PRELIMINARY PLAN
(PPS 4 - 20032)

FOR

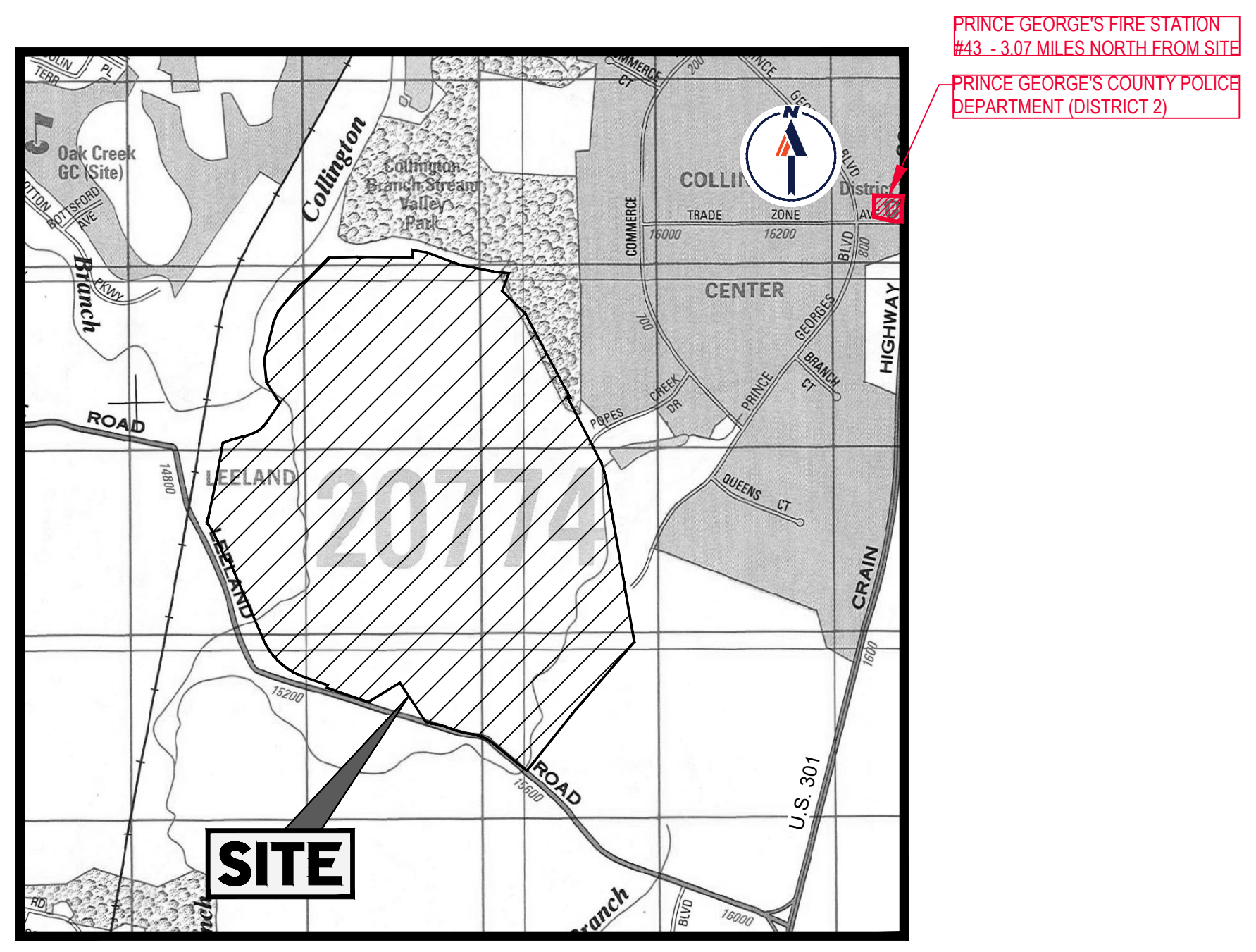
NATIONAL CAPITAL BUSINESS PARK

PROPOSED

EMPLOYMENT PARK

LOCATION OF SITE

LEELAND ROAD & OAK GROVE ROAD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO, MD 20774
ELECTION DISTRICT 7
TAX ACCOUNT NO.: 0670737



PRINCE GEORGE'S FIRE STATION #43 - 3.07 MILES NORTH FROM SITE
PRINCE GEORGE'S COUNTY POLICE DEPARTMENT (DISTRICT 2)
N
Oak Creek GC (Site)
Collington
Collington Branch Stream Valley Park
COLLINGTON
TRADE ZONE
CENTER
COMMERCE
Branch
ROAD
LEELAND
20774
QUEENS CT
HIGHWAY
CRAIN
U.S. 301
SITE

LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1" = 2,000'

OWNER / DEVELOPER

NCBP PROPERTY LLC, C/O MANEKIN
5850 WATERLOO ROAD, SUITE 210
COLUMBIA, MD 21045
CONTACT: COLE SCHNORF
EMAIL: CSCHNORF@MANEKIN.COM
PHONE: (410)290-1461

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	1
COMPOSITE SHEET	2
EXISTING PLAN	3-9
PRELIMINARY PLAN	10-16

PREPARED BY

BOHLER//

CONTACT: JOSEPH DIMARCO, P.E.

GENERAL NOTES:

1. PROPERTY INFORMATION:
PROPERTY IS PARCELS A AND B BEING THE LANDS OF WBLH, LLC AS RECORDED IN LIBER 35350 FOLIO 319 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND AND HAVING A TAX MAP NUMBER OF 77 B4 30 PER THE DEPARTMENT OF ASSESSMENTS.

PARCEL A AREA = 19,175,607 SQUARE FEET OR 440.211 ACRES
PARCEL B AREA = 91,062 SQUARE FEET OR 2.091 ACRES
TOTAL AREA = 19,266,669 SQUARE FEET OR 442.301 AC

2. TAX MAP / GRID: 76-F4, 76-F3; 77-A2, 77-A3, 77-A4, 77-B2, 77-B3, 77-B4, 77-C3, 77-C4; 85-B1
PARCEL: A & B

3. WSSC 200' MAP REFERENCE NUMBER: 201SE13, 202SE13, 202SE14, 203SE13, & 203SE14

4. THE PURPOSE OF DEVELOPMENT IS TO CREATE AN INDUSTRIAL CENTER FOR PRIMARILY DISTRIBUTION CENTERS.

5. PRIOR APPROVALS:
   - SDCP-15988-2016
   - CDP-0505
   - NRI-098-05-01 (NULL)
   - PP-4-06066
   - TCP1-010-06-01
   - SDP-1603
   - TCP2-028-2016
   - A-9968-01
   - CB-22-2020

6. SITE AREA: 19,266,669 SF OR 442.301 AC
AREA OUTSIDE PMA: 12,906,091 SF OR 296.282 AC
EX.ENVIRONMENTAL REGULATED FEATURES: 6,360,578 SF OR 146.019 AC
EX. 100-YEAR FLOODPLAIN ACREAGE: 4,128,181 SF OR 94.77 AC
PROP. AREA OF ROAD DEDICATION: 448,668 SF OR 10.30 AC

7. TOTAL ACREAGE: 442.301 AC (19,266,669 SF)

I-1:
GROSS ACREAGE: 15± AC (653,400 SF)

R-A:
GROSS ACREAGE: 0.78 AC (33,976.8 SF)

R-S:
GROSS ACREAGE: 426.52 AC (18,579,211.2 SF)
FLOOD PLAIN ACREAGE: 94.77 AC (4,128,181.2 SF)

8. EXISTING ZONING: R-S, R-A, I-1

9. EXISTING USE: VACANT
PROPOSED USE: WAREHOUSE/ DISTRIBUTION, OFFICE, LIGHT INDUSTRIAL/ MANUFACTURING, AND/OR INSTITUTIONAL USES.

10. BREAKDOWN OF PROPOSED USE BY TYPE:
WAREHOUSE/ DISTRIBUTION, OFFICE, LIGHT INDUSTRIAL/ MANUFACTURING, AND/OR INSTITUTIONAL USES.

11. NUMBER OF LOTS & PARCELS:
EXISTING: 2 PARCELS
PROPOSED: 36 PARCELS

12. MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE AND SUBDIVISION REGULATIONS (24-130): N/A

13. MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE: N/A

14. THE SUBJECT PROPERTY IS LOCATED WITHIN SUSTAINABLE GROWTH TIER 1.

15. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 2009 JOINT BASE ANDREWS NOISE CONTOURS.

16. THE SUBJECT PROPERTY IS LOCATED WITHIN THE BOWIE AND VICINITY MASTER PLAN.

17. THE SITE DOES NOT CONTAIN A CENTER OR CORRIDOR

18. GROSS FLOOR AREA (NON-RESIDENTIAL):
EXISTING: 0 SF
PROPOSED: UP TO 3.5 MILLION SF

19. STORMWATER MANAGEMENT CONCEPT PLAN NO. 42013-2020-00. FILED WITH DPIE FOR INITIAL REVIEW.

20. THIS AREA IS SERVICED BY PUBLIC WATER AND SEWER. EXISTING WATER AND SEWER CATEGORIES: W-4/S-4. PROPOSED WATER AND SEWER CATEGORIES: W-3/S-3.

21. THIS SITE IS NOT LOCATED WITHIN AN AVIATION POLICY AREA.

22. THIS SITE REQUIRES A MANDATORY PARK DEDICATION.

23. NO CEMETERIES ARE ON OR CONTIGUOUS TO THIS SITE.

24. THERE IS A HISTORIC DISTRICT ON OR IN THE VICINITY OF THE PROPERTY; LEELAND HISTORIC SITE (79-059) - NOT PART OF THIS PERMIT.

25. THERE ARE NO KNOWN ARCHEOLOGICAL SITES LOCATED ON THE SUBJECT PROPERTY.

26. THIS SITE HAS AN APPROVED TYPE ONE TREE CONSERVATION PLAN (TCP1-010-06).
NEW TCP1 SUBMITTED AND UNDER REVIEW.

27. THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA).

28. THERE ARE WETLANDS LOCATED ON THIS SITE.

29. THERE ARE INTERMITTENT STREAMS (COLLINGTON BRANCH) AND WETLANDS LOCATED ON THIS SITE (SEE APPROVED NRI).

30. THIS SITE IS LOCATED WITHIN THE PATUXENT RIVER STRONGHOLD WATER SHED (WESTERN BRANCH).

31. THERE ARE NO SPRINGS, SEEPS, OR BEDROCK OUTCROPS LOCATED ON THIS SITE.

32. THIS SITE IS NOT LOCATED WITHIN A WATERSHED WITH TMDL FOR SEDIMENT, NITROGEN, AND PHOSPHOROUS AS ESTABLISHED BY THE DEPARTMENT OF NATURAL RESOURCES.

33. THIS SITE DOES NOT CONTAIN A TIER II WATERBODY.

34. SOIL TYPE INFORMATION FOR THIS SITE CAN BE FOUND ON THIS SHEET IN THE TABLE TITLED "MAPPED SOIL TYPES."

35. MARLBORO CLAY OUTCROPS ARE KNOWN TO EXIST ON SITE.

36. THERE ARE HIGHLY ERODIBLE SOILS ON SITE.

37. THIS SITE IS ADJACENT TO THE HARLEY SUBDIVISION FLOODPLAIN EASEMENT DATED 04/03/84.

38. TEN FOOT PUBLIC UTILITY EASEMENT (PUE) PROPOSED ALONG ALL RIGHT OF WAY EXCEPT FOR QUEENS COURT EXTENSION NORTH SIDE.

39. DEDICATION ALONG LEELAND ROAD FRONTAGE AND ROAD IMPROVEMENTS AS REQUIRED AS PART OF THE DEVELOPMENT OF THIS PROJECT.

40. A 100-YEAR FLOODPLAIN STUDY WAS APPROVED BY PRINCE GEORGE'S COUNTY ON 08/07/2006 (FPS NO. 200522)

41. THIS SITE IS WITHIN THE ENVIRONMENTAL STRATEGY AREA (ESA) 2.

42. SOURCE OF TOPOGRAPHY:

LIDAR AERIAL MAPPING BASED ON PHOTOGRAPHY BY AXIS GEOSPATIAL
FIELD SURVEY BY BOHLER
DATED: AUG. 2020

43. PLANNING DISTRICT 74A.

44. BOUNDARY SURVEY BY BOHLER ENGINEERING.

45. THIS PLAN IS FOR ENTITLEMENTS PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.

46. ALL EXISTING STRUCTURES ON SITE ARE TO BE RAZED.

47. ALL EXISTING WELLS AND SEPTIC FIELDS TO BE CAPPED PER ALL PRINCE GEORGE'S COUNTY HEALTH DEPARTMENT REGULATIONS.

48. STANDARD SIDEWALKS SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERNAL ROADS, UNLESS MODIFIED BY DPIE.

49. NEAREST FIRE STATION: PRINCE GEORGE'S STATION 43

50. NEAREST POLICE STATION: PRINCE GEORGE'S COUNTY DISTRICT 2

51. THE PLATTING OF THE SUBDIVISION WILL NOT BE COMPLETED UNTIL THE RIGHT-OF WAY FOR QUEENS COURT IS DEDICATED.

PLAN REFERENCES

REFERENCES

♦ TOPOGRAPHIC / AERIAL SURVEY:
LIDAR AERIAL MAPPING BASED ON PHOTOGRAPHY BY AXIS GEOSPATIAL AND SUPPLEMENTED WITH CONVENTIONAL FIELD SURVEY BY BOHLER
FIELD DATE: 08/24/2020

♦ BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY:
BOHLER ENGINEERING
"TOLL BROTHERS - WILLOW BROOK PROPERTY - QUEEN ANNE (7TH) ELECTION DISTRICT - PRINCE GEORGE'S COUNTY, MARYLAND"
FILE NO. SB162141
DATE: 02/23/17
FIELD DATE" 02/16/17

♦ UTILITIES
THE FOLLOWING COMPANIES WERE NOTIFIED BY DELMARVA MISS UTILITY SYSTEM (1-800-257-7777) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 17042147

UTILITY COMPANY	PHONE NUMBER
BGE ELECTRIC	(800) 778-9140
BGE GAS	(800) 778-9140
COMCAST - UTILIQUEST	(410) 536-0070
VERIZON	(410) 536-0070
WASHINGTON GAS - UTILIQUEST	(310) 210-0355
WSSC - PINPOINT UG	(301) 868-6803

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

MAPPED SOIL TYPES

MAP UNIT	MAP UNIT NAME	HYDROLOGIC GROUP	DRAINAGE CLASS
AdA	ADELPHIA-HOLMDEL COMPLEX, 0-2% SLOPES	C	MODERATELY WELL DRAINED
AdB	ADELPHIA-HOLMDEL COMPLEX, 2-5% SLOPES	C	MODERATELY WELL DRAINED
AdC	ADELPHIA-HOLMDEL COMPLEX, 5-10% SLOPES	C	MODERATELY WELL DRAINED
AfB	ANNAPOLIS FINE SANDY LOAM, 2-5% SLOPES	C	WELL DRAINED
AfD	ANNAPOLIS FINE SANDY LOAM, 10-15% SLOPES	C	WELL DRAINED
CkA	COLEMANTOWN SILT LOAM, 0-2% SLOPES	C/D	POORLY DRAINED
CnA	COLLINGTON-WIST COMPLEX, 0-2% SLOPES	B	WELL DRAINED
CnB	COLLINGTON-WIST COMPLEX, 2-5% SLOPES	B	WELL DRAINED
CnC	COLLINGTON-WIST COMPLEX, 5-10% SLOPES	B	WELL DRAINED
CnD	COLLINGTON-WIST COMPLEX, 10-15% SLOPES	B	WELL DRAINED
CnE	COLLINGTON-WIST COMPLEX, 15-25% SLOPES	B	WELL DRAINED
CnF	COLLINGTON-WIST COMPLEX, 25-40% SLOPES	B	WELL DRAINED
FaaA	FALLSINGTON SANDY LOAMS, 0-2% SLOPES, NORTHERN COASTAL PLAIN	C/D	POORLY DRAINED
HnB	HOWELL-ANNAPOLIS COMPLEX, 2-5% SLOPES	C	WELL DRAINED
HOE	HOWELL AND ANNAPOLIS SOILS, 15-25% SLOPES	C	WELL DRAINED
Is	ISSUE SILT LOAM, OCCASIONALLY FLOODED	B/D	SOMEWHAT POORLY DRAINED
MnB	MARR-DODON COMPLEX, 2-5% SLOPES	B	WELL DRAINED
MnC	MARR-DODON COMPLEX, 5-10% SLOPES	C	WELL DRAINED
MnD	MARR-DODON COMPLEX, 10-15% SLOPES	C	WELL DRAINED
MnE	MARR-DODON COMPLEX, 15-25% SLOPES	B	WELL DRAINED
MoB	MARR-DODON-URBAN COMPLEX, 0-5% SLOPES	B	WELL DRAINED
MoD	MARR-DODON-URBAN COMPLEX, 5-15% SLOPES	B	WELL DRAINED
SOD	SASSAFRAS AND CROOM SOILS, 10-15% SLOPES	B	WELL DRAINED
UrmB	URBAN LAND-MARR-DODON COMPLEX, 0-5%	D	N/A
WDF	WESTPHALIA AND DODON SOILS, 25-40%	C	WELL DRAINED
WE	WIDEWATER AND ISSUE SOILS, FREQUENTLY FLOODED	C/D	POORLY DRAINED

STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET

LIMIT OF WORK —LOW—LOW—
LIMIT OF DISTURBANCE —LOD—LOD—

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
— — — —	ONSITE PROPERTY LINE / R.O.W. LINE	— — — —
—— – – ——	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	—— – – ——
— — — — —	EASEMENT LINE	— — — — —
– – – – – – – –	SETBACK LINE	— — — — —
═	CONCRETE CURB & GUTTER	CURB AND GUTTER SPILL / TRANSITION DEPRESSED CURB AND GUTTER
	UTILITY POLE WITH LIGHT	
	POLE LIGHT	
	TRAFFIC LIGHT	
○	UTILITY POLE	○
	TYPICAL LIGHT	
☼	ACORN LIGHT	☼
	TYPICAL SIGN	
△ X	PARKING COUNTS	△ X
—170— ---169---	CONTOUR LINE	190 187
TC 516.4 OR 516.4	SPOT ELEVATIONS	TC 516.00 TC 516.00 BC 515.55 MATCH EX (518.02 ±)
SAN #	SANITARY LABEL	SAN #
X #	STORM LABEL	X #
—SL—	SANITARY SEWER LATERAL	—SL—
—W—	UNDERGROUND WATER LINE	—W—
—E—	UNDERGROUND ELECTRIC LINE	—E—
—G—	UNDERGROUND GAS LINE	—G—
—OH—	OVERHEAD WIRE	—OH—
—T—	UNDERGROUND TELEPHONE LINE	—T—
—C—	UNDERGROUND CABLE LINE	—C—
= = = =	STORM SEWER	▬ ▬ ▬
—S—	SANITARY SEWER MAIN	—S—
	HYDRANT	
Ⓢ	SANITARY MANHOLE	Ⓢ
Ⓓ	STORM MANHOLE	Ⓓ
⊗ WM	WATER METER	◑
⋈ WV	WATER VALVE	●
☐	GAS VALVE	☐
☒	GAS METER	☒
	TYPICAL END SECTION	
OR	HEADWALL OR ENDWALL	OR
	GRATE INLET	
	CURB INLET	
○	CLEAN OUT	○
Ⓔ	ELECTRIC MANHOLE	Ⓔ
Ⓣ	TELEPHONE MANHOLE	Ⓣ
EB	ELECTRIC BOX	EB
EP	ELECTRIC PEDESTAL	EP
	MONITORING WELL	
	TEST PIT	
	BENCHMARK	
	BORING	

STANDARD ABBREVIATIONS

FOR ENTIRE PLAN SET

AC	ACRES
ADA	AMERICANS WITH DISABILITY ACT
ARCH	ARCHITECTURAL
BC	BOTTOM OF CURB
BF	BASEMENT FLOOR
BK	BLOCK
BL	BASELINE
BLDG	BUILDING
BM	BUILDING BENCHMARK
BRL	BUILDING RESTRICTION LINE
CF	CUBIC FEET
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONN	CONNECTION
CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARDS
DEC	DECORATIVE
DEP	DEPRESSED
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
ELEC	ELECTRIC
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ES	EDGE OF SHOULDER
EW	END WALL
EX	EXISTING
FES	FLARED END SECTION
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FG	FINISHED GRADE
G	GRADE
GF	GARAGE FLOOR (AT DOOR)
GH	GRADE HIGHER SIDE OF WALL
GL	GRADE LOWER SIDE OF WALL
GRT	GRATE
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HOR	HORIZONTAL
HW	HEADWALL
INT	INTERSECTION
INV	INVERT
LF	LINEAR FOOT
LOC	LIMITS OF CLEARING
LOD	LIMITS OF DISTURBANCE
LOS	LINE OF SIGHT
LP	LOW POINT
L/S	LANDSCAPE
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
MJ	MECHANICAL JOINT
OC	ON CENTER
PA	POINT OF ANALYSIS
PC	POINT CURVATURE
PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN
PI	POINT OF INTERSECTION
POG	POINT OF GRADE
PROP	PROPOSED
PT	POINT OF TANGENCY
PTCR	POINT OF TANGENCY, CURB RETURN
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RET WALL	RETAINING WALL
R/W	RIGHT OF WAY
S	SLOPE
SAN	SANITARY SEWER
SF	SQUARE FEET
STA	STATION
STM	STORM
S/W	SIDEWALK
TBR	TO BE REMOVED
TBRL	TO BE RELOCATED
TC	TOP OF CURB
TELE	TELEPHONE
TPF	TREE PROTECTION FENCE
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UP	UTILITY POLE
W	WIDE
W/L	WATER LINE
W/M	WATER METER
±	PLUS OR MINUS
°	DEGREE
Ø	DIAMETER
#	NUMBER

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS 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 REGULATIONS AND CODES.

May 05, 2021
H:\19\MB192184\DRAWINGS\PLAN SETS\PRELIMINARY PLAN\MB192184 SD0----LAYOUT: COVER SHEET - 01
AT

THIS BLOCK IS FOR OFFICIAL USE ONLY
QR 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: NATIONAL CAPITAL BUSINESS PARK

PROJECT NUMBER: 4 - 20032

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 PGCPB RESOLUTION # ____________________

ADOPTION DATE ____________________

SIGNATURE APPROVAL DATE ____________________

____
AUTHORIZED SIGNATURE

BOHLER// ™

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY CHECKED BY

811
Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MB192184
DRAWN BY: AAT
CHECKED BY: DO
DATE: 04/26/2021
CAD I.D.: SD0

PROJECT:

PRELIMINARY PLAN (PPS 4 - 20032)

FOR

NATIONAL CAPITAL BUSINESS PARK

LOCATION OF SITE

LEELAND ROAD & OAK GROVE ROAD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO, MD 20774
ELECTION DISTRICT 7
TAX ACCOUNT NO.: 0670737

BOHLER//

16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

expires 1/16/23
ROBERT C. HARR, JR.
No. 21587

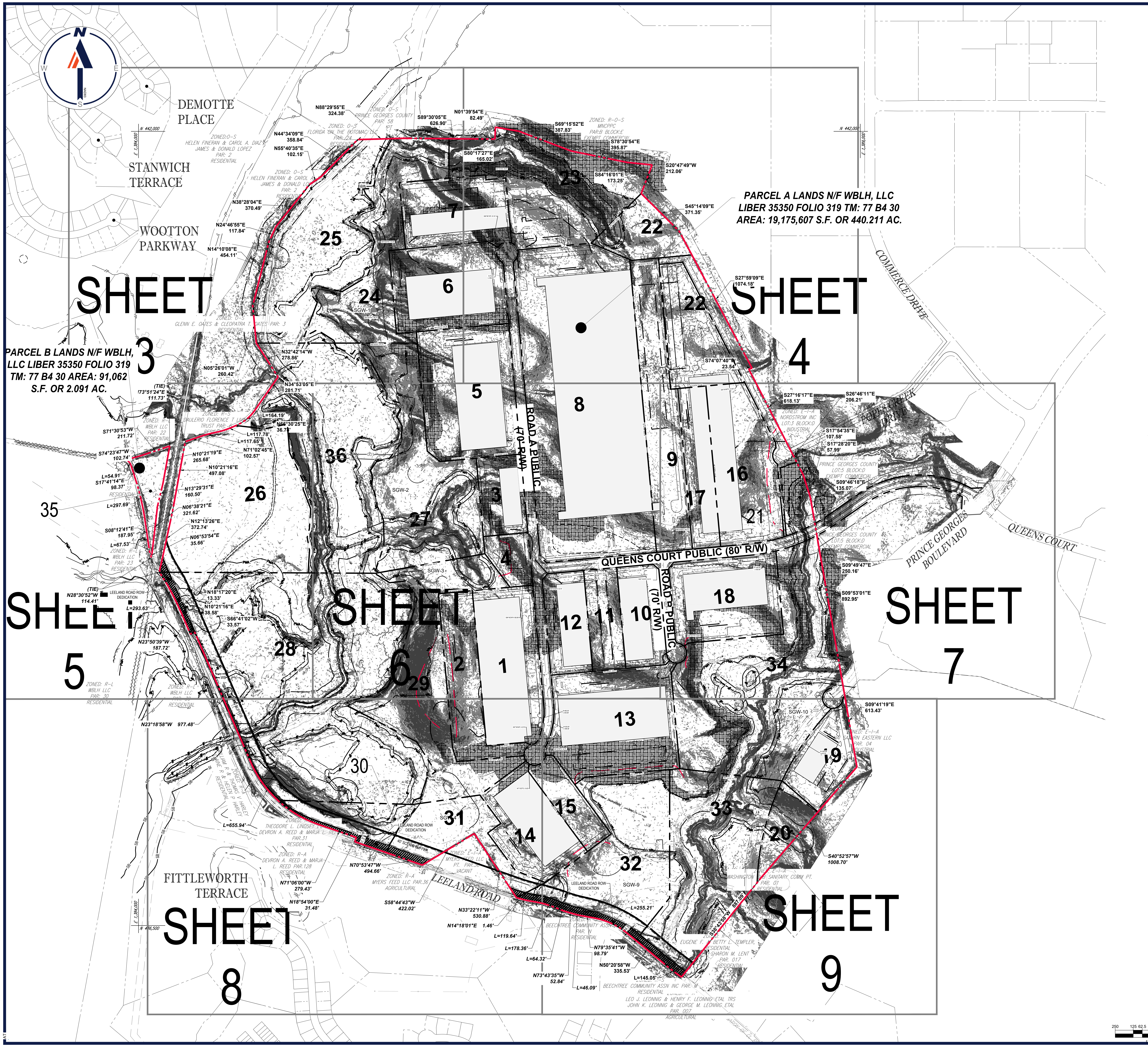
SHEET TITLE:

COVER SHEET

SHEET NUMBER:

1

ORG. DATE - 10/29/2020


N
SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7
SHEET 8
SHEET 9
DEMOTTE PLACE
STANWICH TERRACE
WOOTTON PARKWAY
FITTLEWORTH TERRACE
COMMERCE DRIVE
QUEENS COURT
PRINCE GEORGES BOULEVARD
LEELAND ROAD
QUEENS COURT PUBLIC (80' R/W)
ROAD A PUBLIC (70' R/W)
ROAD B PUBLIC (70' R/W)
PARCEL A LANDS N/F WBLH, LLC LIBER 35350 FOLIO 319 TM: 77 B4 30 AREA: 19,175,607 S.F. OR 440.211 AC.
PARCEL B LANDS N/F WBLH, LLC LIBER 35350 FOLIO 319 TM: 77 B4 30 AREA: 91,062 S.F. OR 2.091 AC.
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LEELAND ROAD ROW DEDICATION
250 125 62.5 0 250

PARCEL TABLE

PARCEL	ACREAGE (SQUARE FOOTAGE)
1	10.32 (449,539.2)
2	6.86 (298,821.6)
3	3.88 (169,012.8)
4	2.17 (94,525.2)
5	13.34 (581,090.4)
6	10.22 (445,183.2)
7	7.77 (338,461.2)
8	43.16 (1,880,049.6)
9	10.54 (459,122.4)
10	4.66 (202,989.6)
11	3.70 (161,172)
12	4.65 (202,554)
13	14.16 (616,809.6)
14	7.45 (324,522)
15	3.27 (142,441.2)
16	10.40 (453,024)
17	5.01 (218,235.6)
18	9.74 (424,274.4)
19	4.92 (214,315.2)
20	2.85 (124,146)
21	1.88 (81,892.8)
22	10.77 (469,141.2)
23	15.51 (675,615.6)
24	11.76 (512,265.6)
25	16.34 (711,770.4)
26	20.00 (871,200)
27	16.50 (718,740)
28	46.82 (2,039,479.2)
29	15.77 (686,941.2)
30	4.01 (174,675.6)
31	6.31 (274,863.6)
32	15.44 (672,566.4)
33	18.03 (785,386.8)
34	26.78 (1,166,536.8)
35	2.09 (91,040.4)
36	24.02 (1,046,311.2)
RD DEDICATION	10.30 (448,668)
TOTAL	**442.30 (19,266,588)**

NOTE:

PARCEL 25, 26, 28, 30, 35 & 36 TO BE DEDICATED TO MNCP&PC = 113.28 ACRES (4,934,476.8 SF.)
PARCELS 10-24, 27, 29, AND 31-34 TO BE DEDICATED TO BOA = 142.27 ACRES (6,197,281.2 SF.)

LEGEND

━━━ ━ ━ ━━━	PROPERTY BOUNDARY
—FP—FP—FP—	FLOODPLAIN
—LOD—LOD—	LIMIT OF DISTURBANCE
——— - - - - ———	EXISTING STREAM
—SB—SB—	STREAM BUFFER
—PMA—PMA—	PRIMARY MANAGEMENT AREA
—WB—WB—	WETLAND BUFFER
WE - - - - CoD	SOIL BOUNDARY AND TYPE
▒	EXISTING STEEP SLOPES (15% -25%)
▓	EXISTING STEEP SLOPES (25% OR GREATER)
▨	EXISTING MARLBORO CLAY OUTCROP

THIS BLOCK IS FOR OFFICIAL USE ONLY

QR 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: NATIONAL CAPITAL BUSINESS PARK

PROJECT NUMBER: 4 - 20032

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET
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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRELIMINARY PLAN ____________________

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____
AUTHORIZED SIGNATURE

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SITE CIVIL AND CONSULTING ENGINEERING
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PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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PROJECT No.:	MB192184
DRAWN BY:	AAT
CHECKED BY:	DO
DATE:	04/26/2021
CAD I.D.:	SD1

PROJECT:

PRELIMINARY PLAN (PPS 4 - 20032)

FOR

NATIONAL CAPITAL BUSINESS PARK

LOCATION OF SITE

LEELAND ROAD & OAK GROVE ROAD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO, MD 20774
ELECTION DISTRICT 7
TAX ACCOUNT NO.: 0670737

BOHLER//
16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

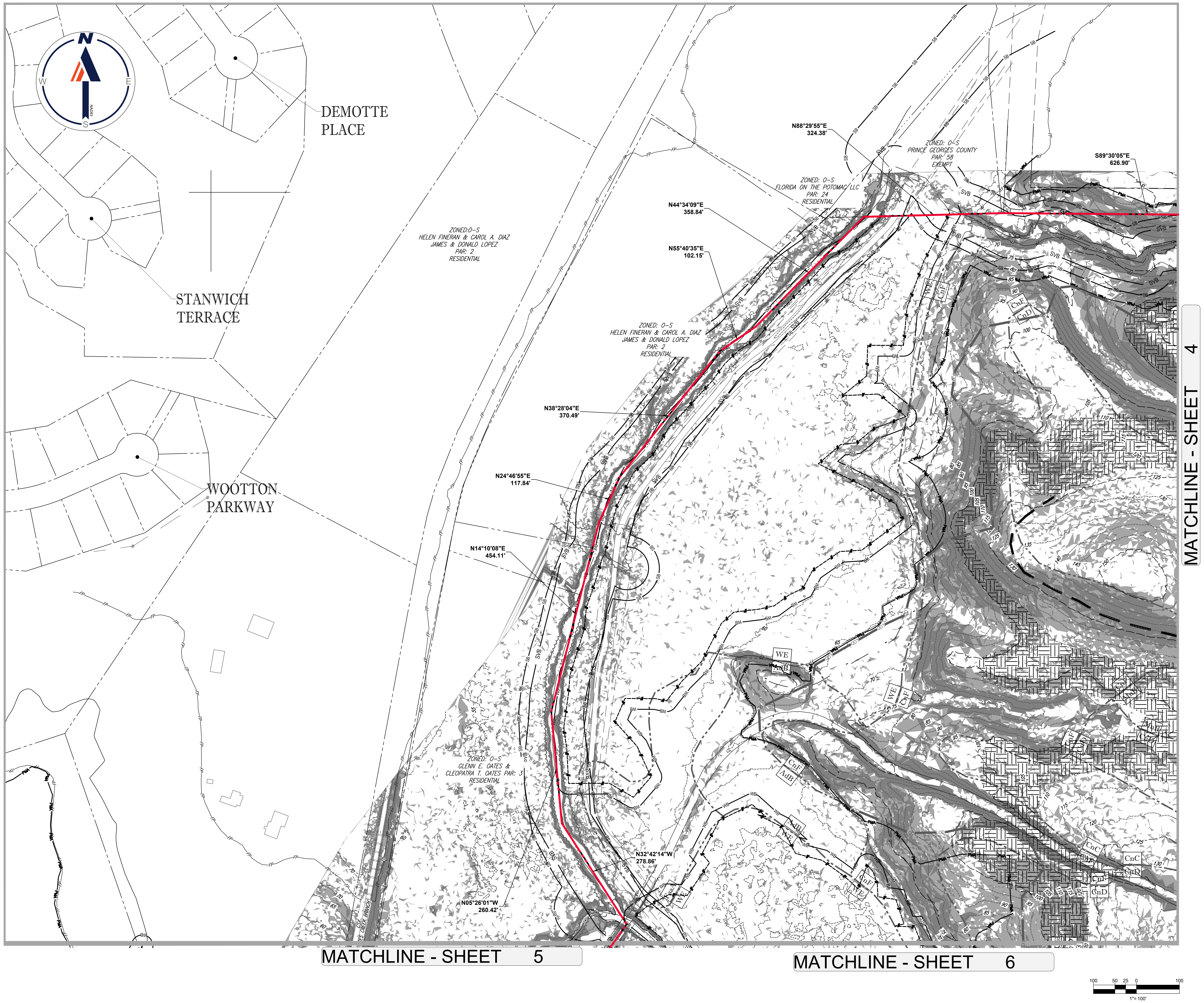
expires 1/16/23
ROBERT C. HARR, JR.
No. 21587

