

PRELIMINARY PLAN 4-19036

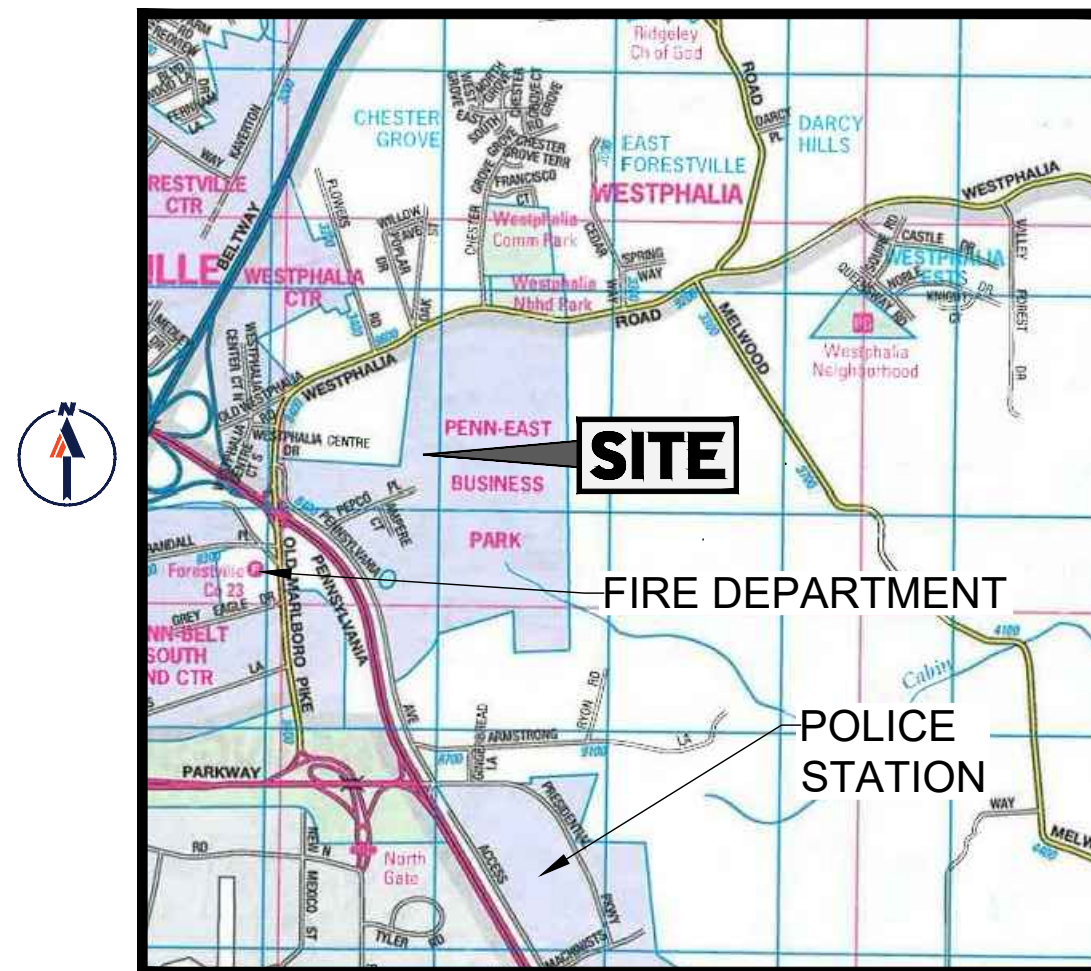
FOR

**TC MIDATLANTIC
DEVELOPMENT II, INC.**

**LOCATION OF SITE
8711 WESTPHALIA ROAD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO, MARYLAND 20722
SPAULDINGS (6TH) ELECTION DISTRICT
TAX MAP 90, GRID C1, PARCELS 1&2**

OWNER/APPLICANT

TC MIDATLANTIC DEVELOPMENT II, INC.
ATTENTION: RAYMOND E. GOINS
1055 THOMAS JEFFERSON STREET NW SUITE 600
WASHINGTON, DC 22202
EMAIL: RGOINS@TRAMMELLCROW.COM



LOCATION MAP

SCALE: 1" = 2000'
PLAN REFERENCE:
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5

<i>SHEET INDEX</i>	
SHEET TITLE	SHEET NUMBER
COVER SHEET	1
PRELIMINARY PLAN LIMITS	2
OVERALL EXISTING PLAN	3 - 5
OVERALL PROPOSED PLAN	6 - 8

PREPARED BY

BOHLER //

CONTACT: NICHOLAS B. SPEACH

PLAN REFERENCES

ALTA/NSPS LAND TITLE SURVEY:
BOHLER ENGINEERING
"WESTPHALIA ROAD - UPPER MARLBORO
8711 WESTPHALIA ROAD
SPAULDINGS (6TH) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND"
DATE: 02/28/2018

NATURAL RESOURCE INVENTORY:
LOIEDERMAN SOLTEZ ASSOCIATES, INC.
"CAMBRIDGE PLACE AT WESTPHALIA
PHASE 1 WMATA BUS DEPOT"
PROJECT NO.: 1914-00-00
APPROVAL DATE: 11/04/2011

TREE CONSERVATION REPORT TYPE II (TCP2-002-15):

LOEDERMAN SUTTEZ ASSOCIATES, INC.
"CAMBRIDGE PLACE AT WESTPHALIA
PRINCE GEORGE'S COUNTY, MARYLAND"
DATE: MARCH 2014

GEOTECHNICAL REPORT:
ADVANTAGE ENGINEERS
"PRELIMINARY GEOTECHNICAL REPORT"
PROPOSED 8711 WESTPHALIA ROAD DEVELOPMENT
UPPER MARLBORO, PRINCE GEORGE'S COUNTY, MARYLAND
PROJECT NO.: 1701257.001
DATE: 12/28/2017

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

REVISIONS

[illegible]

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PROJECT No.:	MB182137
DRAWN BY:	KJ
CHECKED BY:	NBS
DATE:	7/10/2019

PROJECT:

**PRELIMINARY
PLAN
4-19036**

- FOR

**TC MIDATLANTIC
DEVELOPMENT II,
INC.**

8711 WESTPHALIA ROAD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO, MARYLAND

BOHLER //

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

ROBERT C. HARR, JR

PROFESSIONAL LAND SURVEYOR

MARYLAND LICENSE No. 21309
EXPIRATION DATE: 5/2001

9/18/2020

SHEET TITLE

COVER
SHEET

SHEET NUMBER:

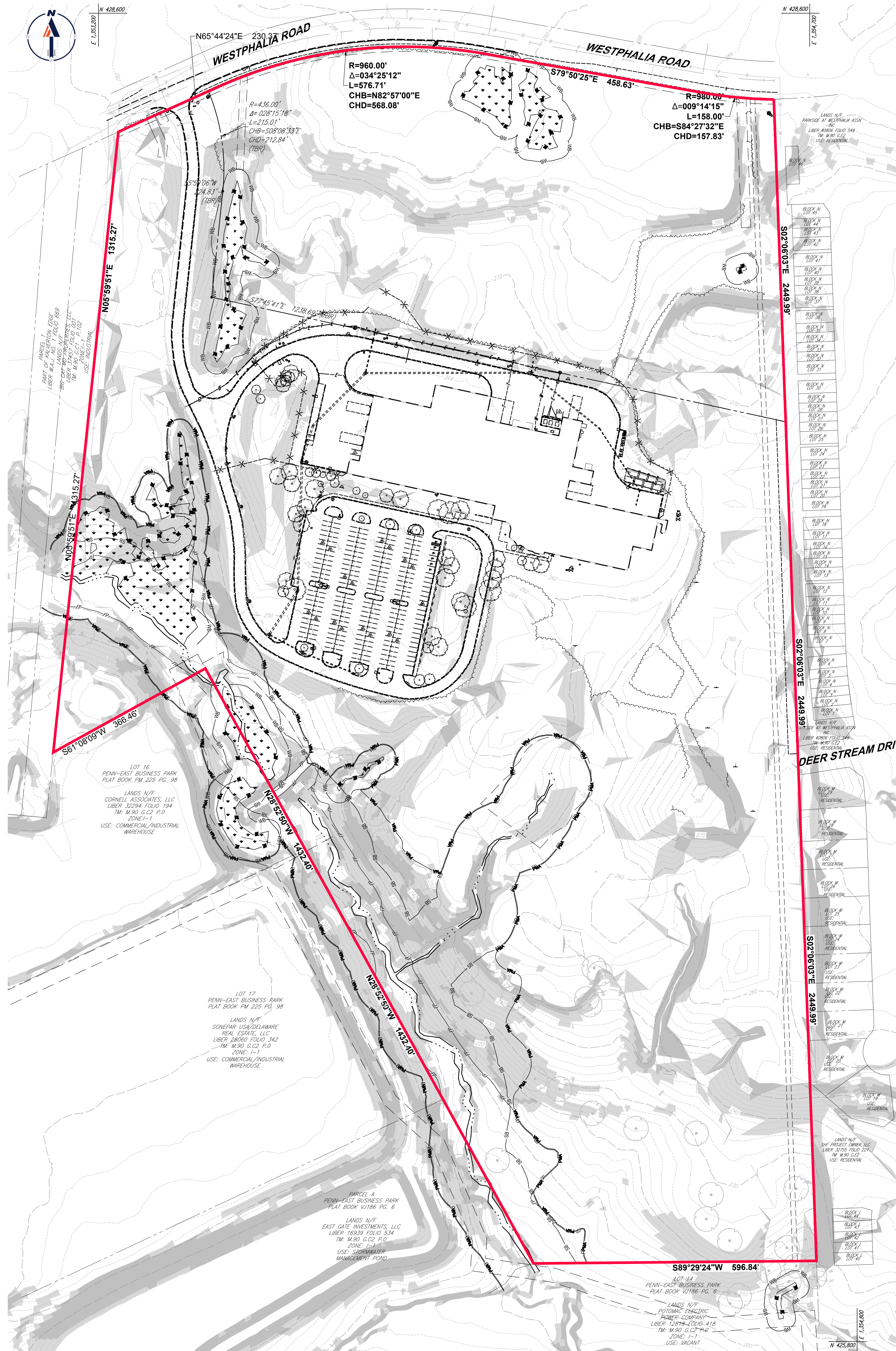
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REVISION 3 - 1/15/2020



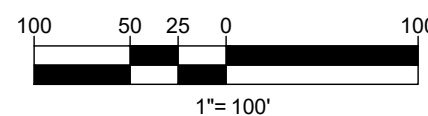
4:116\MB182137\DRAWINGS\PLAN SETS\PRELIMINARY PLAN\MB182137.PD0----->LAYOUT: 01-COVER

C:\PROGRAMS\BOHLER\CD\2020\TEMP\ACPL\BLR_1608088\161517E.DWG - LAYOUT: 05-OVERALL



LEGEND

STEEP SLOPES > 15%
STEEP SLOPES > 25%



THE MARYLAND NATIONAL CAPITAL
PLANNING COMMISSION
FOR OFFICIAL USE ONLY
APPLICATION NAME: TC Midatlantic
APPLICATION NO: 4-19036
TOPIC: TCEP1011-12-03
SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH PGCPB RESOLUTION #2020-05
ADOPTED ON 05/14/2020
SIGNATURE APPROVAL DATE: 10/05/2020
Eddie Diaz-Campbell
Authorized Signature

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	11/08/2019	MNCPCC COMMENTS	KJ	NBS
2	12/18/2019	MNCPCC COMMENTS	KJ	MS
3	1/15/2020	MNCPCC COMMENTS	KJ	MBS

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DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT NO.: MB182137
DRAWN BY: KJ
CHECKED BY: NBS
DATE: 7/10/2019
CAD L.D.:

PROJECT:
**PRELIMINARY
PLAN
4-19036**

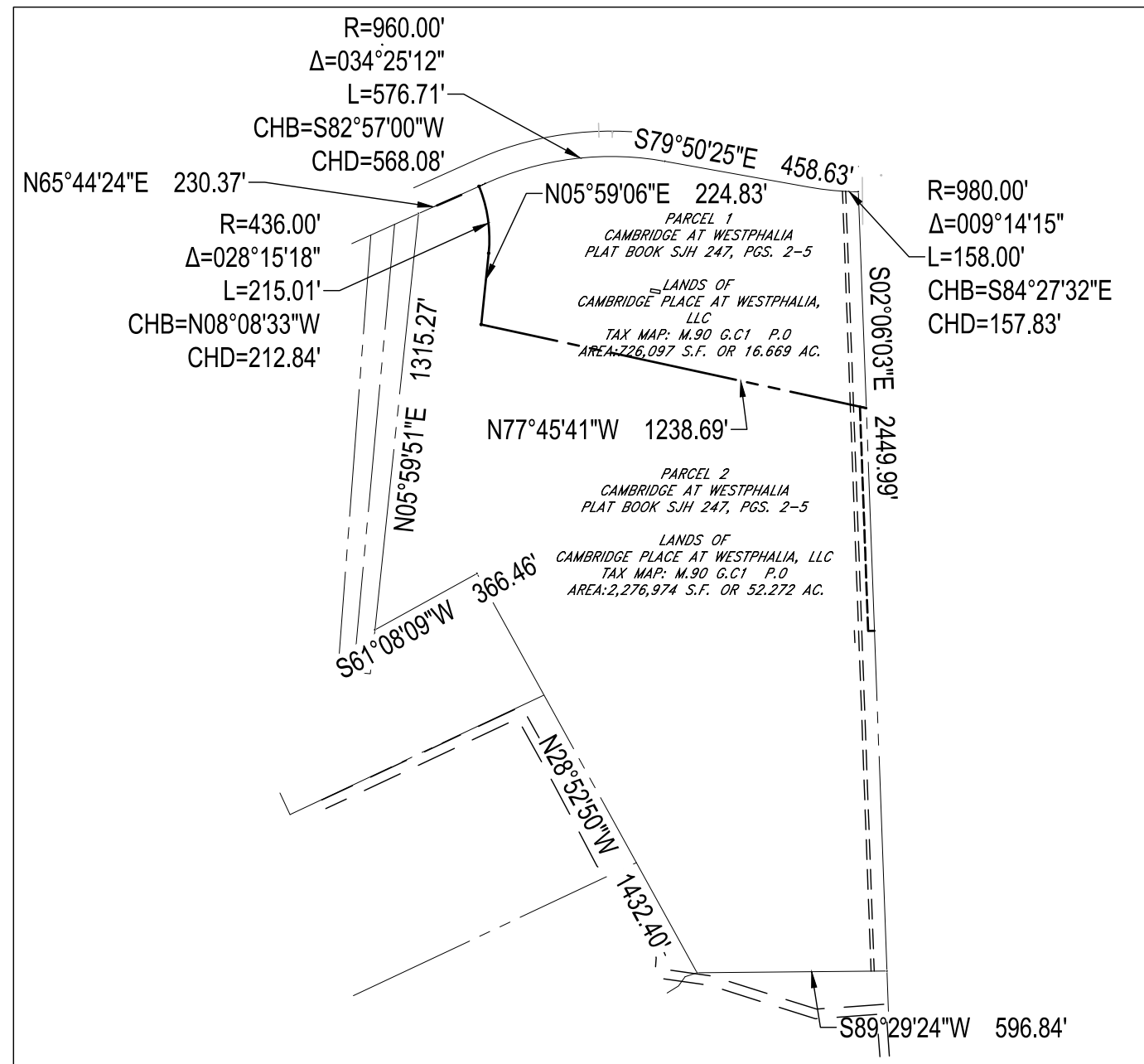
FOR
**TC MIDATLANTIC
DEVELOPMENT II,
INC.**

8711 WESTPHALIA ROAD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO, MARYLAND

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

ROBERT C. HARR, JR.
PROFESSIONAL LAND SURVEYOR
9/18/2020

SHEET TITLE:
**PRELIMINARY
PLAN
LIMITS**
SHEET NUMBER:
2
REVISION 3 - 1/15/2020



50 25 12.5 0 25 50

1" = 50'

