

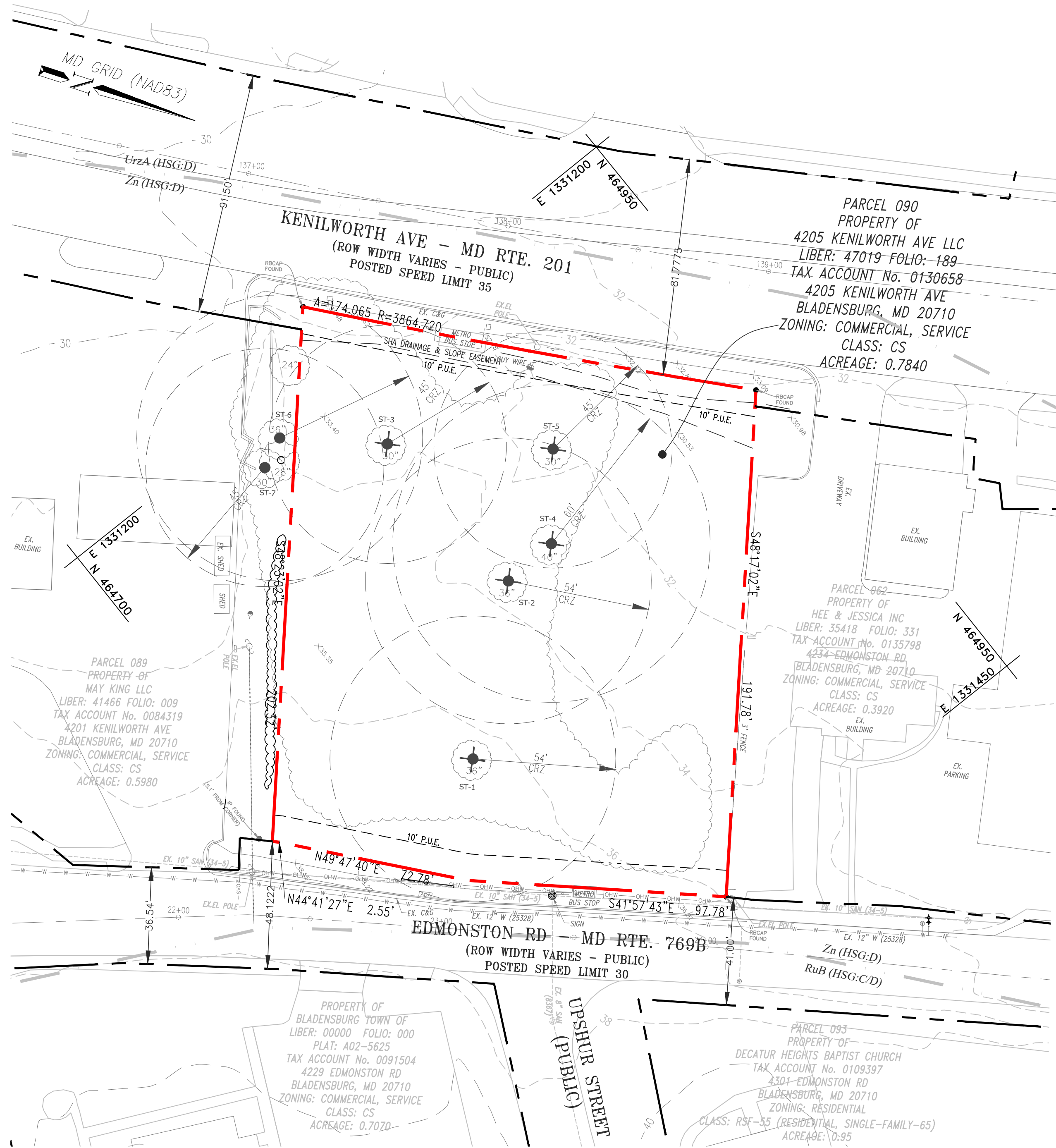
PRELIMINARY PLAN #2022-008
FOR
4205 KENILWORTH AVENUE - RETAIL SHOPS
LOCATION OF SITE
4205 KENILWORTH AVENUE
BLADENSBURG, PRINCE GEORGES COUNTY, MD
TAX MAP 50, GRID D3
2nd ELECTION DISTRICT

