CONCREGE CONCRE	POLE H LIGHT PO	CURB AND GUTTER SPILL TRANSITION DEPRESSED CURB AND GUTTER O	AC ADA ARCH BC BF BK BL BLDG BM BRL CF CL CMP CONN CONC CPP DEC DEP DIP DOM ELEC ELEV EP ES EW EX FES	ACRES AMERICANS WITH DISABILITY ACT ARCHITECTURAL BOTTOM OF CURB BASEMENT FLOOR BLOCK BASELINE BUILDING BUILDING BENCHMARK BUILDING RESTRICTION LINE CUBIC FEET CENTERLINE CORRUGATED METAL PIPE CONNECTION CONCRETE CORRUGATED PLASTIC PIPE CUBIC YARDS DECORATIVE DEPRESSED DUCTILE IRON PIPE DOMESTIC ELECTRIC ELECTRIC END WALL
CONCRE CONCRE	PROPERTY R.O.W. LINE HBORING RTY LINE / PARCEL LINE BEMENT LINE TBACK LINE THACK LINE TH	PROPOSED NOTE CURB AND GUTTER SPILL TRANSITION DEPRESSED CURB AND GUTTER O	ADA ARCH BC BF BK BL BLDG BM BRL CF CL CMP CONN CONC CPP DEC DEP DIP DOM ELEC ELEV EP ES EW EX FES	AMERICANS WITH DISABILITY ACT ARCHITECTURAL BOTTOM OF CURB BASEMENT FLOOR BLOCK BASELINE BUILDING BUILDING BENCHMARK BUILDING RESTRICTION LINE CUBIC FEET CENTERLINE CORRUGATED METAL PIPE CONNECTION CONCRETE CORRUGATED PLASTIC PIPE CUBIC YARDS DECORATIVE DEPRESSED DUCTILE IRON PIPE DOMESTIC ELECTRIC ELEVATION EDGE OF PAVEMENT EDGE OF SHOULDER
ONSITE LINE / F NEIGH PROPEI INTERIOR CONCREGE CONCREGE CONCREGE TR TR TY TY AA L TY AA CO TY TY TY TY TY TY TY TY TY T	PROPERTY R.O.W. LINE HBORING RTY LINE / PARCEL LINE BEMENT LINE TBACK LINE THACK LINE TH	CURB AND GUTTER SPILL TRANSITION DEPRESSED CURB AND GUTTER O	ARCH BC BF BK BL BLDG BM BRL CF CL CMP CONN CONC CPP DIP DOM ELEC ELEV EP ES EW EX FES	DISABILITY ACT ARCHITECTURAL BOTTOM OF CURB BASEMENT FLOOR BLOCK BASELINE BUILDING BUILDING BENCHMARK BUILDING RESTRICTION LINE CUBIC FEET CENTERLINE CORRUGATED METAL PIPE CONNECTION CONCRETE CORRUGATED PLASTIC PIPE CUBIC YARDS DECORATIVE DEPRESSED DUCTILE IRON PIPE DOMESTIC ELECTRIC ELEVATION EDGE OF PAVEMENT EDGE OF SHOULDER
ONSITE LINE / F NEIGH PROPEI INTERIOR	PROPERTY R.O.W. LINE HBORING RTY LINE / PARCEL LINE BEMENT LINE TBACK LINE THACK LINE TH	CURB AND GUTTER SPILL TRANSITION DEPRESSED CURB AND GUTTER O	BC BF BK BL BLDG BM BRL CF CL CMP CONN CONC CPP DEC DEP DIP DOM ELEC ELEV EP ES EW EX FES	ARCHITECTURAL BOTTOM OF CURB BASEMENT FLOOR BLOCK BASELINE BUILDING BUILDING BENCHMARK BUILDING RESTRICTION LINE CUBIC FEET CENTERLINE CORRUGATED METAL PIPE CONNECTION CONCRETE CORRUGATED PLASTIC PIPE CUBIC YARDS DECORATIVE DEPRESSED DUCTILE IRON PIPE DOMESTIC ELECTRIC ELEVATION EDGE OF PAVEMENT EDGE OF SHOULDER
NEIGH PROPEI INTERIOR CONCRETE CONCRETE GL TR TR TY AN AN AN CONCRETE CONCR	ETE CURB & JTTER TRACK LINE TBACK LINE	SPILL TRANSITION DEPRESSED CURB AND GUTTER O	BF BK BL BLDG BM BRL CF CL CMP CONN CONC CPP DEC DEP DIP DOM ELEC ELEV EP ES EW EX FES	BASEMENT FLOOR BLOCK BASELINE BUILDING BUILDING BENCHMARK BUILDING RESTRICTION LINE CUBIC FEET CENTERLINE CORRUGATED METAL PIPE CONNECTION CONCRETE CORRUGATED PLASTIC PIPE CUBIC YARDS DECORATIVE DEPRESSED DUCTILE IRON PIPE DOMESTIC ELECTRIC ELEVATION EDGE OF PAVEMENT EDGE OF SHOULDER
PROPEI INTERIOR EAS CONCRE GL UTILI WITH F L TR TY AA L TY SAN TC 516.4 OR 516.4 SAN SAN SAN SAN SAN SAN SAN SA	RTY LINE / PARCEL LINE BEMENT LINE TBACK LINE TBACK LINE THE CURB & JITTER TILITY POLE H LIGHT POLE IGHT TILITY POLE (PICAL IGHT CORN IGHT (PICAL SIGN RKING DUNTS NTOUR LINE	SPILL TRANSITION DEPRESSED CURB AND GUTTER O	BK BL BLDG BM BRL CF CL CMP CONN CONC CPP DEC DEP DIP DOM ELEC ELEV EP ES EW EX FES	BLOCK BASELINE BUILDING BUILDING BENCHMARK BUILDING RESTRICTION LINE CUBIC FEET CENTERLINE CORRUGATED METAL PIPE CONNECTION CONCRETE CORRUGATED PLASTIC PIPE CUBIC YARDS DECORATIVE DEPRESSED DUCTILE IRON PIPE DOMESTIC ELECTRIC ELEVATION EDGE OF PAVEMENT EDGE OF SHOULDER
