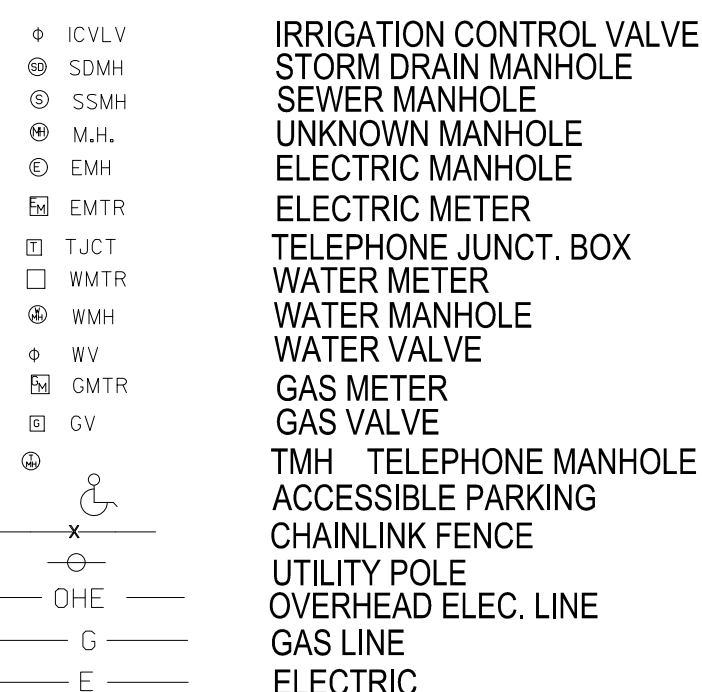
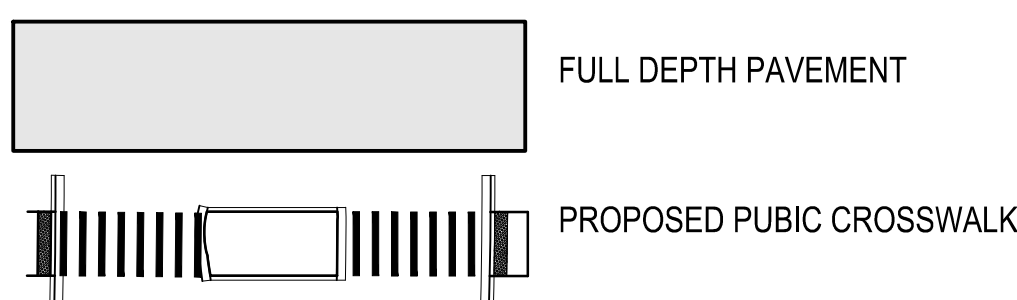
