

# GENERAL NOTES:

1. OWNER/DEVELOPER/APPLICANT:

THREE ROADS CORNER, LLC  
5620 LINDA LANE  
CAMP SPRINGS, MD 20748  
CONTACT: JOE HORAK  
PHONE: (240) 375-1452

2. THIS PLAN IS BASED UPON THE FOLLOWING:

ALTANSPPS LAND TITLE SURVEY:  
"CURTIS PROPERTIES"  
BRANCH AVENUE, OLD BRANDYWINE ROAD AND ACCOKEEK ROAD  
11TH ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND  
PREPARED BY: BOHLER ENGINEERING  
DATED: 07/07/17  
FILE NO.: SB182042

3. SITE INFORMATION:

EXISTING PARCEL 1  
OWNER: THREE ROADS CORNER, LLC  
OWNER ADDRESS: 13709 OLD BRANDYWINE ROAD, BRANDYWINE, MD 20613  
LIBER 15853 FOLIO 338  
GROSS AREA: 128,656 S.F. OR 2.954 AC.  
TAX INFORMATION: TAX ACCOUNT #S 1138593, TAX MAP 144, GRID F3, PARCEL 167  
WSSC MAP REFERENCE: 2185E07  
ZONING: C-M (COMMERCIAL MISCELLANEOUS)  
APPROVED GENERAL PLAN TIER: DEVELOPING

EXISTING PARCEL 2  
OWNER: THREE ROADS CORNER, LLC  
OWNER ADDRESS: 13800 BRANCH AVENUE, BRANDYWINE, MD 20613  
LIBER 35234 FOLIO 439  
GROSS AREA: 48,798 S.F. OR 1.120 AC.  
TAX INFORMATION: TAX ACCOUNT #S 1161579, TAX MAP 144, GRID F3, PARCEL 159  
WSSC MAP REFERENCE: 2185E07  
ZONING: C-M (COMMERCIAL MISCELLANEOUS)  
APPROVED GENERAL PLAN TIER: DEVELOPING

EXISTING PARCEL 3  
OWNER: THREE ROADS CORNER, LLC  
OWNER ADDRESS: 7611 ACCOKEEK ROAD, BRANDYWINE, MD 20613  
LIBER 33939 FOLIO 413  
GROSS AREA: 20,615 S.F. OR 0.470 AC.  
TAX INFORMATION: TAX ACCOUNT #S 1161579, TAX MAP 144, GRID F3, PARCEL 156  
WSSC MAP REFERENCE: 2185E07  
OWNER: C-S-C (COMMERCIAL SHOPPING CENTER)  
APPROVED GENERAL PLAN TIER: DEVELOPING

4. PURPOSE OF SUBDIVISION: PROPOSED COMMERCIAL ON PROPOSED PARCELS 1, 2 AND 3.  
5. PRIOR APPROVALS: NATURAL RESOURCES INVENTORY PLAN: NRI-187-2017  
6. TOTAL ACREAGE:  
EXISTING:  
- PARCEL 1 - 2.954 ACRES  
- PARCEL 2 - 1.120 ACRES  
- PARCEL 3 - 0.470 ACRES

PROPOSED:  
- PARCEL 1 - 1.542 ACRES  
- PARCEL 2 - 0.762 ACRES  
- PARCEL 3 - 1.662 ACRES  
- PARCEL 4 - 0.461 ACRES

7. IN A LETTER DATED 08/24/17, THE PRINCE GEORGE'S COUNTY DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT STATED THAT NO COUNTY REGULATED 100-YEAR FLOODPLAIN IS LOCATED ON-SITE.

8. EXISTING USE:  
- PARCEL 1 - VACANT  
- PARCEL 2 - VACANT  
- PARCEL 3 - CHURCH

PROPOSED USE:  
- PARCEL 1 - COMMERCIAL  
- PARCEL 2 - COMMERCIAL  
- PARCEL 3 - COMMERCIAL  
- PARCEL 4 - VACANT

9. MINIMUM LOT SIZE: N/A  
10. MINIMUM LOT WIDTH: FRONTAGE ALONG RIGHT-OF-WAY TO ALLOW VEHICULAR ACCESS  
11. THE SITE IS LOCATED WITHIN SUSTAINABLE GROWTH TIER 2  
12. THE SITE IS NOT LOCATED WITHIN THE 2009 JOINT BASE ANDREWS NOISE CONTOURS.  
13. THE SITE IS NOT LOCATED WITHIN A CENTER OR CORRIDOR LOCATION.  
14. EXISTING GROSS FLOOR AREA = N/A  
15. PROPOSED GROSS FLOOR AREA = 12,062 SF  
16. THE SITE IS SUBJECT TO SITE DEVELOPMENT CONCEPT PLAN APPROVAL # PENDING.  
17. THE SITE IS CURRENTLY LOCATED IN WSSC WATER AND SEWER CATEGORIES W-3 AND S-4 AS APPROVED IN COUNTY COUNCIL RESOLUTION NO. CR-23-2017.

