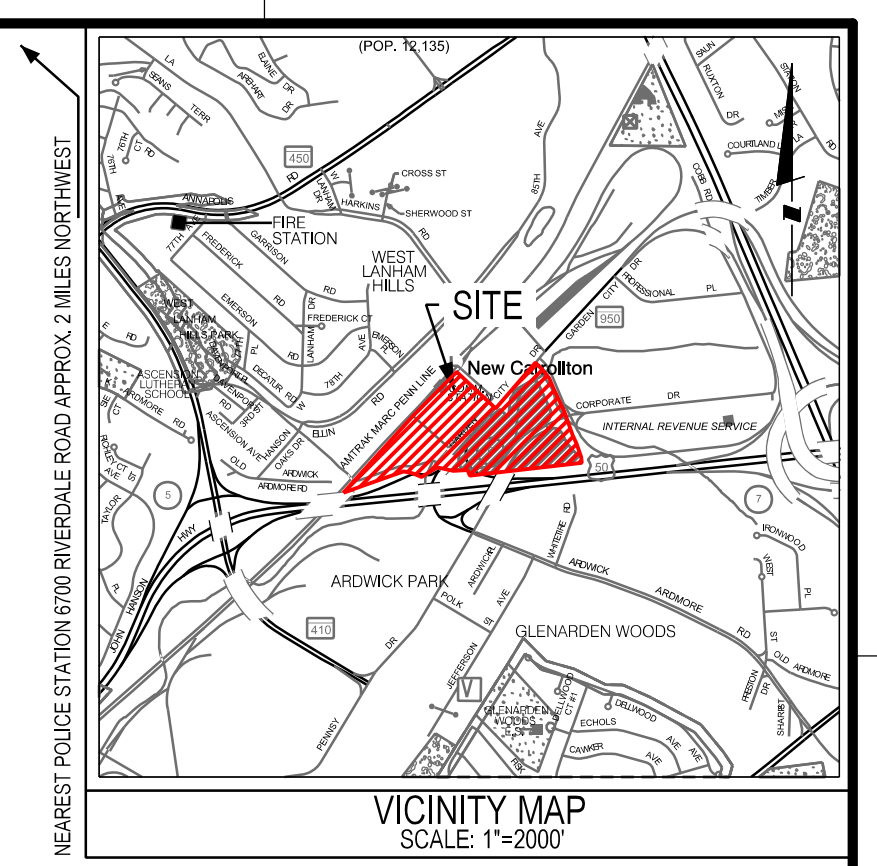


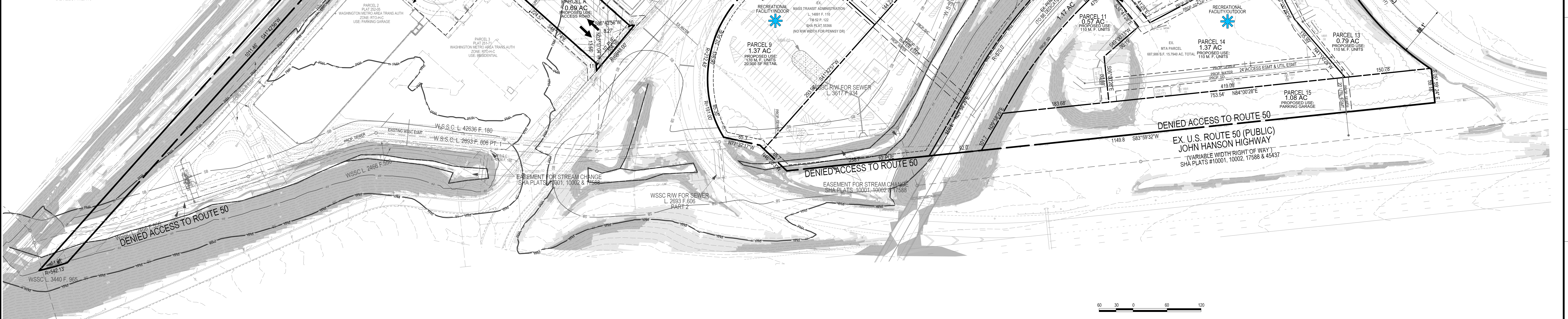
GENERAL NOTES:

