

ITEM: 8

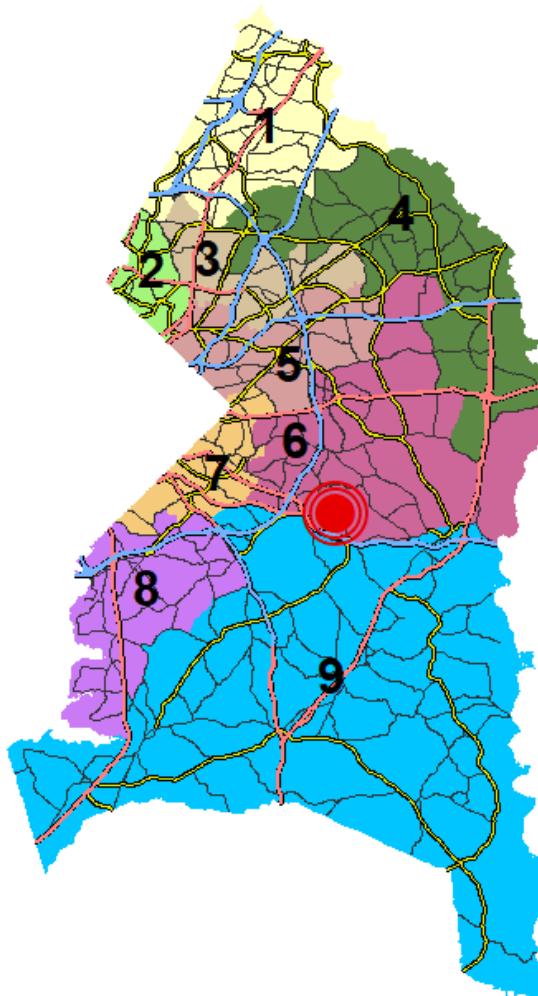
CASE: SDP-1302-08

**PARKSIDE SECTION 5 & 6  
DAN RYAN BUILDERS ARCHITECTURE**

**THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT**



# GENERAL LOCATION MAP



## GENERAL LOCATION MAP

### Legend

●	Site Location
—	Major Roads
<b>Councilmanic Districts</b>	
1	6
2	7
3	8
4	9
5	



0 35,000

Feet

1 inch = 35,000 feet



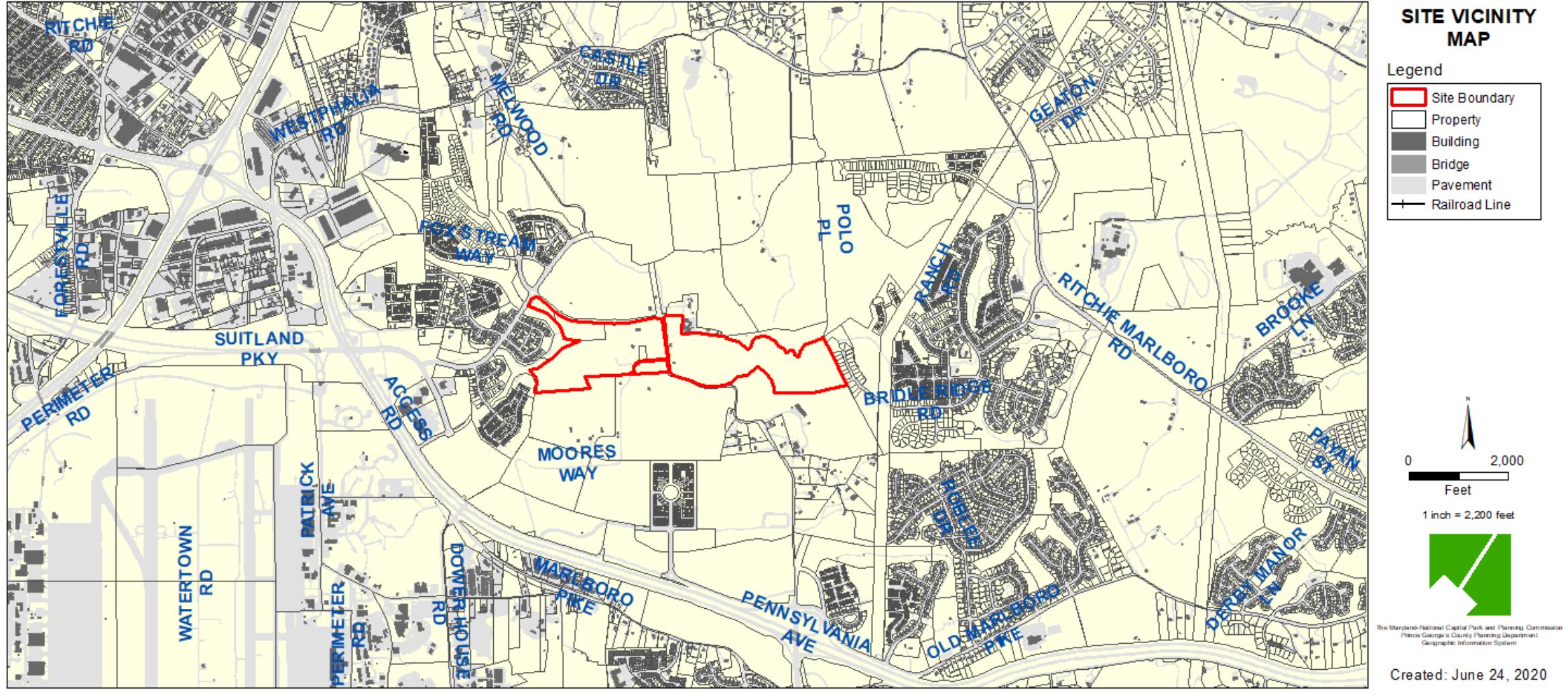
The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
Geographic Information System

