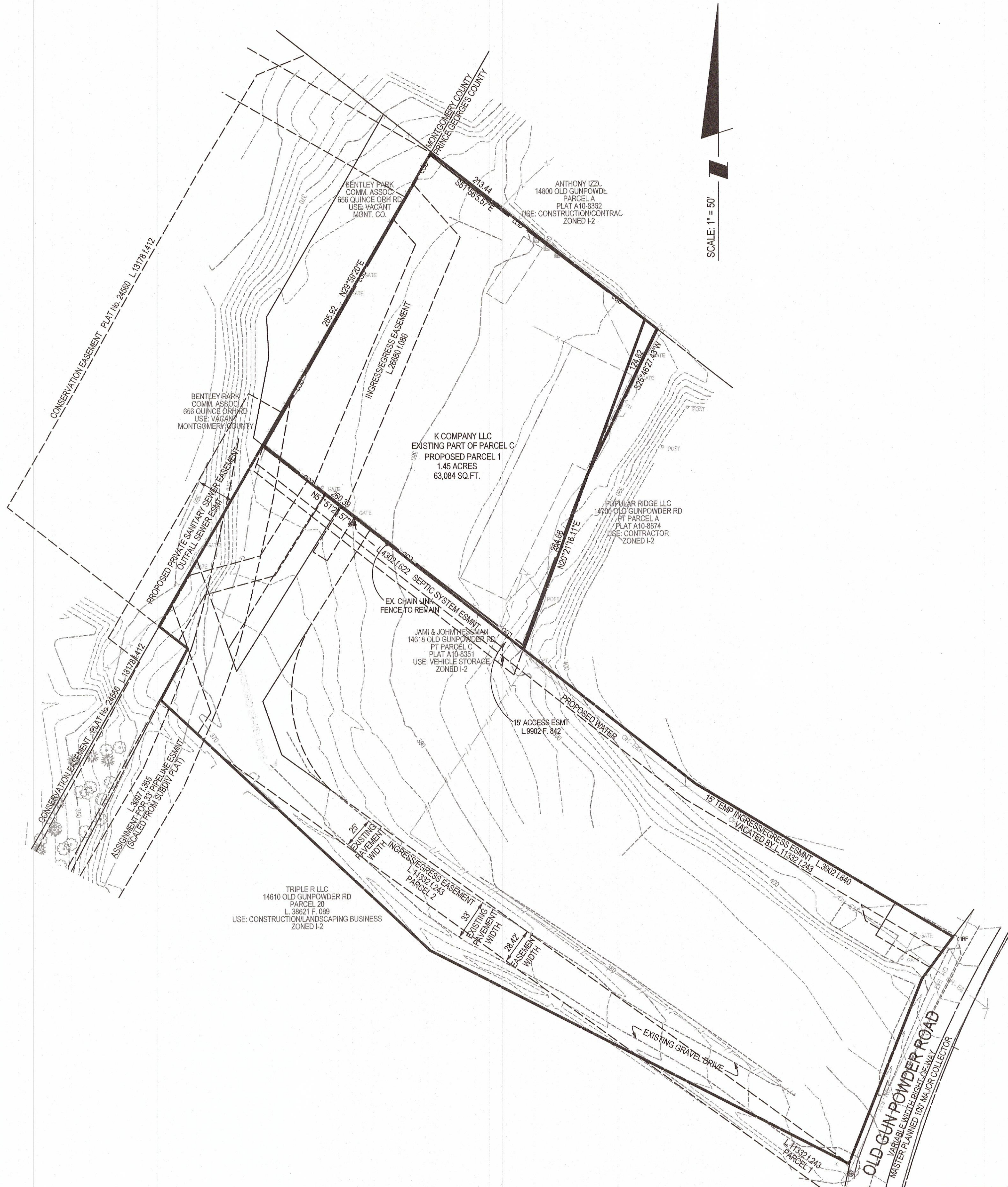# GENERAL NOTES

1. EXISTING PART OF PARCEL C, L. 28915 F. 012, AND PLAT BOOK WWW 87, p. 34
2. TAX MAP, GRID: 4-F3
3. 219NE05
4. PURPOSE OF SUBDIVISION: PROPOSED RECYCLING PROCESSING AREA
5. PRIOR APPROVALS: N/A
6. GROSS ACREAGE: 1.45 ACRES
   NET ACREAGE: 1.45 ACRES
7. NET DEVELOPABLE AREA OUTSIDE OF PMA (IF APPLICABLE): 1.45 ACRES
8. ACREAGE OF ENVIRONMENTAL REGULATED FEATURES (IF APPLICABLE): 0.00 ACRES
9. ACREAGE OF 100-YEAR FLOODPLAIN (IF APPLICABLE): 0.00 ACRES
10. ACREAGE OF ROAD DEDICATION (IF APPLICABLE): N/A
11. EXISTING ZONING: I-2
    EXISTING USE: VACANT
12. PROPOSED USE OF PROPERTY: PROPOSED RECYCLING PROCESSING AREA
13. THIS NOTE INTENTIONALLY LEFT BLANK
14. DENSITY CALCULATION (RESIDENTIAL ONLY): N/A
15. MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE: N/A IN I-2 ZONE
16. MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE: : N/A IN I-2 ZONE
17. SUSTAINABLE GROWTH TIER 2
18. ANDREWS, INTERIM LAND USE CONTROL (INDICATE YES OR NO): NO
19. CENTER OR CORRIDOR LOCATION (INDICATE YES OR NO): NO
20. EXISTING AND PROPOSED GROSS FLOOR AREA (NON-RESIDENTIAL ONLY)
    EXISTING: 0.00 SQ.FT.
    PROPOSED: 20,050 SQ.FT.
21. STORMWATER MANAGEMENT CONCEPT NUMBER 56335-2016 AND APPROVAL DATE (SUBMITTED TO DPIE NOVEMBER 8, 2016)
22. EXISTING WATER AND SEWER CATEGORY: 5
    PROPOSED WATER AND SEWER CATEGORY: 3
