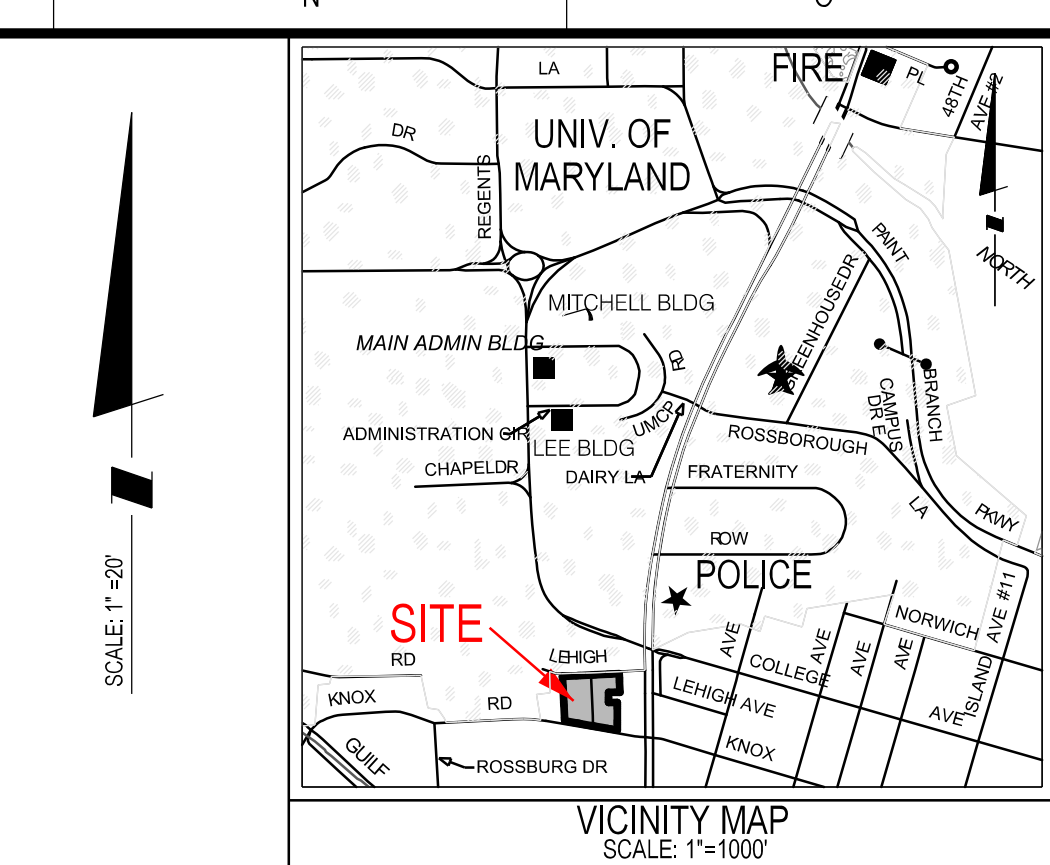


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- GENERAL NOTES:
1. PARCEL A: UMCPP PROP. LLC. L.36639 F. 1.12 AC. PLAT BOOK WWW 43-75
 2. TAX MAP & GRID: 33-C3 & C4
 3. WSSC 200 FT REF. 209 NE 04
 4. PURPOSE OF SUBDIVISION: MIXED USE BUILDING-MULTIFAMILY&COMMERCIAL
 5. PRIOR APPROVALS: DSP-03032
 6. GROSS ACREAGE: 1.65 AC. +/-
 7. NET ACREAGE: 1.65 AC.
 8. NET DEVELOPABLE OUTSIDE OF PMA: 1.65 AC. +/-
 9. ENVIRONMENTAL REGULATED FEATURES: 0.00 AC. +/-
 10. 100 YEAR FLOODPLAIN: 0.00 AC. +/-
 11. ROAD DEDICATION: 0.0 ACRES
 12. EXISTING ZONING: M-UJ-D-O
 13. EXISTING USE: PARKING LOT & COMMERCIAL
 14. PROPOSED USE: 341 MULTIFAMILY APARTMENTS & 32,000 SF RETAIL
 15. PROPOSED NUMBER OF LOTS: 0 LOTS
 16. PROPOSED NUMBER OF PARCELS: 1 PARCELS
 17. PROPOSED NUMBER OF OUTLOTS: 0 OUTLOT
 18. PROPOSED DWELLING UNIT BY TYPE: 341 MULTIFAMILY
 19. 341 MF UNITS IS EQUIVALENT TO A COMBINATION OF 138 ONE BEDROOM, 77 TWO BEDRM, & 126 FOUR BEDROOM UNITS OR 799 BEDS.
 20. DENSITY ALLOWED: AS APPROVED (27-546.18d)
 21. DENSITY PROPOSED: 341 DU/1.65AC=206.6 DU/AC
 22. MINIMUM LOT SIZE REQUIRED: N/A
 23. MINIMUM LOT WIDTH AT: FRONT BLDG LINE: N/A
 24. SUSTAINABLE GROWTH TIER: YES, TIER 1
 25. MILITARY INSTALLATION OVERLAY ZONE: NONE
 26. CENTER OR CORRIDOR LOCATION: CORRIDOR, CENTRAL US 1
 27. EXISTING GROSS FLOOR AREA TO REMAIN: 0 SF
 28. PROPOSED GROSS FLOOR AREA: 376,883SF
 29. F.A.R. 376,883 SF/71874 SF = 5.2 FAR
 30. STORMWATER MANAGEMENT CONCEPT # 18513-2019-4 AND SUBMISSION DATE: 5-1-19
 31. EXISTING WATER/SEWER DESIGNATION: W-3 & S-3
 32. PROPOSED WATER/SEWER DESIGNATION: W-3 & S-3
 33. AVIATION POLICY AREA: 6
 34. MANDATORY PARK DEDICATION: ON-SITE FACILITIES ARE BEING PROPOSED.
 35. NO CEMETERIES EXIST ON OR CONTIGUOUS TO PROPERTY.
