



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

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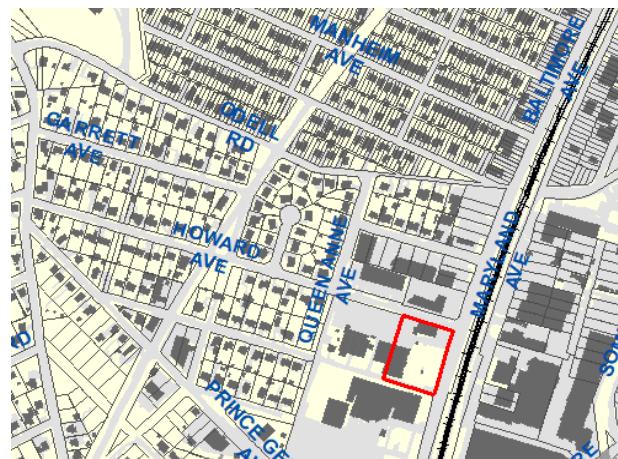
Detailed Site Plan

Behnke Property 7-Eleven

DSP-20029

REQUEST	STAFF RECOMMENDATION
Development of a food and beverage store and a gas station.	APPROVAL with conditions

Location: On the west side of US 1 (Baltimore Avenue) south of its intersection with Howard Avenue.	
Gross Acreage:	1.89
Zone:	C-M
Dwelling Units:	N/A
Gross Floor Area:	4,500 sq. ft.
Planning Area:	61
Council District:	01
Election District:	01
Municipality:	N/A
200-Scale Base Map:	214NE05
Applicant/Address: Root 1, LLC, ETAL 4416 East West Highway, 4th Floor Bethesda, MD 20814	
Staff Reviewer: Adam Bossi Phone Number: 301-780-8116 Email: Adam.Bossi@ppd.mncppc.org	



Planning Board Date:	02/04/2021
Planning Board Action Limit:	02/10/2021
Staff Report Date:	01/19/2021
Date Accepted:	11/17/2020
Informational Mailing:	05/07/2020
Acceptance Mailing:	11/13/2020
Sign Posting Deadline:	01/05/2021

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

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-20029
Behnke Property 7-Eleven

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

EVALUATION

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

- a. The requirements of the Prince George's County Zoning Ordinance in the Commercial Miscellaneous (C-M) Zone and the site design guidelines;
- b. The requirements of Preliminary Plan of Subdivision 4-85102;
- 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 detailed site plan, the Urban Design staff recommends the following findings:

1. **Request:** The subject detailed site plan (DSP) requests approval for development of a 4,500-square-foot food and beverage store and a gas station with eight multi-product dispensers.

2. Development Data Summary:

	EXISTING	PROPOSED
Zone	C-M	C-M
Use(s)	Vacant – Formerly Nursery and Garden Center	Food or beverage store and gas station
Gross Acreage	1.89	1.64*
Total Gross Floor Area	7,790 sq. ft.	4,500 sq. ft.

Note: *0.25 acre in right-of-way dedication is provided with this DSP.

OTHER DEVELOPMENT DATA

Parking Spaces

	Required	Provided
Food or Beverage Store		
Normal Parking Generation Group: 1 space per 150 square feet for the first 3,000 sq. ft. of GFA, plus 1 additional space per 200 sq. ft. above the first 3,000 sq. ft.	28	28
Handicap-Accessible*	2	2
Gas Station (self service)		
1 space per employee (2 employees)	2	2
Total	30	32

Note: *Accessible spaces are included in the total number of required and provided parking spaces.

Loading Spaces

	Required	Provided
1 loading space per 2,000–10,000 sq. ft. GFA	1	1
Total	1	1

3. **Location:** The site is in Planning Area 61 and Council District 1. More specifically, it is located on the west side of US 1 (Baltimore Avenue) south of its intersection with Howard Avenue.
4. **Surrounding Uses:** The subject property is bounded to the north by the right-of-way of Howard Avenue, with commercial development in the Commercial Miscellaneous (C-M) Zone beyond; to the east by the right-of-way of US 1, with the CSX railroad corridor beyond; and to the south and west by a single property in the C-M Zone, which is developed with a greenhouse and multiple buildings that supported the former Behnke nursery and garden center use.
5. **Previous Approvals:** The subject site was formerly part of the Behnke Nursery, which occupied the subject site and abutting property to the south and west for approximately 90 years. Zoning Map Amendments A-7705, A-7706, and A-7707 were approved in 1969.

Board of Appeals Number 4838 was approved in 1977 and Board of Appeals Number 9199 was approved in 1988. The 2010 *Approved Master Plan and Sectional Map Amendment for Subregion I (Planning Areas 60, 61, 62, and 64)* retained the subject property in the C-M Zone.

The site that is the subject of this DSP is known as Parcel 2 of Beltsville, Section 2, recorded on a Plat of Correction in Plat Book ME 255, page 31 in October 2020. The southern portion of the site is subject to Preliminary Plan of Subdivision (PPS) 4-85102, which was approved by the Prince George's County Planning Board on July 25, 1985 (PGCPB Resolution No. 85-363).

The site has an approved Stormwater Management Concept Plan, 1911-2018-1, that is in conformance with the current code, which was issued on December 6, 2019.

6. **Design Features:** The subject site is rectangular in shape with an area of 1.64 acres after right-of-way dedication, and has frontage on both US 1 and Howard Avenue. The existing site includes a 5,370-square-foot commercial building, several outbuildings, and structures associated with the former nursery and garden center use. The gross floor area of all existing structures is 7,790 square feet. A paved parking area with access to US 1 and Howard Avenue is in the northeast corner of the site. Most of the southern portion of the site is surfaced with gravel and served as an outdoor plant display area.

This DSP proposes to raze all existing site features and develop a 4,500 square-foot 7-Eleven brand food and beverage store and a gas station, with eight multi-product dispensers. The proposed single-story, rectangular-shaped building is located in the west-central portion of the site, with the gas station canopy located on its east-central side. A trash enclosure is located north of the building. As there are no residential properties adjoining the subject site, there is no minimum setback required, in accordance with Section 27-462 of the Prince George's County Zoning Ordinance. Staff finds the locations of the building, gas station canopy, and site features are acceptable.

Two new access points are provided, one in the northwest corner of the site to Howard Avenue, and one at the southeast corner of the site, to an access easement with a right-in and right-out connection to the southbound lanes of US 1. Pedestrian and bicycle access to the building is provided by 5-foot-wide sidewalk connections to Howard Avenue and the access easement. Five-foot-wide sidewalks are also provided along the site's frontage of Howard Avenue, and a 10-foot multimodal sidewalk is provided along US 1. Three inverted U-style bicycle racks are located at the northwest corner of the building. Staff finds the facilities for pedestrian and bicycle use provided to be acceptable. A total of 32 parking spaces are provided adjacent to the building and a single loading space is provided at its northwest corner. A condition has been included in the Recommendation section for technical corrections to be made to the parking schedule, including adjusting the total number of spaces provided.

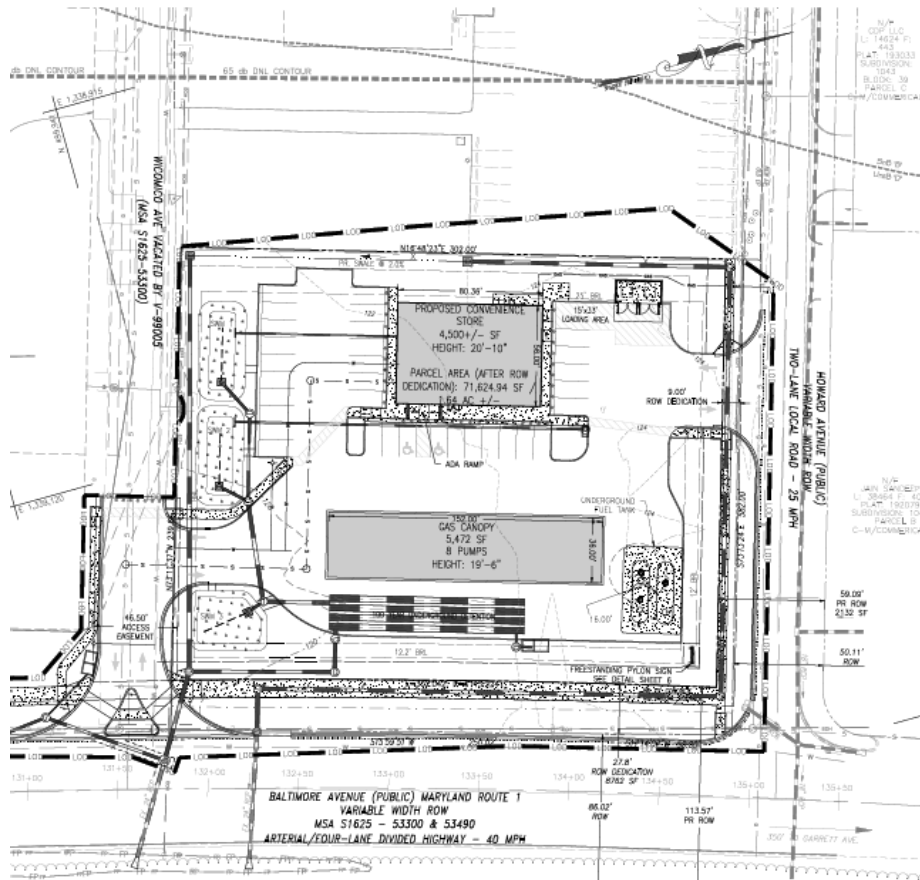


Figure 1: Site Development Plan

Architecture

The proposed 4,500-square-foot food and beverage store is a single-story, rectangular-shaped structure, with a roof height of approximately 19 feet with a 2-foot-high parapet on portions of the northern, southern, and eastern façades. The eastern façade of the building includes its main entrance and faces toward the gas station canopy. Based on the elevations, as submitted, appropriate fenestration is provided on the front façade, with spandrel glass shown on the northern and southern façades on the building. Canopies are provided along portions of each façade and above the building entrance. Exterior insulation finishing system and stone veneer in lighter tones of brown, typical of 7-Eleven branded buildings, will clad the building. Decorative metal coping in a complimentary color is shown capping the parapets. Vertical elements visually anchor the building’s corners and add prominence to its main entrance.

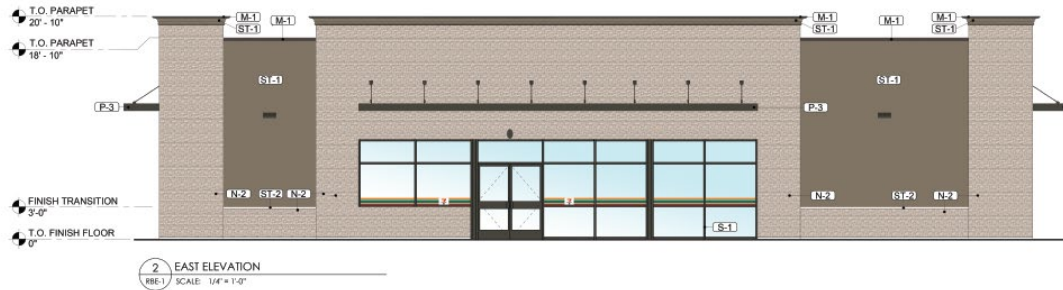


Figure 2: Food and Beverage Store Elevation

The proposed gas station canopy is in the east-central portion of the site, with its length parallel to the building’s front façade and US 1. The canopy is approximately 152 feet long, 36 feet wide, and approximately 19.5 feet in height. A total of eight multi-product dispensers are proposed. The top façade of the canopy will be faced with branded signage and colored striping, and remaining façade areas will be clad with materials complimentary to the proposed building.

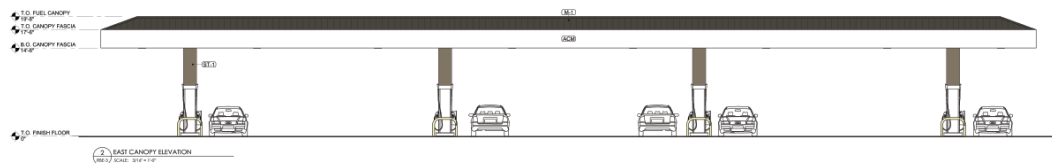


Figure 3: Gas Station Canopy Elevation

Signage

A comprehensive signage program is provided that includes freestanding, canopy-mounted, and building-mounted signs for the proposed gas station and food and beverage store. Signage shown is typical for the 7-Eleven brand and proposed uses. There are clarifications and corrections needed to the signage program to ensure conformance with the requirements of Part 12 of the Zoning Ordinance. Area calculations for all proposed signage needs to be provided with the signage table to verify conformance with the requirements of Section 27-613(c) and Section 27-614(c) of the Zoning Ordinance. A condition has been included in the Recommendation section for sign area calculations to be provided. A single 25-foot-high freestanding advertisement and fuel pricing sign is provided, as are two freestanding directional signs. The property is only permitted one freestanding sign based on the street frontage length. Therefore, a condition has been included in the Recommendation section to remove the two freestanding directional signs to conform with Section 27-614(d). In addition, Section 27-594(a)(1) requires that one gasoline price sign be located at each entrance to the station. This DSP provides a single gasoline price sign at the northwest corner of the property, adjacent to the intersection of Howard Avenue and US 1. Given that the sign will be prominently located, approximately equidistant from each

site entrance and highly visible from each entrance to the site, staff finds that the single gasoline price sign will adequately serve both site entrances.

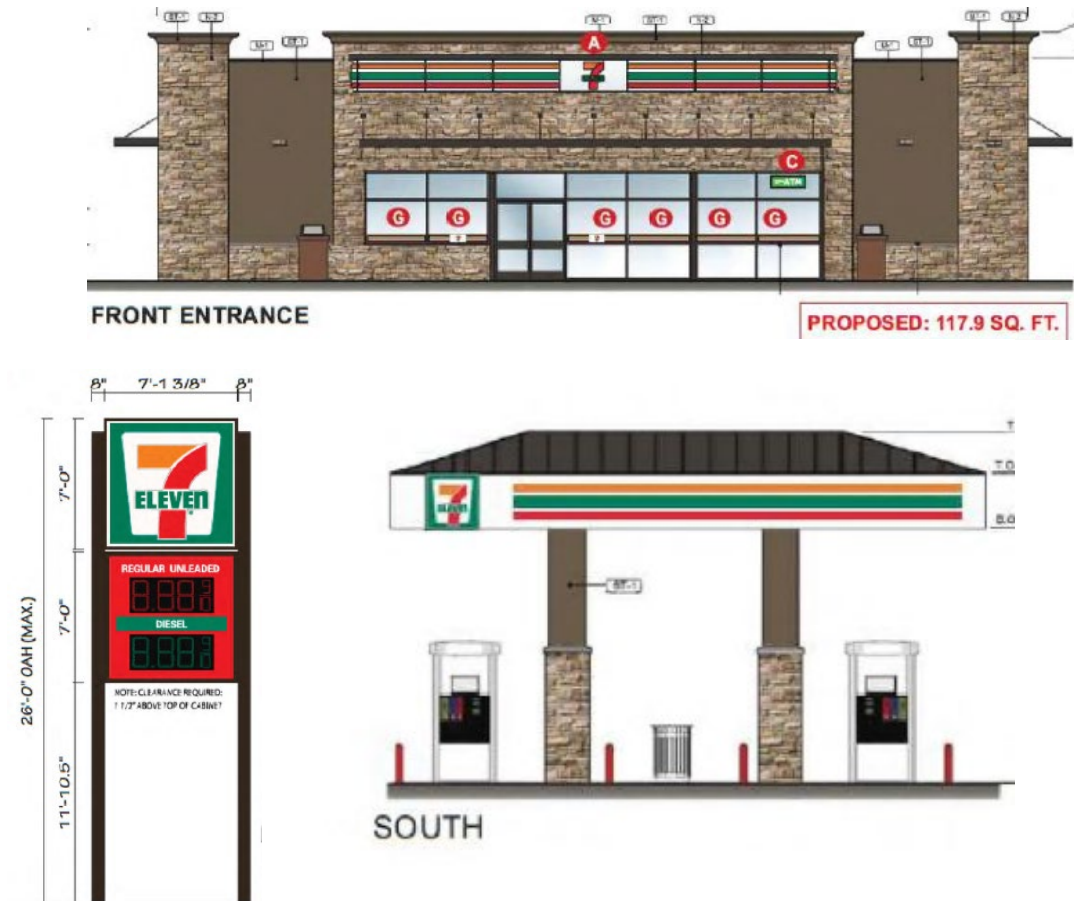


Figure 4: Signage Examples

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the C-M Zone of the Zoning Ordinance:
 - a. In accordance with the commercial use table in Section 27-461(b) of the Zoning Ordinance, a food and beverage store, in combination with a gas station, is a permitted use subject to DSP review unless the gas station requires a special exception. In this case, a special exception is not required, as a gas station is a permitted use in the C-M Zone, subject to DSP review, in accordance with Section 27-358(a)(1), (2), (4), (5), (6), (7), (8), (9), and (10) of the Zoning Ordinance, as follows:
 - (a) A gas station may be permitted, subject to the following:
 - (1) The subject property shall have at least one hundred and fifty (150) feet of frontage on and direct vehicular access to a street with a right-of-way width of at least seventy (70) feet;

The subject property has approximately 300 feet of frontage on US 1, which has a variable width right-of-way. The existing right-of-way adjacent to the site has a minimum existing width of approximately 86 feet. The right-of-way width is proposed to be expanded to a minimum of approximately 113.5 feet, with the right-of-way dedication included in this DSP.

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

The subject property is not located within 300 feet of a school, outdoor playground, library, or hospital.

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

Storage or junking of wrecked motor vehicles is not proposed on-site by this DSP.

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

Access driveways are located and sized, in conformance with these criteria. The access driveway to Howard Avenue is 40 feet wide and the driveway to the access easement and US 1 is 30 feet wide.

- (6) Access driveways shall be defined by curbing;**

As shown on the DSP, the access driveways are defined by curbing.

- (7) A sidewalk at least five (5) feet wide shall be provided in the area between the building line and the curb in those areas serving pedestrian traffic;**

As shown on the plan, 5-foot-wide sidewalks are provided between the proposed building and Howard Avenue on the north side of the

site, as well as between the building, access easement, and US 1 at the southeast corner of the site.

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

Gasoline pumps and service appliances are located further than 25 feet behind the street lines.

