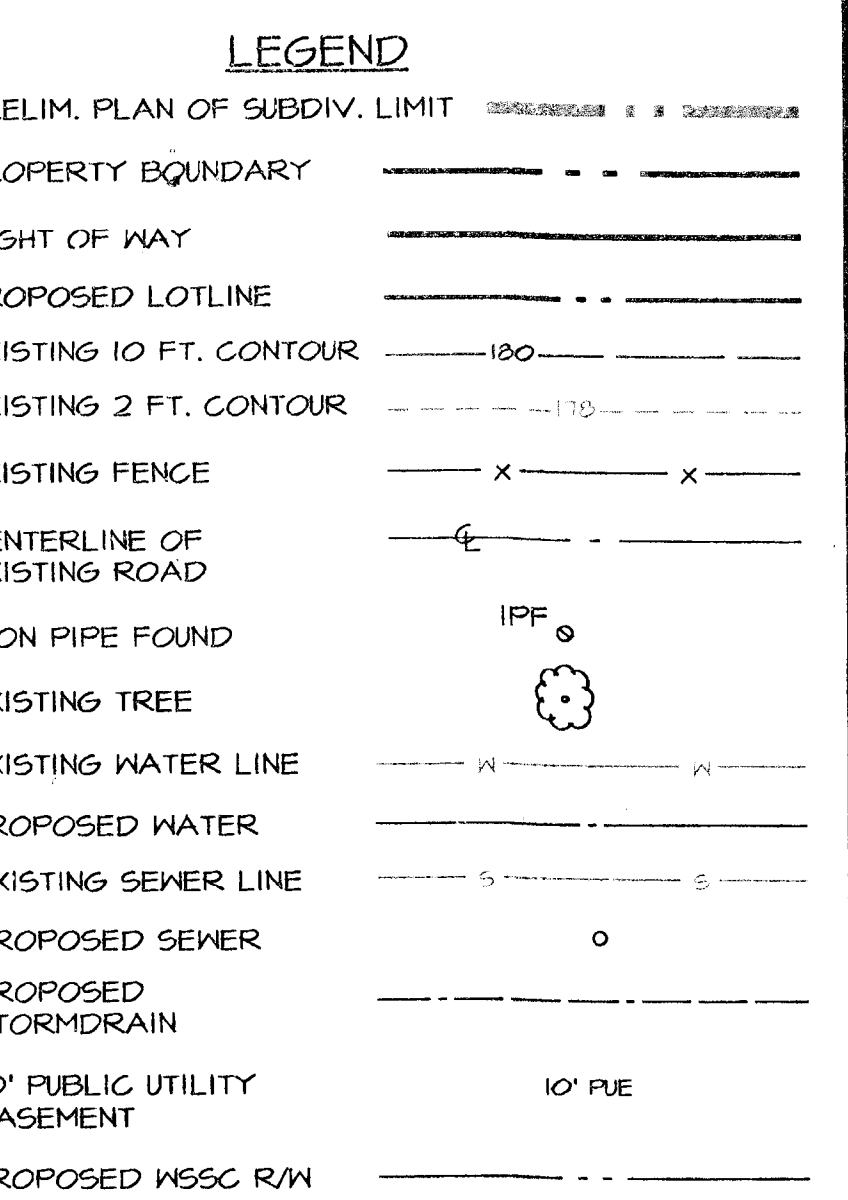




General Notes:

1. Top Map: MD, grid E-3.
2. 200-foot map reference (#5656), 2015E4C.
3. Purpose of subdivision: subdividing property into 221 lots and 23 parcels.
4. Other approvals: None.
5. Total acreage (Survey & 2515 acres) = 261.1 ± 21.28 acres.
6. Acreage of Environmental Resources: 241.5 acres = 2.0 acres.
7. Acreage of 100-year floodplain = 0 acres.
8. Acreage of road dedication = 3.8 acres.
9. Existing zoning = M-U-TC. Existing Use = Vacant and commercial retail.
10. Proposed use of property = Mixed Uses: residential, commercial retail and public space. See below.
11. Proposed divided into by type of single family detached, 241 single family detached, 100 multi-family (including 131 senior growth town).
12. State Easements: See below table.
13. Sustainable Growth: Yes, Tier I
14. Overlaid with other local jurisdiction: Surface - Left Runway, Andrews Height Zone F
15. Center or Corridor location = Yes, Suitland Regional Center
16. Existing Gross Floor Area = 950,000 SF.
17. Proposed Gross Floor Area = 800,331 SF, 5% retail, 50,000 SF public space (arts center).
18. Stormwater Management: Current permit and approval date = #2025-2035-00 July 6, 2025
19. Chesapeake Bay Critical Area Designation: Category = #d 153, #d 152, #d 151
20. Aviation Policy Area = No
21. Proposed Airport: No
22. Recreation: No equipment - Private onsite recreational facilities to be provided.
23. Cemeteries on or contiguous to the property = No.
24. Historic Sites or on the vicinity of the property = No.
25. Maryland Conservation Plan = Exempt plan of Maryland Department of General Services # 024-15, issued on 2-20-15.
26. Within the Chesapeake Bay Critical Area = No.
27. Wetlands = No
28. Streams = No
29. Soils by soil type and source of soil information = N/A.
30. In or adjacent to an easement held by the Maryland Environmental Trust.
31. Maryland Agriculture and Forest Land Assessment: #144, all public streets and a 10' Private Easement = No.
32. All overlaid lines within the preliminary plan of subdivision limits are to be removed.
33. Boundary and topography information shown hereon was prepared by Ben Dyer Associates, Inc. under contract to the applicant.
34. In the event of final plat, the applicant and the applicant's heirs, successors, and/or assigns shall execute a boundary and topography assessment (#144) of all public streets and a 10' Private Easement on all private roads, or a PUE acceptable to the applicable public utility providers as shown on all private road segments. The applicant shall be responsible for providing the applicant determined the difference of the public utility providers.

Townhouse Lots:

Interior Lot:	
Minimum Lot Size:	*960 square feet
Minimum Lot Width:	16 feet

End Unit Lot

Minimum Lot Size:	1,190 square feet
Minimum Lot Width:	21 feet

Maximum Number of Townhouses in a Stick: 11

RESIDENTIAL DENSITY (By Block)					
BLOCK	SFD DWELLING UNITS	SFA DWELLING UNITS	MF DWELLING UNITS	AREA (acres)	DENSITY (du/ac)
A			182	2.28	79.77
B			381	3.62	99.78
C	45		1.78		25.23
D	55		4.08		13.49
E	43		2.00		21.48
F	57		2.39		23.84
G	2	19	1.14		18.35
H			137	1.21	113.21
TOTAL	2	219	700	18.21	49.23
TOTAL SITE (net tract area)			921	21.28	43.28

TOWNE SQUARE AT SUITLAND FEDERAL CENTER					
COMMERCIAL DENSITY					
BLOCK	PARCEL	COMMERCIAL/RETAIL GROSS FLOOR AREA	AREA (sf)	AREA (acres)	DENSITY (FAR)
B	PARCELA	69,831	166,325	3.82	0.42
J	PARCELA	10,500	34,195	0.79	0.3
TOTAL		80,331	200,520	4.60	0.40

ARTS CENTER						
BLOCK	PARCEL	USE	GROSS FLOOR AREA (SF)	AREA (sf)	AREA (acres)	DENSITY (FAR)
I	Parcel A	Arts Center	50,000	47,659	1.09	1.05
I	Parcel B	Park	0	32,304	0.74	0.00
TOTAL			50,000	79,963	1.84	0.63

RESIDENTIAL DENSITY (By Unit Type)			
Unit Type	Dwelling Units	AREA (acres)	DENSITY (du/ac)
Single Family Detached	2	0.40	5.00
Single Family Attached	219	11.14	19.66
Multifamily	700	7.31	95.76

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRELIMINARY PLAN 4-15005

TCP Exempt

PLANNING BOARD ACTION: 12/01/2015

PER PGCPB RESOLUTION #: 15-124

ADOPTION DATE: 12/10/2015

SIGNATURE APPROVAL DATE: 12/12/2017

[Signature]
AUTHORIZED SIGNATURE

THIS BLOCK IS 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: TOWNE SQUARE AT SUITLAND FEDERAL CENTER	
PROJECT NUMBER: 4-15005	
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number	

TO:
BLOCK A, PARCEL A; BLOCK B, PARCEL A; BLOCK C, LOTS 1-47 AND
PARCELS A-E; BLOCK D, LOTS 1-55 AND PARCELS A-F; BLOCK E, LOTS 1-43
AND PARCEL A; BLOCK F, LOTS 1-55 AND PARCELS A-C; BLOCK G,
LOTS 1-21 AND PARCELS A-C; BLOCK H, PARCEL A; BLOCK I, PARCELS A & B,
AND BLOCK J, PARCEL A