Created: June 24, 2020

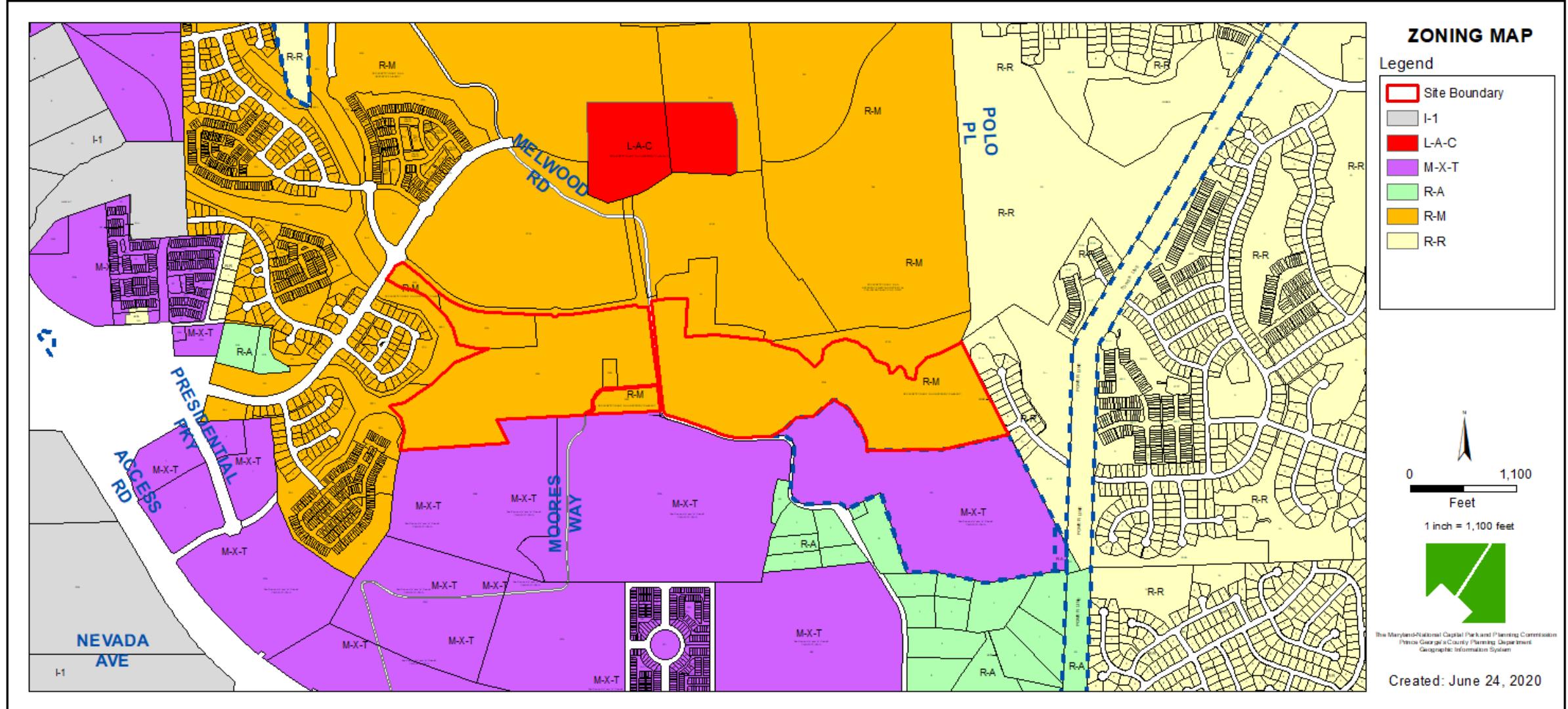
DRD

THE DEVELOPMENT REVIEW DIVISION

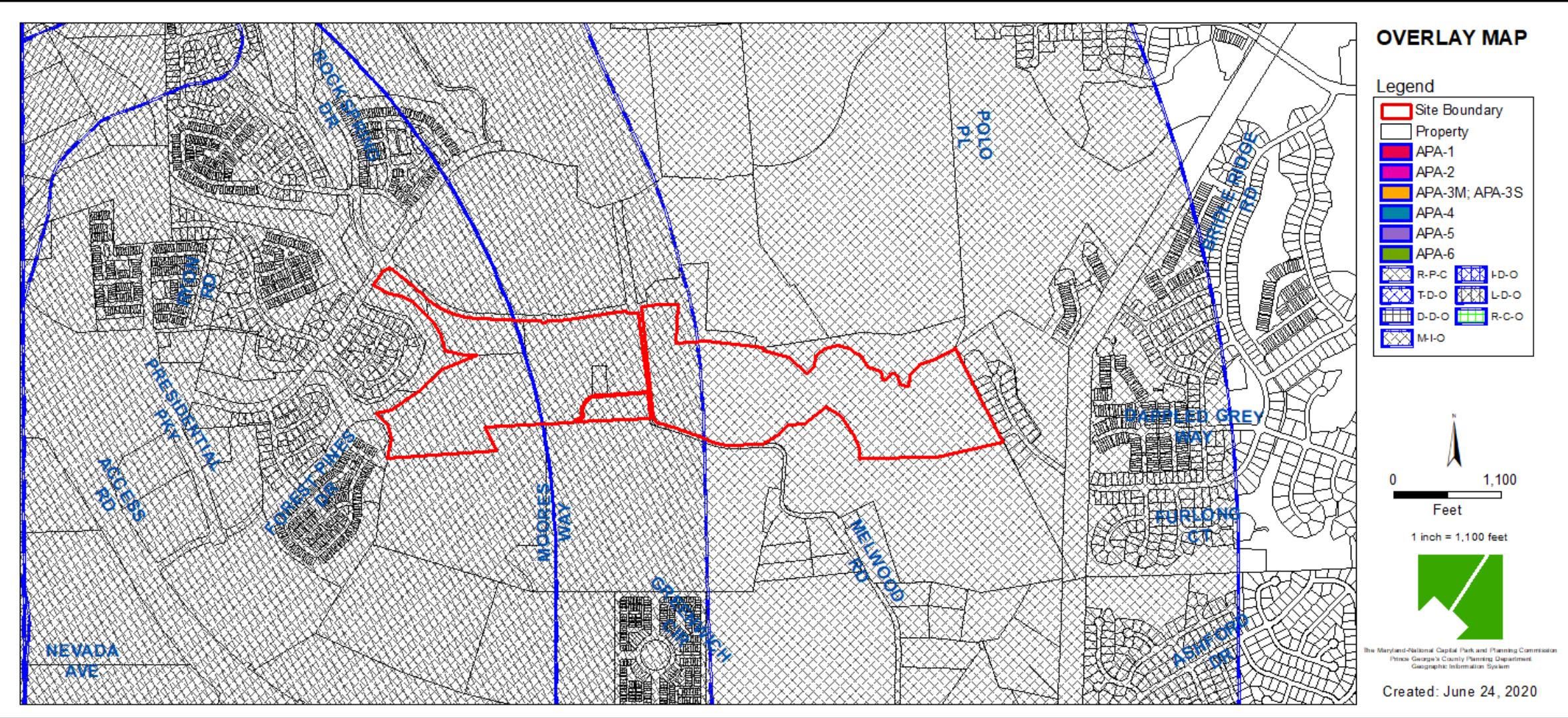
# SITE VICINITY



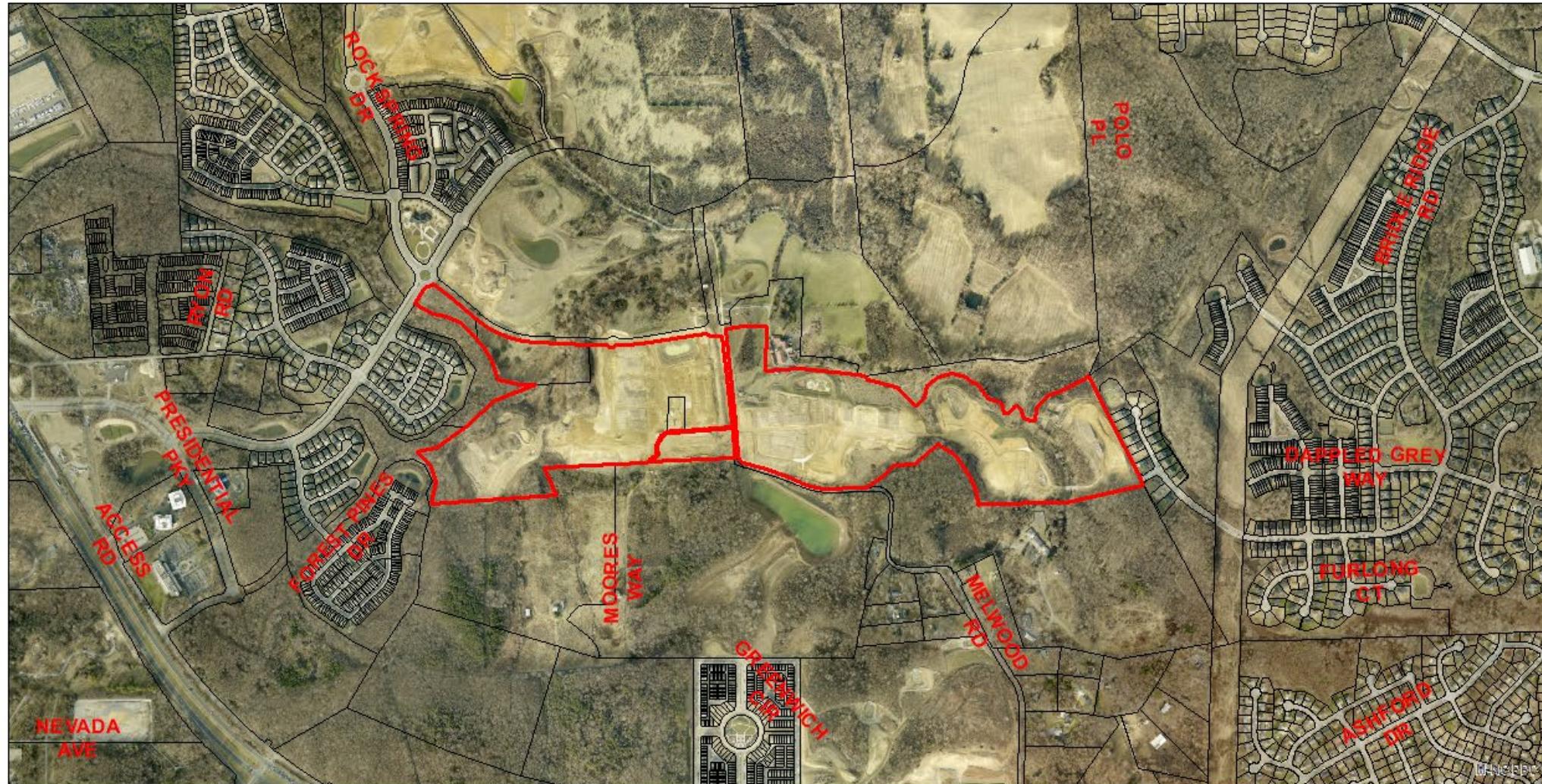
# ZONING MAP



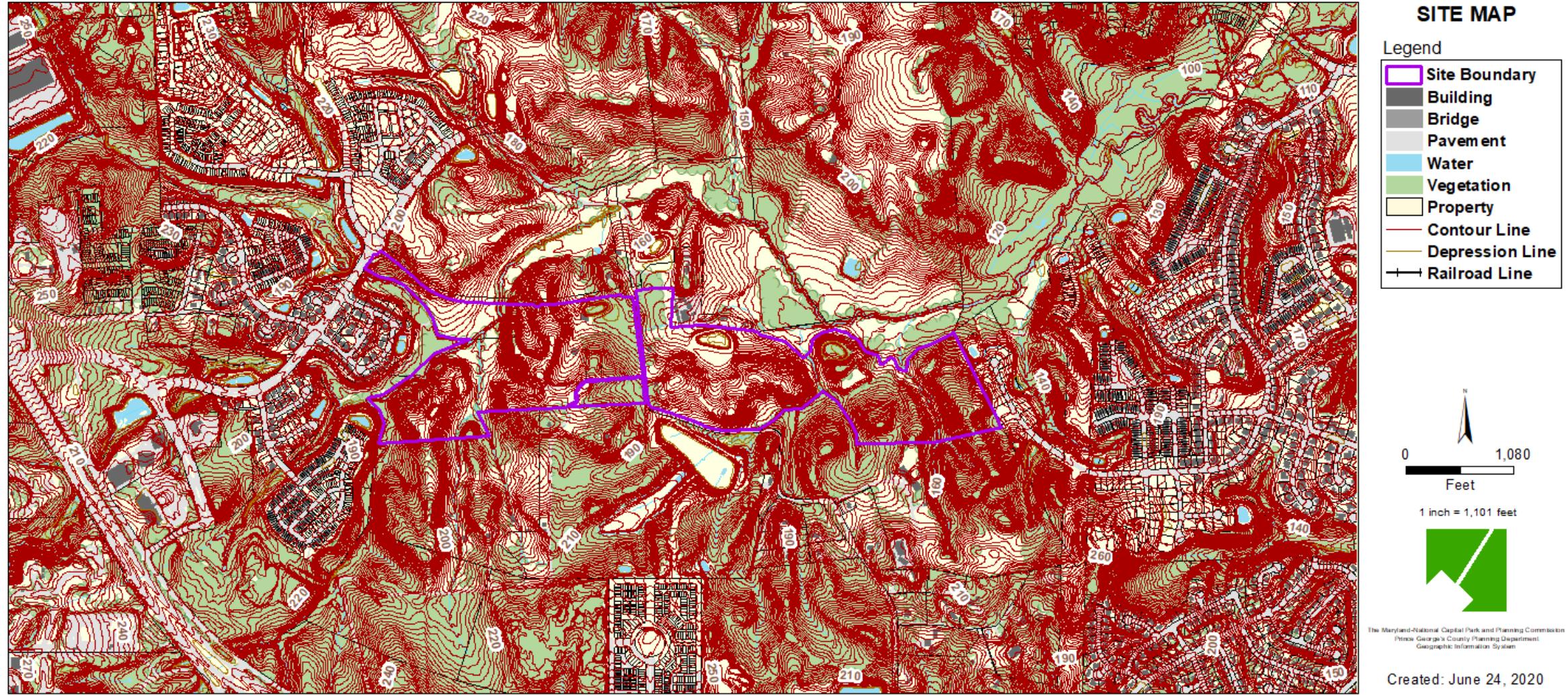
# OVERLAY MAP



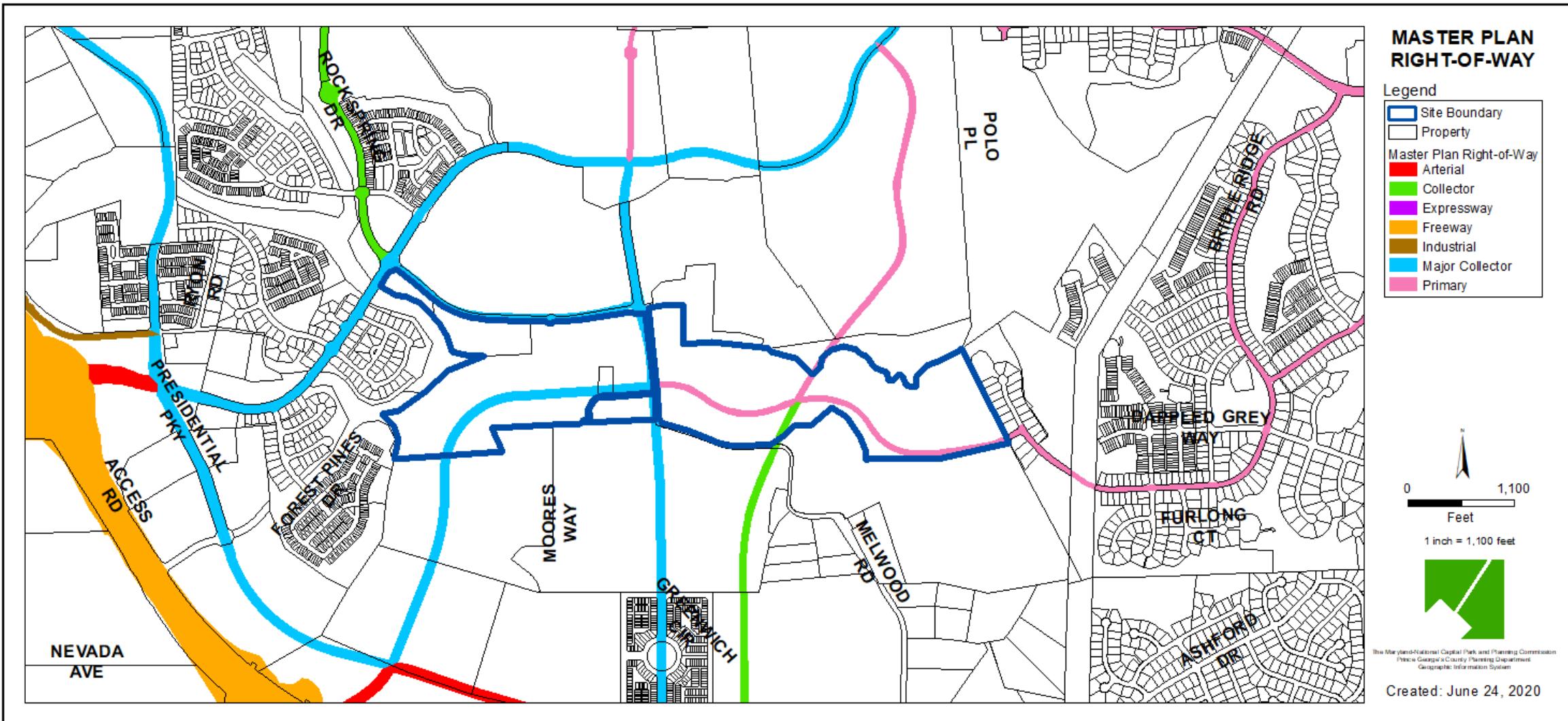
# AERIAL MAP



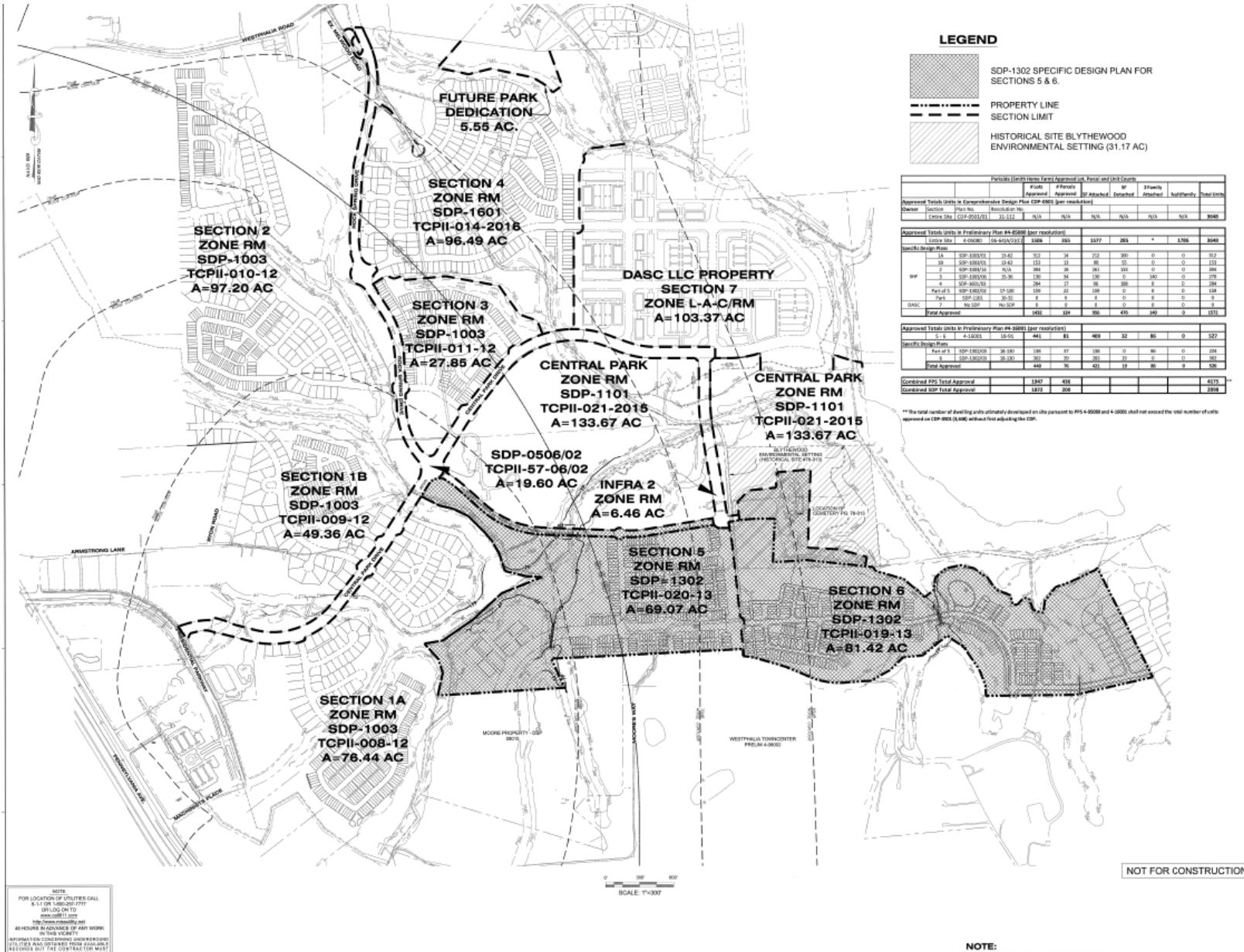
# SITE MAP



# MASTER PLAN RIGHT-OF-WAY MAP



# SITE PLAN



**SUMMARY**

**Dewberry Engineers Inc.**  
404 STERLING BOULEVARD  