- (9) Repair service shall be completed within forty-eight (48) hours after the vehicle is left for service. Discarded parts resulting from any work shall be removed promptly from the premises. Automotive replacement parts and accessories shall be stored either inside the main structure or in an accessory building used solely for the storage. The accessory building shall be wholly enclosed. The building shall either be constructed of brick (or another building material similar in appearance to the main structure) and placed on a permanent foundation, or it shall be entirely surrounded with screening material. Screening shall consist of a wall, fence, or sight-tight landscaping material, which shall be at least as high as the accessory building. The type of screening shall be shown on the landscape plan.**

No vehicle repair service is proposed by this DSP.

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

Architectural elevations of each façade of the proposed building and gas station canopy were provided. The images show structures that are compatible with existing development in the surrounding area.

- b. 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, adequate illumination is provided, the parking spaces are located close to the use they serve, and the architecture proposed for the building employs a variety of architectural features and designs, such decorative coping, colors, and materials.

- 8. Preliminary Plan of Subdivision 4-85102:** The Planning Board approved PPS 4-85102 on July 25, 1985 (PGCPB Resolution No. 85-363), subject to one modification and two conditions that are relevant to the review of this DSP and discussed, as follows:

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board APPROVED Preliminary Plat of Subdivision 4-85102 with the following modifications:

As revised in red on Staff Exhibit #1, to provide for a building restriction line on Baltimore Boulevard (70' centerline); a building restriction line on Wicomico Avenue to provide for a 60' right-of-way; and subject to the following:

The 70-foot building restriction line (BRL) measured from the centerline of US 1 was recorded in Plat Book NLP 125 page 58 in 1986. The BRL was subsequently shown in Plat Book SJH 248 page 43 in 2017. The 2017 plat showed it as a BRL 40 feet from the property's US 1 frontage, which is consistent with the 30 feet between the centerline and the frontage line. The BRL was also extended at that time to cover all the Behnke Property frontage on US 1, going past the original 4-85102 approval area to include Parcel C of the 2017 plat. The 2020 Plat of Correction retained the 40-foot BRL on existing Parcels 1 and 2. With the 27.8 feet of right-of-way dedication proposed with this application, the 40-foot BRL will become a 12.2-foot BRL on Parcel 2, as measured from the new frontage line. The DSP accurately reflects the location of the 12.2-foot BRL.

Wicomico Avenue no longer passes through the site, having been vacated under Vacation Application V-99005. The BRLs previously required along either side of Wicomico Avenue are therefore no longer applicable.

1. Vacation of a portion of Queen Anne Avenue; and

This vacation was previously accomplished, and neither the previous nor current right-of-way for Queen Anne Avenue abuts the subject property (Parcel 2). This condition is therefore not applicable.

2. Showing the 30' buffer required by Zoning Amendment Petition A-7705, A-7706, and A-7707.

The 30-foot buffer required under the A-7705, A-7706, and A-7707 Zoning Map Amendments is located along the previous right-of-way of Queen Anne Avenue. It does not abut or enter the subject property, and therefore this condition is not applicable.

9. 2010 Prince George's County Landscape Manual: Development proposed by this DSP is subject to Section 4.2, Requirements for Landscape Strips Along Streets (US 1 and Howard Avenue); Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; and Section 4.9, Sustainable Landscaping Requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). Staff has reviewed the landscape plans and finds that conformance with the applicable requirements of the Landscape Manual has been demonstrated. In general, planting requirements have been slightly exceeded.

10. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance: The site has been issued a standard letter of exemption from the Woodland and Wildlife Habitat Conservation Ordinance (S-084-2020), which expires on June 16, 2022, because the site contains less than 10,000 square feet of woodland.

11. Prince George's County Tree Canopy Coverage Ordinance: Section 25-128, Tree Canopy Coverage Requirements, requires properties in the C-M Zone to provide a minimum tree

canopy coverage (TCC) of 10 percent. The 1.64-acre subject site is required to provide 0.16 acre (6,969 square feet) in TCC. Through the subject DSP, the applicant has shown that approximately 0.19 acre (8,300 square feet) of TCC will be provided, satisfying this requirement.

- 12. Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows, and are incorporated herein by reference:
- a. **Community Planning**—In a memorandum dated December 12, 2020 (Tariq to Bossi), the Community Planning Division noted that pursuant to Part 3, Division 9, Subdivision 3, of the Zoning Ordinance, master plan conformance is not required for this application.
 - b. **Transportation Planning**—In a memorandum dated January 5, 2021 (Hancock to Bossi), the Transportation Planning Section noted that PPS 4-85102 included a trip cap of 53 AM and 153 PM peak-hour trips (assuming a 40 percent pass-by for the use). The proposed food and beverage store development will generate approximately 45 AM and 38 PM peak-hour trips using a pass-by trip reduction rate of 76 percent. This proposal creates no specific issues that trigger additional discussion of the general DSP requirements or the related site design guidelines. There are two access points for this development, one full movement access is on Howard Avenue and the other is on US 1 at the easement, which provides a right-in and right-out access. Staff has determined that the on-site circulation of this plan is acceptable.
 - c. **Trails**—In a memorandum dated January 4, 2021 (Ryan to Bossi), Trails staff noted that sidewalks are provided, with a 10-foot-wide sidewalk along the property's frontage of US 1, a 5-foot-wide sidewalk along the property's frontage of Howard Avenue, and a 5-foot-wide sidewalk along the west side of the access easement. An internal walkway between the access easement and the store is provided, as well as a sidewalk surrounding the store. A crosswalk located between the Howard Avenue entrance and the northeast portion of the building is also shown. An additional crosswalk located between the walkway originating on the access easement and the building has also been provided. Two additional crosswalks are needed, one at each driveway entrance to the site. Three bicycle racks are located adjacent to the north side of the building. This development case is subject to the 2009 *Approved Countywide Master Plan of Transportation*, and the 2010 *Approved Master Plan and Sectional Map Amendment for Subregion I (Planning Areas 60, 61, 62, and 64)* which recommends bicycle lanes and a side path along US 1 at this location. The 10-foot-wide sidewalk, to be provided along US 1, is consistent with the side path recommendation. Bicycle lanes are not shown on the DSP, but SHA can require their construction, or install the lanes themselves as part of a future project. Trails staff finds that the pedestrian and bicyclist circulation on the site to be safe, efficient, and convenient, pursuant to Sections 27-283 and 27-274(a). The DSP is acceptable from the standpoint of pedestrian and bicycle transportation planning, as conditioned herein.

- d. **Permits**—In a memorandum dated January 5, 2021 (Bartlett to Bossi), the Permits Section identified minor technical corrections to be made to the DSP, which are conditioned herein, as appropriate.
- e. **Environmental Planning**—In a memorandum dated December 23, 2020 (Juba to Bossi), the Environmental Planning Section noted that the site has a Natural Resources Inventory (NRI-022-2017) which was approved on October 24, 2019. The site also has a valid SWM Concept Plan, 1911-2018-01, issued on December 6, 2019. The stormwater concept design for the site is not consistent with the DSP, but will be addressed by the Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE) at the time of final stormwater plan design.
- f. **Subdivision**—In a memorandum dated January 4, 2021 (Diaz-Campbell to Bossi), the Subdivision Section noted the subject property is known as Parcel 2 of Beltsville, Section 2, recorded on a Plat of Correction in Plat Book ME 255, page 31 in October 2020. The southern portion of the property is subject to 4-85102, which was approved on July 25, 1985 (PGCPB Resolution No. 85-363). The development proposed on the southern part of the property, inclusive of approximately half of the food and beverage store (±2,271.40 square feet of commercial floor area) will use a portion of the entitlement approved under 4-85102. The PPS approved the floor area of the then-existing garden nursery, a commercial use, which is known to have been at least 36,710 square feet. Traffic generated by the southern part of the proposed project must remain within the limit associated with the prior garden nursery use, which was established with the PPS. The remaining portion of the development proposed on the northern part of the property (±2,228.60 square feet of commercial floor area) is exempt from filing a new PPS under Section 24-111(c)(3) of the Subdivision Regulations. Though the northern part of the property was originally platted prior to 1970 (see Plat Book JWB 5, page 495), less than 5,000 square feet of new development is proposed. Because the development on the northern part of the property is exempt, and the southern part is within the entitlement of 4-85102, no new PPS is required for this project. In addition, in order to plat the proposed public road dedication and public utility easements shown on the DSP, a new final plat will be needed, prior to permitting.
- g. **Historic Preservation**—In a memorandum dated December 3, 2020 (Smith and Stabler to Bossi), it was noted that the subject property does not contain, and is not adjacent to, any designated historic sites or resources.
- h. **Prince George’s County Fire Department**—At the time of writing of this technical staff report, the Fire Department did not offer comments on the subject application.
- i. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated December 14, 2020 (Giles to Bossi), DPIE noted that the applicant should provide separate left and right turn lanes on the eastbound approach of Howard Avenue at US 1, and that final SWM plans will be needed, prior to issuance of final development permits. DPIE noted no objection to the approval of the DSP.

- j. **Prince George’s County Police Department**—At the time of writing of this technical staff report, the Police Department did not offer comments on the subject application.
 - k. **Prince George’s County Health Department**—At the time of writing of this technical staff report, the Health Department did not offer comments on the subject application.
 - l. **Maryland State Highway Association (SHA)**—In an email dated November 20, 2020 (Woodroffe to Bossi), SHA noted access permit plans associated with the proposed development were under review. An accompanying letter dated October 8, 2020 (Rigby to Clement) included SHA’s earlier review comments.
 - m. **Washington Suburban Sanitary Commission (WSSC)**—In a memorandum and site plan comments dated December 10, 2020, WSSC provided standard comments on the project’s conceptual water and sewer plan that will require attention through WSSC’s permitting processes.
12. Based on the foregoing and as required by Section 27-285(b) of the Zoning Ordinance, the DSP, if revised as conditioned, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George’s County Code, without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
13. Section 27-285(b)(4) provides the following required finding for approval of a DSP:
- (4) The plan shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130 (b)(5).**

No regulated environmental features such as streams, wetlands, 100-year floodplain, associated buffers, or primary management areas are located on-site. Therefore, this finding does not apply.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-20029 for Behnke Property 7-Eleven subject to the following condition:

- 1. Prior to certification, the detailed site plan (DSP) shall be revised, or additional information shall be provided, as follows:
 - a. Ensure the proposed public utility easement along Howard Avenue is not interrupted by the driveway entrance to the site from that street.
 - b. Revise signage tables to include area calculations for all proposed signage to show conformance with Section 27-613(c) and Section 27-614(c) of the Prince George’s County Zoning Ordinance.

- c. Remove the two freestanding directional signs, as only one freestanding sign is allowed, per Section 27-614(d) of the Prince George's County Zoning Ordinance.
- d. Revise the parking schedule to include parking requirement calculations. Correct the parking schedule to show 32 spaces are provided, as shown on the DSP.
- e. Provide a continental style crosswalk at the site access easement driveway along US 1 (Baltimore Avenue).
- f. Provide a continental style crosswalk at the site driveway entrance along Howard Avenue.

ITEM: 5

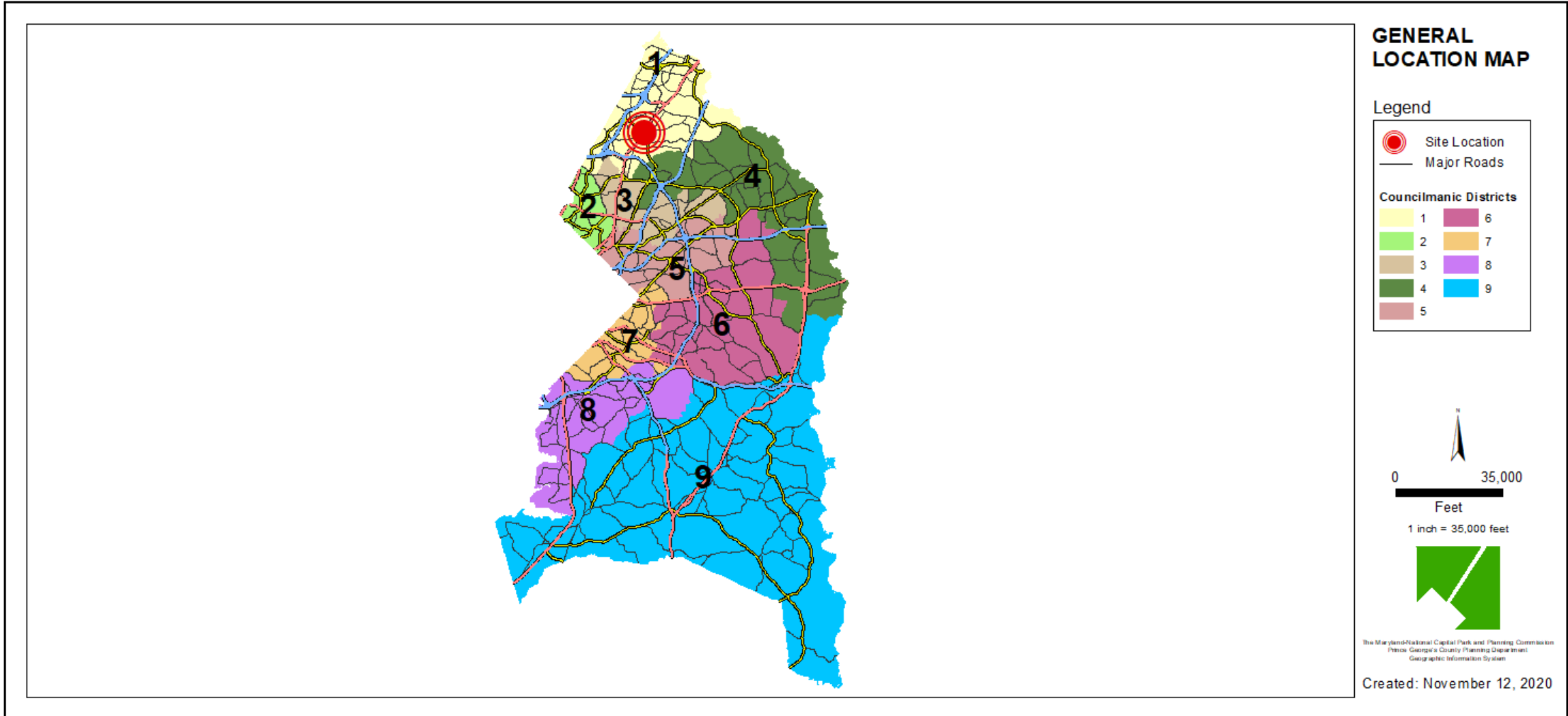
CASE: DSP-20029

7-ELEVEN BEHNKE PROPERTY

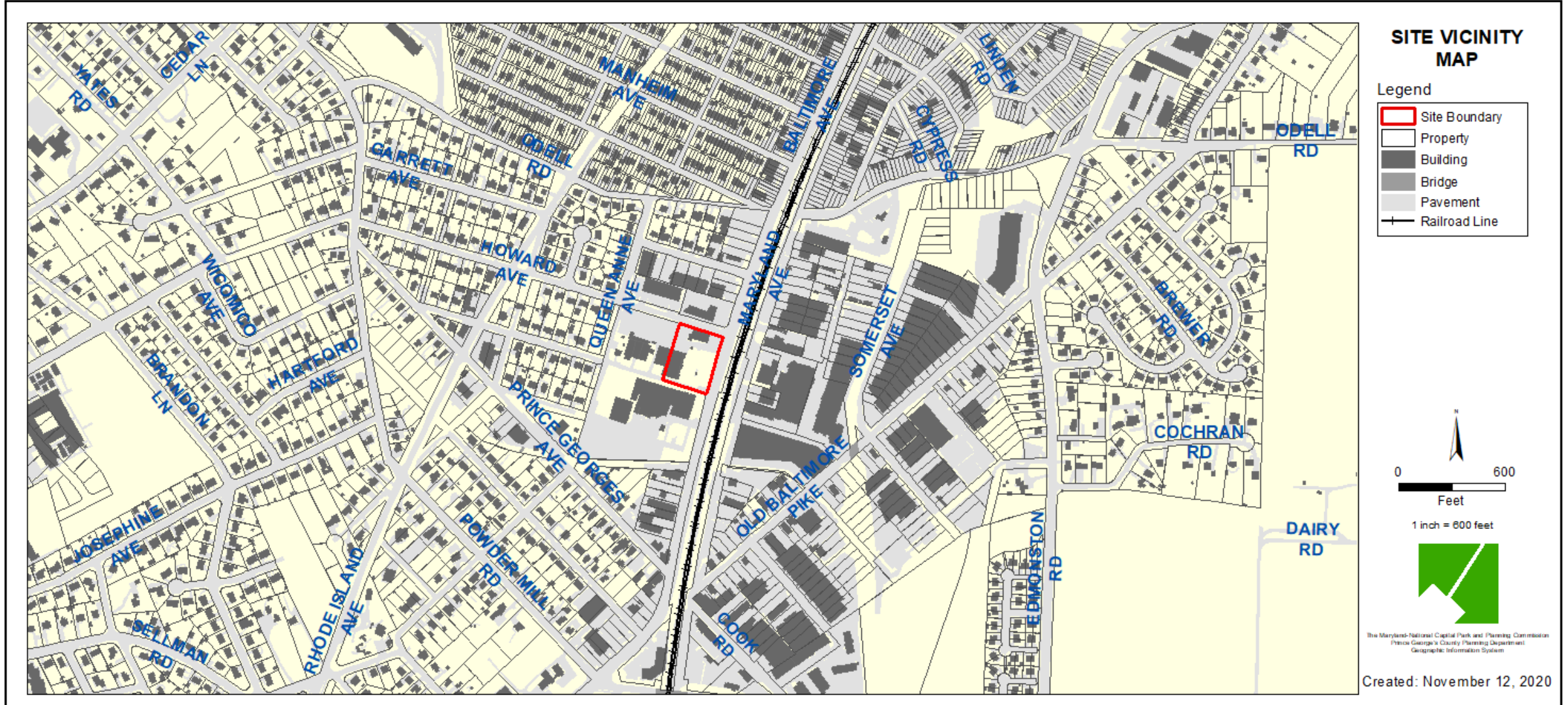
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



