

# PRINCE GEORGE'S COUNTY FIRE/EMS DEPARTMENT

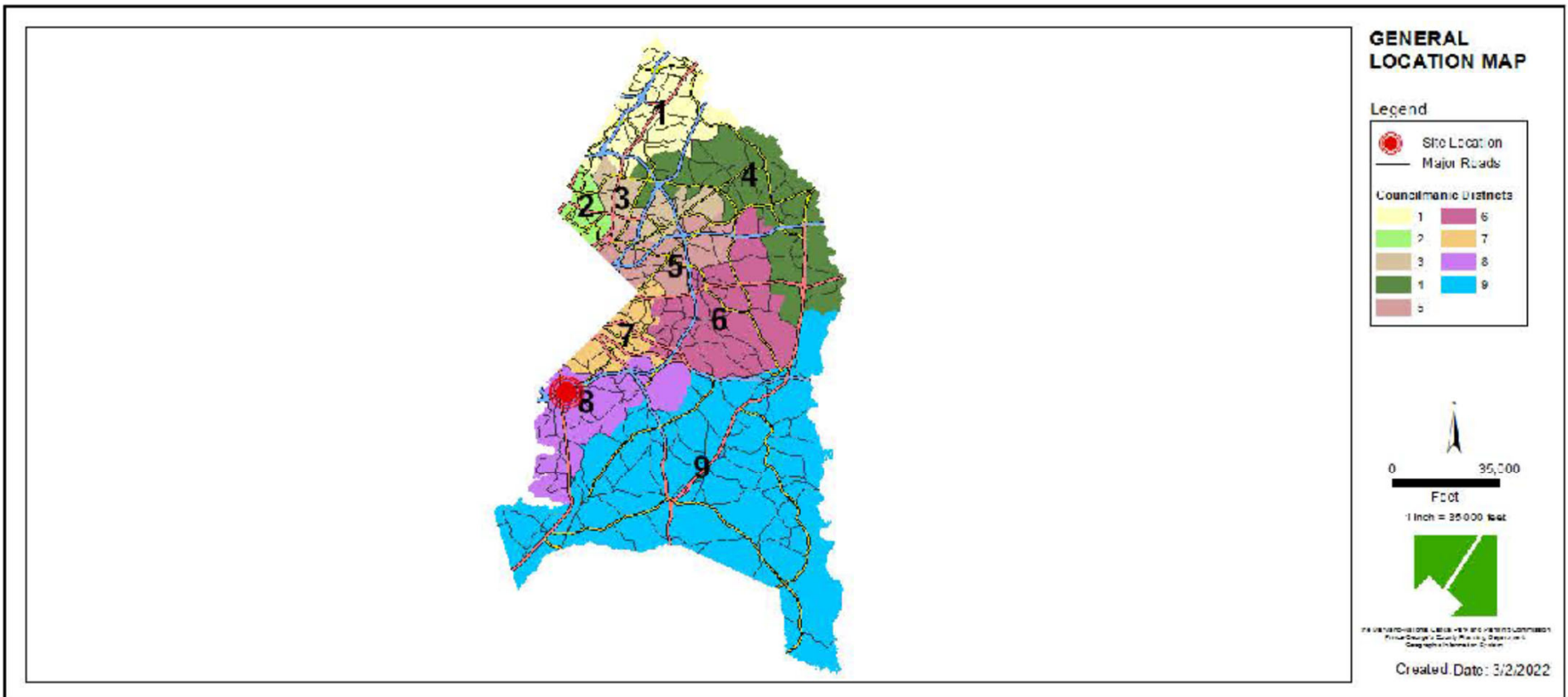
## Mandatory Referral Review

Staff Recommendation: Approve recommendations



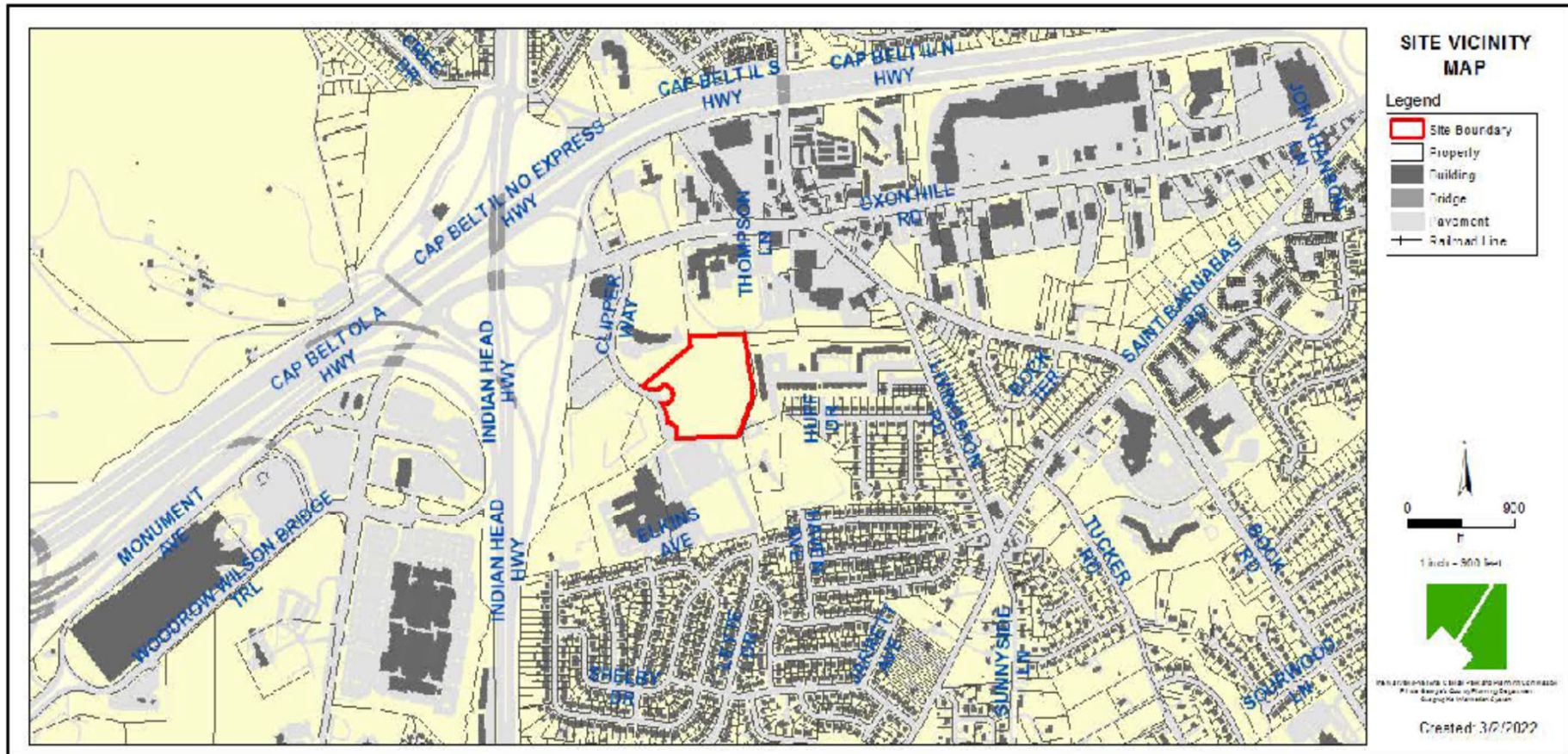
## GENERAL LOCATION MAP

Council District: 8  
Planning Area: 76B



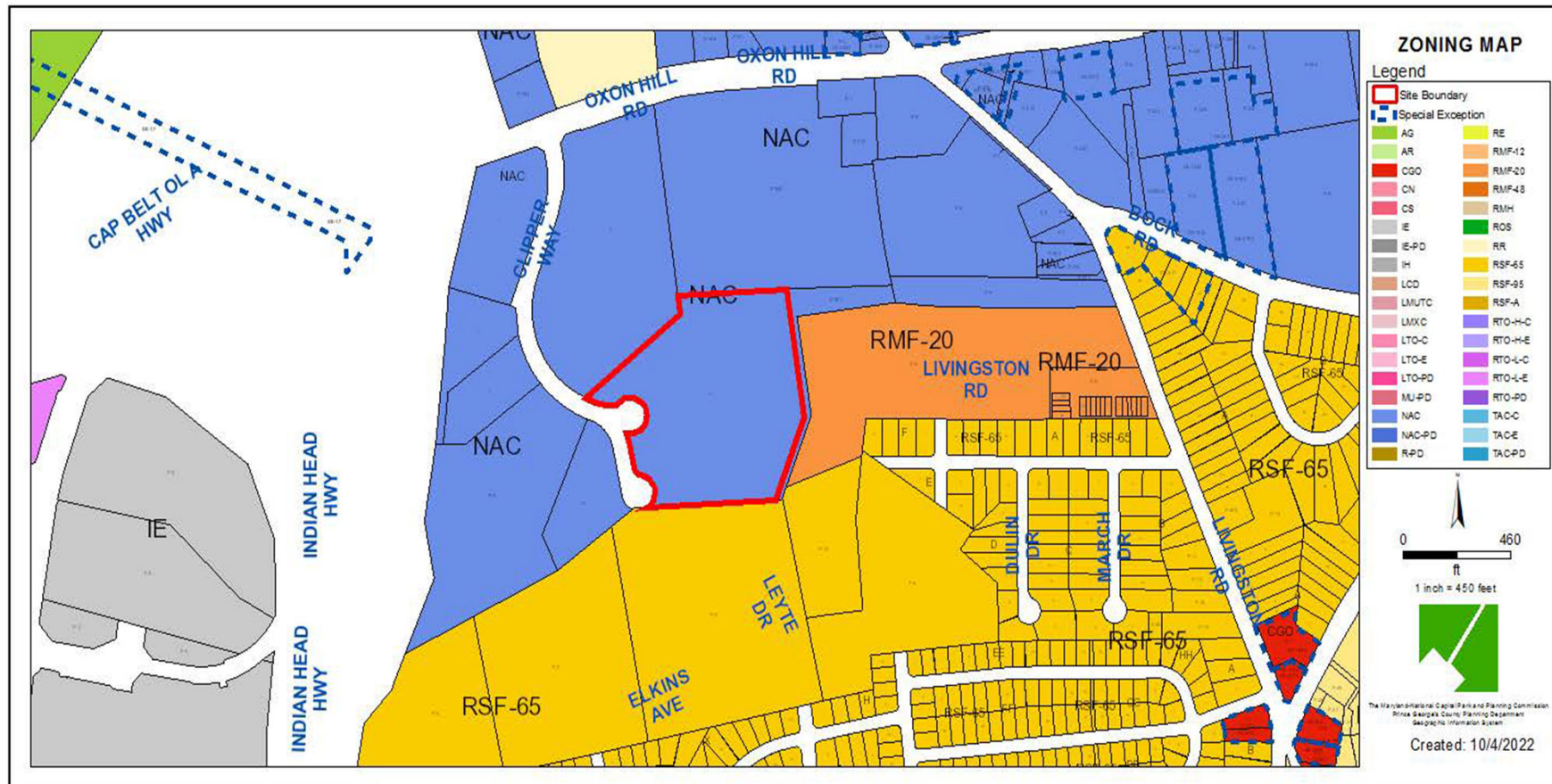


## SITE VICINITY MAP



## ZONING MAP

Property Zone: NAC

