

- General Notes**
1. The subject property is zoned I-1(13.1913 AC) and I-2 (24.4983 AC). The proposed use of the property is for industrial building parcels.
 2. This plan is for the subdivision of existing Parcel 'A' of the Prince George's Business Center Subdivision into nine (9) lots and two (2) outlots.
 3. The subject property is subject to previously approved Preliminary Plan of Subdivision 4-07010.
 4. The subject property is located on Tax Map 54, grid A-4 and Tax Map 66, grid A-1.
 5. This plan is a subdivision of all of the lands conveyed to American Resource Management Group Limited Partnership by deed recorded among the Land Records of Prince George's County, Maryland in Liber 6111 at Folio 82.
 6. Subject property appears on Washington Suburban Sanitary Commission Sheet 202 & 203 NE 05.
 7. The total area of land shown hereon is 38.1646 acres.
 8. Net Developable area outside the Primary Management Area (PMA): 30.45 acres.
 9. Acreage of Environmental Regulated Features: 11,807 Acres as recorded on record plat 232, pg. 64.
 10. Acreage of road dedication: 1.62 Acres proposed to be dedicated to public use.
 11. Minimum Lot Size required by Zoning Ordinance and Subdivision Regulations: N/A.
 12. Minimum Lot Width at Front Building Line and Front Street Line: N/A.
 13. Sustainable Growth Act Tier: I.
 14. The subject property is not located within the Military Installation Overlay Zone.
 15. The subject property is not located within a General Plan Center or Corridor.
 16. Gross Floor Area: 315,000 sf.
 17. Public water and sewer systems are to be utilized (Category 3).
 18. The subject property is not located within an Aviation Policy Area.
 19. Mandatory Park Dedication: To be determined.
 20. There are no historic structures on the subject property, but the Fairmont Heights Survey Area (H12-4) is located across Sheriff Road.
 21. There is no evidence of a cemetery on or near the subject property.
 22. For approved Natural Resources Inventory Plan NRI-003-07, see BDAI drawing no. 54-008-Z.
 23. For Tree Conservation Plan Type I (TCP/28/11), see BDAI drawing 54-004-Z.
 24. The subject site is not within the Chesapeake Bay Critical Area.
 25. Boundary information shown hereon was obtained from existing deeds, record plats and office computations. Topography shown hereon was based on the reclaimed grades shown on the approved Mining, Reclamation, and Sediment Control Plan, Permit #05-SP-0908.
 26. The northeast portion of this property as well as a small portion along Marblewood Avenue are located within the 100 year flood plain. Two small pockets of wetlands are located in the northern and eastern portion of the property. Streams are present on the northern and eastern portions of the site. All Regulated Environmental Features are contained within a conservation easement as recorded on record plat 232, pg. 64.
 27. A Flood plain easement under Liber 20401, Folio 344 of the State of Maryland Land Records exists on the subject site and totals 6.93 Acres.
 28. Development of this site shall be in conformity with the approved Stormwater Management Concept Plan (Approval #14566-2001-02, dated March 7, 2018).
 29. A 10 foot Public Utility Easement is to be established adjacent to all public streets.
 30. Lot dimensions are scaled and subject to adjustment on final plat.
 31. Proposed utilities shown, subject to revision.

LEGEND	
PROPERTY BOUNDARY	---
EXISTING 10 FT. CONTOUR	180
EXISTING 2 FT. CONTOUR	18
CENTERLINE OF EXISTING ROAD	1-1
ZONING LINE	1-2
IRON PIPE FOUND	IPF
EXISTING SEWER	S
EXISTING WATER	W
EXISTING STORM DRAIN	D
PROP. WATER	---
PROP. SEWER	---
PROP. STORM DRAIN	---
EXISTING NON-TIDAL WETLANDS	HL
EXISTING WETLAND BUFFER	HB
EXISTING FLOODPLAIN	FP
STREAM BUFFER	SB
PRIMARY MANAGEMENT AREA	PMA
EXISTING TREELINE	---
STEEP SLOPES (5% OR GREATER)	---



