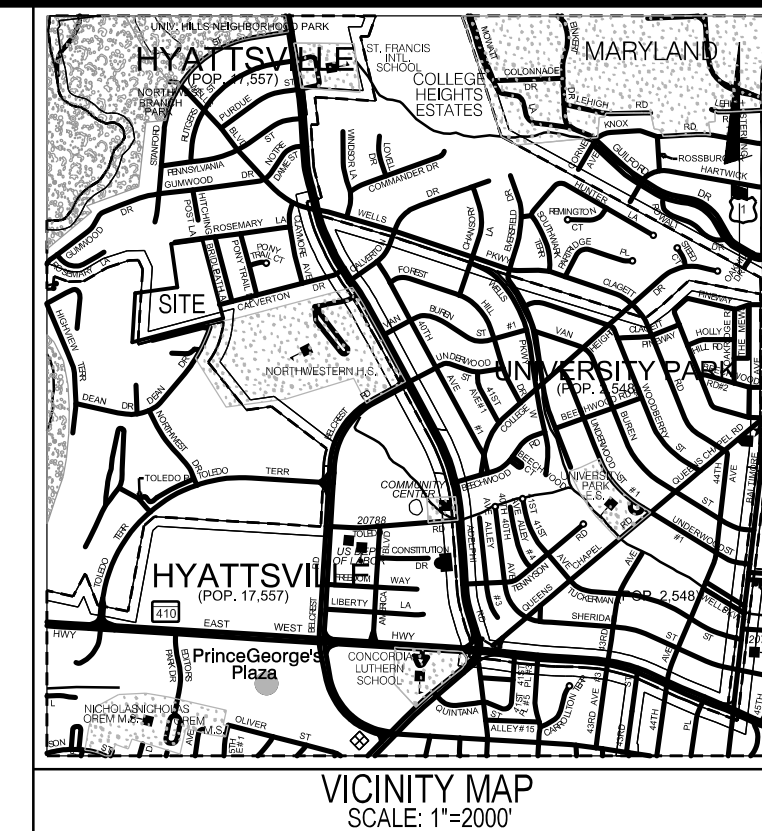
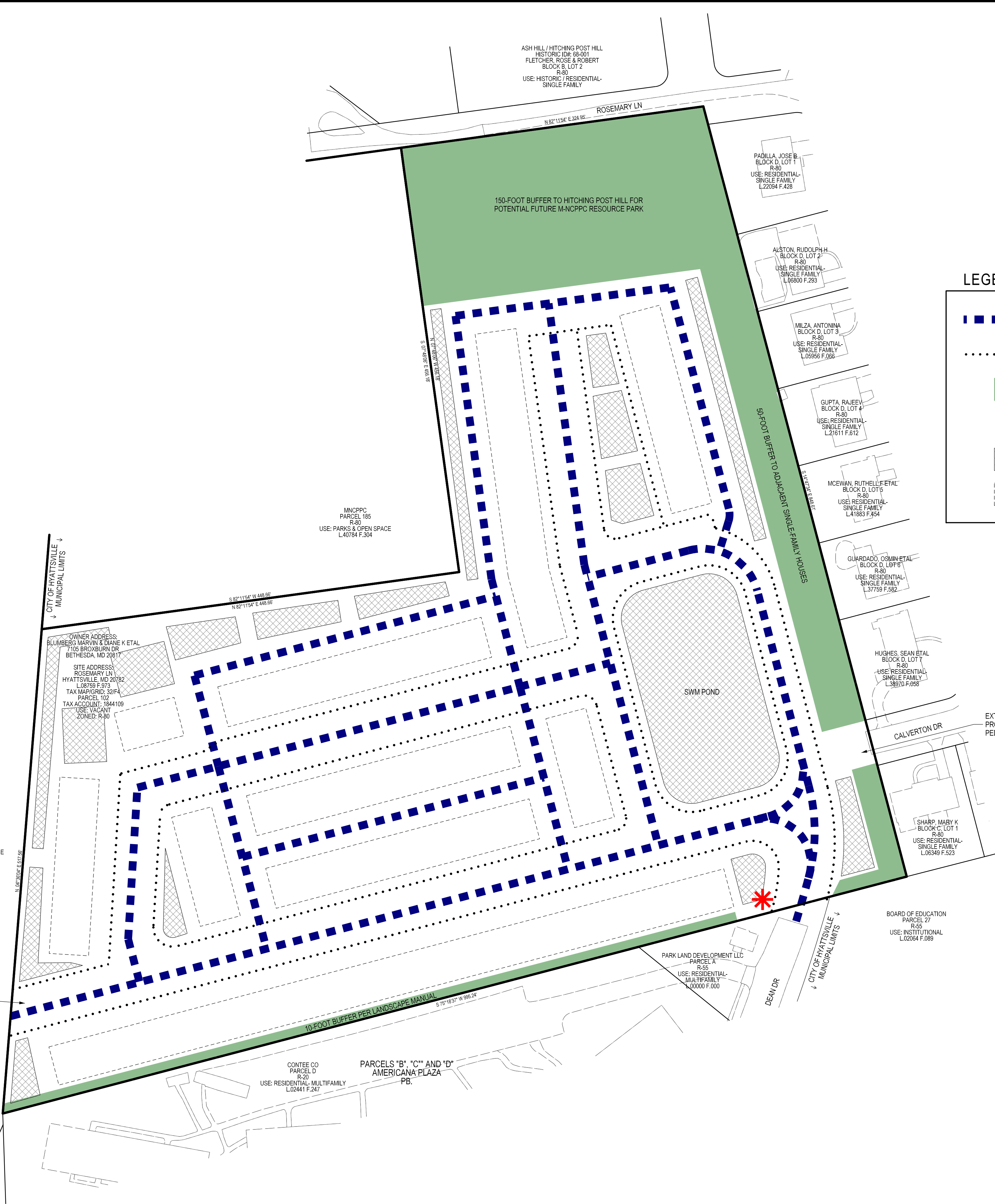