CONCREGE CONCREGE UTILL WITT TR L TR AA L TY SAN TC 516.4 OR 516.4 SAN SAN SAN SAN SAN SAN SAN SA	ETE CURB & JITER ETE CURB & J	SPILL TRANSITION DEPRESSED CURB AND GUTTER O	BL BLDG BM BRL CF CL CMP CONN CONC CPP DEC DEP DIP DOM ELEC ELEV EP ES EW EX FES	BASELINE BUILDING BUILDING BENCHMARK BUILDING RESTRICTION LINE CUBIC FEET CENTERLINE CORRUGATED METAL PIPE CONNECTION CONCRETE CORRUGATED PLASTIC PIPE CUBIC YARDS DECORATIVE DEPRESSED DUCTILE IRON PIPE DOMESTIC ELECTRIC ELEVATION EDGE OF PAVEMENT EDGE OF SHOULDER
CONCREGE UTILITY WITH TR TR L O TY AA L TY PA CC TC 516.4 OR 516.4 SAN SAN SAN SAN SAN SAN SAN SA	TBACK LINE ETE CURB & JTTER ITY POLE H LIGHT POLE IGHT RAFFIC IGHT TILITY POLE (PICAL IGHT CORN IGHT (PICAL SIGN RKING DUNTS	SPILL TRANSITION DEPRESSED CURB AND GUTTER O	BM BRL CF CL CMP CONN CONC CPP CY DEC DEP DIP DOM ELEC ELEV EP ES EW EX FES	BUILDING BENCHMARK BUILDING RESTRICTION LINE CUBIC FEET CENTERLINE CORRUGATED METAL PIPE CONNECTION CONCRETE CORRUGATED PLASTIC PIPE CUBIC YARDS DECORATIVE DEPRESSED DUCTILE IRON PIPE DOMESTIC ELECTRIC ELEVATION EDGE OF PAVEMENT EDGE OF SHOULDER
CONCREGE CONCREGE UTILI WITH TR L O TY L AN AN PA CO TO 516.4 OR 516.4 SAN SAN SAN SAN SAN SAN SAN SA	ETE CURB & JITTER TY POLE H LIGHT POLE IGHT TILITY POLE YPICAL IGHT CORN IGHT YPICAL SIGN RKING DUNTS NTOUR LINE	SPILL TRANSITION DEPRESSED CURB AND GUTTER O	BRL CF CL CMP CONN CONC CPP CY DEC DEP DIP DOM ELEC ELEV EP ES EW EX FES	BUILDING RESTRICTION LINE CUBIC FEET CENTERLINE CORRUGATED METAL PIPE CONNECTION CONCRETE CORRUGATED PLASTIC PIPE CUBIC YARDS DECORATIVE DEPRESSED DUCTILE IRON PIPE DOMESTIC ELECTRIC ELEVATION EDGE OF PAVEMENT EDGE OF SHOULDER
UTILLI WITH WITH WITH WITH WITH Land with La	TTY POLE H LIGHT POLE IGHT RAFFIC IGHT TILITY POLE 'PICAL IGHT CORN IGHT 'PICAL SIGN RKING DUNTS	SPILL TRANSITION DEPRESSED CURB AND GUTTER O	CF CL CMP CONN CONC CPP CY DEC DEP DIP DOM ELEC ELEV EP ES EW EX FES	CUBIC FEET CENTERLINE CORRUGATED METAL PIPE CONNECTION CONCRETE CORRUGATED PLASTIC PIPE CUBIC YARDS DECORATIVE DEPRESSED DUCTILE IRON PIPE DOMESTIC ELECTRIC ELEVATION EDGE OF PAVEMENT EDGE OF SHOULDER
UTILLI WITH WITH WITH WITH WITH Land with La	TTY POLE H LIGHT POLE IGHT RAFFIC IGHT TILITY POLE 'PICAL IGHT CORN IGHT 'PICAL SIGN RKING DUNTS	SPILL TRANSITION DEPRESSED CURB AND GUTTER O	CMP CONN CONC CPP CY DEC DEP DIP DOM ELEC ELEV EP ES EW EX FES	CORRUGATED METAL PIPE CONNECTION CONCRETE CORRUGATED PLASTIC PIPE CUBIC YARDS DECORATIVE DEPRESSED DUCTILE IRON PIPE DOMESTIC ELECTRIC ELEVATION EDGE OF PAVEMENT EDGE OF SHOULDER
UTILLI WITH WITH WITH WITH WITH Land with La	TTY POLE H LIGHT POLE IGHT RAFFIC IGHT TILITY POLE 'PICAL IGHT CORN IGHT 'PICAL SIGN RKING DUNTS	DEPRESSED CURB AND GUTTER O	CONN CONC CPP CY DEC DEP DIP DOM ELEC ELEV EP ES EW EX FES	CONNECTION CONCRETE CORRUGATED PLASTIC PIPE CUBIC YARDS DECORATIVE DEPRESSED DUCTILE IRON PIPE DOMESTIC ELECTRIC ELEVATION EDGE OF PAVEMENT EDGE OF SHOULDER
UTILLI WITH WITH WITH WITH WITH Land with La	TTY POLE H LIGHT POLE IGHT RAFFIC IGHT TILITY POLE 'PICAL IGHT CORN IGHT 'PICAL SIGN RKING DUNTS	DEPRESSED CURB AND GUTTER O	CONC CPP CY DEC DEP DIP DOM ELEC ELEV EP ES EW EX FES	CONCRETE CORRUGATED PLASTIC PIPE CUBIC YARDS DECORATIVE DEPRESSED DUCTILE IRON PIPE DOMESTIC ELECTRIC ELEVATION EDGE OF PAVEMENT EDGE OF SHOULDER
