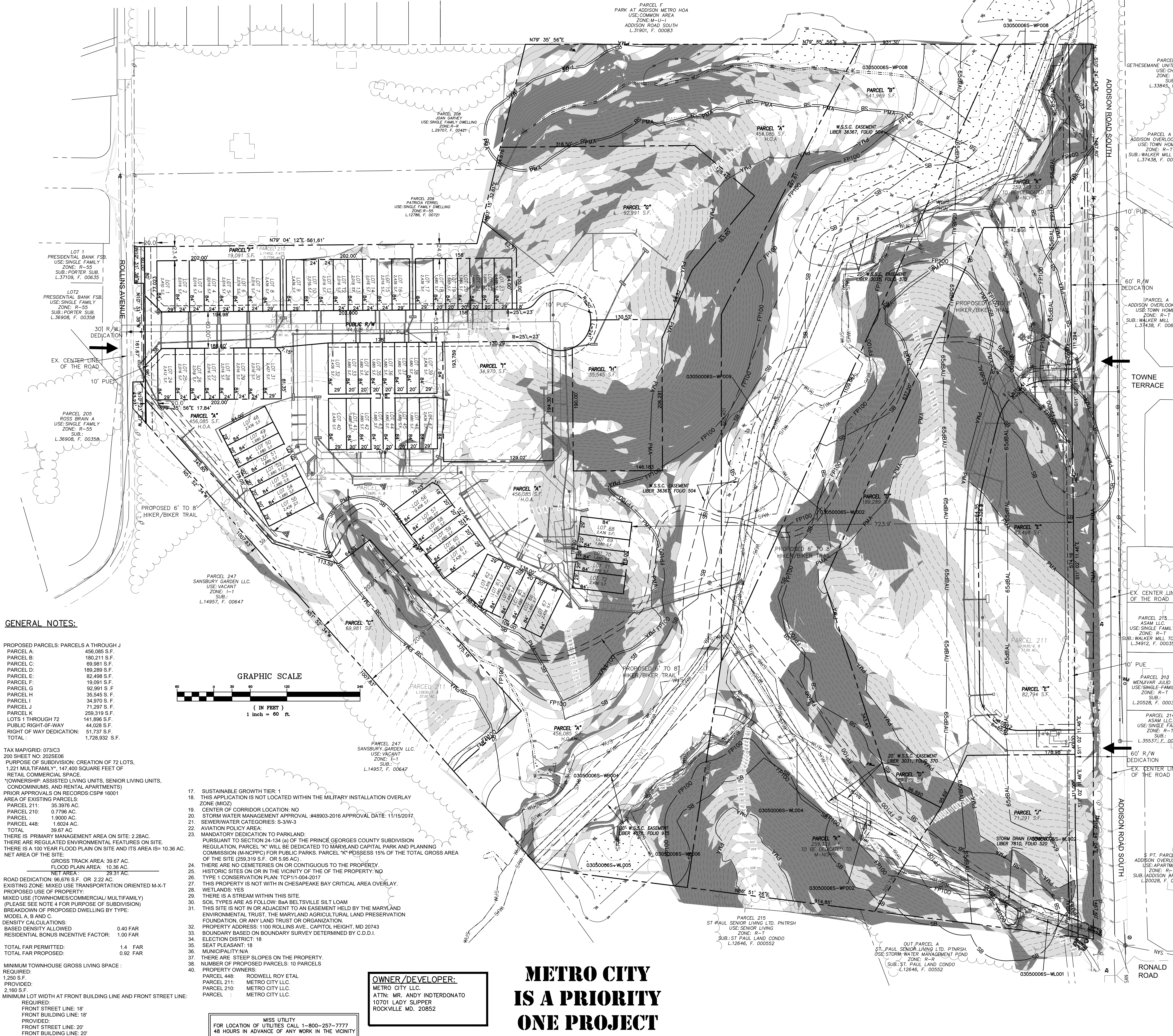




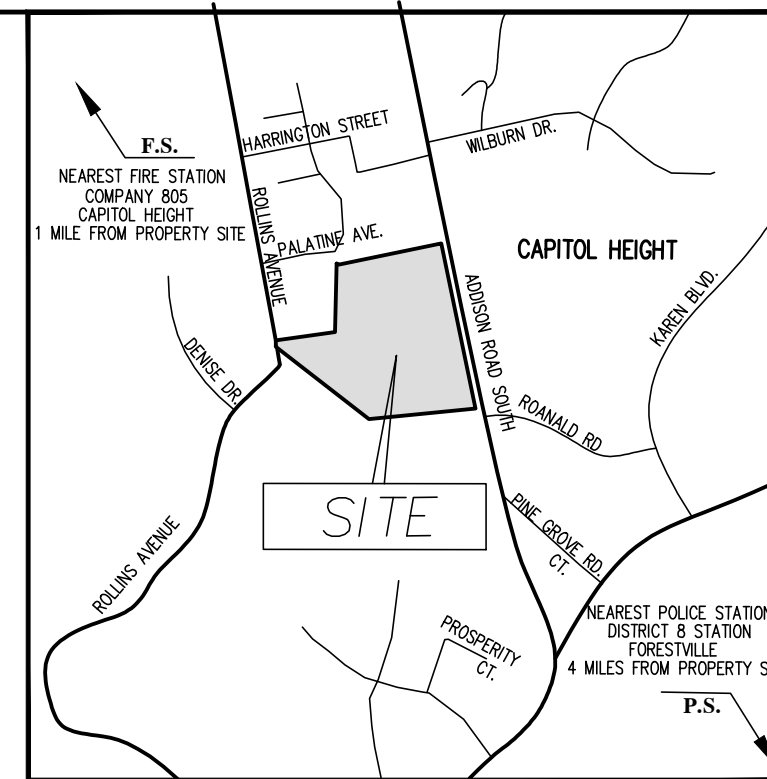
GENERAL NOTES:

- PROPOSED PARCELS: PARCELS A THROUGH J
PARCEL A: 456,085 S.F.
PARCEL B: 180,211 S.F.
PARCEL C: 69,981 S.F.
PARCEL D: 189,289 S.F.
PARCEL E: 82,498 S.F.
PARCEL F: 19,091 S.F.
PARCEL G: 92,991 S.F.
PARCEL H: 38,545 S.F.
PARCEL I: 34,970 S.F.
PARCEL J: 71,297 S.F.
TOTAL: 1,728,932 S.F.
- TAX MAP/GRID: 073/C3
- 200 SHEET NO. 2025E06
- PURPOSE OF SUBDIVISION: CREATION OF 72 LOTS, 1,221 MULTIFAMILY, 147,400 SQUARE FEET OF RETAIL COMMERCIAL SPACE.
"OWNERSHIP: ASSISTED LIVING UNITS, SENIOR LIVING UNITS, CONDOMINIUMS, AND RENTAL APARTMENTS"
- PRIOR APPROVALS ON RECORDS: CSP# 16001
- AREA OF EXISTING PARCELS:
PARCEL 211: 35,3976 AC.
PARCEL 210: 0.7786 AC.
PARCEL: 1.9000 AC.
PARCEL 448: 1.6024 AC.
TOTAL: 39.67 AC
- THERE IS PRIMARY MANAGEMENT AREA ON SITE: 2.28AC.
- THERE ARE REGULATED ENVIRONMENTAL FEATURES ON SITE.
- THERE IS A 100 YEAR FLOOD PLAIN ON SITE AND ITS AREA IS 10.36 AC. NET AREA OF THE SITE:
GROSS TRACK AREA: 39.67 AC.
FLOOD PLAIN AREA: 10.36 AC.
NET AREA: 29.31 AC.
- EXISTING ZONE: MIXED USE TRANSPORTATION ORIENTED M-X-T
- PROPOSED USE OF PROPERTY:
MIXED USE (TOWNHOMES/COMMERCIAL/MULTIFAMILY)
(PLEASE SEE NOTE 4 FOR PURPOSE OF SUBDIVISION)
- BREAKDOWN OF PROPOSED DWELLING BY TYPE:
MODEL A, B AND C.
- DENSITY CALCULATIONS:
BASED DENSITY ALLOWED: 0.40 FAR
RESIDENTIAL BONUS INCENTIVE FACTOR: 1.00 FAR
TOTAL FAR PERMITTED: 1.4 FAR
TOTAL FAR PROPOSED: 0.92 FAR
- MINIMUM TOWNHOUSE GROSS LIVING SPACE:
REQUIRED: 1,250 S.F.
PROVIDED: 2,100 S.F.
- MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE:
REQUIRED:
FRONT STREET LINE: 18'
FRONT BUILDING LINE: 18'
PROVIDED:
FRONT STREET LINE: 20'
FRONT BUILDING LINE: 20'
- SUSTAINABLE GROWTH TIER: 1
THIS APPLICATION IS NOT LOCATED WITHIN THE MILITARY INSTALLATION OVERLAY ZONE (MIOZ)
- CENTER OF CORRIDOR LOCATION: NO
- STORM WATER MANAGEMENT APPROVAL #48903-2016 APPROVAL DATE: 11/15/2017
- SEWER/WATER CATEGORIES: S-3W-3
- AVIATION POLICY AREA.
- MANDATORY DEDICATION TO PARKLAND:
PURSUANT TO SECTION 24-134 (a) OF THE PRINCE GEORGES COUNTY SUBDIVISION REGULATION, PARCEL "K" WILL BE DEDICATED TO MARYLAND CAPITAL PARK AND PLANNING COMMISSION (M-NCPPC) FOR PUBLIC PARKS. PARCEL "K" POSSESSES 15% OF THE TOTAL GROSS AREA OF THE SITE (259,319 S.F. OR 5.95 AC)
- THERE ARE NO CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY.
- HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
- TYPE I CONSERVATION PLAN: TCI11-004-2017
- THIS PROPERTY IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA OVERLAY.
- WETLANDS: YES
- THERE IS A STREAM WITHIN THIS SITE.
- SOIL TYPES ARE AS FOLLOWS: B&A BELTSVILLE SILT LOAM
- THIS SITE IS NOT IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION.
- PROPERTY ADDRESS: 1100 ROLLINS AVE., CAPITOL HEIGHT, MD 20743
- BOUNDARY BASED ON BOUNDARY SURVEY DETERMINED BY C.D.D.I.
- ELECTION DISTRICT: 18
- SEAT PLEASANT: 18
- MUNICIPALITY: NA
- THERE ARE STEEP SLOPES ON THE PROPERTY.
- NUMBER OF PROPOSED PARCELS: 10 PARCELS
- PROPERTY OWNERS:
PARCEL 448: RODWELL ROY ET AL
PARCEL 211: METRO CITY LLC.
PARCEL 210: METRO CITY LLC.
PARCEL: METRO CITY LLC.

MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

OWNER/DEVELOPER:
METRO CITY LLC.
ATTN: MR. ANDY INTERDONATO
10701 LADY SLIPPER
ROCKVILLE, MD. 20852

**METRO CITY
IS A PRIORITY
ONE PROJECT**



VICINITY MAP

SCALE: 1" = 2000'

LEGEND

- ELECTRIC MH
- FUEL OIL MH
- POSTAL DEPOSIT BOX
- GAS VALVE
- FIRE HYDRANT
- SANITARY MH
- STORM DRAIN MH
- MISC OR UNKNOWN MH
- TELEPHONE MH
- CONIFEROUS TREE (SCALE 2"=36")
- DECIDUOUS TREE (SCALE 2"=36")
- DRAIN INLET (SCALE TO SIZE)
- TELEPHONE OR CABLE PEDESTAL
- UTILITY POLE
- GLY WIRE
- WATER METER
- WATER MH
- WATER VALVE
- HOSE BIB
- LIGHT POLE
- DRAIN INLET MH
- UTILITY POLE
- GAS METER
- SIGNAL POLE
- STEAM MANHOLE
- TRANSFORMER
- EX. BUILDING
- EX. CURB & GUTTER
- EX. FENCE (WOOD)
- EX. FENCE (CHAIN LINK)
- EX. FENCE (WIRE)
- EX. ELECTRIC UNDERGROUND
- EX. GAS
- EX. STORM DRAIN PIPE DOUBLE LINE
- EX. STORM DRAIN PIPE SINGLE LINE
- PROPERTY LINE
- EASEMENT LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- SANITARY SEWER PIPE
- STREAM BUFFER
- 100 YR. FLOOD PLAIN
- PRIMARY MANAGEMENT AREA
- WETLAND BUFFER
- WETLAND
- WATERS OF THE US
- PROPOSED ENTRANCE
- 65dBA UPPER CONTOUR (30 FT. HEIGHT)
- 65dBA LOWER CONTOUR (5 FT. HEIGHT)
- STEEP SLOPES (15-25%)
- SEVERE SLOPES (OVER 25%)
- 6' TO 8' HIKER/BIKER TRAIL



I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE INFORMATION SHOWN ON THIS PLAN IS FROM AVAILABLE RECORDS.

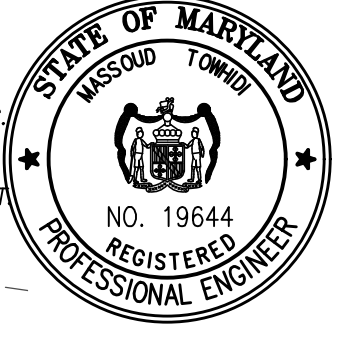
MARWAN F. MUSTAFA, P.E., L.S.
REG. PROFESSIONAL LAND SURVEYOR, MD # 20007
DATE: 01-22-2021

PROFESSIONAL CERTIFICATION

"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional land surveyor under the laws of the State of Maryland, License No. 20007, Expiration Date: 09/25/2022."

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE INFORMATION SHOWN ON THIS PLAN IS FROM AVAILABLE RECORDS.

MASSOUD TOWHIDI, P.E.
MD. REG. #19644
DATE: 01-22-2021



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. 19644, Expiration Date: 04/18/2021."



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
4800 POWERS MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 537-3501

METRO CITY
1100 ROLLINS AVE.
SEAT PLEASANT (18TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

