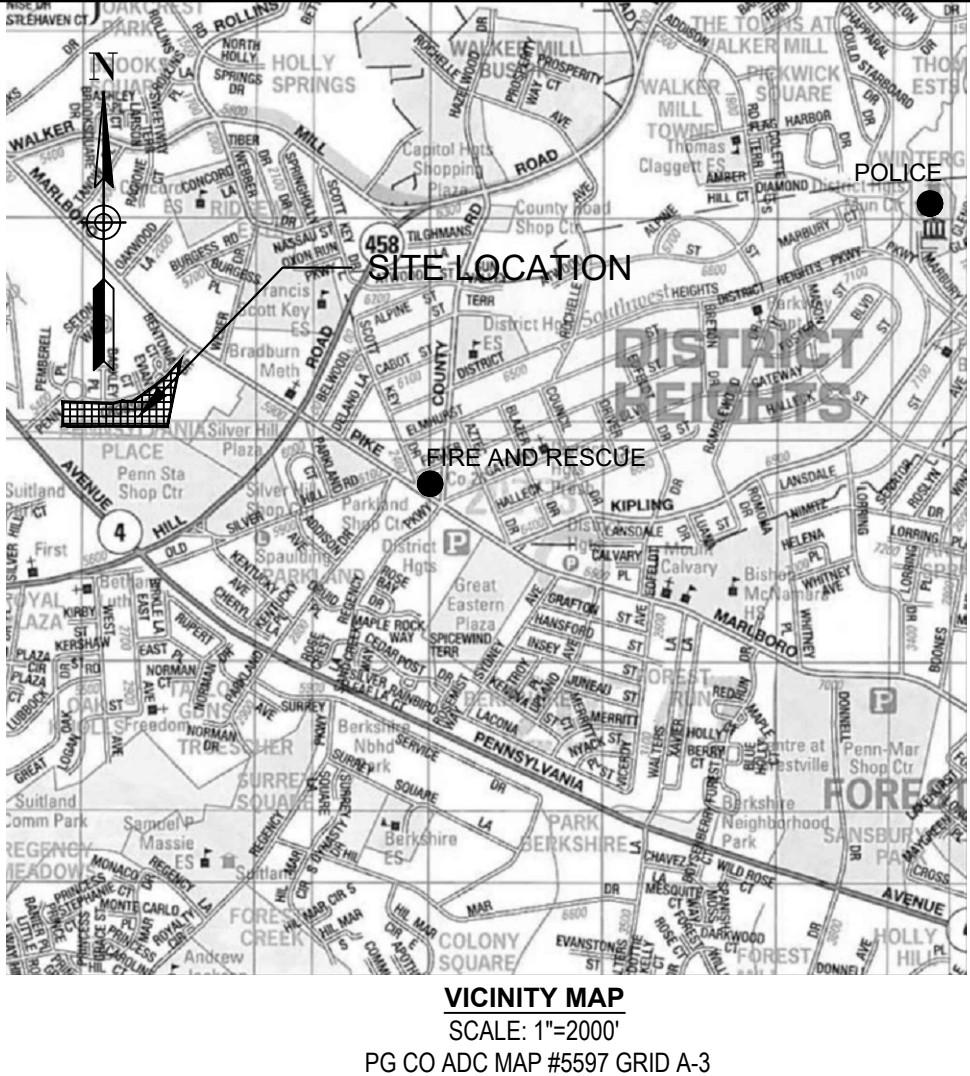
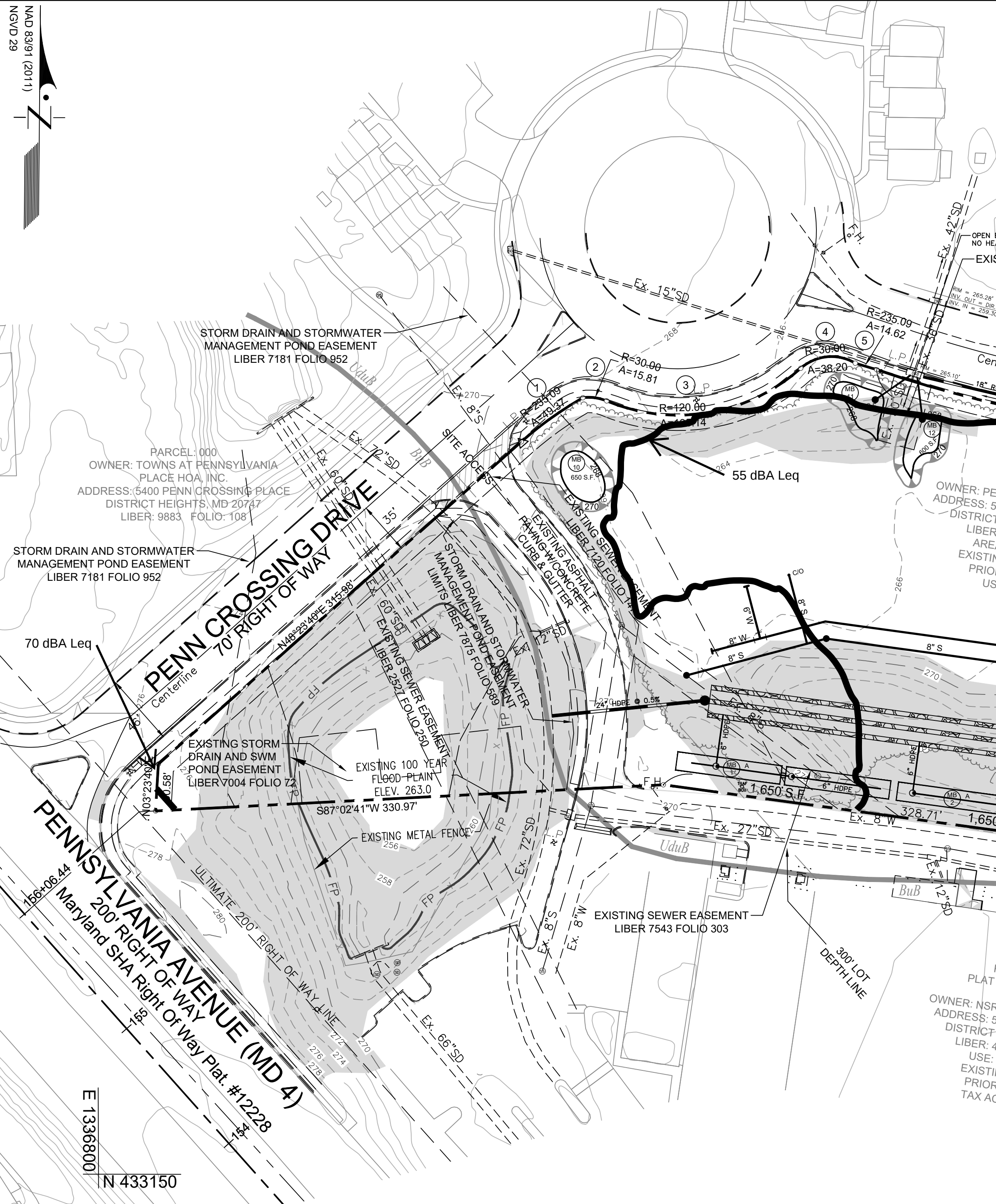




