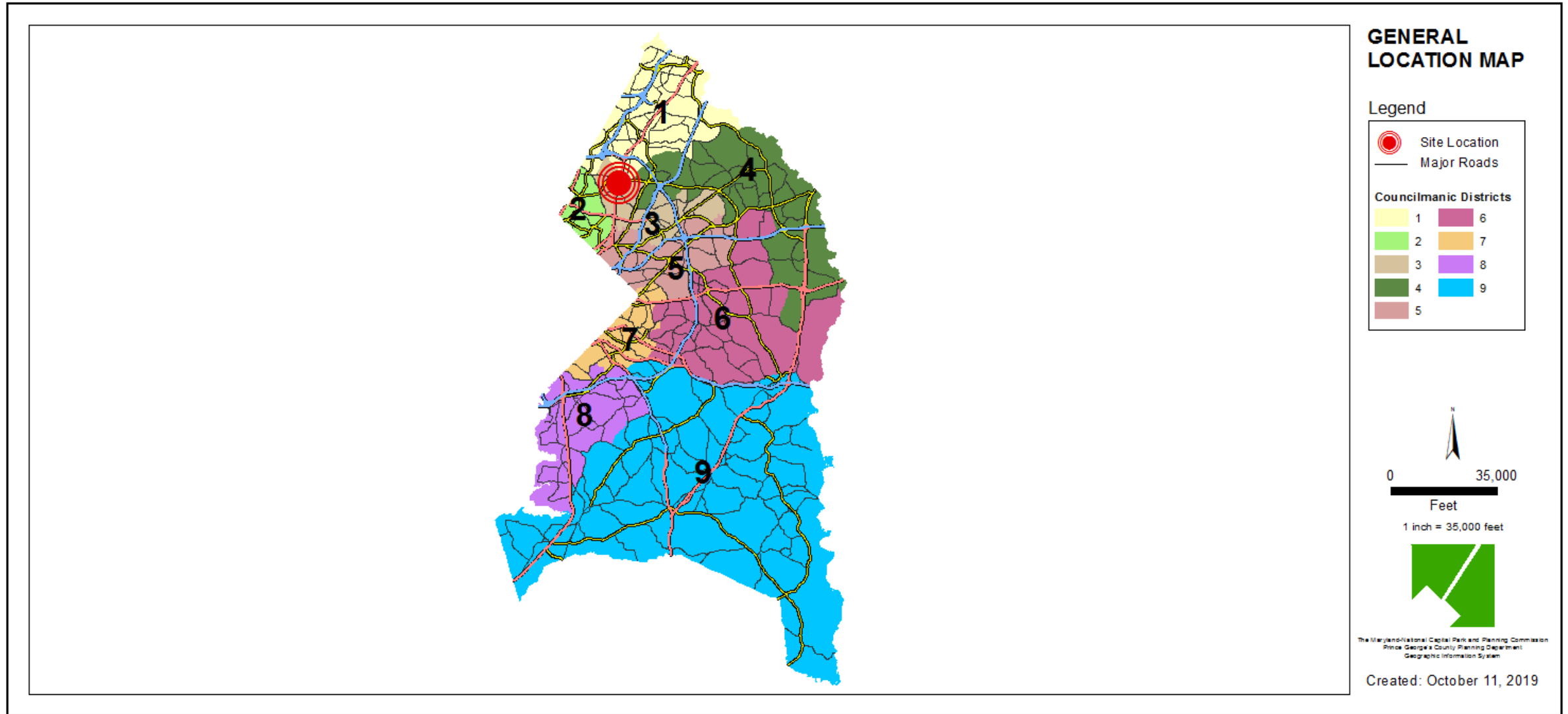


ITEM: 7  
CASE: 4-19019

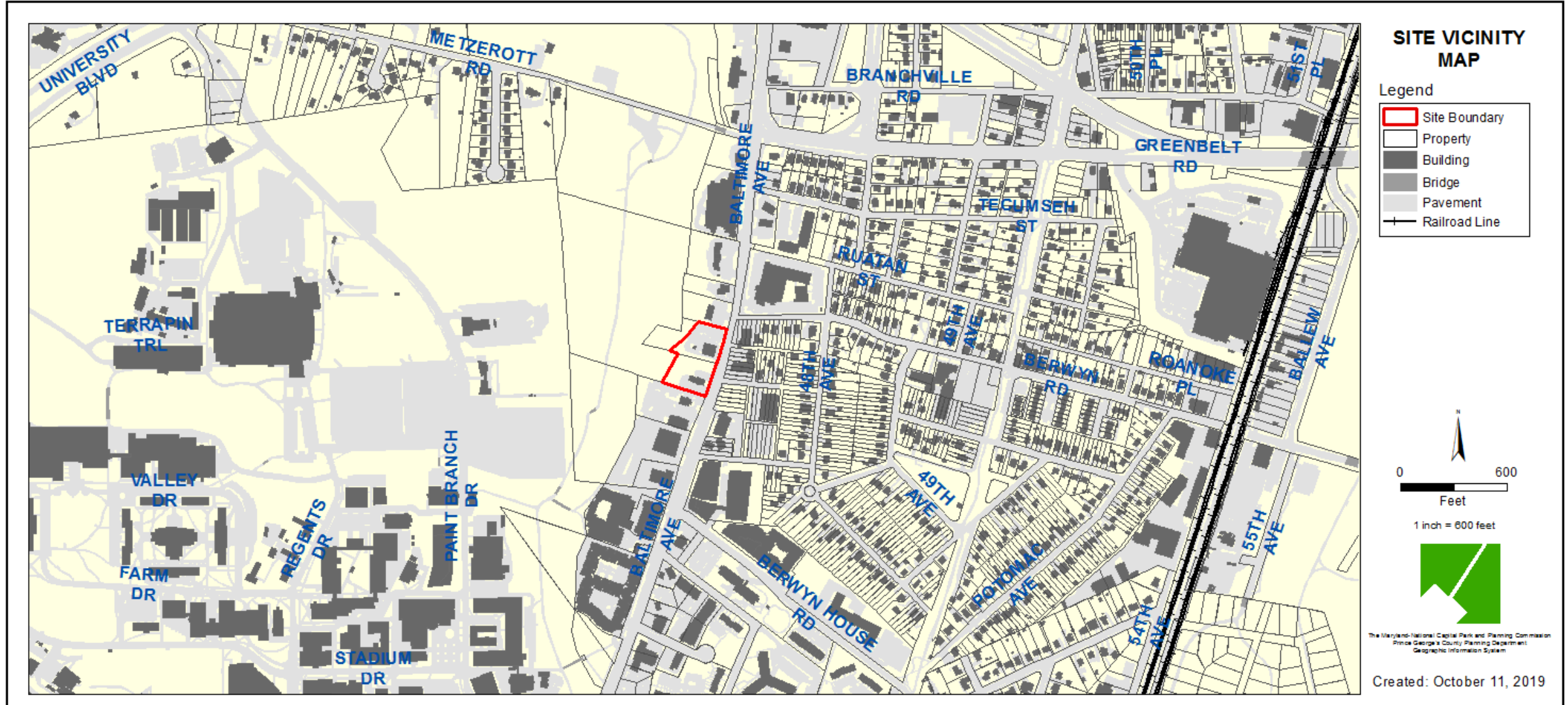
# NORTHGATE

THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT

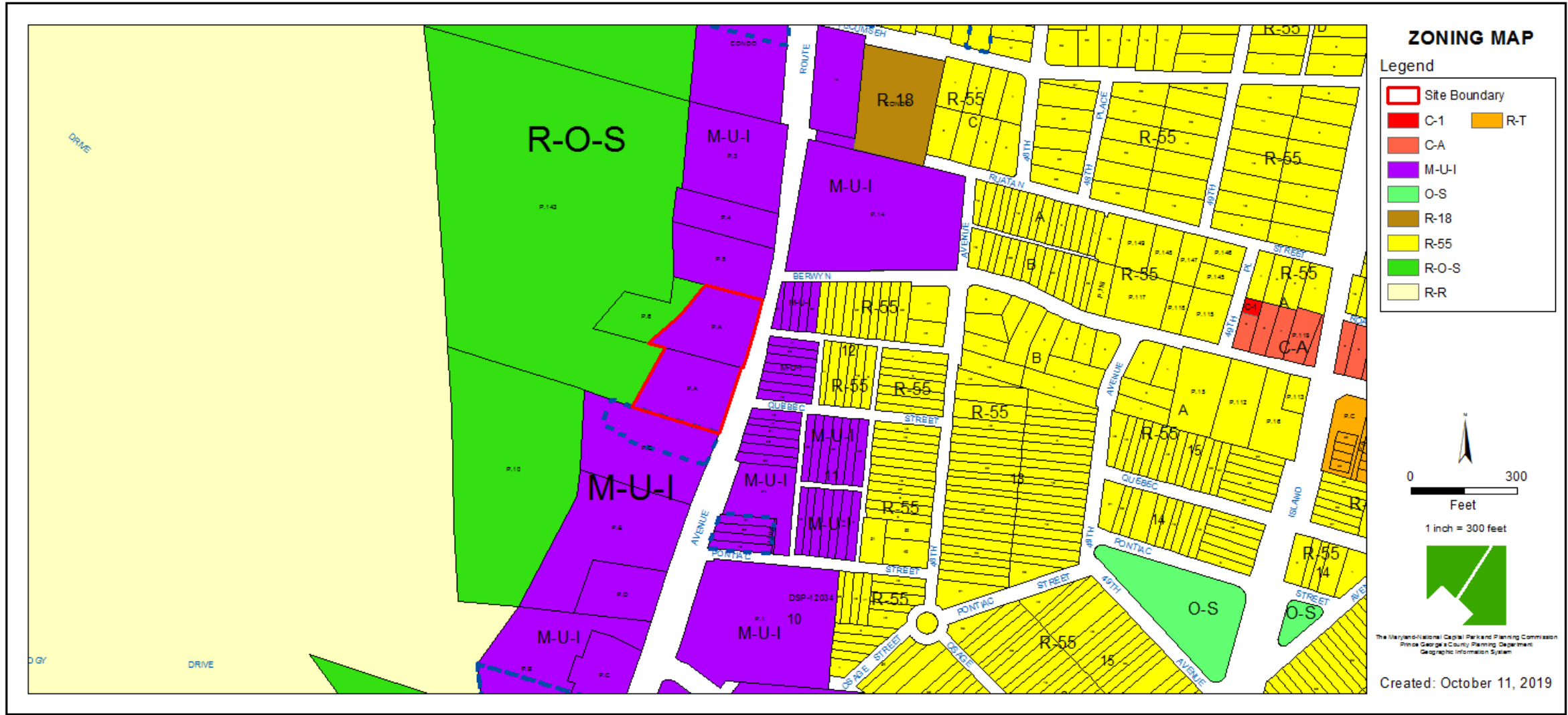
# GENERAL LOCATION MAP



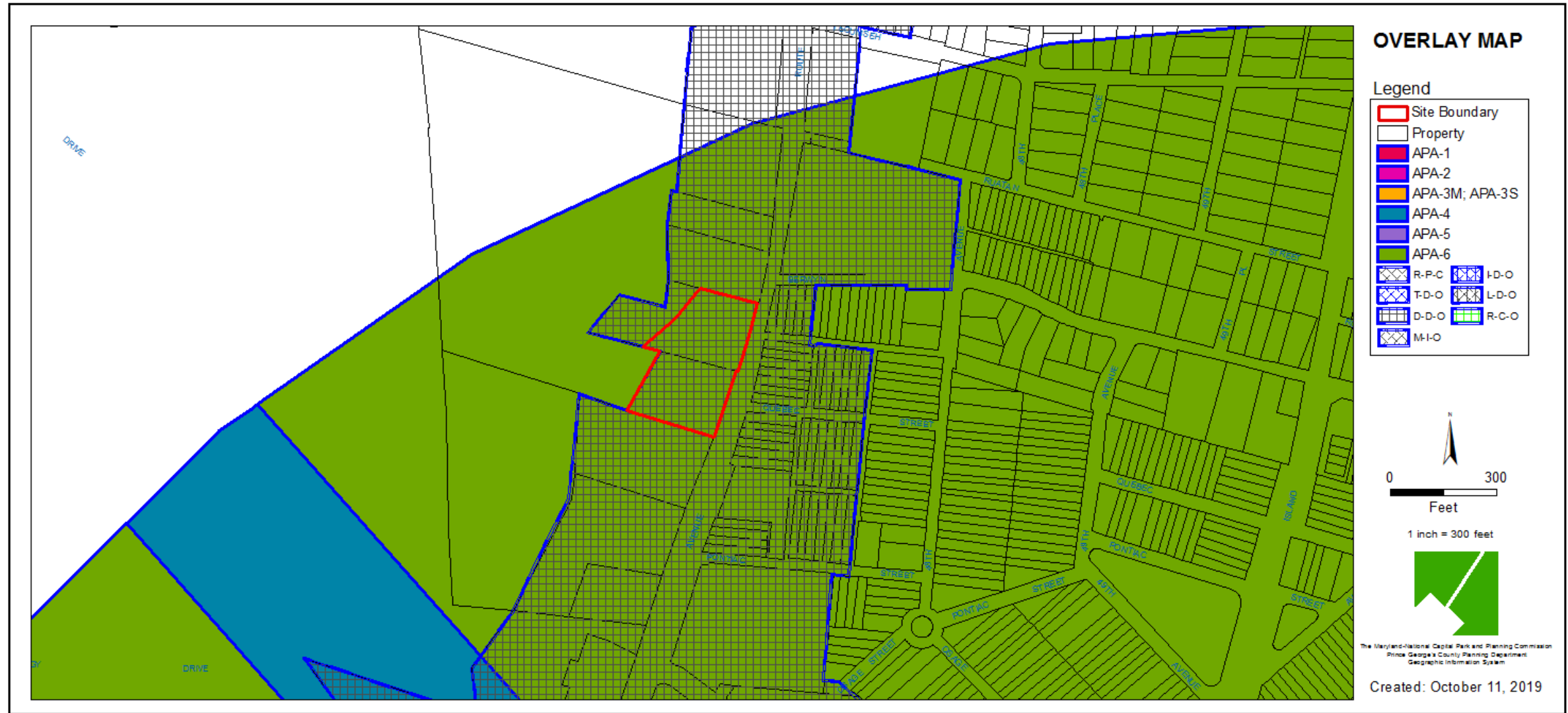