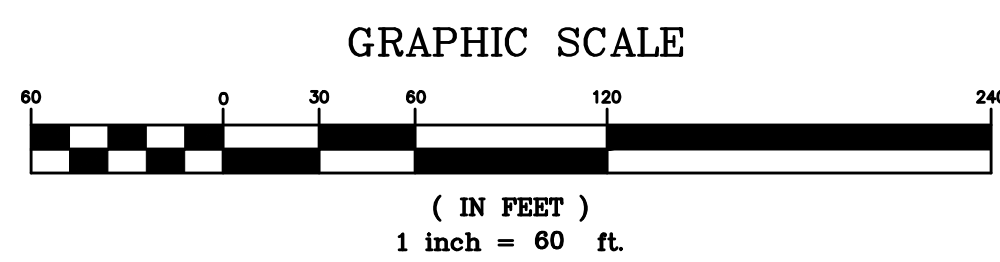
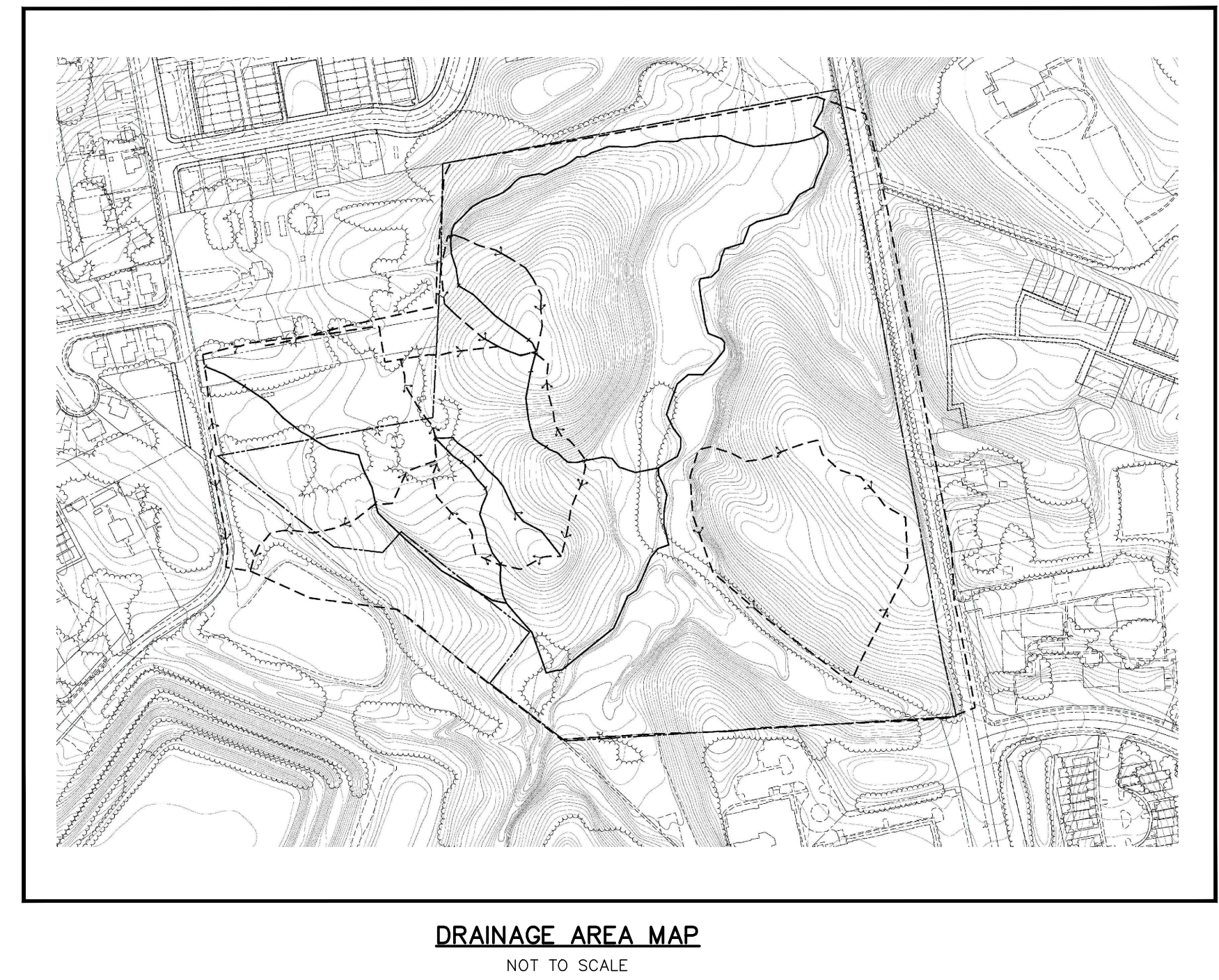
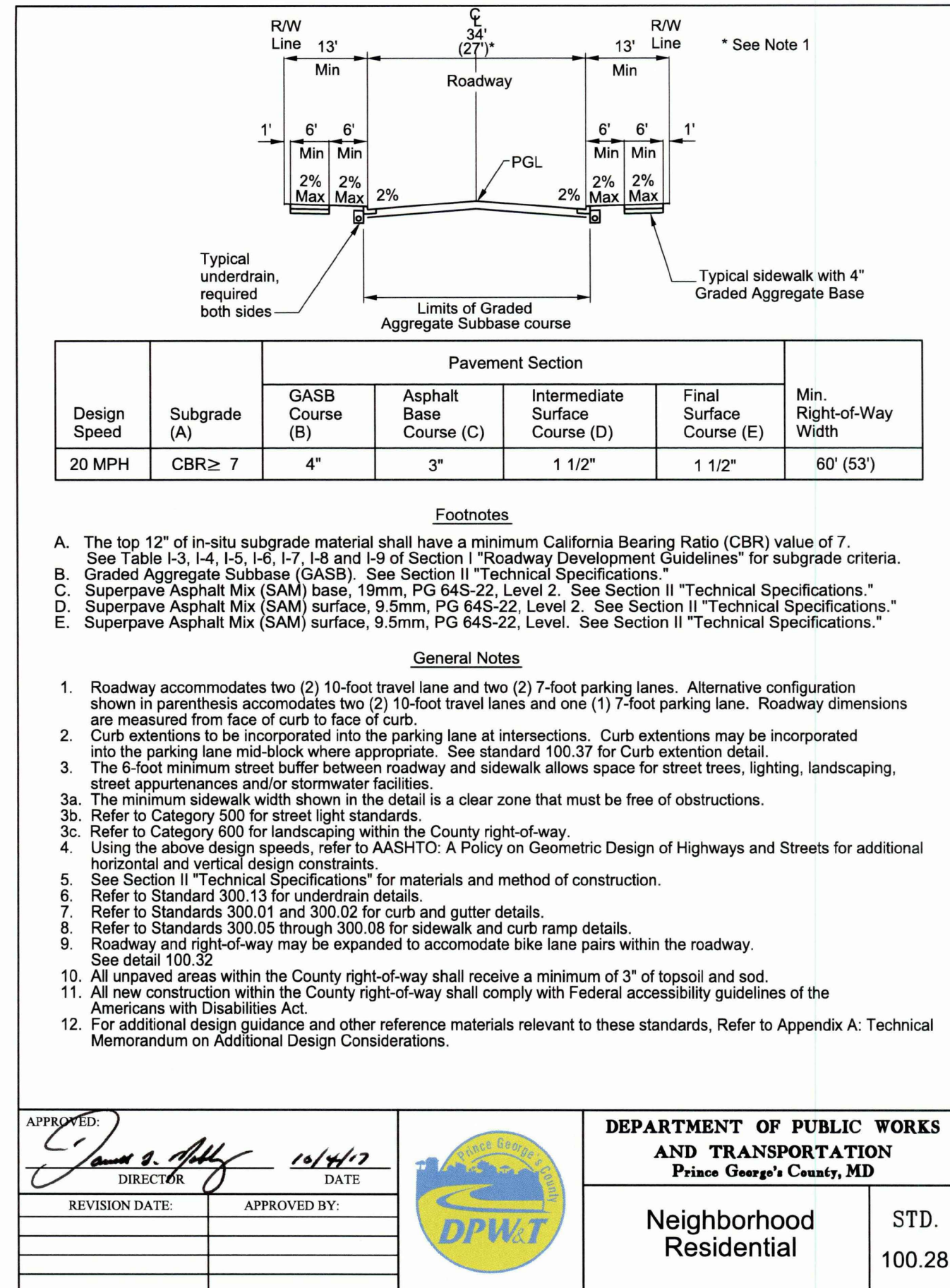
PRELIMINARY PLAN
#4-19044

