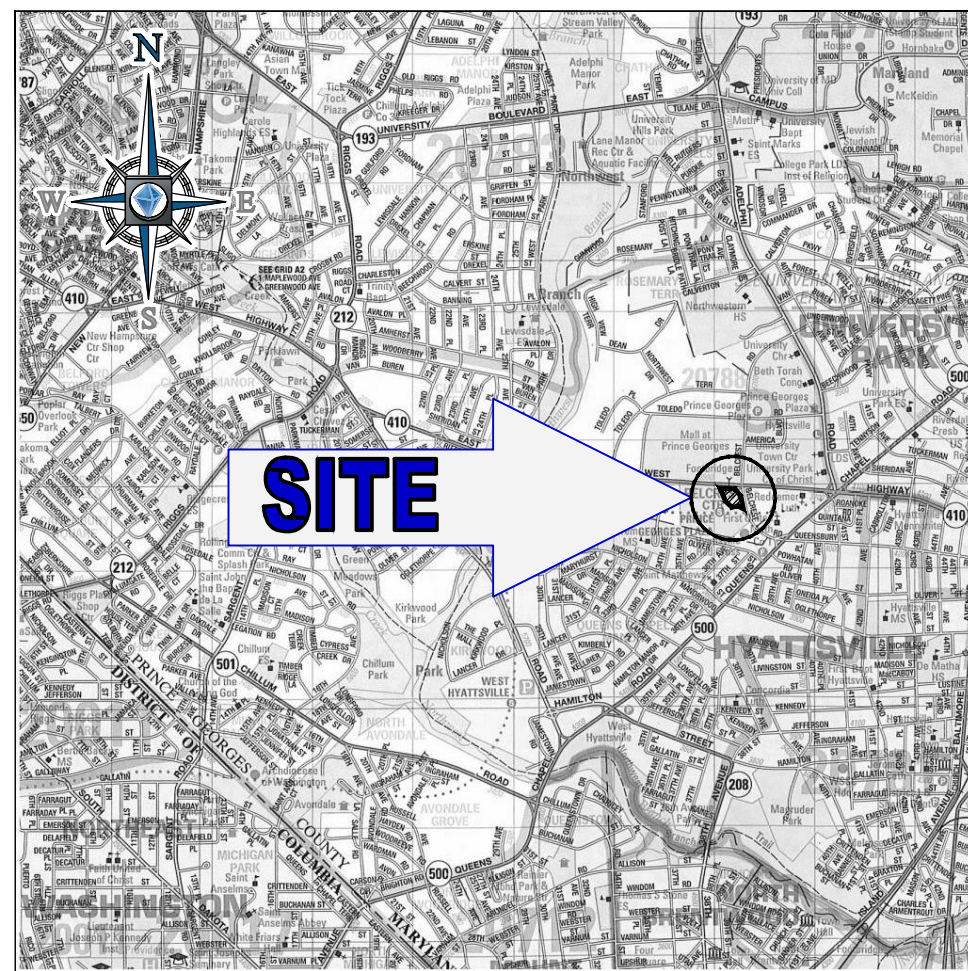


PRELIMINARY PLAN  
OF SUBDIVISION  
PPS 4-18013  
FOR  
NSR PROPERTIES, LLC

## 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

PREPARED BY

BOHLER<sup>TM</sup>  
ENGINEERING

**16701 MELFORD BLVD , SUITE 310  
BOWIE, MARYLAND 20715**

Phone: (301) 809-4500

Fax: (301) 809-4501

***EDean@BohlerEng.com***

CONTACT: EMILY DEAN, P.E.

