment Request 5 to 4

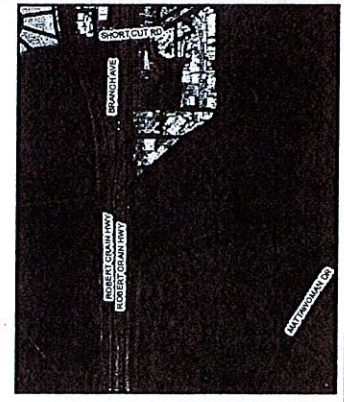
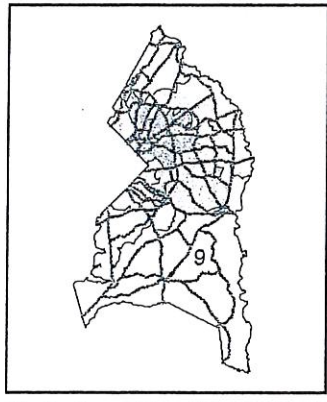


Schraf Property

December 2018 LA  
Application: 18/M-02



	RAILROADS
	Streets
	Water Lines
	Sewer_Grav
	Cutouts
	Envelope
	BUILDINGS
	Property
	streams
	POND
	WETLANDS
	MUD/BOG/CLAY
GISDEV/FEMA_FLOODING	
	A
	AE
	AH
	AO
	OPEN WATER
	VE
	X
SEWER	
	S-3 Community System
	S-4 Community System Adequate for Development Planning
	S-5 Future Community System
	S-6 Individual System
	S-6P Private, Shared or Community System



W\Water and Sewer Program\T\ony\Administrative Amendments

# PRINCE GEORGE'S COUNTY COUNCIL

## COMMITTEE REPORT

2019 Legislative Session

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**Reference No.:** CR- 018-2019

**Draft No.:** 2

**Committee:** TRANSPORTATION, INFRASTRUCTURE, ENERGY AND ENVIRONMENT

**Date:** 4/23/2019

**Action:** FAV (A)

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### REPORT:

Committee Vote: Favorable as amended 5-0 (In favor: Council Members Anderson-Walker, Dernoga, Glaros, Taveras and Turner)

The Transportation, Infrastructure, Energy and Environment Committee convened on April 23, 2019 to review the resolution concerning the purpose of changing the water and sewer category designations of properties within the 2008 Water and Sewer Plan. The plan provides for three cycles of category change requests annually to amend the plan. The resolution represents the December 2018 Cycle of Amendments.

The committee began with a discussion of Application #18/PW-01 for Emmanuel Baptist Church of South Laurel, where the applicant requests a waiver from the water & sewer plan requirement to connect to the public sewer system to accommodate a 2,172 square foot expansion of the existing church. The applicant requests the expansion of the existing 1,000-gallon interim septic system to 2,000 gallons. The property is in water & sewer category 3, which requires connection to the public system. In addition to the water & sewer plan requirement, the approved Preliminary Plan of Subdivision for the property includes a notation requiring connection to the public system. The Committee voted to approve the waiver request, allowing the increased sewer capacity, but retained the public connection requirement if future development of the existing structure exceeds 2,500 square feet.

The committee also discussed application #18/W-07 for The Redeemed Christian Church of God's request for the advancement from water & sewer category 5 to category 4. Significant testimony occurred at the Council's public hearing on April 16, 2019 regarding concerns on the impact of the proposed 60,000 square foot, two-story church. Similar concerns were raised at a hearing conducted by the City of Bowie, which provided a letter of opposition dated March 15, 2019. The concerns included the impact on traffic and parking on Church Road and in the surrounding neighborhoods. The committee's discussion included this issue, as well as the factors contained in Section 2.1.4 of the Adopted 2008 Water & Sewer Plan.

After consideration of these issues, the committee voted to retain the current water & sewer category 5 for this property until more of these concerns are addressed.

The committee voted to approve the remaining applications:

Trinity Lutheran Church to move from category S5 to S3.

Cresthill Baptist Church to move from category S5 to S3.

Waste Management Maintenance facility to move from category S5 to S4.

Sampson Residence Evergro Landscaping to approve waiver for use of an interim well to remediate a health hazard at the occupied residence.

Bharat Darshan Brandywine Temple to move from category 5 to 4.

Schraf Property to move from category 5 to 4.

After the discussion, the Committee voted favorably on the resolution with amendments.



# Prince George's County Council

## Agenda Item Summary

**Meeting Date:** 5/7/2019

**Effective Date:** 5/28/2019

**Reference No.:** CR-018-2019

**Chapter Number:**

**Draft No.:** 2

**Public Hearing Date:** 4/16/2019

**Proposer(s):** County Executive

**Sponsor(s):** Davis, Turner, Taveras, Harrison, Hawkins, Streeter, Dernoga, Anderson-Walker and Ivey

**Item Title:** A RESOLUTION CONCERNING THE 2008 WATER AND SEWER PLAN (DECEMBER 2018 CYCLE OF AMENDMENTS) for the purpose of changing the water and sewer category designations of properties within the 2008 Water and Sewer Plan.

**Drafter:** Shirley Anthony Branch, Department of Permitting, Inspections and Enforcement

**Resource Personnel:** Candice D. Austin, Office of the County Executive

### LEGISLATIVE HISTORY:

Date:	Acting Body:	Action:	Sent To:
03/12/2019	County Council	introduced and referred	TIEE
	<b>Action Text:</b> This Resolution was introduced by Council Members Davis, Turner, Taveras, Harrison, Hawkins, Streeter, Dernoga, Anderson-Walker, Ivey and referred to the Transportation, Infrastructure, Energy and Environment Committee		
04/16/2019	County Council	public hearing held	
	<b>Action Text:</b> The public hearing was held for this Resolution		
04/23/2019	TIEE	Favorably recommended with amendments	County Council
	<b>Action Text:</b> A motion was made by Council Member Turner, seconded by Council Member Glaros, that this Resolution be Favorably recommended with amendments to the County Council. The motion carried by the following vote: Aye: 5 Taveras, Anderson-Walker, Dernoga, Glaros and Turner		
05/07/2019	County Council	new draft substituted	

**Action Text:**

A motion was made by Council Member Glaros, seconded by Council Member Davis, to substitute Draft 2 in lieu of Draft 1 of this Resolution. The motion carried by the following vote:

Aye: 11 Turner, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Hawkins, Ivey, Streeter and Taveras

05/07/2019 County Council adopted

**Action Text:**

A motion was made by Council Member Davis, seconded by Vice Chair Streeter, that this Resolution be adopted. The motion carried by the following vote:

Aye: 11 Turner, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Hawkins, Ivey, Streeter and Taveras

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**AFFECTED CODE SECTIONS:**


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**BACKGROUND INFORMATION/FISCAL IMPACT:**

The 2008 Water and Sewer Plan provides for three cycles of category change requests annually to amend the Plan. This Resolution represents the December 2018 Cycle of Amendments.

The 2008 Water and Sewer Plan was adopted by CR-91-2008, and amended by CR-17-2009, CR-52-2009, CR-5-2010, CR-19-2010, CR-82-2010, CR-20-2011, CR-4-2012, CR-19-2012, CR-27-2012, CR-71-2012, CR-20-2013, CR-50-2013, CR-92-2013, CR-11-2014, CR-57-2014, CR-16-2015, CR-45-2015, CR-43-2016, CR-62-2016, CR-23-2017, CR-58-2017, CR-03-2018, CR-06-2018, and CR-34-2018.

One (1) category change request is in the Parkway sewer basin, five (5) are in the Western Branch sewer basin, one (1) is in the Piscataway sewer basin, and one (1) in the Mattawoman sewer basin.

Environment Article, Title 9, Subtitle 5, of the Maryland Annotated Code, sets procedures for amendments and revisions to the Plan. At least 30 days prior to the public hearing on the amendments, the County Council must submit to the Washington Suburban Sanitary Commission and Maryland-National Capital Park and Planning Commission a copy of the resolution for their recommendations.

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**Document(s):** R2019018, CR-018-2019 (DR-2) Attachments, CR-18-2019 AIS, CR-018-2019 Report





**PRINCE GEORGE'S COUNTY GOVERNMENT**  
Office of the County Executive

Angela D. Alsobrooks  
County Executive

**RECEIVED**

MAY 29 2019

Date: May 28, 2019

To: The Honorable Todd M. Turner, Chair  
Prince George's County Council

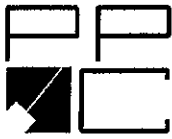
From: Angela D. Alsobrooks  
County Executive

A handwritten signature in black ink that reads "Angela Alsobrooks".

RE: CR-18-2019 (DR-2) -- The 2008 Water and Sewer Plan  
(December 2018 Cycle of Amendments)

CLERK OF THE COUNCIL  
PRINCE GEORGE'S COUNTY MARYLAND

Thank you for the opportunity to review CR-18-2019 as adopted by the Council. It appears that the Council has performed a thorough review of the applications contained in the 2008 Water and Sewer Plan, December 2018 Cycle of Amendments. Therefore, I have no comment on the Resolution.



RESOLUTION

WHEREAS, James R. Schraf LV Trust/ Dolores M. Schraf LV Trust is the owner of a 9.80-acre parcel of land known as Liber 38661 at folio 298, said property being in the 11th Election District of Prince George's County, Maryland, and being zoned Light Industrial (I-1); and

WHEREAS, on January 22, 2020, Generation Properties, LLC filed an application for approval of a Preliminary Plan of Subdivision for 4 lots; and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision, also known as Preliminary Plan 4-19017 for Brandywine Commercial Center, 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 April 23, 2020, for its review and action in accordance with the Land Use Article of the 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 Approval of the application with conditions; and

WHEREAS, on April 23, 2020, 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 Type 1 Tree Conservation Plan TCP1-004-2020, and APPROVED Preliminary Plan of Subdivision 4-19017, including a Variation from Section 24-121(a)(3), for 4 lots with the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision, the plans shall be revised as follows:
  - a. Correct the gross floor area shown in General Note 21 to coincide with the development analyzed as part of this preliminary plan of subdivision approval.
  - b. Relocate the proposed access easement along the eastern boundary line so that it will be located outside of the future required Section 4.7 Bufferyard.
  - c. Show the area of Outlot A to be dedicated to public use and remove the Outlot labeling.
2. Prior to signature approval of the preliminary plan, the Type 1 Tree Conservation Plan (TCP1) shall be revised as follows:
  - a. Revise the legend to indicate that Woodland Retained – Not Credited is abbreviated on the plan as WR-NC.

- b. Use the standard general information table on the plan, which includes the Police District and General Plan Generalize Future Land Use (Plan 2035).
  - c. Apply the most current TCP1 approval block to the plan and add the TCP1 number in the correct format: TCP1-004-2020. Information concerning prior approvals (signatures, dates, Development Review Division (DRD) case numbers and reason for revisions) shall be shown in typeface, and information columns stating the DRD case numbers and reason for revision shall be completed, as applicable.
  - d. After required revisions to the preliminary plan have been completed, revise the TCP1 to be consistent with the proposed site features and lotting pattern of the preliminary plan.
  - e. Have the revised TCP1 plan signed and dated by the qualified professional who prepared it.
3. A substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings shall require approval of a new preliminary plan of subdivision prior to issuance of any permits.
  4. Development of this site shall be in conformance with Stormwater Management Concept Plan 8708-2019-00 and any subsequent revisions.
  5. At the time of final plat, the applicant shall dedicate .17 acres of public right-of-way located in the northeast portion of the property for the construction of the connection to I-503, a master plan roadway.
  6. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan, TCP1-004-2020. 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 (TCP1-004-2020), 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. 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 (M-NCPPC), Prince George’s County Planning Department.”
  7. Total development within the subject property, shall be limited to uses that would generate no more than 178 AM and 188 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision, with a new determination of the adequacy of transportation facilities.

8. Prior to approval of a building permit, a fee calculated as \$2.07 per square foot of gross floor area multiplied by (Engineering News Record Highway Construction Cost index at time of payment) / (Engineering News Record Highway Construction Cost Index for first quarter, 1993), as shown in accordance with Prince George's County Council Resolution CR-9-2017, shall be determined. All fees shall be paid to Prince George's County (or its designee), to be indexed by the appropriate cost indices to be determined by the Prince George's County Department of Permitting, Inspections and Enforcement.
9. Prior to acceptance of any detailed site plan, the applicant shall provide an exhibit that illustrates the proposed location, limits, specifications, and details of the pedestrian and bikeway facilities, which are proposed to meet pedestrian and bicyclist adequacy on-site throughout the subdivision, consistent with Section 24-124.01(f) of the Subdivision Regulations.
10. Prior to the approval of a final plat:
  - a. In accordance with the approved preliminary plan of subdivision, the final plat shall include a note indicating the Prince George's County Planning Board approval of a variation from Section 24-121(a)(3) for the Subdivision Regulations, for one direct access to an arterial or higher classification roadway. The final plat shall reflect the denial of access along the remaining frontage of the property.
  - b. The final plat shall include the grant of a 10-foot-wide public utility easement along the public rights-of-way.
  - c. The applicant and the applicant's heirs, successors, and/or assignees shall provide a draft Access Easement Agreement or Covenant, for shared access to the four lots contained in the subdivision, to the Maryland-National Capital Park and Planning Commission (M-NCPPC), Development Review Division, for approval. The access easement agreement shall contain the rights of M-NCPPC, be recorded in land records, and the Liber/folio shown on the final plat prior to recordation. The final plat shall reflect the location and extent of the access easement, in accordance with Section 24-128(b)(9) of the Subdivision Regulations and the approved preliminary plan of subdivision, and the denial of access all other frontage along US 301.

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 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 consists of one existing parcel totaling approximately 9.80 acres, recorded in the Prince George's County Land Records in Liber 38661 at folio 298. The site is



located along the northbound side of US 301 (Robert Crain Highway), approximately 900 south of Short Cut Road, and is within the Light Industrial (I-1) Zone.

The subject application is to subdivide the existing parcel into four lots for the development of 295,150 square feet of commercial and industrial development. The four new lots are situated with Lots 1 (2.95 acres) and 4 (1.92 acres) along the western boundary of the site, along US 301, and Lots 2 (1.49 acres) and 3 (3.28 acres) along the eastern boundary of the site. Lots 2 and 3 are configured so that a stem provides them access between Lots 1 and 4 to US 301. A 22-foot private access easement is to be shared by all of the lots from US 301.

Section 24-121(a)(3) of the Prince George’s County Subdivision Regulations requires that when lots are proposed on land adjacent to an existing or planned roadway of arterial or higher classification, the lots should be designed to front on either interior street or service road, and not access the higher classification roadways directly. All four lots are to be served with a private easement to allow consolidated direct access onto US 301, which is classified as a freeway. A variation to allow the access from US 301 is discussed further.

3. **Setting**— The site is located on Tax Map 155, Grid A-1 and is within Planning Area 85A. The subject site is bounded to the west by the right-of-way of US 301, to the north by industrial uses in the I-1 Zone, and to the east and south by the wooded land in the Residential Medium Development (R-M) Zone to be developed as part of a larger residential subdivision known as the Villages at Timothy Branch.
4. **Development Data Summary**—The following information relates to the subject PPS application and the development.

	<b>EXISTING</b>	<b>APPROVED</b>
Zone	I-1	I-1
Use(s)	Commercial	Commercial/Industrial
Acreage	9.80	9.80
Gross Floor Area	N/A	295,150 square feet
Dwelling Units	0	0
Parcels	1	0
Lots	0	4
Outlots	0	0
Variance	No	No
Variation	No	Yes 24-121(a)(3)

Pursuant to Section 24-119(d)(2) of the Subdivision Regulations, this case was heard at the Subdivision and Development Review Committee (SDRC) meeting on February 7, 2020. The requested variation from Section 24-121(a)(3) was accepted on January 21, 2020, and also heard

at the SDRC meeting on February 7, 2020, as required by Section 24-113(b) of the Subdivision Regulations.

5. **Previous Approvals**—The subject property is presently wooded and undeveloped. The property is described by the Maryland State Department of Assessments and Taxation as Parcel 14. The property is more specifically described in a deed recorded among the Prince George’s County Land Records in Liber 38661 at folio 298. No prior development applications apply to the subject site.

A PPS is now required, in order to subdivide the property into four parcels and develop more than 5,000 square feet of gross floor area on the subject site, in accordance with the Subdivision Regulations.

6. **Community Planning**—The subject site is within the area of the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* (master plan), which retained the property in the I-1 Zone. Conformance with the 2014 *Plan Prince George’s 2035 Approved General Plan* (Plan 2035) and the master plan are evaluated, as follows:

**Plan 2035**

This application is in an Established Communities Growth Policy area. According to Plan 2035, “Established Communities are most appropriate for context-sensitive infill and low-to-medium density development” (page 20).

**Master Plan**

The Subregion 5 Master Plan and SMA recommends Mixed-Use future land use on the subject property. However, the I-1 zoning retained for the property permits industrial uses.

Pursuant to Section 24-121(a)(5) of the Subdivision Regulations, this application is not required to conform to the Subregion 5 Master Plan and SMA because Prince George’s County District Council has not imposed the recommended zoning.

7. **Stormwater Management**—An approved stormwater management (SWM) concept plan and approval letter issued by the Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE) was submitted with the subject application. SWM Concept Plan 8708-2019-00 was approved on August 23, 2019, with conditions of approval requiring the payment of a fee of \$17,280.00 in lieu of providing on-site attenuation/quality control measures, and identifying the project proposal as a self-storage facility, convenience store with parking and a gas station as a “hot spot”, which will require an oil/grit separator or equivalent.

Development of the site shall conform with the SWM concept approvals and any subsequent revisions to ensure no on-site or downstream flooding occurs.

8. **Parks and Recreation**—In accordance with Section 24-134(a) of Subdivision Regulations, the subject subdivision is exempt from Mandatory Dedication of Parkland requirements because it consists of non-residential development.

9. **Trails**—This PPS was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the Subregion 5 Master Plan and SMA. The subject site is in the Brandywine Town Center and the Branch Avenue Corridor, and is subject to Section 24-124.01 (Adequacy of Bicycle and Pedestrian Facilities in Centers and Corridors) of the Subdivision Regulations, as well as the “Transportation Review Guidelines, Part 2,” (Guidelines, Part 2), at the time of PPS.

**Adequacy of On-Site Improvements**

The subject site abuts US 301, which is classified as a limited access highway, and is a separated six-lane roadway at the subject site. Providing sidewalks along the frontage of this property is not required as part of this application. At the time of site plan, the applicant shall provide an exhibit that illustrates the required pedestrian and bicycle facilities necessary to meet pedestrian and bicycle adequacy throughout the subject site, pursuant to Section 24-124.01(b).

**Adequacy of Off-Site Improvements**

There is only one access point to the subject site, a driveway from US 301. In addition, there are no pedestrian facilities along US 301 to access the subject site nor were any proposed. There are two additional roadways near the subject site: Short Cut Road and Matapeake Business Drive. However, neither of these roadways connect to the subject site. At this time, there are no feasible pedestrian and bicycle facilities that could be provided by the applicant that would be within the development’s cost cap, located on publicly owned rights-of-way, and which meet the demonstrated nexus requirement, pursuant to Section 24-124.01(c).

10. **Transportation**—Transportation-related findings for adequacy are made with this application, along with any needed determinations related to dedication, access, and general subdivision layout. This application is supported by traffic counts and a Traffic Impact Analysis (TIA) dated August 2019. The findings and recommendations outlined below are based upon a review of the materials and analyses conducted by staff, consistent with the “Transportation Review Guidelines, Part 1”, (Guidelines, Part 1).

**Analysis of Traffic Impacts**

The application analyzed is a PPS for two uses – consolidated storage facility and general office development. Using trip generation rates from the Trip Generation Manual, 10th edition (Institute of Transportation Engineers), the consolidated storage development will be adding 15 (9 in; 6 out) AM peak-hour trips and 26 (12 in; 14 out) PM peak-hour trips while the general office will be adding 163 (140 in; 23 out) AM peak-hour trips and 162 (26 in; 136 out) PM peak-hour trips.