SHEET TITLE:

COMPOSITE SHEET

SHEET NUMBER:
2

ORG. DATE - 10/29/2020


N
S
W
E
DEMOTTE PLACE
STANWICH TERRACE
WOOTTON PARKWAY
ZONED:O-S
HELEN FINERAN & CAROL A. DIAZ
JAMES & DONALD LOPEZ
PAR: 2
RESIDENTIAL
ZONED: O-S
HELEN FINERAN & CAROL A. DIAZ
JAMES & DONALD LOPEZ
PAR: 2
RESIDENTIAL
ZONED: O-S
FLORIDA ON THE POTOMAC LLC
PAR: 24
RESIDENTIAL
ZONED: O-S
PRINCE GEORGES COUNTY
PAR: 58
EXEMPT
ZONED: O-S
GLENN E. OATES &
CLEOPATRA T. OATES PAR: 3
RESIDENTIAL
N88°29'55"E 324.38'
S89°30'05"E 626.90'
N44°34'09"E 358.84'
N55°40'35"E 102.15'
N38°28'04"E 370.49'
N24°46'55"E 117.84'
N14°10'08"E 454.11'
N32°42'14"W 278.86'
N05°26'01"W 260.42'
SB
SVB
WB
FP
PMA
WE
CnF
CnD
CnC
AdB
55
60
70
75
80
85
90
95
100
105
110
125
130
135
145
150
MATCHLINE - SHEET 4
MATCHLINE - SHEET 5
MATCHLINE - SHEET 6
100 50 25 0 100
1"= 100'

LEGEND

━━ ━ ━ ━━	PROPERTY BOUNDARY
—FP—FP—FP—	FLOODPLAIN
━LOD━LOD━	LIMIT OF DISTURBANCE
—— - - - - ——	EXISTING STREAM
—SB—SB—	STREAM BUFFER
—PMA—PMA—	PRIMARY MANAGEMENT AREA
—WB—WB—	WETLAND BUFFER
WE ━ ■ ■ ━ ■ ■ ━ CoD	SOIL BOUNDARY AND TYPE
▨	EXISTING STEEP SLOPES (15% -25%)
▨	EXISTING STEEP SLOPES (25% OR GREATER)
▦	EXISTING MARLBORO CLAY OUTCROP

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M-NCPPC
APPROVAL

PROJECT NAME: NATIONAL CAPITAL BUSINESS PARK

PROJECT NUMBER: 4 - 20032

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 PGCPB RESOLUTION # ____________________

ADOPTION DATE ____________________

SIGNATURE APPROVAL DATE ____________________

____
AUTHORIZED SIGNATURE

May 05, 2021
H:\19\MB192184\DRAWINGS\PLAN SETS\PRELIMINARY PLAN\MB192184 - SS0----->LAYOUT: EX. PLAN - 03
AT

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LANDSCAPE ARCHITECTURE
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TRANSPORTATION SERVICES

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DRAWN BY:	AAT
CHECKED BY:	DO
DATE:	04/26/2021
CAD I.D.:	SS0

PROJECT:

PRELIMINARY PLAN (PPS 4 - 20032)

FOR

NATIONAL CAPITAL BUSINESS PARK

LOCATION OF SITE

LEELAND ROAD & OAK GROVE ROAD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO, MD 20774
ELECTION DISTRICT 7
TAX ACCOUNT NO.: 0670737

BOHLER//

16701 MELFORD BLVD , SUITE 310
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Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

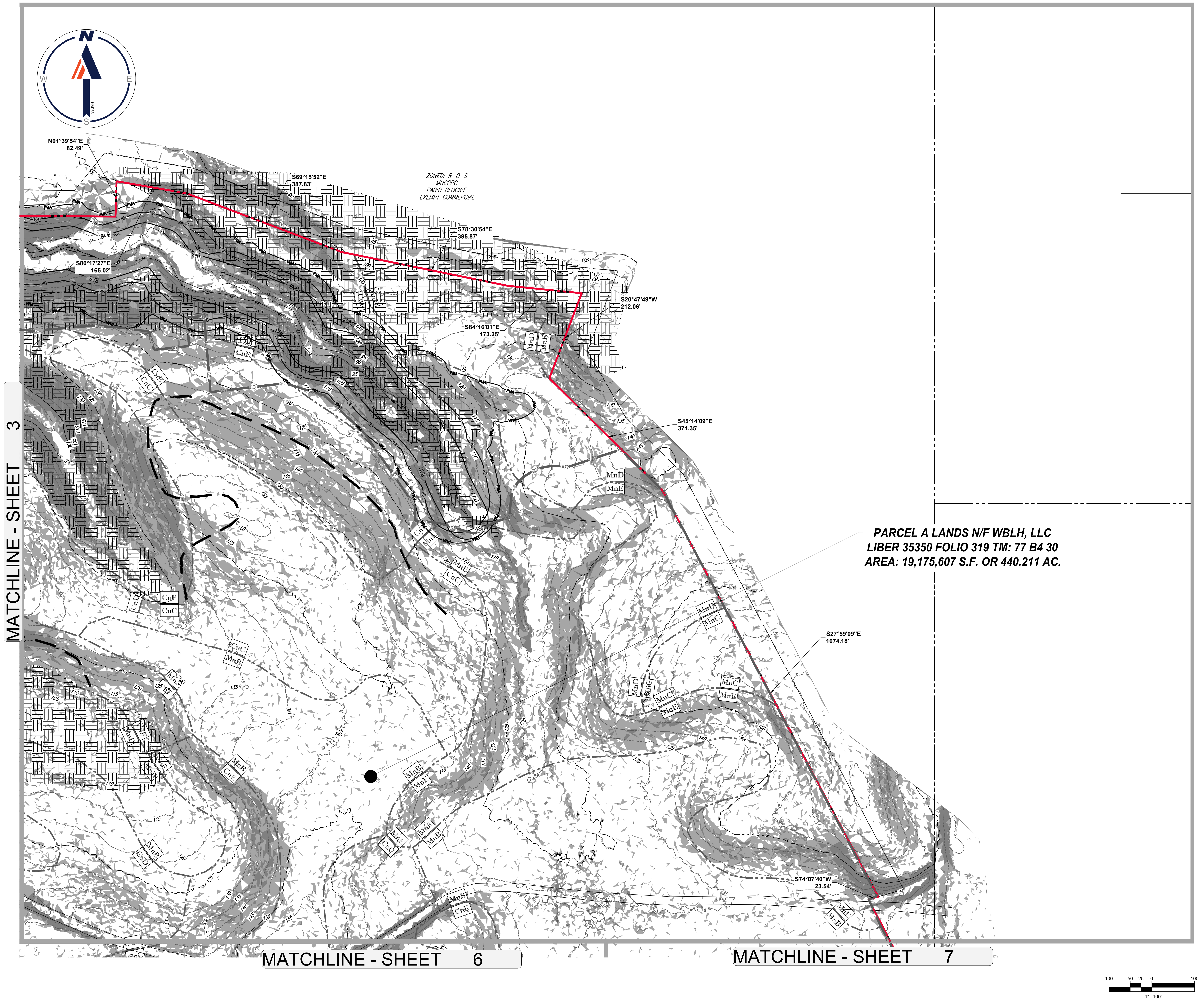
expires 1/16/23
ROBERT C. HARR, JR.
No. 21587

SHEET TITLE:

EXISTING PLAN

SHEET NUMBER:
3

ORG. DATE - 10/29/2020


N
W
E
S
NAD83
N01°39'54"E
82.49'
S69°15'52"E
387.83'
ZONED: R-O-S
MNCPPC
PAR:B BLOCK:E
EXEMPT COMMERCIAL
S78°30'54"E
395.87'
S80°17'27"E
165.02'
S20°47'49"W
212.06'
S84°16'01"E
173.25'
S45°14'09"E
371.35'
PARCEL A LANDS N/F WBLH, LLC
LIBER 35350 FOLIO 319 TM: 77 B4 30
AREA: 19,175,607 S.F. OR 440.211 AC.
S27°59'09"E
1074.18'
S74°07'40"W
23.54'
MATCHLINE - SHEET 3
MATCHLINE - SHEET 6
MATCHLINE - SHEET 7
PMA
SB
SVB
FP
LOD
CnE
CnC
CnF
MnD
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100
50
25
0
100
1"= 100'

LEGEND

—— - - ——	PROPERTY BOUNDARY
—FP—FP—FP—	FLOODPLAIN
▬LOD▬LOD▬	LIMIT OF DISTURBANCE
—— - - - - ——	EXISTING STREAM
—SB—SB—	STREAM BUFFER
—PMA—PMA—	PRIMARY MANAGEMENT AREA
—WB—WB—	WETLAND BUFFER
WE ▬ ▪ ▪ ▬ ▪ ▪ ▬ CoD	SOIL BOUNDARY AND TYPE
▨	EXISTING STEEP SLOPES (15% -25%)
▨	EXISTING STEEP SLOPES (25% OR GREATER)
▦	EXISTING MARLBORO CLAY OUTCROP

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M-NCPPC
APPROVAL

PROJECT NAME: NATIONAL CAPITAL BUSINESS PARK

PROJECT NUMBER: 4 - 20032

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET
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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRELIMINARY PLAN ____________________

TCP ____________________

PLANNING BOARD ACTION ____________________

PER PGCPB RESOLUTION # ____________________

ADOPTION DATE ____________________

SIGNATURE APPROVAL DATE ____________________

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AUTHORIZED SIGNATURE

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CHECKED BY:	DO
DATE:	04/26/2021
CAD I.D.:	SS0

PROJECT:

PRELIMINARY PLAN (PPS 4 - 20032)

FOR

NATIONAL CAPITAL BUSINESS PARK

LOCATION OF SITE

LEELAND ROAD & OAK GROVE ROAD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO, MD 20774
ELECTION DISTRICT 7
TAX ACCOUNT NO.: 0670737

BOHLER//
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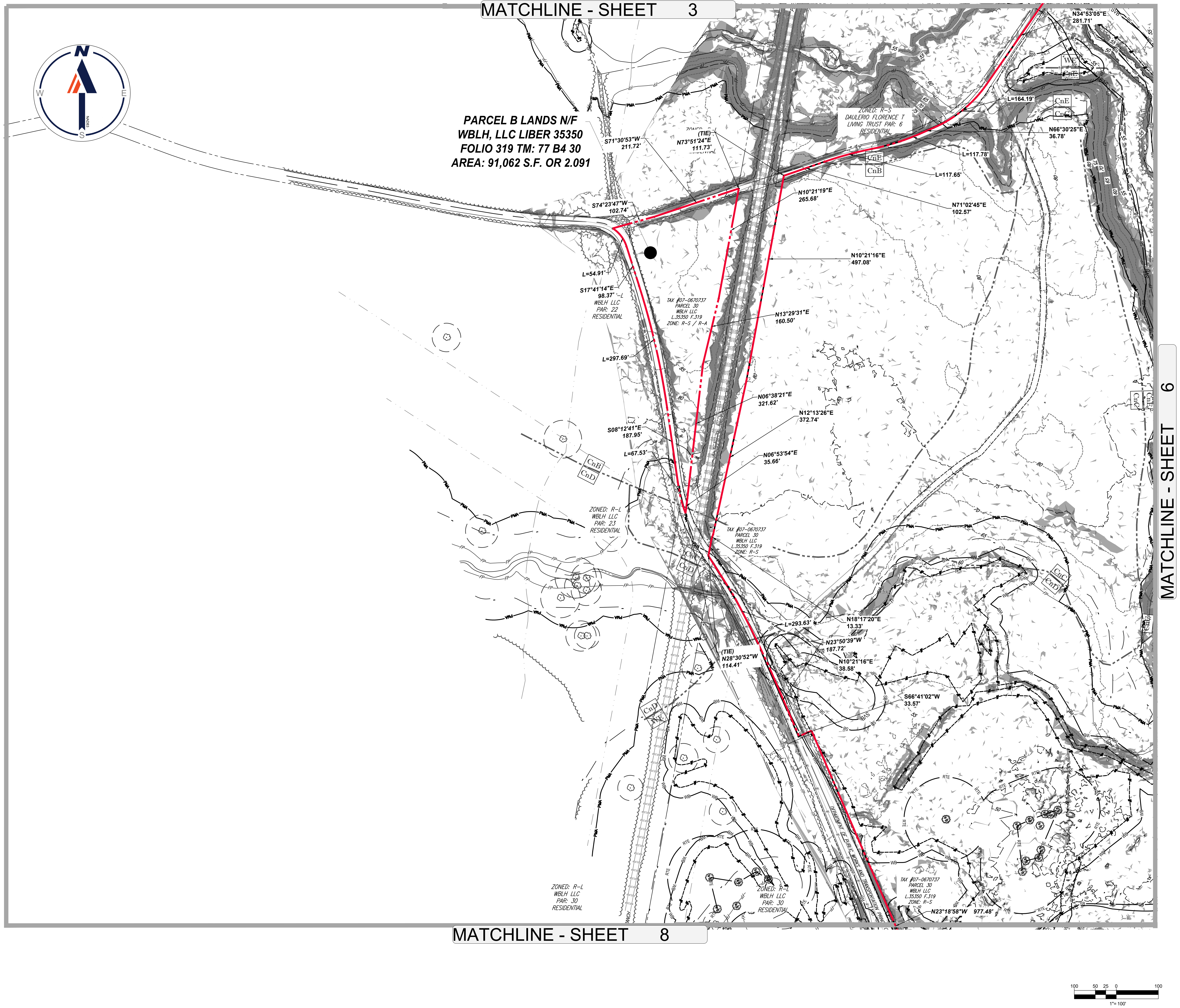
expires 1/16/23
ROBERT C. HARR, JR.
No. 21587

SHEET TITLE:

EXISTING PLAN

SHEET NUMBER:
4

ORG. DATE - 10/29/2020


MATCHLINE - SHEET 3
MATCHLINE - SHEET 6
MATCHLINE - SHEET 8
N
E
S
W
PARCEL B LANDS N/F
WBLH, LLC LIBER 35350
FOLIO 319 TM: 77 B4 30
AREA: 91,062 S.F. OR 2.091
S71°30'53"W 211.72'
(TIE) N73°51'24"E 111.73'
ZONED: R-S
DAULERIO FLORENCE T
LIVING TRUST PAR: 6
RESIDENTIAL
N34°53'05"E 281.71'
L=164.19'
N66°30'25"E 36.78'
L=117.78'
L=117.65'
N71°02'45"E 102.57'
N10°21'19"E 265.68'
S74°23'47"W 102.74'
N10°21'16"E 497.08'
L=54.91'
S17°41'14"E 98.37'
WBLH LLC
PAR: 22
RESIDENTIAL
TAX #07-0670737
PARCEL 30
WBLH LLC
L.35350 F.319
ZONE: R-S / R-A
N13°29'31"E 160.50'
L=297.69'
N06°38'21"E 321.62'
N12°13'26"E 372.74'
S08°12'41"E 187.95'
L=67.53'
N06°53'54"E 35.66'
CnE
CnB
CnD
CnC
ZONED: R-L
WBLH LLC
PAR: 23
RESIDENTIAL
TAX #07-0670737
PARCEL 30
WBLH LLC
L.35350 F.319
ZONE: R-S
L=293.63'
N18°17'20"E 13.33'
N23°50'39"W 187.72'
(TIE) N28°30'52"W 114.41'
N10°21'16"E 38.58'
S66°41'02"W 33.57'
DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
TAX #07-0670737
PARCEL 30
WBLH LLC
L.35350 F.319
ZONE: R-S
N23°18'58"W 977.48'
ZONED: R-L
WBLH LLC
PAR: 30
RESIDENTIAL
ZONED: R-L
WBLH LLC
PAR: 30
RESIDENTIAL
PMA
WB
SB
FP
RTE
WE
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70
75
80
85
50
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0
100
1" = 100'

LEGEND

▬▬ ▬ ▬▬	PROPERTY BOUNDARY
—FP—FP—FP—	FLOODPLAIN
▬LOD▬LOD▬	LIMIT OF DISTURBANCE
—— - - - - ——	EXISTING STREAM
—SB—SB—	STREAM BUFFER
—PMA—PMA—	PRIMARY MANAGEMENT AREA
—WB—WB—	WETLAND BUFFER
WE ▬ ▪ ▪ ▬ CoD	SOIL BOUNDARY AND TYPE
▨	EXISTING STEEP SLOPES (15% -25%)
▨	EXISTING STEEP SLOPES (25% OR GREATER)
▨	EXISTING MARLBORO CLAY OUTCROP

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M-NCPPC
APPROVAL

PROJECT NAME: NATIONAL CAPITAL BUSINESS PARK

PROJECT NUMBER: 4 - 20032

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRELIMINARY PLAN ____________________

TCP ____________________

PLANNING BOARD ACTION ____________________

PER PGCPB RESOLUTION # ____________________

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SIGNATURE APPROVAL DATE ____________________

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DRAWN BY:	AAT
CHECKED BY:	DO
DATE:	04/26/2021
CAD I.D.:	SS0

PROJECT:

PRELIMINARY PLAN (PPS 4 - 20032)

FOR

NATIONAL CAPITAL BUSINESS PARK

LOCATION OF SITE

LEELAND ROAD & OAK GROVE ROAD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO, MD 20774
ELECTION DISTRICT 7
TAX ACCOUNT NO.: 0670737

