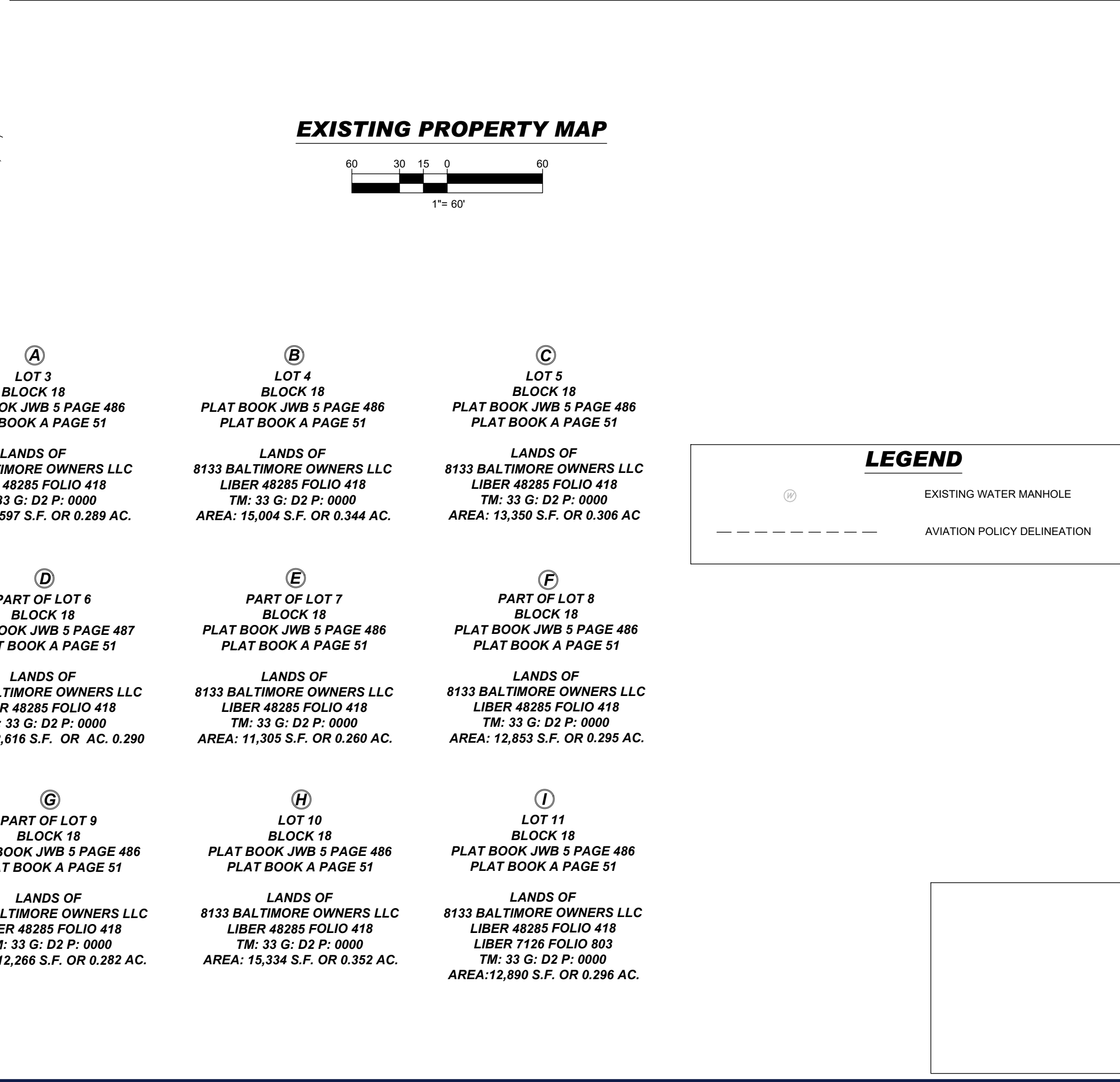
