	FOR ENTIRE PLAN SET		A	STANDARD BBREVIATIONS
LIMIT OF WOR		LOWLOW		FOR ENTIRE PLAN SET
LIMIT OF DIST	URBANCE		AC	ACRES AMERICANS WITH
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE	ADA	DISABILITY ACT
	ONSITE PROPERTY LINE / R.O.W. LINE		ARCH BC	ARCHITECTURAL BOTTOM OF CURB
	NEIGHBORING - PROPERTY LINE /		BF	BASEMENT FLOOR
	_ INTERIOR PARCEL LINE _ EASEMENT		BK	BLOCK
	LINE		BL BLDG	BASELINE BUILDING
. — — — — — -	_ SETBACK LINE		ВМ	BENCHMARK
			BRL	BUILDING RESTRICTION LINE
		QUIDD AND QUITTED	CF CL	CUBIC FEET CENTERLINE
		CURB AND GUTTER	СМР	CORRUGATED METAL PIPE
	CONCRETE CURB & GUTTER	SPILL TRANSITION	CONN	CONNECTION CONCRETE
	GOTTER	DEPRESSED CURB AND GUTTER	CONC	CORRUGATED PLASTIC PIPE
	UTILITY POLE		CY	CUBIC YARDS
	WITH LIGHT		DEC	DECORATIVE DEPRESSED
<u> </u>	POLE LIGHT	<u> </u>	DIP	DUCTILE IRON PIPE
□ €	TRAFFIC LIGHT	□ €	DOM	DOMESTIC
0	UTILITY	0	ELEC	ELECTRIC ELEVATION
	POLE		EP	EDGE OF PAVEMENT
8	TYPICAL LIGHT	<u>R</u>	ES	EDGE OF SHOULDER
\$	ACORN LIGHT	\$	EX	EXISTING
	TYPICAL	-v-	FES	FLARED END SECTION
^	SIGN		FF	FINISHED FLOOR
X	COUNTS	<u>/X\</u>	FH FG	FIRE HYDRANT FINISHED GRADE
			G	GRADE
<u>— 170— — </u>	CONTOUR	190	GF	GARAGE FLOOR (AT DOOR)
169	- LINE SPOT	TC 516.00 TC 516.00 MATCHEX	GH GL	GRADE HIGHER SIDE OF WALL GRADE LOWER SIDE OF WALL
TC 516.4 OR 516.4	ELEVATIONS	TC 516.00 TC 516.00 MATCH EX (518.02 ±)	GRT	GRATE
			GV	GATE VALVE HIGH DENSITY
SAN #	SANITARY LABEL	SAN #	HDPE	POLYETHYLENE PIPE
	STORM	X #	HP	HIGH POINT HORIZONTAL
#	LABEL	· ·	HW	HEADWALL
SL	SANITARY SEWER LATERAL		INT	INVERT
W	UNDERGROUND WATER LINE		LF	LINEAR FOOT
Ε	_ UNDERGROUND ELECTRIC LINE	Е	LOC	LIMITS OF CLEARING
	UNDERGROUND		LOD	LIMITS OF DISTURBANCE LINE OF SIGHT
	GAS LINE		LP	LOW POINT
OH	_ OVERHEAD WIRE	——ОН ———	L/S	LANDSCAPE
Γ	UNDERGROUND TELEPHONE LINE	т	MAX MIN	MAXIMUM MINIMUM
	UNDERGROUND		MH	MANHOLE
	CABLE LINE STORM	·	MJ	MECHANICAL JOINT
	SEWER		OC PA	ON CENTER POINT OF ANALYSIS
<i>S</i>	SANITARY SEWER MAIN	s ————	PC	POINT CURVATURE
V	HYDRANT	V	PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN
	SANITARY		PI	POINT OF INTERSECTION
<u>(S)</u>	MANHOLE		POG PROP	POINT OF GRADE PROPOSED
D	STORM MANHOLE	(<u>©</u>)	PROP	POINT OF TANGENCY
⊗ ^{WM}	WATER METER	•	PTCR	POINT OF TANGENCY, CURB RETURN
₩V	WATER	•	PVC	POLYVINYL CHLORIDE PIPE
	VALVE GAS		PVI	POINT OF VERTICAL INTERSECTION
	VALVE		PVT	POINT OF VERTICAL TANGENCY
	GAS METER	\boxtimes	R	RADIUS REINFORCED CONCRETE PIPE
	TYPICAL END		RET WALL	RETAINING WALL
	SECTION HEADWALL OR		R/W	RIGHT OF WAY
OR	ENDWALL	J or ■	SAN	SLOPE SANITARY SEWER
	GRATE INLET	•	SF	SQUARE FEET
	CURB INLET	© ⁻	STA	STATION
0	CLEAN	0	STM S/W	STORM SIDEWALK
	OUT		TBR	TO BE REMOVED
E	MANHOLE	E E	TBRL	TO BE RELOCATED
T	TELEPHONE MANHOLE	Ū	TELE	TOP OF CURB TELEPHONE
EB	ELECTRIC BOX	EB	TPF	TREE PROTECTION FENCE
EP EP	ELECTRIC	EP	TVP	TOP OF WALL
LF.	PEDESTAL		TYP	TYPICAL UNDERGROUND
			UP	UTILITY POLE
	MONITORING		W W/I	WATER LINE
\bigcirc	WELL	į.	W/L	WATER LINE
	TEST		W/M	WATER METER
	TEST PIT	T	±	WATER METER PLUS OR MINUS
	TEST			

PRELIMINARY PLAN PPS 4-24006

2501 & 2405 CRAIN HIGHWAY

LOCATION OF SITE

2501 & 2405 CRAIN HWY

BOWIE, MD 20716

PRINCE GEORGE'S COUNTY

LIBER 37712 FOLIO 599 & LIBER 37712 FOLIO 590

GENERAL NOTES:

