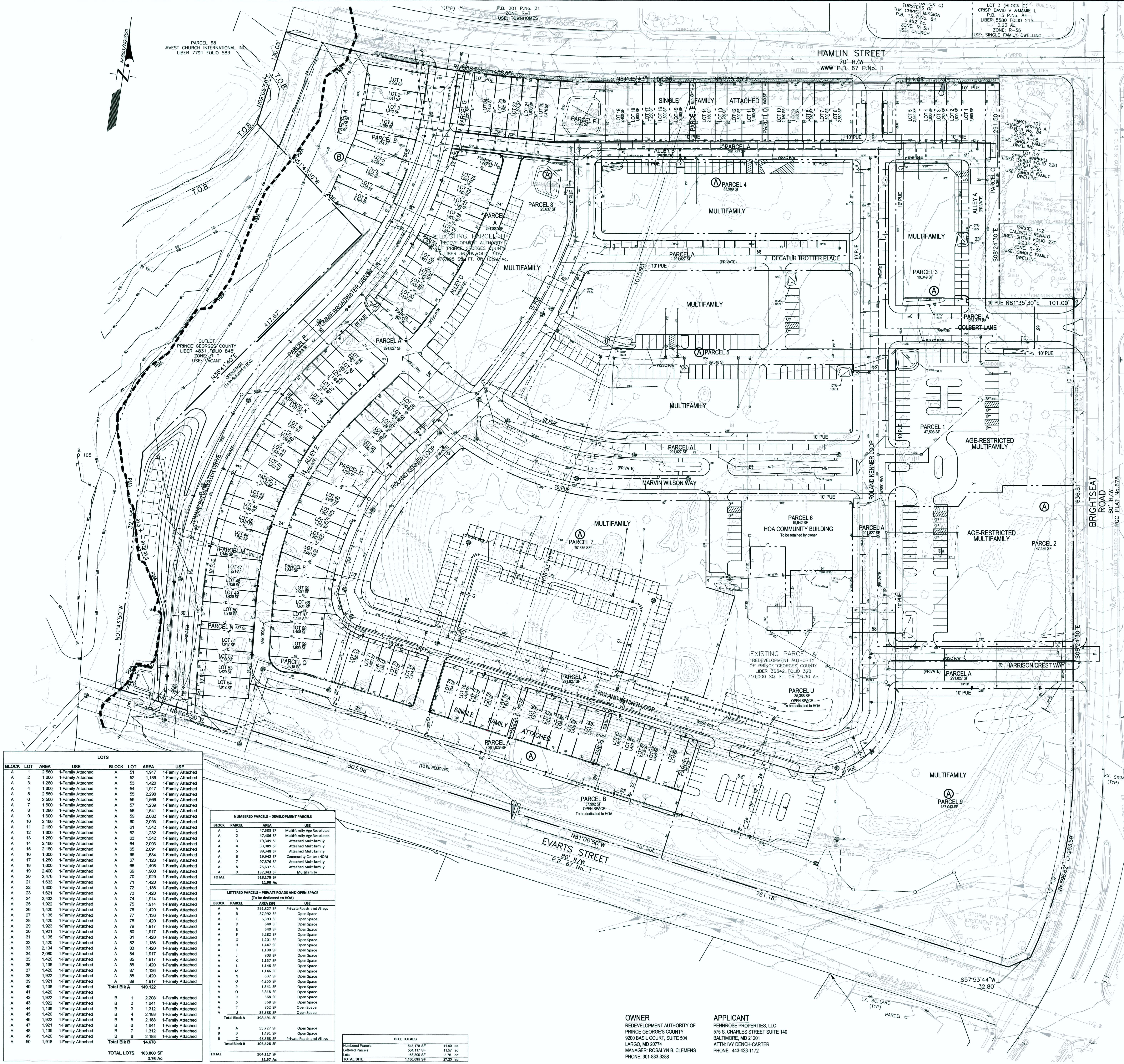


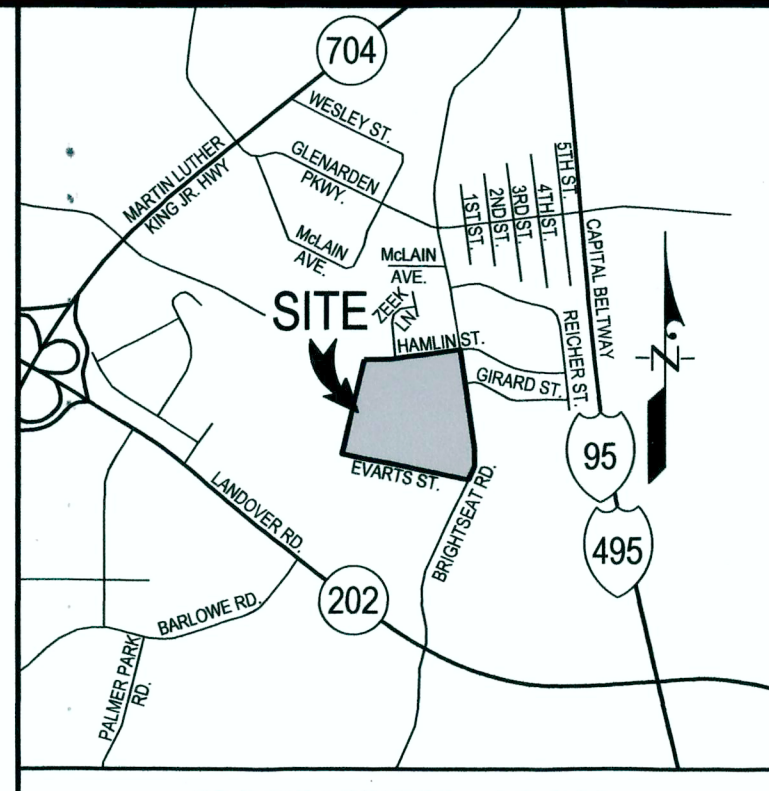


- GENERAL NOTES:
- Existing parcel lot, deed description/Liber info and Plat Number
 - Existing Parcels: Liber/Folio: 36342/328 & 352; Plat Number: WWW 67, pg. 1 & WWW 70, pg. 100
 - Tax Map: 060, Grid B2
 - 200 foot map reference (WSSC): 204NE07, 204NE08
 - Purpose of subdivision: The purpose of this subdivision is for the redevelopment of the Glenarden Apartments, subdividing the properties into 97 one-family attached lots, 6 residential parcels for multifamily dwellings, 3 residential parcels for age-restricted multifamily dwellings, 1 parcel for a community center, and 22 HOA parcels for private roads and open space.
 - Prior approvals: CB 065-2016
 - Total Acreage: Gross = 27.23 acres; Net = 26.94 acres
 - Net developable area outside PMA: 26.83 acres
 - Acreage of Environmental Regulated Features: 0.41 acres
 - Acreage of 100-year floodplain: 0.30 acres
 - Average of road dedication: 0 acres
 - Existing zoning: M.X.T. Existing use = Vacant
 - Proposed use of property: Mixed use development with a 60-unit multifamily building, a 101-unit age-restricted multi-family building, 172 attached multifamily dwelling units, 37 one-family attached dwelling units and a 5,748 square foot community building
 - Breakdown of proposed dwelling unit by type:
One-Family Attached (Townhouses) = 97 du
Multifamily = 232 du
Age-Restricted Multifamily = 101 du
Total Dwelling Units = 430 du
 - Density calculation: 15.96 du per acre
 - Minimum Density: 12 du per acre (per Sec. 27-445.10(b)(2))
 - Minimum lot size required by Zoning Ordinance and Subdivision Regulations (Sec.24-130): N/A (See Sec. 27-445.10(b)(4))
 - Minimum width at Front of Building Line: N/A (See Sec. 27-445.10(b)(4))
 - Sustainable Growth Tier: Tier 1