REVISIONS	
10/09/2020 REV. PER	MNCPPC COMMENTS.
12/16/2020 REV. PER	MNCPPC COMMENTS.

DATE: DEC., 2020	DWN, MP	CHECKED, MT
SCALE: 1" = 50'		
PROJECT/FILE NO. 15-026		
SHEET NO. 1	OF 2	

LOT #	LOT S.F.	LOT WIDTH (F.T.)	LOT LENGTH (F.T.)
1	2,410	29	84'
2	2,016	24	84'
3	2,016	24	84'
4	2,016	24	84'
5	2,016	24	84'
6	2,016	24	84'
7	2,016	24	84'
8	2,436	29	84'
9	2,436	29	84'
10	2,016	24	84'
11	2,016	24	84'
12	2,016	24	84'
13	2,016	24	84'
14	2,016	24	84'
15	2,016	24	84'
16	2,436	29	84'
17	2,436	29	84'
18	1,680	20	84'
19	1,680	20	84'
20	1,680	20	84'
21	1,680	20	84'
22	1,680	20	84'
23	2,436	29	84'
24	2,412	29	84'
25	2,016	24	84'
26	2,016	24	84'
27	2,016	24	84'
28	2,016	24	84'
29	2,016	24	84'
30	2,016	24	84'
31	2,427	29	84'
32	2,436	29	84'
33	1,680	20	84'
34	1,680	20	84'
35	1,680	20	84'
36	1,680	20	84'
37	1,680	20	84'
38	1,680	20	84'
39	2,436	29	84'
TOTAL SQ.FT.	79,052.98		
TOTAL AC.	1.81		

LOT #	LOT S.F.	LOT WIDTH (F.T.)	LOT LENGTH (F.T.)
40	2,436	29	84'
41	1,680	20	84'
42	1,680	20	84'
43	1,680	20	84'
44	1,680	20	84'
45	1,680	20	84'
46	1,680	20	84'
47	2,436	29	84'
48	2,436	29	84'
49	1,680	20	84'
50	1,680	20	84'
51	1,680	20	84'
52	1,680	20	84'
53	1,680	20	84'
54	1,680	20	84'
55	2,436	29	84'
56	2,408	29	84'
57	1,680	20	84'
58	1,680	20	84'
59	1,680	20	84'
60	1,680	20	84'
61	2,436	29	84'
62	2,305	29	84'
63	1,680	20	84'
64	1,680	20	84'
65	1,680	20	84'
66	1,680	20	84'
67	2,436	29	84'
68	2,436	29	84'
69	1,680	20	84'
70	1,680	20	84'
71	1,680	20	84'
72	2,436	29	84'
TOTAL SQ. FT.	62,843.00		
TOTAL AC.	1.44		



METRO CITY IS A PRIORITY ONE PROJECT

OWNER/DEVELOPER:
METRO CITY LLC.
ATTN: MR. ANDY INDTERDONATO
10701 LADY SLIPPER
ROCKVILLE MD. 20852



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS – PLANNERS – SURVEYOR'S

4600 POWDER MILL ROAD – SUITE 200 – BELTSVILLE, MD 20705
OFFICE (301) 937-3501
FAX (301) 937-3507

METRO CITY
1100 ROLLINS AVE.
SEAT PLEASANT (18TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

BUILDING AND GRADING CONCEPT EXHIBIT
#4-19044



I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE INFORMATION SHOWN ON THIS PLAN IS FROM AVAILABLE RECORDS.

