

PARKING TABULATION COMMUNITY CENTER:
PROPOSED FACILITIES: COMMUNITY CENTER (MEETING ROOM, RESTROOMS, OFFICE, EATING AREA, AND KITCHEN), SWIMMING POOL, BOCCIE, TENNIS COURTS, PLAYSPACE, PICNIC.
REQUIRED PARKING:
A. POOL: USE AND OCCUPANCY PERMIT 3994-82-CGU = 80 OCCUPANTS
REFER TO CERTIFICATE ON THIS PAGE: (1 P.S. per 7 legal occupants)
 (original plan DSP81010)
Total Parking Required for Pool

B. TENNIS COURTS:
 3 Tennis Courts @ 4 P.S. per court
Total Parking Required:

C. COMMUNITY CENTER: (includes addition)
 Office: 221 SF - 1 space per 250 SF 1-Space
 Assembly: 821 SF - Less than 10,000 SF - NONE 0
 Eating and Drinking Area (no alcohol) 1 per 3seats
 total seats 30 - Parking 10-Spaces
Total Parking Required:

D. PICNIC AREA- 1 SPACE PER TABLE
 6 picnic Tables 6-Spaces
Total Parking Required:

SUB-TOTAL:
REQUIRED HANDICAP PARKING SPACES : 3 SPACES
REQUIRED LOADING SPACES: 0
COMMUNITY CENTER TOTAL: INCLUDING 4 HANDICAPPED

Regular Space	9.5' x 19'	42
Compact Space	8' x 16.5'	29
Handicapped Space	2 Van 2 Regular	4

COMMUNITY CENTER TOTAL PROVIDED: 75 SPACES
Spaces provided above minimum 24 SPACES

