STANDAR	D DRAWING FOR ENTIRE PLAN SET	LEGEND	AI	STANDARD BBREVIATIONS
LIMIT OF WORK		LOM	-	FOR ENTIRE PLAN SET
LIMIT OF DISTURI	BANCE ——	LOD-LOD-	AC	ACRES
			ADA	AMERICANS WITH DISABILITY ACT
EXISTING NOTE	ONSITE PROPERTY	PROPOSED NOTE	ARCH	ARCHITECTURAL
	LINE / R.O.W. LINE NEIGHBORING		BC	BOTTOM OF CURB
	PROPERTY LINE / INTERIOR PARCEL LINE		BF BK	BASEMENT FLOOR BLOCK
	EASEMENT		BL	BASELINE
	LINE		BLDG	BUILDING
	LINE		BM BRL	BUILDING BENCHMARK
			CF	
		CURB AND GUTTER	CL	CENTERLINE
		SPILL TRANSITION	CMP CONN	CORRUGATED METAL PIPE
	CONCRETE CURB & GUTTER	DEPRESSED CURB AND GUTTER	CONC	CONCRETE
			CPP	CORRUGATED PLASTIC PIPE
	UTILITY POLE		CY DEC	CUBIC YARDS DECORATIVE
	POLE		DEP	DEPRESSED
O	LIGHT		DIP	DUCTILE IRON PIPE
₽¢Ę	TRAFFIC LIGHT	₽	DOM ELEC	
0		0	ELEC	ELEVATION
	POLE	Π	EP	EDGE OF PAVEMENT
<u>ه</u>	LIGHT	<u>ه</u>	ES EW	EDGE OF SHOULDER END WALL
¢	ACORN LIGHT	¢	EVV	EXISTING
	TYPICAL SIGN		FES	FLARED END SECTION
\bigwedge	PARKING		FF FH	FINISHED FLOOR FIRE HYDRANT
	COUNTS		FR	FINISHED GRADE
			G	GRADE
— — <u>— 170</u> — — —	CONTOUR	190	GF GH	GARAGE FLOOR (AT DOOR)
169	LINE	187 TC 516.00 TC 516.00 MATCH EX	GL	GRADE LOWER SIDE OF WALL
TC 516.4 OR 516.4	ELEVATIONS	TC 516.00 BC 515.55 (518.02 ±)	GRT	GRATE
			GV	GATE VALVE HIGH DENSITY
SAN	SANITARY	SAN	HDPE	POLYETHYLENE PIPE
	LABEL	# X	HP HOR	HIGH POINT HORIZONTAL
	LABEL	Ť.	HW	HEADWALL
	SANITARY SEWER LATERAL	SL	INT	INTERSECTION
W	UNDERGROUND WATER LINE	W	INV LF	INVERT LINEAR FOOT
E	UNDERGROUND	r	LOC	LIMITS OF CLEARING
£	ELECTRIC LINE	c	LOD	LIMITS OF DISTURBANCE
G	UNDERGROUND GAS LINE	G	LOS LP	LINE OF SIGHT
OH	OVERHEAD WIRE	он	L/S	
T	UNDERGROUND	T	MAX	MAXIMUM
,			MIN MH	MINIMUM MANHOLE
C	UNDERGROUND CABLE LINE	C	MJ	MECHANICAL JOINT
=======================================	STORM SEWER		OC	ON CENTER
<i>S</i>	SANITARY	s	PA PC	POINT OF ANALYSIS POINT CURVATURE
			PCCR	POINT OF COMPOUND
<u>۲</u>	HYDRANT	Ø	PCCR	CURVATURE, CURB RETURN POINT OF INTERSECTION
S	SANITARY MANHOLE		PI	POINT OF INTERSECTION POINT OF GRADE
	STORM MANHOLE		PROP	PROPOSED
₩M ⊗ ^{WM}	WANHOLE		PT	POINT OF TANGENCY
	METER	•	PTCR	CURB RETURN
$\overset{wv}{\bowtie}$	WATER VALVE		PVC	POLYVINYL CHLORIDE PIPE POINT OF VERTICAL
	GAS VALVE		PVI	INTERSECTION
	GAS		PVT R	POINT OF VERTICAL TANGENCY RADIUS
	METER		RCP	REINFORCED CONCRETE PIPE
	TYPICAL END SECTION		RET WALL	RETAINING WALL
as []	HEADWALL OR ENDWALL		R/W S	RIGHT OF WAY SLOPE
	GRATE		SAN	SANITARY SEWER
	INLET		SF	SQUARE FEET
<u> </u>	CURB INLET		STA STM	STATION STORM
0	CLEAN OUT	0	S/W	SIDEWALK
Ē	ELECTRIC	Ē	TBR	
	MANHOLE		TBRL TC	TO BE RELOCATED TOP OF CURB
	MANHOLE	D	TELE	TELEPHONE
ΕB	ELECTRIC BOX	EB	TPF	
EP	ELECTRIC	EP	TW TYP	TOP OF WALL TYPICAL
	PEDESTAL		UG	UNDERGROUND
	I	1	UP	
\bigcirc	MONITORING WELL		W W/L	WIDE WATER LINE
	TEST	.	W/M	WATER METER
X	PIT BENCHMARK		- ±	PLUS OR MINUS
× .			° Ø	DEGREE DIAMETER
	BORING	<u>↓</u>	#	NUMBER

