

GENERAL NOTES:

1. OWNER/DEVELOPER/APPLICANT:

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

2. THIS PLAN IS BASED UPON THE FOLLOWING:

ALTAGNPS LAND TITLE SURVEY:
"ROYAL FARMS"
7401 MOORES ROAD
11TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
PREPARED BY: BOHLER ENGINEERING
DATED: 08/15/14
FILE NO.: SB142060

3. SITE INFORMATION:
EXISTING PARCEL 130
OWNER: BRANDYWINE CORNER, LLC
OWNER ADDRESS: 5620 LINDA LANE, CAMP SPRINGS, MD 20748
LIBER 39332 FOLIO 581
GROSS AREA: 218,903 S.F. OR 5.03 AC.
TAX INFORMATION: TAX ACCOUNT #S 1188622, TAX MAP 134, GRID F4, PARCEL 130
WSSC MAP REFERENCE: 217SE07
ZONING: C-M (COMMERCIAL MISCELLANEOUS)
APPROVED GENERAL PLAN TIER: DEVELOPING

4. PURPOSE OF SUBDIVISION: PROPOSED BUILDABLE LOT FOR FUTURE DEVELOPMENT

5. PRIOR APPROVALS:
- TREE CONSERVATION PLAN 1: T0P1-XX-XXXX (PENDING APPROVAL)
- TREE CONSERVATION PLAN 2: T0P2-22-2015
- DETAILED SITE PLAN: DSP-15012
- DETAILED SITE PLAN: DSP-15012-01
- EROSION AND SEDIMENT CONTROL PLAN: SSC-41-16
- NATURAL RESOURCE INVENTORY: NRI-141-2015
- DEPARTURE FROM DESIGN STANDARDS: DDS-632
- ALTERNATIVE COMPLIANCE: AC-15021

6. TOTAL ACREAGE:
EXISTING
- PARCEL 130 - 5.03 ACRES
PROPOSED
- PARCEL 1 - 1.65 ACRES
- PARCEL 2 - 3.38 ACRES

7. NO REGULATED 100-YEAR FLOODPLAIN IS LOCATED ON-SITE PER PG ATLAS.

8. EXISTING USE: VACANT LOT
PROPOSED USE: GAS STATION AND BUILDABLE LOT

9. MINIMUM LOT SIZE: THERE IS NO MINIMUM LOT SIZE REQUIRED BY THE ZONING ORDINANCE.

10. MINIMUM LOT WIDTH: FRONTAGE ALONG MOORES ROAD RIGHT-OF-WAY TO ALLOW VEHICULAR ACCESS

11. THE SITE IS LOCATED WITHIN SUSTAINABLE GROWTH TIER II.

12. THE SITE IS NOT LOCATED WITHIN THE 2009 JOINT BASE ANDREWS NOISE CONTOURS.

13. THE SITE IS LOCATED WITHIN THE BRANCH AVENUE CORRIDOR.

14. EXISTING GROSS FLOOR AREA = N/A
PROPOSED GROSS FLOOR AREA = 18,946 SF

15. THE SITE IS SUBJECT TO SITE DEVELOPMENT CONCEPT PLAN APPROVAL # 48737-2018.

16. THE SITE IS CURRENTLY LOCATED IN WSSC WATER AND SEWER CATEGORIES W-3 AND S-3. THE PROPOSED WATER AND SEWER CATEGORIES ARE W-3 AND S-3.

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. THERE ARE NO KNOWN HISTORIC RESOURCES TO EXIST ON-SITE.

21. THE SITE IS SUBJECT TO TYPE ONE TREE CONSERVATION PLAN ONE = YES.

22. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

23. NO WETLANDS OR STREAMS ARE LOCATED ON-SITE PER APPROVED NRI #141-15.

24. THE SITE CONSISTS OF SOIL TYPES BUB (BELTSVILLE - URBAN LAND COMPLEX, 0-5 PERCENT SLOPES), SHB (BASSAFRAS - URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES), GGB (GROSSTOWN GRAVELLY SILT LOAM, 2 TO 5 PERCENT SLOPES), AND DUB (DOWNER - HAMMONTON COMPLEX, 2-5 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 AUGUST 21, 2018.

