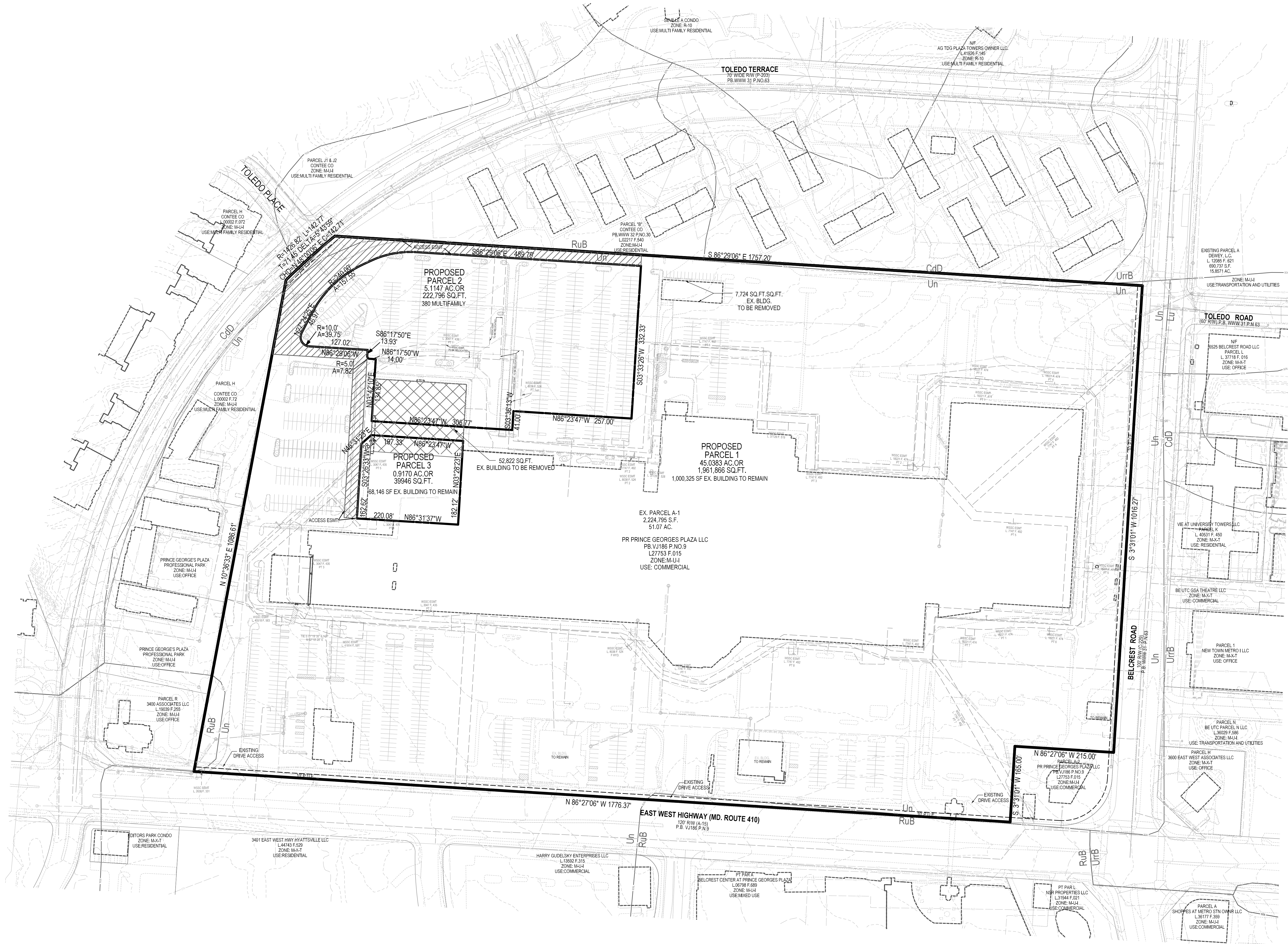
