

1. The subject property consists of: part of Parcel 159 L.8104 F.898, Parcel 159 L.8104 F.898, and part of Parcel 193 L.8506 F.227.
2. The subject property is located on Tax Map 33 & 42, Grid E4 & E1.
3. The subject property is located on WSSC 200' Sheets: 208NE04
4. The purpose of the subdivision is to propose 440 multifamily dwelling units and 13,000 square feet of retail.
5. Prior approvals listed: CSP-03003. This CSP has been superseded by this plan and no previous approvals are applicable to the subject property.
6. The Preliminary Plan of Subdivision is for proposed Parcel 193, which will consist of 5.58. Total Acres of land upon approval of the lot line adjustment Zoned M-U-I, Mixed Use Infill with a T-D-O, Transit District Overlay. (See inset for existing lot layout)
7. Net developable area outside of PMA: Existing - 5.545 Acres, Proposed - 5.545 Acres.
8. Acreage of Environmental Regulated Features: Existing 0.035 Acres Proposed 0.035 Acres.
9. 100-Year Floodplain: A 100-Year County floodplain exists on the project site. Study number- FPS 201713; (Supersedes FPS No. 900192) was approved for the site on August 2, 2017 by DPIE.
10. Acreage of road dedication: There is no road dedication proposed under this plan.
11. The existing zoning is M-U-I (Mixed Use Infill) with a T-D-O, (Transit District Overlay.) The site is currently used as a parking lot for the Washington Metro Transit Authority.
12. The proposed use of this property is mixed - use residential, and retail.
13. Breakdown of proposed dwelling unit by type; 440 multifamily dwelling units.
14. The subject property proposes a residential density calculation of 79 DU/acre.
15. This site proposes a minimum lot size of 5.58 Acres
16. This site proposes a minimum lot width of 833.35 feet at front building line and front street line.
17. Sustainable Growth Tier - Yes, provide Tier 1.
18. Military Installation Overlay Zone (MIOZ): No MIOZ exists on this property.
19. Center or Corridor location - Yes
20. There is no existing Gross Floor Area. The property proposes 13,000 square feet of Retail Gross Floor Area .
21. Stormwater Management Concept Plan (17197-2017) was approved for this site on September 1, 2017 by DPIE.
22. The subject property is under an existing Water and Sewer Category Designation 3.
23. The project area lies within Aviation Policy Area Code 6.
24. Mandatory park dedication requirement: On-site private recreational facilities.
25. Cemeteries on or contiguous to the property: There are no cemeteries on or contiguous to the property.
26. Historic sites on or in the vicinity of the property: There are no historic sites registered within on or in the vicinity of the property.
27. Type One Conservation Plan: Exempt, per the woodland conservation letter of exemption Case (S-136-17), which was approved on 8/14/2017.
28. Within Chesapeake Bay Critical Area: No
29. Wetlands: No
30. Streams: No

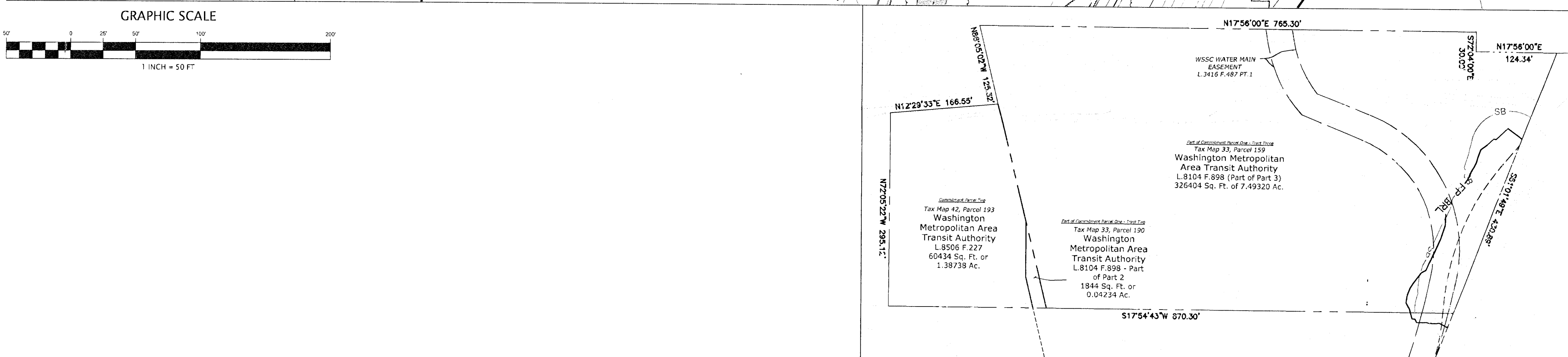
Soils table					
Map Unit Symbol	Map Unit Name	K-Factor, Whole Soil	Hydric Rating	Hydrologic Soil Group	Drainage Class
AuB	Aquic Urban land complex, 0 to 5 percent slopes	0.69	NO	D	Somewhat poorly drained
EA	Buried sandy loam, 0 to 2 percent slopes	0.2	NO	B	Well-drained
EuB	Elisboro-Urban land complex, 0 to 5 percent slopes	0.2	NO	B	Well-drained
UrEa	Urban land-Elisboro complex, 0 to 5 percent slopes	NA	NO	D	N/A
Zn	Zenith-Urban land complex, frequently flooded	NA	YES	D	Poorly-drained

