

Plotted By: Magiera, Todd Sheet: 9604 BALTIMORE AVE. PRELIMINARY PLAN OF SUBDIVISION - March 04, 2018 - 01:52:48pm - K:\NVA-SVA\10521-PLAN-000-9604-BALTIMORE AVE. PRELIMINARY PLAN OF SUBDIVISION.dwg  
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#### GENERAL NOTES:

1. PROPERTY ADDRESS: 9604 BALTIMORE AVENUE, COLLEGE PARK, MARYLAND 20740
2. THE EXISTING PROPERTY IS KNOWN AND DESIGNATED AS LOT 34 AS RECORDED IN LIBER 22081 AT PAGE 435.
3. TAX MAP 25, GRID E2
4. WSSC 200-FT MAP-212NE04
5. THIS PROJECT IS TO DEMOLISH THE EXISTING BUILDING ONSITE AND BUILD A CONSOLIDATED STORAGE FACILITY. THE PROPOSED BUILDING AND ASSOCIATED AREAS ARE TO BE CONSTRUCTED ON LOT 34.
6. THERE ARE NO PRIOR APPROVALS.
7. TOTAL SITE ACREAGE: 38,528 SF (0.8845 AC) - GROSS/NET
8. NET DEVELOPABLE AREA OUTSIDE OF PMA: N/A
9. TOTAL ENVIRONMENTAL REGULATED FEATURES: 0.12 AC
10. TOTAL AREA WITHIN 100-YEAR FLOODPLAIN: 0.00 AC
11. TOTAL ACREAGE OF ROAD DEDICATION: 0.07 AC
12. EXISTING: ZONING: C-S-C (COMMERCIAL SHOPPING CENTER)  
(THE PROPERTY IS WITHIN A D-D-O: THE CENTRAL US 1 CORRIDOR APPROVED SECTOR PLAN AND SECTIONAL MAP AMENDMENT)  
LAND USE: RETAIL  
PROPOSED: ZONING: C-S-C (COMMERCIAL SHOPPING CENTER)  
(THE PROPERTY IS WITHIN A D-D-O: THE CENTRAL US 1 CORRIDOR APPROVED SECTOR PLAN AND SECTIONAL MAP AMENDMENT)  
LAND USE: CONSOLIDATED STORAGE (A REVISION OF THE USE TABLE WILL BE NECESSARY THROUGH PRINCE GEORGE'S COUNTY)
13. MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE AND SUBDIVISION REGULATIONS: N/A
14. MINIMUM LOT WIDTH AT FRONT BUILDING LINE: N/A
15. MINIMUM LOT WIDTH AT FRONT STREET LINE: N/A
16. SUSTAINABLE GROWTH TIER: TIER 1
17. MILITARY INSTALLATION OVERLAY ZONE: NO
18. CENTER OR CORRIDOR LOCATION: YES - 2010 CENTRAL US 1 CORRIDOR APPROVED SECTOR PLAN AND SECTIONAL MAP AMENDMENT
19. GROSS FLOOR AREA: EXISTING (TO BE REMOVED)= 1,653 SF +/-  
PROPOSED= 115,600 SF +/-
20. STORMWATER MANAGEMENT (SWM) CONCEPT NUMBER: DPIE #59156-2017-00  
APPROVAL DATE: 03/01/2018
21. WSSC EXISTING PROPOSED  
WATER CATEGORY: W-3 W-3  
SEWER CATEGORY: S-3 S-3  
AVIATION POLICY AREA: N/A  
PARK DEDICATION: N/A  
CEMETERIES ON/CONTIGUOUS TO PROPERTY: NO  
HISTORIC SITES ON/IN VICINITY OF PROPERTY: NO  
TYPE ONE CONSERVATION PLAN: EXEMPT  
CHESAPEAKE BAY CRITICAL AREA: NO  
WETLANDS: NO

29. STREAMS: YES, LOCATED OFFSITE WITH ONSITE BUFFER AREA
30. SOIL TYPES: 0.105 AC WUB (WOODSTOWN-URBAN LAND COMPLEX)  
0.780 AC SdD (SASSAFRAS-URBAN LAND COMPLEX)
31. SOIL INFORMATION FOUND FROM USGS WEB SOIL SURVEY  
IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION: NO
32. EXISTING TOPOGRAPHY SHOWN ON PLAN IS BASED ON THE INFORMATION PROVIDED BY GRS GROUP, LLC. SURVEYORS ON THE ALTA LAND TITLE SURVEY "LANDS OF 9604 COLLEGE PARK, L.L.C., LOT 34, LIBER 22081 AT PAGE 435" DATED JUNE 17, 2017.

