| STANDAR | RD DRAWING FOR ENTIRE PLAN SET (NOT TO SCALE) | LEGEND | | |
|--|---|---------------------------------------|--------------|--|
| EXISTING NOTE | TYPICAL NOTE TEXT ONSITE PROPERTY LINE / R.O.W. LINE NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE | PROPOSED NOTE | | STANDARD |
| | EASEMENT LINE | | <u>A</u>] | BBREVIATIONS |
| | SETBACK LINE | | AC AC | ACRES |
| | ROAD CENTERLINE | | ADA | AMERICANS WITH DISABILITY ACT |
| | | CURB AND GUTTER | ARCH BC | ARCHITECTURAL BOTTOM OF CURB |
| | CONCRETE CURB & GUTTER | SPILL CURB TRANSITION CURB | BF BK | BASEMENT FLOOR BLOCK |
| | GOTTER | DEPRESSED CURB AND GUTTER | BL | BASELINE |
| | UTILITY POLE | | BLDG BM | BUILDING BENCHMARK |
| | WITH LIGHT POLE | • | BRL CF | BUILDING RESTRICTION LINE CUBIC FEET |
| D4 | LIGHT | <u> </u> | CL CMP | CENTERLINE CORRUGATED METAL PIPE |
| | LIGHT | • | CONN | CONNECTION |
| 0 | POLE | 0 | CONC | CONCRETE CORRUGATED PLASTIC PIPE |
| 4 | TYPICAL LIGHT | <u> </u> | CY DEC | CUBIC YARDS DECORATIVE |
| ф | ACORN LIGHT | \$ | DEP DIP | DEPRESSED DUCTILE IRON PIPE |
| | TYPICAL SIGN | -v - | DOM | DOMESTIC |
| \bigwedge | PARKING COUNTS | Â | ELEC ELEV | ELECTRIC ELEVATION |
| | 0.000 | | EP ES | EDGE OF PAVEMENT EDGE OF SHOULDER |
| | CONTOUR | 190 | EW | END WALL |
| 169 | LINE | 187 | EX FES | EXISTING FLARED END SECTION |
| TC 516.4 OR 516.4 | ELEVATIONS | TG:16.00 BC 515.55 | FF FH | FINISHED FLOOR FIRE HYDRANT |
| | | | FG G | FINISHED GRADE GRADE |
| SAN # | SANITARY LABEL | SAN # | GF | GARAGE FLOOR (AT DOOR) |
| | STORM LABEL | X # | GH GL | GRADE HIGHER SIDE OF WALL GRADE LOWER SIDE OF WALL |
| SL | SANITARY SEWER LATERAL | SL | GRT GV | GAS VALVE |
| | UNDERGROUND WATER LINE | | HDPE | HIGH DENSITY POLYETHYLENE PIPE |
| E | UNDERGROUND ELECTRIC LINE | E | HP HOR | HIGH POINT HORIZONTAL |
| | UNDERGROUND | G | HW | HEADWALL INTERSECTION |
| OH | GAS LINE OVERHEAD | OH | INV | INVERT |
| 7 | WIRE | T | LF LOC | LIMITS OF CLEARING |
| | TELEPHONE LINE UNDERGROUND | | LOD | LIMITS OF DISTURBANCE LINE OF SIGHT |
| | CABLE LINE | U | LP L/S | LOW POINT LANDSCAPE |
| | STORM SEWER | | MAX MIN | MAXIMUM MINIMUM |
| | SANITARY SEWER MAIN | | MH | MANHOLE |
| | HYDRANT | V | OC MJ | MECHANICAL JOINT ON CENTER |
| S | SANITARY MANHOLE | | PA PC | POINT OF ANALYSIS POINT CURVATURE |
| (D) | STORM MANHOLE | | PCCR | POINT OF COMPOUND CURVATURE, CURB RETURN |
| ⊗ ^{WM} | WATER METER | • | PI POG | POINT OF INTERSECTION POINT OF GRADE |
| WV | WATER VALVE | • | PROP PT | PROPOSED POINT OF TANGENCY |
| П | GAS | П | PTCR | POINT OF TANGENCY, CURB RETURN |
| | VALVE GAS | X | PVC | POLYVINYL CHLORIDE PIPE POINT OF VERTICAL |
| | METER TYPICAL END | | PVI PVT | INTERSECTION POINT OF VERTICAL TANGENCY |
| | SECTION HEADWALL OR | | R RCP | RADIUS REINFORCED CONCRETE PIPE |
| OP OP | ENDWALL | | RET WALL | RETAINING WALL |
| | GRATE INLET | (III) | R/W S | SLOPE |
| | CURB INLET | <u> </u> | SAN SF | SANITARY SEWER SQUARE FEET |
| 0 | CLEAN OUT | 0 | STA STM | STATION STORM |
| E | ELECTRIC MANHOLE | Œ | S/W | SIDEWALK |
| 7 | TELEPHONE MANHOLE | Ť | TBR TBRL | TO BE REMOVED TO BE RELOCATED |
| <u>EB</u> | ELECTRIC BOX | EB | TC TELE | TOP OF CURB TELEPHONE |
| EP | ELECTRIC | EP | TPF TW | TREE PROTECTION FENCE TOP OF WALL |
| | PEDESTAL | | TYP | TYPICAL |
| | MONITORING | | UG UP | UTILITY POLE |
| | WELL | ₩ | W W/L | WIDE WATER LINE |
| | PIT | L P | W/M ± | WATER METER PLUS OR MINUS |
| | BENCHMARK | | ° | DEGREE DIAMETER |
| • | BORING GENERAL NOTE: | <u> </u> | # | NUMBER |
| IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RE | | CATIONS ASSOCIATED WITH THIS DDO IFOT | | |

