

PROPOSED

PARCEL 1

N/F GREENBELT SPRINGHILL LAKE ASSOCIATES, LLC PARCEL J

P.B.182 P. 39

TAX ACCOUNT No. 21-3136942

CHERRYWOOD LANE

 $\bigcirc$ 

N/F GREENBELT L REALTY, LLC

PARCEL L

P.B.182 P. 39 TAX ACCOUNT No. 21—3136967

CHERRYWOOD LANE

**GREENBELT METRO** 21ST ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND WSSC GRID: 212NE06

TAX MAP: 26-C2 **MNCPPC** 4-19010

PRELIMINARY PLAN OF **SUBDIVISION** 

DRAWN BY: **DESIGNED BY:** DATE ISSUED:

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. PROJECT NAME: GREENBELT METRO PROJECT NUMBER: 4-19010

M-NCPPC

SURVEYOR'S CERTIFICATION

I hereby certify that the information shown on this plan is complete and

accurate, in accordance with existing surveys, visual observations, and

available records.

PA No. 21236

Dave F. Unger Property Line Surveyor

Expiration Date: January 16, 2021

SHEET NO. PP-1

LAYOUT: PP-1, Plotted By: crislip

UNITS IN THE C-O ZONE.

6. THE TOTAL ACREAGE OF THE SITE IS 15.89 AC GROSS / 10.44 AC. NET

8. THE ACREAGE OF ENVIRONMENTAL REGULATED FEATURES IS 5.77 AC.

9. THE ACREAGE OF FLOODPLAIN ON THE SUBJECT PROPERTY IS 5.45 AC.

11. THE SUBJECT PROPERTY IS ZONED C-O/D-D-O AND IS UNDEVELOPED.

12. THE PROPOSED USE FOR THE PROPERTY IS FOR THE DEVELOPMENT OF TWO

13. THE SUBJECT PRELIMINARY PLAN OF SUBDIVISION IS PROPOSING 354 MULTIFAMILY 29. WETLANDS: YES

MULTI-FAMILY RESIDENTIAL BUILDINGS AND AN AMENITY BUILDING

7. NET DEVELOPABLE AREA OUTSIDE OF PMA IS +/- 10.44 AC.

10. THE ACREAGE OF ROAD DEDICATION: NOT APPLICABLE

14. THE FINAL DENSITY TO BE DETERMINED AT SITE PLAN

15. THE MINIMUM LOT SIZE: NOT APPLICABLE

23. AVIATION POLICY AREA (APA): NOT IN AREA

25. CEMETERIES ON ADJACENT TO PROPERTY: NO

27. SUBJECT TO A TYPE ONE CONSERVATION PLAN: YES

28. WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA): NO

ORGANIZATION, IN OR ADJACENT TO THE PROPERTY.

FACILITIES PROPOSED.

30. STREAM(S): YES

24. SUBJECT TO MANDATORY PARK DEDICATION: YES. PRIVATE ON-SITE RECREATIONAL

26. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A REGISTERED HISTORIC DISTRICT.

31. THERE ARE NO EASEMENTS HELD BY THE ENVIRONMENTAL TRUST, THE MARYLAND

AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST

THERE ARE NO HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY.