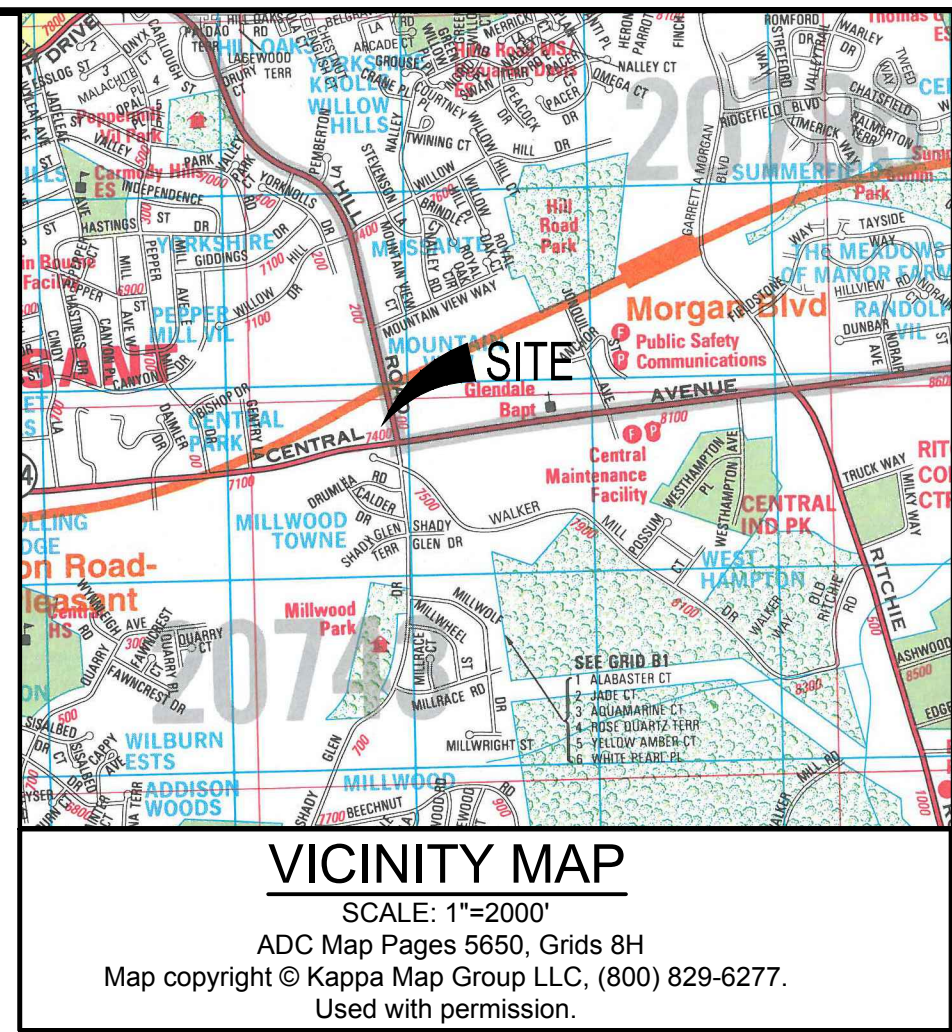
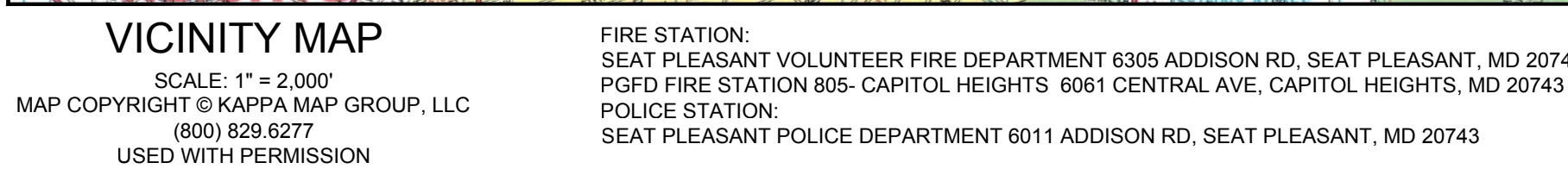




