

Preliminary Plan of Subdivision – Summary

Cheverly Hill

Existing/Proposed Zoning: CGO (Commercial General Office)

By right development

Pursued Density

Residential Units: 1,350 Units (mix of multifamily rental, condo, townhomes)

Commercial Office: 70,000 SF

Commercial Retail: 40,000 SF

Hotel: 79 Key Hotel

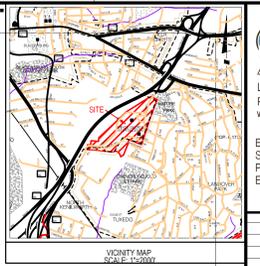
Waivers

300' lot depth setback off of 295 (BW Parkway)

PLAN AND PLACEMAKING



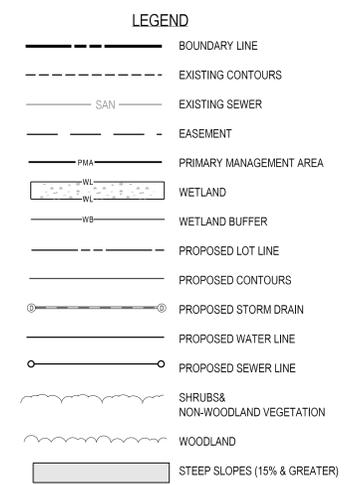
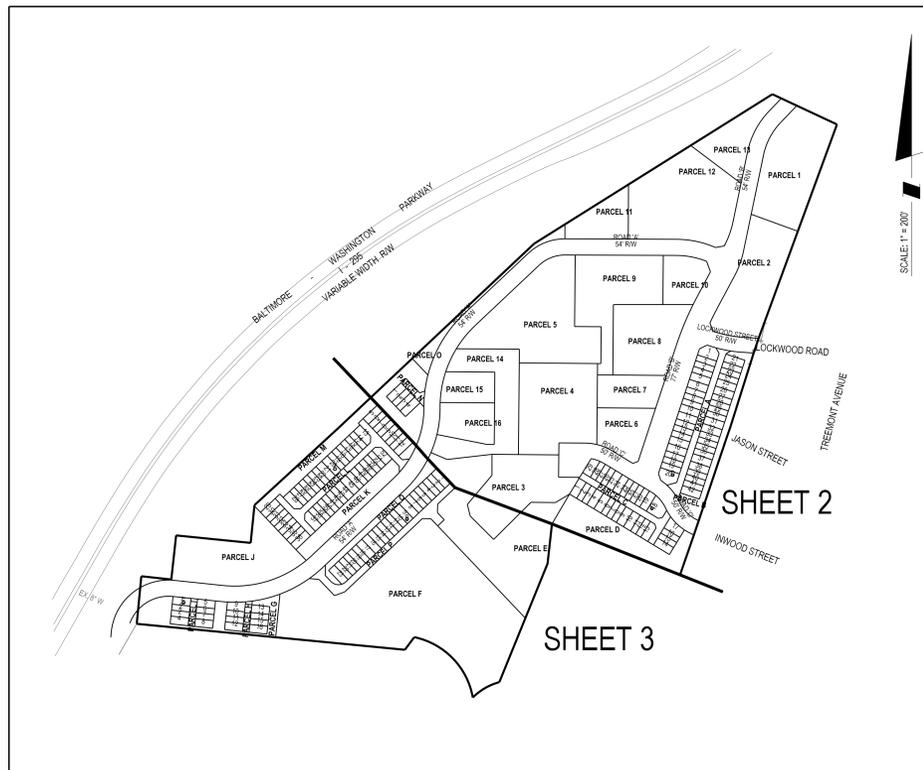
PRELIMINARY PLAN OF SUBDIVISION PPS-2023-039 CHEVERLY HILL



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Engineering
Surveying
Planning
Environmental Sciences

