STANDARD DRAWING LEGEND FOR ENTIRE PLAN SET				STANDARD ABBREVIATIONS		
LIMIT OF WORK		-LOWLOW		FOR ENTIRE PLAN SET		
LIMIT OF DISTUR	DANCE ———	LOD	AC	ACRES		
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE	ADA	AMERICANS WITH DISABILITY ACT		
	ONSITE PROPERTY LINE / R.O.W. LINE		ARCH BC	ARCHITECTURAL BOTTOM OF CURB		
	NEIGHBORING PROPERTY LINE /		BF BF	BASEMENT FLOOR		
	INTERIOR PARCEL LINE		ВК	BLOCK		
	EASEMENT LINE		BL BLDG	BUILDING		
	SETBACK LINE		BM	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 - CY	CORRUGATED PLASTIC PIPE CUBIC YARDS		
€	UTILITY POLE WITH LIGHT	•	DEC	DECORATIVE		
—	POLE LIGHT		DEP DIP	DUCTILE IRON PIPE		
□ €	TRAFFIC	□ ≰	DOM	DOMESTIC		
	LIGHT		ELEC	ELECTRIC		
0	UTILITY POLE	0	ELEV	ELEVATION EDGE OF PAVEMENT		
	TYPICAL LIGHT		EP ES	EDGE OF PAVEMENT EDGE OF SHOULDER		
<u> </u>	ACORN	\$	EW	END WALL		
·Y'	LIGHT	~	EX FES	EXISTING FLARED END SECTION		
<u> </u>	TYPICAL SIGN		FES FF	FINISHED FLOOR		
X	PARKING COUNTS	X	FH	FIRE HYDRANT		
	<u> </u>		FG G	FINISHED GRADE		
470	1		G GF	GRADE GARAGE FLOOR (AT DOOR)		
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	GRADE LOWER SIDE OF WALL		
UN 570.4	ELEVATIONS	[010.02 1)	GRT GV	GRATE GATE VALVE		
	1	[OAN]	HDPE	HIGH DENSITY POLYETHYLENE PIPE		
SAN #	SANITARY LABEL	SAN #	HP	HIGH POINT		
X #	STORM LABEL	X #	HOR	HORIZONTAL		
.5/	SANITARY SEWER	SI	HW	HEADWALL INTERSECTION		
	LATERAL		INT	INVERT		
	UNDERGROUND WATER LINE		LF	LINEAR FOOT		
Ε	UNDERGROUND ELECTRIC LINE	Е	LOC	LIMITS OF CLEARING		
	UNDERGROUND	6	LOD	LIMITS OF DISTURBANCE LINE OF SIGHT		
	GAS LINE	0	- LP	LOW POINT		
OH	OVERHEAD WIRE	——————————————————————————————————————	L/S	LANDSCAPE		
	UNDERGROUND TELEPHONE LINE	Т	MAX MIN	MAXIMUM MINIMUM		
	UNDERGROUND		МН	MANHOLE		
	CABLE LINE		MJ	MECHANICAL JOINT		
	STORM SEWER		OC PA	ON CENTER POINT OF ANALYSIS		
<i>S</i> — — — —	SANITARY SEWER MAIN	s ————	PC	POINT CURVATURE		
~	HYDRANT	~	PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN		
	SANITARY		PI	POINT OF INTERSECTION		
<u>(S)</u>	MANHOLE	(<u>©</u>)	POG	POINT OF GRADE		
D	STORM MANHOLE		PROP PT	PROPOSED POINT OF TANGENCY		
⊗ ^{WM}	WATER	•	PTCR	POINT OF TANGENCY,		
WV	METER	_	PVC	CURB RETURN POLYVINYL CHLORIDE PIPE		
\bowtie	WATER VALVE	•	PVC	POINT OF VERTICAL		
	GAS VALVE		PVT	POINT OF VERTICAL TANGENCY		
\boxtimes	GAS	\boxtimes	R	RADIUS		
<u></u>	METER		RCP	REINFORCED CONCRETE PIPE		
	TYPICAL END SECTION		RET WALL	RETAINING WALL RIGHT OF WAY		
OR	HEADWALL OR ENDWALL	J OR ■	S S	SLOPE		
	GRATE		SAN	SANITARY SEWER		
	INLET		SF STA	SQUARE FEET		
	CURB INLET	<u> </u>	STA STM	STATION STORM		
0	CLEAN OUT	0	S/W	SIDEWALK		
(E)	ELECTRIC	(E)	TBR	TO BE REMOVED		
	MANHOLE		TBRL TC	TO BE RELOCATED TOP OF CURB		
7	TELEPHONE MANHOLE	Ū	TELE	TELEPHONE		
EB	ELECTRIC BOX	EB	TPF	TREE PROTECTION FENCE		
[EP]	ELECTRIC	EP EP	- TW TYP	TOP OF WALL TYPICAL		
L/	PEDESTAL	[[]	TYP	TYPICAL UNDERGROUND		
			UP	UTILITY POLE		
\bigcirc	MONITORING WELL	\bigcirc	W	WIDE		
\hookrightarrow			W/L W/M	WATER LINE WATER METER		
	TEST	ı ∟,=	, , , v i			
-	PIT	'	±	PLUS OR MINUS		
•			. ±	DEGREE DIAMETER		