# SITE VICINITY



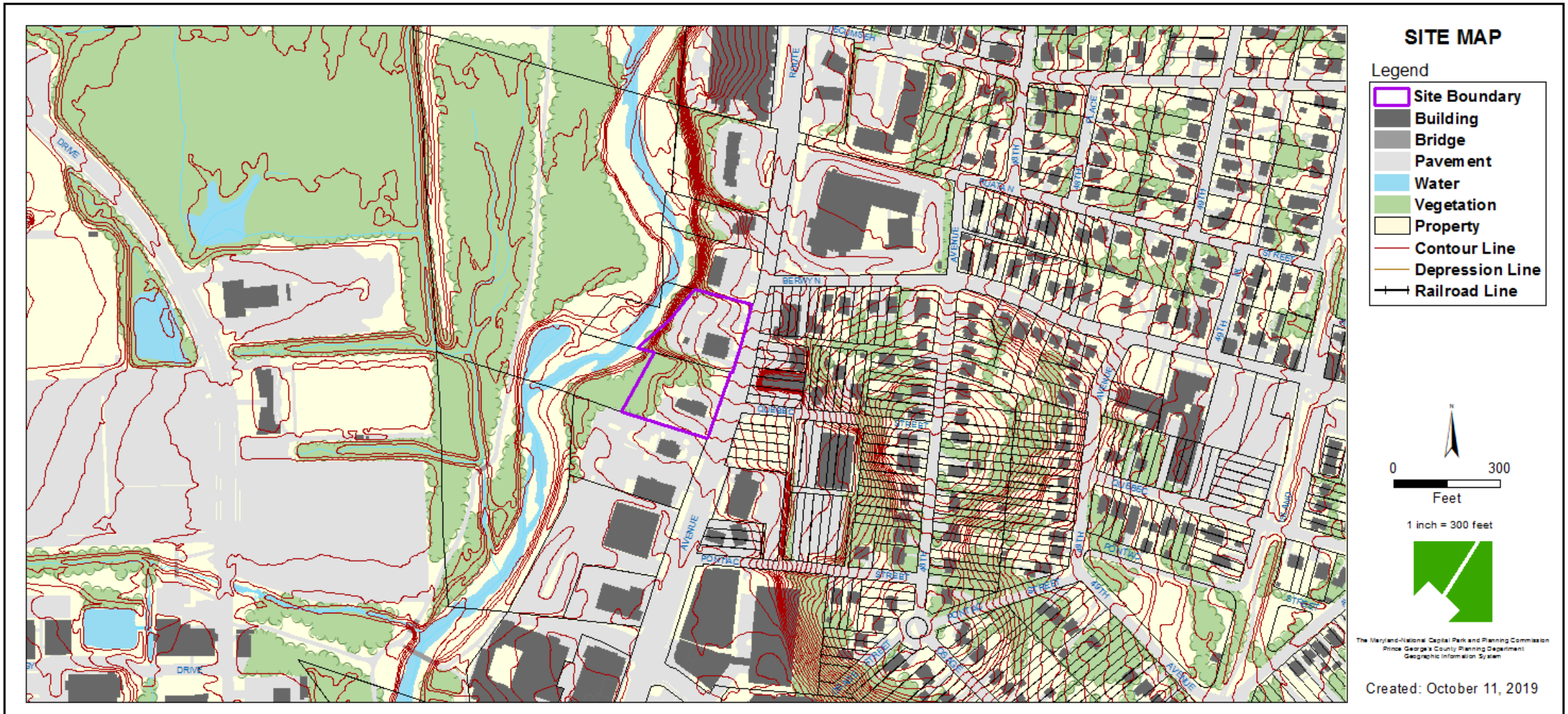
# ZONING MAP



# OVERLAY MAP



# SITE MAP





# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



# MASTER PLAN RIGHT-OF-WAY MAP



# CRITICAL INTERSECTIONS

## Signalized Study Intersections:

1. US 1 & Greenbelt Rd
