STANDARD DRAWING LEGEND FOR ENTIRE PLAN SET			A	STANDARD BBREVIATIONS
LIMIT OF WORK		LOW——LOW——		FOR ENTIRE PLAN SET
LIMIT OF DISTU	RBANCE ——	LOD	AC	ACRES
EVICTING NOTE	TYPICAL NOTE TEXT	DDODGGED NOTE	ADA	AMERICANS WITH DISABILITY ACT
EXISTING NOTE	ONSITE PROPERTY	PROPOSED NOTE	ARCH	ARCHITECTURAL
	LINE / R.O.W. LINE NEIGHBORING		ВС	BOTTOM OF CURB
	PROPERTY LINE / INTERIOR PARCEL LINE		BF BK	BASEMENT FLOOR BLOCK
	EASEMENT		BL	BASELINE
	LINE		BLDG	BUILDING
	SETBACK LINE		BM	BUILDING BENCHMARK
			BRL CF	BUILDING RESTRICTION LINE CUBIC FEET
		CURB AND GUTTER	CL	CENTERLINE
			CMP	CORRUGATED METAL PIPE
	CONCRETE CURB & GUTTER	SPILL TRANSITION	CONC	CONNECTION
	SSTILL	DEPRESSED CURB AND GUTTER	CPP	CORRUGATED PLASTIC PIPE
	LITH ITV POLE		CY	CUBIC YARDS
•	UTILITY POLE WITH LIGHT		DEC	DECORATIVE
	POLE LIGHT		DEP	DEPRESSED DUCTILE IRON PIPE
nuli	TRAFFIC		DOM	DOMESTIC
₽ €	LIGHT	□ €	ELEC	ELECTRIC
0	UTILITY POLE	0	ELEV	ELEVATION EDGE OF DAYEMENT
	TYPICAL		EP ES	EDGE OF PAVEMENT EDGE OF SHOULDER
<u></u> <u> </u>	LIGHT		EW	END WALL
\$	LIGHT	*	EX	EXISTING
<u> </u>	TYPICAL SIGN		FES	FLARED END SECTION
\wedge	PARKING	\wedge	FF FH	FINISHED FLOOR FIRE HYDRANT
<u> </u>	COUNTS	<u> </u>	FG	FINISHED GRADE
			G	GRADE
— — — — — — — — — — — — — — — — — — —	CONTOUR	190	GF GH	GARAGE FLOOR (AT DOOR)
169	LINE	187	GH GL	GRADE HIGHER SIDE OF WALL GRADE LOWER SIDE OF WALL
TC 516.4 OR 516.4	SPOT ELEVATIONS	TC 516.00 BC 515.55 (518.02 ±)	GRT	GRATE
			GV	GATE VALVE
SAN	SANITARY	SAN	HDPE	HIGH DENSITY POLYETHYLENE PIPE
	LABEL	#	HP	HIGH POINT
	STORM LABEL	X #	HOR HW	HORIZONTAL HEADWALL
	SANITARY SEWER	SL	INT	INTERSECTION
W	LATERAL	N/	INV	INVERT
	WATER LINE		LF	LINEAR FOOT
E	UNDERGROUND ELECTRIC LINE	Е	LOC	LIMITS OF CLEARING LIMITS OF DISTURBANCE