1. EXISTING PARCEL/LOT: 116 DEED DESCRIPTION/LIBER FOLIO: SJH 37712 / 00599 EXISTING PARCEL/LOT: 33

DEED DESCRIPTION/LIBER FOLIO: 37712 / 00590

- 2. TAX MAP: 63 GRID: E2
- 3. 200-FOOT MAP REFERENCE (WSSC): 204NE14
- 4. PURPOSE OF SUBDIVISION: 2 PARCELS FOR COMMERCIAL DEVELOPMENT
- 5. PRIOR APPROVALS: N/A
- 6. EXISTING ACREAGE:

PARCEL 116: GROSS ACREAGE (CS): 1.79 AC NET ACREAGE (CS): 1.59 AC

PARCEL 33: GROSS ACREAGE (CS): 1.73 AC NET ACREAGE (CS): 1.73 AC

7. PROPOSED ACREAGE:

PARCEL 1: 1.79 AC PARCEL 2: 1.73 AC (R), 1.735 AC (M)

- 8. ACREAGE OF ENVIRONMENTAL REGULATED FEATURES: 0.51 AC
- 9. ACREAGE OF 100-YEAR FLOODPLAIN: 0.20 AC
- 10. ACREAGE OF ROAD DEDICATION: 0.00 AC
- 11. EXISTING ZONING/USE

CURRENT ZONING: CS (COMMERCIAL, SERVICE)

USE: COMMERCIAL

- 12. PROPOSED USE OF PROPERTY: AUTOMOTIVE DEALERSHIP
- 13. BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE: N/A
- 14. DENSITY CALCULATION: N/A
- 15. MINIMUM LOT SIZE REQUIRED BY STANDARDS PURSUANT THE PRIOR ZONING ORDINANCE AND SUBDIVISION REGULATIONS (24-1900): CS: 5,000 SF
- 16. 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):
- 17. SUSTAINABLE GROWTH TIER: YES, TIER 1
- 18. MILITARY INSTALLATION OVERLAY ZONE: N/A
- 19. CENTER OR CORRIDOR LOCATION: N/A
- 20. EXISTING AND PROPOSED GROSS FLOOR AREA (NON-RESIDENTIAL)

EXISTING: 3,221 SF (TO BE RAZED) PROPOSED (PARCEL 33): 16,827 SF PROPOSED (PARCEL 116): 13,827 SF

- 21. STORMWATER MANAGEMENT CONCEPT NO.: 24072-2021
- EXISTING WATER/SEWER: W-3/S-3
- PROPOSED WATER/SEWER: W-3/S-3 23. AVIATION POLICY AREA: YES, APA-6

22. WATER/SEWER CATEGORY DESIGNATION

- 24. MANDATORY PARK DEDICATION REQUIREMENT: NO
- 25. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
- 26. HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
- 27. TYPE ONE CONSERVATION PLAN: YES
- 28. WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
- 29. WETLANDS: NO
- 30. STREAMS: YES
- 31. SOILS BY SOIL TYPE AND SOURCE OF SOIL INFORMATION:

AfD (HYDROLOGIC SOIL GROUP C) AfC (HYDROLOGIC SOIL GROUP C) AnB (HYDROLOGIC SOIL GROUP C)

SOIL INFORMATION SOURCE: NRCS WEB SOIL SURVEY

- 32. 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 33. PPS IS BEING REVIEWED PURSUANT TO THE PRIOR ZONING ORDINANCE AND SUBDIVISION REGULATIONS IN ACCORDANCE WITH SECTION 24-1900 OF THE SUBDIVISION REGULATIONS



LOCATION MAP

OWNER WHITRO BOWIE #1, LLC 15301 FREDERICK RD ROCKVILLE MD 20855

FIRE/RESCUE STATION-

APPLICANT AMMON HEISLER SACHS ARCHITECTS, PC 300 WEST PRATT ST., SUITE 275

BALTIMORE, MD 21201

PREPARED BY



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 TO HE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN RITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE CONTACT: CHRISTOPHER RIZZI, PLA EPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS ANI

ALTA/NSPS LAND TITLE SURVEY BOHLER "BOUNDARY & TOPOGRAPHIC SURVEY **OURISMAN GENESIS-BOWIE"** FILE NO.: MDB230082.00

ALTA/NSPS LAND TITLE SURVEY:

"ALTA/NSPS LAND TITLE SURVEY OURISMAN GENESIS-BOWIE, 2504 & 2410 CRAIN HIGHWAY - U.S. RTE. 301 7TH ELECTION DISTRICT PRINCE GEORGE'S COUNTY"

DATED: 04/10/23 FIELD DATE: 12/15/23

"CUSTOM SOIL RESOURCE REPORT FOR PRINCE GEORGE'S COUNTY, MARYLAND" DATED: FEBRUARY 5, 2024

* 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.

CONTACTS

THE FOLLOWING COMPANIES WERE NOTIFIED BY MARYLAND MISS UTILITY SYSTEM (1-800-257-7777) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILIT INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES

	UTILITY COMPANY	LOCATE STATUS	PHONE NUMBER
l	BGE ELECTRIC	48 HR DELAY	(410) 536-0070
l	BGE GAS	48 HR DELAY	(410) 536-0070
l	CITY OF BOWIE	CLEAR/NO CONFLICT	(301) 672-8520
l	COMCAST	NOT COMPLETE	(301) 210-0355
l	PG CO GVT	CLEAR/NO CONFLICT	(801) 364-1063
	VERIZON	NOT COMPLETE	(301) 210-0355
	WASHINGTON GAS	NOT COMPLETE	(301) 210-0355
l	WSSC	NOT COMPLETE	(301) 868-6803

* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF

REFERENCES

DATED: 01/11/24 FIELD DATE: 01/03/24

BOHLER

FILE NO.: MDB230009.00

SOIL REPORT NRCS ENTITLED:

