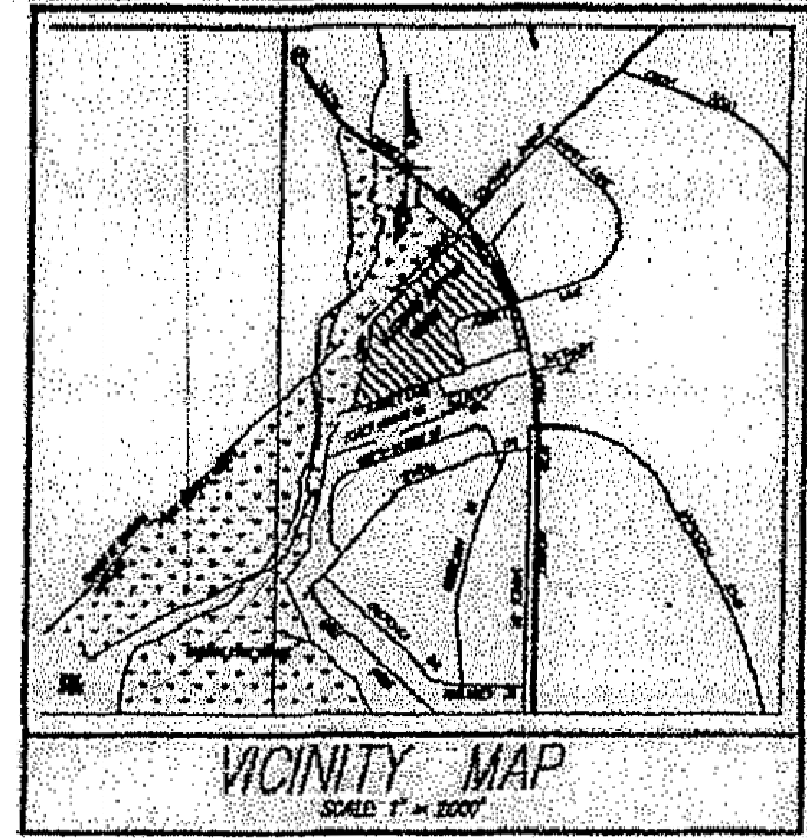


4792-99-C-1



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General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	C-S-C
Zone	Aviation Policy Area (APA)	None
Administrative	Tax Grid (TMG)	95-F1
Administrative	WSSC Grid (Sheet 20)	207SE1
Administrative	Planning Area (Plan Area)	76A
Administrative	Election District (ED)	12
Administrative	Councilmatic District (CD)	8
Administrative	General Plan 2002 Tier (Tier)	Developed
Administrative	Traffic Analysis Zone (TAZ-COG)	781
Administrative	PG Traffic Analysis Zone (TAZ-PG)	4011