LEGEND	
	BOUNDARY LINE
	EXISTING CONTOUR
	EXISTING TREELINE
	EXISTING OVERHEAD LINES
	EXISTING TELEPHONE LINE
	EXISTING GAS LINE
	EXISTING CHAIN LINK FENCE
	EXISTING STORMDRAIN
	EXISTING SEWER
	EXISTING WATER
	EXISTING FIRE HYDRANT
	EXISTING UTILITY POLE
	EXISTING GUY WIRE
	EXISTING LIGHT POLE
	EX. ROAD CENTERLINE
	EX. PROPERTY LINE
	PROPOSED TREELINE
	STEEP SLOPES (>15%)
	PROPOSED SEWER
	PROPOSED WATER
	ZONE LINE

GENERAL NOTES	
PROJECT NAME:	HILL ROAD PROPERTY
PROJECT OWNER:	RETAIL RE. CENTRAL HILL, LLC
	117 WEST PATRICK ST., STE. 200
	FREDERICK MD 21701
EXISTING PARCELS/LOTS AND DEED REFERENCES:	
a. PARCEL 175:	L.48064 1.514
b. PARCEL 184 & 185	L14015 F.503
c. PARCEL 354	L.42265 F.558
UNDEVELOPED	
2. TOTAL ACREAGE:	3.71 AC.
3. AREA OF RIGHT-OF-WAY DEDICATION:	0.00 AC.
4. AREA OF ENVIRONMENTAL REGULATED FEATURES	0.00 AC.
5. AREA OF 100-YEAR FLOODPLAIN:	0.00 AC.
PREVIOUS ZONING:	
a. PARCELS 175, 184, & 185:	R-1BC 3.31 AC.
b. PARCEL 354:	R-T 0.40 AC.
EXISTING ZONING:	
a. PARCELS 175, 184 & 185:	RMF-20 3.31 AC.
b. PARCEL 354:	RSF-A 0.40 AC.
PHASE I: MAJOR INSTALLATION OVERLAY ZONE HEIGHT (NORTH AREA B)	
PROPOSED USES: MIXED - FOOD AND BEVERAGE STORE IN CONJUNCTION WITH A GAS STATION	
EXISTING USE:	
DEVELOPMENT DATA	
1. PUNISHMENT/CONTRIBUTION TO CREATE TWO (2) PARCELS FOR COMMERCIAL USES.	
2. PROPOSED NUMBER LOTS, OUTLOTS AND PARCELS: 2 PARCELS, 1 OUTLOT	
3. MINIMUM SETBACKS:	
a. FRONT:	25 FT. MIN. FROM STREET
b. SIDE:	10 FT. MIN./15 FT. TOTAL
c. REAR:	30 FT.
4. LOT WIDTH:	
a. BURNING HEIGHT (MEETING HEIGHT B)	85 FT. MIN. AT FRONT STREET LINE
b. PROPOSED HEIGHT:	47.5 FT. MAX.
5. GROSS FLOOR AREA:	
a. PROPOSED HEIGHT:	NONE EXISTING
PROPOSED: 5,000 SQ. FT.	
UTILITY NOTES	
1. SWM CONCEPT NUMBER:	
H639-2019-01, APPROVAL PENDING	
2. EXISTING WATER/SEWER CONNECTION:	
W-3 AND S-3	
3. PROPOSED WATER/SEWER CATEGORY:	
W-3 AND S-3	
4. PROPOSED WATER/SEWER SERVICE WILL BE PUBLIC.	
SITE INVENTORY INFORMATION	
1. TAX MAP & GRID:	66-64
2. 200 FOOT FLOOD REFERENCE:	2015007
3. ADDRESS, INTERMEDIATE AND USE CONTROL: NO	
4. CENTER OR CORRIDOR LOCATION: NO	
5. AVIATION POLICY AREA: NO	
6. MANIPULATORY PARK DEDICATION: N/A	
7. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO	
8. HISTORIC SITES ON OR IN VICINITY OF THE PROPERTY: NO	
9. WITHIN CHESAPEAKE BAY CRITICAL AREA: NO	
10. SUSTAINABLE GROWTH RATE: TER 1	
11. WETLANDS: NO	
12. STREAMS: NO	
13. 100-YEAR FLOODPLAIN: NONE	
a. PER DIVE LETTER DATED 9/28/2020	
14. TOPOGRAPHY:	

