

- GENERAL NOTES:
- EXISTING LOTS: BLOCK 20, LOTS 1-35 & 39-44
BLOCK 26, LOTS 8-16
L 11077 F.267
E21-3808
PLAT BOOK BIDS 1, PP. 72-73, MSA_C2381.981
TAX MAP/GRID: 33/E4
WSSC MAP GRID: 209NED4
PURPOSE OF SUBDIVISION: HOTEL WITH GROUND FLOOR RETAIL
PRIOR APPROVALS: N/A
TOTAL ACRES: BLOCK 20: 1.72 AC
BLOCK 26: 0.23 AC
DEDICATION: 0.16 AC (KNOX RD)
TOTAL: 2.11 AC
GROSS: 2.11 AC
NET: 0.00 AC
M-U-I: 2.11 AC
 - NET DEVELOPABLE AREA OUTSIDE OF PMA: 0.00 AC
 - ACREAGE OF ENVIRONMENTAL REGULATED FEATURES: 2.11 AC (FLOODPLAIN)
 - ACREAGE OF 100-YEAR FLOODPLAIN: 2.11 AC
 - ACREAGE OF ROAD DEDICATION: 0.00 AC
 - EXISTING ZONING: M-U-I
 - EXISTING USE: SURFACE PARKING LOT
 - PROPOSED USE OF PROPERTY: HOTEL WITH GROUND FLOOR RETAIL
 - BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE: N/A
 - DENSITY CALCULATION: N/A
 - MINIMUM LOT SIZE REQUIRED: N/A
 - MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE: N/A
 - SUSTAINABLE GROWTH TIER: YES
 - MILITARY INSTALLATION OVERLAY ZONE: N/A
 - CENTER OR CORRIDOR LOCATION: YES
 - COLLEGE PARK / UM METRO / M SQUARE PURPLE LINE CENTER
 - EXISTING GROSS FLOOR AREA: 0 SF
HOTEL: 115,396 SF (165 ROOMS)
PROPOSED GROSS FLOOR AREA: RETAIL: 8,000 SF
TOTAL: 123,396 SF
 - STORMWATER MANAGEMENT CONCEPT #: 53859-2018-00. APPROVAL DATE: PENDING
 - WATERSEWER CATEGORY: EXISTING AND PROPOSED: 3
 - AVIATION POLICY AREA 6, COLLEGE PARK AIRPORT
 - MANDATORY PARK DEDICATION: N/A
 - CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
 - HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
 - TYPE ONE TREE CONSERVATION PLAN: EXEMPT
 - WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
 - WETLANDS: NO
 - STREAMS: NO
 - SOIL TYPES: CODORUS-HATBORO-URBAN LAND COMPLEX
ZERKIAH-URBAN LAND COMPLEX

SOURCE OF SOIL INFORMATION IS FROM THE USDA NRCS WEB SOIL SURVEY (WSS) IN A CUSTOM SOIL RESOURCE REPORT ESTABLISHED FOR THE SUBJECT SITE AND GENERATED ON 08-26-2018.
IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION: N/A

WMATA
BLOCK 25
M-U-I
USE: TRANSPORTATION
& UTILITIES
L.06275 F.556

CASTLE DENT LLC
BLOCK 14
M-U-I
USE: INDUSTRIAL
L.33213 F.330

CASTLE DENT LLC
BLOCK 15
M-U-I
USE: TRANSPORTATION
& UTILITIES
L.33210 F.450

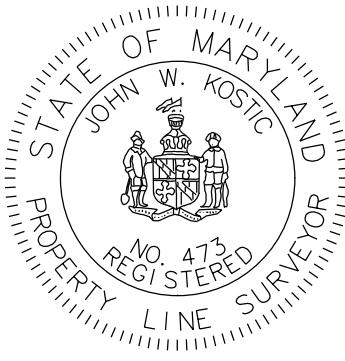
PRINCE GEORGE'S COUNTY
M-U-I
USE: TRANSPORTATION
& UTILITIES
L.11077 F.267

UNITED STATES OF AMERICA
BLOCK 26
M-U-I
USE: INSTITUTIONAL
L.11077 F.244

PROPOSED PARCEL 1
2.11 AC.
PROPOSED USE: HOTEL, RETAIL

KNOX RD S 72°05'10" W 261.31'
(TO BE ABANDONED)
30' RW
7,086 S.F.
0.1627 AC.
N 72°05'10" W 211.11'
S 72°05'10" E 211.11'

EX. BLOCK 26
9839 S.F.
0.2259 AC.



