

Transportation Pre-Submittal Checklist for Development Applications

The Checklist is for the purpose of determining whether a traffic study or counts will be needed in support of an application, and to ensure that basic access issues are considered early in the process.

This Checklist is required ONLY for the following:

- Subdivisions (4- applications, or 5- applications pursuant to 24-111(c))
- Rezoning requests for a comprehensive design or a mixed-use zone (A- applications)
- Comprehensive Design Plans (CDP- applications) • Conceptual Site Plans (CSP- applications)
- Detailed Site Plans ONLY within the Central US 1 Corridor Sector Plan area
- Special Exceptions involving the following uses:
 - Amusement Park
 - Asphalt Mixing Plant
 - Concrete Mixing Plant
 - Concrete Batching Plant
 - Sand & Gravel Wet Processing Plant
 - Surface Mining

In lieu of a signed Checklist, a signed Scoping Agreement or the actual traffic counts or traffic study may be provided to the Development Review Division.

Project Name _____ Applicant's Name _____

Application Type _____ Case Number (if available) _____

Contact/Agent _____ Phone No. _____

E-mail Address _____

Please provide a concept plan on letter-sized paper. The concept plan must show a general layout of the proposed uses, proposed points of access, and sufficient detail of nearby public streets, properties, and/or environmental features to allow the property to be located and assessed by staff.

Please describe the current development proposal in terms of size and access:

Residential:

	Single family residences (number)		Townhouse residences (number)
	Apartment or Condominium residences (number)		
	Number of residences that will be age-restricted (limited to elderly persons or families)		

Non-Residential:

	Square feet office	(describe)	
	Square feet retail	(describe)	
	Square feet industrial	(describe)	

Other Uses:

This includes places of worship, day care facilities, private schools, hotels, and other types of proposals. Please describe the size of the proposal using square footage, number of units or students, or any other appropriate measure.

Access to the Site:

Describe how the site will be accessed. Indicate the number of access points, where they are proposed, if existing streets or aprons will be used, and if any streets or aprons will be modified. This should match your concept plan.

DO NOT COMPLETE – For Staff Use Only			
Estimated Trip Generation	AM:		PM:
			Other:
Data Need	Yes	No	Requirement for this Application
Traffic Study			If YES, have a traffic consultant scope the study using the Scoping Agreement and standards provided in "Transportation Review Guidelines, Part 1." The traffic study must be submitted during the pre-application review process.
Traffic Count			If YES, counts in lieu of a full study are required at the intersection(s) identified on the comment line below. Counts must be taken in accordance with the procedures in "Transportation Review Guidelines, Part 1." Any required counts must be submitted during the pre-application review process.
Other Transportation Study			If YES, please see comment line below.
Transportation Adequacy Finding Not Required by Application or De Minimus			None, unless other information is requested by comments above.
The site is proposed to have driveways accessing an arterial or higher-classification facility			If YES, it is recommended that the plan be revised to minimize access to the high-classification facility, as noted below. If that is not possible, a variation from Section 24-121(a)(3) must be reviewed and granted by the Planning Board during the subdivision process.
Insufficient information to make determination			If YES, please see comment line below and resubmit with sufficient information.
TPS Comments:			
Transportation Staffperson Signature		Date	
Transportation Staffperson's Name (printed)			
Transportation Staffperson's Phone and E-mail			

This is an initial assessment of the data required to complete review of the application. However, if the development proposal changes or if new information is determined during a detailed review of the application after its formal acceptance, the transportation staff shall reserve the right to request additional information in accordance with the findings required for the application.