	UNDERGROUND	G	LOS	LINE OF SIGHT
	GAS LINE OVERHEAD		LP	LOW POINT
OH	WIRE	——————————————————————————————————————	L/S MAX	LANDSCAPE MAXIMUM
	UNDERGROUND TELEPHONE LINE	т	MIN	MINIMUM
	UNDERGROUND	C	МН	MANHOLE
	CABLE LINE		MJ	MECHANICAL JOINT
	STORM SEWER		OC PA	ON CENTER POINT OF ANALYSIS
	SANITARY SEWER MAIN	s ————	PC	POINT CURVATURE
~~~	HYDRANT	V	PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN
			PI	POINT OF INTERSECTION
S	SANITARY MANHOLE		POG	POINT OF GRADE
(D)	STORM MANHOLE	( <u>©</u> )	PROP	PROPOSED
₩M ⊗	WATER		PT	POINT OF TANGENCY POINT OF TANGENCY,
₩V	METER	•	PTCR	CURB RETURN
WV 	WATER VALVE	•	PVC	POLYVINYL CHLORIDE PIPE POINT OF VERTICAL
	GAS		PVI	INTERSECTION
	VALVE GAS		PVT R	POINT OF VERTICAL TANGENC
	METER		RCP	REINFORCED CONCRETE PIPE
	TYPICAL END SECTION		RET WALL	RETAINING WALL
OP	HEADWALL OR	<b>J</b> or <b>I</b>	R/W	RIGHT OF WAY
	ENDWALL	_	SAN	SLOPE SANITARY SEWER
	GRATE INLET	<b>(III)</b>	SF	SQUARE FEET
	CURB INLET	<u></u>	STA	STATION
0	CLEAN	0	STM S/W	STORM SIDEWALK
	OUT		TBR	TO BE REMOVED
E	ELECTRIC MANHOLE	E	TBRL	TO BE RELOCATED
7	TELEPHONE MANHOLE	(T)	TC	TOP OF CURB
	ELECTRIC		TELE TPF	TELEPHONE TREE PROTECTION FENCE
EB	вох	ЕВ	TW	TOP OF WALL
[EP]	ELECTRIC PEDESTAL	EP	TYP	TYPICAL
	•	1	UG	UNDERGROUND
	MONITORING		UP W	UTILITY POLE WIDE
	MONITORING WELL		W/L	WATER LINE
	TEST PIT	<b>+</b>	W/M	WATER METER
•	BENCHMARK	•	±	PLUS OR MINUS
$\sim$				DEGREE DIAMETER
	BORING		Ø	DIAMETER

## PRELIMINARY PLAN

PPS 4-21006

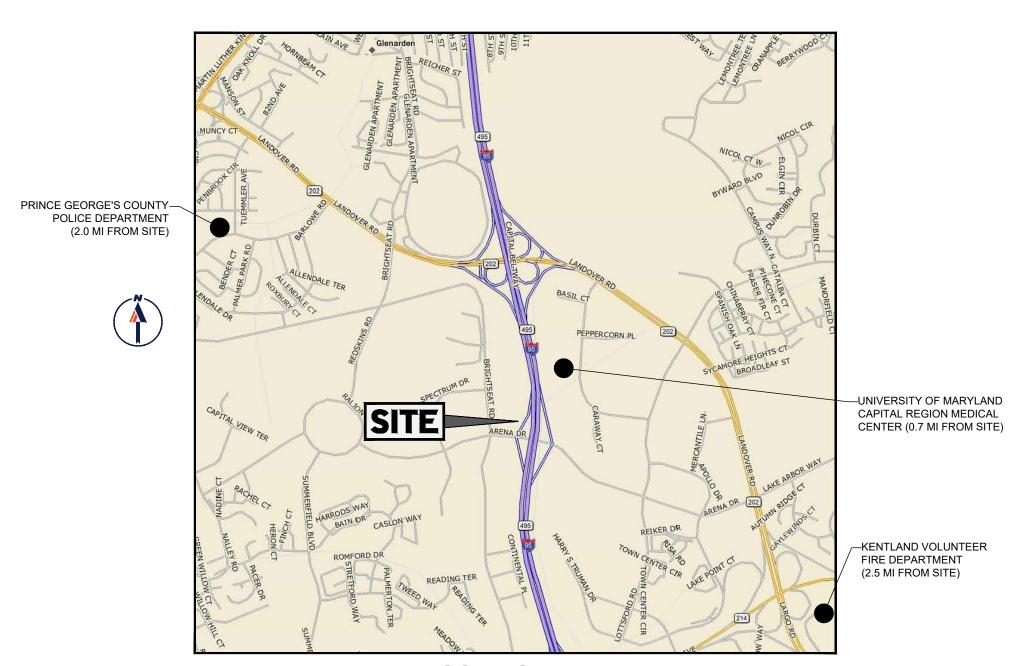
# HYATTSVILLE BRIGHTSEAT ROAD RE,

LLC

**PROPOSED** 

7-ELEVEN, INC

**LOCATION OF SITE 1603 BRIGHTSEAT ROAD** PRINCE GEORGE'S COUNTY, MARYLAND WSSC GRID: 202NE08 MAP 67, PARCEL 1, SUBDIVISION 6610



LOCATION MAP