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION**
FOR OFFICIAL USE ONLY

APPLICATION NAME: TC Midatlantic
APPLICATION #: 4-19036
TCP #: TCP1-011-12.03

SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH PGCPB RESOLUTION #A2020-65
ADOPTED ON 05/14/2020

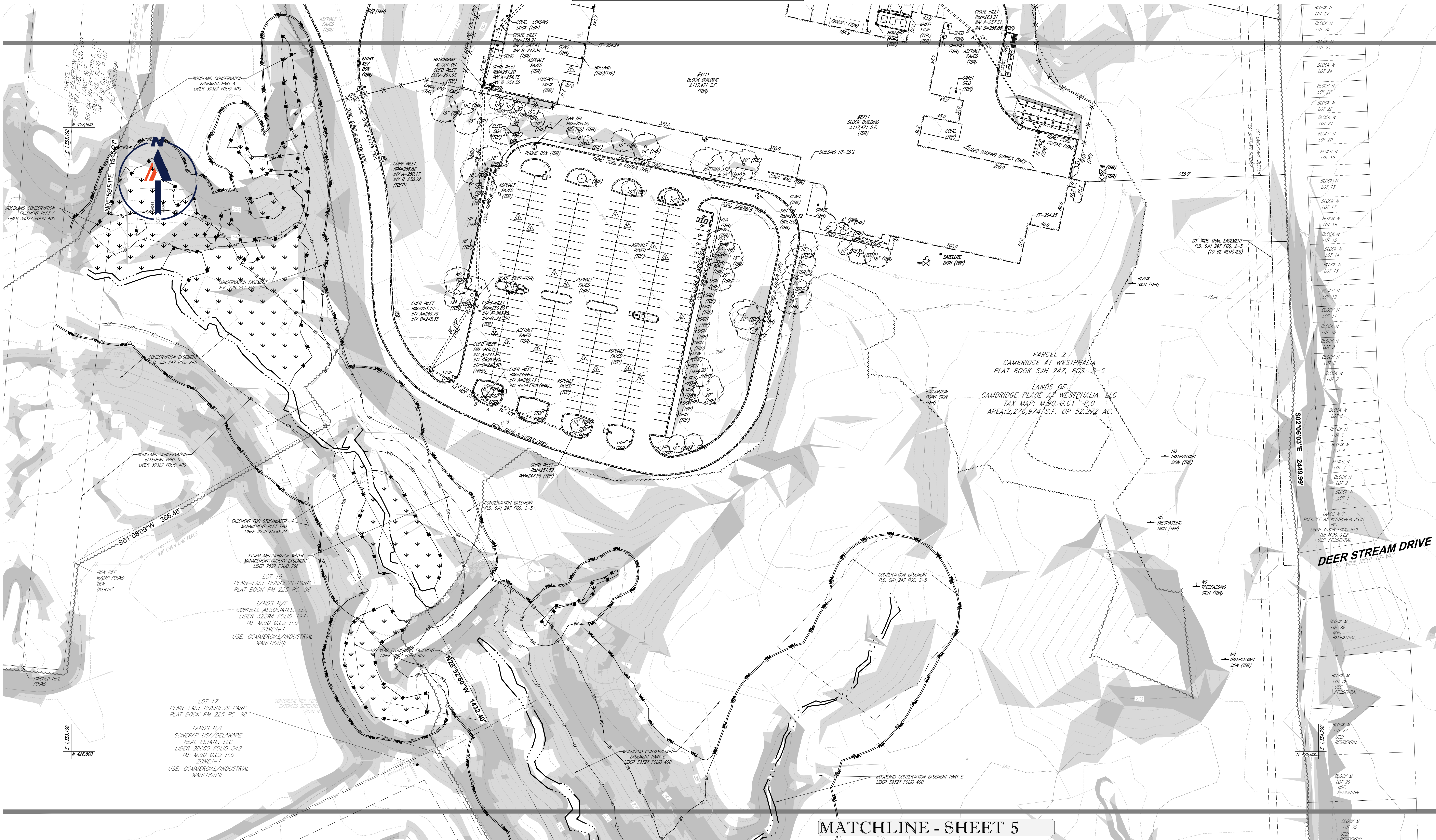
SIGNATURE APPROVAL DATE: 10/28/2020

Eddie Diaz-Campbell Digitally signed by Eddie Diaz-
Campbell
Date: 2020.10.28 09:41:07 -0400

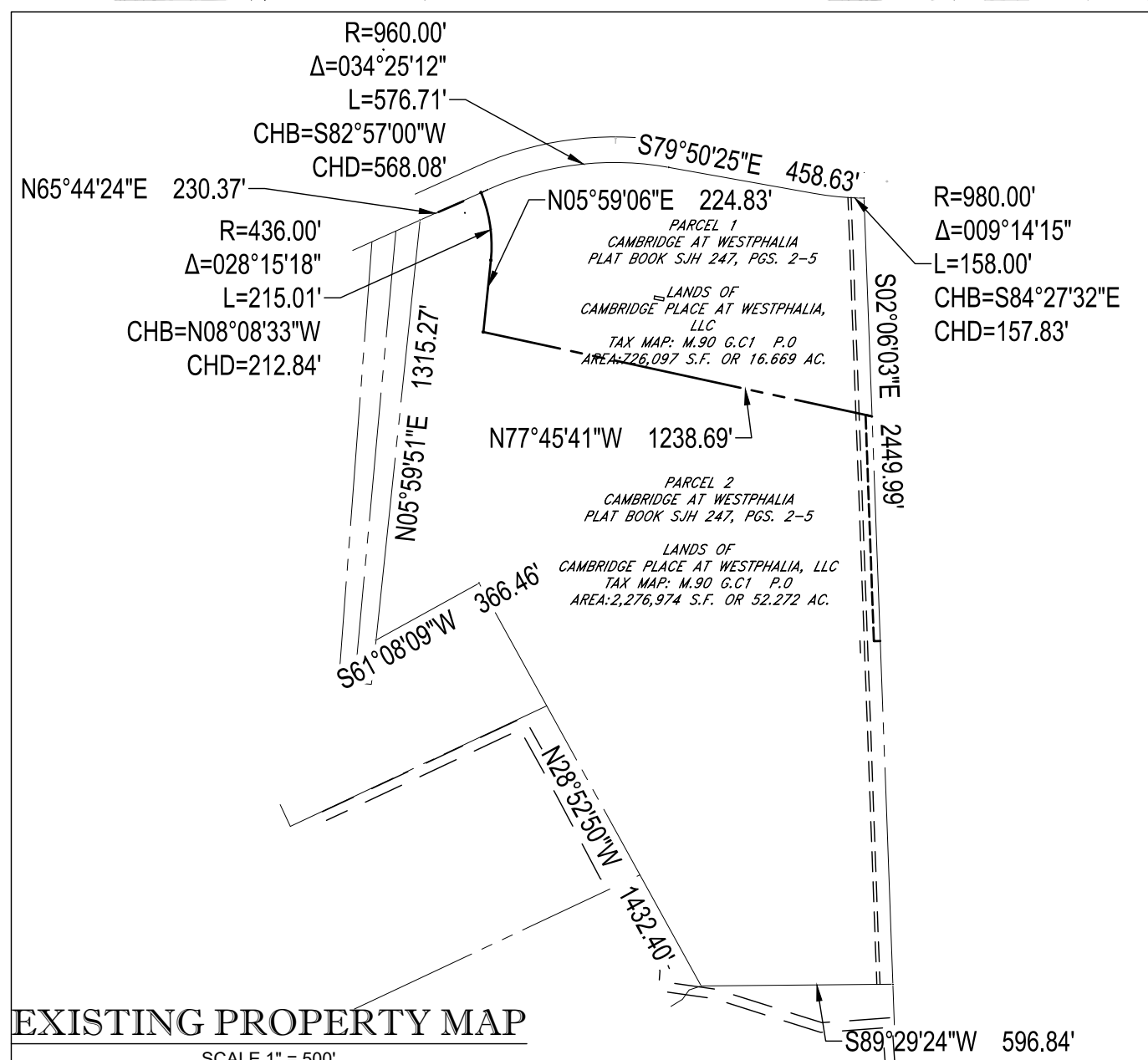
AUTHORIZED SIGNATURE

REVISION 3 - 1/15/2020

MATCHLINE - SHEET 3



MATCHLINE - SHEET 5

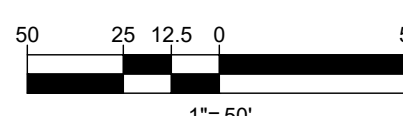


EASTERN SUBDIVISION LOT INFORMATION TABLE - BLOCK N

LOT	ACREAGE	OWNER	LIBER	FOLIO	TM	GRID	BLOCK	PLAT REF	PLAT	ZONE	USE
24	0.050										
23	0.037										
22	0.037	SHF PROJECT OWNER LLC	32755	221	90	E2	N	248/072	19	R-M	TOWN HOUSE
21	0.037										
20	0.037										
19	0.050										
18	0.037										
17	0.037										
16	0.037	HWR LLC	42510	73	90	E2	N	048/072	19	R-M	TOWN HOUSE
15	0.037										
14	0.037										
13	0.050										
12	0.050										
11	0.037										
10	0.037	HWR LLC	41974	554	90	E2	N	048/071	18	R-M	TOWN HOUSE
9	0.037										
8	0.037										
7	0.050										
6	0.050	ONORO JENAVAE MARTISE	42552	543							
5	0.037	HWR LLC	41777	107							
4	0.037	LEE RASHAAD R	42654	114	90	E2	N	048/071	18	R-M	TOWN HOUSE
3	0.037	SNELL NATALIE MARIAH ETAL	42705	543							
2	0.037	HWR LLC	41777	107							
1	0.051	HWR LLC	41777	107							

EASTERN SUBDIVISION LOT INFORMATION TABLE - BLOCK M

LOT	ACREAGE	OWNER	LIBER	FOLIO	TM	GRID	BLOCK	PLAT REF	PLAT	ZONE	USE
29	0.245	LEWIS SHEILA DENISE ETAL REGERS KEITH CHEERWOOD	42662	27	90	E2	M	284/068	15	R-M	RESIDENTIAL
28	0.218	DAN RYAN BUILDERS MID ATLANTIC LLC	42060	290							
27	0.193		42143	56	90	E2	M	428/068	15	R-M	RESIDENTIAL
26	0.193		42060	290							
25	0.193		42266	115							



LEGEND

- STEEP SLOPES > 15%
- STEEP SLOPES > 25%

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	11/08/2019	MINCP COMMENTS	KJ	NBS
2	12/18/2019	MINCP COMMENTS	KJ	ME
3	1/15/2020	MINCP COMMENTS	KJ	MBS



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PROJECT NO.:	16182137
DRAWN BY:	KJ
CHECKED BY:	NBS
DATE:	7/10/2019
CAD L.D.:	

PROJECT:

PRELIMINARY PLAN 4-19036

FOR

TC MIDATLANTIC DEVELOPMENT II, INC.

8711 WESTPHALIA ROAD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO, MARYLAND

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

ROBERT C. HARR, JR.

