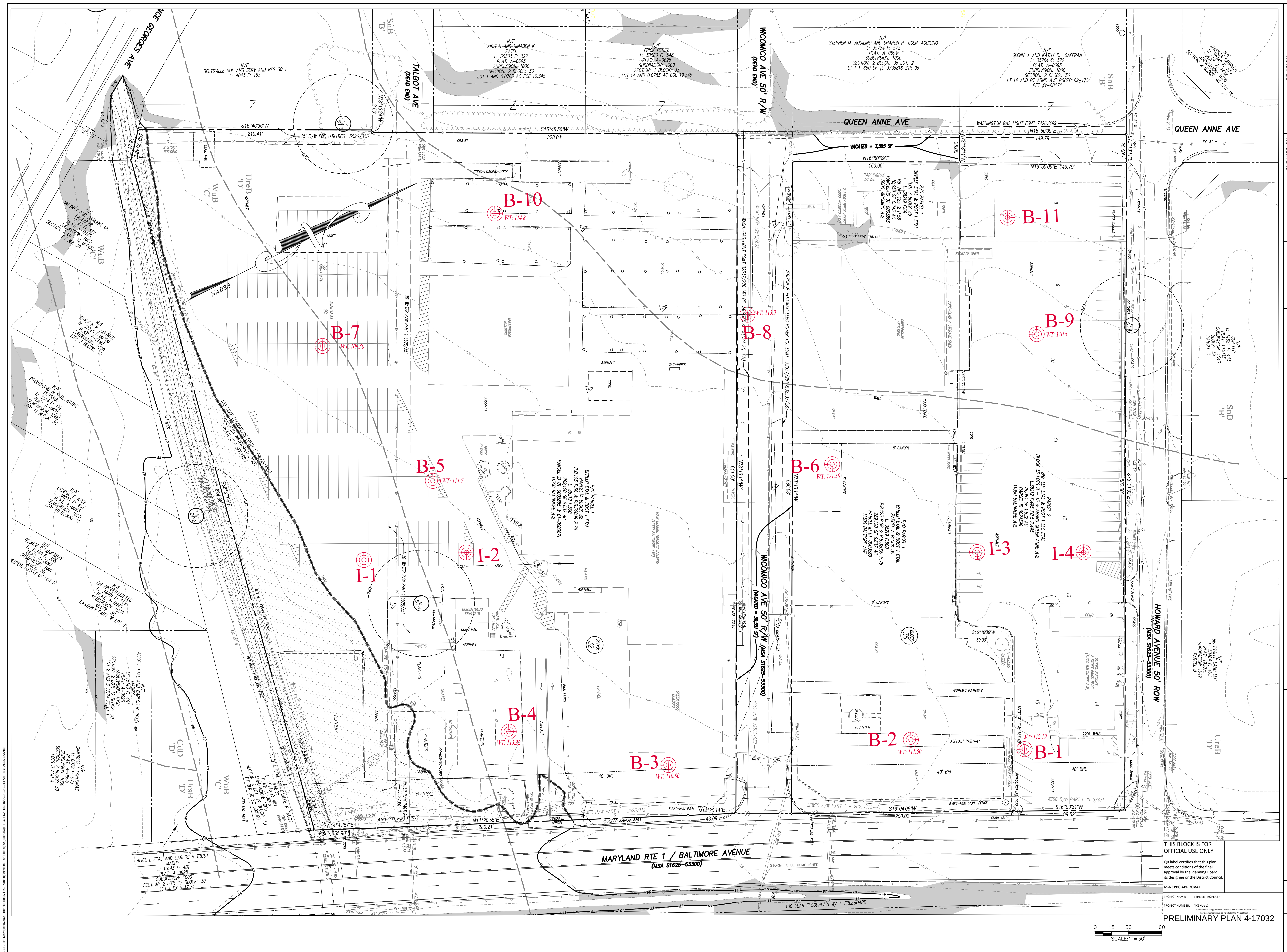




PRELIMINARY PLAN
TRAILER
BEHNKE PROPERTY

AUTHOR: A.B.
CHECK: J.W.
PROJ#: 2665
DATE: 03/06/2018
SCALE: 1"=30'

