

Mandatory Referral Review

Staff Recommendation: Approve Staff Recommendations

Town of Cheverly Public Works Building

For review by:

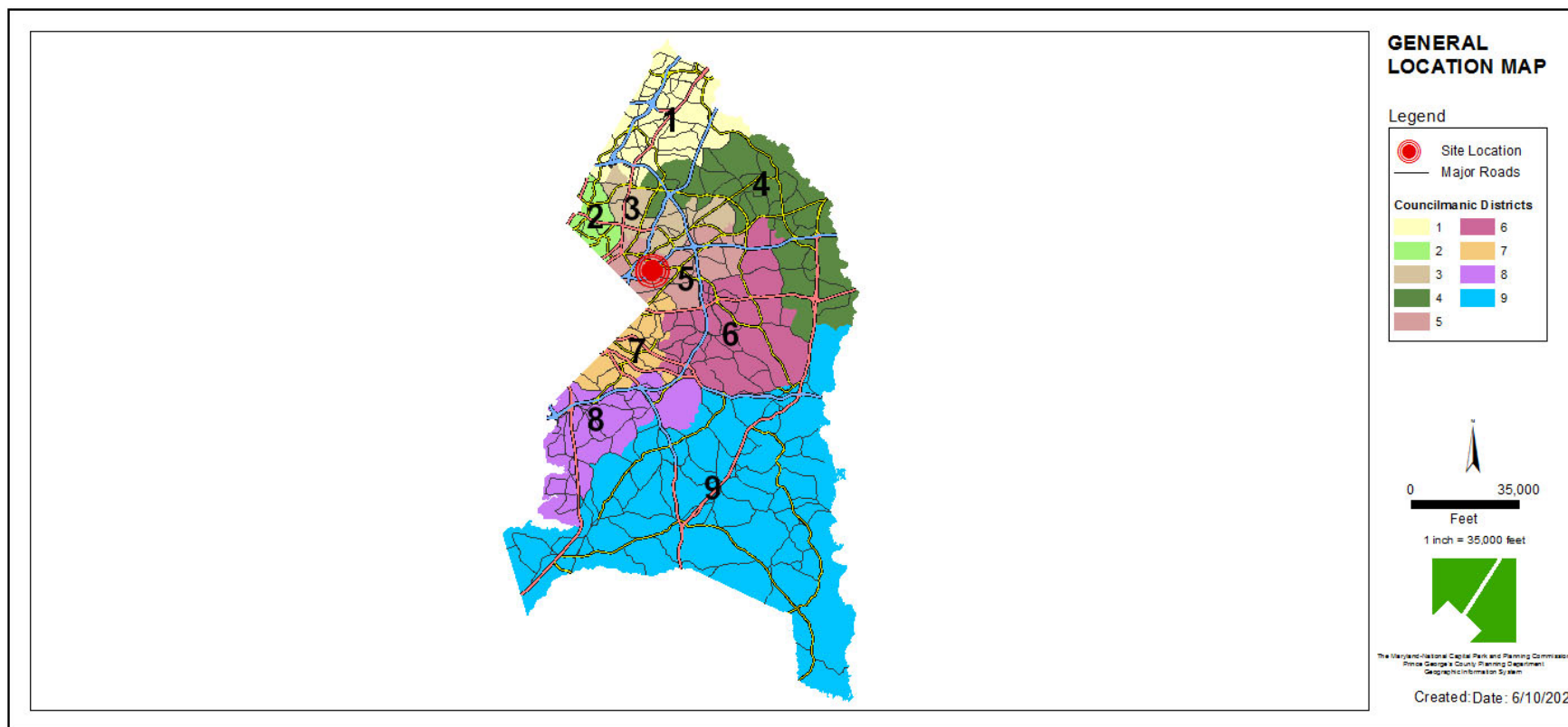
- **PRINCE GEORGE'S COUNTY PLANNING BOARD**

