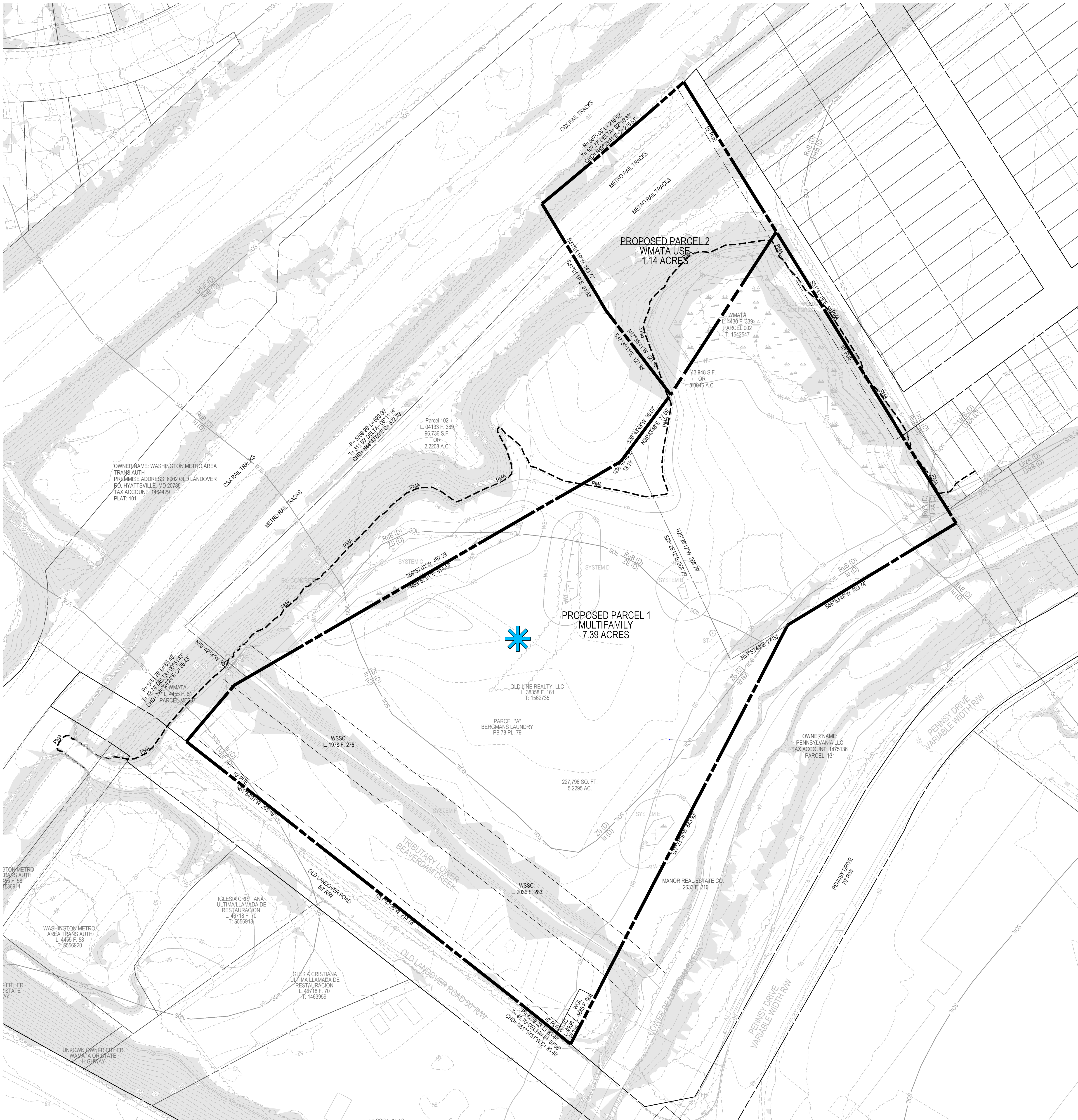


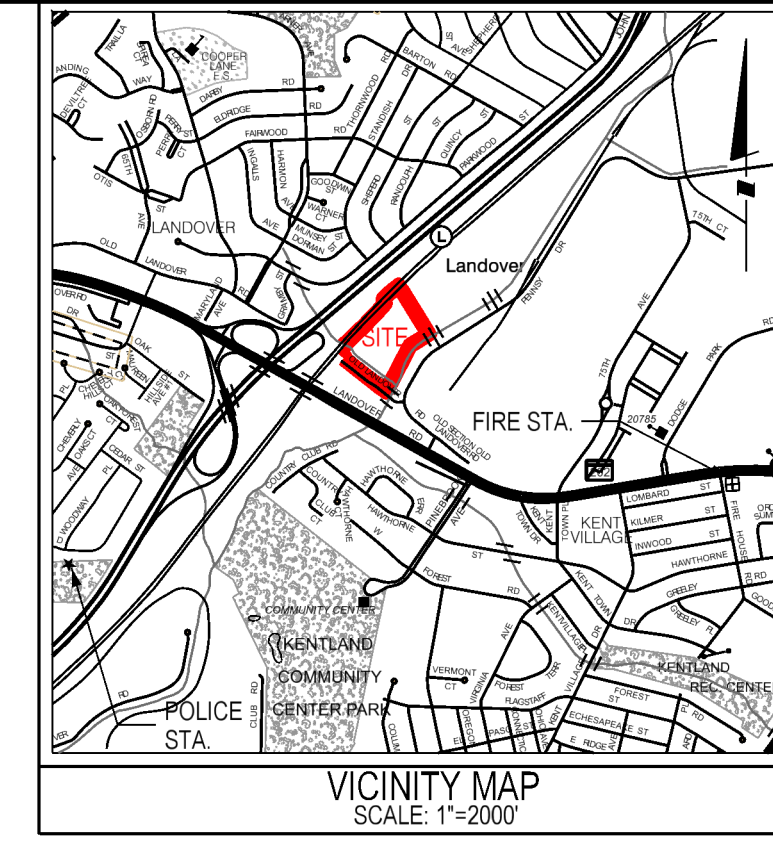
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- GENERAL NOTES:**
1. PARCEL 2 PARCEL A L 04430 F 339 A12-7920
 2. TAX MAP & GRID: 59-C1 & 59-D1
 3. WSSC 200 FT REF: 204NE06
 4. PURPOSE OF SUBDIVISION: MULTIFAMILY RESIDENTIAL
 5. PRIOR APPROVALS: NONE
 6. GROSS ACRES: 8.53AC +/-
NET ACRES: 1.03 AC
 7. NET DEVELOPABLE OUTSIDE OF PMA: 1.03 AC +/-
 8. ENVIRONMENTAL REGULATED FEATURES: 7.5 AC +/-
 9. 100 YEAR FLOODPLAIN: 7.5 AC +/-
 10. ROAD DEDICATION: 0 AC
 11. EXISTING ZONING: LTO-C
PREVIOUS ZONING: L-1
EXISTING USE: VACANT/WOODED/RAIL
PROPOSED USE: MULTIFAMILY RESIDENTIAL
- PROPOSED NUMBER OF LOTS: 0 LOTS**
PROPOSED NUMBER OF PARCELS: 2 PARCELS.
12. PROPOSED DWELLING UNIT BY TYPE: 275 MULTIFAMILY
13. DENSITY ALLOWED: DETERMINED AT THE TIME OF THE DSP PER 27-243 PER FOOTNOTES 06 & 79
- DENSITY PROPOSED: 275 MF UNITS**
14. MINIMUM LOT SIZE REQUIRED: N/A
15. MINIMUM LOT WIDTH: N/A