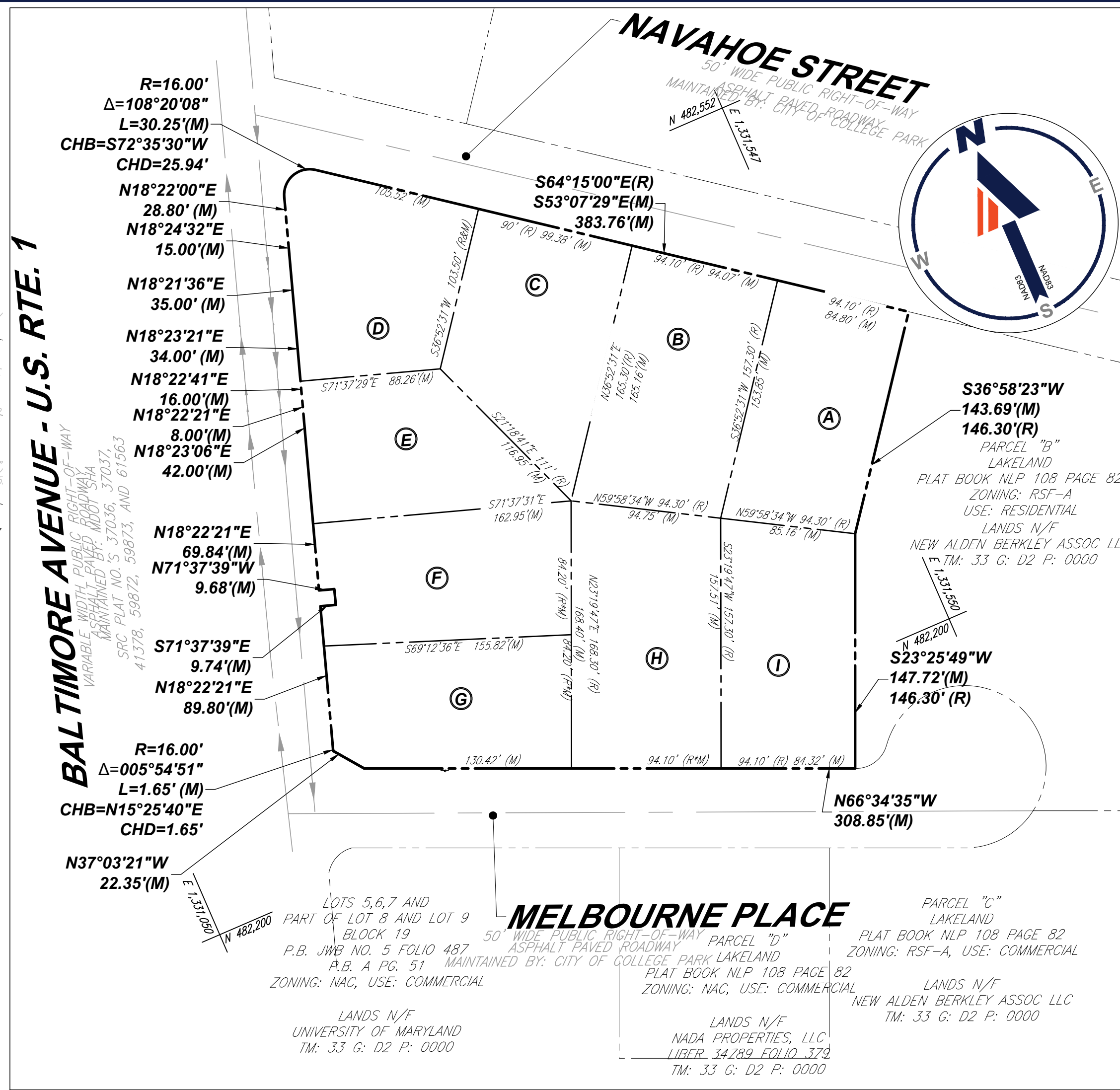
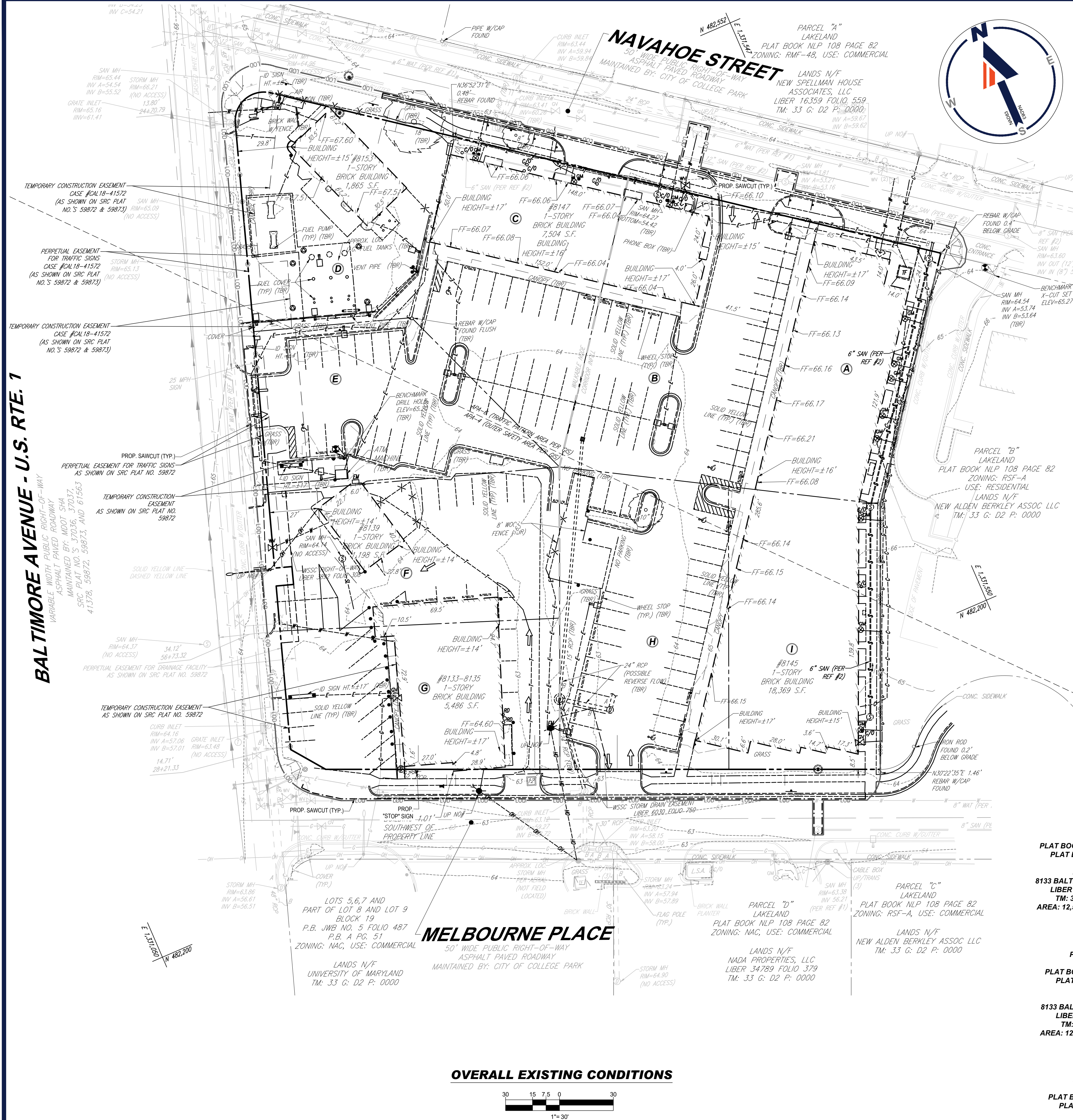