PROFESSIONAL LAND SURVEYOR

9/18/2020

OVERALL EXISTING PLAN

SHEET NUMBER:

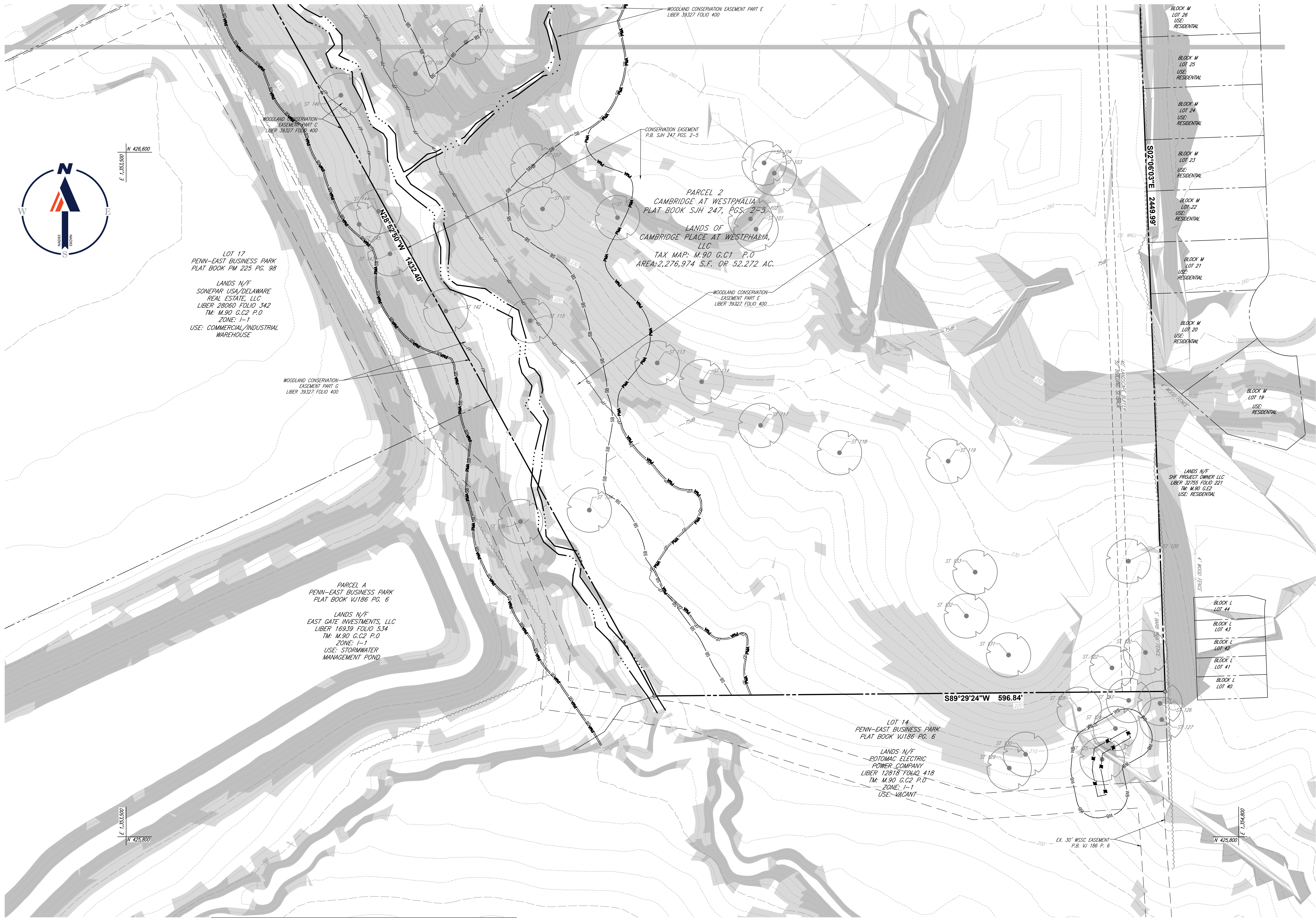
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REVISION 3 - 1/15/2020



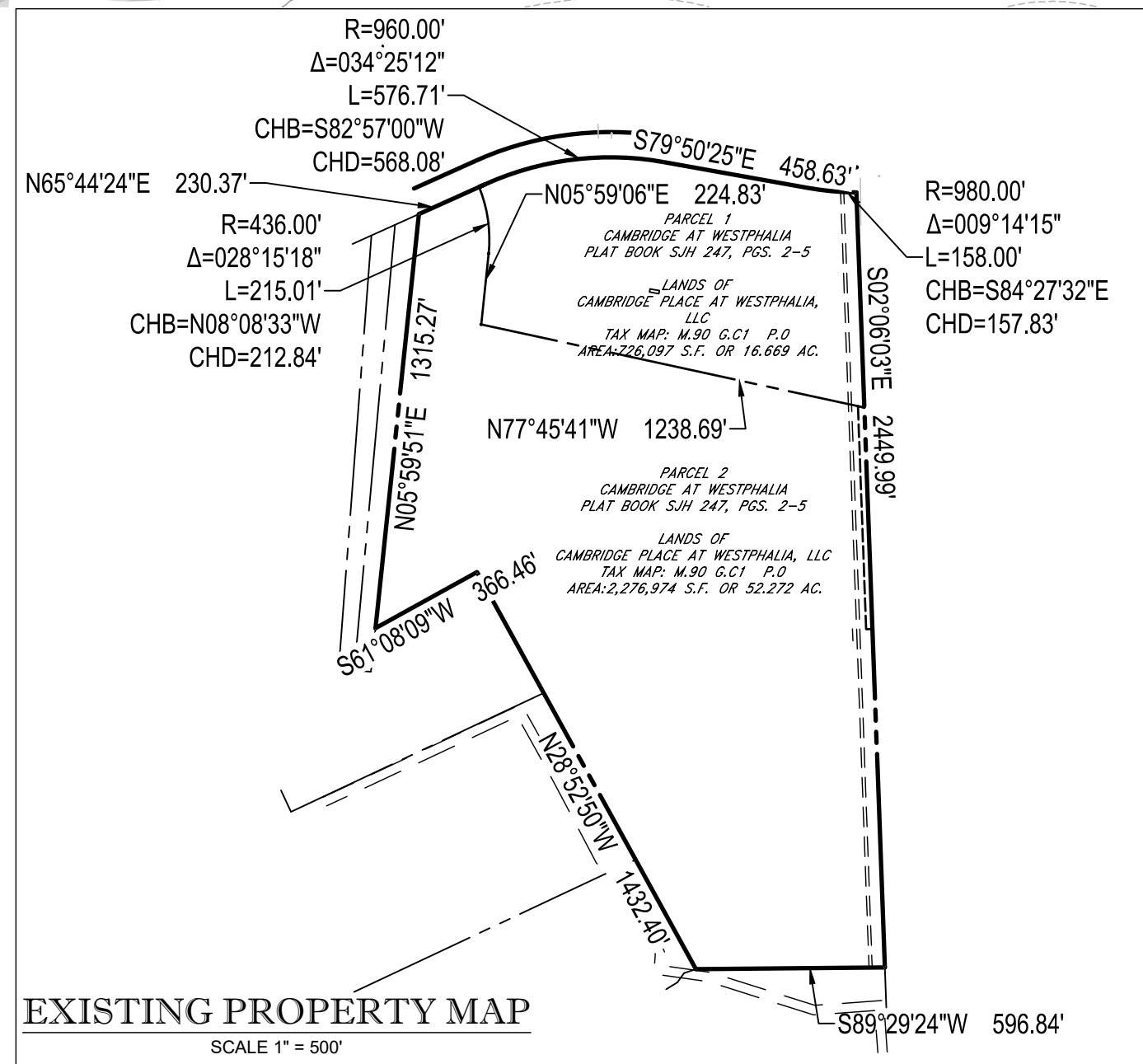
APPLICATION NAME: TC Midatlantic
APPLICATION #: 4-19036
TOP #: TCH-011-13-03
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGPB RESOLUTION K0020-05 ADOPTED ON 05/14/2020.
SIGNATURE APPROVAL DATE: 10/05/2020
Eddie Diaz-Campbell
AUTHORIZED SIGNATURE

MATCHLINE - SHEET 4



LEGEND

- STEEP SLOPES > 15%
STEEP SLOPES > 25%

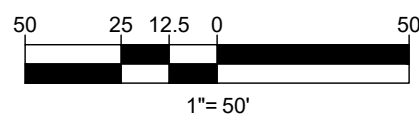


EASTERN SUBDIVISION LOT INFORMATION TABLE - BLOCK M

LOT	ACREAGE	OWNER	LIBER	FOLIO	TM	GRID	BLOCK	PLAT REF	PLAT	ZONE	USE
24	0.193	SM PARKSIDE LLC	41698	563	90	E2	M	248/068	15	R-M	RESIDENTIAL
23	0.193										
22	0.193										
21	0.189										
20	0.253	SM PARKSIDE LLC	41698	563	90	E2	M	248/067	14	R-M	RESIDENTIAL
19	0.265										

EASTERN SUBDIVISION LOT INFORMATION TABLE - BLOCK L

LOT	ACREAGE	OWNER	LIBER	FOLIO	TM	GRID	BLOCK	PLAT REF	PLAT	ZONE	USE
44	0.050	SM PARKSIDE LLC	41665	590	90	E2	L	246/082	7	R-M	TOWN HOUSE
43	0.041										
42	0.041										
41	0.041										
40	0.051										



REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	11/08/2019	MINPPC COMMENTS	KJ	NBS
2	12/18/2019	MINPPC COMMENTS	KJ	MBS
3	1/15/2020	MINPPC COMMENTS	KJ	MBS



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PROJECT No.: 18182137
DRAWN BY: KJ
CHECKED BY: NBS
DATE: 7/10/2019
CAD L.D.:

PRELIMINARY PLAN 4-19036

TC MIDATLANTIC DEVELOPMENT II, INC.

8711 WESTPHALIA ROAD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO, MARYLAND



SHEET TITLE:
OVERALL
EXISTING
PLAN

SHEET NUMBER:
5

REVISION 3 - 1/15/2020

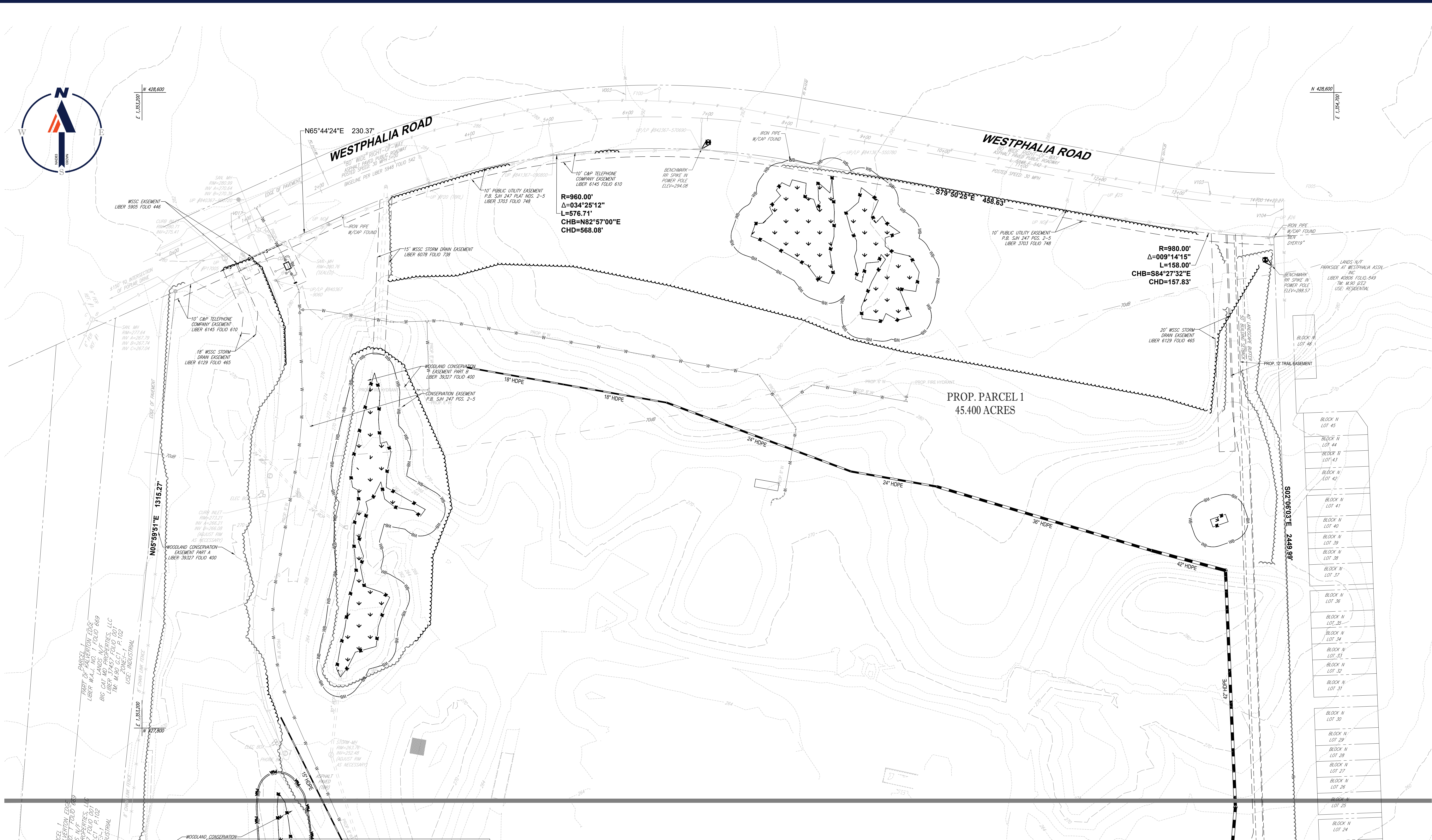
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
for official use only

APPLICATION NAME: TC Midatlantic
APPLICATION # 4-19036
TOPIC: TSPH-011-15-01

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGCRS RESOLUTION #2020-05 ADOPTED ON 05/14/2020.

SIGNATURE APPROVAL DATE: 10/02/2020
Eddie Diaz-Campbell
Date: 2020.10.02 09:07:40
Approved: Signature

C:\PROGRAMS\BOHLER\CD\2020\TEMP\ACPL\BLNSET_1608088101317P03---LAYOUT: 06-PROPOSED



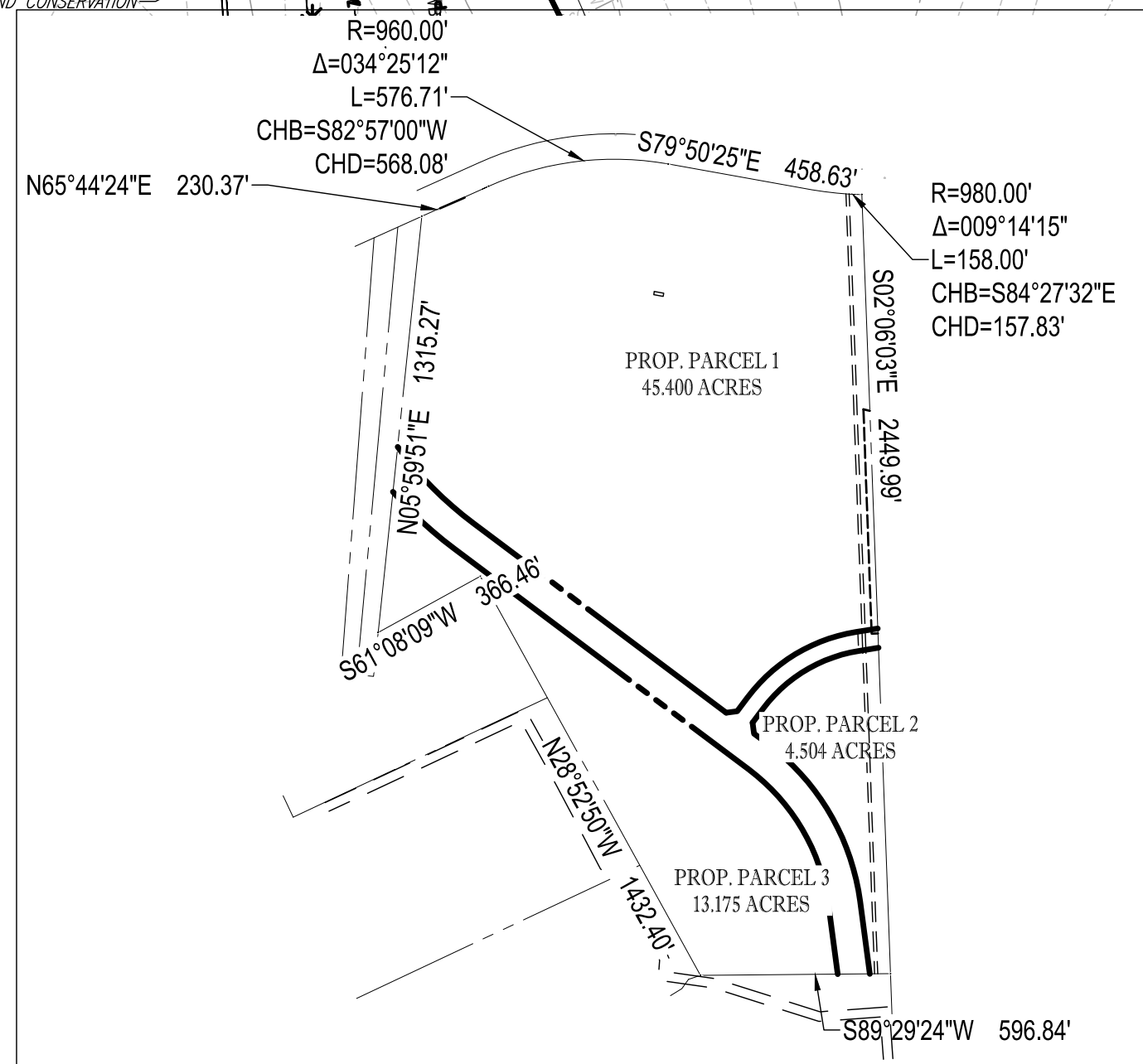
MATCHLINE - SHEET 7

LEGEND:

