



**Redevelopment Authority**  
of Prince George's County

Stephen J. Paul  
Executive Director



Angela D. Alsobrooks  
County Executive

9200 Basil Court, Suite 504 | Largo, Maryland 20774 | Office: 301.883.5300 | Fax: 301.883.5291

**RFLOI 2022-01**  
**Glenarden Hills – Purchase and Development of 20 Finished Town House Lots**  
**by a Certified MBE**

**ADDENDUM NO. 3**  
**07/29/2022**

To All Prospective Respondents:

Please note the following changes, additions, and information presented herein in connection with the above referenced project. The Prospective Respondents shall be governed accordingly. This addendum is hereby made part of the contract documents of which explains and/or corrects the original document.

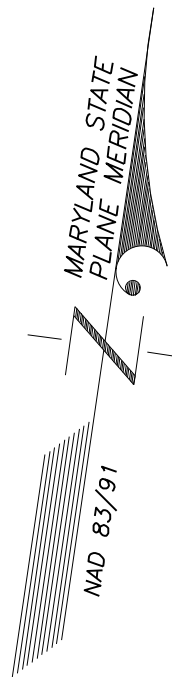
The Preliminary Plat for lots 1-24 is attached hereto as a standalone, opened PDF file in response to accessibility issues raised with respect to the link provided in Addendum No. 1 for RFLOI 2022-01, dated July 19, 2022.

**End of Addendum No. 3**



**NOTES**

- Approval of this plat is based upon reasonable expectation that public water and sewer service will be available when needed and is conditioned on fulfilling all of the commitments contained in the Washington Suburban Sanitary Commission project authorization #DA6285217.
- Development of this property must conform to the Detailed Site Plan which was approved by the Prince George's County Planning Board on July 20, 2017, DSP-16059, or as amended by any subsequent revision thereto.
- The issuance of permits and development are subject to transportation conditions of PGCPB Resolution No. 17-97.
- Development of this site shall be in conformance with Stormwater Management Concept Plan No. 32858-2016-00 and any subsequent revisions.
- Total development within the subject property shall be limited in accordance with Condition 14 of PGCPB Resolution No. 17-97.
- Full cut-off optic light fixtures shall be used on this site to reduce light intrusion.
- This plat is subject to a Declaration of Covenants recorded in Liber \_\_\_\_\_ at Folio \_\_\_\_\_.
- This plat is subject to a Recreation Facilities Agreement recorded in Liber 42675 at Folio 386.
- 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 the approval of any building permits.
- Prior to approval of the 20th building permit, the applicant and the applicant's heirs, successors, and/or assignees shall convey to the Homeowners' Association (HOA), land as identified on the approved preliminary plan of subdivision and detailed site plan.



