


- GENERAL NOTES:
1. EXISTING PARCEL 2: WEST HYATTSVILLE PROP CO LLC P.B. 252 NO.14L-37463 F 103-1.32 AC.
2. EXISTING PARCEL 3: WEST HYATTSVILLE PROP CO LLC P.B. 252 NO.14L-37463 F 103-1.73 AC.
3. EXISTING PARCEL 114: WEST HYATTSVILLE PROP CO LLC L4201 F 51-0.4 AC.
4. TAX MAP & GRID: 41, E4
5. WSSC 200 FT REF: 207N02E, 206N02E
6. PURPOSE OF SUBDIVISION: MULTIFAMILY AND RETAIL
7. PRIOR APPROVALS: 4-15020, 4-05145, AC-17003, CSP-05006, DSP-16029
8. GROSS ACREAGE: 8.1 NET ACRES
9. NET ACREAGE: 3.37 AC +/-
10. NET DEVELOPABLE OUTSIDE OF PM: 3.28 AC +/-
11. ENVIRONMENTAL REGULATED FEATURES: 4.73 AC +/-
12. 100 YEAR FLOODPLAIN: 4.73 AC +/-
13. ROAD DEDICATION: 0.0 ACRES
14. EXISTING ZONING: M-X-TT-D-O
15. EXISTING USE:
16. PARCEL 2 & 3: VACANT
17. PARCEL 114: TRANSPORTATION AND UTILITIES
18. PROPOSED USE: 750 UNITS MULTIFAMILY AND 15,000 SQ. FT. RETAIL
19. PARCEL 1: 375 UNITS MULTIFAMILY AND 7,500 SQ. FT. RETAIL
20. PARCEL 2: 375 UNITS MULTIFAMILY AND 7,500 SQ. FT. RETAIL
21. PROPOSED NUMBER OF LOTS: 0 LOTS
22. PROPOSED NUMBER OF PARCELS: 2 PARCELS
23. PROPOSED NUMBER OF OUTLOTS: 0 OUTLOT
24. PROPOSED DWELLING UNIT BY TYPE: 750 MULTIFAMILY
25. DENSITY PROPOSED: 7500/BU, 1AC= 92.6000AC
26. MINIMUM LOT SIZE REQUIRED: 1/4 AC
27. MINIMUM LOT WIDTH: 421
28. FRONT BLDG LINE: N/A
29. FRONT STREET LINE: N/A
30. SUSTAINABLE GROWTH TIER: YES, TIER 1
31. MILITARY INSTALLATION OVERLAY ZONE: NONE
32. CENTER OR CORRIDOR LOCATION: CENTER, WEST HYATTSVILLE METRO
33. EXISTING GROSS FLOOR AREA TO REMAIN: 0 SF
34. PROPOSED GROSS FLOOR AREA: 421,340 SF
35. F.A./A.21,340 SF= 352.856 SF = 1.20 FAR
36. STORMWATER MANAGEMENT CONCEPT 1-3616-2021-0
37. EXISTING WATER/SEWER DESIGNATION: W-3 & S-3
38. PROPOSED WATER/SEWER DESIGNATION: W-3 & S-3
39. AVIATION POLICY AREA: N/A
40. MANDATORY PARK DESIGNATION: PROPOSING ON-SITE FACILITIES
41. NO CEMETERIES EXIST ON OR CONTIGUOUS TO PROPERTY.
42. NO HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY.
43. TYPE ONE CONSERVATION PLAN: YES, TCP-012-016-011
44. SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA
45. THERE ARE NO WETLANDS PRESENT ON SITE.
46. NO STREAMS ARE PRESENT ON SITE.
47. SOILS: CORDORUS-HATBORO-URBAND LAND COMPLEXES
48. ELISNBORO-URBAN LAND COMPLEXES
49. ELISNBORO LAND
50. URBAND LAND-ELISNBORO COMPLEX
51. THE SOURCE OF THE SOILS INFORMATION USDA NRCS WEB SOIL SURVEY (WSS)
52. 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 STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED WATER
- PROPOSED SEWER
- EXISTING SEWER
- 15'-OVER 25% STEEP SLOPES
- Unimproved 65-65A Ldn 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.

 8/24/21

CHRISTOPHER J. VALLTOS
PROPERTY LAND SURVEYOR
MD. REG. NO. #21986
EXPIRES: 08/26/22

DATE



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Engineering
 Surveying
 Planning
 Environmental Sciences

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
c/o GILBANE DEVELOPMENT COMPANY
WHPC BLOCK 3, LLC & WHPC BLOCK 4, LLC,
1100 NORTH GLEBE ROAD, SUITE 1000
ARLINGTON VA, 22201
CONTACT NAME: MR. MATT MICHETTI

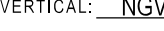

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS
OF THE STATE OF MARYLAND.
LICENSE NO. _____, EXPIRATION DATE: _____

PRELIMINARY PLAN OF SUBDIVISION
4-20040

WEST HYATTSVILLE

2700 HAMILTON STREET, HYATTSVILLE, MD 20782

CHILLUM (17th) ELECTION DISTRICT, PRINCE GEORGES COUNTY, MARYLAND

TAX MAP 41. 484	ZONING CATEGORY: M-X-T	
W350 3800 SHEET 208NE02 207NE02		
SITE DATUM HORIZONTAL: <u>NAD83</u> VERTICAL: <u>NGVD1989</u>		
 1" = 60'	DATE: JAN. 2021 DESIGNED: YOR TECHNICIAN: YOR CHECKED: DJB CAD STG.: VERSION: V8 / NCS	
SHEET 1 OF 1		
PROJECT NO. 0706-06-00		