SITE NOTES:
 1. AREA OF WORK: 1.2 ACRES OR 52,272 SQUARE FEET
 2. LIMIT OF DISTURBANCE : 1.05 ACRES OR 45,750 SF

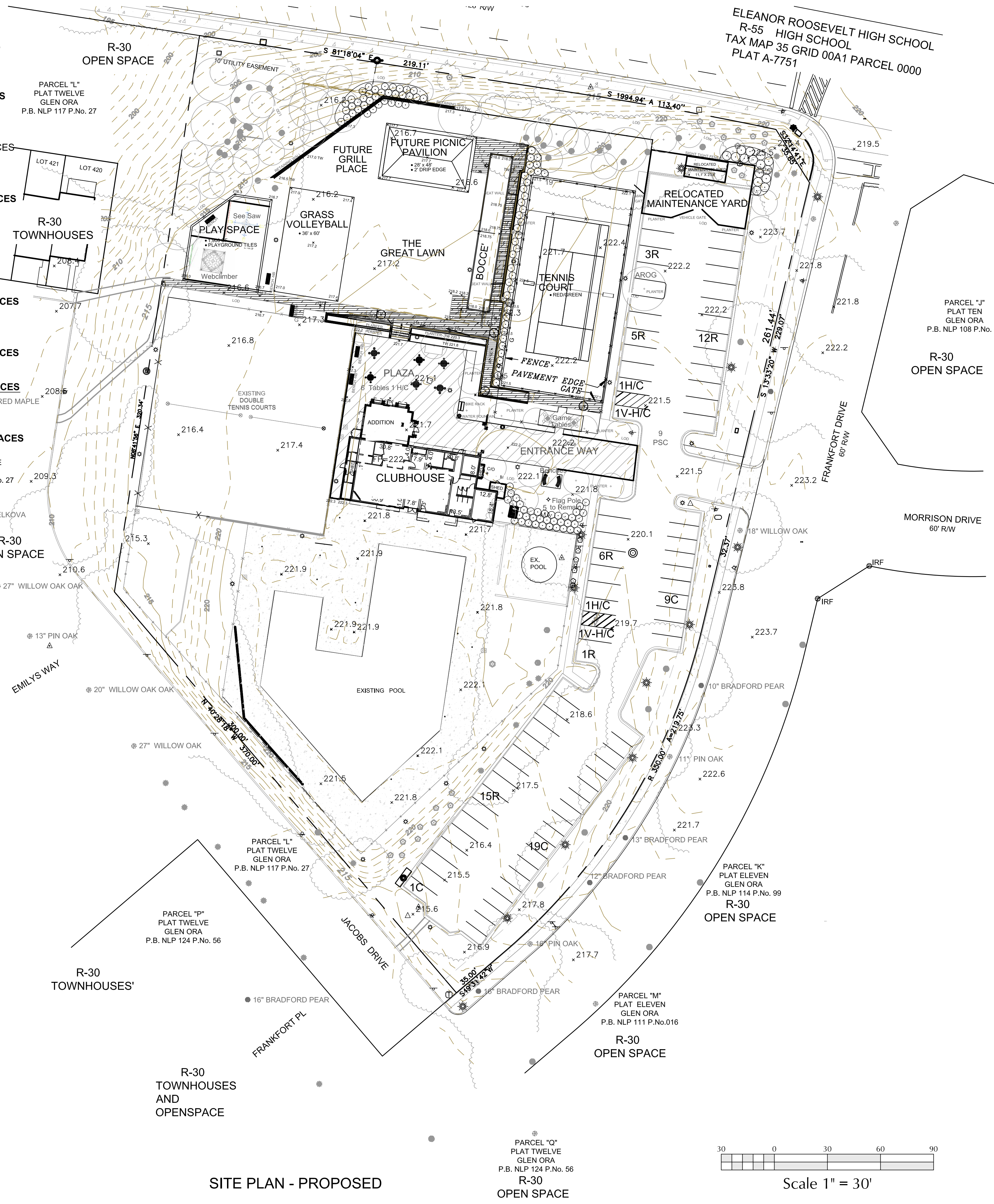
LEGEND

- | | |
|---------------------|-----------------------|
| ● IRON PIPE FOUND | ○ IRON PIPE SET |
| ⊙ LIGHT POLE | ⊙ WATER VALVE |
| ⊕ FIRE HYDRANT | ⊕ GAS METER |
| ⊕ SIGN | ⊕ POWER POLE |
| ⊕ CLEAN OUT | ⊕ STORM DRAIN MANHOLE |
| ⊕ CONCRETE | ⊕ SEWER MANHOLE |
| ⊕ CURB & GUTTER | ⊕ BOLLARD POSTS |
| ⊕ MAIL BOX | ⊕ HANDICAP PARKING |
| ⊕ BROAD LEAF TREE | ⊕ TELEPHONE MANHOLE |
| ⊕ BROAD LEAF BUSH | ⊕ WATER METER |
| ○ ROAD SIGN | ⊕ WATER MANHOLE |
| △ GUY WIRE | ⊕ DROP INLET (D.I.) |
| ■ YARD INLET (Y.I.) | — WOOD FENCE |
| — OVERHEAD ELECTRIC | — METAL WIRE FENCE |
| — UNDERGROUND GAS | |

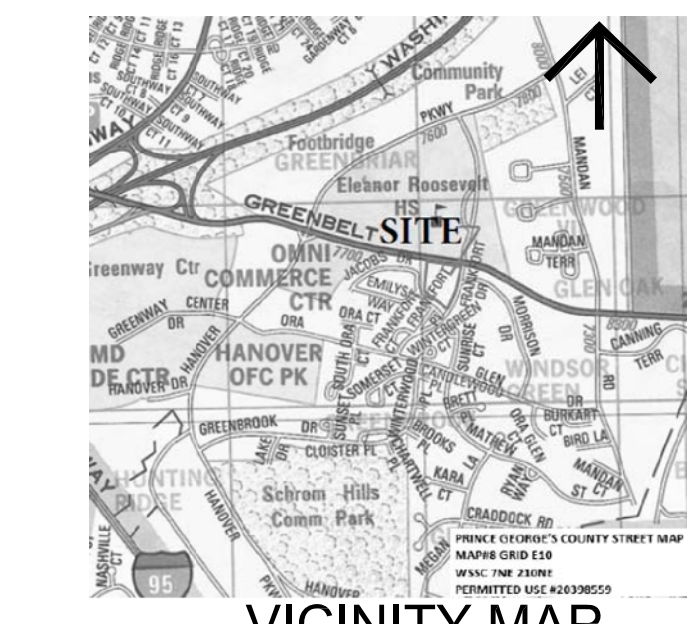
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-30
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	35-A-1
Administrative	WSSC Grid (Sheet 20)	210 NE07
Administrative	Planning Area (Plan Area)	Subdivision 2.4.67
Administrative	Election District (ED)	21 St. Bevens
Administrative	Councilmanic District (CD)	4
Administrative	General Plan 2002 Tier 1 (Use)	Developed
Administrative	Traffic Analysis Zone (COG)	1185
Administrative	Traffic Analysis Zone (PG)	2343

CONTRACTOR MUST FIELD VERIFY LOCATION OF PROPERTY LINES AND UTILITIES. CONTRACTOR RESPONSIBLE FOR INFORMING WINDSOR GREEN HOMEOWNERS ASSOCIATION PROJECT MANAGER, OF ANY CONFLICTS FROM PLAN TO SITE PRIOR TO THE START OF WORK.