# TR L TR L O UT AA L TY SAN # SAN *	H LIGHT POLE IGHT RAFFIC IGHT TILITY POLE PICAL IGHT CORN IGHT PICAL SIGN RKING DUNTS NTOUR LINE		CPP CY DEC DEP DIP DOM ELEC ELEV EP ES EW EX FES	CORRUGATED PLASTIC PIPE CUBIC YARDS DECORATIVE DEPRESSED DUCTILE IRON PIPE DOMESTIC ELECTRIC ELEVATION EDGE OF PAVEMENT EDGE OF SHOULDER
# TR L TR L O UT AA L TY SAN # SAN *	H LIGHT POLE IGHT RAFFIC IGHT TILITY POLE PICAL IGHT CORN IGHT PICAL SIGN RKING DUNTS NTOUR LINE		DEC DEP DIP DOM ELEC ELEV EP ES EW EX FES	DECORATIVE DEPRESSED DUCTILE IRON PIPE DOMESTIC ELECTRIC ELEVATION EDGE OF PAVEMENT EDGE OF SHOULDER
# TR L TR L O TY AA L TY S PA CC TC 516.4 OR 516.4 SAN # SAN SAN	H LIGHT POLE IGHT RAFFIC IGHT TILITY POLE PICAL IGHT CORN IGHT PICAL SIGN RKING DUNTS NTOUR LINE		DEP DIP DOM ELEC ELEV EP ES EW EX FES	DEPRESSED DUCTILE IRON PIPE DOMESTIC ELECTRIC ELEVATION EDGE OF PAVEMENT EDGE OF SHOULDER
Columbia	RAFFIC IGHT TILITY POLE (PICAL IGHT CORN IGHT (PICAL SIGN RKING DUNTS NTOUR LINE	© € ○ □ □ □ □ □ □ □ □ □ □ □ □	DIP DOM ELEC ELEV EP ES EW EX FES	DUCTILE IRON PIPE DOMESTIC ELECTRIC ELEVATION EDGE OF PAVEMENT EDGE OF SHOULDER
Columbia	IGHT TILITY POLE 'PICAL IGHT CORN IGHT 'PICAL SIGN RKING DUNTS NTOUR LINE	• • • • • • • • • • • • • • • • • • •	ELEC ELEV EP ES EW EX FES	ELECTRIC ELEVATION EDGE OF PAVEMENT EDGE OF SHOULDER
O TY E TY L AA L TY S PA CC TC 516.4 OR 516.4 SAN H SAN L SS	TILITY POLE POLE PICAL IGHT CORN IGHT PICAL SIGN RKING DUNTS NTOUR LINE	• • • • • • • • • • • • • • • • • • •	ELEV EP ES EW EX FES	ELEVATION EDGE OF PAVEMENT EDGE OF SHOULDER
TY L AAI TY S PA CC TO 516.4 OR 516.4 SAN # SA	POLE POLE PICAL IGHT CORN IGHT PICAL SIGN RKING DUNTS NTOUR LINE	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	EP ES EW EX FES	EDGE OF PAVEMENT EDGE OF SHOULDER
□	IGHT CORN IGHT 'PICAL SIGN RKING DUNTS NTOUR LINE		ES EW EX FES	EDGE OF SHOULDER
AN L L SAN L SAN L L ST	CORN IGHT 'PICAL SIGN RKING DUNTS NTOUR LINE		EX FES	END WALL
TY S S S S S S S S S S S S S S S S S S S	YPICAL SIGN RKING DUNTS NTOUR LINE		FES	
PA CC	SIGN RKING DUNTS NTOUR LINE	_		EXISTING FLABER FUR SECTION
	OUNTS NTOUR LINE	X	_ FF	FLARED END SECTION FINISHED FLOOR
— — — — — — — — — — — — — — — — — — —	NTOUR LINE		FH	FIRE HYDRANT
7C 516.4 OR 516.4 SELEV	LINE		FG	FINISHED GRADE
7C 516.4 OR 516.4 SELEV	LINE		G GF	GRADE GARAGE FLOOR (AT DOOR)
7C 516.4 OR 516.4 ELEV		190 187	GH	GRADE HIGHER SIDE OF WALL
SAN SAN L	SPOT	TC 516.00 TC 516.00 MATCH EX	GL	GRADE LOWER SIDE OF WALL
# L	VATIONS	BC 515.55 (518.02 ±)	GRT	GRATE
# L			GV	GATE VALVE HIGH DENSITY
S ⁻	NITARY	SAN #	HDPE	POLYETHYLENE PIPE
	ABEL TORM		HP	HIGH POINT HORIZONTAL
· · · · · · · · · · · · · · · · · · ·	ABEL	X #	- HW	HEADWALL
JL JL	RY SEWER TERAL	SL	INT	INTERSECTION
	RGROUND	W	INV	INVERT
LINDE	RGROUND	_	LF	LINEAR FOOT LIMITS OF CLEARING
	TRIC LINE	Е	LOD	LIMITS OF DISTURBANCE
	RGROUND S LINE		LOS	LINE OF SIGHT
	ERHEAD	OH	L/S	LOW POINT LANDSCAPE
LINDE	WIRE	<u>-</u>	MAX	MAXIMUM
	RGROUND HONE LINE	т	MIN	MINIMUM
	RGROUND BLE LINE	с	MH	MANHOLE MECHANICAL IOINT
S	TORM		OC MJ	MECHANICAL JOINT ON CENTER
	EWER		- PA	POINT OF ANALYSIS
J SAI	NITARY 'ER MAIN	s	PC	POINT CURVATURE
₩ HYI	DRANT	V	PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN
SAI	NITARY		PI	POINT OF INTERSECTION
MA	NHOLE		POG	POINT OF GRADE
MA MA	TORM NHOLE		PROP	PROPOSED POINT OF TANGENCY
	/ATER	•	PTCR	POINT OF TANGENCY,
WV	ETER 	_	PVC	CURB RETURN POLYVINYL CHLORIDE PIPE
	ALVE	•	PVI	POINT OF VERTICAL
	GAS 'ALVE		PVT	POINT OF VERTICAL TANGENCY
\square	GAS		R	RADIUS
IVI	ETER CAL END	~	RCP	REINFORCED CONCRETE PIPE
	CAL END CTION		RET WALL	RETAINING WALL RIGHT OF WAY
	WALL OR DWALL	OR	R/W S	SLOPE
G	RATE	(m)	SAN	SANITARY SEWER
ll ll	NLET		SF	SQUARE FEET
	CURB NLET	<u>©</u>	STA STM	STATION STORM
	LEAN OUT	0	S/W	SIDEWALK
_	ECTRIC	Ē	TBR	TO BE REMOVED
MA	NHOLE		TBRL	TO BE RELOCATED
	EPHONE NHOLE	(T)	TC TELE	TOP OF CURB TELEPHONE
	ECTRIC	EB	TPF	TREE PROTECTION FENCE
	BOX ECTRIC		TW	TOP OF WALL
	DESTAL	EP	TYP	TYPICAL
			UG UP	UNDERGROUND UTILITY POLE
	ITORING	\bigcirc	W	WIDE
v	WELL	<u></u>	W/L	WATER LINE
	TEST PIT	—	W/M ±	WATER METER
BENG	CHMARK	•		
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	ORING	<u></u>	ø #	PLUS OR MINUS