BOHLER//

16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
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MD@BohlerEng.com

expires 1/16/23
ROBERT C. HARR, JR.
No. 21587
PROFESSIONAL LAND SURVEYOR

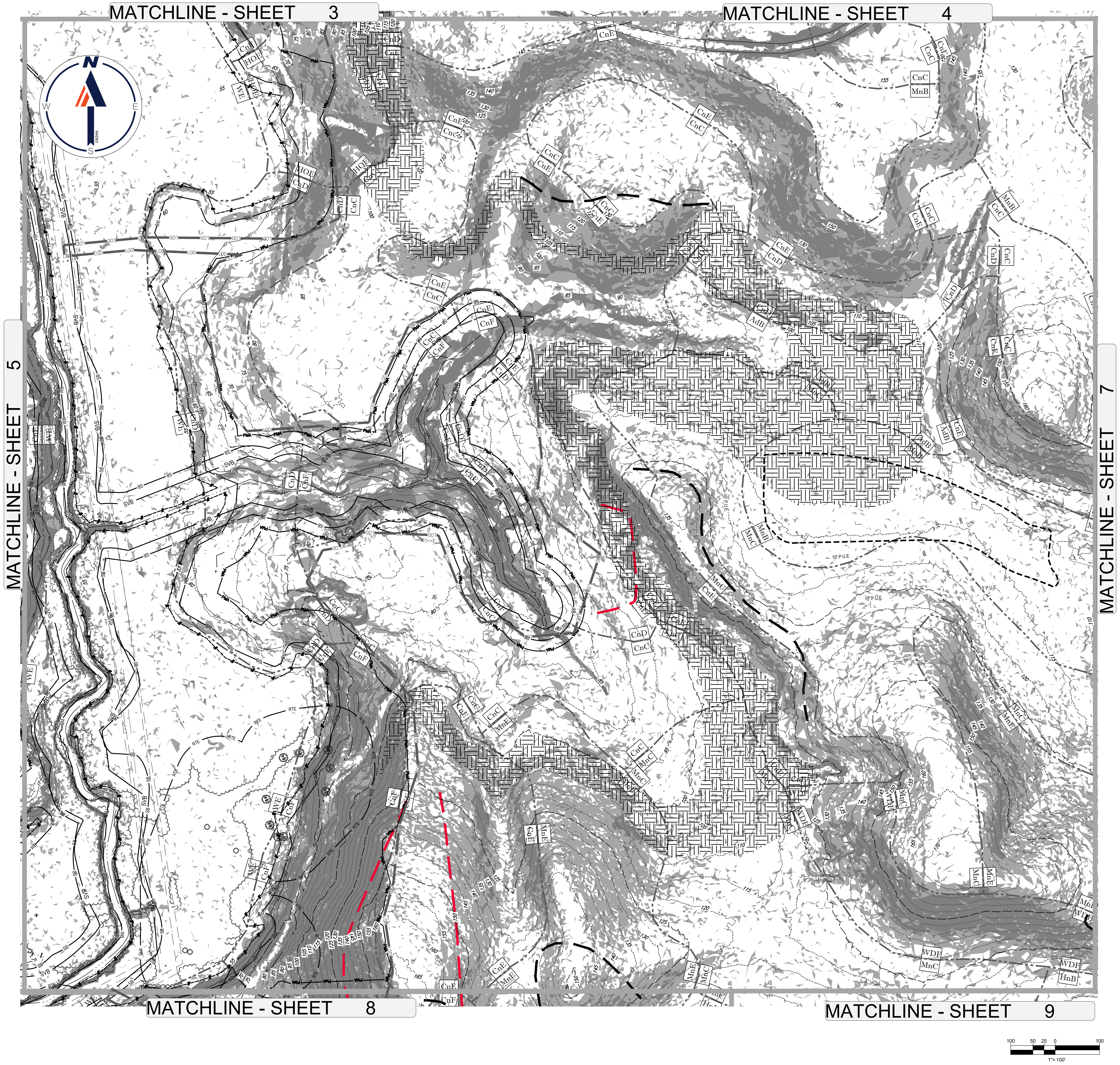
SHEET TITLE:

EXISTING PLAN

SHEET NUMBER:

5

ORG. DATE - 10/29/2020



LEGEND

━━ ▬ ▬ ━━	PROPERTY BOUNDARY
—FP—FP—FP—	FLOODPLAIN
▬LOD▬LOD▬	LIMIT OF DISTURBANCE
—— - - - - ——	EXISTING STREAM
—SB—SB—	STREAM BUFFER
—PMA—PMA—	PRIMARY MANAGEMENT AREA
—WB—WB—	WETLAND BUFFER
WE ▬ ■ ■ ▬ ■ ■ ▬ CoD	SOIL BOUNDARY AND TYPE
▨	EXISTING STEEP SLOPES (15% -25%)
▨	EXISTING STEEP SLOPES (25% OR GREATER)
▦	EXISTING MARLBORO CLAY OUTCROP

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M-NCPPC
APPROVAL

PROJECT NAME: NATIONAL CAPITAL BUSINESS PARK

PROJECT NUMBER: 4 - 20032

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRELIMINARY PLAN ____________________

TCP ____________________

PLANNING BOARD ACTION ____________________

PER PGCPB RESOLUTION # ____________________

ADOPTION DATE ____________________

SIGNATURE APPROVAL DATE ____________________

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AUTHORIZED SIGNATURE

May 05, 2021
H:\19\MB192184\DRAWINGS\PLAN SETS\PRELIMINARY PLAN\MB192184 - SS0---->LAYOUT: EX. PLAN - 06

AT

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CHECKED BY:	DO
DATE:	04/26/2021
CAD I.D.:	SS0

PROJECT:

PRELIMINARY PLAN (PPS 4 - 20032)

FOR

NATIONAL CAPITAL BUSINESS PARK

LOCATION OF SITE

LEELAND ROAD & OAK GROVE ROAD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO, MD 20774
ELECTION DISTRICT 7
TAX ACCOUNT NO.: 0670737

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expires 1/16/23
ROBERT C. HARR, JR.
No. 21587

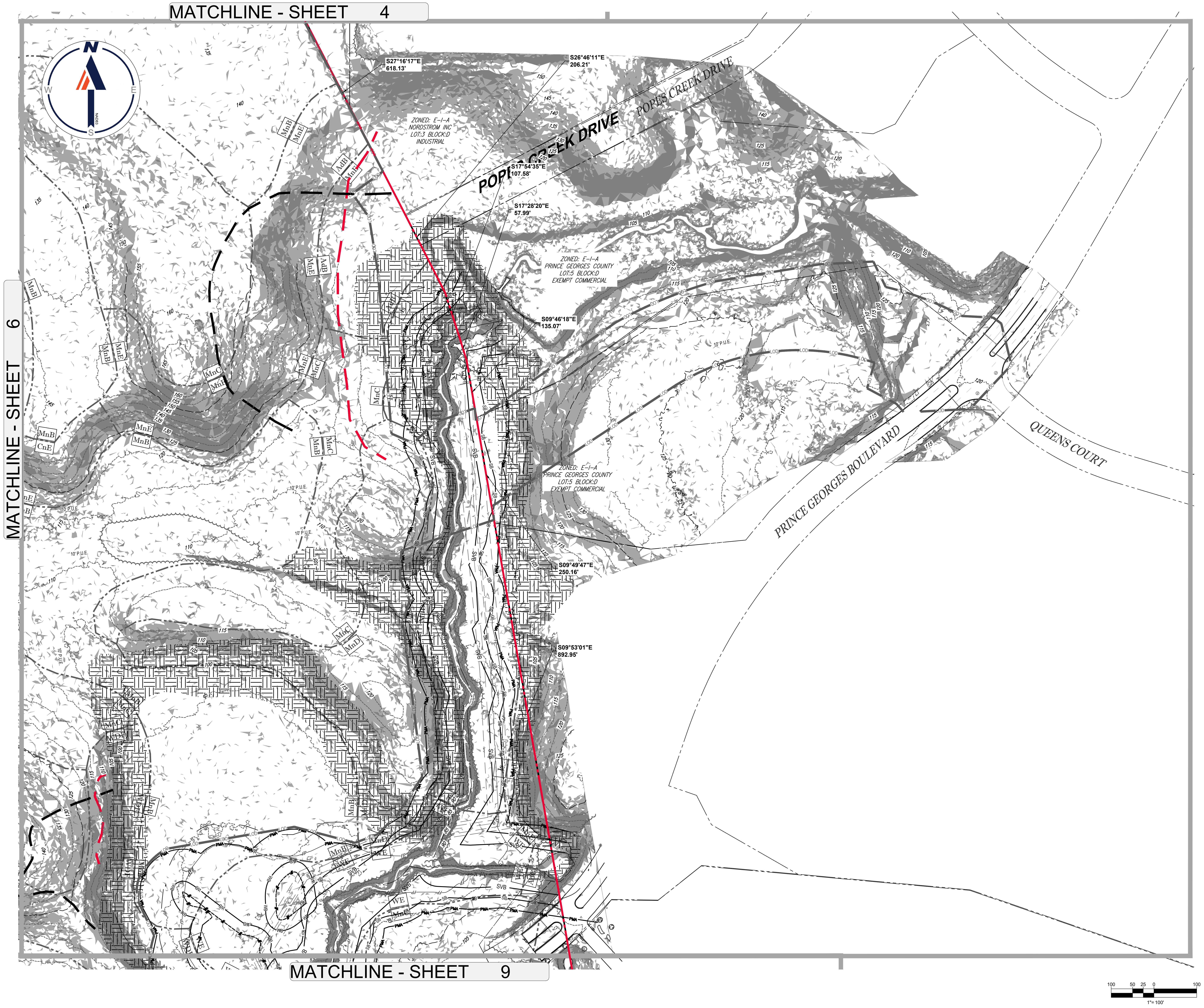
SHEET TITLE:

EXISTING PLAN

SHEET NUMBER:

6

ORG. DATE - 10/29/2020


MATCHLINE - SHEET 4
MATCHLINE - SHEET 6
MATCHLINE - SHEET 9
N
W
E
S27°16'17"E
618.13'
S26°46'11"E
206.21'
S17°54'35"E
107.58'
S17°28'20"E
57.99'
S09°46'18"E
135.07'
S09°49'47"E
250.16'
S09°53'01"E
892.95'
ZONED: E-I-A
NORDSTROM INC
LOT:3 BLOCK:D
INDUSTRIAL
ZONED: E-I-A
PRINCE GEORGES COUNTY
LOT:5 BLOCK:D
EXEMPT COMMERCIAL
ZONED: E-I-A
PRINCE GEORGES COUNTY
LOT:5 BLOCK:D
EXEMPT COMMERCIAL
POPES CREEK DRIVE
POPES CREEK DRIVE
PRINCE GEORGES BOULEVARD
QUEENS COURT
10' P.U.E.
AdB
MnE
MnB
MnC
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CnE
Is
WE
SB
PMA
LOD
FP
SVB
100 50 25 0 100
1"=100'

LEGEND

━━━━ ━ ━ ━━━━	PROPERTY BOUNDARY
—FP—FP—FP—	FLOODPLAIN
▬LOD▬LOD▬	LIMIT OF DISTURBANCE
——— - - - - ———	EXISTING STREAM
—SB—SB—	STREAM BUFFER
—PMA—PMA—	PRIMARY MANAGEMENT AREA
—WB—WB—	WETLAND BUFFER
WE ▬ ▪ ▪ ▬ ▪ ▪ ▬ CoD	SOIL BOUNDARY AND TYPE
▨	EXISTING STEEP SLOPES (15% -25%)
▨	EXISTING STEEP SLOPES (25% OR GREATER)
▦	EXISTING MARLBORO CLAY OUTCROP

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M-NCPPC
APPROVAL

PROJECT NAME: NATIONAL CAPITAL BUSINESS PARK

PROJECT NUMBER: 4 - 20032

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRELIMINARY PLAN ____________________

TCP ____________________

PLANNING BOARD ACTION ____________________

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FOR

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TAX ACCOUNT NO.: 0670737

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PROFESSIONAL LAND SURVEYOR
No. 21587

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EXISTING PLAN

SHEET NUMBER:

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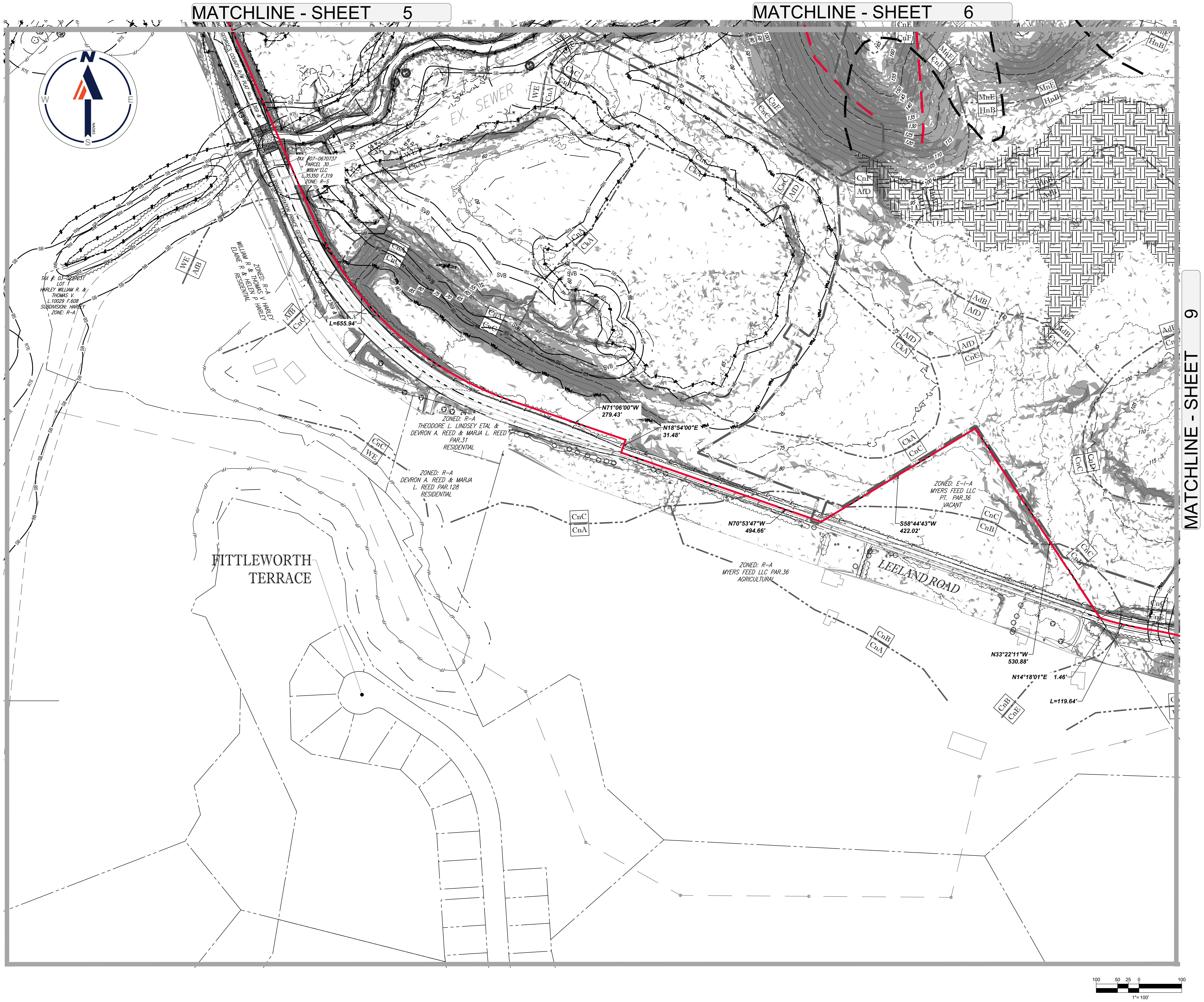
AT


MATCHLINE - SHEET 5
MATCHLINE - SHEET 6
MATCHLINE - SHEET 9
N
W
E
S
NAD83
EX. SEWER
TAX #07-0670737
PARCEL 30
WBLH LLC
L.35350 F.319
ZONE: R-S
TAX #: 03-0227231
LOT 1
HARLEY WILLIAM R. &
THOMAS V.
L.10029 F.608
SUBDIVISION: HARLEY
ZONE: R-A
ZONED: R-A
WILLIAM R & THOMAS V HARLEY
ELAINE R & HELEN P HARLEY
RESIDENTIAL
L=655.94'
N71°06'00"W
279.43'
N18°54'00"E
31.48'
ZONED: R-A
THEODORE L. LINDSEY ETAL &
DEVRON A. REED & MARJA L. REED
PAR.31
RESIDENTIAL
ZONED: R-A
DEVRON A. REED & MARJA
L. REED PAR.128
RESIDENTIAL
N70°53'47"W
494.66'
S58°44'43"W
422.02'
ZONED: E-I-A
MYERS FEED LLC
PT. PAR.36
VACANT
ZONED: R-A
MYERS FEED LLC PAR.36
AGRICULTURAL
LEELAND ROAD
FITTLEWORTH
TERRACE
N33°22'11"W
530.88'
N14°18'01"E 1.46'
L=119.64'
WE
AfB
CnC
CnA
CkA
AfD
AdB
CnB
CnE
CnF
CuD
MnE
HnB
100 50 25 0 100
1"= 100'