 - Andrews Interim Land Use Control: No LUC exists on the property
 - Imaginary Runway Surface: Height Zone C
 - Center or Corridor location: Yes, Landover Mall General Plan Regional Center
 - Existing/Proposed Gross Floor Area: Existing: 0 sf / Proposed: 5,748 sf
 - Stormwater Management Concept Number and Approval Date: #2858-2016, approved 07/03/2017
 - Water/Sewer Category Designation Existing: S-3, W-3 Proposed: S-3, W-3
 - Aviation Policy Area: N/A
 - Mandatory Park Dedication Requirement: Private onsite facilities provided.
 - Commuter on or contiguous to the property: No
 - Historic Site on or in the vicinity of the property: No
 - Type One Conservation Plan: The property is exempt from Prince George's County Woodland and Wildlife Habitat Conservation Ordinance per LDC S-002-16.
 - Within Chesapeake Bay Critical Area: No
 - Wetlands: No
 - Shrubs: Yes
 - Soils: As shown on Natural Resource Inventory (NRI-015-2017), Approved 1/31/2017
 - In or adjacent to an assessment held by Maryland Environmental Trust, The Maryland Agricultural Land Preservation Foundation, or any land trust or organization: No
 - Boundary from field survey by Ben Dyer Associates, Inc. dated 2015 Topography from Aerial topography from Quantum Spatial 4/22/2015
 - Access to the site will be provided via two (2) access points on Brightseat Road and two (2) access points on Hamlin Street, and one (1) access point on Evans Street. Internal circulation and lot access is proposed via internal private rights-of-way on-site pursuant to the applicable requirements of Section 24-128 (Private Roads and Easements). Access will be permitted by ingress/egress easements for public use on private roads.
 - All streets within the project boundary are private streets.
 - For proposed sidewalk locations per condition 1a of PGCPB No. 17-97, see the Preliminary Site Exhibit, BDAI dwg S1.027-2.

