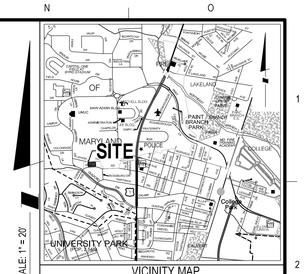

VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES:

1. LOT 7- STATE OF MD L.13908 F. 707 0.119AC
   LOT 8- STATE OF MD L.13908 F. 707 0.119AC
   LOT 9- KNOX MD LLC L.41812 F. 148 0.119AC
   LOT 10-KNOX MD LLC L.41812 F. 144 0.119AC
   LOT 11-KNOX MD LLC L. 41812 F. 152 0.119AC
   LOT 12-KNOX MD LLC L.41812 F. 156 0.119AC
   LORD CALVERT MANOR
   BLK G, PLAT BOOK P.B. 21 P.96 (A-2136)
2. TAX MAP & GRID: 33-C3
3. WSSC 200 FT REF: 209 NE 04
4. PURPOSE OF SUBDIVISION: MIXED USE BUILDING-MULTIFAMILY&COMMERCIAL
5. PRIOR APPROVALS: NONE
6. GROSS ACREAGE: 0.72 AC.+/-(31,200SF)
   NET ACREAGE: 0.72 AC. +/-(31,200SF)
7. NET DEVELOPABLE OUTSIDE OF PMA: 0.72 AC. +/-(31,200SF)
8. ENVIRONMENTAL REGULATED FEATURES: 0.00 AC.+/-
9. 100 YEAR FLOODPLAIN: 0.00 AC.+/-
10. ROAD DEDICATION: 0.0 ACRES
11. EXISTING ZONING: M-U-I/D-D-O
    EXISTING USE: RESIDENTIAL
    SECTOR PLAN: CENTRAL US 1 CORRIDOR
12. PROPOSED USE: 161 MULTIFAMILY APARTMENTS & 1,022 SF RETAIL
    PROPOSED NUMBER OF LOTS: 0 LOTS
    PROPOSED NUMBER OF PARCELS: 1 PARCELS
    PROPOSED NUMBER OF OUTLOTS: 0 OUTLOT
13. PROPOSED DWELLING UNIT BY TYPE: 161 MULTIFAMILY UNITS
14. DENSITY ALLOWED: AS APPROVED (27-546.18(b))
    DENSITY PROPOSED: 161 DU/0.72AC=223.6 DU/AC
15. MINIMUM LOT SIZE REQUIRED: N/A
16. MINIMUM LOT WIDTH AT:
    FRONT BLDG LINE: N/A
    FRONT STREET LINE: N/A
17. SUSTAINABLE GROWTH TIER: YES, TIER 1
18. MILITARY INSTALLATION OVERLAY ZONE: NONE
19. CENTER OR CORRIDOR LOCATION: CORRIDOR, CENTRAL US 1
20. EXISITNG GROSS FLOOR AREA TO REMAIN: 0 SF
    PROPOSED GROSS FLOOR AREA: 188,754 SF
    F.A.R. 188,754 SF/31,200 SF = 6.05 FAR
21. STORMWATER MANAGEMENT CONCEPT # 48561-2019-00, APPROVAL DATE: 4-13-20
22. EXISTING WATER/SEWER DESIGNATION: W-3 & S-3
    PROPOSED WATER/SEWER DESIGNATION: W-3 & S-3
23. AVIATION POLICY AREA: 6
24. MANDATORY PARK DEDICATION: ON-SITE FACILITIES ARE BEING PROPOSED.
25. NO CEMETERIES EXIST ON OR CONTIGUOUS TO PROPERTY.
26. NO HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY.
27. TYPE ONE CONSERVATION PLAN: NO-EXEMPT S-131-2019
28. SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA
29. THERE ARE NO WETLANDS PRESENT ON SITE.
30. THERE IS NO STREAM PRESENT ON SITE.
31. NOT ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY TRUST ORGANIZATION.
32. THERE ARE ONLY TWO SOIL TYPES ASOCIATED WITH THIS SITE:
    UrrB-Urban land-Russett-Christiana complex
    UrcD-Urban land Christiana Downer-Urban land complex
33. 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.

6-18-2020

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

STATE OF MARYLAND — JOHN W. KOSTIC — NO. 473 — PROPERTY LINE SURVEYOR

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. 40809 EXPIRATION 6/20/2021

STATE OF MARYLAND — BENJAMIN T. MOSIER — NO. 40809 — PROFESSIONAL ENGINEER — 6/18/2020

PRELIMINARY PLAN OF SUBDIVISION 4-20014

THE HUB

4210-4220 KNOX ROAD
COLLEGE PARK, MD 20740

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

1" = 10'

SHEET 1 OF 1

PROJECT NO. 3963-00-00

SOLTESZ, LLC

Engineering
Surveying
Planning
Environmental Sciences

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Lanham, MD 20706
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www.solteszco.com

NO.	REVISIONS	BY	DATE

DATE: AUGUST 2019 | CAD STANDARDS VERSION: V8 - NCS
DESIGNED: BCG | TECHNICIAN: DB | CHECKED: DB

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 1-800-257-7777, 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/APPLICANT

KNOX MD LLC
17 W JEFFERSON STREET
ROCKVILLE, MD 20854

PHONE #
FAX #
CONTACT NAME

CORE CAMPUS MANAGER, LLC
1643 N MILWAUKEE AVE, 5TH FLOOR
CHICAGO, IL 60647

PHONE # (73) 969-5741
FAX #
CONTACT NAME: MARK GOEHAUSEN

MAP 5409	GRID K4
TAX MAP 33-C3	ZONING CATEGORY: M-U-I
WSSC 200' SHEET 209NE04	XXXX:
SITE DATUM HORIZONTAL: NAD83 VERTICAL:	XXXX:

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