UPDATES/REVISIONS :

PRELIMINARY PLAN
Preliminary Plan 4-22014
4 Hill Road
HILL ROAD PROPERTY
EIGHTEENTH (18th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD

CJP Associates Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394

CLIENT: Retail RE Central Htl, LLC 117 West Patrick Street, Suite 200 Frederick, MD 21701 ATTN: Richard Alford (410) 700-1400	WSSC GRID: 20SE07	TAX MAP: 66-F4
	DESIGN: XXX	SHEET: 1 of 1
	DATE: 08/27/2020	CRS/DHL
	DRAFT DEC. 2021	FILE NO: 2020-1216-11D
	SCALE: 1" = 30'	
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SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARY INFORMATION
SHOWN HEREON IS CORRECT AND TAKEN FROM
AVAILABLE DEEDS AND RECORDS.

7/21/23

DATE _____

2/17/23

EXP. DATE



STATEMENT OF JUSTIFICATION IN SUPPORT OF ELECTION TO
USE PRIOR SUBDIVISION AND ZONING ORDINANCES REQUIRED
PURSUANT TO SECTION 24-1904
HILL ROAD PROPERTY
4-22014

Preliminary Plan of Subdivision 4-22014 is filed on behalf of Retail RE Central Hill, LLC ("Applicant"). This justification is submitted as required by Section 24-1904 to allow the application to be filed pursuant to the provisions of the prior Subdivision and Zoning Ordinances.

The property which is the subject of the referenced Preliminary Plan of Subdivision (the "Subject Property") consists of 3.71 acres located in Capitol Heights, Maryland. The property is more particularly described as Parcels 179, 184, 185 and 354, each of which are located on Tax Map 66. (the "Subject Property"). Parcel 179 contains approximately 2.08 acres, Parcel 184 contains approximately .38 acres, Parcel 185 contains approximately .86 acres and Parcel 354 contains approximately .39 acres. The Subject Property is in the northwest quadrant of the intersection of Central Avenue and Hill Road. The Subject Property is currently improved with an old house with a parking lot and two accessory structures. These structures are located on Parcels 184 and 185, which are owned by the New Life Assembly of God, the most recent occupant. The remaining parcels comprising the Subject Property are vacant. Under the prior Zoning Ordinance, the property was zoned R-T and R-18C.

The Applicant has elected to utilize the provisions of the prior subdivision and zoning ordinance as expressly permitted by Section 24-1900 et. seq. and by Section 27-1900 et. seq. The Applicant proposes to construct on the Subject Property a 7-Eleven food and beverage store with gas station on the lot proposed for the corner of Hill Road and Central Avenue. The Subject Property is zoned (RMF-20 and RSF-A (formerly R-18C and R-T). A Detailed Site Plan (DSP-21003) was previously filed (and is pending) pursuant to the provisions of the prior Zoning Ordinance. Pursuant to Section 27-441(b) (Footnote 137) of the prior Zoning Ordinance, a food or beverage store in combination with a gas station is permitted subject to approval of a special exception. While a convenience store, grocery store and food market are permitted uses in the RMF-20 Zone, the gas station component is not. Pursuant to Section 24-4102 of the Subdivision Regulations, "All lots in a subdivision shall be in conformance with all of the lot standards and requirements of Subtitle 27: Zoning Ordinance, applicable to the land subject to the subdivision. (See PART 27-4: Zones and Zone Regulations, of Subtitle 27: Zoning Ordinance)." Since the proposed development cannot conform to the requirements of Subtitle 27 set forth in the Zoning Ordinance but can conform to the requirements of the prior Zoning Ordinance, this application will be filed to allow it to be approved prior to approval of the Detailed Site Plan also filed under the provisions of the prior Zoning Ordinance. For these reasons, the subdivision application will be filed in

accordance with the provisions of the former subdivision ordinance.

A handwritten signature in blue ink, appearing to read 'THH', is positioned above a horizontal line.

Thomas H. Haller
Gibbs and Haller
1300 Caraway Court, Suite 102
Largo, MD 20774
(301) 306-0033