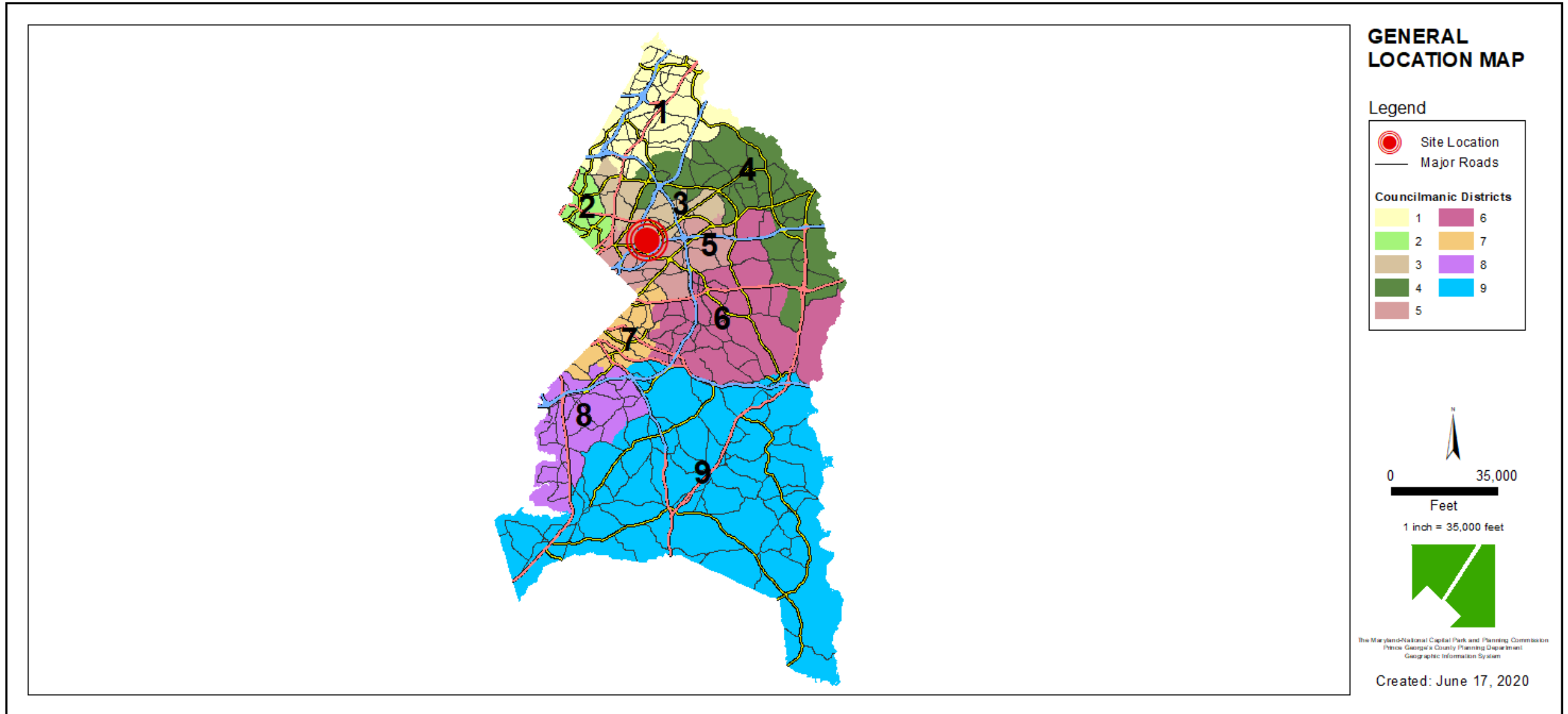


ITEM: 4D

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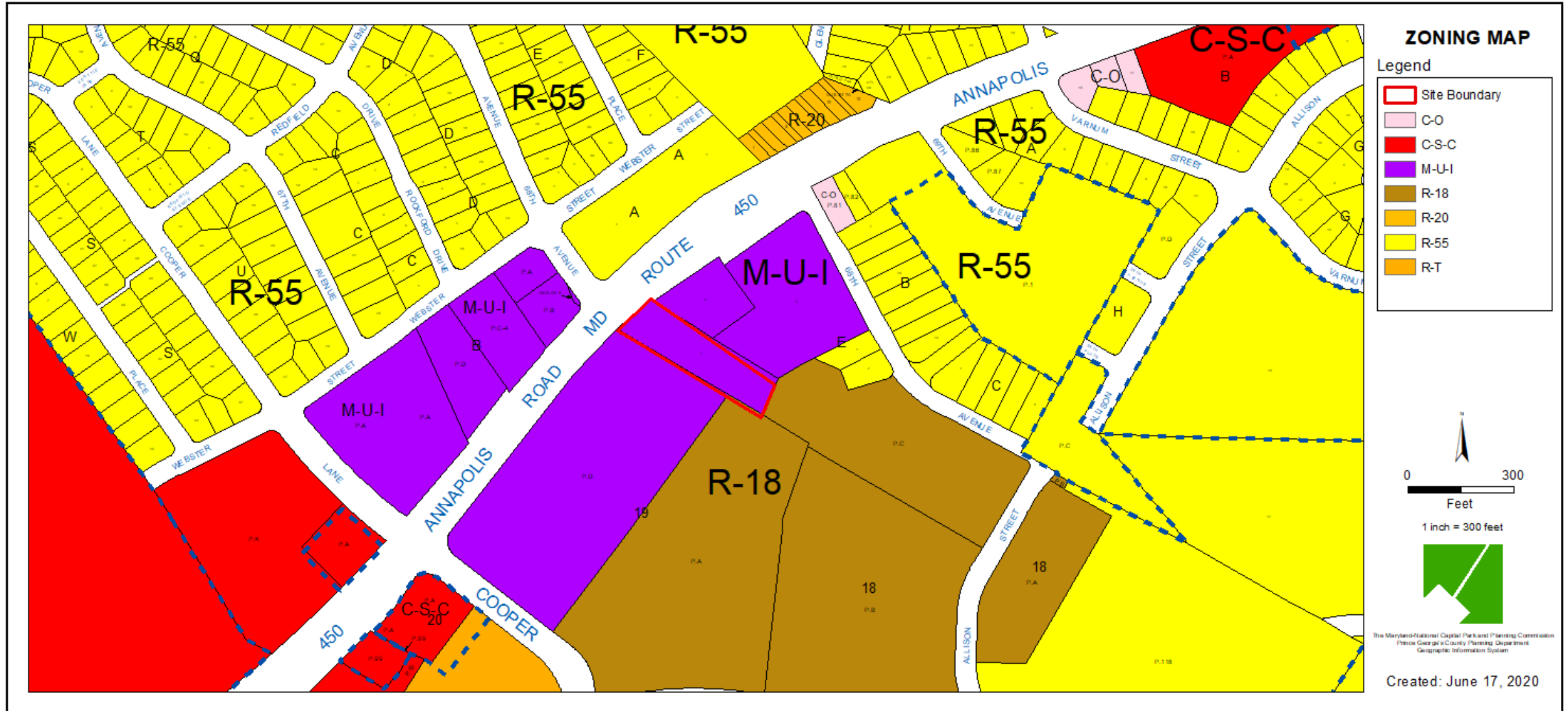
GRAYLING, PARCEL A (JSF ANNAPOLIS ROAD)

GENERAL LOCATION MAP

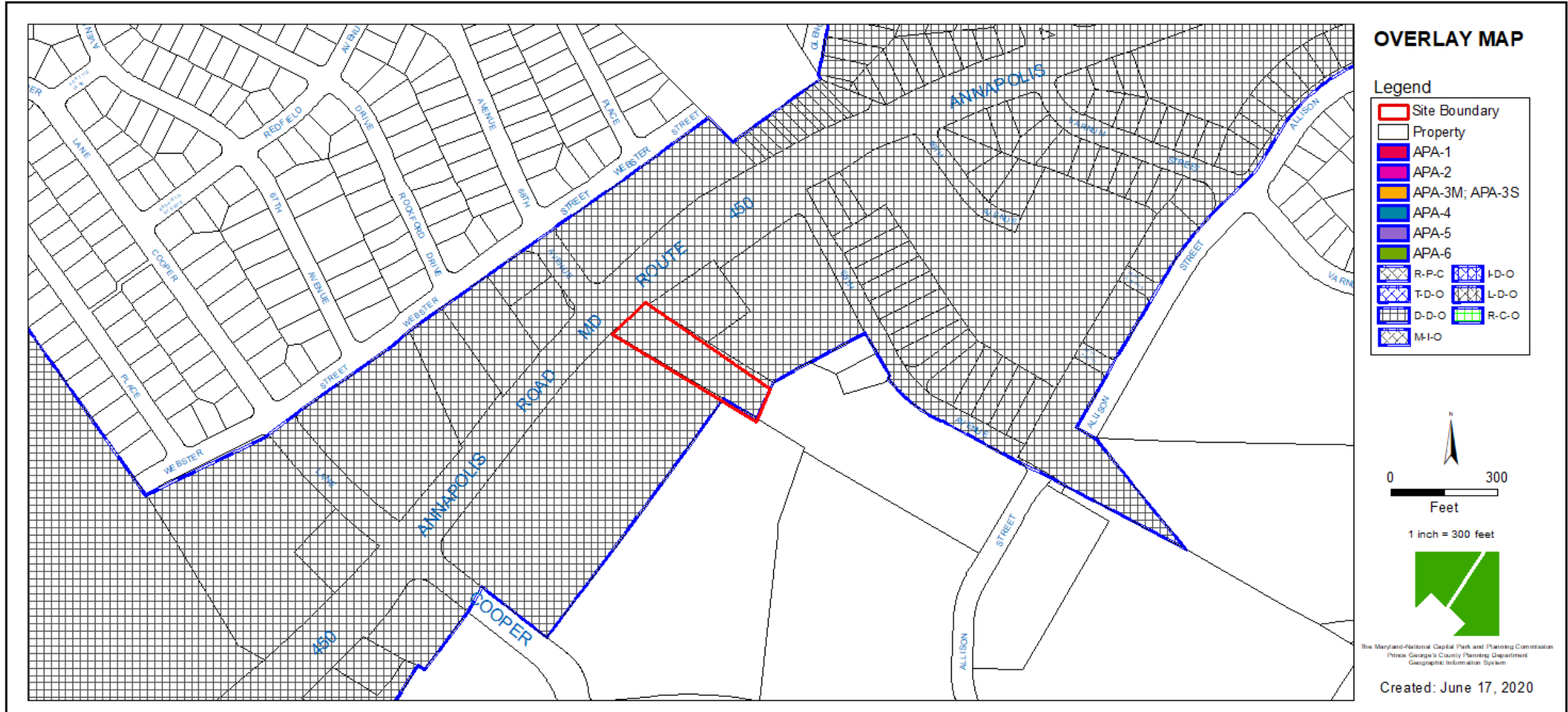




ZONING MAP



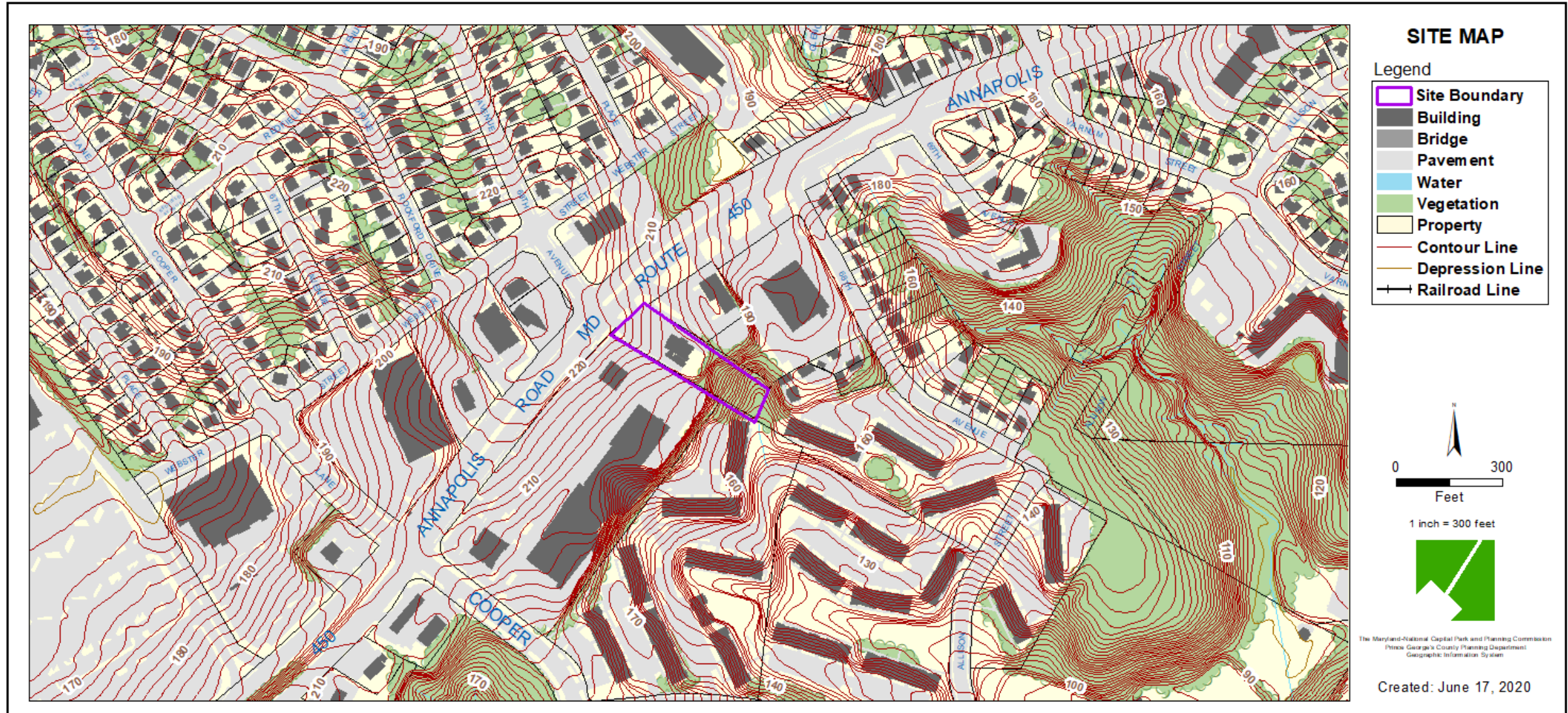
OVERLAY MAP



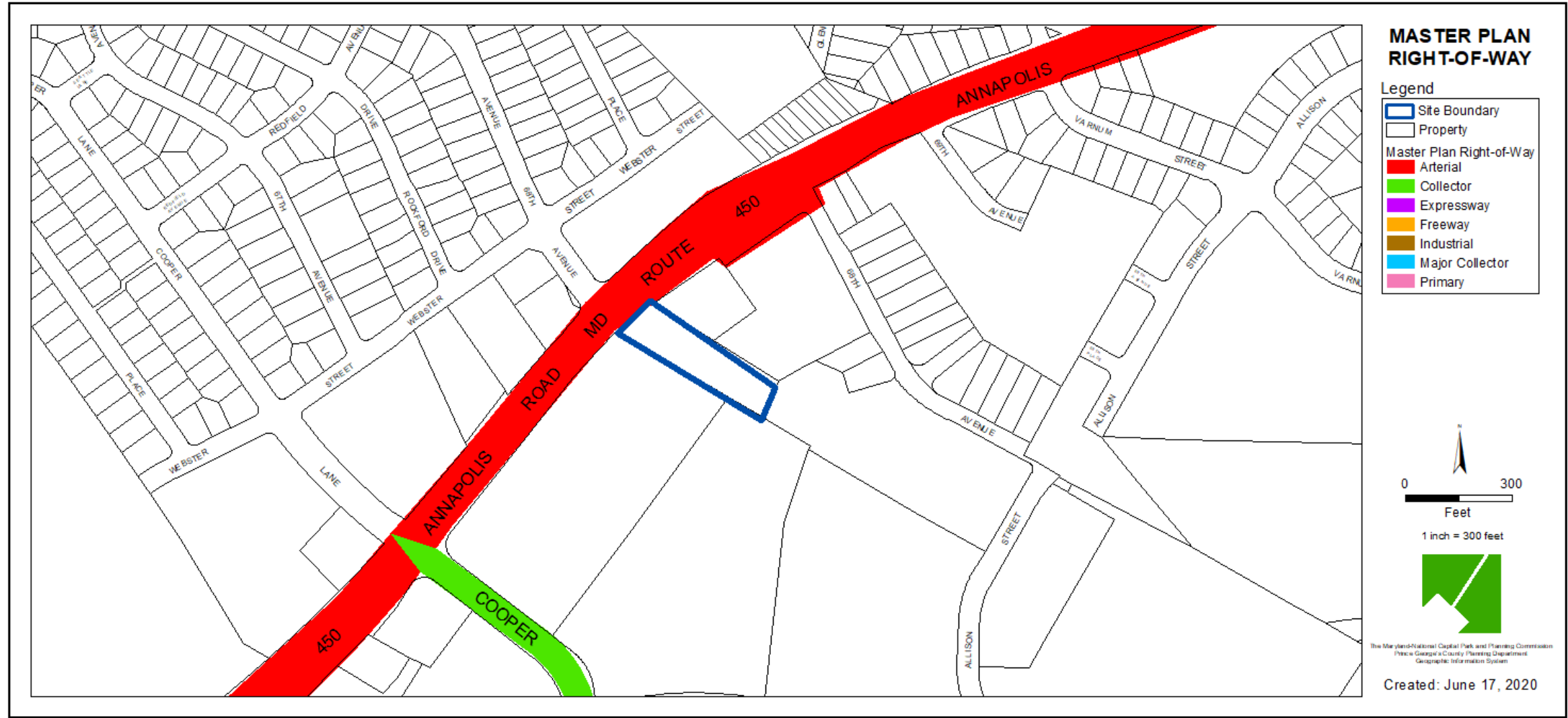
AERIAL MAP



SITE MAP



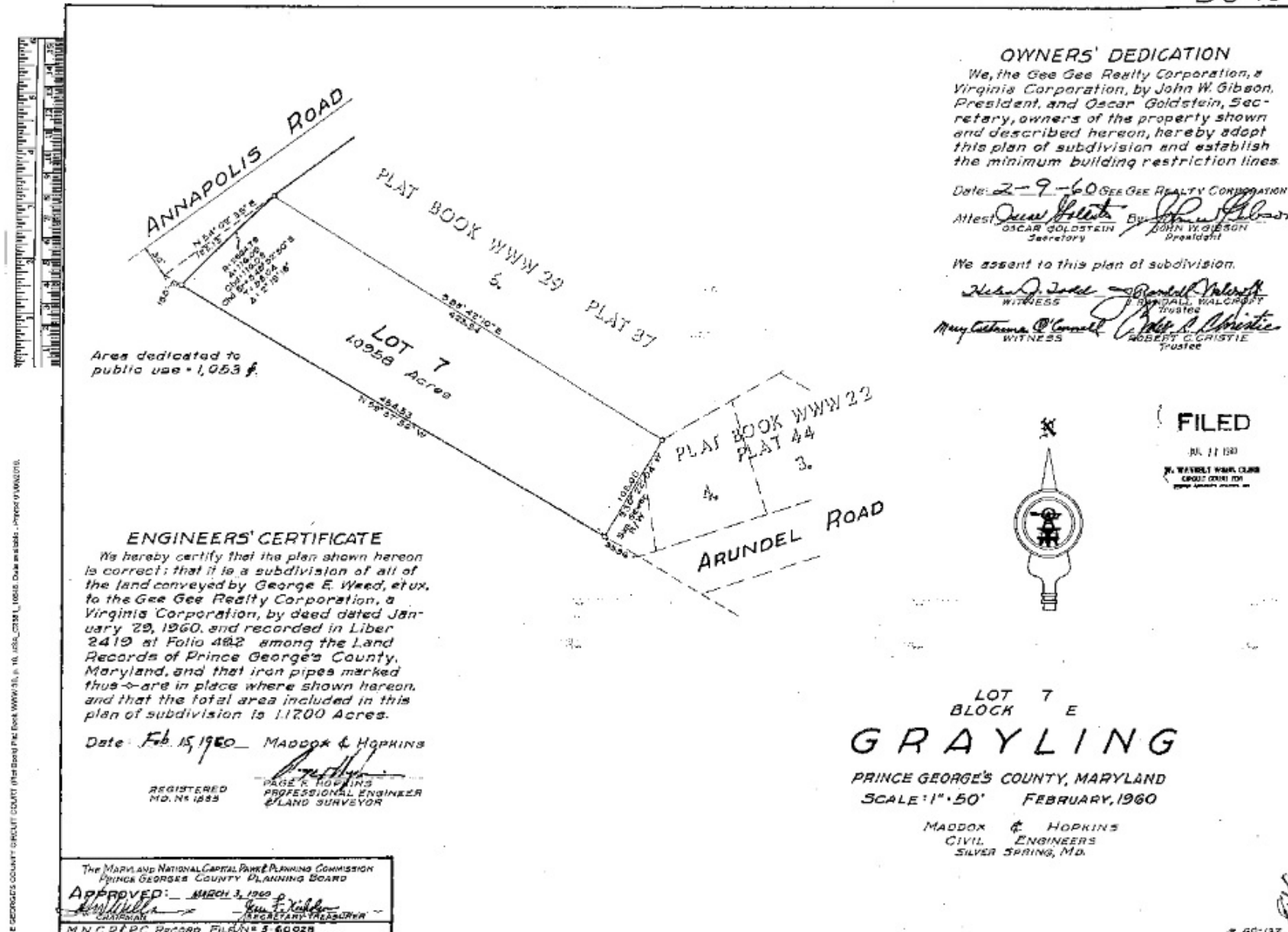
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



EXISTING RECORD PLAT (WWW 38-16)



PROPOSED FINAL PLAT OF RESUBDIVISION - PARCEL A

SURVEYOR'S CERTIFICATION		OWNERS CERTIFICATE		GENERAL NOTES		VICINITY MAP	