PRINCE GEORGES COUNTY, MARYLAND

MAP UNIT	SOIL DESCRIPTION	HYDROLOGIC SOIL GROUP	DRAINAGE CLASS	
lu	ISSUE-URBAN LAND COMPLEX, OCCASIONALLY FLOODED	B/D	POORLY DRAINED	
UrrB	URBAN LAND-RUSSTT- CHRISTIAN COMPLEX, 0-5 PERCENT SLOPES	D	MODERATELY WELL DRAINED	

OBTAINED FROM: USDA, NRCS, WEB SOIL SURVEY (WSS) AVAILABLE ONLINE AT HTTP://WEBSOILSURVEY.NRCS.USDA.GOV *SOILS DENOTED WITH AN ASTERISK (*) ARE FOUND OFF-SITE WITHIN 100-FOOT OF THE PROPERTY BOUNDARY

PRIOR APPROVALS: APPROVED CONCEPTUAL SITE PLAN - CSP-00024-00/01 APPROVED DETAILED SITE PLAN - DSP-05041-00-02 APPROVED DETAILED SITE PLAN - DSP00052-00-04 APPROVED DETAILED SITE PLAN - DSP-01001-00-03 APPROVED DETAILED SITE PLAN - DSP-01002-00-03 APPROVED DETAILED SITE PLAN - DSP-03037-00-00-05 APPROVED DETAILED SITE PLAN - DSP-030372-00-02 APPROVED RECORD PLAT - 5-03002 APPROVED PRELIMINARY PLAN - 4-01022 APPROVED PRELIMINARY PLAN - 4-01092 APPROVED TREE CONSERVATION PLAN TYPE I - TCPI-035-00 APPROVED TREE CONSERVATION PLAN TYPE II - TCPII-015-01 6. EXISTING ACREAGE GROSS ACREAGE: 2.87 AC 7. NET DEVELOPABLE AREA OUTSIDE OF PMA: 2.76 AC 8. ACREAGE OF ENVIRONMENTAL REGULATED FEATURES: 0.1083 AC 9. ACREAGE OF 100-YEAR FLOODPLAIN: 0.1083 AC CURRENT ZONING: RTO-H-C (REGIONAL TRANSIT - OREINTED, HIGH - INTENSITY - CORE) TDO (TRANSIT DISTRICT OVERLAY) PRIOR ZONING: M-X-T (MIXED USE TRANSPORTATION ORIENTED) USE: THE ATLANTIC SERVICES GROUP PARKING LOT GARAGE 12. PROPOSED USE OF PROPERTY: 7 STORY MULTI-FAMILY APARTMENT COMPLEX AND HALF OF THE EXISTING PARKING STUDIO: 103 1 BEDROOM: 98 2 BEDROOM: 13 TOTAL DWELLING UNITS: 209 15. MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE AND SUBDIVISION REGULATIONS (24-130): N/A 16. MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE: N/A 19. CENTER OR CORRIDOR LOCATION: YES (NEW CARROLLTON METRO REGIONAL TRANSIT DISTRICT CENTER) 20. EXISTING AND PROPOSED GROSS FLOOR AREA (NON-RESIDENTIAL) EXISTING: 0 SF PROPOSED: 0 SF 21. STORMWATER MANAGEMENT CONCEPT NO.: 40533-2021 EXISTING WATER/SEWER: W-3/S-3 PROPOSED WATER/SEWER: W-3/S-3