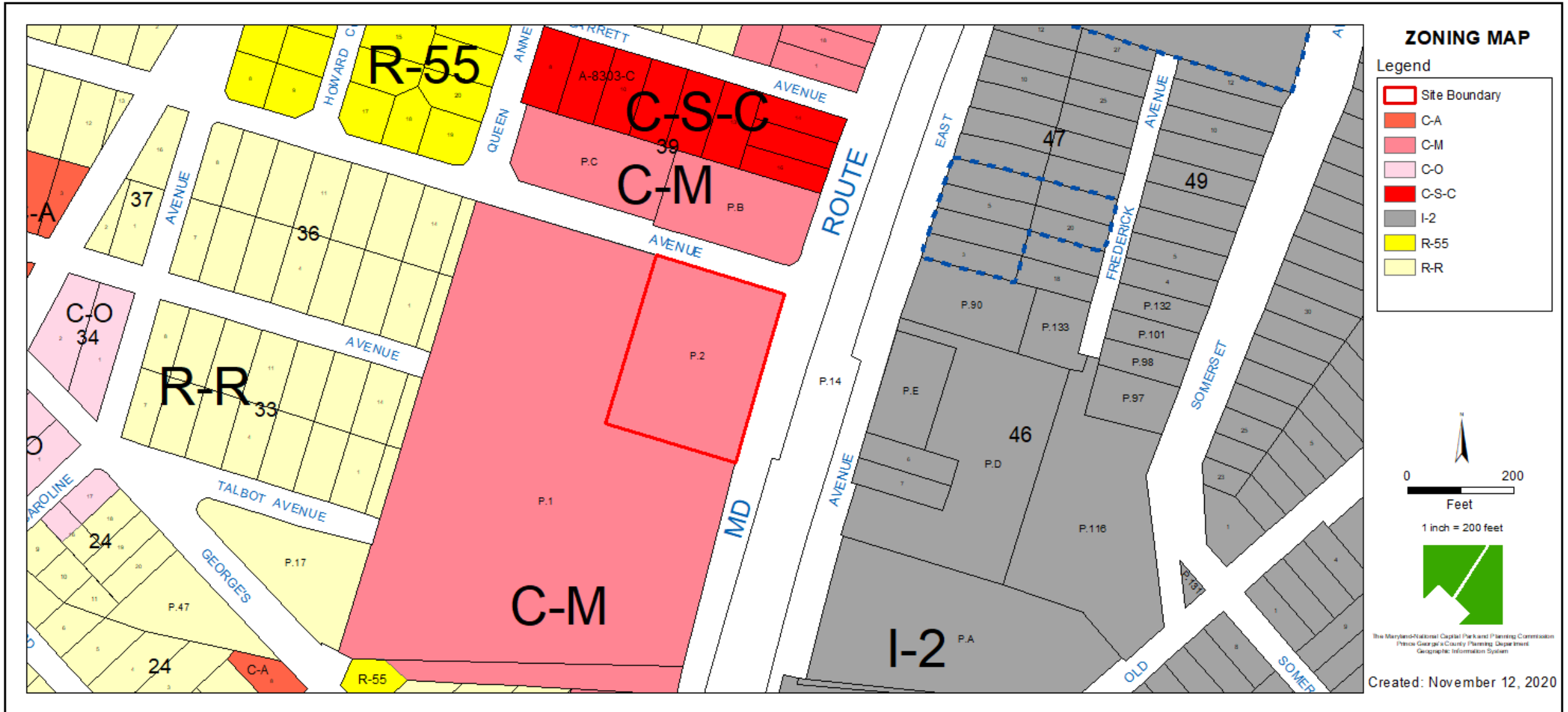
GENERAL LOCATION MAP



SITE VICINITY



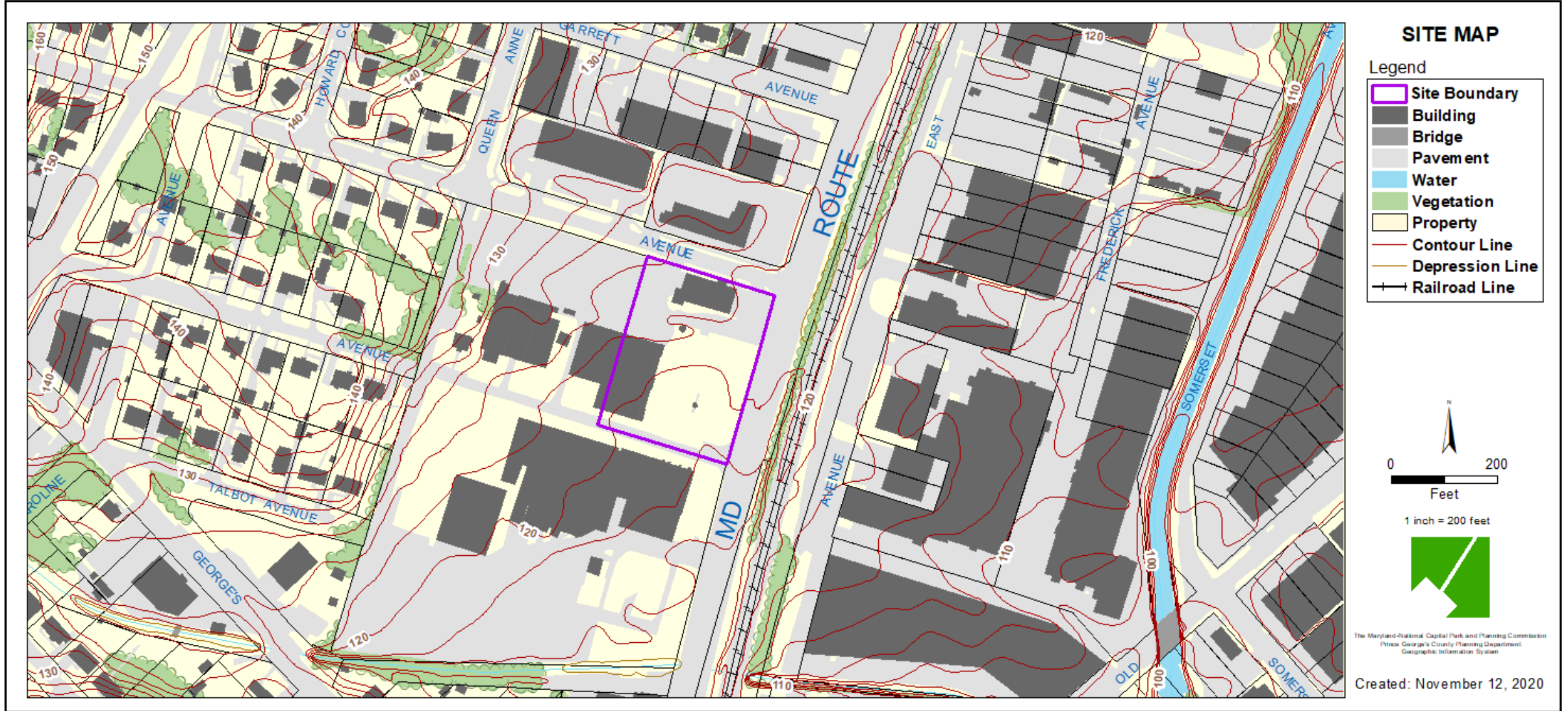
ZONING MAP



AERIAL MAP



SITE MAP



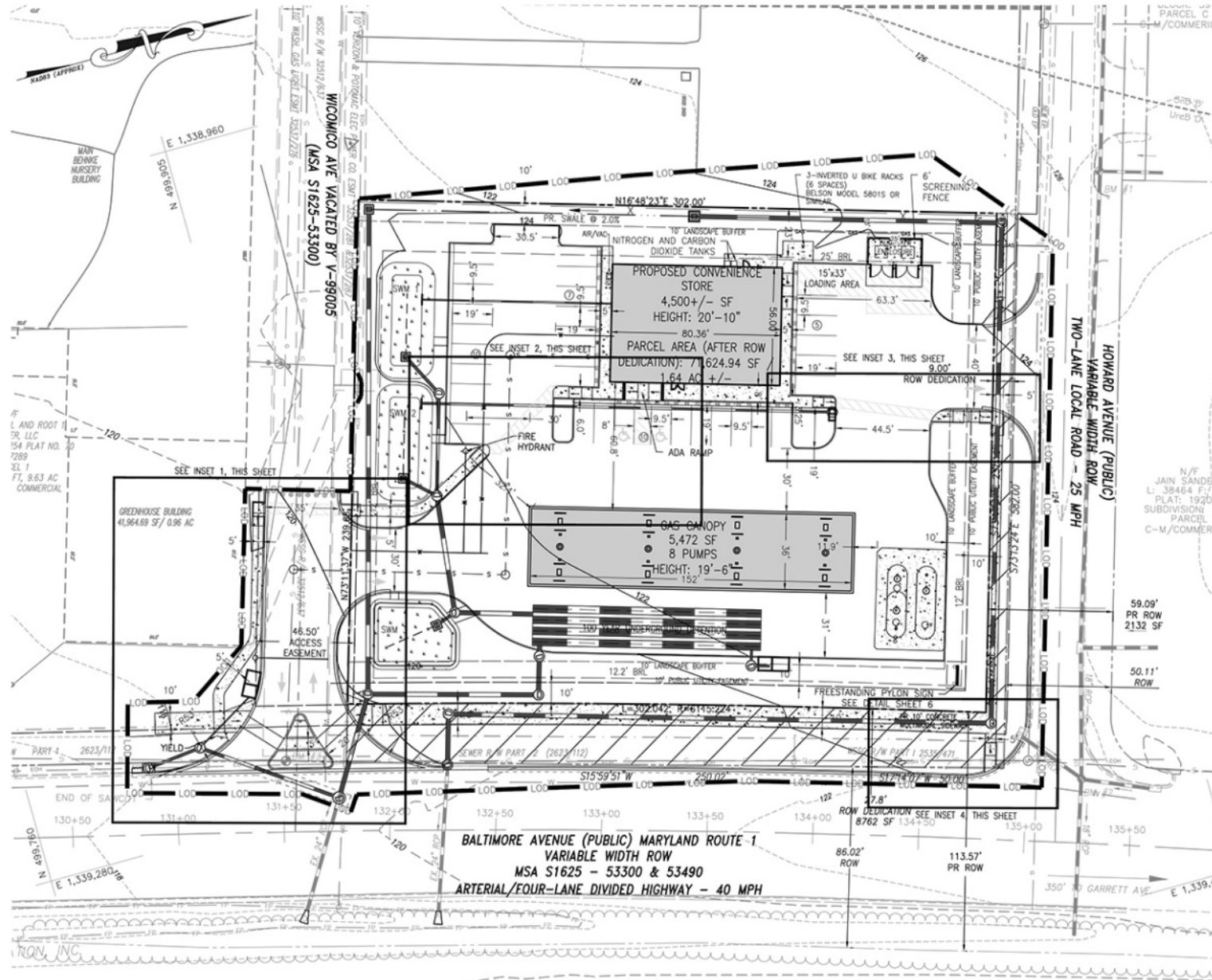
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW



SITE PLAN

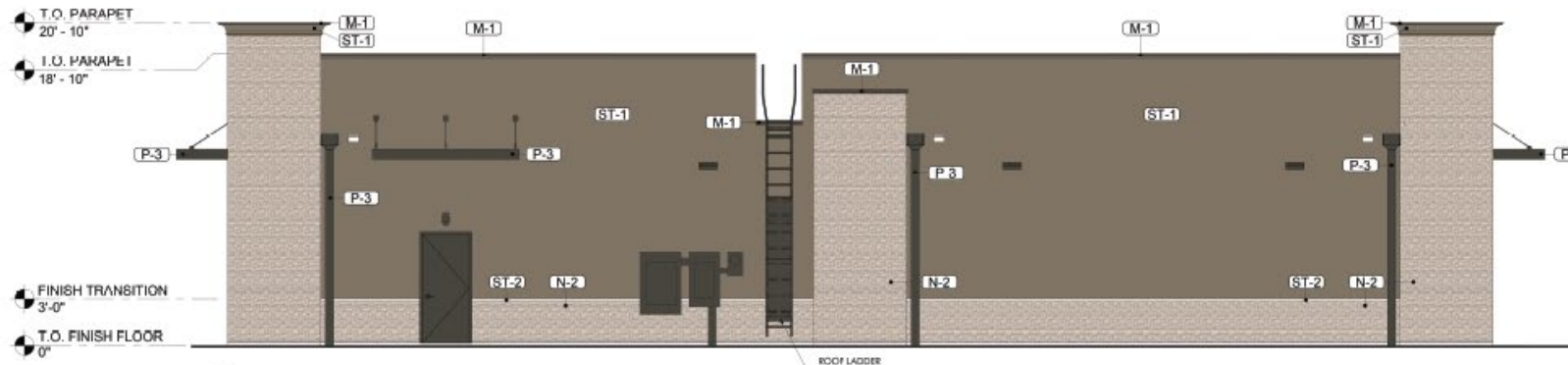


ELEVATION

EXTERIOR FINISH SCHEDULE		
ITEM	DESCRIPTION	PATTERN
	ACM ALUMINUM COMPOSITE MATERIAL FASCIA - WHITE	
M-1	24 GAUGE GALV. SHEET METAL COPING CAP, SLOPE 1/4" PER FOOT, PRE-FINISHED TO MATCH CANOPIES & OTHER METAL WORKS (SW 7048 "URBAN BRONZE") - OR SIMILAR	
P-3	PRE-FINISHED SHEET METAL DOWNSPOUT SYSTEM & PRE-FABRICATE AWNINGS TO MATCH CANOPIES & OTHER METAL WORKS (SW 7048 "URBAN BRONZE") - OR SIMILAR	
ST-1	DRYVIT (OR EQUAL) - EIFS - "SW7040 SMOKEHOUSE" - OR SIMILAR	
N-2	STONE VENEER - NICHHA - LEDGESTONE KURASTONE - "LEDGESTONE BLUFF" - OR SIMILAR	
S-1	KAWNEER, "DARK BRONZE" ALUMINUM STOREFRONT FRAME - 1" INSULATED CLEAR GLAZING BY OLDCASTLE OR EQUAL - OR SIMILAR	
ST-2	PRE-CAST CONCRETE SILL	

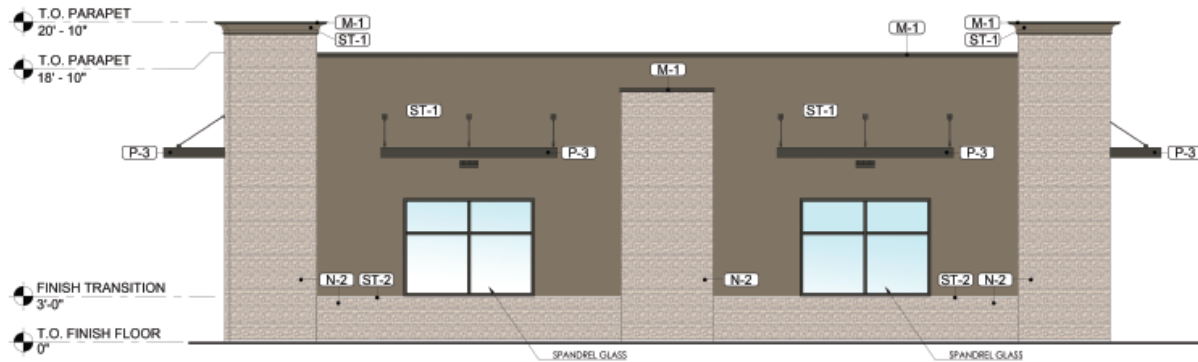


2 EAST ELEVATION
RBE-1 SCALE: 1/4" = 1'-0"

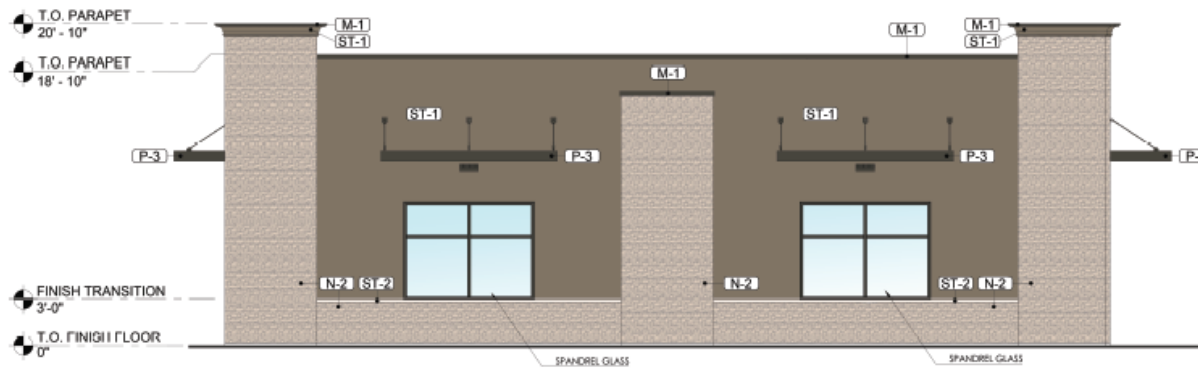


1 WEST ELEVATION
RBE-1 SCALE: 1/4" = 1'-0"

ELEVATION



2 NORTH ELEVATION
RBE-2 SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
RBE-2 SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE		
ITEM	DESCRIPTION	PATTERN
ACM	ALUMINUM COMPOSITE MATERIAL FASCIA - WHITE	
M-1	24 GAUGE GALV. SHEET METAL COPING CAP, SLOPE 3/4" PER FOOT, PRE-FINISHED TO MATCH CANOPIES & OTHER METAL WORKS (SW 7048 "URBAN BRONZE") - OR SIMILAR	
P-3	PRE-FINISHED SHEET METAL DOWNSPOUT SYSTEM & PRE-FABRICATE AWNINGS TO MATCH CANOPIES & OTHER METAL WORKS (SW 7048 "URBAN BRONZE") - OR SIMILAR	
ST-1	DRYVIT (OR EQUAL) - EIFS - "SW7040 SMOKEHOUSE" - OR SIMILAR	
N-2	STONE VENEER - NICHHA - LEDGESTONE KURASTONE - "LEDGESTONE BLUFF" - OR SIMILAR	
S-1	KAWNEER, "DARK BRONZE" ALUMINUM STOREFRONT FRAME - 1" INSULATED CLEAR GLAZING BY OLDCASTLE OR EQUAL - OR SIMILAR	
ST-2	PRE-CAST CONCRETE SILL	



5 FRONT DUMPSTER ENCL. ELEVATION
RBE-2 SCALE: 1/4" = 1'-0"



4 REAR DUMPSTER ENCL. ELEVATION
RBE-2 SCALE: 1/4" = 1'-0"



3 SIDE DUMPSTER ENCL. ELEVATION
RBE-2 SCALE: 1/4" = 1'-0"



GAS CANOPY AND SIGNAGE

WEST (FACING STORE)

EAST

PYLON SIGN
N.T.S.

F GAS CANOPY SIGN
N.T.S.

D DIRECTIONAL SIGN
N.T.S.