PRELIMINARY PLAN

— FOR ———

BRANDYWINE CROSSING
APARTMENTS PHASE II, LLC
PROPOSED APARTMENT
COMPLEX

GENERAL NOTES:

EXISTING PARCEL/LOT: 12
 DEED DESCRIPTION/LIBER FOLIO: 04476 / 884
 PLAT BOOK: 244, PAGE: 16

2. TAX MAP: 0155 GRID: A2, A3

200-FOOT MAP REFERENCE (WSSC): 220SE07
 PURPOSE OF SUBDIVISION: PROPOSED MULTI-FAMILY BUILDING

5. PRIOR APPROVALS:

DETAILED SITE PLAN: DSP-00053

DETAILED SITE PLAN: DSP-00053-01

NATURAL RESOURCE INVENTORY: NRI-158-06-01

NATURAL RESOURCE INVENTORY: NRI-158-06-02

NATURAL RESOURCE INVENTORY: NRI-158-06-06

PRELIMINARY PLAN: 4-97124

TREE CONSERVATION PLAN 1: TCP1-026-91

TREE CONSERVATION PLAN 1: TCP1-026-91-01

TREE CONSERVATION PLAN 1: TCP1-026-91-02

TREE CONSERVATION PLAN 1: TCP1-026-91-03

TREE CONSERVATION PLAN 1: TCP1-026-91-01
TREE CONSERVATION PLAN 1: TCP1-026-91-02
TREE CONSERVATION PLAN 1: TCP1-026-91-03
TREE CONSERVATION PLAN 2: TCP2-133-91
TREE CONSERVATION PLAN 2: TCP2-133-91-09
TREE CONSERVATION PLAN 2: TCP2-133-91-10
TREE CONSERVATION PLAN 2: TCP2-133-91-11
TREE CONSERVATION PLAN 2: TCP2-133-91-12
TREE CONSERVATION PLAN 2: TCP2-133-91-14
TREE CONSERVATION PLAN 2: TCP2-133-91-14
TREE CONSERVATION PLAN 2: TCP2-133-91-15
TREE CONSERVATION PLAN 2: TCP2-133-91-16

6. EXISTING ACREAGE
GROSS ACREAGE (TAC-C): 8.27 AC
NET ACREAGE (TAC-C): 8.27 AC
PREVIOUS ACREAGE

GROSS ACREAGE (M-X-T): 8.27 AC NET ACREAGE (M-X-T): 8.27 AC

7. NET DEVELOPABLE AREA OUTSIDE OF PMA: 8.27 AC8. ACREAGE OF ENVIRONMENTAL REGULATED FEATURES: 0.00 AC

9. ACREAGE OF 100-YEAR FLOODPLAIN: 0.35 AC

ACREAGE OF 100-YEAR FLOODPLAIN: 0.38
 ACREAGE OF ROAD DEDICATION: 0.08 AC

11. EXISTING ZONING/USE

CURRENT ZONING:
TAC-C (TOWN ACTIVITY CENTER - CORE)
PRIOR ZONING:

USE: VACANT

12. PROPOSED USE OF PROPERTY: MULTI-FAMILY BUILDING AND ASSOCIATED SITE

IMPROVEMENTS

13. BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE

1 BEDROOM: 130

M-X-T (MIXED USE TRANSPORTATION ORIENTED)

2 BEDROOM: 90 TOTAL DWELLING UNITS: 220

14. DENSITY CALCULATION: 26.47 DU / ACRE

15. MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE AND SUBDIVISION REGULATIONS (24-130): 1,500 SF (1,200 PER TOWNHOUSE LOTS)

16. MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE: 20 L.F.

17. SUSTAINABLE GROWTH TIER: YES, TIER 1

18. MILITARY INSTALLATION OVERLAY ZONE: NO

19. CENTER OR CORRIDOR LOCATION: YES (BRANDYWINE TOWN CENTER)

20. EXISTING AND PROPOSED GROSS FLOOR AREA (NON-RESIDENTIAL)

EXISTING: 0 SF

PROPOSED: 0 SF

21. STORMWATER MANAGEMENT CONCEPT NO.: 16172-2022 APPROVAL DATE: TBD

22. WATER/SEWER CATEGORY DESIGNATION

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

23. AVIATION POLICY AREA: NO

24. MANDATORY PARK DEDICATION REQUIREMENT: NO *

* MANDATORY PARKLAND DEDICATION REQUIREMENT TO BE MET VIA
PROPOSED RECREATIONAL FACILITIES AS THE COMPLIANCE ALTERNATIVE IN
ACCORDANCE WITH SECTION 24-4601(b)(4)(C) OF THE PRINCE GEORGES
COUNTY ZONING ORDINANCE, SUBDIVISION REGULATIONS, & LANDSCAPE

MANUAL (EFFECTIVE 4/1/2022).

25. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO

26. HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO

27. TYPE ONE TREE CONSERVATION PLAN NUMBER: YES, #_____28. WITHIN CHESAPEAKE BAY CRITICAL AREA: NO

29. WETLANDS: NO

30. STREAMS: NO

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

ILS:

Ggb (HYDROLOGIC SOIL GROUP A)

Px (HYDROLOGIC SOIL GROUP B/D)

UdgB (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

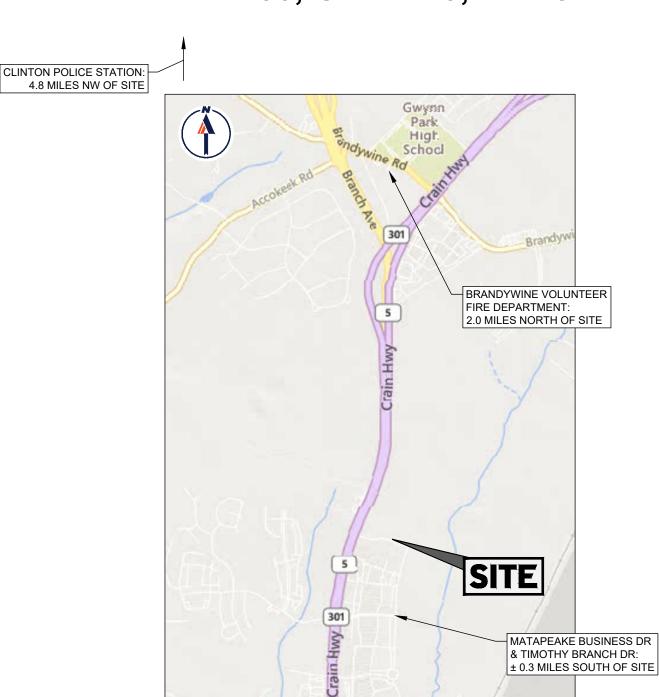
33. NEAREST INTERSECTING STREET: TIMOTHY BRANCH DRIVE (± 1,260 L.F. SOUTH ON MATAPEAKE BUSINESS DRIVE)

PPS 2022-003 & ADQ-2022-061

LOCATION OF SITE

7801 MATAPEAKE BUSINESS DRIVE
BRANDYWINE, MD 20613
PRINCE GEORGE'S COUNTY

TAX MAP: 155, GRID: A3, PARCEL: 12



SCALE: 1" = 2000'

COPYRIGHT: U.S. GEOLOGICAL SURVEY

SHEET INDEX				
SHEET TITLE	SHEET NUMBER			
COVER SHEET	C-101			
DEMOLITION PLAN	C-201			
PRELIMINARY PLAN	C-301			

<u>OWNER</u>

WALTER M & DOROTHY E MEINHARDT, ET AL. 14145 BRANDYWINE RD BRANDYWINE, MD 20613

APPLICANT

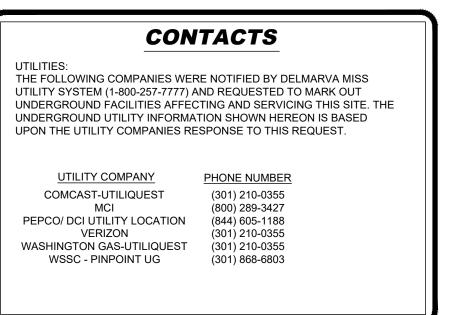
BRANDYWINE CROSSING APARTMENTS PHASE, II LLC
1530 WILSON BLVD, SUITE 330
ARLINGTON, VA 22209

CONTACT: MATTHEW HARD
PHONE: 571-290-0325
EMAIL: MHARD@TCR.COM

PREPARED BY



CONTACT: NICHOLAS B. SPEACH, P.E.