MARWAN F. MUSTAFA P.E., L.S.
REG. PROFESSIONAL LAND SURVEYOR,
MD. # 20007

01-22-2021
DATE

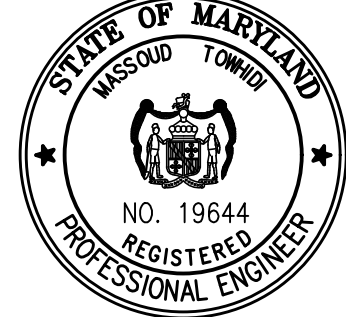
PROFESSIONAL CERTIFICATION

"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional land surveyor under the laws of the State of Maryland, License No. 20007, Expiration Date: 09/25/2022".

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE INFORMATION SHOWN ON THIS PLAN IS FROM AVAILABLE RECORDS.

MASSOUD TOWHIDI, P.E.
MD. REG. #19644

01-22-2021
DATE



PROFESSIONAL CERTIFICATION

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REVISIONS

10/09/2020 REV. PER
MNCPPC COMMENTS.

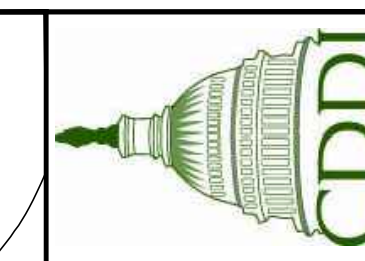
DATE: DEC., 2020

DWN. MP	CHECKE MT
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SCALE: 1' = 50'

PROJECT/FILE NO.
15-026

SHEET NO.
2 OF 2



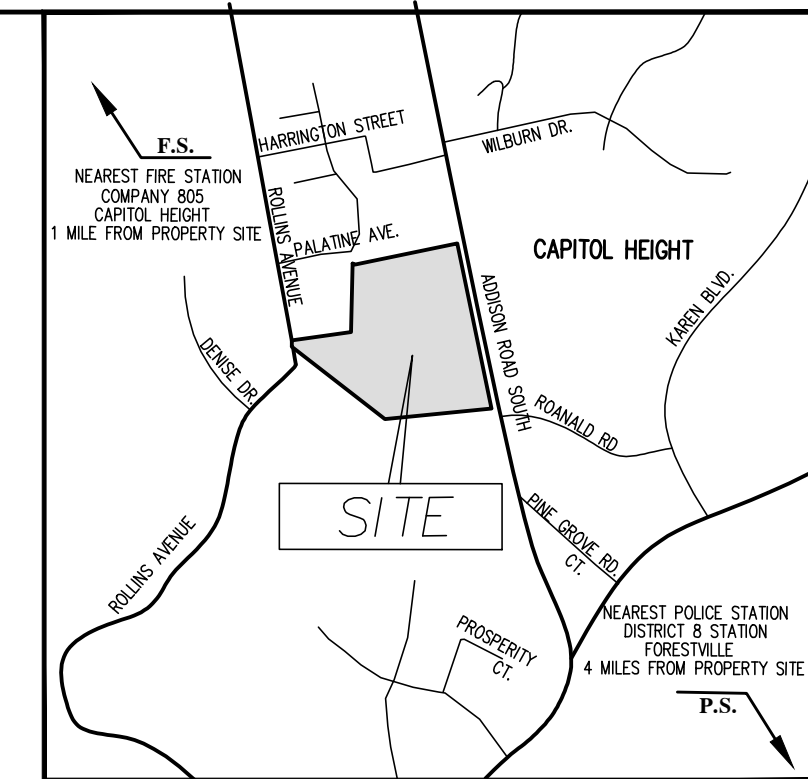
CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
4800 POWERS MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 537-3501

METRO CITY
1,000 ROLLS AVENUE
SEAT PLEASANT (18TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

BUILDING AND GRADING CONCEPT EXHIBIT
#4-19044

REVISIONS
10/09/2020 REV. PER
MNCPPC COMMENTS.

DATE: OCT., 2019
DWN. MP CHECKED MT
SCALE: 1" = 60'
PROJECT/FILE NO. 15-026
SHEET NO. 1 OF 1



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- ELECTRIC MH
- FUEL OIL MH
- POSTAL DEPOSIT BOX
- GAS VALVE
- FIRE HYDRANT
- SANITARY MH
- STORM DRAIN MH
- MISS OR UNKNOWN MH
- TELEPHONE W/ STATION
- CONFEROUS TREE (SCALE 2"=38')
- DECIDUOUS TREE (SCALE 2"=38')
- DRAIN INLET (SCALE TO SIZE)
- TELEPHONE OR CABLE PEDESTAL
- UTILITY POLE
- GUY WIRE
- WATER METER
- WATER MH
- WATER VALVE
- HOSE BB
- LIGHT POLE
- DRAIN INLET MH
- UTILITY POLE
- GAS METER
- SIGNAL POLE
- STEAM MANHOLE
- TRANSFORMER
- EX. BUILDING
- EX. CURB & GUTTER
- EX. FENCE (WOOD)
- EX. FENCE (CHAIN LINK)
- EX. FENCE (WIRE)
- EX. ELECTRIC UNDERGROUND
- EX. GAS
- EX. STORM DRAIN PIPE: DOUBLE LINE
- EX. STORM DRAIN PIPE: SINGLE LINE
- PROPERTY LINE
- EASEMENT LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- SANITARY SEWER PIPE
- STREAM BUFFER
- 100 YR. FLOOD PLAIN
- PRIMARY MANAGEMENT AREA
- WETLAND BUFFER
- WETLAND
- WATERS OF THE U.S.
- PROPOSED BUILDING
- LIMITS OF DISTURBANCE
- PROPOSED MAJOR COUNTER
- PROPOSED MINOR COUNTER
- STEEP SLOPES (15-25%)
- SEVERE SLOPES (OVER 25%)
- 6' TO 8' HIKER/BIKER TRAIL

