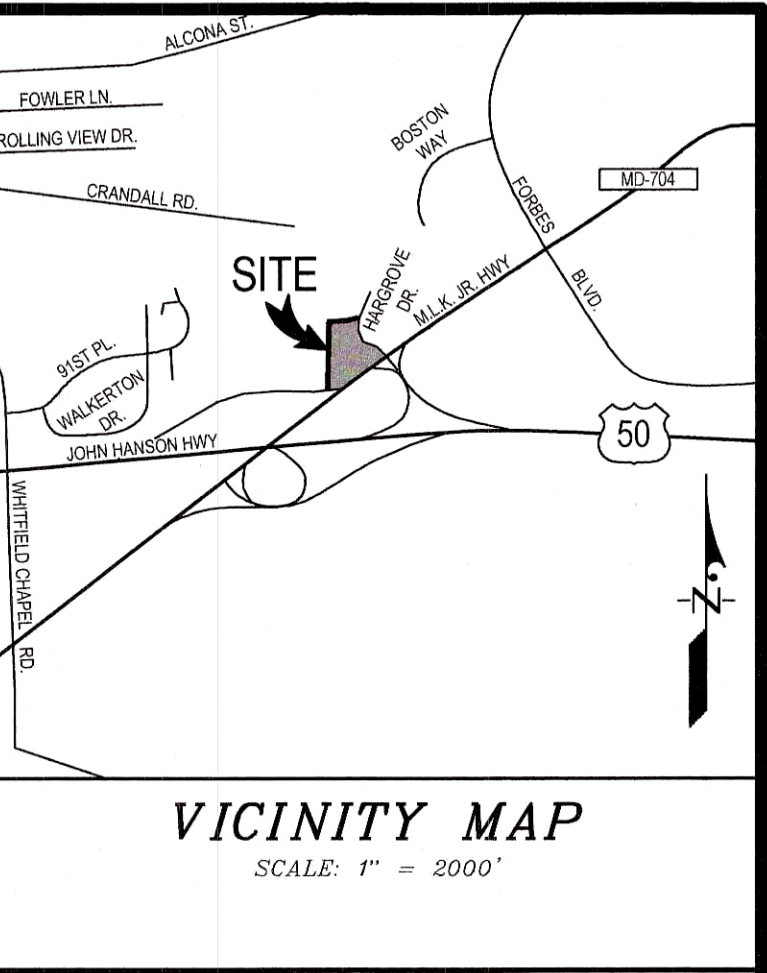
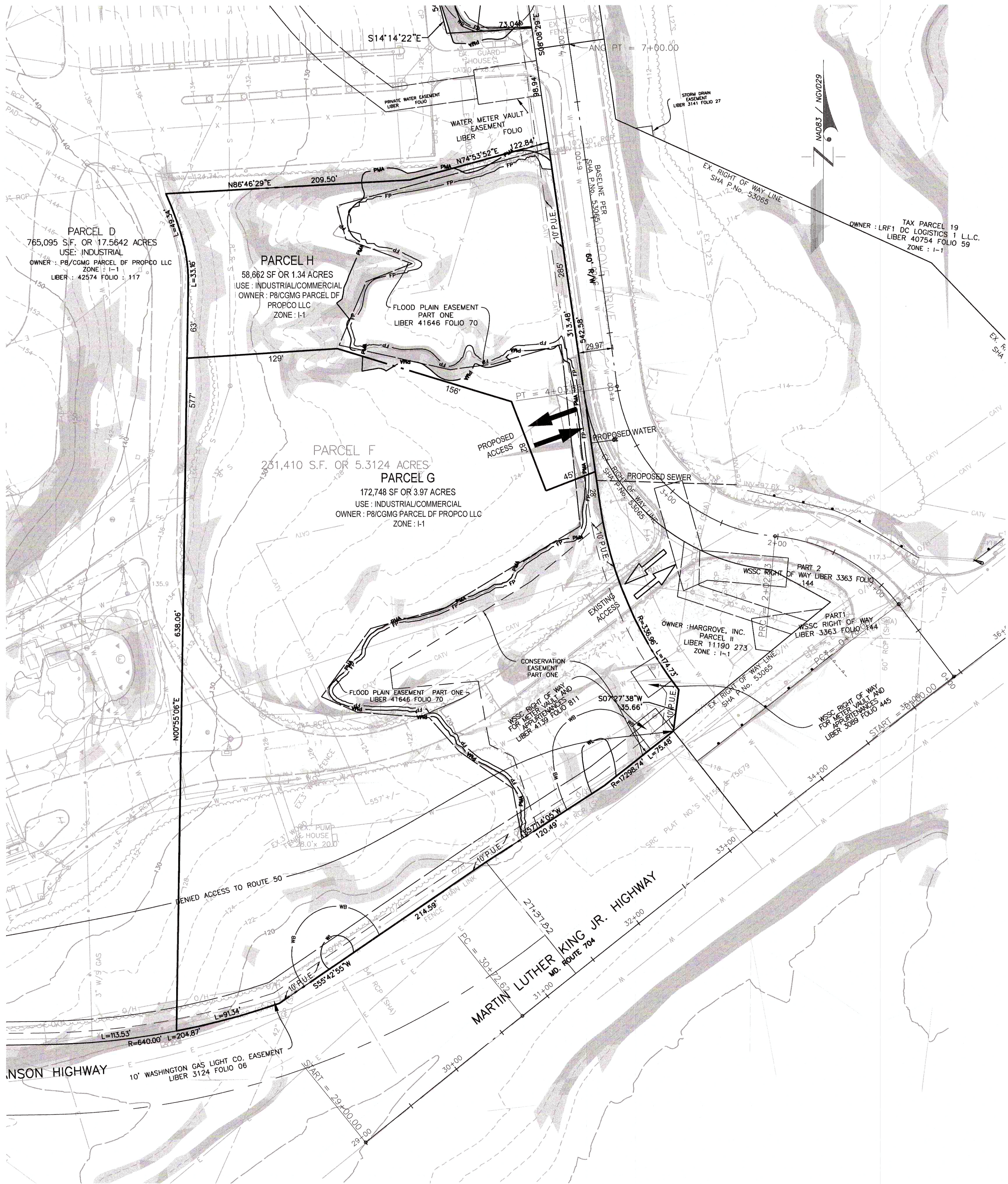