LEGEND

━━━ ━ ━ ━━━	PROPERTY BOUNDARY
—FP—FP—FP—	FLOODPLAIN
▬LOD▬LOD▬	LIMIT OF DISTURBANCE
—— - - - - ——	EXISTING STREAM
—SB—SB—	STREAM BUFFER
—PMA—PMA—	PRIMARY MANAGEMENT AREA
—WB—WB—	WETLAND BUFFER
WE ▬ ▪ ▪ ▬ ▪ ▪ ▬ CoD	SOIL BOUNDARY AND TYPE
░	EXISTING STEEP SLOPES (15% -25%)
▒	EXISTING STEEP SLOPES (25% OR GREATER)
▦	EXISTING MARLBORO CLAY OUTCROP

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M-NCPPC
APPROVAL

PROJECT NAME: NATIONAL CAPITAL BUSINESS PARK

PROJECT NUMBER: 4 - 20032

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 PGCPB RESOLUTION # ____________________

ADOPTION DATE ____________________

SIGNATURE APPROVAL DATE ____________________

____
AUTHORIZED SIGNATURE

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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
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REVISIONS

REV	DATE	COMMENT	DRAWN BY CHECKED BY

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PROJECT No.:	MB192184
DRAWN BY:	AAT
CHECKED BY:	DO
DATE:	04/26/2021
CAD I.D.:	SS0

PROJECT:

PRELIMINARY PLAN (PPS 4 - 20032)

FOR

NATIONAL CAPITAL BUSINESS PARK

LOCATION OF SITE

LEELAND ROAD & OAK GROVE ROAD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO, MD 20774
ELECTION DISTRICT 7
TAX ACCOUNT NO.: 0670737

BOHLER//
16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

expires 1/16/23
ROBERT C. HARR, JR.
No. 21587

SHEET TITLE:

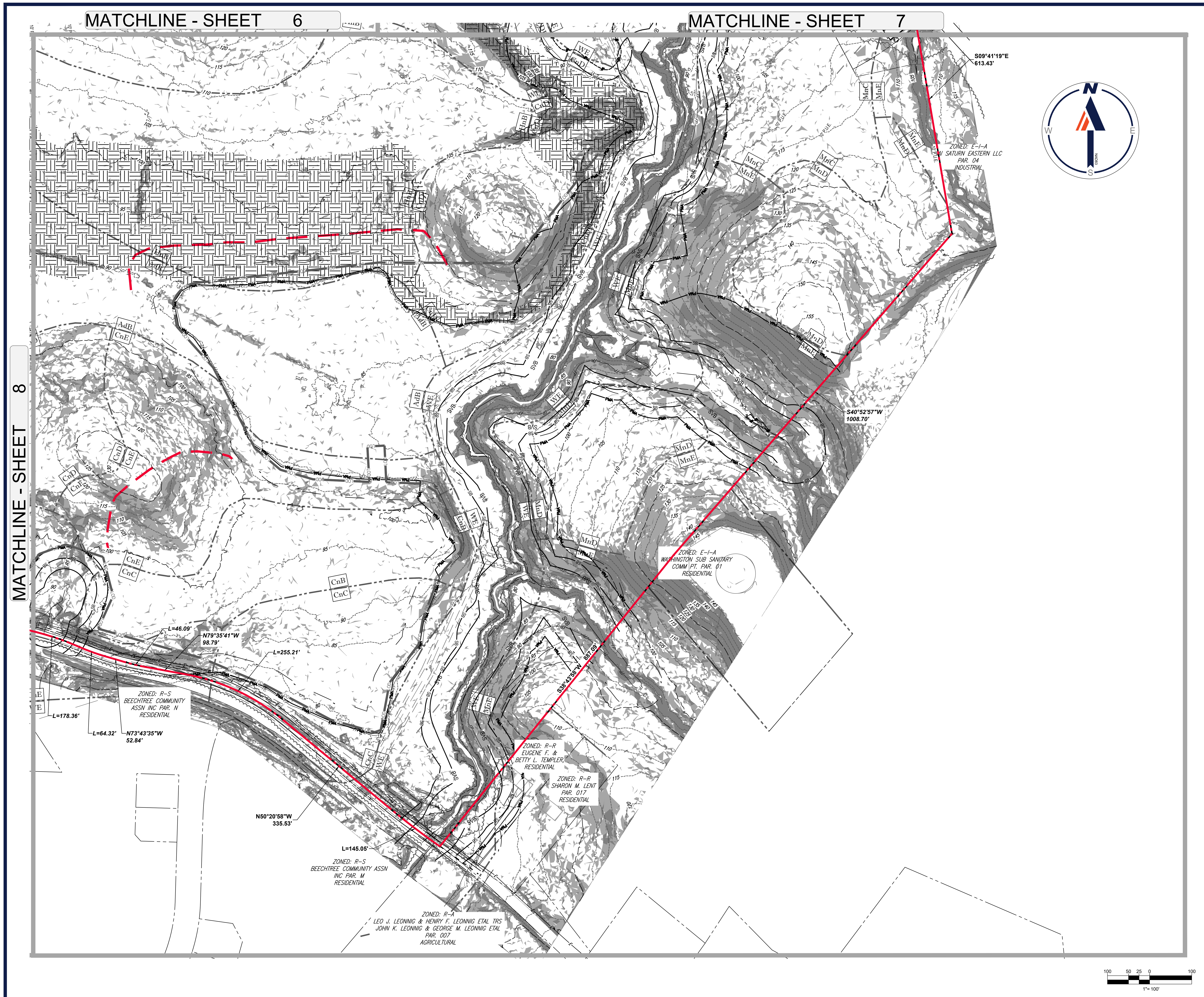
EXISTING PLAN

SHEET NUMBER:

8

ORG. DATE - 10/29/2020

May 05, 2021
H:\19\MB192184\DRAWINGS\PLAN SETS\PRELIMINARY PLAN\MB192184 - SS0----->LAYOUT: EX. PLAN - 08
AT


MATCHLINE - SHEET 6
MATCHLINE - SHEET 7
MATCHLINE - SHEET 8
N
W
E
S
S09°41'19"E
613.43'
ZONED: E-I-A
SATURN EASTERN LLC
PAR. 04
INDUSTRIAL
S40°52'57"W
1008.70'
ZONED: E-I-A
WASHINGTON SUB SANITARY
COMM PT. PAR. 01
RESIDENTIAL
S38°43'56"W 857.00'
ZONED: R-R
EUGENE F. &
BETTY L. TEMPLER
RESIDENTIAL
ZONED: R-R
SHARON M. LENT
PAR. 017
RESIDENTIAL
ZONED: R-S
BEECHTREE COMMUNITY
ASSN INC PAR. N
RESIDENTIAL
ZONED: R-S
BEECHTREE COMMUNITY ASSN
INC PAR. M
RESIDENTIAL
ZONED: R-A
LEO J. LEONNIG & HENRY F. LEONNIG ETAL TRS
JOHN K. LEONNIG & GEORGE M. LEONNIG ETAL
PAR. 007
AGRICULTURAL
L=46.09'
N79°35'41"W
98.79'
L=255.21'
L=178.36'
L=64.32'
N73°43'35"W
52.84'
N50°20'58"W
335.53'
L=145.05'
AdB
CnE
CnD
CnC
CnB
CoD
WE
MnC
MnD
MnE
SB
PMA
WB
100 50 25 0 100
1"= 100'

LEGEND

━━━ ‑ ‑ ━━━	PROPERTY BOUNDARY
—FP—FP—FP—	FLOODPLAIN
▬LOD▬LOD▬	LIMIT OF DISTURBANCE
—— - - - - ——	EXISTING STREAM
—SB—SB—	STREAM BUFFER
—PMA—PMA—	PRIMARY MANAGEMENT AREA
—WB—WB—	WETLAND BUFFER
WE ▬ ▪ ▪ ▬ ▪ ▪ ▬ CoD	SOIL BOUNDARY AND TYPE
░	EXISTING STEEP SLOPES (15% -25%)
▒	EXISTING STEEP SLOPES (25% OR GREATER)
▦	EXISTING MARLBORO CLAY OUTCROP

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M-NCPPC
APPROVAL

PROJECT NAME: NATIONAL CAPITAL BUSINESS PARK

PROJECT NUMBER: 4 - 20032

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRELIMINARY PLAN ______________________

TCP ______________________

PLANNING BOARD ACTION ______________________

PER PGCPB RESOLUTION # ______________________

ADOPTION DATE ______________________

SIGNATURE APPROVAL DATE ______________________

____
AUTHORIZED SIGNATURE

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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
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REVISIONS

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PROJECT No.:	MB192184
DRAWN BY:	AAT
CHECKED BY:	DO
DATE:	04/26/2021
CAD I.D.:	SS0

PROJECT:

PRELIMINARY
PLAN
(PPS 4 - 20032)

FOR

NATIONAL CAPITAL
BUSINESS PARK

LOCATION OF SITE

LEELAND ROAD & OAK GROVE ROAD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO, MD 20774
ELECTION DISTRICT 7
TAX ACCOUNT NO.: 0670737

BOHLER
16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

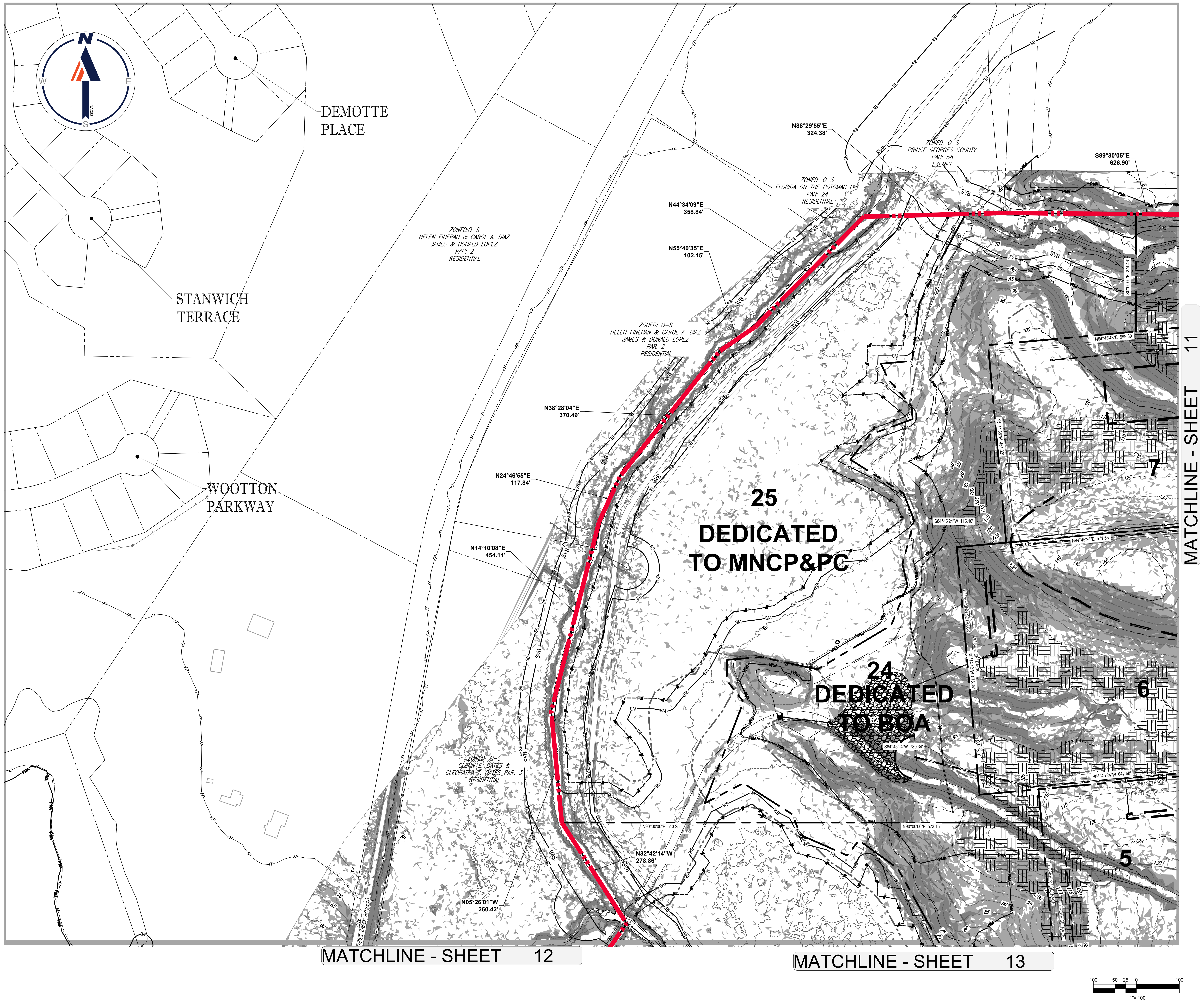
expires 1/16/23
ROBERT C. HARR, JR.
No. 21587

SHEET TITLE:

EXISTING
PLAN

SHEET NUMBER:
9

ORG. DATE - 10/29/2020


DEMOTTE PLACE
STANWICH TERRACE
WOOTTON PARKWAY
ZONED:O-S HELEN FINERAN & CAROL A. DIAZ JAMES & DONALD LOPEZ PAR: 2 RESIDENTIAL
ZONED: O-S HELEN FINERAN & CAROL A. DIAZ JAMES & DONALD LOPEZ PAR: 2 RESIDENTIAL
ZONED: O-S FLORIDA ON THE POTOMAC LLC PAR: 24 RESIDENTIAL
ZONED: O-S PRINCE GEORGES COUNTY PAR: 58 EXEMPT
ZONED: O-S GLENN E. OATES & CLEOPATRA T. OATES PAR: 3 RESIDENTIAL
N88°29'55"E 324.38'
S89°30'05"E 626.90'
N44°34'09"E 358.84'
N55°40'35"E 102.15'
N38°28'04"E 370.49'
N24°46'55"E 117.84'
N14°10'08"E 454.11'
N32°42'14"W 278.86'
N05°26'01"W 260.42'
N90°00'00"E 543.25'
N90°00'00"E 573.15'
N84°45'48"E 599.39'
N84°45'24"E 571.55'
S84°45'24"W 115.40'
S84°45'24"W 780.34'
S0°00'00"E 274.46'
25
DEDICATED TO MNCP&PC
24
DEDICATED TO BOA
7
6
5
MATCHLINE - SHEET 11
MATCHLINE - SHEET 12
MATCHLINE - SHEET 13
100 50 25 0 100
1"= 100'

LEGEND

▬ ▬ ▬	PROPERTY BOUNDARY
—FP—	FLOODPLAIN
LOD	LIMIT OF DISTURBANCE
— - - - —	EXISTING STREAM
—SB—	STREAM BUFFER
—PMA—	PRIMARY MANAGEMENT AREA
—WB—	WETLAND BUFFER
WE CoD	SOIL BOUNDARY AND TYPE
▒	EXISTING STEEP SLOPES (15% -25%)
▓	EXISTING STEEP SLOPES (25% OR GREATER)
▦	EXISTING MARLBORO CLAY OUTCROP
▨	LEELAND ROAD MASTER PLAN R/W

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M-NCPPC
APPROVAL

PROJECT NAME: NATIONAL CAPITAL BUSINESS PARK

PROJECT NUMBER: 4 - 20032

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 PGCPB RESOLUTION # ______________________

ADOPTION DATE ______________________

SIGNATURE APPROVAL DATE ______________________

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AUTHORIZED SIGNATURE

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DRAWN BY:	AAT
CHECKED BY:	DO
DATE:	04/26/2021
CAD I.D.:	SS1

PROJECT:

PRELIMINARY PLAN (PPS 4 - 20032)

FOR

NATIONAL CAPITAL BUSINESS PARK

LOCATION OF SITE

LEELAND ROAD & OAK GROVE ROAD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO, MD 20774
ELECTION DISTRICT 7
TAX ACCOUNT NO.: 0670737