## GENERAL NOTES

1. PROPERTY BEING THE LAND OF NSR PROPERTIES, LLC AS RECORDED IN LIBER 31944 FOLIO 21, AMONG THE LANDS RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. THE PARCEL IS PART OF PARCEL L, AS RECORDED IN PLAT BOOK 39 PAGE 76 AND PLAT BOOK 206 PAGE 66.
2. TAX MAP / GRID: 042 / A2
3. WSSC GRID: 207NE03
4. PURPOSE OF THE SUBDIVISION TO INCREASE BUILDING SQUARE FOOTAGE.
5. PRIOR APPROVALS:
  - CSP - 13003
  - DSP - 12062NOTE: THESE APPROVALS WILL HAVE NO BEARING ON THE PROPOSED DEVELOPMENT WHICH WILL REQUIRE A NEW DETAILED SITE PLAN APPROVAL. AN AMENDMENT TO THE USE TABLE OF THE TDDP WILL BE NEEDED FOR THE PROPOSED DEVELOPMENT.
6. EXISTING ZONING: SURVEYED AREA 0.861 AC M-U-1 (MIXED-USE INFILL)  
PROPOSED ZONING: SURVEYED AREA 0.861 AC M-U-1 (MIXED-USE INFILL)
7. NET DEVELOPMENT AREA OUTSIDE OF PMA: NOT APPLICABLE.
8. ACREAGE OF ENVIRONMENTAL REGULATED FEATURES: NOT APPLICABLE.
9. THE SITE IS NOT LOCATED WITHIN A 100-YEAR FLOODPLAIN PER FEMA FLOODPLAIN MAP 2403300129E, EFFECTIVE SEPTEMBER 16, 2016.
10. ACREAGE OF ROAD DEDICATION: NOT APPLICABLE.
11. EXISTING USE: THE SITE CONSISTS OF A GAS STATION AND A SINGLE STORY BUILDING WITH A CONVENIENCE STORE.
12. PROPOSED USE: GAS STATION, FOOD AND BEVERAGE STORE, AND OFFICES.
13. MINIMUM LOT SIZE: NOT APPLICABLE.
14. MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE: NOT APPLICABLE.
15. SUSTAINABLE GROWTH TIER 1.
16. SITE NOT WITHIN MILITARY INSTALLATION OVERLAY ZONE.
17. SITE NOT WITHIN A CENTER OR CORRIDOR LOCATION.
18. GROSS FLOOR AREA:  
EXISTING: 2,985 SF  
PROPOSED: 9,580 SF
19. STORMWATER MANAGEMENT CONCEPT 2296: 2018: PENDING APPROVAL.
20. SITE TO BE SERVICED WITH PUBLIC WATER AND SEWER.  
EXISTING AND PROPOSED WATER/SEWER DESIGNATIONS: W3 / S3
21. NO AVIATION POLICY AREAS EXIST ON OR IN VICINITY OF THE PROPERTY.
22. MANDATORY PARK DEDICATION: NOT APPLICABLE.
23. NO CEMETERIES ARE KNOWN TO EXIST ON THE PROPERTY.
24. THERE ARE NO HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY.
25. TYPE ONE CONSERVATION PLAN: EXEMPT.
26. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA OVERLAY.
27. THERE ARE NO WETLANDS LOCATED ON THE SITE.
28. THERE ARE NO STREAMS LOCATED ON THIS SITE.
29. SOIL TYPES: SEE CHART.
30. THERE ARE NO EASEMENTS HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION OR ANY LAND TRUST OR ORGANIZATION IN OR ADJACENT TO THE SUBJECT PROPERTY.

## REFERENCES

- BOUNDARY & TOPOGRAPHIC/ALTA SURVEY:**  
BOHLER ENGINEERING  
"NSR PETRO  
3599 EAST HIGHWAY  
17TH ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND"  
PROJECT NO.: SB172062  
DATED: 12/11/17  
REVISED: 01/24/18
- **UTILITIES:**  
THE FOLLOWING COMPANIES WERE NOTIFIED BY  
DELMARVA MISS UTILITY SYSTEM (1-800-257-7777)  
AND REQUESTED TO MARK OUT UNDERGROUND  
FACILITIES AFFECTING AND SERVICING THIS SITE.  
THE UNDERGROUND UTILITY INFORMATION SHOWN  
HEREON IS BASED ON THE UTILITY COMPANIES  
RESPONSE TO THIS REQUEST. SERIAL NUMBER(S):  
14178109
- **CONTACT INFORMATION:**
- | UTILITY COMPANY                   | PHONE NUMBER   |
|-----------------------------------|----------------|
| VERIZON - LAMBERT CABLE           | (410) 536-0070 |
| BGE ELECTRIC-USIC                 | (800) 778-9140 |
| BGE GAS-USIC                      | (800) 778-9140 |
| COMCAST-UTILQUEST                 | (410) 536-0070 |
| MCI                               | (800) 289-4247 |
| ZAYO/STAKE CENTER LOCATION        | (889) 267-1063 |
| PEPCO - OCCLS                     | (410) 712-0020 |
| WATER & SEWER MANAGEMENT SERVICES | (703) 464-7592 |
| QWEST COMMUNICATIONS              | (303) 664-8090 |
| WASHINGTON GAS-UTILQUEST          | (202) 101-0355 |
| WSSC - PINPOINT UG                | (301) 868-6803 |
- **WOODLAND CONSERVATION LETTER OF EXEMPTION:**  
BOHLER ENGINEERING, LLC  
APPROVAL DATE: 01/05/2018
- **NRI EQUIVALENCY LETTER:**  
BOHLER ENGINEERING, LLC  
APPROVAL DATE: 01/05/2018
- **GEO-TECHNICAL REPORT**  
HILLIS-CRANES ENGINEERING ASSOCIATES, INC  
DATED: 05/04/18

## REVISIONS

[illegible]

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  
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555

