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May 11, 2018

VIA HAND DELIVERY

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

**RE: Cambridge Place at Westphalia
Preliminary Plan of Subdivision (4-18005)**

Dear Ms. Conner,

On behalf of Cambridge Place at Westphalia, LLC ("Applicant"), Arthur J. Horne, Jr. and Shipley & Horne, P.A., hereby submits this Statement of Justification for a Preliminary Plan of Subdivision ("PPS") for the 52.272-acre parcel that is the site of the former Potomac Electric Power Company (PEPCO) service and warehouse complex. The site represents the balance of what was originally an approximately 68.94-acre parcel of land identified in approved in CSP-11003. This Application proposes the development of a subdivision reconfiguring the existing property that presently supports an existing vacant 142,500 gross floor area industrial building (per SDAT) into three parcels, one of which will be redeveloped for 349,860 gross floor area light industrial use.

I. Site Location and Description:

The subject property is located on the south side of Westphalia Road, approximately one-half mile east of its intersection with Pennsylvania Avenue (MD 4) in Planning Area 78, Council District 6, and within the Developing Tier. The property is identified as of land with a current street address of 8711 Westphalia Road, Upper Marlboro, Maryland 20772. The property is also known as Plat-1, Plat-2, Plat-3, Plat-4 and Part of Parcel 2 Cambridge at Westphalia under Tax Map 090, Grid C1.

II. Surrounding Uses:

The subject site is designed to provide its vehicular access from the south side of Westphalia Road. Directly adjoining the property to its northeast is the 16.669-acre Parcel 1 of the Cambridge at Westphalia that achieved a Detailed Site Plan DSP-14021 plan certification for 301 multifamily units on January 3, 2017. To the north of the property across Westphalia Road is the M-NCPPC-owned property located in the Rural Residential (R-R) Zone, and residential development in the Multifamily Medium-Density Residential (R-18) and R-R Zones. West and south of the subject property is Light Industrial (I-1)-zoned development. The subject property is bounded to the east by the single-family development, known as the Smith Home Farm in the Residential Medium-Development (R-M) Zone.

III. Nature of Request:

This Application proposes the development of a subdivision reconfiguring the existing property that presently supports an existing vacant 142,500 gross floor area industrial building (per SDAT) into three parcels, one of which will be redeveloped for 349,860 gross floor area light industrial use. The application 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 PPS 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. The proposal also reflects substantial conformance with the land use recommendations of the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* and is consistent with the standards pursuant to County Council Bill CB-53-2016, pertaining to uses permitted in the I-1 Zone to also be permitted in the M-X-T Zone until July 1, 2018. Legislation is currently under consideration by the District Council to permit industrial uses in the Westphalia M-X-T Zone.

IV. Development Data Summary:

	Existing	Proposed
Zone	M-X-T	M-X-T
Use(s) – (Gross Floor Area)	Vacant Industrial/Office Building 142,500 SF	Industrial Warehouse/ Distribution 349,860 SF
Gross Acreage - Parcel 2	52.272 acres	52.272 acres
- Parcel 3	–	28.731 acres
- Parcel 4	–	5.247 acres
- Parcel 3	–	18.293 acres
Area within 100 yr. floodplain	–	3.33 acres
Area within PMA	–	11.09 acres*

* (Includes floodplain, wetlands, streams, and associated buffers)

V. Previous Approvals:

On June 18, 1979, the District Council approved Zoning Map Amendment A-9198, for Light Industrial (I-1) zoning on the subject site, with a site plan, on approximately 139 acres of land, located on south side of Westphalia Road, east of Pennsylvania Avenue (MD 4).

The subject property is Parcel C of the Penn-East Park subdivision. The site is developed with an existing 142,500-square-foot office and industrial building that was constructed in 1983, pursuant to Detailed Site Plan DSP-83045. The building was designed for the repair of turbine engines used at power plants then owned by the Potomac Electric Power Company (PEPCO). The subject site was later rezoned from the Light Industrial (I-1) Zone to the M-X-T Zone through the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* which was approved by the District Council on February 6, 2007. The existing industrial building remains vacant today.

Conceptual Site Plan CSP-11003 was approved for the subject property October 24, 2013 (PGCPB Resolution No. 13-122) with 14 conditions. The CSP approved a square footage range for industrial/retail uses and up to 325 multifamily units. Preliminary Plan 4-11012 was approved on June 5, 2014 (PGCPB Resolution No.14-52) to subdivide existing Parcel C into two parcels, Parcels 1 and 2, with 23 conditions.

Detailed Site Plan DSP-11003 was approved for the adjacent 16.67-acre Parcel 1 on July 30, 2015 (PGCPB Resolution No. 15-79) with eight (8) conditions. The multifamily portion of the development is phase one of the proposal outlined in the previous CSP-11003 application. The DSP permits Parcel 1 to be developed with a mixture of 301 multifamily residential units.

VI. Relationship to County Plans and Policies:

General Plan: This proposal 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 Developing Tier of the 2002 General Plan. The vision for the Developing Tier was to maintain a pattern of low-to moderate-density suburban residential communities, distinct commercial centers, and employment areas that are increasingly transit serviceable. Much of the developing tier did not meet the goals for growth envisioned by the 2002 plan, and the Plan Prince George's 2035 Plan established a growth boundary within which growth would be encouraged. The Plan Prince George's 2035 designates the property within or in proximity of the Master Plan's Local Centers. The plan describes established communities as most appropriate for context sensitive infill and low- to medium-density development. The Detailed Site Plan that is being developed in association with the PPS plan and will be designed in accordance with the commercial and employment characteristics of the surrounding area and the Developing Tier in general.

2007 Approved Westphalia Sector Plan and Sectional Map Amendment: The subject property is located within the boundaries of the Approved 2007 Westphalia Sector Plan and Sectional Map Amendment. For the property's parent CSP-11003 case, the Planning Board determined that the application was in conformance with the land use recommendations of the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment*. The 301-unit multifamily residential development was subsequently approved with the adoption of PGCPB No. 15-79 (DSP-14021) for Parcel 1. Furthermore, the Planning Board found for that case, the sector plan recommends development of a commercially oriented neighborhood center and low density residential use, mixed with industrial uses on the subject property.

Requirements of the Zoning Ordinance: The subject application is in conformance with the requirements of Section 27-547, Uses Permitted, of the Zoning Ordinance. The proposed uses, multifamily, residential, and industrial, are permitted uses in the M-X-T Zone. Pursuant to County Council Bill CB-53-2016, uses permitted in the I-1 Zone are also permitted in the M-X-T Zone until July 1, 2018, at which time the uses will be deemed as nonconforming in accordance with part 3, Division 6 of Subtitle 27. Legislation is currently being considered by the Planning, Zoning & Economic Development Committee, and District Council to extend the validity period for industrial uses identified by CB-53-2016.

