

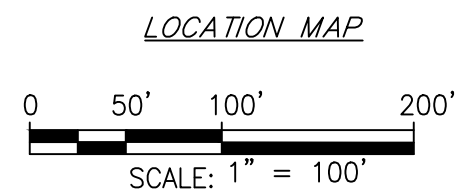
THE SUBJECT SITE IS LOCATED ON THE NORTHERN SIDE OF MD-725 (MARLBORO PIKE). IT IS APPROXIMATELY 0.10 MILES WEST OF THE INTERSECTION WITH US-301 AND 0.19 MILES EAST FROM THE INTERSECTION WITH PEEPLESS AVENUE. DEVELOPMENT PROPOSED FOR THE SITE INCLUDES COMBINATION OF NINE SEPARATE PARCELS AND SUBDIVISION OF SAID PARCELS INTO FIVE PARCELS, INGRESS/EGRESS DRIVEWAY FROM MD-725, INSTALLATION OF NECESSARY UTILITIES AND STORMWATER MANAGEMENT FACILITIES. THIS WILL RESULT IN CONSTRUCTION ACTIVITIES WITH LIMITS OF DISTURBANCE OF 4.30-ACRES. THE TOTAL SITE AREA IS 19.76 ACRES. THE TOTAL GROSS FLOOR AREA IS 43,100 SF. THE BUILDING AND SURFACE PARKING WILL INCREASE THE SITE IMPERVIOUS AREA BY 1.37-ACRES.

GENERAL NOTES:

3. TAX MAP 93 GRID A4/B4
3. 200 FOOT MAP REFERENCE (WSSC): 206S1E13 AND 206S1E4
4. PURPOSE OF SUBDIVISION: PURPOSE IS TO CREATE FIVE PARCELS FOR MIXED-USE DEVELOPMENT
5. PROPERTY AREA:
 - GROSS TRACT AREA: 19.76 AC
 - NET TRACT AREA: 11.64 AC
6. NET DEVELOPMENT AREA OUTSIDE PMA: 7.66 AC
7. ACREAGE OF ENVIRONMENTAL REGULATED FEATURES: 12.10 AC
8. ACREAGE OF 100-YEAR FLOODPLAIN: 8.13 AC
9. ACREAGE OF ROAD DEDICATION: 0.20 AC
10. EXISTING ZONING/USE: MIXED-USE TRANSPORTATION ORIENTED (M-X-T)
11. PROPOSED USE OF PROPERTY: MULTI-FAMILY RESIDENTIAL, SENIOR LIVING, AND TWO (2) 5,000 SF FAST-FOOD RESTAURANTS WITH DRIVE-THRU WINDOWS
12. BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE (RESIDENTIAL ONLY):
 - TYPE AND NUMBER OF DWELLING UNITS: MULTIFAMILY DWELLING UNITS
 - COMPOSED OF A MIXTURE OF 60 AFFORDABLE APARTMENT UNITS AND 90 SENIOR ADULT HOUSING UNITS
13. DENSITY CALCULATION (RESIDENTIAL ONLY): 12.89 UNITS/AC (150 UNITS/NET TRACT AREA 11.64 AC)
14. SUSTAINABLE GROWTH TIER: TIERS 1 & 2
15. ANDREWS, INTERIM LAND USE CONTROL: NO, MIOZ HEIGHT: NO, MIOZ NOISE: NO
16. CENTER OR CORRIDOR LOCATION: NO
17. EXISTING AND PROPOSED GROSS FLOOR AREA (NON-RESIDENTIAL ONLY): TWO (2) 5,000 SF FAST-FOOD RESTAURANTS WITH DRIVE-THRU WINDOWS
18. WATER/SEWER CATEGORY:
 - EXISTING: W3/S3; W4/S4 (LOTS 1 & 17)
 - PROPOSED: W3/S3
19. AVIATION POLICY AREA: N/A
20. MANDATORY PARK DEDICATION AREA: ONSITE AMENITIES
21. CEMETERIES: NO
22. HISTORIC SITES: NO
23. TYPE ONE CONSERVATION PLAN: YES (CSP-19001, TCP1-011-2020)
24. WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
25. WETLANDS: YES
26. STREAMS: YES
27. THE SUBJECT PROPERTY IS NOT IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION.
28. SOILS INFORMATION OBTAINED FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE'S (USDA-NRCS) WEB SOIL SURVEY:
 - AdB ADEDLPHIA-HOLMDEL COMPLEX
 - CnE COLLINGTON-WIST COMPLEX
 - CoB COLLINGTON-WIST URBAN LAND COMPLEX
 - CoD COLLINGTON-WIST URBAN LAND COMPLEX
 - MnC MARR-DODON COMPLEX
 - MnE MARR-DODON COMPLEX
 - UduB UDORTHENTS-URBAN LAND COMPLEX
29. REFER TO THE GEOTECHNICAL REPORT, PREPARED BY GEO-TECHNOLOGY ASSOCIATES, FOR RECOMMENDATIONS ON UNDERCUTTING OF MARBORO CLAY, WHERE APPLICABLE

