STANDARD DRAWING LEGEND FOR ENTIRE PLAN SET			AE	STANDARD BBREVIATIONS
LIMIT OF WORK		-LOWLOW		OR ENTIRE PLAN SET
LIMIT OF DISTUR	RBANCE ———	_LODLOD	AC	ACRES
THOTHE HOTE			ADA	AMERICANS WITH DISABILITY ACT
EXISTING NOTE	ONSITE PROPERTY	PROPOSED NOTE	ARCH	ARCHITECTURAL
	LINE / R.O.W. LINE NEIGHBORING		BC	BOTTOM OF CURB
	PROPERTY LINE / INTERIOR PARCEL LINE		BF BK	BASEMENT FLOOR BLOCK
	EASEMENT LINE		BL	BASELINE
	SETBACK		BLDG BM	BUILDING BUILDING BENCHMARK
	LINE		BRL	BUILDING RESTRICTION LINE
			CF	CUBIC FEET
		CURB AND GUTTER	CL CMP	CENTERLINE  CORRUGATED METAL PIPE
	CONCRETE CURB &	SPILL TRANSITION	CONN	CONNECTION
	GUTTER	DEPRESSED CURB AND GUTTER	CONC	CONCRETE
			CPP	CORRUGATED PLASTIC PIPE  CUBIC YARDS
	UTILITY POLE WITH LIGHT	-	DEC	DECORATIVE
	POLE	•	DEP	DEPRESSED
-4	LIGHT	F.#	DIP	DUCTILE IRON PIPE  DOMESTIC
<b>⊕</b> €	LIGHT	<b>□</b> ◀	ELEC	ELECTRIC
0	UTILITY POLE	0	ELEV	ELEVATION EDGE OF PAVEMENT
	TYPICAL LIGHT		EP ES	EDGE OF PAVEMENT  EDGE OF SHOULDER
\$	ACORN	\$	EW	END WALL
~	LIGHT	~	EX FES	EXISTING FLARED END SECTION
	TYPICAL SIGN		FES FF	FINISHED FLOOR
<u>X</u>	PARKING COUNTS	X	FH	FIRE HYDRANT
	1		FG G	FINISHED GRADE
170			G	GRADE GARAGE FLOOR (AT DOOR)
— — —170—— 169	CONTOUR LINE	190 187	GH	GRADE HIGHER SIDE OF WALL
TC 516.4 OR 516.4	SPOT ELEVATIONS	TC 516.00 TC 516.00 MATCH EX (518.02 ±)	GL GRT	GRADE LOWER SIDE OF WALL GRATE
370. <del>7</del>	LEEVATIONS	(010.02 1)	GV	GATE VALVE
SAN		CANI	HDPE	HIGH DENSITY POLYETHYLENE PIPE
JAIN #	SANITARY LABEL	SAN #	HP	HIGH POINT
X #	STORM LABEL	X #	HOR	HORIZONTAL
SI	SANITARY SEWER	SL	- HW INT	HEADWALL INTERSECTION
	LATERAL UNDERGROUND		INV	INVERT
	WATER LINE		LF	LINEAR FOOT
Ε	UNDERGROUND ELECTRIC LINE	Е	LOC	LIMITS OF CLEARING LIMITS OF DISTURBANCE
	UNDERGROUND GAS LINE	G	LOS	LINE OF SIGHT
	OVERHEAD	OH	LP	LOW POINT
	WIRE		L/S MAX	LANDSCAPE MAXIMUM
	UNDERGROUND TELEPHONE LINE	т	MIN	MINIMUM
c	UNDERGROUND CABLE LINE	c	MH	MANHOLE
	STORM		MJ OC	MECHANICAL JOINT ON CENTER
	SEWER		- PA	POINT OF ANALYSIS
	SANITARY SEWER MAIN	s	PC	POINT CURVATURE
~	HYDRANT	8	PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN
(S)	SANITARY	(S)	PI	POINT OF INTERSECTION
	MANHOLE STORM		POG PROP	POINT OF GRADE PROPOSED
D	MANHOLE	( <u>©</u> )	PT	POINT OF TANGENCY
⊗ <sup>WM</sup>	WATER METER	•	PTCR	POINT OF TANGENCY, CURB RETURN
WV 	WATER	•	PVC	POLYVINYL CHLORIDE PIPE
	VALVE GAS		PVI	POINT OF VERTICAL INTERSECTION
	VALVE	Ц	PVT	POINT OF VERTICAL TANGENCY
	GAS METER		R	RADIUS REINFORCED CONCRETE PIPE
	TYPICAL END SECTION		RET WALL	RETAINING WALL
or [	HEADWALL OR		R/W	RIGHT OF WAY
	ENDWALL	_	SAN	SLOPE SANITARY SEWER
	GRATE INLET	<b>(B)</b>	SF	SQUARE FEET
0	CURB INLET	<b>©</b>	STA	STATION
0	CLEAN	0	STM S/W	STORM
	OUT		TBR	TO BE REMOVED
(£)	ELECTRIC MANHOLE	(E)	TBRL	TO BE RELOCATED
7	TELEPHONE MANHOLE	(T)	TC TELE	TOP OF CURB TELEPHONE
EB	ELECTRIC	EB	TPF	TREE PROTECTION FENCE
	BOX ELECTRIC		TW	TOP OF WALL
<u>EP</u>	PEDESTAL	EP	TYP UG	TYPICAL UNDERGROUND
			UP	UTILITY POLE
	MONITORING		W	WIDE
	WELL		W/L W/M	WATER LINE WATER METER
	PIT	<b>└</b> ■	± ±	PLUS OR MINUS
	BENCHMARK	•	0	DEGREE
	BORING		Ø #	DIAMETER NUMBER
	GENERAL NOTE:			

