CAFRITZ PROPERTY
DEVELOPMENT PLAN
19TH ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

FLOOR AREA RATIO (F.A.R.) and SITE DEVELOPMENT TABULATIONS

OFFICE:	17,600 - 26,400 S.F.
RETAIL / FLEX	134,560 - 201,840 S.F.
RESIDENTIAL (ALL UIT TYUPES)	1,028,000 - 1,542,200 S.F.
HOTEL (HOSPITALITY)	96,720 - 145,080 S.F.
TOTAL	1,276,880 - 1,915,320 S.F.

F.A.R. :
NET ACERAGE = 37.3451 AC. - 0.06 AC. FLOODPLAIN = 37.2851 AC. X 43,560 SF = 1,624,138 SF
F.A.R.= 0.85-1.27

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 HOUR TRAFFIC TRIPS ARE NOT EXCEEDED.

BUILDING HEIGHTS

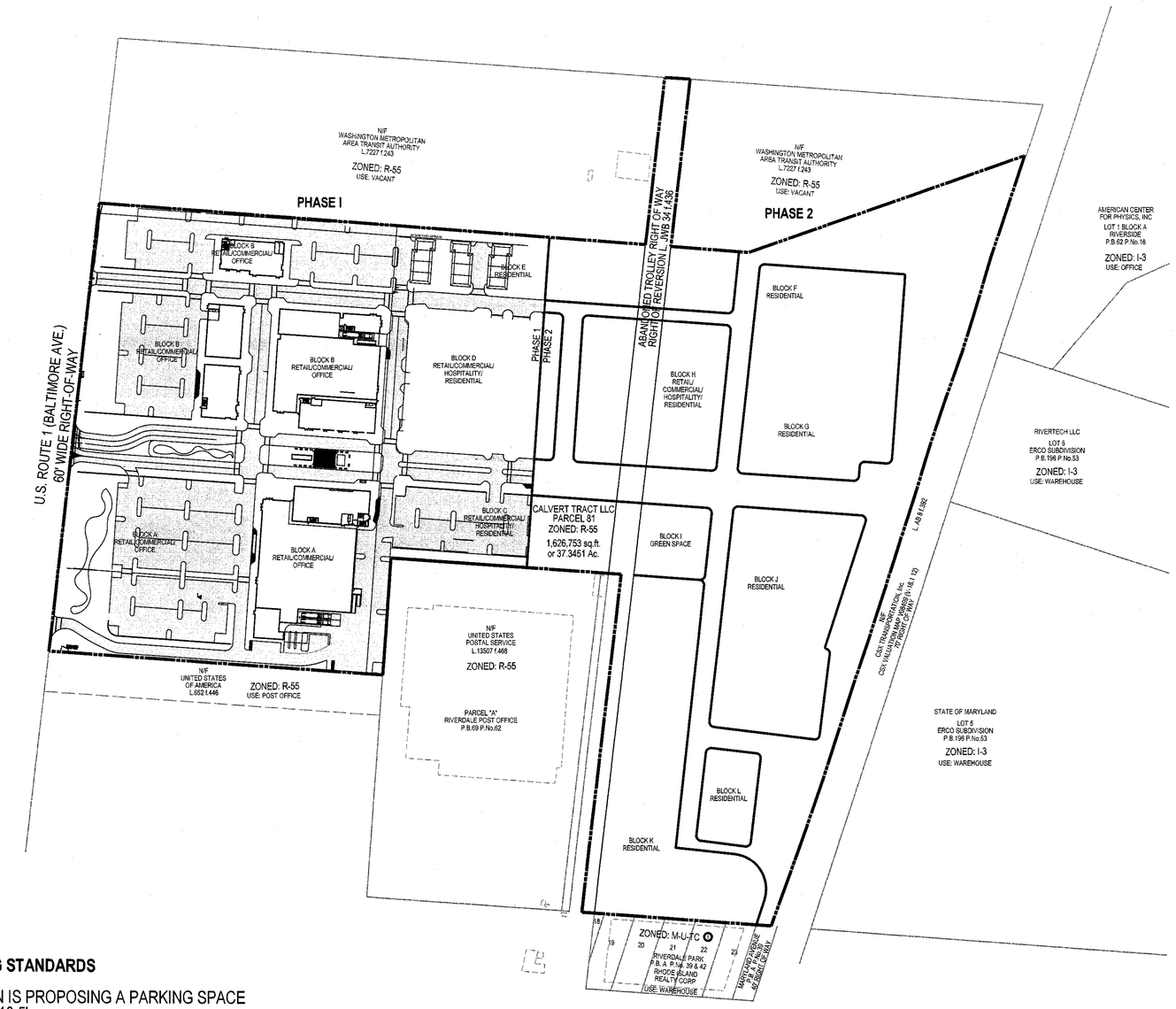
TOWN HOUSES: 40' MAX
ALL OTHERS : 80' MAX