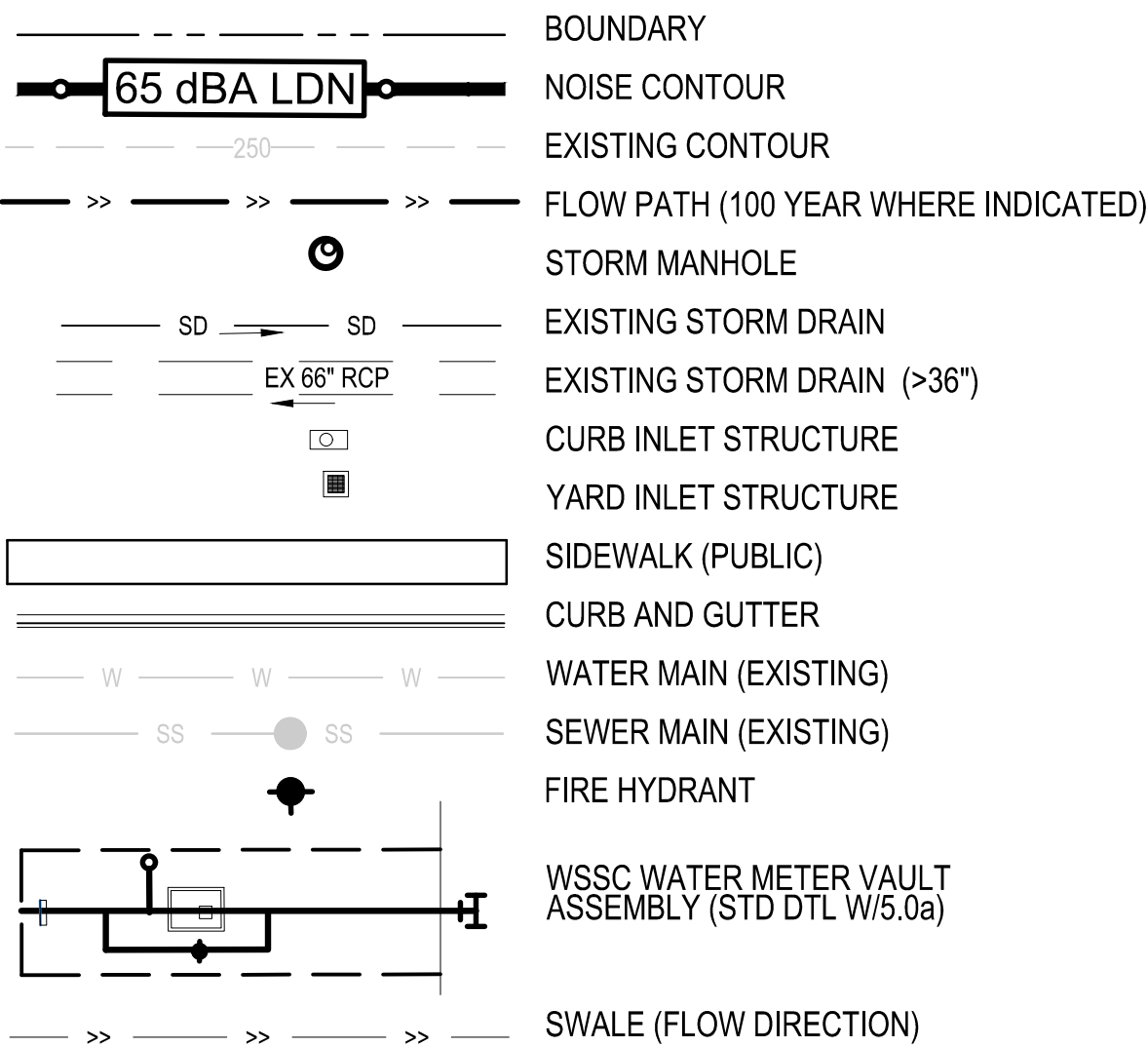
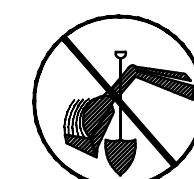


