

LEGEND

STEEP SLOPES 15 - 25%	
STEEP SLOPES >25%	
EX WETLAND	
EX. WETLAND BUFFER	

NOTES:

- PROPERTY IS LOT 34, TOWNSEND SUBDIVISION AS RECORDED IN PLAT BOOK VJ 178 PLAT 55 AND BEING THE LANDS OF CLINTON AMERICAN LEGION POST 259, INC. AS RECORDED IN LIBER VJ NO. 8879 FOLIO 321, ALL AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND AND HAVING A TAX MAP NUMBER OF 117-B1-00-8665 AND 117-A1-00-8610 PER THE DEPARTMENT OF ASSESSMENTS.
- AREA = 245,938 SQUARE FEET OR 5.646 ACRES (MEASURED) 246,219 SQUARE FEET OR 5.652 ACRES (RECORD)
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- THIS FIELD SURVEY WAS PERFORMED UTILIZING THE REFERENCE MATERIAL, AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS THEREON, ON AUGUST 17, 2016, BY BOHLER ENGINEERING.
- THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 16000380148, WITH AN EFFECTIVE DATE OF JULY 5, 2016. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, SECTION II FOR LOT 34:
 - SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN A DEED DATED OCTOBER 13, 1938 BY AND BETWEEN WILLIAM R. THOMPSON AND ETTA E. THOMPSON, RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 518, FOLIO 115; MAY AFFECT LOT 34, VAGUE AND INSUFFICIENT INFORMATION IN RECORD DOCUMENT.
 - SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN A RIGHT OF WAY DATED APRIL 8, 1964 BY AND BETWEEN WILLIAM R. THOMPSON AND ETTA E. SHERRY THOMPSON, AND THE WASHINGTON SUBURBAN SANITARY COMMISSION, A PUBLIC CORPORATION OF THE STATE OF MARYLAND RECORDED

- AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER WWW NO. 2968, FOLIO 379; DOES NOT AFFECT LOT 34, EASEMENT IS WITHIN THE EXISTING RIGHT-OF-WAY.
- SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN A DEED DATED MAY 27, 1966 BY AND BETWEEN ELI BUSADA, SR., NELLIE BUSADA, HIS WIFE, AND JOSEPH D. SCHIATTAREGGIA RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER WWW NO. 3380, FOLIO 124; MAY AFFECT LOT 34, REFERENCE PLAT WAS NOT PROVIDED.
 - SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN A DATED MAY 27, 1966 BY AND BETWEEN ELI BUSADA, SR., NELLIE BUSADA, HIS WIFE, AND JOSEPH D. SCHIATTAREGGIA RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER WWW NO. 3380, FOLIO 130; DOES NOT AFFECT LOT 34, EASEMENT IS WITHIN THE EXISTING RIGHT-OF-WAY.
 - SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN A RIGHT OF WAY DATED NOVEMBER 13, 1967 BY AND BETWEEN ELI BUSADA, SR., NELLIE BUSADA, HIS WIFE, AND JOSEPH D. SCHIATTAREGGIA, AS TRUSTEE RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER WWW NO. 3534, FOLIO 209; AFFECTS LOT 34, APPROXIMATE LOCATION SHOWN.
 - SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN A DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS DATED MARCH 11, 1969 BY THE POTOMAC ELECTRIC POWER COMPANY, THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF MARYLAND, WASHINGTON GAS LIGHT COMPANY, SOUTHERN MARYLAND ELECTRIC COOPERATIVE, INC., AND BALTIMORE GAS AND ELECTRIC COMPANY, RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER WWW NO. 3703, FOLIO 748; AFFECT LOT 34, PUBLIC UTILITY EASEMENT IS SHOWN.
 - SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN A RIGHT OF WAY DATED APRIL 4, 1975 BY AND BETWEEN ELI BUSADA, SR., NELLIE BUSADA, HIS WIFE, AND JOSEPH D. SCHIATTAREGGIA, AS TRUSTEE RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER CEC NO. 4477, FOLIO 424; AFFECT LOT 34, REMAINDER OF EASEMENT IS SHOWN.
 - SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN A DEED DATED MAY 10, 1977 BY AND BETWEEN ELI BUSADA, SR., NELLIE BUSADA, HIS WIFE, AND JOSEPH D. SCHIATTAREGGIA, AS TRUSTEE RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER NLP NO.