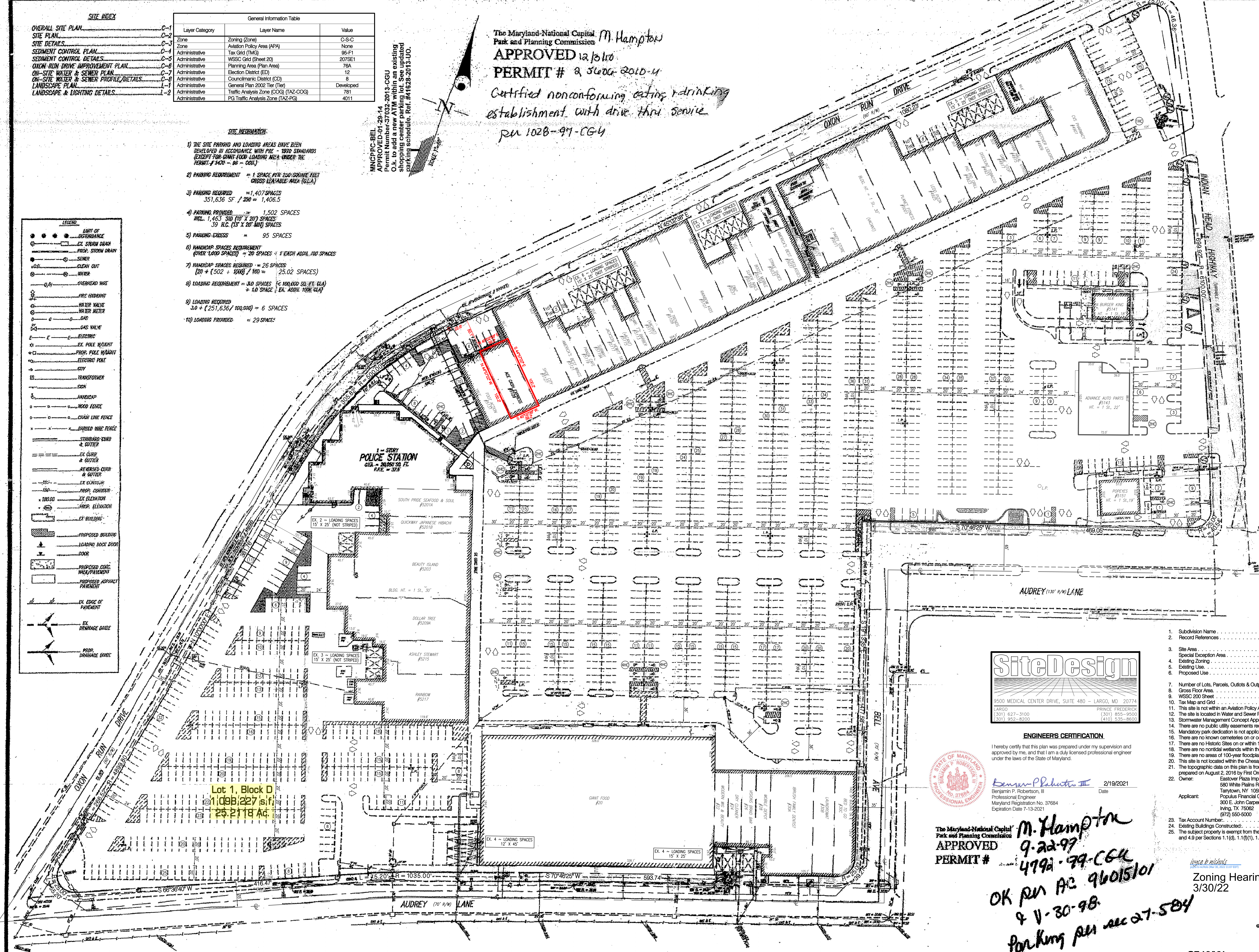
The Maryland-National Capital Park and Planning Commission  
**M. Hampton**  
 APPROVED 12/10/10  
 PERMIT # 8 5600 2010-4  
 Certified nonconforming eating & drinking establishment with drive thru service  
 per 1028-97-CG-4

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- THE SITE PARKING AND LOADING AREAS HAVE BEEN DEVELOPED IN ACCORDANCE WITH PRC - 1970 STANDARDS EXCEPT FOR DRIVE THRU LOADING AREA UNDER THE PERMIT # 1400 - 96 - CG-4
  - PARKING REQUIREMENT = 1 SPACE PER 250-GROSS-SQ-FT GROSS LEASABLE AREA (GLA)
  - PARKING PROVIDED = 1,407 SPACES  
351,636 SF / 250 = 1,406.5
  - PARKING PROVIDED = 1,502 SPACES  
INCL. 1,463 STD (10' X 20') SPACES  
39 H.C. (15' X 20' MIN) SPACES
  - PARKING EXCESS = 95 SPACES
  - HANDICAP SPACES REQUIREMENT (OVER 4,000 SPACES) = 20 SPACES + 1 EACH ADDL. 100 SPACES
  - HANDICAP SPACES PROVIDED = 26 SPACES  
(20 + (502 / 1000) / 100 = 25.02 SPACES)
  - LOADING REQUIREMENT = 3.0 SPACES / 100,000 SQ. FT. GLA + 1.0 SPACE / EX. ADDL. TONK. GLA
  - LOADING PROVIDED = 6 SPACES
  - LOADING PROVIDED = 29 SPACES

