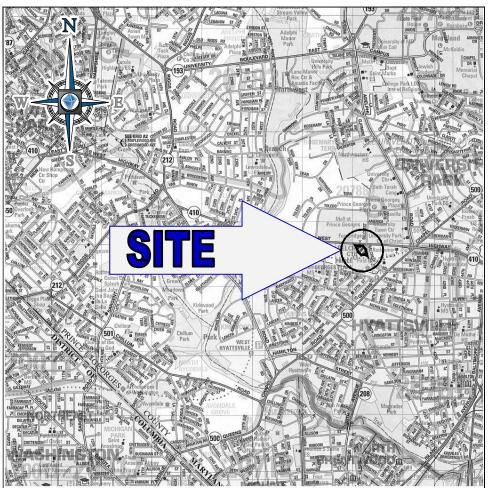
STANDAR	RD DRAWIN	G LEGEND		STAN
	FOR ENTIRE PLAN SET (NOT TO SCALE)			ABBREV
EXISTING NOTE		PROPOSED NOTE		FOR ENTIR
	PROPERTY LINE / R.O.W. LINE NEIGHBORING		AC	ACRES
	PROPERTY LINE / INTERIOR PARCEL LINE			AMERICANS
	EASEMENT LINE		ADA	WITH DISABILITY ACT
	SETBACK		ARCH	ARCHITECTURA L
	LINE		вс	BOTTOM OF
			BC	CURB
		CURB AND GUTTER	BF	BASEMENT FLOOR
	CONCRETE CURB & GUTTER	SPILL CURB TRANSITION CURB	вк	BLOCK
	& GUITER	DEPRESSED CURB AND GUTTER		
			BL	BASELINE
	UTILITY POLE WITH LIGHT		BLDG	BUILDING
 0	POLE LIGHT	 0		BUILDING
₿	TRAFFIC		BM	BENCHMARK
	UTILITY			BUILDING
0	POLE	0	BRL	RESTRICTION LINE
	TYPICAL LIGHT		CF	CUBIC FEET
\$	ACORN LIGHT	¢	CF	
	TYPICAL		CL	CORRUGATED
	SIGN			METAL PIPE
	PARKING COUNTS	<u> </u>	CONN	CONNECTION
			CONC	CONCRETE
<i></i>	CONTOUR	190	CPP	CORRUGATED PLASTIC PIPE
169	LINE	187	CY	CUBIC YARDS
TC 516.4 OR 516.4	SPOT ELEVATIONS	TC516.00 BC 515.55	DEC	DECORATIVE
		•		
[SAN]	SANITARY	SAN	DEP	DEPRESSED
	LABEL	#	DIP	DUCTILE IRON PIPE
	STORM LABEL	X #	DOM	DOMESTIC
SL	SANITARY SEWER	SL		
	UNDERGROUND		ELEC	ELECTRIC
	WATER LINE UNDERGROUND		ELEV	ELEVATION
E	ELECTRIC LINE	E	EP	EDGE OF PAVEMENT
G	UNDERGROUND GAS LINE	G	ES	EDGE OF
	OVERHEAD		EW	SHOULDER END WALL
	UNDERGROUND		EX	EXISTING
7	TELEPHONE LINE		FES	FLARED END SECTION
C	UNDERGROUND CABLE LINE	C	FF	FINISHED
=======================================	STORM SEWER		FH	FLOOR FIRE HYDRANT
	SANITARY	s	FG	FINISHED
	SEWER MAIN		G	GRADE
<u> </u>	HYDRANT	Q	GF	GARAGE FLOOR
S	SANITARY MANHOLE	((AT DOOR)
	STORM		GH	SIDE OF WALL
₩M ⊗ ^{WM}	MANHOLE WATER		GL	GRADE LOWER SIDE OF WALL
 ₩V	METER	•	GRT	GRATE
\bowtie	WATER VALVE	ullet	GV	GATE VALVE
	GAS VALVE		HDPE	POLYETHYLENE
	GAS		HP	HIGH POINT
	METER		HOR	HORIZONTAL
	TYPICAL END SECTION		HW	HEADWALL
ar	HEADWALL OR ENDWALL	OR		INTERSECTION
	YARD		LF	LINEAR FOOT
	CURB		LOC	LIMITS OF CLEARING
	INLET	<u>6</u>]	LOD	LIMITS OF
0	CLEAN OUT	0	LOS	DISTURBANCE
Ē		Ē	LDS	LINE OF SIGHT
	TELEPHONE		L/S	LANDSCAPE
	MANHOLE	1	MAX	MAXIMUM
EB	ELECTRIC BOX	EB	MIN MH	MINIMUM
ĒP	ELECTRIC PEDESTAL	EP	MH	MECHANICAL
		_		JOINT
				ON CENTER POINT OF
	MONITORING WELL	\bigcirc	PA	ANALYSIS
	TEST	₽	PC	CURVATURE
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STANDARD ABBREVIATIONS			
	FOR ENTIR	E PLAN S	SET
	ACRES	POG	POINT OF GRADE
	AMERICANS WITH DISABILITY ACT	PROP	PROPOSED
н	ARCHITECTURA L	PT	POINT OF TANGENCY
	BOTTOM OF CURB	PTCR	POINT OF TANGENCY, CURB RETURN
	BASEMENT FLOOR	PVC	POLYVINYL CHLORIDE PIPE
	BLOCK	PVI	POINT OF VERTICAL INTERSECTION
	BASELINE	PVT	POINT OF VERTICAL TANGENCY
G	BUILDING	R	RADIUS
	BUILDING BENCHMARK	RCP	REINFORCED CONCRETE PIPE
	BUILDING RESTRICTION LINE	RET WALL	RETAINING WALL
	CUBIC FEET	R/W	RIGHT OF WAY
	CENTERLINE	S	SLOPE
D	CORRUGATED METAL PIPE	SAN	SANITARY SEWER
IN	CONNECTION	SF	SQUARE FEET
۱C	CONCRETE	STA	STATION
)	CORRUGATED PLASTIC PIPE	STM	STORM
	CUBIC YARDS	S/W	SIDEWALK
;	DECORATIVE	TBR	TO BE REMOVED
)	DEPRESSED	TBRL	TO BE RELOCATED
	DUCTILE IRON PIPE	тс	TOP OF CURB
Λ	DOMESTIC	TELE	TELEPHONE
С	ELECTRIC	TPF	TREE PROTECTION FENCE
V	ELEVATION	τw	TOP OF WALL
	EDGE OF PAVEMENT	TYP	TYPICAL
	EDGE OF SHOULDER	UG	UNDERGROUND
	END WALL EXISTING	UP W	UTILITY POLE
	FLARED END SECTION	W/L	WATER LINE
	FINISHED	W/M	WATER METER
	FIRE HYDRANT	±	PLUS OR MINUS
	FINISHED GRADE	o	DEGREE
	GRADE	Ø	DIAMETER
	GARAGE FLOOR (AT DOOR)	#	NUMBER
	GRADE HIGHER		
	SIDE OF WALL GRADE LOWER SIDE OF WALL		
-	GRATE GATE VALVE		
ΡĒ	HIGH DENSITY POLYETHYLENE PIPE		
2	HORIZONTAL		
	INTERSECTION		
	INVERT		
:	LIMITS OF		
<u> </u>	CLEARING LIMITS OF		
, ;	DISTURBANCE		
	LOW POINT		
	LANDSCAPE		
(
	MINIMUM		
	MECHANICAL JOINT		
	ON CENTER		
	POINT OF ANALYSIS		
	POINT		

RELIMINARY PLA OF SUBDIVISION PPS 4-18013 FOR

NSR PROPERTIES, LLC

LOCATION OF SITE 3599 EAST-WEST HIGHWAY HYATTSVILLE, MD 20782 PRINCE GEORGE'S COUNTY TM 42, GRID A2



LOCATION MAP COPYRIGHT ADC THE MAP PEOPLE PERMIT USE NO. 20602153-5 SCALE: 1"=2000'

OWNER/APPLICANT NSR PROPERTIES, LLC 7303 HANOVER PARKWAY, SUITE A GREENBELT, MD 20770 CONTACT: SAJID CHAUDHRY PHONE: (301) 982-5400

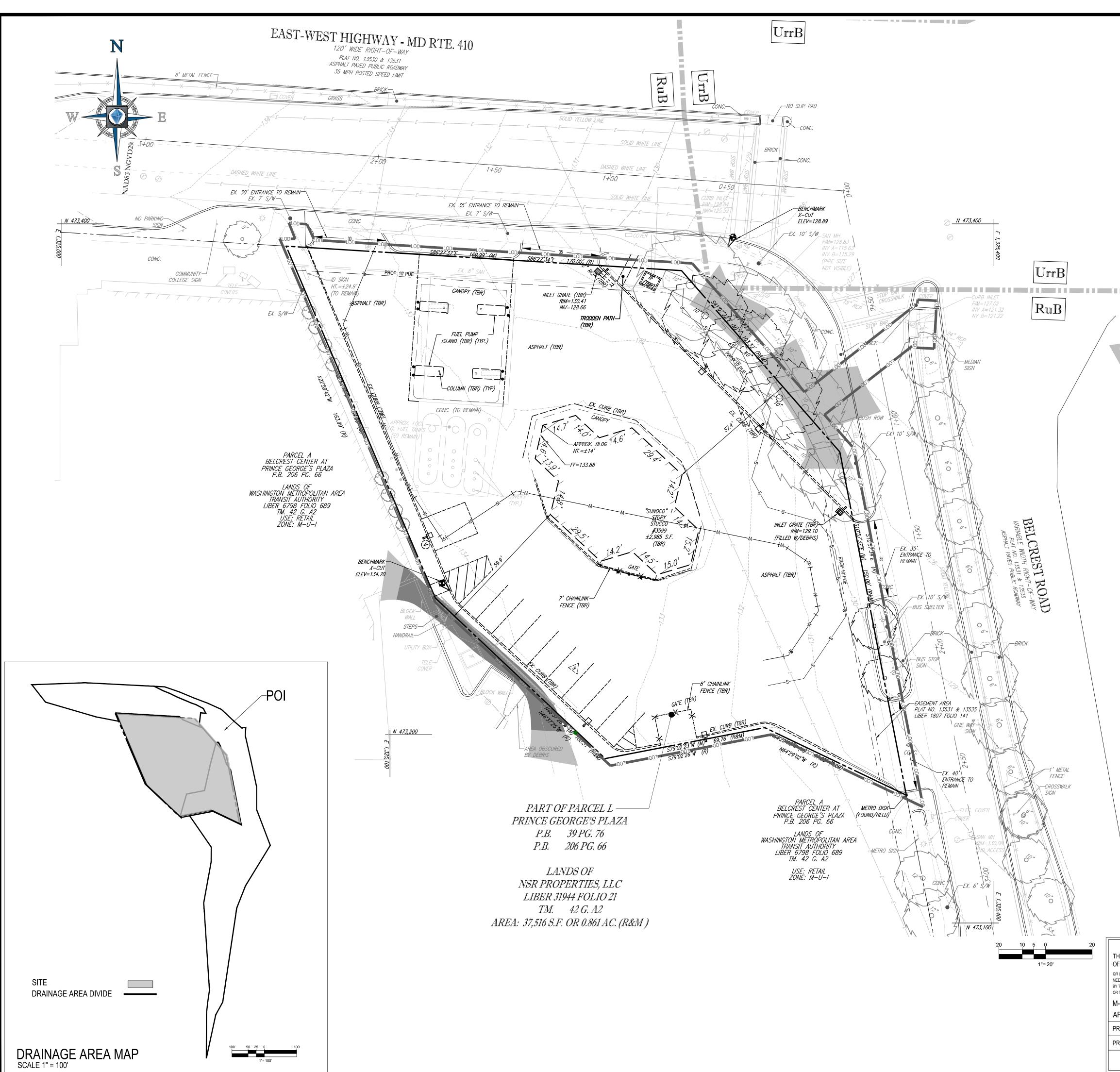


16701 MELFORD BLVD, SUITE 310 **BOWIE, MARYLAND 20715** Phone: (301) 809-4500 (301) 809-4501 Fax: EDean@BohlerEng.com CONTACT: EMILY DEAN, P.E.