- PROPOSED WATER LINE
- PROPOSED SANITARY LINE
- PROPOSED STORM DRAIN
- PROPOSED DEDICATION

NOTES:

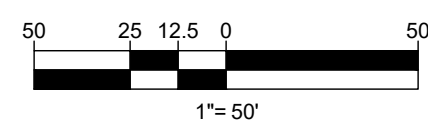
- INTERSECTION OF POPLAR DRIVE/WESTPHALIA ROAD IS APPROXIMATELY 325' FROM SITE



PROPOSED PROPERTY MAP
SCALE 1" = 500'

EASTERN SUBDIVISION LOT INFORMATION TABLE

LOT	ACREAGE	OWNER	LIBER	FOLIO	TM	GRID	BLOCK	PLAT REF	PLAT	ZONE	USE
46	0.050	SHF PROJECT OWNER LLC	32755	221	90	E2	N	248/073	20	R-M	TOWN HOUSE
45	0.052										
44	0.037										
43	0.037										
42	0.050	SHF PROJECT OWNER LLC	32755	221	90	E2	N	248/073	20	R-M	TOWN HOUSE
41	0.050										
40	0.037										
39	0.037										
38	0.037	SHF PROJECT OWNER LLC	32755	221	90	E2	N	248/073	20	R-M	TOWN HOUSE
37	0.050										
36	0.050										
35	0.037										
34	0.037	SHF PROJECT OWNER LLC	32755	221	90	E2	N	248/073	20	R-M	TOWN HOUSE
33	0.037										
32	0.037										
31	0.050										
30	0.050	SHF PROJECT OWNER LLC	32755	221	90	E2	N	248/072	19	R-M	TOWN HOUSE
29	0.037										
28	0.037										
27	0.037										
26	0.037	SHF PROJECT OWNER LLC	32755	221	90	E2	N	248/072	19	R-M	TOWN HOUSE
25	0.050										



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY
APPLICATION NAME: TC Midatlantic
APPLICATION #: 4-19036
TOP #: TCM-011-12-03
SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH PCOPR RESOLUTION #2020-05
ADOPTED ON 06/16/2020
SIGNATURE APPROVAL DATE: 10/09/2020
Eddie Diaz-Campbell
Date: 2020.10.26 09:10:07 -0500
Authorized Signature

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	11/08/2019	MINCPPC COMMENTS	KJ	NBS
2	12/18/2019	MINCPPC COMMENTS	KJ	MJ
3	11/19/2020	MINCPPC COMMENTS	KJ	MBS

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PROJECT NO.: MB182137
DRAWN BY: KJ
CHECKED BY: NBS
DATE: 7/10/2019
CAD L.D.:

PROJECT:
PRELIMINARY PLAN 4-19036
FOR

TC MIDATLANTIC DEVELOPMENT II, INC.

8711 WESTPHALIA ROAD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO, MARYLAND

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

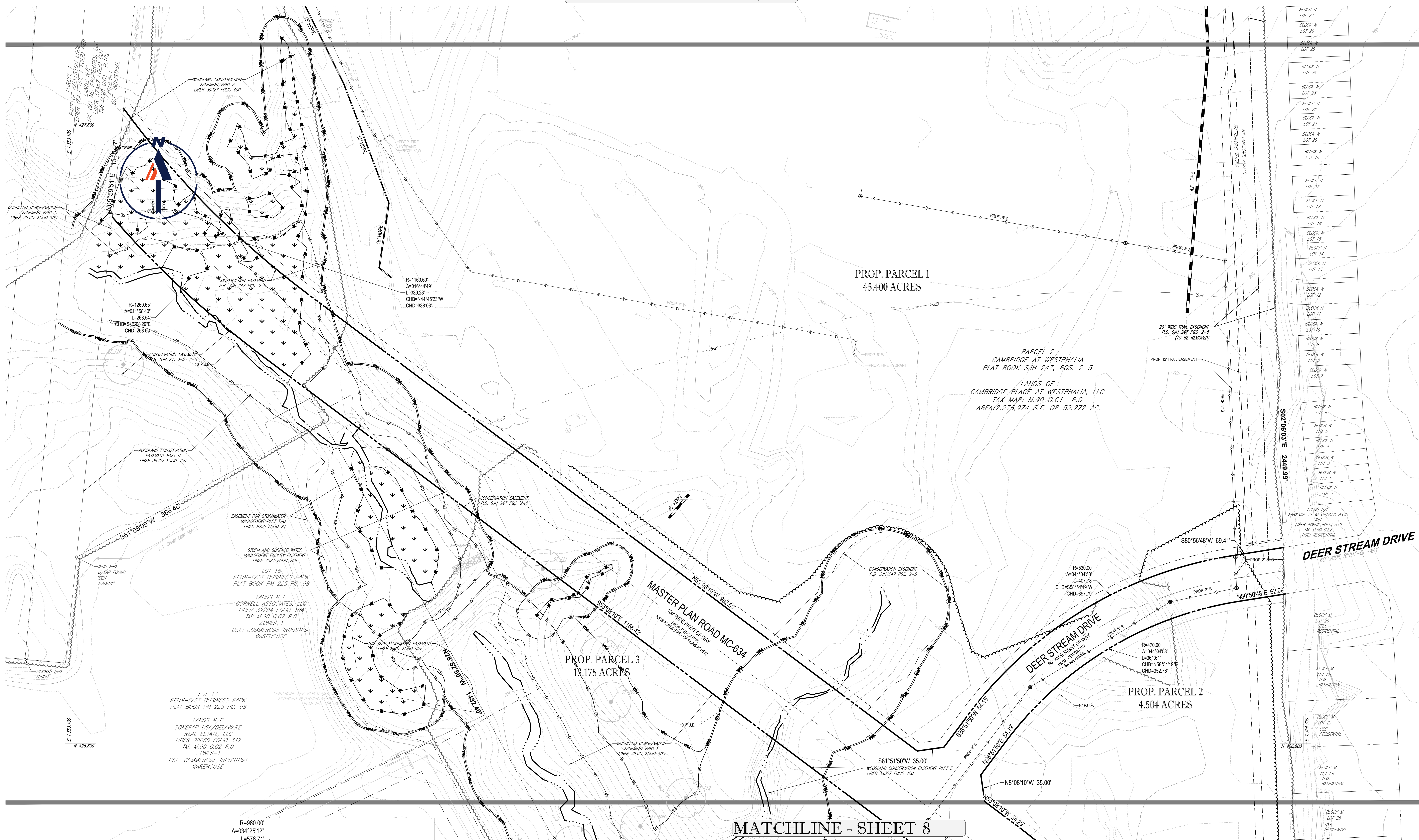
ROBERT C. HARR, JR.
PROFESSIONAL LAND SURVEYOR
9/18/2020

SHEET TITLE:
OVERALL PROPOSED PLAN

SHEET NUMBER:
6

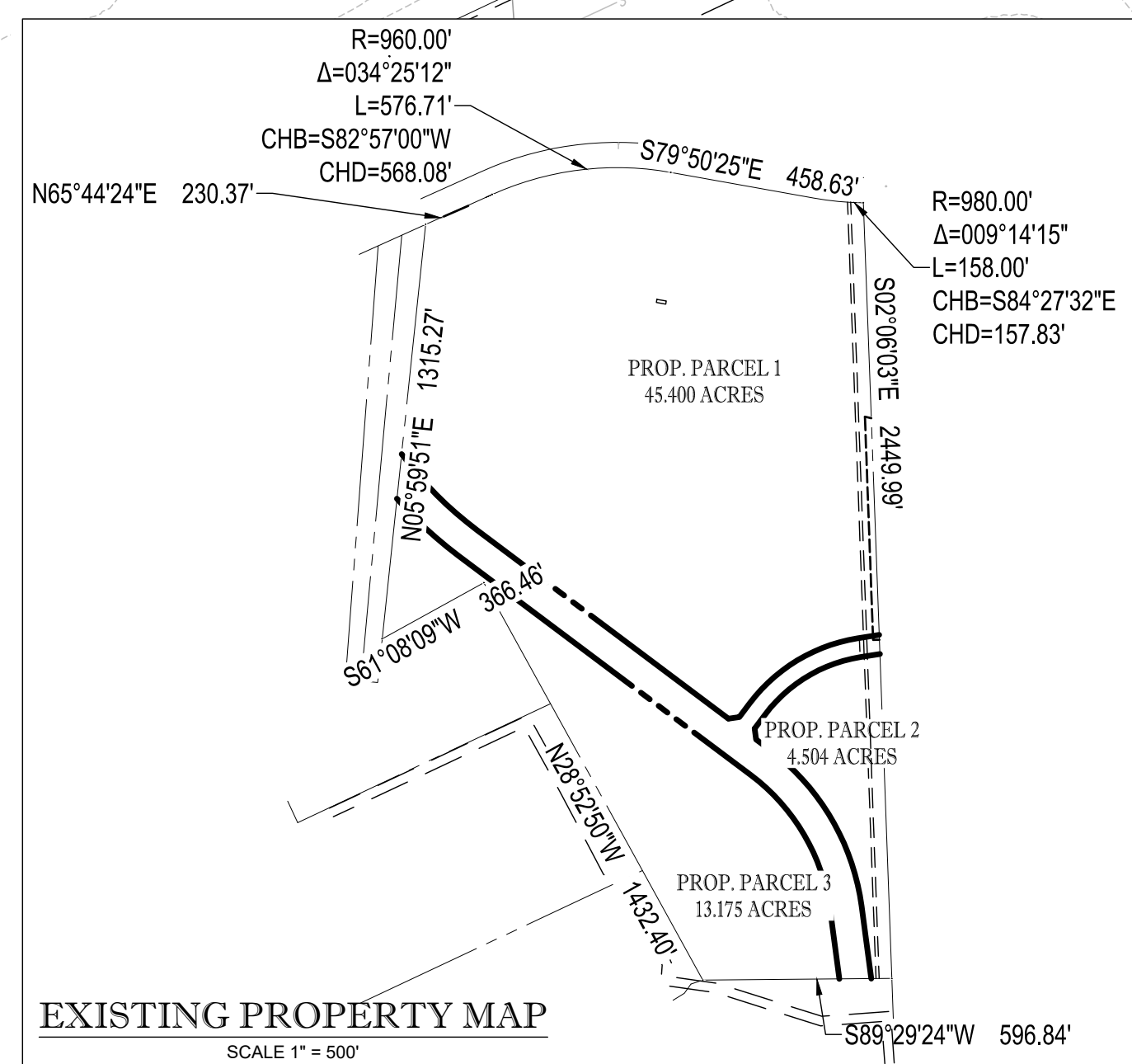
REVISION 3 - 1/15/2020

MATCHLINE - SHEET 6



EASTERN SUBDIVISION LOT INFORMATION TABLE - BLOCK N											
LOT	ACREAGE	OWNER	LIBER	FOLIO	TM	GRID	BLOCK	PLAT REF	PLAT	ZONE	USE
24	0.050	SHF PROJECT OWNER LLC	32755	221	90	E2	N	248/072	19	R-M	TOWN HOUSE
23	0.037										
22	0.037										
21	0.037										
20	0.037										
19	0.050										
18	0.050	HWR LLC	42510	73	90	E2	N	048/072	19	R-M	TOWN HOUSE
17	0.037										
16	0.037										
15	0.037										
14	0.037										
13	0.050										
12	0.050	HWR LLC	41974	554	90	E2	N	048/071	18	R-M	TOWN HOUSE
11	0.037										
10	0.037										
9	0.037										
8	0.037										
7	0.050										
6	0.050	ONORO JENAVAE MARTISE	42552	543							
5	0.037	HWR LLC	41777	107	90	E2	N	048/071	18	R-M	TOWN HOUSE
4	0.037	LEE RASHAD R	42654	114							
3	0.037	SNELL NATALIE	42705	543							
2	0.037	HWR LLC	41777	107							
1	0.051	HWR LLC	41777	107							

EASTERN SUBDIVISION LOT INFORMATION TABLE - BLOCK M											
LOT	ACREAGE	OWNER	LIBER	FOLIO	TM	GRID	BLOCK	PLAT REF	PLAT	ZONE	USE
29	0.245	LEWIS SHELIA DENISE ETAL REGERS KEITH CHEERWOOD	42662	27	90	E2	M	284/068	15	R-M	RESIDENTIAL
28	0.218	DAN RYAN	42060	290							
27	0.193	DAN RYAN	42143	56							
26	0.193	BUILDERS MID	42060	290	90	E2	M	428/068	15	R-M	RESIDENTIAL
25	0.193	ATLANTIC LLC	42266	115							



MATCHLINE - SHEET 8

EASTERN SUBDIVISION LOT INFORMATION TABLE - BLOCK M

EASTERN SUBDIVISION LOT INFORMATION TABLE - BLOCK N

LEGEND:

PROPOSED
WATER LINE ——— W ———

PROPOSED
SANITARY LINE ——— S ———

PROPOSED
STORM DRAIN ———


PROPOSED
DEDICATION

NOTES:

1. INTERSECTION OF POPLAR DRIVE/WESTPHALIA ROAD IS APPROXIMATELY 325' FROM SITE

EXISTING PROPERTY MAP
SCALE 1" = 500'

SCALE 1" = 500'

 **THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION**
FOR OFFICIAL USE ONLY

APPLICATION NAME: TC Midatlantic
APPLICATION #: 4-19035
TCP #: TCP1-011-12-03

SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH POCBP RESOLUTION #2020-6
ADOPTED ON 05/14/2020.

