

LANDY PROPERTY

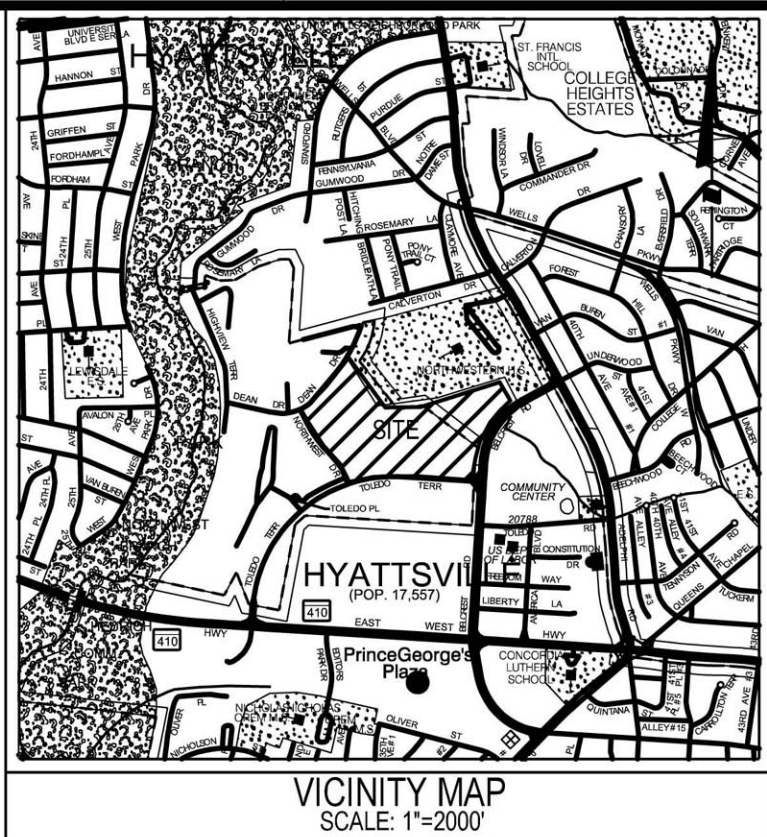
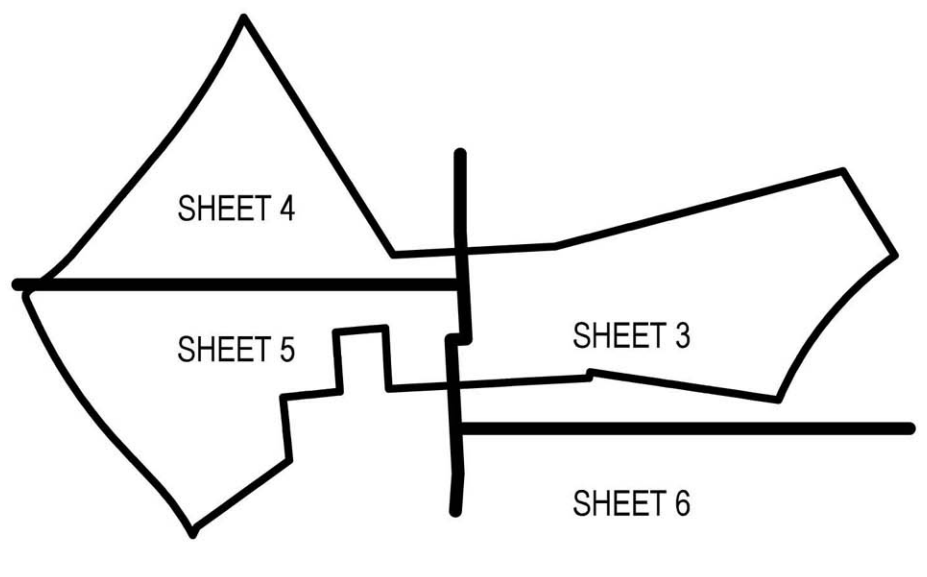
- GENERAL NOTES:**
- PROJECT NAME: LANDY PROPERTY
REP 211-80 PLAT BOOK WWW 44 PLAT NO. 83
SECTOR PLAN: PRINCE GEORGE'S PLAZA TDDP & TDOZ
GROSS ACREAGE: 24.80
EXISTING ZONING: R-20 (D.O.Z.)
 - PROPOSED USE OF PROPERTY: RESIDENTIAL DEVELOPMENT OF SINGLE FAMILY ATTACHED (TOWNHOUSES)
 - EXISTING PARCELS A
PROPOSED LOTS:
PHASE 1: 131
PHASE 2: 200
TOTAL: 331
PHASE 1: 22
PHASE 2: 21
TOTAL: 43
 - 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: GRD 41F1 & 42A1
 - AVIATION PLAZA AREA: N/A
 - MILITARY INSTALLATION OVERLAY ZONE (MOOZ): NO
 - WATERSEWER CATEGORY DESIGNATION:
EXISTING: W-3 & S-3
PROPOSED: W-3 & S-3
 - STORMWATER MANAGEMENT CONCEPT #1834-2017-00. APPROVAL DATE: 03/06/2018
15-FOOT PUBLIC UTILITY EASEMENT ALONG ALL RIGHTS-OF-WAY EXCEPT INTERNAL ROADS.
PILES HANGING FROM 5-10 FEET ARE PROVIDED FOR INTERNAL ROADS.
 - MANDATORY PARK DEDICATION 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 WEIRLANDS ON-SITE.
 - 100-YEAR FLOODPLAIN ON-SITE: YES
 - SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA.
 - TOPOGRAPHY PROVIDED BY PRINCE GEORGE'S 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 GEORGE'S PLAZA TDDP AND TDOZ: NEIGHBORHOOD EDGE (SINGLE FAMILY), 2.0 SPACES PER DWELLING UNIT (MAXIMUM)
- PARKING REQ'D (PH 1): 131 (ON-STREET PARALLEL) 131 (ON-STREET PARALLEL) 200 (2-100 MAXIMUM) 200 (2-100 MAXIMUM)
PARKING REQ'D TOTAL: 692 (MAXIMUM)
- PARKING PROVIDED (PH 1): 73 (ON-STREET PARALLEL) 95 (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 @ 7/22') 80 (ON-STREET PARALLEL @ 7/22') 9 (ON-STREET NON PARALLEL) 195 (ONE PER GARAGE OF REAR LOADED UNIT) 5 (ONE PER GARAGE OF FRONT LOADED UNIT)
TOTAL: 315

