

LEGEND

	PROPERTY LINE
	EXISTING CONTOUR
	EX. TREE LINE
	EXISTING OVERHEAD LINES
	EXISTING WATER LINES
	EXISTING SEWER LINES
	EXISTING STORM DRAIN
	EXISTING UNDERGROUND GAS LINES
	EXISTING UNDERGROUND ELECTRICAL LINES
	EXISTING UNDERGROUND TELEPHONE / CABLE LINES
	EXISTING WOOD FENCE
	EXISTING WIRE FENCE
	EXISTING ROAD PAVING
	EXISTING ONSITE PAVING
	>15% SLOPES
	WETLAND BUFFER
	WETLANDS LIMIT
	100 YEAR FLOODPLAIN
	FLOODPLAIN BUFFER
	STREAM BUFFER
	PMA

GENERAL NOTES

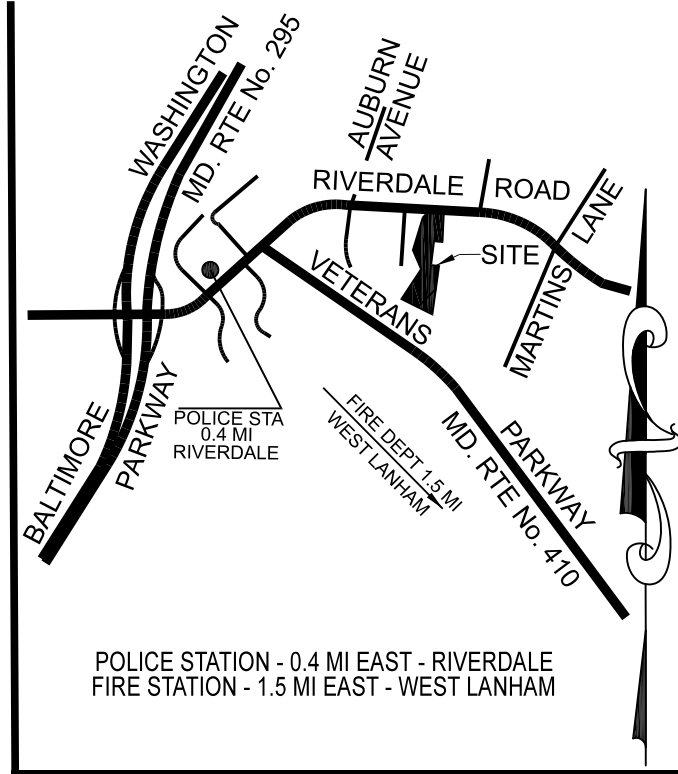
- LEGAL DESCRIPTION: PART OF LOTS 4&5, BLOCK M, WILDERCROFT PLAT REFERENCE: PB 2 PLAT 11
PARCEL 1: LIBER 38146 FOLIO 610, TAX ID# 19-2160547
PARCEL 2: LIBER 34894 FOLIO 320, TAX ID# 19-2127868
 - ADC MAP LOCATOR: PAGE 5410, GRID G-6.
 - TAX MAP: PAGE 0043 GRID 00C3.
 - WSSC 200 SHEET NO. 207 NE 06.
 - TRACT AREA:
GROSS TRACT AREA: 217,176 S.F. OR 4.9857 AC.
ROAD DEDICATION AREA: 1,260 S.F. OR 0.0289 AC.
NET TRACT AREA: 215,916 S.F. OR 4.9568 AC.
NET DEVELOPABLE AREA OUTSIDE OF THE ENVIRONMENTALLY REGULATED FEATURES OF THE PMA: 49,934 S.F. OR 1.1464 AC.
ACREAGE OF ENVIRONMENTAL REGULATED FEATURES (PMA) 165,982 S.F. OR 3.8104 AC.
TOTAL ACREAGE WITHIN THE FLOODPLAIN: 113,114 S.F. OR 2.5967 AC.
 - PROPERTY ZONED: PARCEL 1 C-A (COMMERCIAL); 28,675 SQ.FT. 0.6583 AC.
PARCEL 2: R-80 (RESIDENTIAL); 188,501 SQ.FT., 4.3274 AC.
 - PROPOSED USE: PARCEL 1: LAUNDROMAT; PARCEL 2: VACANT
 - MINIMUM PROPERTY STANDARDS:
- | ITEM | PARCEL 1 | PARCEL 2 |
|----------------------------------|----------|------------|
| STREET | 10' | - |
| RESIDENTIAL PROPERTY | - | - |
| SIDE SETBACK | 12' | - |
| REAR SETBACK | 25' | - |
| LOT SIZE (MIN) | - | 9,500 S.F. |
| LOT COVERAGE (MIN) | - | 30% |
| LOT WIDTH AT FRONT BUILDING LINE | - | 75' |
| AND FRONT STREET LINE (MIN) | - | - |
| FRONT SETBACK | - | 25' |
| SIDE SETBACK (MIN/TOTAL) | - | 8'/17' |
| REAR SETBACK | - | 20' |
- WITHIN SUSTAINABLE GROWTH - YES - TIER #1
 - WITHIN M-I-O ZONE - NO
 - WITHIN CENTER OR CORRIDOR LOCATION - NO