GENERAL NOTES:

- OWNER / DEED REFERENCE
4205 KENILWORTH LLC
LIBER 47019, FOLIO 189, PARCEL 90
- TAX MAP 50, GRID D-3
- WSSC 200 SHEET NO. 205NE04
- PURPOSE: COMMERCIAL CONSTRUCTION FOR GENERAL RETAIL SHOPS.
- PRIOR APPROVALS: NRI #077-2022
- SITE GROSS AREA: 0.784 ACRES/NET AREA: 0.784 ACRES, ZONE:CS
(COMMERCIAL, SERVICE)
- NET DEVELOPABLE AREA OUTSIDE PMA: 0.784 ACRES
- 0.00 ACRES OF ENVIRONMENTAL REGULATED FEATURES
- 0.00 ACRES OF 100 YEAR FLOOD PLAIN, THE PROPERTY IS LOCATED IN ZONE
X (AREAS OF MINIMAL FLOODING, PER MAP ENTITLED "FIRM, FLOOD INSURANCE
RATE MAP, PRINCE GEORGE'S COUNTY, MARYLAND,"
COMMUNITY-PANEL NUMBER 24033C0160E, WITH A MAP EFFECTIVE
DATE OF SEPTEMBER 16, 2016.
- AGREEMENT AND PROPOSAL (IF LOCATION IN CENTER OR CORRIDOR): N/A
- DISTANCE TO NEAREST INTERSECTION: 400' SW TO KENILWORTH AVE AND
UPSHUR STREET.
- NORTH ARROW AND SCALE: YES
- TOTAL AREA CALCULATION IN SQUARE FEET (UNDER AN ACRE) OR
ACRES: 34,370 SF / 0.789 AC.
- ENTIRE PROPERTY OUTLINED IN RED ON ONE SHEET: YES
- FLOODPLAIN WAIVER: N/A
- ACREAGE OF ROAD DEDICATION: 0.00 AC
- EXISTING ZONING/USE: CS (COMMERCIAL-SERVICE)
- PROPOSED USE OF PROPERTY: COMMERCIAL-GENERAL RETAIL SHOPS
- BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE (RESIDENTIAL ONLY): N/A
- DENSITY CALCULATION (RESIDENTIAL ONLY): N/A
- MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE AND SUBDIVISION
REGULATIONS (24-130):
- MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET:
- SUSTAINABLE GROWTH TIER: YES (TIER 1)
- MILITARY INSTALLATION OVERLAY ZONE: NO
- CENTER OR CORRIDOR LOCATION: NO
- EXISTING AND PROPOSED GROSS FLOOR AREA (NON-RESIDENTIAL ONLY)
EXISTING GROSS FLOOR AREA: 0.00 SF
PROPOSED GROSS FLOOR AREA: 10,000 SF
- STORMWATER MANAGEMENT CONCEPT NUMBER: 27322-2022-0
APPROVAL DATE:
- WATER/SEWER CATEGORY DESIGNATION
EXISTING
WATER - W3, SEWER - S3
PROPOSED
WATER - W3, SEWER - S3
- METHOD OF SEWAGE DISPOSAL: PUBLIC SEWER
- AVIATION POLICY AREA: N/A
- MANDATORY PARK DEDICATION REQUIREMENT: N/A
- CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
- HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
- TYPE ONE CONSERVATION PLAN: NO
- WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
- WETLANDS: NO
- STREAMS: NO
- SOILS BY SOIL TYPE AND SOURCE OF SOIL INFORMATION (IF NO NRI): N/A
- 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