SCALE: 1"=2000' PLAN REFERENCE: DELOME STREET ATLAS 2009

**OWNER** 

7200 GLEN FOREST DRIVE

APPLICANT HYATTSVILLE BRIGHTSEAT ROAD RE, LLC MR. RICHARD ALTER HYATTSVILLE, MARYLAND 21045

PREPARED BY



CONTACT: NICHOLAS SPEACH, P.E., NSPEACH@BOHLERENG.COM

#### **PLAN REFERENCES**

REFERENCES ♦BOUNDARY & TOPOGRAPHIC SURVEY: 12825 WORLDGATE DRIVE, SUITE 700 HERNDON, VIRGINIA 2-170 DATED: 01/08/21

FIELD DATE: 01/05/21 SURVEY JOB #SB2021001 **ELEVATIONS: NGVD1929 INVESTIGATION REPOF** PROFESSIONAL SERVICES INDUSTRIES, INC.

GEOTECHNICAL ENGINEERIN DATED: 4/30/2021

REPORT: "CUSTOM SOIL RESOURCE REPORT

FOR PRINCE GEORGE'S COUNTY,

MARYLAND" DATED: 01/25/2021 **♦SITE DEVELOPMENT** CONCEPT PLAN: 12825 WORLDGATE DRIVE, SUITE 700

HERNDON, VIRGINIA 2-170

SPECIAL EXCEPTION PLAN FOR

♦NATURAL RESOURCE INVENTORY FOREST STAND **DELINEATION PLAN:** 

FILE NO · NRI-090-2015-01

FILE NO.: SE-4845

BOHLER PRELIMINARY PLAN FOR HYATTSVILLE

BRIGHTSEAT ROAD RE, LLC **◆DETAILED SITE PLAN:** 

ARENA DRIVE NORTH/SANDPIPER

FILE NO.: DSP-15021-01

CONCEPTUAL SITE PLAN FOR HYATTSVILLE BRIGHTSEAT ROAD RE

TREE CONSERVATION PLAN TYPE 1 FOR HYATTSVILLE BRIGHTSEAT ROAD

FILE NO.: TCPI-

ARENA DRIVE NORTH/SANDPIPER TREE CONSERVATION PLAN TYPE II FILE NO.: TCPII-026-2015-01

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

SHEET INDEX				
SHEET TITLE	SHEET NUMBER			
COVER SHEET	1			
EXISTING CONDITIONS/DEMOLITION PLAN	2			
PROPOSED PLAN	3			

### **GENERAL NOTES:**

1. EXISTING PARCEL/LOT: PARCEL 1 DEED DESCRIPTION/LIBER FOLIO: 37903 / 00616 PLAT NUMBER: 245022 OWNER: SANDPIPER ARENA DRIVE, LLC GFA: 47,624 SF (HOTEL)

2. TAX MAP: 67

3. 200-FOOT MAP REFERENCE (WSSC): 202NE08