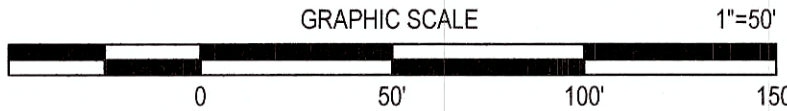
GENERAL NOTES:

- EXISTING PARCEL LOT, DEED DESCRIPTION/LIBER FOLIO AND PLAT NUMBER
- EXISTING PARCELS LIBER/FOLIO PLAT NUMBER
- PARCEL F 42574/0117 P.B ME251 P.62
- TAX MAP, GRID: TAX MAP 52, GRID E1.
- 200-FOOT MAP REFERENCE (WSSC): 206 NE 08.
- PURPOSE OF SUBDIVISION: SUBDIVIDING OF PARCEL F INTO 2 PARCELS.
- PRIOR APPROVALS: PRELIMINARY PLAN 4-03112
- TOTAL ACREAGE: GROSS = 5.3124 ACRES
- NET DEVELOPABLE AREA OUTSIDE PMA: 3.652 ACRES.
- ACREAGE OF ENVIRONMENTAL REGULATED FEATURES = 1.65 ACRES
- ACREAGE OF 100-YEAR FLOODPLAIN = 1.47 ACRES
- ACREAGE IN ROAD DEDICATION = 0.0 ACRES
- EXISTING ZONING = I-1 (LIGHT INDUSTRIAL)
- EXISTING USE = VACANT
- PROPOSED USE OF PROPERTY = INDUSTRIAL/COMMERCIAL
- BREAKDOWN OF PROPOSED DWELLING UNITS BY TYPE (RESIDENTIAL ONLY): N/A
- DENSITY CALCULATION (RESIDENTIAL ONLY): N/A
- MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE AND SUBDIVISION REGULATIONS (24-130) = N/A IN ZONE I-1
- MINIMUM WIDTH AT FRONT OF BUILDING LINE =N/A
- SUSTAINABLE GROWTH TIER = YES, #1
- MILITARY INSTALLATION OVERLAY ZONE = NO
- CENTER OR CORRIDOR LOCATION = NO
- EXISTING GROSS FLOOR AREA = 0 SF, PROPOSED GROSS FLOOR AREA= 10,577 SF (NON-RESIDENTIAL ONLY)
- STORMWATER MANAGEMENT CONCEPT NUMBER AND APPROVAL DATE = 35712-2018 , 12/06/2018
- WATER/SEWER CATEGORY DESIGNATION EXISTING: W-3/S-3 PROPOSED: W-3/S-3
- AVIATION POLICY AREA: NO
- MANDATORY PARK DEDICATION REQUIREMENT: N/A
- CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY = NO
- HISTORIC SITE ON OR IN THE VICINITY OF THE PROPERTY: NO
- TYPE ONE CONSERVATION PLAN = TC1 -73-03
- THIS SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE WETLANDS ON SITE.
- NO STREAMS WERE FOUND ON SITE.
- SOILS BY SOIL TYPE AND SOURCE OF SOIL INFORMATION: AS INDICATED ON NRI- 143-2018
- IN OR ADJACENT TO AN EASEMENT HELD BY MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND: N/A
- PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION: N/A

