



# Memo

To: Mayor and City Council

From: Jim Chandler, Assistant City Administrator and Director, Community & Economic Development  
Taylor Robey, City Planner

Date: July 25, 2022

Re: 3325 Toledo Road – Preliminary Plan of Subdivision

Attachments: Applicant's Presentation

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The purpose of this memorandum is to provide the City Council with a summary of the preliminary plan of subdivision application for a proposed development project at 3325 Toledo Road, within University Town Center.

## **Project Summary**

- The subject property is a 2.32-acre lot located at 3325 Toledo Road adjacent to the Hyattsville Library, within University Town Center, and within the Prince George's Plaza Transit District Overlay Zone.
- The applicant, Bernstein Companies, is proposing the partial redevelopment of Garage A within the UTC area. The redevelopment will maintain half of the existing parking structure and raze the other half for a multifamily building.
- Approximately 728 parking spaces will be removed for the multifamily building containing 209 units of housing.

## **Project Location Details**

The proposed development is within University Town Center along Toledo Road in Hyattsville, Maryland. The Hyattsville Library is directly to the east. Currently the subject property includes a parking structure containing approximately 1,500 parking spaces.

The applicant indicated they will use old zoning ordinance and subdivision regulations. Prior to the new zoning ordinance taking effect, the subject property was zoned M-X-T (Mixed Use-Transportation

Oriented). The site is located within the boundaries of the 2016 Prince George’s Plaza Transit District Development Plan (TDDP), and the Transit District Overlay Zone (TDOZ).

### **Summary of Development Proposal**

The applicant is proposing a partial redevelopment of the site as shown in Exhibit A below. The half of the garage facing the Hyattsville Library will be razed for the multifamily building. The remaining half of the garage will remain intact and continue to serve as public parking. Existing traffic flow and entry and exit points to the garage will be unaffected.

Exhibit A: Proposed Development Site Plan.



The multifamily building will be seven stories and 209 units. The units will include a mix of studio, one-bedroom, and two-bedroom units. The complex will feature a large courtyard which opens to views of the new Hyattsville Library. Amenity space and pedestrian entrance the building will face on to Toledo Road.

Initial parking studies for the area indicate University Town Center's parking supply significantly exceeds parking demand. As such, it was determined that removal of half of the garage does not impact parking availability for the UTC area.

### **Planning Committee Adopted Comments**

The Hyattsville Planning Committee reviewed this proposal on July 19<sup>th</sup>, 2022 and adopted the following comments:

"The Committee is glad to see this smart reuse of the underutilized parking. The committee recognizes the increased density with help UTC and looks forward to the Detailed Site Plan."

### **Timeline**

The preliminary plan of subdivision application is pending submission. Prince George's County Planning Board hearing for this case has not yet been scheduled.

# LIBRARY APARTMENTS

## CONCEPTUAL STUDY



12 JULY 2022

- 02 SURVEY
- 03 CONCEPTUAL PLANS
- 04 CONCEPTUAL MASSING

<i>ARCHITECT:</i>	VARENHORST ARCHITECTS
<i>CIVIL ENGINEER:</i>	BOHLER ENGINEERING
<i>STRUCTURAL ENGINEER:</i>	THE HARMAN GROUP
<i>CONTRACTOR:</i>	BUCH CONSTRUCTION
<i>ZONING ATTORNEY:</i>	MCMANEE HOSEA
<i>PARKING CONSULTANT:</i>	LENHART TRAFFIC

