

- GENERAL NOTES:**
- Existing parcel, deed description/Liber folio and Plat Number: See Existing Parcel/Lot, Deed Description Table (This Sheet)
 - Tax Map: 80 Grid: E3 and E4
 - 200 foot map reference (WSSC): 204 SE 04 and 05
 - Purpose of subdivision: Subdividing 28 lots/parcels into 6 parcels and public right-of-way dedication. Preliminary Plan 4-15005 and 4-09085.
 - Prior approvals: ADQ-2022-009-00
 - Certificate of Adequacy number: ADQ-2022-009-00
 - Total Acreage: Gross = 6.425 Acres Net = 5.88 Acres
 - Not developable area outside PMA: N/A
 - Area of Environmental Regulated Features: 0 acres
 - Area of 100-year floodplain: 0 acres
 - Area of road dedication: 23,559 Sq. Ft. Prince Georges County: 2,530 Sq. Ft. State Highway Administration: 26,189 Sq. Ft.
 - Area of road vacation: 1,622 Sq. Ft. Prince Georges County: 999 Sq. Ft. State Highway Administration: 2,612 Sq. Ft.
 - Total Road Vacation: 6,425 Acres LMUTC (Legacy Mixed Use Town Center) with D-D-O (Overlay Zone)
 - Per section 24-1103(i) this application is exempt from the April 1, 2022 zoning ordinance and subdivision regulation and will be reviewed under the prior M-U-T-C (Mixed Use Town Center) zoning regulations.
 - A variation from section 24-122(a) and 24-128(b)(12) is requested allow a 5-foot Public Utility Easement along the west side of Park View
 - A variation from section 24-121(a)(8) is requested to allow a 10-foot radius on corner lots with a rounded radius.
 - A variation is requested from section 24-121(a)(3) to allow 124.8-foot distance for a one-way access drive to a collector street intersection.
 - Existing use: Switzlyard and Vacant (formally Commercial/Retail and Residential)
 - Proposed use of property: Mixed Uses Residential, Hotel, Commercial/Retail, Office, and Associated Parking.

- Breakdown of proposed dwelling units:
1 bedroom: 140 units
2 bedroom: 98 units
3 bedroom: 32 units
Total: 270 multi-family dwelling units
- Density calculation (See density tables this sheet)
- Minimum lot size required by Zoning Ordinance and Subdivision Regulations (24-130): N/A in M-U-T-C Zone.
- Minimum width at Front of Building Line: N/A in M-U-T-C
- Sustainable Growth Tier: Yes, Tier 1
- The property is not in the Military Installation Overlay Zone.
- Center or Corridor location: Yes, Suitland Regional Center.
- Existing gross floor area: 0 SF±
- Proposed gross floor area (See density tables for development totals)
Block J:
Hotel: 73,460 SF
Office: 95,450 SF
Retail: 35,930 SF
Total GFA: 204,840 SF
- Stormwater Management Concept number and approval date: 21525-2015-03, Approved on 12-29-2020
- Water/Sewer Category Designation Existing: W-3/S-3 Proposed: W-3/S-3
- Aviation Policy Area: No
- The mandatory parkland dedication requirement is met by providing an outdoor swimming pool (30'-60') and pool deck area (7,783 square feet) and interior fitness/jogge room (5,000 square feet).
- Cometries on or contiguous to the property: No
- Historic Site on or in the vicinity of the property: No
- A Natural Resource Inventory was approved on 01-05-2022.
- A Woodland Conservation Letter of Exemption S-032-2022 was issued on 01-05-2022.
- Within Chesapeake Bay Critical Area: No
- Wetlands: No
- Streams: No
- Soils by soil type and source of soil information: N/A
- In or adjacent to an easement held by Maryland Environmental Trust, The Maryland Agricultural Land Preservation Foundation = No, or any land trust or organization: No

TOWNE SQUARE AT SUITLAND FEDERAL CENTER				
COMMERCIAL/RETAIL				
BLOCK	PARCEL	COMMERCIAL/RETAIL GROSS FLOOR AREA	AREA (acres)	DENSITY (FAR)
J	PARCELS 1, 2 & 3	204,840	3.02	1.56

