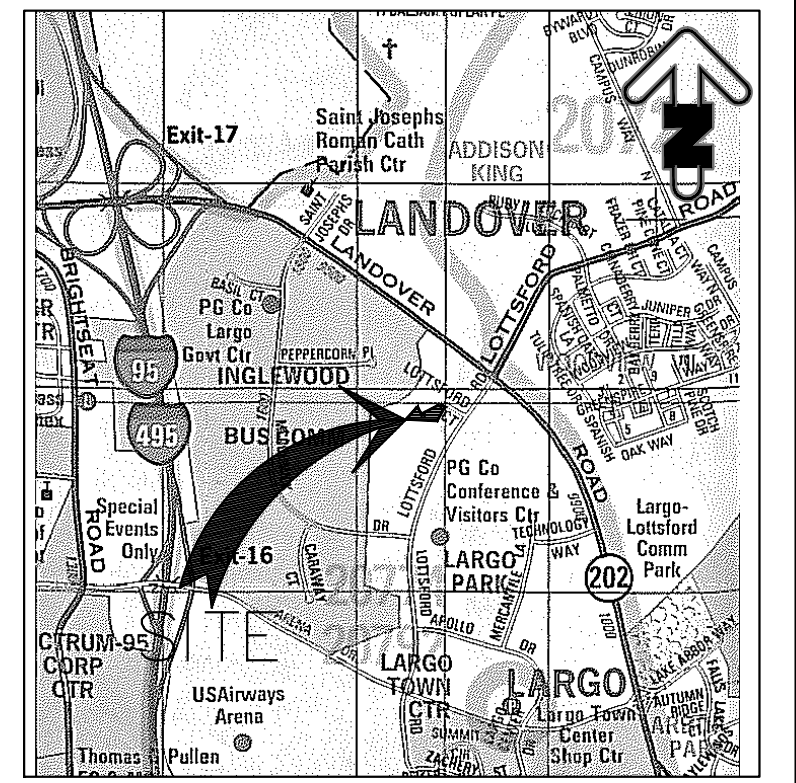


GENERAL NOTES

- EXISTING LOT: INGLEWOOD SUBDIVISION, LOT 51
L.36086 / F.369
P.B. 175 / PLAT 30
- TAX MAP/GRID: 60 E4
- W.S.S.C. 200 SHEET: 202 NE 08
- PURPOSE OF SUBDIVISION: 5-STORY MEDICAL OFFICE BLDG & 1-STORY PARKING
- PRIOR APPROVALS: NONE INDIVIDUALLY FOR LOT 51 (ORIGINAL SUBDIVISION 4-95122)
- GROSS TRACT AREA: 3.58 AC ± (156,337 S.F.±)
NET TRACT AREA: 2.22 AC ± (96,703 S.F.±)
- NET DEVELOPABLE AREA OUTSIDE OF PMA: 0.00 AC
- ACREAGE OF ENVIRONMENTALLY REGULATED FEATURES:
THERE IS A CONSERVATION EASEMENT OF 1.42 AC. ON THIS PARCEL.
THERE IS A 100-YR FLOODPLAIN OF 1.37 ACRES AND A FLOODPLAIN EASEMENT ON THIS PARCEL.
THERE ARE STEEP SLOPES GREATER OR EQUAL TO 15% ON THIS PARCEL.
- ACREAGE OF 100 YEAR FLOODPLAIN: 1.37 AC
- ACREAGE OF ROAD DEDICATION: 0.00 AC
- EXISTING ZONING: C-0 (DDO LARGO OVERLAY)
- EXISTING USE: VACANT
- PROPOSED USE OF PROPERTY: 5-STORY MEDICAL OFFICE BLDG & 1-STORY PARKING
- BREAKDOWN OF PROP. DWELLING UNIT BY TYPE: N/A
- DENSITY CALCULATION: N/A
- MINIMUM LOT SIZE REQUIRED: N/A
- MINIMUM LOT WIDTH AT FRONT BUILDING LINEAD AT FRONT STREET LINE: N/A
- SUSTAINABLE GROWTH TIER: YES
- MILITARY INSTALLATION OVERLAY ZONE: N/A
- CENTER OR CORRIDOR LOCATION: YES, LARGO TOWN CENTER
THIS PROPERTY IS LOCATED WITHIN ONE (1) MILE OF LAND OWNED BY THE METROPOLITAN AREA TRANSIT AUTHORITY, RAIL TRANSIT STATION.
- EXISTING GROSS FLOOR AREA: 0 SF
PROPOSED GROSS FLOOR AREA: 75,000 SF MEDICAL OFFICE
- STORMWATER MANAGEMENT CONCEPT #24888-2009-01, UPDATED APPROVAL PENDING
- WATER/SEWER CATEGORY: W-3, S-3
- AVIATION POLICY AREA: N/A
- MANDATORY PARK DEDICATION: N/A
- THERE ARE NO CEMETERIES LOCATED ON OR CONTIGUOUS TO THE SUBJECT PROPERTY.
- THERE ARE NO HISTORIC SITES LOCATED ON OR CONTIGUOUS TO THE SUBJECT PROPERTY.
- TYPE-1 TREE CONSERVATION PLAN PROVIDED: EXISTING TCP-II-010-10 (APPROVED)
TCP-II, AMENDED FOR THIS APPLICATION
- THIS PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA
- WETLANDS: YES
- STREAMS: YES
- SOILS: CmD3, CmB2 - COLLINGTON FINE SANDY LOAM
OcA - OCHLOCKONEE SANDY LOAM, LOCAL ALLUVIUM
- THIS PROPERTY IS NOT IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION.



VICINITY MAP
SCALE: 1" = 2,000'
COPYRIGHT THE ADG PEOPLE PERMITTED USE # 20602152

CALL "MISS UTILITY" AT
1-800-257-7777
72 Hours Before Start Of Construction

- DATA SOURCES:
- HORIZONTAL DATUM: NASSC
VERTICAL DATUM: NAVD 21
 - TOPOGRAPHY SHOWN HEREON BY BOWMAN CONSULTING GROUP, DATED JULY 2004.
 - BOUNDARY SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. BOUNDARY SURVEY COMPLETED IN SEPTEMBER 2015 BY AV BURKE, LLC.

DATE	BY	REVISIONS

CENTURY
ENGINEERING
10710 Gilroy Road, Hunt Valley, MD 21031
Phone: 443.589.2400 Fax: 443.589.2401
www.centuryeng.com

Preliminary Plan 4-20020
**Lottsford Court
Medical Arts Building**

9620 Lottsford Ct
Upper Marlboro, MD 20774
Election District 13 Prince George's County



DRAWN BY: NCH	REVIEW BY: PVM
DESIGN BY: NCH	REVIEW DATE: 8/31/2020
SCALE: AS SHOWN	DRAWING: 1 of 1
PROJECT No.: 201111.00	

SURVEYOR'S AND ENGINEER'S CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF THAT THE INFORMATION AND PROPERTY LINES SHOWN HEREON WERE TAKEN FROM A FIELD RUN BOUNDARY SURVEY OR AVAILABLE RECORDS.

SEE ATTACHED BOUNDARY SURVEY

PROPERTY LINE SURVEYOR
LICENSE No.:
EXPIRATION DATE:

P. v. Melle
PROFESSIONAL ENGINEER
LICENSE No.: 21875
EXPIRATION DATE: 2/12/2022

40' 0 40' 80'
1" = 40' FEET

PROFESSIONAL CERTIFICATION

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

LICENSE No.: 21875 EXPIRATION DATE: 2/12/2022

STATEMENT OF JUSTIFICATION

PRELIMINARY SUBDIVISION PLAN 4-20020

LOTTSFORD COURT MEDICAL ARTS BUILDING

OWNER AND APPLICANT: 9620 INVESTMENTS, LLC

Edward C. Gibbs, Jr., Esquire
Gibbs and Haller
1300 Caraway Court, Suite 102
Largo, Maryland 20774
(301) 306-0033
egibbs@gibbshaller.com
Attorney for the Applicant

Pete Mellits
Nicole Heinlein
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16901 Melford Boulevard, Suite 120
Bowie, Maryland 20715
Civil Engineer

Mike Lenhart
Lenhart Traffic Consulting
645 Baltimore Annapolis Boulevard
Severna Park, Maryland 21146
Traffic Engineer

STATEMENT OF JUSTIFICATION IN SUPPORT OF PRELIMINARY SUBDIVISION
PLAN, 4-20020

APPLICANT/OWNER

The Owner forming the subject matter of this Preliminary Subdivision Plan application is 9620 Investments LLC. There are two members of the owner entity, Freddie Winston and Gwen McCall. 9620 Investments LLC is also the Applicant in this case.

