

**GENERAL NOTES**

1. APPLICANT / OWNER: BE BOWIE, LLC  
5410 EDSON LANE, SUITE 220  
ROCKVILLE, MD 20852
2. SURVEYOR / ENGINEER: GUTSCHICK, LITTLE & WEBER, P.A.  
3101 NATIONAL DRIVE, SUITE 250  
BURTONSVILLE, MD 20866
3. SITE ADDRESS: 3206 SUPERIOR LANE  
BOWIE, MD 20715
4. TOTAL ACREAGE: 10.50 ACRES (C-5-C ZONE)
5. EXISTING ZONE: C-5-C
6. PROPOSED USE: RESIDENTIAL APARTMENTS
7. NUMBER OF LOTS: 0  
NUMBER OF PARCELS: 1
8. NUMBER OF DWELLING UNITS: 288 DUU
9. 200 FOOT MAP REFERENCE: 208 NE 14
10. TAX MAP, GRID: 38, B4
11. THIS SITE IS NOT LOCATED WITHIN AN AVIATION POLICY AREA
12. EXISTING WATER / SEWER DESIGNATION: W-3 / S-3
13. PROPOSED WATER / SEWER DESIGNATION: W-3 / S-3
14. STORMWATER MANAGEMENT CONCEPT FILED CONCURRENTLY WITH THIS APPLICATION
15. 10-FOOT PUBLIC UTILITY EASEMENTS ARE PROPOSED ALONG ALL RIGHT-OF-WAY.
16. MANDATORY PARK DEDICATION: NOT APPLICABLE
17. THERE ARE NO CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY.
18. THERE ARE NO HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY.
19. THERE ARE NO STREAMS LOCATED ON THIS PROPERTY.
20. THERE ARE NO WETLANDS LOCATED ON THIS PROPERTY.
21. THERE IS NO 100-YEAR FLOODPLAIN LOCATED ON THIS PROPERTY.
22. THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA OVERLAY.
23. THE TOPOGRAPHY SHOWN ON THIS PLAN IS FROM A FIELD SURVEY PERFORMED BY GUTSCHICK, LITTLE & WEBER, P.A. DECEMBER, 2014
24. THE SOURCE OF THE PROPERTY BOUNDARY ON THIS PLAN ARE FROM A BOUNDARY SURVEY BY GUTSCHICK, LITTLE & WEBER, P.A.
25. FOREST CONSERVATION: TCP EXEMPTION Receipt No. 5362  
DATE: MARCH 4, 2015

**SITE DATA**

SITE AREA: 10.5376 Acres  
 EXISTING ZONING: C-5-C ZONE  
 DEVELOPMENT TYPE: RESIDENTIAL APARTMENTS  
 No. OF UNITS: 288 UNITS

**FLOOR AREA RATIO (FAR)**

MAXIMUM FAR ALLOWED: 1.40 FAR  
 STANDARD METHOD: 0.40 FAR  
 RESIDENTIAL USE BONUS: 1.0 FAR

	DWELLING UNITS	FLOOR AREA	FAR
RETAIL	--	134,412 SF	0.16
RESIDENTIAL (MULTI-FAMILY)	288	365,000 SF	0.42
<b>TOTALS</b>	<b>288</b>	<b>449,412 SF</b>	<b>0.58 *</b>

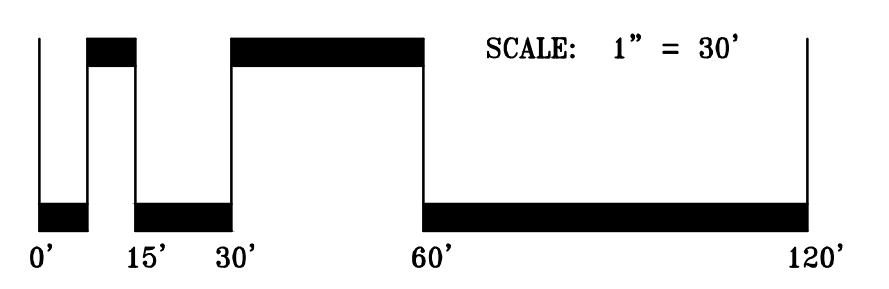
\*TOTAL FAR, CALCULATED ABOVE RESULTING FROM PROPERTY BEING MASTERPLANNED FOR MIXED USE IN THE BOWIE MASTER PLAN.

**LAND USE LEGEND**

- MULTI-FAMILY
- ACCESS ROADS
- GREEN AREA

**GLWGUTSCHICK LITTLE & WEBER, PA.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3929 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.



PREPARED FOR:  
 BE BOWIE, LLC  
 5410 EDSON LANE, SUITE 220  
 ROCKVILLE, MD 20852  
 ATTN: MR. BRIAN BERMAN  
 TEL: (301) 816-1584

SCALE	ZONING
1" = 30'	CSC
DATE	TAX MAP - GRID
SEPT., 2016	38 - B4

**CONCEPTUAL SITE PLAN**  
**BOWIE MARKETPLACE**  
**PARCEL X12**  
 PLAT BOOK SJH 245 PLAT No. 55  
 BOWIE ELECTION DISTRICT No. 14  
 PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE No.  
**16002**  
 SHEET  
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