

13 Single Family Lot Offering Memorandum

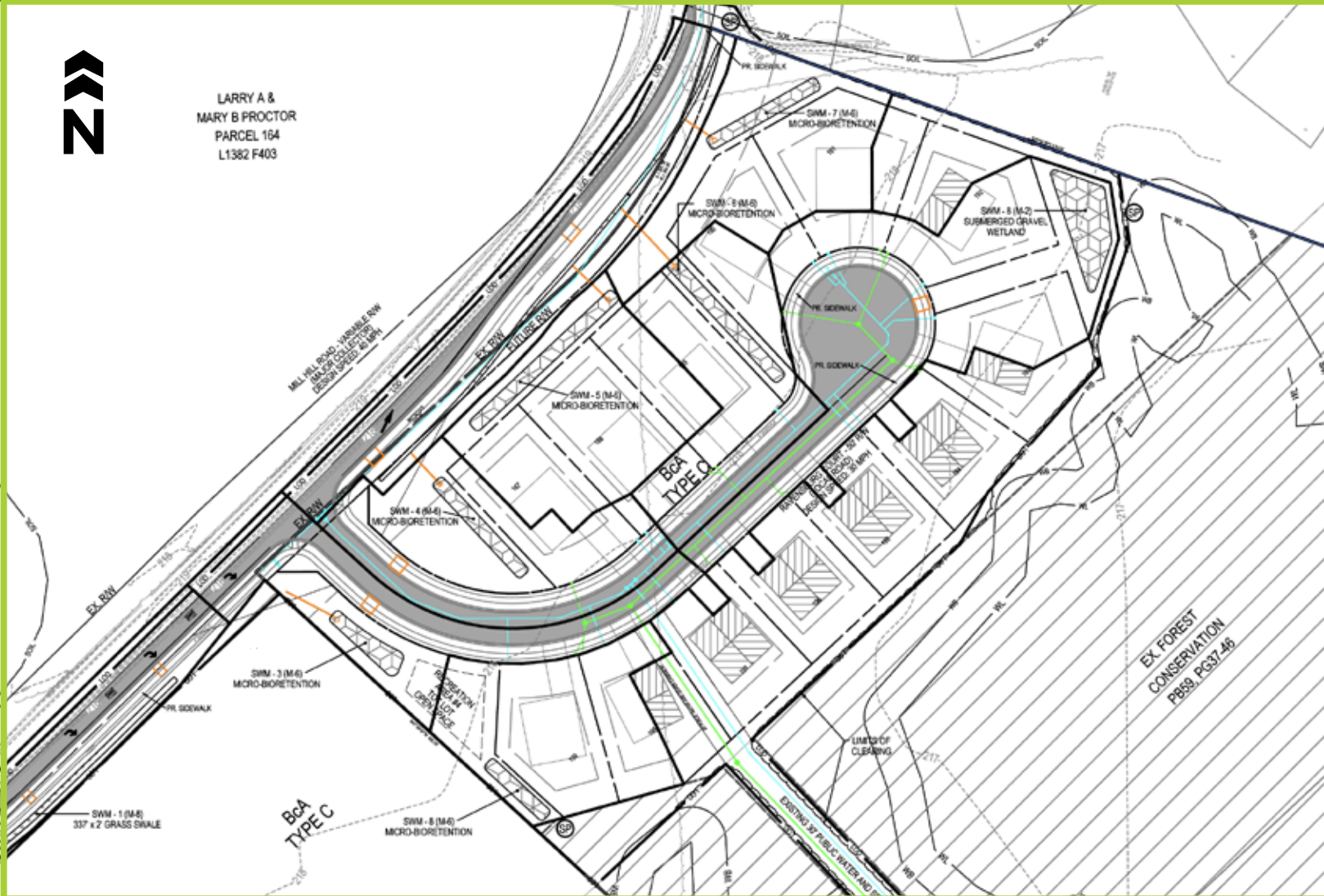
Request for Offers: Responses due Nov. 16

Mill Hill Road
Waldorf, MD 20603

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LARRY A &
MARY B PROCTOR
PARCEL 164
L1382 F403



FOR MORE INFORMATION PLEASE CONTACT:

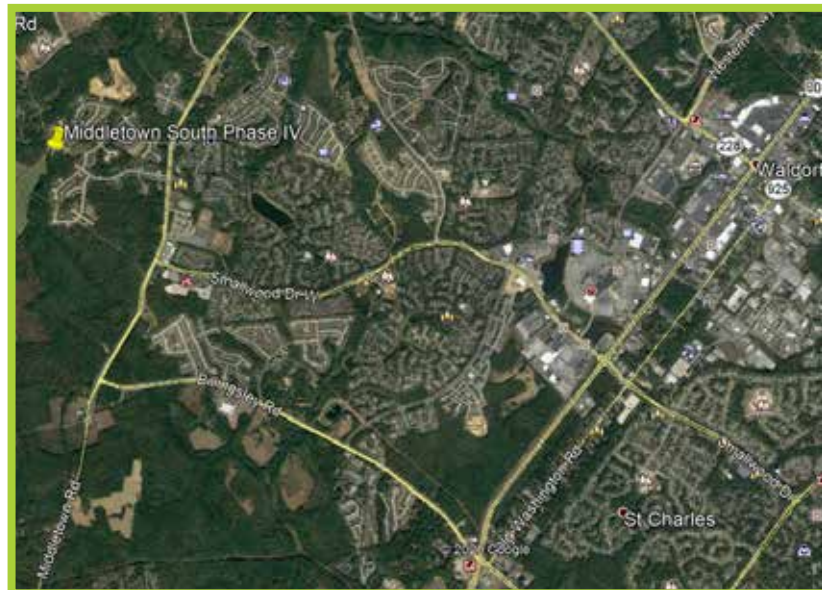
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Next Realty is proud to announce this Request for Offers for this 13 unit Single Family Project.

Project information can be found in the remainder of this document, and also in the project Dropbox folder.

Offers will be due on November 16th.



CALL FOR OFFERS

Mill Hill Road
Waldorf, MD 20603

Project Details:

- 13 Single Family Lots
- Overall site is ~4.65 acres
- Generic footprints currently in use; Builder will need to determine if their house type fits lots.
- Lot sizes are 7k – 9k SF: 5 - 7K+ lots, 3 - 8K+ lots and 5 - 9K+ lots
 - Due to high ground water on site, geotech recommends English basements
- Curb/gutter/sidewalk/rain gardens/micro bio – SWM facilities are off lot and in common space. SWM facilities are referred to as ESD's, BMP's or micro bios.
- Site is served by public water and sewer with W&S stubs already at property.
- Site to include a 5,600 sf open space rec area comprised of a 3,000 sf tot-lot picnic table and grill. (KB is not building rec area)
- County maintained public street ending in a cul-de-sac.
- Project Impact Fees
 - School allocations have been secured and paid for
 - 100% of W&S allocation fees will be required FY21 water fee is \$5,577 and FY21 sewer fee is \$10,434.
 - All permit and bonding fees will be by purchaser
- KB has secured all TDR's
- Additional Architecture Notes – There is guidance in the CCR's for HOA architectural approval, but the "developer" has certain rights reserved. KB is technically the developer, but the HOA has been turned over. At a minimum, coordination will be needed.
- Final Engineering and Development Status:
 - SWM Step 1 concept plan is approved
 - SWM Step 2 concept plan has gone through one round of review with the County.
 - Addressing review comments. In negotiation with County staff on eliminating proposed deceleration lane, eliminating curb and gutter along accel lane.
 - Overall time: 2-3 mos.
 - Engineering drawings can start upon receipt of initial comments on SWM, so be ready to go in upon approval of SWM Concept ASAP.
 - Final approvals December / early January.
 - Bonding 30/45 days
 - Permit early March
 - KB will coordinate through Step 2 approval at present.
 - Need new applicant makes and switch over for subsequent submissions.
 - Need house footprint at end of Step 2 / beginning of final engineering.
 - Will go in front of architectural review board; 2-month process.
 - Individual lot grading permits will be needed as well.
 - House location, w/s, driveways, etc at this point. Final sediment control.
 - Wetlands have been verified.
- Utilities:
 - Natural gas at property; Washington Gas
 - SMECO for electric power
 - Comcast and Verizon for data/cable