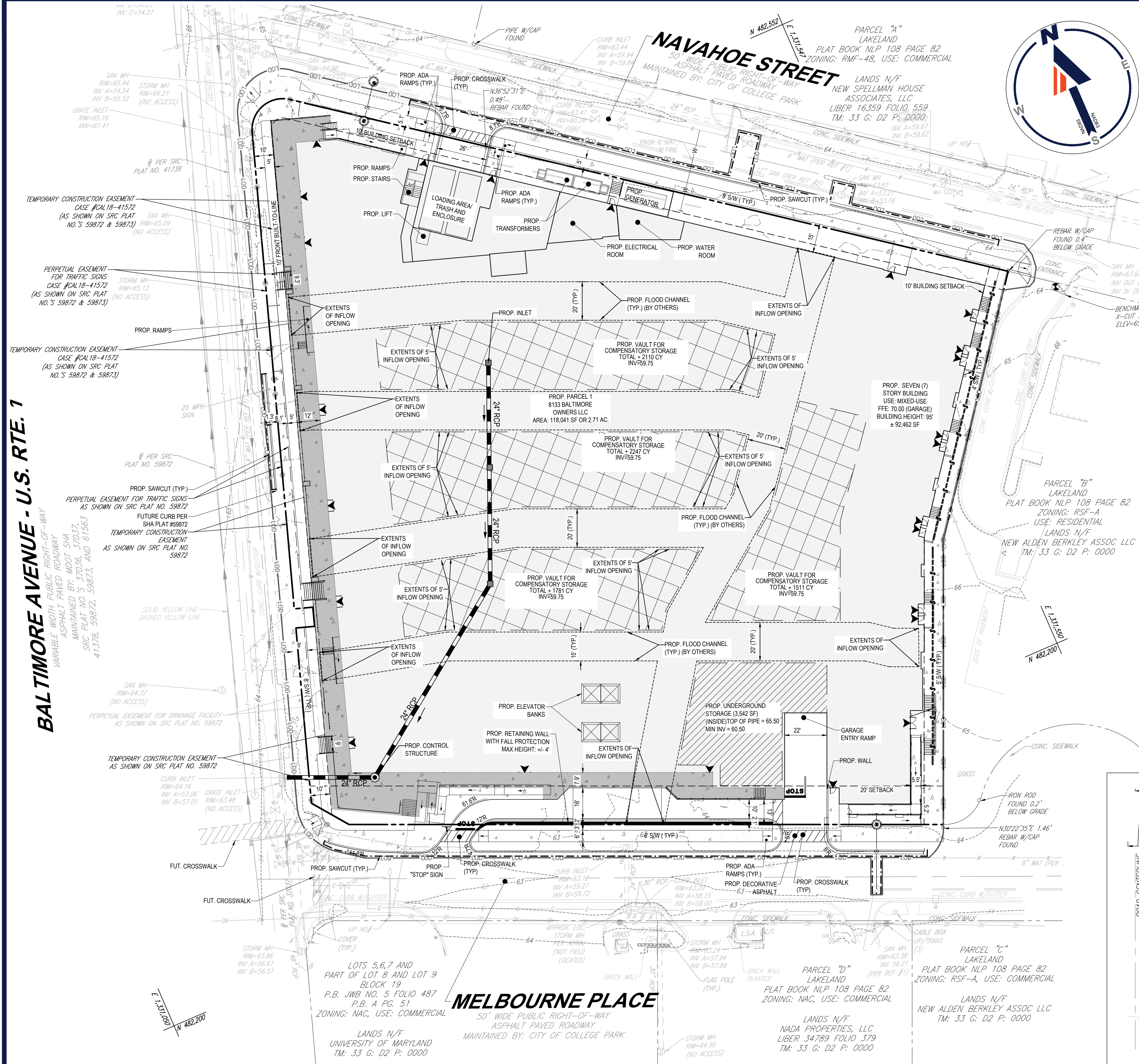