CLIENT
Roush Management, LLC
1410 East Wacker Drive
Baltimore, MD 21204

ATCS
1900 MEDICAL CENTER DRIVE, SUITE 370
LARGO, MARYLAND 20774
PH: 410-286-1100
HERRONVILLE, BALTIMORE, BLACKSBORO
LARGO - NEWPORT NEWS - FALLS CHURCH
WWW.ATCSINC.COM

DETAILED SITE PLAN
SIGNAGE DETAILS
BEHNKE PROPERTY
TAX MAP: 19 GRD. B1 ZONE: C-M
PARCEL 2
LOCATION: BALTIMORE
11100 BALTIMORE BLVD
PRINCE GEORGES COUNTY, MARYLAND 20706

AUTHOR: ZME
CHECK: VJH
PROJ: 022605
DATE: 06/19/2020
SCALE: NOT TO SCALE

SHEET:
SIGNAGE DETAILS
SHEET: 7 OF 18



STATEMENT OF JUSTIFICATION
DETAILED SITE PLAN
 DSP - 20029

1. **Request:** The subject detailed site plan (DSP) request is for approval for the construction of a food and beverage store in combination with a gas station.
2. **Development Data Summary:**

	<u>EXISTING</u>	<u>PROPOSED</u>
Zone(s)	C-M	C-M
Use(s)	Behnke Nurseries Nursery and Garden Center	Food and beverage store in combination with a gas station
Acreage	1.89	1.64 (after ROW dedication)
Building Square Footage/GFA	7,790 s.f.	4,500 square feet

Development Data:

PARKING AND LOADING SCHEDULE

PARKING	DESCRIPTION	RATE	REQUIRED	PROVIDED
	4,500 sq. ft. Gross Floor Area (GFA)	Normal Parking Generation Group: 1 space per 150sq. ft. of the first 3,000 GFA 1 space per 200sq. ft. above first 3,000 GFA	28	28
	Gas Station Employee – 2 (self serve)	1 parking space/employee 2 employees	2	2
	Parking facilities for the physically handicapped	2 handicapped space per 26 – 50 total required parking spaces in lot	2	2
	Bike Spaces		6	6
Total No. of Parking Spaces:			32 (including +2 handicapped)	32 (including +2 handicapped)
Loading	4,637 sq. ft. Gross Lease Area (GLA)	One loading space for 2,000-10,000 sq.ft. gross leasable area (15x33' loading spaces)	1	1

3. **Location:** The subject property is located on the west side of Baltimore Avenue at the intersection of Howard Avenue in Beltsville, Council District 1 on a portion of the former Behnke Nurseries garden center.
4. **Surrounding Uses:** The property is surrounded to the north by a bakery on land zoned I-1. To the west and south are the former Behnke Nurseries, nursery and garden center, zoned C-M. To the east is U.S. Route 1 (Baltimore Avenue) and CSX Railroad tracks.
5. **Previous Approvals:** The subject property was the location of Behnke Nurseries for 90+/- years. A-7705, A-7706, A7707 were approved in 1969. Board of Appeals Number 4838 was approved in 1977; Board of Appeals Number 9119 was approved in 1988. The Behnke Nurseries property was resubdivided in 1985. Plats of vacation were also approved as recently as 2017.
6. **Design Features:**

Site Plan – Eight (8) pump islands covered by a canopy to serve the gas station use are set back from Baltimore Avenue. The 7-11 food and beverage store in combination with a gas station is located in the most northeastern portion of the site proximate to Baltimore Avenue and Howard Avenue. Parking for the development is located in front of and on the sides of the proposed building. The site is generously landscaped along its frontages, along the shared-property line with the commercial land use to the northwest and southwest. Pedestrian accessibility is facilitated on the site by inclusion of sidewalks. A dumpster enclosure is located just north of the building in the parking lot. Parking and loading is provided as required.

Architecture – A variety of materials with complimentary colors is proposed to provide a modern façade.

Signage – Signage will be as allowed pursuant to the regulations contained in the Prince George’s County Zoning Ordinance.

COMPLIANCE WITH EVALUATION CRITERIA

7. GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: Plan Prince George’s 2035 Approved General Plan places this application in the Employment Area on the Prince George’s County Growth Policy Map. (p. 18) “The Employment Areas were identified because of two major County plans: the 2013 *Strategic Development Plan* and the 2014 *Southern Green Line Station Area Plan*. These designated employment areas have the highest concentrations of economic activity in four targeted industry clusters – healthcare and life sciences; business services; information, communication, and electronics (ICE); and the Federal Government. Plan 2035 recommends continuing to support business growth in these geographic areas – in particular in the targeted industry clusters – concentrating new business development

near transit where possible, improving transportation access and connectivity, and creating opportunities for synergies.” (See page 19).

Master Plan: The 2010 *Approved Subregion 1 Master Plan* recommends “Mixed Use Commercial” future land uses on the subject property and places the property in Focus Area 1. “The vision for Focus Area 1 is US 1 developed as a ‘main street,’ new mixed-use neighborhoods adjacent to the Beltsville Agricultural Research Center (BARC) and existing low – to high density housing in Beltsville. New development is integrated with older residential neighborhoods and is connected by a network of open spaces and a central focal place.” (See page 19).

Planning Area/ 61
Community: Fairland-Beltsville & Vicinity

Aviation/MIOZ: This application is not located within an Aviation Policy Area or the Military Installation Overlay Zone.

SMA/Zoning: The 2010 *Approved Subregion 1 Sectional Map Amendment* retained the subject property in the C-M (Commercial Miscellaneous) Zone.

8. **Section 27-462, Regulations in Commercial Zones/C-M Zone Standards:** The site plan is in conformance with the regulations in the C-M Commercial Zone.
9. **Site Design Guidelines:** The DSP is in conformance with the applicable site design guidelines contained in Section 27-274. For example, much of the proposed surface parking is to be as near as possible to the main entrance of the building. The architecture features include, as is required, varied building form with a harmonious use of different building materials. Specifically, the DSP satisfies the applicable design guidelines in Section 27-274(a) of the Zoning Ordinance as follows:

Section 27-274(a)(2) Parking, loading, and circulation.

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

The surface parking lot is located and designed to provide safe and efficient vehicular and pedestrian circulation within the site by use of clearly defined, striped and curbed access ways from Baltimore Avenue and Howard Avenue and the adjacent commercial property and travelways leading to the parking, loading and service use areas. Additionally, sidewalks are provided. These facilities make for safe, efficient and convenient circulation of the site for both pedestrians and drivers in accordance with this requirement.

(C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers.

Safe vehicular circulation is created on the site by use of clearly defined, striped and curbed accessways from Baltimore and Howard Avenues and the adjacent commercial property and travelways leading to the parking and service use areas. Sidewalks are provided. These facilities make for safe, efficient and convenient circulation of the site for both pedestrians and drivers in accordance with this requirement.

Section 27-274(a)(3) Lighting

(A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the site's design character.

A photometric plan demonstrating adequate illumination for nighttime activity with a detail of the light fixtures to be utilized for the project is provided.

Section 27-274(a)(4) Views

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

The siting of the building, with its most architecturally significant façade facing Baltimore Avenue creates a scenic view to those driving or walking by in accordance with this requirement. Also, the quality of these views will be enhanced by generous landscaping along the road frontages. Lastly, the quality architectural materials and design assist in creating attractive views from the adjacent public domain.

Section 27-274(a)(5) Green Area

(A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location and design to fulfill its intended use.

Green areas on the subject property are located primarily along the road frontages. These green areas will serve to enhance the views.

Section 27-274(a)(6) Site and streetscape amenities

(A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site.

Landscaping of the site along its edges are heavily landscaped. Quality materials have been utilized in the architecture of the building and the design of the pump canopy has been coordinated therewith. All these factors create an attractive,

coordinated development that will enhance the use and enjoyment of the site in accordance with this requirement.

Section 27-274(a)(8) Service areas

(8) Service areas should be accessible, but unobtrusive.

Service areas, such as the dumpster pad on the north side of the building are accessible but unobtrusive and setback from Baltimore Avenue to the maximum extent possible in accordance with this requirement.

(e) Development District Overlay Zone Required Findings: Section 27-548(a), (b), (c) and (e) are applicable to the review of this DSP as follows:

Sec. 27-358. - Gas station.

(a) A gas station may be permitted, subject to the following:

- (1) The subject property shall have at least one hundred and fifty (150) feet of frontage on and direct vehicular access to a street with a right-of-way width of at least seventy (70) feet;

The property exceeds 150 feet of frontage. Baltimore Avenue is classified as an arterial in excess of 70 feet.

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

None of these uses is within 300 feet of the property.

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

These uses are not proposed.

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

These uses are not proposed.

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

The site plan demonstrates compliance with these design requirements.

- (6) Access driveways shall be defined by curbing;

Access driveways are defined by curbing.

- (7) A sidewalk at least five (5) feet wide shall be provided in the area between the building line and the curb in those areas serving pedestrian traffic;

A sidewalk at least 5 feet wide is provided.

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

Gasoline pumps are setback at least 25 feet behind the street line.

- (9) Repair service shall be completed within forty-eight (48) hours after the vehicle is left for service. Discarded parts resulting from any work shall be removed promptly from the premises. Automotive replacement parts and accessories shall be stored either inside the main structure or in an accessory building used solely for the storage. The accessory building shall be wholly enclosed. The building shall either be constructed of brick (or another building material similar in appearance to the main structure) and placed on a permanent foundation, or it shall be entirely surrounded with screening material. Screening shall consist of a wall, fence, or sight-tight landscaping material, which shall be at least as high as the accessory building. The type of screening shall be shown on the landscape plan.

No repair services will be provided.

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

Architectural plans are provided with the application. The proposed architecture far exceeds the appearance of the commercial uses that front Baltimore Avenue in the vicinity of the property. The architecture will set a new standard for this Section of Baltimore Avenue.

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

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

The site plan shows these required elements.

- (c) Upon the abandonment of a gas station, the Special Exception shall terminate and all structures exclusively used in the business (including underground storage tanks), except buildings, shall be removed by the owner of the property. For the purpose of this Subsection, the term "abandonment" shall mean nonoperation as a gas station for a period of fourteen (14) months after the retail services cease.

This is understood by the applicant.

- (d) When approving a Special Exception for a gas station, the District Council shall find that the proposed use:

- (1) Is necessary to the public in the surrounding area; and
- (2) Will not unduly restrict the availability of land, or upset the balance of land use, in the area for other trades and commercial uses.

This section is not applicable.

Section 27-548.25 Site Plan Approval

- (a) Prior to issuance of any grading permit for undeveloped property or any building permit in a Development District, a Detailed Site Plan for individual development shall be approved by the Planning Board in accordance with Part 3, Division 9. Site plan submittal requirements for the Development District shall be stated in the Development District Standards. The applicability section of the Development District Standards may exempt from site plan review or limit the review of specific types of development or areas of the Development District.**

If the subject DSP is approved by the District Council, the applicant will fulfill this requirement.

- (b) In approving the Detailed Site Plan, the Planning Board shall find that the site plan meets applicable Development District Standards.**

There are no applicable Development District standards.

- (c) If the applicant so requests, the Planning Board may apply development standards which differ from the Development District Standards, most recently approved or amended by the District Council, unless the Sectional Map Amendment text specifically provides otherwise. The Planning Board shall find that the alternate Development District Standards will benefit the development and the Development District and will not substantially impair implementation of the Master Plan, master Plan Amendment, or Sector Plan.**

The applicant has not requested any amendments.

- (e) If a use would normally require a variance or departure, separate application shall not be required, but the Planning Board shall find in its approval of the site plan that the variance or departure conforms to all applicable Development District Standards.**

There are no variances or departures requested.

- 10. 2010 Prince George's County Landscape Manual:** All applicable Landscape Manual requirements have been met.

11. **Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance:** The project is exempt from the requirements of the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance as it does not have a minimum of 10,000 square feet of woodlands or any prior approved Tree Conservation plans. The property is the subject of an approved Woodland Conservation Letter of Exemption.
12. **Prince George’s County Tree Canopy Coverage Ordinance:** The site is not subject to the Tree Canopy Coverage (TCC) Ordinance because it does not propose more than 5,000 square feet of disturbance.
13. **Historic Preservation and Archeological Review:** The applicant documented all the buildings that were previously utilized by Behnke Nurseries as requested by the Historic Preservation Section staff. The submission was made on May 9, 2018.
14. **Subdivision:**

Section 24-107. Jurisdiction.

(c) The following shall be exempt from the requirement of filing a preliminary plan and final plat of subdivision, except for any portion of land within the Interim Land Use Control (ILUC) Area subject to Sec. 24-120.03(b) of this Subtitle and consistent with Part 18 of the Zoning Ordinance unless otherwise noted below:

(7) Any subdivision of land by deed of a lot prior to January 1, 1982, provided:

(B) The total development proposed for the subdivision does not exceed five thousand (5,000) square feet of gross floor area;

The above preliminary plan exemption is valid as less than 5,000 square feet of gross floor area (GFA) will be developed by the proposed application.

Conclusion:

THEREFORE, the applicant requests approval of a “Food and Beverage Store in Combination with a Gas Station” as an allowed use on the subject property, pursuant to Section 27-548-26(b)(i)(B) of the Zoning Ordinance.

Respectfully submitted;

By: Michele La Rocca, Esq.
Meyers, Rodbell & Rosenbaum, P.A.
6801 Kenilworth Avenue,
Suite 400

Riverdale Park, Maryland 20737
(301) 699-5800

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland, 20772

PGCPB NO. 85- 363

FILE NO. 4-85102

RESOLUTION

WHEREAS, ALBERT BEHNKE, et ux., are the owners of a 8.6-acre parcel of land, known as BELTSVILLE - Parcel A, Block 32 & Parcel A, Block 35, Section 2, said property being in the 1st Election District of Prince George's County, Maryland, and being zoned C-2 and R-R; and

WHEREAS, on June 6, 1985, Albert Behnke, et ux., filed an application for approval of a Preliminary Subdivision Plat (Staff Exhibit #1) for 2 parcels; and

WHEREAS, the application for approval of the aforesaid Preliminary Subdivision Plat, also known as Preliminary Plat 4-85102, 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 Thursday, July 25, 1985, for its review and action in accordance with Article 28, Section 7-116, Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with modifications; and

WHEREAS, on July 25, 1985, the Prince George's County Planning Board heard testimony and received evidence submitted in the record on the aforesaid application;

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board APPROVED Preliminary Plat of Subdivision 4-85102 with the following modifications:

As revised in red on Staff Exhibit #1, to provide for a building restriction line on Baltimore Boulevard (70' centerline); a building restriction line on Wicomico Avenue to provide for a 60' right-of-way; and subject to the following:

1. Vacation of a portion of Queen Anne Avenue; and



2. Showing the 30' buffer required by Zoning Amendment Petition A-7705, A-7706 and A-7707.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. Building restriction lines along Baltimore Boulevard and Wicomico Avenue were provided to allow future road widenings.
2. The proposed subdivision includes area currently included as street dedication. Before a final plat can be approved this street dedication area must be vacated.
3. There are special conditions required by the zoning of this property.
4. The subdivision, as modified, meets the legal requirements of Subtitle 24 of the Prince George's County Code and of Article 28, Annotated Code of Maryland.

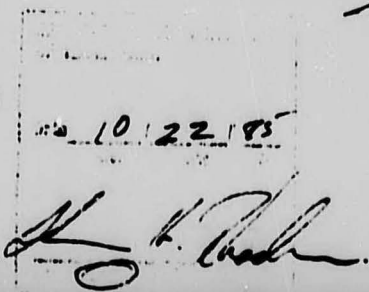
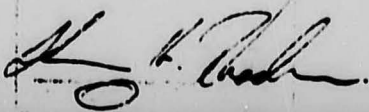
* * * * *

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Keller, seconded by Commissioner Yewell, with Commissioners Botts, Rhoads, Yewell, Dabney, and Keller, voting in favor of the motion, at its regular meeting held on Thursday, July 25, 1985, in Upper Marlboro, Maryland.

Thomas H. Countee, Jr.
Executive Director


BY: Robert D. Reed
Community Relations Officer

THC:RDR:DRA


10/22/85


January 4, 2021

MEMORANDUM

TO: Adam Bossi, Senior Planner, Urban Design Section

VIA: Mridula Gupta, Planner Coordinator, Subdivision & Zoning Section *MG*

FROM: Eddie Diaz-Campbell, Senior Planner, Subdivision & Zoning Section *EDC*

SUBJECT: DSP-20029 Behnke Property, Subdivision Referral Memo

The subject property is known as Parcel 2 of Beltsville, Section 2, recorded on a Plat of Correction in Plat Book ME 255 page 31 in October 2020. The property is in the C-M (Commercial Miscellaneous) Zone, and it is subject to the 2010 *Approved Subregion 1 Master Plan and SMA*. DSP-20029 proposes to construct a 4,500 square-foot food or beverage store and a gas canopy with eight pumps on the subject property.

The southern part of the property is subject to Preliminary Plan of Subdivision (PPS) 4-85102, which was approved on July 25, 1985. This PPS approved 2 parcels for what was then an existing garden nursery. When they existed, the two parcels were known as Parcel A of Block 35 and Parcel A of Block 32, as shown on a plat recorded in Plat Book NLP 125 p. 58 in 1986. A portion of Wicomico Avenue which separated the two parcels was later vacated under application V-99005, and the two parcels were consolidated into a parcel known as Parcel B, shown on a plat recorded in Plat Book SJH 248 p. 43 in 2017. Though the 2017 plat has been superseded by the current Plat of Correction, the current plat affirms that former Parcel B is the area subject to PPS 4-85102. Since the southern part of existing Parcel 2 overlaps the area of former Parcel B, the southern part of Parcel 2 is subject to PPS 4-85102.

The development proposed on the southern part of the property ($\pm 2,271.40$ square feet of commercial floor area) will use a portion of the entitlement approved under PPS 4-85102. PPS 4-85102 approved the floor area of the then-existing garden nursery, a commercial use, which is known to have been at least 36,710 square feet. There remain two parcels within the area of 4-85102 (Parcels 1 and 2 of Beltsville Section 2, as shown on the Plat of Correction), even though unlike the two original parcels approved with the PPS, the current ones are not coterminous with the PPS area. The remainder of the 4-85102 entitlement may be developed on Parcel 1 at a future time.

The development proposed on the northern part of the property ($\pm 2,228.60$ square feet of

commercial floor area) is exempt from filing a new PPS under Section 24-111(c)(3) of the Subdivision Regulations. Though the northern part of the property was originally platted prior to 1970 (see Plat Book JWB 5, p. 495), less than 5,000 square feet of new development is proposed. The existing 7,000 square-foot building on the northern part of the property will be razed. Because the development on the northern part of the property is exempt, and that in the southern part is within the entitlement of the existing PPS, no new preliminary plan of subdivision is required for this project.