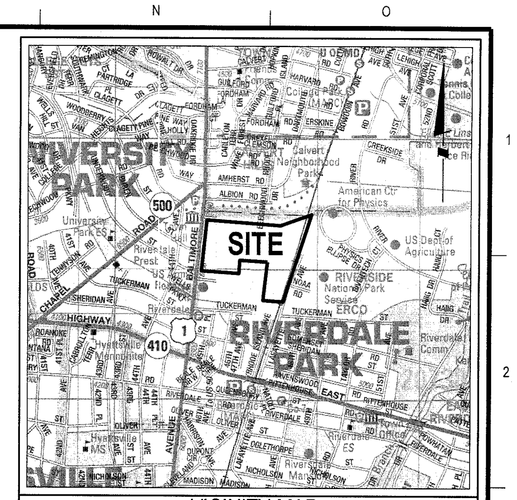
BUILDING RESTRICTION LINE

FRONT: 5'
SIDE: 3'
REAR: 5'

GENERAL NOTES

1. **SUBDIVISION NAME:** CAFRITZ
2. **ACREAGE**
   GROSS ACREAGE: 37.3451 AC.
   FLOODPLAIN ACREAGE: 0.06 AC.
   NET ACREAGE: 37.2851 AC.
3. **ZONING**
   EXISTING ZONE: R-55
   PROPOSED ZONE: MUTC
   (EXISTING PROPERTY (37.3451 ACRES) TO BE REZONED FROM R-55 TO MUTC).
4. **PROPOSED USE:** MIXED USE RESIDENTIAL/COMMERCIAL/OFFICE
5. **PROPOSED NUMBER OF :**
   A. LOTS: 0
   B. PARCELS: 1
   C. OUTLOTS: 0
   D. OUTPARCELS: 0
6. **DWELLING UNITS BY TYPE**
   A. MULTIFAMILY 901
      1. MULTIFAMILY CONDOMINIUMS (647)
      2. MULTIFAMILY SENIOR HOUSING (224)
      3. MULTIFAMILY SCHOLAR HOUSING (30)
   B. TOWNHOMES 94
   C. TOTAL 995
7. **GROSS FLOOR AREA RANGE:** 1,276,88 - 1,915,320 S.F.
8. **WSSC GRID:** 208 NE 04
9. **TAX MAP:** 042D2
10. **AVIATION POLICY AREA:** APA-6
11. **EXISTING WATER AND SEWER CATEGORY**
    A. WATER DESIGNATION: 3
    B. SEWER DESIGNATION: 3
12. **PROPOSED WATER AND SEWER CATEGORY**
    A. WATER DESIGNATION: 3
    B. SEWER DESIGNATION: 3
13. **STORMWATER CONCEPT APPROVAL #:**11589-2010-00
14. **10-FOOT PUBLIC UTILITY EASEMENT PROPOSED :** ALONG ALL RIGHTS - OF - WAY
15. **MANDATORY PARK DEDICATION :** TO BE DETERMINED AT TIME OF PRELIMINARY PLAN
16. **CEMETERIES :** NO EXISTING CEMETERIES ON OR CONTIGUOUS TO PROPERTY
17. **HISTORIC SITES :** NONE ON OR IN THE VICINITY OF THE PROPERTY
18. **NO STREAM ON SITE**
19. **100-YEAR FLOODPLAIN ON SITE:** 0.0572 AC. (ROUNDED TO 0.06 AC.)
20. SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA
21. **SOURCE OF TOPOGRAPHY:** LOIEDERMAN SOLTESZ ASSOCIATES, INC ON 4/25/2008
22. **APPLICANT:** CALVERT TRACT LLC
    1828 L STREET NW SUITE 703
    WASHINGTON, D.C. 20036
    CONTACT NAME: MR. CALVIN CAFRITZ
    MS. JANE CAFRITZ
23. SEE ACCOMPANYING DEVELOPMENT STANDARDS AND GUIDELINES FOR ADDITIONAL INFORMATION ON PROPOSED BUILDING HEIGHTS, WIDTH, SETBACKS, ARCHITECTURAL STYLE AND DETAIL. SIGNAGE AND LIGHTING, AWNINGS, CANOPIES, SCREENING OF MECHANICAL EQUIPMENT AND FENESTRATION.
24. **SITE DESCRIPTION NOTE :**
    THE CAFRITZ PROPERTY IS CURRENTLY OUTSIDE THE BOUNDARY OF THE MUTC ZON. UNLIKE THE EXISTING MUTC BOUNDARY THIS PROPERTY IS WOODED AND UNDEVELOPED. IT HAS BEEN OWNED BY THE CAFRITZ FAMILY SINCE 1958. PRIOR TO THAT DATE, IT WAS DEVELOPED WITH MULTIFAMILY HOUSING FOR WORKERS IN THE OLD ERCO FACTORY ON THE EAST SIDE OF THE CSX LINE. THAT HOUSING WAS DEMOLISHED IN THE 1950'S. THE SITE HAS BEEN VACANT SINCE THAT TIME.