<u>GENERAL NOI E:</u>
IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT RK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE T

PTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS ANI

SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN

# PRELIMINARYPLAN

PPS 4-22042 & ADQ-2022-029

## **ADVANCED AUTO PARTS**

#### **GENERAL NOTES:**

- DEED DESCRIPTION/LIBER FOLIO: 34454 / 00050 PLAT BOOK: 22, PAGE: 66
- EXISTING PARCEL/LOT: 12 DEED DESCRIPTION/LIBER FOLIO: 34454 / 00050 PLAT BOOK: 22, PAGE: 66
- DEED DESCRIPTION/LIBER FOLIO: 34454 / 00050 PLAT BOOK: 22, PAGE: 66
- **EXISTING PARCEL/LOT: 28** DEED DESCRIPTION/LIBER FOLIO: 34454 / 00050 PLAT BOOK: 22, PAGE: 66
- 2. TAX MAP: 67 GRID: B4
- 3. 200-FOOT MAP REFERENCE (WSSC): 201NE08
- 4. PURPOSE OF SUBDIVISION: CONSOLIDATION TO ONE PARCEL FOR COMMERCIAL USE
- PRIOR APPROVALS: N/A
- EXISTING ACREAGE:

GROSS ACREAGE (LTO-E): 0.933 AC NET ACREAGE (LTO-E): 0.933 AC GROSS ACREAGE (CGO): 0.210 AC NET ACREAGE (CGO): 0.210 AC

#### PREVIOUS ACREAGE:

- GROSS ACREAGE (M-U-I): 1.143 AC NET ACREAGE (M-U-I): 1.143 AC
- 7. ACREAGE OF ENVIRONMENTAL REGULATED FEATURES: 0.00 AC
- 8. ACREAGE OF 100-YEAR FLOODPLAIN: 0.00 AC
- 9. ACREAGE OF ROAD DEDICATION: 0.04 AC
- 10. EXISTING ZONING/USE

LTO-E (LOCAL TRANSIT - ORIENTED - EDGE) CGO (COMMERICAL GENERAL AND OFFICE) MIO ZONE (MII ITARY INSTALI ATION OVERLAY

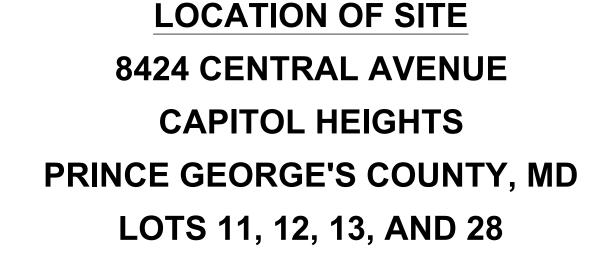
PRIOR ZONING: M-U-I (MIXED USE INFILL) MIO (MILITARY INSTALLATION OVERLAY) D-D-O (DEVELOPMENT DISTRICT OVERLAY)