<p>I, KEVIN F. STEINHAUER, HEREBY CERTIFY THAT THIS PLAN SHOWN HEREON IS CORRECT AND THAT IT IS A RESUBDIVISION OF ALL THE LANDS DESCRIBED IN THE FOLLOWING DEED RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGES COUNTY, MARYLAND FROM MCCOY'S CORPORATION TO EARLY LEARNING CENTER, INC. BY DEED DATED MARCH 24, 1989 AND RECORDED IN LIBER 12115 AT FOLIO 176 AND THAT THE TOTAL AREA INCLUDED IN THIS PLAT OF RESUBDIVISION IS 47,058 SQUARE FEET OR 1.0846 ACRES.</p> <p>KEVIN F. STEINHAUER LAND & CONSTRUCTION SURVEYOR NO. 22 EXPIRES 3/07/20</p> <p>MAY 13, 2019 DATE</p>		<p>WE, EARLY LEARNING CENTER, INC., OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADAPT THIS PLAN OF RESUBDIVISION, DEDICATE THE STREET TO PUBLIC USE, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, ESTABLISH CONSERVATION EASEMENTS AS SHOWN, AND GRANT THE PUBLIC UTILITIES, THEIR SUCCESSORS AND ASSIGNS, A TEN-FEET EASEMENT FOR PUBLIC UTILITY EASEMENT, AS SHOWN HEREON, SUBJECT TO THE PROVISIONS OF A DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGES COUNTY, MARYLAND IN LIBER 3703 AT FOLIO 148. PROPERTY OWNERS SHALL BE IN FULL ACCORDANCE WITH SECTION 24-103(b)(1) OF THE SUBDIVISION REGULATION OF PRINCE GEORGES COUNTY, THERE ARE NO RULES, ACTIONS AT LAW, LEASES, LENDS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF RESUBDIVISION.