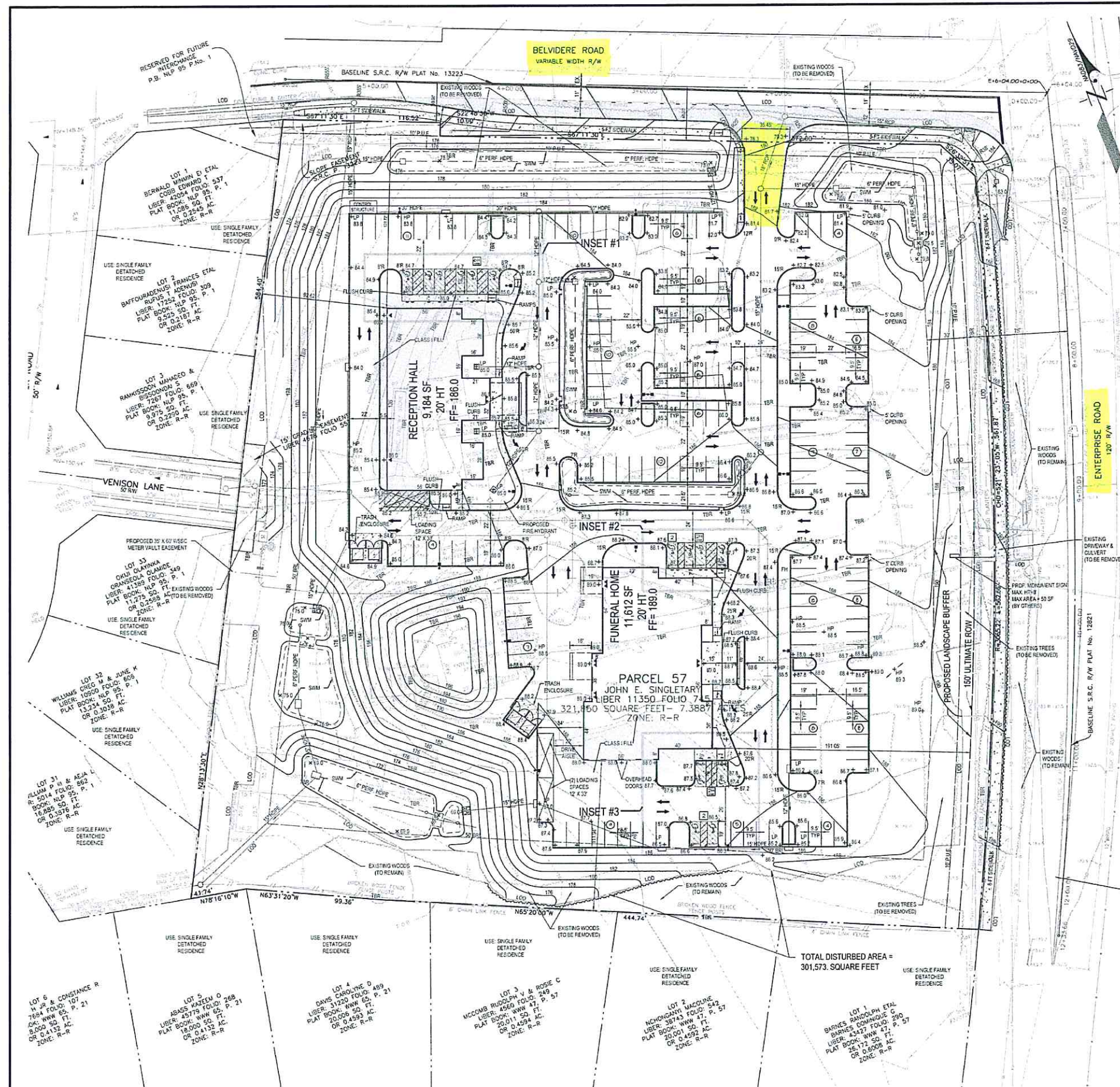
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Please submit this Checklist (both pages with the required concept plan) and any Scoping Agreements to the Transportation Planning Section. If submitted as a PDF by email, please send to william.capers@ppd.mnccppc.org. Hardcopies may be mailed or brought to our office.

The rear side of this page should be completed by the Transportation Planning Section and returned to the applicant within five (5) working days.