MNCPPC-BEL  
 APPROVED 01-29-14  
 Permit Number: 37032-2013-CGU  
 O.K. to add a new ATM within an existing parking structure. Ref: #1628-2013-BUC.

**LEGEND**

- EX. STRAIN DRAIN
- PROP. STORM DRAIN
- SEWER
- CLEAN OUT
- WATER
- OVERHEAD WIRE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- GAS
- GAS VALVE
- ELECTRIC
- EX. POLE W/RIGHT
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- DOOR
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- PROPOSED ASPHALT PAVEMENT
- EX. EDGE OF PAVEMENT
- EX. DRAINAGE DITCH
- PROP. DRAINAGE DITCH



Lot 1, Block D  
 1,098,227 sq. ft.  
 25.2118 Ac.

**SiteDesign**  
 9500 MEDICAL CENTER DRIVE, SUITE 480 - LARGO, MD 20774  
 LARGO (301) 627-3100 PRINCE FREDERICK (301) 855-9500  
 (301) 982-8200 (410) 635-8600



**ENGINEERS CERTIFICATION**  
 I hereby certify that this plan was prepared under my supervision and approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.  
 Benjamin P. Robertson, III  
 Professional Engineer  
 Maryland Registration No. 37684  
 Expiration Date 7-13-2021

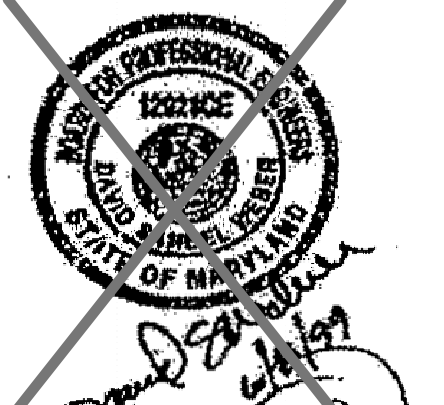
The Maryland-National Capital Park and Planning Commission  
**APPROVED**  
 PERMIT #

**M. Hampton**  
 9-22-97  
 4792-99-CG-4  
 OK per AC 9/6/15/10  
 & V-30-98  
 for King per sec 27-584

- GENERAL NOTES**
- Subdivision Name: Lot 1, Block D, "Bell Acres"
  - Record References: L 26482 @ F. 435; Plat Book WWW 23 at plat 79
  - Site Area: 1,098,227 SF or 25.2118 Acres
  - Special Exception Area: 3,328 SF or 0.0802 Acres
  - Existing Zoning: C-S-C
  - Existing Use: Shopping Center
  - Proposed Use: Shopping Center
  - Number of Lots, Parcels, Outlots & Outparcels: One Parcel
  - Gross Floor Area: 351,636 SF
  - WSSC 200 Sheet: 207SE1
  - Tax Map and Grid: Tax Map 95, Grids F1 & F2
  - This site is not within an Aviation Policy Area or the M-H-O-Z.
  - The site is located in Water and Sewer Planning Categories W-3 and S-3 (Existing and Proposed).
  - Stormwater Management Concept Approval: No Disturbance Proposed
  - There are no public utility easements recorded.
  - Mandatory park dedication is not applicable to this plan.
  - There are no known cemeteries on or contiguous to this site.
  - There are no Historic Sites on or within 1,000' of this site.
  - There are no non-tidal wetlands within the limits of this site.
  - There are no areas of 100-year floodplain on this site.
  - This site is not located within the Chesapeake Bay Critical Area.
  - The topographic data on this plan is from available site plans of record, supplemented by an ALTA survey prepared on August 2, 2016 by First Order, LLC.
  - Owner: Eastover Plaza Improvements, LLC  
580 White Plains Road  
Tarrytown, NY 10591
  - Applicant: Populus Financial Group, Inc. db/a ACE Cash Express  
300 E. John Carpenter Freeway, Suite 900  
Irving, TX 75062  
6723 550-5000
  - Tax Account Number: 12-123141
  - Existing Buildings Constructed: 1957
  - The subject property is exempt from the provisions of Landscape Manual sections 4.2, 4.3, 4.6, 4.7, 4.8, and 4.9 per Sections 1-1(a), 1-10(f), 1-11(g), and 1-11(h).

