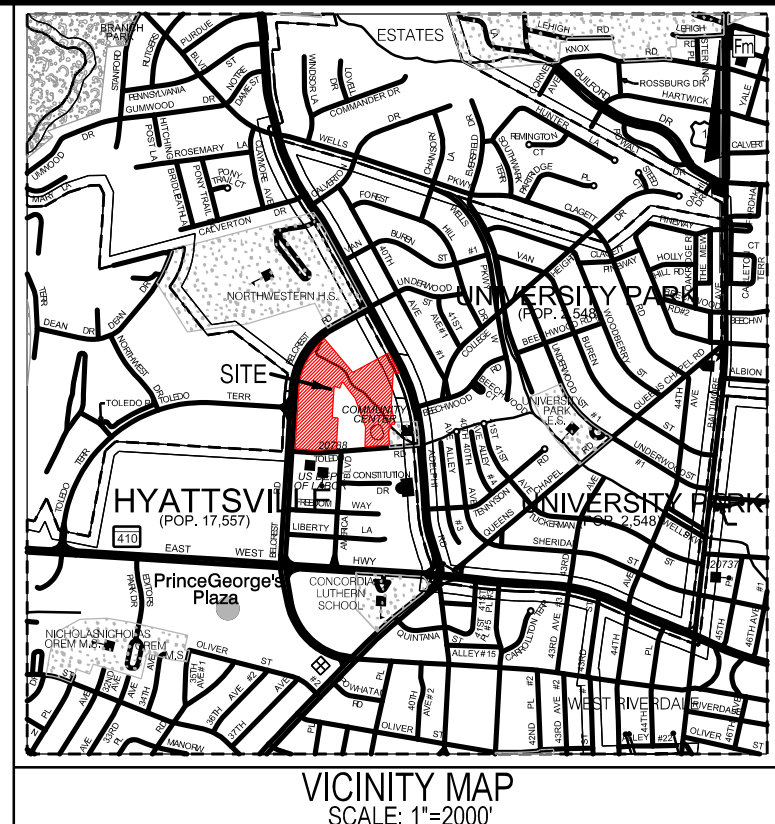


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DEWEY PROPERTY

4-18022
CHILLUM (17TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND



- GENERAL NOTES:
1. PLAT BOOK J.V.B. 41 PLAT 559, PARCEL A
 2. TAX MAP & GRID: 41-A1 & 42-B1
 3. WSC 200 FT REF: 208 NE 03
 4. PURPOSE OF SUBDIVISION: MULTIFAMILY
 5. PRIOR APPROVALS: NONE
 6. GROSS ACREAGE: 17.29 AC +/-
 7. NET ACREAGE: 11.97 AC
 8. NET DEVELOPABLE OUTSIDE OF PMA: 11.26 AC +/-
 9. ENVIRONMENTAL REGULATED FEATURES: 6.03AC +/-
 10. 100 YEAR FLOODPLAIN: 5.32 AC +/-
 11. ROAD DEDICATION: 0.0 ACRES
 12. EXISTING ZONING: M-1H
 13. SECTOR PLAN: PRINCE GEORGE'S PLAZA JULY 2016
 14. PROPOSED USE: RESIDENTIAL
 15. PROPOSED NUMBER OF LOTS: 0 LOTS
 16. PROPOSED NUMBER OF PARCELS: 4 PARCELS
 17. PROPOSED NUMBER OF OUTLOTS: 0 OUTLOT
 18. PROPOSED DWELLING UNIT BY TYPE: 520 MULTIFAMILY
 19. DENSITY ALLOWED: 48 DU/AC OR 574 DU
 20. DENSITY PROPOSED: 520DU/11.97AC=43.44 DU/AC
 21. MINIMUM LOT SIZE REQUIRED: N/A
 22. MINIMUM LOT WIDTH AT: N/A
 23. FRONT BLDG LINE: N/A
 24. FRONT STREET LINE: N/A
 25. SUSTAINABLE GROWTH TIER: YES, TIER 1
 26. MILITARY INSTALLATION OVERLAY ZONE: NONE
 27. ANDREWS, INTERIM LAND USE CONTROL: NO LUC
 28. CENTER OR CORRIDOR LOCATION: CENTER, PRINCE GEORGE'S PLAZA METRO
 29. EXISTING GROSS FLOOR AREA TO REMAIN: 0 SF
 30. PROPOSED GROSS FLOOR AREA: 550,000SF
 31. F.A.R. 550,000 SF/753.315 SF = 0.73 FAR
 32. STORMWATER MANAGEMENT CONCEPT # 34347-2018 AND APPROVAL DATE:
 33. EXISTING WATER/SEWER DESIGNATION: W-3 & S-3
 34. PROPOSED WATER/SEWER DESIGNATION: W-3 & S-3
 35. AVIATION POLICY AREA: N/A
 36. MANDATORY PARK DEDICATION: ON-SITE FACILITIES ARE BEING PROPOSED.
 37. NO CEMETERIES EXIST ON OR CONTIGUOUS TO PROPERTY.
 38. NO HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY.
 39. TYPE ONE CONSERVATION PLAN: YES, TOP
 40. SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA
 41. THERE ARE WETLANDS PRESENT ON SITE.
 42. APPROXIMATELY 2.020LF OF STREAM IS PRESENT ON SITE.
 43. SOILS: CHRISTINA-DOWNER-URBAN LAND COMPLEX
 44. ISSUE: URBAN LAND COMPLEX, URBAN LAND-RUSSETT-CHRISTIANA COMPLEX
 45. ZENAH AND ISSUE SOILS, RESSETT-CHRISTIANA-URBAN LAND COMPLEX
 46. THE SOURCE OF THE SOILS INFORMATION: USDA NROS WEB SOIL SURVEY (WSS)
 47. NOT ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY TRUST ORGANIZATION.

- LEGEND
- BOUNDARY LINE
 - EXISTING CONTOURS
 - EXISTING SEWER
 - EASEMENT
 - PROPOSED LOT LINE
 - PROPOSED CONTOURS
 - PROPOSED WATER LINE
 - PROPOSED SEWER LINE
 - 65 dBA Ldn
 - NOISE CONTOUR

SURVEYOR'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.

JUL 18 2019
DATE
PROPERTY LINE SURVEYOR
MD. REG. NO. # 473
EXPIRATION 01-08-2021

THIS BLOCK IS FOR OFFICIAL USE ONLY

OR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

PRELIMINARY PLAN	4-18022
TOP	
PLANNING BOARD ACTION:	
PER PGCPB RESOLUTION#:	
ADOPTION DATE:	
SIGNATURE APPROVAL DATE:	
AUTHORIZED SIGNATURE	

PROJECT NAME: DEWEY PROPERTY

PROJECT NUMBER: 4-18022

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. 48886 EXPIRATION DATE: 6/20/19



2/19/19

PRELIMINARY PLAN OF SUBDIVISION 4-18022 DEWEY PROPERTY

CHILLUM (17TH) 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.soltesz.com

NO.	REVISIONS	BY	DATE
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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 UTILITIES CROSSINGS BY DOING 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

DEWEY, L.C.
6525 Belcrest Road #300
Hyattsville, MD 20782

PHONE # 301-915-6490
FAX # 240-387-6109
CONTACT NAME: SCOTT DECAIN

MAP	GRID
TAX MAP	41, A1
WSC 200' SHEET	XXXX
208 NE 03	XXXX
SITE DATUM	XXXX
HORIZONTAL	XXXX
VERTICAL	XXXX

SHEET	1
OF	1
PROJECT NO.	36710001