

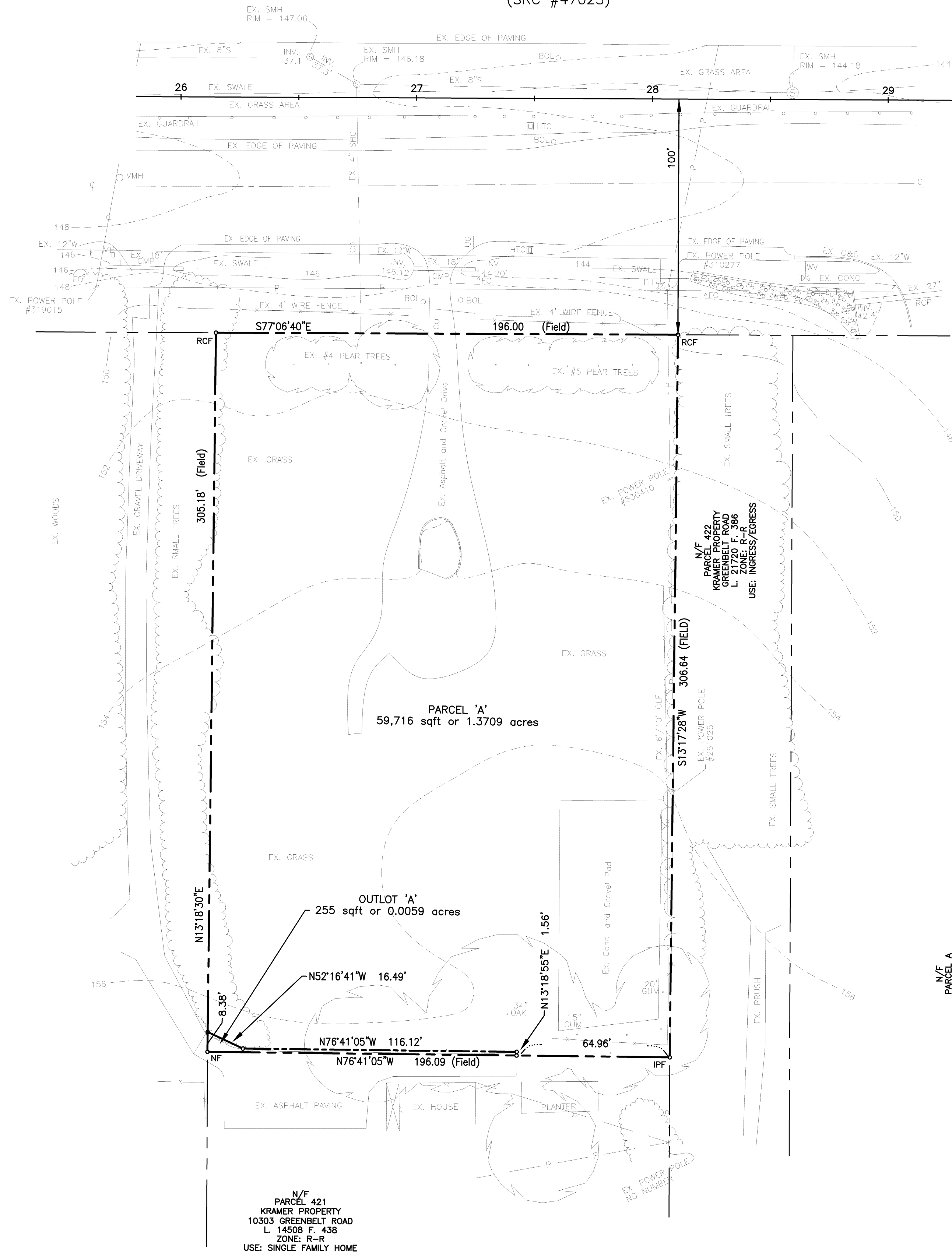
1 Salon Studios

GREENBELT ROAD – MARYLAND ROUTE #193
VARIABLE R/W WIDTH
(SRC #47025)

SOILS MAP

SCALE: 1"=100'

100% Rb: Russett-Christiana complex, 2 to 5 percent slopes; Hydrologic Soil Group 'C/D'



N/F
PARCEL 420
KRAMER PROPERTY
10303 GREENBELT ROAD
L 14508 F 438
ZONE: R-R
USE: SINGLE FAMILY HOME

N/F
PARCEL A
COTTAGE CITY MEMORIAL PROPERTY
10111 GREENBELT ROAD
L 14597 F 487
ZONE: R-R
USE: CHURCH

CONTACT "MISS UTILITY"

48 HOURS PRIOR TO TRENCHING

1-800-257-7777

These drawings are the property of Landesign, Inc. Unauthorized reproduction for any purpose is an infringement upon copyright laws. Violators will be subject to prosecution to the fullest extent of the law.

The location of all utilities shown hereon is from plans prepared by others and cannot be guaranteed. Contractor should dig test pits by hand at all utility crossings to verify exact location.

