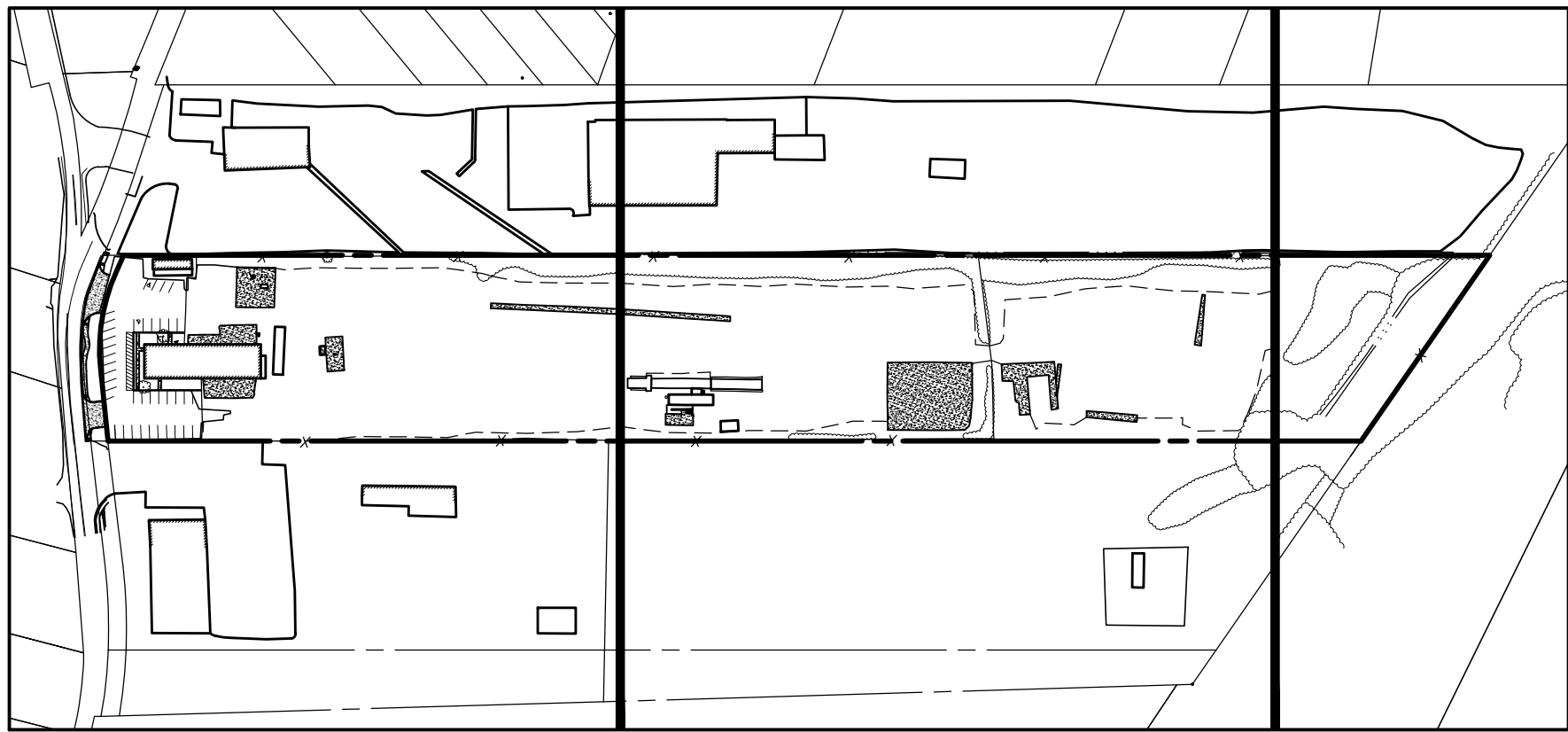


PRELIMINARY PLAN #4-19035
FOR
WASTE MANAGEMENT CAPITOL FACILITY
UPPER MARLBORO, PRINCE GEORGE'S COUNTY, MARYLAND

SHEET LEGEND



SHEET C1.01

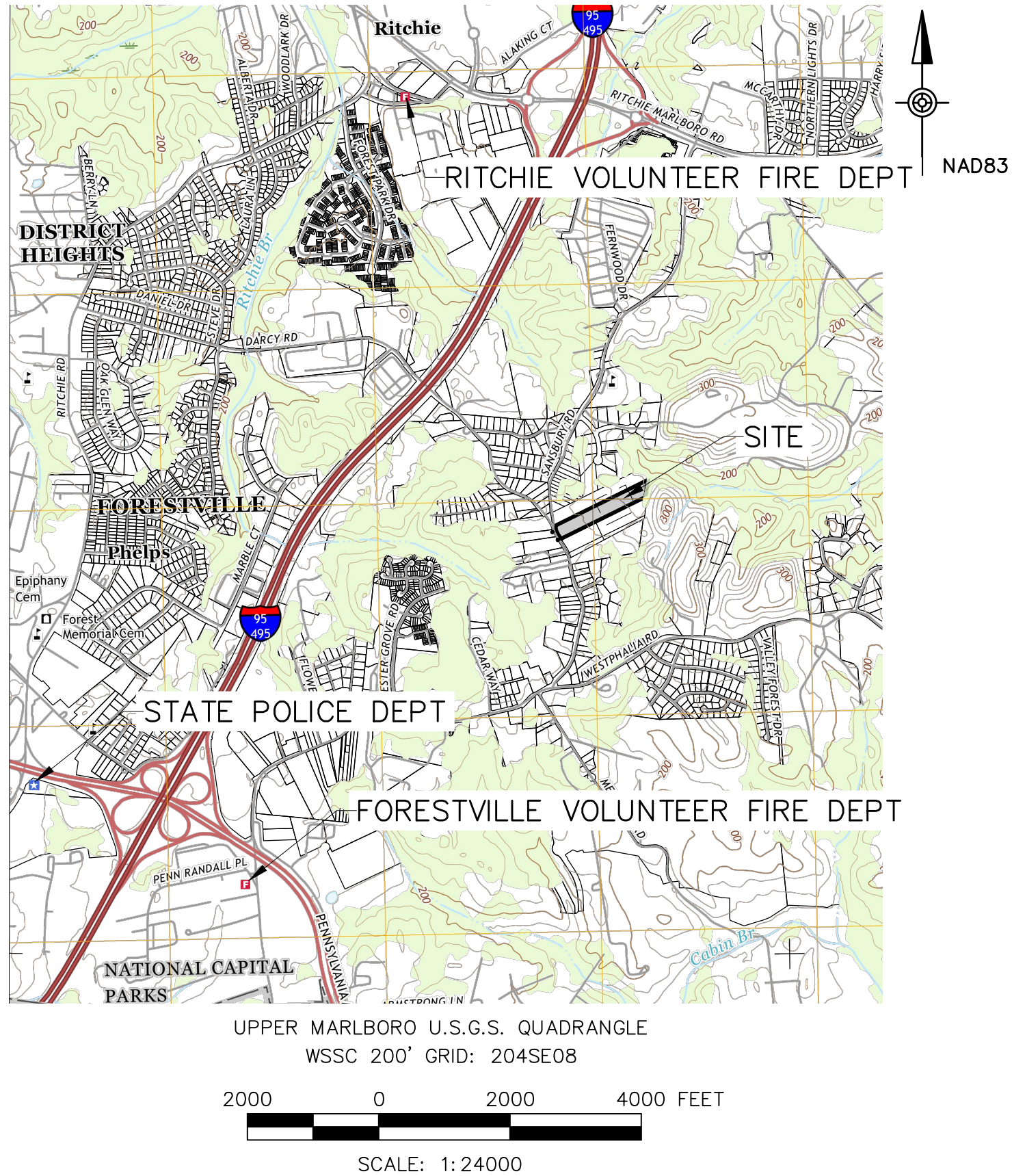
SHEET C1.02

SHEET C1.03

GENERAL NOTES

1. PARCEL/LOT, DEED DESCRIPTION, AND PLAT NUMBER: PARCEL 202, LIBER 17657 FOLIO 00670,
2. TAX MAP, GRID: PARTIALLY IN 82-D3 AND 82-E3
3. 200 FOOT MAP REFERENCE (WSSC): 204SE08
4. PURPOSE OF SUBDIVISION: REDEVELOPMENT OF THE OFFICE/ADMINISTRATIVE AND MAINTENANCE BUILDING AND PARKING AREA FOR COMMERCIAL FLEET THAT SUPPORT THE EXISTING USES WHICH INCLUDE "VEHICLE REPAIR AND SERVICE STATION," "VEHICLE LUBRICATION OR TUNE-UP FACILITY," THE EXISTING WESTPHALIA COMMUNITY TRAILER WITH A "COMMUNITY BUILDING" USE WILL REMAIN ON THE PROPERTY AS WELL.
5. PRIOR APPROVALS: NRI-077-2019
6. TOTAL ACREAGE; GROSS/NET AND BY ZONE: 7.77 ACRES TOTAL;
I-1 = 5.12 AC AND I-2 = 2.65 AC
7. NET DEVELOPABLE AREA OUTSIDE OF PMA: 7.77 ACRES
