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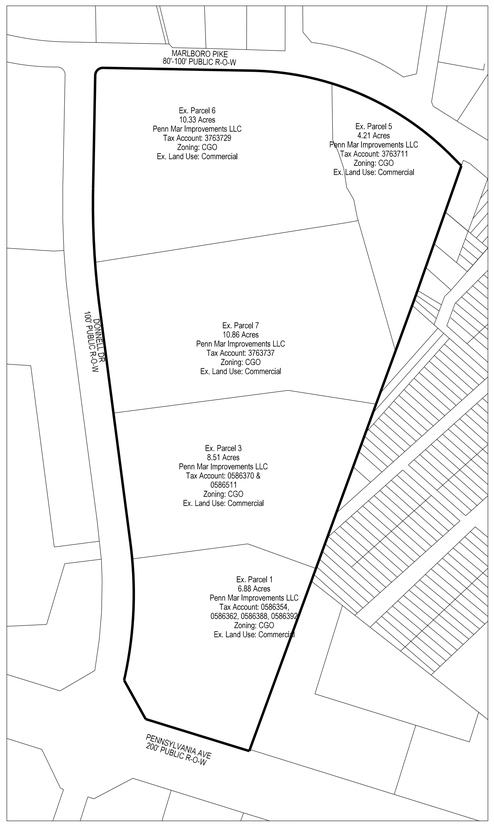
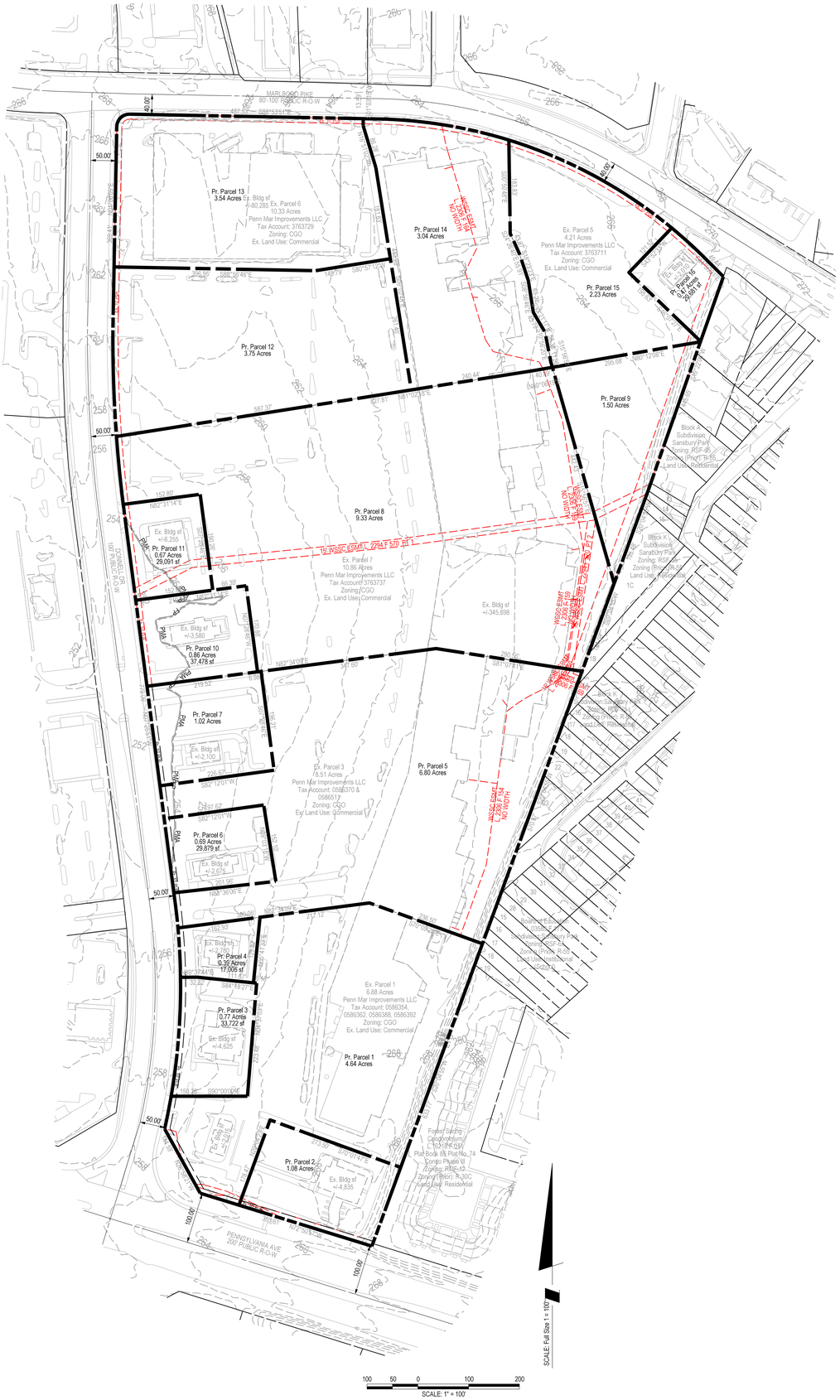
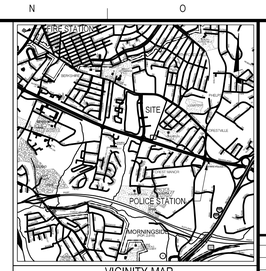