**NOTES:**

1. THE SUBJECT PROPERTY IS PARCEL H, PRINCE GEORGE CENTER AS RECORDED IN PLAT BOOK 196 PAGE 29 AND BEING THE LANDS OF NEW TOWN PARKING, LLC A DELAWARE LIMITED LIABILITY COMPANY AS RECORDED IN LIBER 34241 FOLIO 226. ALL AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND AND HAVING A TAX MAP NUMBER OF 42 PER THE DEPARTMENT OF ASSESSMENTS.
2. AREA = 125,044 SQUARE FEET OR 2.8706 ACRES (R)  
124,949 SQUARE FEET OR 2.868 ACRES (M)
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DETERMINED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
4. APPROXIMATE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN PER PRIVATE UTILITY MARKOUT PERFORMED BY INSIGHT, LLC ON JANUARY 22, 2022 AND FIELD LOCATED WITH CONVENTIONAL FIELD SURVEY UNLESS OTHERWISE NOTED.
5. THIS FIELD SURVEY WAS PERFORMED UTILIZING THE REFERENCE MATERIAL AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS THEREON, ON JANUARY 21, 2022, BY BOHLER ENGINEERING.
6. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY; HOWEVER, NO PHYSICAL INDICATIONS OF SUCH WERE FOUND AT THE TIME OF THE FIELD INSPECTION OF THIS SITE.
7. ELEVATIONS ARE BASED ON NGVD 29 DATUM AND TIED IN TO VMATA DISC (PG 400) WITH A PUBLISHED ELEVATION OF 122.227 FEET (NGVD29).
8. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, PRINCE GEORGE'S COUNTY, MARYLAND AND INCORPORATED AREAS, PANEL 127 OF 466", COMMUNITY-PANEL NUMBER 245208, WITH A MAP EFFECTIVE DATE OF SEPTEMBER 16, 2016.
9. PARKING: 1,401 STANDARD  
36 ADA  
1,437 TOTAL SPACES
10. THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THE SURVEY AND LISTED BELOW. ENCROACHMENT IS A LEGAL CONDITION, NOT A MATTER OF SURVEY AND, AS A RESULT, THERE MAY BE OTHER POSSIBLE ENCROACHMENTS AFFECTING THE PROPERTY THAT ARE NOT LISTED.

11. CONCRETE WALL LOCATED AT THE SOUTH SIDE OF THE GARAGE BUILDING.
12. NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.
13. PROPERTY HAS DIRECT ACCESS TO TOLEDO ROAD (PUBLIC RIGHT-OF-WAY).
14. THIS SURVEY WAS PERFORMED DURING A PERIOD WHEN THE GROUND WAS SNOW COVERED. ONLY VISIBLE UTILITY STRUCTURES AND ON-SITE FEATURES HAVE BEEN LOCATED AND IDENTIFIED AS DEPICTED ON THIS SURVEY.

**REFERENCE:**  
1. WSSC WATER GIS - SEWER AS OF FEBRUARY 1, 2022.

**TITLE DESCRIPTION**

ALL OF THOSE LOTS OR PARCELS OF LAND LOCATED IN PRINCE GEORGE'S COUNTY, MARYLAND, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REAL PROPERTY IN THE CITY OF HYATTSVILLE, COUNTY OF PRINCE GEORGE'S, STATE OF MARYLAND, DESCRIBED AS FOLLOWS:

PARCEL H IN THE SUBDIVISION KNOWN AS "PARCEL H, BEING A SUBDIVISION OF PART OF PARCEL E AND OUTLOT A, PRINCE GEORGE CENTER" AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, ON MARCH 11, 2003 IN PLAT BOOK 196 AT PLAT NO. 29.

PORTION OF PARCEL A  
PRINCE GEORGE'S CENTER  
P.B. 59 PG. 11

LANDS N/F  
HYATTSVILLE OWNER LLC  
L. 46622 F. 85  
TAX MAP: 42-A1

PARCEL H  
BEING A SUBDIVISION OF  
PART OF PARCEL E AND OUTLOT A,  
PRINCE GEORGE CENTER  
P.B. 196 PG. 29

LANDS OF  
NEW TOWN PARKING, LLC  
L. 34241 F. 226  
TM. 42 G. A2  
AREA: 125,044 S.F. OR 2.8706 AC. (R)  
124,949 S.F. OR 2.868 AC. (M)