</p> <p>NAME: EARLY LEARNING CENTER, INC. TITLE: _____ WITNESS: _____</p>		<p>1. APPROVAL OF THIS PLAT IS PREREQUISITE FOR PUBLIC WATER AND SEWER BEING AVAILABLE PRIOR TO CONSTRUCTION.</p> <p>2. PROPOSED BUILDING FLOOR AREA: 133,000 SQ. FT.</p> <p>3. DEVELOPMENT IS SUBJECT TO THE PRINCE GEORGES COUNTY WOODLAND AND TREE PRESERVATION ORDINANCE REQUIREMENTS PER APPROVED NO. 88-073-2018 DATED 05/24/2018 AND TREE CONSERVATION PLAN IF REQUIRED.</p> <p>4. STORMWATER MANAGEMENT CONCEPT PLAN WAS APPROVED BY THE DEPARTMENT OF PERMITTING, INSPECTIONS & ENFORCEMENT ON 05/03/2019, CASE 18869-2019-0.</p> <p>5. AN AUTOMATIC FIRE SUPPRESSION SYSTEM SHALL BE PROVIDED IN ALL NEW BUILDINGS PROPOSED IN THIS RESUBDIVISION, UNLESS THE PRINCE GEORGES COUNTY FIRE DEPARTMENT DETERMINES THAT AN ALTERNATIVE METHOD OF FIRE SUPPRESSION IS APPROPRIATE.</p> <p>6. THE APPLICANT SHALL PROVIDE STANDARD SIDEWALKS ALONG THE PROPERTY'S ENTIRE STREET FRONTAGE, UNLESS MODIFIED BY THE STATE HIGHWAY ADMINISTRATION.</p>		<p>SITE</p> <p>VICINITY MAP SCALE: 1" = 1000'</p>	
<p>PARCEL A GRAYLING 47,058 SQ. FT. OR 1.0846 ACRES LOT 7 BLOCK E GRAYLING W/FF 30 PLAT NO. 10</p> <p>LANDS N/W MA SUNG & BARK BANG E LOT 6 BLOCK E GRAYLING PLAT BOOK W/FF 22 PLAT NO. 20 TM 0051 GRD OCS PARCEL 0000</p> <p>LANDS N/E PER BOYS