- SOILS:
- IU (HYDROLOGIC SOIL GROPU B/D)

- URRB (HYDROLOGIC SOIL GROUP D) SOIL INFORMATION SOURCE: NRCS WEB SOIL SURVEY
- LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION: NO
- 10. ACREAGE OF ROAD DEDICATION: 0.00 AC 11. EXISTING ZONING/USE GARAGE 13. BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE 14. DENSITY CALCULATION: 73.08 DU / ACRE 17. SUSTAINABLE GROWTH TIER: YES, TIER 1 18. MILITARY INSTALLATION OVERLAY ZONE: NO APPROVAL DATE: TBD 22. WATER/SEWER CATEGORY DESIGNATION 23. AVIATION POLICY AREA: NO LOUNGE, BIKE ROOM, POOL COURTYARD, AND POOL 25. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO 26. HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO 27. TYPE ONE CONSERVATION PLAN: YES 28. WITHIN CHESAPEAKE BAY CRITICAL AREA: NO 29. WETLANDS: NO 30. STREAMS: NO 31. SOILS BY SOIL TYPE AND SOURCE OF SOIL INFORMATION:

GENERAL NOTES:

DEED DESCRIPTION/LIBER FOLIO: 34241 / 226

EXISTING PARCEL/LOT: H

PLAT BOOK: 196, PAGE: 29

2. TAX MAP: 42

GRID: A2

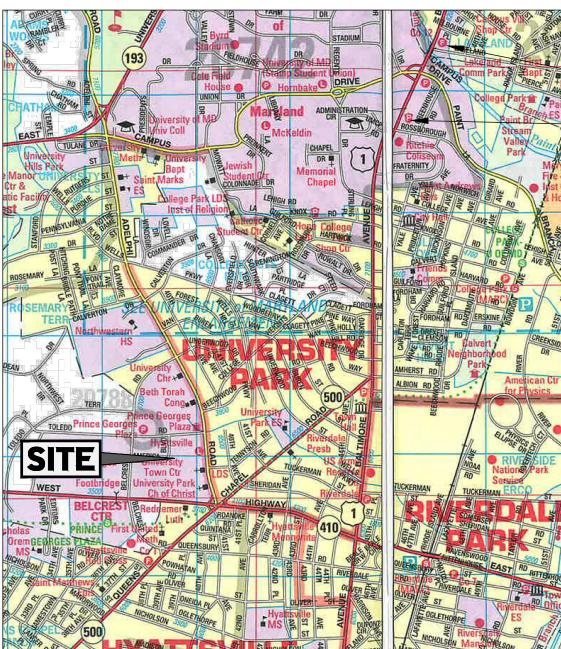
WEB SOIL SURVEY SOILS TABLE

PRELIMINARY PLAN 4-22004

– FOR –

LIBRARY APARTMENTS

LOCATION OF SITE 3325 TOLEDO ROAD HYATTSVILLE, MD 20782 **PRINCE GEORGE'S COUNTY** TAX MAP: 42, GRID: A2, PARCEL: H





LOCATION MAP SCALE: 1" = 2000' COPYRIGHT: ADC THE MAP PEOPLE PERMIT USE NO. 20602153-5

SHEET INDEX SHEET TITLE SHEET NUMBER OVER SHEET C-101 C-201 DEMOLITION PLAN C-301 SITE DEVELOPMENT CONCEPT PLAN C-901 EXISTING DRAINAGE AREA MAPS C-902 PROPOSED DRAINAGE AREA MAPS

