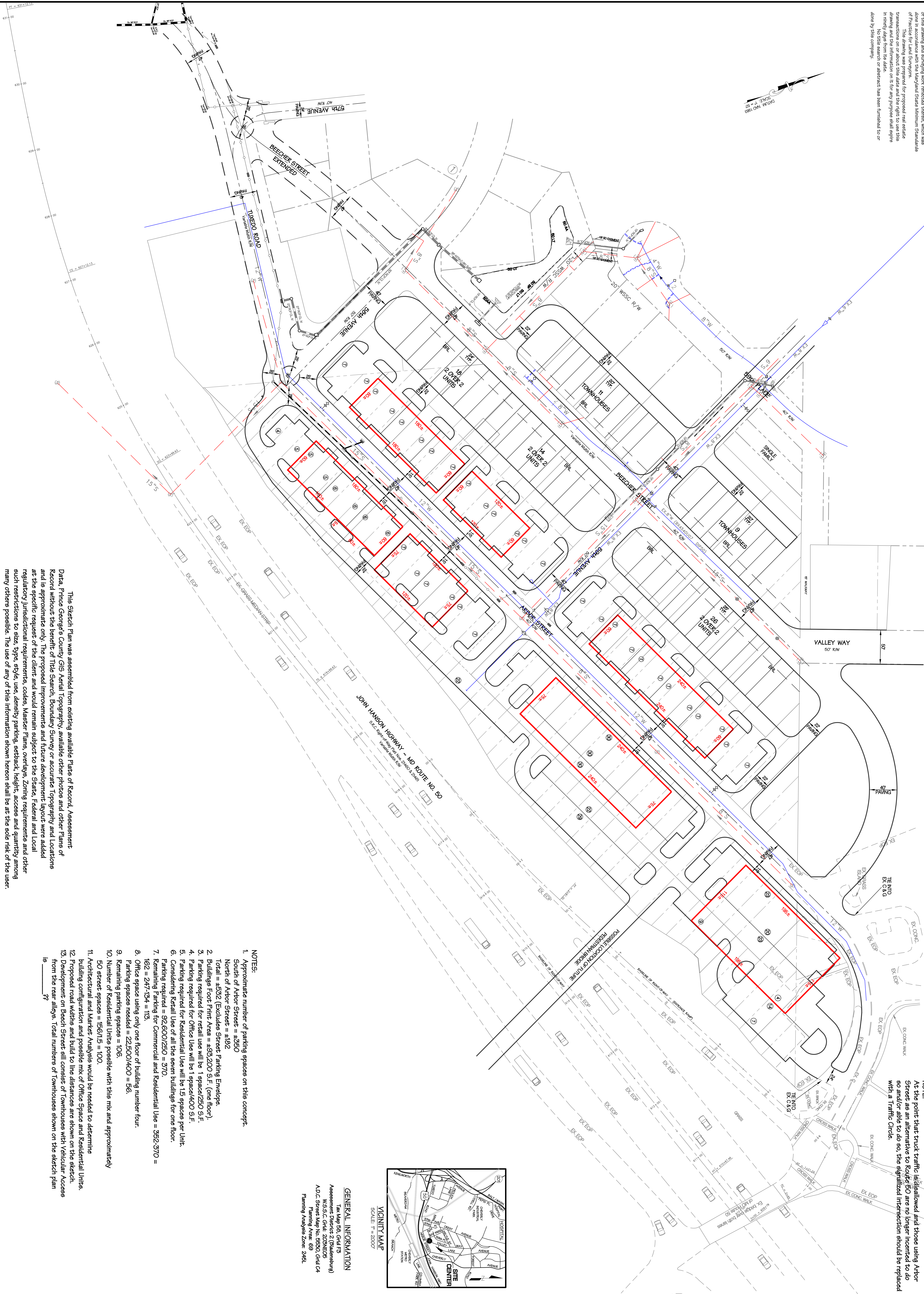
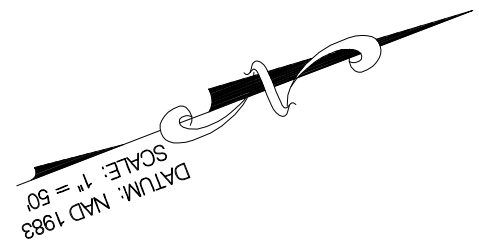
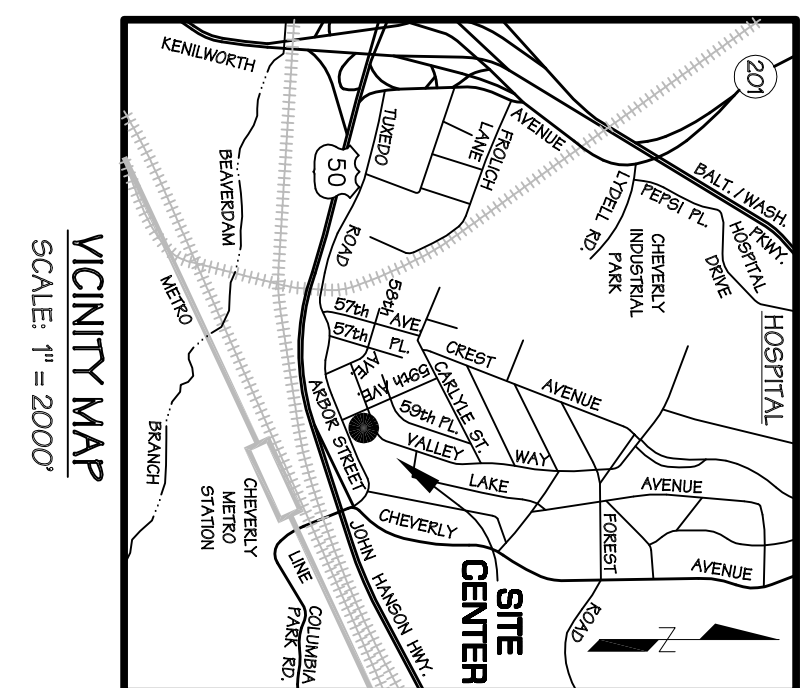


