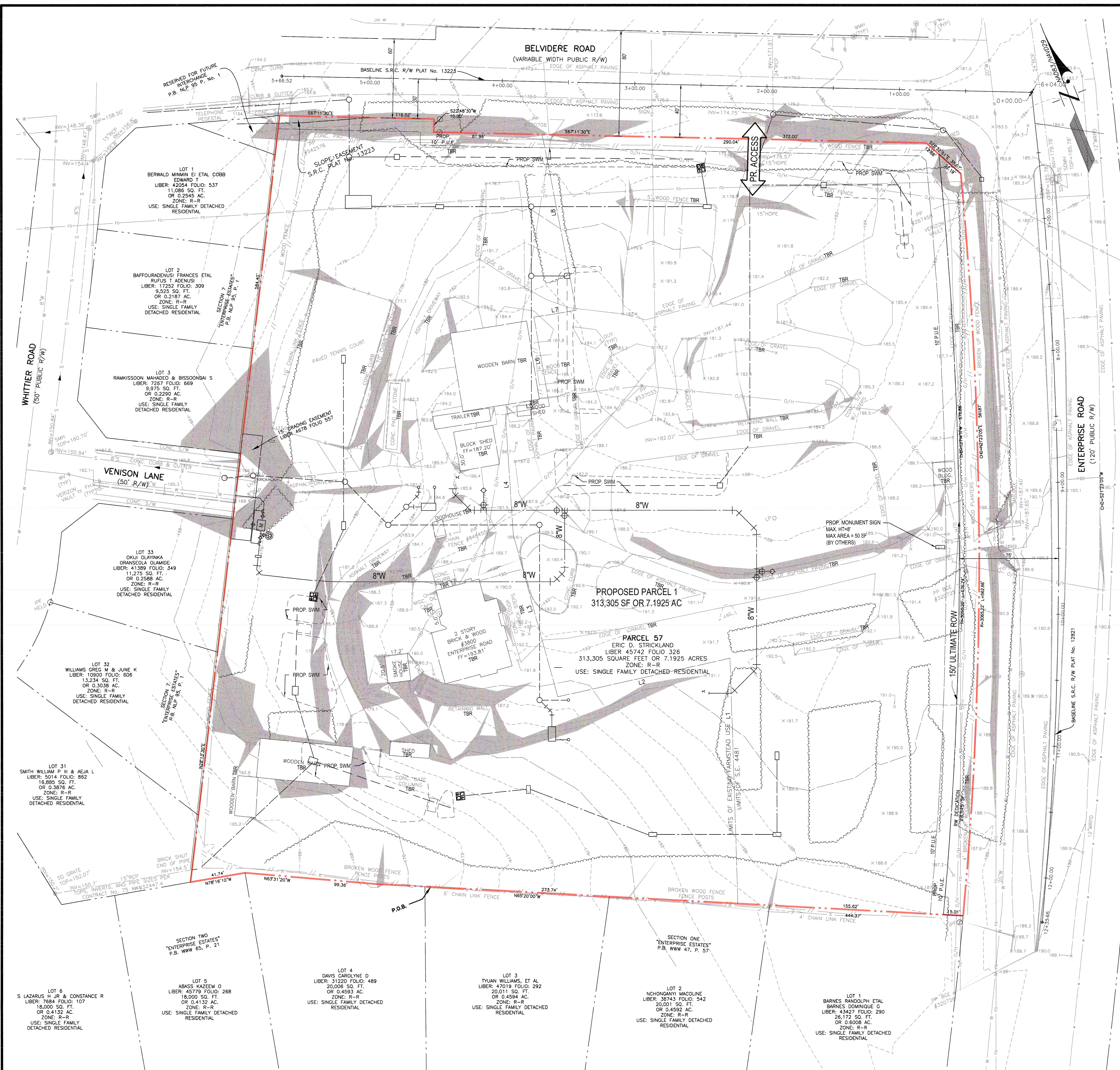




GENERAL NOTES

- Existing parcel lot, deed description/Liber Folio and plat number
- Existing Parcel: Liber/Folio: 11350 F. 745
- 200 foot map reference (WSSC): 206N10
- This plan is for the subdivision of Parcel 57 into one parcel.
- Prior approvals: SE-4481, AC-0304, SE-4795
- Site Area: Gross: 7.3887 Ac.
Net: 7.1925 Ac.
- Net developable area outside PMA: 7.1925 Ac.
- Acres of Environmental Regulated Features: 0 Ac.
- Acres of 100-year floodplain: 0 Ac.
- Acres in road dedication: 0.1982 Ac.
- Existing zoning: Rural Residential (R-R)
- Existing use: Agriculture - Natural Resources
- Proposed use of property: Funeral home & ancillary reception hall
- Minimum lot size required by Zoning Ordinance and Subdivision Regulations (24-130): 20,000 SF
- Minimum lot width at Front of Building Line: 100 ft.
- Minimum lot width at front street line: 70 ft.
- Sustainable Growth Tier: Yes #1
- Andrews Interim Land Use Control: No, this property is outside of Military Installation Overlay Zone.
- Center or Corridor location: No
- Existing Gross Floor Area: 11,746 SF
- Proposed Gross Floor Area: 20,796 SF
- Stormwater Management Concept number and approval date: 59989-2016, 04/13/2022
- Water/Sewer Category Designation Existing: W-3/S-3 Proposed: W-3/S-3
- Aviation Policy Area: N/A
- Mandatory Park Dedication Requirement: Not applicable
- Cemeteries on or contiguous to the property: No
- Historic Site on or in the vicinity of the property: No
- Type One Conservation Plan: Exempt
- Within Chesapeake Bay Critical Area: No
- Wetlands: No
- Streams: No
- Soils by soil type provided by the USDA Natural Resources Conservation Services:
Cn-C: Collington-Wist complex, 5-10% slope
Cn-D: Collington-Wist complex, 10-15% slope
Cn-B: Collington-Wist Urban land complex, 5-10% slope
Cn-D: Collington-Wist Urban land complex, 10-15% slope