OWNER NEW TOWN PARKING, LLC 3299 K STREET, NW WASHINGTON, DC 20007

DEVELOPER THE BERNSTEIN COMPANIES 3299 K STREET, NW WASHINGTON, DC 20007

3. 200-FOOT MAP REFERENCE (WSSC): 206NE07 4. PURPOSE OF SUBDIVISION: PROPOSED MULTI-FAMILY BUILDING NUMBER OF PROPOSED PARCELS: 1 (PARCEL 1)

24. MANDATORY PARK DEDICATION REQUIREMENT: MANDATORY DEDICATION OF PARKLAND WILL BE SATISFIED WITH THE PROVISION OF PRIVATE ON-SITE RECREATIONAL FACILITIES. FACILITIES ARE TO INCLUDE: FITNESS CENTER, RESIDENT

32. IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL

PREPARED BY



CONTACT: NICHOLAS B. SPEACH, P.E.

CONTACTS

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 UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.

UTILITY COMPANY COMCAST-UTILIQUEST MCI PEPCO/ DCI UTILITY LOCATION VERIZON

WSSC - PINPOINT UG

UTILITIES:

(301) 210-0355 (800) 289-3427 (844) 605-1188 (301) 210-0355 WASHINGTON GAS-UTILIQUEST (301) 210-0355 (301) 868-6803

PHONE NUMBER

NEAREST FIRE

NEAREST POLICE

STATION

DEPARTMENT

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

REFERENCES ♦ BOUNDARY & TOPOGRAPHIC SURVEY

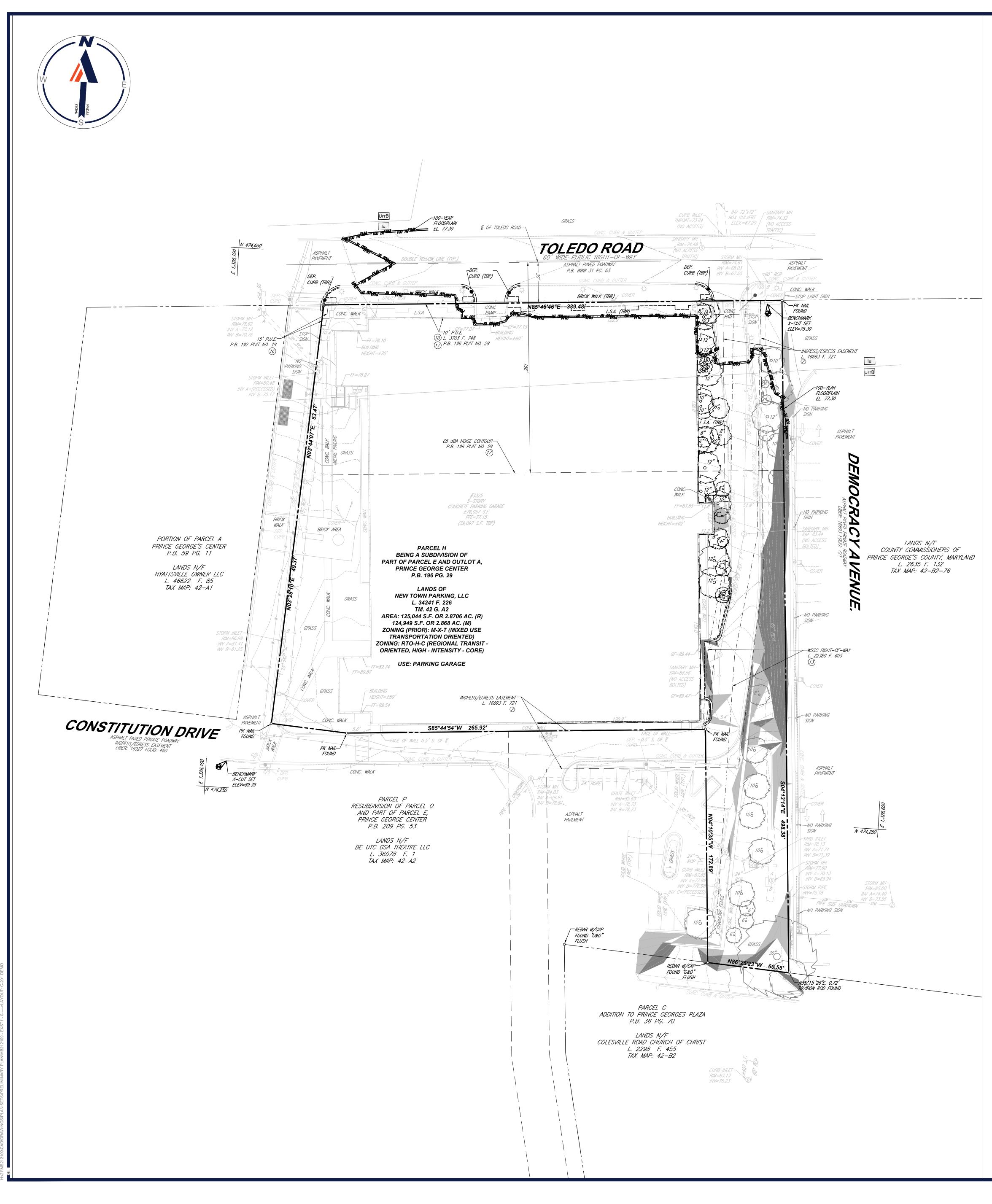
- BOHLER "3325 TOLEDO ROAD 17TH ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND" DATED: 02/01/2022 SURVEY JOB # : SB212109
- ELEVATIONS: NAD83 AND NVGD29 ♦ SITE DEVELOPMENT CONCEPT PLAN: BOHLER "3325 TOLEDO ROAD 17TH ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND" SDCP #: SDCP-24001-2022 DATED: 06/20/2022
- APPROVAL DATE: TBD ◆ FLOODPLAIN PLAN: BOHLER
- "3325 TOLEDO ROAD 17TH ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND" NO. 21191-2022

