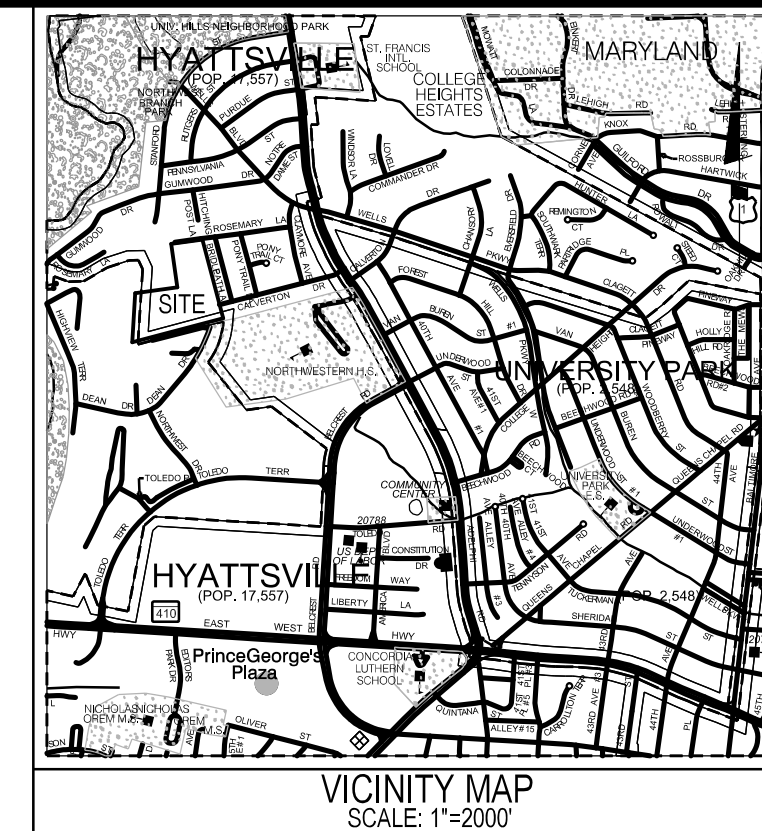
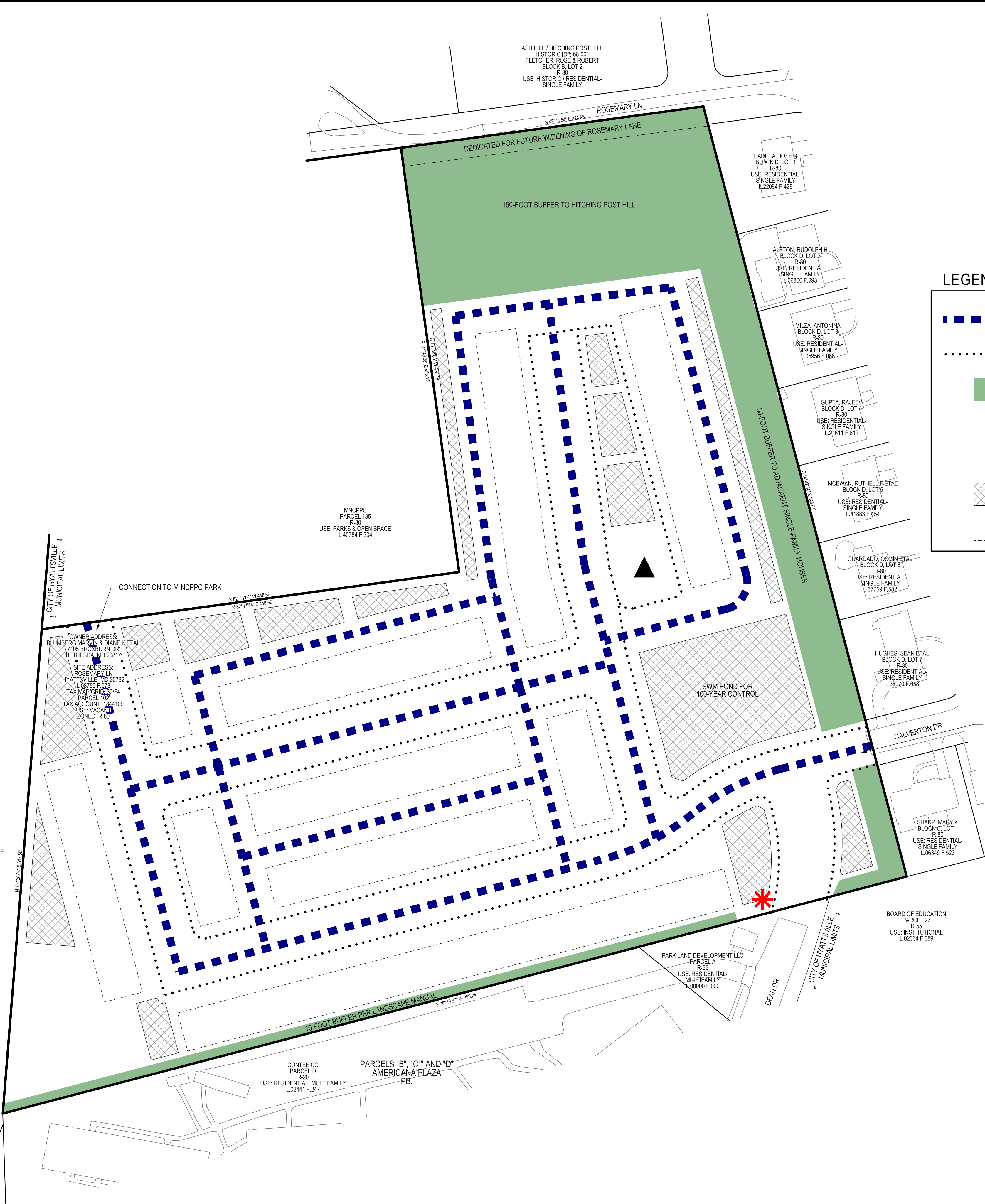