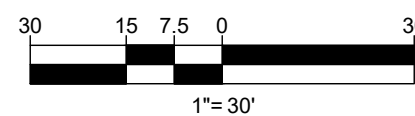
STANDARD ABBREVIATIONS	
FOR ENTIRE PLAN SET	
AC	ACRES
ADA	AMERICANS WITH DISABILITY ACT
ARCH	ARCHITECTURAL
BC	BOTTOM OF CURB
BF	BASEMENT FLOOR
BK	BLOCK
BL	BASELINE
BLDG	BUILDING
BM	BENCHMARK
BRL	BUILDING RESTRICTION LINE
CF	CUBIC FEET
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONN	CONNECTION
CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARDS
DEC	DECORATIVE
DEP	DEPRESSED
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
ELEC	ELECTRIC
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ES	EDGE OF SHOULDER
EW	END WALL
EX	EXISTING
FES	FLARED END SECTION
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FG	FINISHED GRADE
G	GRADE
GF	GARAGE FLOOR (AT DOOR)
GH	GRADE HIGHER SIDE OF WALL
GL	GRADE LOWER SIDE OF WALL
GRT	GRATE
GV	GAS VALVE
HOPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HOR	HORIZONTAL
HW	HEADWALL
INT	INTERSECTION
INV	INVERT
LF	LINEAR FOOT
LOC	LIMITS OF CLEARING
LOD	LIMITS OF DISTURBANCE
LOS	LINE OF SIGHT
LP	LOW POINT
LS	LANDSCAPE
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
MJ	MECHANICAL JOINT
OC	ON CENTER
PA	POINT OF ANALYSIS
PC	POINT CURVATURE
PCOR	POINT OF COMPOUND CURVATURE, CURB RETURN
PI	POINT OF INTERSECTION
POG	POINT OF GRADE
PROP	PROPOSED
PT	POINT OF TANGENCY
PTCR	POINT OF TANGENCY, CURB RETURN
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RET WALL	RETAINING WALL
R/W	RIGHT OF WAY
S	SLOPE
SAN	SANITARY SEWER
SF	SQUARE FEET
STA	STATION
STM	STORM
S/W	SIDEWALK
TBR	TO BE REMOVED
TBRL	TO BE RELOCATED
TC	TOP OF CURB
TELE	TELEPHONE
TPF	TREE PROTECTION FENCE
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UP	UTILITY POLE
W	WIDE
WL	WATER LINE
WM	WATER METER
±	PLUS OR MINUS
°	DEGREE
Ø	DIAMETER
#	NUMBER