4. PURPOSE OF SUBDIVISION: THE DEVELOPMENT OF TWO (2) PARCELS FOR 51,674 SF OF COMMERCIAL USE. (47,624 SF EXISTING, 4,050 SF PROPOSED)

SDCP 3656-2021 5/14/2021 NRI-090-15 7/7/2015 DSP-15021 3/10/16 SE-4845 TBD

10. EXISTING ZONING/USE

TOTAL ACREAGE **EXISTING PARCEL 1: 5.303 ACRES** PROPOSED PARCEL 1: 2.000 ACRES PROPOSED PARCEL 2: 3.303 ACRES

7. ACREAGE OF ENVIRONMENTAL REGULATED FEATURES: 0.00 AC

8. ACREAGE OF 100-YEAR FLOODPLAIN: 0.00 AC

9. ACREAGE OF ROAD DEDICATION: 0.00 AC

ZONING: I-3 (PLANNED INDUSTRIAL/EMPLOYMENT PARK) 11. PROPOSED USE OF PROPERTY: PARCEL 1: CONVENIENCE STORE AND GAS STATION

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

WEB SOIL SURVEY SOILS TABLE PRINCE GEORGE'S COUNTY, MARYLAND

K-FACTOR

(WHOLE SOILS)

OBTAINED FROM: USDA, NRCS, WEB SOIL SURVEY (WSS) AVAILABLE ONLINE AT HTTP://WEBSOILSURVEY.NRCS.USDA.GOV

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

14. SUSTAINABLE GROWTH TIER: YES (TIER 1)

15. MILITARY INSTALLATION OVERLAY ZONE: NO 16. CENTER OR CORRIDOR LOCATION: NO

MAP UNIT NAME

COLLINGTON-WIST COMPLEX,

COLLINGTON-WIST-URBAN LAND COMPLEX, 5 TO 15%

0 TO 2% SLOPES

17. EXISTING AND PROPOSED GROSS FLOOR AREA

(NON-RESIDENTIAL)

FXISTING: 47 624 SF PROPOSED: 3,939 SF

18. STORMWATER MANAGEMENT CONCEPT NO.: SDCP 3656-2021 APPROVAL DATE: 5/14/21

19. WATER/SEWER CATEGORY DESIGNATION

EXISTING WATER/SEWER: W-3/S-3 PROPOSED WATER/SEWER: W-3/S-3

20. AVIATION POLICY AREA: NO

21. MANDATORY PARK DEDICATION REQUIREMENT: N/A

22. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO

23. HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO 24. TYPE ONE CONSERVATION PLAN: YES (TCP1-014-2021)

25. WITHIN CHESAPEAKE BAY CRITICAL AREA: NO

26. WETLANDS: NO

ORGANIZATION: NO