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 THESE DOCUMENTS, BY OTHERS.



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WEB SOIL SURVEY SOILS TABLE PRINCE GEORGES COUNTY, MARYLAND					
MAP UNIT	SOIL DESCRIPTION	HYDROLOGIC SOIL GROUP	DRAINAGE CLASS		
UdgB	UDORTHENTS, RECLAIMED GRAVEL PITS, 0 TO 5 PERCENT SLOPES	С	WELL DRAINED		
Px*	POTOBAC-ISSUE COMPLEX, FREQUENTLY FLOODED	B/D	N/A		
GROSSTOWN GRAVELLY SILT LOAM, TO TO 5 PERCENT SLOPES		А	WELL DRAINED		

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

SOILS DENOTED WITH AN ASTERISK () ARE FOUND OFF-SITE WITHIN 100-FOOT OF THE PROPERTY BOUNDARY

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES
THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL INOTE GOPIED OR LUSED FOR ANY PURPOSES IN BOTH A PROPRIETARY AND SHALL INOTE GOPIED PANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES IN BOTH A PROPRIETARY AND SHALL INOTE FOR CONSTRUCTION PURPOSES IN BOTH A PROPRIETARY AND SHALL IN INCITED FOR CONSTRUCTION PURPOSES IN BOTH A PARROW SHALL BE UTILIZED FOR PURPOSE IN BOTH BOTH A PARROW SHALL BE UTILI