7 POST OFFICE ROAD SUITE G
WALDORF, MARYLAND 20602
(301) 870-4530 FAX (301) 845-1262
CULPEPER - NEWPORT NEWS - VALEIGH
WALDORF - RICHMOND - WASHINGTON, DC
WWW.ATCSH.COM



CLIENT
Root 1 Manager, LLC
c/o Mr. Andrew Polott;
4416 East West Highway, 4th Floor
Bethesda, MD 20814

1"=30'
1ST ELECTION DISTRICT
PRINCE GEORGE'S COUNTY-BELTSVILLE, MARYLAND

SHEET
EXST
CONDITION
SHEET: 4 OF 7



MATCH LINE
SHEET 4

PRELIMINARY PLAN 4-17032

THIS BLOCK IS FOR
OFFICIAL USE ONLY
OR label certifies that this plan
meets conditions of the final
approval by the Planning Board,
its designee or the District Council.

M-NCPPC APPROVAL
PROJECT NAME: BEHNKE PROPERTY
PROJECT NUMBER: 4-17032

0 10 20 40
SCALE: 1"=20'

SUBMISSION		REVISION	
NO.	DATE	NO.	DATE
1	10/1/2018	1	10/1/2018
2	10/1/2018	2	10/1/2018
3	10/1/2018	3	10/1/2018
4	10/1/2018	4	10/1/2018
5	10/1/2018	5	10/1/2018
6	10/1/2018	6	10/1/2018
7	10/1/2018	7	10/1/2018
8	10/1/2018	8	10/1/2018
9	10/1/2018	9	10/1/2018
10	10/1/2018	10	10/1/2018
11	10/1/2018	11	10/1/2018
12	10/1/2018	12	10/1/2018
13	10/1/2018	13	10/1/2018
14	10/1/2018	14	10/1/2018
15	10/1/2018	15	10/1/2018
16	10/1/2018	16	10/1/2018
17	10/1/2018	17	10/1/2018
18	10/1/2018	18	10/1/2018
19	10/1/2018	19	10/1/2018
20	10/1/2018	20	10/1/2018

STATE OF MARYLAND
DEPARTMENT OF GENERAL SERVICES
DIVISION OF LAND MANAGEMENT
EXPIRES: 05/01/2018

CLIENT
Root 1 Manager, LLC
c/o Mr. Andrew Politt,
4416 East West Highway, 4th Floor
Bethesda, MD 20814

7 POST OFFICE ROAD, SUITE G
WALDORF, MARYLAND 20602
(301) 870-4530 FAX (301) 843-1262
HERNDON - BALTIMORE - BLACKSBURG
CLIPPER - NEWPORT NEWS - RALEIGH
WALTON - WASHINGTON, DC
WWW.ATCSRLC.COM

ATCS®

CONCEPTUAL SITE PLAN
TAX MAP 19 - PARCELS B & C - BLOCK 32 & 35
BEHNKE PROPERTY

LOCATION:
1ST ELECTION DISTRICT
PRINCE GEORGES COUNTY-BELTSVILLE MARYLAND

AUTHOR: AB
CHECK: JWW
DATE: 03/06/2018
SCALE: 1"=20'

SHEET
CONCEPTUAL
LAYOUT
SHEET 5 OF 7



MATCH LINE
SHEET 3

SECTION: 2 BLOCK: 33
LOT 1 AND 0.0783 AC EQE 10,345
BELTSVILLE VOL AMB SERV AND RES SQ.1
L: 4043 F: 163
NAD 83
SECTION: 2 BLOCK: 33
LOT 1 AND 0.0783 AC EQE 10,345
NAD 83

7 POST OFFICE ROAD SUITE G
WALDORF, MARYLAND 20602
(301) 870-4530 FAX (301) 843-1262
HERNDON - BALTIMORE - BLACKSBURG
CLIPPER - NEWPORT NEWS - RALEIGH
WALDORF - WASHINGTON, DC
WWW.ATCSLPC.COM

ATCS®

CONCEPTUAL SITE PLAN
TAX MAP 19 - PARCELS B & C - BLOCK 32 & 35
BEHNKE PROPERTY

PRINCE GEORGE COUNTY, BELTSVILLE, MARYLAND

CLIENT
Rent Manager, LLC
c/o Mr. Andrew Peltier
4415 East West Highway, 4th Floor
Bethesda, MD 20814