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PRELIMINARY PLAN _____

TCP _____

PLANNING BOARD ACTION: _____

PER PGCPB RESOLUTION #: _____

ADOPTION DATE: _____

AUTHORIZED SIGNATURE _____

FOR OFFICIAL USE ONLY

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

M-NCPPC APPROVAL

PROJECT NAME: PRINCE GEORGE'S BUSINESS CENTER

PROJECT NUMBER: 4-17041

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet

Amendment numbers must be included in the Project Number

OWNER/APPLICANT

AMERICAN RESOURCE MANAGEMENT GROUP LIMITED PARTNERSHIP

P.O. BOX 405

BLADENSBURG, MD 20710-0405

4-17041

PRELIMINARY PLAN OF SUBDIVISION

LOTS 10-18, OUTLOTS 1 & 2,

BEING A RESUBDIVISION OF PARCEL A

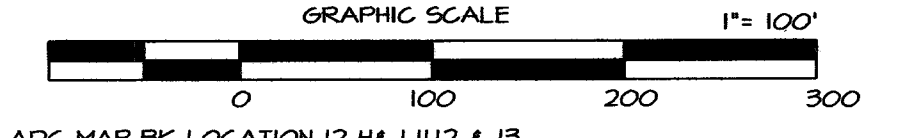
LANDS OF

AMERICAN RESOURCE MANAGEMENT GROUP LIMITED PARTNERSHIP

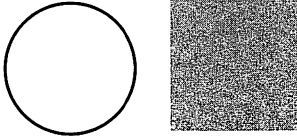
PRINCE GEORGE'S BUSINESS CENTER

SEAT PLEASANT DISTRICT No. 18

PRINCE GEORGE'S COUNTY, MARYLAND



PROFESSIONAL CERTIFICATION		17721 WOODMERE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721	
I, BEN DYER, CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.		BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (410) 430-8000	
DATE: 5/25/18		Revised per M-NCPPC comments dated 5/18/18	
DATE: 5/25/18		DESCRIPTION: PCN	
DATE: 5/25/18		REVISIONS: BY	
DATE: 5/25/18		DATE: JUNE 2017	
DATE: 5/25/18		DRAWING NO.: 3.006-Y	



BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners

May 25, 2018
J-A72035-4075
WO-109517

VIA HAND DELIVERY

Ms. Whitney Chellis
Development Review Division
Prince George's County Planning Department
14701 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

RE: Prince George's Business Park
Preliminary Plan of Subdivision (4-17041)

Dear Ms. Chellis,

On behalf of American Resource Management, Group Limited Partnership ("Applicant"), Ben Dyer Associates, Inc., hereby submits this Statement of Justification in support of a proposed Preliminary Plan of Subdivision for Parcel A of the Prince George's Business Center Subdivision as depicted on Record Plat PM 232, pg. 64. The property is zoned I-1 and I-2. The use proposed in this industrial zoned land is industrial buildings. This proposal reflects substantial conformance with the suggested development concepts contained within the 2006 Approved Master Plan and Sectional Map Amendment for Sub region Area (Planning Area 72) and is in substantial compliance with the purposes and regulations in the underlying I-1 and I-2 zones.

I. Site Location and Description

The subject property is identified as at Parcel A of the Prince George's Business Center Subdivision created by a previous Preliminary Plan of Subdivision (4-07070). It consists of approximately 38.1698 acres in the I-1 and I-2 Zones. Specifically, there are 20.227 acres in the I-1 zone and 17.94 acres in the I-2 zone. The property is located at the intersection of Claybrick Road and Sheriff Road in Capitol Heights. The address is Cabin Branch Drive, Capitol Heights, MD 20743. The property is entirely under the ownership of American Resources Management Group Limited Partnership. The property lies within the 2002 General Plan developed tier and is within the Established Communities designation in the Prince George's 2035 General Plan. The property is currently the site of construction activity with existing industrial buildings and woodlands around its perimeter. Existing buildings within the site are to be razed.