Preliminary Plan of Subdivision 4-85102 was approved subject to a preamble and two conditions. The conditions are shown below in **bold** text. Staff analysis of the project's conformance to the conditions follows each one in plain text.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board APPROVED Preliminary Plat of Subdivision 4-85102 with the following modifications:

As revised in red on Staff Exhibit #1, to provide for a building restriction line on Baltimore Boulevard (70' centerline); a building restriction line on Wicomico Avenue to provide for a 60' right-of-way; and subject to the following:

The 70-foot building restriction line (BRL) measured from the centerline of US 1 (Baltimore Ave) was recorded in Plat Book NLP 125 p. 58 in 1986. The BRL was subsequently shown in Plat Book SJH 248 p. 43 in 2017. The 2017 plat showed it as a BRL 40 feet from the property's US 1 frontage, which is consistent with the 30 feet between the centerline and the frontage line. The BRL was also extended at that time to cover all of the Behenke Property frontage on US 1, going past the original 4-85102 approval area to include Parcel C of the 2017 plat. The 2020 Plat of Correction retained the 40-foot BRL on existing Parcels 1 and 2. With the 27.8 feet of ROW dedication proposed with this application, the 40-foot BRL will become a 12.2-foot BRL on Parcel 2, as measured from the new frontage line. The DSP accurately reflects the location of the 12.2-foot BRL.

Wicomico Avenue no longer passes through the site, having been vacated under application V-99005. The BRLs previously required along either side of Wicomico Avenue are therefore no longer applicable.

1. Vacation of a portion of Queen Anne Avenue; and

This vacation was previously accomplished, and neither the previous nor current ROWs for Queen Anne Avenue abut the subject property (Parcel 2). This condition is therefore not applicable.

2. Showing the 30' buffer required by Zoning Amendment Petition A-7705, A-7706, and A-7707.

The 30-foot buffer required under the A-7705, A-7706, and A-7707 ZMAs is located along the previous ROW of Queen Anne Avenue. It does not abut or enter the subject property, and therefore this condition is not applicable.

Additional Comments:

1. PPS 4-85102 does not contain any conditions which explicitly give a trip cap; nevertheless, the traffic generated by the southern part of the proposed project must remain within the limit associated with the prior garden nursery use, which was established with the PPS. The Transportation Planning Section should determine if the traffic generated by the project is within the existing entitlement.
2. The applicant should file an application for a new Final Plat following approval of the DSP, in order to plat the proposed public road dedication and dedicate the proposed new PUEs.

Recommended Conditions:

1. Prior to certification of the detailed site plan, ensure the proposed PUE along Howard Avenue is not interrupted by the driveway entrance to the site from that street.

Conclusion:

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



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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


Countywide Planning Division
 Transportation Planning Section


301-952-3680

January 4, 2021

MEMORANDUM

TO: Adam Bossi, Development Review Division

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

VIA: Bryan Barnett-Woods, Transportation Planning Section, Countywide Planning Division 

SUBJECT: Detailed Site Plan Review for Pedestrian and Bicycle Transportation Master Plan Compliance

The following detailed site plan (DSP) was reviewed for conformance with the Zoning Ordinance, the *Approved Countywide Master Plan of Transportation (MPOT)*, and the 2010 *Approved Subregion 1 Master Plan* and sectional map amendment and sector plan to provide the appropriate pedestrian and bicycle transportation recommendations.

Detailed Site Plan Number: DSP-20029

Development Case Name: Behnke Property 7-Eleven

Type of Master Plan Bikeway or Trail

Municipal R.O.W.	<u> </u>	Public Use Trail Easement	<u> </u>
PG Co. R.O.W.	<u> X </u>	Nature Trails	<u> </u>
SHA R.O.W.	<u> X </u>	M-NCPPC – Parks	<u> </u>
HOA	<u> </u>	Bicycle Parking	<u> X </u>
Sidewalks	<u> X </u>	Trail Access	<u> </u>

Detailed Site Plan Background	
Building Square Footage (non-residential)	4,500 Square-Feet
Number of Units (residential)	N/A
Abutting Roadways	Baltimore Avenue, Howard Avenue
Abutting or Nearby Master Plan Roadways	US-1 (Baltimore Avenue) (A-9)
Abutting or Nearby Master Plan Trails	Planned Bike Lane: Baltimore Avenue Planned Side Path: Baltimore Avenue
Proposed Use(s)	Food and Beverage Store with Gas Station
Zoning	C-M
Centers and/or Corridors	Baltimore Avenue Corridor
Prior Approvals on Subject Site	N/A

Previous Conditions of Approval

There are no binding prior conditions of approval on the subject property specific to pedestrian or bicycle improvements that are relevant to this subject application. While the subject site is within a 2002 Corridor, due to the nature of the application it is not subject to Section 24-124.01 of the Subdivision Regulations and the "Transportation Review Guidelines, Part 2."

Proposed Pedestrian and Bicycle Infrastructure

The subject application is for the construction of a food and beverage store with a gas station. The site is located on US Route 1 (Baltimore Avenue) directly south of its intersection with Howard Avenue. The submitted plans include a ten-foot-wide sidewalk along the property's frontage of US 1, a five-foot-wide sidewalk along the property's frontage of Howard Avenue, and a five-foot-wide sidewalk along the west side of the access easement. An internal walkway between the access easement and the store is provided as well as a sidewalk surrounding the store. A crosswalk located between the Howard Avenue entrance and the southeast portion of the sidewalk surrounding the building has been provided. An additional crosswalk located between the walkway originating on the access easement and the building has also been provided. Three bicycle racks are located adjacent to the north side of the building.

Review of Master Plan Compliance

This development case is subject to the 2009 *Approved Countywide Master Plan of Transportation*, and the 2010 *Approved Subregion 1 Master Plan* and sectional map amendment and sector plan which recommends the following facilities:

Side path along Baltimore Avenue
Bicycle lanes along Baltimore Avenue

Comment: No additional right-of-way is being sought with this application. The Maryland State Highway Administration (SHA) can require the construction of the master plan recommended bicycle lanes along Baltimore Avenue as appropriate, or they may be installed by SHA as part of a future roadway repaving or capital improvement project. The ten-foot-wide sidewalk along US 1 is consistent with the side path recommendation.

The subject property falls within the 2010 *Approved Subregion 1 Master Plan and Sectional Map Amendment*. Within this plan, the subject property falls within Focus Area 1 (Map 3, p.20). Policy 4 of Focus Area 1 makes the following recommendation:

Policy 3: Create a safer walkable environment through improvements to streets, sidewalks and building orientation

1. Improve and add sidewalks and pedestrian crossings along US 1 to encourage safe pedestrian uses and better east-west connections.

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

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

practical.

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

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

Comment: The applicant's submission features sidewalk facilities along all frontages of the property as well as internal walkways to provide pedestrian passage through the subject property. The pedestrian frontages of the subject property will provide marked routes for pedestrians to access the future food and beverage store. Additionally, inverted-u style racks will be located adjacent to the building.

Staff recommend the applicant update plans to display a continental style crossing the access easement along Baltimore Avenue, and a crosswalk crossing the site entrance along Howard Avenue.

Conformance to Zoning Standards

This development case is subject to Sections 27-283/27-274, which provide guidance regarding the pedestrian circulation on the subject site.

- (viii) Pedestrian access should be provided into the site and through parking lots to the major destinations on the site;
- (ix) Pedestrian and vehicular circulation routes should generally be separated and clearly marked;
- (x) Crosswalks for pedestrians that span vehicular lanes should be identified by the use of signs, stripes on the pavement, change of paving material, or similar techniques; and
- (xi) Barrier-free pathways to accommodate the handicapped should be provided.

The subject site is in the Commercial Miscellaneous (C-M) zone and is subject to Sections 27-358(a)(1), (2), (4), (5), (6), (7), (8), (9), and (10) in addition to site plan design guidelines. Section 27-358(a)(7):

A sidewalk at least five feet wide shall be provided in the area between the building line and the curb and those areas serving pedestrian traffic;

Comment: Staff find the subject application conforms to zoning standards for a detailed site plan and for this use in the Commercial Miscellaneous zone. While five-foot-wide sidewalks have not been provided through the parking and fueling areas, a combination of sidewalks and walkways have been provided for pedestrians to access the site from all directions. Internal walkways and internal crosswalks provides pedestrian movement within the site.

Recommended Conditions of Approval

The Transportation Planning Section find that the pedestrian and bicyclist circulation on the site to be safe, efficient, and convenient, pursuant to Sections 27-283 and 27-274(a)(2), the relevant design guidelines for transportation and conclude that the submitted detailed site plan is deemed acceptable from the standpoint of pedestrian and bicycle transportation if the following condition is met:

DSP-20029:
Behnke Property 7-Eleven
January 4, 2021
Page 4

1. Prior to certification of the detailed site plan, the applicant, or the applicant's heirs, successors, and/or assigns shall revise the plans to provide:
 - a. Continental style crosswalk crossing the access easement along Baltimore Avenue.
 - b. Crosswalk crossing the site entrance along Howard Avenue.

January 5, 2021

MEMORANDUM

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

FROM: Tom Masog, Transportation Planning Section, Countywide Planning Division

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

SUBJECT: DSP-20029: Behnke Property 7-Eleven

Proposal

The applicant is requesting approval of a detailed site plan to construct a food and beverage store and gas station on the approximately 1.64-acre site.

Background

The subject site is proposed to be located between Parcels B (50.48%) and C (49.52%). Parcel B has been previously reviewed in Preliminary Plan of Subdivision (PPS) 4-85102 while Parcel C has not. The proposed development is located in the Commercial Miscellaneous (C-M) Zone at the proposed 11400 Baltimore Avenue in Beltsville.

Analysis of Traffic Impacts

This site located on the west side of US 1 (Baltimore Avenue) between Howard Avenue and an easement (formerly Wicomico Avenue). It is adjacent to and has frontage on US 1 (Baltimore Avenue), an arterial roadway and Howard Avenue is a local road. This master plan roadway requires additional rights-of-way which the applicant is dedicating.

The applicant proposes a 4,500-square-foot food and beverage store with eight fuel pumps creating 16 fueling positions. This traffic review will be based on the previously reviewed Parcel B as it has a trip cap. Parcel B was platted pursuant to Preliminary Plan of Subdivision 4-85102 and has a trip cap based on the nursery/garden center on the site at that time of 53 AM and 153 PM peak-hour trips (assuming a 40 percent pass-by for the use). Based on information provided in the *Trip Generation Manual*, 10th edition (Institute of Transportation Engineers), the proposed food and beverage store development (ITE-960) will generate approximately 45 AM and 38 PM peak hour trips using a pass-by trip reduction rate of 76 percent.

This proposal creates no specific issues that trigger additional discussion of the general detailed site plan requirements or the related site design guidelines. There are two access points for this development, one full movement access is on Howard Avenue and the other is on US 1 (Baltimore Avenue) at the easement which provides a right-in and right-out access. A truck turning template was requested of the applicant but not received, however, staff has determined that the on-site circulation of this plan is acceptable.


Conclusion


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

December 12, 2020

MEMORANDUM

TO: Adam Bossi, Planner Coordinator, Urban Design

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

FROM: Maha Tariq, Senior Planner, Neighborhood Revitalization Section, Community Planning Division 

SUBJECT: DSP-20029 Behnke Property 7 Eleven

FINDINGS

Pursuant to Part 3, Division 9, Subdivision 3 of the Zoning Ordinance, Master Plan conformance is not required for this application.

BACKGROUND

Application Type: Detailed Site Plan for property outside of an overlay zone.

Location: 11300 Baltimore Avenue, Beltsville, MD 20705

Size: 1.74 acres

Existing Uses: Vacant. Former Behnke Nurseries buildings (closed)

Proposal: Food and beverage store and a gas station

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This application is in the Established Communities policy area. The vision for Established Communities is context-sensitive infill and low- to medium-density development.

Master Plan: The 2010 *Approved Subregion 1 Master Plan and Sectional Map Amendment* recommends retaining the Mixed-Use Commercial land use.

Planning Area: 61

Community: Fairland – Beltsville and Vicinity

DSP-19056 Wawa at Old Branch Avenue

Aviation/MIOZ: This application is not located within an Aviation Policy Area (APA) or the Military Installation Overlay Zone (MIOZ).

SMA/Zoning: The 2010 *Approved Subregion 1 Master Plan and Sectional Map Amendment* retained the subject property in the Commercial Miscellaneous (C-M) zone.

c: Long-range Agenda Notebook



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

December 3, 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-20029 Behnke Property 7-Eleven

The subject property comprises 1.64-acres and is located on the west side of Baltimore Avenue and Howard Avenue Intersection. The subject application proposes a food and beverage store and a gas station. The subject property is Zoned C-M.

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-20029 Behnke Property 7-Eleven without conditions.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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

Prince George's County Planning Department
Countywide Planning Division

301-952-3650

December 23, 2020

MEMORANDUM

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

VIA: Megan Reiser, Supervisor, Environmental Planning Section, CWPD *MJ for MR*

FROM: Marc Juba, Planner Coordinator, Environmental Planning Section, CWPD *MJ*

SUBJECT: Behnke Property; Detailed Site Plan, DSP-20029

The Environmental Planning Section (EPS) has reviewed Detailed Site Plan DSP-20029, received by the Countywide Planning Division on November 16, 2020.

The site has a Natural Resource Inventory (NRI-022-2017) which was approved on October 24, 2019. This site has been previously developed and is not associated with any Regulated Environmental Features (REF). The site has a valid Standard Letter of Exemption from the Woodland and Wildlife Habitat Conservation Ordinance (WCO) (S-084-2020) that expires on June 16, 2020.

The site has an approved Stormwater Management Concept Plan #1911-2018-1 that is in conformance with the current code, which was issued on December 6, 2019. Although the concept layout is inconsistent with the layout of the Detailed Site Plan, the area of impacts for the area of this detailed site plan are the same. These inconsistencies will be addressed by DPIE at time of review of the final stormwater plan design.

No additional environmental review issues have been identified for the subject site. The Environmental Planning Section recommends approval of the application with no conditions.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
 Upper Marlboro, Maryland 20772
 www.pgplanning.org

January 5, 2021

MEMORANDUM

TO: Adam Bossi, Urban Design

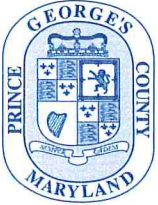
FROM: Jason Bartlett, Permit Review Section, Development Review Division

SUBJECT: Referral Comments for DSP-20029, Behenke Property 7-Eleven

1. Provide a sign table (or tables), centrally located, that clearly demonstrates what is allowed, per Part 12 of the Zoning Ordinance and what is provided, including formulas used to derive your calculations and which shows conformance.
2. Parking schedule shows 30 provided spaces, but there are actually 32. Please correct table and note that handicapped spaces are not a separate count, they are included in the total.
3. Parking schedule provided does not show the calculations that demonstrate conformance to Part 11, it just states requirements and states compliance. It is recommended that a traditional parking schedule be provided, as exemplified below, that clearly demonstrates compliance mathematically:

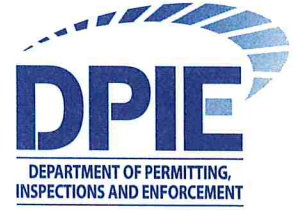
PARKING SCHEDULE				
USE	PARKING REQUIREMENT		SPACES REQUIRED	SPACES PROVIDED
Convenience Store (food or beverage) (4,500 SF)	1.0	150 SF of the first 3,000 SF GFA	20	32
	+1.0	200 SF of GFA above the first 3,000 SF	8	
Gas Station/self-serve (2 Employees)	1.0	Each Employee	2	
TOTAL PARKING, per Sec. 27-568(a)(7):			30	32
TOTAL HANDICAPPED ACCESSIBLE PARKING INCLUDED IN TOTAL (for 26-50 req'd spaces, per Sec. 27-566(b):			2 (1 Van)	2 (2 Van)
LOADING SCHEDULE				
USE	LOADING REQUIREMENT		SPACES REQUIRED	SPACES PROVIDED
Gas Station/Conv. Store (Retail sales and service)	1	2,000 to 10,000 SF of GFA	1	1
TOTAL REQUIRED/PROVIDED LOADING (Per Sec. 27-582(a):			1	1

***** End *****



Angela D. Alsobrooks
County Executive

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



MEMORANDUM

December 14, 2020

TO: Adam Bossi, Urban Design Section
Development Review Division, M-NCPPC

FROM: Mary C. Giles, P.E., Associate Director
Site/Road Plan Review Division, DPIE *Mary C. Giles* 1/11/2021

RE: DSP-20029 Behenke Property 7-Eleven

CR: Baltimore Avenue. (MDSHA)
CR: Howard Avenue. (County Maintained)

In response to the Detailed Site Plan No. DSP-20029 referral, the Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The project is located at 11300 Baltimore Avenue at the south west quadrant intersection of Baltimore Avenue and Howard Avenue.
- The applicant is proposing to construct a food and beverage store, and a gas station.
- The proposed Detailed Site Plan is consistent with the approved Site Development Concept Plan No. 1911-2018-1, dated March 11, 2022.
- The applicant should provide separate left and right turn lanes on the eastbound approach of Howard Avenue at US 1 (Baltimore Avenue) as shown in the approved storm water management plan.
- This memorandum incorporates the Site Development Plan Review pertaining to Stormwater Management (County Code 32-182(b)). The following comments are provided pertaining to this approval phase:
 - a) Final site layout, exact impervious area locations are shown on plans.
 - b) Exact acreage of impervious areas has not been provided.
 - c) Proposed grading is shown on plans.
 - d) Stormwater volume computations have not been provided.
 - e) Erosion/sediment control plans that contain the construction sequence, and any phasing necessary to limit earth.

9400 Peppercorn Place, Suite 230, Largo, Maryland 20774
Phone: 301.636.2060 ♦ <http://dpi.e.mypgc.us> ♦ FAX: 301.925.8510

Adma Bossi
December 14, 2020
Page 2

- f) Disturbances and impacts to natural resources, and an overlay plan showing the types and locations of ESD devices and erosion and sediment control practices are not included in the submittal.
- g) A narrative in accordance with the code has not been provided.
- h) The applicant shall provide items (a-g) at the time of filing final site permits.

- DPIE has no objection to the subject Detailed Site Plan DSP-20029.

If you have any questions or need additional information, please contact Mr. Steve Snyder, P.E., the District Engineer for the area, at 301.883.5740.

