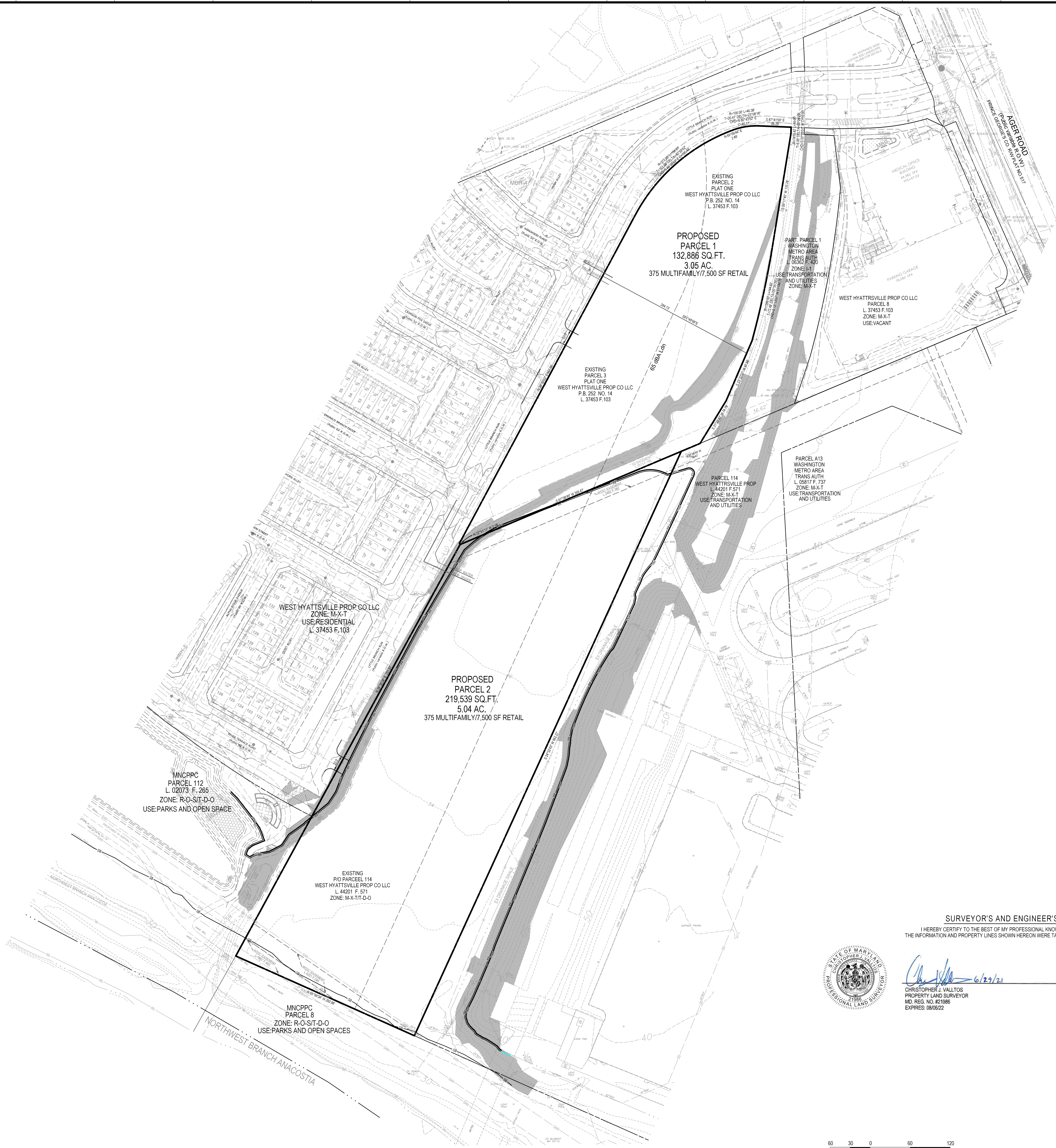


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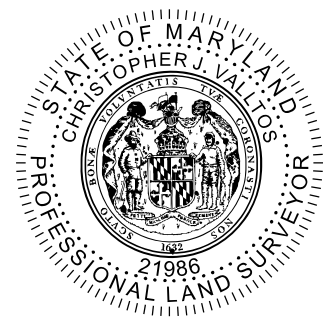