The M-X-T Zone requires approval of a conceptual site plan (CSP) and a detailed site plan (DSP) for all uses and improvements. The Conceptual Site Plan, CSP-11003 for the subject property was approved by the Planning Board on October 24, 2013 (PGCPB 13-122). The Prince George's County District Council did not request to hear the CSP. The CSP was approved for proposed multifamily residential use on Parcel 1 and existing industrial use on Parcel 2.

With the approval of CSP-11003 for the subject site, the Planning Board encouraged the applicant to consider future tenants for the existing industrial building that blend together harmoniously with the proposed multifamily residential development. The Planning Board indicated that it would strongly support an adaptive reuse of the existing industrial building that promotes the purposes of the M-X-T Zone, such as integration of office, research, institutional, residential, and/or commercial uses. With this PPS plan, the applicant proposes the resubdivision of Parcel 2, into three parcels with the development of the reconfigured Parcel 2 for 349,860 square feet of industrial use.

2005 Approved Countywide Green Infrastructure Plan:

The subject property is not within the boundaries of the 2005 Approved Countywide Green Infrastructure Plan and does not contain any regulated areas, evaluation areas or network gaps.

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 2010 *Water and Sewer Plan* placed this property in water and sewer Category 3, Community System, and within Tier 1 under the Sustainable Growth Act, the site will therefore be served by public systems.

An eight-inch water line in Westphalia Road and an eight- inch sewer line extending from Oak Street abuts the site via Westphalia Road. Water and sewer line extensions and/or an on-site system may be required to service the proposed mixed-use development and must be approved by the Washington Suburban Sanitary Commission (WSSC).

Woodland Conservation Ordinance:

Easement—Section 25-122(d)(1)(B) requires that woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site be placed in a woodland conservation easement recorded in the land records. This is in conformance with the requirements of the state Forest Conservation Act which requires that woodland conservation areas have long-term protection measures in effect at all times. This requirement applies to TCP2 applications approved after September 1, 2010 that do not have a TCP1 approved before September 1, 2010 (non-grandfathered projects).

2009 Master Plan of Transportation:

According to the 2009 Master Plan of Transportation, the site is adjacent to Collector roadway, Westphalia Road as designated by the 2009 Prince George's County Master Plan of Transportation. Adequate right-of-way consistent with master plan recommendations is currently in place along this roadway section. The applicant submitted an illustrative site plan showing the location of proposed buildings, parking areas, and driveways. Access, parking, and circulation patterns will be reviewed in accordance with sections 24-122 – 24-124 of the Subdivision Ordinance. The bicycle and trail recommendations in the Westphalia Sector Plan have been superseded by the recommendations in the 2009 Approved Countywide Master Plan of Transportation (MPOT). The Transportation Plan calls for a shared-use sidepath and on-road bicycle facilities between Ritchie Marlboro Road and MC-634.

Both the 2009 Approved Master Plan of Transportation (MPOT) and area master plan identify two master plan trails issues near the subject property. Sidepaths are recommended along both Westphalia Road and MC-634:

Westphalia Road (C-626) Shared-Use Side Path: A shared-use side path should be provided as part of the planned improvements to Westphalia Road if practical and feasible. On-road bicycle facilities may also be appropriate (MPOT, page 36).

Presidential Parkway Extended (MC-634) Side Path: The Westphalia Sector Plan SMA recommends extending the existing side path along Presidential Parkway and along the entire length of MC-634 and A-66. This facility will provide access to the town center, Little Washington, and several park facilities. On-road bicycle facilities may also be appropriate (MPOT, page 36).

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:

(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: Proposed Parcels 1, 2, and 3 are 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 Cambridge Place at Westphalia. The proposed 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 current plan is to expand the site from the existing 142,500 square feet of light industrial to a total of up to 349,860 square feet of light industrial space. The site will continue to be accessed via the existing site access point along Westphalia Road.

- (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 proposed subdivision does not propose individual residential lots, but rather light industrial development.

- (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: This proposal 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 Developing Tier of the 2002 General Plan. The vision for the Developing Tier was to maintain a pattern of low-to moderate-density suburban residential communities, distinct commercial centers, and employment areas that are increasingly transit serviceable. Much of the developing tier did not meet the goals for growth envisioned by the 2002 plan, and the Plan Prince George's 2035 Plan established a growth boundary within which growth would be encouraged. The Plan Prince George's 2035 designates the property within or in proximity of the Master Plan's Local Centers. The plan describes established communities as most appropriate for context sensitive infill and low- to medium-density development. The Detailed Site Plan that is being developed in association with the PPS and will be designed in accordance with the commercial and employment characteristics of the surrounding area and the Developing Tier in general.

The subject property is located within the boundaries of the Approved 2007 Westphalia Sector Plan and Sectional Map Amendment. For the property's parent CSP-11003 case, the Planning Board determined that the application was in conformance with the land use recommendations of the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment*. Furthermore, the Planning Board found for that case, the sector plan recommends development of a commercially oriented neighborhood center and low density residential use mixed with industrial uses on the subject property. The 301-unit multifamily residential development was subsequently approved with the adoption of PGCPB No. 15-79 (DSP-14021) for Parcel-1 that boarder and separates the subject property from Westphalia Road to the north.

- (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 The Cambridge Place at Westphalia 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 Preliminary Plan of Subdivision 4-18005 does not propose the creation of any outlots.

- (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 plan is 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 subject site does not contain blocks greater than 750 feet long. Therefore, this standard does not apply.

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

RESPONSE: The site is suitable for development and has access to existing utility and vehicular infrastructure. An efficient circulation pattern provides for connectivity within the development and to the surrounding streets and neighborhoods. All proposed internal drive aisles are necessary to provide adequate internal circulation, emergency access and property access on site.

- (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 proposed preserves an ample number of trees and open space, as demonstrated by the enclosed Tree Conservation Plan and PSP. Including areas associated with 100-year floodplain, wetlands, streams and buffers, the plan preserves approximately 3.33-acres of land within Primary Management Areas.

- (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.***
- (C) *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: This standard is not applicable to the subject application. No lot size averaging is proposed.

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

RESPONSE: The proposed three parcels associated with this PPS comply with this standard.

- (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: This standard does not apply to the proposed light industrial development.

- (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: A stormwater management concept plan has been submitted to the Department of Permitting, Inspections and Enforcement and is currently in for review.

- (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 site is subject to Type 1 Tree Conservation Plan (TCP1-011-12).

- (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 resources or archaeological sites on the subject property. Westphalia Road is a designated historic road; therefore, compliance with Section 4.6, Buffering Development from Special Roadways is required. In the Developing Tier, a minimum 20-foot-wide landscape buffer planted with 80 plant units per 100 linear feet of frontage, excluding driveways, is required.