SIGNATURE APPROVAL DATE: 10/25/2020
Digitally signed by Eddie Diaz-Campbell
Date: 2020.10.25 09:41:07 -0400

Eddie Diaz-Campbell
AUTHORIZED SIGNATURE

BOHLER 

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
CONSTRUCTION SERVICES
TRANSPORTATION SERVICES

10000 BOHLER DRIVE, SUITE 100, DALLAS, TEXAS 75243
TEL: 972.382.1000 FAX: 972.382.1001 WWW.BOHLENGRUPP.COM

REVISIONS

REV	DATE	COMMENT	DRW CHECK
1	11/08/2019	MNCPPC COMMENTS	M
2	12/18/2019	MNCPPC COMMENTS	M
3	1/15/2020	MNCPPC COMMENTS	M



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PROJECT No.:	MB182
DRAWN BY:	
CHECKED BY:	
DATE:	7/10/2

PROJECT:

**PRELIMINARY
PLAN
4-19036**

— FOR —

TC MIDATLANTIC
DEVELOPMENT II
INC.

8711 WESTPHALIA ROAD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO, MARYLAND

BOHLER//

16701 MELFORD BLVD , SUITE 31
BOWIE, MARYLAND 20715
 Phone: (301) 809-4500
 Fax: (301) 809-4501
MD@BohlerEng.com

ROBERT C. HARR, JR.

PROFESSIONAL LAND SURVEYOR
MARYLAND LICENSE NO. 23507

9/18/2020

SHEET TITLE:

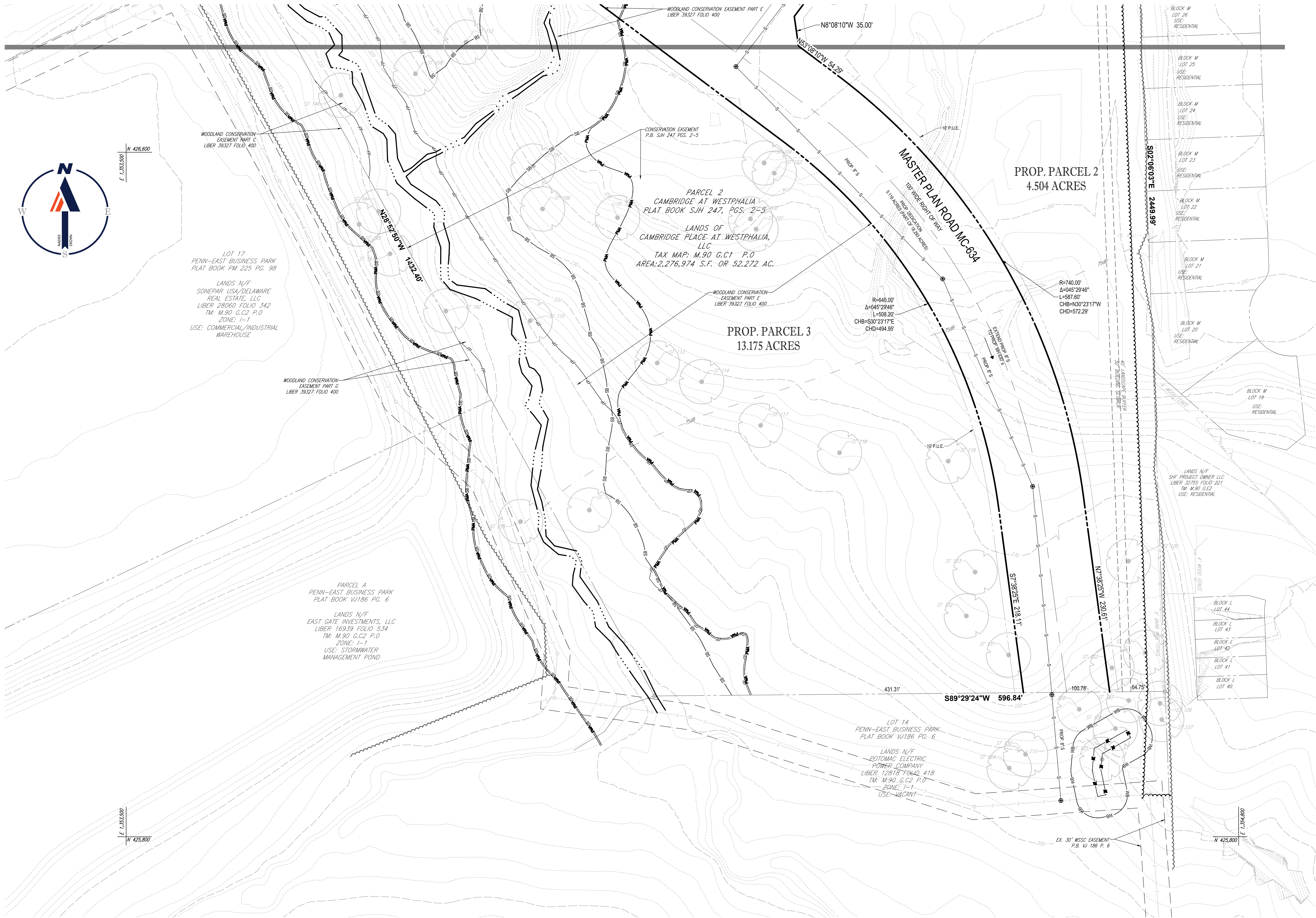
OVERALL
PROPOSED
PLAN

SHEET NUMBER:

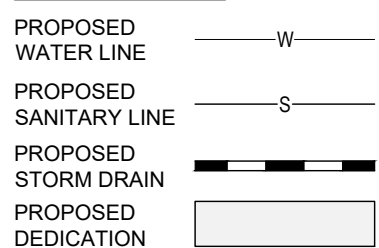
7

REVISION 3 - 1/15/2021

MATCHLINE - SHEET 7

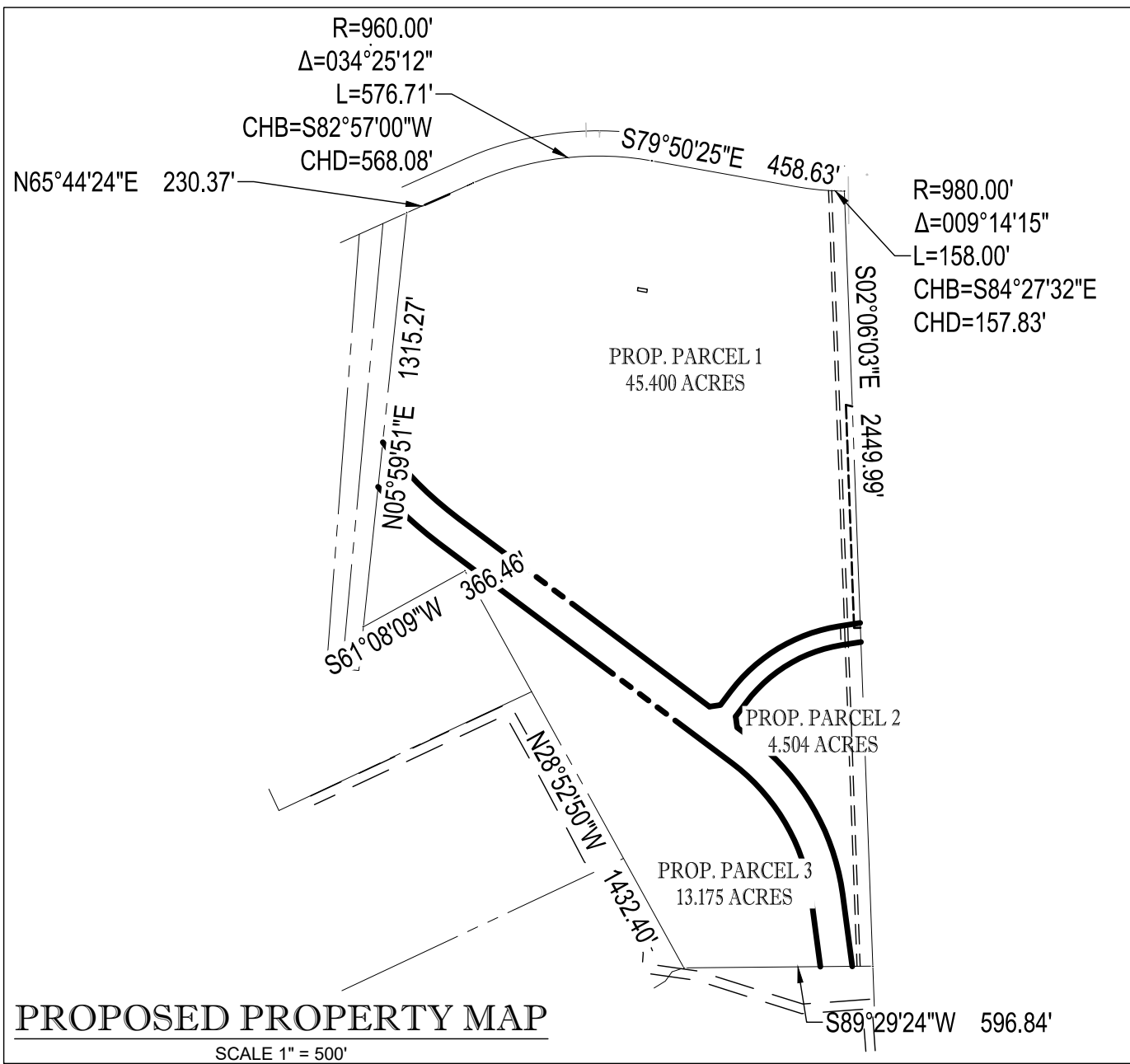


LEGEND:



NOTES:

1. INTERSECTION OF POPLAR DRIVE/WESTPHALIA ROAD IS APPROXIMATELY 325' FROM SITE

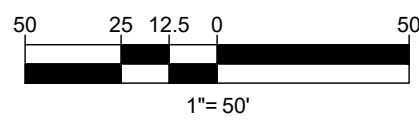


EASTERN SUBDIVISION LOT INFORMATION TABLE - BLOCK M

LOT	ACREAGE	OWNER	LIBER	FOLIO	TM	GRID	BLOCK	PLAT REF	PLAT	ZONE	USE
24	0.193	SM PARKSIDE LLC	41698	563	90	E2	M	248/068	15	R-M	RESIDENTIAL
23	0.193										
22	0.193										
21	0.189										
20	0.253	SM PARKSIDE LLC	41698	563	90	E2	M	248/067	14	R-M	RESIDENTIAL
19	0.265										

EASTERN SUBDIVISION LOT INFORMATION TABLE - BLOCK L

LOT	ACREAGE	OWNER	LIBER	FOLIO	TM	GRID	BLOCK	PLAT REF	PLAT	ZONE	USE
44	0.050	SM PARKSIDE LLC	41665	590	90	E2	L	246/082	7	R-M	TOWN HOUSE
43	0.041										
42	0.041										
41	0.041										
40	0.051										



REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	11/08/2019	MNCPCC COMMENTS	KJ	NBS
2	12/18/2019	MNCPCC COMMENTS	KJ	MBS
3	1/15/2020	MNCPCC COMMENTS	KJ	MBS



NOT APPROVED FOR CONSTRUCTION

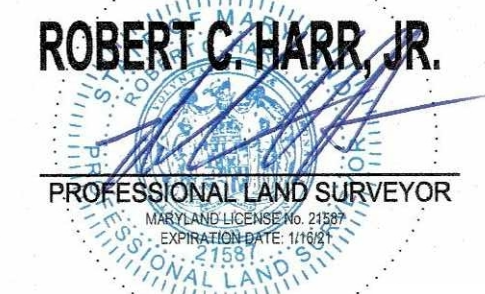
THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MB182137
DRAWN BY: KJ
CHECKED BY: NBS
DATE: 7/10/2019
CAD I.D.:

PRELIMINARY PLAN 4-19036 FOR

TC MIDATLANTIC DEVELOPMENT II, INC.

8711 WESTPHALIA ROAD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO, MARYLAND



SHEET TITLE: OVERALL PROPOSED PLAN
SHEET NUMBER: 8
REVISION 3 - 1/15/2020

LAW OFFICES
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Telephone: (301) 925-1800
Facsimile: (301) 925-1803
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Bradley S. Farrar
L. Paul Jackson, II*
* Also admitted in the District of Columbia

January 3, 2023

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: Capital Electric – Preliminary Plan of Subdivision (4-22056)

Dear Ms. Conner,

On behalf of Sonepar Management US, Inc. (“Capital Electric”), Arthur J. Horne, Jr. and Shipley & Horne, P.A., hereby submit this Statement of Justification for a Preliminary Plan of Subdivision (“PPS”) for the existing 45.40-acre Plat 1 Parcel 1, that is the site of the newly constructed 362,880 square feet light industrial facility (*see Exhibit 1*). The warehouse, office, parking and other site improvements are in final stages of construction as the headquarters for Capital Electric. They are relocating from their existing building located immediately south of the subject property at 8511 Pepco Place, Upper Marlboro, Maryland 20772, to the subject property.

This Preliminary Plan of Subdivision application is submitted in support of the proposed 162,240 square foot expansion of the 362,880 square feet of light industrial warehousing previously approved by the Planning Board for use by Capital Electric. The combined building and site improvements will serve as the corporate headquarters and main office, as well as their Central Distribution Center (CDC) and main warehouse fulfilling over 50 of our branches in the Mid-Atlantic region of Maryland, Virginia, Pennsylvania, and West Virginia. The Applicant is in the process of finishing out the interior improvements with an anticipated occupancy of the facility in the Spring of 2023.