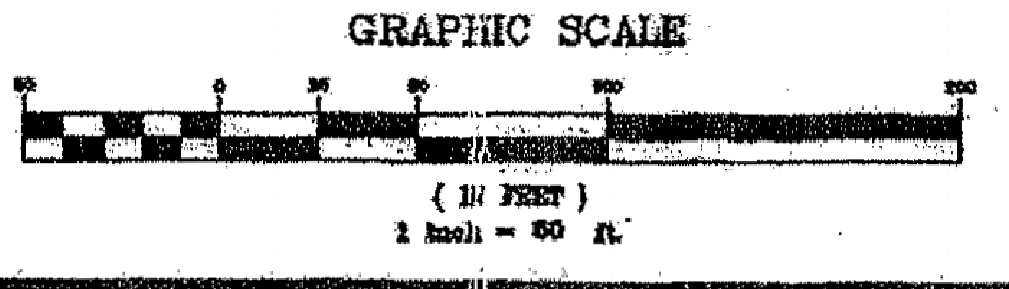
Zoning Hearing Examiner  
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PRINTED  
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**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
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 3000 WASHINGTON BLVD., SUITE 400, WASHINGTON, DC 20007  
 TEL: (202) 462-1000 FAX: (202) 462-1001  
 WWW.GLW.COM

NO.	DATE	DESCRIPTION	BY	APP'R.
1	6/20/09	BUILDING PERMIT SUBMISSION TO ARCHITECT	GLW	GLW
2	7/17/09	BUILDING PERMIT SUBMISSION TO ARCHITECT	GLW	GLW
3	7/17/09	LANDSCAPE PERMIT SUBMISSION TO ARCHITECT	GLW	GLW
4	7/28/09	EDGE SUBMISSION TO ARCHITECT	GLW	GLW



PREPARED FOR:  
 ENCO FOUNDRY  
 730 11TH STREET, N.W. SUITE 600  
 WASHINGTON, DC 20001  
 ATTN: JAMES WATSON  
 PHONE: (202) 422-6700  
 FAX: (202) 422-6800