MCG:SGS:ag

cc: Steve Snyder, P.E., District Engineer, S/RPRD, DPIE
Ms. Victoria Ballesterio, P.E., ATCS, LLC. 9500 Medical Center Drive, Suite 370 Largo,
MD 20774
Root 1 LLC. ETAL, 4416 East West Hwy., 4th Floor, Bethesda, MD 20814

From: [Kwesi Woodroffe](#)
To: [Bossi, Adam](#)
Cc: [PGCReferrals](#)
Subject: RE: REGARDING: EPlan ACCEPTANCE of DSP-20029, BEHENKE PROPERTY 7-ELEVEN (PB); SHA; KW
Date: Friday, November 20, 2020 9:18:48 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

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

Good morning Adam,

We are currently reviewing the Applicant's Access Permit plans. The last review was completed on 10/8/2020 and we are awaiting a resubmittal to address to our comments.

Thanks, Kwesi

Kwesi Woodroffe
Regional Engineer
District 3 Access Management
MDOT State Highway Administration
KWoodroffe@mdot.maryland.gov
301-513-7347 (Direct)
1-888-228-5003 – toll free
Office Hours
M-Thurs.: 6:30a-3:30p
Fr: 6:30a-10:30a
9300 Kenilworth Avenue,
Greenbelt, MD 20770
<http://www.roads.maryland.gov>



From: ePlan <ePlan@ppd.mncppc.org>
Sent: Wednesday, November 18, 2020 12:04 PM
To: Smith, Tyler <Tyler.Smith@ppd.mncppc.org>; Hall, Ashley <Ashley.Hall@ppd.mncppc.org>;
Stabler, Jennifer <Jennifer.Stabler@ppd.mncppc.org>; Henderson, Tamika

<Tamika.Henderson@ppd.mncppc.org>; Green, David A <davida.green@ppd.mncppc.org>; Franklin, Judith <Judith.Franklin@ppd.mncppc.org>; Masog, Tom <Tom.Masog@ppd.mncppc.org>; Barnett-Woods, Bryan <bryan.barnett-woods@ppd.mncppc.org>; Conner, Sherri <sherri.conner@ppd.mncppc.org>; Gupta, Mridula <Mridula.Gupta@ppd.mncppc.org>; Dixon, June <june.dixon@ppd.mncppc.org>; Chaconas, Sheila <Sheila.Chaconas@ppd.mncppc.org>; Larman, Brooke <Brooke.Larman@ppd.mncppc.org>; PPD-EnvDRDreferrals <ppd-envdrdreferrals@ppd.mncppc.org>; Reilly, James V <JVReilly@co.pg.md.us>; sltoth@co.pg.md.us; 'DARichards@co.pg.md.us' <DARichards@co.pg.md.us>; tgaskins@co.pg.md.us; rdeguzman@co.pg.md.us; Giles, Mary C. <mcgiles@co.pg.md.us>; mabdullah@co.pg.md.us; mtayyem@co.pg.md.us; Formukong, Nanji W. <nwformukong@co.pg.md.us>; Snyder, Steven G. <SGSnyder@co.pg.md.us>; rlattivor@co.pg.md.us; SYuen@co.pg.md.us; wmcontic@co.pg.md.us; swthweatt@co.pg.md.us; aoadepoju@co.pg.md.us; Kwesi Woodroffe <KWoodroffe@mdot.maryland.gov>; Tania Brown <TBrown13@mdot.maryland.gov>

Cc: Bossi, Adam <Adam.Bossi@ppd.mncppc.org>; Kosack, Jill <Jill.Kosack@ppd.mncppc.org>; Grigsby, Martin <Martin.Grigsby@ppd.mncppc.org>; Summerlin, Cheryl <Cheryl.Summerlin@ppd.mncppc.org>; Staton, Kenneth <Kenneth.Staton@ppd.mncppc.org>

Subject: REGARDING: EPlan ACCEPTANCE of DSP-20029, BEHENKE PROPERTY 7-ELEVEN (PB)

Importance: High

Correction:

ALL,

This is an EPlan ACCEPTANCE for **DSP-20029, BEHNKE PROPERTY 7-ELEVEN**. This case was officially accepted as of today, November 17, 2020. **Corrected SDRC is scheduled for December 11, 2020.** Please submit ALL comments to Adam Bossi(email attached).

Click on the hyperlink to view the case:

<https://www.dropbox.com/sh/qxx6nia3s752szy/AACyNQeUlrZHtgskqub8uGLia?dl=0>

October 8, 2020

Ms. Lanna Clement
ATCS
900 Medical Center Drive, Suite 370
Largo, MD, 20774

Dear Ms.Clement:

Thank you for the opportunity to review the plan review for the proposed (Behnke Property – SHA Tracking #20-AP-PG-024-xx) located on US 1 (mile point: 5.72) in Prince George’s County. The State Highway Administration (SHA) has reviewed the plans and is pleased to respond.

Based on the information provided, please address the following comments in a point-by-point response:

District 3 Traffic Comments (By: Patrice Emezie):

Maintenance of Traffic Plan:

1. Please show the sign size in the drawing directly.
2. Based on the Traffic Control Plan General Notes, the standards MD 104.03-01 and MD 104.03-05 were applied at the drawing, please specify the MOT signs in the drawing for these standards.
3. Please add the Station numbers in the drawing.

District 3 Utility Comments (By: Elshaday Asrat):

1. Show the existing sewer line on profile plans.
2. Check the existing sewer line between I-12 and 13 for conflict with the 24” RCP.
3. Please show the existing poles and overhead lines on plan.

Plats and Survey Division Comments (By: Steve Buddenbohn):

1. Vertical Datum not shown. Street name (Wicomico Avenue) not shown.
2. NAD 83 shown as approximate, is there a realization such as NAD 83, NAD 83/91, NAD 83/07, NAD 83/2011?
3. Control points or bench marks not shown.
4. On several sheets some of the text is overlaps with other text or line work, which makes it difficult to read (i.e., the text for the bearing of the westerly/302’ line of division).
5. An SHA Donation Plat must be prepared for the proposed right of way donation. If a full-sized Donation Plat is prepared, it must meet SHA Donation Plat standards - including re-establishing the SHA baseline of right of way for US 1 as shown on SHA Plats No. 53300 and 53490.

Hydraulic Review Comments (By: Nimish Desai):

1. Once obtained, provide documentation of the final approval for stormwater management and sediment and erosion control through Prince George's County Department of Permitting, Inspections & Enforcement for the proposed project and the improvements within the MDOT SHA right-of-way.
2. Although we defer to Prince George's County DPIE for stormwater management approval, we have the following comments:
 - a. Indicate the amount of existing and proposed impervious area within the MDOT SHA right-of-way within the limit of disturbance.
 - b. It is not clear how stormwater management is being provided for the proposed 10' multimodal sidewalk? According to the access management manual, impervious area within the MDOT SHA right-of-way must be directly treated in a SWM facility. Provide the supporting computations and analysis.
 - c. Provide a copy of the stormwater management report for this project.
3. The 2-year Inlet Design table on sheet 14 shows 0.50 cfs of intercepted flow out of the total 0.60 cfs for Structure 110, an 83% interception rate. Based on the MDOT SHA highway drainage manual, a minimum of 85% of the runoff needs to be intercepted by an on-grade inlet. Consider increasing the curb inlet length to ensure a minimum of 85% interception rate.
4. Provide computations to show that the 2-year flow across both entrances does not exceed 1.0 cfs.
5. It is noted that no work is proposed at the outfalls of EX-ES-3 and EX-ES-4 within the 100-year floodplain and therefore no Joint Permit would be required. Ensure that the outfalls are adequate to convey the increased drainage to these areas and that the existing outfall protection is adequate stabilization would not be required. Include photo documentation of the outfalls and the receiving swale. If flow is being increased to the swale, demonstrate that freeboard requirements are met in the swale.
6. Provide a Drainage Structure Schedule with columns for structure number, description, horizontal location, top elevation, trough length, and MDOT SHA standard detail for all structures within MDOT SHA right-of-way.
7. Provide a Pipe Schedule for all proposed storm drains within MDOT SHA right of way which specifies pipe designation and RCP wall strength (minimum strength is class IV).
8. Please label all storm drain features (structure number, material, size, and flow arrow) on all plan sheets. For example, Structure 120 is not labelled on sheet 11, and no flow arrows exist between the existing storm drain system at the intersection of Howard Ave.
9. Sheet 11 – A new storm drain system is being connected to structure 13. This will not be permitted as flows to the structure 13 are being increased in proposed conditions, unless it is demonstrated that peak flows are same in existing and proposed conditions. Revise as necessary.
10. Sheet 11 – The stability of Structure 1 will be compromised due to 3 proposed pipes connecting the same structure. Moreover, connecting the 3-pipes at the proposed angle does not appear to be constructible. Revise the proposed storm drain design to ensure that the structural integrity of structure 1 is not compromised.
11. Clearly label the MDOT SHA right-of-way on all plans.

12. Based on the MDOT SHA highway drainage manual, a minimum pipe size of 18” is required for pipes crossing roadways located within the MDOT SHA right-of-way. The pipe from structure 11 to structure 1 is shown as a 15” RCP. Revise the design as necessary.
13. A new manhole at structure 11 is being proposed on the roadway. Revise the design to move it outside the roadway limits.
14. Additional flow is being added from structures 110 and 111 to structure 1. Demonstrate that peak discharges are not increased prior to runoff discharging to structure 1. Revise as necessary.
15. Sheet 12- Based on the profile from STM 11 to STM 110, invert in and out are shown to be at the same location. There should be a minimum of 0.1’ drop between invert in and out. Revise the design as necessary.
16. Sheet 12 - Include at least one section of the existing downstream storm drain pipes in the pipe profiles.
17. Once finalized, provide a copy of a signed “recordable” plat showing the proposed right-of-way dedication and proposed easements.

RECOMMENDATIONS

Please address the above comments and make a formal submission with a response letter. For clarifications of any of the drainage and SWM review comments, please contact the Consultant Hydraulic Reviewer, Mr. Nimish Desai at 443-794-9149 or ndesai@dewberry.com.

Cultural Resources Comments (By: Lisa Kraus):

1. Based on this assessment, the proposed roadway improvements to US 001 associated with the Behnke Property project do not have the potential to impact historic properties. Formal consultation with the Maryland Historical Trust is not recommended.

Office of Materials and Technology (OMT) Comments (By: Roberto Barcena):

Title Sheet:

1. References to the MDOT SHA Standard Specifications for Construction and Materials and the Book of Standards for Highways and Incidental Structures for work within the SHA right of way (ROW) have to be added.
2. Confirm if Permeable Pavement is being used (STD 580.10).
3. Is a standard for a concrete median needed?

Sheet 2:

1. Note 1. Confirm is the existing pavement on US 1 will be also “demolished and removed” (LOD line extends into the slow lane on US 1). Perhaps the language on Note 1 needs to be revised.

Sheet 5:

1. Add call outs with proposed work within the SHA ROW and appropriate MDOT SHA standard if applicable.
2. Add table with schedule of proposed work within the SHA ROW (reference proposed work to base line)
3. Is there existing pavement in the right-in/right-out? If so, what is the thickness and composition of the pavement structure? If new pavement is to be constructed it needs to be in accordance with the MDOT SHA Access Permits Manual.

Innovative Contracting Division (ICD) Comments (By: John Vranish):

Sheet PS-3

- a. Label the proposed curb ramps at the entrance to Behnke Property from Baltimore Avenue as MD 655.11. The proposed curb ramps must be the same width as the proposed sidewalk.
- b. Label the proposed cut-through at the entrance to Behnke Property from Baltimore Avenue as MD 655.21.
- c. At the proposed entrance to Behnke Property from Baltimore Avenue, provide the following note: **“Provide a 60” minimum pedestrian pathway with a 2% cross-slope across the entire entrance regardless of type of material used.”** See attachment.
- d. Provide a curb ramp at the intersection of Baltimore Avenue and Howard Avenue.
- e. The proposed sidewalk has a location that has a change of direction where the two sidewalks meet. A landing area will need to be provided at that location. The landing area will need to be the width of the two proposed sidewalks and must be 2% in both directions. Provide this note on the plan sheet: **“Landing Area 10’x 5’ and 2% in Both Directions”**. See attachment.

Engineering Systems Team Comments (By: Dorey Uong):

1. MDSHA Improvements Plan Sheet 5 of 16:
 - a) ADA ramp details are not shown for proposed 10-foot shared use sidewalk. Please callout MD SHA standard detail number or provide dimensions/details.
 - b) Is there a plan for the sidewalk termination on the south side of the property adjacent to the driveway? Are there plans to connect the sidewalk to a logical terminus?
 - c) Why does the proposed 10-foot sidewalk on the north side of the property connect to Howard Avenue beyond the proposed 5-foot sidewalk? Is this an appropriate location for an ADA ramp? What is the proposed pedestrian path connectivity?
 - d) For proposed driveways, ensure a minimum 3 foot wide pedestrian path at 2% cross slope max across driveway entrances.
 - e) Confirm with Landscape Division that the proposed street trees are appropriate for this location and do not create a site distance issue for motorists existing the property.
 - f) Curious why the LOD protrudes into US Route 1 at the proposed driveway entrance? There does not appear to be any proposed improvements within the LOD at that location.
2. Cost Estimate :
 - a) No cost estimate was provided.

District 3 Access Management Comments (By: Tania Brown):

1. Remove copies of the MDOT signs and standards from Sheet 6.
2. Label the slope of the proposed intersection.
3. Clearly show all proposed mill and overlay on the site plan.
4. Submit a cost estimate for the work proposed in the right of way.
5. Please provide a completed Access Management check list.

6. Please place the following note on the first sheet of the plan set:

The following standards (construction and temporary traffic control) are required for this project (list them out as shown below):

- a. MD-xxx.xxx – Name of standard
- b. MD-xxx.xxx – Name of standard

For all standards referred to on the plans the contractor must go to the Book of Standards which will have the most current version. The Book of Standards can be accessed at:

<http://apps.roads.maryland.gov/businesswithsha/bizStdsSpecs/desManualStdPub/publicationonline/ohd/bookstd/index.asp>

All items are to be constructed in accordance with the current version of the referenced standard at the time of construction.

Further plan submittals should reflect the above comments. Please submit all supporting documentation in PDF format, including a point-by-point response to reflect the comments noted above to our online system <https://mdotsha.force.com/accesspermit> . Please reference the SHA tracking number on future submissions. Please keep in mind that you can view the reviewer and project status via the SHA Access Management web page at <http://www.roads.maryland.gov/pages/amd.aspx>. If you have any questions or require additional information please contact Mr. Kwesi Woodroffe at 301-513-7347, by using our toll free number (in Maryland only) at 1-800-749-0737 (x7347), or via email at kwoodroffe@sha.state.md.us or shaamdpermits@sha.state.md.us.

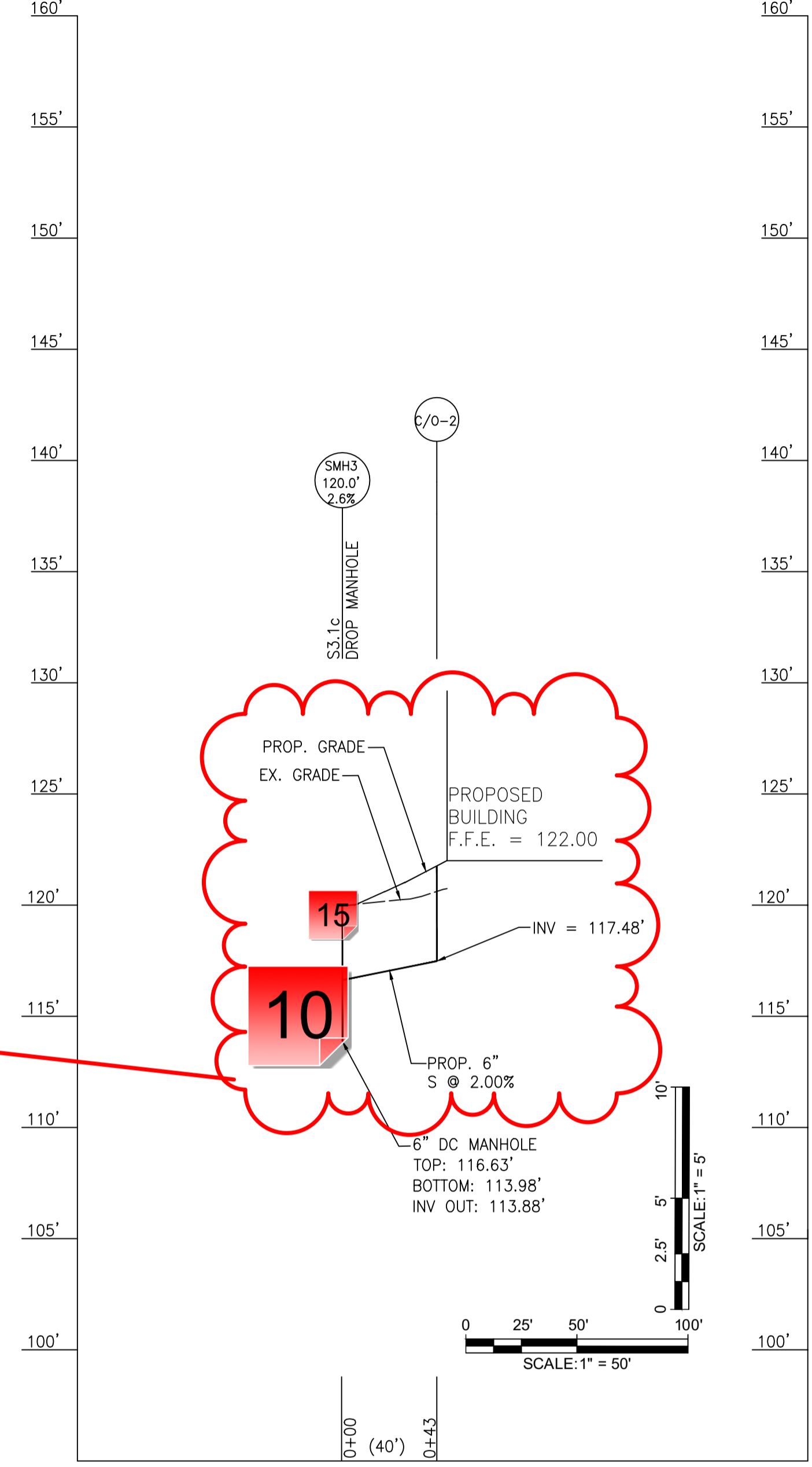
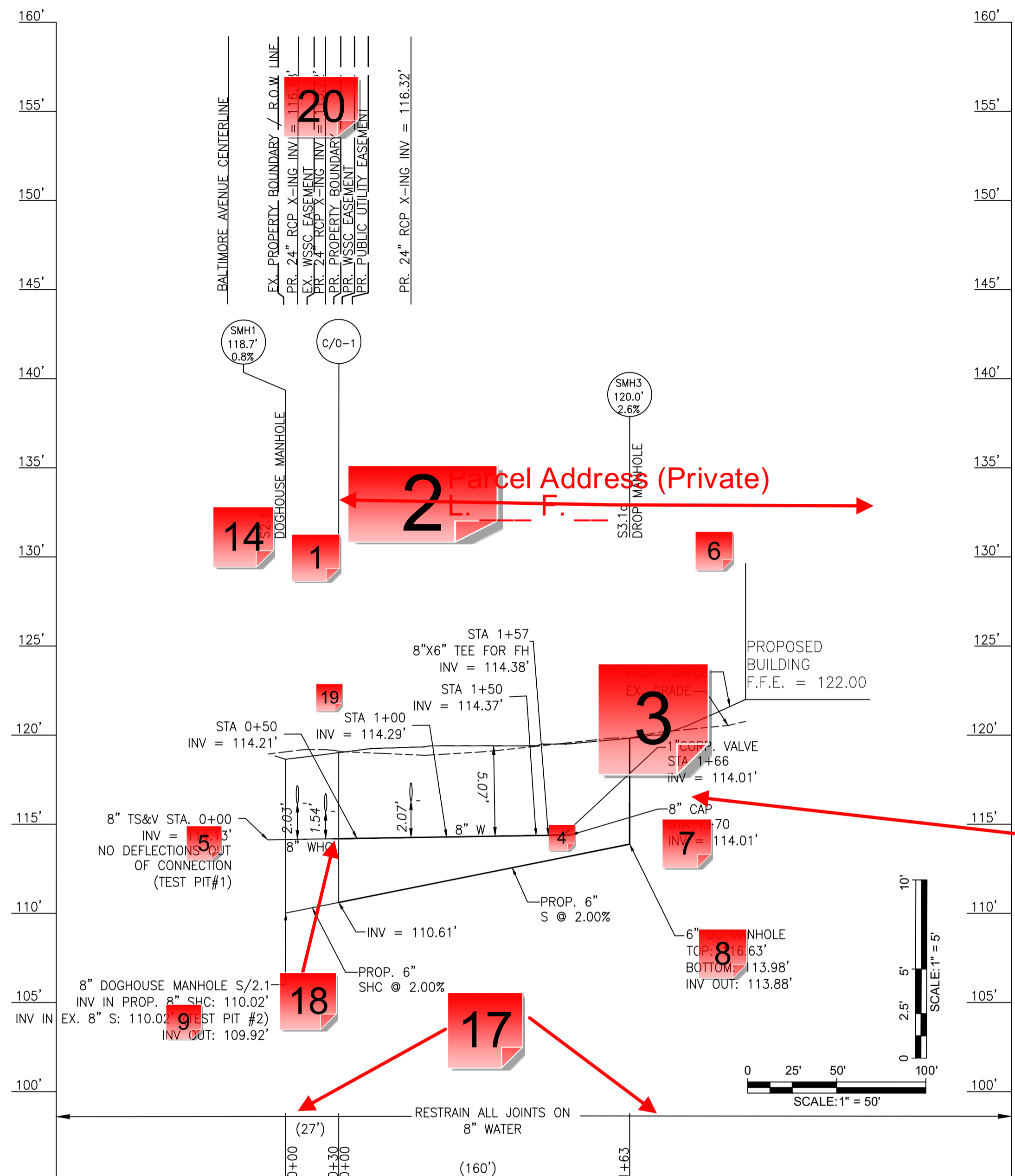
Sincerely,