- 4788, FOLIO 87; AFFECT LOT 34, SHOWN.
- SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN A RIGHT OF WAY DATED DECEMBER 11, 1986 BY AND BETWEEN JOSEPH D. SCHIATTAREGGIA, ET AL., RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER NLP NO. 6510, FOLIO 683; AFFECT LOT 34, SHOWN.
 - SUBJECT TO ALL MATTERS CONTAINED IN THE FOLLOWING PLATS, RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND:
 - PLAT ENTITLED, "THE TOWNSEND SUBDIVISION SURRATTS DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND" RECORDED AT PLAT BOOK 4, FOLIO 34; NO MATTERS SHOWN.
 - PLAT ENTITLED, "PARCEL A BUSADA ADDITION TO THE TOWNSEND SUBDIVISION BEING A RESUBDIVISION OF PART OF LOT 4 SDH 4/34" RECORDED AT PLAT BOOK 62, FOLIO 8; DOES NOT AFFECT LOT 34, AFFECTS PARCEL A.
 - PLAT ENTITLED, "PARCEL B BUSADA ADDITION TO THE TOWNSEND SUBDIVISION BEING A RESUBDIVISION OF PART OF LOT 4 SDH 4/34" RECORDED AT PLAT BOOK 66, FOLIO 25; DOES NOT AFFECT LOT 34, AFFECTS PARCEL B.
 - PLAT ENTITLED "LOT 34 A RESUBDIVISION OF PART OF LOT 4, TOWNSEND SUBDIVISION" RECORDED AT PLAT BOOK VJ NO. 178, FOLIO 55; AFFECTS LOT 34, PLOTTABLE ITEMS ARE SHOWN.
 - THERE ARE UNDERGROUND GAS TANKS WITHIN PARCEL A APPROXIMATELY SHOWN HEREON.
 - ELEVATIONS ARE BASED ON NGVD 29 DATUM, PER GPS OBSERVATION AND TIED INTO WSSC BENCHMARK STATION 18312, WITH A PUBLISHED ELEVATION OF 244.4 FEET.
 - THE PROPERTY IS LOCATED IN ZONE C (AREAS OF MINIMAL FLOODING) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, PRINCE GEORGE'S COUNTY, MARYLAND, UNINCORPORATED AREAS, PANEL 80 OF 120", COMMUNITY-PANEL NUMBER 245208 0080 D, WITH A MAP REVISED DATE OF SEPTEMBER 6, 1996.
 - ZONING: C-S-C (COMMERCIAL SHOPPING CENTER)

BUILDING SETBACKS
FRONT: 10 FEET PLUS AN ADDITIONAL SETBACK EQUAL TO ONE THIRD (1/3) OF THE TOTAL BUILDING HEIGHT IF THE BUILDING IS THIRTY (30) OR MORE FEET HIGH.
SIDE: 0 FEET (ADJACENT TO COMMERCIAL ZONE) PLUS AN ADDITIONAL SETBACK EQUAL TO ONE THIRD (1/3) OF THE TOTAL BUILDING HEIGHT IF THE BUILDING IS THIRTY (30) OR MORE FEET HIGH OR THE BUFFER REQUIRED IN THE LANDSCAPE MANUAL IF GREATER.
REAR: 0 FEET (ADJACENT TO COMMERCIAL ZONE) PLUS AN ADDITIONAL SETBACK EQUAL TO ONE THIRD (1/3) OF THE TOTAL BUILDING HEIGHT IF THE BUILDING IS THIRTY (30) OR MORE FEET HIGH OR THE BUFFER REQUIRED IN THE LANDSCAPE MANUAL IF GREATER.

ALL ZONING INFORMATION WAS PROVIDED IN A ZONING MEMORANDUM PREPARED BY BOHLER ENGINEERING, DATED AUGUST 23, 2016 AND MUST BE VERIFIED PRIOR TO USE OR RELIANCE UPON SAME. TO CONFIRM THE ZONING INFORMATION REPRESENTS AND DEPICTS THE CURRENT SITE SPECIFIC INFORMATION, SHOULD THERE BE ANY CHANGE IN USE, SETBACKS) OR SET BACK REQUIREMENTS, ZONING CLASSIFICATION, OR ANY OTHER CHANGE OR VARIATION FROM THE CONDITIONS RECORDED HEREIN, THE CLIENT MUST VERIFY COMPLIANCE WITH THE USE, SET BACK, ZONING CLASSIFICATION OR ORDINANCE, REGULATION OR LEGAL REQUIREMENT, PRIOR TO USING OR RELYING UPON THE FINDINGS RECORDED HEREIN, OR REFERENCING SAME AS RELATED TO THE PROPERTY, PROJECT OR DEVELOPMENT.

BOHLER

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

REVISIONS				
REV	DATE	COMMENT	DRAWN BY	

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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.:	MB202090
DRAWN BY:	AVB
CHECKED BY:	NBS / AUL
DATE:	04/19/2021
CAD ID:	SSP-0

PROJECT:

PRELIMINARY PLAN (PPS 4-21011)

FOR

ARCLAND

PROPOSED DEVELOPMENT

8310 DANGERFIELD RD.
PRINCE GEORGE'S COUNTY
CLINTON, MD 20735
TM: 117 GRID; B1 LOT: 34

BOHLER

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

N. B. SPEACH

PROFESSIONAL ENGINEER
MONTGOMERY COUNTY, MARYLAND
PROFESSIONAL CERTIFICATION
I, N. B. SPEACH, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 40053 EXPIRATION DATE: 01/14/2023

