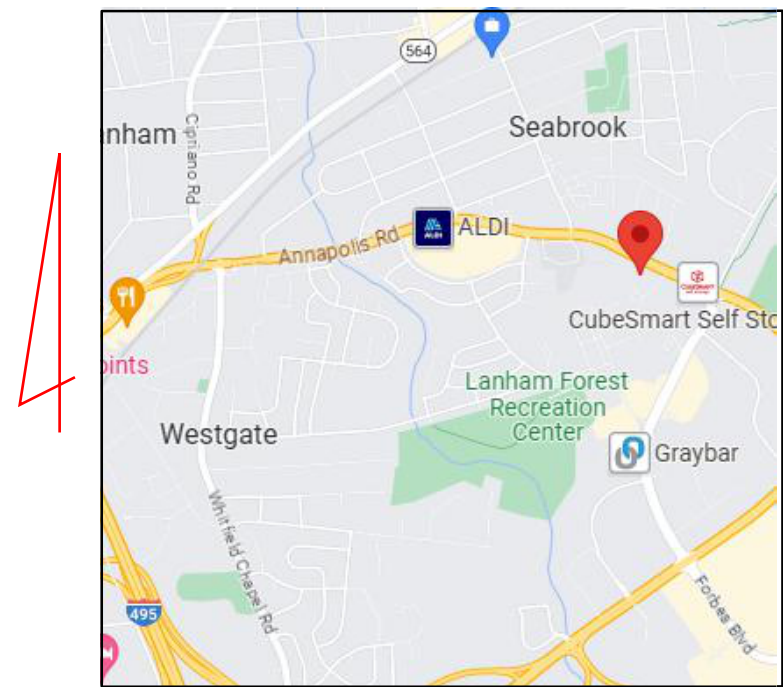


SITE DATA	
GROSS TRACT AREA	0.93 AC
EXISTING 100-YR FLOOD PLAIN	0.00 AC
NET TRACT AREA	0.93 AC
EXISTING WOODLAND IN THE FLOOD PLAIN	0.00 AC
EXISTING WOODLAND IN THE NET TRACT AREA	0.93 AC
EXISTING WOODLAND TOTAL	0.93 AC
EXISTING PMA	0.00 AC
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	0.00 LF
TOTAL WETLAND AREA	0.0 AC
TOTAL WETLAND BUFFER AREA	0.0 AC

# COVER SHEET LANHAM STORAGE

PARCEL 82  
9601 ANNAPOLIS RD  
LANHAM, MD 20706



VICINITY MAP

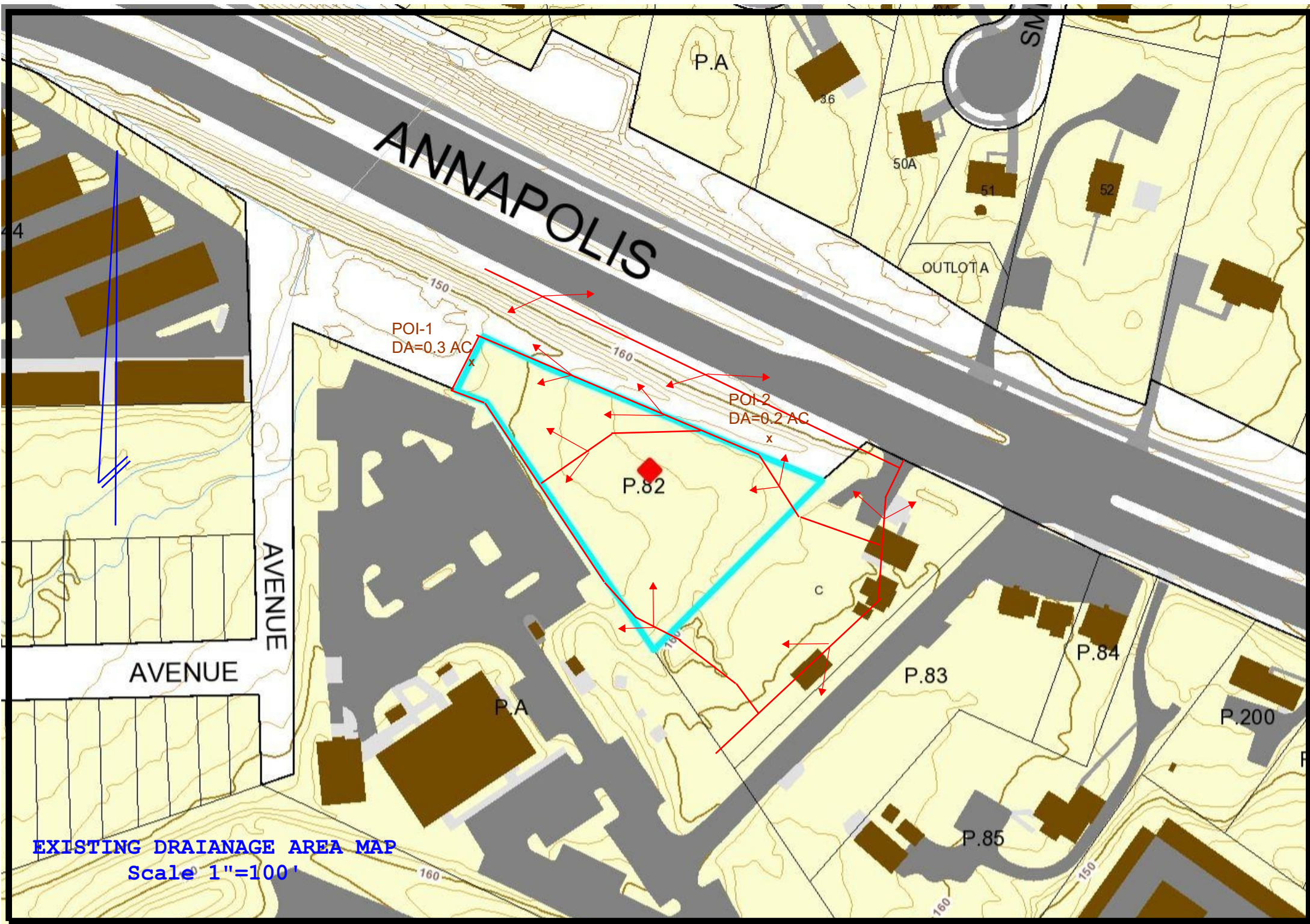
SCALE: 1"=2000'

