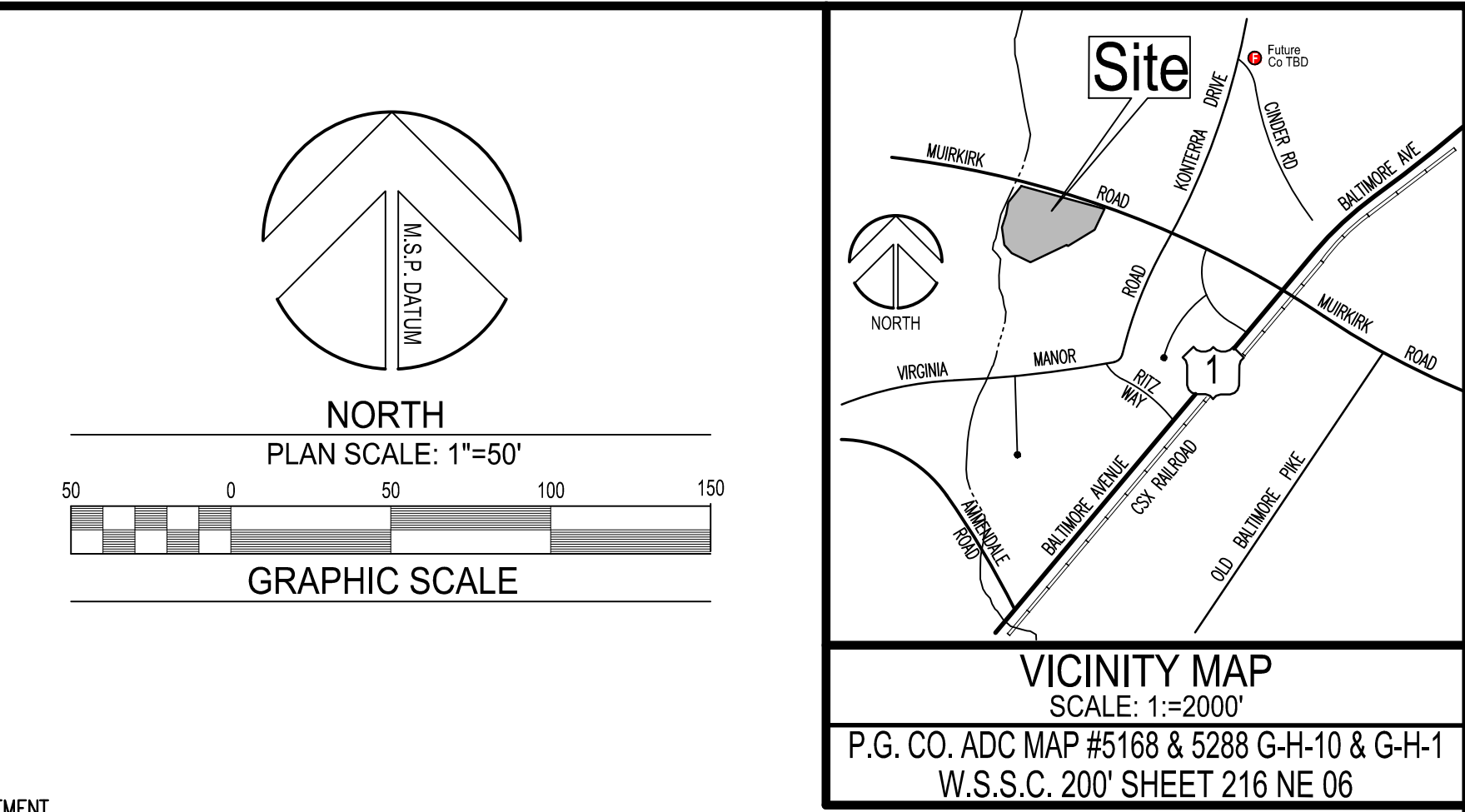
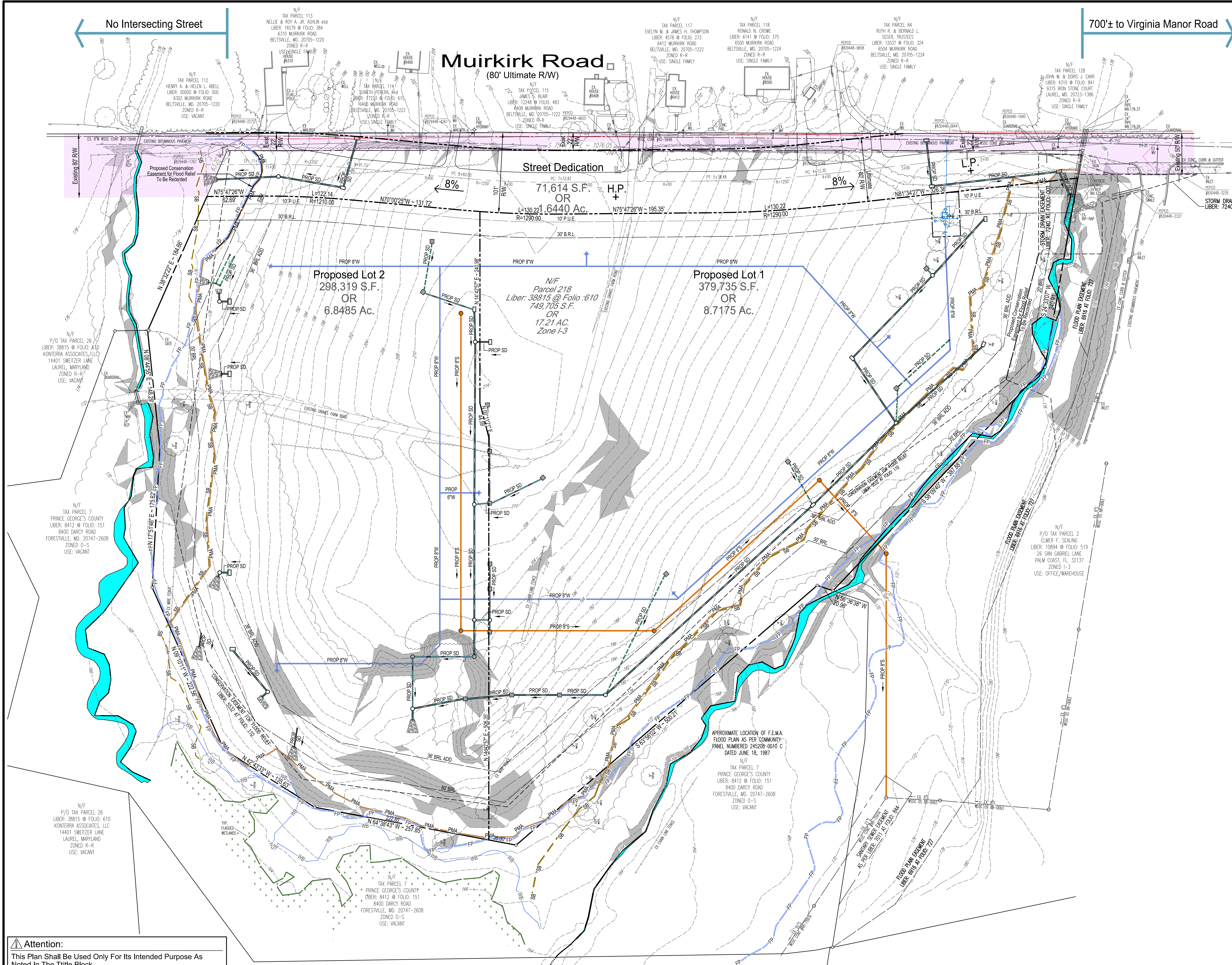