[illegible]

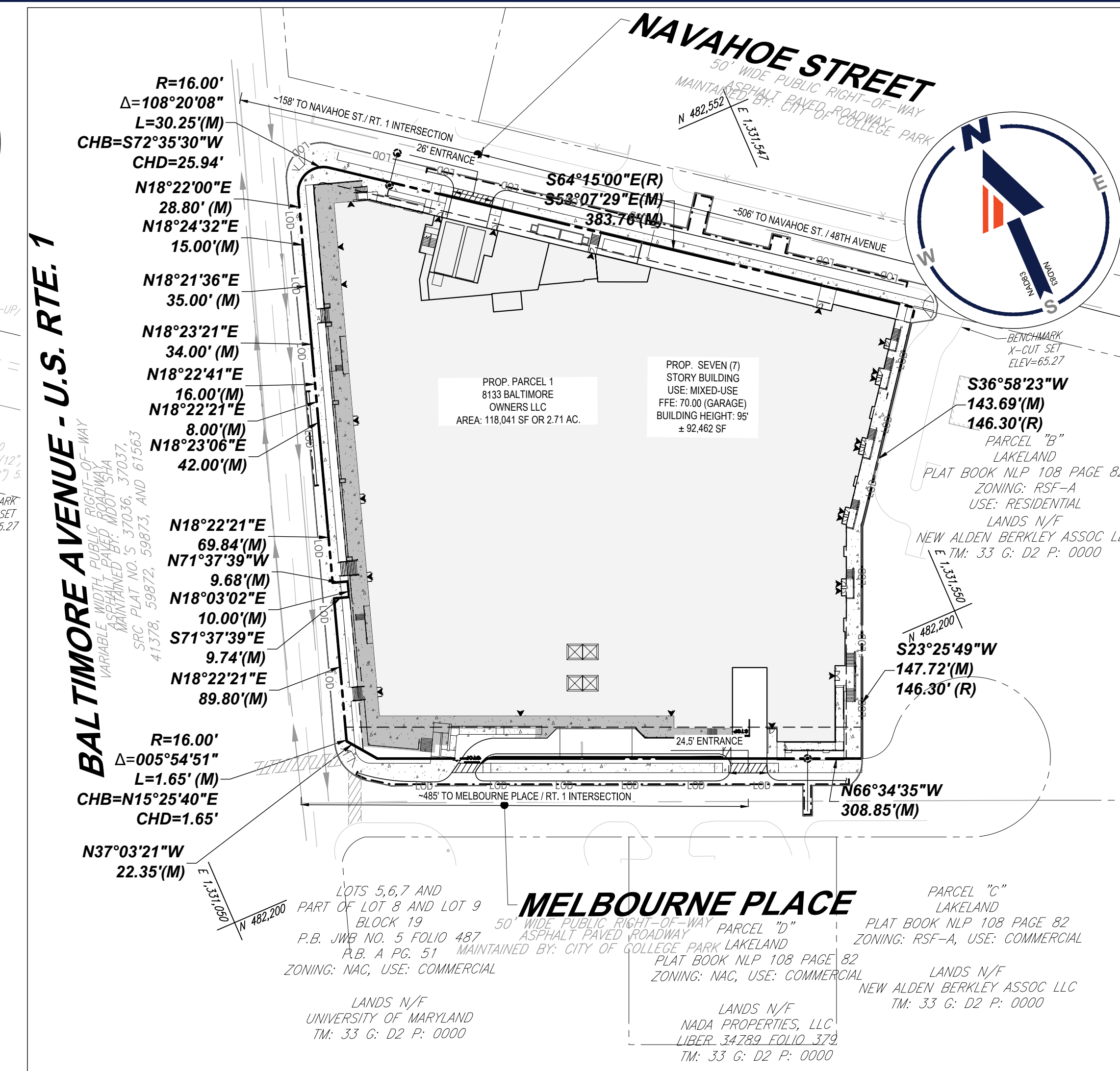
BALTIMORE AVENUE - U.S. RTE. 1
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
ASPHALT PAVED ROADWAY
MAINTAINED BY: MDOT SHA
SRC PLAT NO. S 370337,
41378, 59872, 59873, AND 61563



