

LANDY PROPERTY

- GENERAL NOTES:
- PROJECT NAME: LANDY PROPERTY
 PLAT BOOK REP211 PAGE 82; PLAT BOOK 44 PAGE 63
 SECTOR PLAN: PRINCE GEORGES PLAZA TDDP & TDOZ
 - GROSS ACREAGE: 24.00
 - EXISTING ZONING: R-20 (D.O.C.)
 - PROPOSED USE OF PROPERTY: RESIDENTIAL DEVELOPMENT OF SINGLE FAMILY ATTACHED (TOWNHOUSES)
 - EXISTING PARCELS: PHASE 1: 131
 PHASE 2: 200
 TOTAL: 331
 PROPOSED PARCELS: PHASE 1: 22
 PHASE 2: 16
 TOTAL: 38
 - PROPOSED OUTLOTS: 0
 PROPOSED OUTPARCELS: 0
 PROPOSED DWELLING UNITS: 131 (PHASE 1), 200 (PHASE 2)
 GROSS FLOOR AREA (COMMERCIAL/INDUSTRIAL ONLY)
 EXISTING: 0 SF
 PROPOSED: 0 SF
 - WSSC SHEET: 208NE03
 - TAX MAP NUMBER: 41F1 & 42A1
 - ADJACENT POLYU AREAS: N/A
 - MILITARY INSTALLATION OVERLAY ZONE (MIOZ): NO
 - WATERSEWER CATEGORY DESIGNATION:
 EXISTING: W-3 & S-3
 PROPOSED: W-3 & S-3
 - STORMWATER MANAGEMENT CONCEPT #31834-2011-00. APPROVAL DATE: 03/06/2018
 16-FOOT PUBLIC UTILITY EASEMENT ALONG ALL RIGHTS-OF-WAY EXCEPT INTERNAL ROADS.
 PILES RANGING FROM 5-10 FEET ARE PROVIDED FOR INTERNAL ROADS.
 - MANDATORY PARK DESIGNATION WILL BE MET BY BOTH ON-SITE AND OFF-SITE FACILITIES.
 - NO CEMETERIES EXIST ON OR CONTIGUOUS TO PROPERTY.
 - NO HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY.
 - APPROXIMATELY 245 LF OF STREAM IS PRESENT ON-SITE.
 THERE ARE NO WETLANDS ON-SITE.
 - 100-YEAR FLOODPLAIN ON-SITE: YES
 - SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA.
 - TOPOGRAPHY PROVIDED BY PRINCE GEORGES COUNTY GIS DATA.
 - APPLICANT: MARVIN R. BLUMBERG COMPANY
 402 KING FARM BLVD
 SUITE 125-211
 ROCKVILLE, MD 20850

- PARKING:
- PARKING REQUIRED PER THE APPROVED PRINCE GEORGES PLAZA TDDP AND TDOZ NEIGHBORHOOD EDGE (SINGLE FAMILY): 2.0 SPACES PER DWELLING UNIT (MAXIMUM)
- PARKING PROVIDED (PH 1): PARKING REQ'D (PH 2)
 131 (ON-STREET PARALLEL) 200 (20' x 100' MAXIMUM)
 PARKING REQ'D TOTAL: 692 (MAXIMUM)
- PARKING PROVIDED (PH 1):
 73 (ON-STREET PARALLEL)
 96 (ONE PER GARAGE OF REAR LOADED UNIT)
 70 (TWO PER GARAGE OF FRONT LOADED UNIT)
 TOTAL: 239
- PARKING PROVIDED (PH 2):
 31 (ON-STREET PARALLEL @ 7'X22')
 80 (ON-STREET PARALLEL @ 7'X20')
 9 (ON-STREET NON PARALLEL)
 196 (ONE PER GARAGE OF REAR LOADED UNIT)
 5 (ONE PER GARAGE OF FRONT LOADED UNIT)
 TOTAL: 316

- BLDG. HT. = 38'
 3 STORY W/ LOFT
 2,085 SQ.FT.
- *OPTIONAL 2-CAR TANDUM GARAGE
- | | | |
|-------------------------------------|-------------------------------|-------------------------------------|
| 1 CAR GAR.
HUGO ELA,B,C,D
FF= | 1 CAR GAR.
HUGO ELE
FF= | 1 CAR GAR.
HUGO ELA,B,C,D
FF= |
|-------------------------------------|-------------------------------|-------------------------------------|
- BLDG. HT. = 38'
 3 STORY W/ LOFT
 2,631 SQ.FT.
- | | | | |
|---|---|--|--|
| 2 CAR GAR.
LOUISA ELA,B,E,F,G,
H,I,J,K,L
FF= | 2 CAR GAR.
LOUISA ELA,B,C,D,E
FF= | 2 CAR GAR.
JENKINS ELA,B,C,D,E
FF= | 2 CAR GAR.
JENKINS ELA,B,C,D,E
FF= |
|---|---|--|--|