The site is surrounded by industrial uses in the I-1, and I-2 Zones except for single-family detached dwellings in the R-55 Zone to the west across Marblewood Avenue.

II. Surrounding Uses

The subject property is surrounded by the following uses:

North: Industrial buildings in the I-2 Zone;

East: Industrial buildings in the I-2 Zone across Cabin Branch Drive;

South: Industrial buildings / vacant parcels in the I-1 and I-2 Zones;

West: Vacant land in the I-1 Zone and industrial buildings across Marblewood Avenue in the I-1 zone.

III. Nature of Request

This Application proposes the subdivision of existing Parcel A into nine (9) industrial building lots (proposed Lots 10-18) and two (2) Outlots (proposed Outlots 1 and 2). This Preliminary Plan of Subdivision is submitted pursuant to the applicable requirements of Division 2 of the Subdivision Ordinance regarding Preliminary Plans of Subdivision and in accordance with the required findings contained in Section 24-121 (Planning and Design Requirements) of the Subdivision Ordinance. This Preliminary Plan of Subdivision application will be reviewed in accordance with 24-121 (Planning and Design Requirements), 24-122 (Public Facilities Requirements), 24-123 (General Transportation and Circulation Requirements), and 24-124 (Adequate Roads Required) of the County Subdivision Ordinance.

IV. Development Data Summary:

Zone	I-1 / I-2
Use(s)	Industrial Building Parcels
Area within floodplain	5.76 acres
Gross Acreage	38.16 acres
Street Deductions	1.62 acres
Net Tract Area Acreage	32.41 acres
Dwelling Units	N/A
Commercial Gross Floor Area	375,000 sf

V. Zoning and Development History:

The subject property is zoned I-1 and I-2. The property was in the I-1 and I-2 Zones prior to the enactment of the Approved Subregion 4 Master Plan and Sectional Map Amendment. Parcel A was created by Preliminary Plan of Subdivision 4-07070 which was approved for 5 industrial lots, 1 outlot and 1 outparcel for 375,000 square feet of Light Industrial Use / concrete batching plant. An industrial building has been constructed on the four lots on the west side of Claybrick Road. A concrete batching plant has been approved by special exception for the lot on the east side of Claybrick Road but has not been constructed. This Preliminary Plan proposes an additional 375,000 square feet of industrial square footage.

VI. Relationship to County Plans and Policies:

General Plan:

This proposed preliminary plan is consistent with the vision, policies and strategies contained within the 2002 Prince George's County Approved General Plan and the Plan Prince George's 2035 Approved General Plan (Plan Prince George's 2035). The subject property in this application is in the Developed Tier of the 2002 General Plan and is designated as part of this established Communities in the 2035 Prince Georges Master Plan.

Approved Subregion 4 Master Plan and Sectional Map Amendment:

The subject property is located within the boundaries of the Approved Subregion 4 Master Plan and Sectional Map Amendment. The Master Plan provided no land use recommendations for the subject property which was located within the I-1 and I-2 Zones prior to the enactment of the

Subregion 4 Master Plan. The Subregion 4 Master Plan rezoned several industrial properties to less intense zones to implement its goal to "minimize the negative impact of industrial uses on neighboring residential uses and further the industrial development in the Subregion" (page 387). The subject property was not selected for rezoning to minimize impact on adjacent residential areas. Additionally, the proposed industrial parcels are buffered from the adjacent residential parcels across Marlewood Avenue by Outlot B. Therefore, the development of 9 industrial Parcels will further industrial development within Subregion 4 without impacting neighboring residential areas.

