

SYMBOL	PROPERTY LINES	SYMBOL	EXISTING ELECTRICAL MANHOLE	SYMBOL	EXISTING TRAFFIC CONTROL BOX
ADJACENT PROPERTY LINES	EXISTING GABLE TELEVISION CONDUIT	EXISTING FIRE DEPARTMENT CONNECTION	EXISTING TRAFFIC SIGNAL POLE	EXISTING TREE	
EXISTING ELECTRICAL CONDUIT	EXISTING FIRE HYDRANT	EXISTING GABLE TELEVISION PEDESTAL	EXISTING TREE	EXISTING TREE	
EXISTING EDGE OF PAVEMENT	EXISTING GAS MANHOLE	EXISTING UNKNOWN UTILITY MANHOLE	EXISTING WATER METER	EXISTING WATER MANHOLE	
EXISTING FENCE LINE	EXISTING REINFORCED CONCRETE PIPE	EXISTING WATER METER	EXISTING WATER MANHOLE	EXISTING WATER MANHOLE	
EXISTING NATURAL GAS CONDUIT	EXISTING CORRUGATED METAL PIPE	EXISTING WATER MANHOLE	EXISTING WATER MANHOLE	EXISTING WATER MANHOLE	
EXISTING OVERHEAD WIRES	EXISTING BUILDING RESTRICTION LINE	EXISTING SIGN POST	EXISTING SIGN POST	EXISTING SIGN POST	
EXISTING TELEPHONE CONDUIT	EXISTING RIGHT-OF-WAY	EXISTING SIGN POST	EXISTING SIGN POST	EXISTING SIGN POST	
EXISTING PUBLIC UTILITIES EASEMENTS	EXISTING GUY POLE	EXISTING SIGN POST	EXISTING SIGN POST	EXISTING SIGN POST	
EXISTING SANITARY SEWER CONDUIT	EXISTING GAS VALVE	EXISTING SIGN POST	EXISTING SIGN POST	EXISTING SIGN POST	
EXISTING STORM DRAIN CONDUIT	EXISTING LIGHT POLE	EXISTING SIGN POST	EXISTING SIGN POST	EXISTING SIGN POST	
EXISTING WATER CONDUIT	EXISTING PHONE PEDESTAL	EXISTING SIGN POST	EXISTING SIGN POST	EXISTING SIGN POST	

R-18
R-55
CdD

101

15

SOMERSET

CHURCH

101

15



VICINITY MAP
SCALE: 1" = 2000'