- GENERAL NOTES:**
- PARCELS 28, 122, 126, 177, 181, & 184
LOTS 101-144, & 25-70
 - TAX MAP & GRID: 58, F1
 - WSSC 200 FT REF: 204NE05
 - PURPOSE OF SUBDIVISION: OFFICE MULTIFAMILY TOWNHOMES CONDO HOTEL
 - PRIOR APPROVALS: NONE
 - GROSS ACREAGE: 44.18 AC. +/-
NET ACREAGE: 44.18 AC.
 - NET DEVELOPABLE OUTSIDE OF PMA: 43.76 AC. +/-
 - ENVIRONMENTAL REGULATED FEATURES: 0.42 AC. +/-
 - 100 YEAR FLOODPLAIN: 0.0 AC. +/-
 - ROAD DEDICATION: 0 AC.
 - EXISTING ZONING: CGO
PREVIOUS ZONING: R-55
EXISTING USE: HOSPITAL
PROPOSED USE: OFFICE, MULTIFAMILY, TOWNHOUSES, CONDO, HOTEL
PROPOSED NUMBER OF LOTS: 162
PROPOSED NUMBER OF PARCELS: 33
 - PROPOSED DWELLING UNIT BY TYPE:
OFFICE: 20,000 SF
MULTIFAMILY: 1,107 UNITS
TOWNHOMES: 160 UNITS
CONDO: 48 UNITS
HOTEL: 74 ROOMS
 - DENSITY ALLOWED:
DENSITY PROPOSED:
 - MINIMUM LOT SIZE REQUIRED:
 - MINIMUM LOT WIDTH:
 - SUSTAINABLE GROWTH TIER: YES, TIER 1.
 - MILITARY INSTALLATION OVERLAY ZONE: NONE
 - CENTER OR CORRIDOR LOCATION: NONE
 - EXISTING GROSS FLOOR AREA TO REMAIN: 0SF
 - STORMWATER MANAGEMENT CONCEPT: #
 - EXISTING WATER/SEWER DESIGNATION: W-3 S-3
PROPOSED WATER/SEWER DESIGNATION: W-3 & S-3.
 - AVIATION POLICY AREA: N/A.
 - MANDATORY PARK DEDICATION:
 - CEMETERIES ON OR CONTIGUOUS TO PROPERTY: NO
 - HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
 - TYPE ONE CONSERVATION PLAN:
 - SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA.
 - WETLANDS PRESENT ON SITE: YES
 - STREAM PRESENT ON SITE: YES
 - SOILS:
THE SOURCE OF THE SOILS INFORMATION: USDA NRCS WEB SOIL SURVEY (WSS).
 - NOT ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY TRUST ORGANIZATION.



Property Information

Parcel	Libert/Folio
28	L.03077 F.159
128	L.03016 F.312
117	L.02983 F.552
122	L.02954 F.198
181	L.03208 F.46

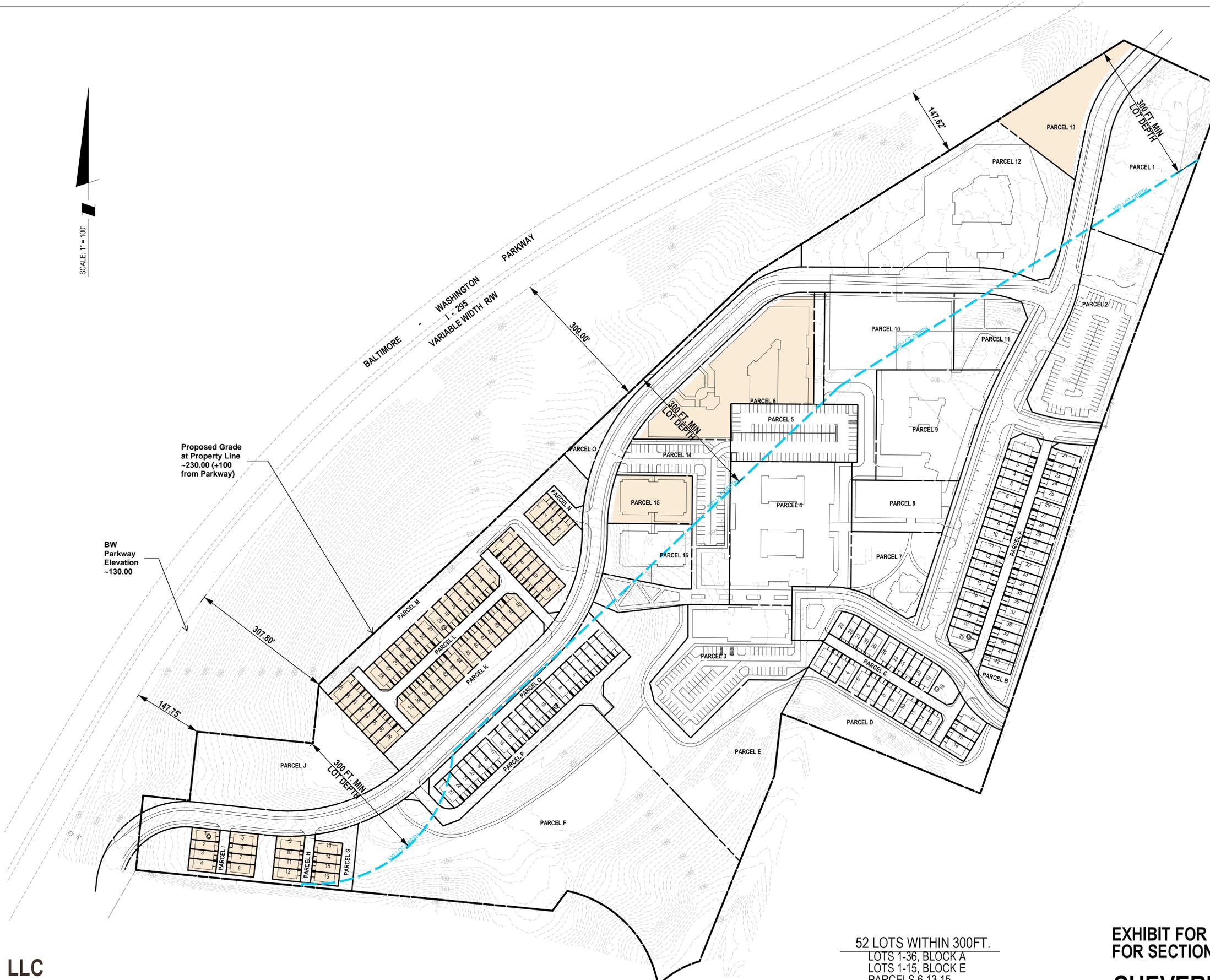
Lot	Libert/Folio	Lot	Libert/Folio
25	L.0.077 F.159	101	L.03077 F.159
26	L.03077 F.159	102	L.03077 F.159
27	L.03077 F.159	103	L.03077 F.159
28	L.0.077 F.159	104	L.03077 F.159
29	L.03077 F.159	105	L.03205 F.559
30	L.03077 F.159	106	L.03205 F.559
31	L.0.077 F.159	107	L.03205 F.559
32	L.03077 F.159	108	L.02991 F.535
33	L.03077 F.159	109	L.02991 F.535
34	L.0.077 F.159	110	L.3205 F.559
35	L.03077 F.159	111	L.3205 F.559
36	L.03077 F.159	112	L.3205 F.559
37	L.0.077 F.159	113	L.03044 F.342
38	L.03077 F.159	114	L.03044 F.342
39	L.03077 F.159	115	L.03044 F.342
40	L.0.077 F.159	116	L.03044 F.342
41	L.03077 F.159	117	L.03036 F.125
42	L.03077 F.159	118	L.03036 F.125
43	L.03077 F.159	119	L.03036 F.125
44	L.03077 F.159	120	L.03036 F.125
45	L.03051 F.206	121	L.03036 F.125
46	L.03051 F.206	122	L.03013 F.228
47	L.03051 F.206	123	L.03013 F.228
48	L.03051 F.206	124	L.03026 F.594
49	L.03051 F.206	125	L.03026 F.594
50	L.03051 F.206	126	L.003061 F.039
51	L.03051 F.206	127	L.03045 F.444
52	L.03051 F.206	128	L.03045 F.444
53	L.02948 F.216	129	L.03045 F.444
54	L.02948 F.216	130	L.03045 F.444
56	L.02948 F.216	131	L.02948 F.216
57	L.02948 F.216	132	L.02948 F.216
58	L.02948 F.216	133	L.02976 F.514
59	L.02948 F.593	134	L.02976 F.514
60	L.02948 F.593	135	L.03061 F.039
61	L.02948 F.593	136	L.03055 F.485
62	L.02948 F.593	137	L.03055 F.485
63	L.02948 F.593	138	L.02991 F.533
64	L.02948 F.593	139	L.02991 F.533
65	L.02948 F.593	140	L.02964 F.329
66	L.02948 F.593	141	L.02964 F.329
67	L.03005 F.516	142	L.03051 F.206
68	L.03005 F.516	143	L.03051 F.206
69	L.03003 F.584	144	L.03013 F.229
70	L.03003 F.584		