PRELIMINARY PLAN PPS 4-23002

- FOR

PROJECT TURTLE

PROPOSED

MIXED USE

LOCATION OF SITE

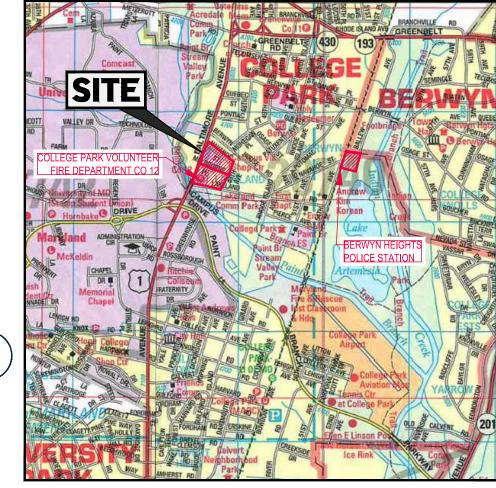
8145 BALTIMORE AVENUE

COLLEGE PARK, MARYLAND

21ST ELECTION DISTRICT

PRINCE GEORGE'S COUNTY

BLOCK 18, LOTS 3, 4, 5, 6, 7, 8, 9, 10, & 11



LOCATION MAP

SCALE: 1" = 2000'

COPYRIGHT ADC THE MAP PEOPLE

CR #: 20602153-5

OWNER/APPLICANT

8133 BALTIMORE OWNER LLC 2340 GUADALUPE ST. AUSTIN, TX 78705 CONTACT: ANDREE SAHAKIAN PHONE: (512) 615-0121

PREPARED BY



16701 MELFORD BLVD, SUITE 310 BOWIE, MARYLAND 20715 PHONE: (301) 809-4500 HCARPENTER@BOHLERENG.COM CONTACT: HALEY CARPENTER, P.E.

GENERAL NOTES

- 1. PROPERTY INFORMATION:
 - PROPERTY BEING THE LANDS OF:
 A) 8133 BALTIMORE OWNER LLC AS RECORDED IN LIBER 48285 FOLIO 418, AS BLOCK 18
- 2. TAX MAP NO.: 33 GRID NO.: D2
- 3. WSSC 200' MAP REFERENCE NUMBER 210NE04
- 4. EXISTING USE: COMMERCIAL

PROPOSED USE: MIXED-USE COMMERCIAL AND RESIDENTIAL

5. SITE AREA:

GROSS ACREAGE: 118,041 SF OR 2.71 AC
55,825 SF OR 1.281 AC NAC (NEIGHBORHOOD ACTIVITY CENTER ZONE)
62,216 SF OR 1.429 AC LTO-E (LOCAL TRANSIT-ORIENTED-EDGE ZONE)
EX. NET DEVELOPABLE AREA OUTSIDE OF PMA: 0 SF OR 0 AC
ENVIRONMENTAL REGULATED FEATURES ACREAGE: 118,041 SF OR 2.71 AC
EX. FLOODPLAIN ACREAGE: 118,041 SF OR 2.71 AC
PROP. FLOODPLAIN ACREAGE: 118,041 SF OR 2.71 AC