- (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: No condominium townhouses are proposed in this development; therefore, this standard 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 2010 Water and Sewer Plan placed this property in water and sewer Category 3, Community System, and within Tier 1 under the Sustainable Growth Act, the site will therefore be served by public systems. An eight-foot water line in Westphalia Road and an eight-foot sewer line extending from Oak Street abuts the site via Westphalia Road. Water and sewer

line extensions and/or an on-site system may be required to service the proposed mixed-use development and must be approved by the Washington Suburban Sanitary Commission (WSSC).

A traffic impact analysis (TIA) dated March 8, 2018, that demonstrates adequacy of public roadway is included in this submission. The memorandum documents that a detailed Scoping Agreement was reached with the M-NCPPC Transportation Planning Section staff, fully in accordance with the County's "Guidelines for the Analysis of Development Proposals". In light of the results of this study and the recommendations noted in it, this project will satisfy the APFO requirements of Prince George's County and should be approved.

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: The proposed MC 634 is a Major Collector roadway with a 100-foot ROW. This exceeds the allowable dedication allowed by state law, and the Major Collector roadway serves a regional purpose within the Westphalia area. The dedication of ROW for this roadway is not necessary to serve the property and there is no nexus or proportionality to require dedication of this Major Collector road to serve this property. The 4-18005 application show the 100-foot master plan ROW on the preliminary plan of subdivision plans as a ROW reservation if required by the Planning Board.

1. Preliminary Plan 4-11012 found that there was no nexus for dedication of ROW (pages 11 and 41); and therefore, referred the reservation to DPWT for consideration. This was for the residential development along Westphalia Road, but there is no more nexus for the proposed PPS than there is for the residential. The subject property's access is also on Westphalia Road; therefore, the applicant does not need or propose to use any of the master planned road for this application therefore and there is still no nexus.
2. Annotated Code of Maryland Section 7-115(e) allows the Planning Board to require dedication of widths up to a primary road (60'). The Guidelines (page 91) confirms that 60 feet is the maximum ROW that could be obtained through dedication. However there still must be a nexus and need for the Right of Way even to obtain the maximum 60-feet of Right-of-Way, and in this case, there is no nexus or need for the ROW to support the proposed development.

- (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: The 80-foot ROW will exist along the frontage of the site along Westphalia Road. The ROW for the MC-634 is identified on the plan for potential reservation and there are no structures planned within the 100-foot ROW; therefore, the proposed plan does not degrade the ability to implement the Master Plan in the future.

(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: The bicycle and trail recommendations in the Westphalia Sector Plan have been superseded by the recommendations in the 2009 Approved Countywide Master Plan of Transportation (MPOT). The Transportation Plan calls for a shared-use sidepath and on-road bicycle facilities between Ritchie Marlboro Road and MC-634.

Both the 2009 Approved Master Plan of Transportation (MPOT) and area master plan identify two master plan trails issues in the vicinity of the subject property. Side paths are recommended along both Westphalia Road and MC-634:

Westphalia Road (C-626) Shared-Use Side Path: A shared-use side path should be provided as part of the planned improvements to Westphalia Road if practical and feasible. On-road bicycle facilities may also be appropriate (MPOT, page 36).

Presidential Parkway Extended (MC-634) Side Path: The Westphalia Sector Plan SMA recommends extending the existing side path along Presidential Parkway and along the entire length of MC-634 and A-66. This facility will provide access to the town center, Little Washington, and several park facilities. On-road bicycle facilities may also be appropriate (MPOT, page 36).

(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 implementation program as defined in Section 27-107.01(186.1);

RESPONSE: A Traffic Impact Analysis was prepared for Cambridge Place at Westphalia which is a proposed redevelopment of the existing abandoned PEPCO building at 8711 Westphalia Road in Westphalia, Maryland. The current development plans to expand the site from the existing 142,500 square feet of light industrial to up to a total of 349,860 square feet of light industrial space. The site will continue to be accessed via the existing site access point along Westphalia Road.

Based on the analyses contained in this report:

- Intersection 1, MD 4 & Westphalia Road, does not meet the CLV requirement of 1,450 or better for signalized intersections.
- This intersection has a previously approved Public Facilities Financing and Implementation Program (PFFIP) funding mechanism in place that will ultimately provide for an upgrade to a grade separated interchange, with interim improvements occurring until that point. It is recommended that a condition be approved allowing the applicant to contribute funds to the PFFIP in lieu of off-site improvements at this intersection.
- Intersection 2, Westphalia Road and Site Access, meets the MNCPPC Guidelines second-tier requirement of less than 100 vehicles on the minor street approach in the morning peak hour and meets the third-tier requirement of a CLV less than 1,150 for the evening peak hour.
- Due to the results of the HCM analysis, it is recommended that the site access driveway be widened to provide a separate left and right turn lane (100-feet in length) exiting the site. This widening is not necessary to satisfy Section 24-124 of the Prince George's County Subdivision Ordinance but will improve egress from the site.
- Intersection 3, Westphalia Road and D'Arcy Road, meets the MNCPPC Guidelines third-tier requirement of a CLV less than 1,150.

In light of the results of this study and the recommendations noted above, this project will satisfy the APFO requirements of Prince George's County and should be approved.

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 Applicant and their project team have coordinated with M-NCPPC staff who confirmed that the property is not within a designated Center and only the westernmost tip (i.e., less than 100 square feet of the property) is within the designated Corridor. Given the small amount of the property in the

corridor (far less than 1%), and that none of the proposed development is located in the corridor, the site is not subject to this BPIS review.

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: Streams and wetlands do not exist on the property or within its vicinity. Stormwater management measures proposed provide for managing runoff and preserving and enhancing water quality and environmental quality.

- (b) *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: A Site Development (Stormwater Management) Concept Plan was submitted for the proposed development on May 2, 2018. The subject property will be developed in accordance with the approved Site Development (Stormwater Management) Concept Plan upon its approval.

- (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.*
- (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 to the fullest extent 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.*

(c) 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: An approved Natural Resources Inventory, NRI-016-11, was submitted with the application which was approved on November 4, 2011. There is PMA on-site comprised of streams and wetlands, associated buffers, 100-year floodplain, and adjacent steep slopes. The site also contains an isolated wetland along the northern property line adjacent to Westphalia Road. The on-site streams are the headwaters of Cabin Branch, which is located within the Western Branch drainage basin of the Patuxent River watershed. The floodplain information shown on the plan is from Floodplain Study No. 201010 dated February 2011.

Several areas of steep slopes occur on the property. The predominant soils found to occur on-site, according to the U.S. Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS), Web Soil Survey (WSS), include the Beltsville-Urban land complex, Croom gravelly sandy loam, Croom-Urban land complex, Marr-Dodon complex, Potomac-Issue complex, Sassafra-Urban land complex, and Udorthents reclaimed clay and gravel pits. Marlboro and Christiana clays are not mapped on this property.