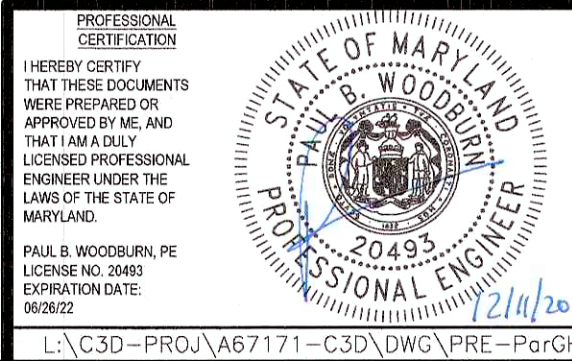


LEGEND	
EXISTING PROPERTY BOUNDARY	---
PROPOSED PROPERTY BOUNDARY	---
EXISTING 10 FT. CONTOUR	180
EXISTING 2 FT. CONTOUR	170
EXISTING TREELINE	---
CENTERLINE OF EXISTING ROAD	---
IRON PIPE FOUND	IPF
EXISTING SEWER	---
PROPOSED SEWER	---
EXISTING WATER	---
PROPOSED WATER	---
EXISTING STORM DRAIN	---
PROPOSED STORM DRAIN	---
FLOODPLAIN: EXISTING/PROPOSED	FP
WETLAND	WL
WETLAND BUFFER	WB
EXISTING SPOT ELEVATION	x108.3 x110.3
PRIMARY MANAGEMENT AREA	PMA
PUBLIC UTILITY EASEMENT (PUE)	---
STEEP SLOPES (15% - 25%)	---
SEVERE SLOPES (> 25%)	---

4-19039  
PRELIMINARY PLAN OF SUBDIVISION  
PROPOSED PARCELS G & H  
(RESUBDIVISION OF PARCEL F)  
**HARGROVE INDUSTRIAL CAMPUS**  
LANHAM ELECTION DISTRICT No. 20  
PRINCE GEORGE'S COUNTY, MARYLAND



OWNER/APPLICANT  
P8/CGMG PARCEL DF PROPCO LLC  
4514 COLE AVENUE  
DALLAS, TX 75205  
CHASE GALBRAITH



DATE	DESCRIPTION	BY
	REVISIONS	

11721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721	<b>BEN DYER ASSOCIATES, INC.</b> Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2018 BEN DYER ASSOCIATES, INC.
DRAWN BY: AA DESIGNED BY: GS CHECKED BY: PBW SCALE: 1"=50' DATE: NOVEMBER 2019	RECORD NO.: J-A67171 DRAWING NO.: 3.004-Y

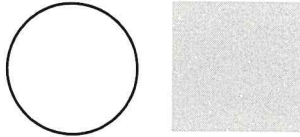


11721 WOODMORE ROAD, SUITE 200  
MITCHELLVILLE, MD 20721

TELEPHONE: 301-430-2000

FAX: 301-430-2001

E-MAIL: bendyer@bendyer.com



**BEN DYER ASSOCIATES, INC.**

Engineers / Surveyors / Planners

March 3, 2020  
J-A67171-9537  
WO-114994

Cheryl Summerlin, Applications Supervisor  
Prince George's County Planning Department  
Maryland National Capital Park  
and Planning Commission  
County Administration Building  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

Re: Hargrove Industrial Campus, Parcel F  
Preliminary Plan of Subdivision (4-19039)

Dear Ms. Summerlin:

On behalf of P8/CGMG Parcel DF Propco, LLC ("Applicant"), Ben Dyer Associates, Inc., hereby submits this statement of justification in support of a proposed Preliminary Plan of Subdivision for the property at Parcel F, Hargrove Industrial Campus, Tax Map 52, Grid E1. The property is zoned I-1 (light industrial). The preliminary plan of subdivision is to subdivide existing Parcel F into two parcels of land to allow for development consistent with the underlying I-1 zone. This proposal reflects substantial conformance with the suggested development concepts contained within the 2010 Approved Sector Plan and Sectional Map Amendment for Glenn Dale- Seabrook- Lanham and Vicinity (Planning Area 70).

