

GENERAL NOTES:

1. THIS PLAN WAS PREPARED FROM THE BEST AVAILABLE INFORMATION AND BASED UPON BEST ENGINEERING JUDGEMENT.
2. BOUNDARY LINES ARE BASED UPON A FIELD RUN BOUNDARY SURVEY BY LOIEDERMAN SOLTZES ASSOCIATES.
3. BOUNDARY LINES AND ACREAGE ARE SUBJECT TO CHANGE BASED ON A FINAL BOUNDARY SURVEY.
4. THIS PROPERTY IS REFERENCED IN TAX MAPS PAGE 9, GRID C3 AND PAGE 9, GRID D2.
5. ROADWAYS ARE PROPOSED AS BOTH PUBLIC STREETS AND PRIVATE STREETS.
6. THERE ARE NO KNOWN CEMETERIES ON THE PROPERTY.
7. THERE ARE NO HISTORIC SITES LOCATED WITHIN OR ADJACENT TO THE PROPERTY.
8. PROPERTY IS LOCATED IN WATER SERVICE CATEGORY W-5 (FUTURE COMMUNITY SYSTEM).
9. PROPERTY IS LOCATED IN SEWER SERVICE CATEGORY S-5 (FUTURE COMMUNITY SYSTEM).
10. PREDOMINANT SOIL ASSOCIATIONS ON SITE ARE: *Beltville-Leonardtown-Chillum Association*, *Christiana-Sunnyvale-Beltville Association* and *Belt-Tidal March Association*.
11. WETLAND INFORMATION IS BASED ON AN INVESTIGATION PREPARED BY MCCARTHY & ASSOCIATES

SITE DATA:

1. SITE ACREAGE: 488 ACRES
2. ZONE: M-X-T
3. PROPOSED USE: MIXED - OFFICE, RETAIL, RESIDENTIAL, HOSPITALITY

F.A.R. and SITE DEVELOPMENT TABULATIONS

OFFICE:	3,800,000 S.F.
RETAIL:	1,500,000 S.F.
RESIDENTIAL (ALL UTILITY TYPES):	5,200,000 - 6,600,000 S.F.
HOTEL:	500,000 S.F.
PUBLIC BUILDINGS:	100,000 S.F.
TOTAL:	11,100,000 - 12,500,000 S.F.
F.A.R.: 488 ACRES, MINUS 16.87 ACRES (FLOODPLAIN) = 471.13 ACRES x 43,560 S.F. = 20,522,422.80 S.F. OR 0.54 TO 0.51 F.A.R.	

NOTE: DEVELOPMENT PROGRAM IS FLEXIBLE. THE ABOVE PROGRAM WAS UTILIZED TO CALCULATE APPROXIMATE F.A.R. AND TRAFFIC VOLUMES. HOWEVER, AMOUNT OF VARIOUS USES IN THE OVERALL DEVELOPMENT PROGRAM MAY BE ADJUSTED, AS LONG AS THE PEAK TRAFFIC TRIPS ARE NOT EXCEEDED.



LEGEND

- PROPERTY BOUNDARY
- PROPOSED ON-SITE VEHICULAR FLOW PATH
- PROPOSED OFF-SITE ROAD IMPROVEMENTS
- PROPOSED MULTI-USE PARKING AREAS/GARAGES
- PROPOSED RESIDENTIAL
- PROPOSED RETAIL
- PROPOSED OFFICE
- PROPOSED HOSPITALITY
- PROPOSED PUBLIC SPACE
- PROPOSED OPEN SPACE
- PROPOSED STORMWATER MANAGEMENT POND
- FLOATING TRANSIT STATION DESIGNATION
- ENTRANCE FEATURE
- ACCESS POINT
- RECREATION SPACE OPPORTUNITIES
- PUBLIC ART LOCATIONS
- 100 YR. FLOODPLAIN
- EXPANDED BUFFER
- WETLAND LIMITS

M-NCPPC APPROVALS			
PROJECT NAME: KONTERRA TOWN CENTER EAST			
PROJECT NUMBER: CSP-07003			
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET			
APPROVAL OR REVISION #	DATE	REVIEWER'S INITIALS	CERTIFICATION DATE

NOTE: INTER-COUNTY CONNECTOR CONSTRUCTION IS NOT PART OF THIS APPLICATION.

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NO.	REVISIONS	BY	DATE

DATE: SEPTEMBER, 2007
 DESIGNED: TMC
 CAD STANDARDS VERSION: MICROSTATION B5
 TECHNICIAN: TMC
 CHECKED: WMD

CONCEPTUAL SITE PLAN

MAP: TAX MAP 9, PARCEL 145, STRITTMATTER LAND, L.L.C. LIBER 1402, FOLIO 674, PARCEL TWO, ZONE M-X-T
 ZONING CATEGORY: M-X-T
 MAP 9 SHEET 08A, C1, S2, D1-D4
 M-NCPPC 2007 SHEET NUMBER: 21985, 21986, 21987, 21988, 21989, 21990, 21991, 21992, 21993, 21994, 21995, 21996, 21997, 21998, 21999, 22000
 WSC 2007 SHEET NUMBER: 21985, 21986, 21987, 21988, 21989, 21990, 21991, 21992, 21993, 21994, 21995, 21996, 21997, 21998, 21999, 22000

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. CLEARANCES SHALL BE MAINTAINED AT ALL TIMES. UTILITY AT 1'-60" DEPTH SHALL BE MAINTAINED AT ALL TIMES. IF CLEARANCES ARE LESS THAN INDICATED 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.

CONCEPTUAL SITE PLAN

KONTERRA TOWN CENTER EAST
 VANSVILLE (1ST) ELECTION DISTRICT
 PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: 1" = 200'
 SHEET 3 OF 9
 PROJECT NO. 0802-06-14