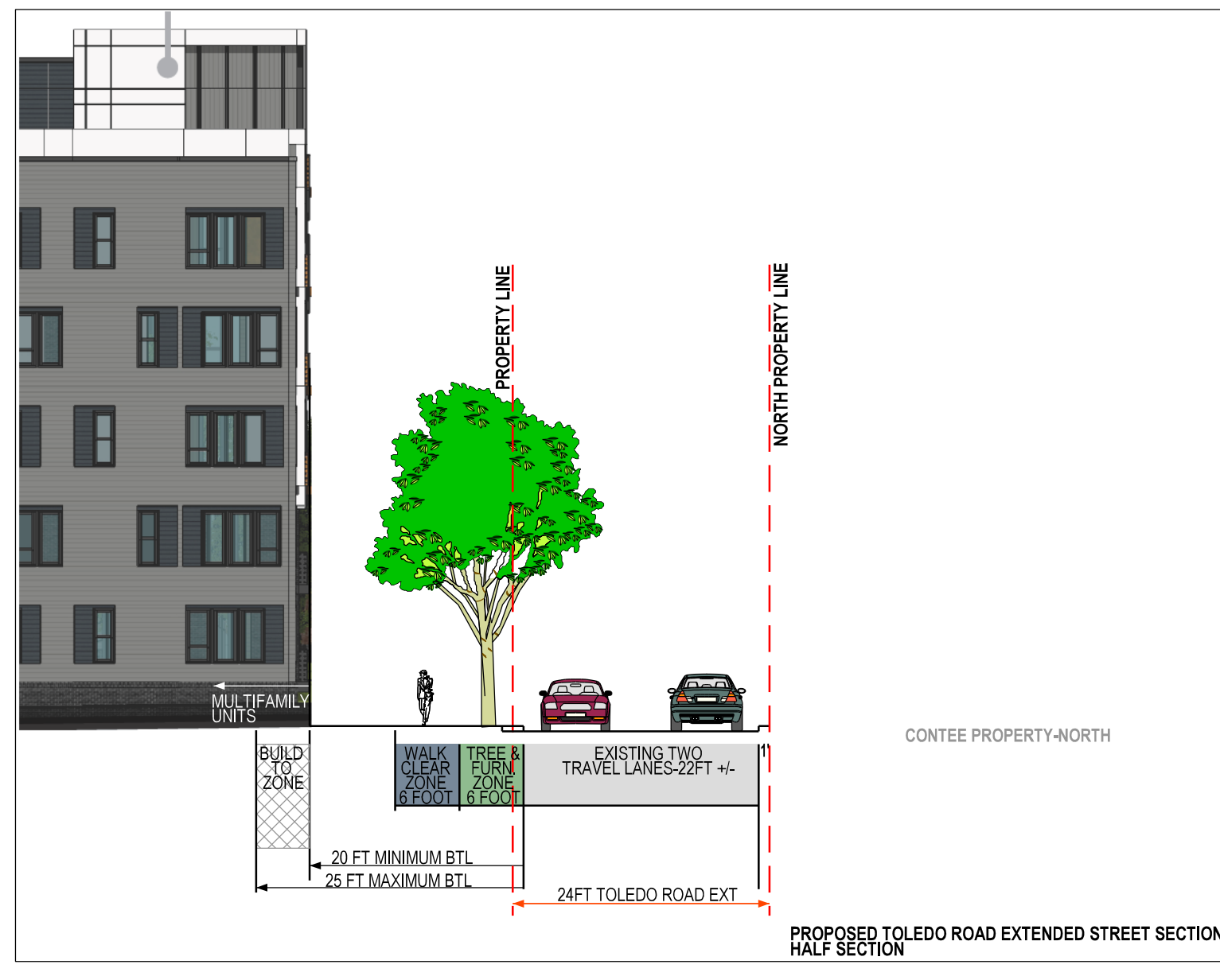


