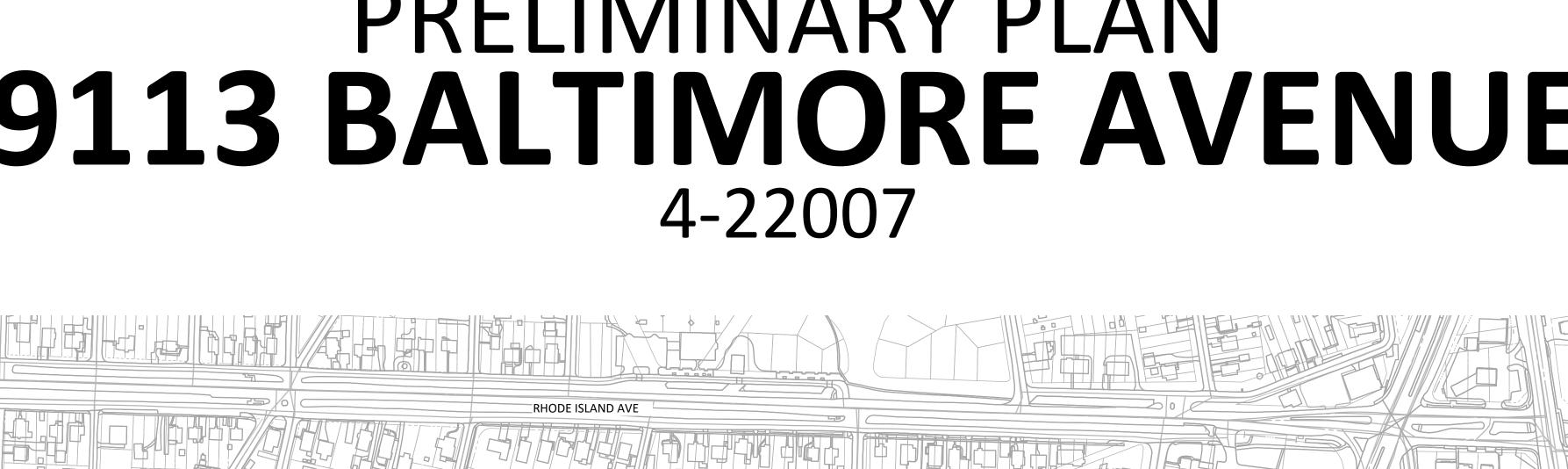
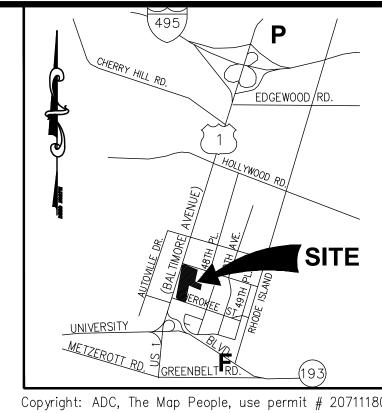
GENERAL NOTES