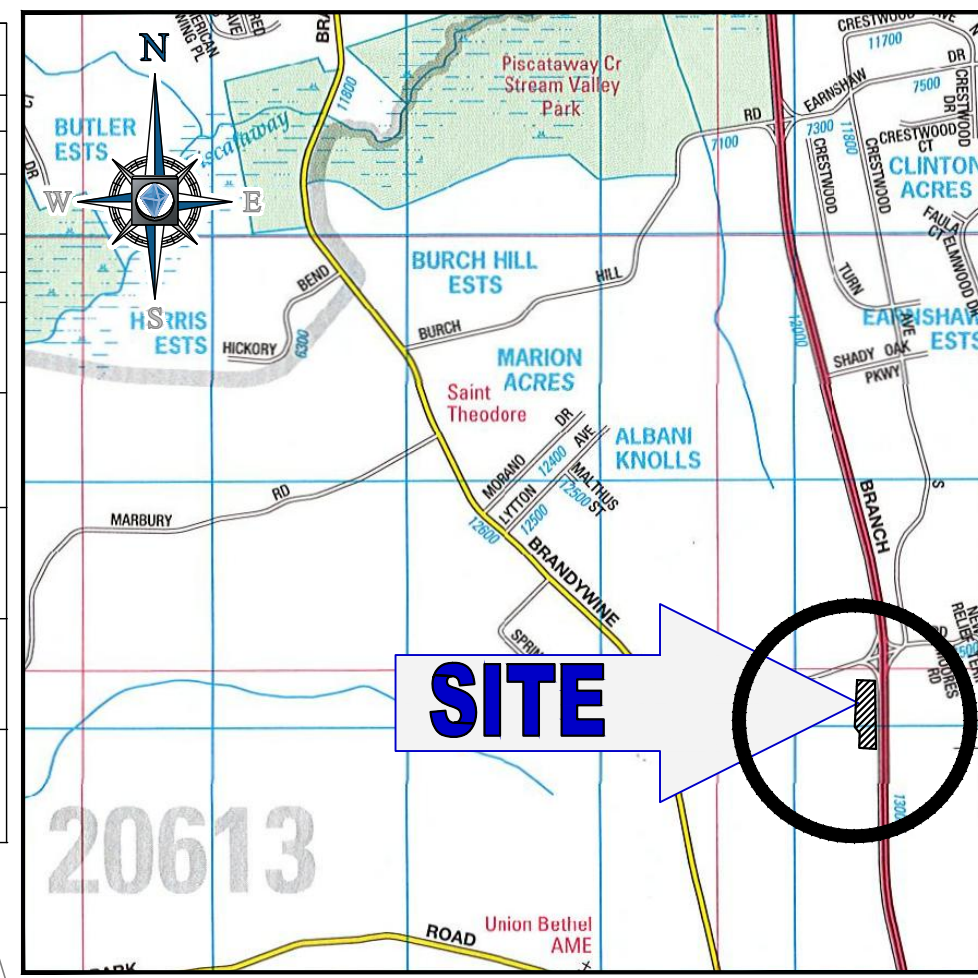
25. THIS SITE IS NOT LOCATED IN, NOR ADJACENT TO, AN EASEMENT HELD BY A LAND TRUST OR ORGANIZATION.

26. ALL EXISTING BUILDINGS ARE TO BE RAZED.

27. THE PROPOSED ACCESS EASEMENT IS TO BE RECORDED THROUGH SECTION 24-128(b)(9) OF THE PRINCE GEORGE'S COUNTY ZONING ORDINANCE.