The development will impact the following intersections deemed to be critical:

- US 301 & MD 381/Brandywine Road
- US 301 NB & Site (Right-in/Right-out)
- US 301 & Chadds Ford Drive/Timothy Branch Drive

- US 301 & Matapeake Business Drive/Clymer Drive
- US 301 NB & Median Break

The subject property is located within the Transportation Service Area (TSA) 2, as defined in Plan 2035. As such, the subject property is evaluated according to the following standards:

- Links and signalized intersections:** Level-of-service D (LOS D), with signalized intersections operating at a critical lane volume 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. A three-part process is employed for two-way stop-controlled intersections: (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 delay exceeds 50 seconds, (c) if delay exceeds 50 seconds and at least one approach volume exceeds 100, the critical lane volume is computed. Once the critical lane volume exceeds 1,150, this is deemed to be an unacceptable operating condition at unsignalized intersections. In response to such a finding, the Prince George’s County Planning Board has generally recommended that the applicant provide a traffic signal warrant study and install the signal (or other less costly warranted traffic controls) if deemed warranted by the appropriate operating agency.

Since the trip generation for the development is projected to exceed 50 trips in either peak hour, the applicant provided a TIA dated August 2019. Using data from this TIA, the following results were determined:

EXISTING TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume		Level of Service	
	(AM & PM)		(LOS, AM & PM)	
US 301 & MD 381/Brandywine Road	1176	1052	C	B
US 301 & Chadds Ford Drive/Timothy Branch Drive	1033	1485	B	E
US 1 & Matapeake Business Drive/Clymer Drive	1001	1549	B	E
US 301 NB & Median Break*	80.5*	27.7*		

In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the “Guidelines, Part 1”, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as “+999” suggest that the parameters are beyond the normal range of the procedure and should be interpreted as a severe inadequacy.

In evaluating the effect of background traffic, six background developments were identified in the TIA. In addition, a growth factor of one percent per year for two years were applied to the through traffic along US 301/MD 5 (Branch Avenue). A background scenario analysis based on future developments yielded the following results:



<b>BACKGROUND TRAFFIC CONDITIONS</b>				
<b>Intersection</b>	<b>Critical Lane Volume</b>		<b>Level of Service</b>	
	<b>(AM &amp; PM)</b>		<b>(LOS, AM &amp; PM)</b>	
US 301 & MD 381/Brandywine Road	2093	2627	F	F
US 301 & Chadds Ford Drive/Timothy Branch Drive	1217	1874	C	F
US 1 & Matapeake Business Drive/Clymer Drive	1236	2020	C	F
US 301 NB & Median Break*	173.9*	92.1*		

In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the "Guidelines, Part 1", delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure and should be interpreted as a severe inadequacy.

Regarding the total traffic scenario, the subject application represents a development of four lots varying from 1.67 acres to 3.28 acres in size of commercial development. Table 1 below shows a breakdown of the trip generation. The conclusion is the development will likely generate 178 AM and 188 PM peak-hour trips.

<b>Table 1</b>								
<b>Trip Generation Summary: 4-19017: Brandywine Commercial Center</b>								
<b>Land Use</b>	<b>Use Quantity</b>	<b>Metric</b>	<b>AM Peak Hour</b>			<b>PM Peak Hour</b>		
			<b>In</b>	<b>Out</b>	<b>Total</b>	<b>In</b>	<b>Out</b>	<b>Total</b>
Consolidated Storage	150,150	Square feet	9	6	15	12	14	26
General Office	145,000	Square feet	140	23	163	26	136	162
<b>Total Trips</b>			<b>149</b>	<b>29</b>	<b>178</b>	<b>38</b>	<b>150</b>	<b>188</b>

A third analysis (total traffic) revealed the following results:

TOTAL TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume		Level of Service	
	(AM & PM)		(LOS, AM & PM)	
US 301 & MD 381/Brandywine Road	2097	2547	F	F
US 301 NB at Site Access (Right-in/Right-out)	<50 sec	<50 sec	Pass	Pass
US 301 & Chadds Ford Drive/Timothy Branch Drive	1226	1890	C	F
US 1 & Matapeake Business Drive/Clymer Drive	1238	2034	C	F
US 301 NB & Median Break*				
Tier 1 – HCM Delay Test (Southbound U-turn)	1224.9	159.3	Fail	Fail
Tier 2 – Volume Test	>100 veh	<100 veh	Fail	Pass
Tier 3 – Critical Lane Volume Test	1667	--	F	Pass
*In analyzing two-way stop-controlled intersections, a three-step procedure is employed in which the greatest average delay in seconds for any movement within the intersection, the maximum approach volume on a minor approach, and the critical lane volume is computed and compared to the approved standards. According to the "Guidelines, Part 1", all three tests must fail in order to require a signal warrant study.				

The US 301 northbound at Site Access intersection is to have access via a right in and right out movement. Based on the analysis conducted in the TIA, the delays associated with this access are not expected to exceed 50 seconds and are deemed acceptable. All the intersections deemed critical to the development will operate adequately with the full buildout of the development, except for the US 301 NB & Median Break. Based on this finding, the applicant proffered payment into the Brandywine Road Club, as discussed further.

**Agency review**

The TIA was referred to and reviewed by representatives from the Prince George's County Department of Public Works and Transportation (DPW&T)/DPIE, as well as the Maryland State Highway Administration (SHA). A memo dated March 16, 2020, was received from SHA that concurs with the findings of the TIA. A memo dated January 29, 2020, from DPIE, states no objection to the transportation analysis.

The results of the traffic analyses show that under total traffic, three of the five (signalized) critical intersections are deemed to be operating adequately. The unsignalized of US 301 northbound and Median Break intersection fails to pass the three-tier test of adequacy, while the US 301 northbound and Site Access did not analyze conflicting movements. The TIA recommends payment of pro-rated fees into the Brandywine Road Club. Having reviewed the traffic study, the Planning Board concurs with its findings and conclusions. The subject property is located within Planning Area 85A and is affected by the Brandywine Road Club. Specifically, Prince George's County Council Resolution CR-9-2017 indicates the following:

1. Establishes the use of the Brandywine Road Club for properties within Planning Areas 85A and 85B as a means of addressing significant and persistent transportation deficiencies within these planning areas.
2. Establishes a list of projects for which funding from the Brandywine Road Club can be applied.
3. Establishes standard fees by development type associated with the Brandywine Road Club to be assessed on approved development.

CR-9-2017 works in concert with Prince George's County Council Bill CB-22-2015, which permits participation in roadway improvements as a means of demonstrating adequacy for transportation as required in Section 24-124 of the Subdivision Regulations. Specifically, CB-22-2015 allows the following:

1. Roadway improvements participated in by the applicant/owner/subdivider can be used to alleviate any inadequacy as defined by the "Guidelines, Part 1." This indicates that enough information must be provided to demonstrate that there is an inadequacy.
2. In order to use CB-22-2015, the subject property must be in an area for which a road club was established prior to November 16, 1993. In fact, the Brandywine Road Club was included in Council Resolution CR-60-1993 adopted on September 14, 1993, and it was developed and in use before that date.

Pursuant to CR-9-2017, the Brandywine Road Club fee for the subject application will be \$2.07 per gross-floor area for the commercial/industrial development. The fee will be indexed by the appropriate cost indices to be determined by DPIE. Pursuant to CB-22-2015, once the appropriate payment is made to the satisfaction of DPIE, no further obligation will be required of the applicant regarding the fulfillment of transportation adequacy requirements of Section 24-124(a) of the Subdivision Regulations.

#### **Master Plan & Site access**

The property is in an area where the development policies are governed by the Subregion 5 Master Plan and SMA, as well as the MPOT.

One of the recommendations from the master plan is to upgrade US 301 to a freeway (F-9) between Bowie and the Charles County line. The timing and future right-of-way required for the F-9 upgrade is unknown, but it will pass along the property's frontage. The applicant requested a right in/right out access point at the site but also identified alternate access. It is possible that when US 301 is upgraded, direct access to the subject site will not be permitted by SHA. At this point, access to the subject site will be through I-503 a planned roadway that ends in a cul-de-sac in the northeast corner of the subject site. This is currently shown as Outlot A on the submitted PPS. However, roadway dedication in this area is required to provide future access to the site once the remainder of I-503 is dedicated.

Section 24-121(a)(3) of the Prince George's County Subdivision Regulations, requires that when lots are proposed on land adjacent to an existing or planned roadway of arterial or higher classification, the lots shall be designed to front on either interior street or service road, and not access the higher classification roadways directly. This application includes a private access easement to serve all four lots pursuant to Section 24-128(b)(9), to allow consolidated direct access onto US 301 which is classified as a freeway. In order to authorize this access, a variation must be approved by the Planning Board, pursuant to the provisions of Section 24-113 of the Subdivision Ordinance, as outlined below.

**Variation Request**

Section 24-113 requires that the following criteria are met for approval of a variation. The criteria are in BOLD text below while the findings for each criterion are in plain text.

(a) **Where the Planning Board finds that extraordinary hardship or practical difficulties may result from strict compliance with this Subtitle and/or that the purposes of this Subtitle may be served to a greater extent by an alternative proposal, it may approve variations from these Subdivision Regulations so that substantial justice may be done and the public interest secured, provided that such variation shall not have the effect of nullifying the intent and purpose of this Subtitle and Section 9-206 of the Environment Article; and further provided that the Planning Board shall not approve variations unless it shall make findings based upon the evidence presented to it in each specific case that:**

(1) **The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property;**

As noted herein, the property is presently undeveloped. The adequacy of transportation facilities, including the site access, was analyzed with this application. The analysis, with the conditions of this PPS, demonstrate adequate transportation will exist to serve the site. Specifically, no inadequacy is shown for the proposed site access. In addition, the site access will require the approval and permitting from the State Highway Administration. Therefore, granting this variation will not be detrimental to the public safety, health or welfare and will not be injurious to other properties.

(2) **The conditions on which the variation is based are unique to the property for which the variation is sought and are not applicable generally to other properties;**

The subject property only has frontage on and the ability to access US 301, currently. Future access through I-503 is planned for the site, as discussed above and expanded upon below, but cannot yet be used because the off-site road dedication has not occurred. Denying access onto US 301 would effectively prevent development of the property for the foreseeable future. These conditions are a unique situation applicable to the property.



It should be noted that the Subregion 5 Master Plan and SMA proposed an industrial road which would run from Short Cut Road roughly parallel to US 301 but not touching the subject property and intersect with A-63. This industrial road was known as I-503. At that time, the proposal was logical since the property which is now the Villages at Timothy Branch was zoned industrial. The need for I-503 as an industrial roadway was negated when the Villages of Timothy Branch property was rezoned from an industrial classification to its current R-M zoning classification. Accordingly, when the Comprehensive Design Plan (CDP-0902) for Villages of Timothy Branch was approved by the Planning Board in 2010, I-503 was modified to end in a proposed cul-de-sac at the edge of the subject property.

During the subsequent PPS (4-09003) process for Villages of Timothy Branch, Condition 29(b), which was attached to Planning Board Resolution PGCPB No. 10-117(A), reaffirmed that the alignment for roadway I-503 be shown as a much shorter road, the right-of-way for which would partially be on the Brandywine Auto Parts property and partially on the Villages of Timothy Branch property. However, it would cul-de-sac at the northeast corner of the subject property in conformance with the approved CDP.

The potential impact of I-503 as it relates to development of this property was recently considered as part of the review and approval of the SWM concept plan for the property. Initially, DPIE staff raised a question concerning whether or not I-503 would impact the eastern boundary of the property and whether or not improvements for that roadway would be required. This analysis resulted in a series of emails between DPIE and the Maryland-National Capital Park and Planning Commission Transportation Division. A final email dated September 16, 2019 from Bryan Barnett-Woods to Nanji Formukong concluded that I-503 is no longer proposed to run adjacent to the subject property. The email notes that the right-of-way was replaced in a subsequent CDP to end in a cul-de-sac. A small portion of the proposed cul-de-sac would affect the subject property. As a result, the SWM concept plan was approved with no requirement to show impacts from I-503 since that road was substantially shortened. Consequently, current review of the impact of I-503 on the subject property further confirms that the property is at this time totally dependent upon access to US 301 in order to be developed.

**(3) The variation does not constitute a violation of any other applicable law, ordinance, or regulation; and**

Requesting an access point onto US 301 only conflicts with the requirement set forth in Section 24-121(a)(3), which is under the sole authority of the Planning Board. The access point which can be designed to comply with all other applicable laws, ordinances and regulations and will require the approval of the

road operating agency at the time of permitting. Therefore, granting the variation will not result in a violation of any other law, ordinance or regulation.

- (4) **Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;**

The property has no frontage on a public road other than US 301. Therefore, failing to grant this variation would result in creating a situation where the property could not be developed. This would result in a peculiar and particular hardship to both the owner and the contract purchaser. The property's value and utility would be substantially diminished without the granting of the variation.

- (5) **In the R-30, R-30C, R-18, R-18C, R-10A, R-10, and R-H Zones, where multifamily dwellings are proposed, the Planning Board may approve a variation if the applicant proposes and demonstrates that, in addition to the criteria in Section 24-113(a), above, the percentage of dwelling units accessible to the physically handicapped and aged will be increased above the minimum number of units required by Subtitle 4 of the Prince George's County Code.**

This subpart is not applicable because the site is zoned I-1.

The site is unique to the surrounding properties, and the variation request is supported by the required findings. Approval of the variation will not have the effect of nullifying the intent and purpose of the Subdivision Regulations for facilitating adequate and efficient transportation facilities.

Based on the findings presented in this section, adequate transportation facilities will exist to serve the subdivision as required under Section 24-124.

11. **Schools**—Pursuant to Section 24-122.02, this PPS is exempt from review for impact on school facilities because the proposal consists of nonresidential development.
12. **Public Facilities**—In accordance with Section 24-122.01, water and sewerage, police, and fire and rescue facilities are found to be adequate to serve the subject site, as outlined in a memorandum from the Special Projects Section dated April 10, 2020 (Thompson to Sievers), incorporated by reference herein.
13. **Use Conversion**—The total development included in this PPS is 295,150 square feet of commercial development in the I-1 Zone. If a substantial revision to the mix of uses on the subject property is proposed that affects Subtitle 24 adequacy findings, as set forth in this resolution of approval and reflected on the PPS, that revision of the mix of uses or any residential development shall require approval of a new PPS, prior to approval of any building permits.

14. **Public Utility Easement (PUE)**—Section 24-122(a) requires that when utility easements are required by a public company, the subdivider should 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 PUEs is 10 feet wide along both sides of all public rights-of-way. The subject site fronts on a public right-of-way, US 301, to the west. The required PUE along the public street is delineated on the PPS.

15. **Historic**—A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates that the probability of archeological sites within the subject property is low. The subject property does not contain, and is not adjacent to, any Prince George’s County historic sites or resources. A Phase 1 archeology survey is not recommended.
16. **Environmental**—The Environmental Planning Section previously reviewed the following applications and associated plans for the subject site applicable to this case:

Development Review Case Number	Associated Tree Conservation Plan Number	Authority	Status	Action Date	Resolution Number
NRI-193-2018	N/A	Staff	Approved	02/07/2019	N/A
4-19032	TCP1-004-2020	Planning Board	Pending	Pending	Pending

An approved and signed Natural Resources Inventory, NRI-193-2018, for this project area was issued on February 7, 2019. No other previous environmental reviews have occurred on this site.

**Grandfathering**

The site is subject to the environmental regulations contained in Subtitles 24, 25 and 27 that came into effect on September 1, 2010 and February 1, 2012, and specifically to the Prince George’s County 2010 Woodland and Wildlife Habitat Conservation Ordinance (WCO) and the Environmental Technical Manual because the application is for a new PPS.

**Site Description**

This 3.28-acre site is located on the east side of US 301 (Robert Crain Highway), slightly south of the intersection of US 301 and MD 5 in Brandywine, Maryland. The site is currently vacant. The site is within the Potomac River basin, and the Mattawoman Creek watershed, which is a Stronghold Watershed, and a Tier II Catchment (Mattawoman Creek 1). No streams, wetlands or floodplain are mapped on this property. The Sensitive Species Project Review Area (SSPRA) map received from the Maryland Department of Natural Resources Natural Heritage Program

(DNR NHP) shows no rare, threatened, or endangered species found to occur on, or near this property. Potential forest interior dwelling species (FIDS) habitats or FIDS buffers are mapped on-site, but they are moot because of development already approved on adjacent sites. The site is located within the Environmental Strategy Area 2 of the Regulated Environmental Protection Areas Map, as designated by Plan 2035. The Countywide Green Infrastructure Plan of the Approved Prince George's County Resource Conservation Plan (March 2017), shows that evaluation areas of the network are present on the property. The site is not located in a municipality.

### **CONFORMANCE WITH GENERAL PLAN, MASTER PLAN AND FUNCTIONAL PLANS**

#### **Plan Prince George's 2035 Approved General Plan (2014):**

The site is located within the Established Communities area of the Growth Policy Map; Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map; a designated General Plan Center (Plan 2035), Brandywine Town Center; and for Generalized Future Land Use (Plan 2035) as Mixed-Use, as designated by Plan 2035.

#### **Countywide Green Infrastructure Plan (March 2017)**

The 2017 Countywide Green Infrastructure Plan was approved with the adoption of the Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan (CR-11-2017) on March 7, 2017. According to the approved Countywide Green Infrastructure Plan, evaluation areas are found on the entire property, which is currently wooded. While there are Green Infrastructure elements mapped on the subject (woodland) which will be impacted, the design of the site meets the zoning requirements and the intent of the growth pattern established in the Plan 2035.

#### **Area Master Plan Conformance**

The Subregion 5 Master Plan and SMA contains policies and strategies in the Environment chapter of the plan; however, no regulated environmental features are located on this site. The master plan does not indicate any environmental issues associated with this property. The environmental requirements for woodland preservation and SWM are addressed in the Environmental Review section below.

#### **Environmental Review**

##### **Natural Resource Inventory Plan/Existing Features**

A copy of NRI-193-2018, approved on February 7, 2019, was submitted with the application. No regulated environmental features or specimen trees were identified on this property. The PPS and Type 1 Tree Conservation Plan (TCP1) show the required information correctly in conformance with the NRI.



**Woodland Conservation**

This property is subject to the provisions of the WCO because the property is greater than 40,000 square feet in size, and it contains more than 10,000 square feet of existing woodland. A Type I Tree Conservation Plan (TCP1-004-2020) was submitted with the current application.

The net tract area for calculating the woodland conservation requirement on this site is 9.82-acres. The site is zoned I-1 and has a woodland conservation threshold of 15 percent of the net tract area. According to the worksheet provided on the TCP1, the woodland conservation requirement based on the total clearing of 9.51-acres of woodlands is 4.95-acres. The TCP1 meets this requirement with 4.95-acres of off-site woodland conservation credits.

Required technical revisions to the TCP1 are provided as conditions to be addressed prior to signature approval of the PPS. Standard conditions for required notes to be placed on the final plat are also required.

**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." No specimen trees, champion trees or trees associated with historic sites were identified on this property.

**Preservation of Regulated Environmental Features**

The site does not contain regulated environmental features. No review of impacts to regulated environmental features is necessary and no conservation easements are required for this site.

**Soils**

The predominant soils found to occur according to the United States Department of Agriculture, Natural Resources Conservation Service (USDA NRCS), Web Soil Survey (WSS) are the Beltsville- silt-loam complex (0-2 percent slopes) and Beltsville Urban Land complex (0-5 percent slopes) both of which are moderately well drained. No Marlboro or Christiana clays are mapped on this site.

17. **Urban Design**—The development, consisting of 295,150 square feet of industrial and commercial development, will be subject to a detailed site plan (DSP). Specifically, a DSP is required per Section 27-475.04, for proposals to develop consolidated storage facilities in the I-1 Zone.

**Conformance with the Requirements of the Prince George's County Zoning Ordinance**

The development proposal of this site in the I-1 Zone will be subject to the following sections of the Zoning Ordinance:

- a. Section 27-469 I-1 Zone
- b. Section 27-473: Permitted Uses in the I-1 Zone

- c. Section 27-274: Regulations
- d. Section 27-475.04: Consolidated Storage,
- e. Part 11 and Part 12 of the Zoning Ordinance regarding parking and signage, respectively.

**Conformance with the 2010 Prince George's County Landscape Manual**

The development is subject to the provisions of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). Conformance with the following requirements of the Landscape Manual: 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 will be reviewed at the time of DSP.

A Section 4.7 bufferyard will be required along the site's eastern and southern boundary lines. The private access easement along the eastern boundary line, for future access to the industrial roadway to the north, shall be relocated outside of the required bufferyard.