LEGEND



SLOPE TABLE				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.50%	0.75%	0.0000	0.0000
2	0.75%	1.00%	0.0000	0.0000



CALL BEFORE YOU DIG!
MARYLAND LAW REQUIRES 48 HOURS NOTICE
BEFORE PLANNED WORK TO MARK UNDERGROUND
UTILITIES PRIOR TO EXCAVATION
MISS UTILITY: 1-800-257-7777

APPLICANT:
TWO TOWN CENTER, LLC
C/O PETER N.G. SCHWARTZ MANAGEMENT CO., INC.
1350 CONNECTICUT AVENUE, NW SUITE 1200
WASHINGTON, D.C. 20036
PHONE: 202-861-0794
EMAIL: PS@PENG.COM

OWNER:
TWO TOWN CENTER AT CAMP SPRINGS LP
C/O PETER N.G. SCHWARTZ MANAGEMENT CO., INC.
1350 CONNECTICUT AVENUE, NW SUITE 1200
WASHINGTON, D.C. 20036
PHONE: 202-861-0794
EMAIL: PS@PENG.COM

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. 11391 EXPIRATION DATE: 03-25-2021



Consultants

No.	REVISION	DATE	BY

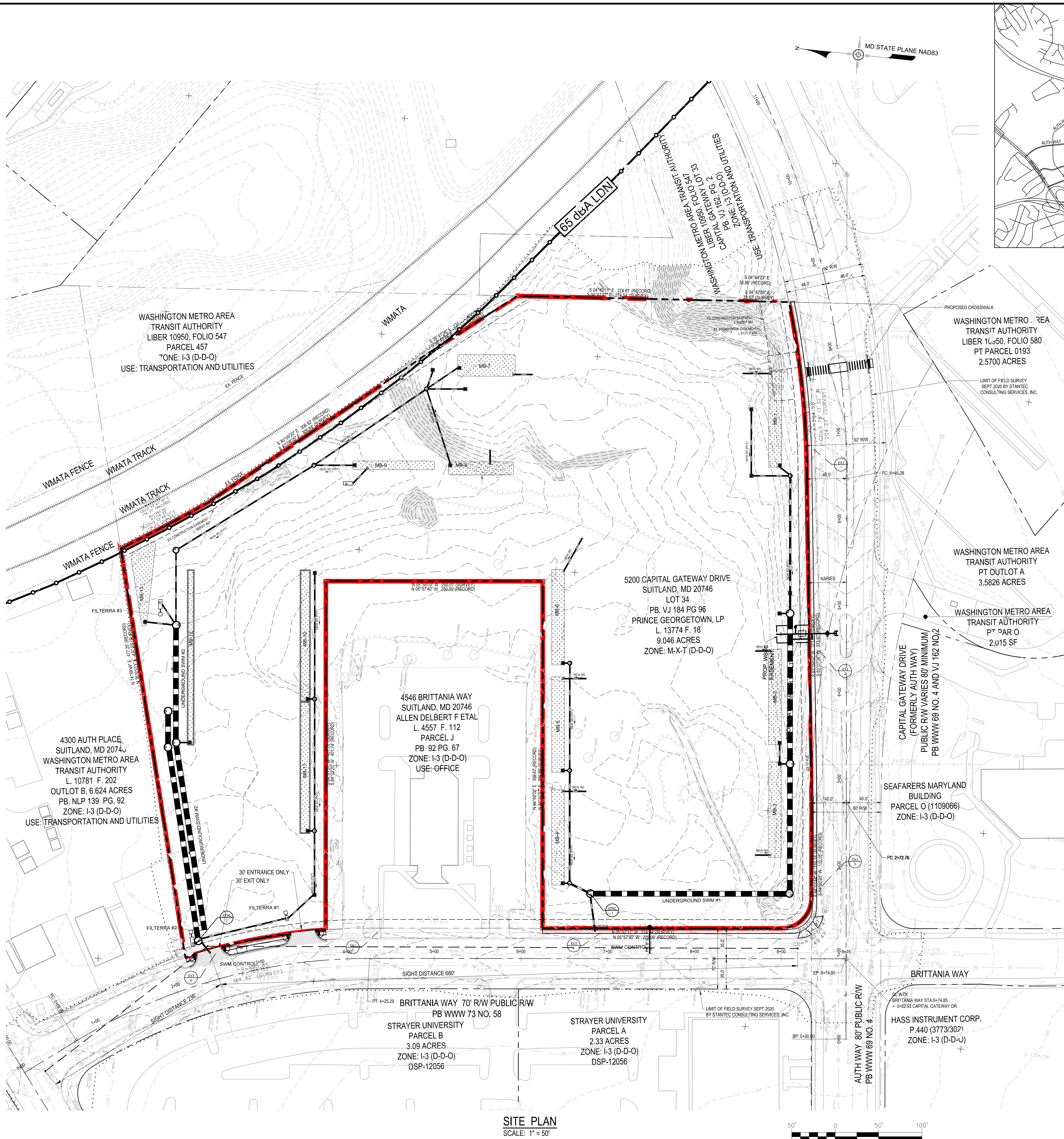


The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawings or
drawings are the property of Stantec. Reproduction or use for any purpose other than that
authorized by Stantec is forbidden.