SHEET INDEX

SOIL TYPES

DESCRIPTION

ANNAPOLIS FINE SANDY LOAM, 5 TO 10

ANNAPOLIS FINE SANDY LOAM, 10 TO 15

PERCENT SLOPES

ANNAPOLIS-URBAN LAND COMPLEX, 0 TO

SHEET NUMBER

C-101

C-201

C-202

C-301

C-302

HYDROLOGIC

SOIL GROUP

SHEET TITLE

SOIL TYPE

RESPONSE TO THIS REQUEST. TICKET NUMBER: 21251385

UTILITY COMPANY	LOCATE STATUS	PHONE NUMBER
BGE ELECTRIC	48 HR DELAY	(410) 536-0070
BGE GAS	48 HR DELAY	(410) 536-0070
CITY OF BOWIE	CLEAR/NO CONFLICT	(301) 672-8520
COMCAST	NOT COMPLETE	(301) 210-0355
PG CO GVT	CLEAR/NO CONFLICT	(801) 364-1063
VERIZON	NOT COMPLETE	(301) 210-0355
WASHINGTON GAS	NOT COMPLETE	(301) 210-0355
WSSC	NOT COMPLETE	(301) 868-6803
A '		•

THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

Call before you dig. **ALWAYS CALL 811** It's fast. It's free. It's the law.

REVISIONS

MNCPPC

MNCPPC

COMMENT

COMMENTS FROM

REV DATE

12/6/24

2/24/25

FOR CONCEPT **PURPOSES ONLY**

EVIEW 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 4-24006

2501 & 2405 **CRAIN HIGHWAY**

> PROPOSED DEVELOPMENT

2501 & 2405 CRAIN HIGHWAY BOWIE, MD 20716 PRINCE GEORGE'S COUNTY

BOHLER

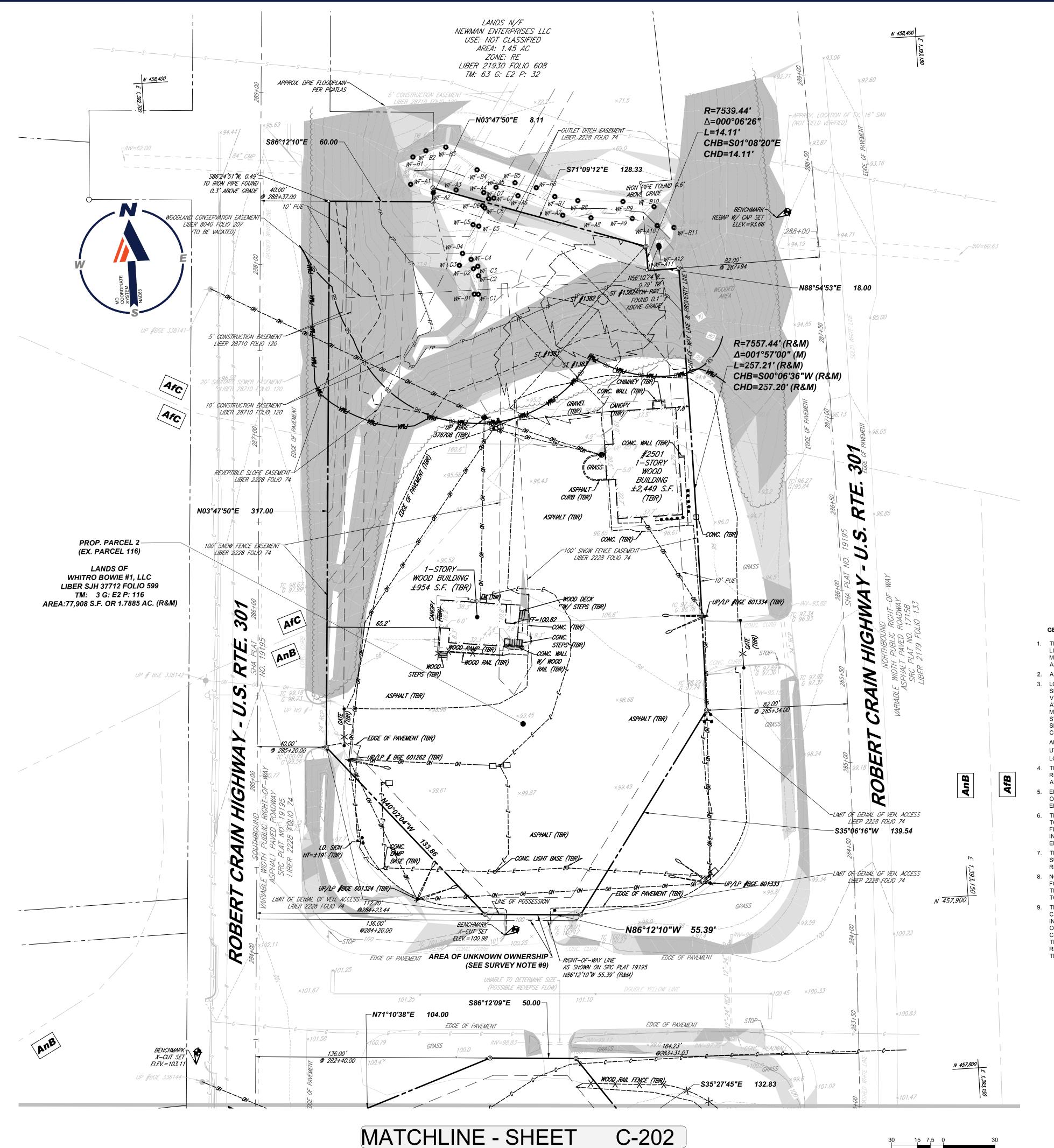
16701 MELFORD BLVD, SUITE 430 **BOWIE, MARYLAND 20715** Phone: (301) 809-4500 Fax: (301) 809-4501 MD@BohlerEng.com



SHEET TITLE:

COVER SHEET

C-101



STEEP SLOPES 15 - 25%

STEEP SLOPES > 25%

ERAL NOTES:

1. THE SUBJECT PROPERTY IS THE LANDS OF WHITRO BOWIE #1, LLC AS RECORDED IN LIBER 37712 FOLIO 599, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND AND SHOWN ON TAX MAP 3 AS PARCEL 116, PER THE DEPARTMENT OF ASSESSMENTS.

