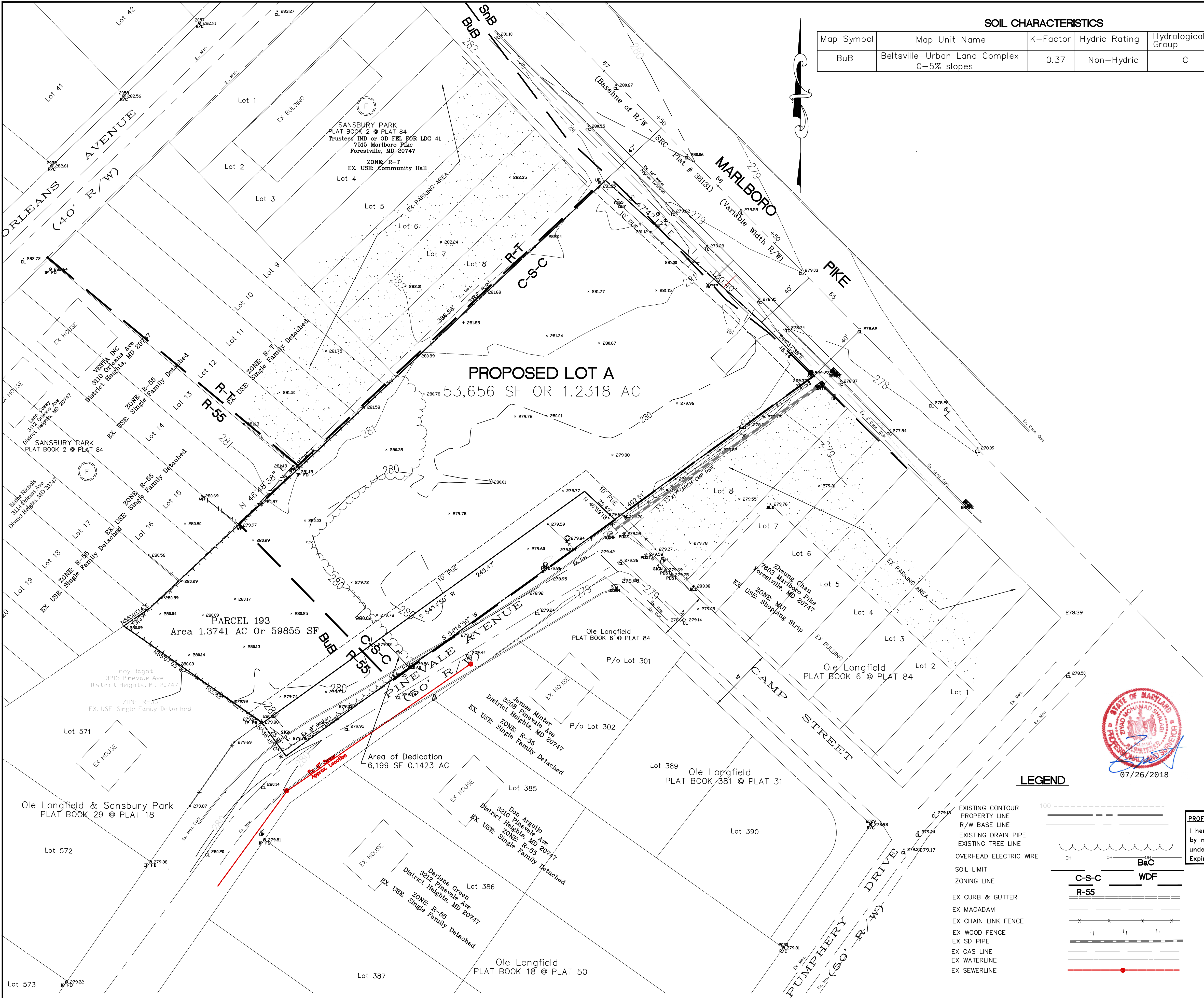
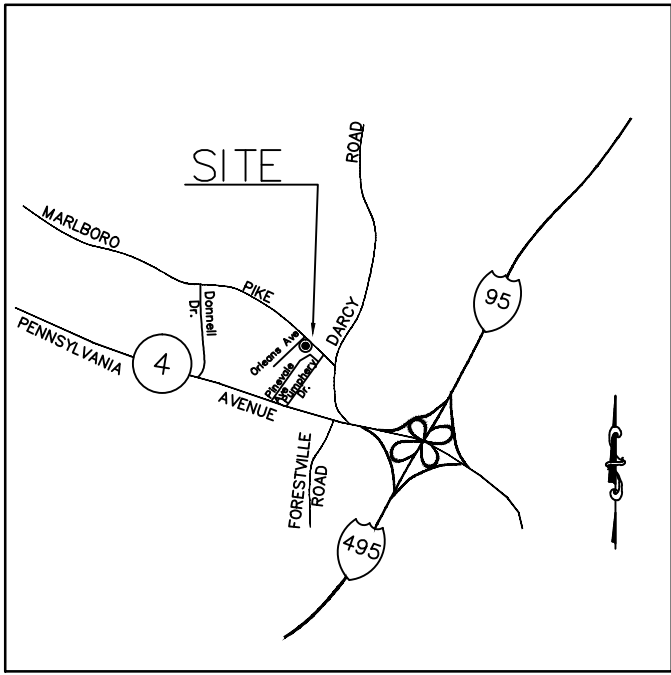