PROPOSED DEVELOPMENT	QTY	PERCENTAGE
UNIT TYPE		
Multifamily Dwellings	232 du	53.95%
Multifamily Age-Restricted Dwellings	101 du	23.49%
One-Family Attached Dwellings	97 du	22.56%
Total	430 du	100.00%
Community Center	5,748 sf	

BUILDING	PARKING REQUIRED				TOTAL
	UNITS	PARKING RATE	PARKING SPACES REQ'D	LOSS / ROUNDOFF**	
Multifamily Dwellings	232	2.00/du	464	0.00	464
SD Unit Building	11	2	22	0.00	22
2101	39	2.5	97.5	0.00	97.5
3101	39	2.5	97.5	0.00	97.5
Buildings A-1	172	2.5	430	0.00	430
2101	130	2.5	325	0.00	325
3101	42	2.5	105	0.00	105
Multifamily Age-Restricted Dwellings	101	0.66/du	67	0.00	67
Phase 1	42	0.66	27.7	0.00	27.7
Phase 2	59	0.66	38.8	0.00	38.8
One-Family Attached Dwellings	97	2.00/du	194	0.00	194
TOTAL RESIDENTIAL	258		654		654
Community Building (5,748 sf)					
Secured Entry (100 parking)	100	1 space per 100 parking	100	0.00	100
Locker Room Lobby (800 sf)	800	N/A (secondary to post use)	0.00	0.00	0.00
Lobby (1000 sf)	1000	N/A (secondary to post use)	0.00	0.00	0.00
Office (2000 sf)	2000	1 space per 100 of GFA	20	0.00	20
Multi-tenant rooms (1000 sf)	1000	1 space per 100 of GFA	10	0.00	10
Mechanical/Electrical rooms (2400 sf)	2400	N/A (secondary to post use)	0.00	0.00	0.00
Unfurnished room	50	N/A (secondary to post use)	0.00	0.00	0.00
Storage	800	N/A (secondary to post use)	0.00	0.00	0.00
TOTAL COMMUNITY CENTER	430		140		140
TOTAL	258		794		794

PARKING PROVIDED	
Standard Spaces	260
Standard Garage Spaces	171
Standard Parallel Spaces	148
Van Accessible Handicap Spaces	16
TOTAL	695



VICINITY MAP
SCALE: 1" = 200'
ADC MAP BOOK: 5531 C-2/3
WSSC 200' SHEET: 204 NE 08

- LEGEND
- PROPERTY BOUNDARY
 - EXISTING 10 FT. CONTOUR
 - EXISTING SPOT ELEVATION
 - EXISTING FENCE
 - CENTERLINE OF EXISTING ROAD
 - IRON PIPE FOUND
 - EXISTING TREE
 - PROPOSED SEWER
 - EXISTING WATER
 - PROPOSED WATER
 - EXISTING STORM DRAIN
 - PROPOSED STORM DRAIN
 - EXISTING TREE LINE
 - PROPOSED TREE LINE
 - EXISTING CURB & GUTTER
 - PROPOSED CURB & GUTTER
 - STEEP SLOPES (15% OR GREATER)
 - REGULATED STREAM (TOP OF BANK)
 - PRIMARY MANAGEMENT AREA (PMA)
 - EXISTING FLOODPLAIN
 - EXISTING STREAM BUFFER (50')
 - EXISTING NONTOTAL WETLAND
 - EXISTING WETLAND BUFFER
 - EXISTING FIBER OPTIC CABLE
 - EXISTING GAS LINE
 - EXISTING OVERHEAD POWER
 - EXISTING UNDERGROUND POWER
 - WSSC RW