- GENERAL NOTES:
- EXISTING PARCEL 2: WEST HYATTSVILLE PROP CO LLC P.B. 252 NO. 14 L. 37453 F. 103- 1.32 AC.
 - EXISTING PARCEL 3: WEST HYATTSVILLE PROP CO LLC P.B. 252 NO. 14 L. 37453 F. 103- 1.73 AC.
 - EXISTING PARCEL 114: WEST HYATTSVILLE PROP CO LLC L. 44201 F. 571- 5.04 AC.
 - TAX MAP & GRID: 41, E4
 - WSSC 200 FT REF: 207NE02, 206NE02
 - PURPOSE OF SUBDIVISION: MULTIFAMILY AND RETAIL
 - PRIOR APPROVALS: 4-15020, 4-15145, AC-17003, CSP-05006, DSP-18029
 - GROSS ACREAGE: 8.1 AC +/-
 - NET ACREAGE: 8.1 AC +/-
 - NET DEVELOPABLE OUTSIDE OF PMA: 3.28 AC +/-
 - ENVIRONMENTAL REGULATED FEATURES: 4.73 AC +/-
 - 100 YEAR FLOODPLAIN: 4.73 AC +/-
 - ROAD DEDICATION: 0.0 ACRES
 - EXISTING ZONING: M-X-T
 - USE: PARCEL 2-VACANT
 - USE: PARCEL 1-TRANSPORTATION AND UTILITIES
 - PROPOSED USE: 750 UNITS MULTIFAMILY AND 15,000 SQ. FT. RETAIL
 - PARCEL 1: 375 UNITS MULTIFAMILY AND 7,500 SQ. FT. RETAIL
 - PARCEL 2: 375 UNITS MULTIFAMILY AND 7,500 SQ. FT. RETAIL
 - PROPOSED NUMBER OF LOTS: 0 LOTS
 - PROPOSED NUMBER OF PARCELS: 2 PARCELS
 - PROPOSED NUMBER OF OUTLOTS: 0 OUTLOT
 - PROPOSED DWELLING UNIT BY TYPE: 750 UNITS MULTIFAMILY
 - DENSITY PROPOSED: 7500 U/8.1 AC = 92.60 DU/AC
 - MINIMUM LOT SIZE REQUIRED: N/A
 - MINIMUM LOT WIDTH AT: FRONT BLOCK LINE: N/A
 - FRONT STREET LINE: N/A
 - SUSTAINABLE GROWTH TIER: YES, TIER 1
 - MILITARY INSTALLATION OVERLAY ZONE: NONE
 - CENTER OR CORRIDOR LOCATION: CENTER, WEST HYATTSVILLE METRO
 - EXISTING GROSS FLOOR AREA TO REMAIN: 0 SF
 - PROPOSED GROSS FLOOR AREA: 421,340 SF
 - F.A.R. 421,340 SF / 352,836 SF = 1.20 FAR
 - STORMWATER MANAGEMENT CONCEPT # 3816-2021-0
 - EXISTING WATER/SEWER DESIGNATION: W-3 & S-3
 - PROPOSED WATER/SEWER DESIGNATION: W-3 & S-3
 - AVIATION POLICY AREA: N/A
 - MANDATORY PARK DEDICATION: PROPOSING ON-SITE FACILITIES
 - 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.
 - SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA
 - THERE ARE NO WETLANDS PRESENT ON SITE.
 - NO STREAMS ARE PRESENT ON SITE.
 - SOILS: CODORUS-HATBORO-URBAN LAND COMPLEX
 - EL SINBORO-URBAN LAND COMPLEX
 - URBAN LAND-EL SINBORO 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.

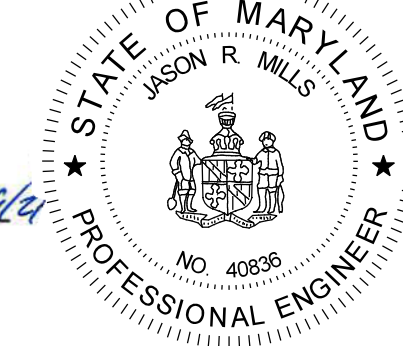
LEGEND	
	SITE BOUNDARY
	PROPOSED LOT LINE
	PROPOSED RIGHT-OF-WAY LINE
	ADJACENT PROPERTY LINE
	ROAD CENTERLINE
	EASEMENT
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	100-YEAR FLOODPLAIN
	PMA
	PROPOSED WATER
	PROPOSED SEWER
	EXISTING SEWER
	15'-OVER 25% STEEP SLOPES
	NOISE CONTOUR

SURVEYOR'S AND ENGINEER'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.



Christopher J. Valltos
PROPERTY LAND SURVEYOR
MD. REG. NO. #44036
EXPIRES: 08/05/22



Jason R. Mills
PROFESSIONAL ENGINEER
MD. REG. NO. #42935
EXPIRES: 06/27/23

PRELIMINARY PLAN OF SUBDIVISION

WEST HYATTSVILLE

2700 HAMILTON STREET, HYATTSVILLE, MD 20782

CHILUM (17th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP 41, E4	ZONING CATEGORY: M-X-T
WSSC 200 SHEET 207NE02 207NE02	
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NGVD1989	
1" = 60'	DATE: JAN. 2021 DESIGNED: YOR CHECKED: YOR CAD STPS: D/B VERSION: V8 / NCS
SHEET 1 OF 1	PROJECT NO. 0706-06-00