EXPIRES: 05/01/2018

STATE OF MARYLAND
JAMES W. WHITEHEAD
PROFESSIONAL LAND SURVEYOR

REVISION

NO.	DATE	DESCRIPTION
1	03/06/2018	1"=20'
2	03/06/2018	1"=20'
3	03/06/2018	1"=20'
4	03/06/2018	1"=20'
5	03/06/2018	1"=20'
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199	03/06/2018	1"=20'
200	03/06/2018	1"=20'

PRELIMINARY PLAN 4-17032

THIS BLOCK IS FOR OFFICIAL USE ONLY

QR label certifies that this plan meets conditions of the final approval by the Planning Board, its designee or the District Council.

M-NCPPE APPROVAL

PROJECT NAME: BEHNKE PROPERTY

PROJECT NUMBER: 4-17032

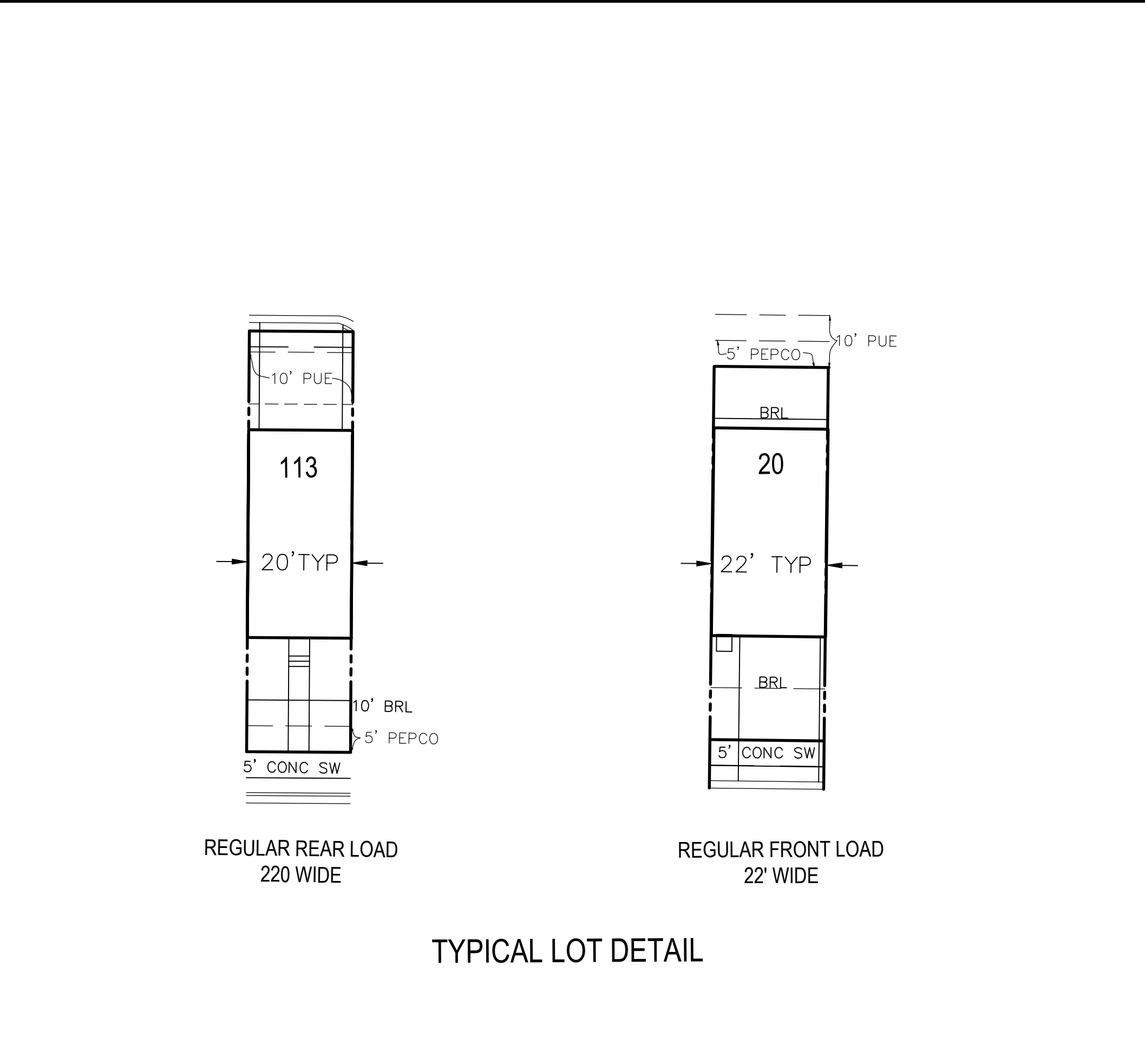
DATE: 03/06/2018

SCALE: 1"=20'