<u>GENERAL NOI E:</u>
IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT RK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE T

ESPECIFICATIONS OR APPLICABLE CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN EPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS ANI

PRELIMINARYPLAN 4-21057

ALTA NEW CARROLLTON

GENERAL NOTES:

 EXISTING PARCEL/LOT: 185 DEED DESCRIPTION/LIBER FOLIO: 15621 / 00458 PLAT BOOK: 15621, PAGE: 458

EXISTING PARCEL/LOT: 129 DEED DESCRIPTION/LIBER FOLIO: 15621 / 00458 PLAT BOOK: 15621. PAGE: 458

EXISTING PARCEL/LOT: A PLAT BOOK: 49, PAGE: 73

- 2. TAX MAP: 51 GRID: F2
- 3. 200-FOOT MAP REFERENCE (WSSC): 206NE07
- 4. PURPOSE OF SUBDIVISION: PROPOSED MULTI-FAMILY BUILDING
- PRIOR APPROVALS:

DETAILED SITE PLAN - DSP-90001 DETAILED SITE PLAN - DSP-90001-01

GROSS ACREAGE (RTO-H-C): 3.719 AC NET ACREAGE (RTO-H-C): 3.719 AC

GROSS ACREAGE (M-X-T): 0.160 AC NET ACREAGE (M-X-T): 0.160 AC GROSS ACREAGE (C-O): 3.559 AC NET ACREAGE (C-0): 3.559 AC

TOTAL ACREAGE: 3.719 AC

- 7. NET DEVELOPABLE AREA OUTSIDE OF PMA: 3.399 AC
- 8. ACREAGE OF ENVIRONMENTAL REGULATED FEATURES: 0.48 AC
- 9. ACREAGE OF 100-YEAR FLOODPLAIN: 0.00 AC
- 10. ACREAGE OF ROAD DEDICATION: 0.00 AC
- 11. EXISTING ZONING/USE

RTO-H-C (REGIONAL TRANSIT - OREINTED, HIGH - INTENSITY - CORE)

C-O (COMMERCIAL OFFICE / T-D-O (TRANSIT DISTRICT OVERLAY) M-X-T (MIXED USE TRANSPORTATION ORIENTED)

USE: VACANT

- 12. PROPOSED USE OF PROPERTY: MULTI-FAMILY BUILDING AND ASSOCIATED SITE IMPROVEMENTS
- 13. PER CB-49-2021 DEVELOPMENT OF MULTIFAMILY RESIDENTIAL USES IS PERMITTED IN THE PRIOR C-O ZONE.
- 14. BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE

1 BEDROOM: 168 2 BEDROOM: 64

3 BFDROOM: 4 **TOTAL DWELLING UNITS: 320**

- 15. DENSITY CALCULATION: 82.50 DU / ACRE NOTE: REFERENCE CB-49-2021 FOOTNOTE 85 FOR PRIOR C-O ZONING
- 16. MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE AND SUBDIVISION REGULATIONS (24-130): N/A
- 17. MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE: N/A
- 18. SUSTAINABLE GROWTH TIER: YES, TIER 1
- 19. MILITARY INSTALLATION OVERLAY ZONE: NO
- 20. CENTER OR CORRIDOR LOCATION: YES (NEW CARROLLTON METRO REGIONAL TRANSIT DISTRICT CENTER)
- 21. EXISTING AND PROPOSED GROSS FLOOR AREA (NON-RESIDENTIAL)

PROPOSED: 0 SF

- 22. STORMWATER MANAGEMENT CONCEPT NO.: 40533-2021 APPROVAL DATE: TBD
- 23. WATER/SEWER CATEGORY DESIGNATION EXISTING WATER/SEWER: W-3/S-3
- 24. AVIATION POLICY AREA: NO
- 25. MANDATORY PARK DEDICATION REQUIREMENT: YES

PROPOSED WATER/SEWER: W-3/S-3

- 26. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
- 27. HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
- 28. TYPE ONE CONSERVATION PLAN: YES
- 29. WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
- 30. WETLANDS: NO 31. STREAMS: NO
- 32. SOILS BY SOIL TYPE AND SOURCE OF SOIL INFORMATION:

CdB (HYDROLOGIC SOIL GROUP D) RuB (HYDROLOGIC SOIL GROUP D) UdaF (HYDROLOGIC SOIL GROUP D)