REVISIONS



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

CONSTRUCTION

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.: MB212106 DRAWN BY: CJG

PRELIMINARY
PLAN

PPS 2022-003

CHECKED BY

BRANDYWINE
CROSSING
APARTMENTS PHASE
II, LLC
LOCATION OF SITE

7801 MATAPEAKE BUSINESS DRIVE BRANDYWINE, MD 20613 PRINCE GEORGE'S COUNTY TAX MAP: 155, GRID: A2 & A3 PARCELS: 12

BOHLER/

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

N. B. SPEACH

PROFESSIONAL ENGINEER

PROFESSIONALENCINEER

PROFESSIONALENCINEER

PROFESSIONAL CERTIFICATION

NICHOLASIB. SPEACH PLEASY CERTIFICATION

NICHOLASIB. SPEACH PLEASY CERTIFICATION

TI AM ADULY LICENSED PROFESSIONAL ENGINEER

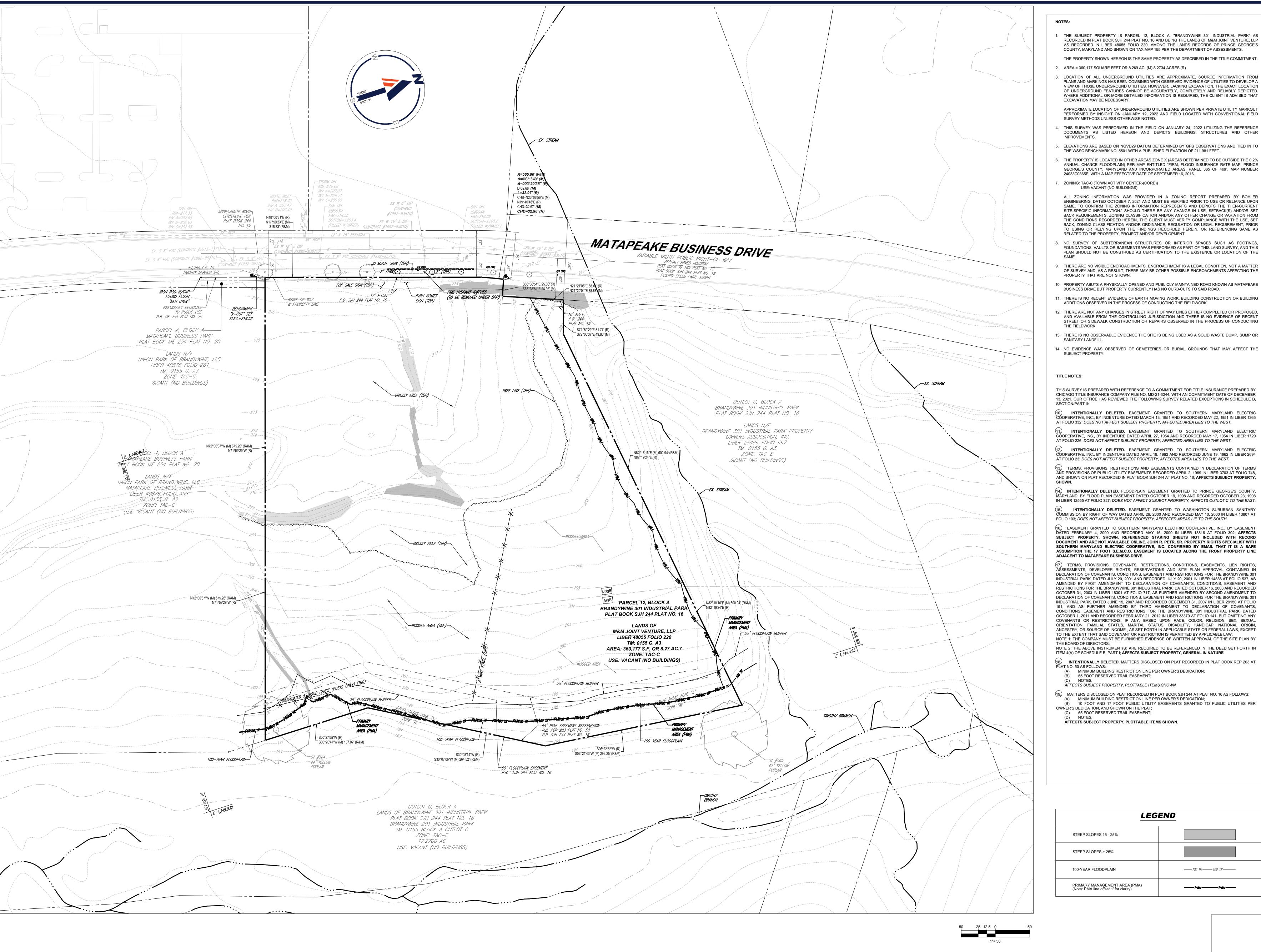
UNDER THE AWS OF THE STATE OF MARYLAND,

LICENSE NO. 40263, EXPIRATION DATE: 6/14/23

COVER SHEET

HEET NUMBER:

REVISION 2 - 10/10/2022



- 1. THE SUBJECT PROPERTY IS PARCEL 12, BLOCK A, "BRANDYWINE 301 INDUSTRIAL PARK" AS RECORDED IN PLAT BOOK SJH 244 PLAT NO. 16 AND BEING THE LANDS OF M&M JOINT VENTURE, LLP AS RECORDED IN LIBER 48055 FOLIO 220, AMONG THE LANDS RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND AND SHOWN ON TAX MAP 155 PER THE DEPARTMENT OF ASSESSMENTS. THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN THE TITLE COMMITMENT.
- 2. AREA = 360,177 SQUARE FEET OR 8.269 AC. (M) 8.2734 ACRES (R)
- 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. APPROXIMATE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN PER PRIVATE UTILITY MARKOUT PERFORMED BY INSIGHT ON JANUARY 12, 2022 AND FIELD LOCATED WITH CONVENTIONAL FIELD
- 4. THIS SURVEY WAS PERFORMED IN THE FIELD ON JANUARY 24, 2022 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER
- 5. ELEVATIONS ARE BASED ON NGVD29 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO
- 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 365 OF 466", MAP NUMBER 24033C0365E, WITH A MAP EFFECTIVE DATE OF SEPTEMBER 16, 2016.
- 7. ZONING: TAC-C (TOWN ACTIVITY CENTER-(CORE)) USE: VACANT (NO BUILDINGS)