DATED: 06/20/2022 APPROVAL DATE: TBD

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



REVISION 1 - 10/13/22



NOTES:

2. THE SUBJECT PARCEL IS PART OF PARCEL H, AS SHOWN ON PLAT ENTITLED, "PRINCE GEORGE CENTER, PARCEL H, REVISION", AS RECORDED IN PLAT BOOK REP 196, AND BEING THE LANDS OF : NEW TOWN PARKING LLC, AS RECORDED IN LIBER 34241 FOLIO 226, ALL AMONG THE LANDS RECORDS OF PRINCE GEORGE'S COUNTY, AND SHOWN ON TAX MAP 42 AS PARCEL H PER THE DEPARTMENT OF ASSESSMENTS

- AREA = 124,582 SQUARE FEET OR 2.86 ACRES (MEASURED)
 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.
 THIS SURVEY WAS PERFORMED IN THE FIELD ON FEBRUARY 2, 2022 UTILIZING THE REFERENCE DOCUMENTS
- AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.
 6. 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
- 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.
- 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.
 THERE ARE NO GAP/GORES OR OVERLAPS BETWEEN THE RIGHT-OF-WAY LINES OF ELLIN ROAD AND THE
- SUBJECT PARCEL. 10. PROPERTY HAS ACCESS ALONG TOLEDO ROAD AND CONSTITUTION DRIVE.
- 11. 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.
- 12. 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"

TITLE NOTES:

SECTION 09.13.06.12.

THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-890226-MD61, WITH AN EFFECTIVE DATE OF JANUARY 02, 2018. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, PART II:

5. DECLARATION OF COVENANTS AND RESTRICTIONS DATED FEBRUARY 3, 1993, MADE BY AND BETWEEN PRINCE GEORGE CENTER, INC., A MARYLAND CORPORATION AND JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, A MASSACHUSETTS CORPORATION, AND RECORDED ON MARCH 5, 1993 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 8676, FOLIO 331; MAY AFFECT SUBJECT PROPERTY, NO RECORD DOCUMENT PROVIDED SHOWING EXTINGUISHMENT OF SAID RIGHTS OF INGRESS/EGRESS.

6. DECLARATION OF COVENANTS FOR STORM AND SURFACE WATER FACILITY AND SYSTEM MAINTENANCE DATED MAY 16, 2001, MADE BY AND BETWEEN PRINCE GEORGE'S CENTER II LTD PARTNERSHIP AND PRINCE GEORGE'S COUNTY, MARYLAND AND ITS SUCCESSORS AND ASSIGNS, AND RECORDED ON JULY 12, 2001 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 14815, FOLIO 613; MAY AFFECT SUBJECT PROPERTY, VAGUE AND INSUFFICIENT INFORMATION IN RECORD DOCUMENT. REFERENCED STORM DRAIN, PAVING AND BIORETENTION PLAN NOT PROVIDED.