- EXISTING BUILDING TO REMAIN
- POLICE DISTRICT #1
- WATERSHED - BRIERS DITCH
- DNR 12 DIGIT #021402050822
- WATER/SEWER CATEGORY DESIGNATION (EX & PROP) - W3 / S3
- EXISTING COMMERCIAL GROSS FLOOR AREA = 2,730 S.F.
- PROPOSED COMMERCIAL GROSS FLOOR AREA = 1,577 S.F.
- AVIATION POLICY AREA - COLLEGE PARK AIRPORT, CONICAL SURFACE AREA
- MANDATORY PARK DEDICATION REQUIREMENT - N/A
- CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY - NO
- HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY - NO
- STORMWATER MANAGEMENT CONCEPT #57204-2016-01, UNDER REVIEW
- APPROVED NRI #196-2016
- TYPE ONE TREE CONSERVATION PLAN #4-18011
- WITHIN CHESAPEAKE BY CRITICAL AREA - NO
- WETLANDS ON THE PROPERTY - YES, AS SHOWN
- STREAM ON THE PROPERTY - YES AS SHOWN IN THE BRIER DITCH WATERSHED
- THERE IS FLOODPLAIN ON THE PROPERTY, APPROVED BY THE DPIE
- 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
- ALL PROPOSED WORK IS COMMERCIAL, 65 dBA CONTOUR - N/A
- PROPERTY OWNER: NPKS, LLC
5258 KNIGHT ARCH CT
FAIRFAX, VIRGINIA 22030
- APPLICANT: LAUNDRY UNLIMITED, LLC
AL MOORE
5603 ROCKBRIDGE COURT
COLUMBIA, MARYLAND 21045
CONTACT PERSON: AL MOORE
443-622-4430

- 34) ADDRESS: 5603 ROCKBRIDGE COURT
COLUMBIA, MARYLAND 21045
- 35) UTILITY COMPANIES: TELEPHONE
ELECTRIC
GAS
CABLE
WATER/SEWER

VERIZON
PEPCO
WASH. GAS LIGHT
COMCAST
WSSC

LAYER CATEGORY	LAYER NAME	VALUE
ZONE	ZONING (ZONE)	C-A / R-80
ZONE	AVIATION POLICY AREA (APA)	COLLEGE PARK AIRPORT
ADMINISTRATIVE	TAX GRID (TMG)	43 C3
ADMINISTRATIVE	WSSC GRID (SHEET 20)	207 NE 06
ADMINISTRATIVE	POLICY ANALYSIS ZONE (PAZ)	245 F
ADMINISTRATIVE	PLANNING AREA (PLAN AREA)	69, BLADENSBURG, NEW CARROLLTON & VIC
ADMINISTRATIVE	ELECTION DISTRICT (ED)	BLADENSBURG #2
ADMINISTRATIVE	COUNCILMANIC DISTRICT (CD)	3
ADMINISTRATIVE	GENERAL PLAN 2002 TIER(TIER)	DEVELOPED
ADMINISTRATIVE	TRAFFIC ANALYSIS ZONE (GOG)(TAZ-COG) 1002	PG TRAFFIC ANALYSIS ZONE (TAZ-PG) 778