17. THE SITE IS NOT LOCATED WITHIN AN AVIATION POLICY AREA  
18. THERE IS NO MANDATORY PARK DEDICATION.  
19. THERE ARE NO CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY.  
20. THE SITE IS ADJACENT TO BRANDYWINE ROAD (65A), A DESIGNATED SCENIC AND HISTORIC ROAD IN THE VICINITY OF THE PROPERTY, AND ACROSS THE STREET FROM THE HISTORIC MARLOW-HUNTT STORE AND CASSETT SHOP (65A-033-14).  
21. THE SITE IS SUBJECT TO TYPE ONE TREE CONSERVATION PLAN TCP # PENDING.  
22. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.  
23. NO WETLANDS OR STREAMS ARE LOCATED ON SITE AS FIELD VERIFIED BY KENNETH R. WALLIS OF WETLAND STUDIES AND SOLUTIONS, INC.  
24. THE SITE CONSISTS OF SOIL TYPES AuB (AQUASCO-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES), BaA (BELTSVILLE SILT LOAM, 0 TO 2 PERCENT SLOPES), AND BuB (BELTSVILLE URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES). THE SOURCE OF THE SOILS INFORMATION ON THIS PLAN IS FROM THE USDA NRCS WEB SOIL SURVEY (WSS) IN A CUSTOM SOIL RESOURCE REPORT FOR AN AREA OF INTEREST (AOI) ESTABLISHED FOR THE SUBJECT SITE ONLY AND GENERATED ON JULY 25, 2017.  
25. THIS SITE IS NOT LOCATED IN, NOR ADJACENT TO, AN EASEMENT HELD BY A LAND TRUST OR ORGANIZATION.  
26. IMPROVEMENTS WITHIN 50 FEET OF THE PROPERTY INCLUDE CONSTRUCTION TO THE INTERCHANGE AT MD 5, MD 373, AND MD 381 (PROJECT NUMBER PG1751).  
27. EXISTING BUILDINGS ON PROPOSED PARCELS 1, 2, AND 3 ARE TO BE RAZED.

