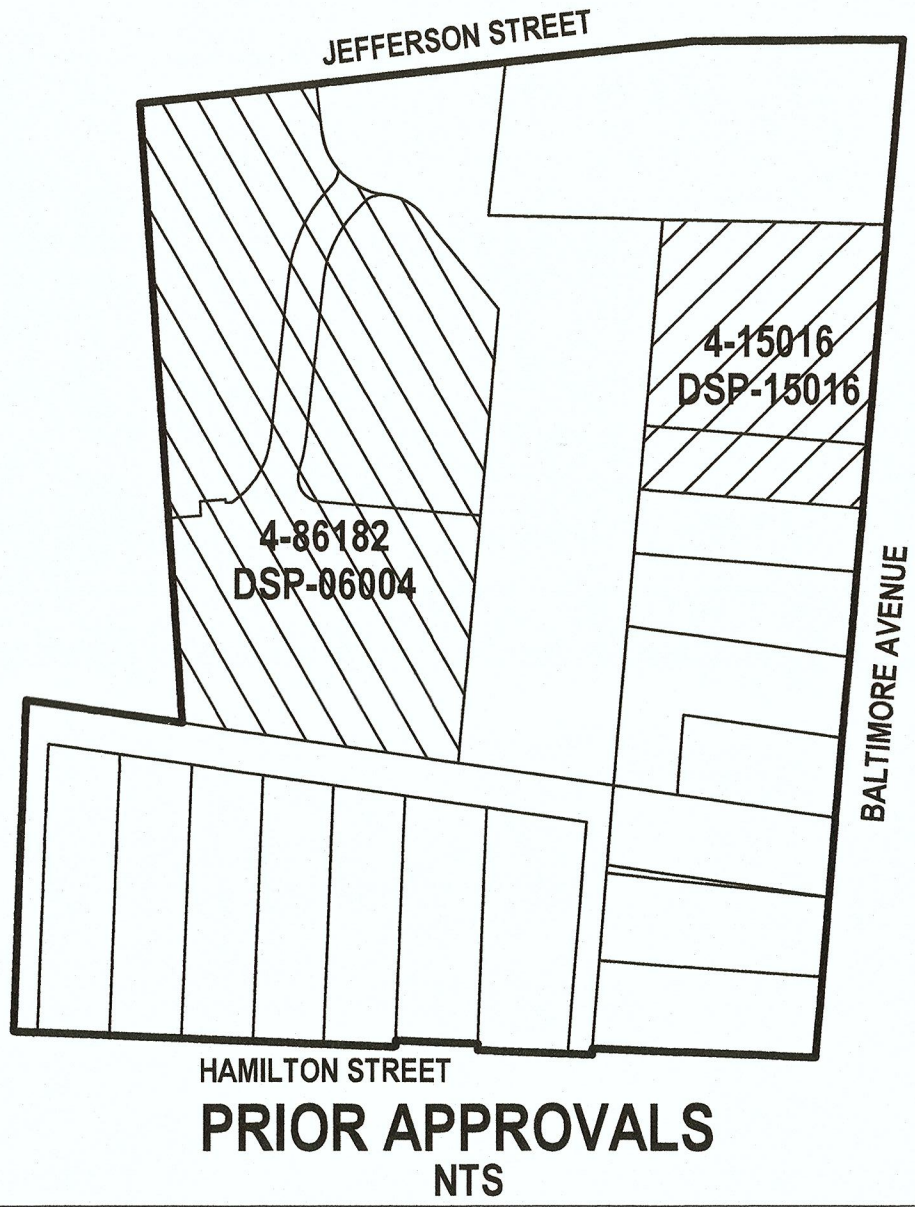


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JEFFERSON STREET
HAMILTON STREET
BALTIMORE AVENUE
PRIORITY APPROVALS
NTS