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE INFORMATION SHOWN ON THIS PLAN IS FROM AVAILABLE RECORDS.

MARWAN F. MUSTAFA P.E., L.S.
REG. PROFESSIONAL LAND SURVEYOR,
MD # 20007

01-22-2021
DATE

PROFESSIONAL CERTIFICATION

"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional land surveyor under the laws of the State of Maryland, License No. 20007, Expiration Date: 10/25/2027."

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE INFORMATION SHOWN ON THIS PLAN IS FROM AVAILABLE RECORDS.

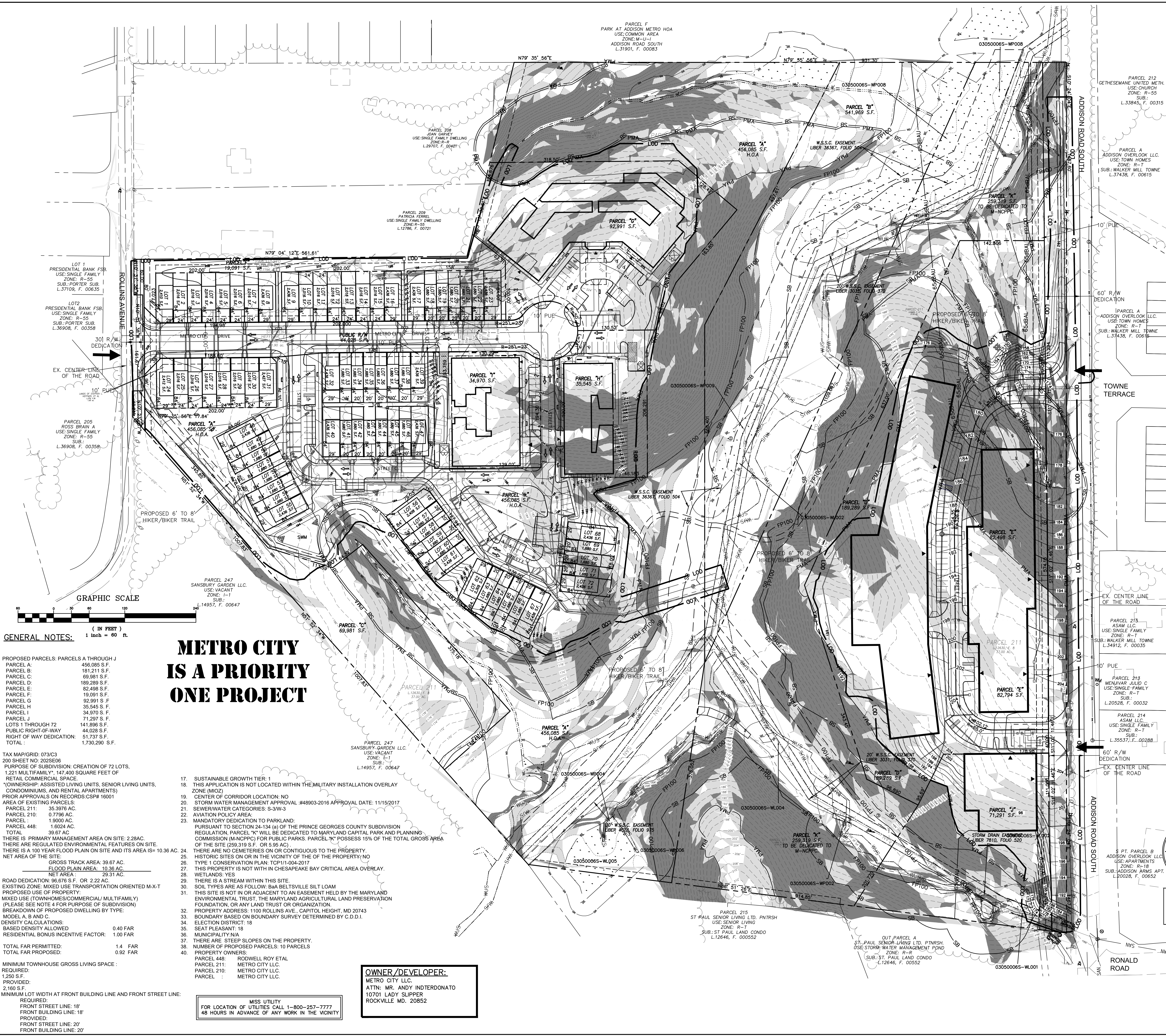
MASSOUD TOWHIDI, P.E.
MD. REG. #19644

01-22-2021
DATE



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. 19644, Expiration Date: 04/18/2021."