7. DECLARATION OF EASEMENT AND COVENANT DATED DECEMBER 19, 2002, MADE BY PRINCE GEORGE CENTER II LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, AND RECORDED ON JANUARY 13, 2003 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 16693, FOLIO 721; AFFECTS SUBJECT PROPERTY, INGRESS/EGRESS EASEMENT IS SHOWN. EASEMENT BENEFITS PARCELS TO THE SOUTH WITH VEHICULAR AND PEDESTRIAN ACCESS. THE BURDEN OF THE EASEMENT SHALL RUN WITH AND BE BINDING UPON THE TITLE TO THE SUBJECT PROPERTY.

8. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR UNIVERSITY TOWN CENTER DATED OCTOBER 31, 2006, MADE BY AND AMONG PRINCE GEORGE CENTER II, LLC, A DELAWARE LIMITED LIABILITY COMPANY ET AL AND UNIVERSITY TOWN CENTER, LLC, A MARYLAND LIMITED LIABILITY COMPANY, AND RECORDED ON NOVEMBER 13, 2006 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 26401, FOLIO 132 AND SPECIAL LIMITED POWER OF ATTORNEY (VOTING PROXY) DATED DECEMBER 14, 2012, MADE BY AND AMONG PRINCE GEORGE CENTER II, LLC, A DELAWARE LIMITED LIABILITY COMPANY ET AL AND NEW TOWN PARKING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND RECORDED ON JANUARY 2, 2013 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 34241, FOLIO 275 AND FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR UNIVERSITY TOWN CENTER DATED MARCH 13, 2015, MADE BY UNIVERSITY TOWN CENTER OWNERS' ASSOCIATION, INC., A MARYLAND NONSTICK CORPORATION, AND RECORDED ON MARCH 18, 2015 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 36786, FOLIO 540; **AFFECT SUBJECT PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.**

9. DECLARATION OF EASEMENT UNIVERSITY TOWN CENTER DATED JUNE 3, 2004, MADE BY AND AMONG PRINCE GEORGE CENTER I, INC., A MARYLAND CORPORATION ET AL AND UNIVERSITY TOWN CENTER, LLC, A MARYLAND LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, AND RECORDED ON JULY 14, 2004 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 19927, FOLIO 460 AND RE-RECORDED IN LIBER 21298, FOLIO 539; **AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.**

DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS DATED FEBRUARY 18, 1969, MADE AMONG POTOMAC ELECTRIC POWER COMPANY ET AL, AND RECORDED ON APRIL 2, 1969 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 3703, FOLIO 748; AFFECT SUBJECT PROPERTY, SHOWN.
 DEED DATED NOVEMBER 14, 1950, MADE BY AND AMONG ANITA H, ECKLES AND CHARLES E. ECKLES, HER

HUSBAND ET AL AND PRINCE GEORGE'S GAS CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND RECORDED ON FEBRUARY 15, 1951 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 1328, FOLIO 253; MAY AFFECT SUBJECT PROPERTY, VAGUE AND INSUFFICIENT INFORMATION IN RECORD DOCUMENT.
12. DEED AND AGREEMENT FOR THE TRANSFER OF ON-SITE WATER AND SEWER FACILITIES DATED DECEMBER 2,

2005, MADE BY AND BETWEEN WASHINGTON SUBURBAN SANITARY COMMISSION AND PRINCE GEORGE'S CENTER II, LLC, LIMITED PARTNERSHIP, AND RECORDED ON DECEMBER 14, 2005 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 23720, FOLIO 465; **DOES NOT AFFECT SUBJECT PROPERTY, EASEMENT LIES TO THE SOUTH ADJACENT TO EAST-WEST HIGHWAY.** 13. RIGHT OF WAY DATED MARCH 23, 2005, MADE BY AND BETWEEN UTC PARKING I, LLC, A LIMITED COMPANY

