

GENERAL NOTES:

- LAND USE (EXISTING): LOT 1A IS VACANT AND UNIMPROVED. LOT 2A IS IMPROVED WITH AN EXISTING 12-STORY APARTMENT BUILDING WITH 247 UNITS.
- LAND USE (PROPOSED): LOT 1A SHALL BE SUBDIVIDED INTO 71 (SEVEN) SIMPLE TOWNHOUSE LOTS. LOT 2A IS IMPROVED WITH AN EXISTING 12-STORY APARTMENT BUILDING WITH 247 UNITS.
- LOT 1A LOCATION: 2350 QUEENS CHAPEL ROAD, HYATTSVILLE, MD 20792. TAX ACCOUNT NO. 17-5515035. TAX MAP: 49 GRID D-1. PROPERTY DEED: LIBER 17192 FOLIO 683. PROPERTY PLAT: LOT 1A PLAT OF AVONDALE OVERLOOK AT QUEENS CHAPEL PLAT 234 / 247. LOT 1A AREA: 277,882 S.F. ± 6.382 AC. (EXISTING). LOT 1B AREA: 253,538 S.F. ± 5.810 AC. (PROPOSED - AFTER LOT LINE REVISION).
- LOT 2A LOCATION: 2400 QUEENS CHAPEL ROAD, HYATTSVILLE, MD 20792. TAX ACCOUNT NO. 17-5515042. TAX MAP: 49 GRID D-1. PROPERTY DEED: LIBER 18749 FOLIO 150. PROPERTY PLAT: LOT 2A PLAT OF AVONDALE OVERLOOK AT QUEENS CHAPEL PLAT 234 / 247. LOT 2A AREA: 167,601 S.F. ± 3.848 AC. (EXISTING). LOT 2B AREA: 192,538 S.F. ± 4.420 AC. (PROPOSED - AFTER LOT LINE REVISION).
- TOTAL EXISTING & PROPOSED AREA: 6,382 ± 3.848 ± 10.23 AC.
- ZONED (EX. PROP. 1): R-10 WITHIN RESIDENTIAL REVITALIZATION TAX CREDIT DISTRICT. REGULATIONS CONCERNING THE HEIGHT OF STRUCTURES, LOT SIZE AND COVERAGE, FRONTAGE SETBACKS, DENSITY, BEDROOM PERCENTAGES AND OTHER REQUIREMENTS OF THE SPECIFIC ZONE DO NOT APPLY TO USES AND STRUCTURES IN A RESIDENTIAL REVITALIZATION PROJECT. THE DIMENSIONS AND PERCENTAGES SHOWN ON THE APPROVED DETAILED SITE PLAN SHALL CONSTITUTE THE DEVELOPMENT REGULATIONS.
- DEVELOPER/APPLICANT: 2350 QUEENS CHAPEL LLC, C/O KETTLER INC, 1751 PINNACLE DRIVE, SUITE 700, MIDDLEBURY, VA 22102, (703) 852-5708.
- OWNER: 2350 QUEENS CHAPEL LLC, 8081 WOLFTRAP ROAD, SUITE 300, VIENNA, VA 22182.
- OFFSITE TOPOGRAPHY IS A RESULT OF A FIELD SURVEY DONE BY V&A, INC. ENTITLED "FINAL PLAT OF SUBDIVISION 234-049, DATED 03-03-03. IT IS NOT A RESULT OF FIELD SURVEY COMPLETED BY BOHLER ENGINEERING.

PARCEL 1: CHILLUM ROAD SHOPPING CENTER, P.B. WWW-39 PG. 12

LANDS OF SIX SAC SELF-STORAGE CORPORATION, LIBER 1277 FOLIO 145, TM 19 EL 420, ZONED M-X-1, T-D-O

LOT 1A: AVONDALE OVERLOOK AT QUEENS CHAPEL, P.B. MMB 234 PG. 49

LANDS OF OQR ASSOCIATES, LIBER 3045 FOLIO 75, TM 19 EL 730, ZONED R-18

LOT 2A: AVONDALE OVERLOOK LP, LIBER 16796 FOLIO 180, TM 49 D1 440, EX. AREA: 167,601 S.F. OR 3.848 AC, PROP. AREA (LOT 2B): 192,539 S.F. OR 4.42± AC, ZONED: R-10