PROP. NET DEVELOPABLE AREA OUTSIDE OF PMA: 0 SF OR 0 AC

ZONING:

NAC (NEIGHBORHOOD ACTIVITY CENTER ZONE) - LOTS 3, 4, 10, AND 11
(PREVIOUSLY MUI-DDO-APAO)
LTO-E (LOCAL TRANSIT-ORIENTED-EDGE ZONE) - LOTS 5-9
(PREVIOUSLY MUI-DDO-APAO)
APA-4 AND APA-6 OVERLAY ZONE
CI (CORRIDOR INFILL - PER THE CENTRAL US 1 CORRIDOR)
WN (WALKABLE NODE - PER THE CENTRAL US 1 CORRIDOR)
NOTE: THE PROJECT IS UTILIZING THE PRIOR ZONING ORDINANCE PURSUANT TO

7. PROPOSED USE:

RETAIL 13 305 SE

RESIDENTIAL 1ST FLOOR - 5,835 SF 2ND FLOOR - 9,405 SF 3RD FLOOR - 58,674 SF 4-6 FLOOR - 197,355 SF 7TH FLOOR - 60,355 SF TOTAL: 331,624 SF

AMENETIES 21,374 SF

TOTAL 366,303 SF (INCLUDES RESIDENTIAL, RETAIL, AND AMENITY)

366,303 SF / 118,041 SF =

- 8. DENSITY CALCULATION: 304 UNITS/ 2.71 ACRES = 112.17 APARTMENT UNITS/ACRE
- 9. MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE AND SUBDIVISION REGULATIONS (24-130): TO BE DETERMINED AT DETAILED SITE PLAN PER M-U-I ZONE, 27-246.18 (b)
- 10. MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE: TO BE DETERMINED AT DETAILED SITE PLAN PER M-U-I ZONE, 27-546.18 (b)
- 11. THE SUBJECT PROPERTY IS LOCATED WITHIN THE SUSTAINABLE GROWTH TIER 1.
- 12. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 2009 JOINT BASE ANDREWS NOISE CONTOURS
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE UMD EAST CAMPUS CENTER AND THE CENTRAL US 1 CORRIDOR.
- 14. GROSS FLOOR AREA (NON-RESIDENTIAL): EXISTING (RETAIL): 34,422 SF PROPOSED (RETAIL): 13,305 SF
- 15. STORMWATER MANAGEMENT CONCEPT PLAN NUMBER: 2152-2023-0
- 16. THIS AREA IS SERVED BY PUBLIC WATER AND SEWER. EXISTING WATER AND SEWER CATEGORIES: W-3/S-3 PROPOSED WATER AND SEWER CATEGORIES: W-3/S-3
- 17. THIS SITE IS LOCATED WITHIN AVIATION POLICY AREA (APA) 4 & 6; COLLEGE PARK
- 18. THE SITE IS NOT CONTIGUOUS TO A KNOWN CEMETERY.
- 19. THERE ARE NO KNOWN ARCHEOLOGICAL SITES LOCATED ON THE SUBJECT PROPERTY
- 20. THERE ARE NO HISTORICAL SITES LOCATED ON THE SUBJECT PROPERTY.21. THE SITE DOES NOT REQUIRE A TREE CONSERVATION PLAN PER WOODLAND
- CONSERVATION EXEMPTION WCO# S-051-2023

