

- ### LEGEND
- | | |
|--|----------------------------------|
| | BOUNDARY LINE |
| | EXISTING CONTOURS |
| | EXISTING SEWER |
| | EASEMENT |
| | PRIMARY MANAGEMENT AREA |
| | EX. FLOODPLAIN |
| | STREAM |
| | STREAM BUFFER |
| | WETLAND |
| | WETLAND BUFFER |
| | PROPOSED LOT LINE |
| | PROPOSED CONTOURS |
| | PROPOSED STORM DRAIN |
| | PROPOSED WATER LINE |
| | PROPOSED SEWER LINE |
| | SHRUBS & NON-WOODLAND VEGETATION |
| | WOODLAND |
| | EX. STREET CENTERLINE |

GENERAL NOTES:
1. SUBDIVISION NAME: MUIRKIRK WAREHOUSES
EXISTING RECORDING REFERENCES:

2. TAX MAP NUMBER AND GRID: 9-D4
3. 200 FOOT MAP REFERENCE (WSSC): 216NE06, 217NE06
4. PURPOSE OF SUBDIVISION: SUBDIVIDE INTO 2 PARCELS
5. PRIOR APPROVALS: N/A
6. TOTAL GROSS ACREAGE: 23.99 AC. +/- (I-E)

NET ACREAGE: 17.33 AC +/- (I-E)
23.99 AC (GROSS)
- 5.80 AC (FP)
- 0.86 (PARTIAL ROAD DEDICATION)

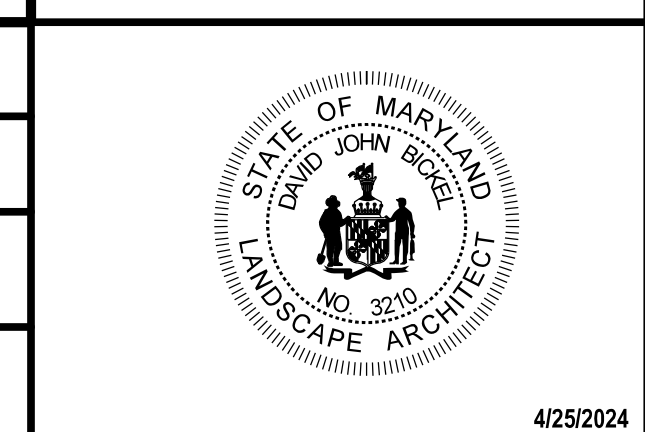
7. NET DEVELOPABLE AREA OUTSIDE PIMA: 17,98 AC +/-
23.99 AC (GROSS) - 6.01 AC (PMA)
8. ACREAGE OF ENVIRONMENTAL FEATURES: 6.01 AC +/-
9. ACREAGE OF 100 YEAR FLOODPLAIN: 5.80 AC +/-
10. ROAD DEDICATION: 1.28 AC +/-
23.99 AC (GROSS) - 1.28 AC (ROAD DEDICATION)= 22.71 AC
11. EXISTING ZONING: I-E, INDUSTRIAL EMPLOYMENT
12. PROPOSED USE OF PROPERTY: DISTRIBUTION WAREHOUSE (269,200SF)
13. BREAKDOWN OF PROPOSED DWELLING UNITS BY TYPE: N/A
14. DENSITY: N/A
15. MINIMUM LOT SIZE:
REQUIRED: 10,000SF
PROPOSED: 239,175SF
16. MINIMUM LOT WIDTH:
REQUIRED: 75'
PROPOSED: 562LF +/-
17. SUSTAINABLE GROWTH TIER: TIER 2
18. MILITARY INSTALLATION OVERLAY ZONE: NO
19. EXISTING GROSS FLOOR AREA: 0 SF
20. PROPOSED GROSS FLOOR AREA: 269,200 SF
21. STORMWATER MANAGEMENT CONCEPT NUMBER: 37756-2022-00, 7-11-2023
22. WATER/SEWER DESIGNATION (EXISTING)W-3, 4
23. WATER/SEWER DESIGNATION (PROPOSED)W-3, W-3
24. METHOD OF SEWAGE DISPOSAL: GRAVITY SEWER
25. AVIATION POLICY AREA: N/A
26. MANDATORY PARK DEDICATION: N/A
27. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
28. HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
29. TYPE ONE CONSERVATION PLAN: YES, TCP1
30. WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
31. WETLANDS: YES
32. STREAMS: YES
33. SOILS BY TYPE: SEE NR-191-2022-01
34. 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
35. APPLICANT (CONTRACT PURCHASER)
MUIRKIRK ENTERPRISES LLC
7315 WISCONSIN AVENUE
SUITE 800
BETHESDA, MD 20814
36. FROM ZONING HEARING EXAMINER DECISION DATED 08/13, 2024
"ADD NOTATION ON THE SITE PLAN TO SHOW THAT THE PROPOSED RIGHT INFRIGHT OUT ACCESS FROM KONTERRA DRIVE SHALL BE RESTRICTED TO PARKING FOR EMPLOYEES AND OTHER PASSENGER VEHICLES ONLY. INGRESS/EGRESS TO THE SUBJECT PROPERTY FROM KONTERRA DRIVE WILL NOT BE ALLOWED FOR ANY COMMERCIAL TRUCKS (GVWR 16,000 POUNDS OR HIGHER)."



[illegible]

OWNER/APPLICANT

MUIRWORK ENTERPRISES LLC
7315 WISCONSIN AVENUE
SUITE 800
BETHESDA, MD 20814

TAX MAP 9-D4		ZONING CATEGORY: I-E	
WSSC 200' SHEET 216NE06, 217NE06		XXXX:	
SITE DATUM HORIZONTAL: _____ VERTICAL: _____		XXXX:	



<p align="center">PRELIMINARY PLAN OF SUBDIVISION</p>		
<p align="center"> PPS-2022-004 ADQ-2022-026 </p>		<p>  1" = 50' </p>
<p align="center"> MUIRKIRK WAREHOUSES MUIRKIRK ROAD & KONTERRA DRIVE BELTSVILLE, MD 20705 </p>		<p> SHEET 1 OF 1 </p>
<p align="center">VANNSVILLE (14th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND</p>		<p> PROJECT NO. 0225-14-00 </p>