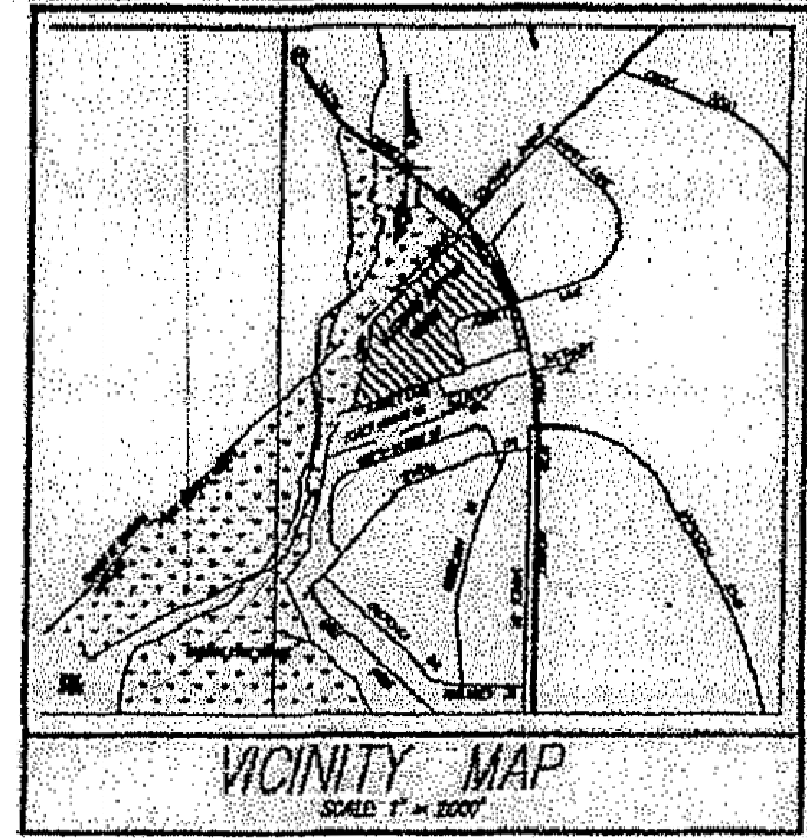
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**EASTOVER SQUARE SHOPPING CENTER**  
**ACE CASH EXPRESS**  
 LOT 1, BLOCK D, BELL ACRES, PLAT A13-2345  
 OXON HILL (12TH) ELECTION DISTRICT  
 PRINCE GEORGE'S COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1" = 50'	CSC	95047
DATE	TAX MAP - GRID	SHEET
MARCH 1999	95 F-1	C-1