- GENERAL NOTES:**
- Existing Parcels:
 - Deed Reference:
 - Property shown on Tax Map:
 - WSSC 200' Sheet Grid:
 - Purpose of Subdivision:
 - Prior Approvals:
 - Total Area:
 - Gross -
 - Net -
 - Net Lot Area outside PMA:
 - Acres of Environmental Regulated Features:
 - Acres of 100-year Floodplain:
 - Acres of Road Dedication:
 - Existing Zoning:
 - Prior Zoning:
 - Existing Use:
 - Proposed Use:
 - Proposed Dwelling Units by Type:
 - Density Calculation:
 - Existing gross floor area:
 - Minimum Lot Size Required:
 - Minimum Lot width at Front Building Line:
 - Sustainable Growth Tier:
 - Military Installation Overlay Zone:
 - Center or Corridor Location:
 - Number of Lots:
 - Commercial Square Footage:
 - Stormwater Management Concept Plan No.:
 - Existing Water/Sewer Designation:
 - Proposed Water/Sewer Designation:
 - Aviation Policy Area Number:
 - Mandatory Park Dedication Will Be Provided:
 - Facilities To Be Provided include On-Site Playground:
 - There Are No Cemeteries On Or Contiguous To The Property:
 - There Are No Historic Sites On Or In The Vicinity Of The Property:
 - Type One Conservation Plan:
 - The Property Is Not In The Chesapeake Bay Critical Area:
 - Wetlands:
 - Streams:
 - Soils types identified in the Approved NRI and shown herein.
 - 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.
 - On-Site Storm Drain Facilities to be covered under Private Maintenance Agreement
- 100, 21
Liber 48143 / Folio 001
81 - Grid A-2
203SE05, 204SE05
One Parcel for mixed use development
NRI-132-2021(CSP-87128-02)
- 7.5434 Acres
7.1468 Acres
7.1468 Acres
0.0000
0.3966 Acres
0.0000
RMF-48
M-X-T
Vacant
Mixed Use
168 Multifamily Units
23.51 DU/AC
0 Square Feet
None
Tier 1
No
No
1
767 Square Feet
11885-2022-00
approved 04/18/2023
WV-3/S-3
W3/S3
N/A
Yes