#### SOILS

TYPE	DESCRIPTION	K-FACTOR	HYDRIC RATING	HYDROLOGICAL GROUP	DRAINAGE CLASS
SdD	SASSAFRAS SANDY LOAM, 5 TO 10 PERCENT SLOPES, NORTHERN COASTAL PLAIN	0.2 TO 5.95	NOT HYDRIC	A	WELL DRAINED
WUB	WOODSTOWN-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES	0.2 TO 2.0	NOT HYDRIC	C	MODERATELY WELL DRAINED

#### PROJECT TEAM:

**APPLICANT (CONTRACT PURCHASER)**  
JOHNSON DEVELOPMENT ASSOCIATES, INC.  
1655 N. FORT MYER DRIVE, SUITE 810  
ARLINGTON, VA 22209  
EMAIL: BKEARNEY@JOHNSONDEVELOPMENT.NET  
TEL: (864) 529-1297

**CIVIL ENGINEER**  
KIMLEY-HORN AND ASSOCIATES, INC.  
11400 COMMERCE PARK DRIVE, SUITE 400  
RESTON, VA 20191  
CONTACT: TODD MAGIERA, PE  
EMAIL: TODD.MAGIERA@KIMLEY-HORN.COM  
TEL: (703) 674-1300

**OWNER**  
9604 COLLEGE PARK, LLC  
4919 BETHESDA AVENUE  
BETHESDA, MD 20814

**SURVEYOR**  
GRS GROUP, LLC  
6703 DELAND COURT  
SPRINGFIELD, VA 22152  
TEL: (703) 727-5828

#### LEGEND

- EXISTING SIGN
- EXISTING POWER POLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING TREE
- EXISTING OVERHEAD WIRE
- EXISTING UNDERGROUND WATER
- EXISTING CHAIN LINK FENCE
- PROPERTY LINE
- EXISTING TREE LINE
- STEEP SLOPES (15-26%)
- STEEP SLOPES (>26%)

#### NOTES:

1. STREAMS, WETLANDS, HIGHLY ERODIBLE SOILS, CHESAPEAKE BAY CRITICAL AREAS, FOREST CONSERVATION EASEMENT AREAS PER PRINCE GEORGE'S COUNTY GIS ATLAS AND MERLIN (MARYLAND'S ENVIRONMENTAL RESOURCE AND LAND INFORMATION NETWORK) ONLINE MAP.
2. ALL SOILS ARE CLASSIFIED AS HYDROLOGIC SOIL GROUP A AND C.
3. PROJECT SITE ZONING IS CSC (COMMERCIAL SHOPPING CENTER) PER PRINCE GEORGE'S COUNTY ZONING INFORMATION.
4. NO 100-YEAR FLOODPLAIN ON-SITE PER FEMA MAP #24033C0043E
5. NO SPRINGS OR SEEPS ON-SITE
6. NO BEDROCK OR MARLBORO CLAY OUTCROPS ON-SITE
7. PROJECT SITE WITHIN TMDL WATERSHED GSID:G2349 FOR NITROGEN, PHOSPHOROUS, AND TOTAL SUSPENDED SOLIDS AS PER MARYLAND DEPARTMENT OF THE ENVIRONMENT.
8. PAINT BRANCH WATERSHED PRIMARY MANAGEMENT AREA LOCATED IN BENEDICT, MARYLAND
9. ELEVATIONS SHOWN HAVE BEEN ESTABLISHED BASED UPON NAVD83 VERTICAL DATUM AND NAD83 HORIZONTAL DATUM.
10. BENCH MARK: PK NAIL SET ON NORTHEAST CORNER OF PROPERTY ELEV=151.44

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PRELIMINARY PLAN: #4-17042

TCP: \_\_\_\_\_

PLANNING BOARD ACTION: \_\_\_\_\_

PER PGCPB RESOLUTION #: \_\_\_\_\_

ADOPTION DATE: \_\_\_\_\_

SIGNATURE APPROVAL DATE: \_\_\_\_\_

AUTHORIZATION SIGNATURE: \_\_\_\_\_

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OR label certifies that this plan meets the conditions of final approval by the Planning Board, its designee or the District Council.

**M-NCPPC APPROVALS**

PROJECT NAME: 9604 BALTIMORE AVENUE

PROJECT NUMBER: CASE #4-17042

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet  
Revision numbers must be included in the Project Number

9604 BALTIMORE AVE  
(CASE# 4-17042)

PREPARED FOR  
JOHNSON DEVELOPMENT  
ASSOCIATES, INC.

PRINCE GEORGE'S COUNTY MARYLAND

SHEET NUMBER  
C101

PRELIMINARY PLAN  
OF SUBDIVISION

KHA PROJECT  
110521000

DATE  
01/26/2018

SCALE AS SHOWN

DESIGNED BY KMR

DRAWN BY KMR

CHECKED BY TJM



**Kimley»Horn**

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No.	REVISIONS	DATE	BY
1	COMPLIANCE REVIEW	3/5/18	KH

