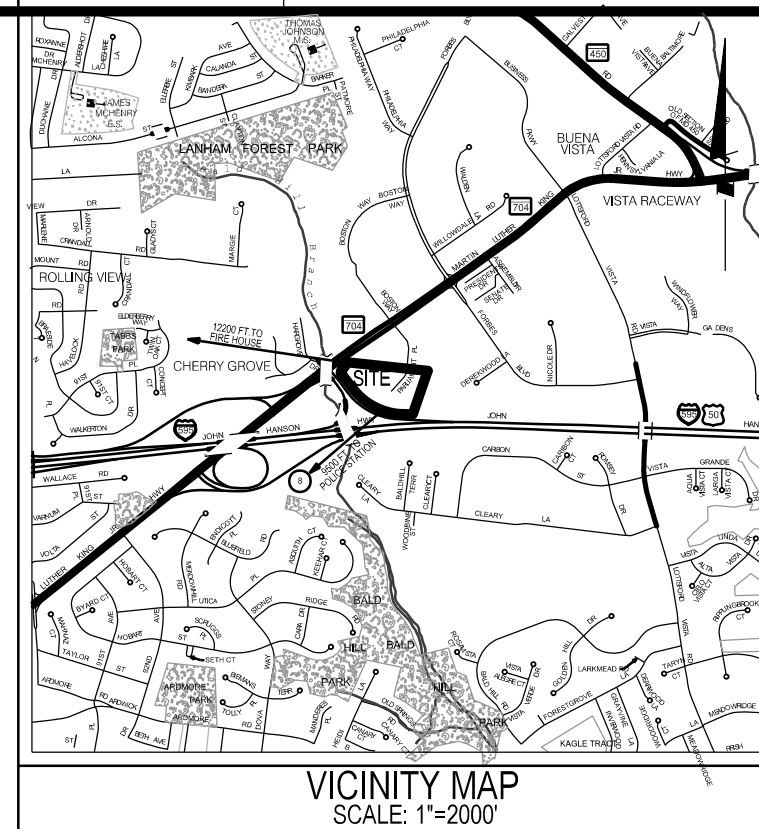


PARLIAMENT PLACE
PRELIMINARY PLAN OF SUBDIVISION



- GENERAL NOTES:
1. PARCEL 4: 4200 PARLIAMENT LLC, L. 39418 F. 541-11.74 AC.
 2. TAX MAP & GRID: 52, E2, F1 & F2
 3. WSSC 200 FT REF: 208 NE 09
 4. PURPOSE OF SUBDIVISION: SUBDIVIDE INTO 3 PARCELS
 5. PRIOR APPROVALS: NONE
 6. GROSS ACREAGE: 11.72 AC +/-
 7. NET DEVELOPABLE OUTSIDE OF PMA: 11.03 AC +/-
 8. ENVIRONMENTAL REGULATED FEATURES: 0.69 AC +/-
 9. 100 YEAR FLOODPLAIN: 0.0 AC +/-
 10. ROAD DEDICATION: 0.0 ACRES
 11. EXISTING ZONING: I-1
 12. SECTOR PLAN: NONE
 13. PROPOSED USE:
 - PARCEL 1: 134,000 SF SELF-STORAGE
 - PARCEL 2: 132,312 SF OFFICE (EXISTING TO REMAIN)
 - PARCEL 3: 100,000 SF OFFICE
 14. PROPOSED NUMBER OF LOTS: 0 LOTS
 15. PROPOSED NUMBER OF PARCELS: 3 PARCELS
 16. PROPOSED NUMBER OF OUTLOTS: 0 OUTLOT
 17. PROPOSED DWELLING UNIT BY TYPE: NONE
 18. DENSITY ALLOWED: N/A
 19. DENSITY PROPOSED: N/A
 20. MINIMUM LOT SIZE REQUIRED: N/A
 21. MINIMUM LOT WIDTH AT:
 - FRONT BLDG LINE: N/A
 - FRONT STREET LINE: N/A
 22. SUSTAINABLE GROWTH TIER: YES, TIER 1
 23. MILITARY INSTALLATION OVERLAY ZONE: NONE
 24. CENTER OR CORRIDOR LOCATION: N/A
 25. EXISTING GROSS FLOOR AREA TO REMAIN: 132,312 SF
 26. PROPOSED GROSS FLOOR AREA: 234,000 SF
 27. F.A.R. 366,312 SF/10,523 SF = 0.72 FAR
 28. STORMWATER MANAGEMENT CONCEPT # 1120-2020-0
 29. EXISTING WATERSSEWER DESIGNATION: W-3 & S-3
 30. PROPOSED WATERSSEWER DESIGNATION: W-3 & S-3
 31. AVIATION POLICY AREA: N/A
 32. MANDATORY PARK DEDICATION: N/A
 33. NO CEMETERIES EXIST ON OR CONTIGUOUS TO PROPERTY.
 34. NO HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY.
 35. TYPE ONE CONSERVATION PLAN: YES, TCPI
 36. SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA
 37. THERE ARE WETLANDS PRESENT ON SITE.
 38. NO STREAMS ARE PRESENT ON SITE.
 39. SOILS: URBAN LAND RUSSETT-CHRISTIANA COMPLEX
 40. URBAN LAND-URBAN COMPLEX
 41. RSSETT-CHRISTIANA-URBAN LAND COMPLEX
 42. THE SOURCE OF THE SOILS INFORMATION: USDA NRCS WEB SOIL SURVEY (WSS)
 43. NOT ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY TRUST ORGANIZATION.

- LEGEND
- BOUNDARY LINE
 - EXISTING CONTOURS
 - EXISTING SEWER
 - EXISTING EASEMENT
 - PROPOSED LOT LINE
 - PROPOSED SEWER LINE
 - PROPOSED EASEMENT
 - EXISTING WOODLAND
 - EXISTING BUILDING
 - PMA

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.

5-18-2020

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. 40636 EXPIRATION DATE: 08/27/2021



PLAN VIEW

PRELIMINARY PLAN OF SUBDIVISION
4-19049
PARLIAMENT PLACE

KENT (13TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 1 OF 1

PROJECT NO. 35500100

SOLTESZ, LLC

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Lanham, MD 20706
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www.solteszco.com

NO.	REVISIONS	BY	DATE
1	NOVEMBER 2019	YOR	NOVEMBER 2019
2	DESIGNED: YOR	TECHNICIAN: YOR	CHECKED: DJB

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 UTILITY 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, WHOEVER 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

4200 PARLIAMENT LLC
4200 PARLIAMENT PLACE
LANHAM, MD 20706

PHONE #
FAX #
CONTACT NAME:

MAP	XX	GRID	XXXX
TAX MAP	52, F1 & F2	ZONING CATEGORY:	I-1
WSSC 200 SHEET	208 NE 09	XXXX	XXXX
SITE DATUM	HORIZONTAL: XXXXXX	VERTICAL: XXXXXX	XXXX

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