- GENERAL NOTES:**
- CLAY PROPERTY
PARCEL 102
TAX ACCOUNT: 1844109
 - TOTAL ACREAGE: 12.87
NET ACREAGE: 12.87
FLOODPLAIN: 0.00
EXISTING ZONING: R-80
PRINCE GEORGE'S PLAZA TDDP AND TDOZ
PROPOSED USE OF PROPERTY: RESIDENTIAL TOWNHOUSE
 - EXISTING LOTS: 0
EXISTING PARCELS: 1
EXISTING OUTPARCELS: 0
 - BREAKDOWN OF PROPOSED DWELLING UNITS BY TYPE: 137 TOWNHOUSES
 - GROSS FLOOR AREA: 332,772 SF
F.A.R.:
43,560 x 12.87= 560,617
332,772/560,617= 0.59 F.A.R.
 - WSSC GRID: 208NE03
 - TAX MAP GRID: 32-F4
 - SITE IS NOT WITHIN AN AVIATION POLICY AREA
 - WATER/SEWER DESIGNATION (EXISTING): W-3 & S-3
 - WATER/SEWER DESIGNATION (PROPOSED): W-3 & S-3
 - STORMWATER MANAGEMENT CONCEPT PLAN NUMBER: 434-2021-0
 - AT THE TIME OF PRELIMINARY PLAN OF SUBDIVISION, A 10' WIDE PUE WILL BE PROVIDED.
A VARIATION REQUEST MAY BE REQUESTED ALSO AT THE TIME OF PPS TO REDUCE THE WIDTH.
 - MANDATORY PARK DEDICATION: TO BE DETERMINED AT TIME OF PPS.
 - CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
 - HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: YES.
ASH HILL/HITCHING POST HILL (68-001) IS LOCATED ACROSS ROSEMARY LANE FROM THE PROPERTY.
 - WETLANDS ARE NOT PRESENT ON THE SITE.
 - 100-YEAR FLOODPLAIN IS NOT PRESENT ON THE SITE.
 - SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 - TOPOGRAPHY ON THIS PLAN IS FROM AVAILABLE COUNTY GIS SOURCES.
 - APPLICANT:
MRBCO, LLC
402 KING FARM BLVD, SUITE 125-211
ROCKVILLE, MD 20850
CONTACT: SETH BLUMBERG



LEGEND

- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION
- CONCEPTUAL LANDSCAPE BUFFER
- CONCEPTUAL SIGN ENTRY FEATURE LOCATION
- CONCEPTUAL OPEN SPACE / REC FACILITIES
- CONCEPTUAL SWM DEVICES
- SINGLE-FAMILY ATTACHED DWELLINGS

SOLTESZ, LLC
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Lanham, MD 20706
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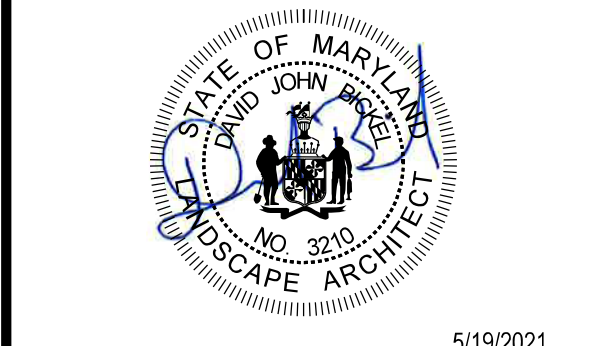
Engineering
Surveying
Planning
Environmental Sciences

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 DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-251-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER 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

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SUITE 125-211
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COVER SHEET