8. ACREAGE OF ENVIRONMENTAL REGULATED FEATURES: 0 ACRE
9. ACREAGE OF 100-YEAR FLOODPLAIN: 0 ACRE
10. ACREAGE OF ROAD DEDICATIONS: NOT APPLICABLE
11. EXISTING ZONING/USE: I-1/INDUSTRIAL AND I-2/INDUSTRIAL
12. PROPOSED USE OF PROPERTY: INDUSTRIAL
13. MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE AND SUBDIVISION REGULATIONS (24-130): NOT APPLICABLE
14. MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE: NOT APPLICABLE
15. SUSTAINABLE GROWTH TIER: YES, TIER 1 AND TIER 2
16. MILITARY INSTALLATION OVERLAY ZONE: YES
17. CENTER OR CORRIDOR LOCATION: NO
18. EXISTING AND PROPOSED GROSS FLOOR AREA: EXISTING TO BE DEMOLISHED-5,628 SF; EXISTING TO REMAIN-553 SF; PROPOSED NEW-20,391 SF; PROPOSED TOTAL-20,944 SF
19. STORMWATER MANAGEMENT CONCEPT NUMBER AND APPROVAL DATE: 25803-2019, STILL BEING REVIEWED
20. WATER/SEWER CATEGORY DESIGNATION: WATER CATEGORY: W-3;
SEWER CATEGORY: EXISTING S-4, PROPOSED S-3
21. AVIATION POLICY AREA: NOT APPLICABLE
22. MANDATORY PARK DEDICATION REQUIREMENT: NOT APPLICABLE
23. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
24. HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
25. TYPE ONE CONSERVATION PLAN: YES
26. WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
27. WETLANDS: NO
28. STREAMS: NO
29. 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

PROJECT LOCATION MAP



LEGEND

FEATURES TEXT	FEATURES TEXT
PROPERTY LINE	---
ZONING LINE	---
CONTOUR LINE	--- 100 ---
BUILDING LINE	///
FENCE LINE	-x-
EDGE OF PAVEMENT	---
GRAVEL	---
CONCRETE CURB	---
CONCRETE SIDEWALK	---
SIGN	(TBR)
BENCHMARK	BM
FEATURE TO BE REMOVED	---
DRAINAGE LINE, MANHOLE & CB	MH --- S ---
SANITARY SEWER & MANHOLE	SW --- S ---
WATER MAIN & VALVE	WM --- W ---
SEWER FORCE MAIN	FM --- F ---
GAS MAIN & VALVE	GM --- G ---
UNDERGROUND ELECTRIC	UE --- E ---
OVERHEAD UTILITIES & POLE	OH --- O ---
UNDERGROUND TELEPHONE	UT --- T ---
UNKNOWN UNDERGROUND UTILITY	UK --- U ---
15% - 25% SLOPES	---
25% OR GREATER SLOPES	---
BRUSHLINE	---
TREELINE	---

