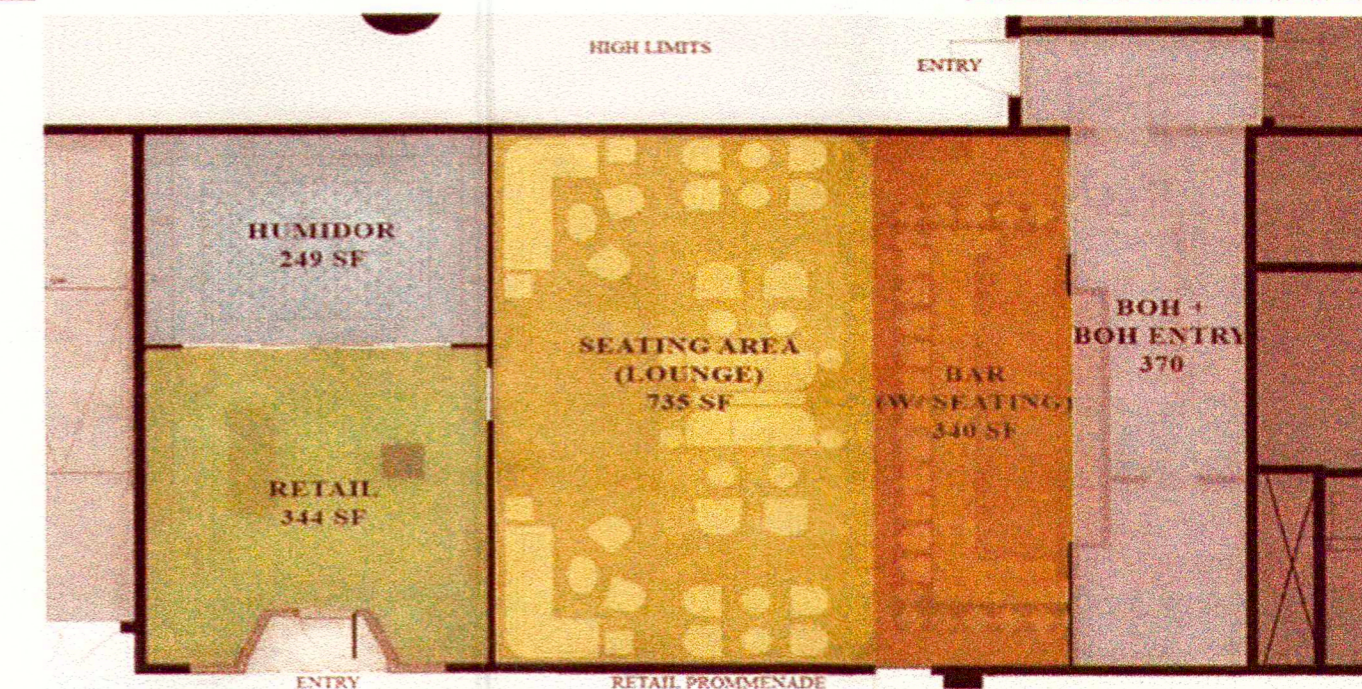


GENERAL NOTES

1. APPLICANT: MGM GROWTH PROPERTIES LLC
ATTN: LEGAL DEPARTMENT
101 MGM NATIONAL AVE
OXON HILL, MD 20745
PHONE: 301-971-5160
2. CURRENT ZONE(S): M-X-T.
3. THIS PROPERTY IS REFERENCED ON TAX MAP PAGE 104, GRIDS E1, E2 AND F1.
4. TOTAL SITE AREA: 23.0835 ACRES.
5. TOTAL MGM BUILDING AREA: 1,078,000± SQ. FT.
6. LEVEL 01 ENTERTAINMENT & RETAIL RELATED FLOOR AREA: 300,660± SQ. FT.
7. BOUNDARY LINES TAKEN FROM FIELD RUN BOUNDARY SURVEY BY LSA IN THE DATUM OF THE NAD 27.
8. TOPOGRAPHY IS FROM RECORDS PREPARED BY 3DI GEOGRAPHIC TECHNOLOGIES (AERIAL TOPOGRAPHY) AND TRIANGLE SURVEYS (BATHYMETRIC) DATED 12/06.
9. ALL SPOT ELEVATIONS AT CURB LINE ARE TOP OF CURB (TC) UNLESS OTHERWISE NOTED.
10. THERE IS ONE HISTORIC SITE, IDENTIFIED AS ADDISON FAMILY CEMETERY (ID #80-050), LOCATED NEAR THE SITE.
11. SOILS INFORMATION WAS OBTAINED FROM THE PRINCE GEORGE'S COUNTY SOIL SURVEY.
12. THIS PROPERTY IS REFERENCED ON 200' WSSC MAP 209 SE01 AND 209 SW01.
13. EXISTING WATER AND SEWER CATEGORIES ARE S-3 AND W3.
14. ALL LOTS ARE SUBJECT TO FINAL COMPUTATION AND BOUNDARY SURVEY.
15. THIS PLAN WAS PREPARED FROM THE BEST AVAILABLE INFORMATION AND BASED UPON BEST ENGINEERING JUDGEMENT.
16. AVIATION POLICY AREA: NONE.
17. STORMWATER MANAGEMENT CONCEPT NUMBER: 31900-2003-00. APPROVAL DATE: 11/25/2013.
18. THE SITE CONTAINS NO WETLANDS OR PERENNIAL STREAMS.
19. NO PART OF THIS SITE FALLS WITHIN THE 100-YEAR FLOODPLAIN.
20. THE SITE DOES NOT FALL WITHIN THE CHESAPEAKE BAY CRITICAL OVERLAY AREA.
21. PROJECT CONFORMS TO APPLICABLE STATE COMAR NOISE REGULATIONS.
22. EXTERIOR LIGHTING AND SIGNAGE IS DESIGNED TO LIMIT THE IMPACT OF LIGHT POLLUTION TRESPASS ON THE SURROUNDING AREAS.

TOTAL SQUARE FOOTAGE OF RETAIL TOBACCO STORE: 2,038 SF	
RETAIL SALE AND CONSUMPTION OF TOBACCO PRODUCTS:	
RETAIL:	344 SF
HUMIDOR:	249 SF
½ RETAIL (LOUNGE):	367.5 SF
½ OF SHARED BACK ENTRY:	185 SF
TOTAL:	1,146.5 SF (56.2%)
FOOD AND BEVERAGE:	
BAR AND SERVICE:	340 SF
½ RETAIL (LOUNGE):	367.5 SF
½ OF SHARED BACK ENTRY:	185 SF
TOTAL:	892.5 SF (43.8%)



SE-4807
MGM RETAIL TOBACCO STORE

LEVELS P7 AND 01 - COMPOSITE
FLOOR PLAN - EL = 135'-0"
NOT TO SCALE

SE-4807
REC'D
AUG 08 2018
OFFICE OF ZONING EXAMINER
PRINCE GEORGE'S CTY, MD