**SURVEYOR'S CERTIFICATE**

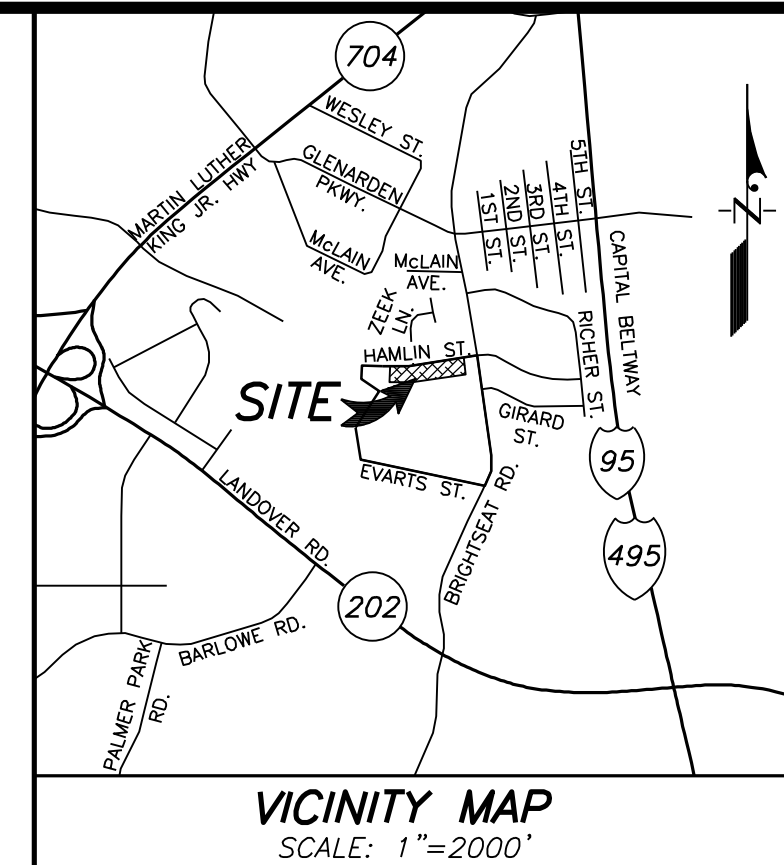
I hereby certify that the plat shown hereon is correct; that it is a subdivision of part of the land conveyed by the Secretary of Housing and Urban Development to the Redevelopment Authority of Prince George's County by deed dated September 24, 2014 and recorded among the Land Records of Prince George's County, Maryland in Liber 36342 at Folio 328, and also being part of Parcel "A" as shown on a plat entitled "Parcel 'A', Glenarden Apartments" recorded among said Land Records in Plat Book W.W.W. 67 at Plat 1, and being part of the lands conveyed by the Secretary of Housing and Urban Development to the Redevelopment Authority of Prince George's County by deed dated September 24, 2014 and recorded among said Land Records in Liber 36342 at Folio 352 and being part of Parcel "B" as shown on a plat entitled "Plat of Correction, Outlot 'A', Parcels 'B' & 'C', Glenarden Apartments" recorded among said Land Records in Plat Book W.W.W. 70 at Plat 100.

The total area of land included in this plat of subdivision is 58,696 square feet or 1.3475 acres of land.