According to information obtained from the Maryland Department of Natural Resources (DNR), Natural Heritage Program, there are no rare, threatened, or endangered species found to occur on or in the vicinity of this property; however, DNR has documented that an area of acidic seepage swamp is located on-site, which is a watch-list habitat.

The forest stand delineation indicates the presence of two forest stands totaling 45.95 acres and 33 specimen trees. Stand 1 is a mid-successional mixed hardwood forest and Stand 2 is a pine stand.

This property is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and contains more than 10,000 square feet of existing woodland. Type 1 Tree Conservation Plan TCP1-011-12-01 was submitted with the PPS application.

The TCP1 as submitted shows industrial buildings on the southern portion of the site. The PPS shows the creation of three (3) parcels from existing Parcel 2; one for the proposed industrial use (Parcel 3), and the other two (Parcel 4 and Parcel 5) for the remainder of the property. Because the application proposes new development of industrial buildings on the southern portion of the site, and the remainder of the site is to remain as shown on TCP1-011-12, the TCP1 has been designed to reflect the limits of disturbance associated with both the multifamily development envelope shown on TCP1-011-12, and the industrial development shown on TCP1-011-12-01.

Type 1 Tree Conservation Plan TCP1-011-12-01 has been reviewed and requires technical revisions to be in conformance with the WCO. The woodland conservation threshold for this 68.94-acre property is 15 percent of the net tract area, or 9.84 acres. The total woodland conservation requirement based on the amount of clearing shown on the plan is 14.98 acres. The woodland conservation requirement is proposed to be satisfied with on-site preservation.

The TCP1 approval block must be revised to type-in the previous approval information (Megan K. Reiser on March 14, 2014) and to provide an additional column reflecting the CSP number it was

approved with. The Development Review Division standard approval block must be shown on the plan for signature approval of the PPS. All proposed stormwater and storm drain structures must be shown on the plan for the multifamily development envelope. All existing stormwater and storm drain structures must be shown on the plan; specifically, the existing culvert pipe running under the entrance driveway. After all revisions have been made, have the qualified professional who prepared the plan sign and date it and update the revision box with a summary of the revisions made.

A stream corridor assessment using the DNR protocol was submitted on March 14, 2014 pursuant to Condition 4(c) of the CSP-11003. The stream corridor assessment report indicates that there are six problem areas in the on-site stream system; however, all of the problems that were identified are located on the southern portion of the site (Parcel 2), which is proposed to remain as it exists today and is not within the scope of the proposed multifamily development in the northern portion of the site (Parcel 1).

At the time of a DSP for the southern portion of the site (Parcel 2), the problem areas identified in the assessment must be addressed. However, it should be noted that the stream corridor assessment report identified a failing riser structure in the existing in-stream stormwater management pond in the southern portion of the site. This is a concern for the current application because the approved stormwater management concept plan shows all drainage from the northern portion of the site entering the stream system that feeds the in-line pond. Prior to signature approval of the PPS, the stormwater management concept plan and approval letter must be revised to address the issue of the on-site failing riser structure, which is not allowing the water to exit the pond properly.

Conceptual Site Plan CSP-11003, Condition 4(f), required the submittal of an approved stormwater management concept plan using low-impact development (LID), now commonly referred to as environmental site design (ESD). Per the condition, the CSP was to show the same site layout as the PPS and TCP1. An approved stormwater management concept plan and letter, dated December 12, 2011, were submitted with the subject application. This is the same stormwater management concept approval that was submitted with the CSP.

The concept shows stormwater management requirements to be met through the use of bioretention, retention, infiltration, micro-bioretention, and porous paving. The proposed stormwater management shown on the TCP1 is in general conformance with the approved concept plan; however, the lot layout for the multifamily area shown on the TCP1 continues to be shown differently than what was shown on the concept plan. The TCP does not reflect the areas approved for use as porous pavement or the numerous areas of micro-bioretention that are shown on the concept plan. The concern with the differing designs is that the current site design may not provide the same water quality controls that were approved on the concept plan.

Prior to signature approval of the PPS, the stormwater management concept plan shall be revised and approved to show a site design layout that is consistently shown on all plans in the package with a focus on stormwater facilities designed as amenities using LID/ESD techniques.

Prior to grading of the site, the county requires approval of an erosion and sediment control plan. The TCP must reflect the ultimate limits of disturbance (LOD) not only for installation of

permanent site infrastructure, but also for the installation of all temporary infrastructure including erosion and sediment control measures. An unapproved copy of the erosion and sediment control concept plan will be submitted for approval. The LOD shown on the erosion and sediment control plan is the same LOD shown on the TCP1. Prior to signature approval of the PPS, a copy of the erosion and sediment control concept plan approved by the Soil Conservation District must be submitted.

VIII. Previous Approvals:

Conceptual Site Plan CSP-11003: On October 24, 2013, the Planning Board reviewed and approved Conceptual Site Plan CSP-11003 for the subject property. The CSP was approved with 14 conditions and the following conditions in bold are related to the review of this PPS:

1. *Prior to certificate of approval of the conceptual site plan (CSP), the following revisions shall be made to the plans, or information shall be provided:*
 - a. *A note shall be added that the appropriate location of the access to the multifamily portion of the development shall be made at the time of preliminary plan of subdivision. Consideration shall be given to aligning the access with Chester Grove Road.*
 - b. *The allowable FAR of 1.4 shall be indicated on the CSP.*
 - c. *The plan shall note the property's position relative to the Joint Base Andrews Interim Land Use Controls (ILUC) Study area. The ILUC Imaginary Surface boundaries and height and development limits associated with those boundaries shall be shown on the plan.*
 - d. *Label the location of additional public spaces for use by the residents, with the location and number to be further developed at time of detailed site plan.*
2. *Prior to certification of the conceptual site plan (CSP), Type 1 Tree Conservation Plan TCP1-011-12 shall be revised as follows:*
 - a. *Revise the limits of disturbance (LOD) to reflect the disturbance necessary for the multifamily development only.*
 - b. *Provide labels for Joint Base Andrews noise contours on the cover sheet and add the noise contour symbol to the legend.*
 - c. *Label the bearings and distances for all boundary lines.*
 - d. *Revise the approval block to include the assigned TCP plan number (TCP1-011-12).*

- e. Show all proposed stormwater management and stormdrain structures necessary for the multifamily development only.*

RESPONSE: Where applicable and pertinent to the subject PPS proposal, said design conditions have met as demonstrated on the relevant plans and documents supplied with the subject application submission.

- 3. Prior to the signature of the Type 2 Tree Conservation Plan for this site, the liber and folio of the recorded woodland and wildlife habitat conservation easement shall be added to the standard Type 2 Tree Conservation Plan notes on the plan as follows:*

“Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George’s County Land Records at Liber Folio. Revisions to this TCP2 may require a revision to the recorded easement.”