TOWNE SQUARE AT
SUITLAND FEDERAL CENTER
(FORMERLY SUITLAND TOWN CENTER)

BEING A RESUBDIVISION OF SUITLAND MANOR: BLOCK A, LOTS 1-32; BLOCK G,
LOTS 1-26 AND 30-52; BLOCK D, LOTS 1-12; BLOCK E, LOTS 1-24, ALL IN PLAT BOOK
3 9, PLAT 24; AND BLOCK F, LOTS 1-15, PLAT BOOK BB 4, PLAT 56; AND PARCEL
PLAT BOOK WWWW 19 PLAT 28; AND TAX PARCELS 53, L. 6140 F. 651; 54, L. 20342;
F. 666; AND 55, L. 20342 F. 652; AND ABANDONED ROADS

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS
PREPARED OR APPROVED BY ME, AND THAT I
DULY LICENSED PROFESSIONAL ENGINEER UNDER
THE LAWS OF THE STATE OF MARYLAND.

MORGAN W. MALIBITA, PE
LICENSE NO. 34789
EXPIRATION DATE: 10/23/19

SPAUDLING DISTRICT No. 6
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1" = 60'

0 60 120 180

RECEIVED
DEC 08 2017
RECYCLING REVIEW

20

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

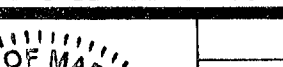
**COBER
JOHNSON
& ROMNEY**

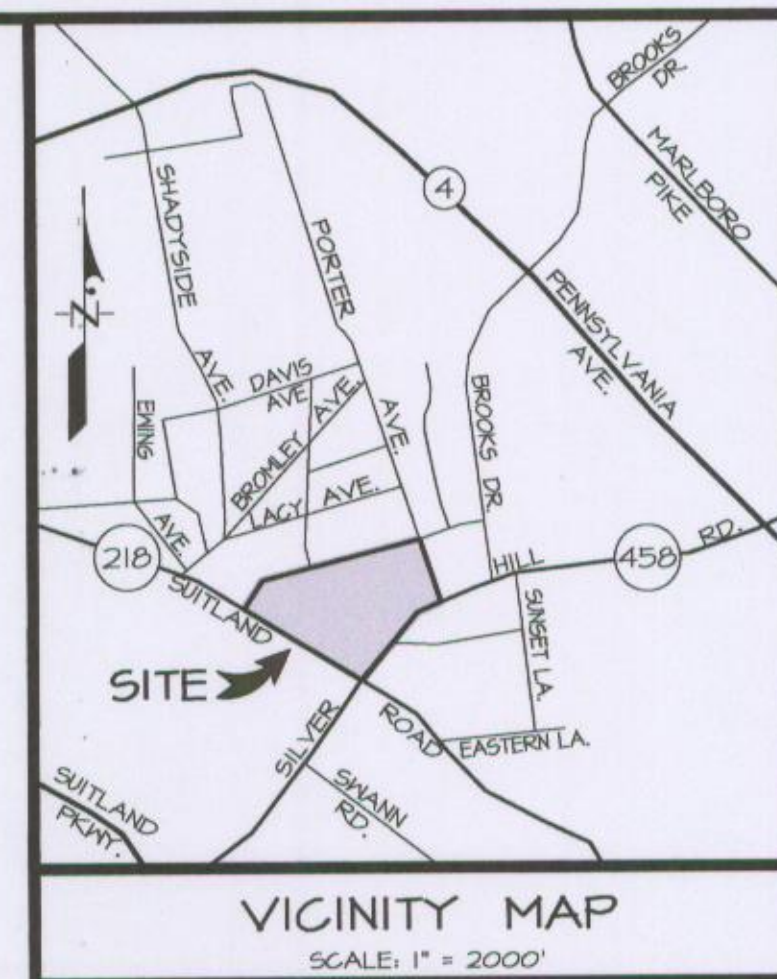
CONSULTING | LAW | STRATEGY

7070 Greenway Court Drive
Suite 1000
Greenbelt, MD 20770

443.882.4188 (MD)
202.367.9078 (toll free)
www.cjral.com

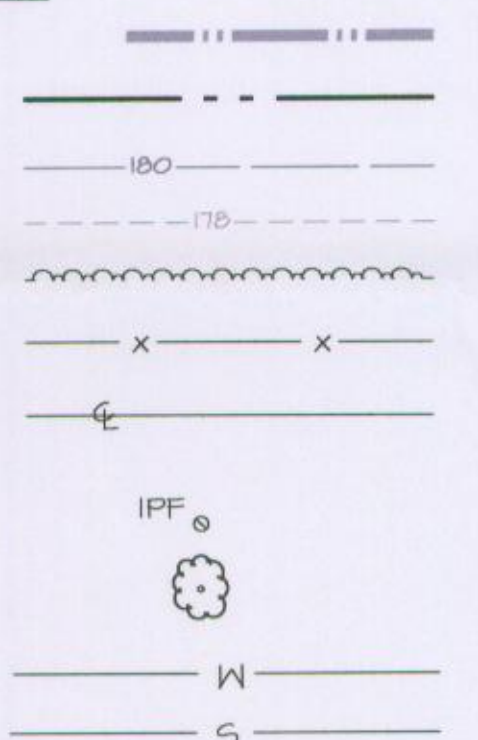
HAROLD W. JOHNSON, JR.

		HSSC 2000 SHEET SERIES 204 SE 04 ADG MAP B6 LOCATION 5650 B-4		1121 WOODMONT ROAD, SUITE 200 WILMINGTON, DE, MAY 1980 1071	
BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (314) 430-2000		BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (314) 430-2000		BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (314) 430-2000	
3/27/17 DATE		Revisions per Planning Board resolution 15-124		PCN NO. 015 BEING BIDDING	
DATE		DESCRIPTION		BY	
REVISIONS		REVISIONS		DATE	
1-107-HQA-M004-00136-LOT-SHEETS PER-1-1.dwg, 12/5/2017 2:39:03 PM,		1-107-HQA-M004-00136-LOT-SHEETS PER-1-1.dwg, 12/5/2017 2:39:03 PM,		1-107-HQA-M004-00136-LOT-SHEETS PER-1-1.dwg, 12/5/2017 2:39:03 PM,	



LEGEND

PRELIM. PLAN OF SUBDIV. LIMIT
PROPERTY BOUNDARY
EXISTING 10 FT. CONTOUR
EXISTING 2 FT. CONTOUR
EXISTING TREELINE
EXISTING FENCE
CENTERLINE OF
EXISTING ROAD
IRON PIPE FOUND
EXISTING TREE
EXISTING WATER LINE
EXISTING SEWER LINE



EX. R.O.W. TO BE VACATED
175,769 SQUARE FEET TOTAL
4.0 ACRES

PROPOSED STREET R.O.W. TO BE DEDICATED
163,448 SQUARE FEET TOTAL
3.75 ACRES

PROPOSED PRIVATELY MAINTAINED
STREET OR ALLEY R.O.W. TO BE DEDICATED
83,203 SQUARE FEET TOTAL
1.91 ACRES

LOTING AREAS BY BLOCK




THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRELIMINARY PLAN 4-1500S

TCP Exempt

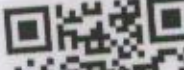
PLANNING BOARD ACTION: 12/10/2015

PER PGCPB RESOLUTION #: 15-124

ADOPTION DATE: 12/10/2015

SIGNATURE APPROVAL DATE: 12/12/2017

Joni Carr
AUTHORIZED SIGNATURE

THIS BLOCK IS 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: TOWNE SQUARE AT SUTLAND FEDERAL CENTER PROJECT NUMBER: 4-15065 <i>For Conditions of Approval use this Plan Cover Sheet or Approval Sheet Deadline numbers must be included in the Project Number</i>	

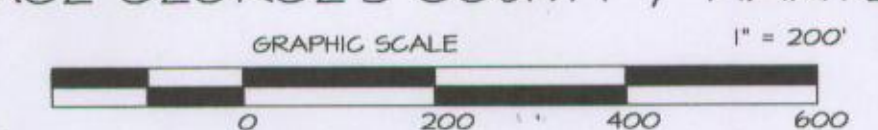
4-15005
PRELIMINARY PLAN OF SUBDIVISION

BLOCK A, PARCEL A; BLOCK B, PARCEL A; BLOCK C, LOTS 1-47 AND
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SPAULDING DISTRICT No. 6
PRINCE GEORGE'S COUNTY, MARYLAND



SHEET 2 OF 2
FOR SHEET 1 OF 2 SEE BDAI DWG NO 3.001-Z
N55G 200' SHEET SERIES 204 SE 04 ADG MAP BK LOCATION 5650 B-4