**Conformance with the Tree Canopy Coverage Ordinance**

Subtitle 25, Division 3, of 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 5,000 square feet of gross floor area, or disturbance, and requires a grading permit. The subject site, being zoned I-1, is required to provide a minimum of 10 percent of the gross tract area with tree canopy. Conformance with the requirements of the Tree Canopy Coverage Ordinance will be ensured at the time of DSP.

**Other Issues**

The PPS application materials provide for an inconsistent proposal for the development as follows:

- a. SWM Concept Approval 8708-2019 shows a 125,000 square foot self-storage facility and gas station with convenience store on Lots 1 and 4 respectively.
- b. The Traffic Impact Analysis states that a 125,400 square foot consolidated storage facility and 150,000 feet of general office are proposed.
- c. The application form and PPS show a development of 150,150 square feet of self-storage facility.

In a letter dated April 3, 2020 (Gibbs to Conner), the applicant provided clarification noting that the PPS will consist of four lots for a total of 295,150 square feet of industrial and commercial development. The PPS shall be revised to note the confirmed development proposal.

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, Doerner, Geraldo and Hewlett voting in favor of the motion at its regular meeting held on Thursday, April 23, 2020 in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 30th day of April 2020.

Elizabeth M. Hewlett  
Chairman

By Jessica Jones  
Planning Board Administrator

EMH:JJ:TS:nz

APPROVED AS TO LEGAL SUFFICIENCY

David S. Warner /s/  
M-NCPPC Legal Department

Date: April 24, 2020



**INTER-OFFICE MEMORANDUM  
PRINCE GEORGE'S COUNTY  
POLICE DEPARTMENT**



**M E M O R A N D U M**

DATE: October 14, 2020  
TO: Planning Coordinator, Urban Design Application Section  
Development Review Division  
FROM: Captain Wendy Contic, Assistant Commander, Planning & Research Division  
SUBJECT: DSP-20028 Brandywine Commercial Center

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Upon review of the site plans, there are no comments at this time.



November 9, 2020

**MEMORANDUM**

**TO:** Adam Bossi, Planner Coordinator, Urban Design Section  
**VIA:** Sherri Conner, Supervisor, Subdivision and Zoning Section *SC*  
**FROM:** Mridula Gupta, Planner Coordinator, Subdivision and Zoning Section *MG*  
**SUBJECT:** Brandywine Commercial Center, DSP-20028

The subject property is located on Tax Map 155 in Grid A-1 and is known as Parcel 14 recorded in the Prince George's County Land Records at Liber 38661 folio 298. The property is 9.8 acres and is zoned I-1. The subject property is located within the area of the 2013 Approved Subregion 5 Master Plan and Sectional Map Amendment.

The subject property considered in this Detailed Site Plan (DSP) is subject to Preliminary Plan of Subdivision (PPS) 4-19017 which was approved with 10 Conditions. The PPS subdivided Parcel 14 into four lots (Lots 1 to 4) for 295,150 square feet of commercial and industrial development with a shared private access easement from US 301. The PPS also approved a Variation from Section 24-121(a)(3) to allow the proposed Lots shared access to US 301, which is classified as a freeway.

The applicant is proposing construction of a 152,175 square foot consolidated storage facility under 2 phases of development on Lot 1. An area of 0.17 acres will be dedicated for public use, and the remainder of the property is proposed to be designated as Outlot A at this time as no development for the remaining lots approved with the PPS is proposed at this time. The DSP proposes rough grading only within Outlot A.

According to Section 27-461(b) of the Zoning Ordinance, consolidated storage is permitted in the I-1 Zone and pursuant to Section 27-475.04(a), a DSP shall be approved for consolidated storage developments in accordance with Part 3, Division 9.

The following PPS conditions are applicable to review of the DSP:

- 3. A substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings shall require approval of a new preliminary plan of subdivision prior to issuance of any permits.**

The DSP proposal regarding land use is consistent with the approved PPS. The proposed consolidated storage facility was identified as a use proposed for Lot 1 during the Preliminary Plan of Subdivision review process. Conformance with this condition has been demonstrated.

**4. Development of this site shall be in conformance with Stormwater Management Concept Plan 8708-2019-00 and any subsequent revisions.**

The applicant submitted a copy of approved Stormwater Management (SWM) Concept Plan 8708-2019-01, which shows ultimate development with 3 buildings, access driveway, parking, and conceptual stormwater management. The DSP proposes development on proposed Lot 1 and mass grading on proposed Outlot A. The SWM concept plan addresses neither this phased development of the subject property, nor the timing of construction of the SWM practices. Any stormwater management requirements for mass grading of Outlot A should be reviewed by Department of Permitting, Inspections & Enforcement (DPIE) for conformance to Condition 4.

**5. At the time of final plat, the applicant shall dedicate .17 acres of public right-of-way located in the northeast portion of the property for the construction of the connection to I-503, a master plan roadway.**

As condition of approval of PPS 4-19017, roadway dedication in the northeast portion of the property was required to provide future access to the site once the remainder of I-503 is dedicated. I-503, an industrial planned roadway, currently terminates in a cul-de-sac in the northeast corner of the site. In the possible event that US 301 is upgraded, and direct access to the subject site is not permitted by SHA, this roadway dedication would provide access to the subject site through I-503. The DSP shows 0.17 acres of public right-of-way located in conformance with the approved PPS and Condition 5.

**6. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan, TCP1-004-2020.**

The proposed development should be reviewed by the Environmental Planning Section for conformance to Condition 6.

**7. Total development within the subject property, shall be limited to uses that would generate no more than 178 AM and 188 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision, with a new determination of the adequacy of transportation facilities.**

The proposed development should be reviewed by the Transportation Planning Section for conformance to Condition 7.

**9. Prior to acceptance of any detailed site plan, the applicant shall provide an exhibit that illustrates the proposed location, limits, specifications, and details of the pedestrian and bikeway facilities, which are proposed to meet pedestrian and bicyclist adequacy on-site throughout the subdivision, consistent with Section 24-124.01(f) of the Subdivision Regulations.**

The proposed development should be reviewed by the Transportation Planning Section for conformance to Condition 9.

**10. Prior to the approval of a final plat:**

- a. In accordance with the approved preliminary plan of subdivision, the final plat shall include a note indicating the Prince George's County Planning Board approval of a variation from Section 24-121(a)(3) for the Subdivision Regulations, for one direct access to an arterial or higher classification roadway. The final plat shall reflect the denial of access along the remaining frontage of the property.**

Section 24-121(a)(3) requires that when lots are proposed on land adjacent to an existing or planned roadway of arterial or higher classification, the lots should be designed to front on either interior street or service road, and not access the higher classification roadways directly. A variation to allow the access from US 301 was approved with PPS 4-19017 for the subject property. Both Lot 1 and Outlot A are shown on the DSP to be served with a private easement to allow a single direct access onto US 301, which is classified as a freeway. The location and dimension of the private access easement shown on the DSP are in conformance with the PPS.

- b. The final plat shall include the grant of a 10-foot-wide public utility easement along the public rights-of-way.**

Section 24-122(a) requires that when utility easements are required by a public company, the subdivider should 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 PUEs is 10 feet wide along both sides of all public rights of way. The subject site fronts on a public right-of-way, US 301, to the west. An area of 0.17 acres will also be dedicated for public use in the northeast corner of the property in accordance with the PPS for future termination of I-503 into a cul-de-sac. The required 10-foot wide PUE's are delineated on the DSP along frontage of US 301 and along the area for public dedication for future cul-de-sac in conformance with this condition and the approved PPS.

**Plan Comments**

1. Preliminary plan of subdivision 4-19017 shows 4 proposed lots (Lots 1-4), whereas the DSP depicts Lot 1 and the area of Lots 2-4 as Outlot A. Prior to obtaining a building permit for any development on Outlot A, the property will need to be replatted to remove the outlot designation in accordance with and within the validity period of the approved preliminary plan of subdivision to remove the outlot designation.
2. 0.17 acre of land will be dedicated to public use in the northeast corner of the property as part of the final plat of subdivision. Bearings and distances for the boundary of the area of dedication should be provided on the DSP

## **Recommended Conditions**

1. Prior to certificate approval of the DSP, the following revisions shall be made to the detailed site plan:
  - a. Provide bearings and distances for 0.17 acre of land to be dedicated to public use in the northeast corner of the property.
  - b. Correct all overlaps for property boundary bearings and distances to ensure that the text is legible.


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



November 9, 2020

**MEMORANDUM**

**TO:** Adam Bossi, Planner Coordinator, Development Review Division

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

**FROM:** Michael Calomese, Senior Planner, Long Range Planning, Community Planning Division *MDC*

**SUBJECT:** DSP-20028 Brandywine Commercial Center

**FINDINGS**

The Community Planning Division finds that, pursuant to Section 24-121(a)(5), this application conforms to the 2013 Approved Subregion 5 Master Plan.

**BACKGROUND**

**Application Type:** Detailed Site Plan

**Location:** 14600 SE Robert Crain Highway, Brandywine, MD 20613  
(Located south of intersection of Short Cut Road and Robert Crain Highway)

**Size:** 9.8 acres

**Existing Uses:** Unimproved and wooded; I-1 (Light Industrial)

**Proposal:** Development of a 152,175 square-foot consolidated storage facility

**GENERAL PLAN, MASTER PLAN, AND SMA**

**General Plan:** This application conforms to the *Plan Prince George's 2035 Approved General Plan* (Plan 2035). The subject property will be developed in a Local Center which serves as a focal point for development and civic activity based on access to transit or major highways. (p. 19; Also see Map 1. Prince George's County Growth Policy Map, p. 18)

**Master Plan:** The 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* recommends employment activity future land use for the subject property (See Map IV-1: Future Land Use, p. 32)

**Planning Area:** 85A

**Community:** Brandywine & Vicinity

**Aviation/MIOZ:** This property is not located in an Aviation Policy Area or the Military Installation Overlay Zone.

**SMA/Zoning:** The 2013 Approved Subregion 5 Sectional Map Amendment retained the I-1 (Light Industrial) zoning on the subject property.

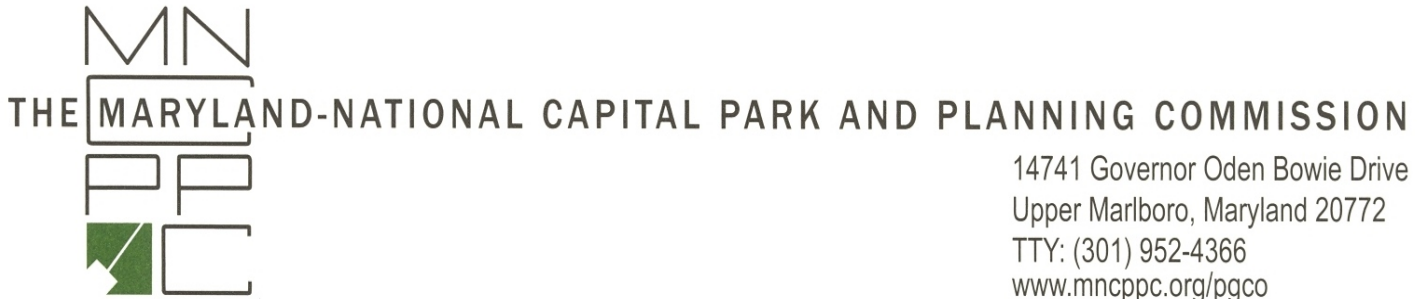
**MASTER PLAN CONFORMANCE ISSUES:**

None

**OVERLAY ZONE CONFORMANCE ISSUES**

None

c: Long-range Agenda Notebook  
Scott Rowe, Supervisor, Long Range Planning, Community Planning Division



Countywide Planning Division  
Historic Preservation Section

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
TTY: (301) 952-4366  
www.mncppc.org/pgco

301-952-3680

October 13, 2020

**MEMORANDUM**

**TO:** Adam Bossi, Urban Design Section, Development Review Division

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

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

**SUBJECT: DSP-20028 Brandywine Commercial Center**

The subject property comprises 9.80-acres and is located south of the intersection of Short Cut Road and Robert Crain Highway. The subject application proposes the construction of a 150,150 square-foot self-storage facility building.

A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. The subject property does not contain and is not adjacent to any designated Prince George's County Historic Sites or resources. Historic Preservation Section staff recommend approval of DSP-20028 Brandywine Commercial Center without conditions.

Countywide Planning Division  
Environmental Planning Section

301-952-3650

November 9, 2020

**MEMORANDUM**

**TO:** Adam Bossi, Planner Coordinator, Urban Design Section, DRD

**VIA:** Megan Reiser, Supervisor, Environmental Planning Section, DRD *KS for MR*

**FROM:** Suzanne Nickle, Master Planner, Environmental Planning Section, CWPD *SAN*

**SUBJECT:** **Brandywine Commercial Center; DSP-20028**

The Environmental Planning Section has reviewed the Detailed Site Plan (DSP) submitted for the Brandywine Commercial Center, DSP-20028, electronically stamped as received on October 2, 2020. Comments were delivered to the applicant at the Subdivision Development Review Committee (SDRC) meeting on October 16, 2020. Revised plans were submitted in response to SDRC comments, electronically stamped as received on November 5, 2020. The Environmental Planning Section recommends approval subject to the finding at the end of this memorandum.

**Background**

The following applications and associated plans were previously reviewed for the subject site:

Development Review Case #	Associated Tree Conservation Plan or Natural Resources Inventory #	Authority	Status	Action Date	Resolution Number
N/A	NRI-193-2018	Staff	Approved	2/07/2020	N/A
4-19017	TCP1-004-2020	Planning Board	Approved	4/30/2020	2020-63
DSP-20028	TCP2-034-2020	Planning Board	Pending	Pending	Pending

**Proposed Activity**

The current application is a Detailed Site Plan for construction of a self-storage facility. This is the first phase of the development approved with 4-19017 and TCP1-004-2020.

**Grandfathering**

The project is subject to the environmental regulations contained in Subtitles 24, 25, and 27 that came into effect on September 1, 2010 because the project is subject to Preliminary Plan 4-19017.



## **Site Description**

This 9.82-acre site is located on the east side of US 301 (Crain Highway) slightly south of the intersection of US 301 and Branch Avenue (MD5) in Brandywine, Maryland. The site is currently vacant. The site is within the Potomac River basin, and the Mattawoman Creek watershed, which is a Stronghold Watershed, and a Tier II Catchment (Piscataway Creek 2). No streams, wetlands or floodplain are mapped on this property. The Sensitive Species Project Review Area (SSPRA) map received from the Maryland Department of Natural Resources Natural Heritage Program (DNR NHP) shows no Rare, Threatened, or Endangered (RTE) species found to occur on, or near this property. Potential Forest Interior Dwelling Species (FIDS) habitat or FIDS buffer is mapped on-site, but it is moot because of development already approved on adjacent sites. The site is located within the Environmental Strategy Area 2 of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan* (May 2014). The *Countywide Green Infrastructure Plan* of the *Approved Prince George's County Resource Conservation Plan* (May 2017) shows that Evaluation areas of the network are present on the property. The site is not located in a municipality.

## **CONFORMANCE WITH GENERAL PLAN, MASTER PLAN AND FUNCTIONAL PLANS**

### ***Plan Prince George's 2035 Approved General Plan (2014)***

The site is located within the Established Communities area of the Growth Policy Map; Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map; a designated *General Plan Center* (2035), Brandywine Town Center; and for Generalized Future Land Use (2035) as Mixed-Use as designated by *Plan Prince George's 2035 Approved General Plan*.

### ***Countywide Green Infrastructure Plan of the Approved Prince George's County Resource Conservation Plan (May 2017)***

The *Countywide Green Infrastructure Plan* was approved with the adoption of the *Resource Conservation Plan: A Countywide Functional Master Plan* (May 2017). According to the approved *Countywide Green Infrastructure Plan*, Evaluation areas are found on the entire property, which is currently wooded. While there are Green Infrastructure elements mapped on the subject site (woodland) which will be impacted, the design of the site meets the zoning requirements and the intent of the growth pattern established in the General Plan.

## **Area Master Plan Conformance**

The *Subregion 5 Master Plan and Sectional Map Amendment* (2013) was approved on July 24, 2013. It contains policies and strategies in the Environment chapter of the plan; however, no Regulated Environmental Features (REF) are located on this site. The Master Plan does not indicate any environmental issues associated with this property. The environmental requirements for woodland preservation and stormwater management (SWM) are addressed in the Environmental Review section below.

## **Conditions of Previous Approval**

The following text addresses previously approved environmental conditions related to the subject application. The text in **BOLD** is the condition from the previous case. The plain text provides the comments on the plan's conformance with the conditions.

### **Conformance with 4-19017**

- 4. Development of this site shall be in conformance with Stormwater Management Concept Plan 8708-2019-00 and any subsequent revisions.**

This condition has been met. An approved stormwater concept plan has been submitted. Review of the plan for conformance with this application is discussed in the Stormwater Management (SWM) discussion within the Environmental Review section of this referral.

- 6. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan, TCP1-004-2020. 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 (TCP1-004-2020), 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. 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 (M-NCPPC), Prince George’s County Planning Department.”**

This condition will be met with the review of the final plats of subdivision.

## **Environmental Review**

### **Natural Resources Inventory/Existing Conditions**

The site has an approved Natural Resources Inventory Plan (NRI-193-2018), which correctly shows the existing conditions of the property. The site does not contain Regulated Environmental Features (REF). No review of impacts to REF is necessary and no conservation easements are recommended for this site.

### **Woodland Conservation**

This property is subject to the provisions of the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland. A Type 1 Tree Conservation Plan (TCP1-004-2020) was submitted with the preliminary plan of subdivision, 4-19017.

TCP2-034-2020 has been submitted with the subject application and is found in conformance with the WCO.

The site is zoned I-1, and the Woodland Conservation Threshold (WCT) for this 9.82-acre property is 15 percent of the net tract area or 1.47 acres. According to the worksheet provided on the TCP2, the woodland conservation requirement based on the total proposed clearing of 9.51-acres of woodlands is 4.43-acres. The TCP2 proposes to meet this requirement with 4.43-acres of off-site woodland conservation credits.

The worksheet needs a technical revision to update Section II to the changes made after the SDRC meeting and is included in the condition listed at the end of this memorandum.

### **Preservation of Regulated Environmental Features/Primary Management Area**

The approved Natural Resources Inventory Plan, NRI-193-2018, determined that the site did not contain any REF.

### **Soils**

The predominant soils found to occur according to the United States Department of Agriculture, Natural Resources Conservation Service (USDA NRCS), Web Soil Survey (WSS) are the Beltsville- silt-loam complex (0-2 percent slopes) and Beltsville Urban Land complex (0-5 percent slopes) both of which are moderately well drained. No unsafe soils containing Marlboro clay or Christiana complexes have been identified on or within the immediate vicinity of this property.

### **Specimen, Champion, or Historic Trees**

In accordance with approved NRI-193-2018; no specimen, champion, or historic trees have been identified on the subject property. No further information is required regarding specimen, champion, or historic trees.

### **Stormwater Management**

An approved Stormwater Management (SWM) Concept plan and approval letter issued by the Department of Permitting, Inspections and Enforcement (DPIE) was submitted with the subject application. Stormwater concept #8708-2019-01 was approved on June 1, 2020. The conditions of approval identifying the project which proposes a self-storage facility, office building and parking lot. Landscape plans will be required with the technical review, and a site development fine grading permit will be required.

### **Summary of Recommended Findings and Conditions**

The Environmental Planning Section has completed the review of DSP-20028 and recommends approval subject to the following finding:

**Required Finding**

The site does not contain any REF.

**Required Condition**

1. Prior to signature approval of the detailed site plan, the TCP2 shall be revised as follows:
  - a. Correct the acreage in the worksheet for both the off-site woodland conservation credits and the total woodland conservation provided to 4.43 acres.
  - b. Have the TCP2 Tree Conservation worksheet and plan signed and dated by the qualified professional who prepared them.

If you have any questions concerning these comments, please contact me at 301-952-3650 or by e-mail at [Suzanne.Nickle@ppd.mncppc.org](mailto:Suzanne.Nickle@ppd.mncppc.org).