BOHLER//
16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

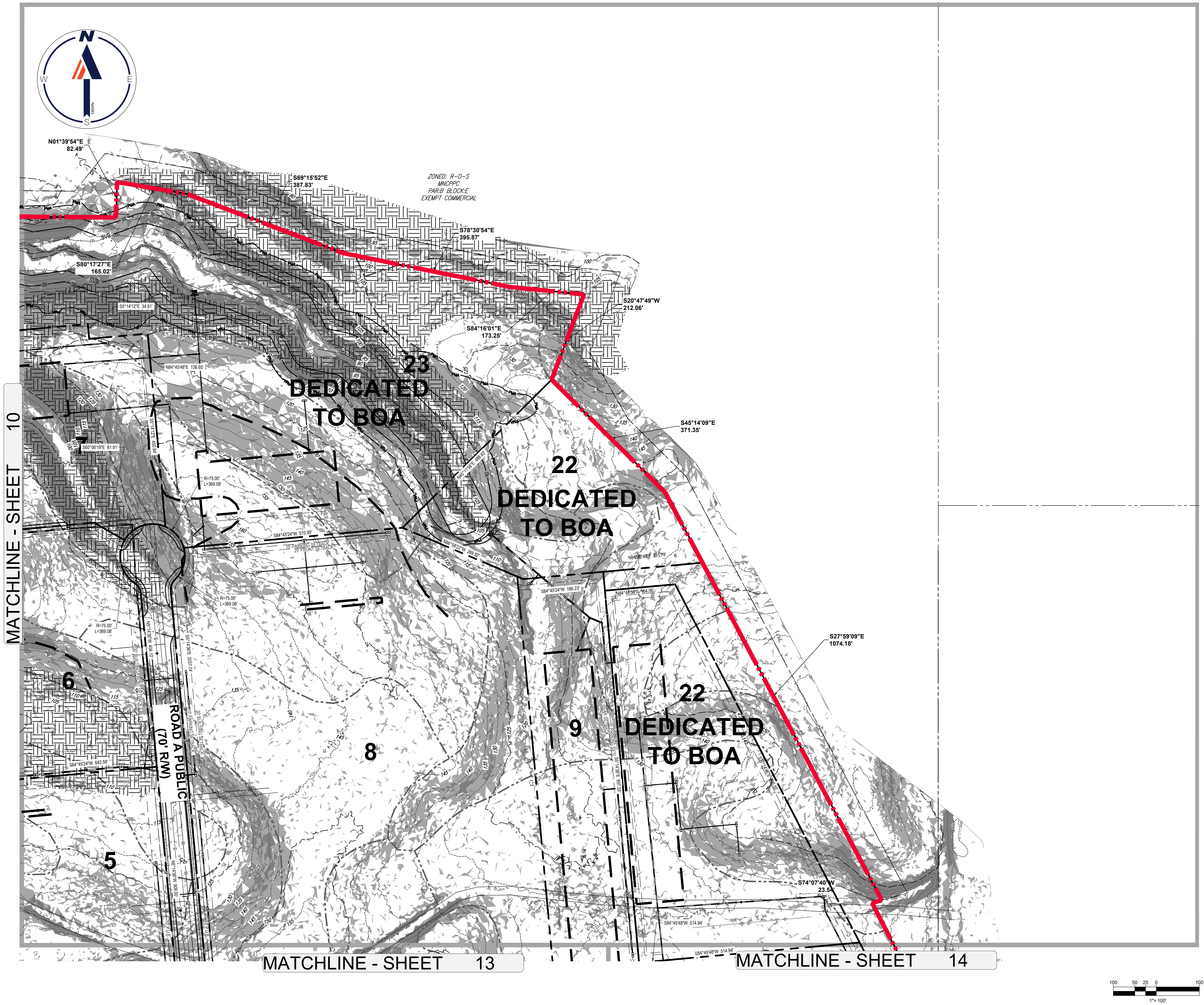
expires 1/16/23
ROBERT C. HARR, JR.
No. 21587

SHEET TITLE:

PRELIMINARY PLAN

SHEET NUMBER:
10

ORG. DATE - 10/29/2020


N
W
E
S
NAD83
N01°39'54"E
82.49'
S69°15'52"E
387.83'
ZONED: R-O-S
MNCPPC
PAR:B BLOCK:E
EXEMPT COMMERCIAL
S78°30'54"E
395.87'
S80°17'27"E
165.02'
S5°14'12"E 34.91'
S20°47'49"W
212.06'
S84°16'01"E
173.25'
N84°45'48"E 136.65'
23
DEDICATED
TO BOA
S45°14'09"E
371.35'
S60°06'19"E 81.91'
S5°14'12"E 450.94'
R=75.00'
L=369.08'
N45°11'56"E 488.43'
22
DEDICATED
TO BOA
S84°45'24"W 510.90'
15' PARKING SETBACK
25' FRONT SETBACK
N66°58'22"W 289.92'
N84°45'48"E 231.79'
S84°45'24"W 186.23'
N84°48'50"E 164.06'
R=75.00'
L=369.08'
R=75.00'
L=369.08'
S27°59'09"E
1074.18'
N5°14'36"W 404.10'
S5°14'36"E 2037.74'
30' BUILDING/FRONT SETBACK
10' PARKING SETBACK
30' BUILDING SETBACK
6
S84°45'24"W 642.58'
ROAD A PUBLIC
(70' R/W)
8
9
20' REAR SETBACK
15' PARKING SETBACK
S5°14'36"E 897.33'
S27°14'46"E 236.55'
22
DEDICATED
TO BOA
5
N5°14'36"W 909.00'
10' P.U.E.
10' P.U.E.
S74°07'40"W
23.54'
S84°45'48"W 514.94'
S84°45'48"W 514.94'
MATCHLINE - SHEET 10
MATCHLINE - SHEET 13
MATCHLINE - SHEET 14
100 50 25 0 100
1" = 100'

LEGEND

━━━ ━ ━ ━━━	PROPERTY BOUNDARY
—FP—FP—FP—	FLOODPLAIN
▬LOD▬LOD▬	LIMIT OF DISTURBANCE
—— - - - - ——	EXISTING STREAM
—SB—SB—	STREAM BUFFER
—PMA—PMA—	PRIMARY MANAGEMENT AREA
—WB—WB—	WETLAND BUFFER
WE ▬ ▪ ▪ ▬ CoD	SOIL BOUNDARY AND TYPE
▨	EXISTING STEEP SLOPES (15% -25%)
▨	EXISTING STEEP SLOPES (25% OR GREATER)
▦	EXISTING MARLBORO CLAY OUTCROP
▨	LEELAND ROAD MASTER PLAN R/W

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M-NCPPC
APPROVAL

PROJECT NAME: NATIONAL CAPITAL BUSINESS PARK

PROJECT NUMBER: 4 - 20032

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRELIMINARY PLAN ____________________

TCP ____________________

PLANNING BOARD ACTION ____________________

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PROJECT:

PRELIMINARY
PLAN
(PPS 4 - 20032)

FOR

NATIONAL CAPITAL
BUSINESS PARK

LOCATION OF SITE

LEELAND ROAD & OAK GROVE ROAD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO, MD 20774
ELECTION DISTRICT 7
TAX ACCOUNT NO.: 0670737

BOHLER
16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

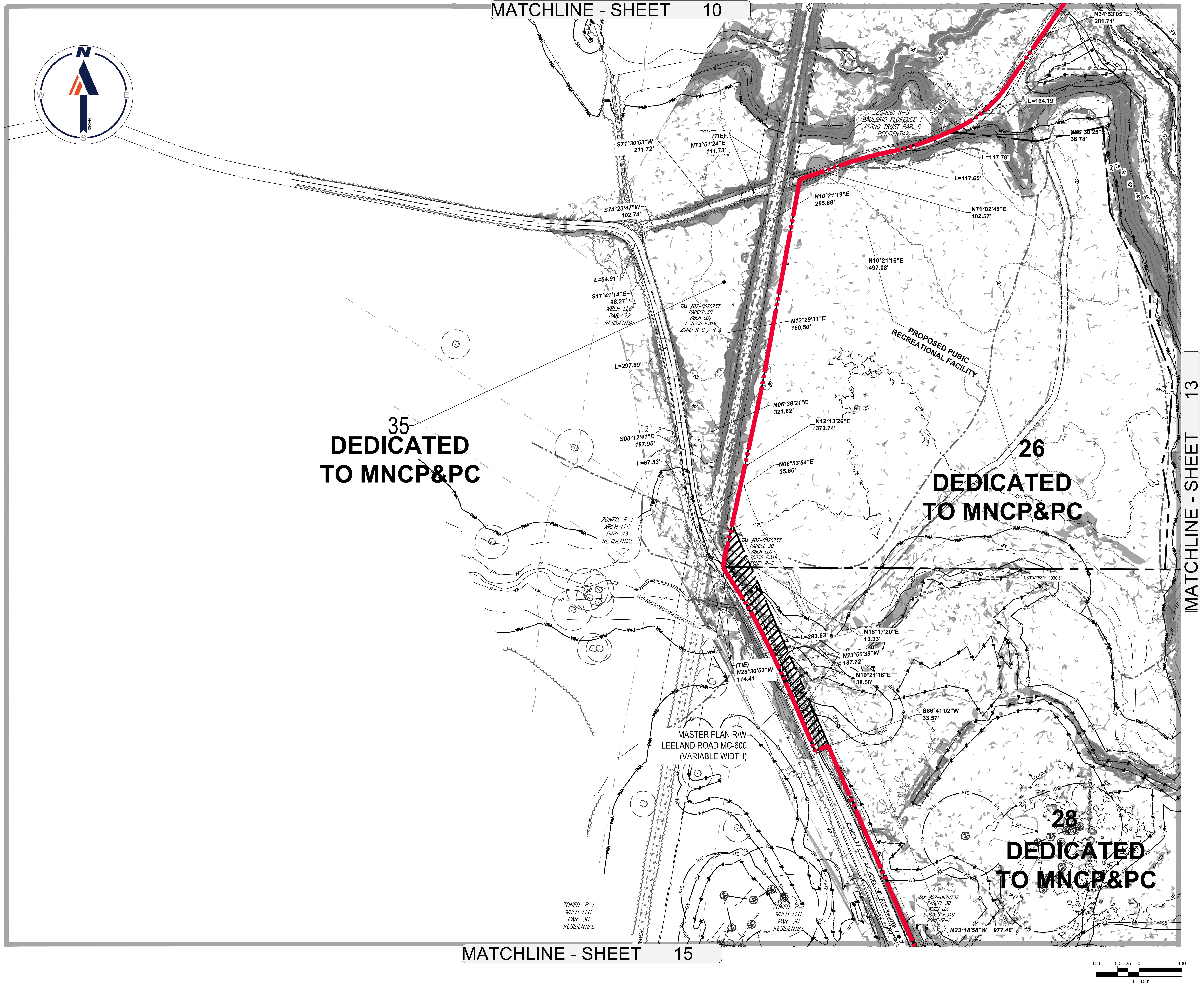
ROBERT C. HARR, JR.
No. 21587

SHEET TITLE:

PRELIMINARY
PLAN

SHEET NUMBER:
11

ORG. DATE - 10/29/2020


MATCHLINE - SHEET 10
MATCHLINE - SHEET 13
MATCHLINE - SHEET 15
N
W
E
S
35
DEDICATED TO MNCP&PC
26
DEDICATED TO MNCP&PC
28
DEDICATED TO MNCP&PC
N34°53'05"E 281.71'
L=164.19'
N66°30'25"E 36.78'
L=117.78'
L=117.65'
N71°02'45"E 102.57'
ZONED: R-S DAULERIO FLORENCE T LIVING TRUST PAR: 6 RESIDENTIAL
S71°30'53"W 211.72'
(TIE) N73°51'24"E 111.73'
S74°23'47"W 102.74'
N10°21'19"E 265.68'
N10°21'16"E 497.08'
L=54.91'
S17°41'14"E 98.37'
WBLH LLC PAR: 22 RESIDENTIAL
TAX #07-0670737 PARCEL 30 WBLH LLC L.35350 F.319 ZONE: R-S / R-A
N13°29'31"E 160.50'
PROPOSED PUBIC RECREATIONAL FACILITY
L=297.69'
N06°38'21"E 321.62'
N12°13'26"E 372.74'
S08°12'41"E 187.95'
L=67.53'
N06°53'54"E 35.66'
ZONED: R-L WBLH LLC PAR: 23 RESIDENTIAL
TAX #07-0670737 PARCEL 30 WBLH LLC L.35350 F.319 ZONE: R-S
S89°42'58"E 1030.61'
LEELAND ROAD ROW DEDICATION
40' SCENIC BUFFER
L=293.63'
N18°17'20"E 13.33'
N23°50'39"W 187.72'
N10°21'16"E 38.58'
(TIE) N28°30'52"W 114.41'
S66°41'02"W 33.57'
MASTER PLAN R/W LEELAND ROAD MC-600 (VARIABLE WIDTH)
DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION PRINCE
ZONED: R-L WBLH LLC PAR: 30 RESIDENTIAL
ZONED: R-L WBLH LLC PAR: 30 RESIDENTIAL
TAX #07-0670737 PARCEL 30 WBLH LLC L.35350 F.319 ZONE: R-S
N23°18'58"W 977.48'
100 50 25 0 100
1"= 100'

LEGEND

▬ ▬ ▬	PROPERTY BOUNDARY
FP	FLOODPLAIN
LOD	LIMIT OF DISTURBANCE
- - - -	EXISTING STREAM
SB	STREAM BUFFER
PMA	PRIMARY MANAGEMENT AREA
WB	WETLAND BUFFER
WE CoD	SOIL BOUNDARY AND TYPE
▒	EXISTING STEEP SLOPES (15% -25%)
▓	EXISTING STEEP SLOPES (25% OR GREATER)
▦	EXISTING MARLBORO CLAY OUTCROP
▨	LEELAND ROAD MASTER PLAN R/W

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M-NCPPC APPROVAL

PROJECT NAME: NATIONAL CAPITAL BUSINESS PARK

PROJECT NUMBER: 4 - 20032

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PARK AND PLANNING COMMISSION

PRELIMINARY PLAN ____________________

TCP ____________________

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CAD I.D.:	SS1

PROJECT:

PRELIMINARY PLAN (PPS 4 - 20032)

FOR

NATIONAL CAPITAL BUSINESS PARK

LOCATION OF SITE

LEELAND ROAD & OAK GROVE ROAD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO, MD 20774
ELECTION DISTRICT 7
TAX ACCOUNT NO.: 0670737

BOHLER//

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Fax: (301) 809-4501
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ROBERT C. HARR, JR.
No. 21587

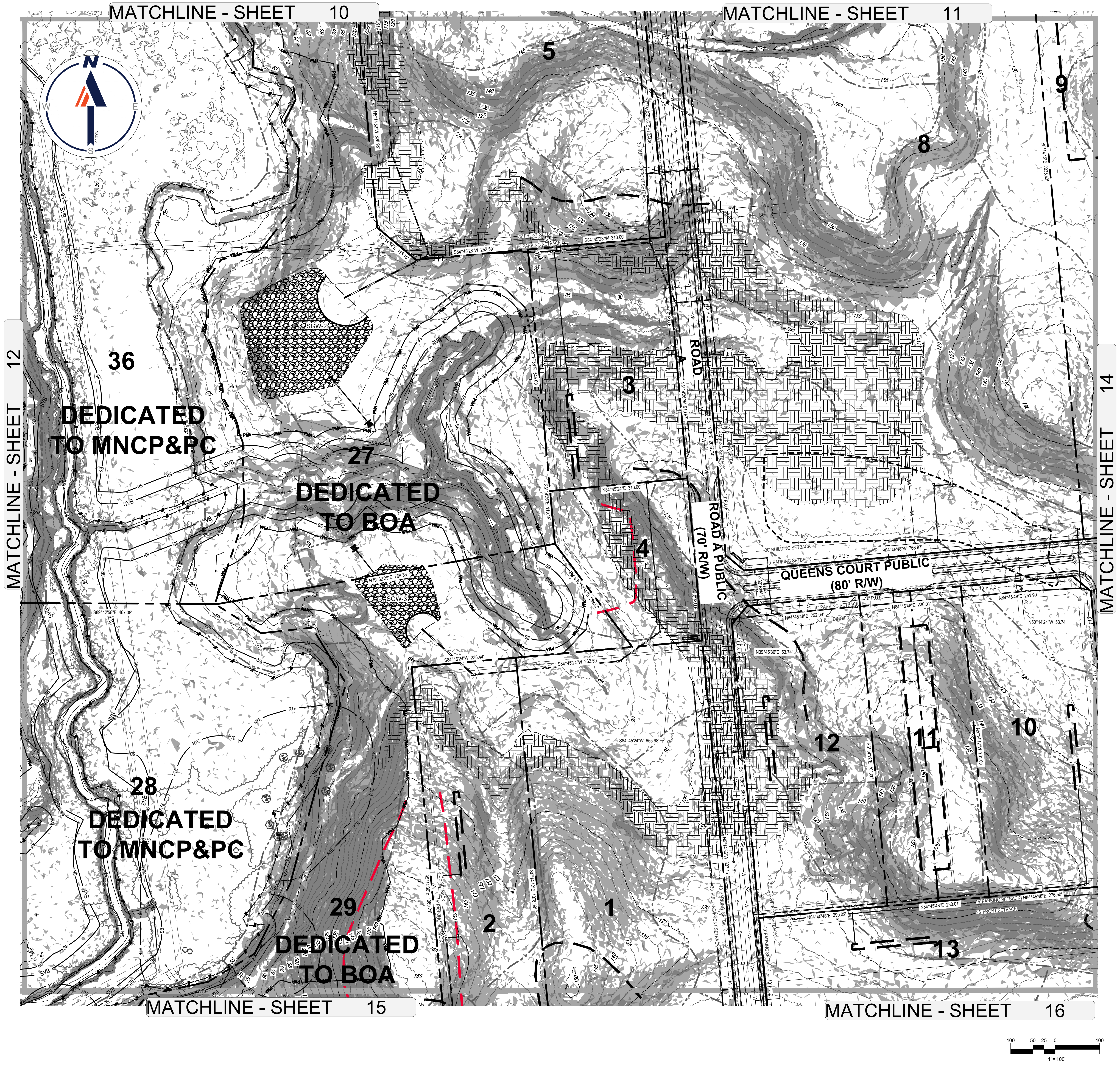
SHEET TITLE:

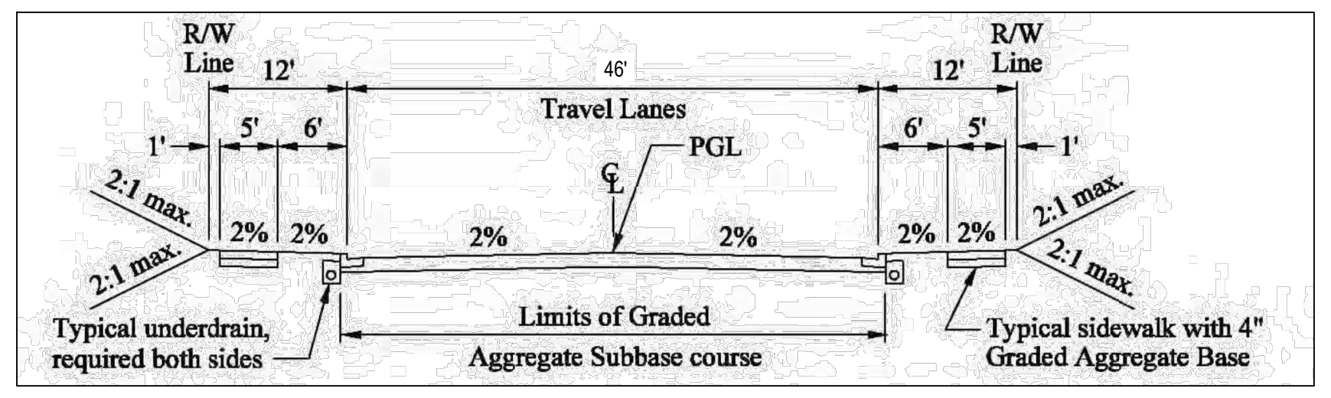
PRELIMINARY PLAN

SHEET NUMBER:

12

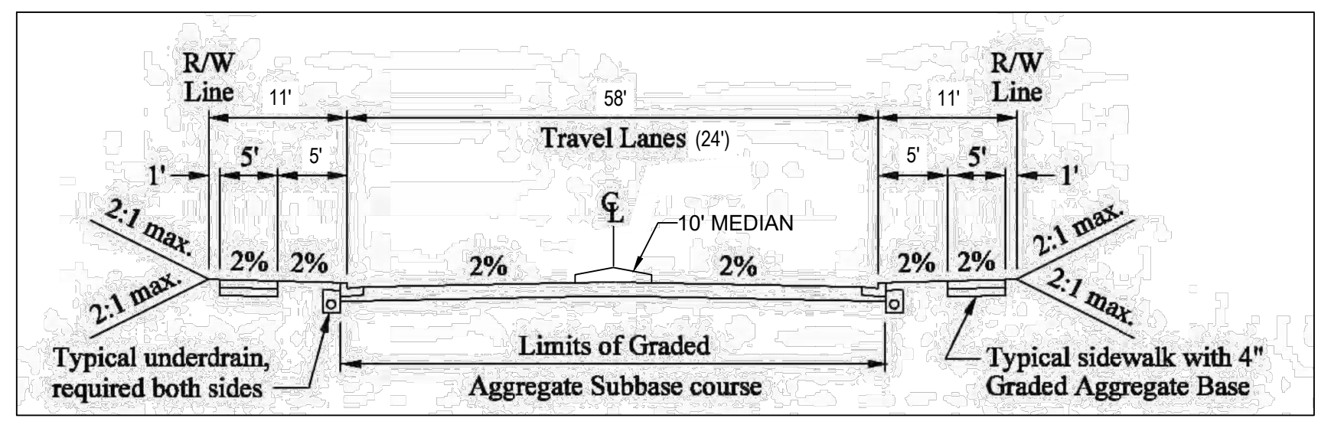
ORG. DATE - 10/29/2020


MATCHLINE - SHEET 10
MATCHLINE - SHEET 11
MATCHLINE - SHEET 12
MATCHLINE - SHEET 14
MATCHLINE - SHEET 15
MATCHLINE - SHEET 16
N
E
W
5
9
8
36
DEDICATED TO MNCP&PC
SGW-2
3
27
DEDICATED TO BOA
ROAD A
ROAD A PUBLIC (70' R/W)
4
QUEENS COURT PUBLIC (80' R/W)
SGW-3
12
11
10
28
DEDICATED TO MNCP&PC
29
DEDICATED TO BOA
2
1
13
S84°45'28"W 252.59'
S84°45'28"W 310.00'
N84°45'24"E 315.00'
S84°45'48"W 766.87'
N79°52'29"E 169.33'
S89°42'58"E 467.08'
S84°45'24"W 235.44'
S84°45'24"W 262.59'
S84°45'24"W 655.98'
N84°45'48"E 252.09'
N84°45'48"E 230.01'
N84°45'48"E 251.90'
N50°14'24"W 53.74'
N39°45'36"E 53.74'
N84°45'48"E 230.01'
N84°45'48"E 290.02'
N84°45'48"E 276.50'
10' P.U.E.
30' BUILDING SETBACK
10' PARKING SETBACK
PMA
SVB
RTE
100
50
25
0
100
1"= 100'


R/W Line
12'
46'
12'
R/W Line
Travel Lanes
1'
5'
6'
PGL
℄
6'
5'
1'
2:1 max.
2:1 max.
2%
2%
2%
2%
2%
2%
2:1 max.
2:1 max.
Typical underdrain, required both sides
Limits of Graded Aggregate Subbase course
Typical sidewalk with 4" Graded Aggregate Base

INDUSTRIAL ROAD

70' R/W - PG STD. 100.05 (MODIFIED)
(NOT TO SCALE)


R/W Line
11'
58'
11'
R/W Line
Travel Lanes (24')
1'
5'
5'
℄
10' MEDIAN
5'
5'
1'
2:1 max.
2:1 max.
2%
2%
2%
2%
2%
2%
2:1 max.
2:1 max.
Typical underdrain, required both sides
Limits of Graded Aggregate Subbase course
Typical sidewalk with 4" Graded Aggregate Base

INDUSTRIAL ROAD WITH MEDIAN

80' R/W - PG STD. 100.05 (MODIFIED)
(NOT TO SCALE)

LEGEND

━━━ ━ ━ ━━━	PROPERTY BOUNDARY
—FP—FP—FP—	FLOODPLAIN
▬LOD▬LOD▬	LIMIT OF DISTURBANCE
——— - - - - ———	EXISTING STREAM
—SB—SB—	STREAM BUFFER
—PMA—PMA—	PRIMARY MANAGEMENT AREA
—WB—WB—	WETLAND BUFFER
WE ▬ ▪ ▪ ▬ ▪ ▪ ▬ CoD	SOIL BOUNDARY AND TYPE
░	EXISTING STEEP SLOPES (15% -25%)
▒	EXISTING STEEP SLOPES (25% OR GREATER)
▦	EXISTING MARLBORO CLAY OUTCROP
▨	LEELAND ROAD MASTER PLAN R/W

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OFFICIAL USE ONLY

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M-NCPPC
APPROVAL

PROJECT NAME: NATIONAL CAPITAL BUSINESS PARK

PROJECT NUMBER: 4 - 20032

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 PGCPB RESOLUTION # ______________________

ADOPTION DATE ______________________

SIGNATURE APPROVAL DATE ______________________

____
AUTHORIZED SIGNATURE

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY CHECKED BY

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PROJECT No.:	MB192184
DRAWN BY:	AAT
CHECKED BY:	DO
DATE:	04/26/2021
CAD I.D.:	SS1

PROJECT:

PRELIMINARY
PLAN
(PPS 4 - 20032)

FOR

NATIONAL CAPITAL
BUSINESS PARK

LOCATION OF SITE

LEELAND ROAD & OAK GROVE ROAD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO, MD 20774
ELECTION DISTRICT 7
TAX ACCOUNT NO.: 0670737

BOHLER

16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

ROBERT C. HARR, JR.
No. 21587

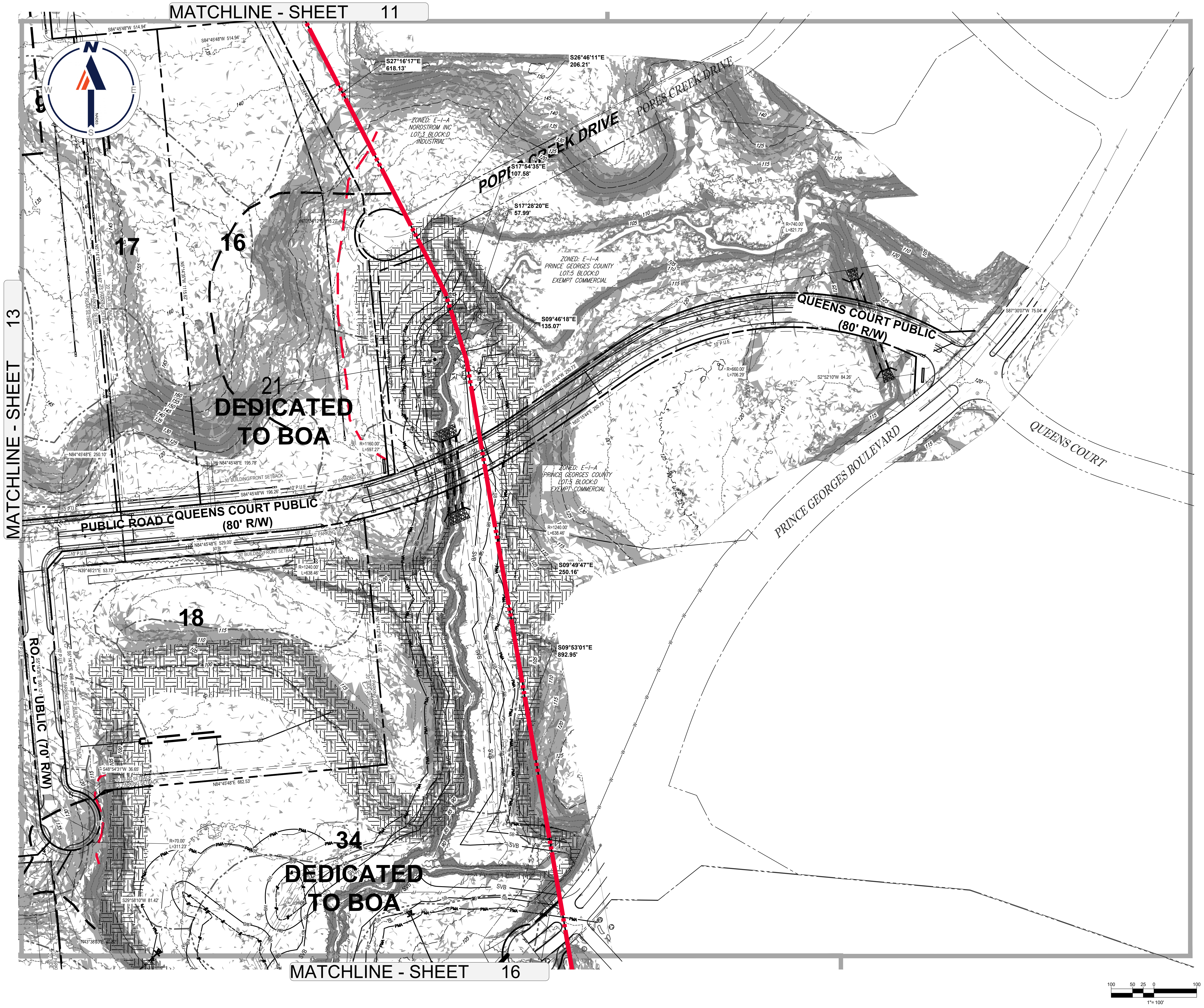
SHEET TITLE:

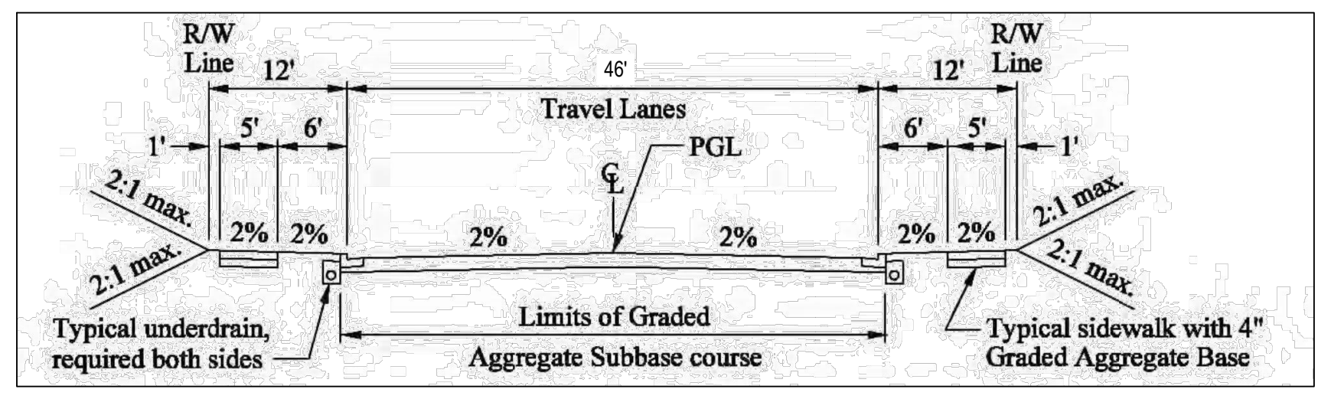
PRELIMINARY
PLAN

SHEET NUMBER:
13

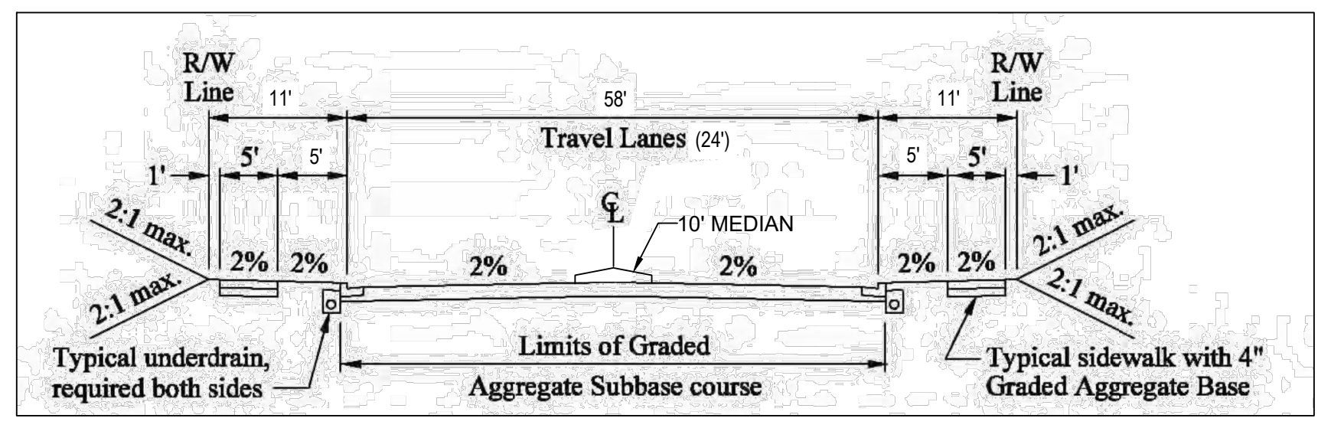
ORG. DATE - 10/29/2020

May 07, 2021
\\BOHLERENG.NET\SHARES\MD-PROJECTS\19\MB192184\DRAWINGS\PLAN SETS\PRELIMINARY PLAN\MB192184 - SS1----->LAYOUT: PPS - 13
AT


MATCHLINE - SHEET 11
MATCHLINE - SHEET 13
MATCHLINE - SHEET 16
N
S84°45'48"W 514.94'
S27°16'17"E
618.13'
S26°46'11"E
206.21'
S17°54'35"E
107.58'
S17°28'20"E
57.99'
S09°46'18"E
135.07'
S09°49'47"E
250.16'
S09°53'01"E
892.95'
POPES CREEK DRIVE
POPES CREEK DRIVE
ZONED: E-I-A
NORDSTROM INC
LOT:3 BLOCK:D
INDUSTRIAL
ZONED: E-I-A
PRINCE GEORGES COUNTY
LOT:5 BLOCK:D
EXEMPT COMMERCIAL
17
16
21
DEDICATED
TO BOA
18
34
DEDICATED
TO BOA
QUEENS COURT PUBLIC
(80' R/W)
PUBLIC ROAD QUEENS COURT PUBLIC
(80' R/W)
ROAD PUBLIC (70' R/W)
QUEENS COURT
PRINCE GEORGES BOULEVARD
R=660.00'
L=706.29'
R=740.00'
L=621.73'
R=1160.00'
L=597.27'
R=1240.00'
L=638.46'
R=70.00'
L=311.23'
S55°15'44"W 250.73'
N55°15'44"E 250.73'
S2°52'10"W 84.26'
S87°30'07"W 75.04'
N84°45'48"E 250.10'
N84°45'48"E 195.78'
S84°45'48"W 196.26'
N84°45'48"E 529.00'
N39°46'21"E 53.73'
N84°45'48"E 662.53'
S48°54'31"W 36.65'
S29°58'10"W 81.42'
N43°38'03"E 40.82'
N5°14'12"W 574.02'
S5°14'36"E 506.15'
S5°14'36"E 498.47'
S5°14'36"E 590.12'
30' BUILDING/FRONT SETBACK
10' PARKING SETBACK
10' P.U.E.
20' REAR SETBACK
15' PARKING SETBACK
20' SIDE SETBACK
100 50 25 0 100
1"= 100'


R/W Line
R/W Line
12'
46'
12'
Travel Lanes
PGL
1'
5'
6'
6'
5'
1'
2:1 max.
2:1 max.
2:1 max.
2:1 max.
2%
2%
2%
2%
2%
2%
Typical underdrain, required both sides
Limits of Graded Aggregate Subbase course
Typical sidewalk with 4" Graded Aggregate Base

INDUSTRIAL ROAD
70' R/W - PG STD. 100.05 (MODIFIED)
(NOT TO SCALE)


R/W Line
R/W Line
11'
58'
11'
Travel Lanes (24')
10' MEDIAN
1'
5'
5'
5'
5'
1'
2:1 max.
2:1 max.
2:1 max.
2:1 max.
2%
2%
2%
2%
2%
2%
Typical underdrain, required both sides
Limits of Graded Aggregate Subbase course
Typical sidewalk with 4" Graded Aggregate Base