## LEGEND

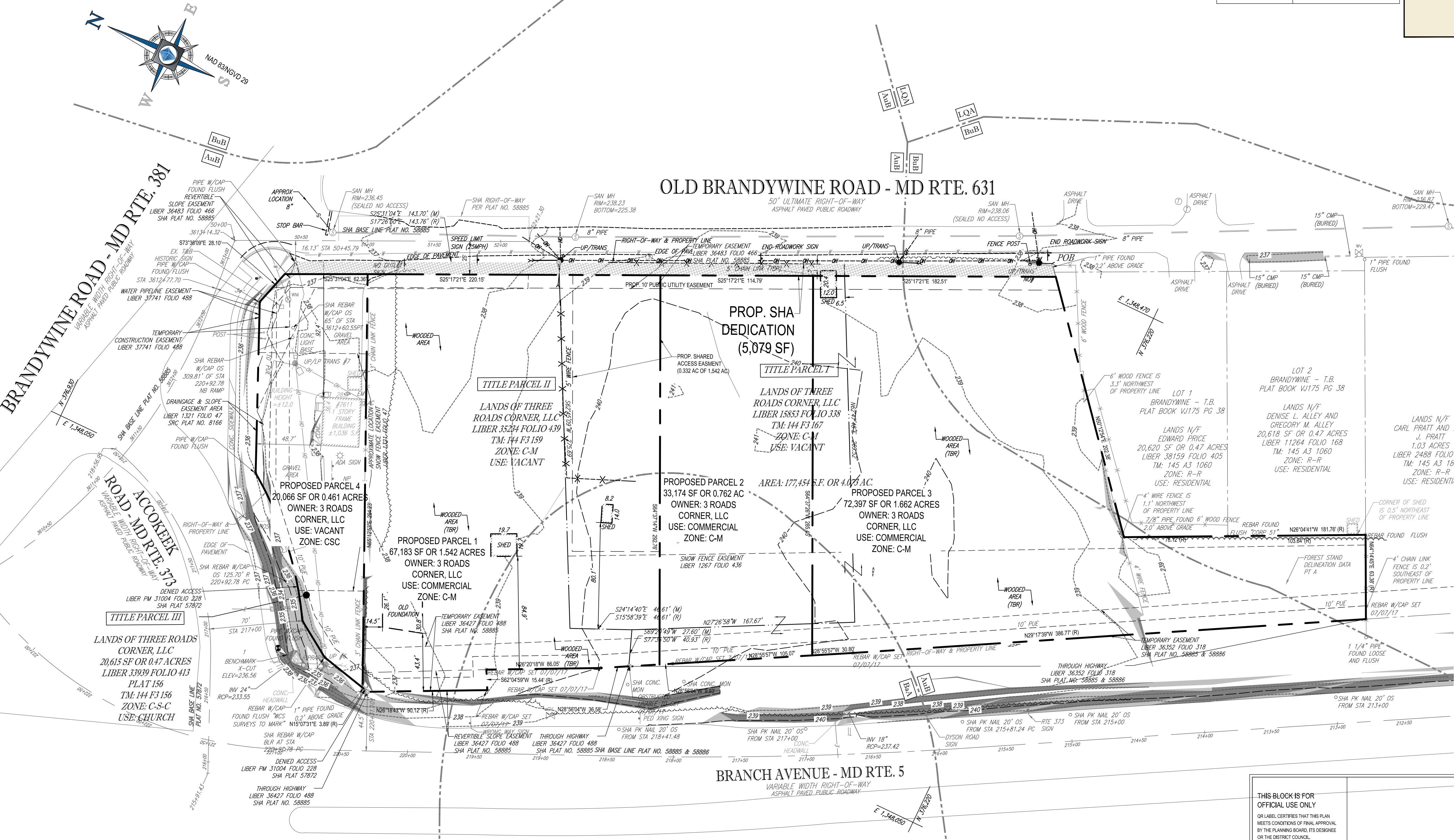
PROP. PROPERTY LINE	---
EX. PROPERTY LINE	---
RESERVED RIGHT-OF-WAY LINE	---
RESERVED RIGHT-OF-WAY CENTERLINE	---
EXISTING TREELINE	~~~~~
STEEP SLOPES 15% TO 25%	
STEEP SLOPES 25% OR GREATER	
SHA DEDICATION	



## LOCATION MAP

COPYRIGHT 2003  
DELOMRE STREET ATLAS 2004 PLUS USA  
SCALE: 1"=2000'

## OLD BRANDYWINE ROAD - MD RTE. 631



## REVISIONS

REV	DATE	COMMENT	BY
1	09/11/18	PER COMMENTS	ECR
2	11/27/18	ADD PROP. PARCEL 4	ECR



THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811 (MV 1-800-345-4444) (PA 1-800-242-1779) (DC 1-800-257-7777) (VA 1-800-552-7070) (MD 1-800-257-7777) (DE 1-800-252-8569)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: M182042  
DRAWN BY: ECR  
CHECKED BY: MJ  
DATE: 05/04/18  
SCALE: 1"=40'  
CAD I.D.: PPD

PROJECT: PRELIMINARY PLAN OF SUBDIVISION FOR  
**THREE ROADS CORNER, LLC**  
LOCATION OF SITE  
13709 OLD BRANDYWINE ROAD  
11TH ELECTION DISTRICT, BRANDYWINE  
PRINCE GEORGE'S COUNTY, MD 20613  
TAX MAP 144, GRID F3  
PARCELS 156, 159 & 167

**BOHLER ENGINEERING**  
16701 Melford Blvd., Suite 310  
Bowie, Maryland 20715  
Phone: (301) 809-4500  
Fax: (301) 809-4501  
MD@BohlerEng.com

**J. DIMARCO**  
PROFESSIONAL ENGINEER  
I, J. DIMARCO, 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. 34390, EXPIRATION DATE: 12/23/2020

SHEET TITLE:  
**PRELIMINARY PLAN**  
#4-18009  
SHEET NUMBER:  
**1**  
OF 1

GENERAL NOTE:  
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SHOWN PRIOR TO THE INITIATION OF CONSTRUCTION SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL, STATE, AND FEDERAL LAWS.