AREA = 77,908 SQUARE FEET OR 1.7885 ACRES (RECORD & MEASURED) LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND

SIZES ARE BASED ON UTILITY MARK OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.

APPROXIMATE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN PER PRIVATE UTILITY MARKOUT PERFORMED BY INSIGHT, LLC ON NOVEMBER 03, 2023 AND FIELD LOCATED WITH CONVENTIONAL METHODS UNLESS OTHERWISE NOTED.

4. THIS SURVEY WAS PERFORMED IN THE FIELD ON JANUARY 03, 2024 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.

5. ELEVATIONS ARE BASED ON NIGVESTA DATUM AND CONVERTED FROM GPS.

ELEVATIONS ARE BASED ON NGVD29 DATUM AND CONVERTED FROM GPS
 OBSERVATIONS, NAVD88, AND TIED INTO WSSC MONUMENT #5040 WITH A PUBLISHED
 ELEVATION OF 112.116 FEET (NGVD29).
 THE SUBJECT 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 190 OF 466", MAP NUMBER 24033C0190E, WITH AN EFFECTIVE DATE OF SEPTEMBER 16, 2016.

7. 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.

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.

9. THE AREA SHOWN HEREON, AS AREA OF UNKNOWN OWNERSHIP, IS INCLUDED IN THE CURRENT VESTING DEED DESCRIPTION AS "NEW LEGAL." THIS AREA IS NOT INCLUDED IN THE PREVIOUS DEEDS OF THE CHAIN OF TITLE, NOR WERE WE ABLE TO OBTAIN ANY OTHER DOCUMENTS THAT INDICATED THE TRANSFER OF RIGHTS OF THIS AREA. OUR CURRENT BOUNDARY/RIGHT-OF-WAY IS BASED ON HISTORIC DEEDS IN THE CHAIN OF TITLE AND NOT THE CURRENT (NEW LEGAL) DEED DESCRIPTION. ADDITIONAL RESEARCH MAY BE NECESSARY TO DETERMINE OWNERSHIP OF THIS AREA.

TITLE NOT

THIS SURVEY IS PREPARED WITH REFERENCE TO AM OWNER'S POLICY OF TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY POLICY NO. 5011400-NCS-742849 (0), WITH A DATE OF POLICY OF DECEMBER 24, 2015. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, EXCEPTIONS FROM COVERAGE:

3. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE ORIGINAL PRINCIPAL AMOUNT OF \$2,235,500.00 RECORDED DECEMBER 24, 2015 AS DOCUMENT NO. LIBER 37712, FOLIO 608 OF OFFICIAL RECORDS.

DATE: DECEMBER 4, 2015 TRUSTOR: WHITRO BOWIE #1, LLC, A MARYLAND LIMITED LIABILITY COMPANY TRUSTEE: BRIAN FRANK AND K. ROGER CLORE BENEFICIARY: SUNTRUST BANK

AFFECTS TITLE PARCELS ONE AND TWO, NOT PLOTTABLE, GENERAL IN NATURE.

4. ASSIGNMENT OF LEASES AND RENTS BY AND BETWEEN WHITRO BOWIE #1, LLC, A MARYLAND LIMITED LIABILITY COMPANY AND SUNTRUST BANK, DATED DECEMBER 4, 2015 AND RECORDED DECEMBER 24, 2015 IN LIBER 37712, FOLIO 648; **AFFECTS TITLE PARCELS ONE AND TWO, NOT PLOTTABLE, GENERAL IN NATURE.**

THE FOLLOWING EXCEPTIONS AFFECT PARCEL TWO:

- 8. UTILITY EASEMENT TO CONSOLIDATED GAS RECORDED AT LIBER 559, FOLIO 185 AND LIBER 560, FOLIO 104; MAY AFFECT PARCEL TWO, VAGUE AND INSUFFICIENT INFORMATION IN THE RECORD DOCUMENT, THERE ARE NO POLE LINES RUNNING ALONG THE EASTERN SIDE OF THE ORIGINAL CRAIN HIGHWAY.
- 9. STATE ROAD COMMISSIONS BY INQUISITION RECORDED IN LIBER 2228, FOLIO 74, SHOWN ON STATE HIGHWAY PLAT 19195; AFFECT TITLE PARCEL TWO, EASEMENTS AND LIMITS OF DENIAL OF VEHICULAR ACCESS ARE SHOWN.
- 10. RIGHT OF WAY TO BALTIMORE GAS & ELECTRIC RECORDED IN LIBER 2395, FOLIO 236; DOES NOT AFFECT TITLE PARCEL TWO, THERE ARE NO POLE LINES RUNNING ALONG THE EASTERN SIDE OF THE ORIGINAL CRAIN HIGHWAY.
- 11. DECLARATION OF COVENANTS RECORDED IN LIBER 8040, FOLIO 207, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS; AFFECT TITLE PARCEL TWO, EASEMENT IS SHOWN.
- 12. THIS RIGHT OF WAY DATED DECEMBER 5, 2006, MADE BY AND BETWEEN BOWIE 2501 REALTY LLC, OWNER, A MARYLAND LIMITED LIABILITY COMPANY AND WASHINGTON SUBURBAN SANITARY COMMISSION, A MARYLAND PUBLIC CORPORATION, AND RECORDED ON SEPTEMBER 25, 2007 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 28710, FOLIO 120; **AFFECT TITLE PARCEL TWO, EASEMENT IS SHOWN.**
- 13. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/ACSM SURVEY MADE BY JOYCE ENGINEERING CORPORATION ON AUGUST 25, 2015, LAST REVISED NOVEMBER 20, 2015, DESIGNATED JOB NUMBER 015041:
- (A) 3 SECTIONS OF METAL GUARD RAILS CROSS THE SOUTHERLY BOUNDARY LINE BY UNDISCLOSED DISTANCES ONTO THE SUBJECT PROPERTY.