 22. THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA).
- 23. THERE ARE NO WETLANDS OR STREAMS LOCATED ONSITE.
- 24. SOIL INFORMATION FOR THIS SITE CAN BE FOUND ON THIS SHEET IN THE TABLE TITLED "TABLE 1: MAPPED SOIL TYPES".
- 25. THERE IS A WSSC STORM DRAIN EASEMENT AFFECTING LOT 10.
- 26. THERE IS A TEMPORARY CONSTRUCTION SHA EASEMENT AFFECTING LOT 6 CASE NO.
- 27. THERE IS A TEMPORARY CONSTRUCTION SRC EASEMENT PLAT NO. 59873 & 59872 AFFECTING LOTS 6, 7, 8 & 9
- 28. THIS SITE IS NOT IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION OTHER THAN WHAT IS MENTIONED
- 29. THIS SITE DOES NOT CONTAIN A TIER II WATERBODY AS DEFINED IN COMAR 26.08.02.04
- 30. THERE ARE NO KNOWN BEDROCK OR MARLBORO CLAY OUTCROPS.
- 31. THIS SITE IS NOT LOCATED WITHIN A STRONGHOLD WATERSHED AS ESTABLISHED BY THE MARYLAND DEPARTMENT OF NATURAL RESOURCES.
- 32. THE PROJECT IS LOCATED WITHIN THE ANACOSTIA RIVER WATERSHED WITH TMDL FOR SEDIMENT, NITROGEN, OR PHOSPHOROUS.
- 33. THE SITE IS WITHIN THE ENVIRONMENTAL STRATEGY AREA (ESA) 1.
- 33. THE SITE IS WITHIN THE ENVIRONMENTAL STRATEGY AREA (ESA) 1.34. THE COLLEGE PARK VOLUNTEER FIRE DEPARTMENT COMPANY 12 IS THE NEAREST FIRE
- 35. THE BERWYN HEIGHTS POLICE DEPARTMENT IS THE NEAREST POLICE STATION; LOCATED AT 5411 BERWYN RD, BERWYN HEIGHTS, MD 20740.

STATION; LOCATED AT 8115 BALTIMORE AVENUE, COLLEGE PARK, MD 20740.

- 36. PRIOR APPROVALS:NONE
- 37. MANDATORY DEDICATION OF PARKLAND REQUIREMENT TO BE MET VIA ON-SITE RECREATION FACILITIES.

| SHEET INDEX | | | | | | |
|-----------------------|--------------|--|--|--|--|--|
| SHEET TITLE | SHEET NUMBER | | | | | |
| COVER SHEET | 1 | | | | | |
| OVERALL EXISTING PLAN | 2 | | | | | |
| PRELIMINARY PLAN | 3 | | | | | |

| TABLE 1: MAPPED SOIL TYPES | | | | | | |
|----------------------------|---|------------------------------|--------------------------|-----------------|--|--|
| MAP UNIT | SOIL DESCRIPTION | HYDROLOGI C SOIL GROUP | K-FACTOR (WHOLE SOIL) | DRAINAGE CLASS | | |
| UrwB | URBAN LAND-WOODSTOWN COMPLEX, 0 TO 5 PERCENT SLOPES | D | 0.2 | MODERATELY WELL | | |

REFERENCES

ALTA/NSPS LAND TITLE SURVEY:

BOHLER ENGINEERING
LV DEVELOPMENT

"BALTIMORE AVENUE - US RTE.1, NAVAHOE STREET AND
MELBOURNE PLACE
21ST ELECTION DISTRICT

"BALTIMORE AVENUE - US RTE.1, NAVAHOE STREET A
MELBOURNE PLACE
21ST ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND"
DATED: 06/17/2022
LAST REVISED: 10/13/2022

FILE NO.: MDB220035.00

ARCHITECTURAL PLANS:

WDG ARCHITECTURAL
8145 BALTIMORE AVENUE
DATED: 03/10/2023

FILE NO.: PWA2022017

SOIL REPORT:

UNITED STATES DEPARTMENT OF AGRICULTURE

NATURAL RESOURCE CONSERVATION SERVICE

TITLED: "CUSTOM SOIL RESOURCE REPORT FOR PRINCE GEORGE'S

COUNTY, MARYLAND"

DATED: 01/17/2023

UTILITIES

THE FOLLOWING COMPANIES WERE NOTIFIED BY DELMARVA MISS UTILITY SYSTEM (1-800-257-7777) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 22391852, 22391853, 22391854, 22391855,

22391856, 22391857, 22391858

UTILITY COMPANY **COMCAST-UTILIQUEST** (301) 210-0355 AT&T TRANSMISSION (800) 252-1133 (800) 289-3427 PEPCO - UTILIQUEST (301) 210-0355 PG CO GOVT - STAKE CENTER LOCA (801) 364-1063 UNIVERSITY OF MD DIV OF IT (301) 226-3392 VERIZON (301) 210-0355 WASHINGTON GAS-UTILIQUEST (301) 210-0355 WSSC - PROP COMM ELS LLC (443) 456-6686