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Transportation Planning Section  
Countywide Planning Division

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
TTY: (301) 952-4366  
www.mncppc.org/pgco  
301-952-3680

November 9, 2020

**MEMORANDUM**

**TO:** Adam Bossi, Urban Design Review, Development Review Division

**FROM:** Crystal Saunders Hancock, Transportation Planning Section, Countywide Planning Division *CSH*

**VIA:** Bryan Barnett-Woods, Transportation Planning Section, Countywide Planning Division  
Tom Masog, Transportation Planning Section, Countywide Planning Division *TBW*

**SUBJECT: Detailed Site Plan Review for Multimodal Transportation, DSP-20028 Brandywine Commercial**

The following detailed site plan (DSP) was reviewed for conformance with the appropriate sections of Subtitle 27, Part 3, Division 9; 2013 *Approved Subregion 5 Master Plan* and sectional map amendment, and the 2009 *Approved Countywide Master Plan of Transportation* to provide the appropriate multimodal transportation recommendations.

Type of Master Plan Bikeway or Trail

Municipal R.O.W.	_____	Public Use Trail Easement	_____
PG Co. R.O.W.	_____	Nature Trails	_____
SHA R.O.W.	X	M-NCPPC - Parks	_____
HOA	_____	Bicycle Parking	_____
Sidewalks	X	Trail Access	_____
Additional Signage	_____	Bicycle Signage	_____

DEVELOPMENT APPLICATION BACKGROUND	
Building Square Footage (non-residential)	152,175 SF
Number of Units (residential)	N/A
Abutting Roadways	US 301 Robert Crain Highway
Abutting or Nearby Master Plan Roadways	US 301 Robert Crain Highway (F-9) Planned Industrial Road (I-503)
Abutting or Nearby Master Plan Trails	N/A
Proposed Use(s)	Consolidated Storage Facility
Zoning	I-1
Number of Parking Spaces Required	29
Number of Parking Spaces Provided	29
Centers and/or Corridors	Transportation Service Area 2, Brandywine



	Town Center
Prior Approvals on Subject Site	4-19017
Prior Approval Subject to 24-124.01	Yes

**Development Proposal**

The applicant requests approval of a detailed site plan to construct a total of 152,175-square-foot consolidated storage facility on the 2.95-acre site. The ultimate buildout is proposed to occur in two phases. The initial phase proposes a three-story, 127,206 square-foot building while the second phase proposes an addition of 24,969 square-feet.

**Existing Conditions**

The existing site is wooded and undeveloped. No previous development has occurred on this property.

**Prior Conditions of Approval**

This application was recently reviewed as a preliminary plan of subdivision (4-19017) and approved by the Planning Board on April 23, 2020. The relevant conditions in the PGCPB No. 2020-63 resolution include:

- 5. **At the time of final plat, the applicant shall dedicate .17 acres of public right-of-way located in the northeast portion of the property for the construction the I-503, a master plan roadway.**

The applicant has identified the dedication of .1742 acres for public use on the detailed site plan.

- 7. **Total development within the subject property, shall be limited to uses that would generate no more than 178 AM and 188 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision, with a new determination of the adequacy of transportation facilities.**

The proposed consolidated storage facility is within the established trip cap of 178 AM and 188 PM peak hour trips. During the initial review of this development, a trip cap was developed for the total whole development. Specifically, Phase 1 has a trip cap of 13 AM and 22 PM trips while Phase 2 has a trip cap of 2 AM and 4 PM trips. Collectively, these trips total 15 AM and 26 PM trips for this parcel with a remaining trip cap of 163 AM and 162 PM for the rest of the site.

- 8. **Prior to approval of a building permit, a fee calculated as \$2.07 per square foot of gross floor area multiplied by (Engineering News Record Highway Construction Cost index at time of payment) / (Engineering News Record Highway Construction Cost Index for first quarter, 1993), as shown in accordance with Prince George’s County Council Resolution CR-9-2017, shall be determined. All fees shall be paid to Prince George’s County (or its designee), to be indexed by the appropriate cost indices to be determined by the Prince George’s County Department of Permitting, Inspections and Enforcement.**

This condition will be enforced at building permit, with fees to be collected by the County.

- 9. **Prior to the acceptance of any site plan, the applicant shall provide an exhibit that illustrates the location, limits, specifications, and details of the required facilities necessary to meet pedestrian and bicyclist adequacy on-site throughout the subdivision,**

**consistent with Section 24-124.01(f).**

The subject site is within the Brandywine Commercial Center is located within the Brandywine Community Center and was subject to 24-124.01 and the Transportation Review Guidelines – Part 2 at the time of the preliminary Plan of Subdivision.

The submitted application includes a site plan showing a bench, a bicycle repair stand, a sidewalk that leads to the building entrance from the US 301 right-of-way, and a crosswalk crossing the vehicular entrance of the proposed storage facility. To meet the on-site adequacy, staff recommend that a minimum of two Inverted-U style bicycle parking racks, or a similar style bicycle parking rack that provides two points of contact for supporting and securing parked bicycles, be provided at a location convenient to the entrance of the subject site.

At this time, there are no plans for the remainder of the subject site and any additional required on-site pedestrian and bicycle adequacy facilities would be conceptual. Staff recommends that at the time of future development proposals for Out lot “A” also include an exhibit illustrating required on-site pedestrian and bicycle adequacy facilities, consistent with the preliminary plan condition. However, the proposed location of an internal private access easement has been determined and is shown on the submitted plans. Staff recommend sidewalks be depicted on both sides of the access easement for its entirety and along the portion of the future cul-de-sac of I-503; these sidewalks can be labeled to be built with the construction of the access easement and I-503, respectively.

**Access and Circulation and Conformance with Zoning Ordinance**

One of the recommendations from the 2013 *Approved Subregion 5 Master Plan* and sectional map amendment is to upgrade US 301 to a freeway (F-9) between Bowie and the Charles County line. The timing and future right-of-way required for the US 301 upgrade is unknown, but it will pass along the property’s frontage. Denial of additional access is noted on the plan. In the event that access to US 301 is removed, access will be provided via proposed I-503 that will be located in the northeast portion of the property.

Access to the property is currently via a curb cut onto US 301 and the applicant proposes channelized right-in/right-out access onto US 301. While to current location is proposed, the exact access location is unknown as the Maryland State Highway Administration will determine it. Also, there is a 30-foot-wide access easement that traverses the length of Parcel 1 before tapering to 22-feet towards the rear of the property. This easement will provide access to I-503 as well as access to any future developments on the subject site.

Sections 27-283, Site Design Guidelines and 27-274(a)(2), Parking, Loading and Circulation, provide provisions for the design of the multimodal facilities associated with the subject application.

The proposed plan displays a surface parking lot with the required 29 parking spaces and six loading spaces. Eight of the parking spaces, inclusive of two handicapped spaces, are situated adjacent to the office and facility entrance while the others must cross the security gate. Crosswalk markings have been provided. All the parking spaces are sized 9.5 feet by 19 feet, which meet the current code requirement.

Also, the drive aisles on this site are 22-feet and a truck turning exhibit demonstrates that a 30-foot wide, single truck vehicle will be able to safely maneuver this site. Based on the exhibit, staff determined this is acceptable

Pursuant to Section 27-568 Schedule of spaces required, generally (parking) and 27-582 Schedule of spaces required, generally (loading spaces), the subject site is required to provide 29 parking and six loading spaces. Both requirements have been met.

Additionally, the submitted plans include a sidewalk between the entrance of the building and the roadway frontage, a crosswalk crossing the vehicular entrance, and crosswalks crossing the drive aisles of the parking area beyond the security gate. These facilities will provide clearly marked and separated routes for pedestrian and vehicles. The submitted plans also include a diagonal curb ramp connecting to crosswalk and the vehicle entrance. Diagonal curb ramps direct users directly into the center of an intersection. Staff recommend that the plans be revised to provide either a parallel or perpendicular ADA curb ramp that will direct users directly to the crosswalk and supports barrier free pathways to accommodate persons with disabilities.

**Comment:** Staff find that the parking, loading, and multimodal circulation depicted in the submitted site plan with the recommended changes reflect the design guidelines of the Zoning Ordinance, pursuant to Section 27-583 and 27-274.

### **Conclusion**

Based on the findings presented above, staff conclude that the multimodal transportation site access and circulation of this plan is acceptable, consistent with the site design guidelines pursuant to Sections 27-283 and 27-274, Parking and Loading Requirements pursuant to Sections 27-568, 27-582 and 27-587, and meets the findings required by Section 27-285(b) for a detailed site plan for multimodal transportation purposes if the following conditions are met:

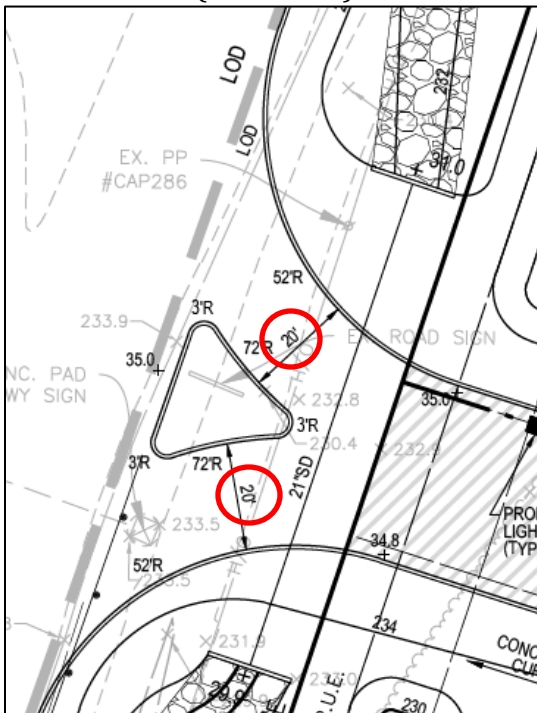
1. Prior to certification of the detailed site plan, the applicant, or the applicant's heirs, successors, and/or assignees shall revise the plan to provide:
  - a. A minimum of two Inverted-U style bicycle racks, or a similar style that provides two points of contact to secure and support a parked bicycle, at a location convenient to the entrance of the building, along with an accompanying detailed sheet illustrating the specifications of the bicycle racks.
  - b. A parallel or perpendicular style ADA curb ramp connecting to the crosswalk crossing the vehicular entrance of the storage facility.
  - c. Minimum five-foot-wide sidewalks along the south and east side of the private access easement for the entirety of the easement between US 301 and the cul-de-sac for the proposed I-503 and labeled to be built at the time of the private access easement construction.
  - d. Minimum five-foot-wide sidewalks along the north and west side of the private access easement from the vehicle entrance of the proposed storage use to the cul-de-sac for the proposed I-503 and labeled to be built at the time of the private access easement construction.
  - e. Minimum five-foot-wide sidewalk along the portion of the I-503 cul-de-sac within the subject site and labeled to be built at the time of I-503 construction.

November 2, 2020

**MEMORANDUM**

TO: Adam Bossi, Urban Design  
FROM: Jason Bartlett, Permit Review Section, Development Review Division  
SUBJECT: Referral Comments for DSP-20028, Brandywine Commercial Center

1. Show building setback from adjoining properties on site and landscape plans.
2. Sec. 23-139(b)(1) of the Zoning Ordinance requires a nonresidential driveway entrance to have a minimum width of thirty (30) feet and a maximum width of forty-five (45) feet. Applicant is showing entry and exit lanes separated by an island with each having a width of 20' (see below). Please ensure entrance meets Sec. 23-139(b)(1).



3. Once recorded, provide Liber and Folio of recorded private access easement on plan.

4. The proposed development, as stated in the SOJ, will not have a resident manager. The number of resident managers is included in the Part 11 parking requirements, however, so it should also be reflected in the parking schedule, even if the number is zero, as exemplified below:

5. Parking		
A. Required: 29 spaces		
<u>Use</u>	<u>Rate</u>	<u>Requirement</u>
Consolidated Storage (1,140 Units, 1,500 SF Office w/no resident manager)	1 space per 50 units having direct access only from within a building +4 spaces per 1,000 SF GFA of office +2 spaces per resident manager	22.8 spaces  6.0 spaces 0.0 spaces
		Total: 29 (28.8) spaces*

5. Show trash enclosure detail on detail sheet.
6. Whatever details are provided on the detail sheet and on Architecture should be called out on the site plan. For example: PROPOSED VERTICAL PIVOT GATE (SEE ARCH & DETAIL SHEET)
7. Show width of bufferyards on landscape plan.
8. Provide percentage of required bufferyard occupied by existing trees (#12 of 4.7 landscape schedule for bufferyard #2). If zero, show "0".

\*\*\*\*\* end comments \*\*\*\*\*



**From:** [Kwesi Woodroffe](#)  
**To:** [Bossi, Adam](#)  
**Cc:** [PGCReferrals](#)  
**Subject:** RE: EPlan ACCEPTANCE for DSP-20028, BRANDYWINE COMMERCIAL CENTER (PB); SHA; KW  
**Date:** Friday, October 2, 2020 10:26:51 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
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[image011.png](#)  
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[image013.png](#)  
[image014.png](#)  
[image015.png](#)  
[image016.png](#)

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Good morning Adam,

I reviewed the subject referral and have the following preliminary comments:-

- An Access Permit will be required for construction of the proposed right-in/ right-out.
- Based on the peak hour trips for the proposed development, a full deceleration lane may be required.
- Based on the design vehicle used, there may be an opportunity to reduce the widths of the ingress/egress from 20ft to 17ft; this would also reduce the impervious area.
- For a comprehensive review, the applicant should make a formal submittal using the ‘Electronic Submittal’ link below. The submittal should include detailed engineering plans and all supporting documentation.
- A plan submittal checklist should be included with the first submittal; ensuring that all applicably checked items are clearly shown on the plans.
- Links to the Access Manual and H/H Guidelines are also provide below for guidance in preparing the plans for submittal.
  - Electronic Submittals: <https://mdotsha.force.com/accesspermit/login?ec=302&inst=4v&startURL=%2Faccesspermit>
  - Plan submittal checklist: <https://www.roads.maryland.gov/ohd2/Plan-check-list.pdf>
  - Access Manual: <https://www.roads.maryland.gov/mdotsha/pages/Index.aspx?PageId=393>
  - Hydraulic/ Hydrologic Guidelines: <https://www.roads.maryland.gov/ohd2/Hydraulic-HydrologicGuidelines-Final.pdf>

Thanks, Kwesi

**Kwesi Woodroffe**  
**Regional Engineer**

**District 3 Access Management**  
**MDOT State Highway Administration**

[KWoodroffe@mdot.maryland.gov](mailto:KWoodroffe@mdot.maryland.gov)

301-513-7347 (Direct)

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**Office Hours**

**M-Thurs.: 6:30a-3:30p**

**Fr: 6:30a-10:30a**

**9300 Kenilworth Avenue,**

**Greenbelt, MD 20770**

<http://www.roads.maryland.gov>



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**From:** ePlan <ePlan@ppd.mncppc.org>

**Sent:** Friday, October 2, 2020 8:21 AM

**To:** Smith, Tyler <Tyler.Smith@ppd.mncppc.org>; Stabler, Jennifer <Jennifer.Stabler@ppd.mncppc.org>; Hall, Ashley <Ashley.Hall@ppd.mncppc.org>; Henderson, Tamika <Tamika.Henderson@ppd.mncppc.org>; Franklin, Judith <Judith.Franklin@ppd.mncppc.org>; Green, David A <davida.green@ppd.mncppc.org>; Masog, Tom <Tom.Masog@ppd.mncppc.org>; Barnett-Woods, Bryan <bryan.barnett-woods@ppd.mncppc.org>; Dixon, June <june.dixon@ppd.mncppc.org>; Chaconas, Sheila <Sheila.Chaconas@ppd.mncppc.org>; Larman, Brooke <Brooke.Larman@ppd.mncppc.org>; Thompson, Ivy <Ivy.Thompson@ppd.mncppc.org>; Walker, Tineya <tineya.walker@ppd.mncppc.org>; PPD-EnvDRDreferrals <ppd-envdrdreferrals@ppd.mncppc.org>; Reilly, James V <JVReilly@co.pg.md.us>; sltoth@co.pg.md.us; Giles, Mary C. <mcgiles@co.pg.md.us>; rlattivor@co.pg.md.us; Snyder, Steven G. <SGSnyder@co.pg.md.us>; mabdullah@co.pg.md.us; Formukong, Nanji W. <nwformukong@co.pg.md.us>; mtayyem@co.pg.md.us; SYuen@co.pg.md.us; wmcontic@co.pg.md.us; Kwesi Woodroffe <KWoodroffe@mdot.maryland.gov>; Tania Brown <TBrown13@mdot.maryland.gov>; #dsgintake@wsscwater.com; Gupta, Mridula <Mridula.Gupta@ppd.mncppc.org>

**Cc:** Bossi, Adam <Adam.Bossi@ppd.mncppc.org>; Kosack, Jill <Jill.Kosack@ppd.mncppc.org>; Hurlbutt, Jeremy <Jeremy.Hurlbutt@ppd.mncppc.org>; Summerlin, Cheryl <Cheryl.Summerlin@ppd.mncppc.org>; Grigsby, Martin <Martin.Grigsby@ppd.mncppc.org>; Staton, Kenneth <Kenneth.Staton@ppd.mncppc.org>; Davis, Lisa <Lisa.Davis@ppd.mncppc.org>; Fairley, Lillian <Lillian.Fairley@ppd.mncppc.org>; Lee, Randar <Randar.Lee@ppd.mncppc.org>; Graham, Audrey <Audrey.Graham@ppd.mncppc.org>; Checkley, Andree <andree.checkley@ppd.mncppc.org>; Ed Gibbs (egibbs@gibbshaller.com)

<egibbs@gibbshaller.com>; Conner, Sherri <sherri.conner@ppd.mncppc.org>

**Subject:** EPlan ACCEPTANCE for DSP-20028, BRANDYWINE COMMERCIAL CENTER (PB)

All,

This is an EPlan ACCEPTANCE for **DSP-20028, BRANDYWINE COMMERCIAL CENTER**. This case was officially accepted as of today, October 2, 2020. SDRC is scheduled for October 16, 2020.

Please submit ALL comments to Adam Bossi(email attached).

Click on the hyperlink to view the case:

<https://www.dropbox.com/sh/n6t2sy7rx9jtk42/AAAzYvA-g4zUCciaJURMFeeLa?dl=0> (DATED: 10-1-2020)

**Donald R. Townsend**

Senior Planning Technician | Development Review Division

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
**Prince George's County Planning Department**

14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

301-952-4688 | [donald.townsend@ppd.mncppc.org](mailto:donald.townsend@ppd.mncppc.org)



**From:** [Reilly, James V](#)  
**To:** [Bossi, Adam](#)  
**Cc:** [PGCReferrals](#)  
**Subject:** Fire/EMS Comments for DSP-20028, BRANDYWINE COMMERCIAL CENTER (PB)  
**Date:** Thursday, October 15, 2020 9:38:34 PM  
**Attachments:** [DSP-20028 COVER.pdf](#)  
[DSP-20028 D COVER.pdf](#)

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Good Evening Adam,

Sorry for the last minute response. Please see the attached comments for DSP-20028.  
Thanks. Jim

Office of the Fire Marshal

October 15, 2020

Adam Bossi, Planner Coordinator  
Urban Design Division  
The Maryland-National Capital Park and Planning Commission  
Development Review Division  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

Dear Mr. Bossi:

The Office of the Fire Marshal of the Prince George's County Fire and EMS Department has reviewed the referral for DSP-20028, Brandywine Commercial Center. We have the following comments:

- 1) Loading space area will require pavement markings that will ensure the 22' access aisle remains available for fire access.
- 2) If exits will discharge to the sides or rear of the building, an all weather walk-way should be provided back to the front of the building.