USE: COMMERICAL

- 11. PROPOSED USE OF PROPERTY: COMMERCIAL RETAIL STORE
- 12. BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE: N/A
- 13. DENSITY CALCULATION: N/A
- 14. MINIMUM LOT SIZE REQUIRED BY STANDARDS PURSUANT THE PRIOR ZONING ORDINANCE AND SUBDIVISION REGULATIONS (24-1900):
- 15. MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE STANDARDS REQUIRED BY STANDARDS PURSUANT THE PRIOR ZONING ORDINANCE AND SUBDIVISON REGULATIONS (24-1900):
- 16. SUSTAINABLE GROWTH TIER: YES, TIER 1
- 17. MILITARY INSTALLATION OVERLAY ZONE: YES
- 18. CENTER OR CORRIDOR LOCATION: YES (MORGAN BOULEVARD METRO)
- 19. EXISTING AND PROPOSED GROSS FLOOR AREA (NON-RESIDENTIAL) EXISTING: 0 SF PROPOSED: 6,889 SF
- 20. STORMWATER MANAGEMENT CONCEPT NO.: 24072-2021 APPROVAL DATE: 10/21/2021
- 21. WATER/SEWER CATEGORY DESIGNATION
- EXISTING WATER/SEWER: W-3/S-3
- PROPOSED WATER/SEWER: W-3/S-3
- 22. AVIATION POLICY AREA: NO 23. MANDATORY PARK DEDICATION REQUIREMENT: NO
- 24. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
- 25. HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: YES

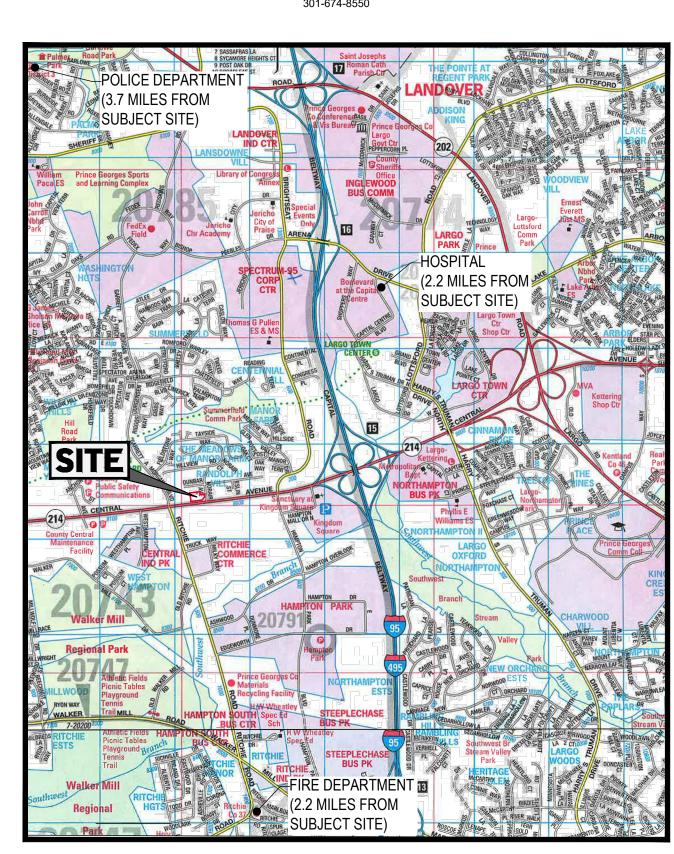
THE SUBJECT PROPERTY IS ADJACENT TO THE RIDGELY SCHOOL

- 26. TYPE ONE CONSERVATION PLAN: NO
- TCP EXEMPTION #: S-110-2021
- 27. WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
- 28. WETLANDS: NO
- 29. STREAMS: NO
- 30. SOILS BY SOIL TYPE AND SOURCE OF SOIL INFORMATION:
  - CoB (HYDROLOGIC SOIL GROUP A) SOIL INFORMATION SOURCE: NRCS WEB SOIL SURVEY
- 31. IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST. THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION: NO
- 32. PPS IS BEING REVIEWED PURSUANT TO THE PRIOR ZONING ORDINANCE AND SUBDIVISION REGULATIONS IN ACCORDANCE WITH SECTION 24-1900 OF THE SUBDIVISION REGULATIONS



#### OWNER/DEVELOPER

CENTRAL PROPERTY GROUP, LLC 8607 CENTRAL AVENUE CAPITOL HEIGHTS, MD 20743 CONTACT: ABRAHEM HELAL



**LOCATION MAP** SCALE: 1" = 2000'

PREPARED BY



CONTACT: NICHOLAS B. SPEACH, P.E.

