STANDAR	RD DRAWING FOR ENTIRE PLAN SET (NOT TO SCALE)	LEGEND	S	TANDARD .	ABB	REVIATIONS
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE		FOR E	NTIRE PL	AN SET
	ONSITE PROPERTY LINE / R.O.W. LINE		AC	ACRES	POG	POINT OF GRADE
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE		ADA	AMERICANS WITH DISABILITY ACT	PROP	PROPOSED
	EASEMENT LINE		ARCH	ARCHITECTURAL	PT	POINT OF TANGENCY
	SETBACK LINE		вс	BOTTOM OF CURB	PTCR	POINT OF TANGENCY, CURB RETURN
			BF	BASEMENT FLOOR	PVC	POLYVINYL CHLORIDE PIPE
		CURB AND GUTTER	ВК	BLOCK	PVI	POINT OF VERTICAL INTERSECTION
	CONCRETE CURB & GUTTER	SPILL CURB TRANSITION CURB DEPRESSED CURB AND GUTTER	BL	BASELINE	PVT	POINT OF VERTICAL TANGENCY
		BEI REGGED GOIND / WAS GOINE /	BLDG	BUILDING	R	RADIUS
	UTILITY POLE WITH LIGHT		BM	BENCHMARK BUILDING	RCP RET	REINFORCED CONCRETE PIP
<u></u>	POLE LIGHT		CF	RESTRICTION LINE CUBIC FEET	WALL R/W	RIGHT OF WAY
D€	TRAFFIC LIGHT	○ ◀	CL	CENTERLINE	S	SLOPE
0	UTILITY POLE	0	CMP	METAL PIPE	SAN	SANITARY SEWER
	TYPICAL LIGHT		CONN	CONNECTION	SF	SQUARE FEET
\$	ACORN LIGHT	ф	CONC	CONCRETE	STA	STATION
	TYPICAL SIGN		CPP	PLASTIC PIPE	STM	STORM
À	PARKING COUNTS	<u> </u>	CY DEC	CUBIC YARDS DECORATIVE	S/W TBR	TO BE REMOVED
			DEP	DEPRESSED	TBRL	TO BE RELOCATED
—— —— 120 —— —— 125	CONTOUR LINE	120 125	DIP	DUCTILE IRON PIPE	тс	TOP OF CURB
TC 516.4 OR 516.4	SPOT ELEVATIONS	TC516.00 TC 516.00 BC 515.55	DOM	DOMESTIC	TELE	TELEPHONE
	1	•	ELEC	ELECTRIC	TPF	TREE PROTECTION FENCE
SAN #	SANITARY LABEL	SAN #	ELEV	ELEVATION	TW	TOP OF WALL
STM #	STORM LABEL	STM #	EP	EDGE OF PAVEMENT	TYP	TYPICAL
	SANITARY SEWER LATERAL	SL	ES	EDGE OF SHOULDER	UG	UNDERGROUND
	UNDERGROUND WATER LINE	W	EX	END WALL EXISTING	UP W	UTILITY POLE WIDE
Е	UNDERGROUND ELECTRIC LINE	Е	FES	FLARED END SECTION	W/L	WATER LINE
G	UNDERGROUND GAS LINE	G	FF	FINISHED FLOOR	W/M	WATER METER
———ОН ————	OVERHEAD WIRE	OH	FH FG	FIRE HYDRANT FINISHED GRADE	± .	PLUS OR MINUS DEGREE
т	UNDERGROUND TELEPHONE LINE	т	G	GRADE GRADE	Ø	DIAMETER
С ———	UNDERGROUND CABLE LINE	с	GF	GARAGE FLOOR (AT DOOR)	#	NUMBER
========	STORM SEWER		GH	GRADE HIGHER SIDE OF WALL		
	SANITARY SEWER MAIN	s ———— s	GL	GRADE LOWER SIDE OF WALL		
V	HYDRANT	7	GRT	GRATE	_	
(\$)	SANITARY MANHOLE		GV HDPE	GATE VALVE HIGH DENSITY POLYETHYLENE PIPE		
D	STORM MANHOLE		HP	HIGH POINT		
⊗ ^{WM}	WATER METER	•	HOR	HORIZONTAL		
wv 	WATER VALVE	•	HW	HEADWALL		
	GAS VALVE		INT	INTERSECTION		
\boxtimes	GAS METER		LF	INVERT LINEAR FOOT		
	TYPICAL END SECTION		LOC	LIMITS OF CLEARING		
J or [HEADWALL OR ENDWALL	J oR ■	LOD	DISTURBANCE		
	YARD INLET		LOS	LINE OF SIGHT		
0	CURB INLET	<u> </u>	L/S	LANDSCAPE		
0	CLEAN OUT	0	MAX	MAXIMUM		
E	ELECTRIC MANHOLE	(E)	MIN	MINIMUM		
7	TELEPHONE MANHOLE	<u> </u>	MH - MJ	MANHOLE MECHANICAL JOINT	1	
EB	ELECTRIC BOX	EB	OC	ON CENTER		
EP	ELECTRIC PEDESTAL	EP	PA PC	POINT OF ANALYSIS POINT CURVATURE	1	
				POINT OF COMPOUND	1	
	MONITORING WELL		PCCR	CURVATURE, CURB RETURN		
	TEST PIT	-	- PI	POINT OF INTERSECTION		
	BENCHMARK					
#	TEST PIT	—				