- GENERAL NOTES:**
1. CLAY PROPERTY
PARCEL 102
TAX ACCOUNT: 1844109
 2. TOTAL ACREAGE: 12.87
NET ACREAGE: 12.87
FLOODPLAIN: 0.00
EXISTING ZONING: R-80
PRINCE GEORGE'S PLAZA TDDP AND TDOZ
PROPOSED USE OF PROPERTY: RESIDENTIAL TOWNHOUSE
 3. EXISTING LOTS: 0
EXISTING PARCELS: 1
EXISTING OUTPARCELS: 0
 4. BREAKDOWN OF PROPOSED DWELLING UNITS BY TYPE: 135 TOWNHOUSES
 5. GROSS FLOOR AREA: 332,826 SF
F.A.R.:
43,560 x 12.87 = 560,617
332,826/560,617 = 0.59 F.A.R.
 6. WSSC GRID: 208NE03
 7. TAX MAP/GRID: 32-F4
 8. SITE IS NOT WITHIN AN AVIATION POLICY AREA
 9. WATER/SEWER DESIGNATION (EXISTING): W-3 & S-3
 10. WATER/SEWER DESIGNATION (PROPOSED): W-3 & S-3
 11. STORMWATER MANAGEMENT CONCEPT PLAN NUMBER: 434-2021-0
 12. A VARIABLE WIDTH PUBLIC UTILITY EASEMENT IS PROPOSED ALONG THE INTERNAL STREETS. THEY WILL BE A MINIMUM OF 4.5' WIDE.
 13. MANDATORY PARK DEDICATION: TO BE DETERMINED AT TIME OF PPS.
 14. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
 15. 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.
 16. WETLANDS ARE NOT PRESENT ON THE SITE.
 17. 100-YEAR FLOODPLAIN IS NOT PRESENT ON THE SITE.
 18. SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 19. TOPOGRAPHY ON THIS PLAN IS FROM AVAILABLE COUNTY GIS SOURCES.
 20. APPLICANT:
MARVIN R. BLUMBERG COMPANY
402 KING FARM BLVD, SUITE 125-211
ROCKVILLE, MD 20850
CONTACT: SETH BLUMBERG