NOT APPROVED FOR  
CONSTRUCTION

PROJECT No.:	MB172062
DRAWN BY:	AJH
CHECKED BY:	NBS
DATE:	06/25/18
SCALE:	AS SHOWN
CAD I.D.:	SD0

PROJECT: PRELIMINARY  
PLAN OF  
SUBDIVISION  
FOR

NSR PROPERTIES,  
LLC

LOCATION OF SITE  
3599 EAST-WEST HIGHWAY  
HYATTSVILLE, MARYLAND  
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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  
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  
LAWS OF THE STATE OF MARYLAND.  
LICENSE NO. 40263, EXPIRATION DATE: 8/14/2019

SHEET TITLE:

COVER  
SHEET

SHEET NUMBER: \_\_\_\_\_

PPS-1

<p>THIS BLOCK IS FOR OFFICIAL USE ONLY</p> <p>OR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL.</p> <p>M-NCPPC APPROVAL</p>	
PROJECT NAME:	NSR PROPERTIES, LLC
PROJECT NUMBER:	PPS 4-18013
<p>FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER</p>	

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRELIMINARY PLAN \_\_\_\_\_

TCP \_\_\_\_\_

PLANNING BOARD ACTION: \_\_\_\_\_

PER PGCPB RESOLUTION #: \_\_\_\_\_

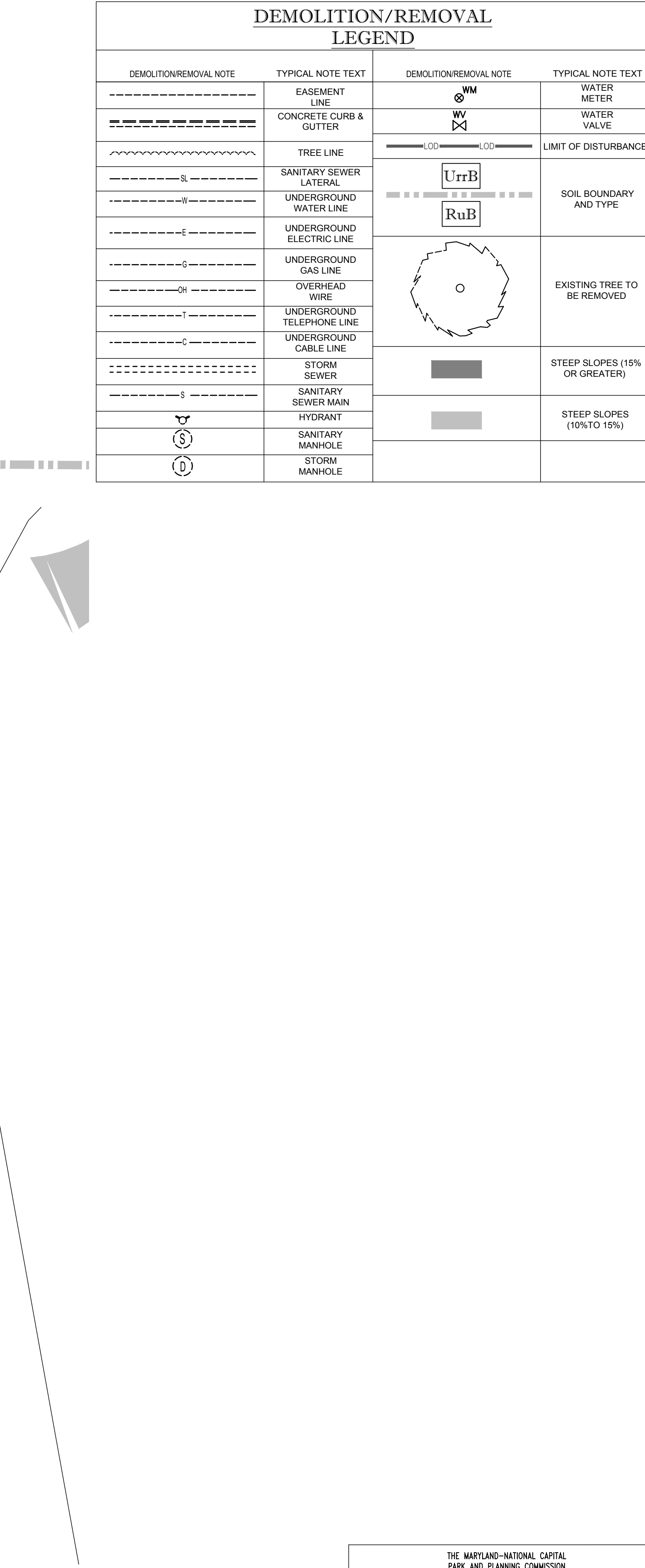
ADOPTION DATE: \_\_\_\_\_

SIGNATURE APPROVAL DATE: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ AUTHORIZED SIGNATURE



[illegible]

**NO DIG WITH CARE  
CALL BEFORE YOU DIG**

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PROJECT No.:	MB172062
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CAD I.D.:	EX0

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LLC**

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