- In or adjacent to an easement held by Maryland Environmental Trust, The Maryland Agricultural Land Preservation Foundation, or any land trust or organization: No

VICINITY MAP
SCALE: 1" = 2000'
ADC MAP BOOK 5412 B/C 10
WSSC 200' SHEET: 205 NE 10

LEGEND

- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY BOUNDARY
- EXISTING 10 FT CONTOUR
- EXISTING 2 FT CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING TREELINE
- CENTERLINE OF EXISTING ROAD
- IRON PIPE FOUND
- PROPOSED ACCESS
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING WATER
- PROPOSED WATER
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- FLOODPLAIN - EXISTING/PROPOSED
- WETLAND
- WETLAND BUFFER
- PRIMARY MANAGEMENT AREA
- PUBLIC UTILITY EASEMENT
- STEEP SLOPES (15% OR GREATER) TO BE REMOVED



EMERGENCY SERVICES
SCALE: 1" = 2,000'

- P** POLICE STATION
- F** FIRE STATIONS

SPECIAL EXCEPTION LINE TABLE		
LINE	BEARING	DISTANCE
L1	N19° 45' 02"E	185.81'
L2	N81° 04' 54"W	133.43'
L3	N06° 18' 11"E	127.40'
L4	N17° 56' 09"E	91.47'
L5	S78° 39' 33"E	33.81'
L6	N11° 42' 50"E	68.27'
L7	S77° 53' 44"E	32.42'
L8	N10° 39' 28"E	135.51'

4-22015
PRELIMINARY PLAN OF SUBDIVISION
PROPOSED PARCEL 1
STRICKLAND FUNERAL HOME
ON
TAX PARCEL 57
TRIANGLE SEVEN FARMS PROPERTY
KENT DISTRICT No.13
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=30'
0 30' 60' 90'

CALL MISS UTILITY
1-800-257-7777
48 hrs, Before Excavation

OWNER / APPLICANT
STRICKLAND FUNERAL HOME
8800 ALLENTOWN ROAD
TEMPLE HILLS, MD 20748
ATTN: ERIC D. STRICKLAND
PHONE: 301-399-1413

PROFESSIONAL SEAL
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
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DATE 10/02/2022
DESCRIPTION REVISIONS
BY GAI
DATE 10/02/2022
REVISIONS
DATE 10/02/2022
REVISIONS
DATE 10/02/2022
REVISIONS

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