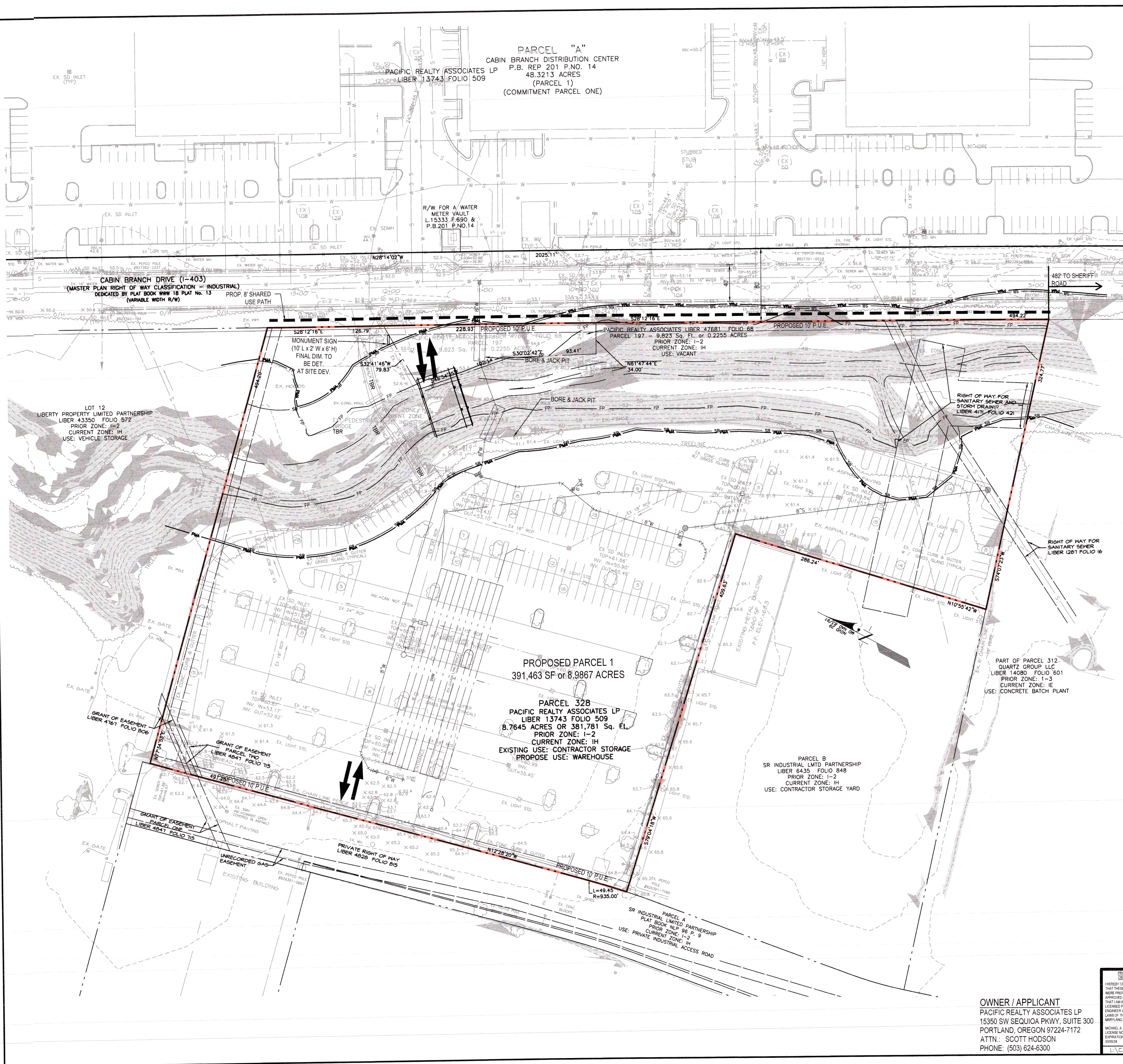