**James V. Reilly**  
Contract Project Coordinator III



Office of the Fire Marshal  
Division of Fire Prevention and Life Safety  
Prince George's County Fire and EMS Department  
6820 Webster Street, Landover Hills, MD 20784

Office: 301-583-1830  
Direct: 301-583-1838  
Cell: 240-508-4931  
Fax: 301-583-1945  
Email: [jvreilly@co.pg.md.us](mailto:jvreilly@co.pg.md.us)

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**From:** ePlan <[ePlan@ppd.mncppc.org](mailto:ePlan@ppd.mncppc.org)>

**Sent:** Friday, October 2, 2020 10:17 AM

**To:** Smith, Tyler <[Tyler.Smith@ppd.mncppc.org](mailto:Tyler.Smith@ppd.mncppc.org)>; Stabler, Jennifer <[Jennifer.Stabler@ppd.mncppc.org](mailto:Jennifer.Stabler@ppd.mncppc.org)>; Hall, Ashley <[Ashley.Hall@ppd.mncppc.org](mailto:Ashley.Hall@ppd.mncppc.org)>; Henderson, Tamika <[Tamika.Henderson@ppd.mncppc.org](mailto:Tamika.Henderson@ppd.mncppc.org)>; Franklin, Judith <[Judith.Franklin@ppd.mncppc.org](mailto:Judith.Franklin@ppd.mncppc.org)>; Green, David A <[davida.green@ppd.mncppc.org](mailto:davida.green@ppd.mncppc.org)>; Masog, Tom <[Tom.Masog@ppd.mncppc.org](mailto:Tom.Masog@ppd.mncppc.org)>; Barnett-Woods, Bryan <[bryan.barnett-woods@ppd.mncppc.org](mailto:bryan.barnett-woods@ppd.mncppc.org)>; Dixon, June <[june.dixon@ppd.mncppc.org](mailto:june.dixon@ppd.mncppc.org)>; Chaconas, Sheila <[Sheila.Chaconas@ppd.mncppc.org](mailto:Sheila.Chaconas@ppd.mncppc.org)>; Brooke E. Larman <[brooke.larman@ppd.mncppc.org](mailto:brooke.larman@ppd.mncppc.org)>; Thompson, Ivy <[Ivy.Thompson@ppd.mncppc.org](mailto:Ivy.Thompson@ppd.mncppc.org)>; Walker, Tineya <[tineya.walker@ppd.mncppc.org](mailto:tineya.walker@ppd.mncppc.org)>; PPD-EnvDRDreferrals <[ppd-envdrdreferrals@ppd.mncppc.org](mailto:ppd-envdrdreferrals@ppd.mncppc.org)>; Reilly, James V <[JVReilly@co.pg.md.us](mailto:JVReilly@co.pg.md.us)>; sltoth@co.pg.md.us; Giles, Mary C. <[mcgiles@co.pg.md.us](mailto:mcgiles@co.pg.md.us)>; Lord-Attivor, Rene <[rlattivor@co.pg.md.us](mailto:rlattivor@co.pg.md.us)>; Snyder, Steven G. <[SGSnyder@co.pg.md.us](mailto:SGSnyder@co.pg.md.us)>; Abdullah, Mariwan <[MABdullah@co.pg.md.us](mailto:MABdullah@co.pg.md.us)>; Formukong, Nanji W. <[nwformukong@co.pg.md.us](mailto:nwformukong@co.pg.md.us)>; Tayyem, Mahmoud <[mtayyem@co.pg.md.us](mailto:mtayyem@co.pg.md.us)>; Yuen, Steven <[SYuen@co.pg.md.us](mailto:SYuen@co.pg.md.us)>; Contic, Wendy M. <[wmcontic@co.pg.md.us](mailto:wmcontic@co.pg.md.us)>; kwoodroffe@sha.state.md.us; Tania Brown <[TBrown13@mdot.maryland.gov](mailto:TBrown13@mdot.maryland.gov)>; #dsgintake@wsscwater.com; Gupta, Mridula <[Mridula.Gupta@ppd.mncppc.org](mailto:Mridula.Gupta@ppd.mncppc.org)>; Grigsby, Martin <[Martin.Grigsby@ppd.mncppc.org](mailto:Martin.Grigsby@ppd.mncppc.org)>; Conner, Sherri <[sherri.conner@ppd.mncppc.org](mailto:sherri.conner@ppd.mncppc.org)>

**Cc:** Bossi, Adam <[Adam.Bossi@ppd.mncppc.org](mailto:Adam.Bossi@ppd.mncppc.org)>; Kosack, Jill <[Jill.Kosack@ppd.mncppc.org](mailto:Jill.Kosack@ppd.mncppc.org)>

**Subject:** CORRECTION: EPlan ACCEPTANCE for DSP-20028, BRANDYWINE COMMERCIAL CENTER (PB)

**CAUTION:** This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

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**CORRECTION:**

All,

This is an EPlan ACCEPTANCE for **DSP-20028, BRANDYWINE COMMERCIAL CENTER**. This case was officially accepted as of today, October 2, 2020. SDRC is scheduled for October 16, 2020.

Please submit ALL comments to Adam Bossi(email attached).

Click on the hyperlink to view the case:



<https://www.dropbox.com/sh/n6t2sy7rx9jtk42/AAAzYvA-g4zUCciaJURMFeeLa?dl=0> (DATED: 10-1-2020)

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**GENERAL NOTES**

- This Detailed Site Plan is for the development of a 3-story consolidated storage building (152,175 SF) on Proposed Lot 1 at Brandywine Commercial Center. Phase 1 will consist of a 127,208 SF building with 950 storage units, and Phase 2 will add an additional 24,969 SF and 190 storage units. All parking, loading, landscape and lighting, and associated site amenities for Lot 1 will be constructed as part of Phase 1. Phase 2 will consist of the building expansion only. Outparcel A shall be rough graded for the purposes of balancing earthwork quantities necessary to develop Lot 1, install the infrastructure needed to service Lot 1, and adequately grade the site for future development.
- The subject property is zoned I-1 (Light Industrial). Surrounding properties are zoned I-1 and R-M (Residential Medium Development) as shown hereon.
- The use of this property is for a 3-story consolidated storage building.
- Site calculations in this Detailed Site Plan:
 

	Site Area	Disturbed Area	Area to be left undisturbed
Lot 1:	128,640 SF (2.9532 Ac.)	125,299 SF (2.8764 Ac.)	3,340 SF (0.0766 Ac.)
Outlot A:	291,372 SF (6.6899 Ac.)	274,014 SF (6.2805 Ac.)	17,358 SF (0.3985 Ac.)
Total:	427,604 SF (9.6164 Ac.)	419,654 SF (9.6339 Ac.)	20,698 SF (0.4752 Ac.)

\* Includes off-site disturbance
- Parking
 

Use	Rate	Requirement
Consolidated Storage (1,140 units, 1,500 SF Office)	1 space per 50 units having direct access only from within a building	22.8 spaces
	+4 spaces per 1,000 SF GFA of office	6.0 spaces
		<b>Total: 29 (23.8) spaces*</b>

\* Of which at least 19 (23 of requirement) must be non-compact.
- Provided: 33 spaces\* as follows:
 

31 Standard Spaces @ 9.5' x 19' min
2 Van Accessible Handicap Spaces @ 8' x 10' with 8' access aisle

\* Of which at least 2 must be handicap accessible and at least 1 must be van-accessible.
- Loading
 

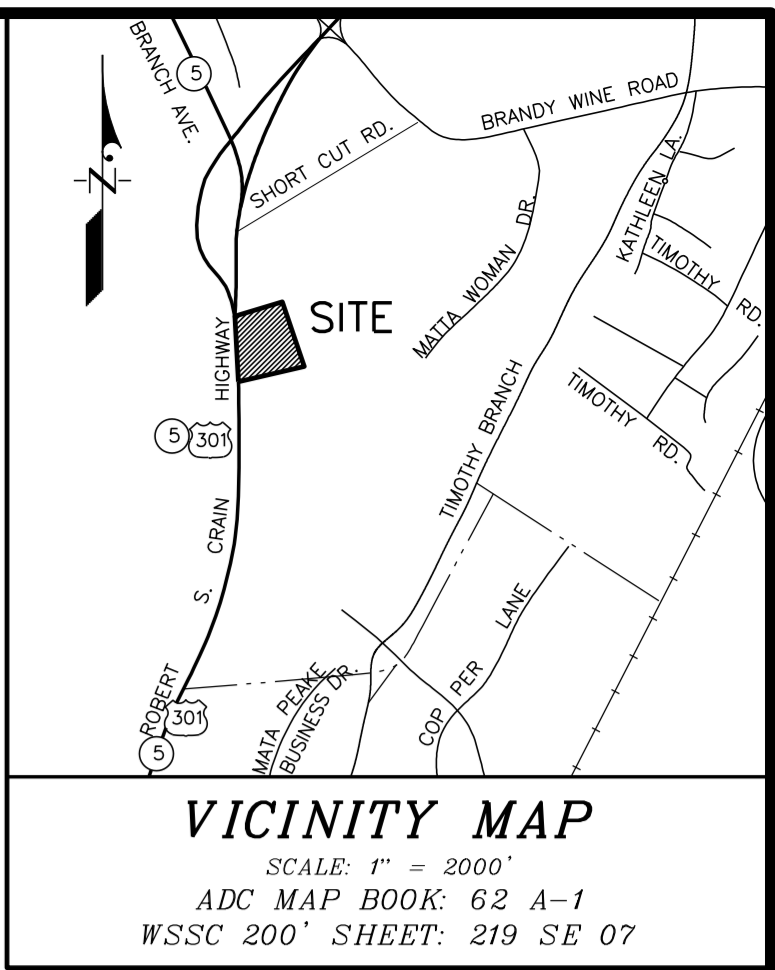
Use	Rate	Requirement
Consolidated Storage (152,175 SF)	2 spaces up to 10,000 SF GFA +1 space for each additional 40,000 SF GFA	2 spaces 4 spaces
		<b>Total: 6 spaces</b>
- Gross Floor Area = 152,175 SF
- The subject property appears on Washington Suburban Sanitary Commission Sheet 219SE07.
- The subject property appears on Tax Map 155, Grid A1.
- The subject property is not located within any Aviation Policy Areas.
- The subject property has an existing Water/Sewer Category of W-4/S-4 and a proposed Water/Sewer Category of W-3/S-3.
- For approved Stormwater Management Concept Plan (8708-2019-01 approved on 06/01/2020) see BDAI Dwg. No. 8.002-Z.
- For Tree Conservation Plan Type 2, see BDAI Dwg. No. 54.004-Z.
- A ten-foot Public Utility Easement shall be provided along all public and private vehicular rights-of-way.
- There is no evidence of a cemetery on or contiguous to the subject property.
- There are no historic structures on or near the subject property.
- There are no wetlands or Waters of the United States on the subject property.
- There is no 100 year floodplain on the subject property.
- The subject property is not located within the Chesapeake Bay Critical Area.
- Boundary and topography information shown hereon was prepared by Ben Dyer Associates, Inc.
- Owner: James R. Schraf Living Trust  
1001 Wayson Way  
Davidsonville, MD 21035  
Attn: James Schraf
- Applicant: Generation Properties LLC  
3150 West Ward Road, Suite 401  
Dunkirk, MD 20754  
Attn: Rick Bailey
- Green Area: Required = 42,760 SF (10% of Net Lot Area)  
Provided = 352,684 SF (82.5% of Net Lot Area)
- All on-site concrete curb and gutter to be Prince George's County Std. No. 300.01 unless otherwise modified.
- All parking spaces shall be defined by 4" wide white painted striping.
- Radii on islands and curb work to be 5 feet unless otherwise shown.
- Minimum grade on areas not paved: 2.5% unless otherwise noted. 2% in swales.  
Maximum grade: 3:1  
Contour interval: 2 feet  
Vertical datum is based on NGVD 1929 Datum.  
Horizontal datum is based on WSSC Datum.
- Existing Utilities:
  - Notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to beginning any excavation or construction for them to mark the location of existing utilities.
  - Information concerning underground utilities was obtained from available records. The contractor must determine the exact locations and elevations of the mains by digging test pits by hand at utility crossings well in advance of trenching. If clearances of the lines are less than shown on this plan or less than twelve inches, contact the engineer and other involved utility companies before proceeding with construction.
  - Omissions and/or additions of utilities found during construction shall be the sole responsibility of any contractor engaged in excavation at this site. Ben Dyer Associates, Inc. (BDAI) shall be notified immediately of any and all utility information, omissions and additions found by any contractor.
  - Due to the proximity of live underground and overhead utilities, BDAI is not responsible for any damage or injury sustained during construction by any persons, trucks, trailers, or equipment used on or adjacent to the site.
- All grading work shall be in accordance with Division 2 of the Prince George's County Building Code (Subtitle 32, latest edition).  
All proposed load-bearing fills for the support of buildings, walls and other structures shall be Class I. All fills for the support of roadways, pavements, rigid utility lines and house connectors shall be Class II. All landscaped areas, lawns and plantings, or other nonroad bearing uses shall be Class III. Each layer of Class I and Class II fill shall be compacted at optimum moisture content and to a minimum of 95% and 90% respectively of maximum density as determined in the laboratory by the Standard Proctor Test. (AASHTO T-99, ASTM D-698). In-place density tests shall be provided by a licensed Geotechnical Engineer.  
The site geotechnical analysis and report prepared by a Maryland licensed Geotechnical Engineer shall be consulted and used to provide details for pavement sections, lift thickness, compaction, drainage, and any other site specific recommendations and requirements. Those recommendations and requirements shall take precedence over any conflicting information between the plans and report.
- Upon completion of work, site grading, drainage, property corner and landscape observations and certifications must be performed by a licensed professional engineer, landscape architect and/or surveyor, confirming that all work has been completed in accordance with the permit, approved plans, and codes. These certifications are required to finalize the permit and release bonds.
- All grades, elevations, earth quantities, etc., are to be verified by the contractor. Any earth quantities shown or implied are measured to final grade and are approximate. No allowance has been made for unsuitable material encountered during construction. Suitability of soil for use in fill areas or stability of cut areas, compaction, etc., should be determined by a soils engineer.
- The contractor will be responsible for any damage to the existing structures and underground utilities.
- The contractor will have sole responsibility for the construction means, methods, and techniques of executing his work, including safety.
- Handicap parking spaces and access aisles shall have a slope no greater than 2% in any direction. Handicap ramps shall have a longitudinal slope no greater than 8.3% and a cross slope no greater than 2.0%.
- Unless otherwise shown, all sidewalks shall have a cross slope no greater than 2%.
- Dimensions shown in the parking and drive areas are to face of curb, where applicable.
- All exterior light poles are to be set back at least 2.0' from the face of curb when located on vehicular surfaces or head in parking spaces unless otherwise dimensioned.
- Arrows shown in drive aisles indicate general direction of travel and are not intended to convey a requirement that arrows be painted on the pavement.
- Per PPS 4-19017 (PGCPB No. 2020-63), the subject property shall be limited to 178 AM and 188 PM peak hour trips. The proposed development will generate the following trips:

	AM Peak			PM Peak		
	In	Out	Total	In	Out	Total
Lot 1 - Consolidated Storage (125,175 SF)	8	5	13	10	11	21
Outlot A - vacant	0	0	0	0	0	0
<b>Total Trips</b>	<b>8</b>	<b>5</b>	<b>13</b>	<b>10</b>	<b>11</b>	<b>21</b>
<b>Remaining Trip Cap</b>	<b>AM</b>	<b>165</b>		<b>PM</b>	<b>167</b>	

CALL MISS UTILITY  
1-800-257-7777  
48 hrs Before Excavation

# DSP-20028 DETAILED SITE PLAN

# FOR PROPOSED LOT 1 & OUTLOT A (EX. PARCEL 14) BRANDYWINE COMMERCIAL CENTER BRANDYWINE DISTRICT NO. 11



INDEX OF DRAWINGS		
SHEET NO.	SHEET NAME	BDAI DWG. NO.
CS	COVER SHEET	6.001-Z
CA	APPROVAL SHEET	6.002-Z
C-1	SITE PLAN	6.003-Z
C-2	SITE DETAILS	6.004-Z
L-1	LANDSCAPE AND LIGHTING PLAN	50.001-Z
L-2	LANDSCAPE AND LIGHTING DETAILS	50.002-Z
P-001	ARCHITECTURAL ELEVATIONS - PHASE 1	51.011-Y
P-002	ARCHITECTURAL ELEVATIONS - PHASE 2	51.012-Y
P-003	ARCHITECTURAL SIGNAGE PLAN	51.013-Y
P-004	ARCHITECTURAL ILLUSTRATIVE 3D VIEWS	51.014-Y

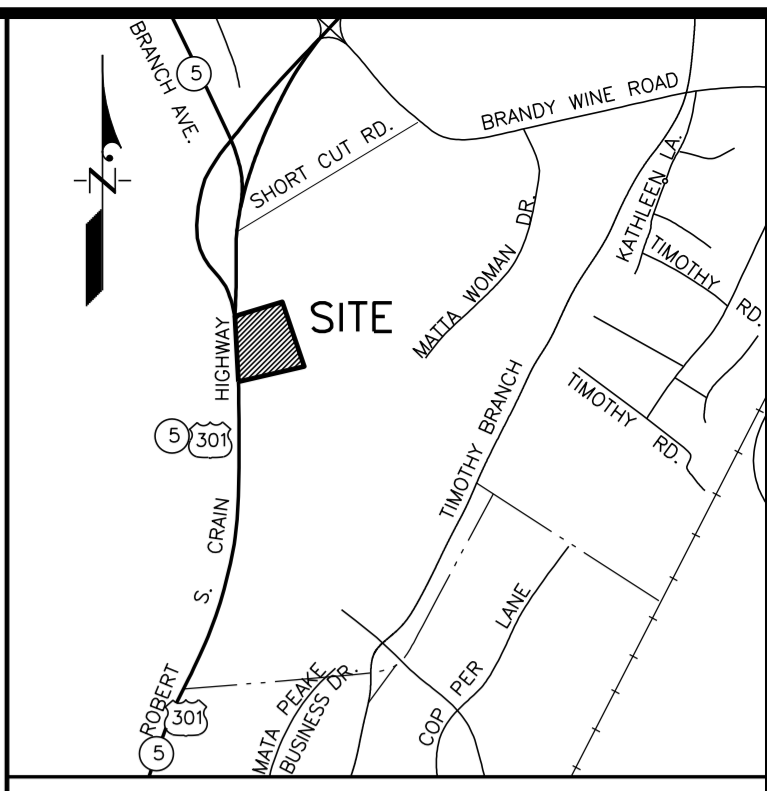
DSP-20028  
COVER SHEET  
PROPOSED LOT 1 & OUTLOT A (EX. PARCEL 14)  
**BRANDYWINE COMMERCIAL CENTER**  
BRANDYWINE DISTRICT No. 11  
PRINCE GEORGE'S COUNTY, MARYLAND

**OWNER**  
JAMES R. SCHRAF LIVING TRUST  
1001 WAYSON WAY  
DAVIDSONVILLE, MD 21035  
ATTN: JAMES SCHRAF

**APPLICANT**  
GENERATION PROPERTIES LLC  
3150 WEST WARD ROAD, SUITE 401  
DUNKIRK, MD 20754  
ATTN: RICK BAILEY

CS

	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	
DRAWN BY: <b>AE</b> CHECKED BY: <b>GSS</b> DATE: <b>08/17/2020</b>				DESIGNED BY: <b>WC</b> CHECKED BY: <b>WC</b> DATE: <b>FEBRUARY 2020</b>				RECORDING NO: <b>J-B05052</b> DRAWING NO: <b>6.001-Z</b>	




**VICINITY MAP**  
 SCALE: 1" = 2000'  
 ADC MAP BOOK: 62 A-1  
 WSSC 200' SHEET: 219 SE 07

DSP-20028  
 APPROVAL SHEET  
 PROPOSED LOT 1 & OUTLOT A (EX. PARCEL 14)  
**BRANDYWINE COMMERCIAL CENTER**  
 BRANDYWINE DISTRICT No. 11  
 PRINCE GEORGE'S COUNTY, MARYLAND

**OWNER**  
 JAMES R. SCHRAF LIVING TRUST  
 1001 WAYSON WAY  
 DAVIDSONVILLE, MD 21035  
 ATTN: JAMES SCHRAF

**APPLICANT**  
 GENERATION PROPERTIES LLC  
 3150 WEST WARD ROAD, SUITE 401  
 DUNKIRK, MD 20754  
 ATTN: RICK BAILEY

CA

 08/17/2020		11721 WOODBORO ROAD, SUITE 200 WITCHAMILL, MARYLAND 20721 <b>BEN DYER ASSOCIATES, INC.</b> Engineers / Surveyors / Planners TELEPHONE (301) 435-2000 COPYRIGHT © 2020 BEN DYER ASSOCIATES, INC.	
		DRAWN BY: RE CHECKED BY: GSS DATE:	DESIGNED BY: WC CHECKED BY: WC DATE: FEBRUARY 2020
DATE	DESCRIPTION	BY	REVISIONS

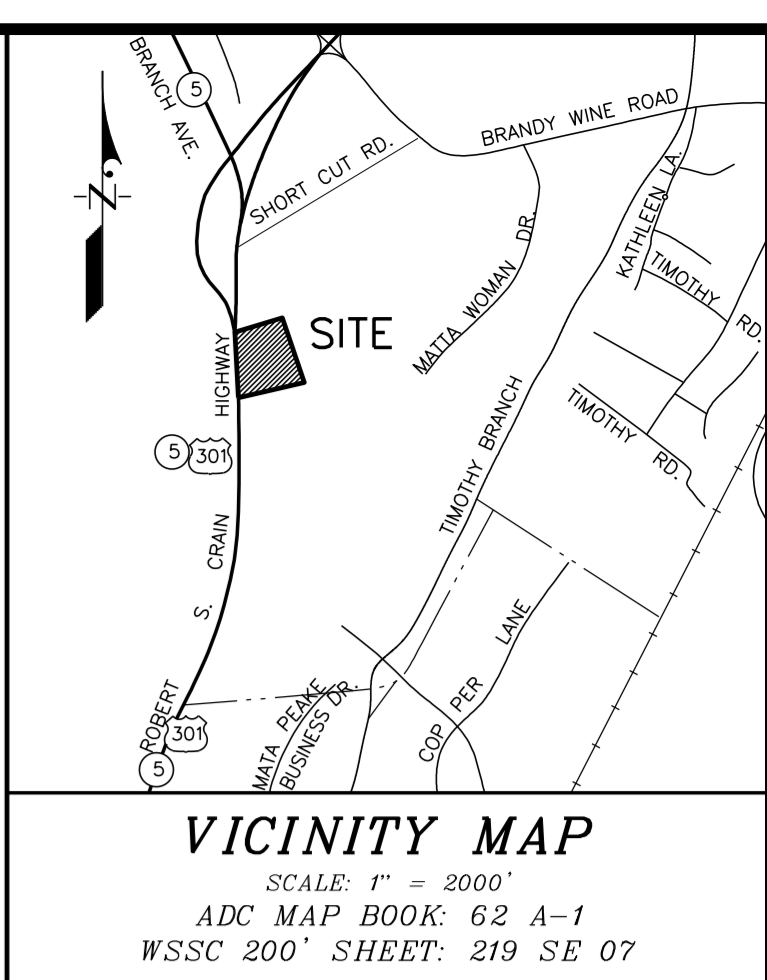


CALL MISS UTILITY  
1-800-257-7777  
48 hrs Before Excavation

SUBTITLE 32, DIVISION 2 CERTIFICATION  
I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 32, DIVISION 2 OF THE PRINCE GEORGES COUNTY CODE AND THAT I HAVE INSPECTED THIS SITE AND THAT DRAINAGE ONTO THIS SITE FROM UPLAND PROPERTIES, AND FROM THIS SITE ONTO OTHER DOWNGRADE PROPERTIES, HAS BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES.