ALL ZONING INFORMATION WAS PROVIDED IN A ZONING REPORT PREPARED BY BOHLER ENGINEERING, DATED OCTOBER 7, 2021 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
- 9. THERE ARE NO VISIBLE ENCROACHMENTS. ENCROACHMENT IS A LEGAL CONDITION, NOT A MATTER OF SURVEY AND, AS A RESULT, THERE MAY BE OTHER POSSIBLE ENCROACHMENTS AFFECTING THE PROPERTY THAT ARE NOT SHOWN.
- 10. PROPERTY ABUTS A PHYSICALLY OPENED AND PUBLICLY MAINTAINED ROAD KNOWN AS MATAPEAKE BUSINESS DRIVE BUT PROPERTY CURRENTLY HAS NO CURB-CUTS TO SAID ROAD.
- 11. THERE IS NO RECENT EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. 12. THERE ARE NOT ANY CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED,
- STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- SANITARY LANDFILL.
- 14. NO EVIDENCE WAS OBSERVED OF CEMETERIES OR BURIAL GROUNDS THAT MAY AFFECT THE

THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY FILE NO. MD-21-3244, WITH AN COMMITMENT DATE OF DECEMBER 13, 2021. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, SECTION/PART II:

INTENTIONALLY DELETED. EASEMENT GRANTED TO SOUTHERN MARYLAND ELECTRIC COOPERATIVE, INC., BY INDENTURE DATED MARCH 13, 1951 AND RECORDED MAY 22, 1951 IN LIBER 1365 AT FOLIO 332; DOES NOT AFFECT SUBJECT PROPERTY, AFFECTED AREA LIES TO THE WEST.

INTENTIONALLY DELETED. EASEMENT GRANTED TO SOUTHERN MARYLAND ELECTRIC COOPERATIVE, INC., BY INDENTURE DATED APRIL 27, 1954 AND RECORDED MAY 17, 1954 IN LIBER 1729 AT FOLIO 226; DOES NOT AFFECT SUBJECT PROPERTY, AFFECTED AREA LIES TO THE WEST.

COOPERATIVE, INC., BY INDENTURE DATED APRIL 19, 1962 AND RECORDED JUNE 19, 1962 IN LIBER 2694 AT FOLIO 23; DOES NOT AFFECT SUBJECT PROPERTY, AFFECTED AREA LIES TO THE WEST.

13.) TERMS, PROVISIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS RECORDED APRIL 2, 1969 IN LIBER 3703 AT FOLIO 748, AND SHOWN ON PLAT RECORDED IN PLAT BOOK SJH 244 AT PLAT NO. 16; AFFECTS SUBJECT PROPERTY,

(14) INTENTIONALLY DELETED. FLOODPLAIN EASEMENT GRANTED TO PRINCE GEORGE'S COUNTY, MARYLAND, BY FLOOD PLAIN EASEMENT DATED OCTOBER 19, 1998 AND RECORDED OCTOBER 23, 1998 IN LIBER 12555 AT FOLIO 327; DOES NOT AFFECT SUBJECT PROPERTY, AFFECTS OUTLOT C TO THE EAST.

INTENTIONALLY DELETED. EASEMENT GRANTED TO WASHINGTON SUBURBAN SANITARY COMMISSION BY RIGHT OF WAY DATED APRIL 26, 2000 AND RECORDED MAY 10, 2000 IN LIBER 13807 AT

(16.) EASEMENT GRANTED TO SOUTHERN MARYLAND ELECTRIC COOPERATIVE, INC., BY EASEMENT DATED FEBRUARY 4, 2000 AND RECORDED MAY 16, 2000 IN LIBER 13816 AT FOLIO 302: AFFECTS

SUBJECT PROPERTY, SHOWN. REFERENCED STAKING SHEETS NOT INCLUDED WITH RECORD DOCUMENT AND ARE NOT AVAILABLE ONLINE. JOHN R. PETR, SR. PROPERTY RIGHTS SPECIALIST WITH SOUTHERN MARYLAND ELECTRIC COOPERATIVE, INC. CONFIRMED BY EMAIL THAT IT IS A SAFE ASSUMPTION THE 17 FOOT S.E.M.C.O. EASEMENT IS LOCATED ALONG THE FRONT PROPERTY LINE ADJACENT TO MATAPEAKE BUSINESS DRIVE. 17.) TERMS, PROVISIONS, COVENANTS, RESTRICTIONS, CONDITIONS, EASEMENTS, LIEN RIGHTS,