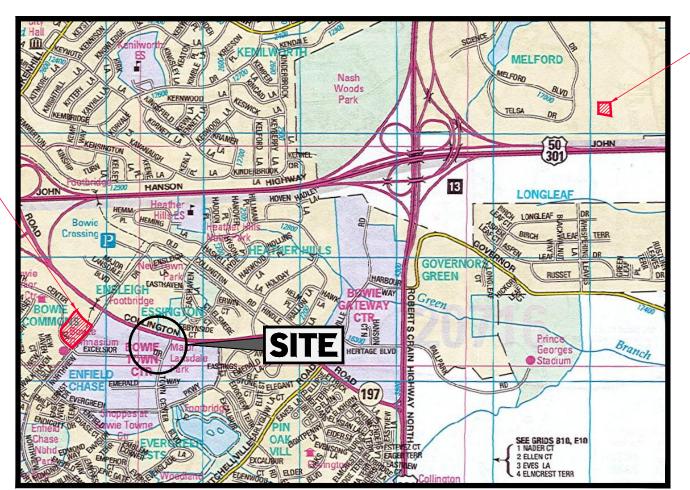
PRINCE GEORGE'S

COUNTY FIRE/EMS

PRELIMINARY PLAN 4-20034

BJ'S RESTAURANT & BREWHOUSE

LOCATION OF SITE 15701 EMERALD WAY PRINCE GEORGE'S COUNTY **BOWIE, MARYLAND 20716 ELECTION DISTRICT 7** TM: 55, GRID: B2 & C2, LOT: 6



LOCATION MAP SCALE: N.T.S.

Copyright ADC THE MAP PEOPLE PERMIT USE NO. 20602153-5

SHEET INDEX					
SHEET TITLE	SHEET NUMBER				
COVER SHEET	1				
PRELIMINARY PLAN	2				

OWNER/APPLICANT

SERITAGE SRC FINANCE LLC 500 FIFTH AVENUE, SUITE 1530 NEW YORK,NY 10010 CONTACT: JAMES BRY

PREPARED BY



CONTACT: JOSEPH DIMARCO, P.E.

GENERAL NOTES:

PROPERTY BEING THE LANDS OF SERITAGE SRC FINANCE, LLC. AS RECORDED IN LIBER VJ190 FOLIO 45, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND SHOWN ON TAX MAP 55 AS LOT 6.

TAX MAP: 5 GRID: B2 & C2

WSSC 200' MAP REFERENCE NUMBERS 206NE14 AND 205NE14.

EXISTING USE: EATING AND DRINKING ESTABLISHMENT PROPOSED USE: EATING AND DRINKING ESTABLISHMENT THE PURPOSE OF THE SUBDIVISION IS TO PROVIDE BJS RESTAURANT AND BREWHOUSE A PARCEL FOR ACQUISITION.