GENERAL NOTES

- EXISTING LOT AND PARCEL: 3 LOTS & 6 PARCELS
PARCEL B: L.00000 F.000
PARCEL 60: L.39296 F.131
PARCEL 130: L.39296 F.131
PARCEL 61: L.39296 F.87
PARCEL 115: L.00000 F.000
PARCEL 78: L.39296 F.168
P/O LOT 10: L.40959 F.480
LOT 8, 9 AND P/O 10: L.39296 F.46
TAX MAP: 42 GRID: C3
- WSSC 200 FT REF: 205NE04
- PURPOSE OF SUBDIVISION:
TO CONSOLIDATE EXISTING LOTS INTO 3 PARCELS
GFA EXISTING: 78,210 SF
GFA TO BE RAZED: 27,794 SF
GFA PROPOSED: TOTAL 333,930 SF
MULTIFAMILY: 300,930 SF
RETAIL: 33,000 SF
EXISTING TO REMAIN: 50,416 SF
F.A.R.: 384,346 SF/191,228.4 SF = 2.0
- PRIOR APPROVALS:
PARCELS 60& 130 ONLY: 4-15016 (PGCPB NO. 16-118) & DSP-15016 (PGCPB NO. 06-174)
PARCEL A ONLY: 4-86182 (PGCPB NO. 86-476) & DSP-06004 (PGCPB NO. 06-174)
- GROSS ACREAGE: 4.39 AC.
C-O ZONE: 1.02 AC.
C-S-C ZONE: 1.67 AC.
M-U-H ZONE: 1.7 AC.
- NET DEVELOPABLE OUTSIDE OF PMA: 0.0 AC.
ENVIRONMENTAL REGULATED FEATURES: 0.0 AC.
- 100 YEAR FLOODPLAIN: 0.0 AC.
- ROAD DEDICATION: 0.0 ACRES
- EXISTING ZONING: M-U-H, C-O & C-S-C
SECTOR PLAN: DDO GATEWAY ARTS DISTRICT/TOWN CENTER CHARACTER AREA
- PROPOSED USE: RETAIL, RESIDENTIAL & PARKING
PROPOSED NUMBER OF LOTS: 3
PROPOSED NUMBER OF PARCELS: 3
PROPOSED NUMBER OF OUTLOTS: 0
TOTAL DWELLING UNIT: 329 MULTIFAMILY
PROPOSED DWELLING UNIT: 285 MULTIFAMILY
EXISTING DWELLING UNIT: 44 MULTIFAMILY
- DENSITY CALCULATION: 285 DU/4.39 AC. = 64.7 DU/AC.
- MINIMUM LOT SIZE REQUIRED: N/A
- MINIMUM LOT WIDTH AT: N/A
FRONT BLDG LINE: N/A
FRONT STREET LINE: N/A
- SUSTAINABLE GROWTH TIER: YES, TIER 1
- ANDREWS, INTERIM LAND USE CONTROL: NO
- CORNER OR CORRIDOR LOCATION: YES, BALTIMORE AVENUE CORRIDOR
- EXISTING GROSS FLOOR AREA TO REMAIN: 50,416 SF
PROPOSED GROSS FLOOR AREA: 333,930 SF
- STORMWATER MANAGEMENT CONCEPT #43586-2017-0, APPROVAL DATE:
- WATER/SEWER CATEGORY DESIGNATION:
EXISTING: W-3 & S-3
PROPOSED: W-3 & S-3
- AVIATION POLICY AREA: N/A
- MANDATORY PARK DEDICATION REQUIREMENT: ON-SITE FACILITIES
WILL BE PROVIDED.
- NO CEMETERIES EXIST ON OR CONTIGUOUS TO PROPERTY.
- THE HYATTSVILLE ARMORY (68-041-09) EXISTS AT THE CORNER OF JEFFERSON STREET & BALTIMORE AVENUE AND PRINCE GEORGE'S BANK & TRUST (68-041-02) AT CORNER OF HAMILTON STREET & BALTIMORE AVENUE
- NO TYPE ONE CONSERVATION PLAN, WCO EXEMPTION PER NRI-112-2015-01
- SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA
- NO WETLANDS PRESENT ON SITE.
- NO STREAM IS PRESENT ON SITE.
- SOILS BY SOIL TYPE: Un
SOURCE OF SOIL INFORMATION: WEB SOIL SURVEY
- NOT ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY TRUST ORGANIZATION
- COMPANION APPROVALS: VARIATION SEC. 24-122
- MUNICIPALITY: HYATTSVILLE

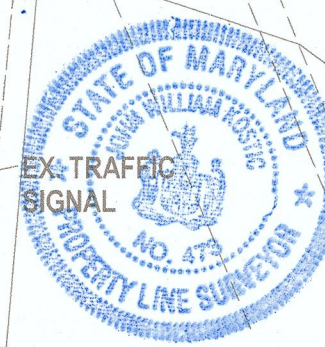
LEVEL	TOTAL
RESIDENTIAL LEVEL 4	126
RESIDENTIAL LEVEL 3	102
RESIDENTIAL LEVEL 2	102
RESIDENTIAL LEVEL 1	101
CHURCH	50
RETAIL/FLEX/MUNICIPAL	57
RETAIL/MUNICIPAL	103
	681

