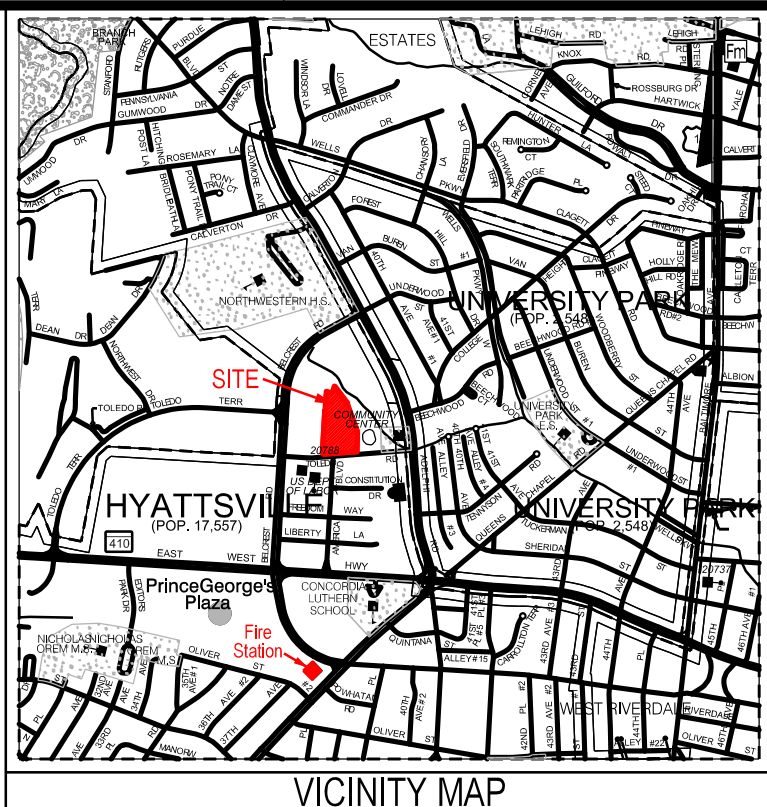


DEWEY EAST
4-19033
CHILLUM (17TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND



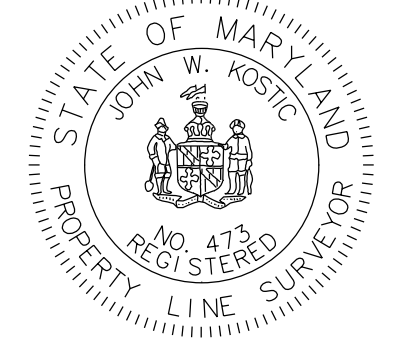
- GENERAL NOTES:
- PART OF PARCEL A: 3.866 AC. L. 37673 F. 544
 - PARCEL 5 FROM PPS 4-18022: 0.4523 AC. L. 12085 F. 621
 - TAX MAP & GRID: 42-A1, A2 & 42-B1, B2
 - WSSC 200 FT REF: 208 NE 03
 - PURPOSE OF SUBDIVISION: MULTIFAMILY COMMERCIAL
 - PRIOR APPROVALS: CSP-00024, CSP-00024-01, PPS-4-19022
 - GROSS ACREAGE: 4.3183 AC. +/-
 - NET ACREAGE: 4.3183 AC.
 - NET DEVELOPABLE OUTSIDE OF PMA: 4.32 AC. +/-
 - ENVIRONMENTAL REGULATED FEATURES: 0.0AC. +/-
 - 100 YEAR FLOODPLAIN: 0.0 AC. +/-
 - ROAD DEDICATION: 0.0 ACRES
 - EXISTING ZONING: M-UH-T-D-O
 - SECTOR PLAN: PRINCE GEORGE'S PLAZA JULY 2016
 - PROPOSED USE: 380 MULTIFAMILY, 2,000 SF COMMERCIAL
 - PROPOSED NUMBER OF LOTS: 0 LOTS
 - PROPOSED NUMBER OF PARCELS: 2 PARCELS
 - PROPOSED NUMBER OF OUTLOTS: 0 OUTLOT
 - PROPOSED DWELLING UNIT BY TYPE: 380 MULTIFAMILY
 - DENSITY ALLOWED: AS APPROVED (27-546.180)
 - DENSITY PROPOSED: 380/DU/0.4523 AC=87.56 DU/AC
 - MINIMUM LOT SIZE REQUIRED: N/A
 - MINIMUM LOT WIDTH AT:
 - FRONT BLDG LINE: N/A
 - FRONT STREET LINE: N/A
 - SUSTAINABLE GROWTH TIER: YES, TIER 1
 - MILITARY INSTALLATION OVERLAY ZONE: NONE
 - CENTER OR CORRIDOR LOCATION: CENTER, PRINCE GEORGE'S PLAZA METRO
 - EXISTING GROSS FLOOR AREA TO REMAIN: 0 SF
 - PROPOSED GROSS FLOOR AREA: 540,850 SF
 - F.A.R. 540,850 SF/108,179.2 SF = 2.88 FAR
 - STORMWATER MANAGEMENT CONCEPT # 34347-2018 AND APPROVAL DATE:
 - EXISTING WATER/SEWER DESIGNATION: W-3 & S-3
 - PROPOSED WATER/SEWER DESIGNATION: W-3 & S-3
 - AVIATION POLICY AREA: N/A
 - MANDATORY PARK DEDICATION: REQUIREMENT MET BY CSP-00024
 - NO CEMETERIES EXIST ON OR CONTIGUOUS TO PROPERTY.
 - NO HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY.
 - TYPE ONE CONSERVATION PLAN: YES, TCP-2019
 - SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA
 - THERE ARE NO WETLANDS PRESENT ON SITE.
 - THERE ARE NO STREAMS PRESENT ON SITE.
 - SOILS: LUSSUE-URBAN LAND COMPLEX
 - URB: URBAN LAND RESETT- CHRISTINA COMPLEX
 - THE SOURCE OF THE SOILS INFORMATION: USDA NRCS WEB SOIL SURVEY (WSS)
 - NOT ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY TRUST ORGANIZATION.
 - VARIATION REQUEST FOR SECTION 24-122(a) FOR NON-STANDARD PUBLIC UTILITY EASEMENTS ALONG PUBLIC STREETS.

- LEGEND
- BOUNDARY LINE
 - EXISTING 10' CONTOURS
 - EXISTING 2' CONTOURS
 - EXISTING SEWER
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - PROPOSED LOT LINE
 - SOIL LINE
 - PROPOSED SEWER LINE
 - PROPOSED WATER LINE
 - NOISE CONTOUR
 - EXISTING WOODLAND
 - EXISTING BUILDING
 - EXISTING FENCE TO BE REMOVED
 - EXISTING UNDERGROUND ELECTRIC

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 BOUNDARY SURVEY OR AVAILABLE RECORDS.

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



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	4-19033
TOP:	
PLANNING BOARD ACTION:	
PER PGCPB RESOLUTION#:	
ADOPTION DATE:	
SIGNATURE APPROVAL DATE:	
AUTHORIZED SIGNATURE	
PROJECT NAME:	DEWEY EAST
PROJECT NUMBER:	4-19033
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. 40888 EXPIRATION DATE: 6/20/21



PRELIMINARY PLAN OF SUBDIVISION
4-19033
DEWEY EAST

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

SHEET	1
OF	2
PROJECT NO.	36710001



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

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 OR CROSSINGS BY DRIVING 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
DEWEY L.C.
6525 Belcrest Road #300
Hyattsville, MD 20782
PHONE: # 301-915-0480
FAX: # 240-387-6109
CONTACT NAME: SCOTT DECAIN

APPLICANT
BALD EAGLE PARTNERS
4800 Hampton Lane, Suite 200
Bethesda, MD 20814

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