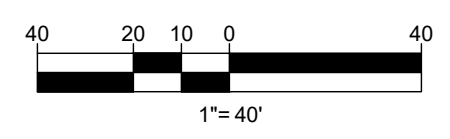
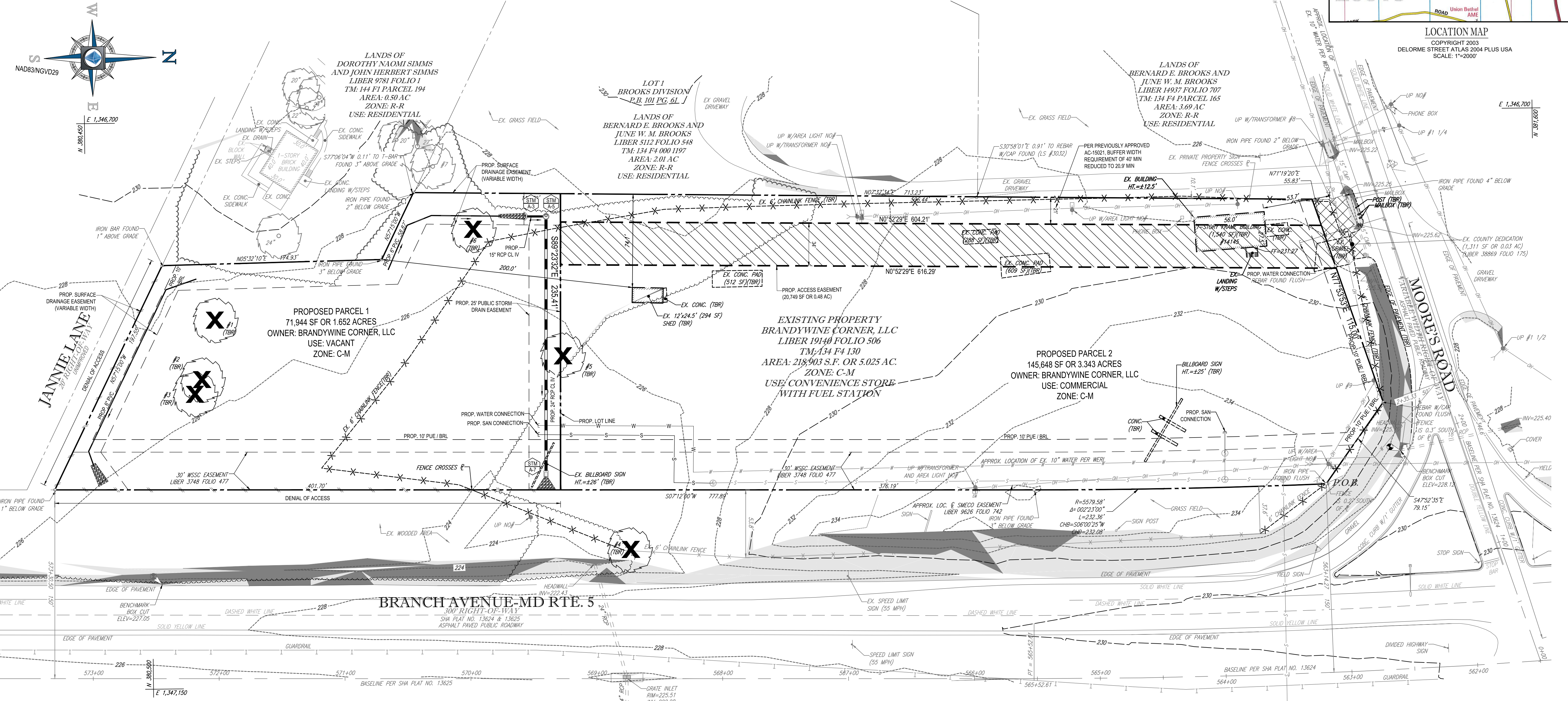
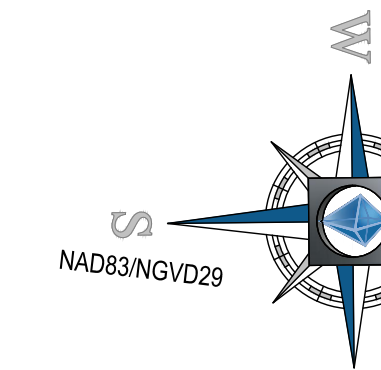
LEGEND

| | |
|-----------------------------|-----|
| PROP. PROPERTY LINE | --- |
| EX. PROPERTY LINE | --- |
| PROPOSED ACCESS EASEMENT | --- |
| EXISTING TREELINE | --- |
| TREELINE (TBR) | --- |
| EX. SPECIMEN TREE (TBR) | X |
| STEEP SLOPES 15% TO 25% | --- |
| STEEP SLOPES 25% OR GREATER | --- |
| PROP. ACCESS EASEMENT | --- |
| EX. COUNTY DEDICATION | --- |



LOCATION MAP

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



THIS BLOCK IS FOR OFFICIAL USE ONLY

OR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL.

M-NCPPC APPROVAL

PROJECT NAME: CURTIS MOORES ROAD

PROJECT NUMBER: 4-18026

FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PRELIMINARY PLAN

TCP

PLANNING BOARD ACTION:

PER PCCPB RESOLUTION #:

ADOPTION DATE:

SIGNATURE APPROVAL DATE:

AUTHORIZED SIGNATURE

BOHLER ENGINEERING

SITE PLANS AND CONSTRUCTION DOCUMENTS
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

PHILADELPHIA, PA
BALTIMORE, MD
NEW YORK, NY
WASHINGTON, DC
ARLINGTON, VA
FALLS CHURCH, VA
CHARLOTTE, NC
SOUTH FORT MYERS, FL
SOUTH JARVIS, AL

| REV | DATE | COMMENT | BY |
|-----|----------|--------------|-----|
| 1 | 01/28/19 | PER COMMENTS | ECR |
| 2 | 08/02/19 | PER COMMENTS | ECR |

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MB142060
DRAWN BY: ECR
CHECKED BY: JD
DATE: 08/21/18
SCALE: 1"=40'
CAD I.D.: PPD

PRELIMINARY PLAN OF SUBDIVISION #4-18026 FOR BRANDYWINE CORNER

LOCATION OF SITE
7401 MOORES ROAD
11TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY,
BRANDYWINE, MD 20613
TAX MAP 134, GRID F4
PARCEL 130

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
PROFESSIONAL CERTIFICATION
JOSEPH 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 #4-18026

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 DONE PRIOR TO THE INITIATION OF CONSTRUCTION SHOULD 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 COMPLIANCE WITH LOCAL, STATE AND FEDERAL LAWS.