APPROVALS		
PLAN	CASE #	DATE
SDCP	02715-2020	07/30/2020
NRI	093-2018	08/03/2018
CSP	19001	11/13/2020
TCP1	011-2020	11/13/2020

MARLBORO GATEWAY

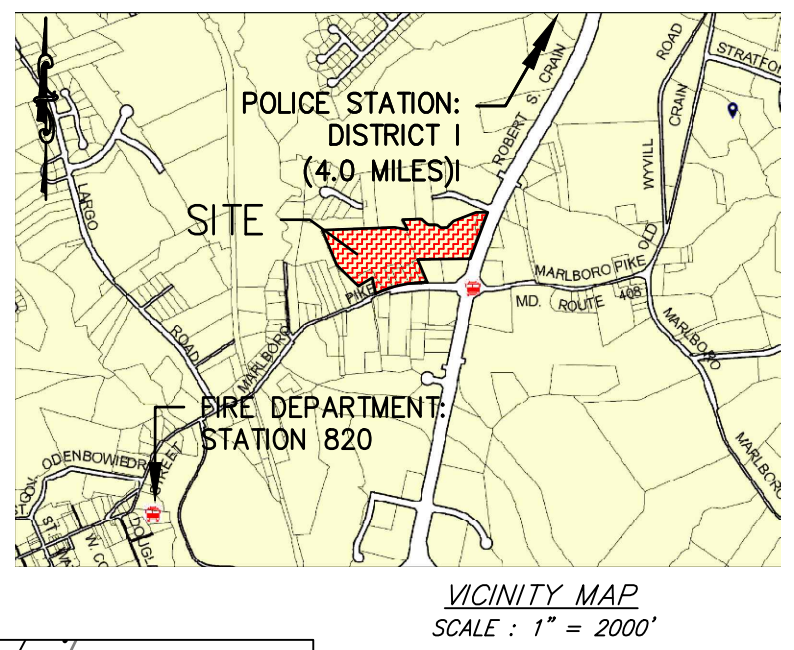


ENGINEER:
VICTORIA BALLESTERO, PE, MBA
ATCS, P.L.C.
9500 MEDICAL CENTER DR.
SUITE 370
LARGO, MD 20774

PRELIMINARY PLAN OF SUBDIVISION
COVER
MARIBORO GATEWAY

AUTHOR:	GMS
CHECK:	MB
PROJ. #:	002720
DATE:	03/17/2022
SCALE:	AS SHOWN

SHEET: 1 OF 3

[illegible]

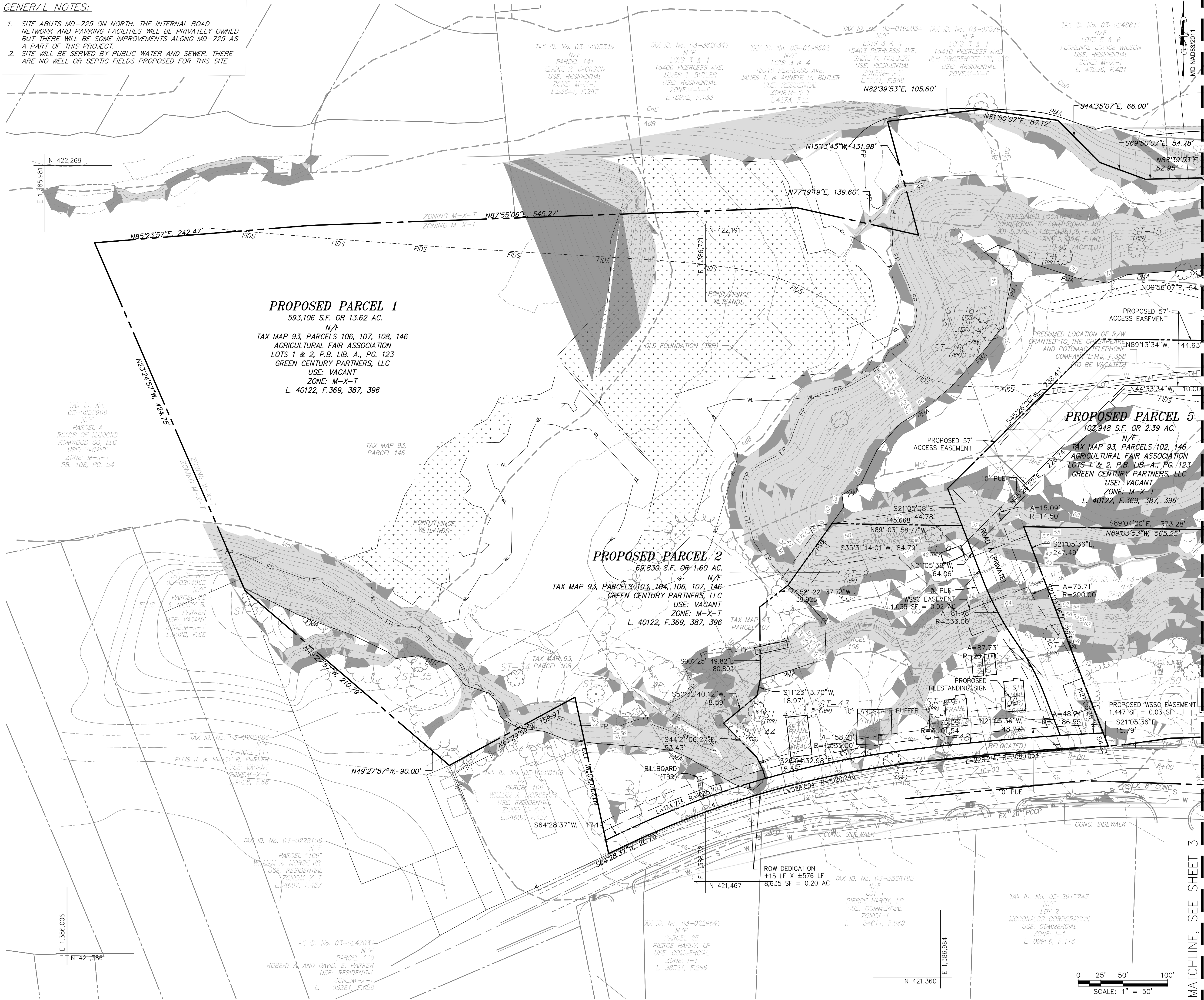
CLIENT
MBID OF DELAWARE, LLC
ATTN: DAVID HOLDEN
5 POWELL LANE
COLLINGSWOOD, NJ 08108