THE PROPERTY

The property forming the subject matter of this application consists of approximately 3.58± acres of land located at 9620 Lottsford Court, Upper Marlboro, Maryland 20774. The Property may be found shown on Tax Map 60, Grid E-4 and is more particularly described in a deed recorded among the Land Records of Prince George's County, Maryland in Liber 36086, Folio 369. It is also the subject of a recorded Final Plat of Subdivision known as Section 5, Lots 48 through 52, Inglewood Business Community, as per plat thereof recorded among the Land Records of Prince George's County, Maryland in Plat Book 125, Plat No. 30. Within that subdivision, the Property is designated as Lot 51. A copy of the Final Plat of Subdivision depicting Lot 51 is marked Exhibit "A" and attached hereto. Two of the original lots (Lot 48 and 49) were the subject of a lot line adjustment plat pursuant to the provisions of Section 24-108 of the Subdivision Ordinance. That plat was approved in 2001 and is recorded among the Land Records of Prince George's County, Maryland in Plat Book 61, Plat No. 192. A copy of that plat is marked Exhibit "B" and attached hereto. The Property has been graded but is presently vacant.

The Property is part of a much larger development known as Inglewood Business Park. The initial developer of Inglewood Business Park was McCormick Properties. It consists of hundreds of acres located generally south of Landover Road, east of the Capital Beltway and west of Lottsford Road. Inglewood Business Park is currently improved with office buildings, hotels, and three restaurants. When development originally commenced, the Inglewood Business Park was zoned I-3. The Rouse Company purchased all of the McCormick Properties' holdings and continued development of Inglewood Business Park. In 1995, the Rouse Company took a portion of the Inglewood Business Park and subjected it to a new Preliminary Subdivision Plan process. The Preliminary Subdivision Plan was assigned the number 4-95122. This Preliminary Subdivision Plan was approved on February 8, 1996 pursuant to the adoption of Resolution PGCPB No. 96-22. That Preliminary Subdivision Plan and the subsequent Final Plat of Subdivision created five new lots referenced above (Exhibit "A"). This five lot enclave became known as the Inglewood Restaurant Park. Access was proposed from a single short extension of a road off of Lottsford Road known as Lottsford Court. All five of the lots have

frontage on and access to Lottsford Court. Access, circulation and parking is also subject to a common private road/easement created pursuant to Section 24-128(b)(9). Note 3 confirming this fact appears on the Final Plat of Subdivision (Exhibit "A"). While the five lot subdivision was known as Inglewood Restaurant Park, from the time of its creation, it was never intended that all five lots would be improved with restaurants. In fact, the Rouse Company had initially planned for the possibility of a proposed gas station to be part of the development. Today, three of the five lots are improved with restaurants. These include a Jasper's, an Outback Steakhouse and a Ruby Tuesday. Lot 52, which is located in the Southwest Quadrant of the intersection of Lottsford Road and Lottsford Court is presently unimproved. However, a Detailed Site Plan for a bank (DSP-05055) was approved for Lot 52 in 2005. An aerial photograph is attached hereto as Exhibit "C". The five lot subdivision area is shown outlined thereon in red. As can be seen from a review of Exhibit "C", the three existing restaurants are clearly shown on what is now Lots 50, 53 and 54. The Property (Lot 51) is marked with a red circle.

The Inglewood Business Park is a vibrant and vital commerce hub for Prince George's County. Strategically located in the central portion of Prince George's County, it has easy and convenient access to and from the Capital Beltway via Landover Road (MD 202). Access into the Inglewood Business Park from Landover Road can be gained from either McCormick Drive or Lottsford Road. The Prince George's County Government has moved many of its operations into Inglewood Business Park. Included are the offices of the Department of Permitting, Inspections and Enforcement ("DPIE") and the Department of Public Works and Transportation (DPW&T). More recently, the County Executive has moved its offices into the Wayne K. Curry County Administration Building. It is anticipated that the Prince George's County Council and the Maryland-National Capital Park and Planning Commission will also shortly be moving their offices from Upper Marlboro into Inglewood Business Park.

MASTER PLAN AND ZONING HISTORY

Originally, the entirety of the Inglewood Business Park, including the Property, was subject to the Adopted and Approved Largo/Lottsford Master Plan and Sectional Map Amendment for Planning Area 73. This approval occurred in 1990. At that time, the property comprising the Inglewood Business Park was placed in the I-3 Zone. Most development occurred pursuant to the I-3 Zone regulations. The Property, as well as most of the Inglewood Business Park, were rezoned to the C-O Zone pursuant to the adoption and approval of the Largo Town Center Sector Plan and Sectional Map Amendment in 2013. The adoption of this Sector Plan included a Development District Overlay Zone (D-D-O). A copy of the current zoning map with the Property shown outlined thereon in red, is marked Exhibit "D" and attached hereto.

DEVELOPMENT PROPOSAL

In 1995, the Owner had proposed development of a 120 room hotel on the Property. At that time, the Property was still zoned I-3. A Detailed Site Plan (DSP-09021) was filed, processed and approved by the Planning Board. The Planning Board's approval was evidenced in the adoption of Resolution PGCPB No. 10-66 in July of 2010. Ultimately, this Detailed Site Plan was reviewed and also approved by the District Council in October of 2010. The hotel was never developed and the Property remains unimproved.

The owner proposes to develop the Property with a medical office building which will comprise between 75,000 and 100,00 square feet of gross floor area. This use is permitted as a matter of right pursuant to the Use Table included within the Largo Town Center Sector Plan in C-O Zone.

When Preliminary Subdivision Plan 4-95122 was approved, it was subject to a number of conditions. Condition 6 established a trip cap consisting of 404 AM and 374 PM peak hour trips. Condition 6 provided as follows:

Development on this site shall be limited to a 11,950-square foot quality restaurant, 14,000 square feet of high turnover restaurant space, 3,750 square feet of fast food restaurant space and a 12-pump service station with convenience market and car wash within the subject property, or other permitted uses which generate no more than 404 AM and 374 PM peak hour trips as determined under the Guidelines for the Analysis of the Traffic Impact of Development Proposals (April 1989). Development beyond the limits set by this condition shall require a new Preliminary Plat of Subdivision and a new finding of adequate public facilities for transportation. To provide evidence of compliance with the overall trip cap of 404 AM and 374 PM peak hour trips, each Detailed Site Plan submitted for development within any portion of the subject property shall indicate the total approved development, stated in square feet of gross floor area, prior to and including the date of the submission of the site plan. The Transportation Planning staff shall analyze each site plan application using the most current estimate of trip generation.

As can be seen from a review of Condition 6, the trip cap applied to all five lots within the subdivision. Note 4 which appears on the recorded Final Plat provided that development of any lot within the subdivision would be subject to the conditions set forth in the Preliminary Subdivision Plan approval. Condition 6 provides that compliance with the overall trip cap is to be tested with each Detailed Site Plan submitted for development of any lot within the subdivision. As noted above, three of the lots are presently improved with restaurants. The fourth lot has an approved Detailed Site Plan for a bank. When the trips which would be

generated by this office building are added to the existing trip generation, the PM peak hour trip cap will be exceeded. Accordingly, in order to ensure that sufficient trips exist to permit the development of the intended use, the owner has determined to file this Preliminary Subdivision Plan in order to establish an independent trip cap solely for the use of Lot 51. While a new Preliminary Subdivision Plan is being filed, there are no changes of any kind proposed to the outline, configuration or lot area of Lot 51. The dimensions of the new Lot will remain exactly the same. The sole purpose of this Preliminary Plan is to establish a new trip cap for Lot 51.

CONFORMANCE WITH THE MASTER PLAN/SECTOR PLAN

As noted above, the Property is within the area covered by the Largo Town Center Approved Sector Plan and Sectional Map Amendment which was adopted in December of 2013. Within the Sector Plan, the Property is located within the Northwest Quadrant of the Largo Town Center. The Preferred Land Use Plan which is depicted on Map 25 found on page 103 of the text document recommends mixed use which will consist predominately of office as well as some institutional uses. A copy of this map is marked Exhibit "E" and attached hereto. The Rezoning Plan which appears on Map 27 found on page 105 of the text document recommends the C-O Zone for the Northwest Quadrant. A copy of this map is marked Exhibit "F" and attached hereto. Pursuant to the adoption of the Largo Town Center Sector Plan and Sectional Map Amendment, most properties in the Northwest Quadrant were the subject of Zoning Change No. 1. Most of these properties were rezoned from the I-3 Zone to the C-O Zone in conformance with the recommendation of the Rezoning Plan. Therefore, development of the Property with a medical office use, which is use permitted of right in the C-O Zone, is in full conformance with the recommendations of the Approved Largo Town Center Sector Plan.