WELL DRAINED

WELL DRAINED

28. SOILS BY SOIL TYPE AND SOURCE OF SOIL INFORMATION:

SOILS: CnA (HYDROLOGIC SOIL GROUP B)

PRESERVATION FOUNDATION, OR ANY LAND TRUST OR

CoD (HYDROLOGIC SOIL GROUP A)

SOIL INFORMATION SOURCE: NRCS WEB SOIL SURVEY 29. IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND

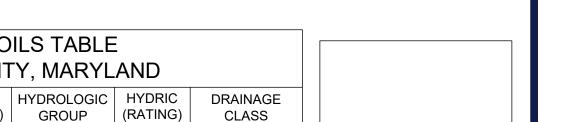
ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND

30. THE FOLLOWING RESCUE FACILITIES ARE NEAREST THE SITE AND AVAILABLE FOR EMERGENCIES:

> PRINCE GEORGE'S COUNTY POLICE DEPARTMENT (2.0 MILES TO THE NORTHWEST OF THE SITE)

UNIVERSITY OF MARYLAND CAPITAL REGION MEDICAL CENTER (0.7 MILES TO THE NORTHEAST OF THE SITE)

KENTLAND VOLUNTEER FIRE DEPARTMENT (2.5 MILES TO THE SOUTHEAST OF THE SITE)



SHEET NUMBER:

ORG. DATE - 01/26/21

**REVISIONS** 

REV DATE

It's fast. It's free. It's the law. NOT APPROVED FOR

CONSTRUCTION

Call before you dig **ALWAYS CALL 811** 

DRAWN BY:

CAD I.D.:

PROJECT:

**PRELIMINARY** 

PLAN

**HYATTSVILLE** 

**BRIGHTSEAT** ROAD RE, LLC

HYATTSVILLE BRIGHTSEAT ROAD

1603 BRIGHTSEAT ROAD PARCEL I

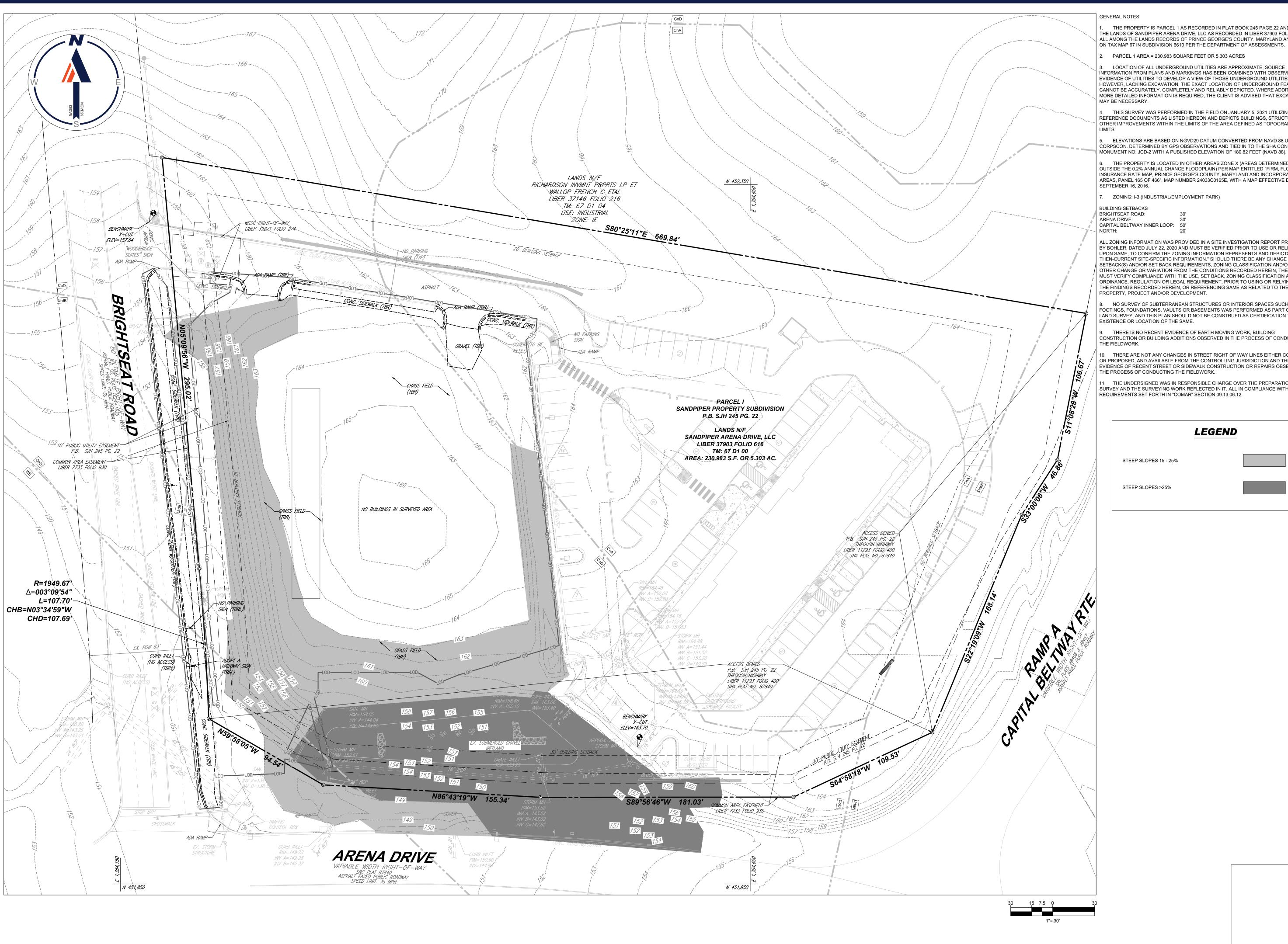
PRINCE GEORGE'S COUNTY, MD ELECTION DISTRICT NO. 13 TM: 67 SUBDIVISION: 6610

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



UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40263, EXPIRATION DATE: 6/14/202:

COVER SHEET



THE PROPERTY IS PARCEL 1 AS RECORDED IN PLAT BOOK 245 PAGE 22 AND BEING THE LANDS OF SANDPIPER ARENA DRIVE, LLC AS RECORDED IN LIBER 37903 FOLIO 616, ALL AMONG THE LANDS RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND AND SHOWN

2. PARCEL 1 AREA = 230,983 SQUARE FEET OR 5.303 ACRES

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.