9500 MEDICAL CENTER DRIVE, SUITE 370
LARGO, MARYLAND 20774
(301) 870-4530
HERNDON — LARGO — BALTIMORE
BLACKSBURG — NEWPORT NEWS
RALEIGH — RICHMOND
WWW.ATCSPLC.COM

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GENERAL NOTES:

1. SITE ABUTS MD-725 ON NORTH. THE INTERNAL ROAD NETWORK AND PARKING FACILITIES WILL BE PRIVATELY OWNED BUT THERE WILL BE SOME IMPROVEMENTS ALONG MD-725 AS A PART OF THIS PROJECT.
2. SITE WILL BE SERVED BY PUBLIC WATER AND SEWER. THERE ARE NO WELL OR SEPTIC FIELDS PROPOSED FOR THIS SITE.



LEGEND

- PROPERTY BOUNDARY
- PARCEL BOUNDARY
- ADJACENT BOUNDARY
- EXISTING PAVEMENT
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN
- EXISTING TOPO MINOR
- EXISTING TOPO MAJOR
- EXISTING EASEMENT
- ROAD CENTERLINE
- EXISTING TREELINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED TREELINE
- 15% < SLOPES < 25%
- 25% < SLOPES
- PRIMARY MANAGEMENT AREA
- FOREST INTERIOR DWELLING SPECIES
- WETLANDS
- WETLANDS BUFFER
- LIMITS OF DISTURBANCE
- FLOODPLAIN
- SOILS
- SPECIMEN TREE

AUTHOR: _____		GMS	
CHECK: _____		VMB	
PROJ. #: _____		002720	
DATE: _____		03/17/2022	
SCALE: _____		1" = 50'	
PRELIMINARY PLAN OF SUBDIVISION			
PRELIMINARY PLAN			
MARLBORO GATEWAY			
TAX ACCT #0228916, 0198150, 0198168, 0215053, 0231159, 0248898, 0205146, 0205147, 0205148, 0205149, 0205150, 0205151, 0205152, 0205153, 0205154, 0205155, 0205156, 0205157, 0205158, 0205159, 0205160, 0205161, 0205162, 0205163, 0205164, 0205165, 0205166, 0205167, 0205168, 0205169, 0205170, 0205171, 0205172, 0205173, 0205174, 0205175, 0205176, 0205177, 0205178, 0205179, 0205180, 0205181, 0205182, 0205183, 0205184, 0205185, 0205186, 0205187, 0205188, 0205189, 0205190, 0205191, 0205192, 0205193, 0205194, 0205195, 0205196, 0205197, 0205198, 0205199, 0205200, 0205201, 0205202, 0205203, 0205204, 0205205, 0205206, 0205207, 0205208, 0205209, 0205210, 0205211, 0205212, 0205213, 0205214, 0205215, 0205216, 0205217, 0205218, 0205219, 0205220, 0205221, 0205222, 0205223, 0205224, 0205225, 0205226, 0205227, 0205228, 0205229, 0205230, 0205231, 0205232, 0205233, 0205234, 0205235, 0205236, 0205237, 0205238, 0205239, 0205240, 0205241, 0205242, 0205243, 0205244, 0205245, 0205246, 0205247, 0205248, 0205249, 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