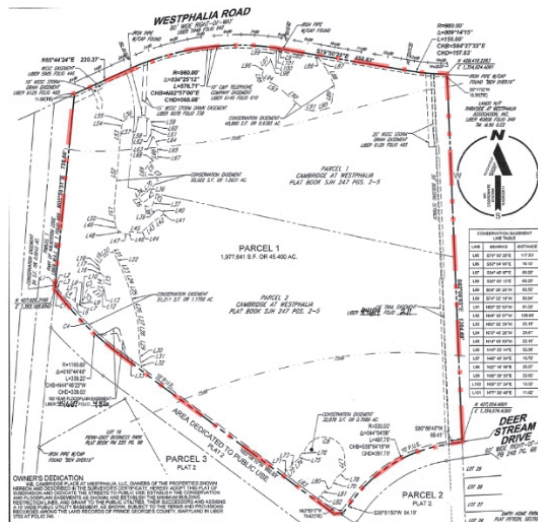


Exhibit 1 (not to scale)

Election to Utilize the M-X-T Zoning Procedures (Section 27-1704 (b)) – On April 1, 2022, the approved Countywide Sectional Map Amendment (“CMA”) and the updated Prince George’s County Zoning Ordinance (“New Zoning Ordinance”) became effective and rezoned the property to the newly created LCD Zone. Notwithstanding, the Applicant elects to amend DSP-18020 utilizing the applicable provisions of the prior zoning ordinance pursuant to Section 27-1704(b), which states in the pertinent part:

Section 27-1704. Projects Which Received Development or Permit Approval Prior to the Effective Date of this Ordinance

- (b) Until and unless the period of time under which the development approval or permit remains valid expires, the project may proceed to the next steps in the approval process (including any subdivision steps that may be necessary) and continue to be reviewed and decided under the Zoning Ordinance and Subdivision Regulations under which it was approved.***

The PPS was approved by the Prince George’s County Planning Board on May 14, 2020 (PGCPB No. 2020-65 File No. 4-19036), allowing four parcels for a total of 362,880 square feet of industrial development. The underlying Detailed Site Plan application and approval adopted by the Prince George’s County Planning Board on May 28, 2020 (PGCPB No. 2020-74 File No. DSP-18020) for the warehouse and Industrial use simultaneously amended the Conceptual Site plan, which anticipated residential on the site, and the approved Detailed Site Plan will place conditions on approval related to the industrial use. Since these underlying approvals are currently valid, the Applicant can proceed with applications utilizing the provisions of the zoning ordinance that existed prior to April 1, 2022, per Section 27-1704(b) of the New Zoning Ordinance. The Applicant hereby elects to pursue PPS application and an amendment of DSP-18020 using the provisions of the former zoning ordinance.

I. Project Overview:

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 land with a current street address of 8711 Westphalia Road, Upper Marlboro, Maryland 20772 (“the property”). The PPS discussed on page one (1) is for the proposed 162,240 square foot expansion of the 362,880 square feet of light industrial warehousing (i.e., including approximately 38,400 square feet of office space), and 280 parking spaces for use by Capital Electric.

The site will be accessed via two driveways along Westphalia Road (Intersections 2 & 5). The westernmost driveway (Intersection 2) is currently under construction and will primarily serve the previously approved uses. The easternmost driveway (Intersection 5) is not yet under construction and will primarily serve the additional 162,240 of warehouse.

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Development Data Summary:






LEGEND		SITE DATA							FUTURE	
	AREA OF EXPANSION	BUILDING	DIMENSIONS	MAIN OFFICE SF	WAREHOUSE SF	TOTAL SF	PARKING COUNT	PARKING RATIO	LOADING (SOUTH DOCK)	OUTBOUND LOADING (CROSS DOCK)
	ORIGINAL PARKING LAYOUT	A	520'X624'	38,400 SF	324,480 SF	362,880 SF	280 SPACES (213 REQUIRED)	.8/ 1000	36, 9'X10' OHD 2, 10'X12' DRIVE IN 1, 14'X18' DRIVE IN	16, 9'X10' OHD
	HEAVY DUTY PAVING	WAREHOUSE EXPANSION	520'X312'		162,240 SF	162,240 SF	280 SPACES (246 REQUIRED)	.5/ 1000	20, 9'X10' OHD	20, 9'X10' OHD
	ASPHALT PAVING	GRAND TOTAL	520'X936'	38,400 SF	486,720 SF	525,120 SF	280 SPACES (246 REQUIRED)	.5/ 1000	56, 9'X10' OHD 2, 10'X12' DRIVE IN 1, 14'X18' DRIVE IN	36, 9'X10' OHD
	FUTURE PAVING									



Exhibit 2 (not to scale)

II. Prior Approvals

The previous land use applications/approvals that are relevant to the subject property:

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 the south side of Westphalia Road, east of Pennsylvania Avenue (MD 4).

The subject property was previously known as Parcel C of the Penn-East Park subdivision. The site was improved with an existing 142,500-square-foot office and industrial building that was constructed in 1983, according to Detailed Site Plan DSP-83045. The building was initially designed for the repair of turbine engines used at power plants owned by the Potomac Electric Power Company (PEPCO).

February 6, 2007 – 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. The referenced turbine engine repair facility was recently demolished and replaced with the recently constructed 362,880 square feet Capital Electric office and warehouse facility.

October 24, 2013 – Conceptual Site Plan CSP-11003 was approved for the subject property on 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.

June 5, 2014 – Preliminary Plan 4-11012 was approved (PGCPB Resolution No.14-52) subdivided Parcel C into two parcels, Parcels 1 and 2, with 23 conditions.

July 30, 2015 – Detailed Site Plan DSP-14021 was approved for the existing 16.67-acre Parcel 1 (PGCPB Resolution No. 15-79) with eight (8) conditions and reduced the number of multifamily dwellings to 301 units.

November 15, 2018 – Preliminary Plan 4-18005 for Cambridge Place at Westphalia's 52.27-acre parcel of land known as Parcel 2, was approved by the Prince George's County Planning Board for the development of 349,860 square feet of gross floor area (GFA) for light industrial use at its regular meeting held on Thursday, November 15, 2018 (PGCPB No. 18-117).

May 4, 2020 – Preliminary Plan 4-19036 for Cambridge Place at Westphalia's 68.94-acre parcel of land known as Parcel 1 and Parcel 2, was approved by the Prince George's County Planning Board for the development of 362,880 square feet of gross floor area (GFA) for light industrial use at its regular meeting held on Thursday, May 14, 2020 (PGCPB No. 2020-65).

August 5, 2019 – Legislatively, the District Council approved Council Bill CB-10-2019, permitting any use allowed in the I-1 Zone (excluding those uses permitted by Special Exception) also to be allowed in the M-X-T Zone under specific circumstances. After that, the County enacted a new Military Installation Overlay Zone ("MIOZ") to create and impose upon land in the County that is affected explicitly by activities conducted by the Joint Base Andrews facility within the area, including the subject property. Thus, and in accordance with all notice and hearing processes required by law, the County approved the MIOZ. In particular, the MIOZ imposes

strict noise, height, and narrowly tailored use restrictions for those identified areas determined to be most impacted by the aviation activities at Joint Base Andrews. The approval of the MIOZ supersedes the prior comprehensive plan vision for a mixed-use development of the subject property.

May 7, 2020 – Detailed Site Plan DSP-18020 for Cambridge Place at Westphalia’s 68.94-acre ± parcel of land known as Parcel 2, was approved by the Prince George’s County Planning Board for the development of 349,860 square feet of gross floor area (GFA) for light industrial (PGCPB No. 2020-74).

III. 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 2035 General Plan recommends an Employment/Industrial Use for the property and notes the property as being in an Established Communities Growth Area.

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. In their approval of the PPS 4-19036 and the Detailed Site Plan DSP-18020 applications for the warehouse and Industrial use of the subject property by Capital Electric, the Planning Board found that those applications comply with the 2007 Westphalia Sector Plan and SMA.

County's Ten-Year Water and Sewerage Plan – The 2018 *Water and Sewer Plan* placed the subject property in water and sewer Category 3, Community System, and within Tier 1 under the Sustainable Growth Act. The site improvements are currently connected and fully served by available public water and sewer systems.

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 provisions 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).

Woodland and Wildlife Habitat Conservation Ordinance –The US Fish & Wildlife Service’s National Wetland Inventory map shows no wetlands mapped within the study area. Based on the Natural Resource Conservation Service’s soil survey, there are no hydric soils mapped within the study area and all soil series are well drained. According to available mapping information, Marlboro clay or Christiana complexes do not occur on or in the vicinity of this property. A review of available mapping information indicates the subject area is not within a Sensitive Species Project Review Area (SSPRA) and does not contain potential forest interior dwelling species (FIDS) habitat. The site is located within the Western Branch, a stronghold sub-watershed within the Patuxent River basin.

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 the proposed building, parking areas, and driveways. 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. In compliance with condition 1. i. of the approved of the Planning Boards resolution (PGCPB No. 2020-74) requiring the approved plans “*Show the proposed minimum 12-foot-wide easement centered on the 8-foot-wide trail running parallel to the eastern boundary line. Any fencing or retaining walls should be outside of this easement.*”, the plans being implement comply with this condition of approval.

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).

RESPONSE: Dedication for Deer Stream Drive is shown on the PPS, as is the trail along the eastern property line. The 12 feet wide trail easement has been recorded within the Maryland Land Records in Liber 44194 Folio 211 and is referenced on the recorded plat for Parcel 1 recorded in Plat Book ME 256, p. 7.

Architecture and Site Design – The warehouse, office, parking and other site improvements that are in final stages of construction as the headquarters for Capital Electric, fully comply with the DSP-18020 architectural and site plans certified on December 23, 2020. The layout, scale, and architecture of the proposed facility provide an attractive design for the proposed commercial use that blends in with and preserves the setting of the property concerning the Westphalia Road streetscape, neighboring properties, and uses.

In conjunction with this narrative, the exhibits and illustrative views submitted by the Applicant reflect a high standard of architecture, including attractively detailed facades that address the recommendations promoted by the Sector Plan. Thus, the proposed development is compatible with the proposed development in the vicinity, as envisioned by the Sector Plan. The proposed building design includes variations in exterior architectural materials, colors, articulations, and fenestrations in compliance with the above standards. Colored conceptual elevations, as well as dimensioned architectural elevation plan drawing sets, are contained within this instant Detailed Site Plan application package.

Additionally, the Applicant will make every attempt that is practicable to incorporate green building design and the use of environmentally sensitive techniques to reduce overall energy consumption. The pending Detailed Site Plan application documents will demonstrate detailed the architecture and location of buildings, parking and loading spaces, vehicular traffic flow direction; handicapped parking, access aisle, and sign details; landscaping and lighting details; fencing details; curb, gutter, parking lot access, and circulation, paving and sidewalk details.



Exhibit 3 (not to scale)



Exhibit 4 (not to scale)

IV. 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”). The property is also recorded in the Land Records of Prince George’s County Maryland in Plat Book ME 256, p. 7.

V. Surrounding Uses:

To the north of the property across Westphalia Road is the M-NCPPC-owned parcels located in the Rural Residential (R-R) Zone and residential development in the RMF-20 (Residential, Multifamily-20) Zones. West and south of the subject property are IE (Industrial Employment)-zoned development. The subject property is bound on the east by the Smith Home Farm townhome development located within the LCD (Legacy Comprehensive Design) Zone.

VI. Nature of Request:

As discussed on page 1 of this justification statement, this PPS application is submitted in support of the proposed 162,240 square foot expansion of the 362,880 square feet of light industrial warehousing previously approved by the Planning Board for use by Capital Electric. The combined building and site improvements will serve as the corporate headquarters and main office, as well as their Central Distribution Center (CDC) and main warehouse fulfilling over 50 of our branches in the Mid-Atlantic region of Maryland, Virginia, Pennsylvania, and West Virginia. The Applicant anticipates occupancy of the facility will occur in the Spring of 2023. The Applicant anticipates occupancy of the facility will occur in the Spring of 2023.

The application is submitted pursuant to the applicable requirements of Division 2 of the Subdivision Ordinance regarding PPS per 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-10-2019, pertaining to permitting any use allowed in the I-1 Zone (excluding those permitted by Special Exception) to also be permitted in the M-X-T Zone under specific circumstances.

A Detailed Site Plan DSP-18020-01 application for modifying the approved CSP-11003 which included the subject property will be filed subsequent to this application in accordance with Section 27-282(g) to modify the prior CSP to permit the proposed light industrial warehouse use.

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: 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: This PPS application is submitted solely for the purpose of retesting the property's compliance with Prince George's County adequate public requirements. The application does not propose the further subdivision of land.

(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 application filed by Capital Electric. The current under construction site and building development is located within an existing water and sewer service area and is currently tied into the existing 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 site is designed to access Westphalia Road via an access drive located off the northwest corner of the property. The below Google Earth aerial image dated April 2022 (*see Exhibit 5*) and Street View image dated July 2022 (*see Exhibit 6*) show the site entrance onto Westphalia Road in the final stages of construction.



Exhibit 5 (not to scale)



Exhibit 6 – West Entrance (not to scale)

- (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 existing existing 45.400-acre Plat 1 Parcel 1, that is the site of the newly constructed 362,880 square feet light industrial facility is in final stage of development for light industrial use by the Capital Electric.

- (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 PPS 4-22056 application for the proposed 162,240 square foot expansion of the 362,880 square feet of light industrial warehousing previously approved by the Planning Board for use by Capital Electric continues to comply with the General Plan 2035 and the 2007 Westphalia Sector Plan and SMA.

- (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 Capital Electric 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 4-22056 site plan does not incorporate outlots within its design.

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

RESPONSE: The platted lot 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 proposed application complies with this standard.

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

RESPONSE: The proposed application complies with this standard.

- (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 application complies with this standard.

- (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: The proposed application complies with this standard.

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

RESPONSE: The existing platted lot recorded in the Land Records of Prince George's County Maryland in Plat Book ME 256, p. 7 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: The Applicant acknowledges this condition of approval. Refer to Note 12 of the record plat recorded in the Maryland Land Records in Liber 44194 Folio 211.

- (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 TCP2-002-2015-01 Tree Conservation Plan, certified on December 23, 2020, complies with the above standard.

- (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: As discussed above, due to the the Preliminary Plan of Subdivision 4-22036 does not propose any specific use for proposed Parcel 2 and Parcel 3 at this time, and Parcel 4 defined the

right-of-way for future MC-634. The, said parcels will be reevaluated for the adequacy of public facilities at the time a future application submittal(s) by the owner of Parcel 2 and Parcel 3.