GENERAL NOT

- PROPERTY BEING THE LAN 1. AMONG THE LANDS RECOR PART OF PARCEL L, AS REC
- 2. TAX MAP / GRID: 042 / A2 WSSC GRID: 207NE03
- 4. PURPOSE OF THE SUBDIV 5. PRIOR APPROVALS:
- CSP 13003 • DSP - 12062 NOTE: THESE APPROVALS WILL REQUIRE A NEW DETA THE TDDP WILL BE NEEDE
- EXISTING ZONING: SURVE PROPOSED ZONING: SURVI
- 7. NET DEVELOPMENT AREA
- 8. ACREAGE OF ENVIRONMEN 9. THE SITE IS NOT LOCATED
- 24033C0129E, EFFECTIVE 10. ACREAGE OF ROAD DEDICA
- 11. EXISTING USE: THE SITE C
- CONVENIENCE STORE. 12. PROPOSED USE: GAS STAT
- 13. MINIMUM LOT SIZE: NOT AF
- 14. MINIMUM LOT WIDTH AT FR
- 15. SUSTAINABLE GROWTH TI
- 16. SITE NOT WITHIN MILITARY
- 17. SITE NOT WITHIN A CENTE 18. GROSS FLOOR AREA:
 - EXISTING: 2,985 SF PROPOSED: 9,580 SF
- 19. STORMWATER MANAGEME 20. SITE TO BE SERVICED WIT
- EXISTING AND PROPOSE 21. NO AVIATION POLICY AREA
- 22. MANDATORY PARK DEDICA
- 23. NO CEMETERIES ARE KNO 24. THERE ARE NO HISTORIC
- 25. TYPE ONE CONSERVATION
- 26. THE SITE IS NOT LOCATED
- 27. THERE ARE NO WETLANDS
- 28. THERE ARE NO STREAMS 29. SOIL TYPES: SEE CHART.
- 30. THERE ARE NO EASEMENT
- AGRICULTURAL LAND PRES OR ADJACENT TO THE SUB.