2005 Approved Countywide Green Infrastructure Plan:

The green infrastructure network includes designated areas of county wide environmental significance. It contains Prince Georges County most significant natural resources lands including streams, wetlands, buffers, 100-year floodplains, severe slopes, interior forests, colonial water bird nesting sites, and unique habitats. The subject property is not located within the boundaries of the 2005 Approved Countywide Green Infrastructure Plan. The subject site contains environmentally sensitive features, such as a stream, wetlands, 100-year floodplain, all located on the eastern portion of the site along Cabin Branch Drive which will be preserved to the greatest extent possible.

County's Ten-Year Water and Sewerage Plan:

The 2010 Water Resources Functional Master Plan amends the 2002 General Plan, and provides growth guidance expressed as goals, policies, and strategies to address water quality impacts associated with land use in the county. The Plan references the Ten-year Water and Sewer Plan and specifically addresses: Drinking Water Supply, Water Treatment, and Stormwater Management.

The 2008 Water and Sewer Plan requires only that: *"Proposed development shall be analyzed for consistency with The General Plan, master/sector plans and functional master plans as defined by Article 28 of the Maryland Annotated Code."*

The subject property is within water and sewer categories W-3 and S-3 and is planned to tie into the public water and sewer system. The proposed subdivision is consistent with the applicable recommendations in the 2010 Approved Subregion 4 Master Plan and Sectional Map Amendment as demonstrated above

Woodland Conservation Ordinance:

The proposed Preliminary Plan of Subdivision is designed in accordance with the enclosed Type 1 Tree Conservation Plan. A review of the enclosed Tree Conservation Plan, Natural Resources Inventory (NRI-127-06) and Stormwater Concept Plan, shows there is an environmentally sensitive area on the site. Woodland Preservation Area exists on the eastern portion of the site along a small stream as well as the western edge of the site where it buffers the single family detached homes along Marblewood Avenue. The TCP prepare for this project was prepared in accordance to the "The Woodland and Wildlife Habitat Conservation Technical Manual". The subject property has two zones, I-1 and I-2 which both require the same threshold requirement of 15%

2008 Public Safety Facilities Master Plan:

A review of the approved March 2008 Public Safety Facilities Master Plan reveals that the proposed site is within the central portion of Police District III. The subject site has sufficient access to public facilities. The nearest fire/EMS station is .3 miles to the south of the property on Sheriff Road and the site is within a 5 mile radius of the Barlow Road Police Station. The Public Safety Facilities

Master Plan new fire/EMS stations at the intersection of Shady Glen Drive and Central Avenue, and at the intersection of Marlboro Pike and Silver Hill Road in District Heights. The Approved Landover Gateway Sector Plan and Sectional Map amendment recommends a new fire/EMS station near the intersection of Landover and Brightseat Roads. These stations are within relatively close proximity of the subject property, which will serve to improve public facility access.

2009 Master Plan of Transportation:

According to the 2009 Master Plan of Transportation, the site is adjacent to Sheriff Road, an arterial Roadway. Adequate right-of-way consist with Master plan recommendations is currently in place along this road section. Access, parking, and circulation patterns will be reviewed in accordance with Sections 24-122 – 24-124 of the Subdivision Ordinance.

This request is in compliance with the required findings for Preliminary Plans of Subdivision, the Approved 2010 Subregion 4 Master Plan and Sectional Map Amendment, and applicable County Plans and policies. Development will be reviewed in Accordance with 24-121 (Planning and Design Requirements) and 24-122 (Public Facilities Requirements), 24-123 (General Transportation and Circulation Requirements), and 24-124 (Adequate Roads Required).

VII. Relationship to Requirements of the Subdivision Ordinance:

Section 24-121 Planning and design requirements

As described below, the proposed project satisfies each of the requirements which govern the Planning Board's approval of Preliminary Plan applications listed in Sections 24- 121:

- (a) The Planning Board shall require that proposed subdivisions conform to the following:*

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VII. Relationship to Requirements of the Subdivision Ordinance:

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- (a) *The Planning Board shall require that proposed subdivisions conform to the following:*

(1) All lots shall be designed to be located wholly within the County and platted in conformance with all of the requirements of the Zoning Ordinance applicable to the subject property.