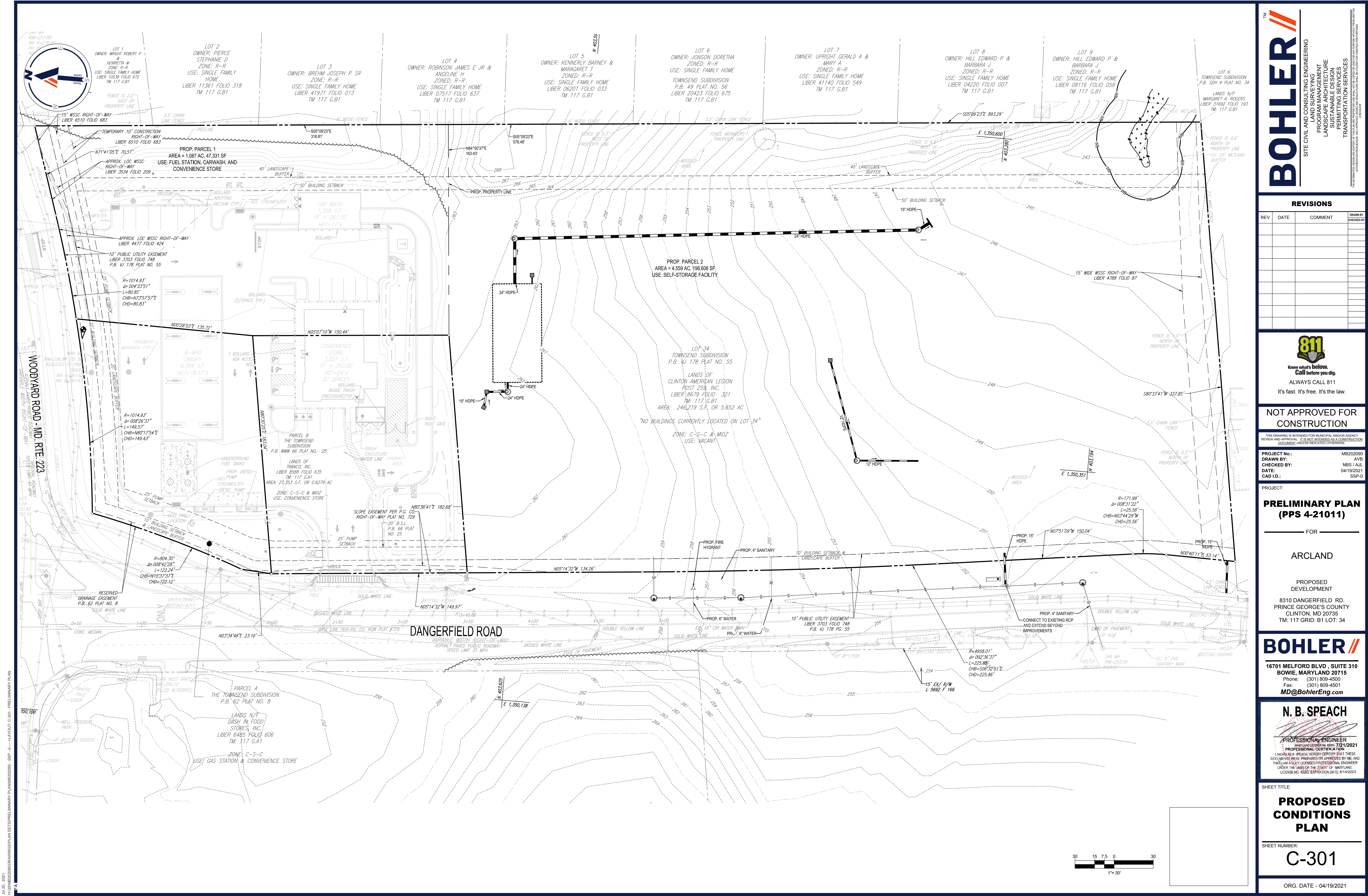
SHEET TITLE:

EXISTING CONDITIONS PLAN

SHEET NUMBER:

C-201

ORG. DATE - 04/19/2021



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PROJECT No.: MB202090
DRAWN BY: AVB
CHECKED BY: NBS / AUL
DATE: 04/19/2024
CAD ID: SSP-0

PROJECT:
**PRELIMINARY PLAN
(PPS 4-21011)**
FOR

ARCLAND

PROPOSED DEVELOPMENT
8310 DANGERFIELD RD.
PRINCE GEORGE'S COUNTY
CLINTON, MD 20735
TM: 117 GRID: B1 LOT: 34

BOHLER

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

N. B. SPEACH

PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 7721/2021
PROFESSIONAL CERTIFICATION
I, NICHOLAS B. SPEACH, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 4003, EXPIRATION DATE: 01/14/2023

SHEET TITLE:
PROPOSED CONDITIONS PLAN

SHEET NUMBER:
C-301

ORG. DATE - 04/19/2024