16. SUSTAINABLE GROWTH TIER: YES, TIER 1.
17. MILITARY INSTALLATION OVERLAY ZONE: N/A
18. CENTER OR CORRIDOR LOCATION: CENTER, LANDOVER METRO
19. EXISTING GROSS FLOOR AREA TO REMAIN: 0SF
20. STORMWATER MANAGEMENT CONCEPT: #xxxxx-2025-SDC
21. EXISTING WATER/SEWER DESIGNATION: W-3 S-3
PROPOSED WATER/SEWER DESIGNATION: W-3 & S-3
22. AVIATION POLICY AREA: N/A
23. MANDATORY PARK DEDICATION: PRIVATE ON-SITE FACILITIES PROPOSED
24. CEMETERIES ON OR CONTIGUOUS TO PROPERTY: NO
25. HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
26. TYPE ONE CONSERVATION PLAN: TOP1-xxx-2025
27. SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA.
28. WETLANDS PRESENT ON SITE: YES
29. STREAM PRESENT ON SITE: YES
30. SOILS: URBAN LAND COMPLEX, RUSSET-CHRISTIANA URBAN LAND COMPLEX, UDORHTENTS URBAN LAND, URBAN LAND RUSSET-CHRISTIANA, URBAN LAND ZERIAN ZERIAN
THE SOURCE OF THE SOILS INFORMATION: USDA NRCS WEB SOIL SURVEY (WSS)
31. NOT ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY TRUST ORGANIZATION.