BARRY BROS & JACK LOUIS SPONS FOLIO 241 LOT 5 BLOCK E GRAYLING PLAT BOOK W/FF 20, PLAT NO. 07 TM 0051 GRD OCS PARCEL 0000</p> <p>LANDS S/W BRY CHERVET SQUARE LLC LOUIS SPONS FOLIO 180 LOT 8 BLOCK 10 LANDOVER ESTATES PLAT BOOK W/FF 30 PLAT NO. 04 TM 0051 GRD OCS PARCEL 0000</p> <p>LANDS S/E LANDOVER OUTSIDE LLC, ET AL. LOUIS SPONS FOLIO 181 PARCEL A, BLOCK 10 LANDOVER ESTATES PLAT BOOK W/FF 41 PLAT NO. 37 TM 0051 GRD OCS PARCEL 0000</p> <p>ANNAPOLIS ROAD MD RTE. 450 VARIABLE WIDTH RIGHT-OF-WAY EXISTING ROAD 40' WIDE</p> <p>PARCEL A GRAYLING 47,058 SQ. FT. OR 1.0846 ACRES LOT 7 BLOCK E GRAYLING W/FF 30 PLAT NO. 10</p> <p>SCALE: 1" = 30'</p>							
<p>"FOR PUBLIC WATER AND SEWER SYSTEMS ONLY"</p> <p>THE MARYLAND-NATIONAL CAPITAL PARKS AND PLANNING COMMISSION PRINCE GEORGES COUNTY PLANNING BOARD</p> <p>APPROVED: _____ DATE: _____</p> <p>DEPARTMENT OF PERMITTING, INSPECTIONS & ENFORCEMENT PRINCE GEORGES COUNTY, MARYLAND</p> <p>APPROVED: _____ DATE: _____ DIRECTOR OR DESIGNEE</p> <p>RECORDED: PLAT BOOK: _____ PLAT NO.: _____</p> <p>PARCEL A GRAYLING A RESUBDIVISION OF LOT 7, BLOCK E GRAYLING 2ND ELECTION DISTRICT PRINCE GEORGES COUNTY, MARYLAND SCALE: 1"=30' MAY 13, 2019</p> <p>GRS GROUP, LLC 6700 DELAND COURT SPRINGFIELD, VA 22152 TEL: 703-763-2020 FAX: 703-763-2020 www.grsgroup.com</p>							