SUITE 2000  
MCLEAN, VA 22101  
TEL: 703.803.2500  
FAX: 703.803.2505

**OWNER**  
SMI PROJECT OWNER, LLC  
1999 AVENUE OF THE STARS, SUITE 2800  
LOS ANGELES, CA 90067

**ATTORNEY / CONTACT**  
ROBERT ANTONETTI, JR.  
PH: 310.205.1960

**ADDITIONAL CONTACT**  
MARK KATAN  
PH: 202.342.1953

**Parksite Design Name, Farm Approved Site, Parcel and Unit Counts**

Parcel Site No.	Section No.	Parcel No.	Approved	Planned	SF Attached	Detached	Attached	Unattached	Total Units
Central Park	33-112	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3040

**Approved Total Units in Preliminary Plan #4-2008 (not revised):**

Parcel Site No.	Section No.	Parcel No.	Approved	Planned	SF Attached	Detached	Attached	Unattached	Total Units
1A	SDP-1003/01	11-42	303	34	252	300	0	0	112
1B	SDP-1003/14	N/A	184	38	281	0	0	0	388
2	SDP-1003/14	N/A	184	38	281	0	0	0	388
3	SDP-1003/05	15-30	34	34	130	0	340	0	372
4	SDP-1003/05	15-30	266	27	300	0	0	0	333
Part of 5	SDP-1302/02	17-120	139	22	159	0	8	0	158
5	SDP-1302/02	17-120	139	22	159	0	8	0	158
GAGC	7	No GAGC	0	0	0	0	0	0	0
<b>Total Approved</b>			1032	139	956	425	340	0	333

**Approved Total Units in Preliminary Plan #4-2008 (not revised):**

Parcel Site No.	Section No.	Parcel No.	Approved	Planned	SF Attached	Detached	Attached	Unattached	Total Units