RESPONSE: This condition will be addressed prior to certification of a Type 2 tree conservation plan (TCP2).

- 4. Prior to acceptance of a preliminary plan of subdivision, the following information shall be provided:*
 - a. A statement of justification describing how the application meets each of the goals, policies, and strategies of the Environmental Infrastructure Section of the 2007 Approved Westphalia Approved Master Plan and Sectional Map Amendment.*
 - b. A detailed statement of justification for the proposed removal of any specimen trees. The statement of justification shall be based on a detailed site design, including grading and stormwater management, and shall show how each of the required findings have been met by the application.*
 - c. A stream corridor assessment using the Maryland Department of Natural Resources protocol shall be prepared for any on-site stream restoration efforts.*
 - d. A statement of justification for proposed impacts to regulated environmental features that incorporates the findings of the required stream corridor assessment and the goals, policies, and strategies found in the Environmental Infrastructure section of the Westphalia Sector Plan.*
 - e. An inventory of scenic and historic features along the site’s frontage on Westphalia Road.*

- f. An approved stormwater concept plan with a focus on stormwater facilities designed as amenities using LID techniques. The concept plan shall show the same site layout as the preliminary plan and its associated TCPI.*
- g. A copy of the Erosion and Sediment Control Concept Plan.*

RESPONSE: The applicant has submitted the above information with this PPS. The Environmental Planning Section has evaluated the above information and is discussed further in the Environmental finding.

5. At the time of the preliminary plan of subdivision the applicant shall:

- a. Demonstrate that rights-of-way for Westphalia Road, MC-634, are consistent with the recommendations of the 2007 Approved Westphalia Sector Plan and Sectional Map Amendment.*

RESPONSE: The PPS delineates the rights-of-way for Westphalia Road and MC-634 as consistent with the Westphalia Sector Plan and SMA.

As discussed previously in the statement of justification report in reference to MC-634, it was determined that a nexus cannot be found for the dedication of the right-of-way that was proportional to the development proposed. Therefore, a request for reservation was sent to DPW&T, as discussed further in the Transportation finding. Prior to signature approval of the PPS, the dimensions of the right-of-way for MC-634 should be clearly labeled.

- b. Evaluate the feasibility of providing an access point into the multifamily portion of the development that is aligned with the existing intersection of Chester Grove Road and Westphalia Road.*

RESPONSE: The Transportation Planning Section has evaluated the possibility of the access point of the multifamily development on Parcel 1 to be aligned with Chester Grove Road, to the northwest of site. Transportation Planning found that the curve in the Westphalia Road right-of-way at that location may not have the best sight distance for an access driveway. However, the DPW&T general standard is to align vehicular access driveways whenever feasible to reduce traffic conflict on the roadway. It was determined that the access driveway to Parcel 1 should be further evaluated at the time of DSP, where the site layout of multifamily development will be more defined. Parcel E to northeast of site, directly across Westphalia Road, is planned to be developed as the Westphalia neighborhood park and school site (M-NCPPC). There should be an evaluation of the feasibility of aligning the vehicular access for Parcel 1 with the access for Parcel E, the Westphalia neighborhood park and school site, at the time of DSP for Parcel 1.

6. At the time of detailed site plan, the following issues shall be addressed, or information shall be provided:

- a. The multifamily development shall demonstrate adequate screening of all surface parking lots that are adjacent to Westphalia Road.*

- b. The multifamily development shall include public spaces for the benefit of future residents that include sitting areas and objectively attractive site and landscape features. These public spaces shall incorporate high-quality design details and be integrated into the site design by a well-designed pedestrian system. An objectively attractive mix of public spaces that include focal points, seating areas, specialty landscaping, and specialty paving materials shall be provided.*
- c. Adequate visitor parking spaces to serve the proposed multifamily development shall be provided.*
- d. The applicant shall propose and provide a written description of the proposed green development techniques for evaluation by staff and the Planning Board.*
- e. The final landscape treatments for the frontage of Westphalia Road shall be determined. The landscape treatment shall provide an equivalent or better streetscape appearance than would be achieved under the strict application of Section 4.6, Buffering Development from Special Roadways.*
- f. The applicant shall allocate appropriate and developable areas for the private recreational facilities.*
- g. The applicant shall demonstrate to the Planning Board in writing that the on-site private recreational facilities will be properly developed and maintained to the benefit of future residents through covenants, a recreational facilities agreement, or other appropriate means and that such instrument is legally binding upon the subdivider and his heirs, successors, and assigns.*
- h. Access to existing or future bus routes shall be evaluated at time of detailed site plan, and facilities for a bus stop shall be shown if deemed appropriate by the Department of Public Works and Transportation (DPW&T).*
- i. The multifamily development shall utilize an appropriate balance of finish materials such as brick, stone, and cementitious siding. The cumulative area of all of the building elevations of all of the multifamily buildings should be no less than 40 percent brick or stone. A chart indicating the composition of the building materials shall be provided with the architectural elevations.*
- j. A variety in building styles and architecture shall be demonstrated. Flat façades shall be avoided by using bays, balconies, and other projecting elements.*

7. *The applicant shall submit three (3) original executed private Recreational Facilities Agreements (RFA) for the private recreational facilities on-site to the M-NCPPC Development Review Division for their approval three weeks prior to a submission of a final plat. Upon approval by the DRD, the RFA shall be recorded among the land records of Prince George's County, Maryland.*
8. *The applicant shall submit to the M-NCPPC Development Review Division a performance bond, letter of credit or other suitable financial guarantee, in an amount to be determined by the DRD, within at least two weeks prior to applying for building permits. The developer, his successor and/or assigns shall satisfy the Planning Board that there are adequate provisions to assure retention and future maintenance of the proposed recreational facilities.*

RESPONSE: Conditions 6, 7 and 8 which apply to the residential development approved to the north of the subject, do not apply to this instant application.

9. *Prior to the issuance of any building permits within the subject property the evidence of the following certifications shall be provided:*
 - a. *The interior noise level of new residential construction shall be certified to be 45 dBA Ldn or less by an Acoustical Engineer or qualified professional of competent expertise.*
 - b. *A registered Engineer or qualified professional of competent expertise shall certify that structures do not exceed the Imaginary Surfaces established in CB-3-2012.*

RESPONSE: Condition 9 of the CSP requires that the interiors of new residential construction be certified to 45 dBA Ldn or less by an acoustical engineer or a qualified professional of competent expertise, and that a registered engineer or a qualified professional of competent expertise shall certify that structures do not exceed the imaginary surfaces established in CB-3-2012; however, the delineation of the imaginary surfaces has not been shown on any plans with the current application. Prior to signature approval of the PPS, the PPS and TCP1 needs to be revised to show the imaginary surfaces established in CB-3-2012.

Condition 9 will be carried forward with this PPS as appropriate. Condition 9b should be addressed at the time of DSP.