4792-99-C-1-00



4792-99-C-1



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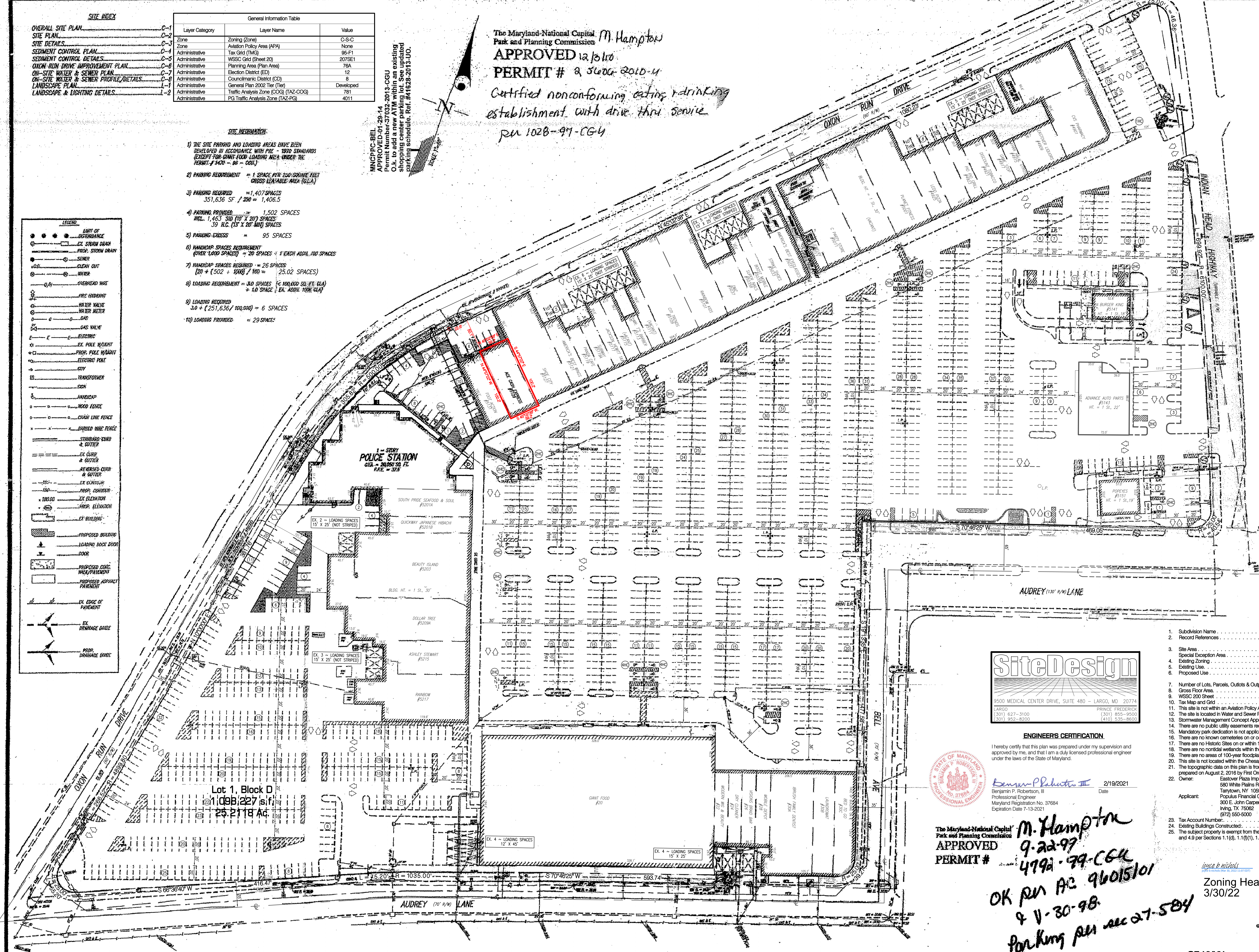
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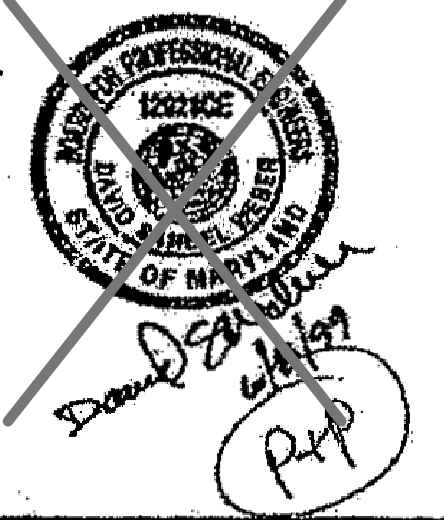
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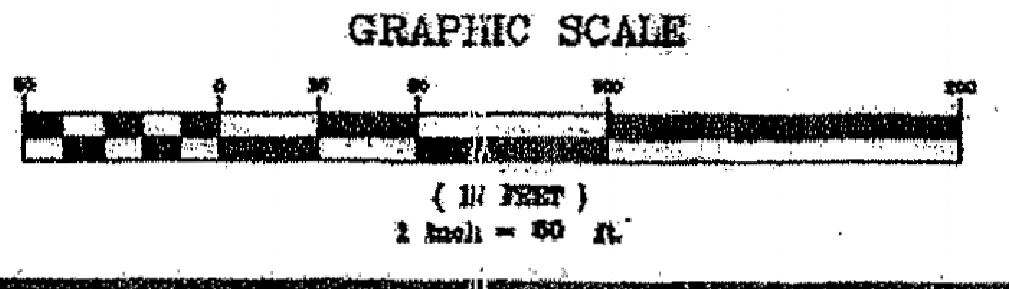
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 3000 WASHINGTON BLVD., SUITE 400  
 ANNAPOLIS, MARYLAND 20704  
 TEL: 410-291-1000 FAX: 410-291-1001  
 WWW.GLW.COM

NO.	DATE	DESCRIPTION	BY	APP'R.
1	6/20/20	PRELIMINARY SUBMISSION TO ARCHITECT	GLW	
2	7/17/20	REVISIONS PER ARCHITECT'S COMMENTS	GLW	
3	7/17/20	FINAL SUBMISSION TO ARCHITECT	GLW	
4	7/26/20	FOR SUBMISSION TO ARCHITECT	GLW	



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