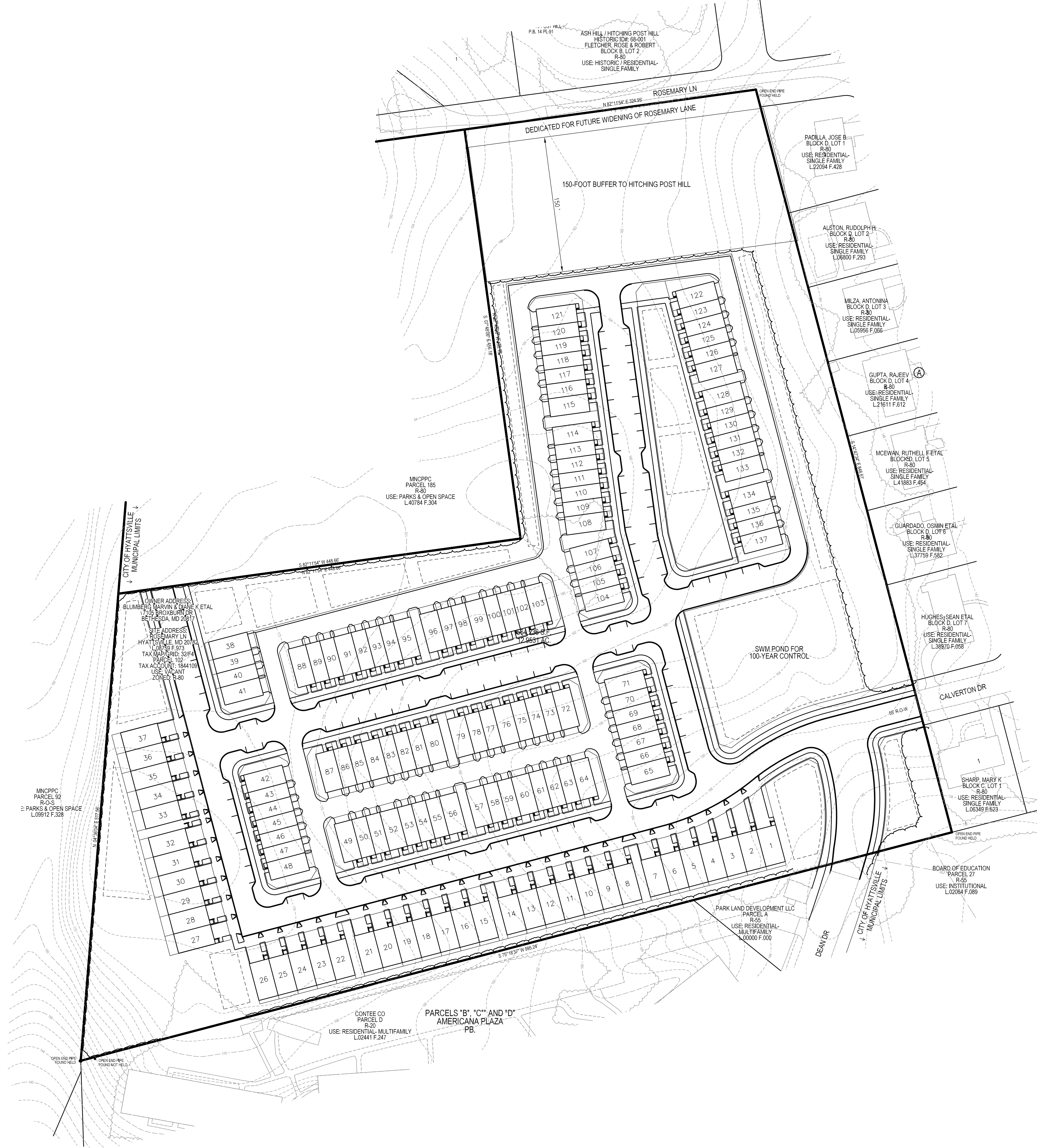
**CONCEPTUAL SITE PLAN
CLAY PROPERTY
CSP-2007**

CHILLUM (17th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

| | |
|--|--------------------------|
| TAX MAP 32, F4 | ZONING CATEGORY: R-80 |
| WSSC 200' SHEET 208NE03, 208NE03 | |
| SITE DATUM HORIZONTAL: XXXXXX VERTICAL: XXXXXX | |
| DATE: JAN. 2021 DESIGNED: GAM TECHNICIAN: GAM CHECKED: DJB CAD STD'S: V8 / NCS VERSION: | |
| SHEET 1 OF 3 | |
| PROJECT NO. 1866-011-00 | |

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GENERAL NOTES:



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 www.solteszco.com

Engineering
 Surveying
 Planning
 Environmental Sciences

REVISIONS

| NO. | REVISIONS | BY | DATE |
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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 DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-251-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER 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

MRBCO, LLC.
 402 KING FARM BLVD
 SUITE 125-211
 ROCKVILLE, MD 20850
 CONTACT: SETH BLUMBERG



5/19/2021

CONCEPTUAL LAYOUT
 CONCEPTUAL SITE PLAN
 CLAY PROPERTY
 CSP-2007

CHILLUM (17th) ELECTION DISTRICT, PRINCE GEORGES COUNTY, MARYLAND

| | |
|--|--|
| TAX MAP 32, F4 | ZONING CATEGORY: R-80 |
| WSSC 200' SHEET 208NE03, 208NE03 | |
| SITE DATUM HORIZONTAL: XXXXXX VERTICAL: XXXXXX | |
| 1" = 60' | DATE: JAN. 2021 DESIGNED: GAM TECHNICIAN: GAM CHECKED: DJB CAD STD'S: VB / NCS VERSION: |
| SHEET 3 OF 3 | PROJECT NO. 1866-01-00 |