    A WATER AND SEWER CATEGORY AMMENDMENT APPLICATION HAS BEEN SUBMITTED TO DER AND IS BEING PROCESSED.
23. AVIATION POLICY AREA (AIRPORT NAME AND APA#): NONE
24. MANDATORY PARK DEDICATION REQUIREMENT (INDICATE YES OR NOT APPLICABLE AND HOW TO BE PROVIDED, IF APPLICABLE): N/A
25. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY (INDICATE YES OR NO): NO
26. HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY (INDICATE YES OR NO, IF YES, ADD NUMBER): NO
27. TYPE ONE CONSERVATION PLAN (INDICATE YES OR EXEMPT): EXEMPTION S-160-16; NRI-187-2016
28. WITHIN CHESAPEAKE BAY CRITICAL AREA (INDICATE YES OR NO): NO
29. WETLANDS (INDICATE YES OR NO): NO
30. STREAMS (INDICATE YES OR NO): NO
31. SOILS BY SOIL TYPE AND SOURCE OF SOIL INFORMATION (IF NO NRI):
    GbB - Galestown-Urban land complex
    GbD - Galestown-Urban land complex
    57C - Chillum silt loam
    SOURCE: USDA NRCS WEB SOIL SURVEY
32. IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION (INDICATE YES OR NO, IF YES, PROVIDE DEED REFERENCE): NO
33. DEED L.5238 F.375 LEGALLY DIVIDED THE SUBJECT PROPERTY IN JANUARY 1980.
34. VEHICULAR ACCESS PROPOSES IS SUBJECT TO THE APPROVAL OF A PRIVATE RIGHT-OF-WAY EASEMENT IN ACCORDANCE WITH SECTION 24-128(d)(2) OF THE SUBDIVISION REGULATIONS PRIOR TO THE APPROVAL OF A FINAL PLAT OF SUBDIVISION. EXISTING INGRESS/EGRESS EASEMENT L.11332 F.243 PROVIDES ACCESS TO THE SUBJECT PROPERTY IN ACCORDANCE WITH 24-128.