10. *Total development within the subject property shall be limited to uses which generate no more than 279 (129 in; 150 out) AM peak hour trips and 303 (142 in; 161 out) PM peak hour trips. Any development generating an impact greater than that identified herein above shall require a revision to the Conceptual Site Plan with a new determination of the adequacy of transportation facilities.*

RESPONSE: A traffic study was submitted with this PPS. The existing trip cap is 279 AM and 303 PM. This needs to be increased by 178 AM and PM trips respectively, for a total of 300 AM/PM trips for the industrial use, and 157 AM and 181 PM trips for the approved Multifamily residential. The new combined trip cap would be 457 AM and 481 PM (i.e., for the approved Multifamily residential plus the expanded industrial).

- 11. Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances; (b) have been permitted for construction through the operating agency's access permit process; and (c) have an agreed-upon timetable for construction with the appropriate operating agency:**

a. Westphalia Road @ D'Arcy Road Intersection

Conduct a signal warrant study and install signal, pursuant to DPW&T specifications if signal is deemed warranted and approved by DPW&T.

b. Westphalia Road @ West site access intersection

Conduct a signal warrant study and install signal, pursuant to DPW&T specifications if signal is deemed warranted and approved by DPW&T.

c. Westphalia Road @ East site access Intersection

Conduct a signal warrant study and install signal, pursuant to DPW&T specifications if signal is deemed warranted and approved by DPW&T.

RESPONSE: Based on the traffic study analysis with this PPS, all three intersections referenced above pass; therefore, none of these (a-c) should be carried forward to this instant PPS application. These factors and considerations are incorporated within the submitted Traffic Impact Analysis.

12. Recreation and Parks improvements:

- a. The applicant shall make a monetary contribution to the "park club", which is to be established and administered by the M-NCPPC Department of Parks and Recreation. The total value of the payment shall be \$3,500 per dwelling unit in 2006 dollars. Monetary contributions may be used for construction, operation and maintenance of the recreational facilities in the central park and/or the other public parks that will serve the Westphalia Study Area. The park club shall be established and administered by the DPR.**
- b. Prior to the first final plat of subdivision, the applicant shall enter into an agreement with the Department of Parks and Recreation establishing a mechanism for payment of fees into an account administered by the M-NCPPC. If not previously determined, the agreement shall also establish a schedule of payments and/or a schedule for park construction. The payment shall include a formula for any needed adjustments to account for inflation. The agreement shall be recorded among the Prince George's County Land Records by the applicant prior to final plat approval.**

13. *The applicant, his successors, and/or assigns, shall provide on-site private, recreational facilities in accordance with the standards outlined in the Parks and Recreation Facilities Guidelines.*
14. *A comprehensive and safe pedestrian network shall be provided. A pedestrian and bikeway facilities plan shall be provided with the preliminary plan or detailed site plan, as appropriate, that demonstrates how these pedestrian connections can be provided for the entire area of the CSP, and provide a timeline for the implementation of those connections. The following items shall be addressed in the pedestrian and bikeway facilities plan:*
 - a. *Pedestrian connectivity to recreation facilities and amenities on the subject site and adjacent sites.*
 - b. *Additional consideration shall be paid to providing safe pedestrian route across Westphalia Road.*
 - c. *Linkage of private recreational facilities to trails via a ten-foot-wide asphalt master planned trail along the Cabin Branch and eight-foot- wide trail connectors to the neighborhoods.*
 - d. *Pedestrian connectivity from the existing industrial building to Westphalia Road and the proposed multifamily development.*
 - e. *Connections to transit facilities including but not limited to bus stops.*

The items evaluated within the connectivity plan are subject to modification by staff for final review by the Planning Board.

RESPONSE: Above Conditions 12, 13 and 14 all relate to improvements associated with the residential development approved through the CSP-11003 case, do not have any bearing or applicability on the subject 4-18005 application.

Based on the above, the Applicant and their design team submit that Preliminary Plan of Subdivision 4-18005 conforms to Conceptual Site Plan CSP-11003 if the application is approved with conditions.

IX. Conclusion:

The Applicant submits that this Preliminary Plan request for the development proposes the development of a subdivision that reconfigures the existing property that presently supports an existing vacant 142,500 gross floor area industrial building (per SDAT) into three parcels, one of which will be redeveloped for 349,860 gross floor area light industrial use, satisfies all relevant criteria set forth in the Subdivision Ordinance. This request complies with the required findings for Preliminary Plans of Subdivision, the Approved 2007 Westphalia Sector Plan and Sectional Map Amendment, and the applicable County plans and policies. Development proposed will be reviewed in accordance with 24-121 (Planning and Design Requirements), 24-122 (Public

May 11, 2018
4-18005
Page 23

Facilities Requirements) 24-123 (General Transportation and Circulation Requirements), and 24-124 (Adequate Roads Required). As such, the Applicant respectfully requests that the instant Preliminary Plan be approved.

Please call me if additional information is required.