LOT 2B: PART OF PARCEL ONE, QUEENS PARK PLAZA, P.B. WWW-42 PG. 53

LOT 2C: LANDS OF OQR ASSOCIATES, LIBER 3045 FOLIO 75, TM 19 EL 730, ZONED: R-18

LOT 2D: LANDS OF OQR ASSOCIATES, LIBER 3045 FOLIO 75, TM 19 EL 730, ZONED: R-18

LOT 2E: LANDS OF OQR ASSOCIATES, LIBER 3045 FOLIO 75, TM 19 EL 730, ZONED: R-18

LOT 2F: LANDS OF OQR ASSOCIATES, LIBER 3045 FOLIO 75, TM 19 EL 730, ZONED: R-18

LOT 2G: LANDS OF OQR ASSOCIATES, LIBER 3045 FOLIO 75, TM 19 EL 730, ZONED: R-18

LOT 2H: LANDS OF OQR ASSOCIATES, LIBER 3045 FOLIO 75, TM 19 EL 730, ZONED: R-18

LOT 2I: LANDS OF OQR ASSOCIATES, LIBER 3045 FOLIO 75, TM 19 EL 730, ZONED: R-18

LOT 2J: LANDS OF OQR ASSOCIATES, LIBER 3045 FOLIO 75, TM 19 EL 730, ZONED: R-18

LOT 2K: LANDS OF OQR ASSOCIATES, LIBER 3045 FOLIO 75, TM 19 EL 730, ZONED: R-18

LOT 2L: LANDS OF OQR ASSOCIATES, LIBER 3045 FOLIO 75, TM 19 EL 730, ZONED: R-18

LOT 2M: LANDS OF OQR ASSOCIATES, LIBER 3045 FOLIO 75, TM 19 EL 730, ZONED: R-18

LOT 2N: LANDS OF OQR ASSOCIATES, LIBER 3045 FOLIO 75, TM 19 EL 730, ZONED: R-18

LOT 2O: LANDS OF OQR ASSOCIATES, LIBER 3045 FOLIO 75, TM 19 EL 730, ZONED: R-18

LOT 2P: LANDS OF OQR ASSOCIATES, LIBER 3045 FOLIO 75, TM 19 EL 730, ZONED: R-18

LOT 2Q: LANDS OF OQR ASSOCIATES, LIBER 3045 FOLIO 75, TM 19 EL 730, ZONED: R-18

LOT 2R: LANDS OF OQR ASSOCIATES, LIBER 3045 FOLIO 75, TM 19 EL 730, ZONED: R-18

LOT 2S: LANDS OF OQR ASSOCIATES, LIBER 3045 FOLIO 75, TM 19 EL 730, ZONED: R-18

LOT 2T: LANDS OF OQR ASSOCIATES, LIBER 3045 FOLIO 75, TM 19 EL 730, ZONED: R-18

LOT 2U: LANDS OF OQR ASSOCIATES, LIBER 3045 FOLIO 75, TM 19 EL 730, ZONED: R-18

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LOT 2AA: LANDS OF OQR ASSOCIATES, LIBER 3045 FOLIO 75, TM 19 EL 730, ZONED: R-18

LOT 2AB: LANDS OF OQR ASSOCIATES, LIBER 3045 FOLIO 75, TM 19 EL 730, ZONED: R-18

LOT 2AC: LANDS OF OQR ASSOCIATES, LIBER 3045 FOLIO 75, TM 19 EL 730, ZONED: R-18

LOT 2AD: LANDS OF OQR ASSOCIATES, LIBER 3045 FOLIO 75, TM 19 EL 730, ZONED: R-18

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LOT 2AL: LANDS OF OQR ASSOCIATES, LIBER 3045 FOLIO 75, TM 19 EL 730, ZONED: R-18

LOT 2AM: LANDS OF OQR ASSOCIATES, LIBER 3045 FOLIO 75, TM 19 EL 730, ZONED: R-18

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