RESPONSE: The subject property is wholly within the County and will be platted in accordance with all applicable requirements.

(2) In cases where the proposed subdivision is situated in a portion of the Regional District not planned to be served by public water and/or sewerage facilities, proposed lots shall be designed to meet the minimum lot size requirements for individual systems, as contained in Subtitle 22 of this Code and in the Comprehensive Ten Year Water and Sewerage Plan.

RESPONSE: This standard is not applicable to the subject property. The proposed industrial development is located within an existing water and sewer service area, and is planned to tie into the nearby public water and sewer system.

(3) When lots are proposed on land adjacent to an existing or planned roadway of arterial or higher classification, they shall be designed to front on either an interior street or a service road. As used in this Section, a planned roadway or transit right-of-way shall mean a road or right-of-way shown in a currently approved State Highway plan, General Plan, or master plan. If a service road is used, it shall connect, where feasible, with a local interior collector street with the point of intersection located at least two hundred (200) feet away from the intersection of any roadway of collector or higher classification.

RESPONSE: The subject property is located off Sheriff Road, an arterial road. The interior lots shall be designed to front on either an interior street called Claybrick Road or a private easement off of Sheriff Road.

Lot 18 is proposed to be accessed from an existing ingress/egress easement from Sheriff Road. Due to the excessive grade changes across Parcel A, the area where lot 18 is proposed is 20 feet lower than the northern portion of the site where lots 11-17 are proposed. This creates a potentially dangerous traffic situation coming from Claybrick Street to access lot 18. This entrance drive down into lot 18 from Claybrick Street would exceed 20-percent for more than 50-feet. Not conducive for safe large semi-truck maneuverability entering and exiting proposed lot 18. Subtitle 4, Division 3 of the Prince Georges County Building Code, titled "Grading, Drainage, and Pollution Control" states the maximum longitudinal slope for a driveway is 12.5%. Therefore, the strict application of the Grading Ordinance would not allow a driveway into lot 18 because of the excessive steep slope need to gain entrance into lot 18. However, Section 24-128(b) (9) of the Prince Georges County Subdivision Ordinance would eliminate this dangerous situation. This section states that 'where direct vehicular access to an individual lot fronting on a public street should be denied due to a potentially hazardous or dangerous traffic situation, a private easement may be approved in accordance with the driveway standards in part 11 of subtitle 27, to provide vehicular access, when deemed appropriate by the planning board'. By utilizing this Section of the Subdivision Ordinance, entry into lot 18 from the existing ingress/egress easement from Sheriff road eliminates this dangerous situation.

(4) Residential lots adjacent to existing or planned roadways of arterial classification shall be platted with a minimum depth of one hundred and fifty (150) feet. Residential lots adjacent to an existing or planned roadway of freeway or higher classification, or an existing or planned transit right- of-way, shall be platted with a depth of three hundred (300) feet. Adequate protection and screening from

traffic nuisances shall be provided by earthen berms, plant materials, fencing, and/or the establishment of a building restriction line, when appropriate.

RESPONSE: The subject subdivision does not propose residential lots. Therefore, this standard does not apply.

- (5) *The preliminary plan and final plat shall conform to the area master plan, including maps and text, unless the Planning Board finds that events have occurred to render the relevant plan recommendations no longer appropriate or the District Council has not imposed the recommended zoning.*

RESPONSE: The subject property is located within the boundaries of the Approved Subregion 4 Master Plan and Sectional Map Amendment. The Master Plan provided no land use recommendations for the subject property which was located within the I-1 and I-2 Zones prior to the enactment of the Subregion 4 Master Plan. The Subregion 4 Master Plan rezoned several industrial properties to less intense zones to implement its goal to “minimize the negative impact of industrial uses on neighboring residential uses and further the industrial development in the Subregion” (page 387). The subject property was not selected for rezoning to minimize impact on adjacent residential areas. Additionally, the proposed industrial parcels are well buffered from the adjacent residential parcels across Marblewood Avenue by Outlot B. Therefore, the development of 9 industrial Parcels will further industrial development in Subregion 4 without impacting neighboring residential areas.