CONFORMANCE WITH PRINCE GEORGE'S 2035 GENERAL PLAN

Subdivision and development of the Property with a medical office building, which is a use permitted in the C-O/D-D-O Zone, is also in conformance with the recommendations of the Prince George's 2035 General Plan. The Plan's Growth Policy Map, which is found on page 107 and attached as Exhibit "G". The Growth Policy Map places the Inglewood Business Park within an employment/mixed use area. Development as proposed clearly conforms to this recommendation. Further, the General Future Land Use Map in the Plan, which is found on page 101, and attached hereto as Exhibit "H", recommends the Property for development with industrial/employment uses. Once again, the existing C-O zoning classification conforms in general to the Future Land Use Map as set forth in Plan 2035. Development of the Property with a medical office is clearly an employment use. The Property is also within Tier 1 of the Sustainable Growth Act which supports development. Finally, it is also designated in the Established Communities Growth Area under the 2035 General Plan. Given the above, the applicant submits that this application is in full conformance with the recommendations of the

CONFORMANCE WITH MARYLAND SMART GROWTH ACT

The Maryland SmartGrowth Act lists four goals for proper growth:

A) Support existing communities by targeting resources to support development in areas where infrastructure exists

The proposed subdivision of the Property, as noted above, has frontage on Lottsford Road and accesses via Lottsford Court, both of which are constructed. Lottsford Road provides direct access onto Landover Road (MD 202). From Landover Road, direct access is available to the Capital Beltway by traveling a short distance to the west. Therefore, transportation infrastructure is already in place. Additionally, most of the Inglewood Business Park is already developed. Three of the five lots in the subdivision where the Property is located have been developed with restaurants and parking compounds. Stormwater management facilities were approved by DPIE and are in place. All roadways within Inglewood Business Park have also been constructed and stormwater management facilities for the numerous buildings in existence are in place. Given the above, it is clear that sufficient infrastructure exists and this goal is satisfied.

B) Save our most valuable natural resources before they are lost forever

This subdivision deals with a single parcel consisting of only 3.58± acres. It has previously been graded and is stabilized with grass. An area of 100 Year Floodplain exists on the site in its southwest corner. There is also a stream and wetlands. None of these sensitive natural features are proposed to be disturbed in any way by the development of the Property. Stormwater management facilities will be approved and required pursuant to the Stormwater Management Concept plan which is under review for the Property by DPIE presently. Bioretention will be incorporated into the stormwater facilities installed on site. Given the above, development of the Property will preserve natural resources.

C) Save taxpayers from the high cost of building infrastructure to serve development that has spread far from our traditional population centers:

As has been discussed above, the Property is within the Inglewood Business Park. Transportation infrastructure has already been constructed in the form of internal public roadways. Both Lottsford Road and Lottsford Court presently exist. Other than installation of stormwater management facilities and the extension of lateral water and sewer lines and connections to electricity and gas which already exist abutting the site, no new infrastructure will be required. To the extent these facilities are required for development of the Property, the

Owner and Applicant will be responsible for their installation.

D) Provide Marylanders with a high quality of life, whether they choose to live in a rural community, suburb, small town or city.

Subdivision of the Property will allow development with a medical office use which will provide a needed services for area residents.

PRINCE GEORGE'S COUNTY 10-YEAR WATER AND SEWERAGE PLAN

The Property was advanced into Water and Sewer Category 3. This Category allows approval of both a Preliminary Subdivision Plan and a Final Plat of Subdivision.

WOODLAND CONSERVATION ORDINANCE

A Tree Conservation Plan (TCP) is required for all land development proposals that are subject to Subtitle 25, unless exempted by Section 25-119. A TCP 1 has been prepared and will be reviewed concurrently with the review and approval of the instant Preliminary Subdivision Plan application. A copy of the TCP 1 has been filed with this application.

CONFORMANCE WITH APPLICABLE PROVISIONS OF SUBTITLE 24/SUBDIVISION ORDINANCE

Analysis of the applicable provisions of the Subdivision Ordinance follows:

Section 24-121 sets forth Planning and Design Requirements. Those Requirements are:

Sec. 24-121. B Planning and design requirements.

- (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.**

The lot proposed on this plan is entirely located within Prince George's County and will also be platted in conformance with all of the requirements of the Zoning Ordinance, including specific requirements of the C-O/D-D-O Zone.

- (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.

This provision is inapplicable as the Property is in Water Category 3 and Sewer Category 3 with planned service. Water and sewer lines are located in Lottsford Road abutting the property.

- (3) When lots are proposed on land adjacent to an existing or planned roadway or 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.

The Property fronts on Lottsford Road and Lottsford Court. These are roads which have previously been constructed. Access has previously been approved to Lottsford Road via Lottsford Court.

- (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.

This provision is inapplicable as no residue parcels or outlots are proposed on this Plan.

- (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. Notwithstanding any other requirement of this Section, a proposed preliminary plan or final plat of subdivision may be designed to conform with the land use policy recommendations for centers, as approved within

the current County general plan, unless the District Council has not imposed the recommended zoning.

As discussed above, the development proposed by the applicant in this case is in conformance with the Prince George's County General Plan, Plan 2035, and with the Adopted and Approved Largo Town Center 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.**

There are no recommendations in either the Master Plan or General Plan which would require reservation of any land area included in this Preliminary Subdivision Plan.

- (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.**

This provision is inapplicable no residue parcels or outlots are proposed on this Plan.

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

This provision is inapplicable as no corner lots 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.**

This provision is inapplicable.

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

The roads providing access to the Property have already been constructed. Further, access via a private road has already been approved pursuant to Section 24-128(b)(9). Utilities exist either abutting or in close proximity to the Property.

- 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.

Regulated environmental features located on the Property are proposed to be preserved.

- (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 the site and any natural features of adjacent parcels.

This provision is inapplicable.

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

The Property is proposed to have access to only one street (Lottsford Road via Lottsford Court).

- (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.

This provision is inapplicable.

- (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.**

A Site Development Concept plan has been filed and is currently under review. An approved Stormwater Concept Plan is not required in order to accept or approve a preliminary plan for processing.

- (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.**

A site development concept plan has been filed and is currently under review. A TCP has been filed with this application.

- (17) Historic resources should be preserved.**

No historic resources are located on the Property.

- (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.**

It is the Applicant's belief and understanding that no archeological review will be required for this Preliminary Subdivision Plan. A Historic Presubmittal Checklist was submitted by the applicant at the time of filing this Preliminary Subdivision Plan for pre-acceptance review.

- (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.**

No condominium townhouse units are proposed and therefore this provision is inapplicable.

Section 24-122 deals with Public Facilities requirements:

- (a) **When utility easements are required by a public utility company, the subdivider shall include the following statement in the dedication documents: Utility easements are granted pursuant to the declaration recorded among the County Land Records in Liber 3703 at Folio 748.**

If necessary, a public utility easement will be provided along any existing public road frontage as required.

- (b) **Land for public facilities shown on the General Plan, functional master plans and/or area master plans, and watershed plans shall be reserved, dedicated, or otherwise provided for.**

No public facilities are shown on the General Plan or on the Master Plan which impact this property. A Site Development Concept Plan has been prepared and submitted. A Stormwater Management Concept Plan has been filed and is currently under review. The applicant believes that appropriate measures are being proposed to handle and treat all stormwater runoff as required by applicable ordinances.

- (c) **Stormwater management facilities, existing or proposed as part of the development, shall have sufficient capacity to convey surface water runoff.**

See above response.

24-122.01. B 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.**

The applicant's transportation engineer has prepared a Traffic Impact Analysis in conformance with a scoping agreement approved by the Transportation Division. That study provides an analysis of the existing roads in the study area and the impact of the proposed development. The study was prepared by Lenhart Traffic Consulting Inc. and is dated August 26, 2020. It was

prepared in strict conformance with an agreed upon scoping agreement. The study analyzed the intersections of Lottsford Road/Lottsford Court, Maryland 202/Lottsford Road, Lottsford Road/Ruby Lockhardt Boulevard and Lottsford Road/Campus Way North. After considering existing traffic volumes and adding in background developments as well as traffic to be generated by a 100,000 square foot office building constructed on the Property, the study finds that all intersections analyzed will operate within the Critical Lane Volume threshold of 1,600. Therefore, the study concludes that adequate public transportation facilities will exist to serve the proposed development of the Property. The Critical Lane Volume of 1,600 is deemed acceptable due to the fact that the Property is located within the Developed Tier.

DIVISION 4. B REQUIREMENTS: TRANSFORMATION AND CIRCULATION.

Sec. 24-123. - General requirements.

- (a) The Planning Board shall require that the 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.**

All rights-of-way shown on the General Plan and applicable Master Plans have been observed in the construction of Lottsford Road. This provision is therefore inapplicable.