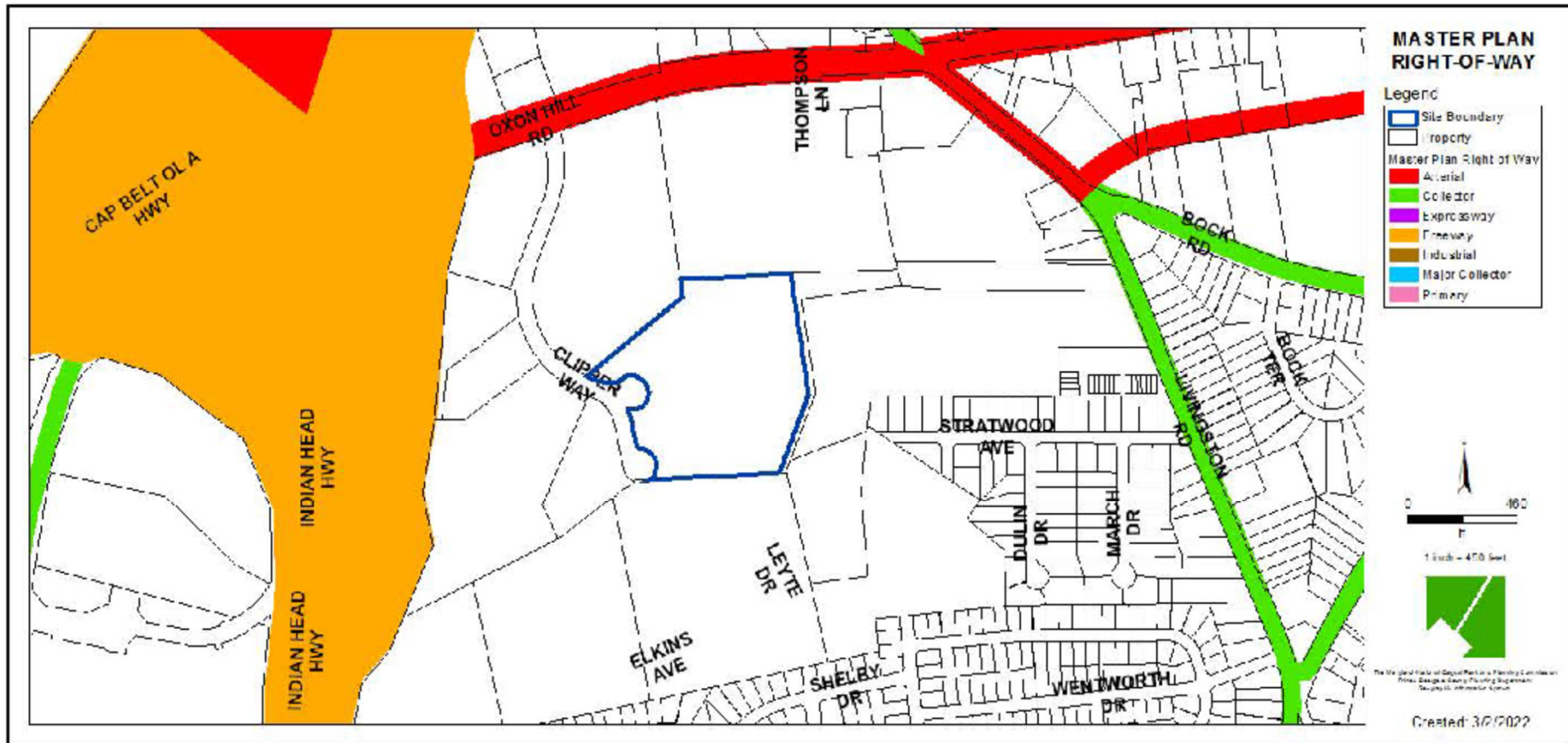




## AERIAL MAP

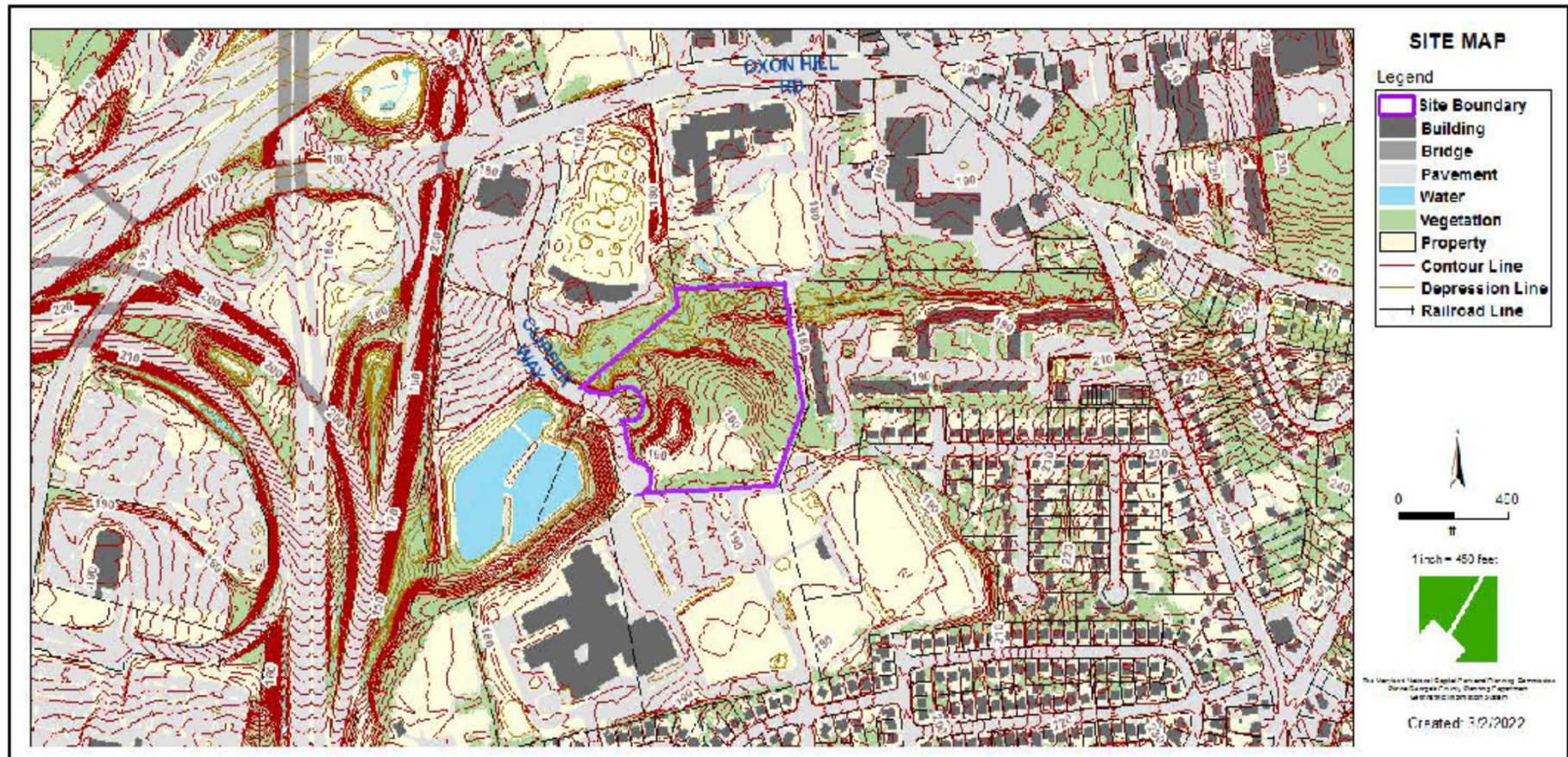


## MASTER PLAN OF TRANSPORTATION RIGHT-OF-WAY



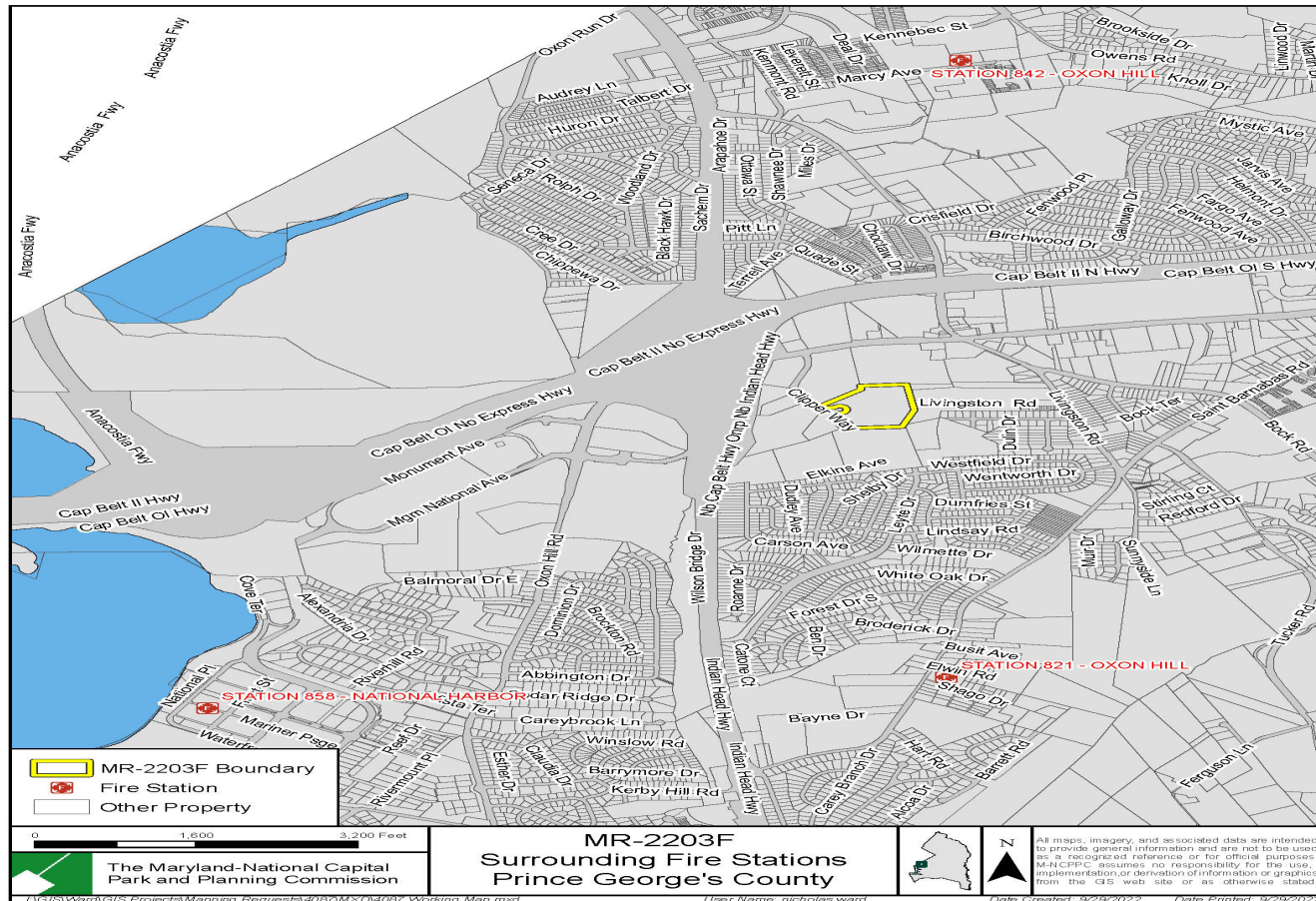


## ENVIRONMENTAL FEATURES



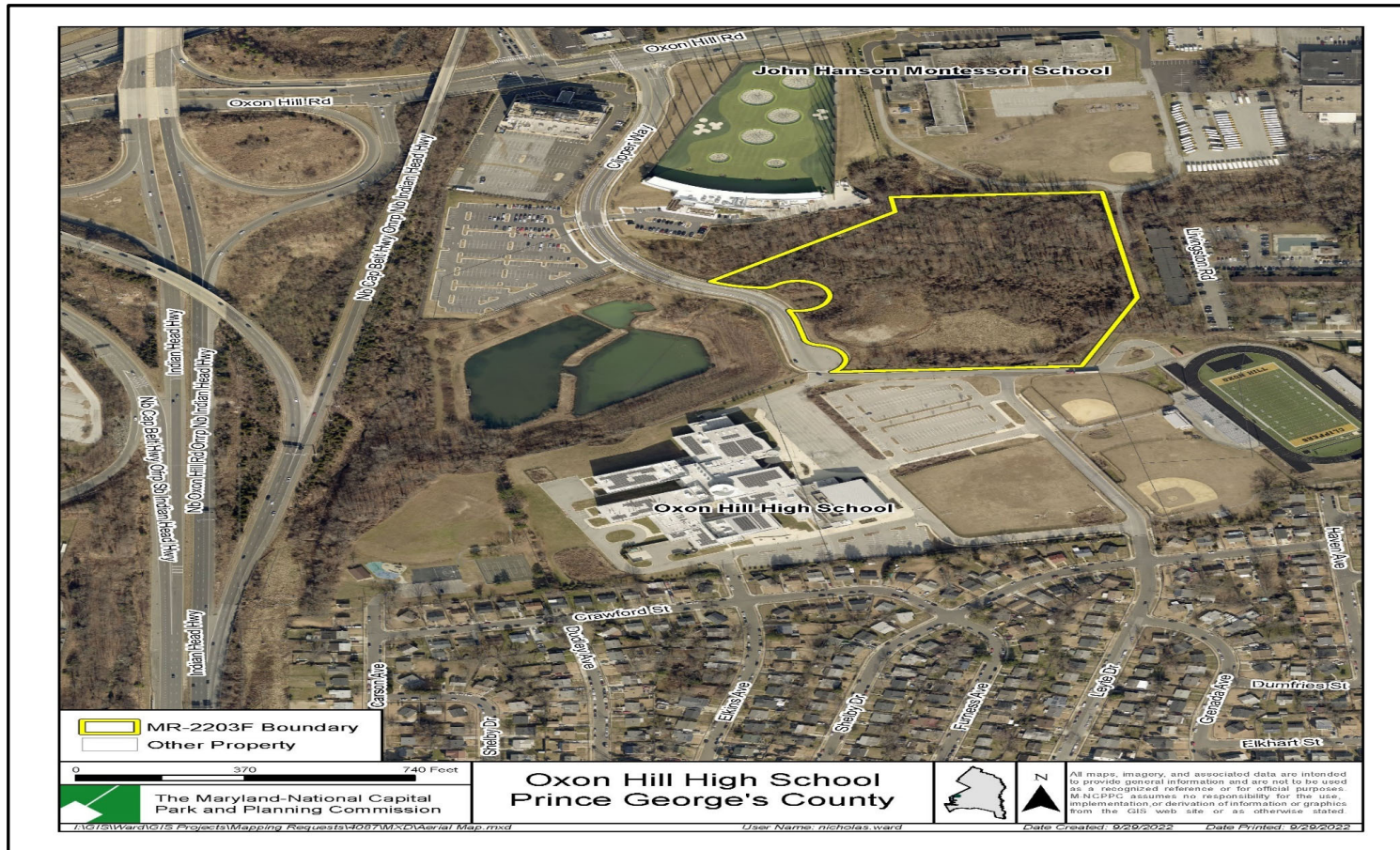


## EXISTING FIRE STATIONS





## EXISTING SCHOOLS



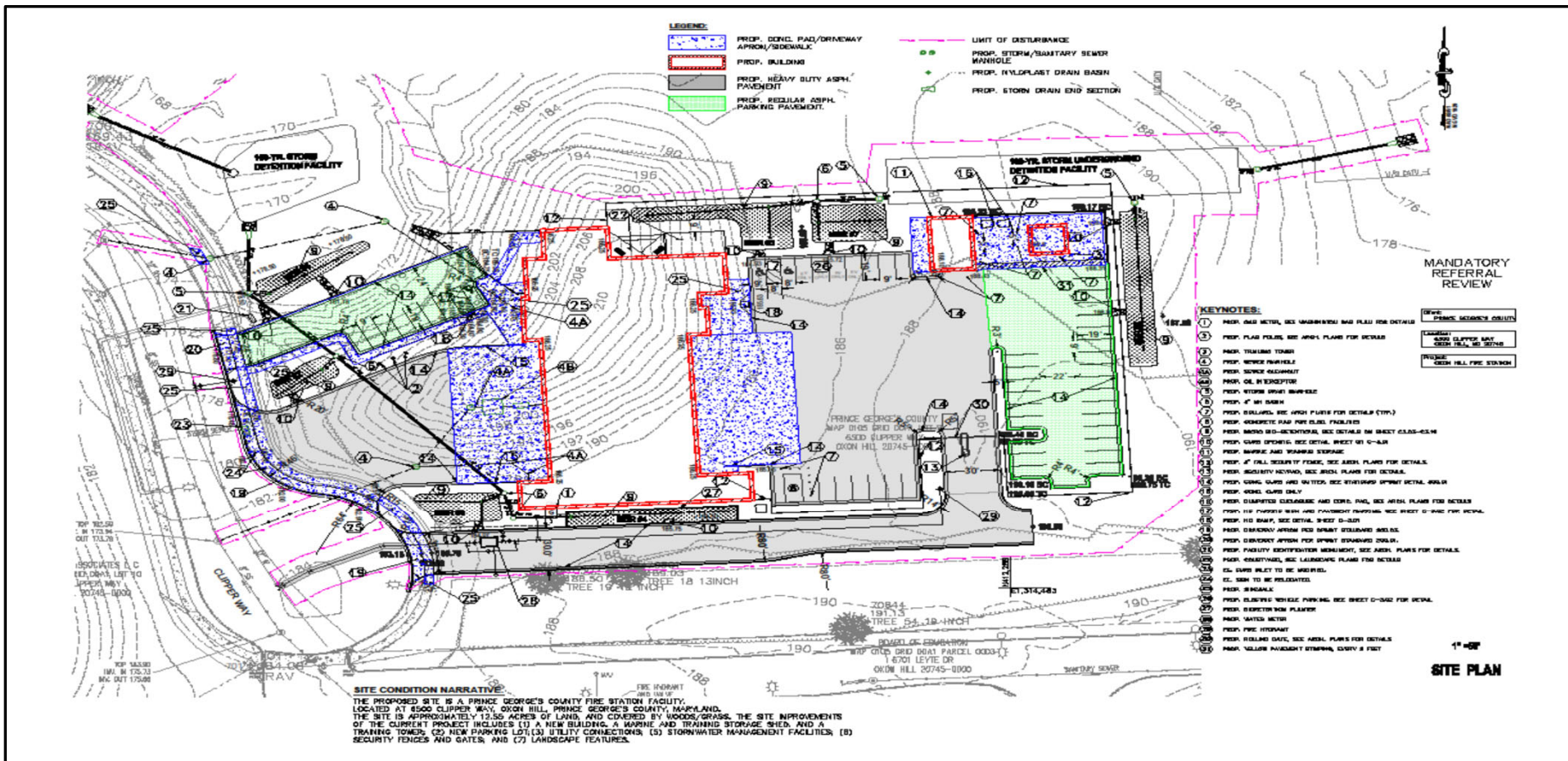