- (6) *When indicated by a master plan or the General Plan or when requested by a public agency, land may be placed in reservation, pursuant to Division 7 of this Subtitle.*

RESPONSE: This section is not applicable. No land associated with this application has been identified by either the General Plan, the Sector Plan, or requested by a public agency to be placed in reservation, pursuant to Division 7 of the Zoning Subtitle

- (7) *Provision shall be made for the eventual ownership of outlots or residue parcels by incorporating them into platted lots or into adjacent parcels or by other means deemed acceptable by the Planning Board.*

RESPONSE: The outlots were created by a previous record plat with ownership established.

- (8) *Corner lots shall be rounded with a radius of not less than twenty (20) feet or provided with an equivalent truncation.*

RESPONSE: Compliant truncations exist or will be provided at the time of future dedication. The proposed extension of Claybrick Road will be designed to meet or exceed County and State standards.

- (9) *Walkways, with rights-of-way not less than ten (10) feet wide, shall be provided through all blocks over seven hundred fifty (750) feet long, when deemed necessary by the Planning Board.*

RESPONSE: The extension of Claybrick Road will be longer than seven hundred fifty (750) feet. However, this site is industrial in nature as well as isolated from other road networks. Therefore, this standard should not apply.

- (10) *Generally, subdivisions shall be designed to avoid unnecessary and costly roads, utility extensions, grading, and energy consumption.*

RESPONSE: Existing Claybrick will be extended further into the site. This extension will not require unnecessary and costly road and utility extensions.

- (11) *Significant natural features which are impossible or difficult to reproduce, such as waterways, streams, hills, wooded lands, and specimen trees, should be preserved to the degree practicable.*

RESPONSE: The stream valley on the eastern edge of the subject property along Cabin Branch Drive will be preserved to the greatest extent possible.

- (12) *Lot size averaging may be permitted for preliminary plans accepted prior to July 1, 2006 in accordance with the Zoning Ordinance when the Planning Board finds that:*
- (A) *The subdivision design provides for better access, protects or enhances historic resource or natural features and amenities, or otherwise provides for a better environment than that which could be achieved by the exclusive use of standard lots*
 - (B) *The subdivision design provides for an adequate transition between the proposed sizes and locations of lots and the lots, or lot size standards, of any adjacent residentially zoned parcels.*
 - (B) *The subdivision design, where applicable, provides for an adequate transition between the proposed natural features of the site and any natural features of adjacent parcels.*

RESPONSE: The proposed subdivision is for non-residential uses. This requirement does not apply.

- (13) *Generally, lots, except at corners, should have access to only one (1) street.*

RESPONSE: All the proposed lots will have access to only one (1) street, Claybrick Road.

- (14) *If an entrance feature or gateway sign is proposed in a residential subdivision, it shall be identified on the preliminary plan on a separate Homeowners' Association parcel, or easement located on a homeowner's lot, and be designed in accordance with the standards in Section 27-624 of the Zoning Ordinance. A Homeowners' Association or other entity or person designated in a maintenance arrangement approved by the Department of Permitting, Inspections and Enforcement, shall be responsible for the maintenance of the entrance feature or gateway sign.*

RESPONSE: The proposed subdivision is for industrial uses. This provision does not apply.

- (15) *The Planning Board shall not approve a preliminary plan of subdivision until evidence is submitted that a stormwater management concept plan has been approved by the Department of Permitting, Inspections and Enforcement or the municipality having approval authority, unless the*

Planning Board finds that such approval will not affect the subdivision.

RESPONSE: Stormwater Management Concept Plan 14566-2001-02 has been approved for the subject property.