LANDS N/F  
COUNTY COMMISSIONERS OF  
PRINCE GEORGE'S COUNTY, MARYLAND  
L. 2635 F. 132  
TAX MAP: 42-B2-76

**LEGEND**

- 123 --- EXISTING CONTOUR
- x 123.45 EXISTING SPOT ELEVATION
- x TC 123.45 EXIST. TOP OF CURB ELEVATION
- x G 122.85 EXIST. GUTTER ELEVATION
- APPROX. LOC. UNDERGROUND ELEC. LINE PER PRIVATE UTILITY MARKOUT
- APPROX. LOC. UNDERGROUND WATER LINE PER PRIVATE UTILITY MARKOUT
- APPROX. LOC. UNDERGROUND STORM LINE PER PRIVATE UTILITY MARKOUT
- APPROX. LOC. UNDERGROUND TEL. LINE PER UTILITY MARKOUT
- APPROX. LOC. UNDERGROUND SEWER LINE PER REF. #1
- FIRE DEPARTMENT CONNECTION
- ELECTRIC BOX
- SANITARY MANHOLE
- STORM DRAIN MANHOLE
- SIGN
- BOLLARD
- FENCE
- AREA LIGHT
- CLEAN OUT
- PAINTED ARROWS
- DENOTES PARKING SPACE COUNT
- BENCHMARK
- TREE (SIZE AS NOTED)
- WATER VALVE
- ELECTRIC MANHOLE
- PROP. CORNER TO BE SET
- MEASURED
- RECORD

**CONSTITUTION DRIVE**  
ASPHALT PAVED PRIVATE ROADWAY  
INGRESS/EGRESS EASEMENT  
LIBER: 15923 FOLIO: 460

N86°27'34"W 56.11' (R)  
N86°24'31"W 56.21' (M)

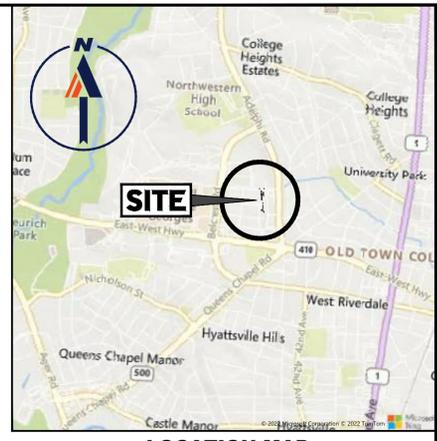
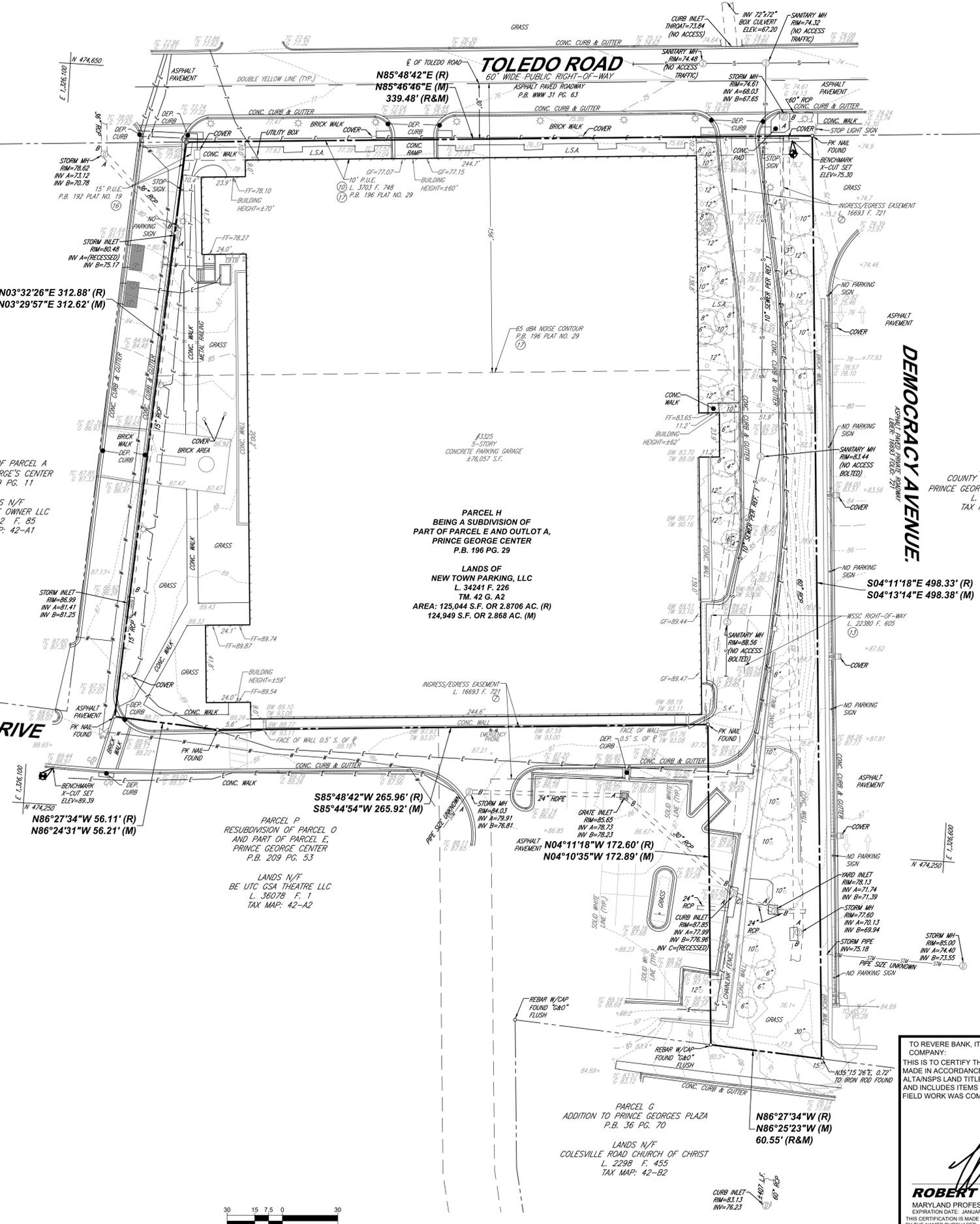
S85°48'42"W 265.96' (R)  
S85°44'54"W 265.92' (M)