- OPTIONAL 2-CAR TANDUM GARAGE**
- | | | |
|----------------|-------------|----------------|
| 1 CAR GAR.™ | 1 CAR GAR.™ | 1 CAR GAR.™ |
| HUGO ELA,B,C,D | HUGO ELE | HUGO ELA,B,C,D |
| FF= | FF= | FF= |
- BLDG. HT. = 38'**
3 STORY W/ LOFT
2,085 SQ.FT.
- BLDG. HT. = 38'**
3 STORY W/ LOFT
2,631 SQ.FT.
- | | | | |
|------------------------------|--------------------|---------------------|---------------------|
| 22.0' | 22.0' | 2 CAR GAR.™ | 2 CAR GAR.™ |
| LOUISA ELA,B,E,F,G,H,I,J,K,L | LOUISA ELA,B,C,D,E | JENKINS ELA,B,C,D,E | JENKINS ELA,B,C,D,E |
| FF= | FF= | FF= | FF= |

- ADDITIONAL ARCHITECTURAL NOTES:**
- A MINIMUM OF 50 PERCENT OF THE DWELLING UNITS SHALL HAVE FRONT DOORWAY WININGS/CANopies.
 - 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.

Lot #	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
131	131	131	131	131
132	132	132	132	132
133	133	133	133	133
134	134	134	134	134
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201	201	201	201	201



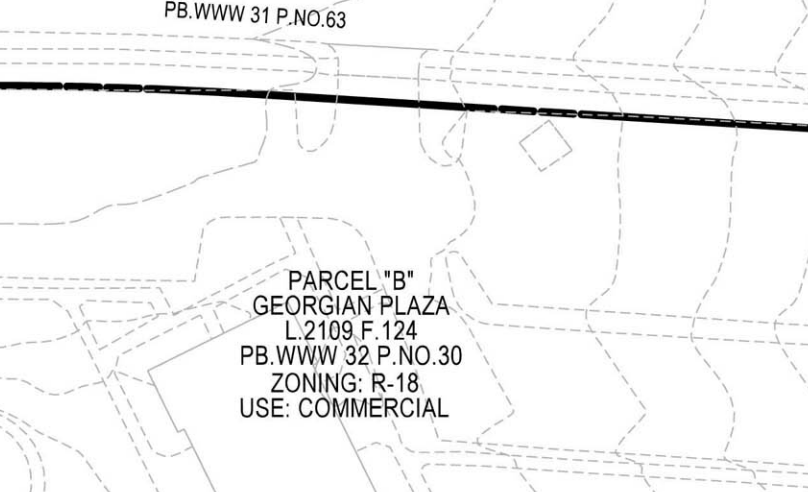
- MISS UTILITY NOTE**
- INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY ENGINE TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-251-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHOEVER 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
301.531.5477
CONTACT: SETH BLUMBERG

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

MAP	TAX MAP	GRID	ZONING CATEGORY
5409	431F1 42A1	5G	R-20
208NE03			
SITE DATUM			
HORIZONTAL:			
VERTICAL:			



COVER SHEET

DETAILED SITE PLAN. DSP-19020-01

LANDY PROPERTY

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

SHEET	OF	PROJECT NO.
1	6	1866-00-00

SOLTESZ, LLC

Engineering
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Planning
Environmental Sciences

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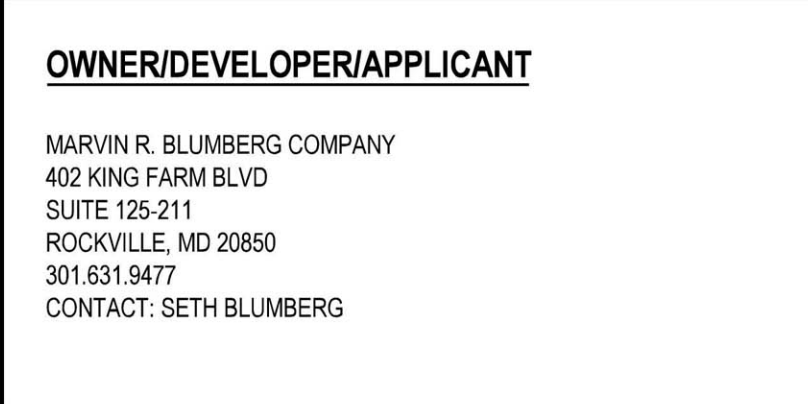
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