- (16) Except as indicated in Section 24-132, the subdivision shall be designed and platted in accordance with the provisions for woodland conservation and tree preservation contained in Subtitle 25*

RESPONSE: The proposed development will be designed and platted in accordance with Tree Conservation Plan Type II, TCP I-028-91 submitted with this application, pursuant to Subtitle 25 of the County Code.

- (17) Historic resources should be preserved.*

AND

- (18) Significant archeological sites identified in accordance with the Planning Board Guidelines for Archeological Review should be preserved in place, to the extent practicable and should be interpreted as appropriate.*

RESPONSE: There are no historic or archaeological resources on or adjacent to the site. A Historic Preservation Archaeology Pre-Submittal Checklist is enclosed in this submission.

- (19) Condominium townhouse dwelling units approved after September 1, 2012 shall conform to the lot standards of this Subtitle and Subtitle 27 for possible future conversion to fee simple lots.*

RESPONSE: The proposed subdivision is for industrial uses. This provision does not apply.

Sec. 24-122.01. - Adequacy of public facilities.

- (a) The Planning Board may not approve a preliminary plan of subdivision if it finds that adequate public facilities do not exist or are not programmed for the area within which the proposed subdivision is located, as defined in the "Guidelines for the Mitigation of Adequate Public Facilities: Public Safety Infrastructure" and "Guidelines for the Analysis of the Traffic Impact of Development Proposals." The Planning Board shall require adequate public facilities, as provided in this Section and in Division 4 of this Subtitle.*

RESPONSE: The property meets the requirements for adequacy of public facilities. The property is in water/sewer category W-3, S-3, and is planned to tie into public water and sewer lines. The property is within Tier 1 of the Sustainable Growth Act, which designates lots to be served by public sewer. The nearest fire/EMS station is about a third of a mile from the subject property and the nearest Police Station is approximately 4.75 miles away. A transportation study demonstrating adequacy of public roadways and transportation is included with this submission.

A Traffic Impact Analysis that demonstrates adequacy of public roadway is included in this submission. This analysis documents that a detailed Scoping Agreement was reached with M-NCPPC Transportation Planning Section staff, fully in accordance with the Count's "Guidelines for Analysis of Development Proposals". The site will have direct access to a major arterial facility, and thus there will not be appreciable adverse impacts on local streets and roadways.

DIVISION 4. REQUIREMENTS: TRANSPORTATION AND CIRCULATION.

(B) Section 24-123. General requirements.

(a) The Planning Board shall require that preliminary plan conform to the following:

- (1) The rights-of-way of all highways, streets, and transit facilities shown on the General Plan, functional master plans, and area master plans shall be shown on the preliminary plan and, when reserved or dedicated, shown on the final plat.*

RESPONSE: Existing rights-of-way of all adjoining roads are shown on proposed Preliminary Plan 4-17041. Additional dedication will occur as Clay Brick Road is extended as a part of this Preliminary Plan of Subdivision.

- (5) Arterial highways shall have a minimum right-of-way width of one hundred and twenty (120) feet; collector streets, a minimum right-of-way width of eighty (80) feet; and parkways, such right-of-way width as may be designated by the Planning Board. The width of secondary subdivision streets shall be not less than fifty (50) feet and the width of primary subdivision streets not less than sixty (60) feet.*

RESPONSE: Claybrick Road has a 70-foot right-of-way serving industrial uses.

- (6) Land for bike trails and pedestrian circulation systems shall be shown on the preliminary plan and, where dedicated or reserved, shown on the final plat when the trails are indicated on a master plan, the County Trails Plan, or where the property abuts an existing or dedicated trail, unless the Board finds that previously proposed trails are no longer warranted.*

RESPONSE: Claybrick Road has a 70-foot right-of-way serving industrial zoned uses which is not conducive to incorporating a County Trail.

(C) Section 24-124. Adequate roads required.