N04°11'18"W 172.60' (R)  
N04°10'35"W 172.89' (M)

N86°27'34"W (R)  
N86°25'23"W (M)  
60.55' (R&M)

PARCEL G  
ADDITION TO PRINCE GEORGES PLAZA  
P.B. 36 PG. 70

LANDS N/F  
COLESVILLE ROAD CHURCH OF CHRIST  
L. 2299 F. 455  
TAX MAP: 42-B2



TITLE NOTES: SCALE: 1"=200'

1. THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-890226-MD61, WITH AN EFFECTIVE DATE OF JANUARY 02, 2018. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, PART II:
2. DECLARATION OF COVENANTS AND RESTRICTIONS DATED FEBRUARY 3, 1993, MADE BY AND BETWEEN PRINCE GEORGE CENTER, INC., A MARYLAND CORPORATION AND JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, A MASSACHUSETTS CORPORATION, AND RECORDED ON MARCH 5, 1993 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 8676, FOLIO 331; MAY AFFECT SUBJECT PROPERTY, VAGUE AND INSUFFICIENT INFORMATION IN RECORD DOCUMENT, REFERENCED STORM DRAIN, PAVING AND BIoretENTION PLAN NOT PROVIDED.
3. DECLARATION OF COVENANTS FOR STORM AND SURFACE WATER FACILITY AND SYSTEM MAINTENANCE DATED MAY 16, 2001, MADE BY AND BETWEEN PRINCE GEORGE'S CENTER II LTD PARTNERSHIP AND PRINCE GEORGE'S COUNTY, MARYLAND AND ITS SUCCESSORS AND ASSIGNS, AND RECORDED ON JULY 12, 2001 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 14815, FOLIO 613; MAY AFFECT SUBJECT PROPERTY, VAGUE AND INSUFFICIENT INFORMATION IN RECORD DOCUMENT, REFERENCED STORM DRAIN, PAVING AND BIoretENTION PLAN NOT PROVIDED.
4. DECLARATION OF EASEMENT AND COVENANT DATED DECEMBER 19, 2002, MADE BY PRINCE GEORGE CENTER II LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, AND RECORDED ON JANUARY 13, 2003 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 16693, FOLIO 721; AFFECTS SUBJECT PROPERTY, INGRESS/EGRESS EASEMENT IS SHOWN, EASEMENT BENEFITS PARCELS TO THE SOUTH WITH VEHICULAR AND PEDESTRIAN ACCESS, THE BURDEN OF THE EASEMENT SHALL RUN WITH AND BE BINDING UPON THE TITLE TO THE SUBJECT PROPERTY.
5. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR UNIVERSITY TOWN CENTER DATED OCTOBER 31, 2006, MADE BY AND AMONG PRINCE GEORGE CENTER II, LLC, A DELAWARE LIMITED LIABILITY COMPANY ET AL AND UNIVERSITY TOWN CENTER, LLC, A MARYLAND LIMITED LIABILITY COMPANY, AND RECORDED ON NOVEMBER 13, 2006 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 26401, FOLIO 132 AND SPECIAL LIMITED POWER OF ATTORNEY (VOTING PROXY) DATED DECEMBER 14, 2012, MADE BY AND AMONG PRINCE GEORGE CENTER II, LLC, A DELAWARE LIMITED LIABILITY COMPANY ET AL AND NEW TOWN PARKING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND RECORDED ON JANUARY 2, 2013 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 34241, FOLIO 226 AND FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR UNIVERSITY TOWN CENTER DATED MARCH 13, 2015, MADE BY UNIVERSITY TOWN CENTER OWNERS' ASSOCIATION, INC., A MARYLAND NONSTOCK CORPORATION, AND RECORDED ON MARCH 18, 2015 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 36786, FOLIO 540; AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.
6. DECLARATION OF EASEMENT UNIVERSITY TOWN CENTER DATED JUNE 3, 2004, MADE BY AND AMONG PRINCE GEORGE CENTER I, INC., A MARYLAND CORPORATION ET AL AND UNIVERSITY TOWN CENTER, LLC, A MARYLAND LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, AND RECORDED ON JULY 14, 2004 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 19927, FOLIO 460 AND RE-RECORDED IN LIBER 21298, FOLIO 539; AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.
7. DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS DATED FEBRUARY 18, 1999, MADE AMONG POTOMAC ELECTRIC POWER COMPANY ET AL AND RECORDED ON APRIL 2, 1999 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 3703, FOLIO 748; AFFECTS SUBJECT PROPERTY, SHOWN.
8. DEED DATED NOVEMBER 14, 1950, MADE BY AND AMONG ANITA H. ECKLES AND CHARLES E. ECKLES, HER HUSBAND ET AL AND PRINCE GEORGE'S GAS CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND RECORDED ON FEBRUARY 15, 1951 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 1326, FOLIO 253; MAY AFFECT SUBJECT PROPERTY, VAGUE AND INSUFFICIENT INFORMATION IN RECORD DOCUMENT.
9. DEED AND AGREEMENT FOR THE TRANSFER OF ON-SITE WATER AND SEWER FACILITIES DATED DECEMBER 2, 2005, MADE BY AND BETWEEN WASHINGTON SUBURBAN SANITARY COMMISSION AND PRINCE GEORGE'S CENTER II, LLC, LIMITED PARTNERSHIP, AND RECORDED ON DECEMBER 14, 2005 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 23720, FOLIO 465; DOES NOT AFFECT SUBJECT PROPERTY, EASEMENT LIES TO THE SOUTH ADJACENT TO EAST-WEST HIGHWAY.
10. RIGHT OF WAY DATED MARCH 23, 2005, MADE BY AND BETWEEN UTC PARKING I, LLC, A LIMITED COMPANY ORGANIZED UNDER THE LAWS OF THE STATE OF MARYLAND AND WASHINGTON SUBURBAN SANITARY COMMISSION, A PUBLIC CORPORATION OF THE STATE OF MARYLAND, AND RECORDED ON JUNE 30, 2005 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 22380, FOLIO 605; AFFECTS SUBJECT PROPERTY, SHOWN.
11. RIGHT OF WAY DATED JULY 15, 1970, MADE BY AND BETWEEN SPRUELL DEVELOPMENT CORPORATION AND WASHINGTON SUBURBAN SANITARY COMMISSION, A PUBLIC CORPORATION OF THE STATE OF MARYLAND, AND RECORDED ON JULY 22, 1970 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 3851, FOLIO 480 AND PARTIAL RELEASE OF RIGHT OF WAY DATED JANUARY 29, 2002, MADE BY AND BETWEEN WASHINGTON SUBURBAN SANITARY COMMISSION, A PUBLIC AGENCY OF THE STATE OF MARYLAND AND PRINCE GEORGE CENTER II LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, AND RECORDED ON JANUARY 31, 2002 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 15433, FOLIO 440; DOES NOT AFFECT SUBJECT PROPERTY, EASEMENT CREATED IN LIBER 3851 FOLIO 480 IS RELEASED IN ITS ENTIRETY ACROSS SUBJECT PARCEL IN LIBER 15433 FOLIO 442.
12. SUBJECT TO NOTES, NOTATIONS, RIGHTS OF WAY, EASEMENTS, SETBACKS, RESERVATIONS, BUILDING RESTRICTION LINES AND RESTRICTIONS AS SET FORTH UPON A PLAT ENTITLED "PARCELS C, D AND E, PRINCE GEORGE CENTER" AND RECORDED IN PLAT BOOK 163, PAGE 19; DOES NOT AFFECT SUBJECT PROPERTY, NO NEW EASEMENTS ARE CREATED WITH THIS PLAT, PROPERTY HAS SINCE BEEN RE-PLATTED IN PLAT BOOK 196 PAGE 29.
13. SUBJECT TO NOTES, NOTATIONS, RIGHTS OF WAY, EASEMENTS, SETBACKS, RESERVATIONS, BUILDING RESTRICTION LINES AND RESTRICTIONS AS SET FORTH UPON A PLAT ENTITLED "PARCELS F, G AND OUTLOT A (BEING A RESUBDIVISION OF PARCEL D) PRINCE GEORGE CENTER" AND RECORDED IN PLAT BOOK 192, PAGE 19; AFFECTS SUBJECT PROPERTY, 15' P.U.E. SHOWN.
14. SUBJECT TO NOTES, NOTATIONS, RIGHTS OF WAY, EASEMENTS, SETBACKS, RESERVATIONS, BUILDING RESTRICTION LINES AND RESTRICTIONS AS SET FORTH UPON A PLAT ENTITLED "PARCEL H, BEING A RESUBDIVISION OF PART OF PARCEL E AND OUTLOT A, PRINCE GEORGE CENTER" AND RECORDED IN PLAT BOOK 196, PAGE 29; AFFECTS SUBJECT PROPERTY, PLOTTABLE ITEMS SHOWN.
15. PARKING EASEMENT AGREEMENT - METRO II DATED OCTOBER 11, 2017, MADE BY AND BETWEEN NEW TOWN PARKING, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND 3700 EASTWEST, LLC, A MARYLAND LIMITED LIABILITY COMPANY, AND RECORDED ON OCTOBER 13, 2017 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 40112, FOLIO 368; AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.