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 KOSTIC
PROPERTY LINE SURVEYOR
MD. REG. NO. # 473. EXP DATE: 01/06/2021

JASON MILLS
PROFESSIONAL ENGINEER
MD. REG. NO. # 40836. EXP DATE: 06/27/2019



Engineering
Surveying
Planning
Environmental Sciences
LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656
www.solteszco.com

REVISION COMMENT HERE				REVISIONS	BY	DATE
X				XXX	XXXXXXX	
NO.						
DATE: SEPTEMBER 2018				CAD STANDARDS VERSION: V8 - NCS		
DESIGNED: GAM				TECHNICIAN: GAM	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 OBTAINING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 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.

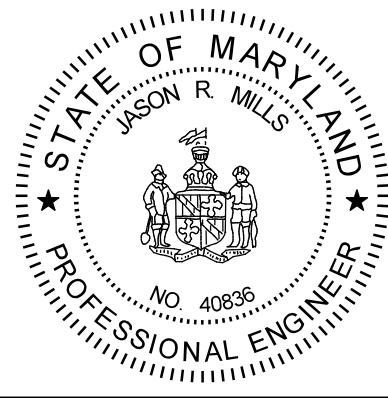
OWNER/DEVELOPER/APPLICANT

NEW COUNTY HOTEL, LLC.
1201 MARYLAND AVE SW
SUITE 850
WASHINGTON, D.C. 20024
202-562-5300
MR. STACY HORNSTEIN

MAP	GRID	E4
TAX MAP	33, E4	ZONING CATEGORY: M-U-I
WSSC 200' SHEET	209NED4	XXXX
SITE DATUM	HORIZONTAL: XXXXXX	XXXX
VERTICAL: XXXXXX		XXXX

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. 40836 EXPIRATION DATE: 8/27/19



PLAN VIEW

PRELIMINARY PLAN OF SUBDIVISION COLLEGE PARK MARRIOTT

4-18027

BERWYN (21st) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

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

M-NCPPC
APPROVAL

PROJECT NAME: COLLEGE PARK MARRIOTT

PROJECT NUMBER: 4-18027

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



1" = 30'

SHEET 1
OF 1

PROJECT NO.
1432-04-00

GENERAL NOTES:

- EXISTING LOTS: BLOCK 20, LOTS 1-35 & 39-44
BLOCK 26, LOTS 8-16
L: 11077 F.267
E21-3806
PLAT BOOK BDS 1, PP. 72-73, MSA_C2381_1981
TAX MAP/GRID: 33/E4
WSSC MAP GRID: 209NE04
PURPOSE OF SUBDIVISION: HOTEL WITH GROUND FLOOR RETAIL
PRIOR APPROVALS: N/A
TOTAL ACRES: BLOCK 20: 1.72 AC
BLOCK 26: 0.23 AC
DEDICATION: 0.16 AC (KNOX RD)
TOTAL: 2.11 AC
GROSS: 2.11 AC
NET: 0.00 AC
M-U-I: 2.11 AC
- NET DEVELOPABLE AREA OUTSIDE OF PMA: 0.00 AC.
- ACREAGE OF ENVIRONMENTAL REGULATED FEATURES: 2.11 AC (FLOODPLAIN)
- ACREAGE OF 100-YEAR FLOODPLAIN: 2.11 AC
- ACREAGE OF ROAD DEDICATION: 0.00 AC
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- EXISTING USE: SURFACE PARKING LOT
- PROPOSED USE OF PROPERTY: HOTEL WITH GROUND FLOOR RETAIL
- BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE: N/A
- DENSITY CALCULATION: N/A
- MINIMUM LOT SIZE REQUIRED: N/A
- MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE: N/A
- SUSTAINABLE GROWTH TIER: YES
- MILITARY INSTALLATION OVERLAY ZONE: N/A
- CENTER OR CORRIDOR LOCATION: YES
- COLLEGE PARK / UM METRO / M SQUARE PURPLE LINE CENTER
- EXISTING GROSS FLOOR AREA: 0 SF
- PROPOSED GROSS FLOOR AREA: HOTEL: 115,396 SF (165 ROOMS)
RETAIL: 8,000 SF
TOTAL: 123,396 SF
- STORMWATER MANAGEMENT CONCEPT #: 53859-2018-00. APPROVAL DATE: PENDING
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- AVIATION POLICY AREA: 8, COLLEGE PARK AIRPORT
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ZEKIAH-URBAN LAND COMPLEX
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WMATA
BLOCK 25
M-U-I
USE: TRANSPORTATION
& UTILITIES
L.06275 F.556