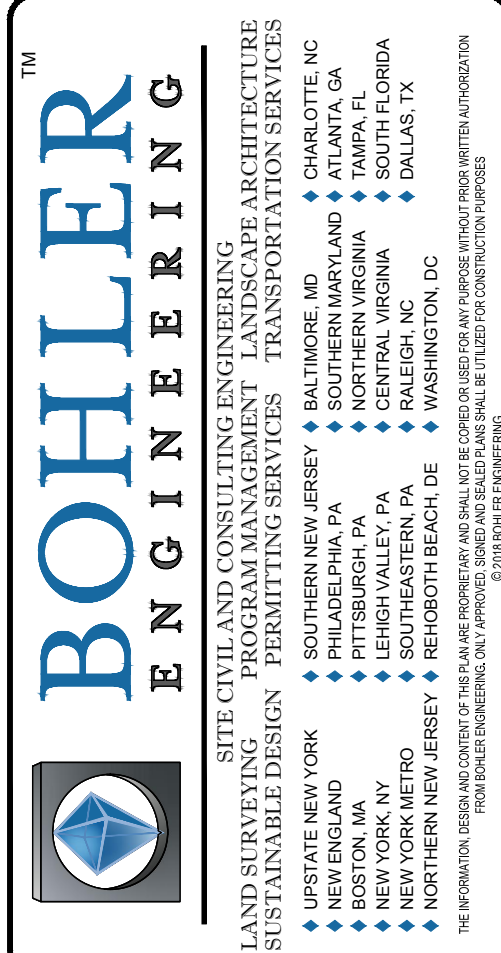
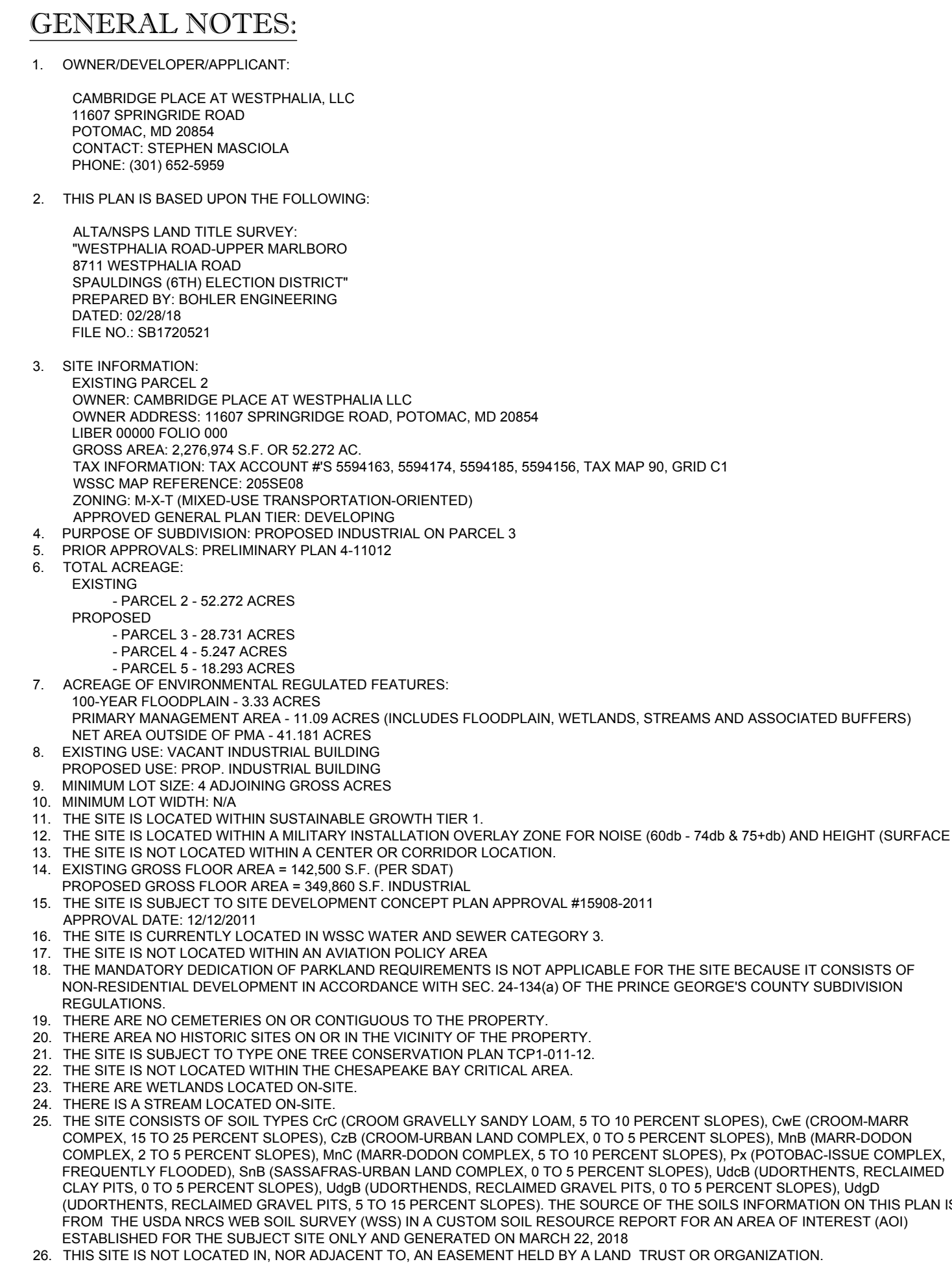
Sincerely,

A handwritten signature in blue ink, appearing to read "Arthur J. Horne, Jr.", with a stylized flourish at the end.

Arthur J. Horne, Jr.

AJH/fms

PRELIMINARY PLAN OF
SUBDIVISION
#4-18005
FOR
CAMBRIDGE PLACE
AT WESTPHALIA, LLC


[illegible]

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	1
PRELIMINARY PLAN #4-18005	2 - 4

THIS BLOCK IS FOR OFFICIAL USE ONLY	PRELIMINARY PLAN _____ TOP: _____ PLANNING BOARD ACTION: _____ PER PGCB RESOLUTION #: _____
Q/LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD'S DISCRETION OR THE DISTRICT COUNCIL.	ADOPTION DATE: _____ SIGNATURE APPROVAL DATE: _____ <div style="text-align: right;"> AUTHORIZED SIGNATURE </div>
M-NCPPC APPROVAL	
PROJECT NAME: CAMBRIDGE PLACE AT WESTPHALIA	
PROJECT NUMBER: 4-18005	
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER	

PROJECT:
PRELIMINARY
PLAN OF
SUBDIVISION
FOR
CAMBRIDGE PLACE
AT WESTPHALIA

LOCATION OF SITE
8711 WESTPHALIA ROAD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO, MARYLAND 20772
SPAULDINGS (6TH) ELECTION DISTRICT
TM 90 GRID C1 PARCEL 2



BOHLER
ENGINEERING

16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715

Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

M. K. JONES
 PROFESSIONAL ENGINEER 5/1/18
 PROFESSIONAL CERTIFICATION
 I, MATTHEW K. JONES, HEREBY CERTIFY THAT THESE
 DOCUMENTS WERE PREPARED OR APPROVED BY ME,
 AND THAT I AM DULY LICENSED PROFESSIONAL
 ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND
 LICENSE NO. 39999, EXPIRATION DATE: 3/15/2018

SHEET TITLE:

COVER
SHEET

SHEET NUMBER:

1

OF 4

The logo for Bohler Engineering features a stylized blue and white circular emblem on the left, resembling a globe or a mechanical part. To its right, the word "BOHLER" is written in large, bold, blue serif capital letters, with a small "TM" trademark symbol at the top right. Below "BOHLER", the word "ENGINEERING" is written in smaller, blue, sans-serif capital letters, with wide letter spacing. A thick black horizontal line separates the logo from the address below. The address is written in bold black text: "16701 MELFORD BLVD , SUITE 310", "BOWIE, MARYLAND 20715". Below the address, the contact information is listed: "Phone: (301) 809-4500", "Fax: (301) 809-4501", and "MD@BohlerEng.com" in a larger, bold, italicized font. At the bottom, "CONTACT: JOSEPH DIMARCO, P.E." is written in bold black text.