SOIL CHARACTERISTICS					
Map Symbol	Map Unit Name	K-Factor	Hydric Rating	Hydrological Soil Group	Drainage Class
BuB	Beltsville-Urban Land Complex 0-5% slopes	0.37	Non-Hydric	C	Moderately Well Drained



VICINITY MAP

SCALE: 1"=2000'

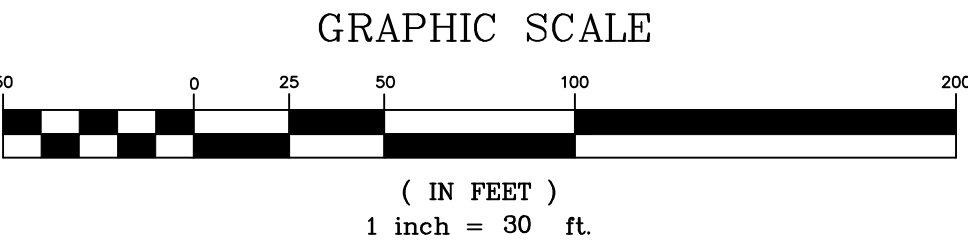
- GENERAL NOTES**
- Name of Subdivision : FORESTVILLE CENTER
 - Subdivision Case #: 4-16029
 - Number of Lots Proposed: One (1)
 - Existing Zoning: C-S-C/R-55, Existing Use: Vacant
 - Property Proposed Use : Commercial Shopping Center
 - (a). Proposed Gross Floor Area : 8,960 SF
 - Total Property Area: 59,855 SF Or 1.3741 Ac.
 - Net Property Area After Dedication: 53,656 SF or 1.2318 Ac
 - Area of Dedication : 6,199 SF or 0.1423 Ac.
 - Water Supply : Public ; Water Category : W-3
 - Sewer Supply : Public ; Sewer Category : S-3
 - Tax Map : 81 ; Grid : F-4, Parcel 193
 - W.S.S.C. 200' Sheet Number : 204 & 205 SE 07
 - Acreage of 100 YR Flood Plain : 0.00
 - Easement Area : 10' PUE along Existing Road
 - Mandatory Park Dedication "Parkland": NO.
 - Wetlands On-site : See Plan
 - Perennial Streams : N/A
 - There are no scenic and/or historic roads adjacent to or on the subject property
 - Adjacent Cemetery : NO
 - Gateway Sign Or Entrance Feature Proposed : NO
 - Site in or adjacent to an easement held by the Maryland Environmental Trust, The Maryland Agricultural Land Preservation Foundation, or any other land trust or organization: NO
 - Deed Reference : L. 36979, F. 236
 - Grantor: Nasser Danesh
 - Grantee: NSR Petro Services LLC
 - Dated: May 12, 2015
 - TAX ACCT # 0421388
 - Nearest Fire Station: Seat Pleasant Fire Department
 - Nearest Police Station: Capitol Heights Police Station
 - Site within the Chesapeake Bay Critical Area: NO
 - Aviation Policy Area: No
 - Approved Stormwater Management Concept #: 43353-2017, Dated 01-24-2017.
 - Topographic Information : By Applied Civil Engineering, Inc
 - Sustainable Growth Tier : Yes ; Tier 1
 - This site is subject to the Woodland Conservation Ordinance.
 - Military Installation Overlay Zone : Yes, Heights & Safety.
 - Center or Corridor Location: a portion of the property is within a corridor
 - Site in or adjacent to an easement held by the Maryland Environmental Trust, The Maryland Agricultural Land Preservation Foundation, or any other land trust or organization: NO



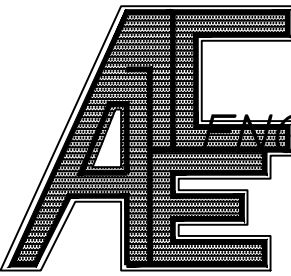
LEGEND

- EXISTING CONTOUR
PROPERTY LINE
R/W BASE LINE
EXISTING DRAIN PIPE
EXISTING TREE LINE
OVERHEAD ELECTRIC WIRE
SOIL LIMIT
ZONING LINE
EX CURB & GUTTER
EX MACADAM
EX CHAIN LINK FENCE
EX WOOD FENCE
EX SD PIPE
EX GAS LINE
EX WATERLINE
EX SEWERLINE

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. 20444, Expiration Date: 5/9/20.



DESIGNED: ZS		DATE: MAY 18		REVISIONS	
DRAWN:		DATE:		DATE	BY
CHECKED: ZS		DATE: May 18			
APPROVED:		DATE:			



APPLIED CIVIL ENGINEERING INC.
ENGINEERING * PLANNING * SURVEYING * LAND DEVELOPMENT
& PERMIT PROCESSING
9470 ANNAPOLIS ROAD, SUITE 414
LANHAM, MARYLAND 20706
TEL. (301) 459-5932

OWNER/APPLICANT/DEVELOPER

NSR PERTO SERVICES LLC
7303 HANOVER PKWY, STE A
GREENBELT, MARYLAND 20770
(301) 346-8680

PRELIMINARY PLAN OF SUBDIVISION

7521 MARLBORO PIKE
PARCEL 193
FORESTVILLE CENTER
SPAULDING (6TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: 1"=30' CONTRACT No.: 15-03 SHEET 1 OF 1