MISS UTILITY:
 CALL "MISS UTILITY" 1-800-257-7777 FOR UTILITY LOCATION AT LEAST 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE UTILITIES LOCATED BY UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE PRINCE GEORGE'S COUNTY CODE.

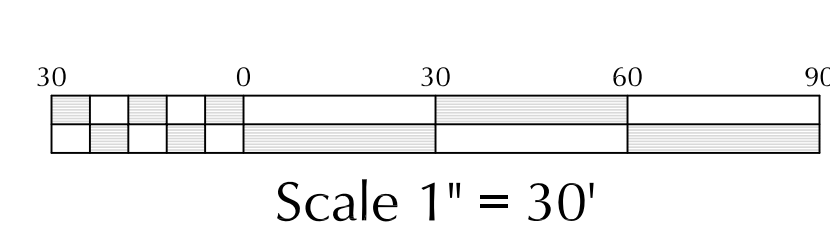
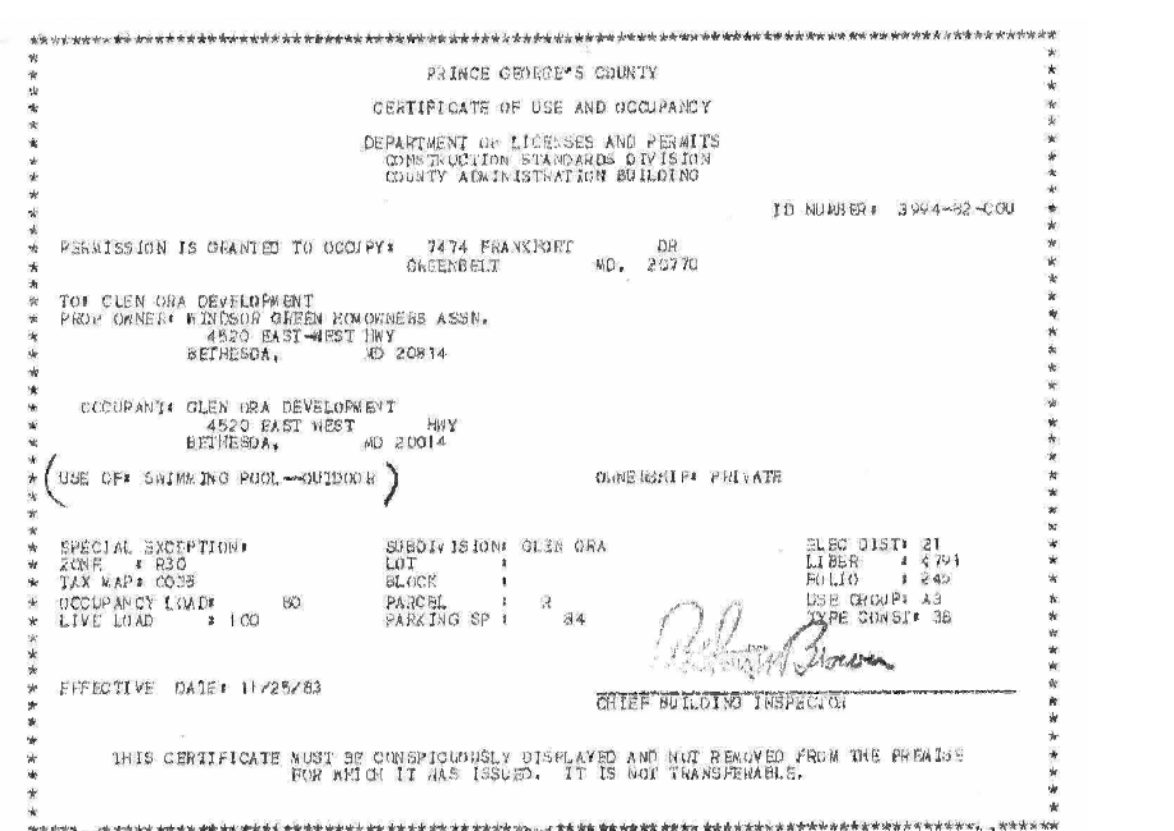


