

TOTAL GROSS FLOOR AREA: 634,559 SQUARE FEET

1. MINIMUM LOT SIZE REQUIRED PER ZONING AND SUBDIVISION REGULATIONS, UNPA

10. MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE, LOTS 12, 13, 14, AND 18 BLOCK C: N/A

12. SUSTAINABLE GROWTH TIER: 1

13. MIOZ: NO

14. CENTER OR CORRIDOR LOCATION: YES

15. EXISTING GROSS FLOOR AREA:  
LOT 12 (EXISTING): OFFICE, RESEARCH & DEVELOPMENT BUILDINGS AND PERMITTED ANCILLARY RETAIL USES 120,000 SQUARE FEET (DPS06078)  
LOT 13 (EXISTING): OFFICE, RESEARCH & DEVELOPMENT BUILDINGS AND PERMITTED ANCILLARY RETAIL USES 120,000 SQUARE FEET (DPS06078)  
LOT 14 (EXISTING): OFFICE, RESEARCH & DEVELOPMENT BUILDINGS AND PERMITTED ANCILLARY RETAIL USES 280,559 SQUARE FEET (DPS06025)

TOTAL EXISTING GROSS FLOOR AREA: 520,559 GFA

16. DEVELOPMENT OF THIS SITE SHALL BE IN CONFORMANCE WITH STORMWATER MANAGEMENT CONCEPT NUMBER'S REFERENCE BELOW AND ANY SUBSEQUENT REVISIONS.

ALL LOTS ORIGINALLY UNDER PARENT STORMWATER MANAGEMENT CONCEPT NO. 11324-2004 APPROVED ON MAY 5, 2004

LOTS 10, 13 BLOCK "C", RIVERSIDE: 19805-2006-00 - APPROVED ON OCTOBER 8, 2009  
LOTS 12, 13 BLOCK "C", RIVERSIDE: 11324-2004-00  
LOTS 13, 14 BLOCK "C", RIVERSIDE: 18807-2006-01 / 01 - APPROVED ON AUGUST 9, 2008 & SEPTEMBER 5, 2008  
LOTS 14, 18 BLOCK "C", RIVERSIDE: 11324-2004-00  
LOTS 18, 18 BLOCK "C", RIVERSIDE: 18800-2006-00 - APPROVED ON OCTOBER 8, 2009

17. WATER & SEWER CATEGORY DESIGNATION:  
EXISTING: W-3.5-S-3  
PROPOSED: W-3.5-S-3  
NOTE: ALL LOTS HAVE EXISTING WATER & SEWER CONNECTIONS INSTALLED IN THE PUBLIC STREET RIGHT OF WAY (UNIVERSITY RESEARCH COURT) TO EACH LOT AS INSTALLED UNDER HYSS CONTR NO. JA 4031-206.

18. AVIATION POLICY AREA: COLLEGE PARK AIRPORT, APA #6

19. MANDATORY PARK DEDICATION: NOT APPLICABLE

20. THERE ARE NO CEMETERIES OR GRAVES LOCATED ON, OR ADJACENT TO THIS SITE.

21. HISTORIC SITES ON THE OR IN THE VICINITY OF THE PROPERTY: YES (PARCEL "A" LITTON TECHNOLOGY CENTER IS SUBJECT TO ARCHEOLOGICAL SITE 19P8983. THIS SITE IS SHOWN ON THE PLAN AS OUTLINED AS DEFINED IN THE "MARYLAND INVENTORY OF HISTORIC PROPERTIES" SITES SITE NUMBERED 19P8989, SITES NUMBERED 80-004 (THE COLLEGE PARK AIRPORT) 18-002 (WALTON-MANNING MILL SITE) ARE IN THE VICINITY OF THE SUBJECT PROPERTY.

22. TYPE ONE CONSERVATION PLAN: YES

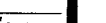
23. THIS PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

24. THERE ARE NO WETLANDS ON SUBJECT PROPERTY.

25. STREAMS: YES  
A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE LIMITS OF A DESIGNATED "100 YEAR FLOOD PLAN, AS DETERMINED BY F.E.M.A. RATE MAP PANEL # 240268-1002 (C) 1987).

26. SOLS: CF Cordonia and Halboro Salls  
Ch Cordonia and Halboro-Urban land complex  
Esa Eshboro sandy loam  
NRCS Web Soil Survey 9/31/2016

27. THE SUBJECT PROPERTY IS NOT IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION.

REVISIONS: 07.06.16 Revised General Notes Per M-NCPPC Review. 11.08.2016 Revised Per Adopted PP Resolution.		 <b>JOYCE ENGINEERING CORPORATION</b> CIVIL ENGINEERING    LAND SURVEYING    LAND PLANNING    CONSTRUCTION MANAGEMENT 1000 N. W. 10th Avenue, Suite 1000, Fort Lauderdale, FL 33311 TEL: (954) 434-1434, (954) 392-9634 or via www.joyceeng.com © 1985-JOYCE ENGINEERING CORPORATION		<b>P-1</b>
DESIGN: WAJ      DATE: MAY 2016      JOB NO: 004011-10-14818				
DRAFT: HAL      COMP: JEC      SCALE: 1"=100'				
CHECK: JEC <input type="checkbox"/> SURVEY: JEC      SHEET: 1 OF 1				