- (2) All proposed streets shall be continuous and in alignment with existing or platted streets in adjoining subdivisions so as to create a street network that is functional and easily understandable. Generally, streets should cross other streets at right angles.**

This subdivision is not proposing the dedication of any new public streets. Access will be to Lottsford Road via Lottsford Court. The Property will be served by a private road/easement.

- (3) All internal subdivision streets shall be wholly within the County and shall not be designed to directly connect to an adjacent county unless the applicant has obtained the prior written approval of the District Council and the appropriate land use authority of the adjacent County.**
 - (A) An applicant must file a written request for said approval. The request shall be filed with the Clerk of the District Council. The**

District Council must either approve or disapprove said request within said forty-five (45) day period shall constitute an approval of the request. For purposes of this provision an internal subdivision street shall be deemed to be a public roadway having a right-of-way width of eight (80) feet or less.

- (B) After public hearing before the District Council, the Council shall not allow the proposed bi-county subdivision unless it finds that delivery of public safety services, utility services, and tax collection will be timely and adequate for the lots in Prince George's County.

All internal streets in this proposed subdivision will be wholly within Prince George's County and will not connect in any way to an adjoining county.

- (4) All streets proposed for dedication to public use shall be designed to the standards of the County road ordinance and street standards for width and minimum curve radii or to the standards of municipalities having jurisdiction. Variations from these standards may be granted by the Planning Board upon the recommendation of the Department of Permitting, Inspections, and Enforcement or upon the recommendation of the municipality or other governmental authority having jurisdiction.

This provision is inapplicable.

- (5) Arterial highways shall have a minimum right-of-way width of one hundred and twenty (12) feet; collector streets, a minimum right-of-way width of eighty (90) 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.

Lottsford Road and Lottsford Court are presently in existence.

- (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.

To the Applicant's knowledge, no trails or pedestrian circulation systems are proposed to be provided as none are required by any Master Plan.

Sec. 24-124. B 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 mater 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 TRANSFORMATION 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); and
- (2) The traffic generated by the proposed subdivision will be accommodated on major intersections and major roadways within the established study area such that they will be functioning below the minimum peak-hour service levels adopted by the Planning Board in the "Guidelines for the Analysis of the Traffic Impact of Development Proposals", as may be amended from time to time (hereinafter the "study area" refers to major intersections and major roadways as defined in the "Guidelines"); or

See analysis regarding transportation adequacy provided with this application. That analysis concludes that adequate transportation facilities exist.

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

It is the applicant's belief that none are required.

Section 24-128 Private Roads and Easements

- (a) No subdivision plat or plan of development (however designated) shall be approved that provides for a private road, right-of-way, or easement as the means of vehicular access to any lot, and no building permit shall be issued for the construction of any building in a subdivision unless such building is to be located on a lot or parcel of land having frontage on and direct vehicular access to a public street, except as hereinafter provided.

- (b) The Planning Board may approve plats and plans of development containing private roads, rights-of-way or easements under the following conditions:

* * * * *

- (9) Where direct vehicular access to an individual lot fronting on a public street should be denied to a potentially hazardous or dangerous traffic situation, a private easement may be approved in accordance with the driveway standards in Part 11 of Subtitle 27, in order to provide vehicular access, when deemed appropriate by the Planning Board.

As noted above, the Property is currently part of an existing final plat. That plat was approved using a private right-of-way/easement for access, passage and parking for all five (5) lots in the subdivision. That approval is not being disturbed and will be carried forward with this approval.

DIVISION 5. - REQUIREMENTS: ENVIRONMENTAL AND PARKS.

Sec. 24-129. B One hundred (100) year floodplain.

- (a) Land shall be platted in a manner that protects the public against loss of life or property due to the one hundred (100) year flood, while minimizing the public and private costs of flood control measures. The Planning Board shall require that proposed subdivisions conform to the following:

- (1) Except as provided in Paragraphs (2) and (3), lots shall comply with the minimum net lot areas prescribed by the Zoning Ordinance, exclusive of any land area within the one hundred (100) year floodplain.
- (2) In the R-A and O-S Zones, where any lot contains a floodplain area, there shall be a minimum of forty thousand (40,000) contiguous square feet of area exclusive of any land within the one hundred (100) year floodplain.
- (3) In the R-E Zone, and in the R-R Zone for the purposes of compliance with Section 24-128(b)(1)(B), any area of a lot in excess of twenty thousand (20,000) contiguous square feet may be in the one hundred (100) year floodplain provided that such lot is to be served by a public water and sewerage system, and is in water and sewer service area category one, two, or three at the time of approval of the final plat of subdivision.

There is a 100 Year Flood Plain on the Property. This area was platted originally. It will not be disturbed.

Sect. 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.**

There is no primary management area on the Property. There is a stream area associated wetland located on the Property. The stream and wetland area will not be disturbed. A Stormwater Management Concept Plan has been submitted and is under review. The applicant believes that all required water quality standards will be met and satisfied and there will be no environmental degradation as a result of this development.

- (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.**
- (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.

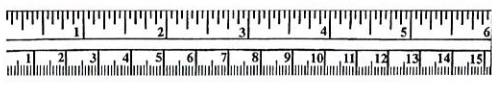
As noted above, a Conceptual Stormwater Management Plan has been submitted and is currently under review. As also noted above, sensitive environmental features located on site will be preserved. A Natural Resources Inventory ("NRI") was approved at the time of the approval of the last Preliminary Plan (4-95122). A revised NRI has been filed. It shows no impact to sensitive environmental features.

CONCLUSION

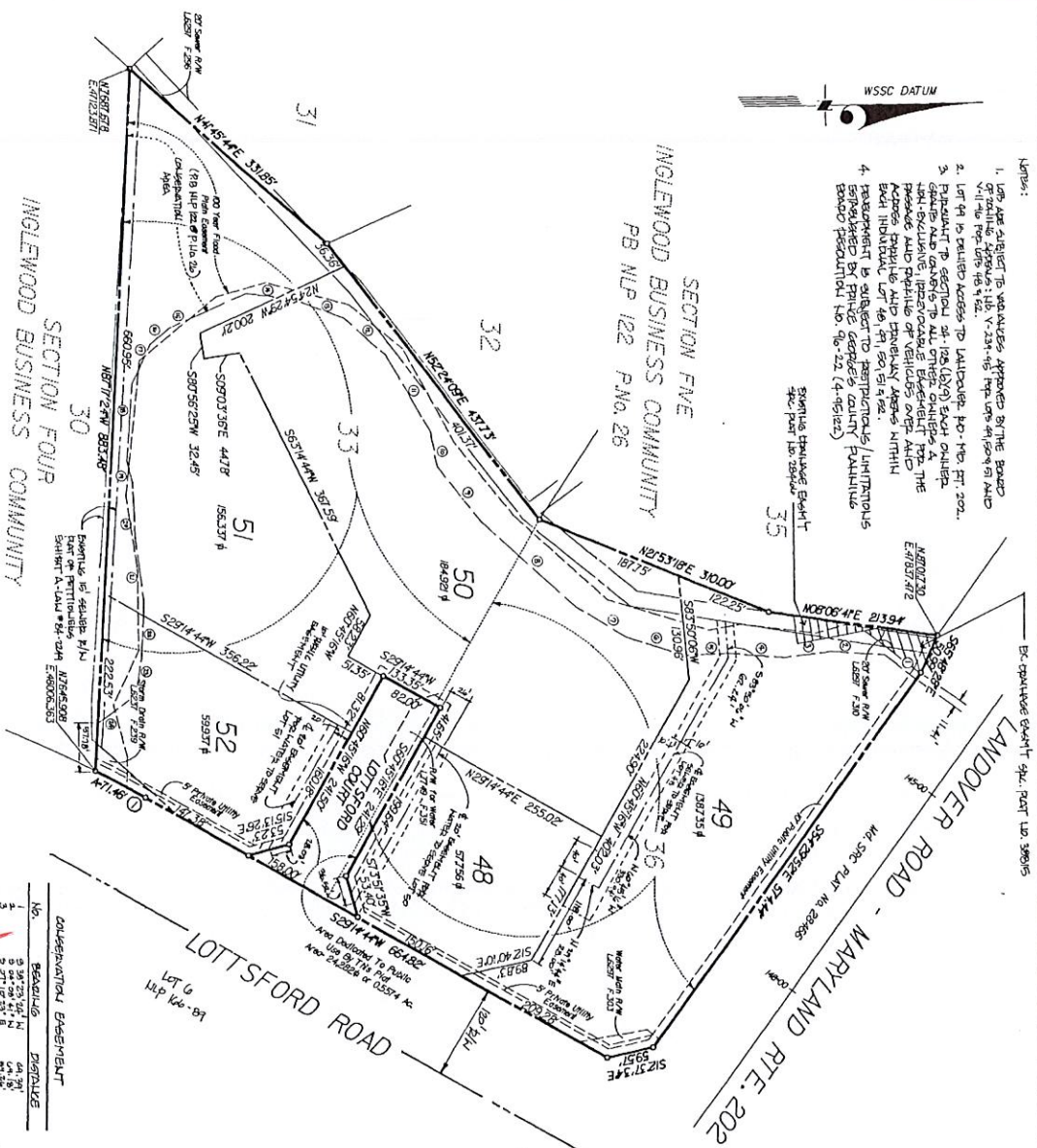
This Preliminary Subdivision Plan application conforms to all applicable Subdivision Ordinance criteria and regulations. For that reason, 9620 Investments LLC requests that this Preliminary Subdivision Plan be approved.