- ADDITIONAL ARCHITECTURAL NOTES:
- A MINIMUM OF 50 PERCENT OF THE DWELLING UNITS SHALL HAVE FRONT DOORWAY WINNINGS/CANOPES.
 - A MINIMUM OF 25 PERCENT OF THE DWELLING UNITS SHALL HAVE FOURTH-FLOOR ADDITIONS OR ROOF DECKS.
 - ALL HIGHLY VISIBLE, SINGLE-FAMILY ATTACHED (TOWNHOUSE) END WALLS SHALL HAVE, AT A MINIMUM, THE FIRST FLOOR FINISHED WITH BRICK OR OTHER MASONRY, WITH THREE ARCHITECTURAL FEATURES IN A BALANCED AND HARMONIOUS COMPOSITION. WHERE A BRICK OR MASONRY END WALL IS REQUIRED, THE FRONT FACADE SHALL ALSO BE BRICK OR OTHER MASONRY.
 - NO TWO END UNITS THAT ARE ADJACENT TO, AND ACROSS THE STREET DIRECTLY FACING EACH OTHER, SHALL USE THE SAME MODEL.

Front Facade (West Side)	Front Facade (East Side)	South Facade (East Side)	South Facade (West Side)
131	132	200	201
133	134	202	203
135	136	204	205
137	138	206	207
139	140	208	209
141	142	210	211
143	144	212	213
145	146	214	215
147	148	216	217
149	150	218	219
151	152	220	221
153	154	222	223
155	156	224	225
157	158	226	227
159	160	228	229
161	162	230	231
163	164	232	233
165	166	234	235
167	168	236	237
169	170	238	239
171	172	240	241
173	174	242	243
175	176	244	245
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181	182	250	251
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205	206	274	275
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241	242	310	311
243	244	312	313
245	246	314	315
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541	542	610	611
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623	624	692	693
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693	694	762	763
695	696	764</	

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CERTIFICATE OF APPROVAL
LANDY PROPERTY UMBRELLA ARCHITECTURE
 DSP-19020

The resolution for this Detailed Site Plan was approved on May 28, 2021 by the Prince George's County Planning Board, in accordance with Subtitle 27, Part 3, Division 1 of the Prince George's County Code. The official decision of this case is embodied in Prince George's County Planning Board Resolution No. 2020-04, which contains the conditions listed below.

1. Prior to certification of this detailed site plan (DSP), the following revisions shall be made, or information be provided on the plans:
 - a. Provide single-family attached model unit tracking sheets on the DSP set to track from liquid materials from driveway, awnings/canopies, and fourth-floor additions or roof decks.
 - b. Provide the following notes on the site plans (Complete Sheet):
 - "A minimum of 50 percent of the dwelling units shall have front driveway awnings/canopies."
 - "A minimum of 25 percent of the dwelling units shall have fourth-floor additions or roof decks."
 - "All highly visible, single-family attached (townhouses) end walls shall have, at a minimum, the first floor finished with brick, or other masonry, with three architectural features in a balanced and harmonious composition. Where a brick or masonry end wall is required, the front facade shall also be brick or other masonry."
 - "No two end units that are adjacent to, and across the street directly facing each other, shall use the same model."
 - c. Provide full brick (up to the peak) on the sides of Units 3, 4, and 14; and one level of brick on the sides of Units 1, 15, 22, 23, 29, 33, 34, 39, 101, 124, and 131.

This approval includes:
 1 Cover Sheet
 1 Approval Sheet
 4 Detailed Site Plans
 6 Landscape Plans
 42 Architectural Elevations and Perspective Sheets

Any departures from this plan shall be resubmitted to the Planning Board for approval.
 This Detailed Site Plan is valid for 6 years, until May 28, 2026, or as provided for in Section 27-541.01 of the Prince George's County Zoning Ordinance.

Page 1 of 2

CERTIFIED ON: 07/22/21 BY AUTHORITY OF:
 The Prince George's County Planning Board
 Jiri Kosack
 Digitally signed by Jiri Kosack
 DN: cn=Jiri Kosack, o=Soltesz, ou=Soltesz, email=jkosack@soltesz.com, c=US
 Date: 2021.07.22 10:15:46 -0400
 Jiri Kosack, Supervisor, Urban Design Section
 Development Review Division