A licensee was in responsible charge over the preparation of this drawing and surveying work reflected therein, which was done in accordance with the Maryland State Minimum Standards of Practice for Surveyors.  
This drawing was prepared for proposed real estate transactions on or about this date and the right to use this drawing and the information on it for any purposes shall expire in thirty days from its date.  
No state search or abstract has been furnished to or done by this company.



NOTE:  
At the point that truck traffic is disallowed and those using Arbor Street as an alternative to Route 50 are no longer incited to do so and/or able to do so, the signalized intersection should be replaced with a Traffic Circle.



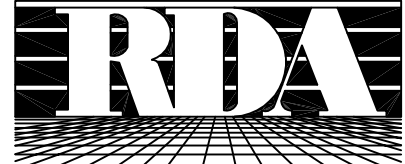
GENERAL INFORMATION  
Tax Map 58, Grid F3  
Assessment District 2 (Bladensburg)  
W.S.S.C. Grid: 208NED5  
A.D.C. Street Map No. 5830, Grid C4  
Planning Area No. 2451  
Planning Analysis Zone: 2451

- NOTES:
1. Approximate number of parking spaces on this concept.  
South of Arbor Street = 350  
North of Arbor Street = 182  
Total = 532 (Excludes Street Parking Envelope).
  2. Buildings Foot Print Area = 493,200 S.F. (one floor).
  3. Parking required for retail use will be 1 space/250 S.F.
  4. Parking required for Office Use will be 1 space/400 S.F.
  5. Parking required for Residential Use will be 15 spaces per Unit.
  6. Considering Retail Use of all the seven buildings for one floor.
  7. Parking required = 82,600/250 = 370.  
102 = 247-134 = 113.
  8. Office space using only one floor of building number four.  
Parking spaces needed = 22,500/400 = 56.
  9. Remaining parking spaces = 106.
  10. Number of Residential Units possible with this mix and approximately 50 street spaces = 156/15 = 100.
  11. Architectural and Market Analysis would be needed to determine building configuration and possible mix of Office Space and Residential Units.
  12. Proposed road widths and build to line distances are shown on the sketch.
  13. Development on Beech Street will consist of townhouses with Vehicular Access from the rear alleys. Total numbers of Townhouses shown on the sketch plan is 27.

SKETCH PLAN  
PARTS OF SECTION ONE, "TUXEDO" SUBDIVISION ~ PLAT BOOK A, PLAT NUMBER 71 & MISC. PARCELS  
**TUXEDO - CHEVERLY MIXED - USE REVITALIZATION**  
TAX MAP 58, GRID F3 ~ ARBOR STREET, BEECHER STREET, 58th AVENUE & 59th AVENUE  
BLADENSBURG (2nd) DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

JOB NO.  
W - 711  
SCALE:  
1" = 50'  
DRAWN BY:  
J.F.R.  
CHECKED BY:  
B.P.R.  
DATE:  
MARCH 2009

REVISIONS	
4/11/09	Revised for 2 over 2 Units, Beech Dr. and Extension to Fire House



TRDA  
TRADING COMPANY, INC.

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