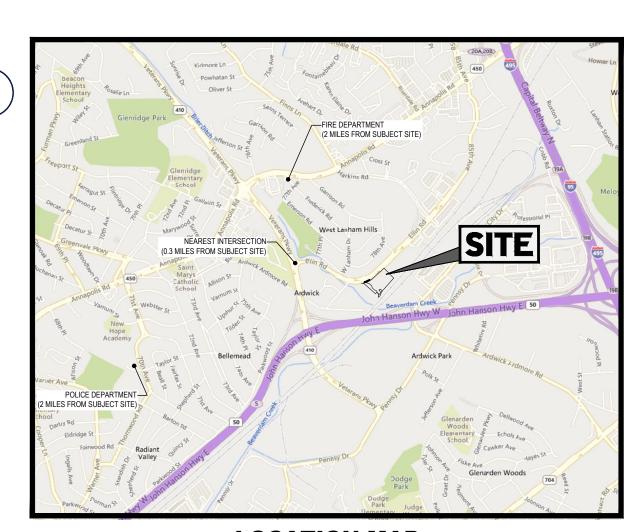
SOIL INFORMATION SOURCE: NRCS WEB SOIL SURVEY

33. 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

LOCATION OF SITE 4825 ELLIN ROAD HYATTSVILLE, MARYLAND 20784 PRINCE GEORGE'S COUNTY MAP: 51, GRID: F2, PARCEL: 185

OWNER
METROVIEW, LLC 5410 EDSON LANE, SUITE 220 ROCKVILLE, MD 20852

DEVELOPER ALTA NEW CARROLLTON OZ HOLDINGS, LLC 91 HARTWELL AVENUE PHONE: (781) 541-5824 EMAIL: JASON.BURRELL@WOODPARTNERS.COM



LOCATION MAP

SCALE: 1" = 2000'

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
EXISTING CONDITIONS/DEMOLITION PLAN	C-201
SITE PLAN	C-301

PREPARED BY



CONTACT: NICHOLAS B. SPEACH, P.E.

PHONE: (301) 809-4500

EMAIL: NSPEACH@BOHLERENG.COM

REFERENCES

♦ ALTA/NSPS LAND TITLE SURVEY: "WOOD PARTNERS NEW CARROLLTON" DATED: 07/09/2021 MB212020 / SB212020

ELEVATIONS: NAD83/91

CASE NO.: 37640-2021

◆ 100-YEAR FLOODPLAIN DELINEATION: "WOOD PARTNERS" DATED: 08/31/2021

APPROVED.: 11/1/2021 **♦ SITE DEVELOPMENT CONCEPT PLAN:**

"WOOD PARTNERS" DATED: 09/17/2021 SDCP NO.: 40533-2021

APPROVED.: TBD

APPROVED.: TBD

SOIL TYPES

DESCRIPTION

CHRISTIANA-DOWNER-URBAN LAND

COMPLEX, 5 TO 15 PERCENT SLOPES

RUSSETT-CHRISTIANA-URBAN LAND

COMPLEX, 0 TO 5 PERCENT SLOPES

UDORTHENTS, HIGHWAY, 0 TO 65

PERCENT SLOPES

SOIL TYPE

RuB

HYDROLOGIC

SOIL GROUP

♦ NATURAL RESOURCE INVENTORY:

"ELLIN ROAD SITE

HYATTSVILLE. MARYLAND"

DATED: 10/04/2021 ECS PROJECT NO.: 47:13055

* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

THE FOLLOWING COMPANIES WERE NOTIFIED BY DELMARVA MISS UTILITY SYSTEM (1-800-257-7777) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILIT INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 15049821 & 15049786

PHONE NUMBER VERIZON - LAMBERT CABLE (410) 536-0070 FIBERLIGHT/SUNBELT TELECO (727) 596-1500 COMCAST-UTILIQUEST (410) 536-0070 (800) 289-3427 PEPCO - OCCLS (410) 712-0202 PG COUNTY GOVT-S&N LOCATO (434) 942-6949 **QWEST GOVERMENT SERVICES** (703) 464-7592 QWEST COMMUNICATIONS (303) 664-8090 24/7 MID-ATLANTIC/SKYLINE (410) 553-2605 UNIVERSITY OF MARYLAND (301) 236-3392 WASHINGTON GAS-UTILIQUES (301) 210-0355 WSSC - PINPOINT UG (301) 868-6803

REVISIONS REV DATE 1 04/18/2022 PER MNCPPC COMMENTS



ALWAYS CALL 811 It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

DRAWN BY: CAD I.D.:

PROJECT:

PRELIMINARY PLAN #4-21057

ALTA NEW

CARROLLTON

DEVELOPMENT

PROPOSED

4825 ELLIN ROAD HYATTSVILLE, MD 20784 PRINCE GEORGE'S COUNTY MAP: 51, GRID: F2, PARCEL: 185

BOHLER

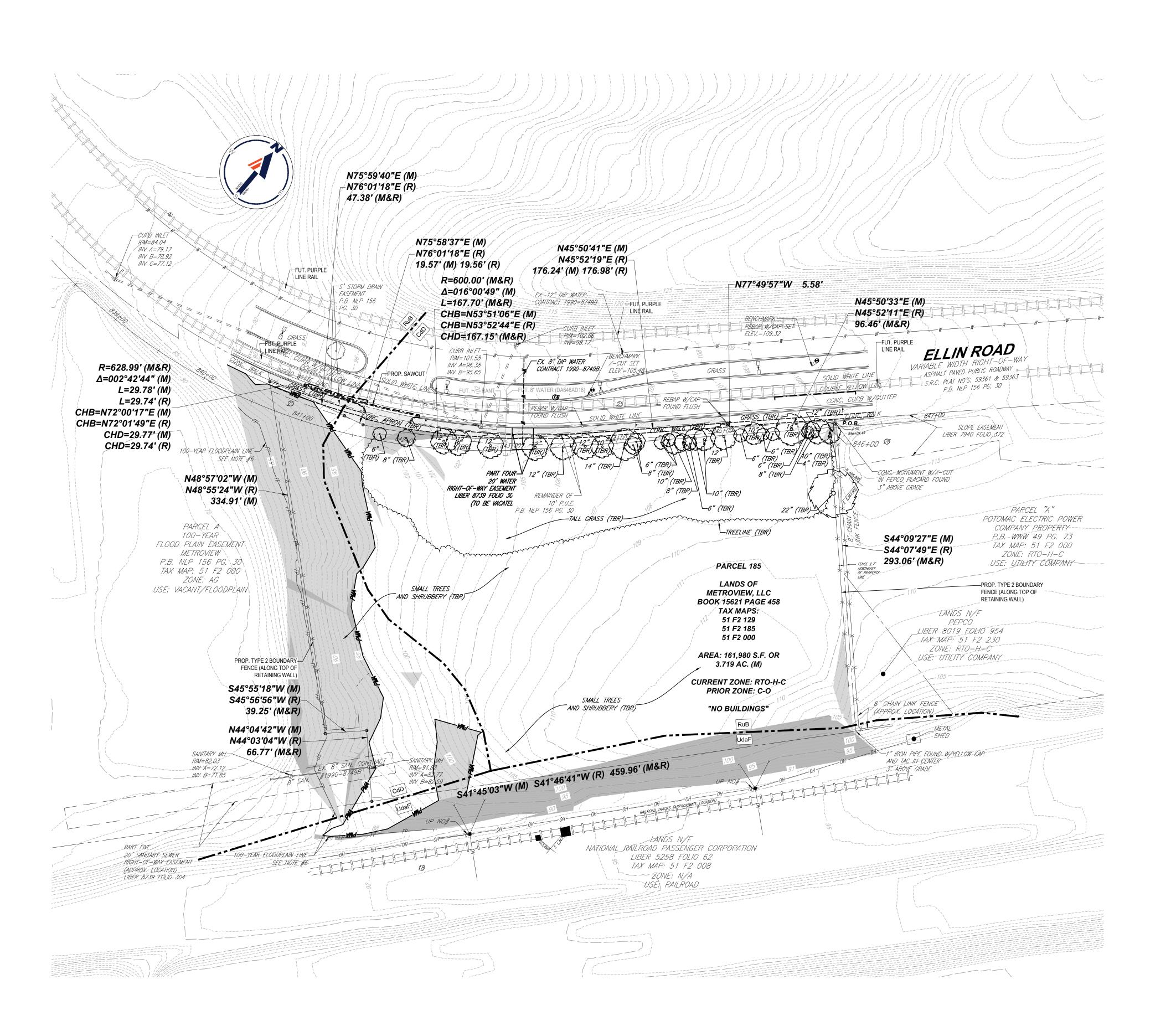
16701 MELFORD BLVD, SUITE 310 **BOWIE, MARYLAND 20715** Phone: (301) 809-4500 Fax: (301) 809-4501 MD@BohlerEng.com



COVER SHEET

C-101

REVISION 1 - 04/18/2022



NOTES

- 1. THE SUBJECT AREA IS THE LANDS OF METROVIEW, LLC AS RECORDED IN BOOK 15621 PAGE 458, AMONG THE LANDS RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND AND SHOWN ON TAX MAP 51 AS PARCELS 129, 185 AND 000 PER THE DEPARTMENT OF ASSESSMENTS.
- 2. AREA = 161,980 SQUARE FEET OR 3.719 ACRES (MEASURED)
- 3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE, SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- 4. THIS SURVEY WAS PERFORMED IN THE FIELD ON JUNE 30, 2021 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.
- 5. ELEVATIONS ARE BASED ON NGVD29 PER GPS OBSERVATIONS AND TIED IN TO THE SHA/SRC CONTROL POINT NO. VP-1 WITH A PUBLISHED ELEVATION OF 113.866 FEET IN NAVD88 DATUM; AND CONVERTED USING CORPSCON
- 6. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER MAPS ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, PRINCE GEORGE'S COUNTY, MARYLAND AND INCORPORATED AREAS, PANELS 134 AND 155 OF 466", MAP NUMBERS 24033C0134E AND 24033C0155E, WITH A MAP EFFECTIVE DATE OF SEPTEMBER 16, 2016.
- 100-YEAR FLOODPLAIN LINE SHOWN AT AN ELEVATION OF 84.97 (NGVD29), CONVERTED FROM 84.20 (NAVD88) USING CORPSCON. FLOODPLAIN INFORMATION PROVIDED FROM FLOODPLAIN STUDY NUMBER FPS 201621: "NEW CARROLLTON STATION, 100 YEAR FLOODPLAIN DELINEATION" WITH A DPIE CASE # 3455-2017-1, SHOWN ON A PLAN COMPLETED BY SOLTESZ, LLC WITH A DATE OF JULY 2016, AND A REVISION DATE OF AUGUST 29, 2017.
- 7. NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.
- 8. THERE ARE NO GAP/GORES OR OVERLAPS BETWEEN THE RIGHT-OF-WAY LINES OF ELLIN ROAD AND THE SUBJECT PARCEL.
- 9. PROPERTY HAS ACCESS ALONG ELLIN ROAD.
- 10. BOHLER WAS NOT MADE AWARE OF ANY WETLAND DELINEATION PERFORMED ON THE SUBJECT PROPERTIES AND THERE WERE NO WETLAND FLAGS OBSERVED AT THE TIME OF THE FIELD SURVEY. A PHASE 1 REPORT WAS NOT PROVIDED.
- 11. THE UNDERSIGNED WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS SURVEY AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN "COMAR" SECTION 09 13 06 12

TITLE NOTES

MARYLAND; DOES NOT APPLY.

THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 99254, REVISION NUMBER V3, WITH AN EFFECTIVE DATE OF JUNE 1, 2021, AND A REVISION DATE OF JULY 12, 2021. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, PART II:

① DECLARATION OF COVENANTS DATED JANUARY 28, 2014 AND RECORDED JANUARY 29, 2014 AMONG THE AFORESAID LAND RECORDS IN LIBER 35578, FOLIO 553 BY AND BETWEEN METROVIEW, LLC, ET AL AND PRINCE GEORGE'S COUNTY, MARYLAND; **DOES NOT APPLY**.