ARCHITECT
GTM ARCHITECTS
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
240.333.2000
COLLINE HERNANDEZ-AYALA

LANDSCAPE ARCHITECT
PARKER RODRIGUEZ
101 NORTH UNION STREET
SUITE 320
ALEXANDRIA, VA 22314
703.548.5010
TRINI RODRIGUEZ

PP-1	PRELIMINARY PLAN
PP-2	PLAN APPROVALS

<u>AREA</u>	<u>TAX ACCOUNT #</u>	<u>PLAT NO.</u>
3.10 AC.	19-2132561	A19-3552
0.14 AC.	19-2145530	A19-1312

1. THE SUBJECT PROPERTY CONSISTS PARCELS:
LOT 1 OF PARCEL "A", BLOCK T, LIBER 16784, FOLIO 245
LOT 1, BLOCK T, LIBER 19071, FOLIO 477
2. THE SUBJECT PROPERTY IS SHOWN ON TAX MAP GRIDS 43-C3 & 43-B3.
3. THE SUBJECT PROPERTY IS SHOWN ON WSSC MAP 207NE06.
4. THE PURPOSE OF SUBDIVISION IS TO CONSOLIDATE TWO (2) PARCELS INTO ONE (1) LOT.
5. PRIOR APPROVALS: N/A
6. THE TOTAL ACREAGE OF THE SITE IS 3.24 AC GROSS / 3.24 AC. NET
3.10 AC GROSS / 3.10 AC. NET (R-18)
0.14 AC GROSS / 0.14 AC. NET (R-55)
7. THE SUBJECT PROPERTY DOES NOT HAVE ANY PRIMARY MANAGEMENT AREAS (PMA).
8. THE ACREAGE OF ENVIRONMENTAL REGULATION FEATURES : N/A
9. ACREAGE OF 100-YEAR FLOODPLAIN: N/A
10. THE ACREAGE OF ROAD DEDICATION: 6,712 SF OR 0.154 ACRES. PLEASE REFERENCE SHA PLAT #59339 (TO BE RECORDED).
11. THE SUBJECT PROPERTY IS ZONED R-18 AND R-55 AND IS DEVELOPED.
12. THE PROPOSED USE FOR THE PROPERTY IS FOR THE DEVELOPMENT OF A MULTI-FAMILY APARTMENT BUILDING WITH GROUND FLOOR COMMERCIAL USES.
13. THE SUBJECT PRELIMINARY PLAN OF SUBDIVISION IS PROPOSING UP TO 250 MULTIFAMILY UNITS IN THE R-18 AND R-55 ZONES.
14. PERMITTED RESIDENTIAL DENSITY ABIDES ZONING BILL CB-57-2018, (F) REGULATIONS CONCERNING LOT SIZE, NET LOT AREA, LOT COVERAGE AND GREEN AREA, LOT WIDTH, YARDS, BUILDING HEIGHT, DENSITY, FAR, ACCESSORY BUILDINGS, BEDROOM PERCENTAGES, AND OTHER REGULATIONS APPLICABLE TO DEVELOPMENT IN THE R-18 AND R-55 ZONES SHALL NOT APPLY. INSTEAD, THE APPROVED DETAILED SITE PLAN SHALL SET FORTH ALL DEVELOPMENT REGULATIONS TO BE FOLLOWED, AND SHALL INCLUDE REVIEW AND APPROVAL OF ARCHITECTURAL ELEVATIONS.
15. THE MINIMUM LOT SIZE: N/A (SEE NOTE 14 OF GENERAL NOTES)
16. THE MINIMUM LOT WIDTH: N/A (SEE NOTE 14 OF GENERAL NOTES)
17. SUSTAINABLE GROWTH TIER: YES, TIER 1
18. MILITARY INSTALLATION OVERLAY ZONE: N/A
19. ANDREWS, INTERIM LAND USE CONTROL: NO
20. CENTER OR CORRIDOR LOCATION: YES, BEACON HEIGHTS NEIGHBORHOOD CENTER.
21. EXISTING NON-RESIDENTIAL GFA: 0 SF
22. PROPOSED NON-RESIDENTIAL GFA: 25,000 SF
23. STORMWATER MANAGEMENT CONCEPT PLAN PERMIT #23685-2019-0.
24. EXISTING WATER AND SEWER CATEGORIES: W-3 AND S-3
25. PROPOSED WATER AND SEWER CATEGORIES: W-3 AND S-3
26. AVIATION POLICY AREA (APA): NOT IN AREA
27. MANDATORY PARK DEDICATION: TO BE MET BY FEE IN LIEU PAYMENT.
28. CEMETERIES ON OR ADJACENT TO PROPERTY: NO
29. HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
30. SUBJECT TO A TYPE ONE CONSERVATION PLAN: YES
31. WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA): NO
32. WETLANDS: NO
33. STREAMS: NO
34. SOILS BY SOIL TYPE AND SOURCE: CHRISTIANA-DOWNER-URBAN (Cdd) AND URBAN LAND (Un) SOURCE: USDA NRCS WEB SOIL SURVEY
35. 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
36. ALL EXISTING STRUCTURES, DRIVEWAYS, WALLS AND FENCES WILL BE REMOVED.

[illegible]

