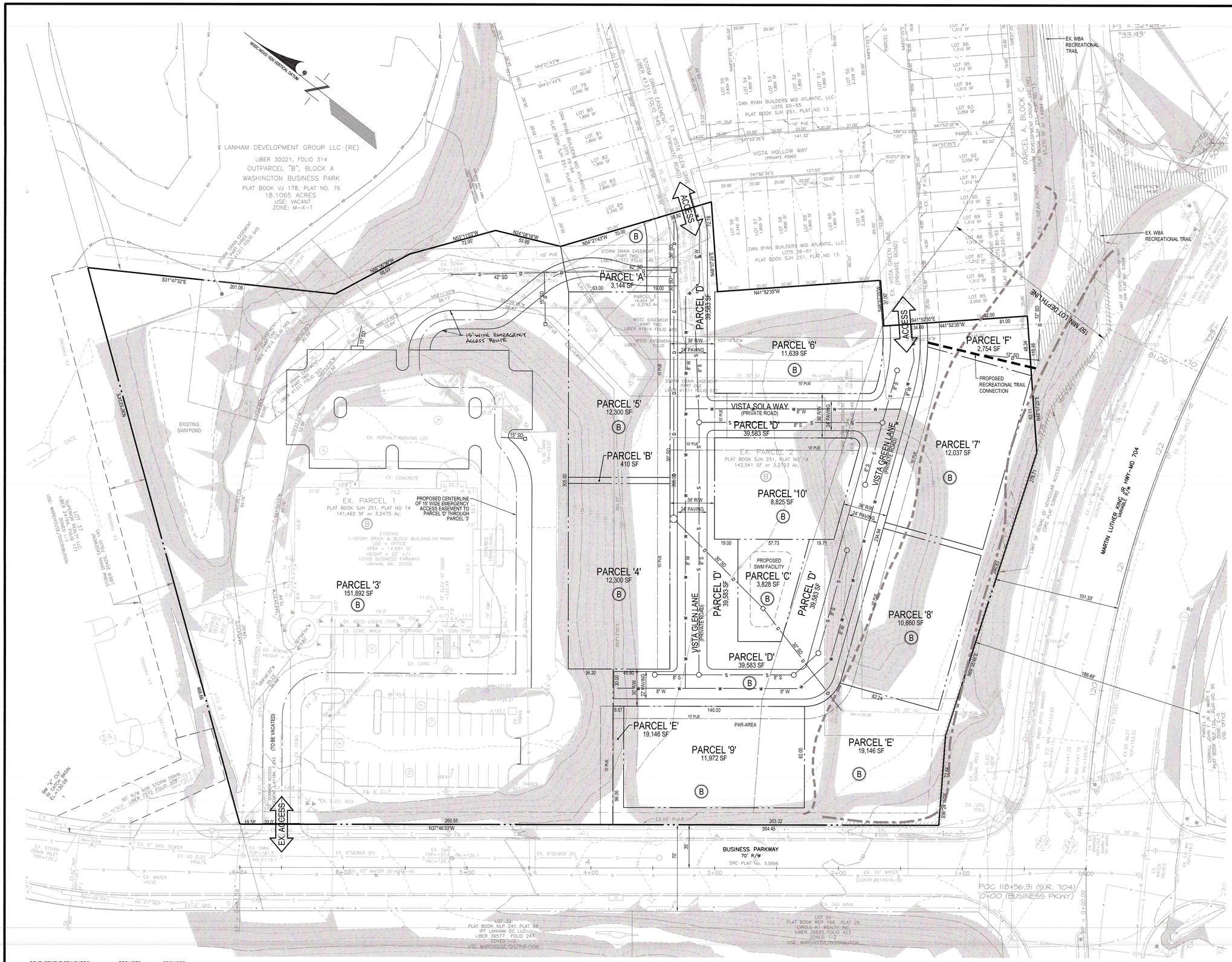
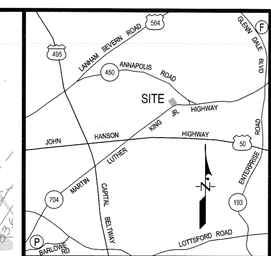
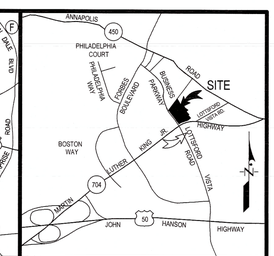