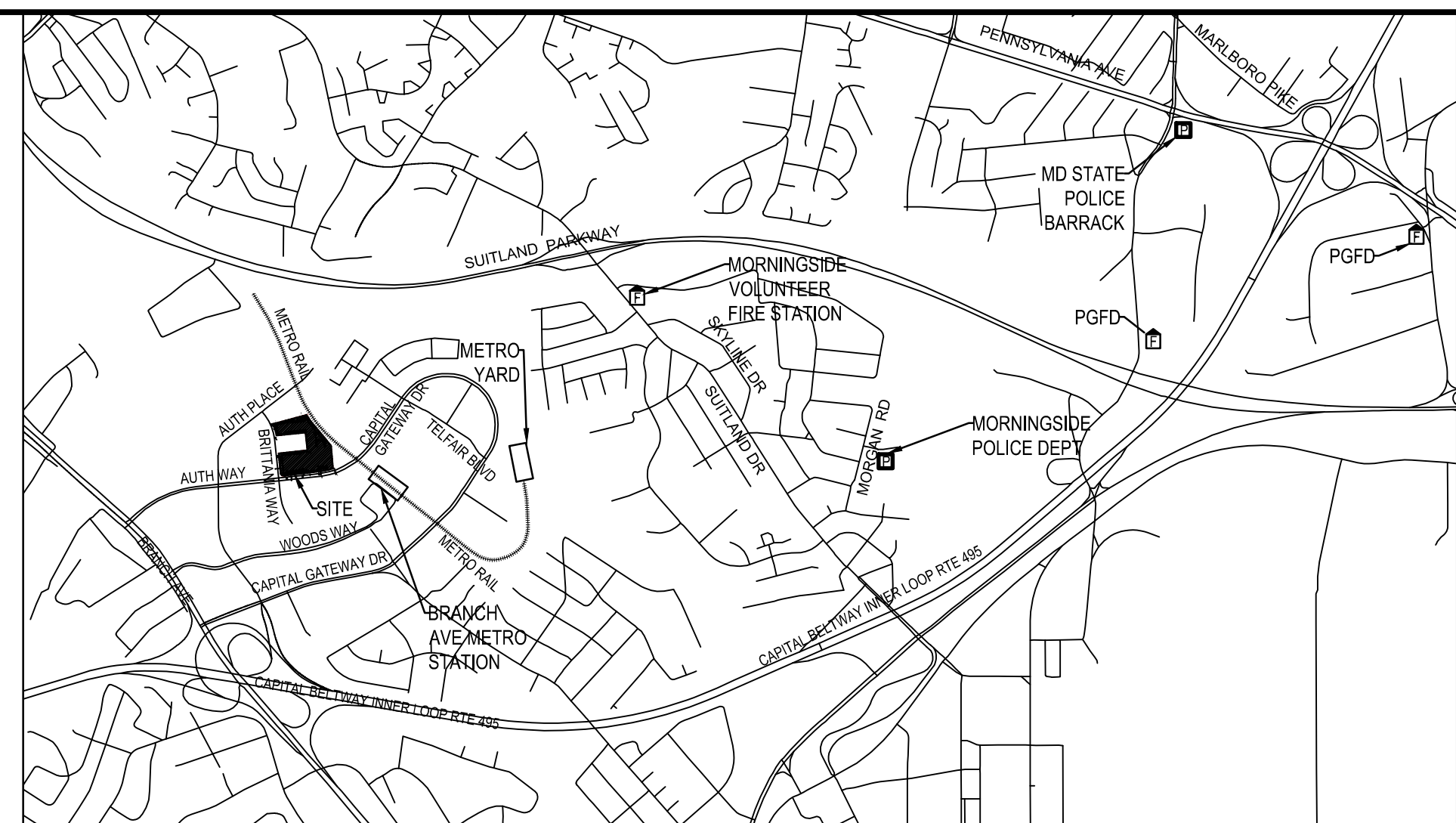
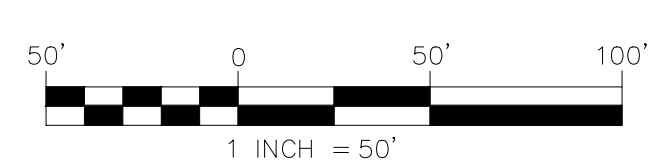
TWO TOWN CENTER
AT CAMP SPRINGS, 5200 CAPITAL GATEWAY DRIVE
PRELIMINARY PLAN 4-20018

SUITLAND (6th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SDM DESIGN	SCALE
MMR DRAWN	PPS-01
RUP/KN CHECKED	SHEET 1 OF 7
AUG 2020 DATE	2024211955 PROJECT No.
	FILE No.