TES		REFEREN	CES		H W
	AS RECORDED IN LIBER 31944 FO	DLIO 21,		SURVEY:	TM CCTUR RVICE CCTUR CCTUR CCTUR CCTUR TT TX
	OUNTY, MARYLAND. THE PARCEL AGE 76 AND PLAT BOOK 206 PAGE	66. "NSR PETRO			TM CHITECTUR DN SERVICE DN SERVICE DN SERVICE AMPA, FL AMPA, FL OUTH FLORIDA ALLAS, TX MEITEN AUTHORIZATION
		3599 EAST WEST HIGH 17TH ELECTION DISTF PRINCE GEORGE'S CO	RICT		
		PROJECT NO.: SB1720 DATED:12/11/17			
VISION TO INCREASE BUILDING	SQUARE FOOTAGE.	REVISED: 01/24/18 ◆ <u>UTILITIES:</u>			NEER ANDS PRANS PR
		THE FOLLOWING C DELMARVA MISS U	TILITY SYSTEM (1-	800-257-7777)	
	THE PROPOSED DEVELOPMENT ¹ AN AMENDMENT TO THE USE TA	BLE OF FACILITIES AFFECT	ING AND SERVICI	NG THIS SITE.	
ED FOR THE PROPOSED DEVE	LOPMENT.	HEREON IS BASED	UPON THE UTILITY	Y COMPANIES	A A A A A A A A A A A A A A A A A A A
EYED AREA 0.861 AC M-U-I (MIX RVEYED AREA 0.861 AC M-U-I (M	,	RESPONSE TO THIS 14178109		AL NUMBER(S):	COD COD AM M AM M AM M AM M A COL COD AM M A COD COD A AM M A AM M A COD COD A AM M A A A A A A A A A A A A A A A A
A OUTSIDE OF PMA: NOT APPLI	CABLE.	◆ <u>CONTACT INFORMA</u> UTILITY COMPANY	PH	IONE NUMBER	L AND C COGRAM C
ENTAL REGULATED FEATURES	: NOT APPLICABLE.	VERIZON - LAMBER BGE ELECTRIC-USI	C (80	10) 536-0070 00) 778-9140	
ED WITHIN A 100-YEAR FLOODP E SEPTEMBER 16, 2016.	LAIN PER FEMA FLOODPLAIN MAI	BGE GAS-USIC COMCAST-UTILIQU	(ou Est (41	00) 778-9140 10) 536-0070	SITTE SITTE NG DESIC ORK V JERSI
ICATION: NOT APPLICABLE.		MCI ZAYO/STAKE CENT		00) 289-3427 38) 267-1063	SURVEYI JINABLE I STATE NEW V STON, MA V YORK, NY V YORK MET V VORK MET REQUIN
CONSISTS OF A GAS STATION	AND A SINGLE STORY BUILDING		(4) NT SEDVICES (70	10) 712-0202 03) 464-7592	D SURVEYIN CAINABLE D PSTATE NEW Y EW ENGLAND OSTON, MA EW YORK, NY EW YORK, NY EW YORK, NY EW YORK, NY EW YORK, NY EW YORK, NY EW YORK, NY
ATION, FOOD AND BEVERAGE S	STORE, AND OFFICES.	QWEST COMMUNIC WASHINGTON GAS	ATIONS (30 -UTILIQUEST (30	03) 664-8090 01) 210-0355 01) 868-6803	
APPLICABLE.		WSSC - PINPOINT L	JG	,	
FRONT BUILDING LINE AND FRO	ONT STREET LINE: NOT APPLICAE		G, LLC	EXEMPTION:	REVISIONS
ΓIER 1.		APPROVAL DATE: 01/0			REV DATE COMMENT BY
RY INSTALLATION OVERLAY ZO	NE.	BOHLER ENGINEERIN APPROVAL DATE: 01/0	G, LLC		1 08/08/18 PER MNCPPC COMMENTS AJH
ER OR CORRIDOR LOCATION.		♦ GEO-TECHNICAL REP			
		HILLIS-CARNES ENGIN DATED: 05/04/18	EERING ASSOCIATE	ES, INC	
IENT CONCEPT 2296-2018: PEN	IDING APPROVAL.				
ITH PUBLIC WATER AND SEWER SED WATER/SEWER DESIGNATI					
EAS EXIST ON OR IN VICINITY C	OF THE PROPERTY.				
CATION: NOT APPLICABLE.					
OWN TO EXIST ON THE PROPE	RTY.				
C SITES ON OR IN THE VICINITY	OF THE PROPERTY.				
ON PLAN: EXEMPT.					