RLA# 3406

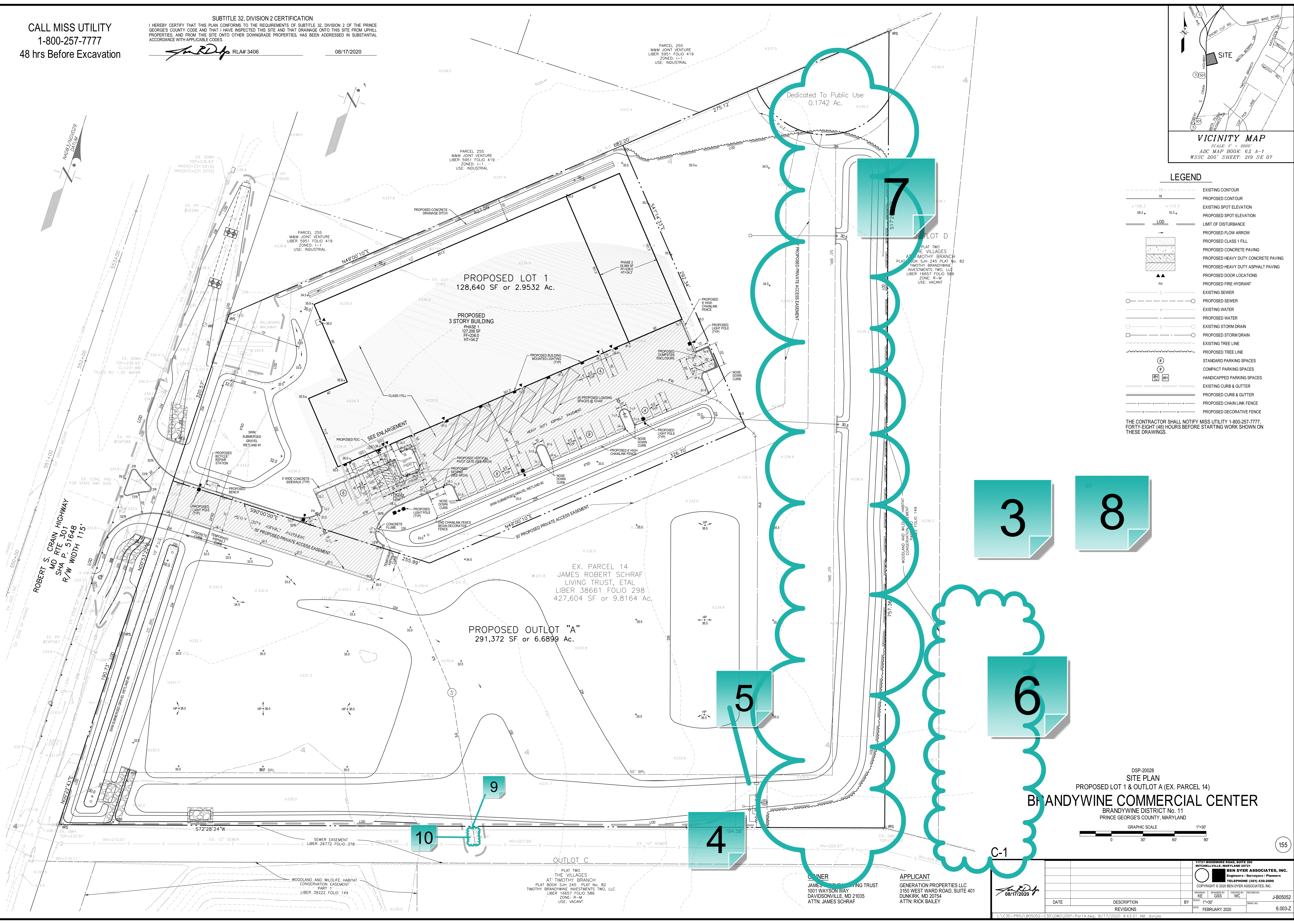
08/17/2020



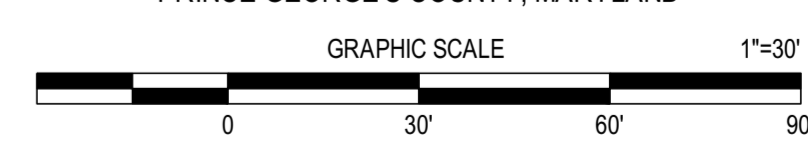
LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- LIMIT OF DISTURBANCE
- PROPOSED FLOW ARROW
- PROPOSED CLASS 1 FILL
- PROPOSED CONCRETE PAVING
- PROPOSED HEAVY DUTY CONCRETE PAVING
- PROPOSED HEAVY DUTY ASPHALT PAVING
- PROPOSED DOOR LOCATIONS
- PROPOSED FIRE HYDRANT
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING WATER
- PROPOSED WATER
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING TREE LINE
- PROPOSED TREE LINE
- STANDARD PARKING SPACES
- COMPACT PARKING SPACES
- HANDICAPPED PARKING SPACES
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED CHAIN LINK FENCE
- PROPOSED DECORATIVE FENCE

THE CONTRACTOR SHALL NOTIFY MISS UTILITY 1-800-257-7777, FORTY-EIGHT (48) HOURS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.



DSP-20028  
SITE PLAN  
PROPOSED LOT 1 & OUTLOT A (EX. PARCEL 14)  
**BRANDYWINE COMMERCIAL CENTER**  
BRANDYWINE DISTRICT No. 11  
PRINCE GEORGES COUNTY, MARYLAND

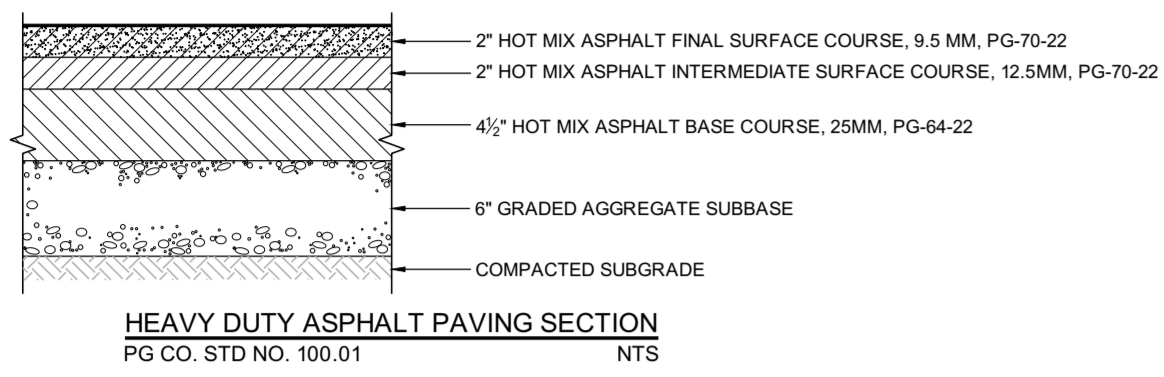


DATE	DESCRIPTION	BY	REVISIONS
FEBRUARY 2020			

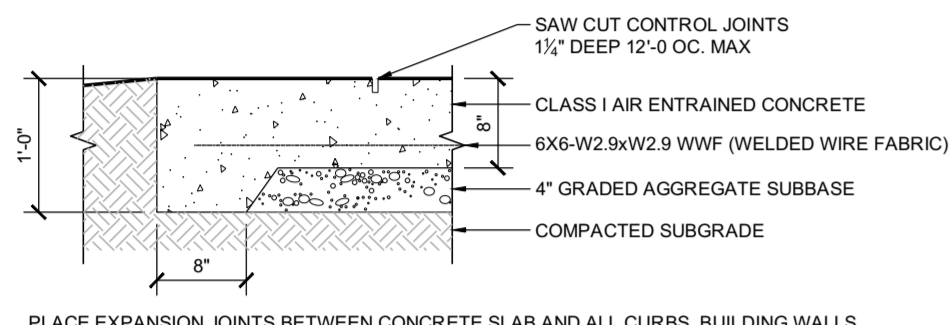


**PAVING SECTIONS**

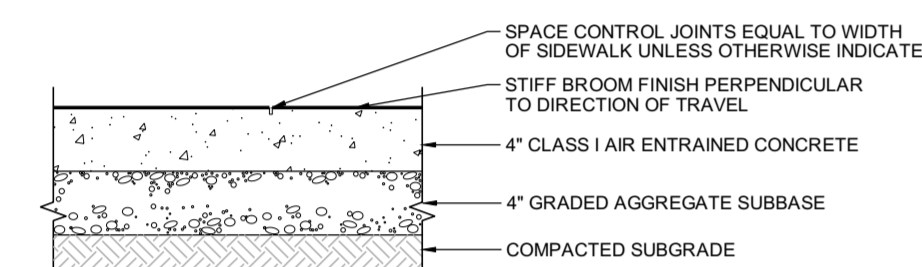
NOTE: PAVING SECTIONS SUBJECT TO REVISION AND/OR REVISION BY GEOTECHNICAL ENGINEER. CONTRACTOR TO CONFIRM PAVEMENT SECTIONS WITH GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.



**HEAVY DUTY ASPHALT PAVING SECTION**  
PG CO. STD. NO. 100.01  
NTS

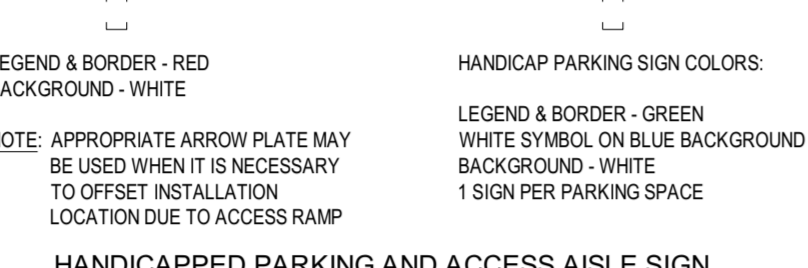
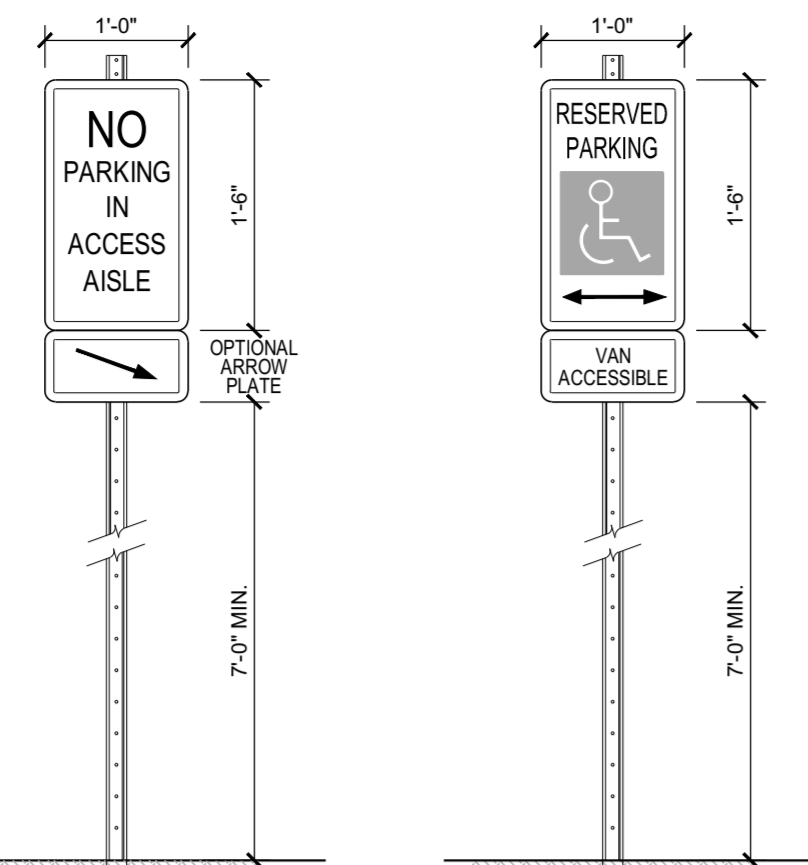