TO REVERSE BANK, ITS SUCCESSORS AND ASSIGNS, FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALL TRANSFER LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 7(B)(1), 7(C), 8, 9, 11(B) & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 21, 2022.

**ROBERT C. HARR, JR.**  
MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587  
EXPIRATION DATE: JANUARY 18, 2023

1.15.22  
DATE

No.	REVISION	DATE
1	REVISED PER CLIENT COMMENTS & FIELD VISIT	MJM 04/13/22

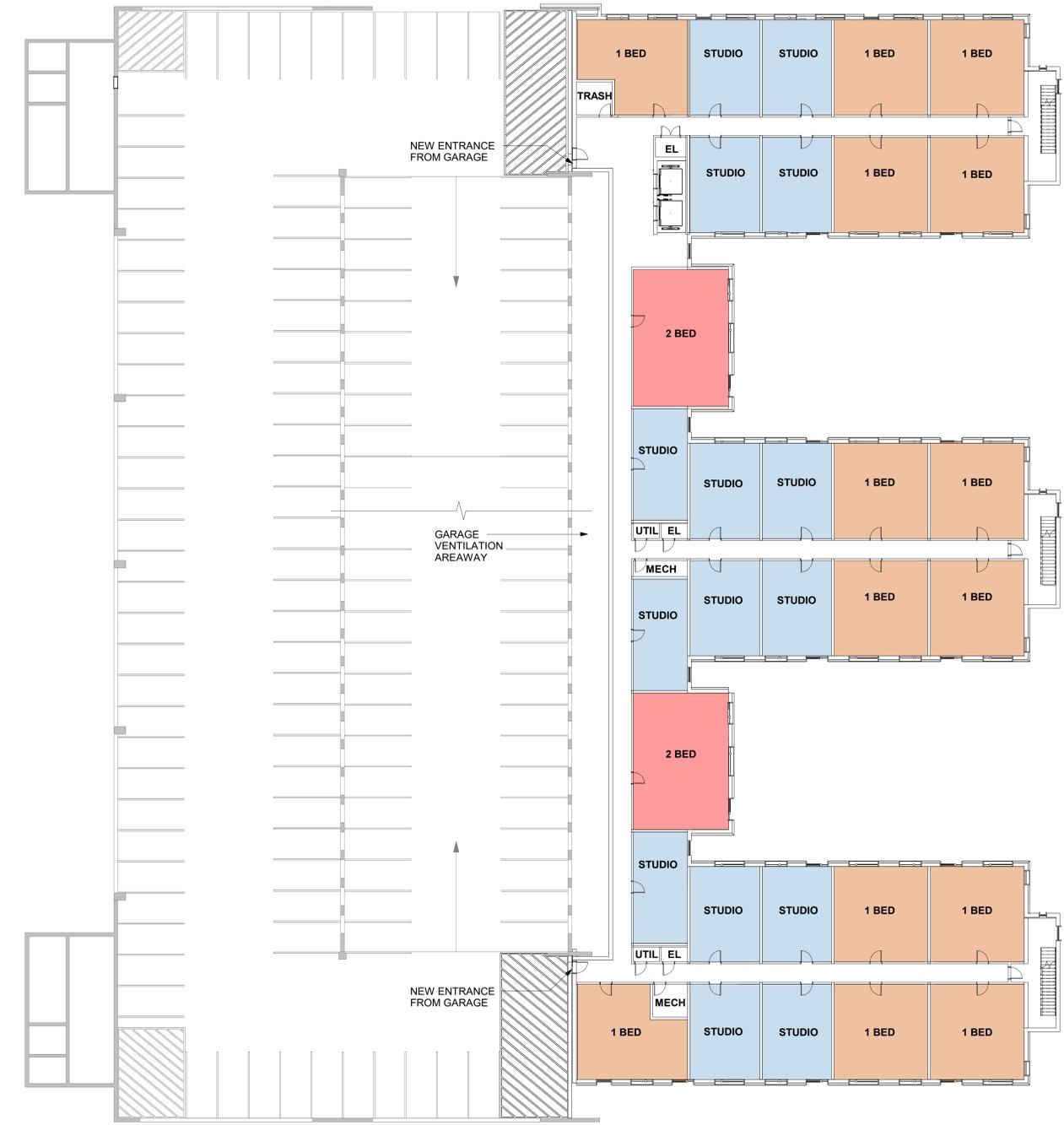
**ALTA/NSPS LAND TITLE SURVEY**

**VARENHORST TOLEDO**

3325 TOLEDO ROAD  
17TH ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

FILE NO.	12825 WORLDGATE DRIVE, SUITE 700, HERNDON, VIRGINIA 20170, 703 709 9600
DATE	02/01/22
FIELD DATE	01/21/22
CREW CHIEF	WLM/MLK
DRAWN	CT
REVIEWED	EN
APPROVED	JB
SCALE	1"=30'
DWG. NO.	1 OF 1

BOHLER ENGINEERING, INC. ALL RIGHTS RESERVED. NO PART OF THIS SURVEY OR MAP SHOULD BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING, INC.



1 LEVEL 1 FLOOR PLAN  
1/16" = 1'-0"

2 TYPICAL LEVEL 2-7  
1/16" = 1'-0"

	LEVEL 1	LEVELS 2-7	TOTAL	
STUDIO	13	15	103	49%
ONE BED	9	14	93	45%
TWO BED	1	2	13	6%
	23	31	209	



CONCEPTUAL MASSING



LIBRARY APARTMENTS

VARENHORST