**I. Site Location and Description**

The site is a predominately wooded property of approximately 5.312 acres in the I-1 Zone. The subject property is identified as Parcel F on Tax Map 52, Grid E1, and entirely under the ownership of the P8/CGMG Parcel DF Propco, LLC. It is located in the northwest quadrant of the intersection of Martin Luther King, Jr Highway and Hargrove Drive. The address of the property is 4400 Hargrove Drive, Lanham, MD 20706. The property lies within the 2002 General Plan Developing Tier and is within the General Plan Growth Boundary established in the Plan Prince George's 2035 General Plan.

**II. Surrounding Uses**

The Subject property is surrounded by the following uses:

**North:** The property is adjacent to industrial use in the I-1 Zone.

**East:** Light manufacturing in the I-1 Zone.

**South:** A vacant property in the R-R Zone (Owned by SHA as part of interchange).

**West:** Industrial buildings in the I-1 Zone.

### III. Nature of Request

This Application proposes the subdivision of existing Parcel F into two parcels for development consistent with the underlying I-1 zone. This Preliminary Plan of Subdivision 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 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
Use(s)	Industrial Building (Warehouse)
Area within floodplain	1.47 acres
Gross Acreage	5.312 acres
Street Dedications	0
Gross Floor Area	10,577 SF

### V. Zoning and Development History:

#### Section 27-469 I-1 Zone (Light industrial)

(a) *Purposes:*

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

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

**Response:** The subject property is compatible with the development pattern described above and will be developed with uses permitted in the zone.

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

**Response:** The proposed site plan is a commercial use and will foster such an environment.

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

**Response:** The use proposed for the subject property lacks the intensity of heavy industrial uses and the high-traffic generating characteristic of commercial uses.

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

**Response:** The subject property will support and complement the light industrial character of the area.

(b) *Landscaping, screening, and buffering of development in the I-1 Zone shall be provided in accordance with the provisions of the Landscape Manual. In addition, the following applies:*

(1) *At least ten percent (10%) of the net lot area shall be maintained as green area.*

**Response:** Green area will be addressed at the time a specific development proposal is submitted.

(2) *Any landscaped strip adjacent to a public right-of-way required pursuant to the provisions of the Landscape Manual shall not be considered part of the required green area.*

**Response:** This standard will be complied with. ~~does not apply to the proposed development.~~

(3) *A vehicle towing station permitted in the I-1 Zone shall be screened by a wall or fence at least six (6) feet high, or by an evergreen screen, unless the adjoining property is used for a vehicle towing station or a vehicle salvage yard.*

**Response:** This standard does not apply to the proposed development.

(c) *Outdoor storage.*

(1) *Outdoor storage shall not be visible from a street.*

**Response:** This is a site development plan review item and therefore is not applicable.

(d) *Uses.*

(1) *The uses allowed in the I-1 Zone are as provided for in the Table of Uses (Division 3 of this Part).*

**Response:** The proposed uses will be permitted uses in the I-1 (light industrial) zone.

(e) *Regulations.*

(1) *Additional regulations concerning the location, size, and other provisions for all buildings and structures in the I-1 Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Tables (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.*

**Response:** The subject property is compliant with all regulations applicable to the I-1 zone as indicated herein.

## **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 George's Master Plan.

### **Approved Sector Plan and Sectional Map Amendment for Glenn Dale-Seabrook-Lanham and Vicinity:**

The subject property is located within the boundaries of the 2010 Approved Sector Plan and Sectional Map Amendment for Glenn Dale- Seabrook- Lanham and Vicinity. The Sector Plan provided Industrial land use recommendations for the subject property which is located within the I-1 Zone.

### **2017 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. A small portion of the subject property lies within the regulated area of the 2017 Approved Countywide Green Infrastructure Plan. Regulated areas can contain environmentally sensitive features, such as such as interior forests, colonial waterbird nesting sites and unique habitats. The subject site does not contain regulated environmental features, of streams or wetlands, but does have a small area of 100-year floodplain, located on the eastern side of the property and western side of Hargrove Drive.

### **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 the proposed development is planned to tie into the public water and sewer system. The proposed subdivision is consistent with the applicable recommendations in the 2010 Approved Sector Plan and Sectional Map Amendment for Glenn Dale- Seabrook- Lanham and vicinity as demonstrated above.