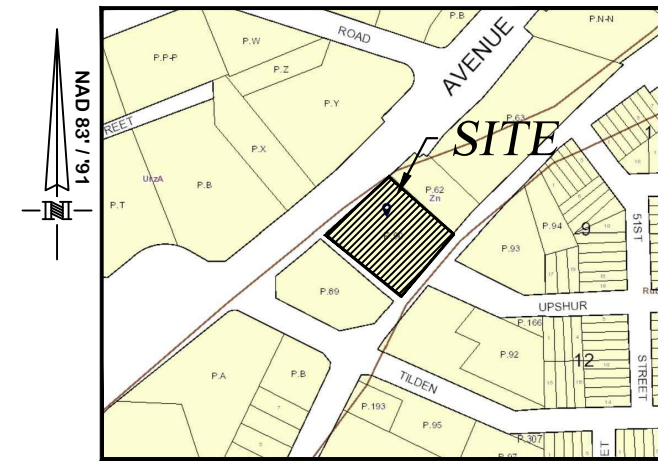
OWNER / DEVELOPER

4205 KENILWORTH LLC
5424 WECKER WAY
ELKRIDGE, MD 21075
TEL: 410-242-0505
CONTACT: AMIR AHMED
EMAIL: amirwmd@gmail.com

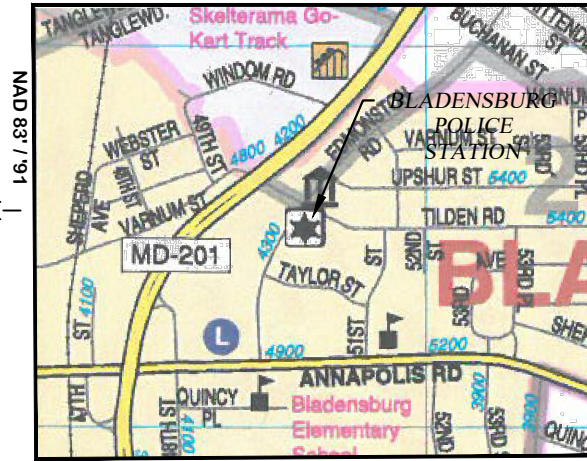


ELITE
Engineering

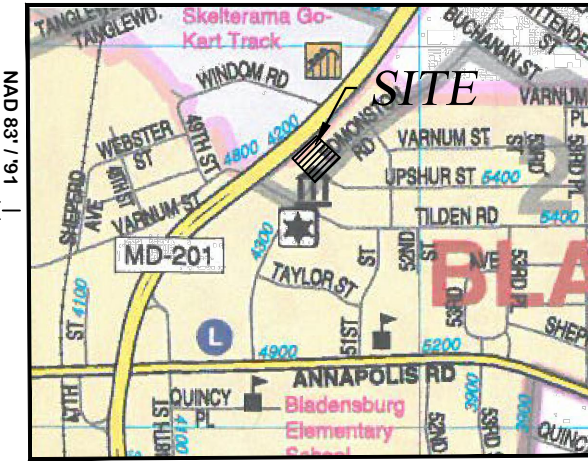
6305 IVY LANE, SUITE 225
GREENBELT, MD 20770
Phone: (240) 206-8055
amiljkovic@eliteeng.co
CONTACT: ASKO MILJKOVIC



SOIL MAP
SCALE: 1" = 1000'



EMERGENCY SERVICE MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO 20602153-6
ADC MAP # 5529-5530, GRID A-3
SCALE: 1" = 2000'



VICINITY MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO 20602153-6
ADC MAP # 5529-5530, GRID A-3
SCALE: 1" = 2000'

LEGEND

TITLE	SYMBOL
SOILS BOUNDARY	CsE Eka
PROPERTY BOUNDARY	---
ADJACENT PROPERTY	---
EXISTING CONTOUR	---70---
EX. WATER	W W
EX. SEWER	---
EX. TREE LINE	---
EX. SPECIMEN AND CRZ	ST-1
EX. UTILITY POLE	---
EX. OVERHEAD WIRES	OHW

REVISIONS	BY



ELITE ENGINEERING, LLC
Engineers * Landscape Architects
6305 IVY LANE SUITE 225
GREENBELT, MD, 20770
(240)206-8055



4205 KENILWORTH AVENUE
RETAIL SHOPS
PRELIMINARY PLAN #2022-008
4205 KENILWORTH AVE, BLADENSBURG
PRINCE GEORGE COUNTY, MD 20710
TAX MAP 50, GRID D3
2ND ELECTION DISTRICT

DRAWN LS
CHECKED AM
DATE 06/15/2022
SCALE AS SHOWN

DRAWING

1 OF 1