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
PRELIMINARY PLAN
4-16038
T.C.P. EXEMPT
PLANNING BOARD ACTION:
PER PGCPB RESOLUTION #
ADOPTION DATE: JULY 27, 2017
SIGNATURE APPROVAL DATE: SEP 19, 2017
AUTHORIZED SIGNATURE



FOR OFFICIAL USE ONLY
QR label certifies that this plan
meets conditions of final approval
by the Planning Board, its designee
or the District Council.
M-NCPPC
APPROVAL
PROJECT NAME: GLENARDEN REDEVELOPMENT
PROJECT NUMBER: 4-16038
For Conditions of Approval see the Plan Cover Sheet or Approval Sheet
(Governmental Systems and the Public Works Department)

4-16038
PRELIMINARY PLAN OF SUBDIVISION
LOTS 1-89, PARCELS 1-9, PARCELS A-U, BLOCK A;
LOTS 1-8, PARCELS A-C, BLOCK B
(RESUBDIVISION OF PARCELS 'A' & 'B' GLENARDEN APARTMENTS)
GLENARDEN REDEVELOPMENT
KENT DISTRICT No. 13
PRINCE GEORGE'S COUNTY, MARYLAND
GRAPHIC SCALE 1"=50'
0 50 100 150

STATE OF MARYLAND PRINCE GEORGE'S COUNTY JULY 27, 2017 JULY 27, 2017	08-12-17	REVISED PER PGCPB No. 17-87	JRD AA PCN BY DATE	11721 WOODBONE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20712 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2016 BEN DYER ASSOCIATES, INC. JULY 27, 2017 JULY 2016	J-A62050 3.004-Z
	08-17-17	REVISED PER MNCPPC COMMENTS.			
	06-23-17	REVISED PER SDRC COMMENTS.			
	DATE	DESCRIPTION			
REVISIONS					

OWNER
REDEVELOPMENT AUTHORITY OF
PRINCE GEORGE'S COUNTY
5200 BASIL COURT, SUITE 504
LARGO, MD 20774
MANAGER: ROSALYN B. CLEMENS
PHONE: 301-883-3288

APPLICANT
PENROSE PROPERTIES, LLC
575 S. CHARLES STREET SUITE 140
BALTIMORE, MD 21201
ATTN: IVY DENCH-CARTER
PHONE: 443-423-1172