 36. NO HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY.
 37. TYPE ONE CONSERVATION PLAN: NO-EXEMPT S-066-2019
 38. SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA
 39. THERE ARE NO WETLANDS PRESENT ON SITE.
 40. THERE IS NO STREAM PRESENT ON SITE.
 41. NOT ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY TRUST ORGANIZATION.
 42. VARIATION REQUEST FOR SECTION 24-122(A) FOR NON STANDARD PUBLIC UTILITY EASEMENTS ALONG PUBLIC STREETS.

LEGEND	
	BOUNDARY LINE
	EXISTING CONTOURS
	EXISTING SEWER
	EXISTING WATER
	PROPOSED SEWER LINE
	PROPOSED EASEMENT
	EXISTING STRUCTURE
	EXISTING STORM DRAIN
	EXISTING ELECTRIC
	EXISTING GAS
	EXISTING TELEPHONE
	EXISTING UTILITY POLE
	EXISTING WATER METER
	EXISTING TREE
	EXISTING LIGHT POST
	EXISTING ELECTRIC VAULT
	EXISTING UTILITY MANHOLE
	PROPOSED STORM DRAIN

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.

JOHN W. KOSTIC
PROPERTY LINE SURVEYOR
MD. REG. NO. #473
EXPIRATION 01-06-2021

7-28-19

SOLTESZ, LLC

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

NO.		REVISIONS		BY		DATE	
DESIGNED:		DUB					
CHECKED:		DUB					

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 DIGGING 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

GREYSTAR GP II, LLC
8405 GREENSBORO DRIVE, SUITE 500
MCLEAN, VIRGINIA 22102
CONTACT: RUSSELL WHITWORTH
PHONE:

TAX MAP 33, C3-C4	ZONING CATEGORY: M-UJ
WSSC 200' SHEET 209NE04	SECTOR PLAN CENTRAL US 1 CORRIDOR
SITE DATUM HORIZONTAL: _____ VERTICAL: _____	XXXX

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. 42626 EXPIRATION 5/20/2021

7/24/19

PRELIMINARY PLAN OF SUBDIVISION
KNOX ROAD DEVELOPMENT
4422 KNOX ROAD
COLLEGE PARK, MD 20740

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

4-19028

SHEET **1** OF **1**

PROJECT NO. 32470100