ORGANIZED UNDER THE LAWS OF THE STATE OF MARYLAND AND WASHINGTON SUBURBAN SANITARY COMMISSION, A PUBLIC CORPORATION OF THE STATE OF MARYLAND, AND RECORDED ON JUNE 30, 2005 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 22380, FOLIO 605; **AFFECTS SUBJECT PROPERTY, SHOWN.** 14. RIGHT OF WAY DATED JULY 15, 1970, MADE BY AND BETWEEN SPRUELL DEVELOPMENT CORPORATION AND

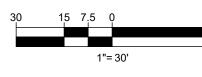
WASHINGTON SUBURBAN SANITARY COMMISSION, A PUBLIC CORPORATION OF THE STATE OF MARYLAND, AND RECORDED ON JULY 22, 1970 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 3851, FOLIO 480 AND PARTIAL RELEASE OF RIGHT OF WAY DATED JANUARY 28, 2002, MADE BY AND BETWEEN WASHINGTON SUBURBAN SANITARY COMMISSION, A PUBLIC AGENCY OF THE STATE OF MARYLAND AND PRINCE GEORGE CENTER II LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, AND RECORDED ON JANUARY 31, 2002 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 15433, FOLIO 442; DOES NOT AFFECT SUBJECT PROPERTY, EASEMENT CREATED IN LIBER 3851 FOLIO 480 IS RELEASED IN IT'S ENTIRETY ACROSS SUBJECT PARCEL IN LIBER 15433 FOLIO 442.

15. SUBJECT TO NOTES, NOTATIONS, RIGHTS OF WAY, EASEMENTS, SETBACKS, RESERVATIONS, BUILDING RESTRICTION LINES AND RESTRICTIONS AS SET FORTH UPON A PLAT ENTITLED "PARCELS C, D AND E, PRINCE GEORGE CENTER" AND RECORDED IN PLAT BOOK 163, PAGE 19; **DOES NOT AFFECT SUBJECT PROPERTY, NO NEW EASEMENTS ARE CREATED WITH THIS PLAT.PROPERTY HAS SINCE BEEN RE-PLATTED IN PLAT BOOK 196 PAGE 29.** 16. SUBJECT TO NOTES, NOTATIONS, RIGHTS OF WAY, EASEMENTS, SETBACKS, RESERVATIONS, BUILDING RESTRICTION LINES AND RESTRICTIONS AS SET FORTH UPON A PLAT ENTITLED "PARCELS F, G AND OUTLOT A (BEING A RESUBDIVISION OF PARCEL D) PRINCE GEORGE CENTER" AND RECORDED IN PLAT BOOK 192, PAGE 19; **AFFECT SUBJECT PROPERTY, 15' P.U.E. SHOWN.**