PRIOR APPROVALS:

BOHLER ENGINEERING "NATURAL RESOURCES INVENTORY EXEMPTION #218-2016" APPROVED: 11/15/2016 EXPIRATION: 11/15/2021

RTKL ASSOCIATES, INC. "TREE CONSERVATION PLAN TYPE II" DATED: 11/24/99 APPROVED: 07/15/09

BOHLER ENGINEERING "SPECIFIC DESIGN PLAN SDP-9711-16" DATED: 01/04/17 APPROVED: 05/19/17

BOHLER ENGINEERING "TREE CONSERVATION PLAN TYPE II TCP2-077-97"

APPROVED: 7/15/2009

EXPIRATION: 02/03/2020

BOHLER ENGINEERING "STORMWATER MANAGEMENT CONCEPT 02-0117-206NE14" DATED: 10/28/16 APPROVED: 02/03/17

EXISTING LOT 6: 10.81 AC OR 471,000 SF (M-A-C) LOT 13 SUBDIVISION: 0.90 AC OR 39,149 SF LOT 14: 9.91 AC OR 431,860 SF

7. ZONING (EX./PROP.): M-A-C (MAJOR ACTIVITY CENTER)

8. PROPOSED USE:

COUNTY POLICE

EXISTING RESTAURANT

FLOOR AREA RATIO 7,522 SF / 39,149 SF = 0.19

MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE AND SUBDIVISION REGULATIONS (24-130): NONE PER M-A-C.

10. MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE: NON

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

12. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 2009 JOINT BASE ANDREWS NOISE CONTOURS AND NOT LOCATED WITHIN THE MILITARY INSTALLATION OVERLAY ZONE (MIOZ).

13. THE PROPERTY IS LOCATED WITHIN THE BOWIE TOWN CENTER (A CENTER DESIGNATION PER THE GENERAL PLAN/PLAN 2035).

14. GROSS FLOOR AREA (NON-RESIDENTIAL): EXISTING: 7,522 SF PROPOSED: 7,522 SF

15. STORMWATER MANAGEMENT CONCEPT SDCP #9711-14 SUBMITTED ON 10/28/16; APPROVED 01/31/17.

16. THIS AREA IS SERVED BY PUBLIC WATER AND SEWER. EXISTING WATER AND SEWER CATEGORIES: W-3/S-3. PROPOSED WATER AND SEWER CATEGORIES:

17. THIS SITE IS NOT LOCATED WITHIN AVIATION POLICY AREA.

18. THERE IS NO MANDATORY PARK DEDICATION REQUIREMENT.

19. THE SITE IS NOT CONTIGUOUS TO A KNOWN CEMETERY.

20. THE SITE IS NOT LOCATED WITHIN A REGISTERED HISTORIC DISTRICT. THERE ARE ALSO NO HISTORIC SITES WITHIN THE VICINITY OF THE PROPERTY.

21. THIS SITE DOES REQUIRE A TREE CONSERVATION PLAN. TCP1-038-99.

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

23. THERE ARE NO WETLANDS OR STREAMS LOCATED ONSITE.

24. SOIL TYPE INFORMATION FOR THIS SITE CAN BE FOUND ON THIS SHEET IN THE TABLE TITLED "TABLE 1: MAPPED SOIL TYPES."

25. THIS SITE IS NOT IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION.

26. ZONING JURISDICTION: PRINCE GEORGE'S COUNTY, MARYLAND ZONING CLASSIFICATION: M-A-C (MAJOR ACTIVITY ENTER)

BULK CONFORMANCE MAX. FLOOR AREA RATIO: 1.0, WHICH MAY BE INCREASED TO 2.7 VIA PUBLIC BENEFIT FEATURES MAX. BUILDING HEIGHT: NOT RESTRICTED

BUILDING SETBACK REGULATIONS MIN. FRONT SETBACK: 80' FROM MD ROUTE 197 MIN. SIDE SETBACK: NONE REQUIRED MIN. REAR SETBACK: NONE REQUIRED

27. LOT 6 AND 7 SHALL NOT HAVE DIRECT ACCESS ONTO MD 197. ACCESS TO THE INDIVIDUAL PARCELS IS PROVIDED PURSUANT TO SECTION 24-128(b)(9) OF THE SUBDIVISION REGULATIONS.

