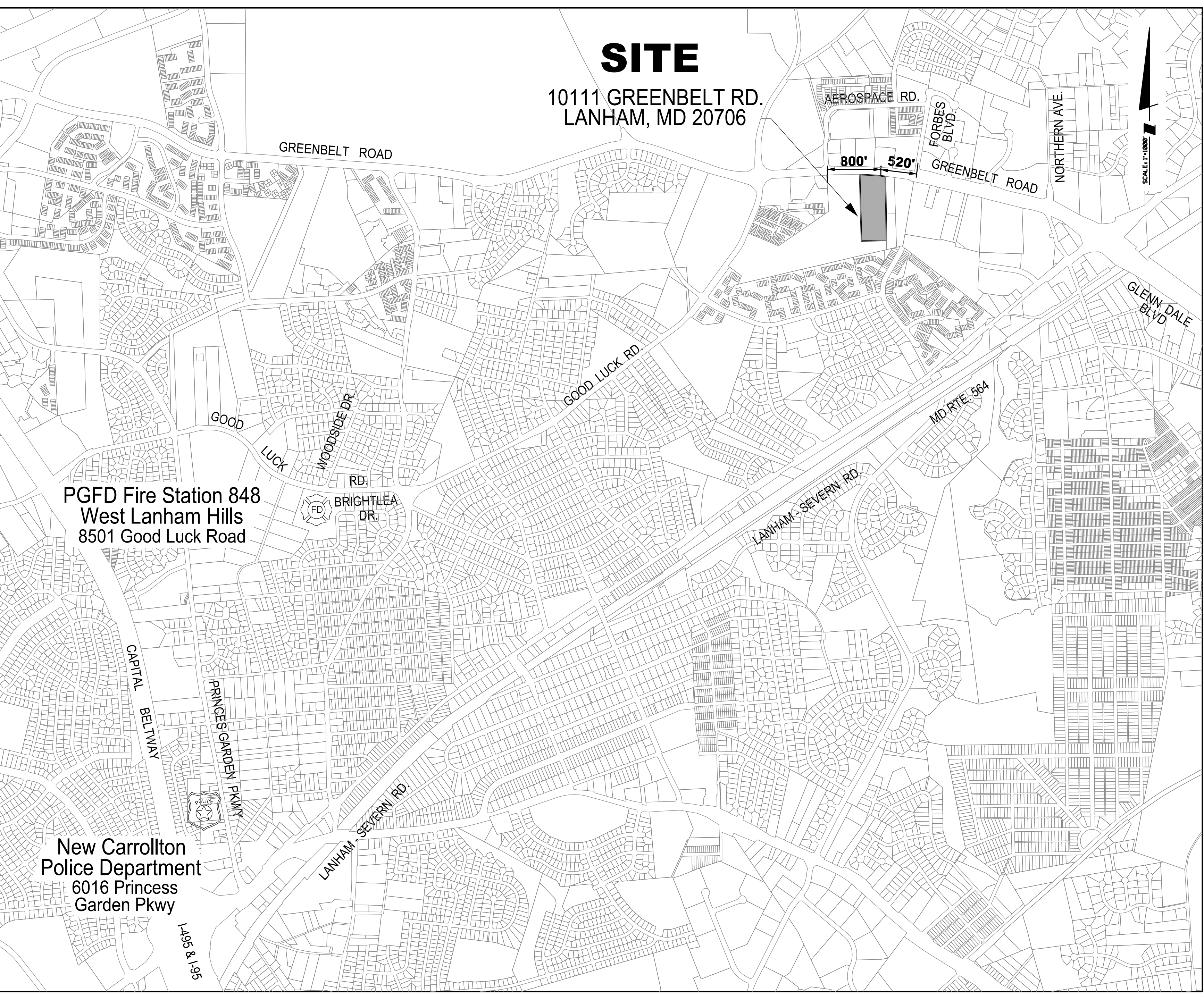


REDEEMERS CHURCH OF CHRIST
10111 GREENBELT ROAD
14TH. ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
PRELIMINARY PLAN
PRELIMINARY PLAN NO. 4-24015
PARCEL 1