(4) RIGHT OF WAY DATED OCTOBER 2, 1959 AND RECORDED OCTOBER 23, 1959 AMONG THE AFORESAID LAND RECORDS IN LIBER 2387, FOLIO 543 BY AND BETWEEN ALLEN H. SATURN AND FLORA SATURN, HIS WIFE AND WASHINGTON SUBURBAN SANITARY COMMISSION, A PUBLIC CORPORATION OF THE STATE OF

(5) RIGHT OF WAY DATED JANUARY 17, 1967 AND RECORDED JANUARY 30, 1967 AMONG THE AFORESAID LAND RECORDS IN LIBER 3434, FOLIO 482 BY AND BETWEEN ALLEN H. SATURN AND FLORA SATURN, HIS WIFE AND WASHINGTON SUBURBAN SANITARY COMMISSION, A PUBLIC CORPORATION OF THE STATE OF MARYLAND: DOES NOT APPLY.

(6) RIGHT OF WAY DATED JUNE 13, 1973 AND RECORDED JUNE 21, 1973 AMONG THE AFORESAID LAND RECORDS IN LIBER 4237, FOLIO 734 BY AND BETWEEN ALLEN H. SATURN AND WASHINGTON SUBURBAN SANITARY COMMISSION, A PUBLIC CORPORATION OF THE STATE OF MARYLAND; **DOES NOT APPLY.**

(7) RIGHT OF WAY DATED JANUARY 14, 1985 AND RECORDED FEBRUARY 8, 1985 AMONG THE AFORESAID LAND RECORDS IN LIBER 6049, FOLIO 578 BY AND BETWEEN ALLEN H. SATURN AND WASHINGTON SUBURBAN SANITARY COMMISSION, A PUBLIC CORPORATION OF THE STATE OF MARYLAND; **DOES NOT APPLY**.

(8) RIGHT OF WAY DATED MARCH 17, 1993 AND RECORDED APRIL 23, 1993 AMONG THE AFORESAID LAND RECORDS IN LIBER 8739, FOLIO 304 BY AND BETWEEN VINGARDEN ASSOCIATES AND WASHINGTON SUBURBAN SANITARY COMMISSION, A PUBLIC CORPORATION OF THE STATE OF MARYLAND; AFFECT THE SUBJECT PROPERTY, WATER RIGHT OF WAY EASEMENT PART FOUR AND SANITARY SEWER RIGHT OF WAY PART FIVE ARE SHOWN.

(9) EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION DATED NOVEMBER 30, 2012 AND RECORDED MAY 28, 2014 AMONG THE AFORESAID LAND RECORDS IN LIBER 36030, FOLIO 128 BY AND BETWEEN BARBARA O. PAYNE, ET AL AND SPRINT COMMUNICATIONS COMPANY L.P., ET AL; MAY AFFECT SUBJECT PROPERTY, TELECOM COMPANY HAS THE RIGHT TO MOVE UTILITIES.

(2) LAND ACQUISITION PETITION OF: STATE HIGHWAY ADMINISTRATION ACTING FOR AND ON BEHALF OF THE STATE OF MARYLAND, RIGHT OF WAY ACQUISITION: CONTRACT NO. T 1042-0230, SHA ITEM NO. 900140, MTA ITEM NO. 02034, PROJECT: MARYLAND NATIONAL CAPITAL PURPLE LINE, PROPERTY OWNER: METROVIEW, LLC, A MARYLAND-LIMITED LIABILITY COMPANY FILED IN THE CIRCUIT COURT OF PRINCE GEORGE'S COUNTY JANUARY 16, 2018, CASE NO. CAL18-01129; DOES NOT APPLY.

LAND ACQUISITION PETITION OF: STATE HIGHWAY ADMINISTRATION ACTING FOR AND ON BEHALF OF THE STATE OF MARYLAND, RIGHT OF WAY ACQUISITION: CONTRACT NO. T 1042-0230, SHA ITEM NO. 900140, MTA ITEM NO. 02039, PROJECT: MARYLAND NATIONAL CAPITAL PURPLE LINE, PROPERTY OWNER: METROVIEW, LLC, A MARYLAND-LIMITED LIABILITY COMPANY FILED IN THE CIRCUIT COURT OF PRINCE GEORGE'S COUNTY FEBRUARY 16, 2018, CASE NO. CAL18-04583; DOES NOT APPLY.

(2) RIGHT OF WAY IN DEED DATED DECEMBER 19, 1955 BY AND BETWEEN HERMAN MILLER, SURVIVING TRUSTEE AND ALLEN H. SATURN AND RECORDED JANUARY 26, 1956 AMONG THE AFORESAID LAND RECORDS IN LIBER 1951, FOLIO 503; DOES NOT APPLY.

(3) RIGHT OF WAY EASEMENT TO AT&T PER SUPPLEMENTAL FINAL ORDER AND JUDGMENT DATED NOVEMBER 30, 2006 AND RECORDED APRIL 6, 2007 AMONG THE AFORESAID LAND RECORDS IN LIBER 27570, FOLIO 632; MAY AFFECT SUBJECT PROPERTY, NO UTILITY LINEWORK WAS MARKED IN THE FIELD AT THE TIME OF THE SURVEY.

24) RESERVATIONS PER DEED DATED JULY 8, 1976 BY AND BETWEEN POTOMAC ELECTRIC POWER COMPANY, A DISTRICT OF COLUMBIA AND VIRGINIA CORPORATION AND THE RIGGS NATIONAL BANK OF WASHINGTON D.C., A NATIONAL BANKING ASSOCIATION AND RECORDED AUGUST 3, 1976 IN LIBER 4648, FOLIO 932; DOES NOT APPLY.

RIGHT OF WAY CONTAINED IN STREET DEDICATION PLAT APPROVED OCTOBER 4, 1990 ENTITLED "PLAT ONE, PARCEL A & B, ELLIN ROAD STREET DEDICATION, METROVIEW" AND RECORDED AMONG THE LAND RECORDS AFORESAID IN PLAT BOOK 156, PAGE 30; **AFFECT THE SUBJECT PROPERTY, PLOTTABLE ITEMS SHOWN**.