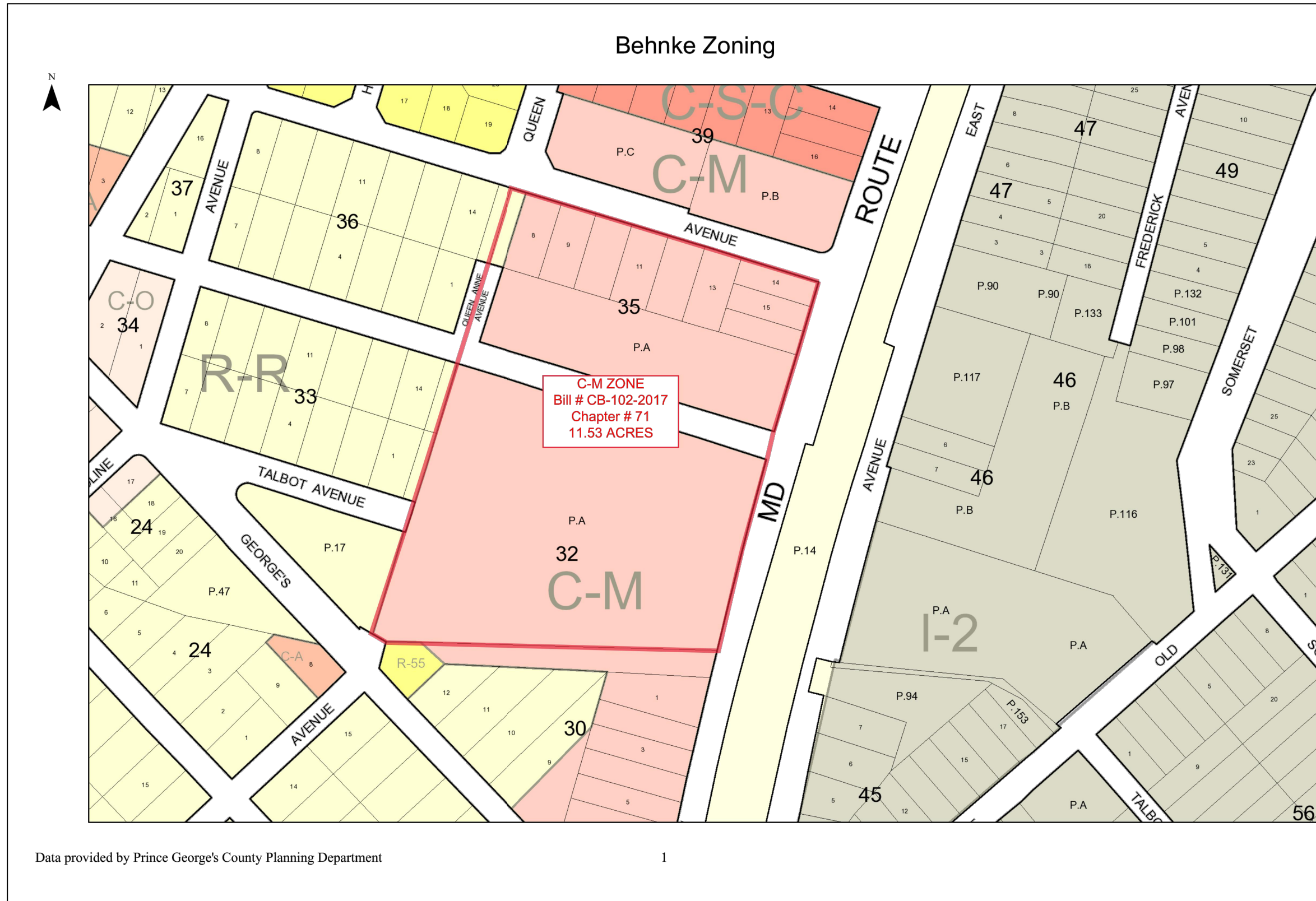
SHEET 6 OF 7

CONCEPTUAL LAYOUT

FILE PATH: K:\Projects\201003\201003-10-06-09-AM_BY_ALEX_BASNET
PLOT DATE: 2010/03/10 10:06:09 AM BY: ALEX BASNET



TYPICAL LOT DETAIL

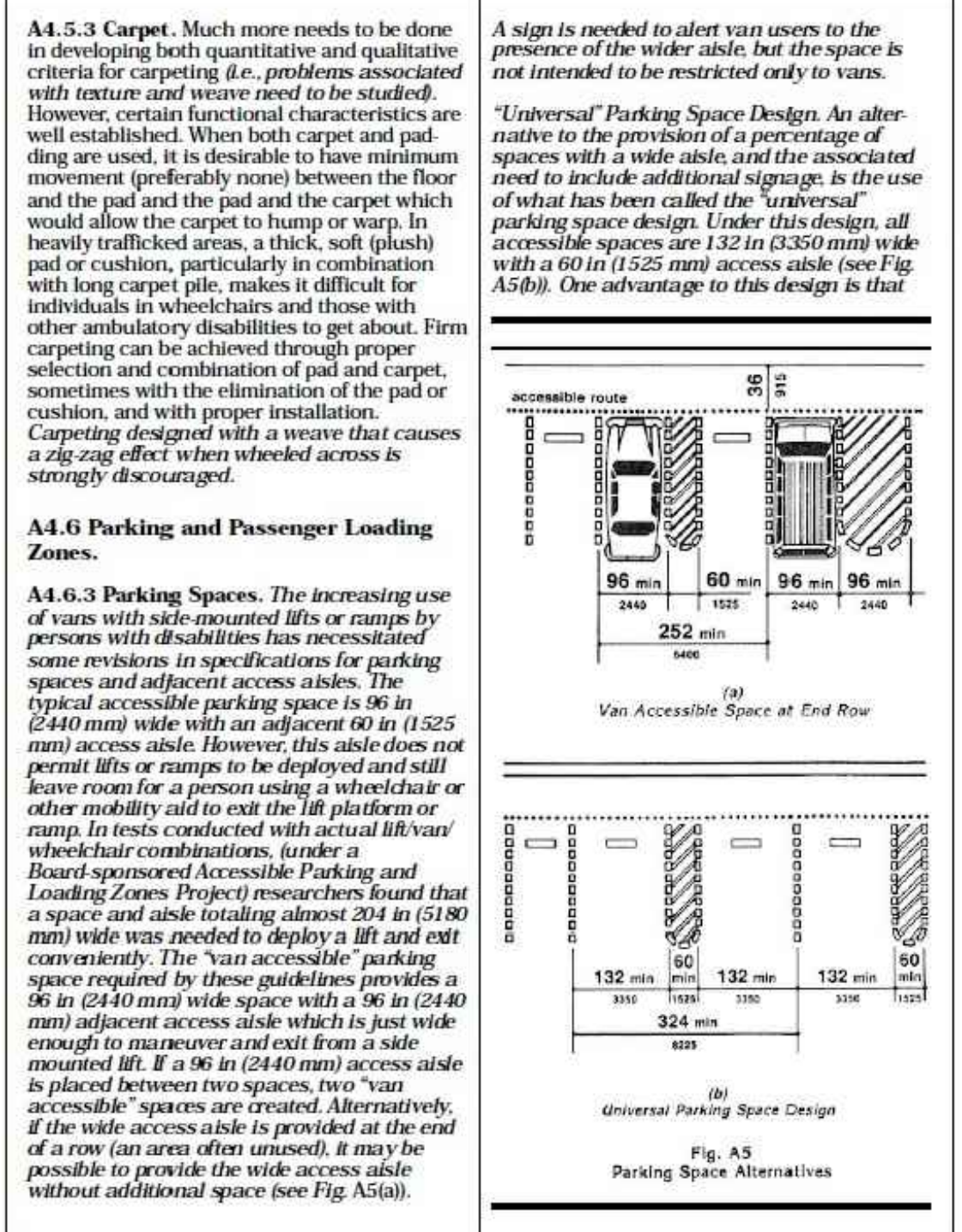


Data provided by Prince George's County Planning Department

1

Department of Justice
A4.6 Parking and Passenger Loading Zones

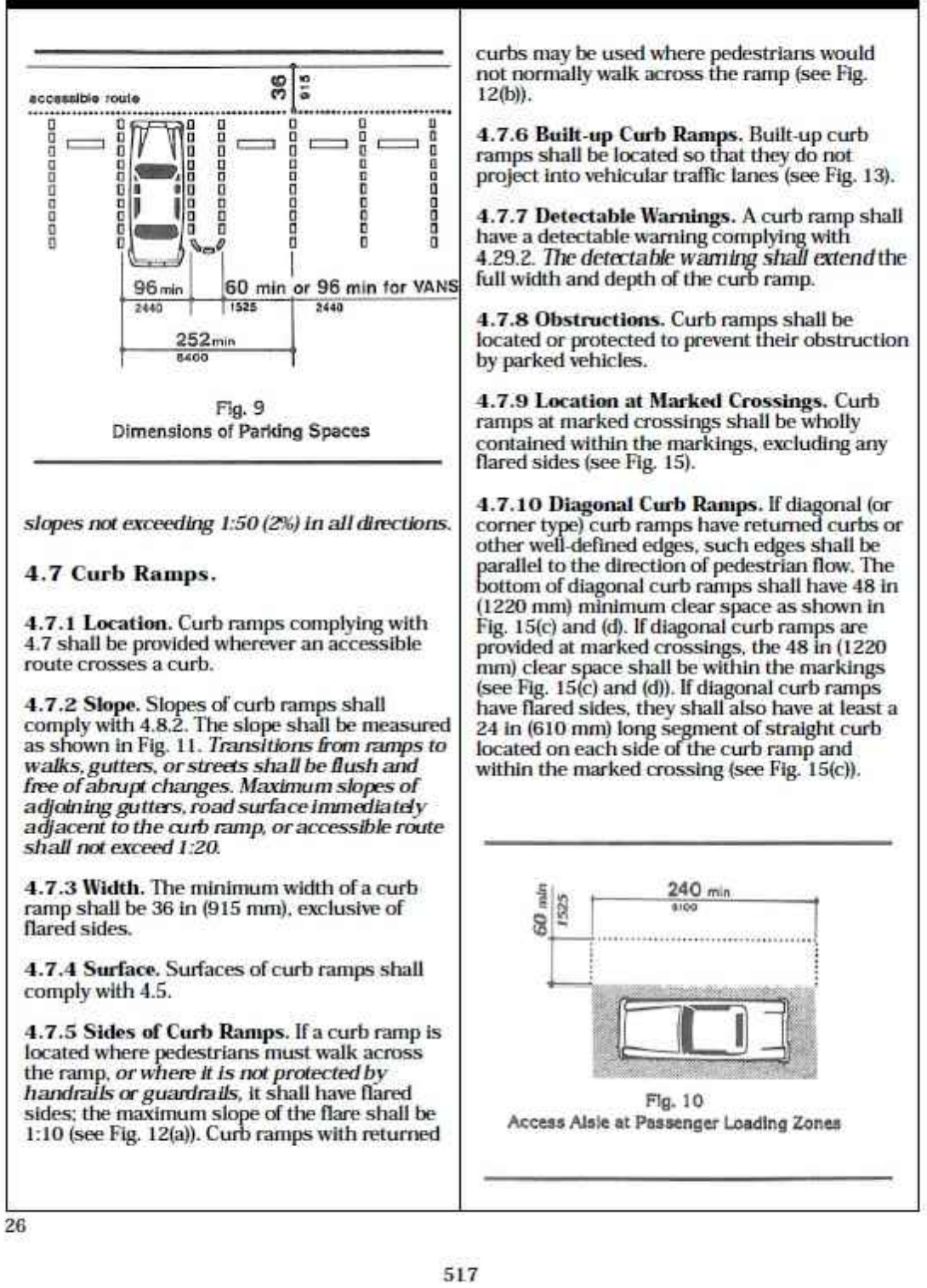
Pt. 36, App. A



A6

Department of Justice
4.7 Curb Ramps

Pt. 36, App. A



26

517

COUNCIL BILL

DR-3

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2017 Legislative Session

Bill No. CB-102-2017
Chapter No. 71
Proposed and Presented by Council Member Lehman
Introduced by Council Members Lehman, Davis, Harrison and Toles
Co-Sponsors
Date of Introduction October 17, 2017

ZONING BILL

1 AN ORDINANCE concerning
2 Commercial-Miscellaneous (C-M) Zone
3 For the purpose of permitting townhouses and two-family attached dwellings in the Commercial