EMERGENCY SERVICES

SCALE: 1" = 6000'

(P) LANDOVER POLICE STATION (F) GLENN DALE VFD



VICINITY MAP

SCALE: 1" = 2000'
ADC MAP BOOK: 28 A-7
WSSC 200' SHEET: 207NE09

LOTTING AREA TABLE - BLOCK 'B' (COMMERCIAL)		
PARCELS TOTAL = 1		
PARCEL 3	151,892 SF	COMMERCIAL

LOTTING AREA TABLE - BLOCK 'B' (RESIDENTIAL)		
PARCELS TOTAL = 13		
PARCEL 4	12,300 SF	HOMEOWNERS ASSOCIATION
PARCEL 5	12,300 SF	HOMEOWNERS ASSOCIATION
PARCEL 6	11,639 SF	HOMEOWNERS ASSOCIATION
PARCEL 7	12,037 SF	HOMEOWNERS ASSOCIATION
PARCEL 8	10,660 SF	HOMEOWNERS ASSOCIATION
PARCEL 9	11,972 SF	HOMEOWNERS ASSOCIATION
PARCEL 10	8,825 SF	HOMEOWNERS ASSOCIATION
PARCEL A	3,144 SF	HOMEOWNERS ASSOCIATION
PARCEL B	410 SF	HOMEOWNERS ASSOCIATION
PARCEL C	3,758 SF	HOMEOWNERS ASSOCIATION
PARCEL D	39,296 SF	HOMEOWNERS ASSOCIATION
PARCEL E	19,502 SF	HOMEOWNERS ASSOCIATION
PARCEL F	2,754 SF	HOMEOWNERS ASSOCIATION

GENERAL NOTES:

1. Existing parcel lot, deed description/Liber Folio and plat number

Block	Parcels	Liber/Folio		Plat Number
Block B	P. 1	L. 35245	F. 493	SJH 251 / 14
Block B	P. 2	L. 43021	F. 471	SJH 251 / 14
Block A	P. E	L. 42316	F. 263	SJH 251 / 13

2. Tax Map 45, grid A-4
3. 200 foot map reference (WSSC): 207 NE 09
4. Purpose of subdivision: Subdividing properties into 1 commercial parcel, 7 residential condominium parcels and 6 HOA parcels for private roads and open space
5. Prior approvals: Zoning Map Amendment A-10028, PPS 4-13024, CSP-14002 and DSP-16055
6. Acreage: Gross = 6.8991 Acres
   Net = 6.8991 Acres; All of which is in the M-X-T zone
7. Net developable area outside PMA: 6.8991 Acres
8. Acreage of Environmental Regulated Features = 0 Acres
9. Acreage of 100-year floodplain: 0 Acres
10. Acreage in public road dedication: 0 Acres
11. Existing zoning and use: M-X-T / Office (P. 1) and vacant (P. 2 & E)
12. Proposed use of property: Office and townhouse condominiums
13. Breakdown of proposed dwelling units by type: 51 single-family attached (townhouse) units on 7 parcels
14. Density calculation = 51 / 3.2723 ac = 15.58 du/ac
15. Minimum lot size required by Zoning Ordinance and Subdivision Regulations (24-130): See Development Standards Chart
16. Minimum lot width at Front of Building Line: N/A and Front street line: N/A
17. Sustainable Growth Tier: Yes, Tier 1
18. Andrews Interim Land Use Control: No
19. Center or Corridor location: Yes, Annapolis Road
20. Existing Gross Floor Area: 14,881 SF
    Proposed Gross Floor Area = 14,881 SF
21. Stormwater Management Concept number and approval date: #47327-2007-04 (approved 10/22/15)
22. Water/Sewer Category Designation: W-3 / S-3 (existing and proposed)
23. Aviation Policy Area: None
24. Mandatory Park Dedication Requirement: 1.34 ac park provided under Preliminary Plan 4-13024
25. Cemeteries on or contiguous to the property: No
26. Historic Site on or in the vicinity of the property: No
27. Type One Conservation Plan: TCP-1-48-96, Approved 09/16/16 and will be revised with this application.
28. Within Chesapeake Bay Critical Area: No
29. Wetlands: No
30. Streams: No
31. Soils by soil type and source of soil information: See NRI-036-13 and NRI-025-09
32. In or adjacent to an easement held by Maryland Environmental Trust, The Maryland Agricultural Land Preservation Foundation, or any land trust or organization: No
33. Access to the residential parcels shall be via extensions of the private streets within the adjoining townhouse development (Block B)
34. During the demolition and construction phases, this project will conform to construction activity dust control requirements as specified in the 2011 Maryland Standard and Specifications for Soil Erosion and Sediment Control. During the demolition and construction phases, this project will conform to construction activity noise control requirements as specified on Subtitle 19 of the Prince George's County Code.
35. All private roads and residential parcels will be conveyed to a residential HOA.
36. Sidewalks will be provided on both sides of all private streets.
37. As proposed by this subdivision, existing residential HOA Parcel 'E' Block B will be revised and New Residential Parcels 'A'-'F', Block 'B' will be created.