5-6	4-1003	12-92	461	81	469	32	85	0	527
Part of 5	SDP-1302/02	18-180	180	37	188	0	80	0	214
5-6	4-1003	18-180	180	37	188	0	80	0	214
<b>Total Approved</b>			440	76	457	12	86	0	526

**Combined PPS Total Approval** 1032 425 956 425 340 0 333

**Combined SMI Total Approval** 1032 209 209 209

**\*\*** the total number of dwelling units ultimately developed on site pursuant to PPS 4-2008 and 4-2006 shall not exceed the total number of lots approved on CDP-2002 (3,088) without first adjusting the CDP.

**PARKSIDE**  
(FORMERLY SMITH HOME FARM)  
PRINCE GEORGES COUNTY, MARYLAND  
6TH & 15TH ELECTION DISTRICTS  
TAX MAP: W-10-GRID 14-14-15  
ADJUSTED PARCEL: PARCEL B, N-1, V-1, R-1, S-1  
2007 MAP PREFERENCE: 2008/2009/2010/2011/2012/2013



PROFESSIONAL CERTIFICATION:  
THIS DOCUMENT WAS PREPARED BY  
ROBERT ANTONETTI, JR., AS OF JULY  
1, 2020, IN THE STATE OF  
MARYLAND, DATED SEPTEMBER 1, 2020.