UNITED STATES OF AMERICA
BLOCK 26
M-U-I
USE: INSTITUTIONAL
L.11077 F.244

CASTLE DENT LLC
BLOCK 14
M-U-I
USE: INDUSTRIAL
L.33213 F.330

CASTLE DENT LLC
BLOCK 15
M-U-I
USE: TRANSPORTATION
& UTILITIES
L.33210 F.450

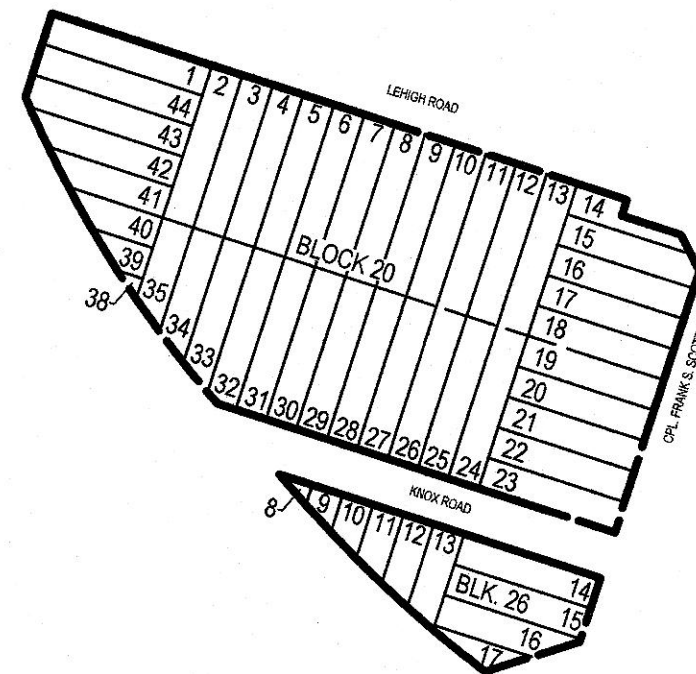
PRINCE GEORGE'S COUNTY
M-U-I
USE: TRANSPORTATION
& UTILITIES
L.11077 F.267

PROPOSED PARCEL 1
2.11 AC
PROPOSED USE: HOTEL, RETAIL

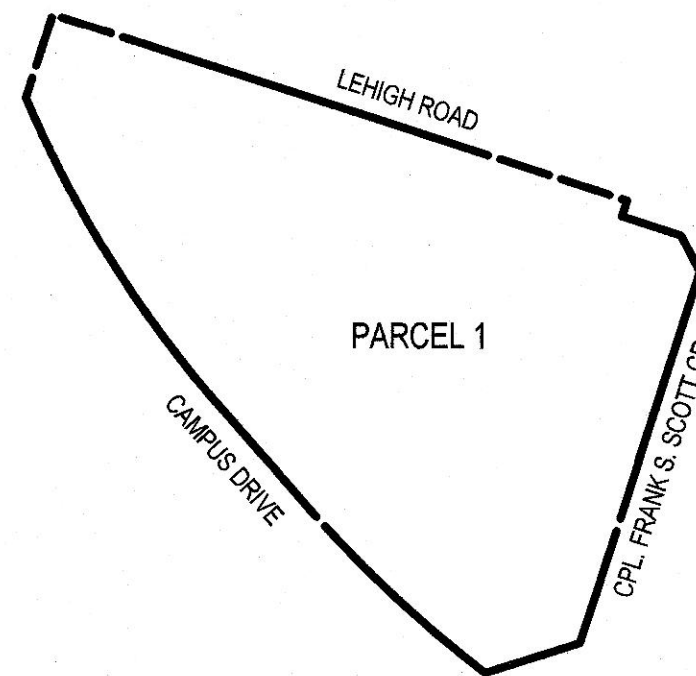
KNOX RD S 72°05'10" E 261.31'
(TO BE ABANDONED)
30' RW
7,086 S.F.
0.1627 AC.
N 72°05'10" W 211.11'
S 72°05'10" E 211.11'

EX. BLOCK 26
9839 S.F.
0.2259 AC.

EXISTING LOT LAYOUT



PROPOSED PARCEL LAYOUT



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.