- THE SUBJECT PROPERTY CONSISTS OF PARCELS: a. PARCEL "A", SIMS TRACT, LIBER 11547, FOLIO 415. Plat No. A-9115 b. LOT 34 & 35, DANIELS PARK, LIBER 12449, FOLIO 388. Plat No. E-2309
- THE SUBJECT PROPERTY IS SHOWN ON TAX MAP GRIDS 25-D3
- THE SUBJECT PROPERTY IS SHOWN ON WSSC MAP 211NE04.
- 4. THE PURPOSE OF SUBDIVISION IS ONE PARCEL FOR RESIDENTIAL AND COMMERCIAL
- 5. THE TOTAL ACREAGE OF THE SITE IS 3.82 AC GROSS / 3.67 AC. NET
- 6. THE SUBJECT PROPERTY DOES NOT HAVE ANY PRIMARY MANAGEMENT AREAS (PMA).
- 7. THE ACREAGE OF ENVIRONMENTAL REGULATION FEATURES: N/A
- 8. ACREAGE OF 100-YEAR FLOODPLAIN: N/A
- 9. THE ACREAGE OF PUBLIC DEDICATION: 6,375 SF OR 0.15 ACRES.
- 10. THE SUBJECT PROPERTY IS ZONED M-U-I AND D-D-O. LTO-E IS THE PROPERTY'S ZONING AS OF APRIL 1, 2022, BUT WILL BE DEVELOPED UTILIZING THE M-U-I AND D-D-O ZONING.
- 11. THE EXISTING USE FOR THE PROPERTY IS A SERIES OF COMMERCIAL HOTEL BUILDINGS.
- 12. THE PROPOSED USE FOR THE PROPERTY IS FOR THE DEVELOPMENT OF A MULTI-FAMILY APARTMENT BUILDING WITH GROUND FLOOR COMMERCIAL USE.
- THE SUBJECT PRELIMINARY PLAN OF SUBDIVISION IS PROPOSING UP TO 331 MULTIFAMILY UNITS AND 3,937 SF GFA OF PROPOSED RETAIL USE. RESIDENTIAL DENSITY IS 90 UNITS PER ACRE. 51% OF GROUND FLOOR IS NON-RESIDENTIAL GFA.
- 14. THE APPROVED DETAILED SITE PLAN SHALL SET FORTH ALL DEVELOPMENT REGULATIONS TO BE FOLLOWED AND SHALL INCLUDE REVIEW AND APPROVAL OF ARCHITECTURAL
- 15. THE MINIMUM LOT SIZE: N/A (SEE SECTION 27-546.18(B) OF THE ZONING ORDINANCE FOR
- 16. THE MINIMUM LOT WIDTH AT FRONT BUILDING LINE: N/A (SEE SECTION 27-546.18(B) OF THE ZONING ORDINANCE FOR DETAILS)
- 17. THE MINIMUM LOT WIDTH AT FRONT STREET LINE: N/A (SEE SECTION 27-546.18(B) OF THE ZONING ORDINANCE FOR DETAILS)
- 18. SUSTAINABLE GROWTH TIER: YES, TIER 1
- 19. ANDREWS, INTERIM LAND USE CONTROL: NO
- 20. CENTER OR CORRIDOR LOCATION: YES, CENTRAL US 1 CORRIDOR
- 21. EXISTING NON-RESIDENTIAL GFA: 71,000 SF
- 22. PROPOSED NON-RESIDENTIAL GFA: 3,937 SF
- 23. STORMWATER MANAGEMENT CONCEPT PLAN PERMIT #1836-2022-0.
- 24. EXISTING WATER AND SEWER CATEGORIES: W-3 AND S-3
- 25. PROPOSED WATER AND SEWER CATEGORIES: W-3 AND S-3
- 26. AVIATION POLICY AREA (APA): NOT IN AREA
- 27. MANDATORY DEDICATION OF PARKLAND: THE APPLICANT INTENDS TO PROVIDE ON-SITE PRIVATE RECREATIONAL FACILITIES IN LIEU OF MANDATORY DEDICATION OF PARKLAND CONSISTENT WITH 24-135 (B) OF THE SUBDIVISION ORDINANCE. DETAILS OF THESE FACILITIES WILL BE PROVIDED AT TIME OF DETAILED SITE PLAN AND WILL MEET OR EXCEED
- 28. CEMETERIES ON OR ADJACENT TO PROPERTY: NO
- 29. HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
- 30. SUBJECT TO A TYPE ONE CONSERVATION PLAN: NO, EXEMPT PER S-008-2022
- 31. WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA): NO
- 32. WETLANDS: NO
- 33. STREAMS: NO
- 34. SOILS BY SOIL TYPE AND SOURCE: URBAN LAND-SASSAFRAS COMPLEX (UrsB), RUSSETT-CHRISTIANA-URBAN LAND COMPLEX (RuB) AND SASSAFRAS-URBAN LAND COMPLEX (SnD) SOURCE: USDA NRCS WEB SOIL SURVEY.
- 35. IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR
- 36. ALL EXISTING STRUCTURES, DRIVEWAYS, WALLS AND FENCES WILL BE REMOVED.