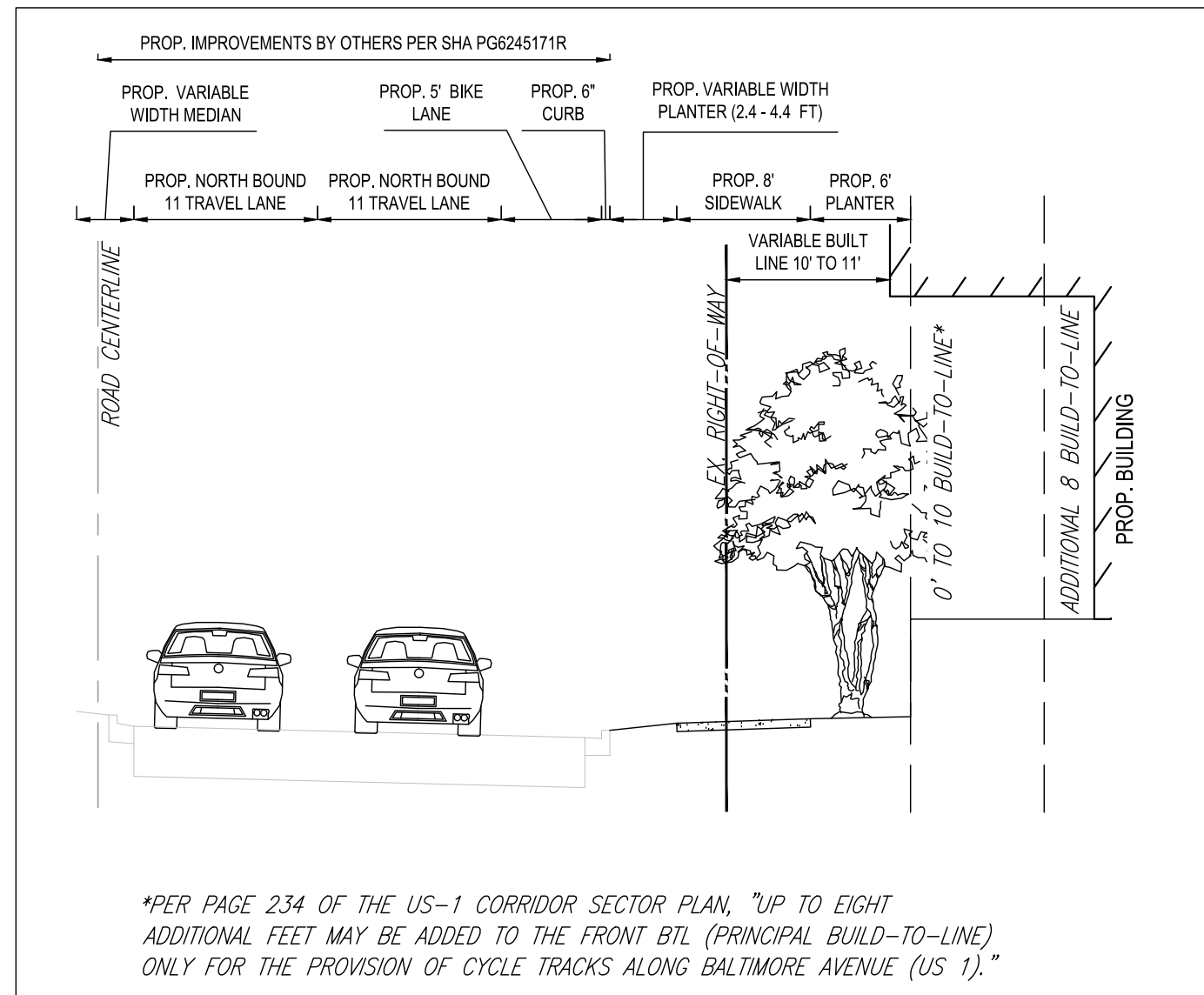
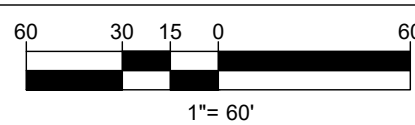
OVERALL PROPOSED PLAN