Edward C. Gibbs, Jr., Esquire
Gibbs and Haller
1300 Caraway Court, Suite 102
Largo, Maryland 20774
(301) 306-0033
egibbs@gibbshaller.com
Attorney for the Applicant



- Notes:
1. All easements to be shown as approved by the Board of Public Works, Prince Georges County, Maryland.
 2. Lot 31 is to be divided into two lots, Lot 31A and Lot 31B, each 1.0 acre, by a line running parallel to the centerline of the road.
 3. The easement to be shown as approved by the Board of Public Works, Prince Georges County, Maryland.
 4. The easement to be shown as approved by the Board of Public Works, Prince Georges County, Maryland.



SURVEYORS CERTIFICATE

I hereby certify that the plan shown herein is correct, that it is a subdivision of part of Section Five, Ingewood Business Community, Lots 33 and 35 as recorded in Plat Book 1122 as Plat No. 28, said lots being part of the property conveyed by Josephine Addison Gumble and Ellen Addison Richardson to Foush & Co., Inc., a Maryland Corporation, (formerly known as McCormick Properties, Inc.) by deed dated February 18, 1995 and recorded in Liber 6555 of Folio 17, all among the Land Records of Prince Georges County, Maryland, that the total area included in this plan of subdivision is 62,989 square feet or 1.452714 acres or more and that the total area dedicated to public use by this plan is 24,282 square feet or 0.5574 acre of land.

December 10, 1995

OWNERS DEDICATION

We, Foush & Co., Inc., a Maryland Corporation (formerly known as McCormick Properties, Inc.), by Joseph H. Neenan, Jr., Vice President and James D. Latta, Assistant Secretary, owners of the property shown herein and described in the Surveyor's Certificate, hereby adopt this plan of subdivision, establish the minimum building restriction lines, dedicate the street to public use and establish ten (10) feet utility easements of front, side, rear, and corner lots and dedicate the streets shown herein subject to the provisions of a document entitled "Declaration of Terms and Provisions of Public Utility Easements" recorded among the Land Records of Prince Georges County, Maryland in Liber 3703 of Folio 746. Property interests will be placed in accordance with Section 24-201(b)(5)(ii) of the Subdivision Regulations of the Prince Georges County Code.

There are no suits, actions at law, leases, liens or trusts on the property included in this plan of subdivision, except a certain deed of trust and all parties in interest therein have, below indicated their assent.

*Landing and utility easements are shown as approved by the Board of Public Works, Prince Georges County, Maryland, and the easements are shown as approved by the Board of Public Works, Prince Georges County, Maryland.

Date: 12-20-95

Assent: *[Signature]*
James D. Latta, Assistant Secretary

By: *[Signature]*
Joseph H. Neenan, Jr., Vice President

We, *[Signature]* assent to this plan of subdivision.

Ronald D. Mettram, Trustee

FILED

SECTION FIVE
LOTS 48 THRU 52
(BEING A RESUBDIVISION OF PART OF SECTION FIVE,
INGEWOOD BUSINESS COMMUNITY,
LOTS 33 & 35 - Plat Book 1122, Plat No. 28)

KEAT 10TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
Scale: 1"=100'
December 1995

5. Development of this property must conform to the 1-3 Conceptual Site Plan CDP-80024 approved on June 22, 1990, or as amended by any subsequent revisions thereof.
6. Approval of this plan is based upon a statement, explanation and plan, which shall be submitted to the Board of Public Works, Prince Georges County, Maryland, for their review and approval.
7. The subdivision area is to be divided into lots, the size of which shall be determined by the Board of Public Works, Prince Georges County, Maryland, and the subdivision shall be subject to the approval of the Board of Public Works, Prince Georges County, Maryland.

The Maryland National Capital Park and Planning Commission

Price Georges County Planning Board

APPROVED February 22, 1996

Department of Environmental Resources

Price Georges County, Maryland

APPROVED 1/24/96

Director or Designee

RECORDED: 1/25/96

PLAT BOOK 1122

PLAT NO. 35

4-95/102

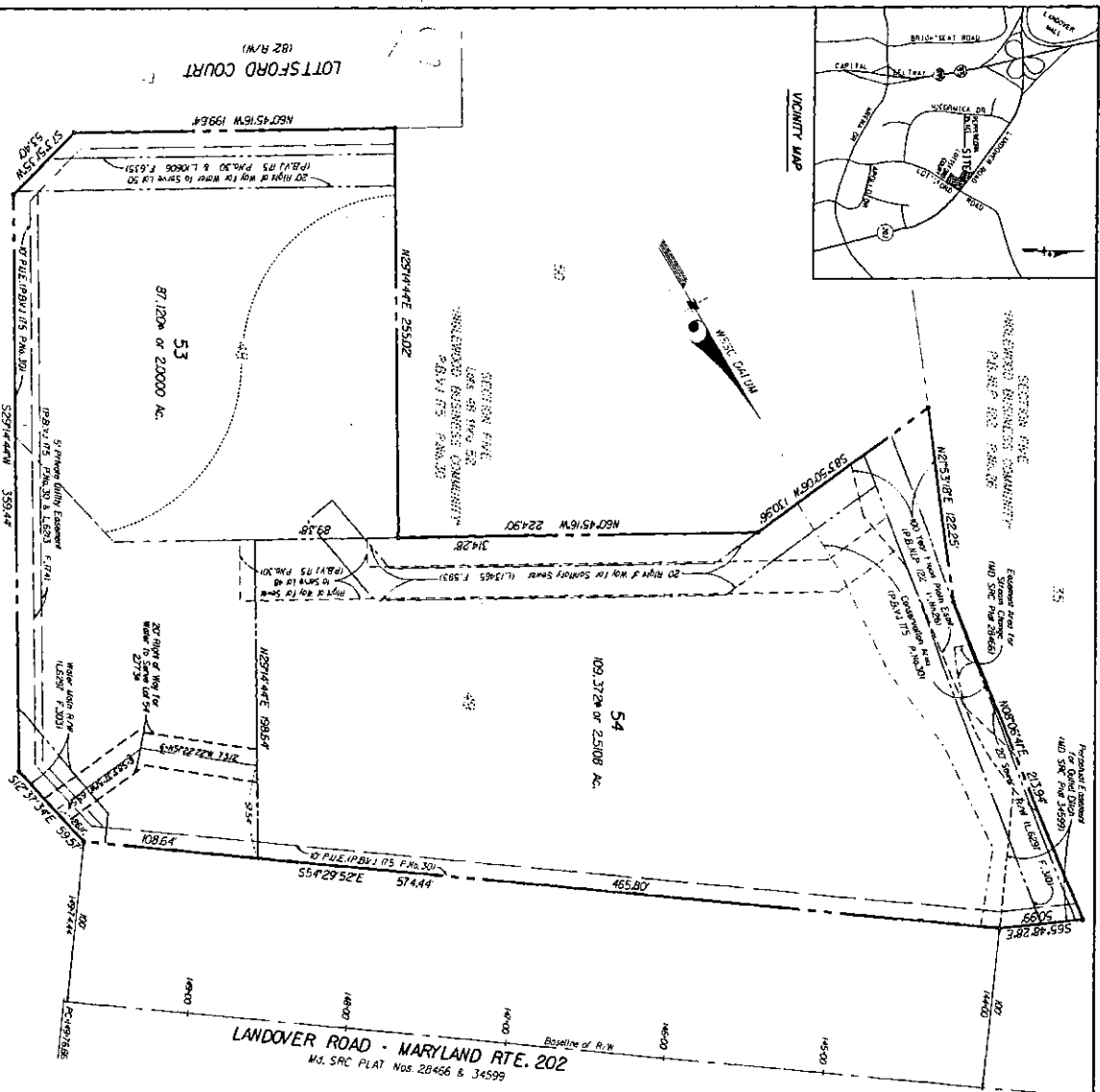
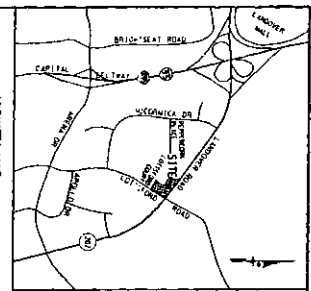
GREENHORNE & O'MARA, INC.

