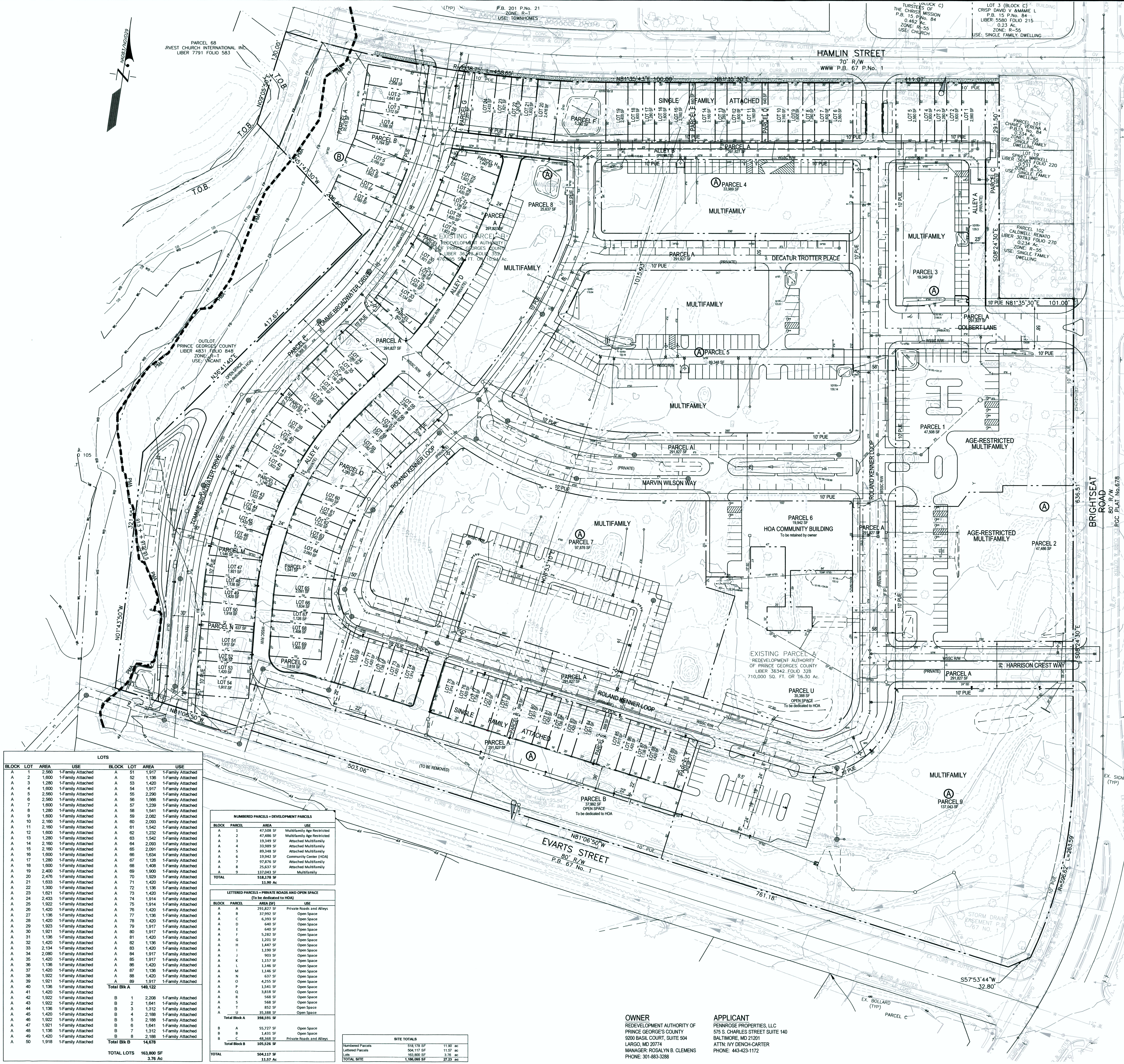




LOTS							
BLOCK	LOT	AREA	USE	BLOCK	LOT	AREA	USE
A	1	2,560	1-Family Attached	A	51	1,917	1-Family Attached
A	2	1,600	1-Family Attached	A	52	1,188	1-Family Attached
A	3	1,280	1-Family Attached	A	53	1,420	1-Family Attached
A	4	1,600	1-Family Attached	A	54	1,917	1-Family Attached
A	5	2,560	1-Family Attached	A	55	2,260	1-Family Attached
A	6	2,560	1-Family Attached	A	56	1,566	1-Family Attached
A	7	1,600	1-Family Attached	A	57	1,239	1-Family Attached
A	8	1,280	1-Family Attached	A	58	1,541	1-Family Attached
A	9	1,600	1-Family Attached	A	59	2,082	1-Family Attached
A	10	2,160	1-Family Attached	A	60	2,083	1-Family Attached
A	11	2,160	1-Family Attached	A	61	1,142	1-Family Attached
A	12	1,600	1-Family Attached	A	62	1,232	1-Family Attached
A	13	1,280	1-Family Attached	A	63	1,542	1-Family Attached
A	14	2,160	1-Family Attached	A	64	2,083	1-Family Attached
A	15	2,160	1-Family Attached	A	65	2,091	1-Family Attached
A	16	1,600	1-Family Attached	A	66	1,634	1-Family Attached
A	17	1,280	1-Family Attached	A	67	1,126	1-Family Attached
A	18	1,600	1-Family Attached	A	68	1,408	1-Family Attached
A	19	2,400	1-Family Attached	A	69	1,900	1-Family Attached
A	20	2,476	1-Family Attached	A	70	1,029	1-Family Attached
A	21	1,633	1-Family Attached	A	71	1,420	1-Family Attached
A	22	1,300	1-Family Attached	A	72	1,136	1-Family Attached
A	23	1,621	1-Family Attached	A	73	1,420	1-Family Attached
A	24	2,433	1-Family Attached	A	74	1,914	1-Family Attached
A	25	1,922	1-Family Attached	A	75	1,914	1-Family Attached
A	26	1,420	1-Family Attached	A	76	1,420	1-Family Attached
A	27	1,136	1-Family Attached	A	77	1,136	1-Family Attached
A	28	1,420	1-Family Attached	A	78	1,420	1-Family Attached