SOLTESZ, LLC
 Engineering
 Surveying
 Planning
 Environmental Sciences

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 Lanham, MD 20706
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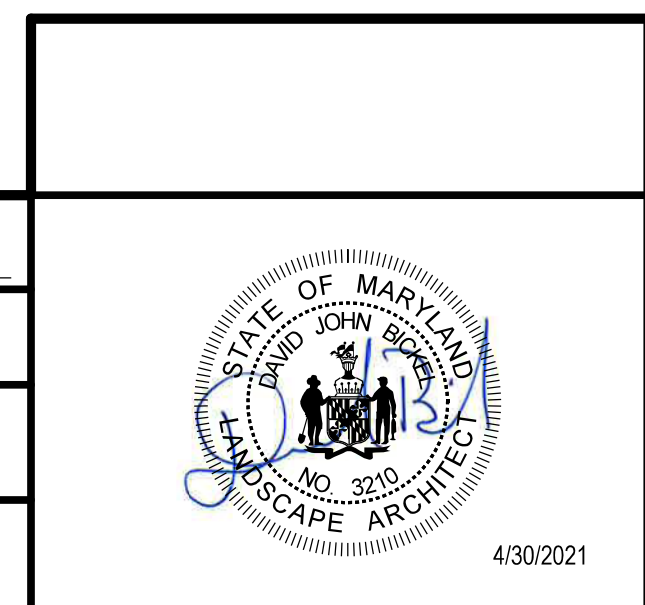
NO.	DATE	REVISIONS	BY	DATE

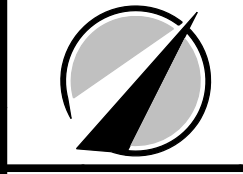
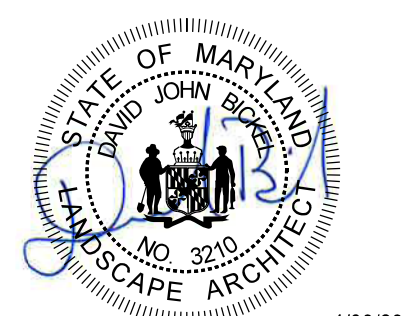
DATE: DECEMBER 2020 CAD STANDARDS VERSION: V8 - 2009
 DESIGNED: GAM TECHNICIAN: GAM CHECKED: DJB

MISS UTILITY NOTE
 INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITIES OR SOMINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 781-922-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT
 MARVIN R. BLUMBERG COMPANY
 402 KING FARM BLVD
 SUITE 125-211
 ROCKVILLE, MD 20850
 301.531.5877
 CONTACT: SETH BLUMBERG

MAP: 5409	GRID: 5G
TAX MAP: 43/F1	ZONING CATEGORY: R-20
42/A1	
WBSG 20P SHEET	
20BNE03	
SITE DATUM	
HORIZONTAL: _____	
VERTICAL: _____	



APPROVALS		 1" = N/A
		DETAILED SITE PLAN. DSP-19020-01 LANDY PROPERTY
CHILLUM (17th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND		SHEET 2 OF 6 PROJECT NO. 1866-00-00

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N/F
CONTEE COMPANY
L.2441 F.247, et al.

PARCEL "D"
AMERICANA PLAZA
PB.WWW 35 P.NO.59

ZONING: R-18

405,959 sq.ft.
or 9.3195 ac.



SCALE: 1" = 30'

BOARD OF EDUCAT
L. 1080 F. 135

SHEET 3
SHEET 4

SHEET 4
SHEET 5

PARCEL JJ
0.18 AC

PARCEL I
0.11 AC

PARCEL BB
0.04 AC

PARCEL CC
0.38 AC

PARCEL DD
0.09 AC

PARCEL W
0.44 AC



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www.soltesz.com

NO.	DATE	REVISIONS	BY	DATE
1	DECEMBER 2020	CAD STANDARDS VERSION: V8 - 2008	GAM	
DESIGNED:	GAM	TECHNICIAN:	GAM	
CHECKED:	DJB			

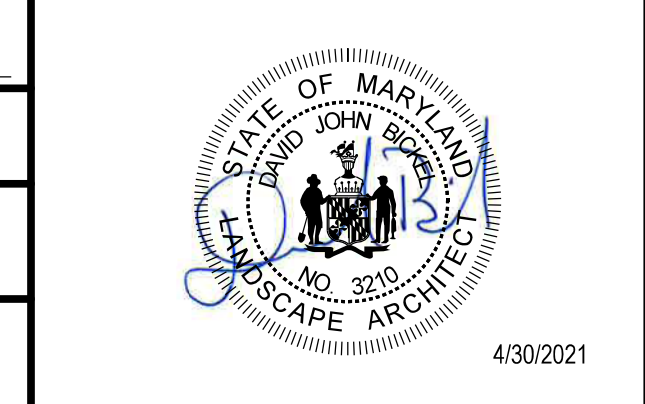
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42/A1	
WBC 20P SHEET	
20BNE03	
SITE DATUM	
HORIZONTAL:	
VERTICAL:	



PLAN VIEW

DETAILED SITE PLAN. DSP-19020-01

LANDY PROPERTY

CHILLUM (17th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

4/30/2021

SHEET 4 OF 6

PROJECT NO. 1866-00-00

PROJECT NO. 1866-00-00

