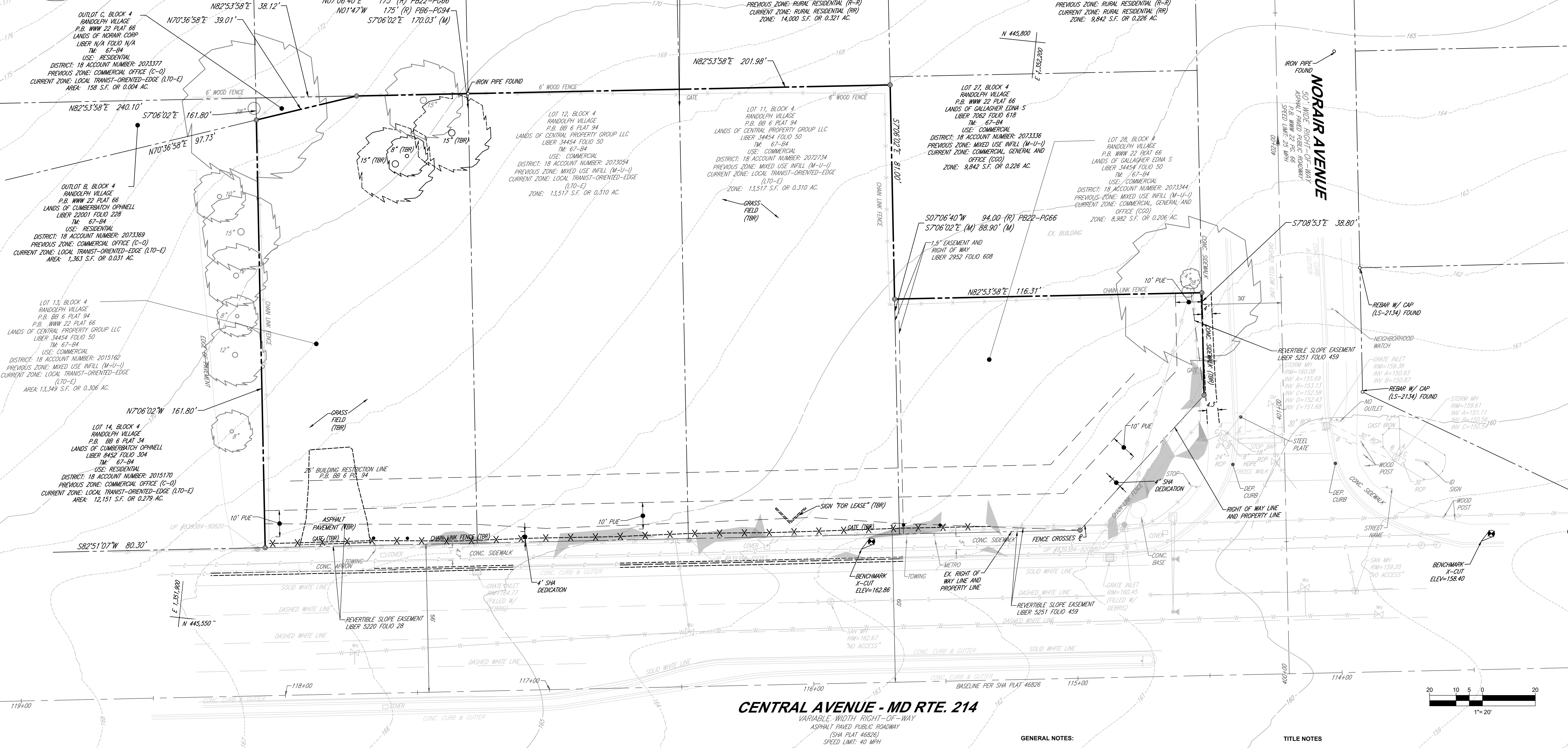


[illegible]



CENTRAL AVENUE - MD RTE. 214

VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
(SHA PLAT 46826)
SPEED LIMIT: 40 MPH

LEGEND

LIMIT OF DISTURBANCE	— 1.00' — 1.00'
SAWCUT	— — — — —
STEEP SLOPES 15 - 25%	▒
STEEP SLOPES > 25%	▒
PROP. ROW DEDICATION	▒

GENERAL NOTES:

1. THE SUBJECT PROPERTIES ARE LOTS 11 AND 12, BLOCK 4, RANDOLPH VILLAGE, AS RECORDED IN PLAT BOOK BB 6 PAGE 94 AND PLAT BOOK WWW 22 PAGE 66 AND LOT 28, BLOCK 4, RANDOLPH VILLAGE AS RECORDED IN PLAT BOOK WWW 22 PAGE 66 AND BEING THE LANDS OF CENTRAL PROPERTY GROUP LLC AS RECORDED IN LIBER 34454 FOLIO 50 ALL AMONG THE LANDS RECORDS OF PRINCE GEORGES COUNTY, MARYLAND AND SHOWN ON TAX MAP 067 PER THE DEPARTMENT OF ASSESSMENTS.
2. AREA = 49,796 SQUARE FEET OR 1.143 ACRES
3. 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 JULY 14, 2020 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.
5. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY; HOWEVER, NO PHYSICAL INDICATIONS OF SUCH WERE FOUND AT THE TIME OF THE FIELD INSPECTION OF THIS SITE.
6. ELEVATIONS ARE BASED ON NGVD29 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE NGS NO. HV9928 WITH A PUBLISHED ELEVATION OF 188 FEET, NAVD83 DATUM.
7. 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 GEORGES COUNTY, MARYLAND AND INCORPORATED AREAS, PANEL 165 OF 468", MAP NUMBER 240330C165E, WITH A MAP EFFECTIVE DATE OF SEPTEMBER 16, 2016.
8. 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.
9. PLAT BOOK BB 6 PAGE 94 AND PLAT BOOK WWW 22 PAGE 66 EACH SHOW DIFFERENT DISTANCES ALONG THE NORTH LINES OF LOT 13 AND AND SHOWN HEREON. THE VESTING DEED ONLY REVERENCES PLAT BOOK 6 PAGE 94.
10. RECORD DIMENSIONS SHOWN ALONG THE RIGHT OF WAY LINE ARE PER SHA PLAT 44949.

TITLE NOTES

- THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NO. MD20-2001760H WITH A COMMITMENT DATE OF APRIL 10, 2020. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, PART II:
13. TWENTY-FIVE (25) FOOT BUILDING RESTRICTION LINE PER PLAT BOOK BB6 AT PLAT 94; AFFECTS THE SUBJECT PROPERTIES, SHOWN. THE 25' BUILDING RESTRICTION LINE SHOWN ON PLAT BOOK 6 PAGE 94 IS A PLATTED SETBACK AND NOT PER CURRENT ZONING. THIS AREA HAS SINCE BEEN REPLATTED IN PLAT BOOK 66 PAGE 22.
 18. NOTES PER PLAT BOOKS BB6 AT PLAT 94; 987 AT PLAT 49 (887 AT PLAT 49) AND WWW22 AT PLAT 66 (WWW22 AT PLAT 66); THERE ARE NO NOTES ON THE PLATS THAT AFFECT THE PROPERTIES. THE BUILDING RESTRICTION LINE IS NOTED, HOWEVER, DOES NOT STATE A SETBACK DISTANCE.
 19. RIGHT OF WAY TO THE STATE OF MARYLAND IN DEED RECORDED IN DEED BOOK 5239 AT FOLIO 161 (AS TO LOT 12); AFFECT LOT 12, REVERTIBLE EASEMENT FOR SUPPORTING SLOPES IS SHOWN.
 18. RIGHT OF WAY TO INQUISSION IN DEED BOOK 2816 AT FOLIO 591; DOES NOT AFFECT THE SUBJECT PROPERTIES, AFFECTS LANDS TO THE EAST ALONG CENTRAL AVENUE.
 17. EASEMENT IN DEED BOOK 2962 AT FOLIO 608 (AS TO LOT 28); AFFECTS LOT 28, 1.5' EASEMENT IS SHOWN.
 18. RIGHT OF WAY TO WSSC RECORDED IN DEED BOOK 4425 AT FOLIO 688; DOES NOT AFFECT THE SUBJECT PROPERTIES, AFFECTS LANDS ALONG DUNBAR TO THE NORTH AND HOOPER TO THE EAST.
 19. RIGHT OF WAY TO THE STATE OF MARYLAND IN DEED BOOK 5234 AT FOLIO 97 (AS TO LOT 11); AFFECT LOT 11, REVERTIBLE EASEMENT FOR SUPPORTING SLOPES IS SHOWN.
 20. RIGHT OF WAY TO THE STATE OF MARYLAND IN DEED BOOK 5251 AT FOLIO 459 (AS TO LOT 28); AFFECT LOT 28, REVERTIBLE EASEMENT FOR SUPPORTING SLOPES IS SHOWN.
 21. RIGHT OF WAY TO INQUISSION IN DEED BOOK 2816 AT FOLIO 591 (AS TO LOT 13); DOES NOT AFFECT THE SUBJECT PROPERTIES, AFFECTS LANDS TO THE EAST ALONG CENTRAL AVENUE.
 22. RIGHT OF WAY TO INQUISSION IN DEED BOOK 5220 AT FOLIO 28 (AS TO LOT 13); AFFECT LOT 13, REVERTIBLE EASEMENT FOR SUPPORTING SLOPES IS SHOWN.

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LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	08/04/22	PER MNCPC COMMENTS	SJL
2	09/28/22	PER MNCPC COMMENTS	MRH



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PROJECT No.: MB202062
DRAWN BY: SJL
CHECKED BY: NBS
DATE: 05/05/2022
CAD ID:

PROJECT:

PRELIMINARY PLAN PPS 4-22042 & ADQ-2022-029

FOR

ADVANCED AUTO PARTS

PROPOSED
DEVELOPMENT

8424 CENTRAL AVENUE
CAPITOL HEIGHTS
PRINCE GEORGES COUNTY, MD
LOTS 11, 12, 13, 28

BOHLER

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



SHEET TITLE

EXISTING CONDITIONS/ DEMOLITION PLAN

SHEET NUMBER:

C-201

REVISION 2 - 09/28/22



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DRAWN BY: SJL

1000 2000 3000 4000 5000 6000 7000 8000 9000 10000

PRELIMINARY PLAN

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