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LEGEND

- VEHICULAR CIRCULATION (Blue dashed line)
- PEDESTRIAN CIRCULATION (Black dotted line)
- CONCEPTUAL LANDSCAPE BUFFER (Green shaded area)
- SIGN ENTRY FEATURE LOCATION (Red asterisk)
- CONCEPTUAL SWM DEVICES (Cross-hatched area)
- SINGLE-FAMILY ATTACHED DWELLINGS (Dashed outline)

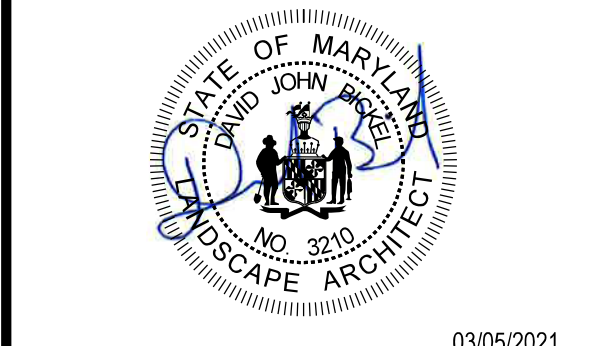
SOLTESZ, LLC
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656
www.solteszco.com

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NO.	REVISIONS	BY	DATE

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
MARVIN R. BLUMBERG COMPANY
402 KING FARM BLVD
SUITE 125-211
ROCKVILLE, MD 20850
CONTACT: SETH BLUMBERG