LEGEND:

- MAIN PROPERTY LINE
- OTHER PROPERTY LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- SLOPES > 25%
- SLOPES > 15%
- BASELINE (Q)
- FLOOD PLAIN
- SOIL BOUNDARY
- SEWER
- WATER
- TREE

MAPPED SOIL TYPES					
Map Unit Symbol	Map Unit Name	Hydrologic Soil Group	Highly Erodible	K-Factor	Hydric Rating
BaA	Beltville silt loam, 0 to 2 percent slopes	C	No	0.37	No
BaB	Beltville silt loam, 2 to 5 percent slopes	C	No	0.37	No

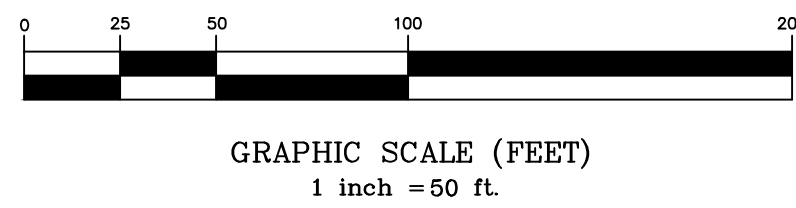


Table 4. General Information Table	
Layer Name	Value
Zoning (Zone)	M-X-T
Aviation Policy Area (APA)	N/A
Tax Grid (TMG)	81-A2
WSSC Grid	203SE05, 204SE05
Planning Area (Plan Area)	75A - Suitland - District Heights & Vicinity
Election District (ED)	6
Councilmanic District (CD)	7
General Plan 2002 Tier (Tier)	Developed
General Plan 2035 (Tier)	Established
Police District	VIII
Joint Base Andrews Land Use Control Area (JBA LUC Area USAF)	NONE

Curve Table						
Number	Radius	Delta	Arc	Tangent	Chord	Chord Bearing
1	235.09	12°1'57"	49.37	24.78	49.28	N 54°24'39" E
2	30.00	30°11'42"	15.81	8.09	15.63	S 82°22'59" E
3	120.00	64°31'29"	135.14	75.75	128.11	N 80°27'15" E
4	30.00	72°57'24"	38.20	22.18	35.67	N 84°40'12" E
5	235.09	3°33'47"	14.62	7.31	14.62	S 73°05'57" E
6	850.00	61°2'47"	905.64	501.15	863.41	N 78°09'34" E

OWNER/APPLICANT
PENN PLACE I OWNER LLC.
9183 A CENTRAL AVENUE,
CAPITOL HEIGHTS, MD 20770.

Richard Solomon
(P): (202)-438-5200
(E): rsolomon@velocity-llc.com

Rev. No.	DESCRIPTION	Rev. Date

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21908, EXPIRATION DATE: 07/16/24.

05/22/2024

CV, INC.

610 PROFESSIONAL DRIVE, STE 108
GAITHERSBURG, MARYLAND 20879
PHONE: (301) 637-2510
WWW.CVINC.COM

PROJECT: 5501 Penn Crossing Drive
Preliminary Plan of Subdivision
4-23003
PARCEL "A"
PENN PLACE I MULTIFAMILY

SPAULDING (6th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

PROJECT NO.
20201090.01A
SCALE: AS SHOWN
DATE: 05/22/2024
DRAWN BY: WVN
CHECKED BY: MT
SHEET: 1 OF 1