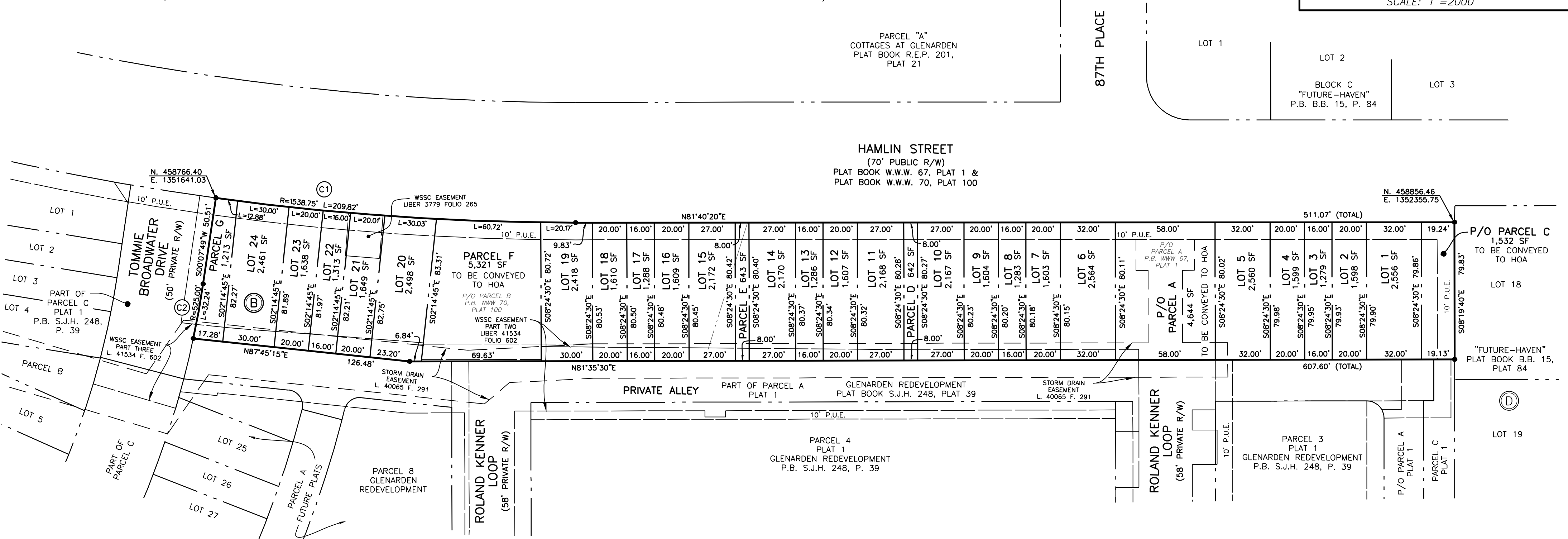
Date: \_\_\_\_\_

Mark E. Powell  
Professional Land Surveyor  
Maryland No. 21153  
License Renewal Date: 1-28-2023

I hereby certify that this survey was prepared by me or under my responsible charge in compliance with the requirements set forth in COMAR 09.13.06.12 and I am a duly licensed Professional Land Surveyor under the laws of the State of Maryland.



**VICINITY MAP**  
SCALE: 1"=2000'



**OWNER'S DEDICATION**

We, the Redevelopment Authority of Prince George's County, a body corporate and politic, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this plat of subdivision, and grant to the public utilities, their successors and assigns, a ten (10) foot public utility easement as shown, subject to the terms and provisions recorded among the Land Records of Prince George's County, Maryland in Liber 3703 at Folio 748.

Property line markers will be placed in accordance with Section 24-120(b)(6)(F)(ii) of the Subdivision Regulations. There are no suits, actions at law, leases, liens, mortgages or trusts affecting the property included in this plat of subdivision.

Date: \_\_\_\_\_ Redevelopment Authority of Prince George's County

\_\_\_\_\_  
Witness By: \_\_\_\_\_

Curve Table						
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
C1	1538.75'	7°48'45"	209.82'	105.07'	209.66'	N85° 36' 42"E
C2	525.00'	3°31'06"	32.24'	16.12'	32.23'	S01° 51' 43"W

**PLAT 3**  
LOTS 1-24, PART OF PARCELS A & C,  
AND PARCELS D, E, F & G - BLOCK B  
**GLENARDEN REDEVELOPMENT**  
KENT ELECTION DISTRICT No. 13  
PRINCE GEORGE'S COUNTY, MARYLAND  
SCALE: 1" = 40'  
JANUARY, 2022  
BEN DYER ASSOCIATES, INC.  
ENGINEERS - SURVEYORS - PLANNERS  
11721 WOODMORE ROAD, SUITE 200  
MITCHELLVILLE, MARYLAND 20721  
PHONE: (301) 430-2000  
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**"FOR PUBLIC WATER AND SEWER SYSTEMS ONLY"**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
PRINCE GEORGE'S COUNTY PLANNING BOARD  
APPROVED: \_\_\_\_\_  
PETER A. SHAPIRO, CHAIRMAN  
GAVIN COHEN, SECRETARY-TREASURER  
BY: JESSICA JONES, ASSISTANT SECRETARY  
M-NCPPC FILE No. 5-22002

DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT  
PRINCE GEORGE'S COUNTY, MARYLAND  
APPROVED: \_\_\_\_\_  
DATE DIRECTOR OR DESIGNEE

RECORDED: \_\_\_\_\_  
PLAT BOOK: \_\_\_\_\_  
PLAT No: \_\_\_\_\_  
M-X-T  
204NE07 & 204NE08  
4-16038