32. In or adjacent to an easement held by the Maryland Environment Trust, The Maryland Agricultural Land Preservation Foundation or any land trust or organization;
33. Boundary Survey was prepared by Rodgers Consulting on 12/02/2016.
34. Gilbane Development Company is the applicant for the subject property. The owner of the property is WMATA.
35. Noise and Vibration Study for the subject property was performed by Hush Acoustics LLC, and will be submitted with the application. The study shall address appropriate mitigation measures to achieve acceptable interior and exterior noise levels.

NOTE: PROPOSED UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.

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Gilbane Development Company
8245 Boone Boulevard Suite 690
Vienna, Virginia 22182
Contact: Mr. Robert V. Gilbane Jr.
(202) 733-1159

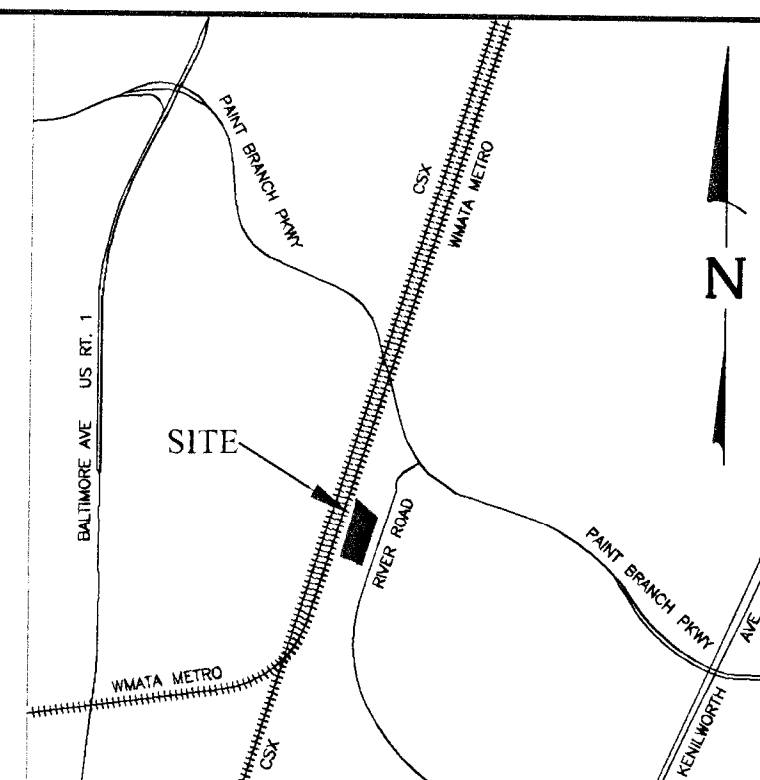


DEPT. OF CORRECTIONS
SOUTHERN DISTRICT,
42-E1

1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Ex: 301.948.6256 www.rndaers.com

	BY	DATE
BASE DATA	CADD	11/2016
DESIGNED	ACJ	4/06/17
DRAWN	ACJ	4/06/17
REVIEWED	PH	4/20/17
RODGERS CONTACT: Phil Hughes		
RELEASE FOR _____		
BY _____ DATE _____		

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VICINITY MAP
SCALE 1" = 2,000'
TAX MAPS 33, GRID E4

EX. LOT LINE
 EX. BLDG
 EX. SIDEWALK
 EX. CURB FACE
 EX. PARKING STRIPING
 EX. 10' CONTOUR LINE
 EX. 2' CONTOUR LINE
 EX. TREES
 EX. WATER
 EX. SEWER
 EX. STORM DRAIN
 EX. STREAM BUFFER
 EX. STREAM
 EX. FLOODPLAIN
 EX. PRIMARY MGMT AREA
 EX. FLOODPLAIN BRL
 EX. EPHEMERAL STREAM
 EX. 65 DB LINE
 EX. FENCE
 PR. R.O.W.
 PR. LOT LINE
 STEEP SLOPES
 (15% OR GREATER)
 EX. ROAD CENTERLINE
 REQUIRED LOT DEPTH
 SOIL TYPE BOUNDARY
 PR. HANDICAP SIGN
 PR. PUE

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRELIMINARY PLAN 4-17009

TCP Exempt

PLANNING BOARD ACTION: 10-19-17

PER PGCPB RESOLUTION # 17-136

ADOPTION DATE: 11-9-17

SIGNATURE APPROVAL DATE: 2-5-18

James Carroll
AUTHORIZED SIGNATURE

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: College Park Metro Apartments

PROJECT NUMBER: 4-17009

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet

New Approval Block

QUALITY CERTIFICATION

I am a duly licensed professional
of the State of Maryland, License

3.5x15.19.

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