4-20022

PRELIMINARY PLAN OF SUBDIVISION

PROPOSED COMMERCIAL PARCEL 3, BLOCK 'B'
PROPOSED RESIDENTIAL CONDOMINIUM PARCELS 4 - 10
& HOA PARCELS 'A' - 'F', BLOCK 'B'

VISTA GARDENS WEST

BEING A RESUBDIVISION OF EXISTING PARCELS '1' & '2', BLOCK 'B'
& PARCEL 'E', BLOCK 'A'
LANHAM ELECTION DISTRICT No. 20

GRAPHIC SCALE 1"=30'
0 30' 60' 90'

DEVELOPMENT STANDARDS	REQUIRED	PROVIDED
RESIDENTIAL		
Townhouses		
Minimum Lot Size	1800 sf	N/A
Minimum Front Yard Setback	N/A	N/A
Minimum Yard Area	N/A	N/A
Maximum Building Height	110 ft	50 ft
Minimum Building Width - interior units	20 ft	16 ft*
Minimum Building Width - end units	24 ft	20 ft
Minimum Gross Living Space	1250 sf	2000 sf
Maximum Townhouses per 1 Bldg Group	6	8*
Maximum Bldg Groups with >6 du	20%	86%*

*Variance granted

LEGEND

EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE
EXISTING 2' CONTOUR
EXISTING 10' CONTOUR
EXISTING STORM DRAIN
PROPOSED STORM DRAIN — D
EXISTING SEWER
PROPOSED SEWER — S
EXISTING WATER LINE
PROPOSED WATER LINE — W
UNMITIGATED GROUND LEVEL NOISE CONTOUR 65 dBA Ldn
UNMITIGATED UPPER LEVEL NOISE CONTOUR 65 dBA Ldn
EXISTING STORMWATER MANAGEMENT FACILITY
PROPOSED STORMWATER MANAGEMENT FACILITY
STEEP SLOPES (15% OR GREATER)

OWNER
R. I. HERITAGE INN OF LANHAM, LLC
DAKOTA LEGACY GROUP, LLC
4520 36TH AVE S
FARGO, ND 58104

APPLICANT
BUENA VISTA WEST, LLC
LANHAM DEVELOPMENT GROUP, LLC
10100 BUSINESS PARKWAY
LANHAM, MD 20706
PHONE: (301) 459-4400

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PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
MICHAEL A. NOVY, PE
LICENSE NO. 17771
EXPIRATION DATE: 03/05/22
STATE OF MARYLAND MICHAEL A. NOVY 17771 PROFESSIONAL ENGINEER
01/13/21

DATE	DESCRIPTION	BY
	REVISIONS	

11721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
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DRAWN BY	DESIGNED BY	CHECKED BY	RECORD NO.
CEG	GS	MAN	J-A71092
SCALE: 1"=30'		DRWG. NO.	3.052-Z
DATE: JULY 2020			

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