A	29	1,923	1-Family Attached	A	79	1,917	1-Family Attached
A	30	1,921	1-Family Attached	A	80	1,917	1-Family Attached
A	31	1,136	1-Family Attached	A	81	1,420	1-Family Attached
A	32	1,420	1-Family Attached	A	82	1,136	1-Family Attached
A	33	2,134	1-Family Attached	A	83	1,420	1-Family Attached
A	34	2,080	1-Family Attached	A	84	1,917	1-Family Attached
A	35	1,420	1-Family Attached	A	85	1,917	1-Family Attached
A	36	1,136	1-Family Attached	A	86	1,420	1-Family Attached
A	37	1,420	1-Family Attached	A	87	1,136	1-Family Attached
A	38	1,922	1-Family Attached	A	88	1,420	1-Family Attached
A	39	1,921	1-Family Attached	A	89	1,917	1-Family Attached
A	40	1,136	1-Family Attached	Total Bk 1	149,122		
A	41	1,420	1-Family Attached				
A	42	1,922	1-Family Attached	B	1	2,208	1-Family Attached
A	43	1,922	1-Family Attached	B	2	1,641	1-Family Attached
A	44	1,136	1-Family Attached	B	3	1,312	1-Family Attached
A	45	1,420	1-Family Attached	B	4	2,188	1-Family Attached
A	46	1,922	1-Family Attached	B	5	2,188	1-Family Attached
A	47	1,921	1-Family Attached	B	6	1,641	1-Family Attached
A	48	1,136	1-Family Attached	B	7	1,312	1-Family Attached
A	49	1,420	1-Family Attached	B	8	2,188	1-Family Attached
A	50	1,918	1-Family Attached	Total Bk B	14,678		
TOTAL LOTS				163,800 37.56 AC			
				3.76 AC			

NUMBERED PARCELS - DEVELOPMENT PARCELS			
BLOCK	PARCEL	AREA	USE
A	1	47,508 SF	Multifamily Age Restricted
A	2	47,486 SF	Multifamily Age Restricted
A	3	19,349 SF	Attached Multifamily
A	4	33,989 SF	Attached Multifamily
A	5	89,148 SF	Attached Multifamily
A	6	19,942 SF	Community Center (HOA)
A	7	97,676 SF	Attached Multifamily
A	8	25,637 SF	Attached Multifamily
A	9	117,043 SF	Multifamily
TOTAL		518,178 SF	
		11.80 Ac	