28. THIS PRELIMINARY PLAN OF SUBDIVISION IS SUBMITTED FOR APPROVAL UNDER SECTION 23-128(B)(15).

29. THERE IS A BLANKET EASEMENT FOR ACCESS ON SITE

30. REGULATED ENVIRONMENTAL FEATURES: 0.00 AC 100-YR FLOODPLAIN: 0.00 AC ROAD DEDICATION: 0.00 AC

PLAN REFERENCES AND CONTACTS

BOUNDARY & TOPOGRAPHIC/ALTA SURVEY: BOHLER ENGINEERING "BJ'S RESTAURANT, 15412 EMERALD WAY, QUEEN ANNE (7TH ELECTION DISTRICT), PRINCE GEORGE'S COUNTY, MARYLAND"

ENVIRONMENTAL SITE DEVELOPMENT GRADING,

EROSION, AND SEDIMENT CONTROL PLAN: BOHLER ENGINEERIN "ENVIRONMENTAL SITE DEVELOPMENT GRADING, EROSION, AND SEDIMENT CONTROL PLAN" PROJECT NO.: MB162123 DATED: 12/14/16 APPROVED: 03/03/17

PROJECT NO.: SB182080

DATED: 09/14/18

TCP TYPE II PLAN: RTKL ASSOCIATES, INC.

"TREE CONSERVATION PLAN TYPE II" DATED: 11/24/99 APPROVED: 07/15/09

SPECIFIC DESIGN PLAN BOHLER ENGINEERING

"SPECIFIC DESIGN PLAN" PROJECT NO.: MB162123 DATED: 01/04/17 APPROVED: 05/19/17

SITE UTILITY WATER AND SEWER PLAN:

BOHLER ENGINEERING "SITE UTILITY WATER AND SEWER PLAN" PROJECT NO.: MB162123 DATED: 05/25/17 APPROVED: 06/02/17

STORMWATER MANAGEMENT CONCEPT

BOHLER ENGINEERING "STORMWATER MANAGEMENT CONCEPT" PROJECT NO.: MB162123 DATED: 10/28/16 APPROVED: 01/31/17

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): 16541818

UTILITY COMPANY

BGE ELECTRIC-USIC 800-778-9140 **BGE GAS-USIC** 800-778-9140 CITY OF BOWIE-UTILIQUEST 410-536-0070 COMCAST-UTILIQUEST 410-536-0070 VERIZON 410-536-0070 WASHINGTON GAS-UTILIQUEST 301-210-0355 WSSS-PINPOINT UG 301-868-6803

PHONE NUMBER

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.

TABLE 1: MAPPED SOIL TYPES

Soil Description

Urban land-Collington-Wist

complex, 0 to 5 percent sloes

Jdorthents, highway, 0 to 65 percent slopes

PROJECT NAME: BJ'S RESTAURANT & BREWHOUSE

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

AUTHORIZED SIGNATURE

UrdB

THIS BLOCK IS FOR

OFFICIAL USE ONLY

M-NCPPC

APPROVAL

PLANNING BOARD ACTION

PER PGCPB RESOLUTION

SIGNATURE APPROVAL DATE

ADOPTION DATE

OR LABEL CERTIFIES THAT THIS PLAN

MEETS CONDITIONS OF FINAL APPROVAL

BY THE PLANNING BOARD, ITS DESIGNEE

PROJECT NUMBER: 4-20034



REVISIONS COMMENT

1 02/19/2021 COMMENTS J 2 05/25/2021 PER MNCPPC EH				020.122
2 05/25/2021	1	02/19/2021		EKO JD
	2	05/25/2021		EKO JD
			COMMENTO	JD



NOT APPROVED FOR CONSTRUCTION

It's fast. It's free. It's the law.

EVIEW AND APPROVAL. <u>IT IS NOT INTENDED AS A CONSTRUC</u>

<u>DOCUMENT</u> UNLESS INDICATED OTHERWISE.

PROJECT No.: DRAWN BY:

PROJECT:

CAD I.D.:

PRELIMINARY PLAN

(4-20034)

RESTAURANT

& BREWHOUSE

LOCATION OF SITE 15701 EMERALD WAY PRINCE GEORGE'S COUNTY BOWIE, MARYLAND 20716 ELECTION DISTRICT 7

16701 MELFORD BLVD, SUITE 310 **BOWIE, MARYLAND 20715** Phone: (301) 809-4500

TM: 55, GRID: B2 & C2, LOT: 6

Fax: (301) 809-4501 MD@BohlerEng.com



SHEET TITLE:

COVER SHEET

REVISION 2 - 05/25/2021