- EXISTING PROPERTY INFORMATION:
 PARCEL 4, PLAT BOOK ME284 PAGE 53
 & PLAT BOOK S.H. 247 PAGE 96
 TAX PARCEL 122, L 42066 F. 56
- TAX MAP: 51-F2 & 52-A2
- WSSC 200 FT REF: 206NE07 & 205NE07
- PURPOSE OF SUBDIVISION: MIXED USE DEVELOPMENT OF OFFICE, RETAIL, RESIDENTIAL, & HOTEL
 GFA EXISTING: 0 SF
 GFA TO BE RAZED: 0 SF
 GFA PROPOSED: TOTAL 1,960,000 SF
 MULTIFAMILY: 1,150,000 SF (1000 UNITS)
 OFFICE: 610,000 SF
 RETAIL: 50,000 SF
 HOTEL: 150,000 SF
 NUMBER OF HOTEL ROOMS: 250 ROOMS
- PRIOR APPROVALS: 4-16023, DSP-16043,01,02,04
- GROSS ACREAGE: 21.59 AC +/-
 NET ACREAGE: 12.05 AC +/-
- NET DEVELOPABLE OUTSIDE OF PMA: 11.94 AC +/-
- ENVIRONMENTAL REGULATED FEATURES: 9.65 AC +/-
- 100 YEAR FLOODPLAIN: 9.54 AC +/-
- ROAD DEDICATION: 1.37 ACRES FOR PENNSY DRIVE & GARDEN CITY DRIVE
 THE ACREAGE SHOWN IS APPROXIMATE
- REQUIRED DEDICATION:
 A. GARDEN CITY DRIVE AT A MINIMUM OF 48.5 FEET TO MAXIMUM OF 51 FEET FROM CENTER LINE, OR TOTAL RIGHT OF WAY RANGE OF 97-102 FEET.
 B. PENNSY DRIVE AT A MINIMUM OF 35 FEET TO A MAXIMUM OF 37 FEET FROM CENTER LINE, OR TOTAL RIGHT OF WAY RANGE OF 70-74 FEET.
 C. CORPORATE DRIVE AT A MINIMUM OF 48.5 FEET TO A MAXIMUM OF 51 FEET FROM CENTER LINE.
- EXISTING ZONING: REGIONAL TRANSIT ORIENTED HIGH INTENSITY (RTO-H-C)
 PROPOSED TO BE REVIEWED UNDER PRIOR ZONE:
 MIXED USE TRANSPORTATION (M.X.T)
 SECTOR PLAN: APPROVED NEW CARROLLTON TDDP & TDOZ
- PROPOSED USE: OFFICE, RETAIL, RESIDENTIAL, & HOTEL
 PROPOSED NUMBER OF LOTS: 0 LOTS
 PROPOSED NUMBER OF PARCELS: 12 PARCELS
 PROPOSED NUMBER OF OUTLOTS: 0 OUTLOT
- PROPOSED DWELLING UNIT BY TYPE: MULTIFAMILY (1000 UNITS)
 DENSITY CALCULATION:
 1000 D.U./13.05 AC = 83 D.U./AC
- F.A.R. PROPOSED: 1,960,000 SF / 940,460 SF = 2.08 FAR
- MINIMUM LOT SIZE REQUIRED: N/A
 MINIMUM LOT WIDTH AT: N/A
 FRONT BLDG LINE: N/A
 FRONT STREET LINE: N/A