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SURVEYOR'S AND ENGINEER'S CERTIFICATION

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. #21986
EXPIRES: 06/2022

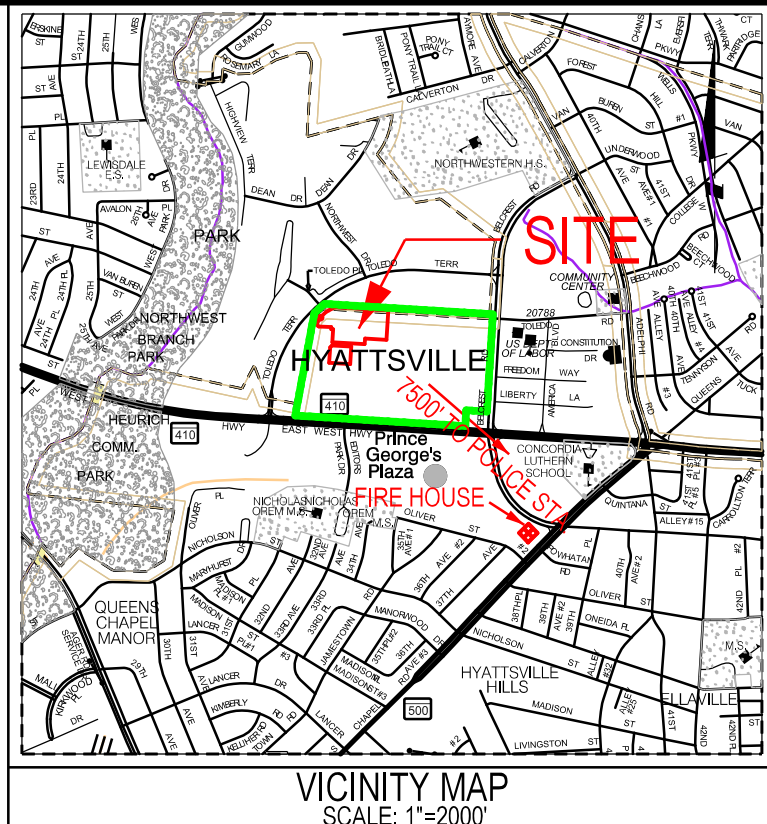
1/25/22

DATE



- GENERAL NOTES:
- EXISTING PARCEL A-1: PR. PRINCE GEORGES PLAZA LLC P.B. VJ 188 P. NO.9, L27753 F.015 - 51.07 AC.
 - TAX MAP & GRID: 41 F-1, 41 F-2, 42 A-2
 - WSSC 200 FT REF: 208NE03
 - PURPOSE OF SUBDIVISION: MULTIFAMILY
 - PRIOR APPROVALS: DSP-9904H_00-08, 10, 12-15, 17-20, 4-97084, TCP2-100-00.
 - GROSS ACRES: 51.07 AC. +/-
 - NET ACRES: 51.07 AC. +/-
 - NET DEVELOPABLE OUTSIDE OF PMA: 51.07 AC. +/-
 - ENVIRONMENTAL REGULATED FEATURES: 0.0 AC. +/-
 - 100 YEAR FLOODPLAIN: 0.0 AC. +/-
 - ROAD DEDICATION: 0.0 ACRES
 - EXISTING ZONING: MU4/UT-D-O
 - EXISTING USE:
 - PARCEL A-1: COMMERCIAL
 - PROPOSED USE: 380 UNITS MULTIFAMILY
 - PARCEL 1: 1,000,325 SQ. FT. EXISTING BUILDING TO REMAIN
 - PROPOSED NUMBER OF LOTS: 0 LOTS
 - PROPOSED NUMBER OF PARCELS: 3 PARCEL
 - PROPOSED NUMBER OF OUTLOTS: 0 OUTLOT
 - PROPOSED DWELLING UNIT BY TYPE: 380 UNITS MULTIFAMILY
 - DENSITY PROPOSED: 380/51.07AC= 7.44 DU/AC
 - MINIMUM LOT SIZE REQUIRED: N/A
 - MINIMUM LOT WIDTH AT FRONT BLDG LINE: N/A
 - FRONT STREET LINE: N/A
 - SUSTAINABLE GROWTH TIER: YES, TIER 1
 - MILITARY INSTALLATION OVERLAY ZONE: NONE
 - CENTER OR CORRIDOR LOCATION: THE PRINCE GEORGES PLAZA METRO CENTER
 - EXISTING GROSS FLOOR AREA: 1,129,017 SF
 - EXISTING GFA TO BE REMOVED: 60,546 SF
 - EXISTING TO REMAIN (SUBTOTAL): 1,068,471 SF
 - TOTAL GROSS FLOOR AREA: 1,068,471 SF
 - * 2 FLOORS, EACH 26,411 SF OF JC PENNY'S 1 STORY OF 7724 SF OF AUTO CENTER
 - F.A.R. 1,068,471 SF / 2,224,609 SF = 0.48 FAR
 - STORMWATER MANAGEMENT CONCEPT # 41463-2021-0
 - EXISTING WATERSEWER DESIGNATION: W-3 & S-3
 - PROPOSED WATERSEWER 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 CHEESAPEAKE BAY CRITICAL AREA
 - THERE ARE NO WETLANDS PRESENT ON SITE.
 - NO STREAMS ARE PRESENT ON SITE.
 - SOILS: URBAN LAND
 - RUSSETT-CHRISTIANA-URBAN LAND COMPLEX
 - CHRISTIANA-DOWNER-URBAN LAND 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.
 - SECTION 24-128(B)(8) WITHIN A TRANSIT DISTRICT OVERLAY (T-D-O) OR DEVELOPMENT DISTRICT OVERLAY (DDO) ZONE. THE PLANNING BOARD MAY APPROVE A SUBDIVISION WITH PRIVATE RIGHTS-OF-WAY, EASEMENTS

LEGEND	
	SITE BOUNDARY
	PROPOSED LOT LINE
	PROPOSED RIGHT-OF-WAY LINE
	ADJACENT PROPERTY LINE
	ROAD CENTERLINE
	EASEMENT
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	PROPOSED STORM DRAIN
	EXISTING STORM DRAIN
	PROPOSED WATER
	PROPOSED SEWER
	EXISTING SEWER
	EXISTING WATER
	EXISTING GAS
	EXISTING ELECTRIC
	15- OVER 25% STEEP SLOPES
	PROPOSED EXCESS ESMT.
	EX. BLDG. TO BE REMOVED



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Engineering
Surveying
Planning
Environmental Sciences

NO.	REVISIONS	BY	DATE
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 1-800-251-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR TWELVE (12) INCHES, WHOEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.			
OWNER			
PR. Prince Georges Plaza LLC 3500 East West Hwy. Hyattsville, MD. 20782			
APPLICANT			
AVA Hyattsville Crossing, LLC 4040 Wilson Boulevard, Suite 1000 Arlington, VA 22203 Attn: Martin Howle Phone: 703-317-4724			

PRELIMINARY PLAN OF SUBDIVISION 4-21032

HYATTSVILLE CROSSING

3500 EAST-WEST HWY., HYATTSVILLE, MD 20782

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

TAX MAP 42, A2	ZONING CATEGORY: T-O-UM-U-I
WSSC 200 SHEET 208NE03	
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NSVD1989	
1" = 100'	DATE: AUG. 2021
SHEET 1 OF 1	DESIGNED: YOR CHECKED: YOR CAD STPS: D/B VERSION: V8 / NCS
PROJECT NO. 11781000	