LOTS				BLOCK			
BLOCK	LOT	AREA	USE	BLOCK	LOT	AREA	USE
A	1	2,560	1-Family Attached	A	51	1,917	1-Family Attached
A	2	1,600	1-Family Attached	A	52	1,136	1-Family Attached
A	3	1,280	1-Family Attached	A	53	1,420	1-Family Attached
A	4	1,600	1-Family Attached	A	54	1,917	1-Family Attached
A	5	2,560	1-Family Attached	A	55	2,260	1-Family Attached
A	6	2,560	1-Family Attached	A	56	1,566	1-Family Attached
A	7	1,600	1-Family Attached	A	57	1,239	1-Family Attached
A	8	1,280	1-Family Attached	A	58	1,541	1-Family Attached
A	9	1,600	1-Family Attached	A	59	2,082	1-Family Attached
A	10	2,160	1-Family Attached	A	60	2,093	1-Family Attached
A	11	2,160	1-Family Attached	A	61	1,142	1-Family Attached
A	12	1,600	1-Family Attached	A	62	1,232	1-Family Attached
A	13	1,280	1-Family Attached	A	63	1,542	1-Family Attached
A	14	2,160	1-Family Attached	A	64	2,093	1-Family Attached
A	15	2,160	1-Family Attached	A	65	2,091	1-Family Attached
A	16	1,600	1-Family Attached	A	66	1,634	1-Family Attached
A	17	1,280	1-Family Attached	A	67	1,126	1-Family Attached
A	18	1,600	1-Family Attached	A	68	1,408	1-Family Attached
A	19	2,400	1-Family Attached	A	69	1,900	1-Family Attached
A	20	2,476	1-Family Attached	A	70	1,929	1-Family Attached
A	21	1,633	1-Family Attached	A	71	1,420	1-Family Attached
A	22	1,300	1-Family Attached	A	72	1,136	1-Family Attached
A	23	1,621	1-Family Attached	A	73	1,420	1-Family Attached
A	24	2,433	1-Family Attached	A	74	1,914	1-Family Attached
A	25	1,822	1-Family Attached	A	75	1,914	1-Family Attached
A	26	1,420	1-Family Attached	A	76	1,420	1-Family Attached
A	27	1,136	1-Family Attached	A	77	1,136	1-Family Attached
A	28	1,420	1-Family Attached	A	78	1,420	1-Family Attached
A	29	1,923	1-Family Attached	A	79	1,917	1-Family Attached
A	30	1,921	1-Family Attached	A	80	1,917	1-Family Attached
A	31	1,136	1-Family Attached	A	81	1,420	1-Family Attached
A	32	1,420	1-Family Attached	A	82	1,136	1-Family Attached
A	33	2,134	1-Family Attached	A	83	1,420	1-Family Attached
A	34	2,080	1-Family Attached	A	84	1,917	1-Family Attached
A	35	1,420	1-Family Attached	A	85	1,917	1-Family Attached
A	36	1,136	1-Family Attached	A	86	1,420	1-Family Attached
A	37	1,420	1-Family Attached	A	87	1,136	1-Family Attached
A	38	1,922	1-Family Attached	A	88	1,420	1-Family Attached
A	39	1,921	1-Family Attached	A	89	1,917	1-Family Attached
A	40	1,136	1-Family Attached		Total Blk A	148,122	
A	41	1,420	1-Family Attached				
A	42	1,922	1-Family Attached	B	1	2,208	1-Family Attached
A	43	1,922	1-Family Attached	B	2	1,941	1-Family Attached
A	44	1,136	1-Family Attached	B	3	1,312	1-Family Attached
A	45	1,420	1-Family Attached	B	4	2,168	1-Family Attached
A	46	1,922	1-Family Attached	B	5	2,188	1-Family Attached
A	47	1,921	1-Family Attached	B	6	1,641	1-Family Attached
A	48	1,136	1-Family Attached	B	7	1,312	1-Family Attached
A	49	1,420	1-Family Attached	B	8	2,188	1-Family Attached
A	50	1,918	1-Family Attached				
				Total Blk B	14,678		
TOTAL LOTS						163,800 SF	
						3.76 AC	

NUMBERED PARCELS - DEVELOPMENT PARCELS			
BLOCK	PARCEL	AREA (SF)	USE
A	1	47,508 SF	Multifamily Age Restricted
A	2	47,486 SF	Multifamily Age Restricted
A	3	19,349 SF	Attached Multifamily
A	4	33,989 SF	Attached Multifamily
A	5	89,148 SF	Attached Multifamily
A	6	19,942 SF	Community Center (HOA)
A	7	97,276 SF	Attached Multifamily
A	8	25,637 SF	Attached Multifamily
A	9	117,043 SF	Multifamily
TOTAL		518,178 SF	
		11.90 AC	
LETTERED PARCELS - PRIVATE ROADS AND OPEN SPACE (To be dedicated to HOA)			
BLOCK	PARCEL	AREA (SF)	USE
A	A	291,827	Private Roads and Alleys
A	B	37,992	Open Space
A	C	6,393	Open Space
A	D	640	Open Space
A	E	640	Open Space
A	F	5,282	Open Space
A	G	1,201	Open Space
A	H	1,447	Open Space
A	I	1,190	Open Space
A	J	403	Open Space
A	K	1,137	Open Space
A	L	1,146	Open Space
A	M	1,146	Open Space
A	N	637	Open Space
A	O	4,255	Open Space
A	P	1,541	Open Space
A	Q	3,818	Open Space
A	R	968	Open Space
A	S	548	Open Space
A	T	852	Open Space
A	U	5,588	Open Space
Total Block A		398,591	
B	A	55,727	Open Space
B	B	1,431	Open Space
B	C	43,658	Open Space
Total Block B		100,616	Private Roads and Alleys
TOTAL		500,207	
		11.57 AC	

SITE TOTALS		
Numbered Parcels	518,178 SF	11.90 Ac
Lettered Parcels	100,616 SF	2.30 Ac
TOTAL SITE	618,794 SF	14.20 Ac