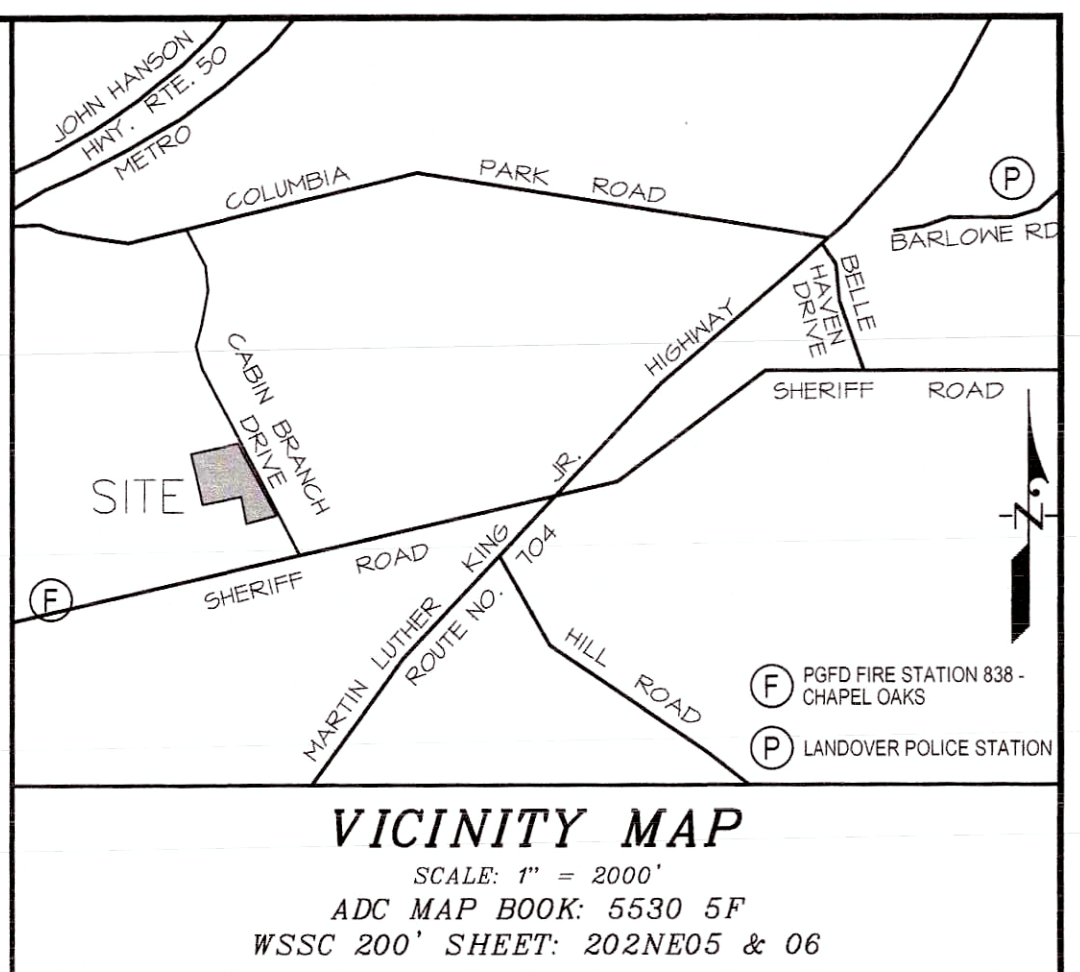




