



SITE DATA ANALYSIS

TRACT AREA	4.5076 AC.
ZONING	R-18
NO. OF UNITS ALLOWED	20 DU/AC 90 UNITS
NO OF UNITS PROPOSED	90 UNITS
PARKING REQ'D (96 UNITS)	60
PARKING PROVIDED (8 HC, 113 STD)	121
LOADING REQ'D (90 UNITS)	NONE
(SEC 27-582, MULTIFAMILY <100 UNITS)	
MAX COVERAGE ALLOWED = (.40 x 196,351)	78,540.42 SF
PARKING & DRIVE AISLES =	40,066.86+ SF
BUILDINGS(10,053.76 X 4 =	40,278.84+ SF
PAVILLION	880.00 SF
TOTAL COVERAGE (41.4%)	81,225.70+ SF
MIN. GREEN AREA REQUIRED = (.60 X 196,351)	117,810.63 SF
GREEN AREA 'A' =	59,592.07+ SF
GREEN AREA 'B' =	55,533.23+ SF
TOTAL GREEN AREA PROV.(58.6%)	115,125.30+ SF
ADDITIONAL GREEN AREA REQ'D	2,685.33+ SF

DIST. BETWEEN BLDGS 74'
 BUILDING HEIGHT 47.7'
 DIST. BETWEEN BLDGS 50' + 2' FOR EACH FT. OF HT OVER 36' (2 X 11.7 = 23.4)

**NOTE: THIS PLAN IS CONCEPTUAL IN NATURE
 LOCATION OF BUILDINGS AND AMENITIES ARE
 FOR DISCUSSION PURPOSES ONLY**

AREA DEED TO PRINCE GEORGE'S COUNTY
 MARYLAND PER L. 7214 F. 437
 ITEM # 10

OWNER/DEVELOPER:		
CONTACT:		
PHONE:		
EMAIL:		
Rev. No.	Revision	Rev. Date
10	Moved bldgs. on north closer together and pickleball court to the southern open space	10/20/2020

CV, INC.
 1395 PICCARD DRIVE, STE 370
 ROCKVILLE, MARYLAND 20850
 PHONE: (301) 637-2510
 FAX: (240) 252-5612
 CONTACT: CHINMAY VYAS, P.E
 EMAIL: CVYAS@CVINC.COM

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 200501, EXPIRATION DATE: 09/01/21

PROJECT		
7010 GREENBELT RD SITE ANALYSIS GREENBELT, MD 20770 PRINCE GEORGE'S COUNTY		
DATE: 11/23/2020	JOB NO. 20201034	
DESIGN :	SCALE:	SHEET NO : OF
CHECKED :		