ED WITHIN THE CHESAPEAKE B	AY CRITICAL AREA OVERLAY.				
DS LOCATED ON THE SITE.					REFORE YOUS
S LOCATED ON THIS SITE.					THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.
					IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL - 811 (WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777)
ESERVATION FOUNDATION OR	ENVIRONMENTAL TRUST, THE MA ANY LAND TRUST OR ORGANIZA				(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)
JBJECT PROPERTY.					NOT APPROVED FOR
					PROJECT No.: MB172062 DRAWN BY: AJH
					CHECKED BY: NBS DATE: 06/25/18
					SCALE: AS SHOWN CAD I.D.: SD0
					PROJECT:
					PROJECT: PRELIMINARY
					PLAN OF
					SUBDIVISION
					FOR —
					NSR PROPERTIES,
					LLC
					LOCATION OF SITE 3599 EAST-WEST HIGHWAY
	Г	SHEET	INDEX		HYATTSVILLE, MARYLAND
	-	SHEET TITLE		EET NUMBER	PRINCE GEORGE'S COUNTY TM 42, GRID A2
	-	COVER SHEET		PPS-1	
	_	PRELIMINARY PLAN OF SUBDIVISION		PPS-2	
		SOIL TYP	ES		
	SOIL TYPE	DESCRIPTION	HYDROLOGIC SOIL GROUP	DRAINAGE CLASS	16701 MELFORD BLVD , SUITE 310 BOWIE, MARYLAND 20715
		URBAN LAND-RUSSETT-CHRISTIANA			Phone: (301) 809-4500
		COMPLEX COMPLEX, 0 TO 5 PERCENT SLOPES	D	N/A	Fax: (301) 809-4501 EDEAN@BohlerEng.com
		RUSSETT-CHRISTIANA-URBAN LAND		MODERATELY	N R SPEACH
	UrrB	COMPLEX, 0 TO 5 PERCENT SLOPES	D	WELL-DRAINED	
					8/8/18
					PROFESSIONAL ENGINEER
					PROFESSIONAL CERTIFICATION I, NICHOLAS'B, SPEACH, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
					APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE
			RYLAND-NATIONAL CAPITA ND PLANNING COMMISSION		LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40263, EXPIRATION DATE: 6/14/2019
					SHEET TITLE:
THIS BLOCK IS FOR OFFICIAL USE ONLY		PRELIMINARY PLAN			
		PRELIMINARY PLAN			COVER
OFFICIAL USE ONLY QR LABEL CERTIFIES THAT THIS PLAN					COVER
OFFICIAL USE ONLY QR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE		TCP Planning board action:			COVER SHEET
OFFICIAL USE ONLY QR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL.		ТСР			
OFFICIAL USE ONLY QR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL. M-NCPPC APPROVAL	NSR PROPERTIES, LLC	TCP Planning board action:			SHEET SHEET NUMBER:
OFFICIAL USE ONLY OR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL. M-NCPPC APPROVAL PROJECT NAME:	NSR PROPERTIES, LLC PPS 4-18013	TCP PLANNING BOARD ACTION: PER PGCPB RESOLUTION #:			SHEET
OFFICIAL USE ONLY OR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL. M-NCPPC APPROVAL PROJECT NAME: PROJECT NUMBER: FOR CONDITIONS OF APPROVAL SEE		TCP PLANNING BOARD ACTION: PER PGCPB RESOLUTION #: ADOPTION DATE: SIGNATURE APPROVAL DATE:			SHEET SHEET NUMBER:



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	DEMOLITION/REMOVAL NOTE	TYPICAL NOTE TEXT	DEMOLITION/REMOVAL NOTE	TYPICAL NOTE TEXT	TM TO TO TO TARCHITECTURE ATION SERVICES ATION SERV
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		CONCRETE CURB & GUTTER	X≋	WATER VALVE	E R J INEERING LANDSCAPE LANDSCAPE LANDSCAPE TRANSPORT MORE, MD HERN VIRGINA GH, NC INGTON, DC INGTON, DC
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	Ś	SANITARY MANHOLE			REVISIONS rev date comment by
	$\textcircled{\textbf{b}}$	STORM MANHOLE			1 08/08/18 PER MNCPPC COMMENTS AJH
					THE FOLLOWING STATES REQUIRE NOTIFICATION BY
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					NOT APPROVED FOR
					CONSTRUCTION
					PROJECT No.: MB172062 DRAWN BY: AJH CHECKED BY: NBS
					DATE: 06/25/18 SCALE: AS SHOWN
					CAD I.D.: EX0
					PROJECT: PRELIMINARY
					PLAN OF SUBDIVISION
					FOR
					NCD DDODEDTIES
					NSR PROPERTIES, LLC
					LOCATION OF SITE 3599 EAST-WEST HIGHWAY
					HYATTSVILLE, MARYLAND PRINCE GEORGE'S COUNTY
					TM 42, GRID A2
					16701 MELFORD BLVD , SUITE 310 BOWIE, MARYLAND 20715 Phone: (301) 809-4500
					Fax: (301) 809-4501 EDEAN@BohlerEng.com
					N B SPEACH
					PROFESSIONAL ENGINEER
					MARY AND LEENSE NO. 10225 PROFESSIONAL CERTIFICATION I, NICHOLASIB, SPEACH, HEREBY CERTIFY THAT
					THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE
	1		THE MARYLAND-NATIONAL Park and planning com		LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40263, EXPIRATION DATE: 6/14/2019
HIS BLOCK IS		PRELIM	NARY PLAN		SHEET TITLE: PRELIMINARY
FFICIAL USE	ONLY	 TCP			
ETS CONDITIONS (OF FINAL APPROVAL IARD, ITS DESIGNEE		NG BOARD ACTION:		PLAN OF
-NCPPC					SUBDIVISION
			CPB RESOLUTION #:		SHEET NUMBER:
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FOR CONDITIO	NS OF APPROVAL SEE SITE PLAN COVER SHEET OR A	PPROVAL SHEET	URE APPROVAL DATE:		
	ION NUMBERS MUST BE INCLUDED IN THE PROJECT N		AUTHORIZED SIGNATU	 RF	