GENERAL NOTES

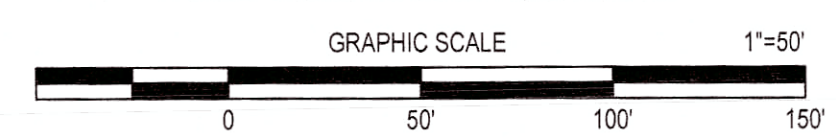
- Existing parcel lot, deed description/Liber Folio and plat number:
Existing Parcels Liber/Folio Plat Number
Parcel 328 L 13743 F 509
Parcel 197 L 47681 F 068
- Tax Map 59 Grid B4 and 66 Grid B1.
- 200 foot map reference (WSSC): 202NE05 & 202NE06
- This plan is for the subdivision of Parcel 328 & 197 into 1 parcel.
- Prior approvals: N/A
- Site Area: Gross: 8.9867 Ac.
Net: 7.1167 Ac.
- Net developable area outside PMA: 6.13 Ac.
Net developable area inside PMA: 0.44 Ac.
- Acreage of Environmental Regulated Features: 2.86 Ac.
- Acreage of 100-year floodplain: 1.87 Ac., FPS 202221 approved 6/23/22
- Acreage in road dedication: N/A
- Existing zoning: Prior: I-2 (Heavy Industrial), Current: IH (Industrial, Heavy)
Existing use: Industrial
- Proposed use of property: Warehouse
- Minimum lot size required by Zoning Ordinance and Subdivision Regulations (24-130): N/A
- Minimum lot width at Front of Building Line: N/A
Minimum lot width at front street line: N/A
- Sustainable Growth Tier: Yes, #1
- Military Installation Overlay: No
- Center or Corridor location: No
- Existing Gross Floor Area: 0 SF
Proposed Gross Floor Area: 80,000 SF
- Stormwater Management Concept number and approval date: 12944-2022, 12/28/22
- Water/Sewer Category Designation Existing: 3 Proposed: 3
- Aviation Policy Area: N/A
- Mandatory Park Dedication Requirement: N/A
- Cemeteries on or contiguous to the property: No
- Historic Site on or in the vicinity of the property: No
- Type One Conservation Plan: Yes, TCP1
- Within Chesapeake Bay Critical Area: No
- Wetlands: No
- Streams: Yes
- In or adjacent to an easement held by Maryland Environmental Trust, The Maryland Agricultural Land Preservation Foundation, or any land trust or organization: No
- Existing fence to remain except at access points and adjacent to existing Pedestrian Bridge, walkway, and ramp.



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
- STREAM BUFFER
- PROPOSED 8' SHARED USE PATH
- PRIMARY MANAGEMENT AREA
- PUBLIC UTILITY EASEMENT
- STEEP SLOPES (25% OR GREATER)
- STEEP SLOPES (15-25%)
- EXISTING FENCE

PPS# 4-22065
PRELIMINARY PLAN OF SUBDIVISION
PROPOSED PARCEL 1
CABIN BRANCH INDUSTRIAL
TAX PARCELS 328 & 197
PROPERTY OF PACIFIC REALTY ASSOCIATES LP
SEAT PLEASANT DISTRICT No. 18
PRINCE GEORGE'S COUNTY, MARYLAND



OWNER / APPLICANT
PACIFIC REALTY ASSOCIATES LP
15350 SW SEQUOIA PKWY, SUITE 300
PORTLAND, OREGON 97224-7172
ATTN: SCOTT HODSON
PHONE: (503) 624-6300

PROFESSIONAL
CERTIFICATION

I HEREBY CERTIFY
THAT THESE DOCUMENTS
WERE PREPARED OR
APPROVED BY ME, AND
THAT I AM A DULY
LICENSED PROFESSIONAL
ENGINEER UNDER THE
LAWS OF THE STATE OF
MARYLAND

MICHAEL A. NOVY, PE
LICENSE NO. 17111
EXPIRATION DATE
03/05/24

STATE OF MARYLAND
PROFESSIONAL ENGINEER
MICHAEL A. NOVY
17111
03/05/24

DATE	DESCRIPTION	BY
	REVISIONS	

11721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721

BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000

COPYRIGHT © 2022 BEN DYER ASSOCIATES, INC.

DRAWN BY	DESIGNED BY	CHECKED BY	RECORDED NO.
SAO	SAO	MAN	J-A65141

SCALE: 1"=50'

DATE: AUGUST 2022

DRAWING NO.: 3.001-Y