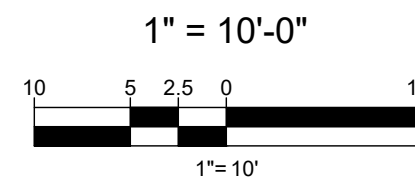
BALTIMORE AVENUE - U.S. RTE. 1
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
ASPHALT PAVED ROADWAY
MAINTAINED BY: MDOT SHA
SRC PLAT NO. S 370337,
41378, 59872, 59873, AND 61563



PROPOSED PROPERTY MAP



US-1 BALTIMORE AVENUE
CROSS-SECTION



BOHLER

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

REVISIONS				
REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	03/20/2023	PER MNCPPC COMMENTS	AAT	HDC

Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

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

PROJECT No.: MD8220035.00
DRAWN BY: KCE
CHECKED BY: HC
DATE: 01/12/2023
CAD ID: SITE

PROJECT:
PRELIMINARY PLAN
PPS 4-23002
FOR
PROJECT
TURTLE

PROPOSED
MIXED-USE RESIDENTIAL
LOCATION OF SITE

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 MOLFORD BLVD., SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

EXP. 1-16-25

SHEET TITLE:
PRELIMINARY PLAN

SHEET NUMBER:
3

REVISION 1 - 09-02-2020

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 than 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.

A handwritten signature in blue ink, appearing to read 'THH', is positioned above the contact information.

Thomas H. Haller
Gibbs and Haller
1300 Caraway Court, Suite 102
Largo, MD 20774
(301) 306-0033