The **2018 *Water and Sewer Plan*** placed the subject property in water and sewer Category 3, Community System, and within Tier 1 under the Sustainable Growth Act. The site improvements are currently connected and fully served by available public water and sewer systems.

As discussed above, in total size, this request represents an increase in building size of amendment by 162,240 square foot expansion or approximately 46 percent increase in size of the 362,880 square feet of light industrial warehousing previously approved by the Planning Board for use by Capital Electric approved by the Planning Board in their approval of 4-19036. The site will continue to be accessed via the existing site access point along Westphalia Road.

A transportation A Scoping Agreement was coordinated with M-NCPPC and has been included in Appendix A of the TIA prepared by Lenhart Traffic Consulting, Inc., dated October 26, 2022. M-NCPPC Guidelines require that signalized intersections operate with CLV less than 1,450 in Transportation Service Area 2 where the site is located.

M-NCPPC Guidelines require that unsignalized intersections be evaluated using the Highway Capacity Manual (HCM) unsignalized methodology based on a three-step test of adequacy. All intersections operating with an average of less than 50 seconds of delay per vehicle for the minor street movements are considered adequate (step one). If an intersection exceeds 50 seconds of delay, additional analyses are required including a consideration of the volume of traffic on the minor street approach. If the minor street volumes with greater than 50 seconds of delay are less than 100 vehicles per hour then the intersection is considered adequate (step two). If average delays exceed 50 seconds per vehicle for any movements with more than 100 vehicles per hour, a CLV analysis is conducted and if the CLV of the unsignalized intersection is 1,150 or better (step three) the intersection is deemed adequate.

The ***Traffic Impact Analysis (TIA) prepared by Lenhart Traffic Consulting, Inc.*** referenced above for the proposed Capital Electric development located along at 8711 Westphalia Road in Upper Marlboro, Maryland. The site was previously approved to be developed with 324,480 square feet of warehouse and 38,400 square feet of general office. In addition to the previously approved uses, an additional 162,240 square feet of warehouse is proposed. The purpose of this TIA is to evaluate the traffic impacts of the additional 162,240 square feet of warehouse.

The site will be accessed via two driveways along Westphalia Road (Intersections 2 & 5). The westernmost driveway (Intersection 2) is currently under construction and will primarily serve the previously approved uses. The easternmost driveway (Intersection 5) is not yet under construction and will primarily serve the additional 162,240 square feet of warehouse. A location map showing the subject property is included as Exhibit 1 and a site plan has been included in Appendix A.

Based on the analyses contained in this report:

- Under Existing Conditions, all signalized study intersections operate within acceptable thresholds with a CLV of 1,450 or less. Additionally, all unsignalized intersections pass the three-step test of adequacy.
- Under Background Conditions, the signalized study intersections of MD 4 at

Westphalia Road and MD 4 at Suitland Parkway operate with a CLV of greater than 1,450. Additionally, the unsignalized intersections of Westphalia Road at Site Access and Westphalia Road at D'Arcy Road do not pass the three-step test of adequacy.

- Under Total Conditions without the MD 4 interchanges, the signalized study intersections of MD 4 at Westphalia Road and MD 4 at Suitland Parkway operate with a CLV of greater than 1,450. Additionally, the unsignalized intersections of Westphalia Road at Site Access and Westphalia Road at D'Arcy Road do not pass the three-step test of adequacy.
- Under Total Conditions with the MD 4 interchanges, all signalized study intersections operate within acceptable thresholds with a CLV of 1,450 or less. Additionally, the unsignalized intersections of Westphalia Road at Western Site Access (Intersection 2) and Westphalia Road at D'Arcy Road (Intersection 3) do not pass the three-step test of adequacy.
 - Given that two of the unsignalized study intersections do not pass the three-step test of adequacy, it is recommended that Traffic Signal Warrant Analyses be conducted at both Westphalia Road and Western Site Access and Westphalia Road and D'Arcy Road.
 - It should be noted that as part of the scoping process, Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) requested that a TSWA be conducted at the intersection of Westphalia Road and Western Site Access regardless of the outcome of this study. Therefore, a TSWA for this location has been included as part of this study.
 - The results of the TSWA at Westphalia Road and Western Site Access indicate that a signal is not warranted under future conditions. Specifically, Warrant 1 is not met during any of the hours analyzed (8 hours is required to satisfy Warrant 1), and Warrant 2 is not met during any of the hours analyzed (4 hours required to satisfy Warrant 2).

In light of the results of this study and recommendations noted above, this project will satisfy the APFO requirements of Prince George's County. Given this, the proposed development 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.***
- (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. According to discussions and determination made by the Department of Permitting, Inspections & Enforcement (DPIE), the ROW for the MC-634 is revised to identify 100-foot ROW, adjoin the subject Parcel 1 along its westerly property boundary.

(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 identifies two master plan trails issues in the vicinity of the subject property. Side paths are recommended along both Westphalia Road and MC-634. The Applicant submitted an illustrative site plan showing the location of the proposed building, parking areas, and driveways. 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. In compliance with condition 1. i. of the approved of the Planning Boards resolution (PGCPB No. 2020-74) requiring the approved plans “*Show the proposed minimum 12-foot-wide easement centered on the 8-foot-wide trail running parallel to the eastern boundary line. Any fencing or retaining walls should be outside of this easement.*”, the plans being implement comply with this condition of approval.

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 Memorandum of Understanding (“MOU”) with the County that sets forth the terms and conditions for the payment of Fees by the Owner/Developer, its heirs, successor and/or assignees pursuant to the PFFIP that complies with this condition of approval is referenced in Note 6 of the record plat recorded in the Maryland Land Records in Liber 44194 Folio 211.

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.

RESPONSE: This Applicant acknowledges this condition of approval. Refer to Note 12 of the record plat recorded in the Maryland Land Records in Liber 44194 Folio 211.

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

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

RESPONSE: The areas of affected PMA and other environmental impacts are clearly identified and referenced on the record plat for Parcel 1 recorded in the Maryland Land Records in Liber 44194 Folio 211 complies with the above standard.

- (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 (SDCP-32693-2019) was submitted for the proposed development in July of 2019. 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: The ongoing and proposed development of the Capital Electric site complies with the approved Natural Resources Inventory, NRI-016-11-01 plan.

VIII. Previous Approvals:

Conceptual Site Plan CSP-11003: Compliance with the 14 conditions associated with the CSP-11003 case matter was discussed and approved by the Planning Board in the prior Preliminary Plan of Subdivision 4-18005 in their resolution of approval PGCPB No. 18-117; and DSP-18020, therefore, no further discussion of said conditions are deemed necessary nor will be addressed in this justification report.

Preliminary Plan of Subdivision 4-18005: On November 15, 2018, the Planning Board reviewed and adopted the Preliminary Plan of Subdivision 4-18005 (Resolution PGCPB No. 18-117) for the subject property. The Planning Board approved the Preliminary Plan of Subdivision application with the following ten (10) conditions, ***highlighted in italic bold***:

- 1. *Prior to signature approval of the preliminary plan of subdivision, the plan shall be revised to make the following technical corrections:*

- a. *Update the Pedestrian and Bikeway Facilities Plan to incorporate the proposed future dedication of Deer Stream Drive on the subject site. The trail along MC-634 shall be relabeled as a Master Plan sidepath.*
- b. *Revise the plans to show the sidepath along MC-634 as delineated on the Pedestrian and Bikeway Facilities Plan (Applicant's Exhibit A).*

RESPONSE: Dedication for Deer Stream Drive is shown on the preliminary plan of subdivision, as is the trail along the eastern property line. The 12 feet wide trail easement has been recorded within the Maryland Land Records in Liber 44194 Folio 211 and is referenced on the recorded plat for Parcel 1 recorded in Plat Book ME 256, p. 7.

- c. *Revise the delineation and acreage of Outparcel 2 to exclude the area associated with MC-634.*

RESPONSE: The PPS 4-19036 site plan does not incorporate any outparcels in its design. The site area associated with the future MC-634 right-of-way is defined within the bounds of the 5.861-acre Parcel 4.

2. *Prior to signature approval of the preliminary plan of subdivision (PPS), the Type 1 tree conservation plan shall be revised as follows:*
 - a. *Revise Standard Note 1 to reference the preliminary plan.*
 - b. *Revise General Note 7 to say, "...within Plan Prince George's 2035, Environmental Strategy Area Two, formerly the Developing Tier..."*
 - c. *Add a column for the Development Review Division (DRD) number and a "reason for revision" column in the TCP1 approval block.*
 - d. *Provide an updated approval block, filling in the previous two approvals. This review is the second revision to the TCP1. The first revision information is: "Megan Reiser; 2/10/2015; 4-11012."*

RESPONSE: The TCP1 plan complies with the above four conditions was certified on May 14, 2019.

- e. *Correct the Woodland Retained Not Part of Requirements on the worksheet to be 6.39 acres (5.27+1.12).*

RESPONSE: The worksheet has been updated.

- f. *Identify the steep slopes on the plan with shading.*

- g. Provide a footnote below the specimen tree chart identifying the trees located off-site.*
- h. Have the revised plan signed and dated by the qualified professional preparing the plan.*

RESPONSE: The TCP1 plan complies with the above four conditions was certified on May 14, 2019.

- 3. Total development within the subject property shall be limited to uses which generate no more than 300 AM peak-hour trips and 300 PM peak-hour trips Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.*

RESPONSE: The PPS 4-22056 Capital Electric application complies with this condition.

- 4. A substantial change to the uses or site layout on the subject property that affects Subtitle 24 of the County Code, adequacy findings shall require the approval of a new preliminary plan of subdivision prior to the approval any building permits.*

RESPONSE: The 4-19036 PPS application and plan are submitted in compliance with this condition.

- 5. Prior to signature approval of the preliminary plan of subdivision, the Applicant shall submit an approved stormwater management (SWM) concept plan and approval letter, which must show that the issue of the on-site failing riser structure has been satisfactorily addressed. Development of this site shall be in conformance with that approved SWM concept plan and any subsequent revisions. The final plat shall note the SWM concept plan number and approval date.*

RESPONSE: A Site Development (Stormwater Management) Concept Plan (SDCP-32693-2019) was submitted for the proposed development in July of 2019. The subject property is being developed in accordance with the approved Site Development (Stormwater Management) Concept Plan upon its approval.

- 6. At the time of final plat:*
 - a. The Applicant shall dedicate 100 feet of right-of-way for the master planned MC-634.*
 - b. A 10-foot-wide public utility easement shall be granted along the public rights-of-way.*
 - c. A conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated PMA, except for the approved*

impacts, and shall be reviewed by the Environmental Planning Section prior to approval of the final plat. The following note shall be placed on the plat:

“Conservation easements described on this plat are areas where the installation of structures and road, and the removal of vegetation are prohibited without prior written consent from the M–NCPPC Planning Director, or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed.”

RESPONSE: The record plat recorded in the Maryland Land Records in Liber 44194 Folio 211 complies with the above three conditions.

7. *Prior to issuance of the each building permit beyond the first 142,500 square feet of development, the Applicant and the Applicant’s heirs, successors, and/or assignees shall, pursuant to the provisions of Council Resolution CR-66-2010 and the MD 4/Westphalia Road Public Facilities Financing and Implementation Program (PFFIP), pay to Prince George’s County (or its designee) a fee of \$3.63 (in 2010 dollars) per square foot, pursuant to the Memorandum of Understanding (MOU) required by CR-66-2010. The MOU shall be recorded in the Land Records of Prince George’s County, Maryland. These unit costs will be adjusted based on an inflation cost index factor to be determined by the Department of Public Works and Transportation (DPW&T) at the time of the issuance of each permit.*

RESPONSE: The Applicant acknowledges this condition of approval.

8. *Prior to the approval of any final plat for this project, pursuant to CR-66-2010, the owner/developer, its heirs, successors and/or assigns shall execute a Memorandum of Understanding (“MOU”) with the County that sets forth the terms and conditions for the payment of Fees by the Owner/Developer, its heirs, successor and/or assignees pursuant to the PFFIP. The MOU shall be executed and recorded among the County land records and the liber/folio noted on final plat of subdivision.*

RESPONSE: The Applicant acknowledges and complies with this condition of approval. Refer to Note 6 of the record plat recorded in the Maryland Land Records in Liber 44194 Folio 211.

9. *Prior to the issuance of any building permits within the subject property, evidence of the following certifications shall be provided:*
 - a. *A registered Engineer or qualified professional of competent expertise shall certify that structures do not exceed the Imaginary Surfaces established in Council Bill CB-3-2012.*

RESPONSE: The Applicant acknowledges and complies with this condition of approval.

- b. *An acoustical engineer or qualified professional of competent expertise shall certify noise level reduction within the interior of the nonresidential building.*

RESPONSE: The Applicant acknowledges the building currently being constructed on the subject property complies with this condition of approval.

- 10. Development of this site shall be in conformance with an approved Stormwater Management Concept Plan. The final plat shall note the Stormwater Management Concept Plan number and approval date.*

RESPONSE: The Applicant acknowledges this condition of approval. Refer to Note 12 of the record plat recorded in the Maryland Land Records in Liber 44194 Folio 211.

Preliminary Plan of Subdivision 4-19036: On April 23, 2020, the Planning Board reviewed and adopted the Preliminary Plan of Subdivision 4-19036 (Resolution PGCPB No. 2020-65) for the subject property. The Planning Board approved the Preliminary Plan of Subdivision application with the following 17 conditions, *highlighted in italic bold*:

- 1. Prior to signature approval of the preliminary plan of subdivision, the plan shall be revised to:*
 - a. Reflect an undisturbed area for the future 40-foot-wide buffer on the east side of the property and new proposed trail and utility alignments, in accordance with the Applicant's exhibit submitted March 27, 2020 (sheet DSP-11 from the pending detailed site plan).*
 - b. In General Note 6, ensure the summed net area of the three proposed parcels matches the "total net area of proposed parcels."*
 - c. Remove Parcel 4 from the plan and show its land area as right-of-way to be dedicated. Revise the plan and general notes accordingly to show only three parcels proposed.*
 - d. Remove the Maryland-National Capital Park and Planning Commission approval blocks from the plan. Save a 2-inch square blank space in the lower right corner of the plan for placement of a new certification approval.*

RESPONSE: The PPS 4-19036 certified on October 26, 2020, complies with the above four (4) conditions of approval.

- 2. A substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings, as set forth in a resolution of approval, shall require the approval of a new preliminary plan of subdivision, prior to approval of any building permits.*

RESPONSE: The Applicant acknowledges and complies with this condition of approval.