SEE CURRENT SURVEY



F	REVISIONS
	COMMENT

EV	DATE	COMMENT	DRAWN BY
_ v	DAIL	DATE COMMENT	
1	12/6/24	COMMENTS FROM	SK
'	12/0/24	MNCPPC	CR
2	2/24/25	COMMENTS FROM	HS
	2/24/23	MNCPPC	CR
3	3/17/25	COMMENTS FROM	HS
J	3/1//23	MNCPPC	CR



ALWAYS CALL 811

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

FOR CONCEPT PURPOSES ONLY

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

DOCUMENT UNLESS INDICATED OTHERWISE.

 PROJECT No.:
 MDB230082.0

 DRAWN BY:
 H

 CHECKED BY:
 AV

 DATE:
 02/02/202

 CAD I.D.:
 EXDI

PROJECT:

PRELIMINARY PLAN PPS 4-24006

2504 9 0405

2501 & 2405 CRAIN HIGHWAY

> PROPOSED DEVELOPMENT

2501 & 2405 CRAIN HIGHWAY BOWIE, MD 20716 PRINCE GEORGE'S COUNTY

BOHLER

16701 MELFORD BLVD , SUITE 430 BOWIE, MARYLAND 20715 Phone: (301) 809-4500 Fax: (301) 809-4501 MD@BohlerEng.com



EXISTING
CONDITIONS
DEMOLITION

PLAN

C-20

ROBERT CR	## LIMIT OF DENIAL OF VEH. ACCESS 112.70' LIBER 2228 FOLIO 74	UNABLE TO DETERMINE SIZE (POSSIBLE REVERSE FLOW) S86°12'09"E 50.00 101.10	N86°12'10"W 55.39' WAY LINE ON SRC PLAT 19195 W 55.39' (R&M) DOUBLE YELLOW LINE	-UP/LP #BGE 601333 x99.34 LIMIT OF OR LUBER	*100.22	E 1,393,150	
BENCHMARK X-CUT SET ELEV.=103.11 UP #BGE 338144	136.00' 136.00' 100.79 GRA 100.4 ×	100.0	WOOD, RAIL FENCE (TBR). S35°2'	CONC. HEADWALL		N 457,800 E 1,393	
SOUTH WAS TO SOUTH AND SOU	## 104.78 ## 105.23 ## 105.23 ## 104.78 ## 105.23 ## 104.78 ## 105.23 ## 104.78 ## 105.76 ## 105.76 ## 105.76 ## 105.23 ## 104.95	### 103.24 PRING #### 103.24 PRING ###################################	OP. PARCEL 1 X. PARCEL 33) LANDS OF O BOWIE #1, LLC 37712 FOLIO 590 63 G: ED 7: 33 57 S.F. OR 1.735 AC. (M) 110.8' *104.55 OF PUE *105.72 *105.72 *105.72 *105.72 *105.72	### 104.28 ### 104.0 ### 104.0 ### 104.0 ### 104.0 ### 104.28 ### 104.0 ### 104.28 ### 104.28 ### 104.28 ### 104.28 ### 104.28 ### 104.28 ### 104.28 ### 104.28 ### 104.28 ### 104.28 ### 104.28 ### 104.28 ### 104.28 ### 104.28 #### 104.28 #### 104.28 #### 104.28 #### 104.28 #### 104.28 #### 104.28 #### 104.28 ##### 104.28 ##### 104.28 ###################################	SPA PLAT NO. 17158 SOLD WHITE LIME **ROBERT CRAIN HIGHWAY - U.S. RTE. 3(**NORTHBOUND NORTHBOUND NORTHB	Anb	

LEGEND STEEP SLOPES 15 - 25% STEEP SLOPES > 25%

ATCHLINE - SHEET

- 1. THE SUBJECT PROPERTY IS THE LANDS OF WHITRO BOWIE #1, LLC AS RECORDED IN LIBER 37712 FOLIO 590, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND AND SHOWN ON TAX MAP 63 AS PARCEL 33.
- 2. AREA = 75,357 SQUARE FEET OR 1.730 ACRES (RECORD) 75,583 SQUARE FEET OR 1.735 ACRES (MEASURED)
- 3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
- APPROXIMATE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN PER PRIVATE UTILITY MARKOUT PERFORMED BY INSIGHT, LLC ON NOVEMBER 03, 2023 AND FIELD LOCATED WITH CONVENTIONAL METHODS UNLESS OTHERWISE NOTED.
- 4. THIS SURVEY WAS PERFORMED IN THE FIELD ON JANUARY 03, 2024 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.
- 5. ELEVATIONS ARE BASED ON NGVD29 DATUM AND CONVERTED FROM GPS OBSERVATIONS, NAVD88, AND TIED INTO WSSC MONUMENT #5040 WITH A PUBLISHED ELEVATION OF 112.116 FEET (NGVD29).
- 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 190 OF 466", MAP NUMBER 24033C0190E, WITH AN EFFECTIVE DATE OF SEPTEMBER 16, 2016.
- 7. 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.

TITLE NOTES:

THIS SURVEY IS PREPARED WITH REFERENCE TO AM OWNER'S POLICY OF TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY POLICY NO. 5011400-NCS-742849 (0), WITH A DATE OF POLICY OF DECEMBER 24, 2015. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, EXCEPTIONS FROM COVERAGE:

3. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE ORIGINAL PRINCIPAL AMOUNT OF \$2,235,500.00 RECORDED DECEMBER 24, 2015 AS DOCUMENT NO. LIBER 37712, FOLIO 608 OF OFFICIAL RECORDS.