4. THIS SURVEY WAS PERFORMED IN THE FIELD ON JANUARY 5, 2021 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS WITHIN THE LIMITS OF THE AREA DEFINED AS TOPOGRAPHIC

5. ELEVATIONS ARE BASED ON NGVD29 DATUM CONVERTED FROM NAVD 88 USING CORPSCON. DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE SHA CONTROL MONUMENT NO. JCD-2 WITH A PUBLISHED ELEVATION OF 180.82 FEET (NAVD 88).

6. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, PRINCE GEORGE'S COUNTY, MARYLAND AND INCORPORATED AREAS, PANEL 165 OF 466", MAP NUMBER 24033C0165E, WITH A MAP EFFECTIVE DATE OF

. ZONING: I-3 (INDUSTRIAL/EMPLOYMENT PARK)

BUILDING SETBACKS

CAPITAL BELTWAY INNER LOOP: 50'

ALL ZONING INFORMATION WAS PROVIDED IN A SITE INVESTIGATION REPORT PREPARED BY BOHLER, DATED JULY 22, 2020 AND MUST BE VERIFIED PRIOR TO USE OR RELIANCE UPON SAME, TO CONFIRM THE ZONING INFORMATION REPRESENTS AND DEPICTS THE THEN-CURRENT SITE-SPECIFIC INFORMATION." SHOULD THERE BE ANY CHANGE IN USE, SETBACK(S) AND/OR SET BACK REQUIREMENTS, ZONING CLASSIFICATION AND/OR ANY OTHER CHANGE OR VARIATION FROM THE CONDITIONS RECORDED HEREIN, THE CLIENT MUST VERIFY COMPLIANCE WITH THE USE, SET BACK, ZONING CLASSIFICATION AND/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 AND/OR DEVELOPMENT.

8. NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.

THERE IS NO RECENT EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING

10. THERE ARE NOT ANY CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

11. THE UNDERSIGNED WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS SURVEY AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN "COMAR" SECTION 09.13.06.12.

#### **LEGEND**

STEEP SLOPES 15 - 25%

STEEP SLOPES >25%

REV DATE

COMMENT



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NOT APPROVED FOR

CONSTRUCTION

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

<u>DOCUMENT</u> UNLESS INDICATED OTHERWISE. PROJECT No.:

DRAWN BY: **CHECKED BY:** DATE: CAD I.D.:

PROJECT:

**PRELIMINARY** 

PLAN

**HYATTSVILLE BRIGHTSEAT** 

ROAD RE, LLC

HYATTSVILLE BRIGHTSEAT ROAD

4-22006

1603 BRIGHTSEAT ROAD PARCEL I PRINCE GEORGE'S COUNTY, MD

ELECTION DISTRICT NO. 13

TM: 67 SUBDIVISION: 6610

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



**EXISTING CONDITIONS DEMOLITION** PLAN

ORG. DATE - 01/26/21