## VIEW OF THE SITE

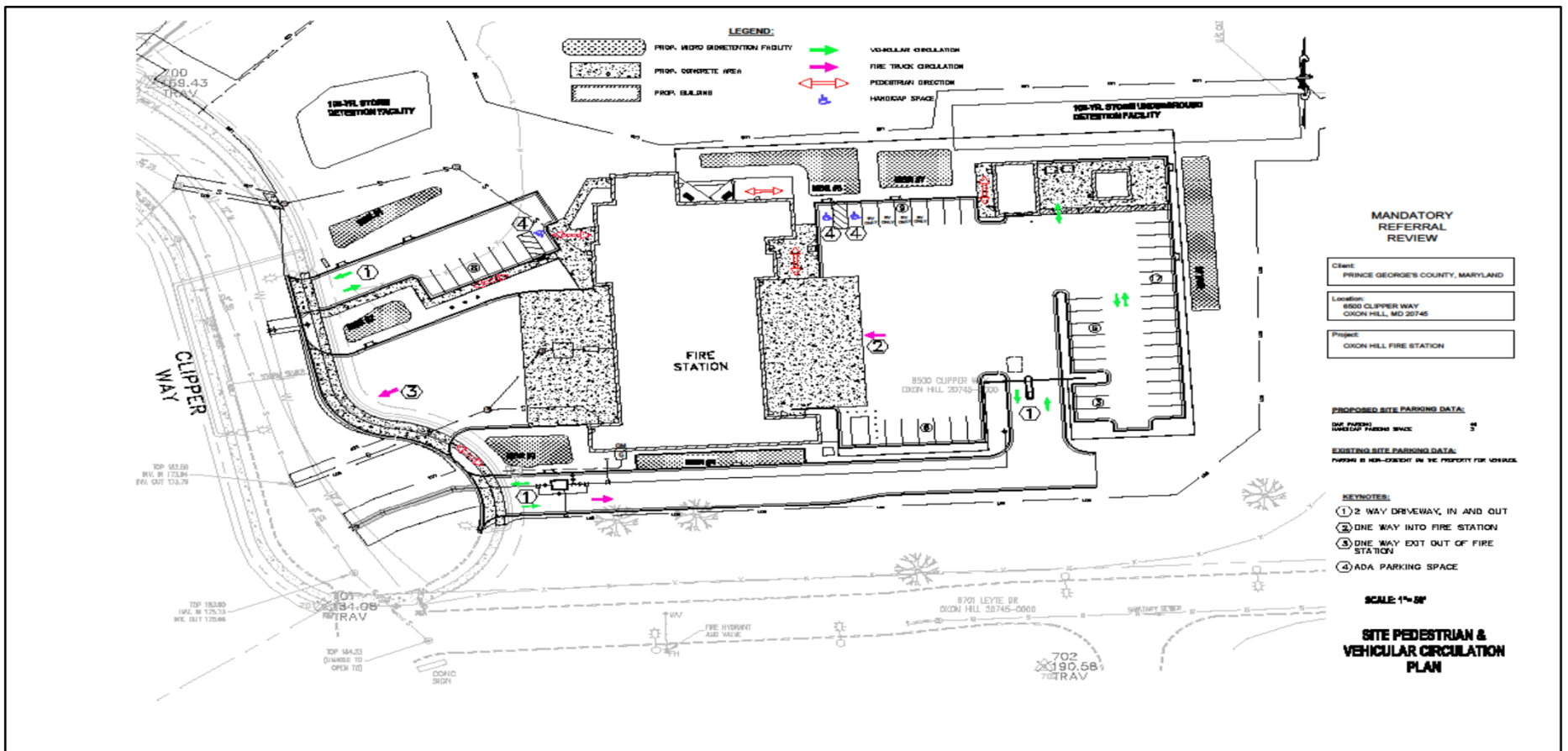




# SITE PLAN



# CIRCULATION PLAN







## PARTIAL FRONT VIEW





## REAR VIEW



## PROJECT FEATURES

- 3.26 acres will be disturbed out of the overall 12.19-acre site.
- 25,000 square-foot building.
- Two surface parking lots with a total of approximately 49 parking spaces for staff/visitors:
  - Three accessible spaces in compliance with the Americans with Disabilities Act (ADA).
  - Four designated spaces for electric vehicles).
- Security Fence (materials & illustrations not provided).
- Two-Way Driveways (ingress/egress).
- Stormwater management facilities.
- Station will be staffed by 12 firefighters working 24-hour shifts.
- A new traffic light to manage traffic during fire emergency response.



## **PERMITTING AGENCIES**

The following permits are required for the proposed Oxon Hill Fire Station:

- Washington Suburban Sanitary Commission (WSSC):
  - Water & Sewer Connection Permit
- Prince George's County Department of Permitting, Inspections, and Enforcement (DPIE):
  - Building Permit
  - Electrical Permit
  - Stormwater Management Permit
- Prince George's County Soil Conservation District (SCD):
  - Final Sediment Control Plan approval

## OUTREACH & PUBLIC ENGAGEMENT

- A. Planning Department:** A notice was mailed to adjoining, confronting, and abutting property owners, and area civic associations.
- B. Applicant's Stakeholder Coordination:** The Prince George's County Fire/EMS Department held meetings with Councilmembers representing adjoining Council Districts including:
- Prince George's County South County Community Round Table.
  - President of Glassmanor Civic Association.
  - Local Coffee Circle Community Club.



## STAFF RECOMMENDATIONS

The Planning Department staff's review of the proposed application resulted in the following recommendations:

- During construction, the applicant should adhere to the State of Maryland Regulations about particulate matter pollution and noise.
- To the extent practical, the applicant should screen all mechanical equipment from the public right-of-way/public views.
- The applicant should revise architectural elevations to clearly label the dimensions of the building's height on each elevation.