**HEAVY DUTY CONCRETE PAVING SECTION**  
PG CO. STD. NO. 300.05 (MODIFIED)  
NTS

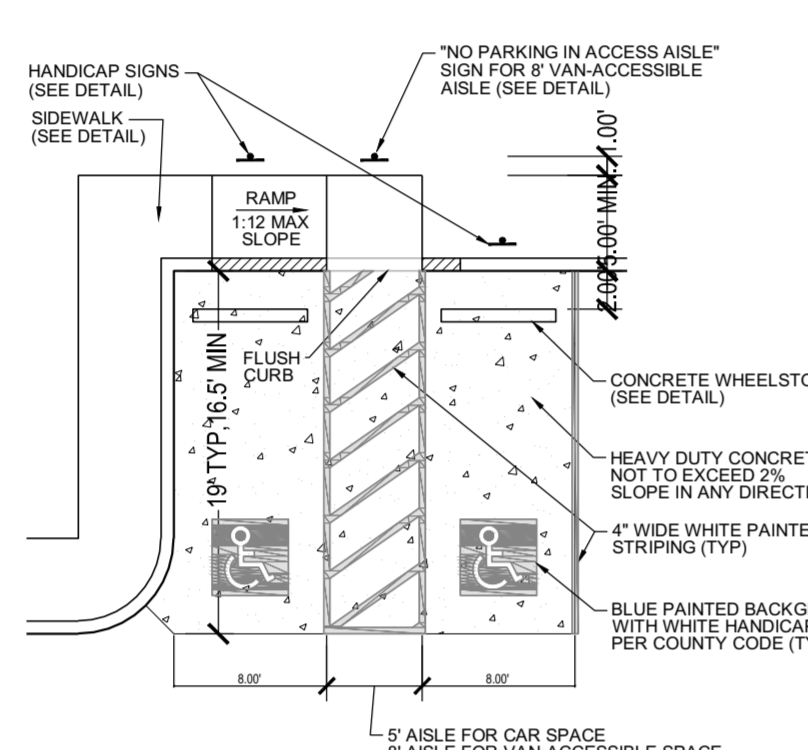


**CONCRETE SIDEWALK PAVING SECTION**  
PG CO. STD. NO. 300.05  
NTS

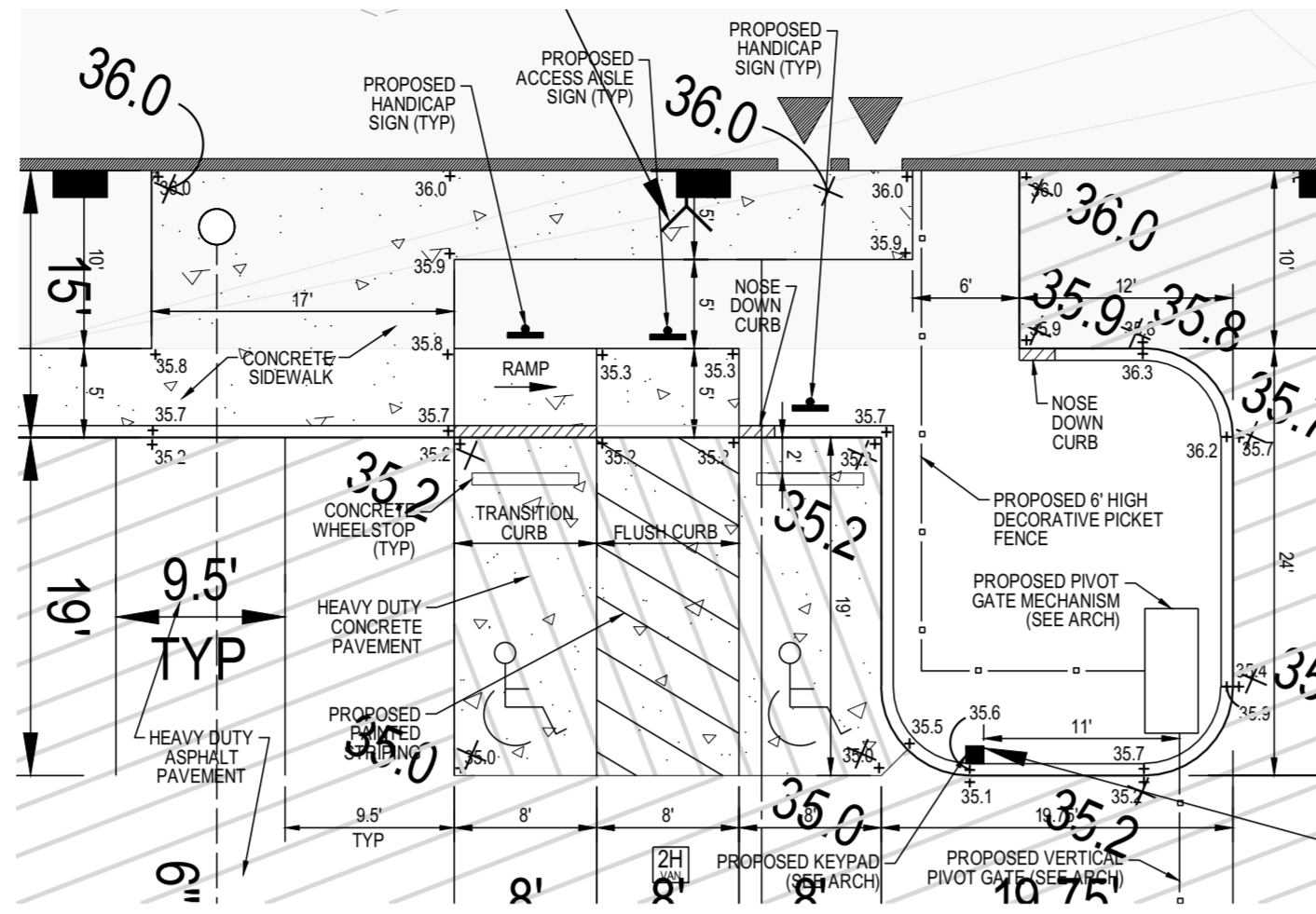
**NOSE DOWN CURB**  
NTS



**HANDICAPPED PARKING AND ACCESS AISLE SIGN**  
NTS



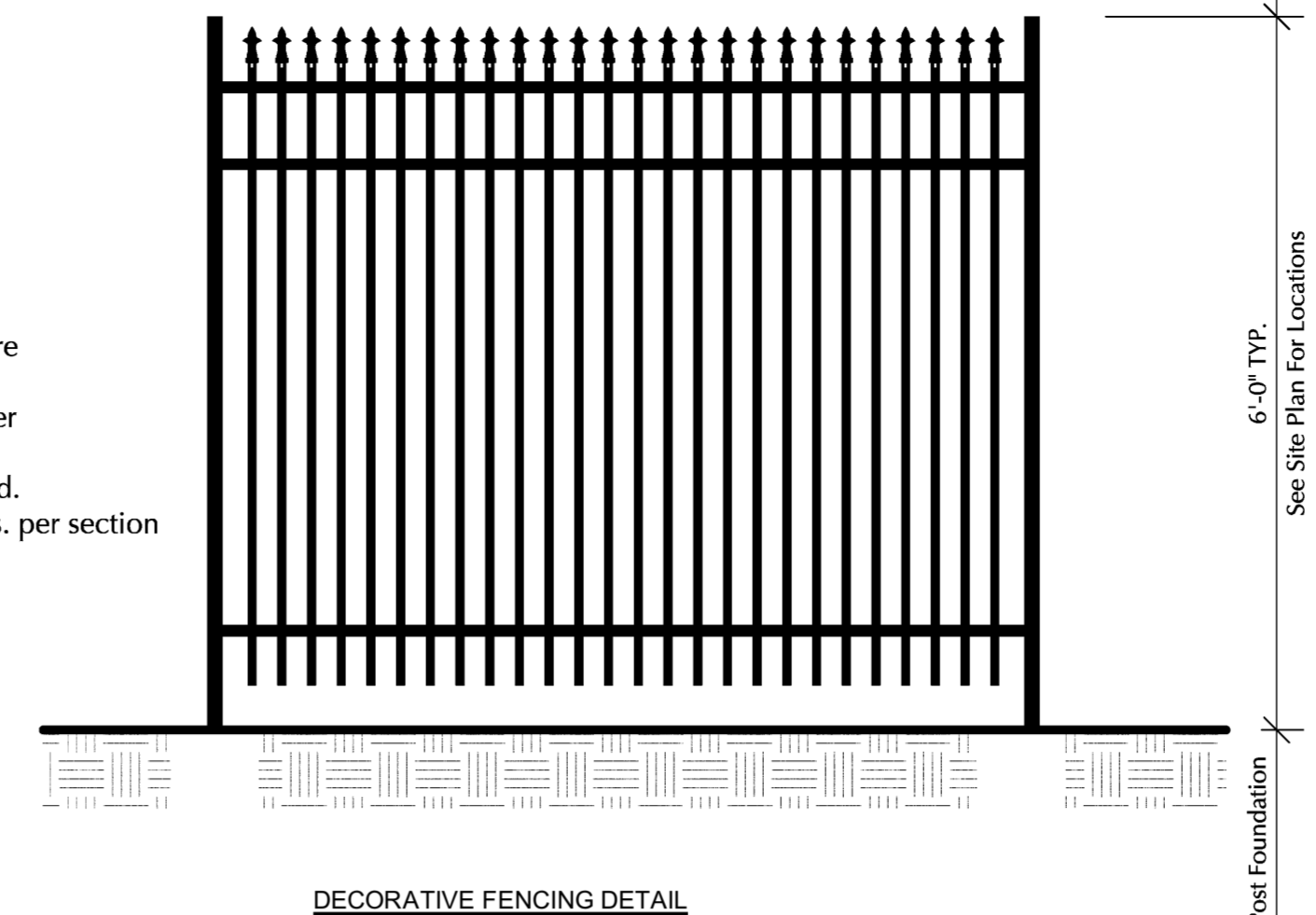
**HANDICAP PARKING SPACE**  
NTS



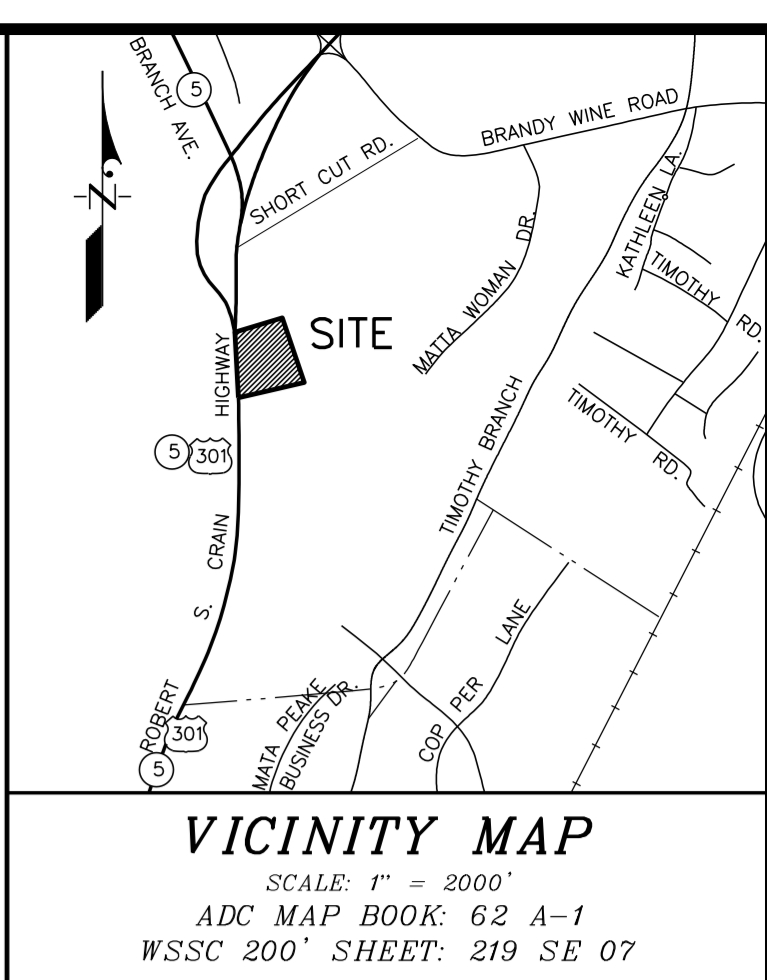
NOTES: Handicap parking spaces and access aisles shall have a slope no greater than 2% in any direction. Handicap ramps shall have a longitudinal slope no greater than 8.3% and a cross slope no greater than 2.0%.

**HANDICAPPED PARKING ENLARGEMENT**  
1/2" = 1'-0"

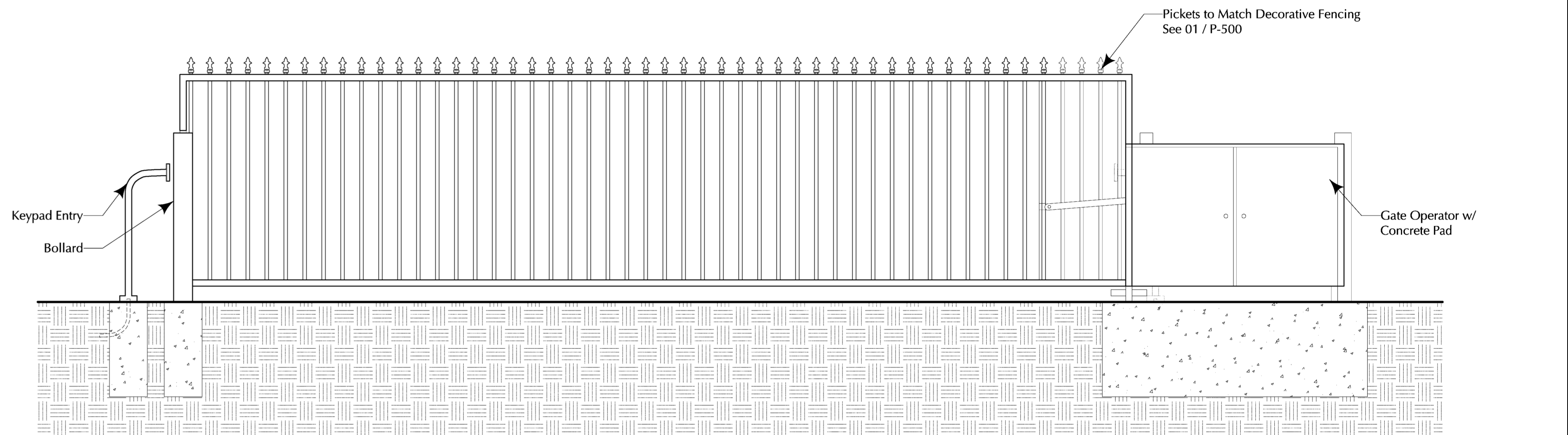
**ALUMINUM FENCE**  
Pickets - 1" square  
Spacing Between Pickets : 4"  
Horizontal Rails : 1 5/8" square  
Posts : 4" sq.  
Post Spacing : 7 1/2" on center  
Height - 72"  
Color - Black, Mfr. unfinished.  
Weight Supported : 1,000+ lbs. per section



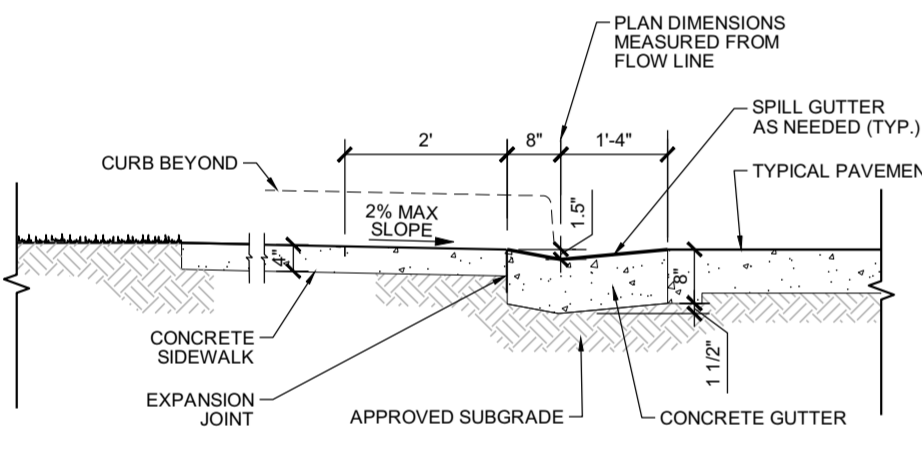
**DECORATIVE FENCING DETAIL**  
PROVIDED BY BWD ARCHITECTS 1/2" = 1'-0"



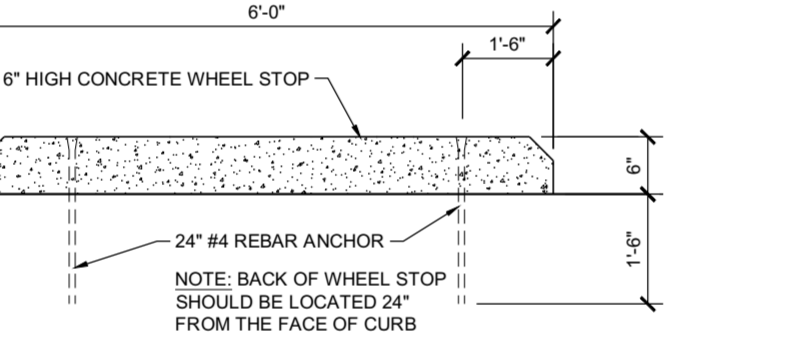
**VICINITY MAP**  
SCALE: 1" = 300'  
ADC MAP BOOK: G2 A-1  
WSSC 200' SHEET: 219 SE 07



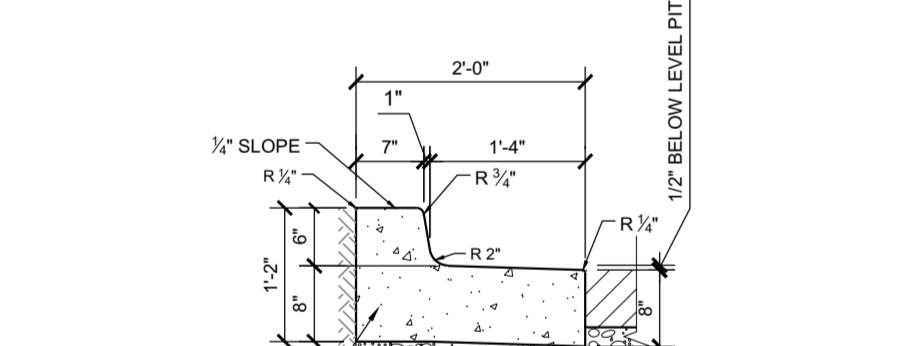
**PROPOSED VERTICAL PIVOT GATE DETAIL**  
PROVIDED BY BWD ARCHITECTS 1/2" = 1'-0"



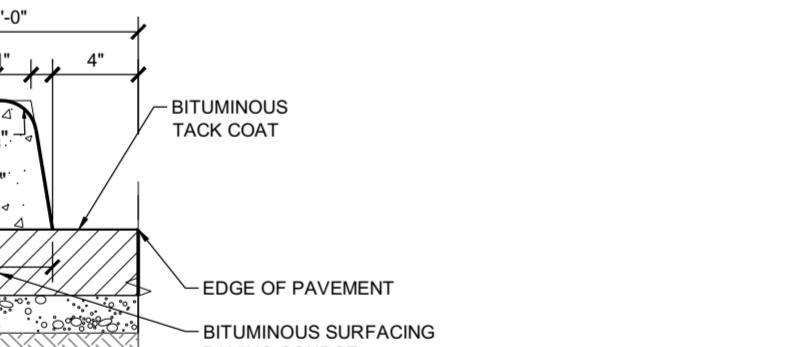
**CONCRETE GUTTER AT FLUSH PAVEMENT**  
(HANDICAPPED PARKING)  
NTS



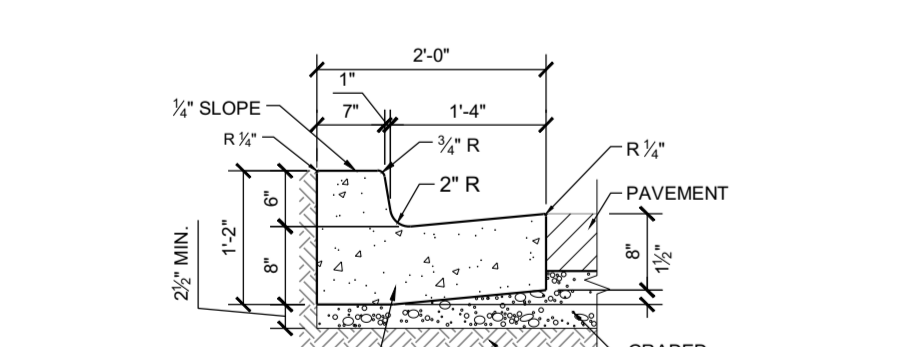
**CONCRETE WHEEL STOP**  
NTS



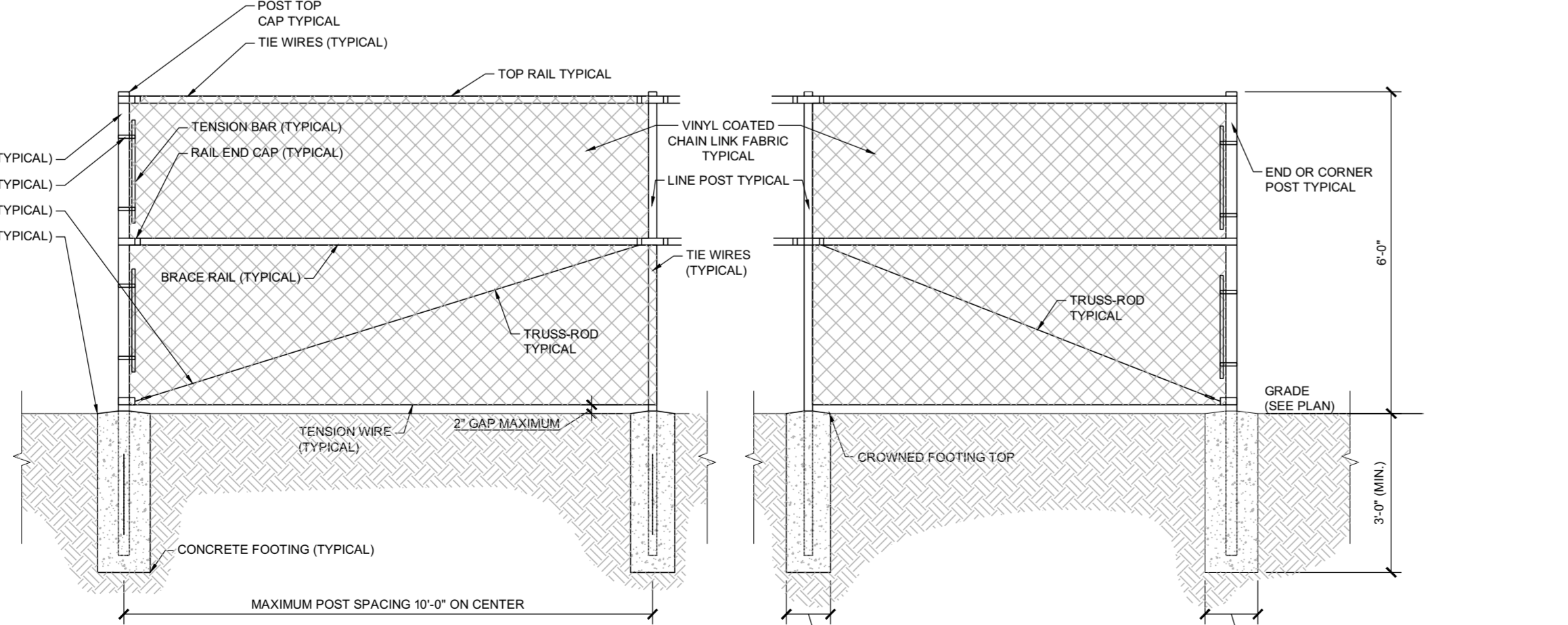
**SPILL CONCRETE CURB AND GUTTER**  
PG CO. STD. NO. 300.01  
NTS



**HOT MIX ASPHALT (HMA) CURB**  
PG CO. STD. NO. 300.03  
NTS



**STANDARD CONCRETE CURB AND GUTTER**  
PG CO. STD. NO. 300.01  
NTS



**CHAIN LINK FENCE DETAIL**  
NTS

**Public Work Stand**

**the park** AND FACILITIES

- Tool assemblies are spaced to prevent tangling
- Optimized ergonomics to work with all types of riders and bikes
- Designed for indoor or outdoor use
- Secure tool and stand fastening system
- I-beam design eliminates possibility of locking a bike to it
- ADA-compliant design

**Specifications**

**Construction**

- Material: Laser-cut steel
- DOM tubing
- Tool lething: Stainless steel aircraft cable

**Finish Options**

- UV resistant powder coat, custom colors available
- Galvanized
- Stainless steel

**Installation Options**

- Surface mount
- Embedment

**Tools Included**

- Phillips & standard screwdrivers
- Steel core tire levers (2)
- Headset/pedal wrench
- 8/10 & 9/11 mm cone wrenches
- Torx T-25
- Hox key set

**Dimensions**

- Imperial: 8.5" W x 50" H x 16" D
- Metric: 21.6 x 126 x 40.6 cm

**Security Rating**

8/10

Visit [www.theparkcatalog.com](http://www.theparkcatalog.com) or call 866-280-9894 (USA) for more information

**VICTOR STANLEY, INC.**  
Manufacturing Quality You Trust

**PROPOSED BENCH**  
NTS

**Specifications**

- Material: 1 1/2" x 4" x 12" GALV. STEEL
- Seat: 18" x 12" x 1 1/2" GALV. STEEL
- Backrest: 18" x 12" x 1 1/2" GALV. STEEL
- Post: 1 1/2" x 1 1/2" GALV. STEEL
- Legs: 4" x 4" x 12" GALV. STEEL

**Notes:**

1. BENCHES NOT TO BE USED AS SEAT OR BACK.
2. ALL UNFINISHED SURFACES ARE TO BE PAINTED. COATINGS, PROTECTIVE, AND ANTI-RUST TREATMENTS ARE TO BE APPLIED TO ALL UNFINISHED SURFACES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND LOCAL SANITATION DEPARTMENT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND LOCAL SANITATION DEPARTMENT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND LOCAL SANITATION DEPARTMENT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND LOCAL SANITATION DEPARTMENT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND LOCAL SANITATION DEPARTMENT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND LOCAL SANITATION DEPARTMENT.