EXISTING PARCEL LAYOUT
INSET MAP
SCALE: 1"=50'





VICINITY MAP
SCALE: 1"=3000'

GENERAL NOTES:

1. EXISTING PARCELS:
   PARCEL 1 L. 50065 F. 037 PLAT BOOK WWW 85, P.74
   L. 48275 F. 083
   PARCEL 3 L. 50065 F. 037 PLAT BOOK WWW 35, P.78
   PARCEL 5 L. 50065 F. 037 PLAT BOOK REP 213-68
   PARCEL 6 L. 50065 F. 037 PLAT BOOK REP 213-68
   PARCEL 7 L. 50065 F. 037 PLAT BOOK REP 213-68
2. TAX MAP & GRID: 81/E3, 81/E4, 89/E1
3. WSSC 200 FT REF: 204SE06, 204SE07, 205SE06, 205SE07
4. PURPOSE OF SUBDIVISION: TO SUBDIVIDE SUBJECT PROPERTY INTO 16 PARCELS. NO DEVELOPMENT IS PROPOSED. ALL EXISTING STRUCTURES AND SQUARE FOOTAGE TO REMAIN THE SAME.
5. PRIOR APPROVALS: AC-07011, DDS-581, NRI-178-2018, NRI-063-2023, NRI-086-2021, 5-06187, 5-22045
6. GROSS ACREAGE: 40.79 AC.
   NET ACREAGE: 40.13 AC.
7. NET DEVELOPABLE OUTSIDE OF PMA: 40.13 AC.
8. ENVIRONMENTAL REGULATED FEATURES: 0.66 AC.
9. 100 YEAR FLOODPLAIN: 0.66 AC.
10. ROAD DEDICATION: 0.00 AC.
11. EXISTING ZONING: CGO
    PRIOR ZONING: C-S-C
    EXISTING USE: COMMERCIAL
    PROPOSED USE: COMMERCIAL

    PROPOSED NUMBER OF LOTS: 0 LOTS
    PROPOSED NUMBER OF PARCELS: 16 PARCELS.
12. PROPOSED DWELLING UNIT BY TYPE: N/A
13. DENSITY CALCULATION: N/A
14. MINIMUM LOT SIZE REQUIRED: N/A
15. MINIMUM LOT WIDTH AT FRONT BUILDING LINE: N/A
    MINIMUM LOT WIDTH AT FRONT STREET LINE: N/A
16. SUSTAINABLE GROWTH TIER: YES, TIER 1.
17. MILITARY INSTALLATION OVERLAY ZONE: YES
18. CENTER OR CORRIDOR LOCATION: NO
19. EXISTING GROSS FLOOR AREA (NON-RESIDENTIAL ONLY): +/- 456,865 SF
    PROPOSED GROSS FLOOR AREA (NON-RESIDENTIAL ONLY): +/- 456,865 SF (NO CHANGE)
20. STORMWATER MANAGEMENT CONCEPT #: 00183-2025
21. EXISTING WATER/SEWER DESIGNATION: W-3 & S-3

    PROPOSED WATER/SEWER DESIGNATION: W-3 & S-3.
22. AVIATION POLICY AREA: N/A
23. MANDATORY PARK DEDICATION: NO
24. CEMETERIES ON OR CONTIGUOUS TO PROPERTY: NO
25. HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
26. TYPE ONE CONSERVATION PLAN: TCP1-xxx-2025
27. SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA.
28. WETLANDS PRESENT ON SITE: NO
29. STREAM PRESENT ON SITE: NO
30. SOILS: SEE NRI-XXX-2025
31. NOT ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY TRUST ORGANIZATION.

LEGEND

- BOUNDARY LINE
- EXISTING CONTOURS
- SAN — EXISTING SEWER
- EASEMENT
- PMA — PRIMARY MANAGEMENT AREA
- FP — EX. FLOODPLAIN
- PROPOSED LOT LINE
- SHRUBS& NON-WOODLAND VEGETATION
- WOODLAND
- STEEP SLOPES (15% & GREATER)

SOLTESZ, LLC
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656
www.solteszco.com

Engineering
Surveying
Planning
Environmental Sciences

NO.	REVISIONS	BY	DATE

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER / DEVELOPER / APPLICANT

Penn Mar Improvements, LLC.
Suite 500
Elmsford, NY 10523

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._____, EXPIRATION DATE:_____

STATE OF MARYLAND — DAVID JOHN BOWIE — LANDSCAPE ARCHITECT

3/28/2025

Preliminary Plan of Subdivision

Preliminary Plan of Subdivision. 4-24032
Penn Mar Shopping Center
2950 Donnell Drive
District Heights, MD 20747
(6th ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP: 81/E3, 81/E4, 89/E1	ZONING CATEGORY: CGO (C-S-C PRIOR)
WSSC 200' SHEET: 204SE06, 204SE07, 205SE06, 205SE07	
SITE DATUM HORIZONTAL: NAD 83 VERTICAL: NAVD 88	
1" = 100'	DATE: 3/28/2025 DESIGNED: GAM TECHNICIAN: GAM CHECKED: DJB CAD STD'S. VERSION: ORD / NCS
SHEET 1 OF 1	
PROJECT NO. 4521-00-00	