DATE: DECEMBER 4, 2015 TRUSTOR: WHITRO BOWIE #1, LLC, A MARYLAND LIMITED LIABILITY COMPANY TRUSTEE: BRIAN FRANK AND K. ROGER CLORE BENEFICIARY: SUNTRUST BANK

AFFECTS TITLE PARCELS ONE AND TWO, NOT PLOTTABLE, NOT SURVEY RELATED.

4. ASSIGNMENT OF LEASES AND RENTS BY AND BETWEEN WHITRO BOWIE #1, LLC, A MARYLAND LIMITED LIABILITY COMPANY AND SUNTRUST BANK, DATED DECEMBER 4, 2015 AND RECORDED DECEMBER 24, 2015 IN LIBER 37712, FOLIO 648; AFFECTS TITLE PARCELS ONE AND TWO, NOT PLOTTABLE, NOT SURVEY RELATED.

THE FOLLOWING EXCEPTIONS AFFECT PARCEL ONE:

- 5. INSTRUMENT DATED APRIL 23, 1937 MADE BY AND BETWEEN JOHN L. INGALLS AND CONSOLIDATED GAS ELECTRIC LIGHT AND POWER COMPANY OF BALTIMORE, AND RECORDED APRIL 29, 1937, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 471, FOLIO 233; MAY AFFECT PARCEL ONE AND PARCEL TWO, VAGUE AND INSUFFICIENT INFORMATION IN THE RECORD DOCUMENT, THERE ARE NO POLE LINES RUNNING ALONG THE EASTERN SIDE OF THE ORIGINAL CRAIN HIGHWAY.
- 6. DEED DATED AUGUST 14, 1957 MADE BY AND AMONG JOHN L. INGALLS, UNMARRIED, P.H. MOORE AND STATE ROADS COMMISSION OF MARYLAND, ACTING FOR AND ON BEHALF OF THE STATE OF MARYLAND, AND RECORDED AUGUST 22, 1957, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 2135, FOLIO 401: SEE SRC PLATS 17158 & 17159; DOES NOT AFFECT TITLE PARCEL ONE, AFFECTS THE LAND TO THE EAST ACROSS CRAIN HIGHWAY NORTH BOUND AND THE WEST ACROSS CRAIN HIGHWAY SOUTHBOUND.
- 7. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/ACSM SURVEY MADE BY JOYCE ENGINEERING CORPORATION ON AUGUST 2015, LAST REVISED NOVEMBER 20, 2015, DESIGNATED JOB NUMBER 015041: (A) SIX FOOT CHAIN LINK FENCE CROSSES THE NORTHWESTERLY SUBJECT PROPERTY
- BOUNDARY; OWNERSHIP UNKNOWN;
- (B) SIX FOOT CHAIN LINK FENCE CROSSES THE SOUTHEASTERLY SUBJECT BOUNDARY AT TWO LOCATIONS; OWNERSHIP UNKNOWN; (C) A SIGN AND A WOOD POST ARE LOCATED AN UNDETERMINED DISTANCE NORTH OF THE NORTHWESTERLY SUBJECT BOUNDARY WITHIN THE CROSS-OVER
- RIGHT-OF-WAY: OWNERSHIP UNKNOWN; (D) OVERHEAD WIRE, GUY WIRES AND UTILITY POLE, LOCATED IN THE NORTHWESTERLY AREA OF THE SUBJECT PROPERTY, CONTINUE ACROSS THE PROPERTY AND EXITS OVER THE NORTHEASTERLY SUBJECT BOUNDARY INTO THE U.S. ROUTE 301 - CRAIN HIGHWAY NORTHBOUND RIGHT-OF-WAY WITHOUT PROVIDING ADDITIONAL BENEFIT
- TO THE SUBJECT PROPERTY AND WITHOUT BENEFIT OF KNOWN EASEMENT; (E) OVERHEAD WIRE UTILITY CROSSES A NORTHEASTERLY CORNER SECTION OF THE SUBJECT PROPERTY WITHOUT BENEFITING THE PROPERTY AND WITHOUT BENEFIT OF KNOWN EASEMENT;
- (F) "GRAVEL PAVEMENT" DRIVEWAY SURFACE IS DEPICTED TO GO THROUGH THE DRAWN "LIMIT OF DENIAL OF VEHICULAR ACCESS" BOUNDARIES NEAR THE NORTHERLY AND NORTHEASTERLY SUBJECT PROPERTY BOUNDARIES; SURFACE CONTINUES TO THE CROSS-OVER RIGHT-OF-WAY.

SEE CURRENT SURVEY



REVISIONS

DATE	COMMENT	DRAWN BY CHECKED BY
10/6/04	COMMENTS FROM	SK
12/0/24	MNCPPC	CR
2/24/25	COMMENTS FROM	HS
2/24/23	MNCPPC	CR
3/17/25	COMMENTS FROM	HS
3/11/23	MNCPPC	CR
	DATE 12/6/24 2/24/25 3/17/25	12/6/24 COMMENTS FROM MNCPPC 2/24/25 COMMENTS FROM MNCPPC COMMENTS FROM



ALWAYS CALL 811 It's fast. It's free. It's the law.