SOIL CHARACTERISTICS					
Map Symbol	Map Unit Name	K-Factor	Hydric Rating	Hydrological Soil Group	Drainage Class
RuB	Russett-Christian-Urban land complex, 0 to 5 percent slopes	—	Non-Hydric	D	Moderately Well Drained

GENERAL INFORMATION TABLE	
Zoning (Zone)	IE
Aviation Policy Area (APA)	N/A
Tax Grid (TMG)	0044 F-3
WSSC Grid (Sheet 200)	207 NE 09
Planning Area (Plan Area)	70
Election District (ED)	20th
Councilmanic District (CD)	5th
General Plan 2002 Tier (Tier)	Developing
Traffic Analysis Zone (COG) (TAZ-COG)	1124
PG Traffic Analysis Zone (TAZ-PG)	4345

## GENERAL NOTES

- Legal Description: Parcel 28, Plat Book RNR 26, Plat 18
- Tax Map : 44 ; Grid : F-3
- W.S.S.C. 200' Sheet Number : 207 NE 09
- Purpose of Subdivision: LANHAM STORAGE YARD
- Prior Approvals: None
- Property Area (Gross): 40,734 SF OR 0.9351 AC
- Property Area (Net): 40,734 SF OR 0.9351 AC
- Net Area outside PMA : N/A
- Acreage of Environmental Regulated Area : N/A
- Acreage of 100 YR Floodplain : N/A
- Acreage of Road Dedication : N/A
- Existing Zoning: IE, Overlay Zone: N/A ; Use: Vehicle Storage
- Proposed Property Use : Vehicle Storage
- Proposed Unit Types : N/A
- Density Calculations : N/A
- Minimum Lot Size Required: N/A
- Minimum Lot Width @ Street: N/A, @ Building: N/A
- Sustainable Growth Tier : Yes ; Tier 1
- Military Installation Overlay Zone : No
- Interim Land Use Control Zone (ILUC): No
- Center or Corridor Location: No
- Existing Floor Area: N/A, Proposed Floor Area: N/A
- SWM Concept Plan # xxx-2021, dated xxx, 2021.
- Water Supply : Public ; Water Category : W-3
- Sewer Supply : Public ; Sewer Category : S-3
- Aviation Policy Area : N/A
- Mandatory Park Dedication: 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
- Historic District : N/A
- This site is not exempt from the Woodland Conservation Ordinance.
- Site within the Chesapeake Bay Critical Area: NO
- Wetlands Or Perennial Streams : N/A
- Approved NRI-054-2021 Dated 4-14-2021
- Gateway Sign Or Entrance Feature Proposed : N/A
- Nearest Fire Department Station : Glenndale Company, Glenndale.
- Nearest Police Station : District II Police Station



\* Stabilization practices on all projects must be in accordance with the requirements of COMAR 26.17.08 G regulations by January 9, 2013, regardless of when an erosion and sediment control plan was approved.

Following initial soil disturbance or re-disturbance, permanent or temporary stabilization must be completed within:

a) Three (3) calendar days as to the surface of all perimeter dikes, swales, ditches, perimeter slopes, and all slopes steeper than 3 horizontal to 1 vertical (3:1); and

b) Seven (7) calendar days as to all other disturbed or graded areas on the project site not under active grading.

**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. 21705.

Expiration Date: 9/4/25.

**CERTIFICATE OF COMPLIANCE**

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 32, DIVISION 2 OF THE CODE OF PRINCE GEORGE'S COUNTY WATER RESOURCES PROTECTION AND GRADING CODE; AND THAT I OR MY STAFF HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLOWS FROM THIS SITE ONTO DOWNHILL PROPERTIES HAVE BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES.

TOTAL AREA BEING DISTURBED= 0.94

## Prince George's County, Maryland Department of Permitting, Inspections and Enforcement APPROVED PLAN SET

The Department of Permitting, Inspections and Enforcement has completed a review of this document for code compliance. As required by State Code, the design professional(s) responsible for the preparation and content of this document must provide a record copy of these documents with their original seal, signature and date.

Case Name: HEADLEY TRACT, PARCEL 82, Storage

Application Number (Plan Approval #): 13785-2023-SDC

Permit Number: P03233-2024-SDC

Issuance Date: 10/10/2024

Address: 9601 ANNAPOLIS RD LANHAM MD 20706

Lot(s) and Block(s): Parcel 82

Reviewed by: MBa

APPROVED BY:

Ray De Guzman



E.F. NAME:	REVISIONS		
DESIGNED: ZS DATE: February 2021	DATE	BY	
DRAWN: DATE:			
CHECKED: ZS DATE: February 2021			
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

POTOMAC FALLS LLC  
8701 FALLS RD  
POTOMAC MD 20854  
301-704-6465

## SITE DEVELOPMENT CONCEPT PLAN

9601 ANNAPOLIS RD

PARCEL 82

LANHAM STORAGE

LANHAM (20TH) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: 1"=20'

CONTRACT No.: 21-05

SHEET 1 OF 2