LEGEND

- PROPERTY LINE
EXISTING 2' CONTOUR
EXISTING 10' CONTOUR
- EXISTING STRUCTURE
EXISTING STRUCTURE TO REMAIN
- EXISTING STORM DRAIN
EXISTING WATERLINE
EXISTING SEWERLINE
ENVIRONMENTAL SETTING

SURVEYOR'S AND ENGINEER'S CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION AND PROPERTY LINES SHOWN HEREON WERE TAKEN FROM A FIELD RUN BOUNDARY SURVEY OR AVAILABLE RECORDS.



JOHN W. KOSTIC
PROPERTY LINE SURVEYOR
MD. REG. NO. 8473
LICENSE EXPIRES: 1-6-19

Benjamin Mosier
PROFESSIONAL ENGINEER
MD. REG. NO. 44899
LICENSE EXPIRES: 6-20-19

30 15 0 30 60
SCALE: 1" = 30'

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRELIMINARY PLAN _____
TOP _____
PLANNING BOARD ACTION: _____
PER PGCPB RESOLUTION: _____
ADOPTION DATE: _____
SIGNATURE APPROVAL DATE: _____
AUTHORIZED SIGNATURE _____

THIS BLOCK IS FOR
OFFICIAL USE ONLY
OR User certifies that this plan
meets conditions of final approval
by the Planning Board, its designee
or the District Council.

M-NCPPC
APPROVAL

PROJECT NAME: THE ARMORY
PROJECT NUMBER: 4-17008

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Amendment numbers must be included in the Project Number

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. 44899, EXPIRATION DATE: 6/20/19



4-17008
PRELIMINARY PLAN OF SUBDIVISION

ARMORY APARTMENTS
BLOCK D

HYATTSVILLE (16TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND



LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656

www.solteszco.com

NO.	DATE	REVISIONS	BY	DATE
1	APRIL 2017	DESIGNED: YOR	TECHNICIAN: YOR	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 UTILITY CROSSINGS BY DIGGING TEST
PILES BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION.
CONTACT MISS UTILITY AT 1-800-357-1717, 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

UP ASSET MANAGEMENT, INC.
140 O STREET NE SUITE 140B
WASHINGTON, DC 20002

CONTACT: BROOK B. KATZEN (202) 684-7830

MAP	GRID	C4
TAX MAP 042, C4 050 C1	ZONING CATEGORY: M-U-H, C-O, C-S-C	
WSSC 200' SHEET 206 NE 04	XXXX	XXXX
SITE DATUM	XXXX	XXXX
HORIZONTAL: XXXXXX	XXXX	XXXX
VERTICAL: XXXXXX		

SHEET	1
OF	1
PROJECT NO.	3880-00-00

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Engineering
Surveying
Planning
Environmental Sciences

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Lanham, MD 20706
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www.solteszco.com

NO.		REVISIONS		BY		DATE	
1		DATE: APRIL 2017		DESIGNED: YOR		CHECKED: QJB	
2		CAD STANDARDS VERSION: V8 - NCS		TECHNICIAN: YOR			

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 DRIVING 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, 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

U/P ASSET MANAGEMENT, INC.
140 Q STREET NE SUITE 1408
WASHINGTON, DC 20002
CONTACT: BROOK B. KATZEN (202) 684-7830

MAP 42	GRID C-4
131 MAP 042 C4 050 C1	ZONING CATEGORY: MUH, C-0, CSC
WISC 200 SHEET	XXXX
206 NE 04	XXXX
SITE DATUM:	XXXX
HORIZONTAL: XXXXXX	XXXX
VERTICAL: XXXXXX	XXXX

DEVELOPMENT EXHIBIT

ARMORY APARTMENTS

BLOCK D

HYATTSVILLE (16TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

P:\36500000\Exhibits\PPS_Development\Exhibit.sh Scale= 30.0000 ft / in. User= yroh PLTDrw= PDF_Color_150.pltcdg Penth= TEXT_SUB.RW 10/29/2018 2:32:10 PM



1" = 30'

SHEET 1
OF 1

PROJECT NO.
3690-00-00