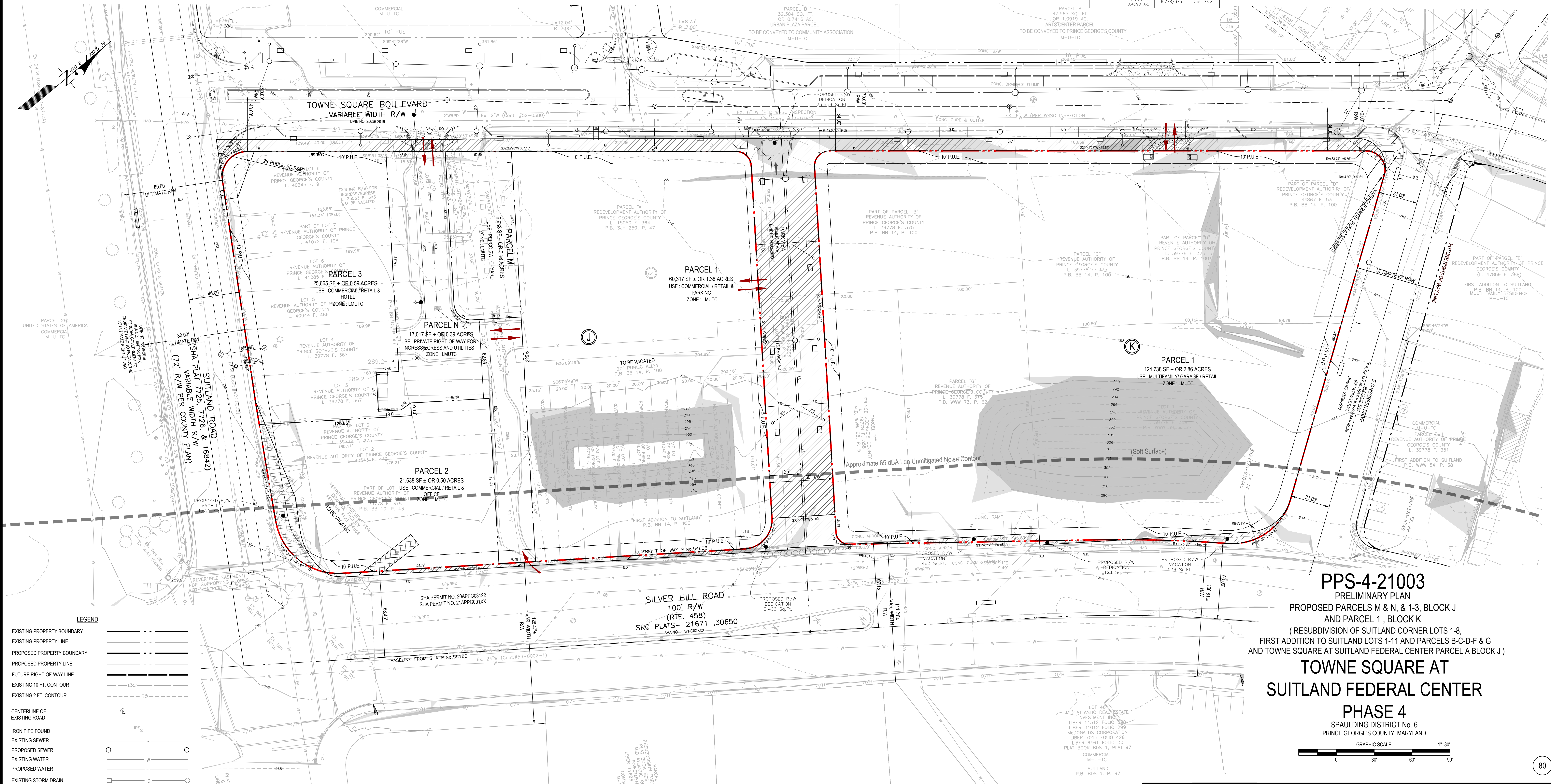
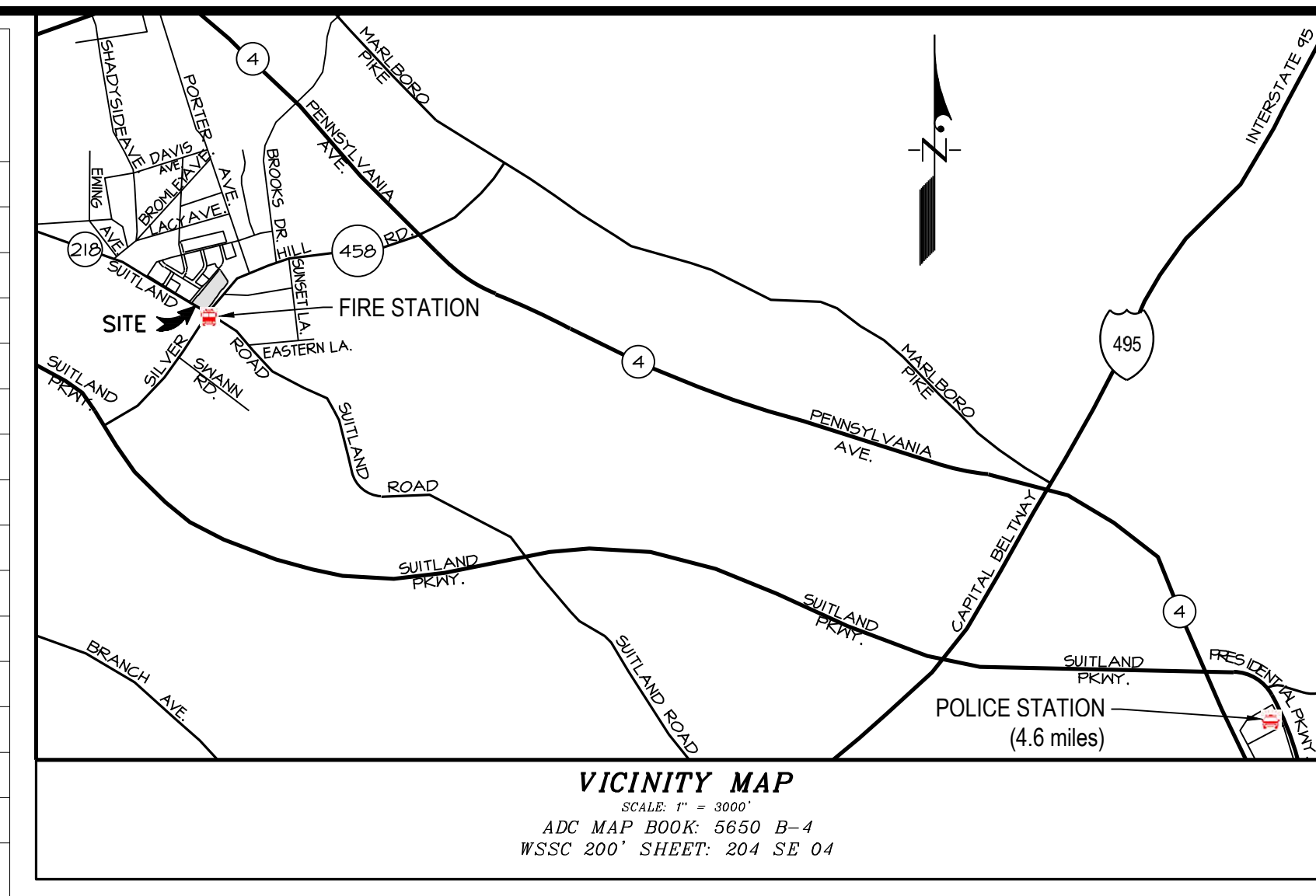
TOWNE SQUARE AT SUITLAND FEDERAL CENTER					
RESIDENTIAL DENSITY (By Block)					
BLOCK	SFD DWELLING UNITS	SFA DWELLING UNITS	MF DWELLING UNITS	AREA (acres)	DENSITY (du/ac)
K	0	0	270	2.86	94.29
TOTAL	0	0	270	2.86	94.29
TOTAL SITE (net tract area)			270	2.86	94.29