ASSESSMENTS, DEVELOPER RIGHTS, RESERVATIONS AND SITE PLAN APPROVAL CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS, EASEMENT AND RESTRICTIONS FOR THE BRANDYWINE 301 INDUSTRIAL PARK, DATED JULY 20, 2001 AND RECORDED JULY 20, 2001 IN LIBER 14836 AT FOLIO 537, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENT AND RESTRICTIONS FOR THE BRANDYWINE 301 INDUSTRIAL PARK, DATED OCTOBER 16, 2003 AND RECORDED OCTOBER 31, 2003 IN LIBER 18301 AT FOLIO 717, AS FURTHER AMENDED BY SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENT AND RESTRICTIONS FOR THE BRANDYWINE 301 INDUSTRIAL PARK, DATED JUNE 15, 2007 AND RECORDED DECEMBER 31, 2007 IN LIBER 29150 AT FOLIO 151. AND AS FURTHER AMENDED BY THIRD AMENDMENT TO DECLARATION OF COVENANTS. CONDITIONS, EASEMENT AND RESTRICTIONS FOR THE BRANDYWINE 301 INDUSTRIAL PARK, DATED OCTOBER 1, 2011 AND RECORDED FEBRUARY 21, 2012 IN LIBER 33379 AT FOLIO 141, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY. OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW; NOTE 1: THE COMPANY MUST BE FURNISHED EVIDENCE OF WRITTEN APPROVAL OF THE SITE PLAN BY THE BOARD OF DIRECTORS; NOTE 2: THE ABOVE INSTRUMENT(S) ARE REQUIRED TO BE REFERENCED IN THE DEED SET FORTH IN

(18) INTENTIONALLY DELETED. MATTERS DISCLOSED ON PLAT RECORDED IN PLAT BOOK REP 203 AT PLAT NO. 50 AS FOLLOWS: (A) MINIMUM BUILDING RESTRICTION LINE PER OWNER'S DEDICATION;

AFFECTS SUBJECT PROPERTY, PLOTTABLE ITEMS SHOWN.

(19) MATTERS DISCLOSED ON PLAT RECORDED IN PLAT BOOK SJH 244 AT PLAT NO. 16 AS FOLLOWS: (A) MINIMUM BUILDING RESTRICTION LINE PER OWNER'S DEDICATION; (B) 10 FOOT AND 17 FOOT PUBLIC UTILITY EASEMENTS GRANTED TO PUBLIC UTILITIES PER OWNER'S DEDICATION, AND SHOWN ON THE PLAT:

(C) 65 FOOT RESERVED TRAIL EASEMENT; AFFECTS SUBJECT PROPERTY, PLOTTABLE ITEMS SHOWN.

LEGEND				
—— РМА ———				



REVISIONS

COMMENT EV DATE 1 09/19/2022 M-NCPPC COMMENTS 2 10/10/2022 M-NCPPC COMMENTS



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EVIEW AND APPROVAL. <u>IT IS NOT INTENDED AS A CONSTR</u>

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

CAD I.D.:

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

PPS 2022-003 BRANDYWINE CROSSING APARTMENTS PHASE

PRELIMINARY

PLAN

II, LLC **LOCATION OF SITE** 7801 MATAPEAKE BUSINESS DRIVE BRANDYWINE, MD 20613 PRINCE GEORGE'S COUNTY

TAX MAP: 155, GRID: A2 & A3 PARCELS: 12

16701 MELFORD BLVD, SUITE 310 **BOWIE, MARYLAND 20715** Phone: (301) 809-4500

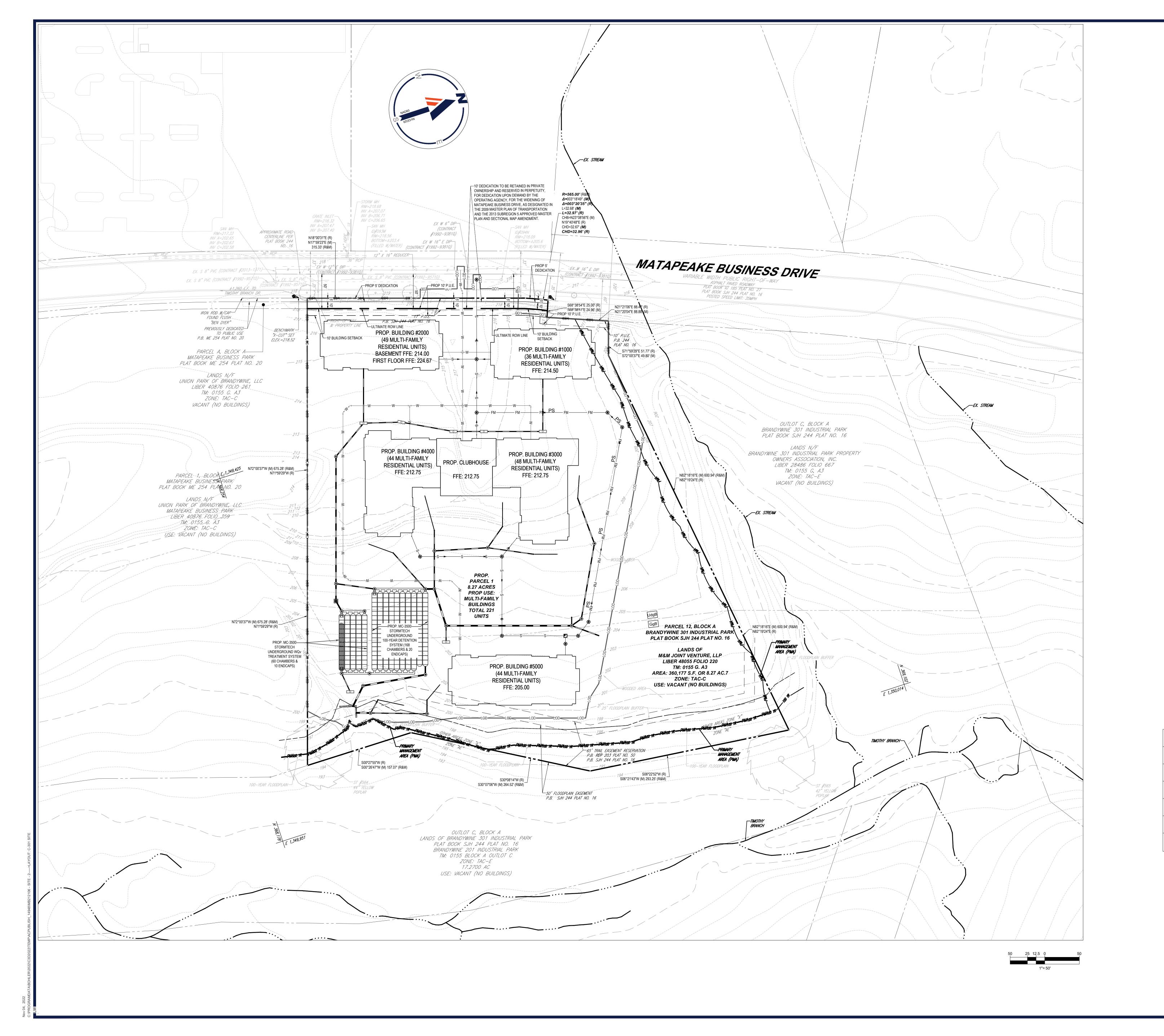
Fax: (301) 809-4501 MD@BohlerEng.com

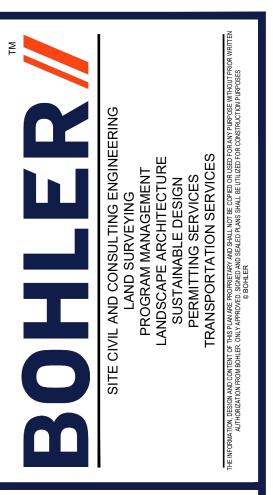


DEMOLITION PLAN

C-201

REVISION 2 - 10/10/2022





REVISIONS					
REV	DATE	COMMENT			
1	09/19/2022	M-NCPPC COMMENTS			
2	10/10/2022	M-NCPPC COMMENTS			



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PROJECT No.: MB21210

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CHECKED BY:
DATE:
CAD I.D.:
PROJECT:

PRELIMINARY PLAN PPS 2022-003

BRANDYWINE
CROSSING
APARTMENTS PHASE
II, LLC

7801 MATAPEAKE BUSINESS DRIVE BRANDYWINE, MD 20613 PRINCE GEORGE'S COUNTY TAX MAP: 155, GRID: A2 & A3 PARCELS: 12

LOCATION OF SITE

BOHLER/

16701 MELFORD BLVD , SUITE 310 BOWIE, MARYLAND 20715 Phone: (301) 809-4500 Fax: (301) 809-4501

MD@BohlerEng.com



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PRELIMINARY PLAN

C-301

REVISION 2 - 10/10/2022

EXISTING PROPERTY BOUNDARY

ULTIMATE ROW LINE

SOIL BOUNDARY

100-YEAR FLOODPLAIN

LIMITS OF DISTURBANCE

PRIMARY MANAGEMENT AREA (PMA) (Note: PMA line offset 1' for clarity)

PMA PMA PMA