SITE PLAN
SCALE: 1" = 50'



VICINITY MAP
SCALE: 1" = 2000'

PRELIMINARY PLAN GENERAL NOTES:

- EXISTING PARCEL/LOT, DEED DESCRIPTION/LIBER FOLIO, AND PLAT NUMBER
 - LOT 34 PLAT VJ 184 PLAT 96
 - DEED: L13774 F 018
- TAX MAP & GRID: 88-F3, 088F4, AND 89-A3
- 200-FOOT MAP REFERENCE (WSSC) 206SE05
- PURPOSE OF SUBDIVISION - REVISE CONDITIONS 4, 5 AND 6 FROM PPS # 4-98024
- PRIOR APPROVALS
 - PRELIMINARY PLAN 4-98024
 - PLAT VJ 184 PLAT 96
 - TCP 1 20-98 EXPIRED - NRI SUBMITTED 08/24/20; APPROVAL TBD
 - CSP-01016
 - CSP-01015
- TOTAL ACREAGE: NET AND GROSS AREA: 9.0462 ACRES
- NET DEVELOPABLE AREA OUTSIDE OF PMA: 9.0462 ACRES
- ACREAGE OF ENVIRONMENTAL REGULATED FEATURES (INDICATE CALCULATION AT 0 OR GREATER IF ANY): 0.0 REFER TO NRI
- ACREAGE OF 100-YEAR FLOODPLAIN - NO FLOODPLAIN
- ACREAGE OF ROAD DEDICATION - NONE
- EXISTING ZONING/USE - MXT/VACANT
- PROPOSED USE OF PROPERTY - OFFICE
- BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE - N/A
- DENSITY CALCULATION - N/A
- MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE AND SUBDIVISION REGULATIONS (24-130) - N/A NO SUBDIVISION
- MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE - N/A NO SUBDIVISION
- SUSTAINABLE GROWTH TIER (INDICATE YES/NO) - YES, TIER 1
- THE PROPERTY IS IN MILITARY INSTALLATION OVERLAY ZONE (MIOZ) FOR HEIGHT.
- CENTER OR CORRIDOR LOCATION (INDICATE YES/NO) - CENTER
- EXISTING AND PROPOSED GROSS FLOOR AREA
 - EXISTING - 0 SF
 - PROPOSED - 260,360 SF +/- OFFICE BUILDING AND 89,030 SF PARKING GARAGE.
- STORMWATER MANAGEMENT CONCEPT NUMBER 28910-2020 SUBMITTED 7/20/2020 APPROVAL DATE TBD
- WATERSEWER CATEGORY DESIGNATION
 - EXISTING WATER W-3, EXISTING SEWER S-3
 - PROPOSED WATER W-3, PROPOSED EXISTING W-3
- AVIATION POLICY AREA (AIRPORT NAME AND APAA) - NOT APPLICABLE
- MANDATORY PARK DEDICATION REQUIREMENT - NOT APPLICABLE
- CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY - NONE
- HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY (INDICATE YES OR NO, IF YES, ADD NUMBER) - NO
- TYPE ONE CONSERVATION PLAN NO. - PRIOR TCP 1 APPROVED WITH CSP01016 HAS EXPIRED. TCP1 # IS SUBMITTED WITH THIS CSP-420018
- WITHIN CHESAPEAKE BAY CRITICAL AREA (INDICATE YES/NO) - NO
- WETLANDS NO. SEE NRI-126-2020
- STREAMS NO. SEE NRI-126-2020
- SOILS BY SOIL TYPE AND SOURCE OF SOIL INFORMATION - SEE NRI-126-2020
- IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION - NO
- HORIZONTAL DATUM IS MD STATE PLAN NAD83(2011); VERTICAL DATUM IS NGVD29
- TOPOGRAPHY WITHIN PROJECT LIMITS OBTAINED FROM SURVEY BY STANTEC CONSULTING SERVICES, INC., DATED SEPTEMBER 2020. CONTOURS AT 1' INTERVAL. TOPOGRAPHY BEYOND LIMITS OF FIELD RUN SURVEY IS OBTAINED FROM AVAILABLE PRINCE GEORGE'S COUNTY GIS DATA DOWNLOAD DATED 2018 AT 2' CONTOUR INTERVAL.
- BOUNDARY SURVEY BY STANTEC CONSULTING SERVICES, INC. DATED SEPTEMBER 2020 PREPARED WITHOUT BENEFIT OF TITLE REPORTS.