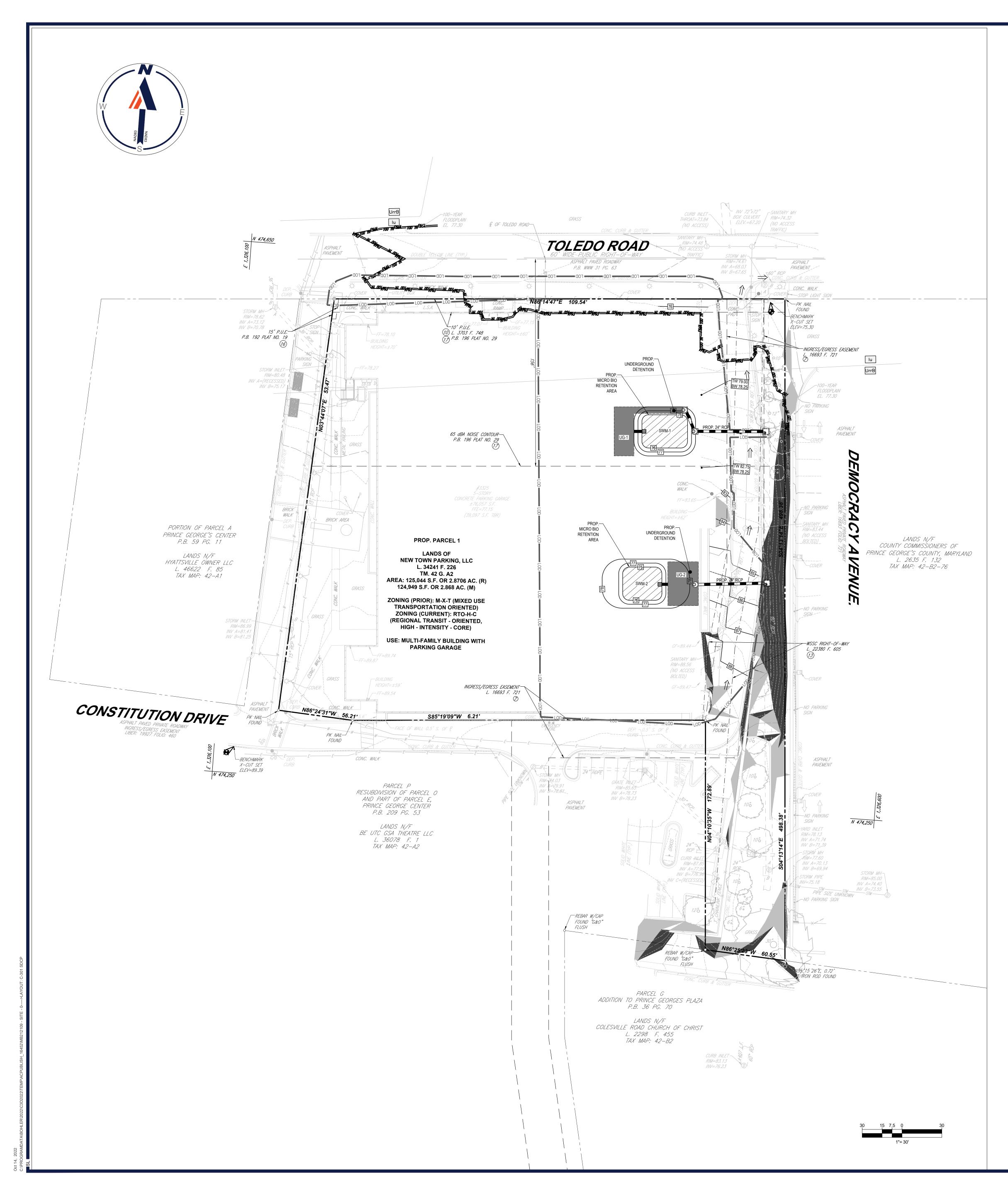
17. SUBJECT TO NOTES, NOTATIONS, RIGHTS OF WAY, EASEMENTS, SETBACKS, RESERVATIONS, BUILDING RESTRICTION LINES AND RESTRICTIONS AS SET FORTH UPON A PLAT ENTITLED "PARCEL H, BEING A RESUBDIVISION OF PART OF PARCEL E AND OUTLOT A, PRINCE GEORGE CENTER" AND RECORDED IN PLAT BOOK 196, PAGE 29; AFFECT SUBJECT PROPERTY, PLOTTABLE ITEMS SHOWN.

18. PARKING EASEMENT AGREEMENT - METRO II DATED OCTOBER 11, 2017, MADE BY AND BETWEEN NEW TOWN PARKING, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND 3700 EASTWEST, LLC, A MARYLAND LIMITED LIABILITY COMPANY, AND RECORDED ON OCTOBER 13, 2017 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 40112, FOLIO 368; AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.

LEGEND				
STEEP SLOPES 15 - 25%				
STEEP SLOPES > 25%				
100 YEAR FLOODPLAIN	— 100 /R —— 100 /R —— 100 /R ——			
SAWCUT				
LOD	LOD			
PRIMARY MANAGEMENT AREA (OFFSET FROM FP LINE BY 1' FOR CLARITY)	РМАРМА			







LEGEND				
STEEP SLOPES 15 - 25%				
STEEP SLOPES > 25%				
100 YEAR FLOODPLAIN	— 100 R —— 100 R —— 100 R ——			
PROPOSED SAWCUT				
LIMIT OF DISTURBANCE	LOD			
PRIMARY MANAGEMENT AREA (OFFSET FROM FP LINE BY 1' FOR CLARITY)	РМА РМА			