for Erica Rigby
Acting District Engineer

ER/ts

cc: Elshaday Asrat, SHA – District Utilities
Roberto Barcena, SHA – OMT
Steve Buddenbohn, SHA – PSD
Nimish Desai, SHA – Hydraulic Reviewer
Patrice Emezie, SHA – District Traffic
Lisa Kraus, SHA – HCR
Dorey Uong, SHA – EST
John Vranish, SHA – ICD
Tom Masog, tom.masog@ppd.mncppc.org
Glen Burton, glen.burton@ppd.mncppc.org



ENGINEER'S/SURVEYOR'S AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE AS-BUILT INFORMATION AS SHOWN IN (RED OR GREEN) HEREIN IS ACCURATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND HAS BEEN ESTABLISHED BY A FIELD RUN SURVEY USING ACCEPTABLE SURVEYING METHODS BY MYSELF AND/OR SOMEONE UNDER MY DIRECT SUPERVISION ON (EFFECTIVE DATE). ALL ASBUILT DATA IS SHOWN IN 'BOXES'.

LICENSE NO.: _____

EXPIRATION DATE: _____

12

**SU-2568-2020
SITE UTILITY
WATER AND SEWER PLAN**

7-ELEVEN BEHNKE

11300 BALTIMORE AVE
BELTSVILLE, MD 20705

DRAINAGE BASIN: ANACOSTIA RIVER / MINI BASIN 08-064

ELECTION DISTRICT: VANSVILLE, 1

PRINCE GEORGE'S COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION

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

NAME, P.E. VICTORIA M. BALLESTERO, P.E.
LICENSE No. 53168
EXPIRATION DATE: 09/12/2020

STATE OF MARYLAND
PROFESSIONAL ENGINEER
REGISTERED
NO. 53168

13

APPROVAL	DATE	REVISIONS

NOTE: ALL NOTES BELOW ARE PROPOSED OR EXISTING PIPE SIZES. THESE DOCUMENTS CONTAIN PRIVILEGED AND CONFIDENTIAL INFORMATION WHICH SHALL NOT BE REDISTRIBUTED WITHOUT PRIOR WSSC APPROVAL

ENGINEER:

NAME: ATCS, P.L.C.
REGISTRATION #: 9500 MEDICAL CENTER DR., SUITE 370
ADDRESS: LARGO, MD 20774

PHONE: 301-870-4530
CONTACT: VICTORIA BALLESTERO, PE, MBA
CONTACT EMAIL: VBALLESTERO@ATCSPLC.COM

APPLICANT:

NAME: ROOT 1, LLC ETAL
ADDRESS: 4416 EAST WEST HWY, 4TH FLOOR
BETHESDA, MD 20814
PHONE: (301) 943-7489
CONTACT: ANDREW POLOTT
EMAIL: APOLOTT@SGRWLAW.COM

200'S 214NE05

NO 3 OF 3
SC-1

1 - Show the limits of the existing WSSC easement boundary

Created by: Hala Flores
On: 10/16/2020 02:16 PM

and label the Liber and Folio

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

2 - Show the extent of the parcel boundary and label

Created by: Hala Flores
On: 10/16/2020 02:16 PM

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

3 - See comment on plan

Created by: Hala Flores
On: 10/16/2020 02:21 PM

Provide Tee connection or reducer to extend the line to the building.

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

4 - A minimum 5 ft clearance is required between fittings

Created by: Hala Flores
On: 10/16/2020 02:22 PM

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

5 - What is the source of this invert elevation?

Created by: Hala Flores
On: 10/16/2020 02:23 PM

Indicate, plan, asbuilt, or field

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

6 - label cleanout and terminate sewer 5 ft from building

Created by: Hala Flores
On: 10/16/2020 02:45 PM

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

7 - extend water and terminate per guidance of the DSD code

Created by: Hala Flores
On: 10/16/2020 02:45 PM

See comment on plan sheet

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

8 - This is not clear

Created by: Hala Flores
On: 10/16/2020 02:46 PM

the sewer extend beyond this point. Not shown. Why showing a drop connection at this point?

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

9 - indicate the source of the sewer invert information

Created by: Hala Flores
On: 10/16/2020 02:48 PM

testpit or field survey required to verify the invert during design phase for the sewer connection.

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

10 - Add this information to the profile

Created by: Hala Flores
On: 10/16/2020 02:50 PM

No need to separate the profiles as shown

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

11 - consolidate to one profile

Created by: Hala Flores
On: 10/16/2020 02:51 PM

Consider changing the scale to 1"=10' horizontal if you can get it to fit in sheet

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

12 - add a place for email address for the PE/PLS that will sign the asbuilt

Created by: Hala Flores
On: 10/16/2020 02:52 PM

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

13 - delete (duplicate information)

Created by: Hala Flores
On: 10/16/2020 02:54 PM

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

14 - Show extent of SHA right of way and reference the Plat

Created by: Hala Flores
On: 10/16/2020 03:01 PM

Attach the SHA record Plat to the next submission

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

15 - Inverts don't indicate drop manhole, but graphics do

Created by: Hala Flores
On: 10/19/2020 09:20 AM

Drop manholes need to be specifically called out with standard detail reference on both planview and profile

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

16 - Mirror this profile

Created by: Hala Flores
On: 10/19/2020 09:21 AM

Mirror this profile so that it runs in the same direction as the plan view. Inspectors out in the field will appreciate it.

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

17 - Limits of restraint

Created by: Hala Flores
On: 10/19/2020 09:21 AM

Limits should be to the limits of water main, not extent of profile.

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

18 - limits of WHC

Created by: Hala Flores
On: 10/19/2020 09:22 AM

Provide station and invert at limit of WHC.

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

19 - Insufficient clearance

Created by: Hala Flores
On: 10/19/2020 09:23 AM

Insufficient clearance between water and storm. Minimum 1', outside of pipe/structure to outside of pipe/structure is required.

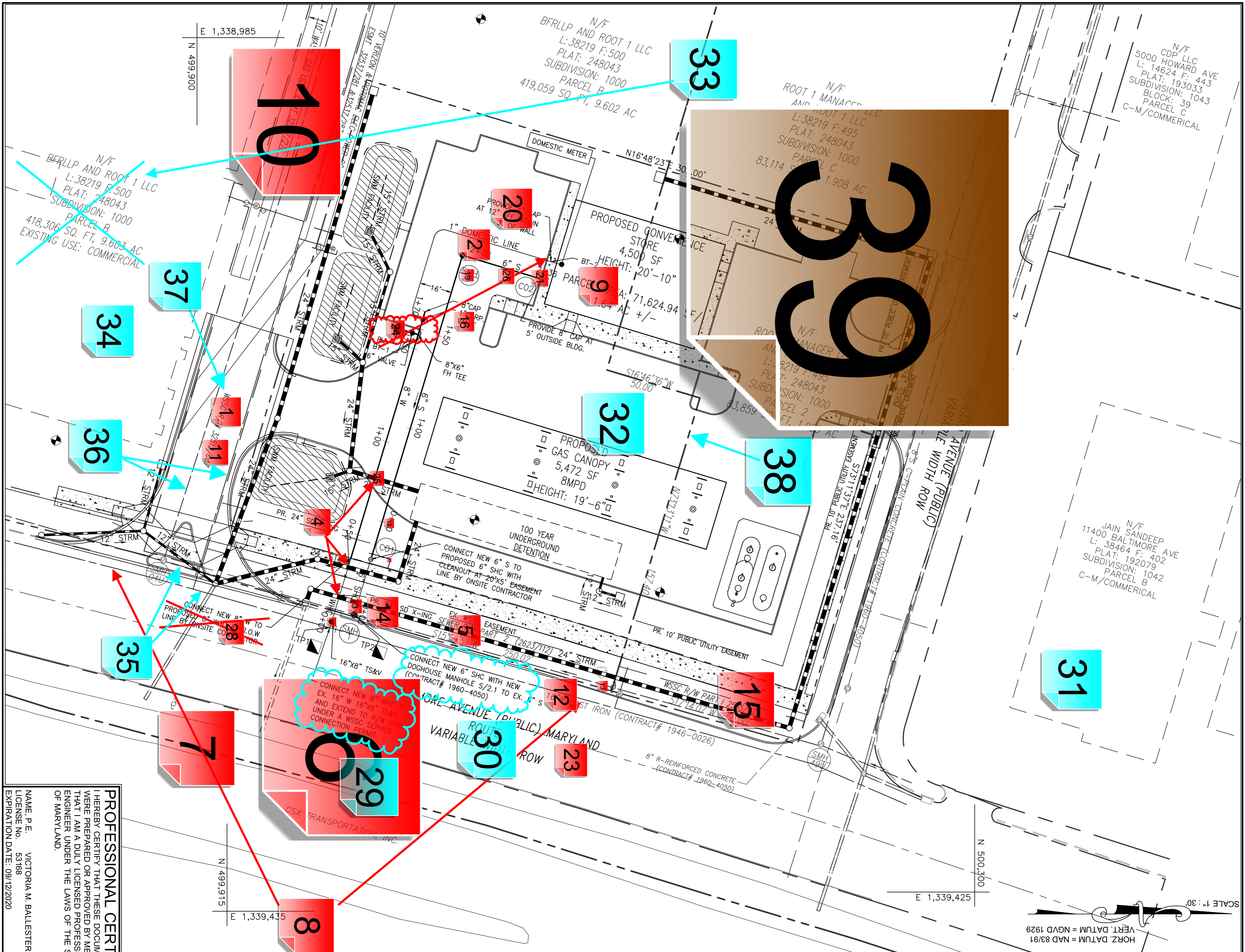
----- 0 Replies -----

20 - Storm crossing invert

Created by: Hala Flores
On: 10/19/2020 09:24 AM

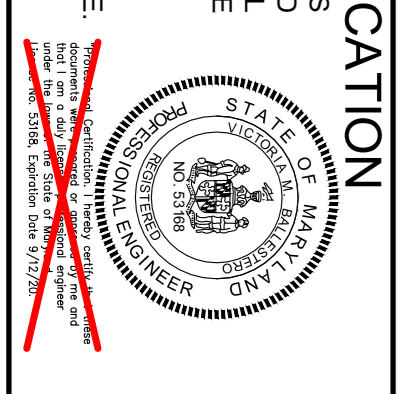
Both water AND sewer cross all 3 of these storm drains. Inverts at Water AND sewer crossing needs to be shown.

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



SCALE 1" = 30'
 HORIZ. DATUM = NAD 83/91
 VERT. DATUM = NGVD 1929

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 NAME, P.E. VICTORIA M. BALLESTERO, P.E.
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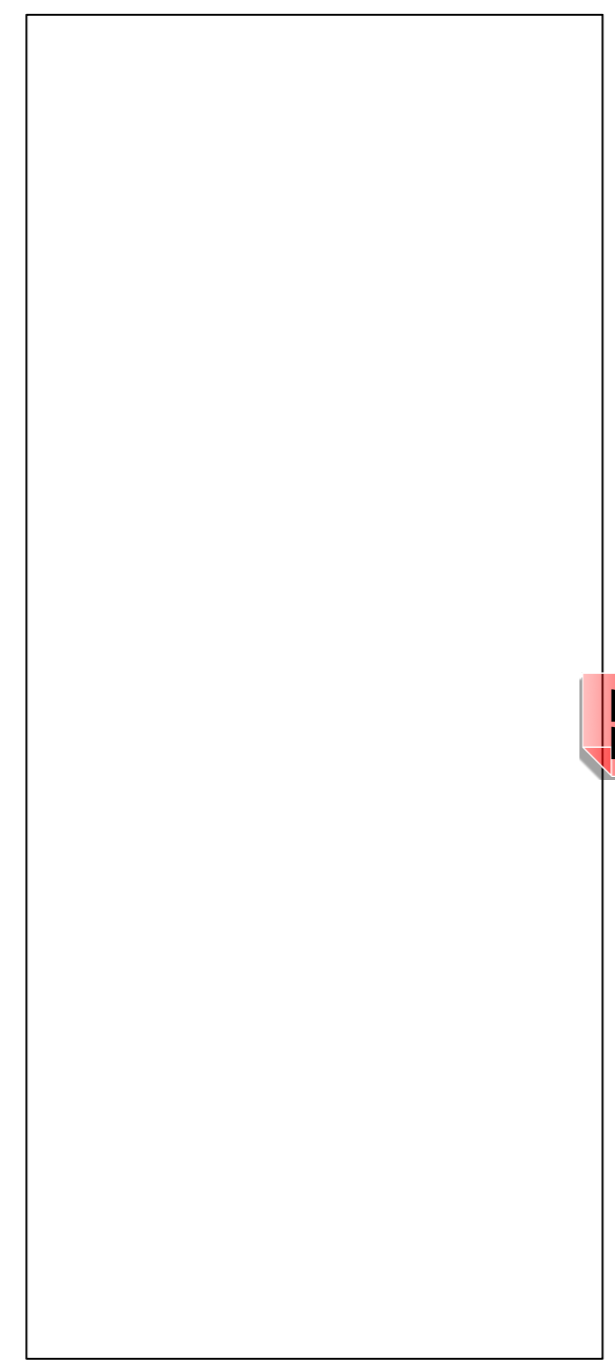
GRAPHIC SCALE
 0' 15' 30' 60'
 1" = 30'

APPROVAL DATE	REVISIONS

ENGINEER:
 NAME: ATCS, P.L.C.
 REGISTRATION #: 9500 MEDICAL CENTER DR., SUITE 370
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AS-BUILT CERTIFICATION
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 LICENSE NO.: _____
 EXPIRATION DATE: _____

1 - label WSSC existing main

Created by: Hala Flores
On: 10/06/2020 09:09 AM

Show diameter, material, and contract number

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

2 - label as 1.5 " W

Created by: Hala Flores
On: 10/06/2020 12:19 PM

Is this building sprinkled? The HIS didn't request any sprinkler flow. If not, indicate the basis for exemption from sprinkler system requirement. The Plumbing code specifies 1.5 inch as the minimum diameter for new water service connections

This is part of the onsite water system upto the termination point 5' from building or within 12" from inside of the building. A profile is not required unless the line crosses other utilities or features that warrant more detail.

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

3 - 5 ft horizontal clearance required

Created by: Hala Flores
On: 10/06/2020 12:21 PM

5 ft clearance is required from edge of manhole to edge of storm

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

4 - 5 ft horizontal clearance required from storm to edge of cleanout

Created by: Hala Flores
On: 10/06/2020 12:21 PM

The cleanout needs to be placed on the parcel boundary or edge of easement, not within private property as currently shown

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

5 - Indicate if this is private or public stormdrain - label ownership on plan

Created by: Hala Flores
On: 10/06/2020 12:23 PM

Move outside of the WSSC easement - private storm system is not permitted within the WSSC easement.