Engineers - Architects - Planners - Surveyors

9001 Edmonston Road

Greenbelt, Maryland 20770

7-6229-01



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF LOTS 48 AND 49, AS SHOWN ON A PLAN OF SUBDIVISION ENTITLED "SECTION FIVE, INGLEDWOOD BUSINESS COMMUNITY AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN PLAT BOOK 1475 AS PLAT NO. 30, SAID LOTS BEING PART OF THE PROPERTY OWNED BY HOUSE COMMERCIAL PROPERTIES, INC., A MARYLAND CORPORATION, TO WHOM COMMERCIAL PROPERTIES, INC. ITS WHOLLY OWNED SUBSIDIARY, BE DEED DATED DECEMBER 18, 1990 AND RECORDED AMONG THE PRINCE GEORGE'S LAND RECORDS IN LIBER 288, THAT THE TOTAL AREA INCLUDED IN THIS PLAN OF RESUBDIVISION IS 98,492 SQUARE FEET OR 2.25 ACRES OF LAND.

AUG 13, 2001
Barbara Annette Fletcher Dulaney
PROFESSIONAL LAND SURVEYOR
MARYLAND REG. NO. 20022

OWNERS' DEDICATION

WE, HAD COMMERCIAL PROPERTIES, INC., A WHOLLY OWNED SUBSIDIARY OF HOUSE COMMERCIAL PROPERTIES, INC., A MARYLAND CORPORATION, OWNERS OF THE PROPERTY SHOWN HEREON AND DESIGNED IN THE SURVEYORS' CERTIFICATE, HEREBY ADOPT THIS PLAN OF RESUBDIVISION AND ESTABLISH THE RIGHT OF WAY FOR WATER BETWEEN LOT OWNERS AS SHOWN AS NECESSARY FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, REPAIR, IMPROVEMENT AND RETURN OF WATER MAINS AND APPURTENANCES WITHIN THE WATER RIGHT OF WAY SHOWN HEREON. PROPERTY BARRIERS WILL BE PLACED IN ACCORDANCE WITH SECTION 24-202 (b)(1)(ii) OF THE SUBDIVISION REGULATIONS OF THE PRINCE GEORGE'S COUNTY CODE. THERE ARE NO SITS, ACTIONS AT LAW, LIENS OR TRUSTS ON THE PROPERTY INCLUDED IN THIS PLAN OF RESUBDIVISION.

Witness: *David Davis* DATE: 7/13/01 *Barbara Annette Fletcher Dulaney* 7/13/01
BRIDLEMAN ESTATE PRESIDENT

NOTES

1. DEVELOPMENT OF THIS PROPERTY MUST CONFORM TO THE SITE PLAN WHICH WAS APPROVED BY THE PRINCE GEORGE'S COUNTY PLANNING BOARD ON JULY 12, 2001, CSP-0025, OR AS AMENDED BY ANY SUBSEQUENT REVISIONS THERETO.
2. LOTS 53 AND 54 ARE DENIED ACCESS TO LANDOVER ROAD (MARYLAND ROUTE #202).
3. PURSUANT TO SECTION 24-202 (b)(1) EACH OWNER GRANTS AND CONVEYS TO THE OTHER A NON-EXCLUSIVE IRREVOCABLE EASEMENT FOR THE PASSAGE AND PARKING OF VEHICLES OVER AND ACROSS PARKING AND DRIVEWAY AREAS WITHIN INDIVIDUAL LOTS 53 AND 54.
4. DEVELOPMENT OF THIS PROPERTY MUST CONFORM TO THE 1-3 CONCEPTUAL SITE PLAN CSP-8004 APPROVED ON JUNE 28, 1990, OR AS AMENDED BY ANY SUBSEQUENT REVISIONS THERETO.
5. APPROVAL OF THIS PLAN IS BASED UPON A REASONABLE EXPECTATION THAT PUBLIC WATER AND SEWER SERVICE WILL BE AVAILABLE WHEN NEEDED AND IS CONDITIONED ON FULFILLING ALL OF THE WASHINGTON SUBURBAN SANITARY COMMISSION AUTHORIZATION NO. 97-4803 COMMITMENTS.
6. THE EXISTING CONSERVATION AREA AS SHOWN ON THIS PLAN PRECLUDES ANY DISTURBANCE OR THE INSTALLATION OF ANY STRUCTURE WITHIN SAID AREA WITHOUT THE PRIOR WRITTEN CONSENT FROM THE LAND USE PLANNING DIRECTOR OR DESIGNEE. THE REMOVAL OF ANY DEAD MATERIAL, I.E. BRANCHES, LIMBS, TRUNKS IS ALLOWED.
7. THIS PLAN PREPARED IN ACCORDANCE WITH SECTION 24-202 (b)(13) TO ADJUST COMMON LOT LINES.
8. DEVELOPMENT IS SUBJECT TO RESTRICTIONS / LIMITATIONS ESTABLISHED BY PRINCE GEORGE'S COUNTY PLANNING BOARD RESOLUTION NO. 96-22 (4-59-92).
9. LOTS ARE SUBJECT TO VARIANCES APPROVED BY THE PRINCE GEORGE'S COUNTY PLANNING BOARD 00-0025A.

FILED

SECTION FIVE
LOTS 53 AND 54
(BEING A RESUBDIVISION OF LOTS 48 AND 49)
INGLEDWOOD BUSINESS COMMUNITY
KENT (13TH ELECTION DISTRICT)
PRINCE GEORGE'S COUNTY, MARYLAND
SCALE: 1" = 50'
APRIL, 2001

GREENHORNE & O'MARA, INC.

Engineers - Architects - Planners - Surveyors
500 Edmonston Road
Greenbelt, Maryland 20770

For Public Water and Sewer Systems Only.
The Maryland National Capital Park and Planning Commission
Prince George's County Planning

Department of Environmental Resources
Prince George's County, Maryland

APPROVED: *Barbara Annette Fletcher Dulaney*
Surveyor

APPROVED: *David Davis*
August 22, 2001
Planning Director
MNC & P.C. Record File No. B-01005
Witness
TMO-2-4

RECORDED:
PLAT BOOK:
PLAT NO.:

I-3

Plat No. 495122

TMO-2-4

MDA 354 1250-10883

Exhibit "B"