VICINITY MAP
SCALE: 1"=2000'
WSSC 200' PAGE: 5168 GRID: D6

SCALE: 1" = 50'

K COMPANY LLC
EXISTING PART OF PARCEL C
PROPOSED PARCEL 1
1.45 ACRES
63,084 SQ.FT.

BENTLEY PARK COMM. ASSOC.
656 QUINCE ORCHARD
USE: VACANT
MONT. CO.

ANTHONY IZZI
14800 OLD GUNPOWDER
PARCEL A
PLAT A10-8362
USE: CONSTRUCTION/CONTRAC.
ZONED I-2

POPULAR RIDGE LLC
14700 OLD GUNPOWDER RD
PT PARCEL A
PLAT A10-8874
USE: CONTRACTOR
ZONED I-2

JAMI & JOHN N. SOLDANI
14618 OLD GUNPOWDER RD
PT PARCEL C
PLAT A10-8351
USE: VEHICLE STORAGE
ZONED I-2

TRIPLE R LLC
14610 OLD GUNPOWDER RD
PARCEL 20
L.38621 F.089
USE: CONSTRUCTION/LANDSCAPING BUSINESS
ZONED I-2

EX. CHAIN LINK FENCE TO REMAIN
PROPOSED WATER
15' ACCESS ESMT L.9902 F. 842
EXISTING GRAVEL DRIVE
OLD-GUN-POWDER ROAD

## SURVEYOR'S AND ENGINEER'S CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION AND PROPERTY LINES SHOWN HEREON WERE TAKEN FROM A FIELD RUN BOUNDARY SURVEY OR AVAILABLE RECORDS.

JOHN W. KOSTIC        8-8-17
PROPERTY LINE SURVEYOR
MD. REG. NO. #473
LICENSE EXPIRES 1-6-19

BEN MOSIER        8/8/17
PROFESSIONAL ENGINEER
MD. REG. NO. #40806

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PRELIMINARY PLAN _____
TCP _____
PLANNING BOARD ACTION: _____
PER PGCPB RESOLUTION#: _____
ADOPTION DATE: _____
SIGNATURE APPROVAL DATE: _____
AUTHORIZED SIGNATURE

M-NCPPC
APPROVAL
PROJECT NAME: K COMPANY PROPERTY
PROJECT NUMBER: 4-16039
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number

## PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 40806 , EXPIRATION DATE: 6/20/17
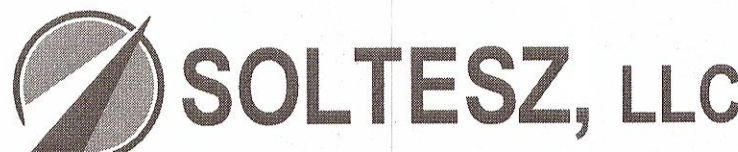
**PRELIMINARY PLAN OF SUBDIVISION 4-16039**

## SOLTESZ, LLC

Engineering
Surveying
Planning
Environmental Sciences

4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656
www.solteszco.com

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|
| 2 | REVISED PLANS PER MNCPPC COMMENTS | BCG | 8/1/17 |
| 1 | REVISED PLANS PER MNCPPC COMMENTS | BCG | 6/28/17 |

DATE: SEPTEMBER 2016
DESIGNED: BCG
CAD STANDARDS VERSION: V8 - 2000
TECHNICIAN: BCG
CHECKED: DJB

OWNER/DEVELOPER/APPLICANT
KONTERRA REALTY, LLC
14401 SWEITZER LANE
LAUREL, MD 20707
SPURGEON EISMEIER

| TAX MAP | ZONING CATEGORY: |
|---|---|
| 4, F3 | I-2 |
| WSSC 200' SHEET | XXXX: |
| 219NE05 | |
| SITE DATUM | XXXX: |
| HORIZONTAL: NAD83 | |
| VERTICAL: NGVD 1929 | |

# K COMPANY PROPERTY
## 14616 OLD GUNPOWDER RD
## BELTSVILLE, MD 20705
LAUREL (10TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 1 OF 2
1" = 50'
PROJECT NO. 0802-10-01