<p>THIS BLOCK IS FOR OFFICIAL USE ONLY</p> <p>OR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD'S DESIGNER OR A DESIGNATION OF THE DESIGNER TO THE DESIGNATION COUNCIL.</p> <p>M-NCPPC APPROVAL</p>	
<p>PROJECT NAME: CAMBRIDGE PLACE AT WESTPHALIA</p>	
<p>PROJECT NUMBER: 4-18005</p>	
<p>FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER</p>	

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRELIMINARY PLAN _____

TCP: _____

PLANNING BOARD ACTION: _____

PER PGCPB RESOLUTION #: _____

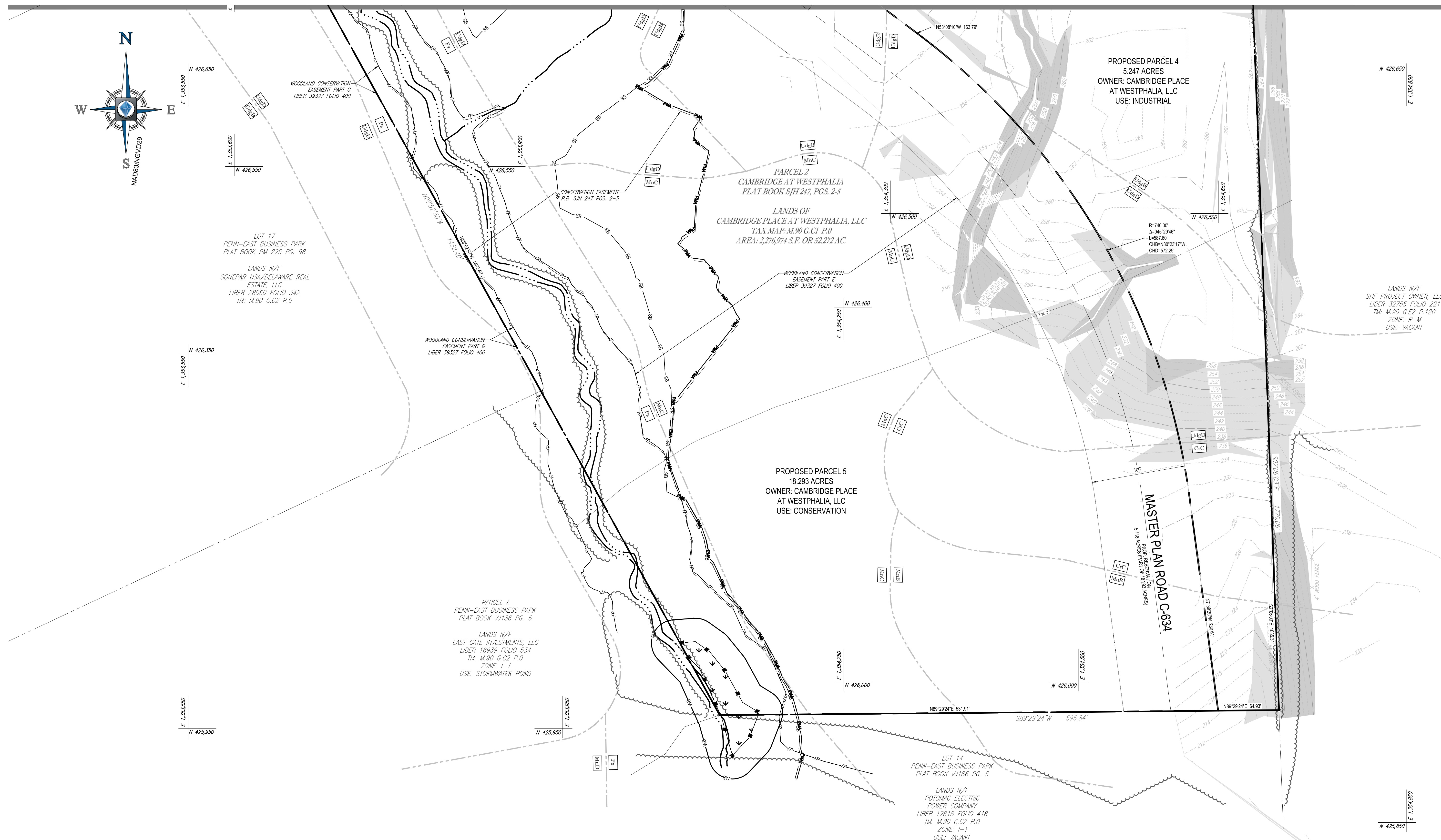
ADOPTION DATE: _____

SIGNATURE APPROVAL DATE: _____

AUTHORIZED SIGNATURE _____

SHEET TITLE: PRELIMINARY PLAN #4-18005
SHEET NUMBER: 2 OF 4

MATCHLINE - SHEET 3



LEGEND	
PROP. PROPERTY LINE	---
RESERVED RIGHT-OF-WAY LINE	---
RESERVED RIGHT-OF-WAY CENTERLINE	---
STREAM	---
STREAM BUFFER	SB
100-YEAR FLOODPLAIN	FP
PRIMARY MANAGEMENT AREA	PMA
WETLANDS	W
WETLANDS BUFFER	WB
EXPANDED WETLANDS BUFFER	EWB
EXISTING TREELINE	---
NOISE CONTOUR	70dB
SOIL DIVIDES	Cnd CnC
STEEP SLOPES 15% TO 25%	---
STEEP SLOPES 25% OR GREATER	---

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OR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS RESOLVE, OR THE DISTRICT COUNCIL.

M-NCPPC APPROVAL

PROJECT NAME: CAMBRIDGE PLACE AT WESTPHALIA

PROJECT NUMBER: 4-18005

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET
REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PRELIMINARY PLAN

TCP

PLANNING BOARD ACTION:

PER PROSP RESOLUTION #:

ADOPTION DATE:

SIGNATURE APPROVAL DATE:

AUTHORIZED SIGNATURE



THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATES OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE: CALL: 811 (TOLL FREE: 1-800-245-4646) (PA: 1-800-245-1776) (DC: 1-800-245-1777) (VA: 1-800-662-7001) (MD: 1-800-557-7777) (DE: 1-800-368-8054)

NOT APPROVED FOR CONSTRUCTION

PROJECT No: MB172052
DRAWN BY: MJR
CHECKED BY: JO
DATE: 03/20/18
SCALE: 1" = 50'
CAD ID: 090

PRELIMINARY PLAN OF SUBDIVISION FOR CAMBRIDGE PLACE AT WESTPHALIA

LOCATION OF SITE
8711 WESTPHALIA ROAD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO, MARYLAND 20772
SPAULDINGS (6TH) ELECTION DISTRICT
TM 90 GRID C1 PARCEL 2

BOHLER ENGINEERING
16701 MELFORD BLVD., SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 808-4501
MD@BohlerEng.com

M. K. JONES
PROFESSIONAL ENGINEER
L. MATHIAS, JONES, & ASSOCIATES, INC.
PROFESSIONAL ENGINEERING FIRM
DOCUMENTS WERE PREPARED OR APPROVED BY ME
AND THAT I AM A LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND
LICENSE NO. 36909 EXPIRATION DATE: 3/31/2019

SHEET TITLE:
PRELIMINARY PLAN
#4-18005
SHEET NUMBER:
4 OF 4