It is the applicants responsibility to obtain any state permits if required, for any construction activities covered by this plan which impacts a State regulated wetland. Any changes to plans, for this development whether required by the State or initiated by the applicant to meet State requirements, must be approved by PGSCD.

ENGINEER'S CERTIFICATION

I hereby certify that the plan shown hereon conforms to the requirements of Subtitle 32, Division 2 of the Prince George's County, Building Code except for specific modifications and/or waivers, if any, as listed below.
I also certify that I have inspected this site and that drainage onto this site from other upgrade properties, and from this site onto other downgrade properties has been addressed in substantial accordance with applicable codes.
I also 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. 42441, Expir. Date: 6-06-2020.

8-3-18

Date

Jeffrey A. Felker
Jeffrey A. Felker
Md. Prof. Engineer #42441

Landesign

ENGINEERS * SURVEYORS * PLANNERS
2905 MITCHELLVILLE ROAD SUITE NO. 111
BOWIE, MARYLAND 20716
(301) 249-8802

OWNER/DEVELOPER

Cedric Nash
1 Salon Studios, LLC
9501 Sheridan St., Ste #200
Lanham, Maryland 20706
510-390-2080

PRELIMINARY PLAN

PARCEL 59
1 Salon Studios

10401 Greenbelt Road
Lanham, Maryland 20706
Liber: 38302 Foli: 530
14th Election District
Prince George's County, Maryland

DATE: Aug., 2018

DESIGN BY: JF

CHECKED BY: JF/RE

FIELD BOOK: 44
COMPUTER: 'E'

SCALE: 1"=30'

DRAWN BY: JF

SHEET NO: 1 OF 1

JOB NO: 08-035C

EMERGENCY SERVICES MAP

SCALE: 1"=1mi

VICINITY MAP

SCALE: 1"=2000'

GENERAL NOTES

- Subject Site Description:
Parcel 59
Liber: 37427 Foli: 592
10401 Greenbelt Road Lanham, MD 20706
- Total Site Area: 59,972 sq.ft. or 1.3708 acres
Parcel 'A': 59,716 sq.ft. or 1.3709 acres
Outlot 'A': 256 sq.ft. or 0.0059 acre
- Existing Site Use: Undeveloped
- Proposed Site Use: Nail-Hair Salon
- Existing GPA: 0 sqft
- Proposed GPA: 10,400 sqft
- Property Zoned: R-R
- Property located on Prince George's County Tax Map: 036, Grid: A-2
- Property located on Prince George's County ADC Map: 5411, Grid: H-2
- Soil Types (Per NRCS Web Soil Survey)
100% Rb: Russett-Christiana complex, 2-5% slopes
- Property located on Prince George's County 200' Scale Topography 210 NE 09
- Property located on U.S.G.S. Map Lanham Quadrangle
- Electric Service: BGE
- Telephone Service: Verizon
- Existing water/sewer designation: W-3, S-3
- Proposed water/sewer designation: W-3, S-3
- Vertical Datum: WSSC
- Horizontal Datum: NAD 83/91
- The subject property is located in Zone 'X' of the Flood Insurance Program's Flood Insurance Rate Map on Community Panel #24033 C 0155E, with an Effective Date: Sept. 16, 2016.
- Building Restrictions (R-R Zone: CB-71-2016)
Regulations concerning the net lot area, lot coverage and green area, lot/width, frontage, yards, building height, density, minimum area for development, any dimensional (bulk) requirements, and other requirements of the R-R Zone shall not apply..., the foregoing requirements shall be established and shown on the Detailed Site Plan.
- Aviation Policy Number: n/a
- Site Development Concept Plan Number: 52828-2017-00
- 10' Public Utility Easement: shown hereon
- Mandatory Park Dedication: n/a
- Cemeteries on or contiguous to the property: n/a
- Historic sites on or in the vicinity of the property: n/a
- Streams and wetlands present: n/a
- 100-Year Floodplain present: n/a
- Chesapeake Bay Critical Area present: no
- Sustainable Growth Tier: 1
- Andrews Interim Land Use Control: no
- Center of Corridor Location: no
- Mandatory Park Dedication: no
- TCP Exemption: yes
Expiration Date: 10-25-19
- NR-EQ issued: yes
Expiration Date: 10-25-22
- Subject Site adjacent to an Easement held by the Maryland Environmental Trust, The Maryland Agricultural Land Preservation Foundation, or any land trust or organization: no
- Source of topography: filed run in December, 2015 and updated/verified February, 2017.
- Applicant/Owner:
1 Salon Studios, LLC
9501 Sheridan St., Ste #200
Lanham, Maryland 20706

PREVIOUSLY APPROVED PRELIMINARY PLAN

Preliminary Plan No.: 4-08063 TCP: n/a
Planning Board Action: AP w/c PGCPB Resolution: 09-65
Adoption Date: 5-14-09

PARCEL 'A' and OUTLOT 'A' NOTE

Parcel 'A' is to be fully developed by Oasis Greenbelt; Outlot 'A' is to be conveyed to Robert and Doreen A. Kramer by a deed, recorded within the Land Records of Prince George's County, Maryland.

GRAPHIC SCALE