VICINITY MAP
SCALE: 1"=2000'

COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 21001200

SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1
APPROVAL SHEET	2
DEVELOPMENT SITE PLAN	3
DEVELOPMENT LANDSCAPE AND SIGN LOCATION PLAN	4
CONCEPTUAL ROAD CROSS SECTIONS	5
CONCEPTUAL ROAD CROSS SECTIONS	6
MUTC BOUNDARY PLAN	7

25. **PARKING STANDARDS**

A. THE PLAN IS PROPOSING A PARKING SPACE OF 8.5' X 18.5'
B. PROPOSED PARKING COUNT (BLOCKS A & B)

DEVELOPMENT BLOCK	REQUIRED PARKING	PROVIDED PARKING	GARAGE PARKING PROVIDED	SURFACE PARKING PROVIDED	STREET PARKING PROVIDED
A. TOTAL	284	288	0	273	15
WHOLE FOODS	175	175	0	175	0
WHOLE FOODS EMPLOYEES	48	48	0	48	0
RETAIL	59	63	0	48	15
OFFICE	50	50	0	50	0
B. TOTAL	638	586	0	510	76
RETAIL	579	527	0	451	76
OFFICE	59	59	0	59	59
TOTAL	922	874	0	783	91

NOTE :
1) THERE ARE NO EXISTING BUILDINGS ON THE SITE

2) SEE SHEET 7 FOR EXISTING AND PROPOSED MUTC ZONE BOUNDARY LIMITS

M-NCPPC APPROVALS

PROJECT NAME: CAFRITZ PROPERTY
PROJECT NUMBER: A-10018

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revised Listed Below Apply To This Sheet.

Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date

Loiederman Soltesz Associates, Inc.
Engineering
Planning
Surveying
Environmental Sciences
Rockville
Lanham
Waldorf
Leonardtown
LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7656
www.LSAssociates.net

NO.	REVISIONS	BY	DATE

DATE: JUNE 2011 | CAD STANDARDS VERSION: V8 - 2000 | V8 - 2000
DESIGNED: YOR | TECHNICIAN: YOR | CHECKED: KAS

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 1-800-257-7777, 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

CALVERT TRACT LLC
1828 L STREET NW SUITE 703
WASHINGTON, D.C. 20036
PHONE 202-483-0733
CONTACT NAME: MR. CALVIN CAFRITZ
MS. JANE CAFRITZ

COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 21001200

MAP 12	GRID E-1
TAX MAP 42,D	ZONING CATEGORY: R-55
WSSC 200' SHEET 208 NE 04	XXXX:
SITE DATUM HORIZONTAL: NAD 83 VERTICAL: NGVD 1928	XXXX:

STATE OF MARYLAND TIMOTHY YNEMAN DAVIS No. 32995 10-13-11 LANDSCAPE ARCHITECT

COVER SHEET

DEVELOPMENT PLAN
CAFRITZ PROPERTY
A-10018

RIVERDALE (19th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 150'
SHEET 1 OF 7
PROJECT NO. 2411-01-00

The original of this drawing document was prepared by Loiederman Soltesz Associates, Inc. (LSA). If this document was not obtained directly from LSA and/or it was transmitted electronically, LSA cannot guarantee that unauthorized changes and / or alterations were not made by others. If verification of the information contained hereon is needed, contact should be made directly with LSA. LSA makes no warranties, express or implied, concerning the accuracy of any information that has been transmitted by electronic means.

P:\24110100\Conc\CSP\Copy of Copy of CSP01_COVER.SHT Scale=150.0000 ft / in. User=kwalker PLTdrv=Gray___1plt_Oce300.plt Pentbl=TEXT_SUB.TBL 10/13/2011 5:13:54 PM