- GENERAL NOTES:**
- SUBJECT PROPERTY:
PARCEL 218
LIBER: 38815 @ FOLIO: 610
 - TAX MAP: 13, GRID: B1
 - WSSC 2007 SHEET NUMBER: 216 NE 06
 - PURPOSE: SUBDIVISION OF PARCEL 218, PARK PLACE LOTS 1 AND 2
 - PRIOR APPROVALS: SP - 87049, CSP-17005 (PENDING) AND SDCP-19983-2018
 - GROSS TRACT AREA: 17.21 ACRES OR 749,705 S.F.
TOTAL AREA OF ROAD DEDICATION: 1.84 ACRES OR 71,614 S.F.
TOTAL AREA OF FLOOD PLAIN: 0.41 ACRES OR 17,860 S.F. (PER FLOOD PLAIN STUDY 201909)
NET TRACT AREA: 15.16 ACRES OR 660,231 S.F.
TOTAL AREA OF LOTS: 15.57 ACRES OR 678,091 S.F.
 - AREA OF ENVIRONMENTAL REGULATED FEATURES: 7.66 ACRES (SEE NRI)
 - AREA OF 100 YEAR FLOOD PLAIN: 0.41 ACRES OR 17,860 SQUARE FEET
 - AREA OF ROAD DEDICATION: 1.84 ACRES OR 71,614 S.F.
 - EXISTING ZONING:
PARCEL 218: 17.21 ACRES - ZONED I-3
 - PROPOSED USE:
PARCEL 218, PARK PLACE LOTS 1 AND 2: OFFICE, WAREHOUSE AND RESTAURANT DEPOT (WHOLESALE RETAIL);
1 PROPOSED BUILDING: 66,000 GFA (LOT 1)
1 PROPOSED BUILDING: 62,810 GFA (LOT 2)
TOTAL GROSS FLOOR AREA: 128,810 GFA (TOTAL)
 - MINIMUM LOT SIZE REQUIRED PER ZONING & SUBDIVISION REGULATIONS:
LOTS 1 AND 2, PARK PLACE: NOT APPLICABLE
LOT 1: 8,717.5 ACRES
LOT 2: 6,848.5 ACRES
 - MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE:
LOTS 1 AND 2, PARK PLACE: NOT APPLICABLE
LOT 1: 754.43'
LOT 2: 344.27'
 - EXISTING GROSS FLOOR AREA - LOTS 1 AND 2, PARK PLACE: NONE
 - DEVELOPMENT OF THIS SITE SHALL BE IN CONFORMANCE WITH STORM WATER MANAGEMENT CONCEPT NUMBER SDCP-19983-2018S AND ANY SUBSEQUENT REVISIONS THERETO.
 - WATER & SEWER CATEGORY DESIGNATION:
EXISTING: W-4 & S-4
PROPOSED: W-3 & S-3
 - SUSTAINABLE GROWTH TIER: DEVELOPING
 - MILITARY INSTALLATION OVERLAY ZONE: N/A
 - AVIATION POLICY AREA: N/A
 - MANDATORY PARK DEDICATION: N/A
 - THERE ARE NO CEMETERIES OR GRAVES LOCATED ON, OR ADJACENT TO THIS SITE.
 - THERE ARE NO KNOWN HISTORIC OR ARCHEOLOGICAL SITES LOCATED ON, OR ADJACENT TO THIS SITE, HOWEVER A PHASE 1 ARCHEOLOGY STUDY IS BEING PREPARED BY SANTEE.
 - TYPE ONE TREE CONSERVATION PLAN: TCP1-009-09
 - TYPE TWO TREE CONSERVATION PLAN: REQUIRED (PENDING APPROVAL WITH CSP-17005).
 - THIS PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 - THERE ARE NO WETLANDS LOCATED ON THE SUBJECT PROPERTY.
 - STREAMS: 444 LINEAR FEET PER APPROVED NRI-198-17.
 - NRI APPROVAL # NRH-027-09.
 - SOILS INFORMATION:
CC: CHRISTIANA-DOWNER COMPLEX, 5% TO 10% SLOPES
C/C: CROOM GRAVELLY SANDY LOAM, 5% TO 10% SLOPES
C/E: CROOM GRAVELLY SANDY LOAM, 15% TO 25% SLOPES
U: ISSUE URBAN LAND COMPLEX, OCCASIONALLY FLOODED
ZS: ZEKIAH AND ISSUE SOILS, FREQUENTLY FLOODED
 - BOUNDARY SURVEY AND TOPOGRAPHY INFORMATION PROVIDED BY OTHERS AND IN ACCORDANCE WITH PER FIELD DATA FROM FEBRUARY 2007 BY: JOYCE ENGINEERING CORPORATION, 10768 BALTIMORE AVENUE, BELTSVILLE, MARYLAND 20705
 - THE SUBJECT PROPERTY IS NOT IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION.
 - A CROSS UTILITY (STORM DRAIN, WATER & SEWER) EASEMENTS FOR LOTS 1 AND 2 SHALL BE RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS.