KEY PLAN

AS-SHOWN

REVISIONS
REV. DATE BY Description

DRAWN BY: KHD  
APPROVED BY: PBL  
DATE: MAY 21, 2020

TITLE: SDP-1302-08  
SPECIFIC DESIGN PLAN  
COMPOSITE PLAN

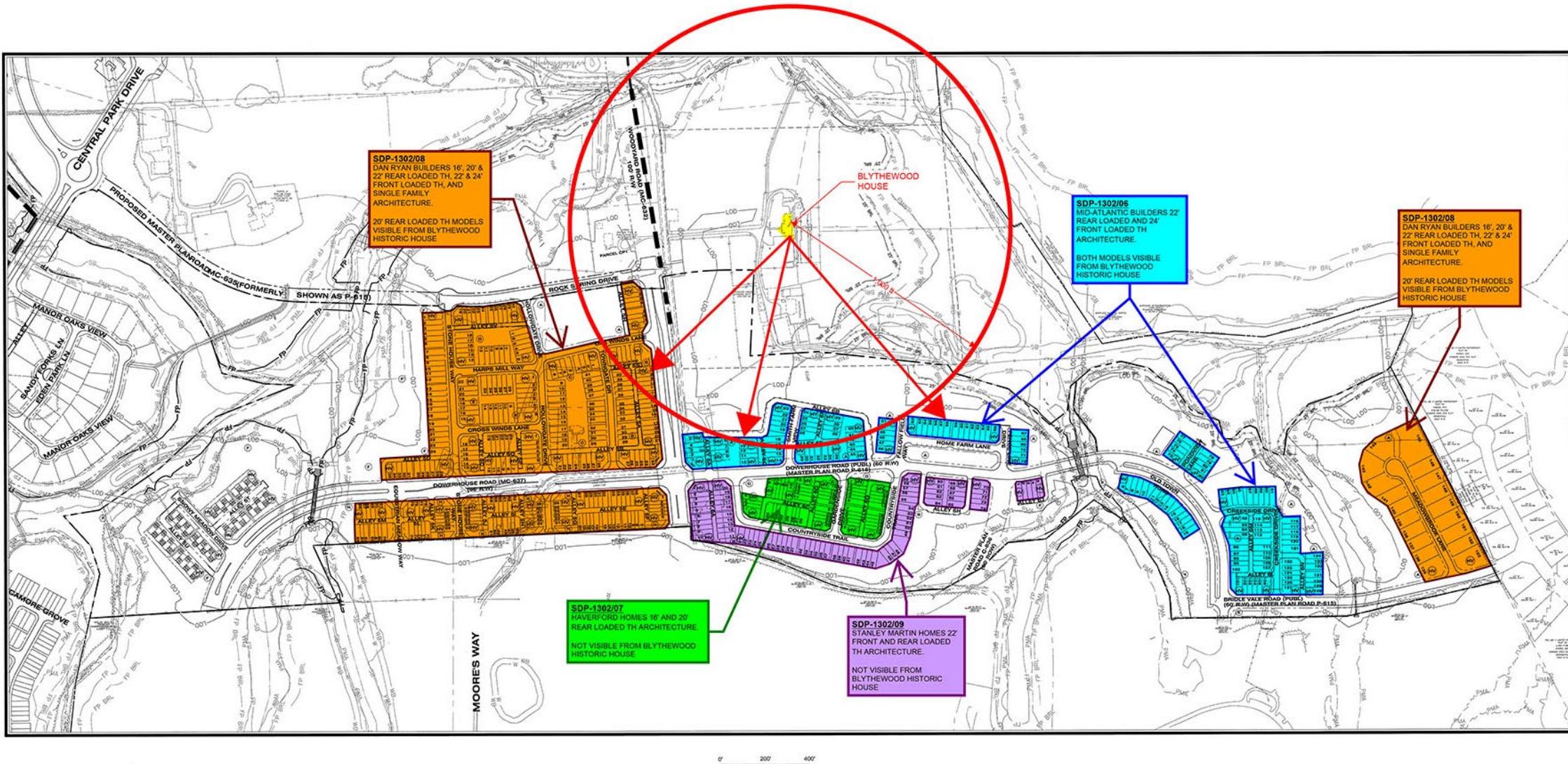
DEWBERRY JOB NO. 50038403

1A

**DRD**

THE  
DEVELOPMENT  
REVIEW  
DIVISION

# BLYTHEWOOD HOUSE VIEWSHED EXHIBIT



# ALDEN II MODEL



ELEVATION 10

ELEVATION 11

ELEVATION 9

ELEVATION 13

ELEVATION 8

ELEVATION 12

ELEVATION 14

# ASHTON II MODEL



# CAMDEN II MODEL



ELEVATION 4

ELEVATION 13

ELEVATION 9

ELEVATION 12

ELEVATION 10

ELEVATION 8

ELEVATION 11

# CASTLEROCK II MODEL



# CUMBERLAND II, MODEL



ELEVATION 6

# DAVENPORT II MODEL



# EMORY II MODEL



# GRABLE II MODEL



# HARLOW II MODEL



# MONTGOMERY II, MODEL



# NEWBURY II MODEL



ELEVATION 1

# OAKDALE II, MODEL



ELEVATION 5

# OAKTON II MODEL