(a) Before any preliminary plan may be approved, the Planning Board shall find that:

- (1) *There will be adequate access roads available to serve traffic which would be generated by the proposed subdivision, or there is a proposal for such roads on an adopted and approved master plan and construction scheduled with one hundred percent (100%) of the construction funds allocated within the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, and/or such roads are incorporated in a specific public facilities financing and*
- (2) *implementation program as defined in Section 27-107.01(186.1);*

RESPONSE: A traffic study has been prepared that clearly demonstrates adequate access roads will be available.

Section 24-124.01 Adequate Public Pedestrian and Bikeway Facilities Required in County Centers and Corridors.

Section 24-124.01 provides for the Adequate Public Pedestrian and Bikeway Facilities in designated County Centers and Corridors. The property does not lie within a General Plan Center or Corridor. Therefore, it is not subject to the provisions of 24-124.01.

Section 24-130 Stream, wetland, and water quality protection and stormwater management.

- (a) *Proposed subdivisions shall be designed to minimize the effects of development on land, streams and wetlands, to assist in the attainment and maintenance of water quality standards, and to preserve and enhance the environmental quality of stream valleys.*

RESPONSE: The site will be engineered using DPIE standards along with MNCPPC standards to ensure and enhance the environmental envelope surrounding the stream.

The Planning Board shall require that proposed subdivisions conform to the following:

- (1) *The preliminary plan shall demonstrate adequate control of the increased runoff due to the ten (10) year storm or such other standards as State law or the County shall adopt.*
- (2) *The stormwater control shall be provided on-site unless the Planning Board, on recommendation from the County, waives this requirement.*
- (3) *The submission of a storm drainage and stormwater management concept plan, and approval thereof by the County, may be required prior to preliminary plan approval.*

RESPONSE: The site will be engineered using DPIE standards to protect and enhance the environmental envelope surrounding the stream.

- (4) *Where a property is partially or totally within an area covered by an adopted Watershed Plan, the preliminary plan shall conform to such plan.*

RESPONSE: The site will be engineered using DPIE standards to ensure compliance to the Watershed guidelines and enhance the environmental envelope surrounding the stream.

- (5) *Where a property is located outside the Chesapeake Bay Critical Areas Overlay Zones the preliminary plan and all plans associated with the subject application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state fully possible consistent with the guidance provided by the Environmental Technical Manual established by Subtitle 25. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required pursuant to Subtitle 27, for the reasonable development of the lot outside the regulated feature. All regulated environmental features shall be placed in a conservation easement and depicted on the final plat.*

RESPONSE: The site will be engineered using MNCPPC standards, DPIE and Department of public works standards to protect and enhance the regulated environmental features.

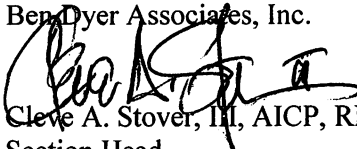
- (b) *The submission of a sediment control concept study, and approval thereof by the Soil Conservation District, may be required prior to final plat approval.*

RESPONSE: The site will be engineered using standard sediment and erosion control standards.

VIII. Conclusion:

The Applicant submits that this Preliminary Plan request for the development of the proposed industrial building lots and outlets on Parcel A which satisfies all relevant criteria set forth in the Subdivision Ordinance. This request complies with the required findings for Preliminary Plans of Subdivision, the Approved Sub region 4 Master Plan and Sectional Map Amendment, and the applicable County plans and policies. The proposed preliminary plan will be reviewed in accordance with 24-121 (Planning and Design Requirements), 24-122 (Public Facilities Requirements) 24-123 (General Transportation and Circulation Requirements), and 24-124 (Adequate Roads Required). As such, the Applicant respectfully requests that this Preliminary Plan be approved.

Please contact me if additional information is required.

Sincerely,
Ben Dyer Associates, Inc.

Cleve A. Stover, III, AICP, RLA
Section Head
Planning, Zoning & subdivision

cc: Bob Bilo
Tom Haller

PM:PBW