SITE LOCATION MAP
Strickland Funeral Home Preliminary Plan
of Subdivision Application (4-22015)



GENERAL NOTES

- This Special Exception Site Plan is for the development of a funeral home and an accessory reception hall in accordance with sections 27-441.1(1) and 27-307 of the Prince George's County zoning ordinance.
- The subject property is identified as Parcel 57 on Tax Map 53, Grid E3, Liber 11350 Folio 745.
- The subject property and all surrounding properties are zoned R-R, per Special Exception the site has the following setbacks:

Front	Side	Rear
25'	5'	5'
25'	5'	5'
25'	5'	5'
- The area of Special Exception is the total site area = 321,460 SF (7.3887 Ac).
- Total Disturbed Area = 301,573 SF (6.92 Ac) Total On-Site Disturbed Area = 17,805 SF (0.406 Ac) Total On-Site Area to be left undisturbed = 20,277 SF (0.465 Ac)
- Parking: See Note 35 below, the reception hall may be used in connection with funerals conducted on-site in the funeral home. Consequently the funeral home and reception hall will not be occupied at the same time, and only the funeral home use determines the total parking requirement.

Use	Rate	Requirement
Funeral Home Capacity	1 space per 4 persons	126 spaces
504 Persons Legal Occupancy	1 space per 3 seats	124 spaces
372 Seats		
Total		250 spaces*

* If at least 84 (23% of requirement) must be non-compact.

B. Provided: 155 spaces* as follows, per Conditions of Approval No. 6:
142 Standard Spaces @ 9.5' x 19' min.
29 Compact Spaces @ 8' x 18.5' min.
4 Standard Handicap Spaces @ 8' x 12' with 5' access aisle
10 Van Accessible Handicap Spaces @ 8' x 12' with 8' access aisle
* At least 7 must be handicap accessible, of which 2 at least must be van-accessible.

LEGEND

Symbol	Description
---	EXISTING CONTOURS
- - - -	PROPOSED CONTOUR
---	EXISTING SPOT ELEVATION
- - - -	PROPOSED SPOT ELEVATION
---	PROPOSED CONCRETE PAVING
---	PROPOSED HEAVY DUTY ASPHALT PAVING
---	PROPOSED DOOR LOCATIONS
---	LIMIT OF DISTURBANCE
---	EXISTING SEWER
---	PROPOSED SEWER
---	EXISTING WATER
---	PROPOSED WATER
---	EXISTING STORM DRAIN
---	EXISTING FIRE ALARM
---	EXISTING OVERHEAD UNITS
---	EXISTING TREE LINE
---	TRAFFIC FLOW
---	STANDARD PARKING SPACES
---	COMPACT PARKING SPACES
---	HANDICAPPED PARKING SPACES
---	LIGHT POSTS
---	PROPOSED CURB & GUTTER
---	EXISTING CURB & GUTTER

THE CONTRACTOR SHALL NOTIFY MISS UTILITY 1-800-257-7777 FORTY EIGHT (48) HOURS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.

SE - 4795

SPECIAL EXCEPTION SITE PLAN

STRICKLAND FUNERAL HOME

ON

TRIANGLE SEVEN FARMS PROPERTY

KENT DISTRICT No. #13
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=30'

0 30 60 90

53

CALL MISS UTILITY
1-800-257-7777
48 hrs. Before Excavation

SUBTITLE 32, DIVISION 2 CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 32, DIVISION 2 OF THE PRINCE GEORGE'S COUNTY CODE AND THAT I HAVE INSPECTED THIS SITE AND THAT GRADING DATA THIS SITE FROM UNPAID PROPERTIES, AND FROM THIS SITE ONTO OTHER DOWNPAID PROPERTIES, HAS BEEN ADDRESSSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES.

4/27/24

DATE	DESCRIPTION	BY
03/08/2020	Revised monument sign location	JRD
02/20/19	Revised per M-NCPPC comments dated 2/27/19	DAN
06/04/18	Revised per M-NCPPC comments dated 5/15/18	DAN
05/24/18	Revised per M-NCPPC comments dated 5/23/18	DAN

DATE: 11/20/2020 11:20 AM
PROJECT: SE-4795 SITE PLAN
DRAWN BY: JRD
CHECKED BY: DAN
APPROVED BY: DAN

11350 BELLEVILLE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20711
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8-02119
NOVEMBER 2016
47-002-2