M-NCPPC
APPROVAL

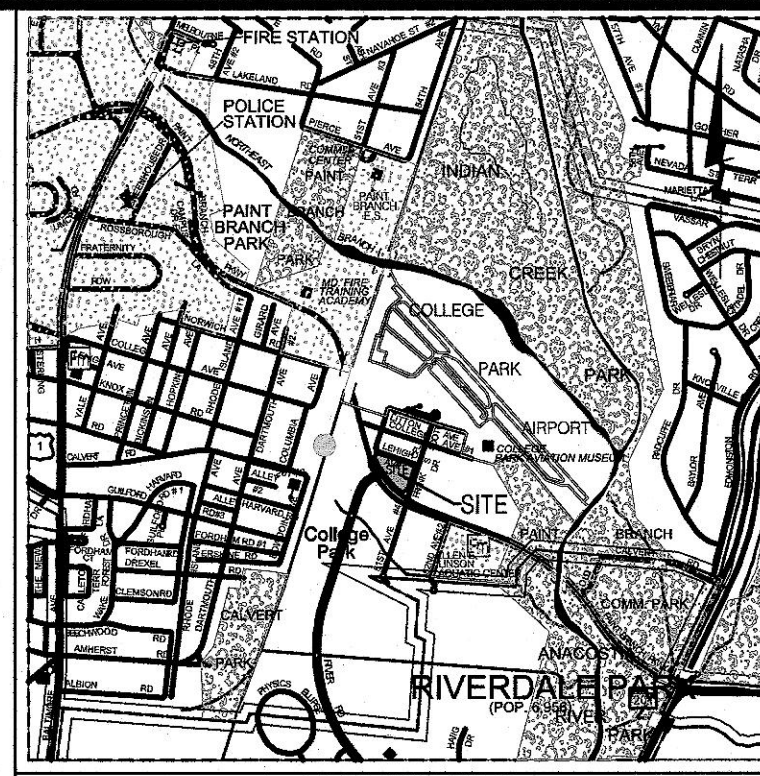
PROJECT NAME: COLLEGE PARK MARRIOTT

PROJECT NUMBER: 4-18027

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

LEGEND

- | | |
|-----|-------------------------------|
| --- | PROPERTY BOUNDARY |
| --- | PARCEL LINE |
| --- | 100-YEAR FLOOD PLAIN |
| --- | PRIMARY MANAGEMENT AREA (PMA) |
| --- | EXISTING 2' CONTOUR |
| --- | EXISTING 10' CONTOUR |
| --- | EX. GAS |
| --- | WSSC ESMIT |
| --- | STORM DRAIN ESMIT |
| --- | EX. STORM DRAIN |
| --- | EX. WATER |
| --- | EX. SEWER |

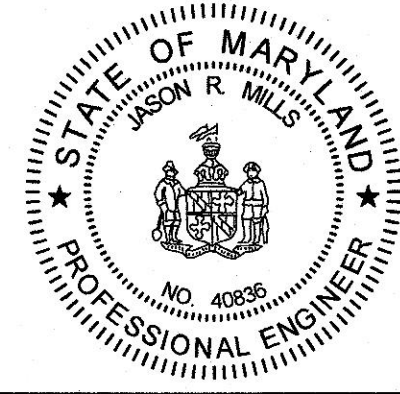


SCALE: 1" = 30'

30 15 0 30 60

PROFESSIONAL CERTIFICATION

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PREPARED OR APPROVED BY ME, AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS
OF THE STATE OF MARYLAND.
LICENSE NO. 40836 EXPIRATION DATE: 6/27/19



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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

NEW COUNTY HOTEL, LLC,
1201 MARYLAND AVE SW
SUITE 850
WASHINGTON, D.C. 20024
202-552-5300
MR. STACY HORNSTEIN

MAP 33	GRID E4
TAX MAP 33, E4	ZONING CATEGORY: M-U-I
WSSC 200 SHEET 209NE04	XXXX
SITE DATUM	XXXX
HORIZONTAL: XXXXXX	XXXX
VERTICAL: XXXXXX	XXXX

PLAN VIEW

PRELIMINARY PLAN OF SUBDIVISION
COLLEGE PARK MARRIOTT

4-18027

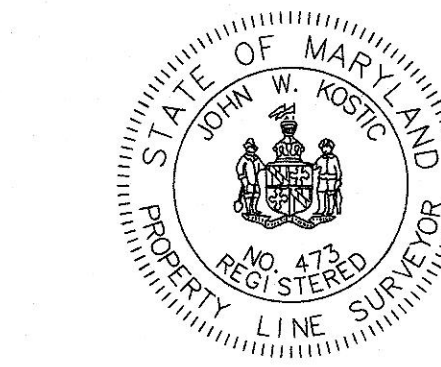
BERWYN (21st) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND



1" = 30'

SHEET 1
OF 1

PROJECT NO.
1432-04-00



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THE INFORMATION AND PROPERTY LINES SHOWN HEREON WERE TAKEN FROM A FIELD RUN BOUNDARY SURVEY
OR AVAILABLE RECORDS.

John W. Kostic
DATE: 8-26-19
JOHN KOSTIC
PROPERTY LINE SURVEYOR
MD. REG. NO. #: 473. EXP DATE: 01/06/2021

Jason Mills
DATE: 9-26-19
JASON MILLS
PROFESSIONAL ENGINEER
MD. REG. NO. #: 40836. EXP DATE: 06/27/2019



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

www.solteszco.com

NO.	REVISION COMMENT HERE	REVISIONS	BY	DATE
X	REVISION COMMENT HERE	XXX	XXXXXX	
DESIGNED: GAM	CAD STANDARDS VERSION: V8 - NCS	TECHNICIAN: GAM	CHECKED: DJB	