SUITLAND CORNER SUBDIVISION
EXISTING PARCEL/LOT, DEED DESCRIPTION/LIBER FOLIO, AND PLAT NUMBER

BLOCK	PROPERTY	LIBER/FOLIO	PLAT
-	LOT 1	39778/375	A06-0995
-	LOT 2	0.0660 AC	39778/375 A06-0995
-	PART OF LOT 2	0.0652 AC	40543/442 A06-0995
-	LOT 3	0.1640 AC	39778/367 A06-0995
-	LOT 4	0.1640 AC	39778/367 A06-0995
-	LOT 5	0.1310 AC	40844/466 A06-0995
-	LOT 6	0.1310 AC	40245/9 A06-0995
-	LOT 7	41085/444	A06-0995
-	LOT 8	41072/198	A06-0995
-	LOT 9	0.2035 AC	40245/9 A06-0995
-	LOT 10	0.2035 AC	40245/9 A06-0995
-	PART OF LOTS 7 & 8	0.8820 AC	25053/373 A06-0995

TOWNE SQUARE AT SUITLAND FEDERAL CENTER
EXISTING PARCEL/LOT, DEED DESCRIPTION/LIBER FOLIO, AND PLAT NUMBER

BLOCK	PROPERTY	LIBER/FOLIO	PLAT
-	LOT 11	0.0650 AC	39778/375 A06-1795
-	LOT 12	0.0650 AC	39778/375 A06-1303
-	LOT 13	0.0650 AC	39778/375 A06-1303
-	LOT 14	0.0650 AC	39778/375 A06-1303
-	LOT 15	0.0660 AC	40837/64 A06-1303
-	LOT 16	0.0660 AC	41240/206 A06-1303
-	LOT 17	0.0660 AC	40775/106 A06-1303
-	LOT 18	0.0660 AC	40775/106 A06-1303
-	LOT 19	0.0660 AC	40775/106 A06-1303
-	LOT 20	0.0660 AC	40775/106 A06-1303
-	LOT 21	0.8470 AC	39778/358 A06-4005
-	PARCEL B	0.9550 AC	39778/375 A06-1303
-	PARCEL C	0.3450 AC	39778/375 A06-1303
-	PARCEL D	0.3820 AC	44867/53 A06-1303
-	PART OF PARCEL D	0.2020 AC	39778/375 A06-1303
-	PARCEL E	0.4320 AC	39778/358 A06-6786
-	PARCEL F	0.4590 AC	39778/375 A06-7369



- LEGEND**
- EXISTING PROPERTY BOUNDARY
 - EXISTING PROPERTY LINE
 - PROPOSED PROPERTY BOUNDARY
 - PROPOSED PROPERTY LINE
 - FUTURE RIGHT-OF-WAY LINE
 - EXISTING 10 FT. CONTOUR
 - EXISTING 2 FT. CONTOUR
 - CENTERLINE OF EXISTING ROAD
 - IRON PIPE FOUND
 - EXISTING SEWER
 - PROPOSED SEWER
 - EXISTING WATER
 - PROPOSED WATER
 - EXISTING STORM DRAIN
 - PROPOSED STORM DRAIN
 - PUBLIC UTILITY EASEMENT (PUE)
 - STEEP SLOPES (15% OR GREATER)
 - LOCATION OF VEHICULAR ACCESS
 - PROPOSED ROAD DEDICATION

PPS-4-21003
PRELIMINARY PLAN
PROPOSED PARCELS M & N, & 1-3, BLOCK J
AND PARCEL 1, BLOCK K
(RESUBDIVISION OF SUITLAND CORNER LOTS 1-8,
FIRST ADDITION TO SUITLAND LOTS 1-11 AND PARCELS B-C-D-F & G
AND TOWNE SQUARE AT SUITLAND FEDERAL CENTER PARCEL A BLOCK J)

**TOWNE SQUARE AT
SUITLAND FEDERAL CENTER
PHASE 4**
SPAULDING DISTRICT No. 6
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=30'

Redevelopment Authority of Prince George's County

CR Land Development Advisory Management

OWNER / APPLICANT
REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY
9200 BASIL COURT, SUITE 504
LARGO, MARYLAND 20774
ATTN: STEPHEN J. PAUL
PHONE: (301) 883-5300

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A duly LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

DATE: MARCH 2021
DESCRIPTION: REVISIONS
BY: AA, KG, MAN
DRAWN BY: J-B00136
DATE: MARCH 2021
SCALE: 3.00E-2

11721 WOODMOOR ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
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Engineers / Surveyors / Planners
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