

1. REMAINDER OF LOT 1 FROM PLAT 194-10
2. TAX MAP #7
3. GRID E2
4. WSSC 2017 REF: 201NE08, 202NE06
5. PRIORITY SURVEY, RESIDENTIAL
6. GFA EXISTING: 409,600 SF
7. GFA TO BE RAIZED: 409,600 SF
8. GFA PROPOSED: 1,200,000 SF TOTAL
9. PRIORITY APPROVALS: CSPS-2003, 02003-011
10. CIP-5002-09 8.10, 4.05400-4.10008, 4.15000
11. NET ACREAGE: 1.00 AC +/-, M-X
12. NET ACREAGE: 1.43 AC +/-, M-X
13. NET DEVELOPABLE OUTSIDE OF PMA: 4.1
14. ENVIRONMENTAL REGULATED FEATURE
15. 100 YEAR FLOODPLAIN: 5.58 AC +/-
16. ROAD DEDICATION: 0.00 ACRES
17. PROPOSED DRAINAGE: MIXED USE TRANSPORT
18. SECTOR PLAN: LARGO TOWN CENTER
19. PROPOSED USE: MIXED USE RESIDENTIAL
20. PROPOSED NUMBER OF LOTS: 16
21. PROPOSED NUMBER OF PARCELS: 0.0
22. PROPOSED NUMBER OF UNITS: 0.0
23. PROPOSED DENSITY: 100.00 U/D/1.68
24. DENSITY CALCULATION: 1,000 U/D/1.68
25. MINIMUM LOT SIZE REQUIRED: N/A
26. MINIMUM LOT WIDTH: AT

17. SUSTAINABLE GROWTH TIER YES, TIER 1
18. MILITARY INSTALLATION OVERLAY ZONE (MOZ): NO
19. CENTER OR CORRIDOR LOCATION: YES; LARGO TOWN CENTER SECTOR PLAN
20. PROPOSED GROSS FLOOR AREA: 0 SF
21. PROPOSED GROSS FLOOR AREA: 1,200,000 SF (NOT INCLUDING PROPOSED RESISTING
22. STORMWATER MANAGEMENT CONCEPT # AND APPROVAL DATE: 46748-2017-00, PENDING
23. EXISTING WATERSEWER DESIGNATION: W-3 & S-3
24. PROPOSED WATERSEWER DESIGNATION: W-3 & S-3
25. AVIATION POLY AREA: N/A
26. MANDATORY PARK DESIGNATION: TO BE A COMBINATION OF ON-SITE FACILITIES AND FEE-IN-LIEU
27. NO CEVETERIES EXIST ON OR CONTIGUOUS TO PROPERTY.
28. NO HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY.
29. TYPE ONE CONSERVATION PLAN: YES, TCPI-022-05-02
30. SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA.
31. THERE ARE WETLANDS PRESENT ON SITE.
32. APPROXIMATELY 2600 LF OF STREAM ARE PRESENT ON SITE.
33. NOT ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND
34. AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY TRUST ORGANIZATION.



SOLTÉSZ, LLC











Engineering
Surveying
Planning
Environmental Sciences

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Lanham
Waldorf
Leesdorton
Frederick
Soltész DC, LLC

NO.				
DATE	MARCH 2015			
DESIGNED:	DJB			


VICINITY MAP
SCALE: 1"=1MILE

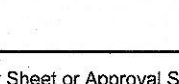
	BOUNDARY LINE
	EXISTING CONTOURS
	EXISTING SEWER
	EASEMENT
	PROPOSED LOT LINE
	PROPOSED CONTOURS
	PROPOSED STORM DRAIN
	PROPOSED WATER LINE
	PROPOSED SEWER LINE
	PROPOSED ROAD DEDICATION

PROPOSED LOT CONFIGURATION
NTS

EXISTING LOT CONFIGURATION
NTS

SURVEYOR'S CERTIFICATION	
<p>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.</p>	
<p><i>John W. Kostic</i> 11-17-17</p> <p>JOHN W. KOSTIC PROPERTY LINE SURVEYOR MD. REG. NO. #462 EXPIRATION 1-6-2019</p>	<p>I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 49736 EXPIRATION 12/31/17</p>

TAX MAP 67.D2	ZONING CATEGORY: M-X-C	
WSSC 100 SHEET	XXXX	
201NE06.020NE08		
SITE DATUM	XXXX	
HORIZONTAL: _____		
VERTICAL: _____		

	APPROVAL _____ PROJECT NAME: BOULEVARD AT THE CAPITAL CENTRE PROJECT NUMBER: 4-17023 For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.
PRELIMINARY PLAN OF SUBDIVISION <div style="border: 1px solid black; padding: 10px; margin: 10px auto; width: 80%;"> <h2 style="text-align: center; margin: 0;">BOULEVARD AT THE CAPITAL CENTRE</h2> <h3 style="text-align: center; margin: 0;">PPS 4-17023</h3> </div>	 <div style="display: flex; align-items: center; justify-content: center;"> <div style="border: 1px solid black; width: 100px; height: 10px; margin: 0 5px;"></div> <div style="margin: 0 5px;">1" =</div> <div style="border: 1px solid black; width: 100px; height: 10px; margin: 0 5px;"></div> </div> <div style="display: flex; flex-direction: column; align-items: center;"> <div style="margin-bottom: 10px;">SHEET <u>1</u></div> <div style="margin-bottom: 10px;">OF <u>1</u></div> <div>PROJECT NO. 2816-03-00</div> </div>