

GENERAL NOTES

- Number of Lots Proposed: (2) SINGLE FAMILY DETACHED
- Existing Zoning: R-80 ; Ex. Use: Single Family Dwelling
- Property Use : Residential
- Property Area for Parcel 188: 177,052 SF OR 4.0464 AC.
- Net Property Area for Parcel 188: 177,052 SF OR 4.0646 AC.
- Water Supply : Public ; Water Category : W-3
- Sewer Supply : Public ; Sewer Category : S-3
- Tax Map : 18 ; Grid : D-2
- W.S.S.C. 200' Sheet Number : 214 NE 04
- Tax Accounts: Parcel 188: 0035428
- Topographic Information : County Record
- Flood Plain Information : No Flood Plain On-Site
- Easement Area : 10' PUE along Existing Road
- Mandatory Park Dedication "Parkland" : NO, Fee-in-Lieu.
- Wetlands Or Perennial Streams : Yes
- Historic District : NO
- Adjacent Cemetery : NO
- Gateway Sign Or Entrance Feature Proposed : NO
- Soil Type: N/A
- This site is subject to the Woodland Conservation Ordinance.
- Site within the Chesapeake Bay Critical Area: 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. 39879, F. 264
Grantor: NEZIANYA INVESTMENTS LLC
Grantee: NEZIANYA INVESTMENT LLC
Dated: 08/10/2017
- Sustainable Growth Tier : Yes ; Tier 1
- SWM Concept Plan # 42825-2018, dated Oct. 24, 2018.
- Military Installation Overlay Zone : No
- Center or Corridor Location: No

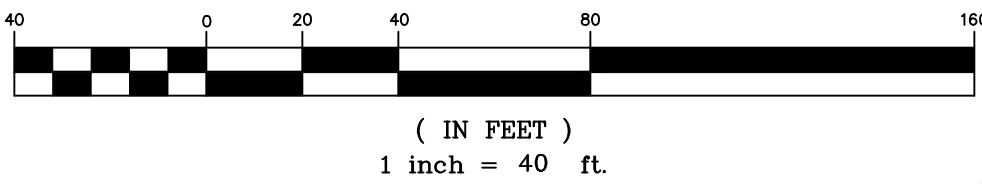
SITE ANALYSIS (PROP LOT 1)

Ex. House Area = 2,400 SF (2-Stories)
Area of Garage/Shed = 2,455 SF
Area of Existing Driveway = 4,700 +/- SF
Total Existing Structure Area = 9,555 +/- SF
Lot Coverage = 9,555/123,276 = 8% +/-

SITE ANALYSIS (PROP LOT 2)

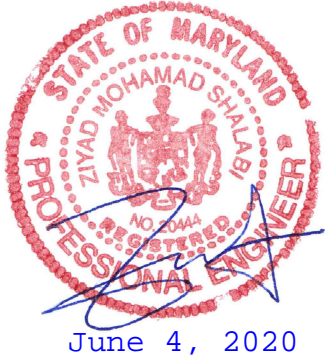
Ex. House Area = 3,612 SF (2-Stories)
Area of Garage/Shed = 871 SF
Area of Garage/Shed = 1,010 SF
Area of 2 Car Port = 1,292 SF
Area of Existing Driveway = 9,000 +/- SF
Total Existing Structure Area = 13,979 +/- SF
Lot Coverage = 13,979/53,776 = 27% +/-

GRAPHIC SCALE



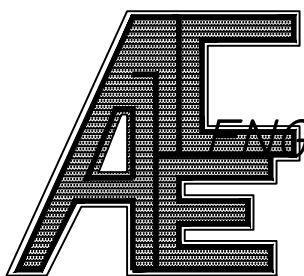
PROFESSIONAL CERTIFICATION

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.



4-22072 / ADQ-2022-097

E.F.NAME:		REVISIONS		
DESIGNED: _____	ZS	DATE	BY	
	DATE: MAY 2018			
DRAWN: _____	ZS			
	DATE: MAY 2018			
CHECKED: _____				
	DATE:			
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		PRELIMINARY PLAN OF SUBDIVISION	
NEZIANYA INVESTMENT LLC 3800 Sellman Road Beltsville, MD 20705 202 6074661		3800 Sellman Road Parcel 188 NEZIANYA SUBDIVISION Vansville (1st) Election District Prince George's County, Maryland	
SCALE: 1"=40'	CONTRACT No.:	SHEET 1	OF 1