- LEGEND**
- BOUNDARY LINE
 - EXISTING CONTOURS
 - EXISTING SEWER
 - EASEMENT
 - PRIMARY MANAGEMENT AREA
 - EX. FLOODPLAIN
 - STREAM
 - STREAM BUFFER
 - WETLAND
 - WETLAND BUFFER
 - PROPOSED LOT LINE
 - PROPOSED CONTOURS
 - PROPOSED STORM DRAIN
 - PROPOSED WATER LINE
 - PROPOSED SEWER LINE
 - SHRUBS & NON-WOODLAND VEGETATION
 - WOODLAND
 - STEEP SLOPES (15% & GREATER)
 - SPECIMEN TREE
 - CONCEPTUAL RECREATIONAL FACILITY LOCATION

SCALE: 1" = 50'



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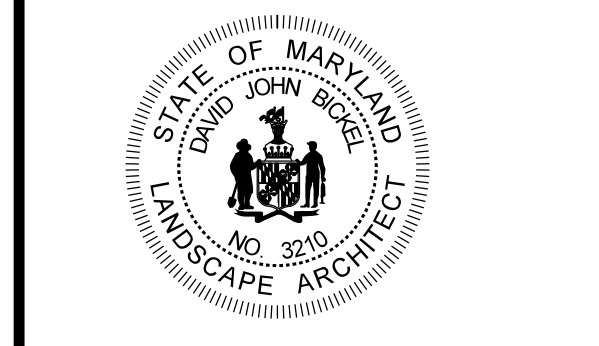
Engineering
Surveying
Planning
Environmental Sciences

REVISION COMMENT HERE **XXX** **XXXXXX**

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 OBTAINING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-321-3171 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS 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 / DEVELOPER / APPLICANT
STANDARD COMMUNITIES
6900 OLD LANDOVER ROAD
HYATTSVILLE, MD 20785
80067
202-892-7424
JULLOM@STANDARD.COMMUNITIES.COM

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. EXPIRATION DATE:



PPS 4-25006
PRELIMINARY PLAN OF SUBDIVISION
LANDOVER METRO
6900 OLD LANDOVER ROAD
HYATTSVILLE, MD 20785
LANHAM (20TH) ELECTION DISTRICT PRINCE GEORGES COUNTY, MARYLAND

TAX MAP 59-C1 & D1	ZONING CATEGORY: I-1
WSSC 200' SHEET 204NE06	
SITE DATUM HORIZONTAL: NAD 83 VERTICAL: NAVD 29	
1" = 50'	DATE: 3/27/2025 DESIGNED: D/B CHECKED: D/B CADD STPS: D/B VERSION: ORD / NCS
SHEET 1 OF 1	
PROJECT NO. 38440700	

50 25 0 50 100
SCALE: 1" = 50'