PROJECT INFORMATION

1. RECORD OWNER: WASTE MANAGEMENT OF MARYLAND INC
9304 D'ARCY ROAD
UPPER MARLBORO, MARYLAND 20774
CONTACT: CHRIS PILZER
EMAIL: cpilzer@wm.com
2. ENGINEER: LARSON DESIGN GROUP, INC.
1000 COMMERCE PARK DRIVE, SUITE 201
WILLIAMSPORT, PENNSYLVANIA 17701
CONTACT: JENNIFER RODGERS
EMAIL: jrodgers@larsondesigngroup.com
3. SITE INFORMATION: STREET ADDRESS: 9304 D'ARCY RD
COUNTY: PRINCE GEORGE'S COUNTY
MUNICIPALITY:
TOTAL PARCEL AREA: 7.77 AC.
ZONE I-1: 5.12 AC
ZONE I-2: 2.65 AC
4. SEWAGE & WATER: PUBLIC SEWER & PUBLIC WATER.
WSSC GRID: 204SE08
5. PROJECT LOCATION: THE PROJECT SITE IS LOCATED APPROXIMATELY 0.5 MILE SOUTHEAST OF INTERSTATE 95 BETWEEN THE INTERSECTIONS OF SANSBURY ROAD AND WESTPHALIA ROAD.
6. STATEMENT OF INTENT: THE PROJECT IS AN EXISTING INDUSTRIAL SITE THAT WILL CONSIST OF THE EXISTING BUILDING BEING DEMOLISHED AND A NEW ADMINISTRATIVE AND MAINTENANCE BUILDING BEING CONSTRUCTED.
7. FLOOD INFORMATION: NO FLOODPLAIN EXISTS ON THE PROJECT SITE ACCORDING TO DPFE.

SHEET INDEX

G0.00	- COVER SHEET
1 OF 1	- PROPERTY BOUNDARY
C1.01	- PLAN
C1.02	- PLAN
C1.03	- PLAN

SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THE PROPERTY BOUNDARY, RIGHT-OF-WAY, AND EXISTING FEATURES, AS SURVEYED BY NAVARRO & WRIGHT IN DECEMBER 2018 AND DETAILED IN THIS PLAN SET, ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND PROFESSIONAL JUDGEMENT.

KEITH E. BAILEY
LICENSE NO.: 10976
EXPIRATION DATE: 7/24/2020
NAVARRO & WRIGHT CONSULTING ENGINEERS, INC.
151 RENO AVENUE
NEW CUMBERLAND, PA 17070

Keith E. Bailey
LICENSED LAND SURVEYOR SIGNATURE



3/09/20

DATE

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QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-NCPPC
APPROVAL

PROJECT NAME:

PROJECT NUMBER:

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

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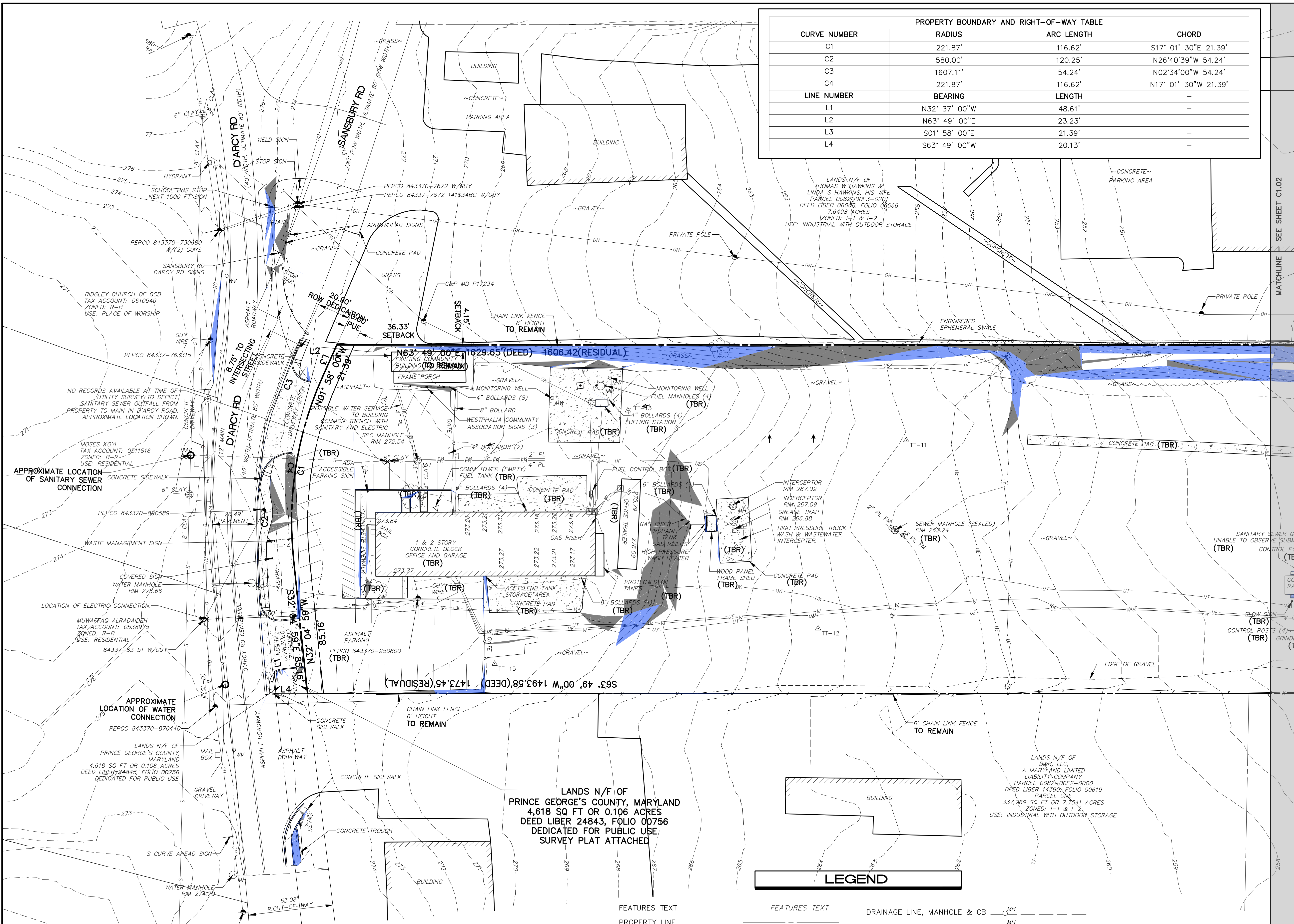
ISSUE / REVISIONS	DATE	BY	CHKD	COMMENTS
2	3/6/20	JAR	CCG	PLAN ACCEPTANCE COMMENTS
1	10/8/2019	JAR	CCG	PLAN ACCEPTANCE COMMENTS
0	8/15/2019	JAR	CCG	INITIAL M-NCPPC SUBMISSION
NOI	DATE			COMMENTS