8.5X11_Landscape

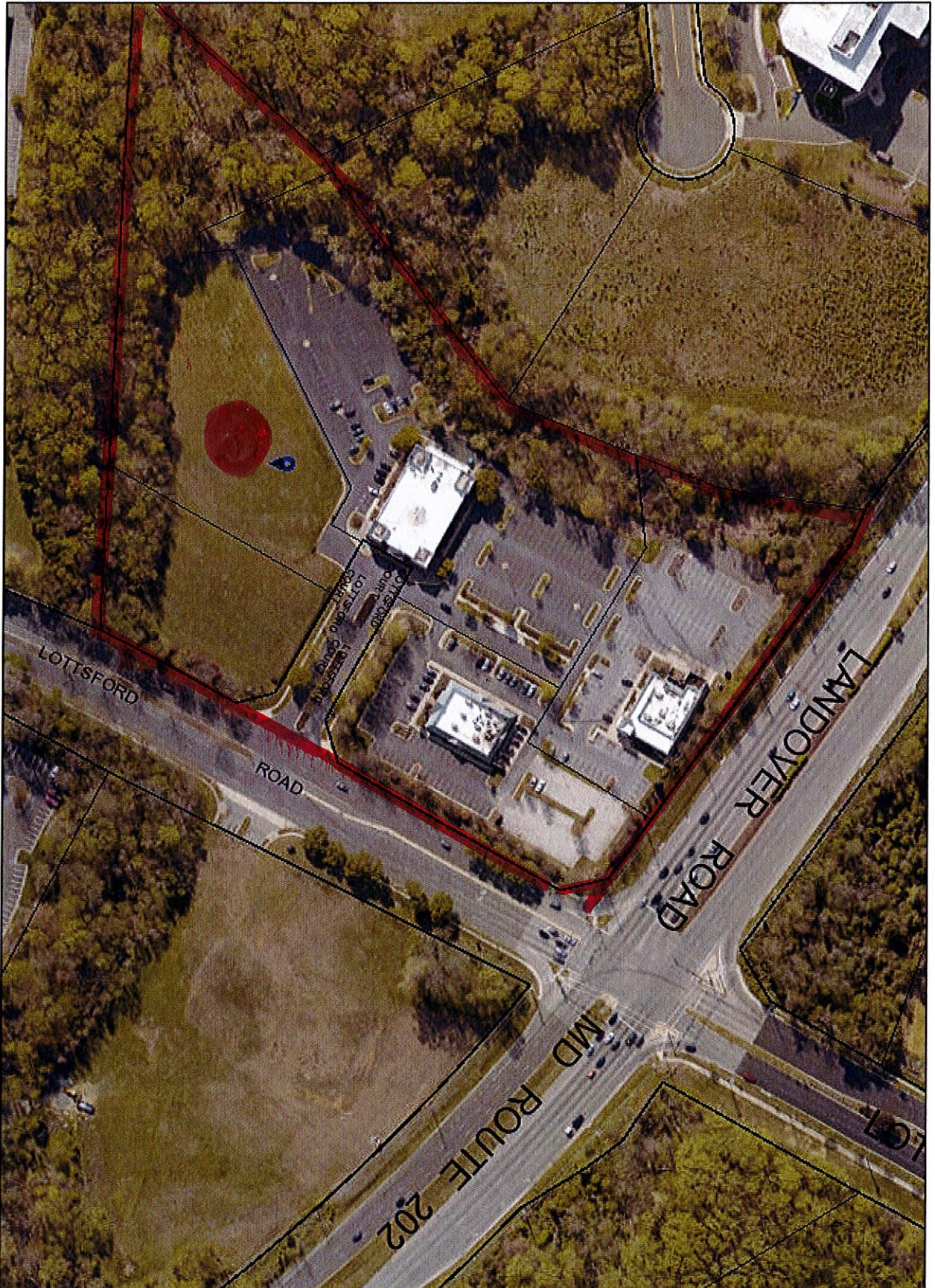
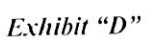
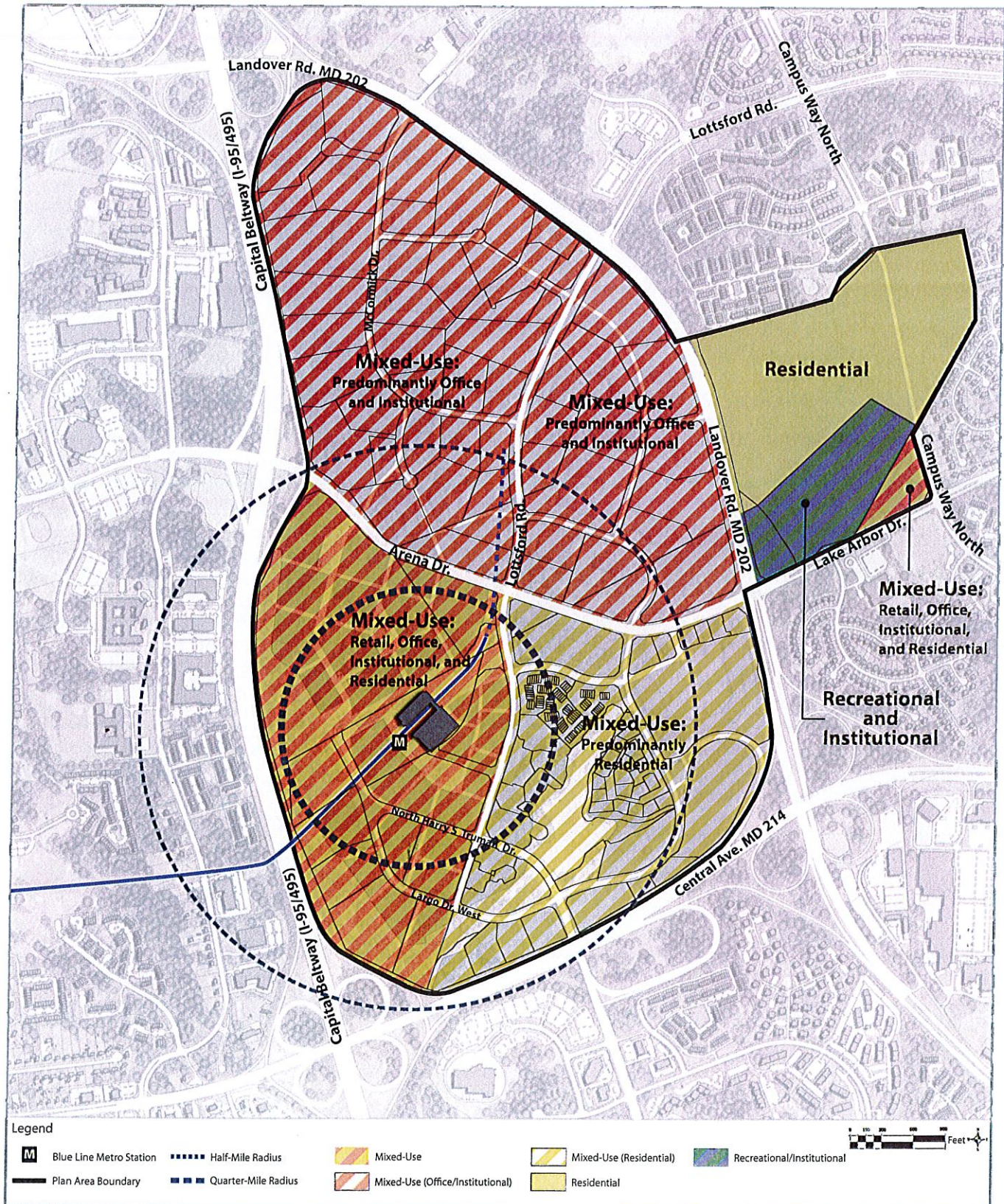


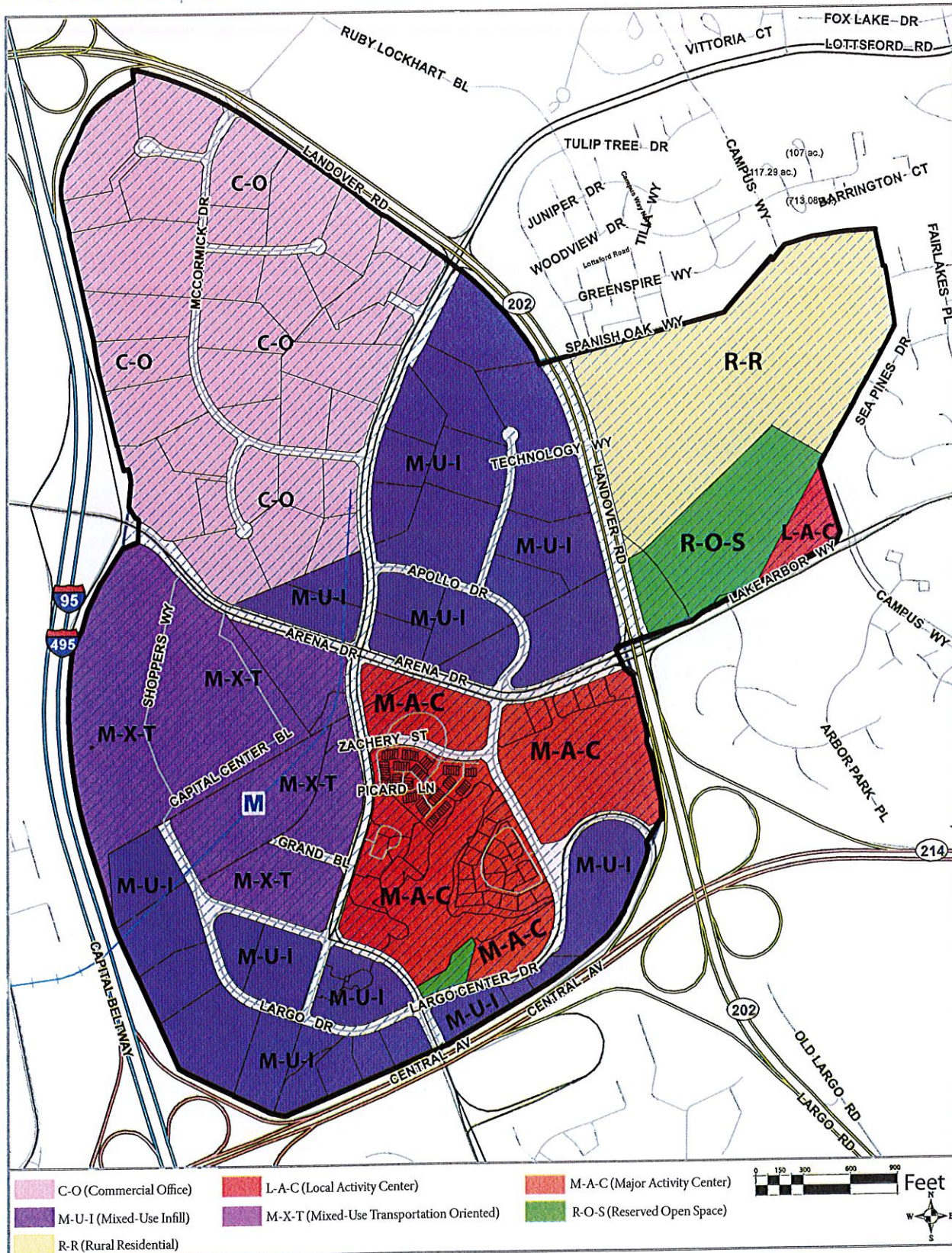
Exhibit "C"