PHONE: (301) 809-4500

EMAIL: NSPEACH@BOHLERENG.COM

#### REFERENCES

◆ <u>ALTA/NSPS LAND TITLE SURVEY</u> ENTITLED: "ALTA/NSPS LAND TITLE SURVEY" CENTRAL PROPERTY GROUP, LLC 8424 CENTRAL AVENUE 18TH ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND"

PROJECT NO.: SB202062

♦ NRI EQUIVALENCY LETTER #NRI-090-2021 EXPIRATION DATE: JUNE 11, 2026

♦SITE DEVELOPMENT CONCEPT PLAN: BOHLER ENGINEERING

ENTITLED: "SITE DEVELOPMENT CONCEPT PLAN" APPROVED.: TBD

ENTITLED: "CUSTOM SOIL RESOURCE REPORT FOR PRINCE

SHEET INDEX

**SOIL TYPES** 

COLLINGTON-WIST-URBAN LAND

COMPLEX, 0 TO 5 PERCENT SLOPES

NOTE: ENTIRE SITE IS CoB. THERE ARE NO SOIL DIVIDES ON SITE

COVER SHEET

EXISTING CONDITIONS/DEMOLITION PLAN

**SHEET NUMBER** 

C-101

C-201

C-301

HYDROLOGIC

SOIL GROUP

JUNE 3, 2021 \* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER

ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

GEORGE'S COUNTY, MARYLAND"

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): 15049821 & 15049786

**VERIZON - LAMBERT CABLE** (410) 536-0070 FIBERLIGHT/SUNBELT TELECO (727) 596-1500 COMCAST-UTILIQUEST (410) 536-0070 PEPCO - OCCLS (410) 712-0202 PG COUNTY GOVT-S&N LOCATO (434) 942-6949 QWEST GOVERMENT SERVICES (703) 464-7592 QWEST COMMUNICATIONS (303) 664-8090 24/7 MID-ATLANTIC/SKYLINE (410) 553-2605 UNIVERSITY OF MARYLAND (301) 236-3392 WASHINGTON GAS-UTILIQUEST (301) 210-0355 WSSC - PINPOINT UG (301) 868-6803

1	REVISIONS					
	REV	DATE	COMMENT	DRAWN BY CHECKED BY		
	1	08/04/22	PER MNCPCC COMMENTS	SJL NBS		
	2	09/28/22	PER MNCPPC COMMENTS	MRH NBS		



NOT APPROVED FOR

**ALWAYS CALL 811** 

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

CONSTRUCTION

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

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

DRAWN BY:

CAD I.D.: PROJECT:

PRELIMINARY PLAN PPS 4-22042 &

ADQ-2022-029

ADVANCED AUTO **PARTS** 

PROPOSED DEVELOPMENT

8424 CENTRAL AVENUE CAPITOL HEIGHTS PRINCE GEORGE'S COUNTY, MD LOTS 11, 12, 13, 28

**BOHLER** 

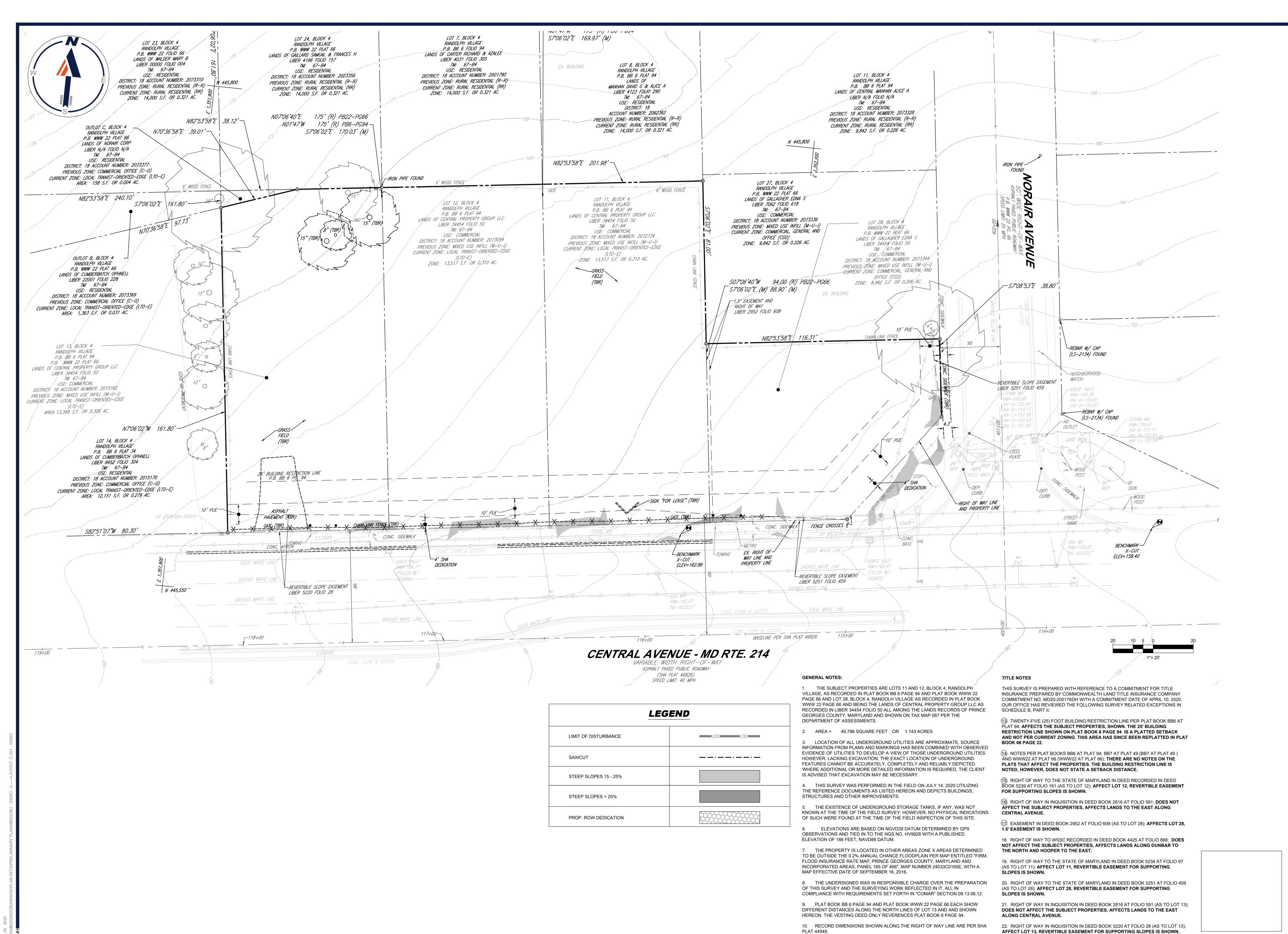
16701 MELFORD BLVD, SUITE 310 **BOWIE, MARYLAND 20715** Phone: (301) 809-4500 Fax: (301) 809-4501 MD@BohlerEng.com

I, NICHOLAS BASPEACH, HEREBY CERTIFY THAT THESE THAT I AM A DULY LICENSED PROFESSIONAL ENGINEE UNDER THE LAWS OF THE STATE OF MARYLAND,

COVER SHEET

C-101

**REVISION 2 - 09/28/22** 



SITE CIVIL AND CONSULTIN
LAND SURVEY
PROGRAM MANAG
LANDSCAPE ARCHIT
SUSTAINABLE DE
PERMITTING SER
TRANSPORTATION S

#### REVISIONS

REV	DATE	COMMENT	DRAWN CHECKED
1	08/04/22	PER MNCPCC COMMENTS	SJL NBS
2	09/28/22	PER MNCPPC COMMENTS	MRI NBS



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## NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION

DOCUMENT UNLESS INDICATED OTHERWISE.

05/05/202

PROJECT No.: DRAWN BY: CHECKED BY:

CHECKED BY: DATE: CAD I.D.:

PROJECT:

PRELIMINARY PLAN
PPS 4-22042 &

ADQ-2022-029

ADVANCED AUTO PARTS

PROPOSED
DEVELOPMENT

8424 CENTRAL AVENUE

8424 CENTRAL AVENUE CAPITOL HEIGHTS PRINCE GEORGE'S 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



EXISTING
CONDITIONS/
DEMOLITION

SHEET NUMBER:

C-20

REVISION 2 - 09/28/22