- **October 6, 2022**

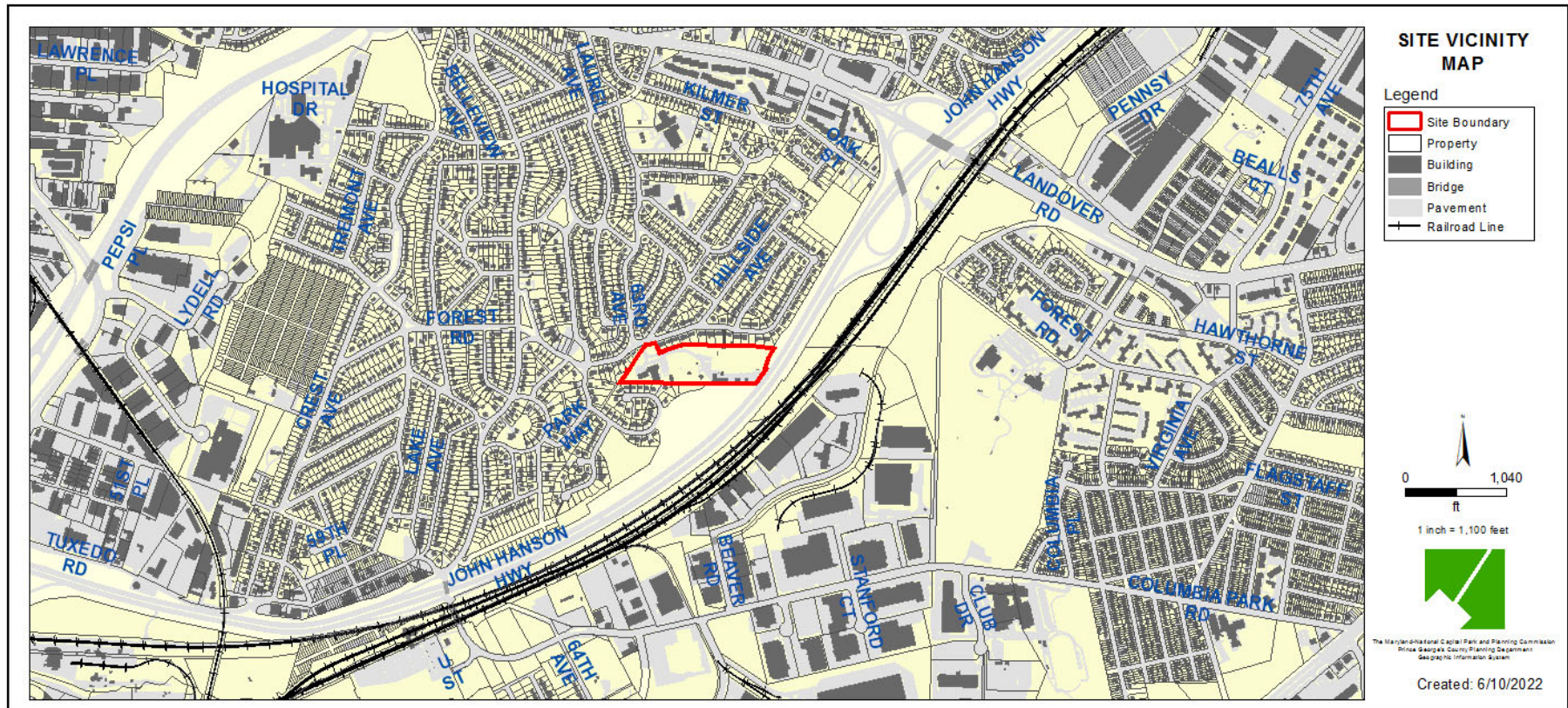
GENERAL LOCATION MAP

Council District: 5

Planning Area: 69

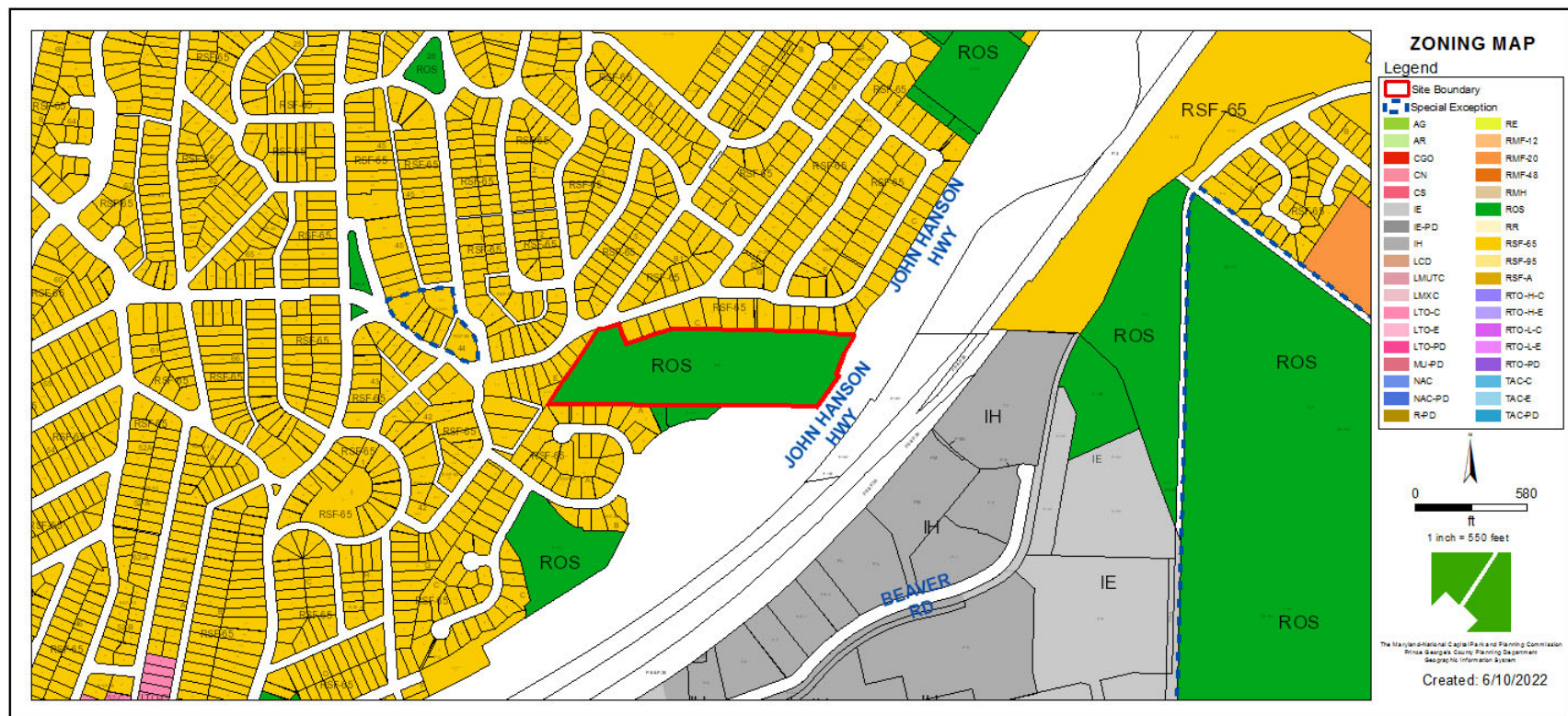


SITE VICINITY MAP



ZONING MAP

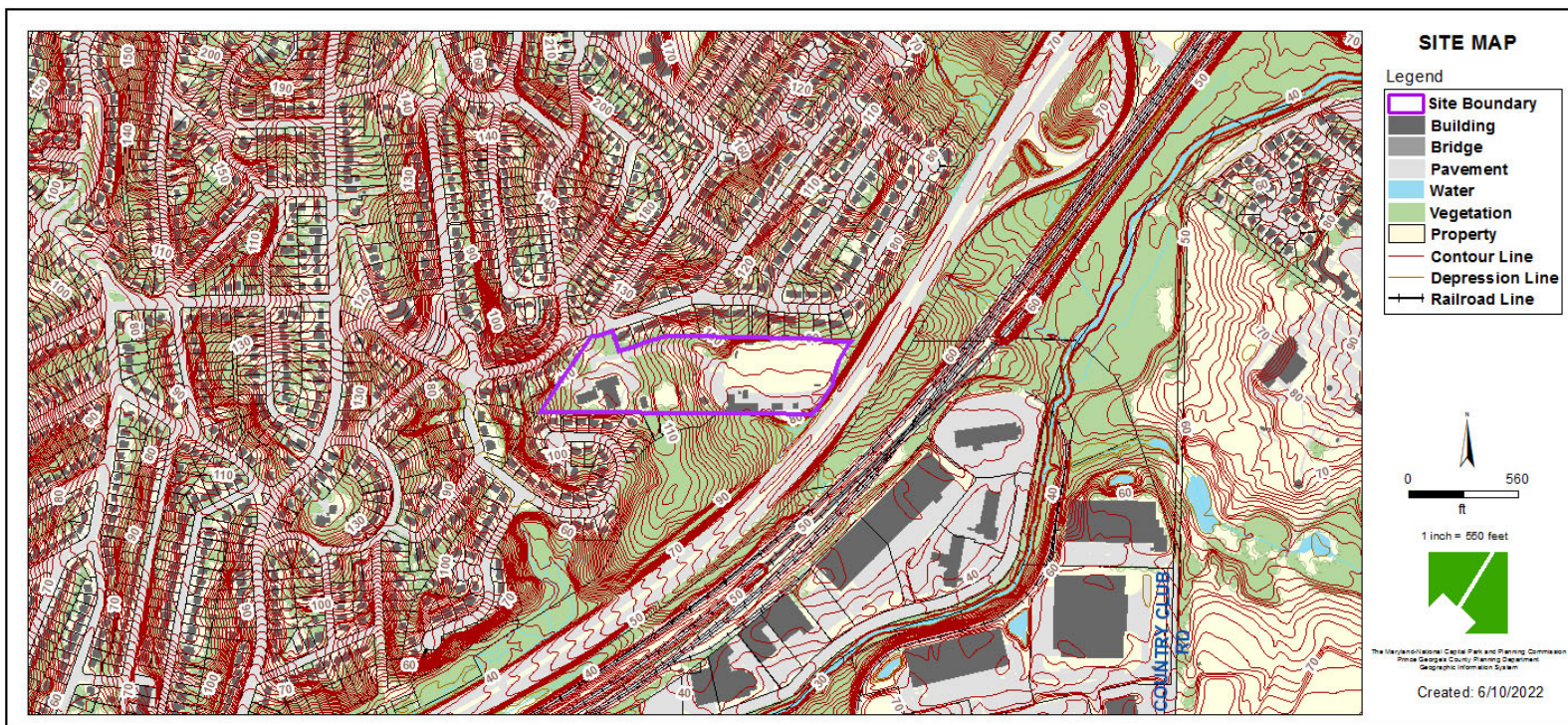
Property Zone: ROS



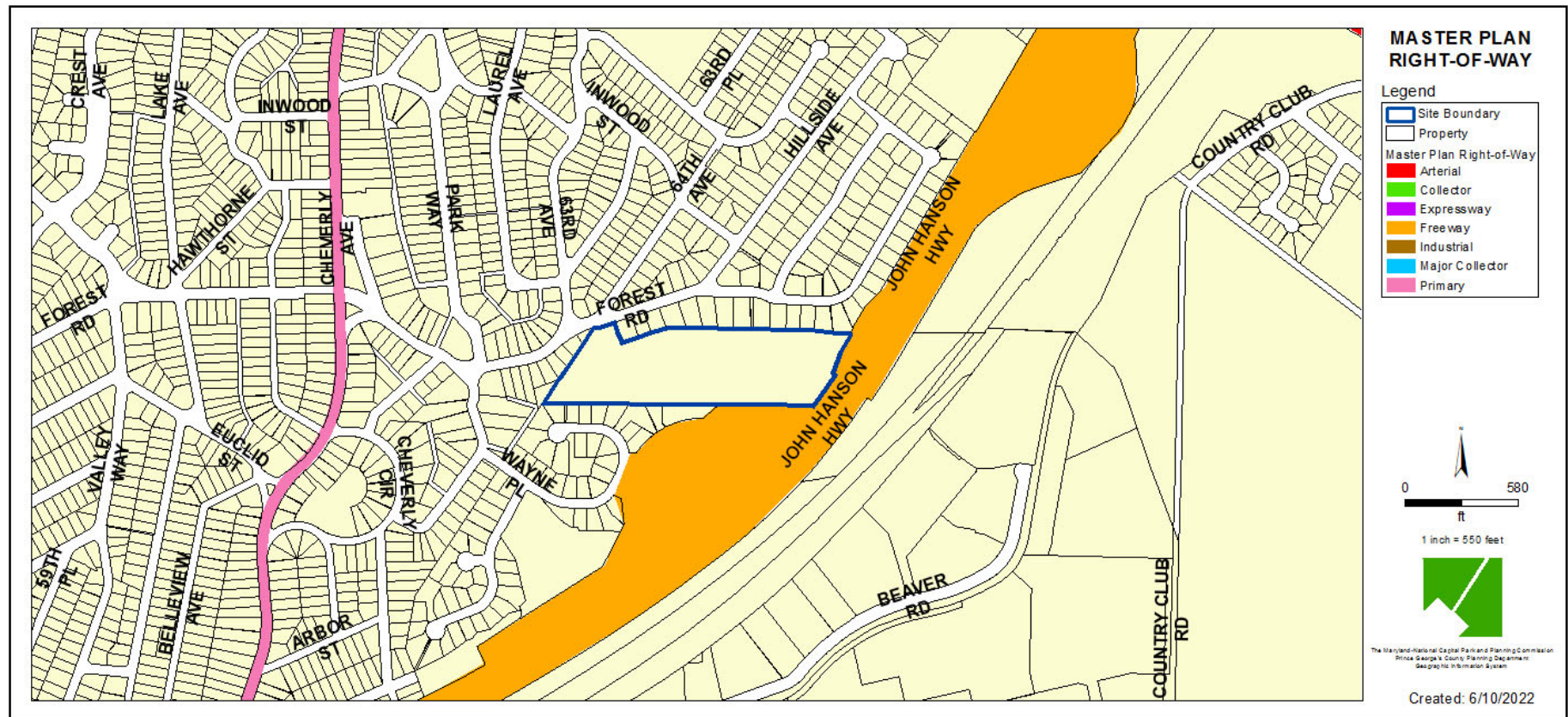
AERIAL MAP



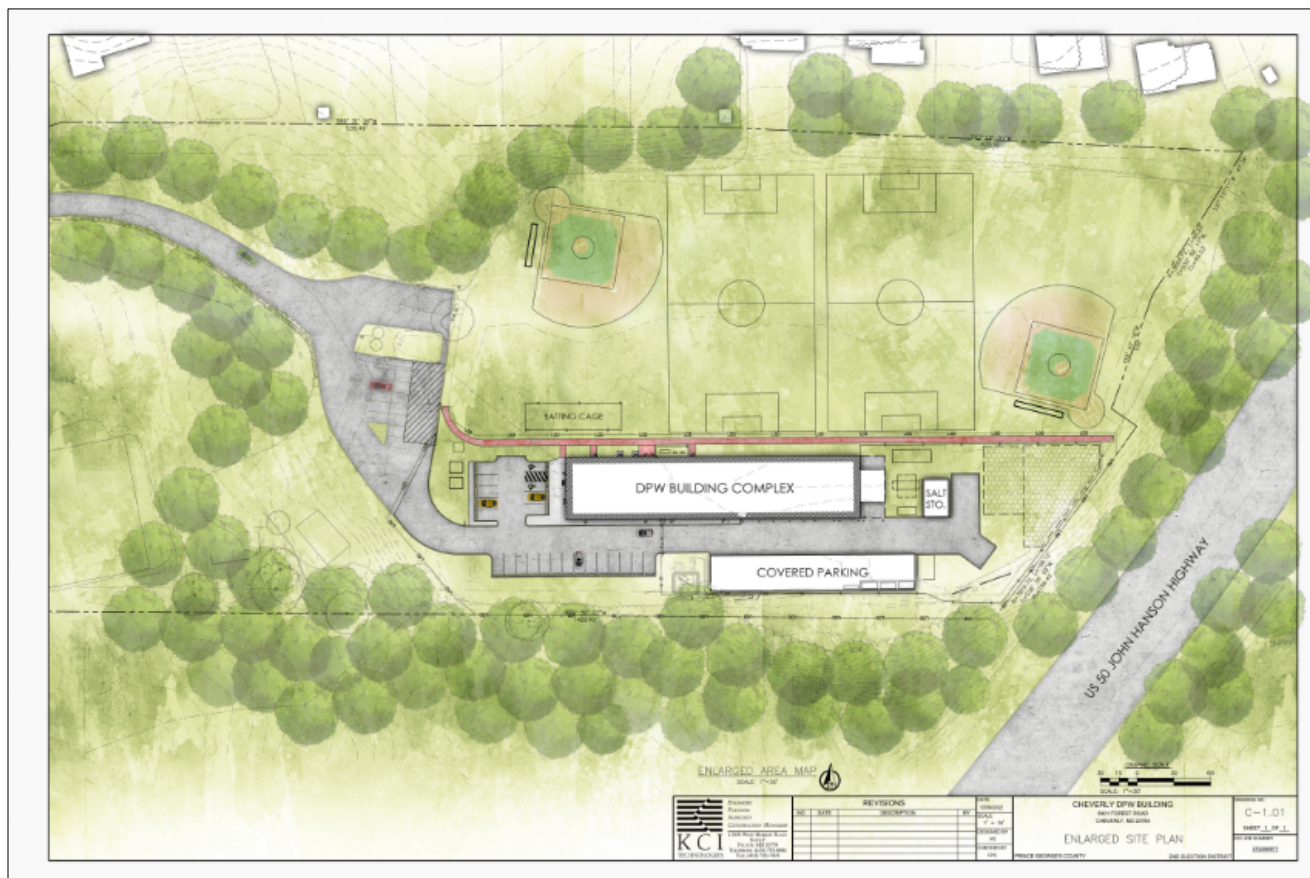
ENVIRONMENTAL FEATURES MAP