**Security Rating**

8/10

CALL MISS UTILITY  
1-800-257-7777  
48 hrs Before Excavation

**OWNER**  
JAMES R. SCHRAF LIVING TRUST  
1001 WAYSON WAY  
DAVIDSONVILLE, MD 21035  
ATTN: JAMES SCHRAF

**APPLICANT**  
GENERATION PROPERTIES LLC  
3150 WEST WARD ROAD, SUITE 401  
DUNKIRK, MD 20754  
ATTN: RICK BAILEY

DSP-20028  
SITE DETAIL SHEET  
PROPOSED LOT 1 & OUTLOT A (EX. PARCEL 14)

**BRANDYWINE COMMERCIAL CENTER**  
BRANDYWINE DISTRICT No. 11  
PRINCE GEORGE'S COUNTY, MARYLAND

C-2

DATE	DESCRIPTION	BY	REVISIONS
08/17/2020	ISSUE FOR PERMIT	SSS	1

11721 WOODBINE ROAD, SUITE 200  
WITCHAMUNGA, MARYLAND 20728  
**BEN DYER ASSOCIATES, INC.**  
Engineers / Surveyors / Planners  
TELEPHONE (301) 435-2000  
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DATE: FEBRUARY 2020  
DRAWING NO: J-B05052  
SHEET NO: 6.004-C



- Changemark Notes ( 10 Notes )

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**1 - 2-WSSC Standard Review Comments for all Plans**

Created by :Irene Andreadis  
On :Friday, October 09, 2020 18:06:35

1. WSSC comments are made exclusively for this plan review based on existing system conditions at this time. We will reevaluate the design and system conditions at the time of application for water/sewer service.
2. Coordination with other buried utilities:
  - a. Refer to WSSC Pipeline Design Manual pages G-1 and G-2 for utility coordination requirements.
  - b. No structures or utilities (manholes, vaults, pipelines, poles, conduits, etc.) are permitted in the WSSC right-of-way unless specifically approved by WSSC.
  - c. Longitudinal occupancy of WSSC rights-of-way (by other utilities) is not permitted.
  - d. Proposed utility crossings of WSSC pipelines or rights-of-way that do not adhere to WSSC's pipeline crossing and clearance standards will be rejected at design plan review. Refer to WSSC Pipeline Design Manual Part Three, Section 3.
  - e. Failure to adhere to WSSC crossing and clearance standards may result in significant impacts to the development plan including, impacts to proposed street, building and utility layouts.
  - f. The applicant must provide a separate Utility Plan to ensure that all existing and proposed site utilities have been properly coordinated with existing and proposed WSSC facilities and rights-of-way.
  - g. Upon completion of the site construction, utilities that are found to be located within WSSCs rights-of-way (or in conflict with WSSC pipelines) must be removed and relocated at the applicants expense.
3. Forest Conservation Easements are not permitted to overlap WSSC existing or proposed easements. Potential impacts to existing Forest Conservation Easements (due to proposed water and/or sewer systems) must be reviewed and approved by County staff.
4. Unless otherwise noted: ALL extensions of WSSCs system require a request for Hydraulic Planning Analysis and need to follow the System Extension Permit (SEP) process. Contact WSSCs Development Services Center at (301-206-8650) or visit our website at [www.wsscwater.com/Development](http://www.wsscwater.com/Development) Services for requirements. For information regarding connections or Site Utility (on-site) reviews, you may visit or contact WSSC's Permit Services at (301) 206-4003.

----- 0 Replies -----

**2 - 1. WSSC Plan Review Comments**

Created by :Irene Andreadis  
On :Friday, October 09, 2020 18:07:20

DSP-20028  
Brandywine Commercial Center

----- 0 Replies -----

**3 - WSSC Standard Design Comments**

Status as of Wednesday, October 14, 2020 12:00:13  
Type: Action  
State: For Discussion

Created by :Kiaki Yilma  
On :Wednesday, October 14, 2020 12:00:13  
Type :Action  
State :For Discussion

## DESIGN COMMENTS:

### WATER

Existing and/or proposed water mains and service connections are not shown on the plan. Water and sewer lines as well as proposed connections need to be included on the plan in order for WSSC to be able to comment.

Add the proposed pipeline alignment(s) with water house connection(s) to the plan. Additionally, if easements are required, their limits and locations must be shown. See WSSC 2017 Pipeline Design Manual Part Three, Section 2; easements and Construction Strips.

Design any water pipeline to avoid conflict with large storm drains, culverts, deep side ditches, etc. Maintain the required horizontal clearances from other utilities, retaining walls, sediment traps, street lights, paving, etc. See WSSC 2017 Pipeline Design Manual Part Three, Section 3; Pipeline Crossings and Clearances.

Water pipelines 12-inch and smaller must have the greater of: a minimum of 15 feet horizontal separation from any building or dwelling or a 1:1 slope from the bottom of the foundation of the existing or proposed building to the bottom edge of the pipeline trench.

When designing roadway grade establishments that cross over bottomless arch bridges you must provide the required pipeline cover and clearance for proposed water main.

Condominiums or Cooperative Ownership Properties -that abut a public water main, are constructed as "row style" townhomes (one-unit bottom to top) and utilize a 13D or 13R type fire sprinkler system may be served with individual WSSC Water Service Connection outfitted with and outside meter or curb valve. See WSSC019 Plumbing & Fuel Gas Code 111.2.1.8

### PRINCE GEORGE'S COUNTY METERING NOTES

(Please READ: For most projects in Prince Georges you may use the first paragraph from our DS Code, but if you need to be specific, read and use the paragraphs from P&FGC below)

Condominiums in Prince George's County. Pursuant to State law, condominium or cooperative ownership projects in Prince George's County (or conversions to condominium or cooperative ownership) may not be served by a master meter. Each unit must have a separate meter, account and shutoff valve in accordance with the WSSC 2019 Plumbing and Fuel Gas Code. See WSSC 2019 Development Service Code 702.5.1

### METERING - Multi-Unit Buildings

In accordance with State law, the Commission shall require individual metering of residential units within a multi-unit condominium or cooperative ownership property located in Prince George's County. For all other multi-unit properties, WSSC shall allow either "Master Metering" or individual unit metering. Where individual metering is optioned, design and installation shall meet the provisions set forth in Sections 111.5.8.2 and 111.5.8.3 Where required solely by the owner, unit (private) water meters shall be furnished, installed, and maintained by the property owner. WSSC 2019 Plumbing & Fuel Gas Code 111.5.8

### METERING - Mixed-Use Buildings.

Where both residential and commercial units in the same building are served by single water service connection or multiple service connections forming into a single system on property, a minimum of two meters shall be installed, as set forth below, to allow for the separate registering or computations of residential unit and commercial unit water consumptions at the building. For

mixed-use properties located in Prince George's County, each residential unit must be metered separately. See 2019 Plumbing & Fuel Gas Code 111.5.8.1

Conversion to condominium -In accordance with State Law, where a property use is being converted to condominium or cooperative ownership of residential units, plumbing modifications shall be permitted, inspected, and approved, prior to the conversion, to individually meter each unit with a WSSC furnished meter and individual water/sewer account. Refer to sections 111.5.8.2 and 111.5.8.3 for details. See WSSC 2019 Plumbing & Fuel Gas Code 111.5.1.1.1

The WSSC 2019 Plumbing & Fuel Gas Code has been adopted and is effective March 1, 2019.

The minimum size new water service connection for Group R-3 occupancies shall be 1.5 inches. Water service connections that are already buried may be utilized provided they are deemed adequate to serve the greater demand of either the total proposed fixture load or the fire sprinkler system. See WSSC 2019 WSSC Plumbing & Fuel Gas Code 111.1.1.1

## SEWER

Proposed sewer service connections are not shown on the plan. Sewer mains as well as proposed connections need to be included on the plan in order for WSSC to be able to comment.

Add the sewer house connection(s) to the plan. Additionally, if easements are required their limits and locations must be shown. See WSSC 2017 Pipeline Design Manual Part Three, Section 2; easements and Construction Strips.

For sewer pipelines 12-inch and smaller in diameter, provide a minimum separation from a building or dwelling the greater of the following: fifteen (15) feet horizontal separation or a distance on a 1:1 slope from the bottom of the foundation of the existing or proposed building or dwelling to the bottom edge of the pipeline trench

Existing sewer mains should be labeled with correct pipe size, material and WSSC contract number.

Design sewer service connection(s) to avoid environmental, storm water management facilities, ESD Devices, other utilities, landscaping, tree boxes and structures or paving impacts for future maintenance. See WSSC 2017 Pipeline Design Manual Part Three, Section 3; Pipeline Crossings and Clearances.

Show and label easement limits on plan for all existing and proposed sewer mains.

Design Sewer lines to avoid any sewer pipeline that conflicts with large storm drains, culverts, deep side ditches, etc. Maintain the required horizontal clearances from other utilities, retaining walls, sediment traps, street lights, paving, etc. See WSSC 2017 Pipeline Design Manual.

When establishing roadway grades, ensure design provides the required cover and clearances for proposed sewers that cross over bottomless arch bridges.

## SITE UTILITY

OUTSIDE METERS - 3-inch and larger meter settings shall be furnished and installed by the utility contractor in an outside meter vault. Show and label vault and required WSSC easement. WSSC prefers an outside meter in a vault, however an indoor meter may be allowed under certain conditions. See WSSC 2019 Plumbing & Fuel Gas Code 111.5.7 & 603.4.1 (FYI: Outside Meter Vault Applies for any commercial 3-inch meter settings or larger, for short lengths this requirement may be waived, talk to your DM)

A single water/sewer service connection for two or more buildings in a single lot/parcel requires a

covenant. Should the property be subdivided or sold in the future, individual water/sewer connections for each building will be required.

## EASEMENTS

WSSC easements must be free and clear of other utilities, including storm drain systems, ESD devices, gas, electric, telephone, CATV, etc., with the exception of allowed crossings designed in accordance with the WSSC 2017 Pipeline Design Manual. Landscaping and Hardscaping are also not allowed without approval. Under certain conditions (and by special request) the items listed above may be permitted within the WSSC easement. However, this will be evaluated on a case by case basis and if allowed, will require execution of a special agreement and/or Hold Harmless Agreement between WSSC and the developer.

Private Street & Alley Easement Requirements. Service mains proposed for this project are located in roadways that are or may be private. Private water and sewer mains are preferred in private streets and alleys. If the applicant desires public water and sewer mains in these private streets and alleys, then the following criteria must be met:

- All separation requirements in the WSSC 2017 Pipeline Design Manual (PDM) must be met.
- A 10 foot Public Utility Easements (PUE) shall be provided on both sides of the private street -and/or alley or space within the private street will be provided to assure PDM separations are met and limiting utility crossings of the WSSC water and sewer lines.
- Blanket easements for other utilities (gas, electric, telephone, CATV, fiber optic, etc.) within the private street and/or alley parcel will not be allowed. The HOA documents shall not provide for a blanket easement across and under a private street and/or alley parcel.
- Dry utilities are to be located in the PUE or as described above. No dry utilities are to be placed within the WSSC easement for public water and sewer except to cross perpendicular to the public water and sewer mains.
- The storm drain system located in a private street and/or alley containing public water and sewer mains shall also be public and maintained by the County.

WSSCs minimum easement width for a normal (14-inch diameter or less) pipeline (water or sewer at normal depth) is 20-feet. When both water and sewer (normal diameter and depth) are installed in the same easement, the minimum width is 30-feet. Installation of deep or large water/sewer will require additional easement width.

The minimum horizontal clearance from a building to the outside diameter of a WSSC pipeline is 15-feet. The minimum spacing between adjacent buildings with both water and sewer lines between them must be 40-feet. In some cases where connections, fire hydrants, or deep water/sewer lines are involved, additional easement width is required.

Balconies or other building appurtenances must not encroach within WSSC easements. Water/Sewer pipeline alignment should maintain a minimum 5-foot horizontal clearance from storm-drain pipeline/structures and other utilities. Review of plan submitted does not meet these requirements.

Acquisition of off-site easements from other property owners will be required for the proposed (water/sewer) extension(s). The Applicant is responsible for obtaining the easements. Delineate and show the proposed off-site easement limits on plan. See WSSC Design Manual C-2.1

## ENVIRONMENTAL

Geotechnical and Corrosion Submittal will be required. It appears that sources of stray current have been identified within 2,000 feet of this site. See WSSC 2017 Pipeline Design Manual Part Three, Section 20

Proposed pipeline need to be designed to avoid or minimize environmental concerns such as: tree save areas, forested areas, rural/rustic roads, blasting areas, utilities, water quality, champion trees, historic or burial properties, landfills or other soil contaminated areas.



**GENERAL**

Submit an Excavation Support System Plan (ESS) to WSSC for review if your project involves subsurface features such as an underground parking garage or a deep excavation which will require tiebacks in the area of existing or proposed WSSC mains. This ESS Plan submission should be made at the time of Design Plan Submission. If, however, the excavation support work will be done before the Design Plan Submission, it will be necessary to submit the plan as a Non-DR Plan to WSSC. No work should be done in the vicinity of WSSC mains until the ESS Plans have been reviewed by WSSC. If no ESS Plans are required for the project, the engineer should provide a letter from the Project Structural Engineer certifying that the building does not require it.

Any grading change in pipe loading (including but not limited to proposed fill or excavation), adjustment to manhole rims, fire hydrant relocations, placement of access roads or temporary haul roads, temporary sediment control devices, paving construction or construction related activity of any kind over an existing WSSC water or sewer main or within an existing WSSC right-of-way requires advance approval by WSSC. Any proposed public street grade establishment plan (GEP) with an existing WSSC water or sewer main of any size located within the existing or proposed public street right-of-way requires WSSC approval directly on the original GEP prior to approval of the GEP by the County Department of Public Works and Transportation. Any work (design, inspection, repair, adjustment, relocation or abandonment of existing WSSC facilities) is done at the sole expense of the applicant/builder/developer. Contact WSSC Relocations Unit at (301) 206-8672 for review procedures and fee requirements. See WSSC 2017 Pipeline Design Manual, Part Three, Section 5 & Section 11.

Show and label all existing nearby water and/or sewer service connections that may be impacted by the proposed development.

WSSC facilities/structures cannot be located with a public utility easement (PUE) however WSSC pipelines may cross over a PUE. Revise the plan to relocate any pipeline, valve, fire hydrant, meter vault and any other WSSC facilities/structures outside of the PUE.

----- 0 Replies -----

**4 - Meter vs. PUE**

**Status as of Thursday, October 15, 2020 13:24:55**

**Type: Action**

**State: For Discussion**

Created by :Kiaki Yilma  
On :Thursday, October 15, 2020 13:24:55  
Type :Action  
State :For Discussion

Please show the PUE and note that the meter and appurtenances cannot sit inside the PUE and therefore the easement may need to change

----- 0 Replies -----

**5 - Proposed WHC and easement**

**Status as of Thursday, October 15, 2020 13:30:15**

**Type: Action**

**State: For Discussion**

Created by :Kiaki Yilma  
On :Thursday, October 15, 2020 13:30:15  
Type :Action  
State :For Discussion

Show and label the proposed WHC and easement

----- 0 Replies -----

**6 - Water Service**

**Status as of Thursday, October 15, 2020 13:34:42**

**Type: Action**

**State: For Discussion**

Created by :Kiaki Yilma  
On :Thursday, October 15, 2020 13:34:42  
Type :Action  
State :For Discussion

Show and label the proposed 8" water under DA9381Z92 Timothy Branch . You will need to build an 8" extension and WHC that connects to the proposed line to be built under DA9381Z92 to provide water to your development. You will need to coordinate with the applicant and Engineer on this.

----- 0 Replies -----

**7 - Proposed Sewer crossing your property**

**Status as of Thursday, October 15, 2020 13:35:37**

**Type: Action**

**State: For Discussion**

Created by :Kiaki Yilma  
On :Thursday, October 15, 2020 13:35:37  
Type :Action  
State :For Discussion

There is a proposed sewer and easement that runs through your property to serve 14000 SE Robert Crain HWY, Please Make sure this project is coordinated with your development.

The Hydraulic Planning Analysis has been approved for this project under DA7000Z20. Please coordinate with the Engineer and applicant of this project and your development. Applicant- Brandywine Trucks and Equipment, Inc, Mr. Henry Meinhardt III, 1400 SE Robert Crain HWY., Brandywine, MD. Engineer- Ben Dyer, Mr. Yev Galchevskiy.

----- 0 Replies -----

**8 - WSSC Hydraulic Comments**

**Status as of Wednesday, October 14, 2020 12:03:45**

**Type: Action**

**State: For Discussion**

Created by :Kiaki Yilma  
On :Wednesday, October 14, 2020 12:03:45  
Type :Action  
State :For Discussion

Submit a hydraulic planning analysis package for review.

Site Utility System reviews are required for projects with proposed water connections greater than 2-inch or sewer connections greater than 4-inch. Contact the WSSC Permit Services Unit on (301) 206-8650 for submittal requirements or view our website.

**WATER**

The proposed development is dependent on the adjacent development for water which needs to be constructed and placed in service. Please make sure to coordinate with mentioned project and note that WSSC can not guarantee the timeline of the project.

Please coordinate with the applicant and owner of this development ,which was submitted to WSSC and approved under a Hydraulic Planning Analysis project DA9381Z92 Timothy Branch. Applicant -Michael Gardines (Timothy Branch) 2124 Priest Bridge DR, Suite 18, Crofton, MD 21114. Engineer - Ben Dyer, Yev Galchevskiy

**SEWER**

10-inch gravity sewer main is available to serve the proposed site. Contact the Permit Services Unit at (301) 206-8650 for details regarding applying for service connections or visit our website.

**SERVICE CATEGORY**

This project is in Service Category W-4 and/or S-4 can have complete Hydraulic Planning Analysis performed however the design plans cannot be approved until the property is designated W-3 and/or S-3.

----- 0 Replies -----

**9 - Required structure at the property line**

**Status as of Wednesday, October 14, 2020 13:26:10**  
**Type: Action**  
**State: For Discussion**

Created by :Kiaki Yilma  
On :Wednesday, October 14, 2020 13:26:10  
Type :Action  
State :For Discussion

You will need a MH at the property line for access and maintenance. Make sure that you have 5-ft horizonatl clearance from any structure or any stormwater devices

----- 0 Replies -----

**10 - add label**

**Status as of Wednesday, October 14, 2020 13:27:27**

**Type: Action**

**State: For Discussion**

Created by :Kiaki Yilma

On :Wednesday, October 14, 2020 13:27:27

Type :Action

State :For Discussion

This is SHC and not part of the on-site system

----- 0 Replies -----



**Additional Back-up**

**For**

**Detailed Site Plan DSP-20028**  
**Brandywine Commercial Center**



## EXHIBIT "A"

1. Prior to certification of the detailed site plan (DSP), the following revisions shall be made to the plans:
  - a. Provide bearings and distances for the 0.17 acre of land to be dedicated to public use in the northeast corner of the property.
  - b. Correct all overlaps for property boundary bearings and distances to ensure that the text is legible.
  - c. ~~Provide~~ **Add a note indicating that** 5-foot-wide sidewalks **will be provided** on both sides of the access easement for its entirety, and along the portion of the future cul-de-sac of I-503. These sidewalks can be labeled as "to be built with future phases of development of the access easement and I-503."
  - d. Revise the diagonal curb ramp connecting the crosswalk and vehicle entrance to provide either a parallel or perpendicular Americans with Disabilities Act-accessible curb ramp that will direct users directly to the crosswalk.
  - e. Provide a minimum of two inverted U-style bicycle racks, or a similar style that provides two points of contact to secure and support a parked bicycle, at a location convenient to the entrance of the building, along with an accompanying detail.
2. Prior to certification of the detailed site plan, the Type 2 tree conservation plan (TCP2) shall be revised, as follows:
  - a. Correct the acreage in the worksheet for both the off-site woodland conservation credits and the total woodland conservation provided to 4.43 acres.
  - b. Have the TCP2-worksheet and plan signed and dated by the qualified professional who prepared them.