FOR CONCEPT

PURPOSES ONLY

DRAWN BY:

PROJECT:

CAD I.D.:

PRELIMINARY PLAN PPS 4-24006

2501 & 2405 **CRAIN HIGHWAY**

PROPOSED

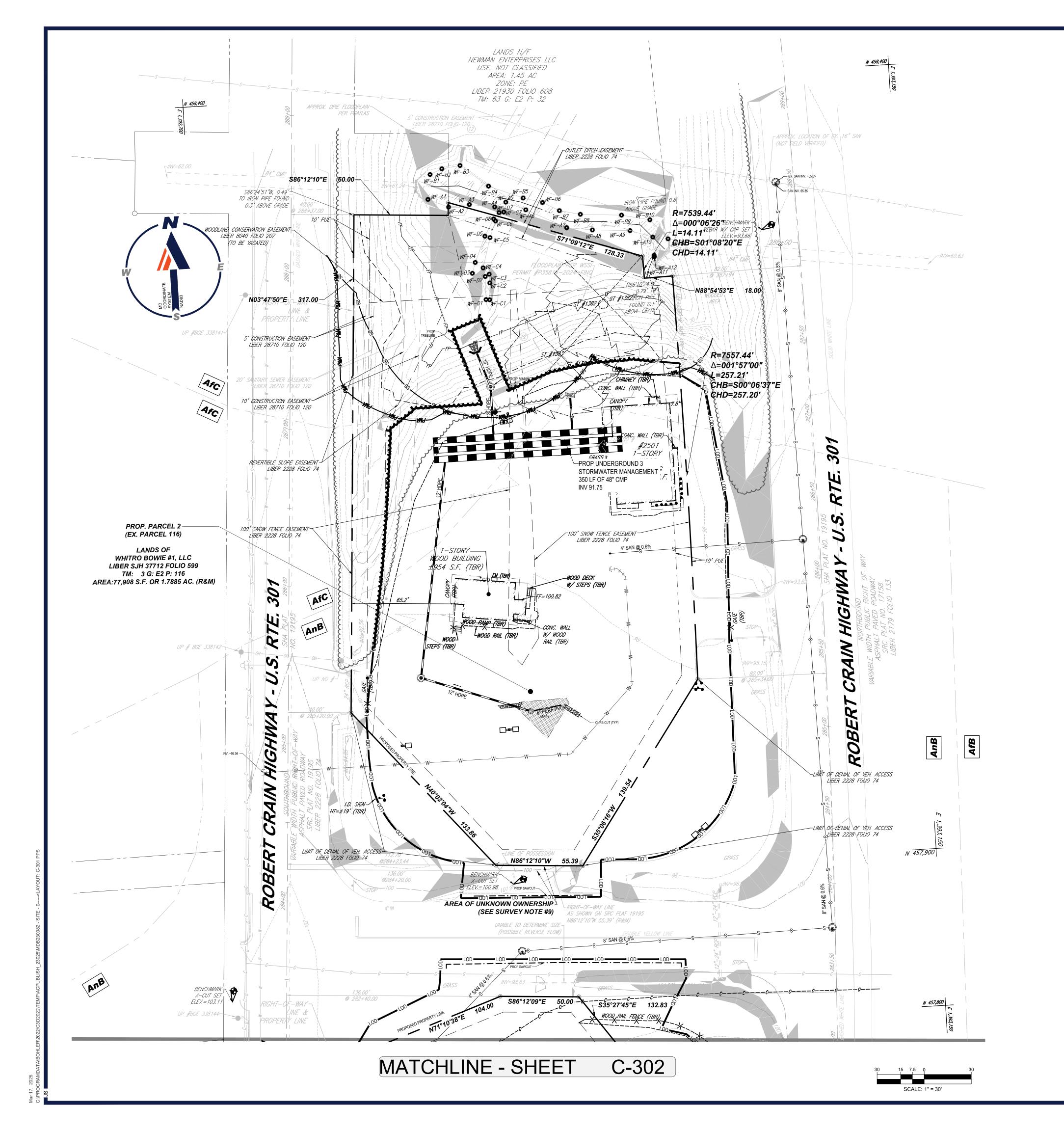
DEVELOPMENT 2501 & 2405 CRAIN HIGHWAY BOWIE, MD 20716

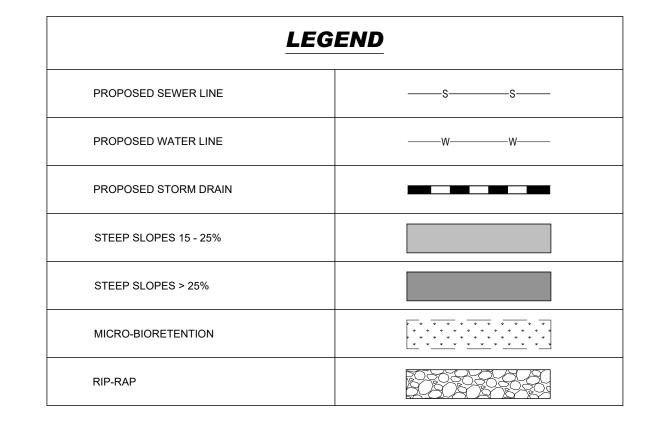
PRINCE GEORGE'S COUNTY

16701 MELFORD BLVD, SUITE 430 **BOWIE, MARYLAND 20715** Phone: (301) 809-4500 Fax: (301) 809-4501 MD@BohlerEng.com



EXISTING CONDITIONS DEMOLITION PLAN







REVISIONS					
REV	DATE	COMMENT	DRAWN BY CHECKED BY		
1	12/6/24	COMMENTS FROM MNCPPC	SK CR		
2	2/24/25	COMMENTS FROM MNCPPC	HS CR		
3	3/17/25	COMMENTS FROM MNCPPC	HS CR		



ALWAYS CALL 811

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

FOR CONCEPT PURPOSES ONLY

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.:
 MDB230082.00

 DRAWN BY:
 HS

 CHECKED BY:
 AW

 DATE:
 02/02/2024

 CAD I.D.:
 SITE

PROJECT:

PRELIMINARY PLAN PPS 4-24006

0504 8 0405

2501 & 2405 CRAIN HIGHWAY

PROPOSED DEVELOPMENT

2501 & 2405 CRAIN HIGHWAY BOWIE, MD 20716 PRINCE GEORGE'S COUNTY

BOHLER/

16701 MELFORD BLVD , SUITE 430 BOWIE, MARYLAND 20715 Phone: (301) 809-4500 Fax: (301) 809-4501 MD@BohlerEng.com

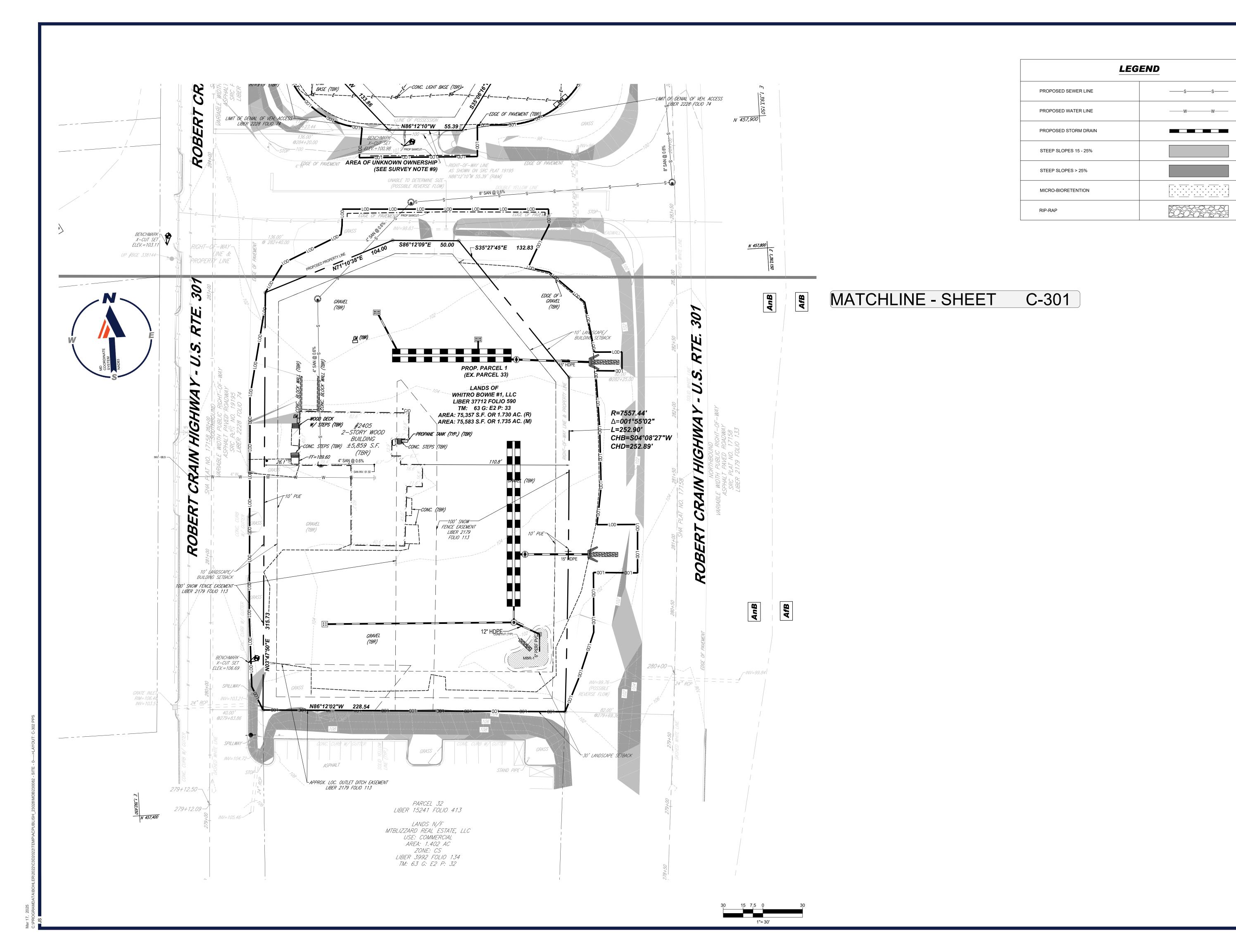


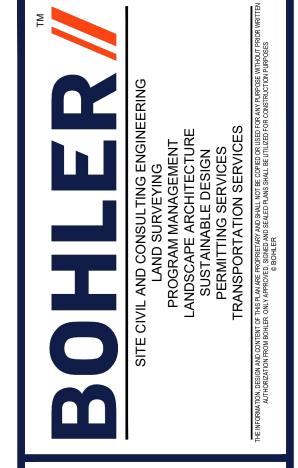
SHEET TITLE:

PRELIMINARY
PLAN OF
SUBDIVISION

HEET NUMBER:

C-301





F	REVISIONS
ATE	COMMENT

REV	DATE	COMMENT	DRAWN BY
1	12/6/24	COMMENTS FROM	SK
ı	12/0/24	MNCPPC	CR
2	2/24/25	COMMENTS FROM	HS
	2/24/25	MNCPPC	CR
3	3/17/25	COMMENTS FROM	HS
<u> </u>	3/11/23	MNCPPC	CR



ALWAYS CALL 811 It's fast. It's free. It's the law.

FOR CONCEPT

PURPOSES ONLY

PROJECT No.: MDB230082.00
DRAWN BY: HS
CHECKED BY: AW
DATE: 02/02/2024
CAD I.D.: SITE

PROJECT:

PRELIMINARY PLAN PPS 4-24006

2501 & 2405 CRAIN HIGHWAY

> PROPOSED DEVELOPMENT

2501 & 2405 CRAIN HIGHWAY BOWIE, MD 20716 PRINCE GEORGE'S COUNTY

BOHLER//

16701 MELFORD BLVD , SUITE 430 BOWIE, MARYLAND 20715 Phone: (301) 809-4500 Fax: (301) 809-4501 MD@BohlerEng.com



HEET TITLE:

PRELIMINARY PLAN OF SUBDIVISION

C-302