PRELIMINARY PLAN 9113 BALTIMORE AVENUE







SHEET INDEX

SCALE: 1" = 200'

COVER SHEET PRELIMINARY PLAN



SCOTT COPELAND scott@rstdevelopment.com VIKA, MARYLAND LLC 20251 CENTURY BLVD, SUITE 400 GERMANTOWN, MD 20874 301.916.4100

MICHAEL B. GOODMAN, P.E. Goodman@vika.com LORD AECK SARGENT 1725 DULE STREET

ALEXANDRIA, VA 22314 909-913-2687 Neil.King@lordaecksargent.com STUDIO39 LANDSCAPE ARCHITECTURE, P.C. 6416 GROVEDALE DRIVE SUITE 100-A

GIBBS & HALLER 1300 CARAWAY COURT UPPER MARLBORO, MD 20774 301.306.0033 THOMAS H. HALLER thaller@gibbshaller.com

JOSEPH J. PLUMPE, PLA ASLA jplumpe@studio39.com

ALEXANDRIA, VA 22310

703-719-6500

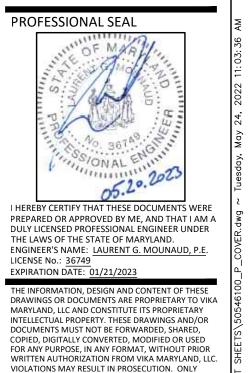
CAPITOL & ROYAL HOSPITALITY 9137 BALTIMORE AVE COLLEGE PARK, MD 20740 VINODBHAI PATEL

REVISIONS

9113 BALTIMORE **AVENUE**

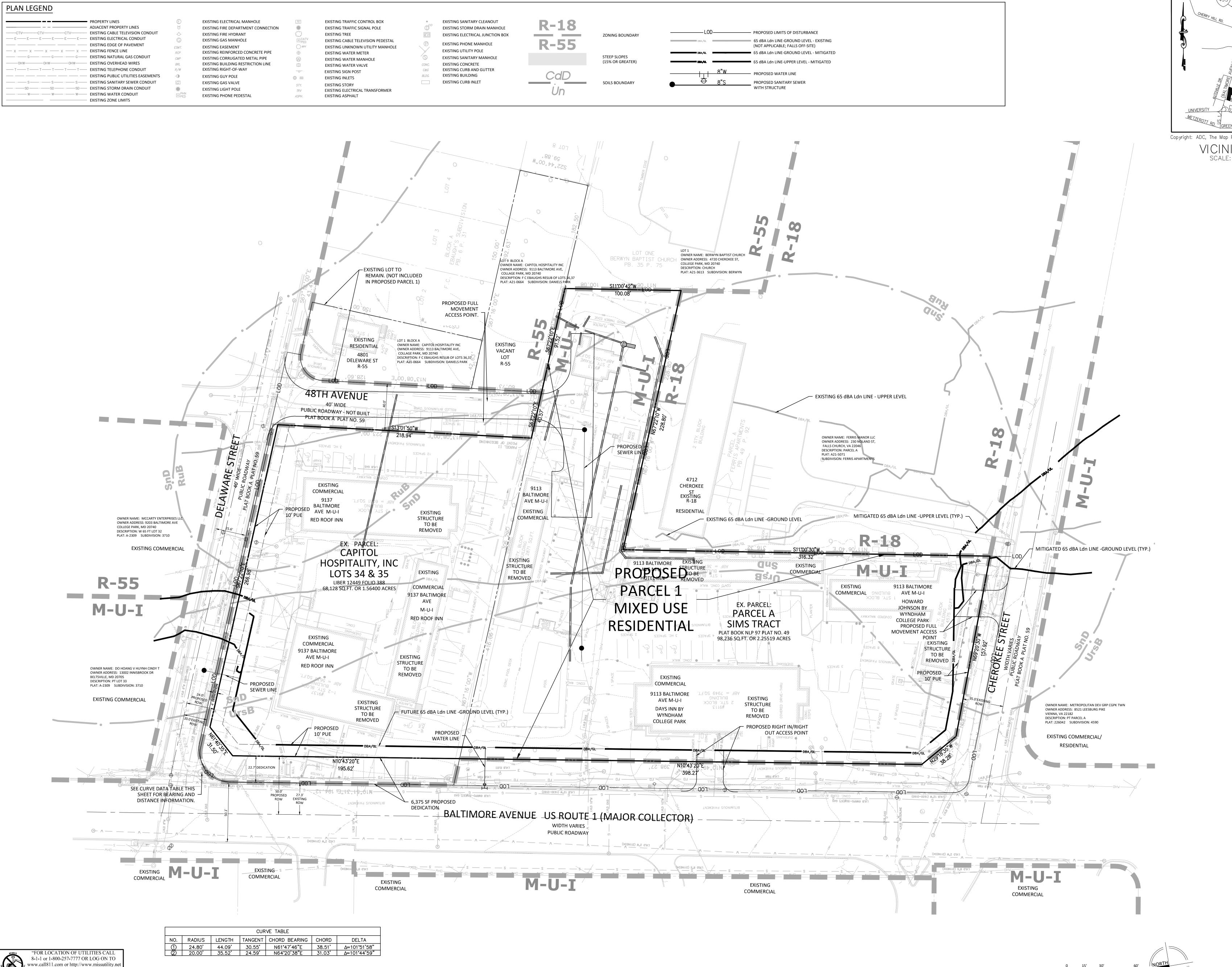
21st ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND WSSC GRID: 214NE04 TAX MAP 25 D3