GENERAL NOTES:

- PROPOSED PARCELS: PARCELS A THROUGH J
- TAX MAP/GRID: 073/C3
- 200 SHEET NO. 2002506
- PURPOSE OF SUBDIVISION: CREATION OF 72 LOTS, 1,221 MULTIFAMILY, 147,400 SQUARE FEET OF RETAIL COMMERCIAL SPACE
- OWNERSHIP: ASSISTED LIVING UNITS, SENIOR LIVING UNITS, CONDOMINIUMS, AND RENTAL APARTMENTS
- PRIOR APPROVALS ON RECORDS: CSP# 16001
- AREA OF EXISTING PARCELS:
 - PARCEL 211: 35,307 AC.
 - PARCEL 210: 0.7796 AC.
 - PARCEL: 1.9000 AC.
 - PARCEL 448: 1.6024 AC.
 - TOTAL: 39.67 AC.
- THERE IS PRIMARY MANAGEMENT AREA ON SITE: 2.28AC.
- THERE ARE REGULATED ENVIRONMENTAL FEATURES ON SITE.
- THERE IS A 100 YEAR FLOOD PLAIN ON SITE AND ITS AREA IS: 10.36 AC.
- NET AREA OF THE SITE:
 - GROSS TRACK AREA: 39.67 AC.
 - FLOOD PLAIN AREA: 10.36 AC.
 - NET AREA: 29.31 AC.
- ROAD DEDICATION: 96,676 S.F. OR 2.22 AC.
- EXISTING ZONE: MIXED USE TRANSPORTATION ORIENTED M-X-T
- PROPOSED USE OF PROPERTY:
 - MIXED USE (TOWNHOMES/COMMERCIAL) MULTIFAMILY
 - (PLEASE SEE NOTE 4 FOR PURPOSE OF SUBDIVISION)
- BREAKDOWN OF PROPOSED DWELLING BY TYPE:
 - MODEL A, B AND C
- DENSITY CALCULATIONS:
 - BASED DENSITY ALLOWED: 0.40 FAR
 - RESIDENTIAL BONUS INCENTIVE FACTOR: 1.00 FAR
- TOTAL FAR PERMITTED: 1.4 FAR
- TOTAL FAR PROPOSED: 0.92 FAR
- MINIMUM TOWNHOUSE GROSS LIVING SPACE: 1,250 S.F.
- REQUIRED: 2,100 S.F.
- PROVIDED: 2,100 S.F.
- MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE: 20'
- REQUIRED:
 - FRONT STREET LINE: 18'
 - FRONT BUILDING LINE: 18'
 - PROVIDED:
 - FRONT STREET LINE: 20'
 - FRONT BUILDING LINE: 20'
- MISS UTILITY
- FOR LOCATION OF UTILITIES CALL 1-800-257-7777
- 48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY
- SUSTAINABLE GROWTH TIER: 1
- THIS APPLICATION IS NOT LOCATED WITHIN THE MILITARY INSTALLATION OVERLAY ZONE (MIOZ)
- CENTER OF CORRIDOR LOCATION: NO
- STORM WATER MANAGEMENT APPROVAL #48903-2016 APPROVAL DATE: 11/15/2017
- SEWERWATER CATEGORIES: S-3W-3
- AVIATION POLICY AREA: MANDATORY DEDICATION TO PARKLAND: PURSUANT TO SECTION 24-134 (a) OF THE PRINCE GEORGES COUNTY SUBDIVISION REGULATION, PARCEL "K" WILL BE DEDICATED TO MARYLAND CAPITAL PARK AND PLANNING COMMISSION (MNCPPC) FOR PUBLIC PARKS. PARCEL "K" POSSESS 15% OF THE TOTAL GROSS AREA OF THE SITE (259,319 S.F. OR 5.95 AC.)
- THERE ARE NO CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY.
- HISTORIC SITES ON OR IN THE VICINITY OF THE OF THE PROPERTY: NO
- TYPE 1 CONSERVATION PLAN: TCP/11-004-2017
- THIS PROPERTY IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA OVERLAY.
- NET AREA: 29.31 AC.
- THERE IS A STREAM WITHIN THIS SITE.
- SOIL TYPES ARE AS FOLLOW: Baa BELTSVILLE SILT LOAM
- THIS SITE IS NOT IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION.
- PROPERTY ADDRESS: 1100 ROLLS AVENUE, CAPITOL HEIGHT, MD 20743
- BOUNDARY BASED ON BOUNDARY SURVEY DETERMINED BY C.D.I.
- ELECTION DISTRICT: 18
- SEAT PLEASANT: 18
- MUNICIPALITY: N/A
- THERE ARE STEEP SLOPES ON THE PROPERTY.
- NUMBER OF PROPOSED PARCELS: 10 PARCELS
- PROPERTY OWNERS:
 - PARCEL 448: RODWELL ROY ETAL
 - PARCEL 211: METRO CITY LLC
 - PARCEL 210: METRO CITY LLC
 - PARCEL: METRO CITY LLC

OWNER/DEVELOPER:
METRO CITY LLC
ATTN: MR. ANDY INTERDONATO
10701 LADY SLIPPER
ROCKVILLE, MD. 20852