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REV DATE COMMENT CHECKED BY CHECK

REVISIONS



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NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

 PROJECT No.:
 MDB220035.0

 DRAWN BY:
 KC

 CHECKED BY:
 H

 DATE:
 01/12/202

CAD I.D.:
PROJECT:

PRELIMINARY PLAN

PPS 4-23002

PROJECT TURTLE

PROPOSED MIXED-USE RESIDENTIAL

MIXED-USE RESIDENTIAL

LOCATION OF SITE

8145 BALTIMORE AVENUE

8145 BALTIMORE AVENUE COLLEGE PARK, MARYLAND 21ST ELECTION DISTRICT PRINCE GEORGE'S COUNTY BLOCK 18, LOT 3, 4, 5, 6, 7, 8, 9, 10, & 11

BOHLER/

16701 MELFORD BLVD , SUITE 310 BOWIE, MARYLAND 20715 Phone: (301) 809-4500 Fax: (301) 809-4501

Phone: (301) 809-4500
Fax: (301) 809-4501

MD@BohlerEng.com



EET TITI E

COVER SHEET

SHEET NUMBER:

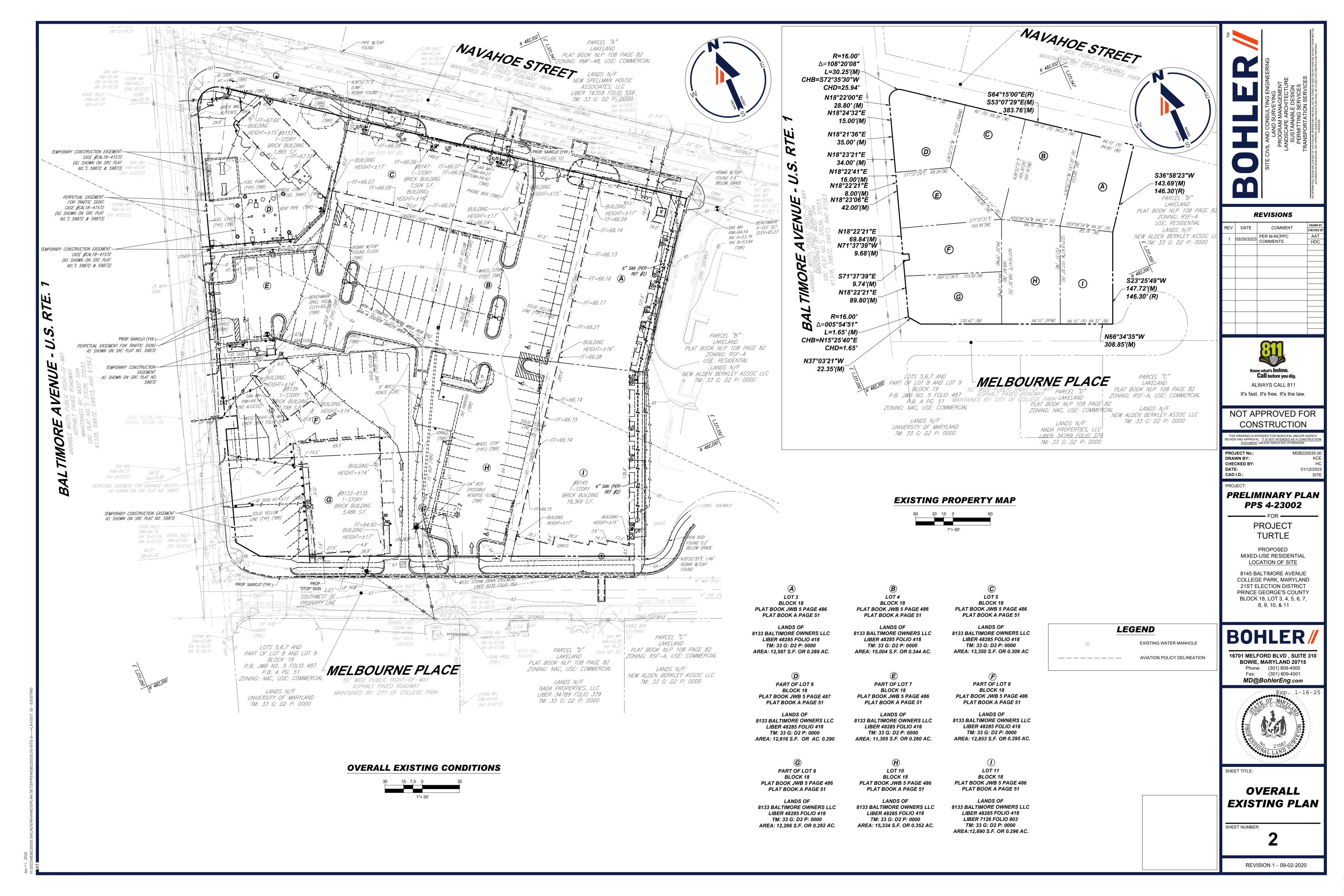
1

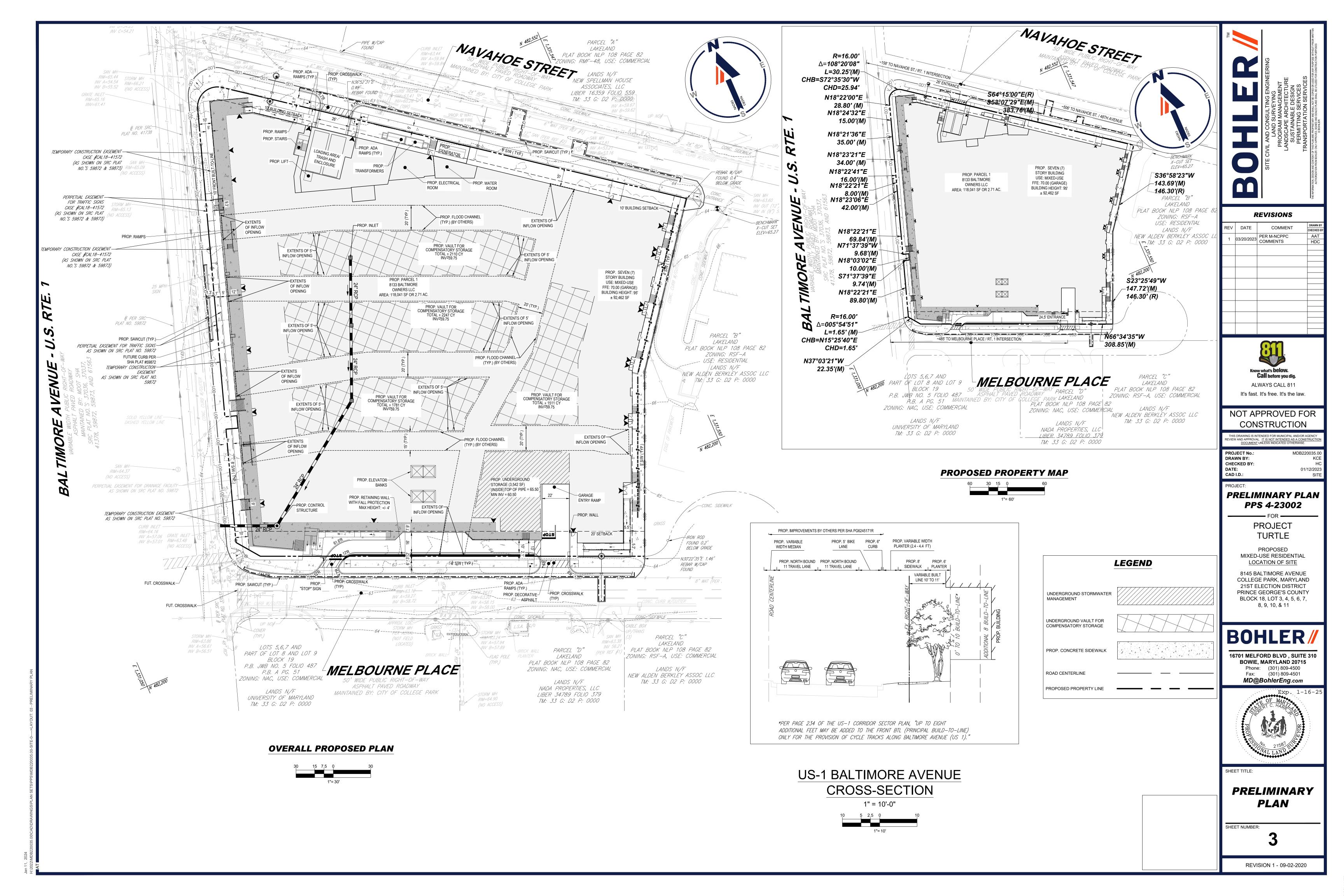
REVISION 1 - 09-02-2020

Jan 11, 2024

IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT RK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE IE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD II RITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE

ANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AN





STATEMENT OF JUSTIFICATION IN SUPPORT OF ELECTION TO USE PRIOR SUBDIVISION AND ZONING ORDINANCES REQUIRED PURSUANT TO SECTION 24-1904 PROJECT TURTLE 4-23002

8133 Baltimore Owner, LLC (the "Applicant") is the applicant for this preliminary plan of subdivision. The property which is the subject of the proposed application consists of 2.71 acres of land located on the east side of Baltimore Avenue in College Park, Maryland (the "Subject Property"). The Subject Property is more particularly identified as nine recorded lots, referenced as Lots 3-9, Block 18 all shown on a subdivision plat entitled "Lakeland", which plat recorded among the land records of Prince George's County at Plat Book JWB 5 Plat 487. The preliminary plan proposes to consolidate the existing lots into a single lot to allow for the development of a mixed-use building containing 13,478 square feet of commercial space and 304 multifamily units. The proposed dwelling units will be designed as student housing.

The Applicant has elected to utilize the provisions of the prior subdivision and zoning ordinance as expressly permitted by Section 24-1900 et. seq. and by Section 27-1900 et. seq. Pursuant to Section 24-4102 of the Subdivision Regulations, "All lots in a subdivision shall be in conformance with all of the lot standards and requirements of Subtitle 27: Zoning Ordinance, applicable to the land subject to the subdivision. (See PART 27-

4: Zones and Zone Regulations, of Subtitle 27: Zoning
Ordinance)." For the reasons set forth below, the proposed
development cannot conform to the requirements of Subtitle 27
set forth in the Zoning Ordinance but can conform to the
requirements of the prior Zoning Ordinance.

The Subject Property is currently split zoned LTO-e and NAC. Under the prior Zoning Ordinance, the entire Subject Property was zoned M-U-I/DDO. The Applicant proposes to develop the Subject Property pursuant to the provisions of the prior zoning category because development of the Subject Property under two different zoning categories, with substantially different intensity and dimensional standards, is not practical or appropriate. The Subject Property will be proposed for a coordinated development with a single building which will occupy the entire property. The zoning line extends through the middle of the Subject Property. The building cannot be designed to conform to the standards of both zoning categories, as it cannot be split down the center. In addition, the maximum residential densities permitted in the new zoning categories are too low to financially support the redevelopment of the Subject Property. If developed under the existing dual zoning categories, a total of only 101 units would be permitted. The Applicant proposes 304 dwelling units. The Subject Property is currently improved with a commercial shopping center containing 18,432 square feet, a liquor store containing 5,504

square feet and a gas station containing 1,800 square feet. If development were limited to only 101 dwelling units, the Subject Property would not be redeveloped as envisioned by the Sector Plan.

In order to develop the Subject Property under the current Zoning Ordinance, a rezoning of the property to a Planned Development Zone would be required in order to allow for the implementation of development standards with sufficient density and flexibility to allow the proposed development. Such an application would result in over a year of delay before a preliminary plan or detailed site plan could be filed, since concurrent applications are prohibited by the new Zoning Ordinance. This would unduly delay the project.

The proposed development will be developed in accordance with the 2010 Central US 1 Corridor Sector Plan through the existing MUI Zone. The existing MUI zone permits a substantially higher residential density that either of the new base zoning categories, particularly with the inclusion of a mixed-use component. A substantial mixed use component is proposed as part of the redevelopment. Further, while the Subject Property is located in two different character areas which recommend different design standards, the Development District Overlay Zone provides much greater flexibility to develop the property through the approval of amendments which can be found to benefit

the development and the development district and will not substantially impair implementation of the Sector Plan.

Since the redevelopment of the Subject Property is not feasible under the substantially lower densities permitted in the new zoning categories, and since a rezoning of the Subject Property would unduly delay the proposed development, the Applicant is proposing to pursue the applications under the provisions of the prior Zoning Ordinance.

Thomas H. Haller

Gibbs and Haller

1300 Caraway Court, Suite 102 Largo, MD 20774

(301) 306-0033