PRELIMINARY PLAN OF SUBDIVISION
PPS-2023-039
CHEVERLY HILL
 ANNE Arundel COUNTY, MARYLAND

TAX MAP: 58 F1	ZONING CATEGORY: CGO
WSSC 200 SHEET: 204NE05	
SITE DATUM: HORIZONTAL: _____	DATE: _____
VERTICAL: _____	DESIGNED: YOR
	TECHNICAL: YOR
	CHECKED: DUB
	DATE PLOTTED: _____
	ORD / NCS: _____
SHEET: 1 OF 3	
PROJECT NO: 0184-58-00	

SCALE: 1" = 100'



Block A	Distance Needed
Lot	1 241'
	2 221'
	3 201'
	4 175'
	5 241'
	6 221'
	7 201'
	8 181'
	9 161'
	10 141'
	11 121'
	12 95'
	13 192'
	14 192'
	15 192'
	16 192'
	17 192'
	18 192'
	19 192'
	20 192'
	21 192'
	22 192'
	23 192'
	24 192'
	25 192'
	26 192'
	27 192'
	28 192'
	29 249'
	30 229'
	31 210'
	32 190'
	33 171'
	34 152'
	35 133'
	36 108'
Block E	
Lot	1 192'
	2 176'
	3 159'
	4 136'
	5 126'
	6 116'
	7 104'
	8 87'
	9 34'
	10 27'
	11 19'
	12 7'
	13 54'
	14 35'
	15 16'
Parcel	
	6 11'
	13 104'
	15 4'

52 LOTS WITHIN 300FT.
 LOTS 1-36, BLOCK A
 LOTS 1-15, BLOCK E
 PARCELS 6,13,15

EXHIBIT FOR VARIATION
 FOR SECTION 24-121 (3)

CHEVERLY HILL

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