- 3. Total development within the subject property shall be limited to uses which generate no more than 207 AM peak-hour trips and 201 PM peak-hour vehicle trips.*

Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.

RESPONSE: This PPS application is submitted herein for the purpose of retesting the property's compliance with Prince George's County adequate public requirements.

4. *At the time of final plat, the Applicant shall dedicate 100 feet of right-of-way for the master-planned MC-634, as required by the Prince George's County Department of Permitting, Inspections and Enforcement.*

RESPONSE: The final plat recorded in the Maryland Land Records in Liber 44194 Folio 211 complies with above condition 4.

5. *At the time of final plat, the Applicant shall dedicate 60 feet of right-of-way for the extension of Deer Stream Drive, in accordance with the approved preliminary plan of subdivision.*

RESPONSE: The record plat recorded in the Maryland Land Records in Liber 44194 Folio 211 complies with above condition 5.

6. *Prior to issuance of each building permit, the Applicant and the Applicant's heirs, successors, and/or assignees shall, pursuant to the provisions of Prince George's County Council Resolution CR-66-2010 and the MD 4 (Pennsylvania Avenue)/Westphalia Road Public Facilities Financing and Implementation Program, pay to Prince George's County (or its designee) a fee of \$1.92 (in 2010 dollars) per square foot, pursuant to the Memorandum of Understanding (MOU) required by CR-66-2010. The MOU shall be recorded in Prince George's County Land Records. These unit costs will be adjusted based on an inflation cost index factor, to be determined by the Prince George's County Department of Public Works and Transportation at the time of issuance of each permit.*
7. *Prior to approval of any final plat for this project, pursuant to Prince George's County Council Resolution CR-66-2010, the owner/developer, its heirs, successors, and/or assignees shall execute a Memorandum of Understanding (MOU) with the County that sets forth the terms and conditions for the payment of fees by the owner/developer, its heirs, successors, and/or assignees, pursuant to the Public Facilities Financing and Implementation Program. The MOU shall be executed and recorded among Prince George's County Land Records and the Liber/folio noted on final plat of subdivision.*

RESPONSE: The Applicant acknowledges and complies with the above condition 6 and condition 7. Refer to Note 6 of the record plat recorded in the Maryland Land Records in Liber 44194 Folio 211 for confirmation of said compliance, and included in the application packet herein.

8. *Prior to approval of any building permit 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:

Westphalia Road/Site Access intersection: Conduct a traffic signal warrant study and install signal if deemed to be warranted and approved by the Prince George's County Department of Permitting, Inspections and Enforcement.

RESPONSE: The site and building development that is currently under construction comply with above condition 8.

9. Development of this site shall be in conformance with the approved Stormwater Management Concept Plan (32693-2019-00) and any subsequent revisions

RESPONSE: The site and building development that is currently under construction comply with above condition 9.

10. The Applicant and the Applicant's heirs, successors, and/or assignees shall provide the following pedestrian and bicycle facilities, and shall provide an exhibit depicting these improvements at the time of detailed site plan:

- a. A minimum 8-foot-wide concrete or asphalt sidepath, along the subject site frontage of Westphalia Road, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement with written correspondence.*
- b. A minimum 8-foot-wide concrete or asphalt sidepath, along one side of master plan road MC-634, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement with written correspondence.*
- c. A standard sidewalk along one side of master plan road MC-634, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement with written correspondence.*
- d. Standard sidewalks along both sides of Deer Stream Drive, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.*
- e. A minimum of three inverted-u shaped bicycle racks placed at a location convenient to the entrance of the proposed building.*
- f. A continental style crosswalk crossing Westphalia Road that connects the sidewalk on the north side of Westphalia Road and the trail along the eastern side of the subject site, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement with written correspondence.*

RESPONSE: The site and building development that is currently under construction comply with above condition 10 comply with the DSP-18020 plan that was certified on December 23, 2020.

- 11. *Prior to approval of detailed site plan, provide an exhibit that illustrates the location, limits, and details of the trail and easement, which runs adjacent to the eastern edge of the subject property.***

RESPONSE: The site and building development that is currently under construction comply with above condition 11 comply with the DSP-18020 plan that was certified on December 23, 2020.

- 12. *Prior to approval of a final plat:***

- a. *The final plat shall grant 10-foot-wide public utility easements along the public roadways, in accordance with the approved preliminary plan of subdivision.***
- b. *The Applicant and the Applicant's heirs, successors, and/or assignees shall provide a draft Public Use Access Easement Agreement or Covenant, for trail access across Parcel 1 from Deer Stream Drive to Westphalia Road, to the Maryland-National Capital Park and Planning Commission (M-NCPPC), Department of Parks and Recreation, for approval. The easement agreement shall contain the rights of M-NCPPC, be recorded in land records, and the Liber/folio shown on the final plat, prior to recordation. The final plat shall reflect the location and extent of the easement, in accordance with the approved preliminary plan of subdivision and detailed site plan.***

RESPONSE: The final plat recorded in the Maryland Land Records in Liber 44194 Folio 211 complies with above condition 12.

- 13. *Prior to approval of a final plat:***

- a. *The correct TCPI number for this application is TCPI-011-12-03, which should reference consistently on the plan. Revise the revision number in the woodland conservation worksheet, in General Note 22, and in the approval block.***
- b. *Revise the TCP Approval Block to add the prior approval of 4-18005 with the -02 revision and other associated information in standard font, and also add information related to the -03 revision.***
- c. *Update the Development Review Division approval format cover sheet.***
- d. *Revise the TCPI, as necessary, in accordance with the Applicant's exhibit received on March 27, 2020, to show the western relocation of the sewer easement, along the eastern property boundary Parcel 1, to allow for retention of an undisturbed 40-foot-wide landscaped bufferyard, and the colocation of the sewer easement into the Deer Stream Drive and MC-634 rights-of-way to the southern boundary of the property.***

- e. Revise the Specimen Tree Table to indicate that no specimen trees are proposed to be removed and show the trees to be retained on the plan sheet.*
- f. Remove woodland preservation from public utility easements.*
- g. Any retaining walls shall be set back 10 feet from the primary management area (PMA) to allow for construction and maintenance without disturbance to the PMA.*
- h. Woodland conservation areas shall be set back 10 feet from any retaining wall to allow for construction and maintenance without disturbance to the primary management area.*
- i. Add a label to Westphalia Road indicating that it is a designated historic road, and show the location of the Section 4.6 landscape buffer (Buffering Development from Special Roadways) on the plan, and outside of the public utility easement.*
- j. Remove the “proposed tree line” for the plan. The limits of disturbance line are sufficient.*
- k. Correct sheet numbering so there is only one Sheet 2.*
- l. Provide a key sheet on the plan identifying the location of individual plan sheets.*
- m. Revise the TCP1, as applicable, to be consistent with any other revisions required to the preliminary plan.*
- n. Revise all notes, worksheets, and tables to correctly reflect revisions to the TCP1, and consistent with the preliminary plan of subdivision.*
- o. Make any technical revisions required for consistency with the Woodland and Wildlife Habitat Conservation Ordinance and the Environmental Technical Manual.*
- p. Have the revised plan signed and dated by the qualified professional preparing the plan.*

RESPONSE: The final plat recorded in the Maryland Land Records in Liber 44194 Folio 211 complies with above condition 13.

- 14. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan, TCP1-011-12-03. The following note shall be placed on the final plat of subdivision:*

“This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-011-12-03), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission (M-NCPPC), Prince George’s County Planning Department.”

RESPONSE: The TCP1-011-12-03 plan certified on October 21, 2020 comply with above condition 14.

15. *Prior to issuance of permits for this subdivision, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:*

“This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 Tree Conservation Plan, when approved.”

RESPONSE: The TCP2-002-2015-01 Tree Conservation Plan, certified on December 23, 2020, complies with the above condition 15.

16. *At the time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area, except for the approved impacts, and shall be reviewed by the Environmental Planning Section, prior to approval of the final plat. The following note shall be placed on the plat:*

“Conservation easements described on this plat are areas where the installation of structures and road, and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director, or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed.”

RESPONSE: The final plat recorded in the Maryland Land Records in Liber 44194 Folio 211 complies with above condition 17.

17. *Prior to issuance of any permits, which impact wetlands, wetland buffers, streams, or waters of the United States, the Applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.*

RESPONSE: The site and building development that is currently under construction comply with above condition 17.

Detailed Site Plan DSP-18020: On November 15, 2018, the Planning Board reviewed and adopted the Detailed Site Plan DSP-18020 (Resolution PGCPB No. 2020-74) for the subject property. The Planning Board approved the Preliminary Plan of Subdivision application with the following twenty-nine (29) conditions, *highlighted in italic bold*:

1. Prior to certificate approval of this detailed site plan (DSP), the Applicant shall:

- a. Obtain signature approval of Preliminary Plan of Subdivision 4-19036 and revise the DSP, as necessary.*

RESPONSE: The Preliminary Plan of Subdivision 4-19036, certified on October 26, 2020, comply with this condition of approval.

- b. Correct the tabulations on the DSP to be consistent with the area tabulations for the Type 2 tree conservation plan, ensuring that the tabulations add to the gross lot area.*
- c. Remove the Phase 2 nomenclature from the architectural elevations and the diagonal hatching from the DSP. This DSP is not evaluating possible future expansion of the facility.*
- d. Label the building materials on the architectural elevations.*
- e. Provide a Floor Area Ratio table on the DSP.*
- f. Show and label the monument sign on the DSP and the landscape plan, demonstrate with measurements that the sign is located at least 10 feet behind the right-of-way line and is clear of any proposed landscape plantings.*
- g. Provide sign details for the freestanding and building-mounted signs. The details must include size, profile, building materials, and method of illumination for each sign.*
- h. Provide the Military Installation Overlay (M-I-O) Zone details and restrictions in the general notes of the DSP, including height restrictions and noise levels, demonstrating that this proposal meets those restrictions.*
- i. Provide a detail for the inverted U-shaped bike racks and all proposed fence types, which are to be pedestrian-friendly where adjacent to the proposed trail.*
- j. Show a sidewalk along the north side of MC-634 and on both sides of Deer Stream Drive on the Pedestrian Network Exhibit, and provide conceptual cross-sections of both roads showing these pedestrian improvements.*
- k. Move the retaining wall along the eastern edge of the site to be a minimum of 10 feet away from the required 40-foot-wide Section 4.7 landscape buffer, which is*

to be preserved woodlands where existing. The limits of disturbance shall run along the edge of the landscape buffer.

- l. Show the proposed minimum 12-foot-wide easement centered on the 8-foot-wide trail running parallel to the eastern boundary line. Any fencing or retaining walls should be outside of this easement.*
- m. Relocate the site entrance on Westphalia Road to the east as reviewed and approved by the Prince George's County Department of Permitting, Inspections and Enforcement.*
- n. Revise the landscape plan to provide a Section 4.6 buffer along Westphalia Road.*

RESPONSE: This instant Preliminary Plan of Subdivision 4-22056 application, and related DSP-18020 plan certified on December 23, 2020, comply with the twelve (12) above Detailed Site Plan DSP-18020 conditions of approval.

- 2. Prior to certificate approval of the detailed site plan (DSP), the Type 2 tree conservation plan (TCP2) shall be revised, as follows:*
 - a. The correct TCP number for this application is TCP2-002-2015-01, which should be referenced consistently on the plan and in the approval block.*
 - b. Revise the TCP approval block to add the prior approval of TCP2-002-2015, add associated information in standard font, and add information related to the -01 revision.*
 - c. Remove woodland preservation from public utility easements (PUEs). All existing woodland in PUEs should be identified as "Woodland Retained – Assumed Cleared."*
 - d. Any retaining walls shall be set back 10 feet from the primary management area (PMA), to allow for construction and maintenance without disturbance to the PMA.*
 - e. Woodland conservation areas shall be set back 10 feet from any retaining wall, to allow for construction and maintenance without disturbance to the woodland.*
 - f. Add a label to Westphalia Road indicating that it is a designated historic road and show the location of the Section 4.6 (Buffering Development from Special Roadways) landscape buffer on the plan, outside of the public utility easement.*
 - g. Remove the "proposed tree line" from the plan.*
 - h. Provide a key sheet on the plan identifying the location of individual plan sheets.*

- i. Revise the TCP2, as applicable, to be consistent with any other revisions required to the DSP.*
- j. Revise all notes, worksheets, and tables to correctly reflect revisions to the Type 1 tree conservation plan, and be consistent with the preliminary plan of subdivision. The correct amount of previously dedicated right-of-way is 0.00 acres.*
- k. Make any technical revisions required for consistency with the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance and the Environmental Technical Manual.*
- l. Revise Note 2 provided on all plan sheets to read:*

“Temporary Tree protection devices and signs to be installed prior to the start of construction. Permanent tree protection signage shall be installed prior to issuance of use and occupancy permit(s).”
- m. The Liber and folio of the recorded Woodland and Wildlife Habitat Conservation Easement for Parcel 1 shall be added to the standard TCP2 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.”
- n. Prior to signature approval of the TCP2, have the property owner sign the Owner's Awareness Certificate.*
- o. Have the revised plan signed and dated by the qualified professional preparing the plan.*

RESPONSE: The TCP2-002-2015-01 Tree Conservation Plan, certified on December 23, 2020, complies with the above fifteen (15) conditions of approval.

- 3. Prior to issuance of any permits which impact wetlands, wetland buffers, streams, or waters of the U.S., the Applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.*


RESPONSE: The site and building development that is currently under construction comply with above condition 3.

IX. Conclusion:

The Applicant submits that this Preliminary Plan request for Preliminary Plan of Subdivision application is submitted in support of the proposed 162,240 square foot expansion of the 362,880 square feet of light industrial warehousing previously approved by the Planning Board for use by Capital Electric. The combined building and site improvements will serve as the corporate headquarters and main office, as well as their Central Distribution Center (CDC) and main warehouse fulfilling over 50 of our branches in the Mid-Atlantic region of Maryland, Virginia, Pennsylvania, and West Virginia, 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 Facilities Requirements) 24-123 (General Transportation and Circulation Requirements), and 24-124 (Adequate Roads Required). Therefore, the Applicant respectfully requests that the instant Preliminary Plan be approved.

Thank you in advance for your consideration of this request. If you have any questions, please do not hesitate to contact me at your earliest convenience.

Sincerely,



Arthur J. Horne, Jr.

cc:

Michael Lenhart
Paul Woodburn
Mike Novy

AJH/fms