**Woodland Conservation Ordinance:**

A Tree Conservation Plan (TCP) is required for all land development proposals that are subject to this Division unless exempted per Section 25-119 which is not applicable to this project. The TCP prepared for this project was prepared in accordance to "the Woodland and Wildlife habitat Conservation Technical Manual". The TCP also conforms to the Countywide Green Infrastructure Functional Master Plan. The design criteria contained in Section 25-122 was addressed on the TCP. Hargrove Industrial Campus, Parcel F has I-1 zone which requires threshold requirement of 15%.

**2008 Public Safety Facilities Master Plan:**

A review of the approved Public Safety Facilities Master Plan reveals that the proposed site is within the central portion of Police District II. The subject site has sufficient access to public facilities. The nearest fire/EMS station is one mile to the property and the site is within a 2.6 mile radius of the Landover Road Police Station.

Public Safety Master Plan recommends 3 new fire/EMS stations within close proximity of the subject property, St. Joseph's Dr. Fire/EMS Station, Northview (Bowie) Fire/EMS Station and Woodmore Fire/EMS Station. The 2008 Public Safety Facilities Master Plan recommends a new police station near the intersection of Glenn Dale Boulevard and Railroad Avenue. 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 Martin Luther King Jr. Highway, an Arterial Roadway. Adequate right-of-way consistent with Master plan recommendations is currently in place along this road. 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 Sector Plan, 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:*

(f) *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 lots development are located within an existing Water, Sewer Category 3, 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:** While proposed Parcel G fronts on Martin Luther King Jr. Highway, access is proposed from Hargrove Drive. No access is proposed from a roadway of arterial or higher classification.

*(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 Sector Plan and Sectional Map for Glenn Dale-Seabrook-Lanham Amendment. The Sector Plan continues to recommend Industrial land use for the subject property which was located within the I-Zone prior to the enactment of the Sector Plan.



*(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 Preliminary Plan of Subdivision does not propose the creation of any outlets at this time.

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

**Response:** The existing corner complies with this standard and no modifications are proposed.

*(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:** This standard does not apply to the proposed development. This is a single lot subdivision.

*(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 utilities and existing roads. The proposed access point to the site will be from existing roadway, and will not require unnecessary and costly road and utility extension.

*(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:** No streams exist or wetlands on the property. Based on the development proposal, it is only possible to preserve 0.24 acres of woodland on site.

*(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 requirement does not apply. Proposed development is for non-residential use.

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

**Response:** Access to development is proposed via Hargrove Drive.

- (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 non-residential use. 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 No. 35712-2018-00 has been approved.

- (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 I, 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 non-residential uses. This preliminary plan does not propose any condominium townhouses, 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 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 mile from the subject property and the nearest Police Station is approximately 2.5 miles away. A transportation study demonstrating adequacy of public roadways and transportation is included within this submission.

***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 and proposed rights-of-way of all adjoining roads are shown on proposed Preliminary Plan 4-19039.

*(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:** There are no Master Plan trails which impact the proposed parcels.



**(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:** The Applicant has submitted a traffic study with the application that reflects that adequate transportation facilities exist to support the proposed development of the property.

**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:** There are no streams or wetlands on the property. 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 Stormwater Management Concept Plan No. 35712-2018-00 has been approved. The subject property will be developed in accordance with this plan.



*(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 subject property is not located in the Chesapeake Bay Critical Area. Therefore this standard does not apply.

*(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:** The proposed development will comply with this standard at the time of final plat.

#### **VIII. Conclusion:**

The Applicant submits that this Preliminary Plan request for the development of parcel F into two parcels of land to allow for development consistent with the underlying I-1 zone. This Preliminary Plan satisfies all relevant criteria set forth in the Subdivision Ordinance. This request complies with the required findings for Preliminary Plans of Subdivision, the Approved Sector Plan and Sectional Map Amendment for Glenn Dale-Seabrook-Lanham, and the applicable County plans and policies. The proposed preliminary plan will be reviewed in accordance with Section 24-121 (Planning and Design Requirements), Section 24-122 (Public Facilities Requirements) 24-123 (General Transportation and Circulation Requirements), and Section 24-124 (Adequate Roads Required). As such, the Applicant respectfully requests that this Preliminary Plan be approved.

If you have any questions or concerns, please contact me at the number listed above.

Sincerely,  
Ben Dyer Associates, Inc.



Mahsa Vatandoost  
Planner

cc: Tom Haller  
Chase Galbraith

PM:  
2/Summerlin.303.Sh