03/05/2021

COVER SHEET
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: V8 / NCS VERSION:
SHEET 1 OF 3	PROJECT NO. 1866-01-00

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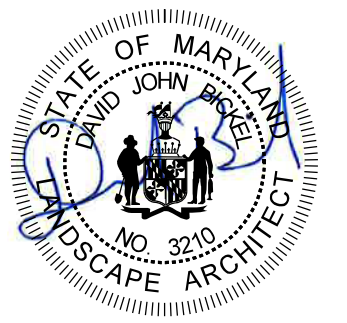
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 Lanham, MD 20706
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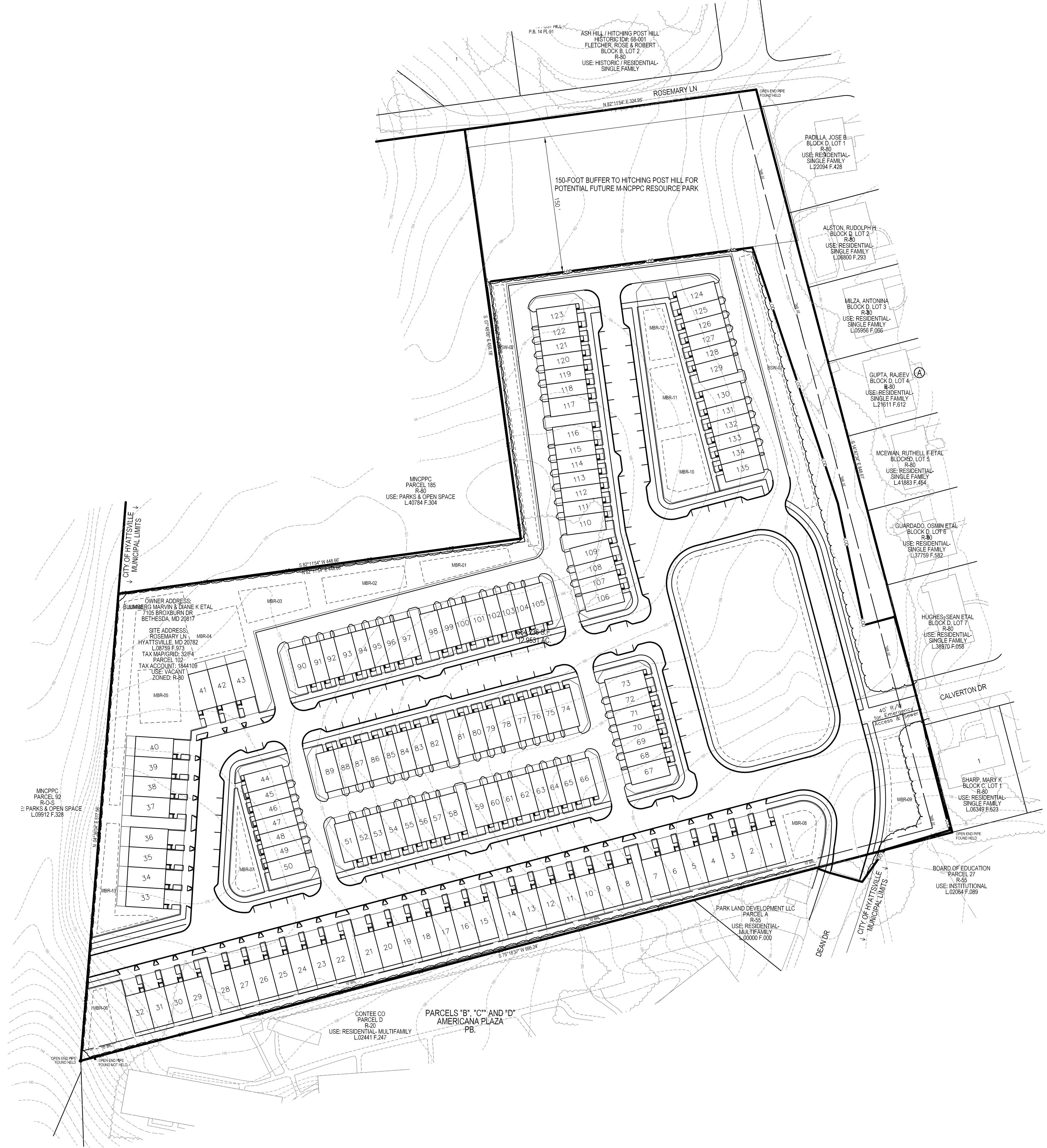
APPROVAL SHEET
CONCEPTUAL SITE PLAN
CLAY PROPERTY
CSP-2007
 CHILLUM (17th) ELECTION DISTRICT, PRINCE GEORGES COUNTY, MARYLAND

TAX MAP 32, F4	ZONING CATEGORY: R-80
WSSC 200' SHEET 208NE03, 209NE03	
SITE DATUM HORIZONTAL: XXXXXX VERTICAL: XXXXXX	
1" = N/A	DATE: JAN 2021 DESIGNED: GAM TECHNICIAN: GAM CHECKED: DJB CAD STD'S: V8 / NCS VERSION:
SHEET 2 OF 3	

PROJECT NO.
1866-01-00



GENERAL NOTES:



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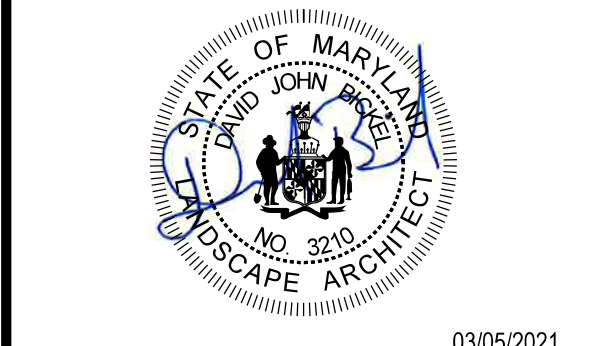
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 4300 Forbes Boulevard, Suite 230
 Lanham, MD 20706
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 SUITE 125-211
 ROCKVILLE, MD 20850
 CONTACT: SETH BLUMBERG



03/05/2021

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