Attention:
This Plan Shall Be Used Only For Its Intended Purpose As
Noted In The Title Block.

Existing Legend		Environmental Legend	
	FIRE HYDRANT		Wetlands
	WATER VALVE		Wetlands Buffer (25')
	SEWER MANHOLE		Regulated Stream
	STORM DRAIN MANHOLE		Stream Buffer (75')
	UTILITY POLE		Slopes > 15%
	WIRE FENCE		100 Year Floodplain
	CONCRETE PAVEMENT		PMA - Primary Management Area
	BITUMINOUS PAVEMENT		
	GRAVEL PAVEMENT		
	RIP-RAP OUTFALL		
	ASPHALT CURB		
	RETAINING WALL		
	CONCRETE CURB		
	WATER LINE		
	SEWER MAIN		
	STORM DRAIN		
	SIGN		
	EXISTING TREE LINE		
	PROPERTY CORNER		
	PROPERTY LINE (ADJACENT)		
	OVERHEAD WIRES		
	EXISTING CONTOUR 10'		
	EXISTING CONTOUR 2'		
	EXISTING TREE W/ SIZE		

Developer/Applicant:
Konterra Associates, LLC
Attn: Mr. Spurge Eismeier, Sr.
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Suite 200
Laurel, Maryland 20707
Phone: 301-210-5230

REVISIONS:

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10768 BALTIMORE AVENUE, BELTSVILLE, MARYLAND 20705
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DESIGN: WAJ	DATE: July 2017	JOB No.: 017016
DRAWN: HAL	COMP: CW	SCALE: 1"=50'
CHECK: JEC	SURVEY: JEC	SHEET: 1 OF 1

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