Construction of public structures within WSSC existing easement requires a variance AND DRP contract approval (which will be a dependency for this plan)

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

6 - Abandonment of existing water and sewer connections and onsite systems

Created by: Hala Flores
On: 10/06/2020 12:38 PM

Please show all the existing onsite systems and connections permits for water and sewer that are to be abandoned as part of this plan

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

7 - Upload the testpit results for the connections with next submittal

Created by: Hala Flores
On: 10/06/2020 12:40 PM

The testpit must confirm the diameter and material specially for the watermain connection. The material (cast iron) as indicated in WERI maybe inaccurate and must be confirmed through a field test

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

8 - Show distance to nearest valve in both directions

Created by: Hala Flores
On: 10/06/2020 12:50 PM

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

9 - Label building

Created by: Hala Flores
On: 10/06/2020 12:51 PM

- Domestic Meter
- And add FFE

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

10 - Label Wicomico Avenue as vacated per record plat and indicate the new ownership

Created by: Hala Flores
On: 10/06/2020 01:01 PM

Show the L.F. for the WSSC main in this vacated public road.

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

11 - WSSC easement minimum width

Created by: Hala Flores
On: 10/06/2020 01:07 PM

Dimension the WSSC easement. A minimum of 20 ft width is required. Provide additional width

as needed.

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

12 - Our WERI system shows this segment to be 12" W not 16" W

Created by: Hala Flores
On: 10/06/2020 01:09 PM

A test pit is required. The alignment of the main as shown also doesn't match the alignment through WERI.
Based on our WERI system, the connection is occurring near two bends. Test pits are required.

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

13 - label the existing sewer main and show per CAD standards

Created by: Hala Flores
On: 10/16/2020 02:09 PM

The label must include the sewer size, material, and contract number. Also, label the existing manholes per WSSC standards

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

14 - clearly show the extent of the existing WSSC easement

Created by: Hala Flores
On: 10/16/2020 02:13 PM

Use dimension arrows

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

15 - Use a more pronounced line type/weight for the parcel boundary

Created by: Hala Flores
On: 10/16/2020 02:14 PM

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

16 - Provide reducer or Tee connection and valve

Created by: Hala Flores
On: 10/16/2020 02:20 PM

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

17 - What is this?

Created by: Hala Flores

On: 10/16/2020 02:26 PM

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

18 - no stationing is needed for the onsite sewer

Created by: Hala Flores
On: 10/16/2020 02:26 PM

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

19 - Drop manhole need to be reference on the plan with Standard detail

Created by: Hala Flores
On: 10/16/2020 02:27 PM

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

20 - See DSD code for termination of water (702.3.1)

Created by: Hala Flores
On: 10/16/2020 02:42 PM

Either terminate 5 feet out of the building wall/foundation or at the first flange within 1-foot inside of the building boundation or 1 ft above the lowest slab.

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

21 - Terminate sewer 5 ft from building with cleanout

Created by: Hala Flores
On: 10/16/2020 02:44 PM

Cleanout need to at least 2 ft from curb and gutter.

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

22 - Add email

Created by: Hala Flores
On: 10/16/2020 02:52 PM

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

23 - I'm not clear where the SHA right of way ends

Created by: Hala Flores
On: 10/16/2020 03:03 PM

If it overlaps WSSC easement, the right of way designation governs over the WSSC easement.
Include the plats for SHA right of way with the next submission

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

24 - label FH with EE and barrell length

Created by: Hala Flores
On: 10/19/2020 08:59 AM

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

25 - call out crossing with stormdrain

Created by: Hala Flores
On: 10/19/2020 09:00 AM

Indicate type, material , size, and station on waterline

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

26 - Move BT to end of line near the building

Created by: Hala Flores
On: 10/19/2020 09:11 AM

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

27 - Valve (Use Cad Standards)

Created by: Hala Flores
On: 10/19/2020 09:14 AM

Also, the storm drain graphics on this plan over powers the important stuff (water and sewer pipes and elements). Please tone the storm drain down. The 6" SHC label is being partially covered by these storm drains...

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

28 - Delete connection note

Created by: Hala Flores
On: 10/19/2020 09:16 AM

The only connection note should be at the main connection. Also, delete this lable leader (going through Storm system and confusing).

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

29 - 129 - Connection Note - Water

Created by: Dagoberto Beltran
On: 10/07/2020 03:47 PM

Correct note to Add contract number (1946-0026)
Correct R/W to P/L (property Line)

Apply for and add Service Connection permit number

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

30 - 134 - Connection Note - Sewer

Created by: Dagoberto Beltran
On: 10/07/2020 03:53 PM

Correct note to add "and extend SHC to property line under SHC permit number "

apply for and add Service Connection permit from epermitting.

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

31 - 78 - Adjacent Property - Ownership

Created by: Dagoberto Beltran
On: 10/08/2020 12:33 PM

Show property owner information (name and address)

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

32 - 64 - Site Property - Owner Information

Created by: Dagoberto Beltran
On: 10/08/2020 01:06 PM

Please show owner information.

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

33 - 78 - Adjacent Property - Ownership

Created by: Dagoberto Beltran
On: 10/08/2020 01:07 PM

Please show property owner information (name and address).
Please verify parcel B and C are accurate per uploaded plat.
Remove property lines as necessary. Plat shows this as parcel 1.

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

34 - 78 - Adjacent Property - Ownership

Created by: Dagoberto Beltran
On: 10/08/2020 01:09 PM

Please show property owner information (name and address)

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

35 - 44 - Sewer and Water Main Label

Created by: Dagoberto Beltran
On: 10/08/2020 01:17 PM

Please add Main Sewer and Water Label.

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

36 - 44 - Sewer and Water Main Label

Created by: Dagoberto Beltran
On: 10/08/2020 01:18 PM

Please add Sewer and Water Main Label.

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

37 - 80 - Private Easement

Created by: Dagoberto Beltran
On: 10/09/2020 11:23 AM

Wshow width size of Easement.

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

38 - 76 - Property Line

Created by: Dagoberto Beltran
On: 10/14/2020 10:09 AM

Remove old property line and label according to recorder to plat. Must match the plan. Please remove old property lines as this is Parcel 1 and Parcel 2.

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

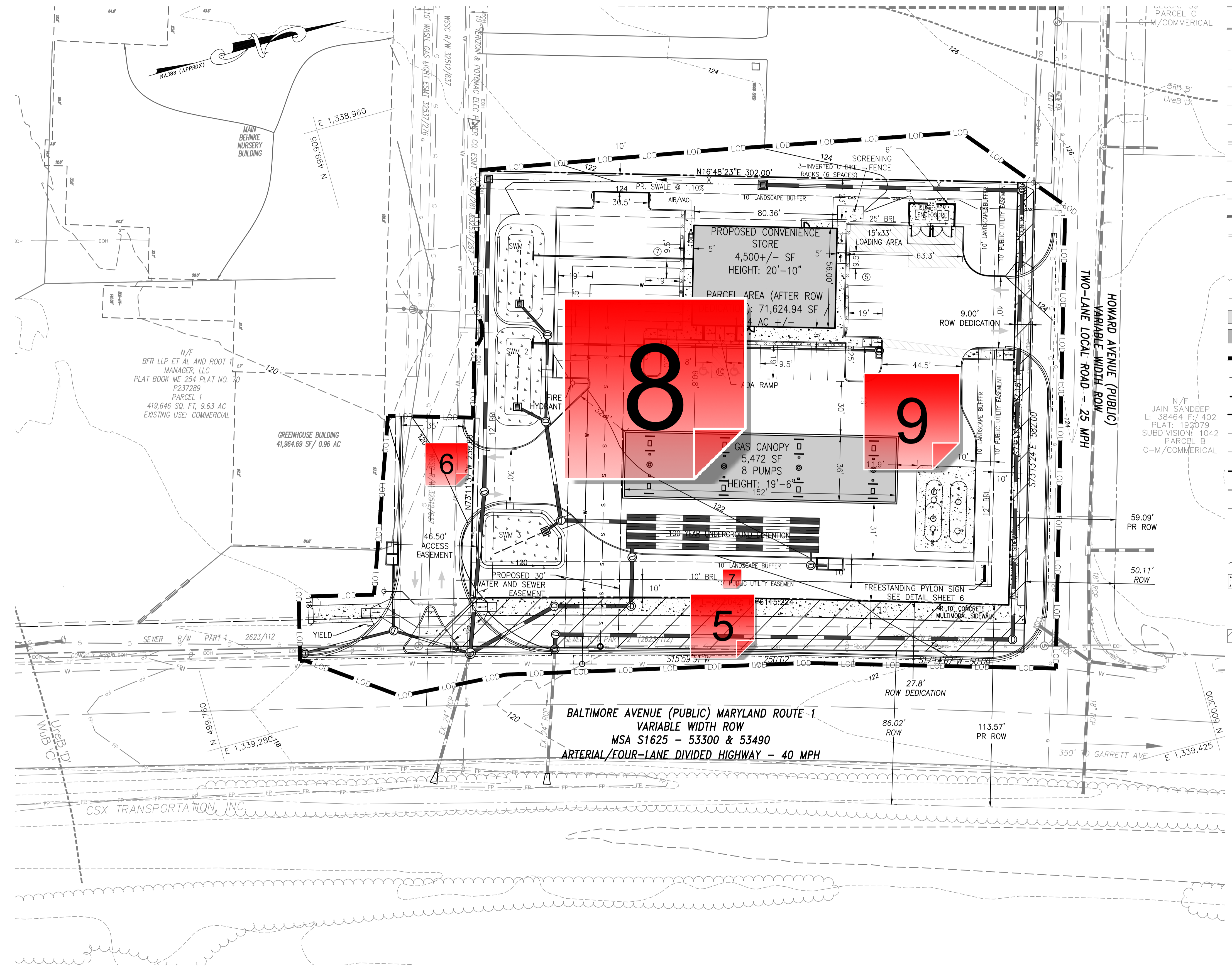
39 - Changemark #02

Created by: Maurice Fitzgerald
On: 10/08/2020 08:10 AM

Show all sediment controls from Approved SCD Plan and label as existing.

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

3 4

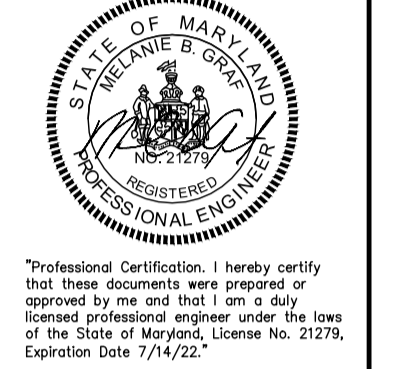


LEGEND

---	PROPERTY BOUNDARY
---	BUILDING RESTRICTION LINE
---	ADJACENT PROPERTY BOUNDARY
---	SOILS
---	EXISTING TOPO (MINOR)
---	EXISTING TOPO (MAJOR)
---	EXISTING EASEMENTS
---	ROADWAY CENTERLINE
---	EXISTING FENCE
---	EXISTING CURB AND EOPV
---	EXISTING OVERHEAD WIRE
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER
---	EXISTING STORM DRAIN
---	EXISTING STORM DRAIN TO BE RELOCATED
---	EXISTING TREE LINE
---	EXISTING BRUSH LINE
---	100-YEAR FLOODPLAIN
---	EXISTING 15%-25% SLOPE
---	EXISTING >25% SLOPE
---	LIMITS OF DISTURBANCE
---	PROPOSED EOPV
---	PROPOSED BUILDING
---	PROPOSED SANITARY SEWER
---	PROPOSED WATER LINE
---	PROPOSED FENCE LINE
---	PROPOSED STORM DRAIN
---	PROPOSED CONTOUR
---	PROPOSED EASEMENT
---	PROPOSED PAVEMENT STRIPING
---	PROPOSED HANDICAP PARKING
---	PROPOSED TREE LINE
---	PROPOSED CONCRETE
---	PROPOSED SIGN
---	PROPOSED BOLLARD
---	ROW DEDICATION AREA

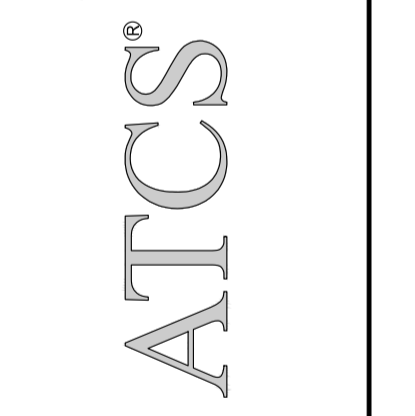
NOTE:
THE BUILDING FOOTPRINT WILL BE 4,500 SF +/- 1% VARIANCE AND EXTERIOR DIMENSIONS ARE APPROXIMATE BOTH SUBJECT TO MINOR ADJUSTMENTS BASED ON FINAL ARCHITECTURAL DESIGN AND ARCHITECTURAL TREATMENTS.

SUBMISSION		REVISION	
NO.	DATE	NO.	DATE
1	06/25/2020	1	07/31/2020
2	10/16/2020	2	10/16/2020



CLIENT
Route 1 Manager, LLC
3011 Medical Center Drive, Suite 370
Lansco, MD 20774
4415 East Washington Highway
4th Floor
Bethesda, MD 20814

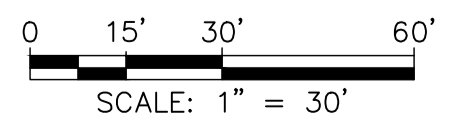
9500 MEDICAL CENTER DRIVE, SUITE 370
LANSCO, MARYLAND 20774
HERNDON, BALTIMORE, BLACKSBURG
LANSDOWN, NEWPORT NEWS, RALEIGH
RICHMOND - WASHINGTON, DC
WWW.ATCSPLC.COM



DETAILED SITE PLAN
SITE PLAN
BEHNKE PROPERTY
TAX MAP: 19, GRID: B1, ZONE: C-M
PARCEL 2
LOCATION: 11300 BALTIMORE AVE., BELTSVILLE
PRINCE GEORGE'S COUNTY, MARYLAND 20705

AUTHOR: ZME
CHECK: VMB
PROJ#: 002665
DATE: 06/19/2020
SCALE: 1" = 30'

SHEET
SITE PLAN
SHEET: 3 OF 16



1 - 1 - WSSC Plan Review Comments

Created by: Mary Mapes
On: 12/10/2020 09:54 AM

WSSC Plan Review Comments
DSP-20029 - Behnke Property

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

2 - 2 - WSSC Standard Comments for All Plans

Created by: Mary Mapes
On: 12/10/2020 09:55 AM

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 WSSC's 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 WSSC's system require a request for Hydraulic Planning Analysis and need to follow the System Extension Permit (SEP) process. Contact WSSC's Permit Services Section at (301-206-8650) or visit our website at <https://www.wsscwater.com/business--construction/developmentconstruction-services.html> for requirements. For information regarding connections or Site Utility (on-site) reviews, you may visit or contact WSSC's Permit Services Section at (301) 206-4003.

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

3 - 1 - WSSC Plan Review Comments

Created by: Mary Mapes
On: 12/10/2020 09:54 AM

WSSC Plan Review Comments
DSP-20029 - Behnke Property

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

4 - 2 - WSSC Standard Comments for All Plans

Created by: Mary Mapes
On: 12/10/2020 09:55 AM

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 WSSCs 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 WSSC's Permit Services Section at (301-206-8650) or visit our website at <https://www.wsscwater.com/business--construction/developmentconstruction-services.html> for requirements. For information regarding connections or Site Utility (on-site) reviews, you may visit or contact WSSC's Permit Services Section at (301) 206-4003.

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

5 - Proposed storm infrastructure in WSSC easement

Created by: Hala Flores
On: 12/10/2020 10:51 AM

This work can't be reviewed under the Site Utility Plan and needs to be permitted under a separate DRP plan

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

6 - Check WSSC PDM for minimum easement width

Created by: Hala Flores
On: 12/10/2020 10:53 AM

Additional easement on your property maybe required

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

7 - 10' PUE must be located outside the WSSC easement

Created by: Hala Flores
On: 12/10/2020 10:55 AM

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

8 - Refer to WSSC comments on SU-2568-2020

Created by: Hala Flores
On: 12/10/2020 10:56 AM

This plan is currently at WSSC review under contract SU-2568-2020. WSSC comments so far on the plan are included as reference

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

9 - WSSC general comments

Created by: Hala Flores
On: 12/10/2020 11:17 AM

Existing and/or proposed water and sewer mains and 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. The sizes for the onsite system is not shown. 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.

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

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.

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.

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.

Proposed pipeline needs to be realigned 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.

An Environmental Site Assessment report was reviewed by WSSC and no additional requirements are needed.

Wetlands permit will be required for any construction within nontidal wetland areas. See WSSC 2017 Pipeline Design Manual Part Three, Section 23

Realign the water and 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.

Revise the plan to realign any water 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 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.

Notes for Special Construction Requirements within the Vicinity of Existing PCCP water mains shall be added to all design plans, including the Erosion and Sediment Control Plans.

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

Additional Back-up

For

Detailed Site Plan DSP-20029 Behnke Property 7-Eleven

Behnke Property 7-11 –DSP-20029
Requested Revisions to Staff Report & Conditions of Approval

In connection with the exhibit showing the proposed revisions to the two (2) directional signs proposed at each driveway entrance to the 7-11, the following revisions are requested to Finding 6 and Recommendation 1.c contained in the Staff Report.

Page 7 of the Staff Report, Finding 6

Signage

A comprehensive signage program is provided that includes freestanding, canopy-mounted, and building-mounted signs for the proposed gas station and food and beverage store. Signage shown is typical for the 7-Eleven brand and proposed uses. There are clarifications and corrections needed to the signage program to ensure conformance with the requirements of Part 12 of the Zoning Ordinance. Area calculations for all proposed signage needs to be provided with the signage table to verify conformance with the requirements of Section 27-613(c) and Section 27-614(c) of the Zoning Ordinance. A condition has been included in the Recommendation section for sign area calculations to be provided. A single 25-foot-high freestanding advertisement and fuel pricing sign is provided, as are two freestanding directional signs. The property is only permitted one freestanding sign with commercial copy or advertising information based on the street frontage length. Therefore, a condition has been included in the Recommendation section to either: (a) revise the two (2) freestanding directional signs to eliminate all advertising information, or (b) remove the two freestanding directional signs altogether to conform with Section 27-614(d). The Applicant has elected to revise the two (2) freestanding directional signs to remove all advertising information and has provided an exhibit showing the revised freestanding directional signs compared to the previously proposed freestanding directional signs. In addition, Section 27-594(a)(1) requires that one gasoline price sign be located at each entrance to the station. This DSP provides a single gasoline price sign at the northwest corner of the property, adjacent to the intersection of Howard Avenue and US 1. Given that the sign will be prominently located, approximately equidistant from each site entrance and highly visible from each entrance to the site, staff finds that the single gasoline price sign will adequately serve both site entrances.

Page 15 of the Staff Report, Recommendation 1.c

C. Revise the two (2) freestanding directional signs to eliminate all advertising information or remove the two freestanding directional signs, as only one freestanding sign with advertising information is allowed, per Section 27-614(d) of the Prince George's County Zoning Ordinance.