- SUSTAINABLE GROWTH TIER: YES, TIER 1
- EXISTING USES:
 EX. PARCEL 4: EXISTING WMATA BUS LOOP
 EX. PARCEL 122: EXISTING WMATA SURFACE PARKING LOT & VACANT
- CENTER OR CORRIDOR LOCATION:
 NEW CARROLLTON METRO METROPOLITAN CENTER
- EXISTING GROSS FLOOR AREA TO REMAIN: 0.0 SF
 PROPOSED GROSS FLOOR AREA: 1,960,000 SF
- STORMWATER MANAGEMENT CONCEPT #38437-2016, APPROVAL DATE: 12-12-16
- WATER/SEWER CATEGORY DESIGNATION:
 EXISTING: W-3 & S-3
 PROPOSED: W-3 & S-3
- AVIATION POLICY AREA: N/A
- THIS SITE IS NOT WITHIN THE MILITARY INSTALLATION OVERLAY ZONE.
- MANDATORY PARK DEDICATION WILL BE MET BY ON SITE FACILITIES.
- NO CEMETERIES EXIST ON OR CONTIGUOUS TO PROPERTY.
- NO HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY.
- TYPE ONE CONSERVATION PLAN, PLAN# TCP1009-2016.
- SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA
- THERE ARE WETLANDS PRESENT ON SITE.
- APPROXIMATELY 2,034 LF OF STREAM IS PRESENT ON SITE.
- NOT ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY TRUST ORGANIZATION.
- A 65 DBA LDN NOISE CONTOUR CAN NOT BE SHOWN ON THE PLAN BECAUSE NOISE LEVELS ON SITE ARE HIGHER THAN 65 DBA LDN.
- AT THE TIME OF FINAL PLAT, THE APPLICANT AND THE APPLICANT'S HEIRS, SUCCESSORS, AND/OR ASSIGNEES SHALL:
 A. DEDICATE THE RIGHTS-OF-WAY ALONG THE PROPERTY'S STREET FRONTAGE CONSISTENT WITH THE APPROVED PRELIMINARY SITE PLAN OF SUBDIVISION OR AS MODIFIED BY THE APPROVED DETAILED SITE PLAN. DEDICATION OF RIGHT-OF-WAY SHALL OCCUR IN PHASE WITH THE PLATTING OF EACH PARCEL HAVING FRONTAGE OR ACCESS ALONG GARDEN CITY DRIVE, PENNSY DRIVE AND CORPORATE DRIVE. THE PHASED RIGHT-OF-WAY DEDICATION SHALL HAVE NO IMPACT ON THE CURRENT OPERATION OF THESE ROADWAYS WHICH ARE CURRENTLY AND SHALL REMAIN OPEN TO TRAFFIC AND ARE NEEDED TO SUPPORT THE FINDINGS FOR ADEQUATE TRANSPORTATION FACILITIES FOR THE DEVELOPMENT.