MASTER PLAN RIGHT-OF-WAY MAP



SITE PLAN



WILLIAM ELEY, JR., DEPARTMENT OF PUBLIC WORKS BUILDING RENDERING



STAFF RECOMMENDATIONS

1. During the construction phase, the applicant should adhere to the State of Maryland Regulations regarding particulate matter pollution and noise.
2. Signage for the proposed project should be compatible with the surrounding neighborhoods.
3. Consider screening mechanical equipment from the residential homes and public rights-of-way adjacent to and abutting the site, to the extent practical.
4. The applicant is encouraged to utilize green building techniques in the building construction, to the extent practical.
5. Prior to issuance of a use and occupancy permit, the applicant and the applicant's heirs, successors, and assignees should contact the Prince George's County Fire/EMS Department to request a pre-incident Emergency Plan for the facility.

STAFF RECOMMENDATIONS

6. Install and maintain a sprinkler system that complies with the National Fire Protection Association (NFPA 13) Standard for the Installation of Sprinkler Systems.
7. Install and maintain automated external defibrillators (AEDs), in accordance with the Code of Maryland Regulations (COMAR) requirements (COMAR 30.06.01-05), so that any employee is no more than 500 feet from an AED.
8. Install and maintain bleeding control kits next to a fire extinguisher installation, which must be no more than 75 feet from any employee.
9. Revise the tree conservation plan (TCPII), to reflect the current proposed development prior to permits being issued.