© DEED OF EASEMENT DATED APRIL 15, 1991, BY AND BETWEEN POTOMAC ELECTRIC POWER COMPANY, A DISTRICT OF COLUMBIA AND VIRGINIA CORPORATION (PEPCO) AND THE RIGGS NATIONAL BANK OF WASHINGTON, D.C., A NATIONAL BANKING ASSOCIATION AND VINGARDEN ASSOCIATES, A MARYLAND LIMITED PARTNERSHIP; **DOES NOT APPLY**.



LEGEND			
LIMIT OF DISTURBANCE	LOD		
SAWCUT			
STEEP SLOPES 15 - 25%			
STEEP SLOPES > 25%			
S.R.C PLAT #'S 59361 & 59363 FEE SIMPLE (TAKING)			
PRIMARY MANAGEMENT AREA (PMA)	РМА		



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REVISIONS				
REV	DATE	COMMENT	DRAWN BY CHECKED BY	
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PROJECT No.:

MB212020
DRAWN BY:

MRH

DATE: CAD I.D.:

CHECKED BY:

PROJECT:

PRELIMINARY PLAN #4-21057

—— FOR ———
ALTA NEW

CARROLLTON

PROPOSED

DEVELOPMENT

4825 ELLIN ROAD

HYATTSVILLE, MD 20784

PRINCE GEORGE'S COUNTY

MAP: 51, GRID: F2, PARCEL: 185

BOHLER

16701 MELFORD BLVD , SUITE 310 BOWIE, MARYLAND 20715 Phone: (301) 809-4500 Fax: (301) 809-4501 MD@BohlerEng.com



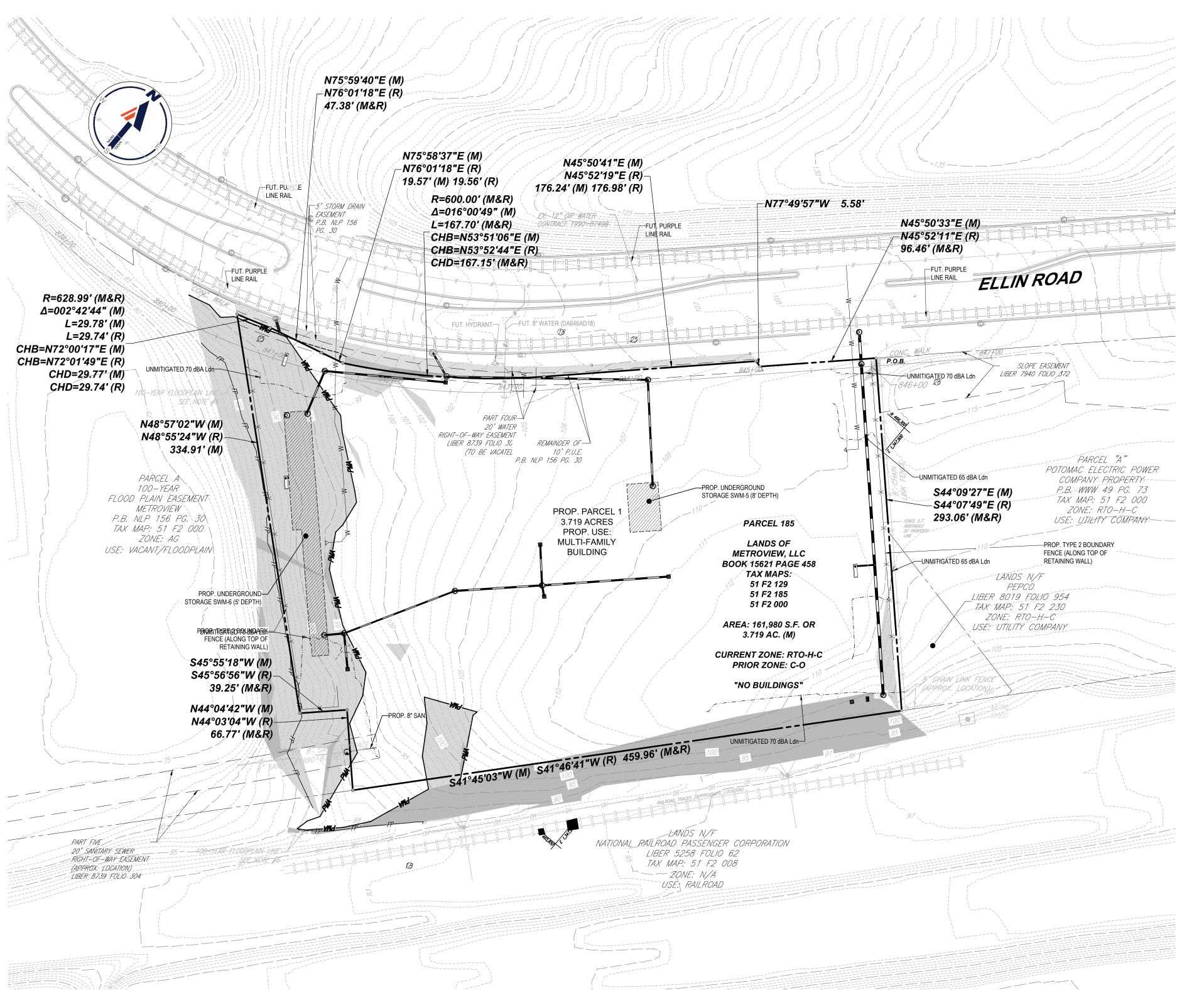
EXISTING
CONDITIONS

CONDITIONS/ DEMOLITION PLAN

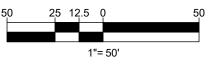
HEET NUMBER:

C-201

REVISION 1 - 04/18/2022



LEC	GEND
STEEP SLOPES 15 - 25%	
STEEP SLOPES > 25%	
PRIMARY MANAGEMENT AREA (PMA)	——Рма———



TE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE

REVISIONS					
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PROJECT No.:
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PROJECT:

PRELIMINARY PLAN #4-21057

ALTA NEW
CARROLLTON

PROPOSED DEVELOPMENT

4825 ELLIN ROAD HYATTSVILLE, MD 20784 PRINCE GEORGE'S COUNTY MAP: 51, GRID: F2, PARCEL: 185

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SHEET T

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