ELEANOR ROOSEVELT HIGH SCHOOL
 R-55 HIGH SCHOOL
 TAX MAP 35 GRID 00A1 PARCEL 0000
 PLAT A-7751



VICINITY MAP
 NOT TO SCALE
 UPPER NORTHEAST BRANCH (ANACOSTIA) RIVER WATERSHED 021402050822
 WATER SHED CODE 0822

- GENERAL NOTES:**
- GLEN ORA PARCEL "R" - (WINDSOR GREEN COMMUNITY CENTER)
 7474 FRANKFORT DRIVE, GREENBELT, MARYLAND 20770
 - TOTAL ACERAGE: 3.3235 (144,770 SF) R-30
 - EXISTING ZONING: R-30
 - PROPOSED USE: COMMUNITY CENTER
 EXISTING USE: COMMUNITY CENTER
 - NUMBER OF PARCELS: 1
 PARCEL: R
 LIBER: 05936 FOLIO: 660
 - GROSS FLOOR AREA: Commercial
 Existing: 2,850 SF
 Proposed: 3,698 SF
 - 200 - FOOT MAP REFERENCE NUMBER: 210NE07
 - TAX MAP NUMBER: 35 GRID A2
 - AVIATION POLICY AREA NUMBER AND AIRPORT NAME/MIOZ:
 - EXISTING WATER AND SEWER DESIGNATION: W-3
 - PROPOSED WATER AND SEWER DESIGNATION: W-3
 - STORMWATER MANAGEMENT CONCEPT PLAN NUMBER: Pending
 - MANDATORY PARK DEDICATION: NOT APPLICABLE
 - 10- FOOT PUBLIC UTILITY EASEMENT ALL RIGHTS OF WAY
 10' UTILITY EASEMENTS RECORDED FOR FRANKFORT ALL STREETS
 - CEMETARIES ON OR CONTIGUOUS TO THE PROPERTY: NO
 - HISTORIC SITES ON OR IN THE VICINITY OF THE PROPOERTY: NO
 - STREAMS ON SITE: NO
 - WETLANDS ON SITE: NO
 - 100 YEAR FLOODPLAIN ON SITE: NO
 - CHESAPEAKE BAY CRITICAL AREA OVERLAY: NO
 - TOPOGRAPHY: FIELD RUN: DEWBERRY ENGINEERS, INC.
 - APPLICANT:
 WINDSOR GREEN HOMEOWNER'S ASSOCIATION
 7474 FRANKFORT DRIVE, GREENBELT, MARYLAND 20770
 CONTACT: MAURA HANCOCK- COMMUNITY MANAGER:
 CONDOMINIUM VENTURE, INC.
 PHONE: 301-596-2600, x221



SITE PLAN - PROPOSED

of **CSP**

REVISION SHEET

NO.	DATE	DESCRIPTION
1	2/19/2019	Pre MNCPPC Sub Comments

DETAILED SITE PLAN (CIVIL SITE PLAN)
WINDSOR GREEN COMMUNITY CENTER
 7474 FRANKFORT DRIVE, GREENBELT, MARYLAND 20770
 CITY OF GREENBELT 21ST ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND

OWNER/APPLICANT
 WINDSOR GREEN HOMEOWNERS ASSOCIATION
 7474 FRANKFORT DRIVE
 GREENBELT, MARYLAND 20770
 CONTACT: MAURA HANCOCK
 COMMUNITY MANAGER
 CONDOMINIUM VENTURE, INC.
 301-596-2600 EXT. 221, FAX 301-596-2682

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 G. E. Fielder & Associates, Chartered
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 Filton, MD 20759
 Phone (301) 490-3207
 E-Mail gfielder@gef.com

DESIGNED BY: PROJ. No. 00010
 DRAWN BY: GEF
 CHECKED BY: W
 FILE NAME: WINDSOR GREEN
 SCALE: 1" = 30'
 DATE: JANUARY 22, 2019

FOR OFFICIAL USE ONLY
 QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-NCPPC APPROVAL
 PROJECT NAME:
 PROJECT NUMBER:
 For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
 Amendment numbers must be included in the Project Number