STATE OF MARYLAND
DAVID F. UNGER, II
NO. 21236
REGISTERED
PROFESSIONAL LAND SURVEYOR

David F. Unger II
PA No. 21236
Expiration Date: January 16, 2021

EAST PINES
2ND ELECTION DISTRICT
PRINCE GEORGE'S COUNTY,
MARYLAND
WSSC GRID: 207NE06
TAX MAP: 43-C3 & 43-B3

PRELIMINARY PLAN

DRAWN BY: _____
DESIGNED BY: _____
DATE ISSUED: _____

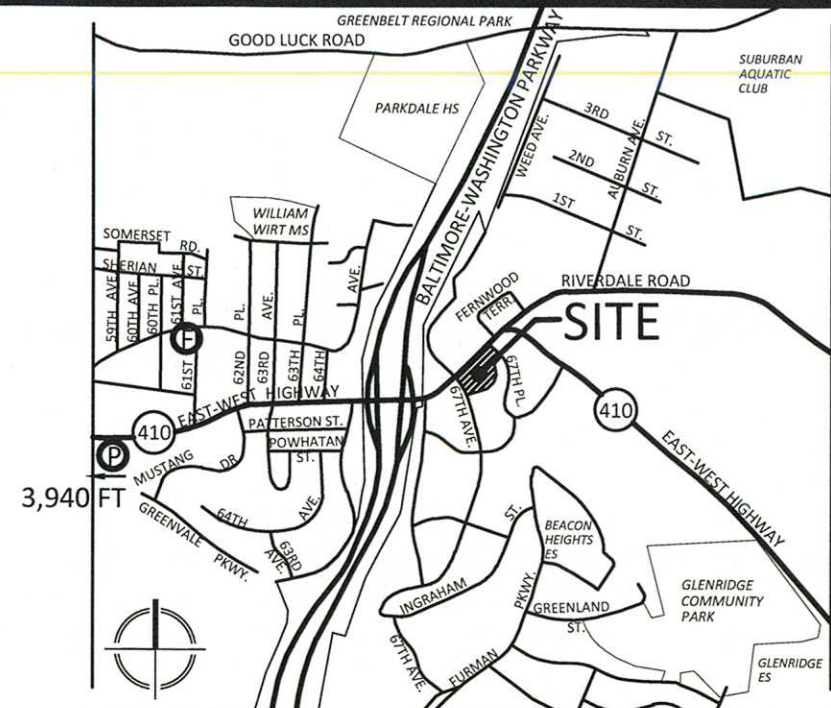
VIKA
PROJECT

AGENCY
NO. 4-19031

SHEET NO. PP-1

LAYOUT: PP-1, Plotted By: Maldonado

2020 10:01:02 AM
 Version: 2.0.0.0
 Date: 10/01/2020
 Time: 10:01:02 AM



ENGINEERS PLANNERS
ARCHITECTS ARCHITECTS SURVEYORS
 1000 MARLYN LANE
 1001 CENTURY BOULEVARD SUITE 400
 GERMANTOWN, MARYLAND 20854
 TEL: (301) 916-4000 FAX: (301) 916-2262
 TYSONS, VA.

PREPARED FOR:
DEPARTMENTMENTS, LLC
PO BOX 100
COVINGTON REALTY, LLC
 305 COVIELLE ROAD
 FTE 1080
 VEV SPRING, MD, 20910
 608.3703
 BY EVANS

SIGN CONSULTANTS
CHITECT
ON ARCHITECTS
 1000 GEORGETOWN ROAD
 MD 20814
 333.2000
 LINE HERNANDEZ-AYALA
ARCHITECTS ARCHITECT
 KRISTEN RODRIGUEZ
 NORTH UNION STREET
 SUITE 320
 WYOMING VA 22354
 548.5010
 RODRIGUEZ

TORNEY
 EARLY, & BREWER
 700
 WISCONSIN AVENUE
 MD 20814
 886.1300
 J. STOPHER HATCHER

MANAGER, CIVIL ENGINEER
 A MARYLAND, LLC
 1000 CENTURY BOULEVARD
 FTE 400
 MANTOWAN, MD 20874
 916.4000
 RENT G. MUNDAU

[illegible]

PROFESSIONAL SEAL



David F. Unger II
PA No. 21236
Expiration Date: January 16, 2021

EAST PINES
2ND ELECTION DISTRICT
PRINCE GEORGE'S COUNTY,
MARYLAND
WSSC GRID: 207NE06
TAX MAP: 43-C3 & 43-B3

PLAN APPROVALS

DRAWN BY: _____
DESIGNED BY: _____
DATE ISSUED: _____

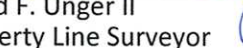
VIKA
PROJECT

AGENCY
NO. 4-19031

SHEET NO. PP-2

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.

 1-2-20

David F. Unger II
Property Line Surveyor
PA No. 21235
Expiration Date: January 16, 2021

Date

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:	EAST PINES
PROJECT NUMBER:	4-19031

For Conditions of Approval see Preliminary Plan Cover Sheet or Approval Sheet

Comments must be indicated by Project Number