LEGEND

--- (dashed line)	BOUNDARY LINE
--- (dotted line)	EXISTING CONTOURS
--- (line with 'S')	EXISTING SEWER
--- (line with 'E')	EASEMENT
--- (thick dashed line)	PRIMARY MANAGEMENT AREA
--- (line with 'F')	EX. FLOODPLAIN
--- (line with 'S')	STREAM
--- (line with 'B')	STREAM BUFFER
--- (line with 'W')	WETLAND
--- (line with 'WB')	WETLAND BUFFER
--- (line with 'L')	PROPOSED LOT LINE
--- (line with 'C')	PROPOSED CONTOURS
--- (line with 'D')	PROPOSED STORM DRAIN
--- (line with 'W')	PROPOSED WATER LINE
--- (line with 'S')	PROPOSED SEWER LINE
--- (line with 'V')	SHRUBS
--- (line with 'N')	NON-WOODLAND VEGETATION
--- (line with 'W')	WOODLAND
--- (line with 'S')	15-20% SLOPES
--- (line with 'S')	>25% SLOPES
★ (blue star)	RECREATIONAL FACILITY



<p>SOLTESZ, LLC Engineering Surveying Planning Environmental Sciences</p>	4300 Forbes Boulevard, Suite 230 Lanham, MD 20706 P. 301.794.7555 F. 301.794.7656 www.solteszco.com	<p>MISS UTILITY NOTE</p> <p>INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES AND VERIFY THE DEPTHS BY MEANS OF TEST PITS BY HAND. WELL IN ADVANCE OF THE START OF EXCAVATION, CONTACT THE UTILITY OWNERS AND NOTIFY THEM OF THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR THE UTILITIES ARE DEPTHS ARE LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THE PLAN.</p>	<p>OWNER</p> <p>PARCEL 4 WASHINGTON METRO AREA TRANSIT AUTHORITY 678 AND D ST NW WASHINGTON, DC 20004</p> <p>PARCEL 22 WASHINGTON METROPOLITAN 6 ST. PAUL STREET, SUITE 1204 BALTIMORE, MD 21202</p>	<p>APPLICANT</p> <p>NEW CARROLLTON DEVELOPER LLC 7736 OLD GEORGETOWN ROAD SUITE 600 BETHESDA, MD 20814</p>	<p>2/2/2024</p>	<p>4-23032 & ADQ-2023-056</p> <p>PRELIMINARY PLAN OF SUBDIVISION</p> <p>NEW CARROLLTON TOWN CENTER</p> <p>LANHAM (20TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND</p>	<p>1" = 60'</p> <p>SHEET 1 OF 1</p> <p>PROJECT NO. 1556-00-00</p>									
								<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>TAX MAP</td> <td>52-A1</td> <td>ZONING DISTRICT</td> <td>M-X-T</td> </tr> <tr> <td>WSSC 200 SHEET</td> <td>200NE07</td> <td>COMMISSION DISTRICT</td> <td>RTO-H-C</td> </tr> <tr> <td>SITE DATUM</td> <td>XXXX</td> <td></td> <td></td> </tr> <tr> <td>HORIZONTAL</td> <td></td> <td></td> <td></td> </tr> </table>	TAX MAP	52-A1	ZONING DISTRICT	M-X-T	WSSC 200 SHEET	200NE07	COMMISSION DISTRICT	RTO-H-C
TAX MAP	52-A1	ZONING DISTRICT	M-X-T													
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SITE DATUM	XXXX															
HORIZONTAL																

4-23032 & ADQ-2023-056

PRELIMINARY PLAN OF SUBDIVISION
NEW CARROLLTON TOWN CENTER

LANHAM (20TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

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Statement of Justification

New Carrollton Town Center

APPLICANT New Carrollton Developer, LLC
7735 Old Georgetown Pike
Suite 600
Bethesda, Md 20814

CIVIL ENGINEER: Soltesz, LLC
4300 Forbes Boulevard, Suite 230
Lanham, Maryland 20706
(301) 794-7555

REQUEST: Proposing a Preliminary Plan of Subdivision for existing Parcel 4
& Parcel 122.

I. DESCRIPTION OF PROPERTY

1. Addresses – 4020 & 4051 Garden City Drive, Hyattsville, Md 20785
2. Proposed Use – Office, Retail, Hotel, Multifamily
3. Election District – 20
4. Lots- Existing Parcels 4 and 122
5. Total Area – 21.59 acres.
6. Tax Map & Grid – 52, A1
7. Location – 4020 & 4051 Garden City Drive, Hyattsville, Md 20785
8. Zone – RTO-H-C, formerly M-X-T
9. WSSC Grid – 206NE07
10. Archived 2002 General Plan Tier – Developed
11. General Plan Growth Policy – Established Communities.

II. NATURE OF REQUEST

New Carrollton Developer, LLC is proposing to subdivide existing Parcels 4 and 122 into 12 new parcels which will consist of office, retail, hotel, and multifamily uses. The applicant will use the previous zoning regulations. Moreover, the existing M-X-T Zone allows for greater flexibility in the design and development of the subject property.

By:



David Bickel, RLA

Agent for the Applicant

Date: September 22, 2023