LETTERED PARCELS - PRIVATE ROADS AND OPEN SPACE (to be dedicated to HOA)			
BLOCK	PARCEL	AREA (SF)	USE
A	A	291,817 SF	Private Roads and Alleys
A	B	37,992 SF	Open Space
A	C	6,393 SF	Open Space
A	D	640 SF	Open Space
A	E	640 SF	Open Space
A	F	5,282 SF	Open Space
A	G	1,201 SF	Open Space
A	H	1,447 SF	Open Space
A	I	1,130 SF	Open Space
A	J	903 SF	Open Space
A	K	1,137 SF	Open Space
A	L	1,146 SF	Open Space
A	M	1,146 SF	Open Space
A	N	637 SF	Open Space
A	O	4,255 SF	Open Space
A	P	1,541 SF	Open Space
A	Q	3,818 SF	Open Space
A	R	968 SF	Open Space
A	S	548 SF	Open Space
A	T	852 SF	Open Space
A	U	5,588 SF	Open Space
Total Block A		398,591 SF	
B	A	55,727 SF	Open Space
B	B	1,431 SF	Open Space
B	C	43,658 SF	Private Roads and alleys
Total Block B		100,616 SF	
TOTAL		504,137 SF	
		11.57 Ac	

SITE TOTALS		
Numbered Parcels	516,178 SF	11.90 Ac
Lettered Parcels	104,117 SF	11.57 Ac
Open Space	103,800 SF	23.78 Ac
TOTAL SITE	1,188,095 SF	27.25 Ac

OWNER
REDEVELOPMENT AUTHORITY OF
PRINCE GEORGE'S COUNTY
5200 BASIL COURT, SUITE 504
LARGO, MD 20774
MANAGER: ROSALYN B. CLEMENS
PHONE: 301-883-3288

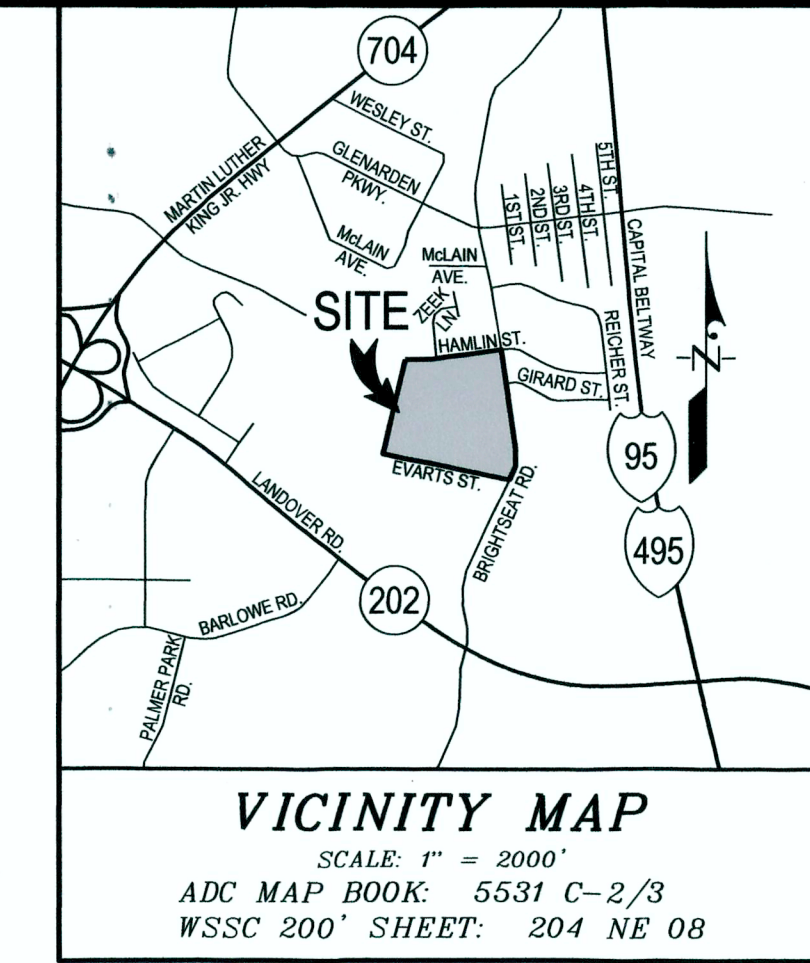
APPLICANT
PENROSE PROPERTIES, LLC
575 S. CHARLES STREET SUITE 140
BALTIMORE, MD 21201
ATTN: IVY DENCH-CARTER
PHONE: 443-423-1172