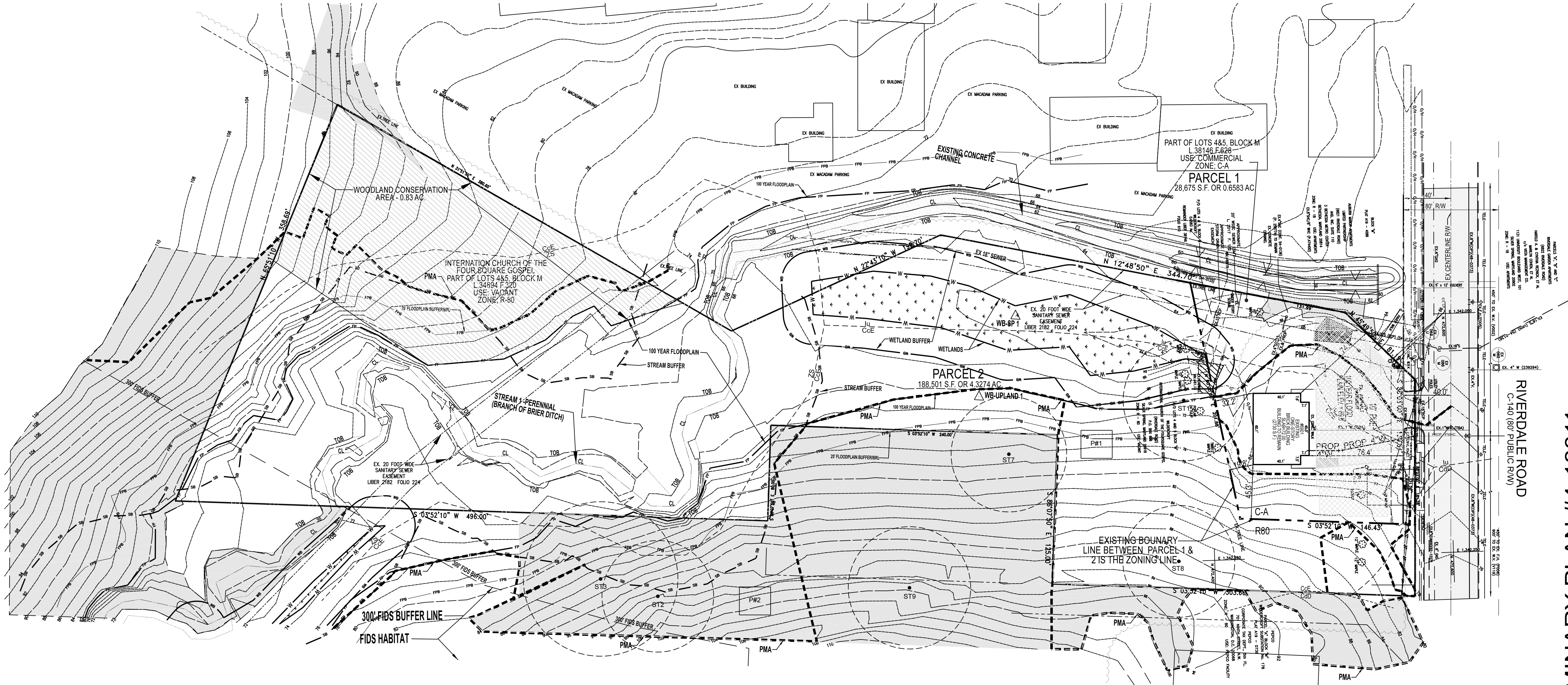


VICINITY MAP
SCALE: 1" = 2000'
ADC MAP: 5410 - GRID: G-6

SCALE: 1"=50'

NAD 83 / 91
NGVD 29

PLAN SCALE: 1"= 50'



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 18518, EXPIRATION DATE: 06/10/2021.

Dean Packard
DEAN PACKARD
PROFESSIONAL ENGINEER
PROFESSIONAL LAND SURVEYOR
03/17/2021
DATE

MISS UTILITY

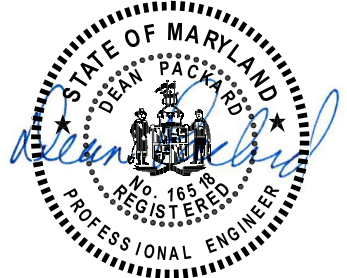
CALL "MISS UTILITY" AT 1-800-257-777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

PACKARD & ASSOCIATES, L.L.C.

CIVIL ENGINEERS * SURVEYORS * LAND PLANNERS

16220 FREDERICK ROAD, SUITE 300

GAITHERSBURG, MARYLAND 20877
(301) 208-0250 PHONE (301) 208-1270 FAX



PRELIMINARY PLAN #4-18011

PRELIMINARY PLAN

RIVERDALE LAUNDROMAT

6901 RIVERDALE ROAD, RIVERDALE, MD. 20737

WILDERCROFT SUBDIVISION

REMAINDER OF LIBER 38146 AT FOLIO 610

BLADENSBURG ELECTION DISTRICT No.2 PRINCE GEORGES COUNTY, MARYLAND

SCALE 1" = 20'	DRAWN B. M.
CHECKED	DATE 03/17/2020
ACAD FILE NAME	
JOB NO.	
DRAWING NO. SHEET 1 of 1	