4 Miscellaneous (C-M) Zone under certain circumstances.
5 BY repealing and reenacting with amendments:
6 Section 27-461(b),
7 The Zoning Ordinance of Prince George's County, Maryland,
8 being also
9 SUBTITLE 27. ZONING.
10 The Prince George's County Code
11 (2015 Edition, 2016 Supplement).
12 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
13 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
14 District in Prince George's County, Maryland, that Section 27-461(b) of the Zoning Ordinance of
15 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
16 be and the same is hereby repealed and reenacted with the following amendments:
17 SUBTITLE 27. ZONING.
18 PART 6. COMMERCIAL ZONES.
19 DIVISION 3. USES PERMITTED.

1

Sec. 27-461. Uses permitted.

CB-102-2017 (DR-3)

USE	ZONE					
	C-O	CA	C-S-C	C-W	C-M	C-R-C
(b) Residential/Lodging:						
Dwelling, two-family attached	X	X	X	X	X	X
Townhouse	X	X	X	X	X	X

66 Prohibit:
A. The residential use shall be located on a lot of at least 10,000 square feet (10 acres) or less than 120 feet (120 feet) in depth.
B. The property is adjacent to a C-S-C Railroad right-of-way.
C. A Detailed Site Plan shall be prepared in accordance with Part 3, Division 2, of this Ordinance.
D. Regulations concerning the use of signs, including exterior signs, building signs, and other signs, shall be established and shown on the Detailed Site Plan, and
E. The Detailed Site Plan shall include exterior signs, including exterior signs, building signs, and other signs, shall be established and shown on the Detailed Site Plan, and

2

CB-102-2017 (DR-3)

1 SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five
2 (45) calendar days after its adoption.
Adopted this 14th day of November, 2017.

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

BY:
Derrick Leon Davis
Chairman

ATTEST:

Rosa C. Floyd
Clerk of the Council

KEY:
Underlining indicates language added to existing law.
[brackets] indicate language deleted from existing law.
Asterisks *** indicate intervening existing Code provisions that remain unchanged.

3

THIS BLOCK IS FOR
OFFICIAL USE ONLY

QR label certifies that this plan
meets conditions of the final
approval by the Planning Board,
its designee or the District Council.

M-NPCRC APPROVAL
PROJECT NAME: BEHNKE PROPERTY
PROJECT NUMBER: 4-17032

AUTHOR: AB
CHECK: JWW
PROJ: 2665
DATE: 03/06/2018
SCALE:

SHEET
DETAILS

SHEET: 7 OF 7

PRELIMINARY PLAN 4-17032

CLIENT
Rosa C. Floyd
c/o Mr. Andrew Polite,
4418 East West Highway, 4th Floor
Bethesda, MD 20814

7 POST OFFICE ROAD, SUITE G
WALDORF, MARYLAND 20602
(301) 570-4630 FAX (301) 843-1202
HILDEBRANDT - NEWPORT NEWS - RALEIGH
CULPEPER - RICHMOND - WASHINGTON, DC
WALDORF - WWW.ATCSPLC.COM

ATCS®

PRELIMINARY PLAN
TAX MAP 15, PARCELS B & C, BLOCK 2, 3 & 5
BEHNKE PROPERTY
LOCATION
1ST
PRINCE GEORGE'S COUNTY, MARYLAND