- GENERAL NOTES:
- Existing parcel lot, deed description/Liber info and Plat Number
 - Existing Parcels: Liber/Folio: 36342/328 & 352; Plat Number: WWW 67, pg. 1 & WWW 70, pg. 100
 - Tax Map: 060, Grid B2
 - 200 foot map reference (WSSC): 204NE07, 204NE08
 - Purpose of subdivision: The purpose of this subdivision is for the redevelopment of the Glenarden Apartments, subdividing the properties into 97 one-family attached lots, 6 residential parcels for multifamily dwellings, 3 residential parcels for age-restricted multifamily dwellings, 1 parcel for a community center, and 22 HOA parcels for private roads and open space.
 - Prior approvals: CB 08-05-2016
 - Total Acreage: Gross = 27.23 acres; Net = 26.94 acres
 - Net developable area outside PMA: 26.83 acres
 - Acreage of Environmental Regulated Features: 0.41 acres
 - Acreage of 100-year floodplain: 0.30 acres
 - Average of road dedication: 0 acres
 - Existing zoning: M.X.T. Existing use = Vacant
 - Proposed use of property: Mixed use development with a 60-unit multifamily building, a 101-unit age-restricted multi-family building, 172 attached multifamily dwelling units, 37 one-family attached dwelling units and a 5,748 square foot community building
 - Breakdown of proposed dwelling unit by type:
One-Family Attached (Townhouses) = 97 du
Multifamily = 232 du
Age-Restricted Multifamily = 101 du
Total Dwelling Units = 430 du
 - Density calculation: 15.96 du per acre
 - Minimum Density: 12 du per acre (net) (Sec. 27-445.10(b)(2))
 - Minimum lot size required by Zoning Ordinance and Subdivision Regulations (Sec. 24-130): N/A (See Sec. 27-445.10(b)(4))
 - Minimum width at Front of Building Line: N/A (See Sec. 27-445.10(b)(4))
 - Sustainable Growth Tier: Tier 1
 - Andrews Water Land Use Control: No LUC exists on the property
 - Imaginary Runway Surface: Height Zone C
 - Center or Corridor Location: Yes, Landover Mall General Plan Regional Center
 - Existing/Proposed Gross Floor Area: Existing: 0 sf / Proposed: 5,748 sf
 - Stormwater Management Concept Number and Approval Date: #2858-2016, approved 17/03/2017
 - Water/Sewer Category Designation Existing: S-3, W-3 Proposed: S-3, W-3
 - Aviation Policy Area: N/A
 - Mandatory Park Dedication Requirement: Private onsite facilities provided.
 - Commuter on or contiguous to the property: No
 - Historic Site on or in the vicinity of the property: No
 - Type One Conservation Plan: The property is exempt from Prince George's County Woodland and Wildlife Habitat Conservation Ordinance per LDC S-002-16.
 - Within Chesapeake Bay Critical Area: No
 - Wetlands: No
 - Shrubs: Yes
 - Soils: As shown on Natural Resource Inventory (NRI-015-2017) Approved 1/31/2017
 - In or adjacent to an assessment held by Maryland Environmental Trust, The Maryland Agricultural Land Preservation Foundation, or any land trust or organization: No
 - Boundary from field survey by Ben Dyer Associates, Inc. dated 2015 Topography from Aerial topography from Quantum Spatial 4/22/2015
 - Access to the site will be provided via two (2) access points on Brightseat Road and two (2) access points on Hamlin Street, and one (1) access point on Evans Street. Internal circulation and lot access is proposed via internal private rights-of-way on-site pursuant to the applicable requirements of Section 24-128 (Private Roads and Easements). Access will be permitted by ingress/egress easements for public use on private roads.
 - All streets within the project boundary are private streets.
 - For proposed sidewalk locations per condition 1a of PGCPB No. 17-97, see the Preliminary Site Exhibit, BDAI dwg S1.027-2.