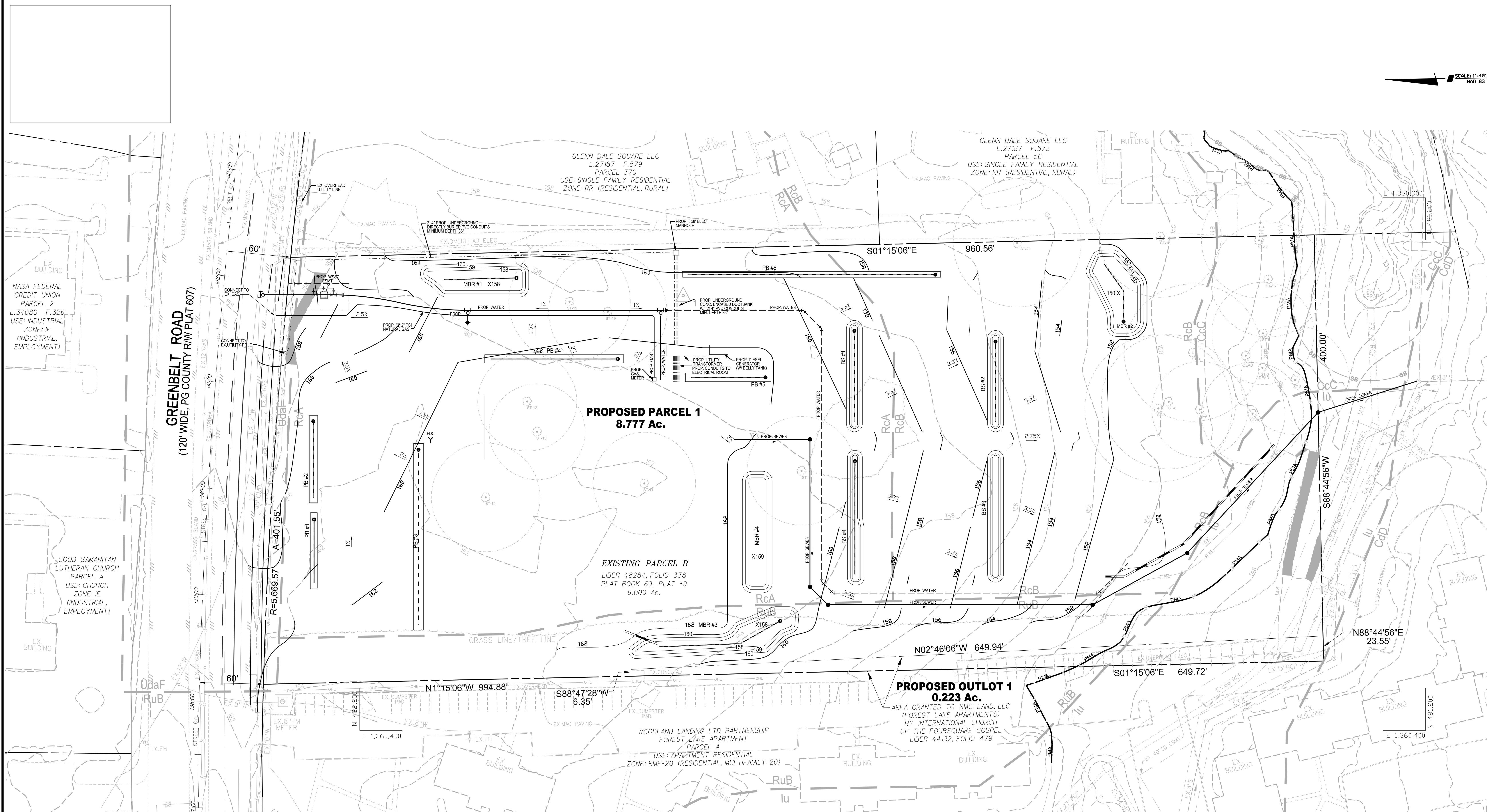
OWNER
REDEEMERS CHURCH OF CHRIST
10001 AEROSPACE RD
LANHAM, MD 20706
DR. KWABENA "KOBBY" SARPONG
PHONE: 347-886-9496
EMAIL: Info@RedeemersChapel.org

VICINITY MAP
SCALE: 1"=2,000'
WSSC 2001 T. SHEET: 210NE09&209NE09

PLAN DRAWINGS INDEX	
1	COVER SHEET
2	PRELIMINARY PLAN



OVERALL MAP & NEAREST INTERSECTION MAP
SCALE: 1"=1,000'



OWNER
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VICINITY MAP
SCALE: 1"=2.000'
WSSC 2001 SHEET: 210NE09 & 209NE09

- LEGEND**
- PROPERTY BOUNDARY
 - ADJACENT BOUNDARY
 - EX. SOILS
 - EX. CONTOURS
 - EX. REGULATED STREAM CL
 - EX. STREAM TOP OF BANK
 - EX. TREELINE
 - EX. WETLANDS
 - EX. WETLAND BUFFER
 - 75' STREAM BUFFER
 - EX. 100 YEAR FLOODPLAIN
 - EX. 100 YEAR FLOODPLAIN SPECIES HABITAT BUFFER
 - PRIMARY MANAGEMENT AREA
 - EX. SPECIMEN TREE
 - EX. SEWER
 - EX. WATER PIPE
 - EX. STORM DRAIN PIPE
 - EX. VERIZON
 - EX. COMCAST LINE
 - EX. OVERHEAD ELECTRIC
 - EX. STEEP SLOPES

GENERAL NOTES

- THE SITE INCLUDES PARCEL B, PLAT BOOK 69, PLAT 9.
- THE SITE IS WITHIN TAX MAP 35, GRIDS F2.
- WSSC 200' MAP REFERENCE NUMBER: 209NE09 AND 210NE09
- THE PURPOSE OF THIS SUBDIVISION IS TO CONSTRUCT A NEW CHURCH AND ADDITIONAL PARKING LOT
- A NATURAL RESOURCE INVENTORY # NRI-129-2023 WAS APPROVED ON APRIL 04, 2024.
- TOTAL ACREAGE IN THIS PRELIMINARY PLAN IS THE PROPOSED PARCEL 1 (8.777 ACRES) AND PROPOSED OUTLOT 1 (0.223 ACRES).
- THE SITE DEVELOPABLE AREA OUTSIDE OF THE PMA IS 8.37 ACRES.
- THE SITE CONTAINS 0.40 ACRES OF ENVIRONMENTAL REGULATED FEATURES.
- THE SITE CONTAINS 0.37 ACRES OF 100-YEAR FLOODPLAIN PER APPROVED PLAN 28564-2023-FLOOD.
- THE EXISTING ZONE FOR THIS SITE IS RR (RESIDENTIAL RURAL), AND IS LOCATED IN ENVIRONMENTAL STRATEGY AREA 2 IN ACCORDANCE WITH PLAN 2035.
- THE PROPOSED USE OF THE PROPERTY IS FOR A PLACE OF WORSHIP.
- THE MINIMUM LOT SIZE REQUIRED FOR SITES ZONED RR IS 20,000 SF. WE ARE PROPOSING A SITE AREA OF 365,904 SF OR 8.40 ACRES.
- THE REQUIRED MINIMUM LOT WIDTH IS 100 FEET AND THE REQUIRED FRONTAGE AT FRONT STREET LINE IS 70 FEET. THE PROPOSED LOT FRONTAGE IS +/- 401.55 FT.
- THE SITE IS LOCATED IN THE SUSTAINABLE GROWTH TIER 1.
- THE SITE IS NOT WITHIN A MILITARY INSTALLATION OVERLAY ZONE.
- THIS SITE IS NOT WITHIN A CENTER OR CORRIDOR.
- THIS SITE IS NOT WITHIN A CENTER OR CORRIDOR.
- THERE IS NO EXISTING GFA. THE PROPOSED GFA IS APPROXIMATELY 67,730 SF.
- STORMWATER MANAGEMENT CONCEPT NUMBER IS 55301-2024-SDC AND IT IS UNDER REVIEW BY DPIE.
- THE SITE IS LOCATED IN THE EXISTING WATER CATEGORY W-3 AND SEWER CATEGORY S-3.
- THE SITE IS NOT WITHIN AN AVIATION POLICY AREA.
- THERE ARE NO CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY.
- THERE ARE NO HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY.
- NO APPROVED TYPE 1 CONSERVATION PLAN EXISTS FOR THIS SITE, THERE IS A TYPE 1 CONSERVATION PLAN INCLUDED IN THE PRELIMINARY PLAN SUBMISSION.
- THIS SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA.
- THE WETLANDS INFORMATION ON THIS PLAN IS FROM A STUDY PREPARED BY BAY ENVIRONMENTAL WITH A WETLAND STUDY DATED OCTOBER 10, 2023.
- THE STREAM INFORMATION ON THIS PLAN IS FROM A STUDY PREPARED BY BAY ENVIRONMENTAL WITH A WETLAND STUDY DATED OCTOBER 10, 2023.
- SOILS BY SOIL TYPE, ALSO SEE NRI FOR ADDITIONAL INFORMATION

CcC	Christiana Downer complex, 5 to 10% slopes
Iu	Issue-Urban land complex, occasionally flooded
RcA	Russell-Christiana complex, 0-2% slopes
RcB	Russell-Christiana complex, 2-5% slopes
RuB	Russell-Christiana-Urbanland complex, 0-5% slopes
UdaF	Udorthents, highway, 0-65% slopes

28. THIS SITE 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.

Kim Engineering, Inc.
MBE/DBE/SWaM
1390 Piccard Drive, Suite 340, Rockville, MD 20850
(240) 614-7678
www.KimEngineering.com
Baltimore, MD - Beltsville, MD - Rockville, MD
Civil Engineering - Land Surveying - Geotechnical Engineering

DATE	JULY 2024
JOB NO.	1386
DESIGNED	TPT
TECHNICIAN	HN
CHECKED	BJF

GRAPHIC SCALE 1"=40'

0 40 120

20 80

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.

License No. 26286 , Expiration Date: 6/21/2025

MISS UTILITY

Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work. The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation.

NOT FOR CONSTRUCTION

PRELIMINARY PLAN

PRELIMINARY PLAN 4-24015

PLAN VIEW

REDEEMERS CHURCH OF CHRIST

PARCEL 1

10111 GREENBELT ROAD, LANHAM, MD 20706
14TH ELEC. DISTRICT - PRINCE GEORGE'S COUNTY

SHEET 2 OF 2

SCALE 1" = 40'

TOTAL SHEETS IN THIS SET: 2
KIM JOB NO. 1283