INDUSTRIAL ROAD WITH MEDIAN
80' R/W - PG STD. 100.05 (MODIFIED)
(NOT TO SCALE)

LEGEND

━━━ ‒ ‒ ━━━	PROPERTY BOUNDARY
—FP—FP—FP—	FLOODPLAIN
▬LOD▬LOD▬	LIMIT OF DISTURBANCE
—— - - - - ——	EXISTING STREAM
—SB—SB—	STREAM BUFFER
—PMA—PMA—	PRIMARY MANAGEMENT AREA
—WB—WB—	WETLAND BUFFER
WE ▬ ▪ ▪ ▬ CoD	SOIL BOUNDARY AND TYPE
▒	EXISTING STEEP SLOPES (15% -25%)
▓	EXISTING STEEP SLOPES (25% OR GREATER)
▦	EXISTING MARLBORO CLAY OUTCROP
▨	LEELAND ROAD MASTER PLAN R/W

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M-NCPPC
APPROVAL

PROJECT NAME: NATIONAL CAPITAL BUSINESS PARK

PROJECT NUMBER: 4 - 20032

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 PGCPB RESOLUTION # ______

ADOPTION DATE ______

SIGNATURE APPROVAL DATE ______

______
AUTHORIZED SIGNATURE

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PROGRAM MANAGEMENT
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SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY CHECKED BY

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PROJECT No.:	MB192184
DRAWN BY:	AAT
CHECKED BY:	DO
DATE:	04/26/2021
CAD I.D.:	SS1

PROJECT:

PRELIMINARY PLAN (PPS 4 - 20032)

FOR

NATIONAL CAPITAL BUSINESS PARK

LOCATION OF SITE

LEELAND ROAD & OAK GROVE ROAD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO, MD 20774
ELECTION DISTRICT 7
TAX ACCOUNT NO.: 0670737

BOHLER
16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

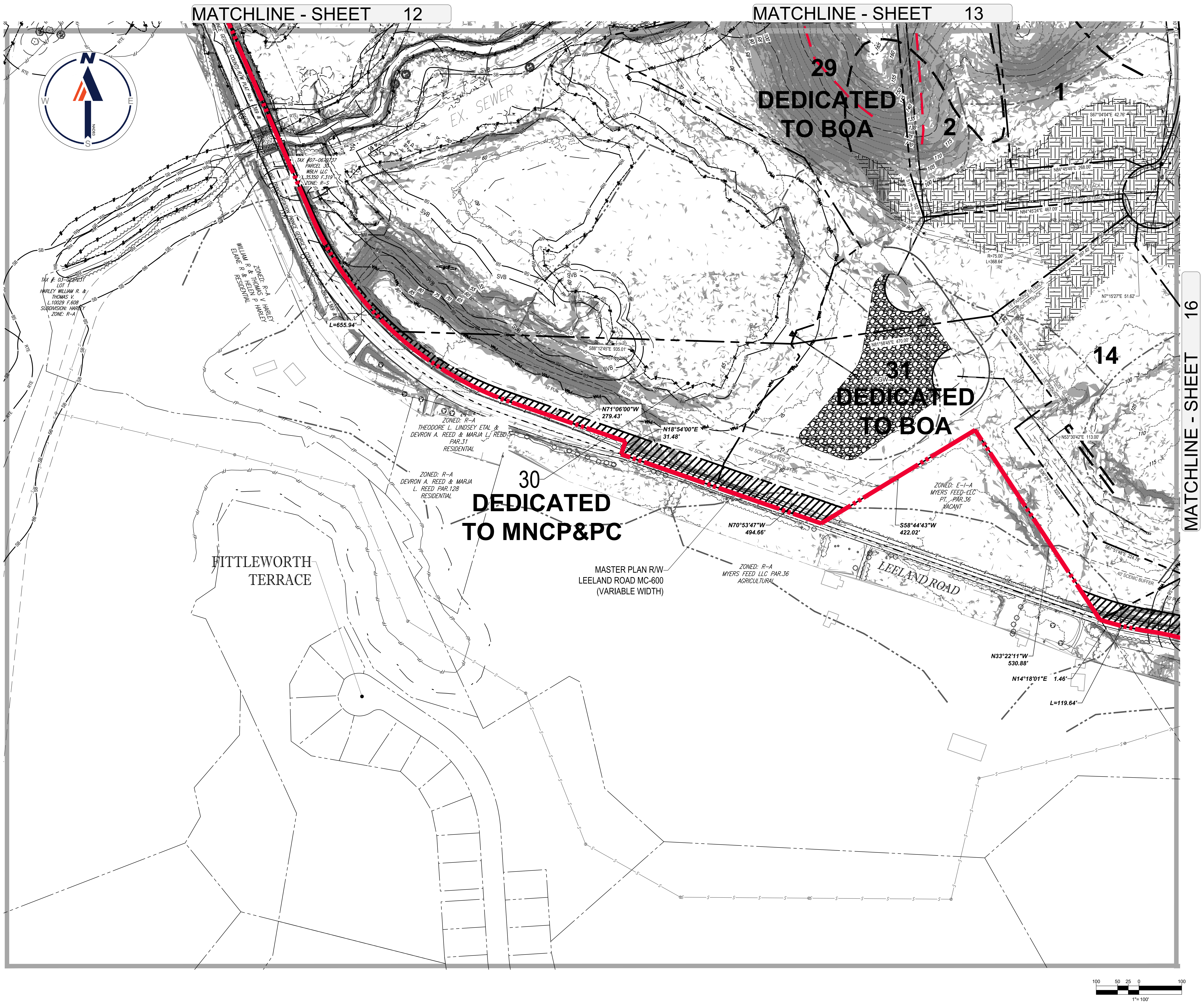
expires 1/16/23
STATE OF MARYLAND
ROBERT C. HARR, JR.
PROFESSIONAL LAND SURVEYOR
No. 21587

SHEET TITLE:

PRELIMINARY PLAN

SHEET NUMBER:
14

ORG. DATE - 10/29/2020


MATCHLINE - SHEET 12
MATCHLINE - SHEET 13
MATCHLINE - SHEET 16
N
W
E
S
NAD83
EX. SEWER
TAX #07-0670737
PARCEL 30
WBLH LLC
L.35350 F.319
ZONE: R-S
TAX #: 03-0227231
LOT 1
HARLEY WILLIAM R. & THOMAS V.
L.10029 F.608
SUBDIVISION: HARLEY
ZONE: R-A
ZONED: R-A
WILLIAM R & THOMAS V HARLEY
ELAINE R & HELEN P HARLEY
RESIDENTIAL
PRINCE GEORGE'S COUNTY R/W PLAT No.s 1369 & 1370
L=655.94'
S88°12'45"E 935.01'
10' PUE
PROP. ROW
N71°06'00"W
279.43'
N18°54'00"E
31.48'
ZONED: R-A
THEODORE L. LINDSEY ETAL &
DEVRON A. REED & MARJA L. REED
PAR.31
RESIDENTIAL
ZONED: R-A
DEVRON A. REED & MARJA
L. REED PAR.128
RESIDENTIAL
30
DEDICATED
TO MNCP&PC
29
DEDICATED
TO BOA
1
2
S67°04'04"E 42.76'
N84°45'48"E 268.00'
25' FRONT SETBACK
15' PARKING SETBACK
N84°45'24"E 467.09'
S17°11'36"E 102.76'
R=75.00'
L=368.64'
N53°30'42"E 397.40'
15' PARKING SETBACK
20' SIDE SETBACK
N7°15'27"E 51.62'
N81°58'45"E 470.00'
31
SGW-4
DEDICATED
TO BOA
14
N36°29'18"W 243.81'
N53°30'42"E 113.00'
S36°29'18"E 322.28'
S67°51'48"E 224.78'
40' SCENIC BUFFER
ZONED: E-I-A
MYERS FEED LLC
PT. PAR.36
VACANT
S58°44'43"W
422.02'
N70°53'47"W
494.66'
MASTER PLAN R/W
LEELAND ROAD MC-600
(VARIABLE WIDTH)
ZONED: R-A
MYERS FEED LLC PAR.36
AGRICULTURAL
LEELAND ROAD
FITTLEWORTH
TERRACE
N33°22'11"W
530.88'
N14°18'01"E 1.46'
L=119.64'
100
50
25
0
100
1"= 100'

LEGEND

━━ ‐ ‐ ━━	PROPERTY BOUNDARY
—FP—FP—FP—	FLOODPLAIN
▬LOD▬LOD▬	LIMIT OF DISTURBANCE
—— - - - - ——	EXISTING STREAM
—SB—SB—	STREAM BUFFER
—PMA—PMA—	PRIMARY MANAGEMENT AREA
—WB—WB—	WETLAND BUFFER
WE ▬ ▪ ▪ ▬ CoD	SOIL BOUNDARY AND TYPE
▩	EXISTING STEEP SLOPES (15% -25%)
▩	EXISTING STEEP SLOPES (25% OR GREATER)
▦	EXISTING MARLBORO CLAY OUTCROP
▨	LEELAND ROAD MASTER PLAN R/W

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M-NCPPC
APPROVAL

PROJECT NAME: NATIONAL CAPITAL BUSINESS PARK

PROJECT NUMBER: 4 - 20032

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 PGCPB RESOLUTION # ____________________

ADOPTION DATE ____________________

SIGNATURE APPROVAL DATE ____________________

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AUTHORIZED SIGNATURE

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DRAWN BY:	AAT
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DATE:	04/26/2021
CAD I.D.:	SS1

PROJECT:

PRELIMINARY PLAN (PPS 4 - 20032)

FOR

NATIONAL CAPITAL BUSINESS PARK

LOCATION OF SITE

LEELAND ROAD & OAK GROVE ROAD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO, MD 20774
ELECTION DISTRICT 7
TAX ACCOUNT NO.: 0670737

BOHLER//
16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

expires 1/16/23
ROBERT C. HARR, JR.
No. 21587

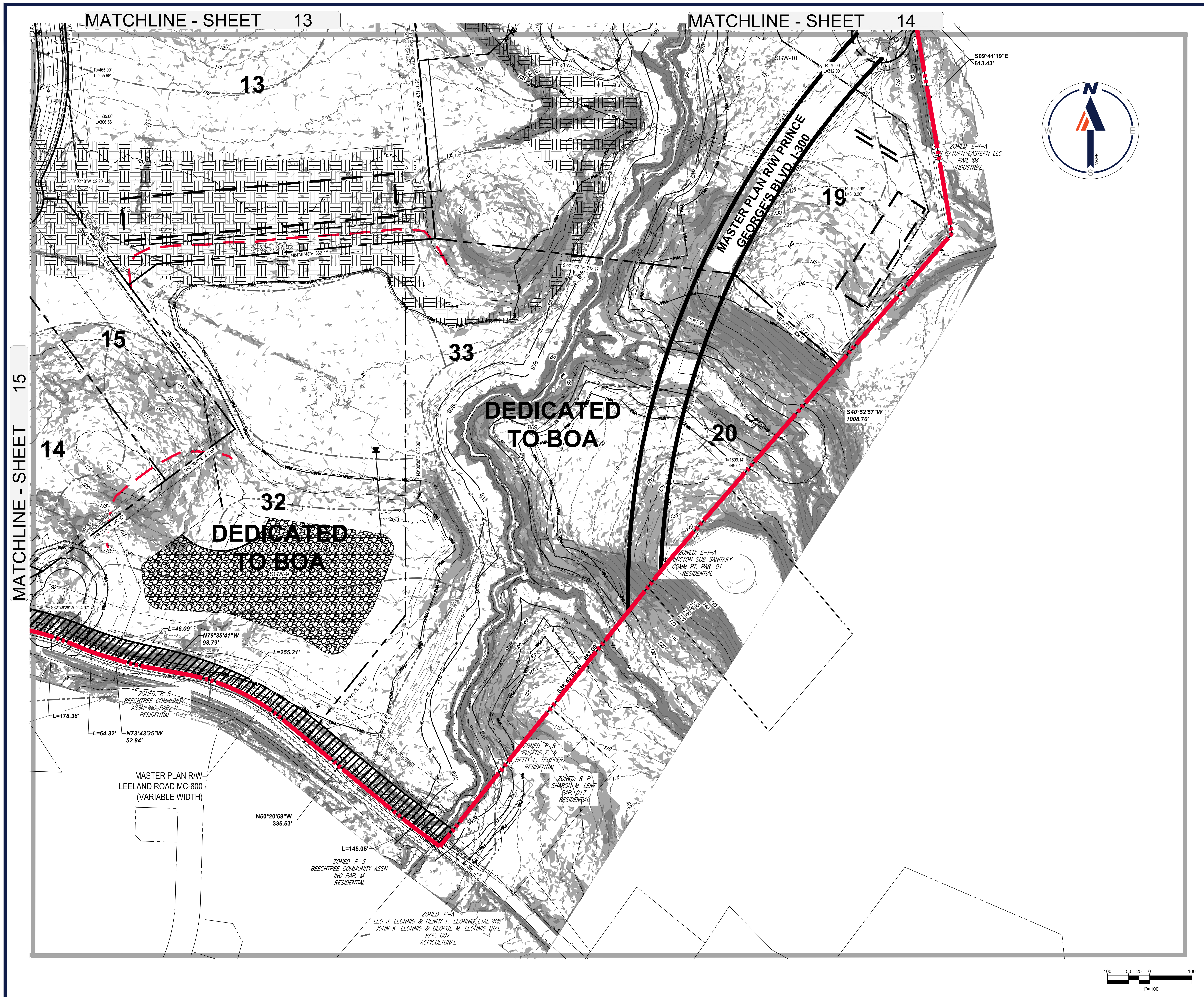
SHEET TITLE:

PRELIMINARY PLAN

SHEET NUMBER:

15

ORG. DATE - 10/29/2020


MATCHLINE - SHEET 13
MATCHLINE - SHEET 14
MATCHLINE - SHEET 15
13
14
15
19
20
32
33
DEDICATED TO BOA
DEDICATED TO BOA
SGW-9
SGW-10
MASTER PLAN R/W PRINCE GEORGE'S BLVD. I-300
R=70.00'
L=312.00'
R=1902.98'
L=610.20'
R=1699.14'
L=449.04'
S09°41'19"E
613.43'
S40°52'57"W
1008.70'
S38°43'58"W 887.09'
S49°07'23"E 329.20'
76.8' R/W
10' P.U.E.
ZONED: E-I-A
SATURN EASTERN LLC
PAR. 04
INDUSTRIAL
ZONED: E-I-A
WASHINGTON SUB SANITARY
COMM PT. PAR. 01
RESIDENTIAL
ZONED: R-R
EUGENE F. &
BETTY L. TEMPLER,
RESIDENTIAL
ZONED: R-R
SHARON M. LENT
PAR. 017
RESIDENTIAL
ZONED: R-S
BEECHTREE COMMUNITY
ASSN INC PAR. N
RESIDENTIAL
ZONED: R-S
BEECHTREE COMMUNITY ASSN
INC PAR. M
RESIDENTIAL
ZONED: R-A
LEO J. LEONNIG & HENRY F. LEONNIG ETAL TRS
JOHN K. LEONNIG & GEORGE M. LEONNIG ETAL
PAR. 007
AGRICULTURAL
MASTER PLAN R/W
LEELAND ROAD MC-600
(VARIABLE WIDTH)
L=46.09'
N79°35'41"W
98.79'
L=255.21'
L=178.36'
L=64.32'
N73°43'35"W
52.84'
N50°20'58"W
335.53'
L=145.05'
S62°46'26"W 224.97'
N38°36'58"E 386.93'
40' SCENIC BUFFER
PROP ROW
R=465.00'
L=255.68'
R=535.00'
L=306.56'
N84°45'48"E 662.77'
S83°14'21"E 713.17'
N
E
S
W
100 50 25 0 100
1"= 100'

LEGEND

━━ ‒ ‒ ━━	PROPERTY BOUNDARY
—FP—FP—FP—	FLOODPLAIN
▬LOD▬LOD▬	LIMIT OF DISTURBANCE
—— - - - - ——	EXISTING STREAM
—SB—SB—	STREAM BUFFER
—PMA—PMA—	PRIMARY MANAGEMENT AREA
—WB—WB—	WETLAND BUFFER
WE ▬ ▪ ▪ ▬ ▪ ▪ ▬ CoD	SOIL BOUNDARY AND TYPE
▒	EXISTING STEEP SLOPES (15% -25%)
▓	EXISTING STEEP SLOPES (25% OR GREATER)
▦	EXISTING MARLBORO CLAY OUTCROP
▨	LEELAND ROAD MASTER PLAN R/W

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M-NCPPC
APPROVAL

PROJECT NAME: NATIONAL CAPITAL BUSINESS PARK

PROJECT NUMBER: 4 - 20032

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PARK AND PLANNING COMMISSION

PRELIMINARY PLAN ______________________

TCP ______________________

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PROJECT:

PRELIMINARY PLAN (PPS 4 - 20032)

FOR

NATIONAL CAPITAL BUSINESS PARK

LOCATION OF SITE

LEELAND ROAD & OAK GROVE ROAD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO, MD 20774
ELECTION DISTRICT 7
TAX ACCOUNT NO.: 0670737

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MD@BohlerEng.com

ROBERT C. HARR, JR.
No. 21587
expires 1/16/23

SHEET TITLE:

PRELIMINARY PLAN

SHEET NUMBER:
16

ORG. DATE - 10/29/2020