PROPOSED DEVELOPMENT		
UNIT TYPE	QTY	PERCENTAGE
Multifamily Dwellings	232 du	53.95%
Multifamily Age-Restricted Dwellings	101 du	23.49%
One-Family Attached Dwellings	97 du	22.56%
Total	430 du	100.00%
Community Center	5,748 sf	

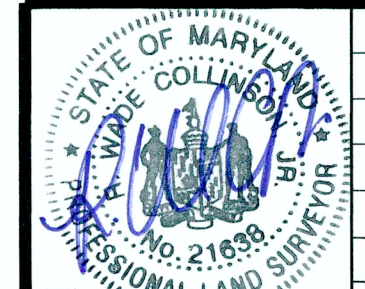
PARKING REQUIRED					
BUILDING	UNITS	PARKING RATE	PARKING SPACES REQ'D	LOSS	TOTAL
Multifamily Dwellings	232	2.00/du	464	0.00	464
50 Unit Building					
1-18	11	2	22	0.00	22
19-30	12	2.5	30	0.00	30
31-40	10	3	30	0.00	30
Buildings A-1	170	1.00	170	0.00	170
2-18	130	2.5	325	0.00	325
3-18	10	3	30	0.00	30
Multifamily Age-Restricted Dwellings	101	0.66/du	67	0.00	67
Phase 1	40	0.66	26	0.00	26
Phase 2	61	0.66	41	0.00	41
One-Family Attached Dwellings	97	2.00/du	194	0.00	194
TOTAL RESIDENTIAL	250		854	0.00	854
Community Building (5,748 sf)					
(determined by uses comprising the building)					
Severing Hall (100 parking)	100	1 space per 100 sq ft	100	0.00	100
Locker Room Lobby (800 sf)	800	N/A (secondary to pool use)	0.00	0.00	0.00
Lobby (1000 sf)	1000	N/A (secondary to pool use)	0.00	0.00	0.00
Office (2000 sf)	2000	1 space per 1000 sq ft	2	0.00	2
Multi-purpose room (1000 sf)	1000	1 space per 1000 sq ft	1	0.00	1
Multi-purpose room (1000 sf)	1000	1 space per 1000 sq ft	1	0.00	1
Mechanical/Electrical rooms (2400 sf)	2400	N/A (secondary to pool use)	0.00	0.00	0.00
Unfurnished room	50	N/A (secondary to pool use)	0.00	0.00	0.00
Storage	800	N/A (secondary to pool use)	0.00	0.00	0.00
TOTAL COMMUNITY CENTER			103	0.00	103
TOTAL			957	0.00	957

PARKING PROVIDED		
Standard Spaces	260	
Standard Garage Spaces	171	
Standard Office Spaces	14	
Van Accessible Handicap Spaces	18	
TOTAL	463	



- LEGEND
- PROPERTY BOUNDARY
 - EXISTING 10 FT. CONTOUR
 - EXISTING SPOT ELEVATION
 - EXISTING FENCE
 - CENTERLINE OF EXISTING ROAD
 - IRON PIPE FOUND
 - EXISTING TREE
 - PROPOSED SEWER
 - EXISTING WATER
 - PROPOSED WATER
 - EXISTING STORM DRAIN
 - PROPOSED STORM DRAIN
 - EXISTING TREE LINE
 - PROPOSED TREE LINE
 - EXISTING CURB & GUTTER
 - PROPOSED CURB & GUTTER
 - STEEP SLOPES (15% OR GREATER)
 - REGULATED STREAM (TOP OF BANK)
 - PRIMARY MANAGEMENT AREA (PMA)
 - EXISTING FLOODPLAIN
 - EXISTING STREAM BUFFER (50')
 - EXISTING NONTOTAL WETLAND
 - EXISTING WETLAND BUFFER
 - EXISTING FIBER OPTIC CABLE
 - EXISTING GAS LINE
 - EXISTING OVERHEAD POWER
 - EXISTING UNDERGROUND POWER
 - WSSC RW

4-16038 PRELIMINARY PLAN OF SUBDIVISION LOTS 1-89, PARCELS 1-9, PARCELS A-U, BLOCK A; LOTS 1-8, PARCELS A-C, BLOCK B (RESUBDIVISION OF PARCELS 'A' & 'B' GLENARDEN APARTMENTS) GLENARDEN REDEVELOPMENT KENT DISTRICT No. 13 PRINCE GEORGE'S COUNTY, MARYLAND



08-12-17 REVISED PER PGCPB No. 17-97
08-17-17 REVISED PER MNCPPC COMMENTS.
06-23-17 REVISED PER SDRC COMMENTS.
DATE DESCRIPTION REVISIONS

11721 WOODBONE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20712
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
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BY
DATE
JULY 2016

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