Map 25: Preferred Land Use Plan

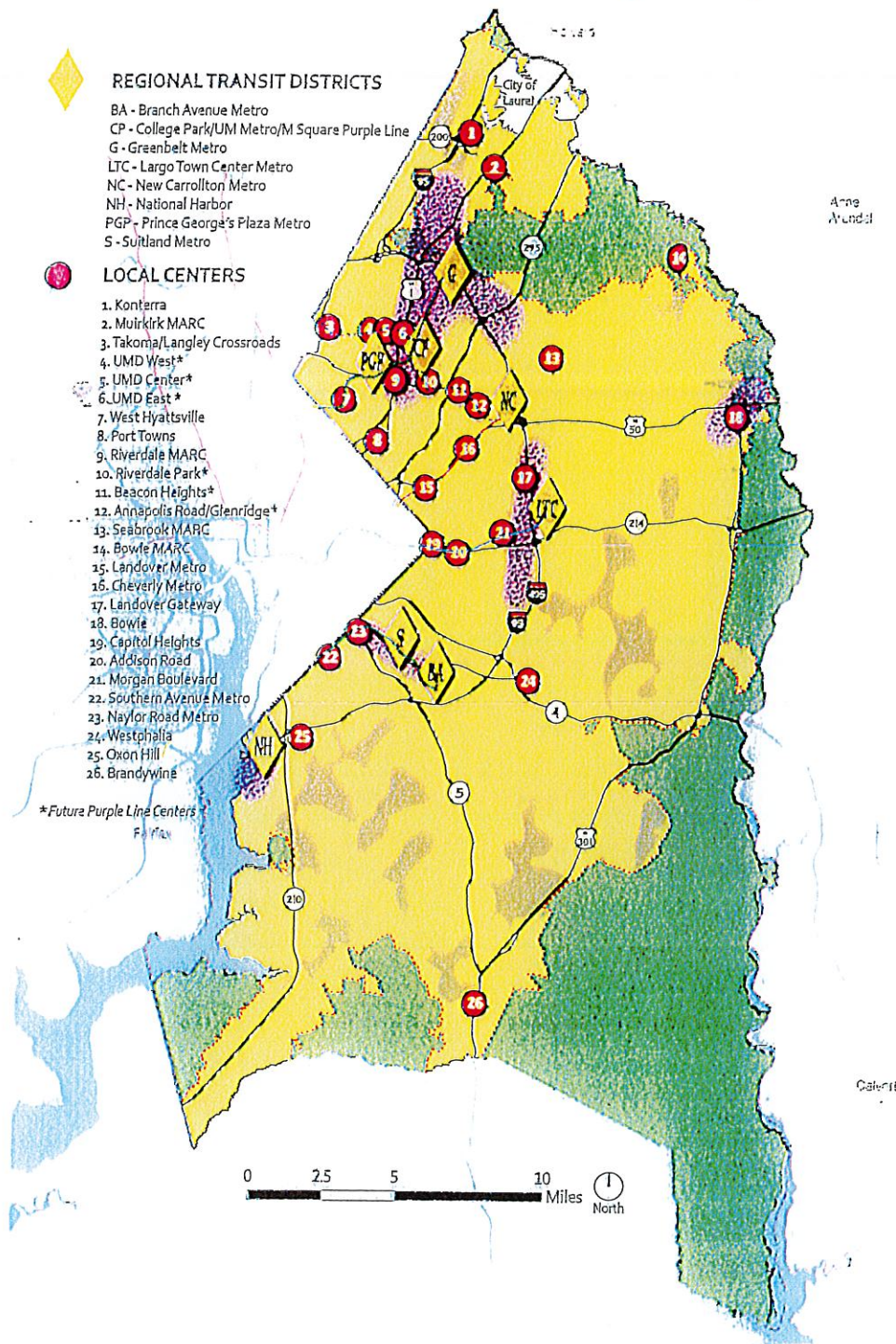


Map 27: Rezoning Plan



Growth Policy Map

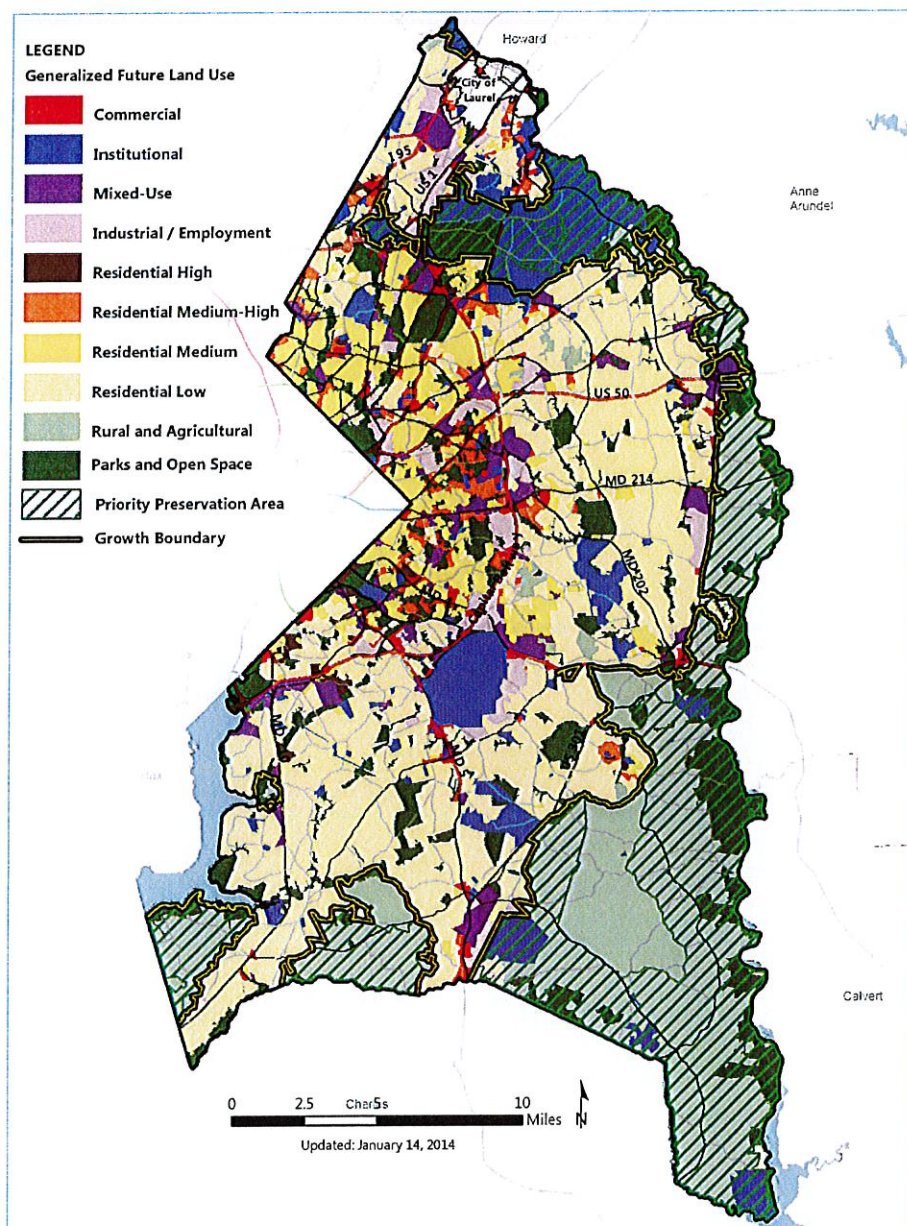
Map 1.1



Legend

- | | | | | | |
|--|-------------------------|--|-------------------------------------|--|------------------------------|
| | Employment Areas | | Future Water and Sewer Service Area | | Rural and Agricultural Areas |
| | Established Communities | | Growth Boundary | | Metrorail |
| | | | Proposed Purple Line Light Rail | | |

Exhibit "G"

Map 10. Generalized Future Land Use Map

The Generalized Future Land Use Map is not a zoning map and is not intended to identify land uses and zoning for specific properties.

Source: M-NCPPC, 2014

This map generalizes future land use designations as shown in approved sector and master plans. It does not follow parcel boundaries, and its land use categories do not identify permitted uses or imply dimensional standards. By definition, this map should be interpreted broadly and is intended to provide a countywide perspective of future land use patterns. To identify the future land use designation for a specific property, please refer to the property's relevant approved sector or master plan.

Exhibit "H"