COVER SHEET
PRELIMINARY PLAN #4-19035
WASTE MANAGEMENT CAPITOL FACILITY
UPPER MARLBORO, PRINCE GEORGE'S COUNTY, MARYLAND
Waste Management of Maryland, Inc.
11220 Assett Loop
Monassas, VA 20109
PHONE 570.323.6603
FAX 570.323.9902 • www.larsondesigngroup.com
Larson Design Group • Architects Engineers Surveyors
1000 Commerce Park Drive • Suite 201
Williamsport, PA 17701
PHONE 570.323.6603 TOLL FREE 877.323.6603
FAX 570.323.9902 • www.larsondesigngroup.com

SHEET NO.:
PROJECT NO.: 10144-017

PROPERTY BOUNDARY AND RIGHT-OF-WAY TABLE			
CURVE NUMBER	RADIUS	ARC LENGTH	CHORD
C1	221.87'	116.62'	S17° 01' 30"E 21.39'
C2	580.00'	120.25'	N26°40'39"W 54.24'
C3	1607.11'	54.24'	N02°34'00"W 54.24'
C4	221.87'	116.62'	N17° 01' 30"W 21.39'
LINE NUMBER	BEARING	LENGTH	—
L1	N32° 37' 00"W	48.61'	—
L2	N63° 49' 00"E	23.23'	—
L3	S01° 58' 00"E	21.39'	—
L4	S63° 49' 00"W	20.13'	—



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PLAN
PRELIMINARY PLAN #4-19035
WASTE MANAGEMENT CAPITOL FACILITY
UPPER MARLBORO, PRINCE GEORGE'S COUNTY, MARYLAND

Waste Management of Maryland, Inc. 11220 Asset Loop Manassas, VA 20109 PHONE 410.309.4597	Larson Design Group • Architects Engineers Surveyors 1000 Commerce Park Drive • Suite 201 Williamstown, PA 17701 PHONE 570.323.6603 TOLL FREE 877.323.6603 FAX 570.323.9902 • www.larsondesigngroup.com
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QR label certifies that this plan
meets conditions of final approval
by the Planning Board, its designee
or the District Council.
M-NCPPC
APPROVAL

PROJECT NAME:
PROJECT NUMBER:

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For Conditions of Approval see Site Plan Cover Sheet or
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in the Project Number

SHEET NO.:

C1.01

10144-017