2. US 1 & Berwyn Rd
3. US 1 & Berwyn House Rd
4. US 1 & Melbourne Pl
5. US 1 & Lakeland Rd

## Unsignalized Study Intersections:

- A. US 1 & Site Access Point
- B. US 1 & Site Access Point



# MASTER PLAN TRAILS MAP



## Property

Road Casings



Property



## Transportation

Master Plan Trails



Park Trails and Shared Use Paths



Park Trails and Shared Use Paths, Planned



Bicycle Lanes



Bicycle Lanes, Planned

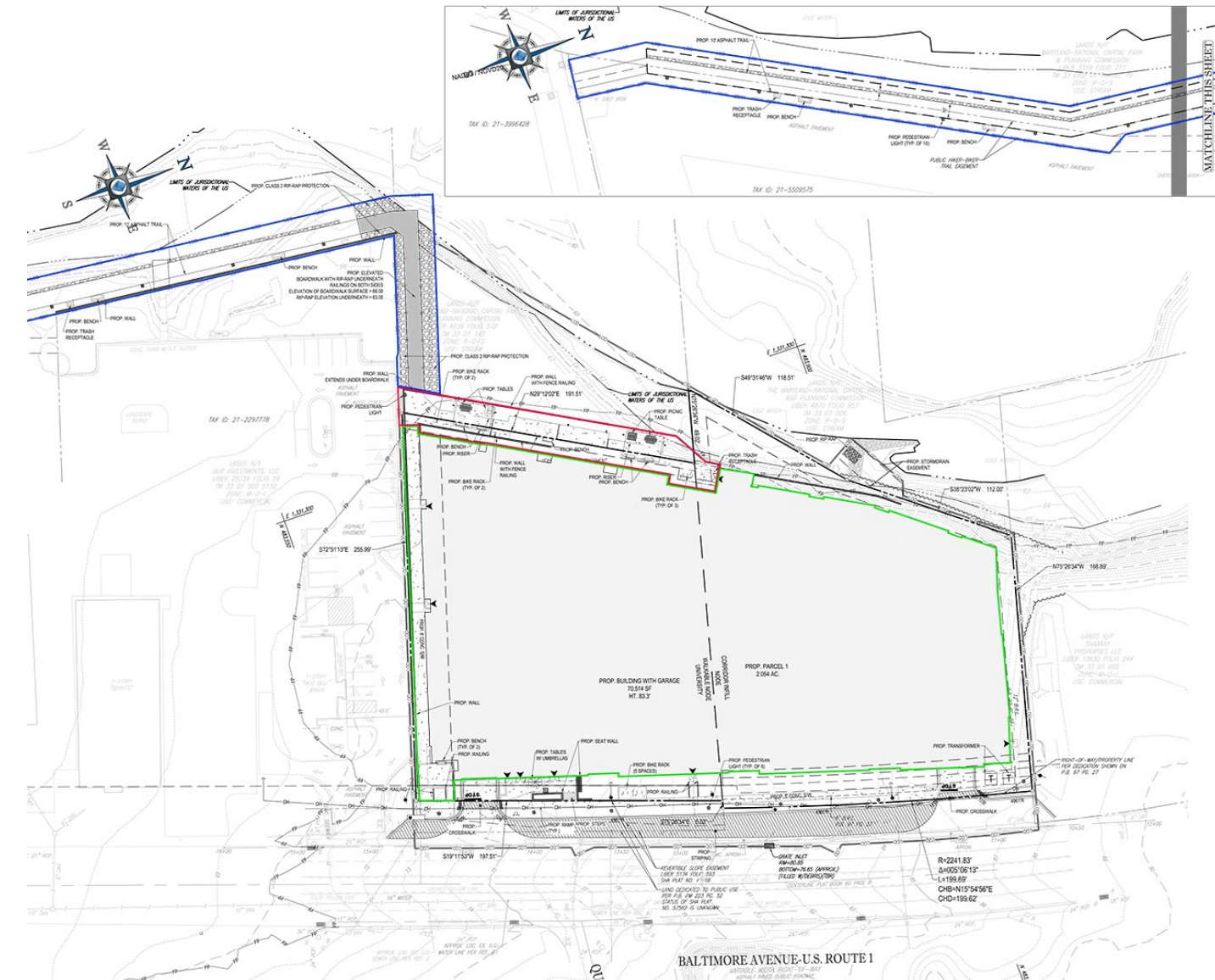


Shared Lanes



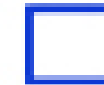
Shared Lanes, Planned

# VALUE EXHIBIT



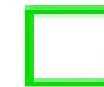
## BPIS AREA

296 DWELLING UNITS X \$300/UNIT = \$88,000.00  
 1,084 SF OF RETAIL X \$0.35/SF = \$379.40  
 BPIS CAP = \$89,179.40  
 TOTAL PROVIDED = \$85,000.00



## COMPENSATORY STORAGE AREA

550 LF RECREATIONAL TRAIL = \$156,000.00



## MANDATORY DEDICATION AREA

296 DWELLING UNITS X 2.4 = 711 PROJECT POPULATION  
 711 PROJECT POPULATION / 500 = 1.42 MULTIPLIER  
 1.42 MULTIPLIER X \$188,500 STANDARD VALUE OF FACILITIES =  
 TOTAL REQUIRED = \$267,670.00  
 TOTAL PROVIDED = \$322,000.00

# EXISTING CONDITIONS PLAN