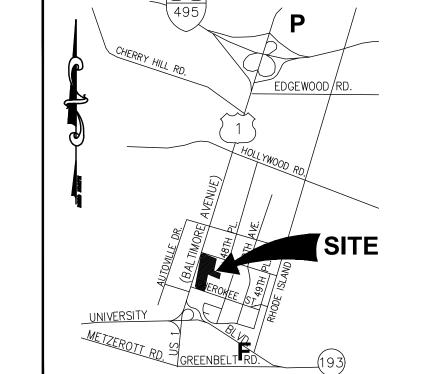
PRELIMINARY PLAN COVER 4-22007



APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS
MAY BE UTILIZED FOR CONSTRUCTION PURPOSES. © 2019 VIKA MARYLAND, LLC DRAWN BY: **DESIGNED BY:** DATE ISSUED:







Copyright: ADC, The Map People, use permit # 20711180 SCALE: 1" = 2000"

20251 Century Blvd., Suite 400 Germantown, MD 20874 301.916.4100 | vika.com Our Site Set on the Future.

CONTRACT PURCHASER: RST DEVELOPMENT 6110 EXECUTIVE BLVD. ROCKVILLE, MARYLAND 20852 301-816-3161 SCOTT COPELAND scott@rstdevelopment.com

PLANNERS & ENGINEERS

VIKA, MARYLAND LLC 20251 CENTURY BLVD, SUITE 400 GERMANTOWN, MD 20874 301.916.4100 MICHAEL B. GOODMAN, P.E. Goodman@vika.com

LORD AECK SARGENT 1725 DULE STREET SUITE 750 ALEXANDRIA, VA 22314 909-913-2687

NEIL KING Neil.King@lordaecksargent.com LANDSCAPE ARCHITECT: STUDIO39 LANDSCAPE ARCHITECTURE, P.C. 6416 GROVEDALE DRIVE SUITE 100-A ALEXANDRIA, VA 22310 703-719-6500 JOSEPH J. PLUMPE, PLA ASLA jplumpe@studio39.com

GIBBS & HALLER 1300 CARAWAY COURT UPPER MARLBORO, MD 20774 301.306.0033 THOMAS H. HALLER thaller@gibbshaller.com

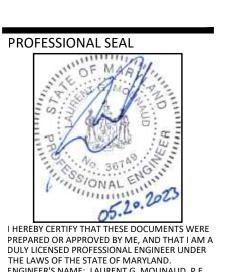
CAPITOL & ROYAL HOSPITALITY 9137 BALTIMORE AVE COLLEGE PARK, MD 20740 VINODBHAI PATEL

REVISIONS

9113 **BALTIMORE AVENUE**

21st ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND WSSC GRID: 214NE04 TAX MAP 25 D3

PRELIMINARY PLAN 4-22007



ENGINEER'S NAME: LAURENT G. MOUNAUD, P.E. LICENSE No.: 36749
EXPIRATION DATE: 01/21/2023

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LL
VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS
MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

© 2019 VIKA MARYLAND, LLC DRAWN BY: **DESIGNED BY:** DATE ISSUED:

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code. AYOUT: PRELIMINARY PLAN, Plotted By: crislip

48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"