

ITEM: 8

CASE: 4-16028



# BOWIE MARKETPLACE RESIDENTIAL

THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT










# GENERAL LOCATION MAP

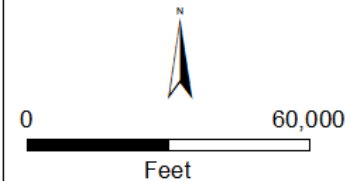
## GENERAL LOCATION MAP

### Legend

-  Site Location
-  Major Roads

### Councilmanic Districts

- |   |   |
|---|---|
|  1 |  6 |
|  2 |  7 |
|  3 |  8 |
|  4 |  9 |
|  5 |   |



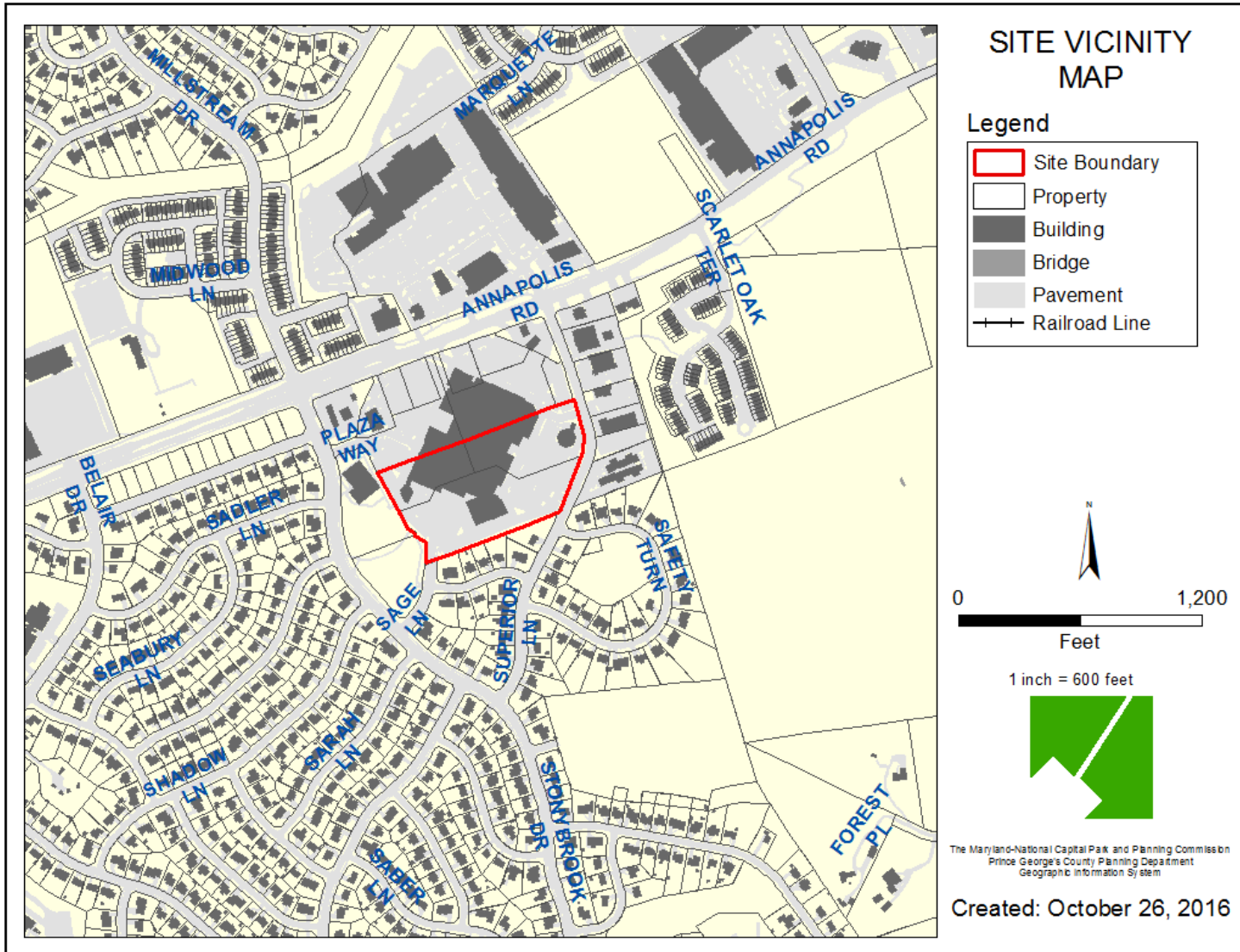
1 inch = 30,000 feet



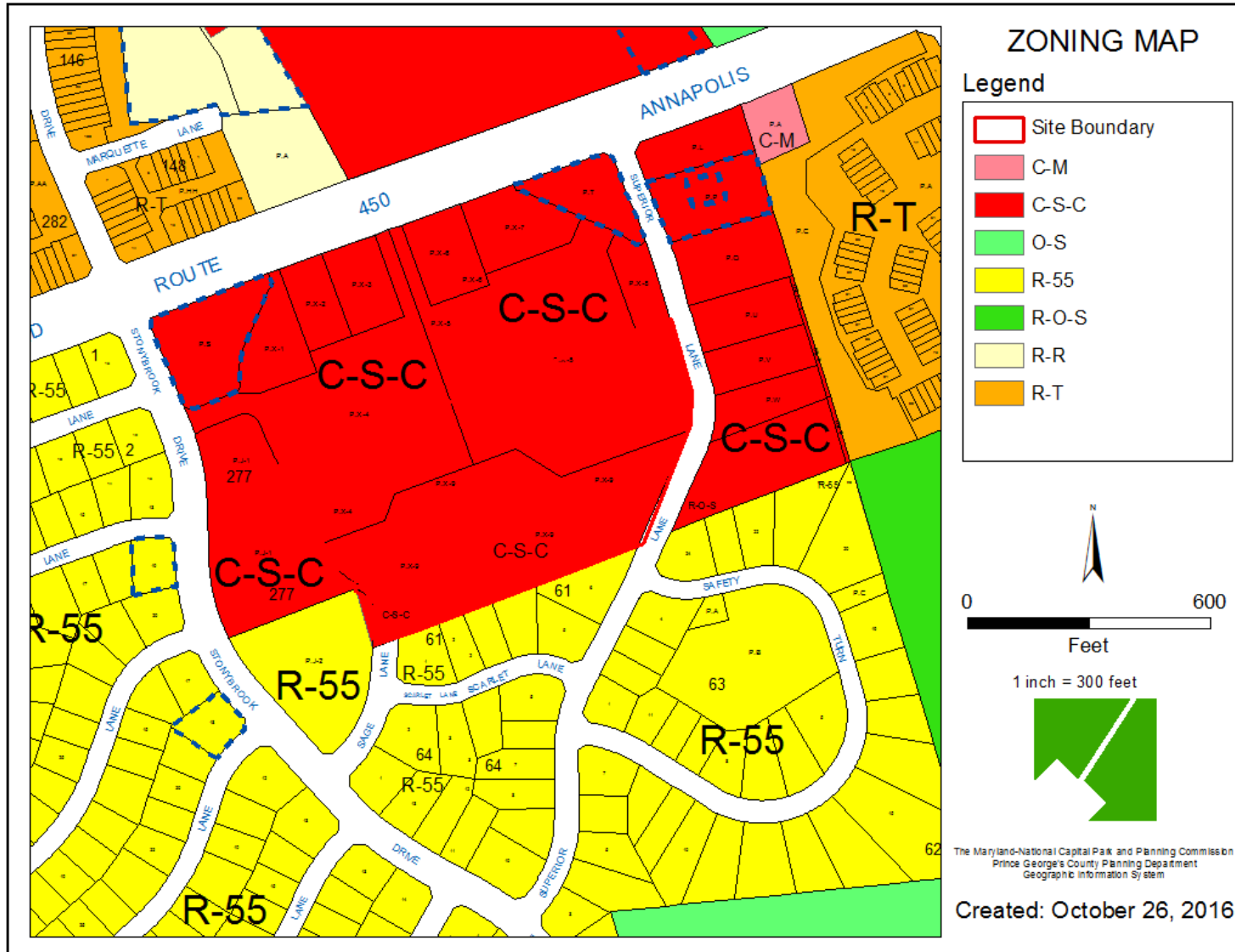
The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
Geographic Information System

Created: October 26, 2016

# SITE VICINITY

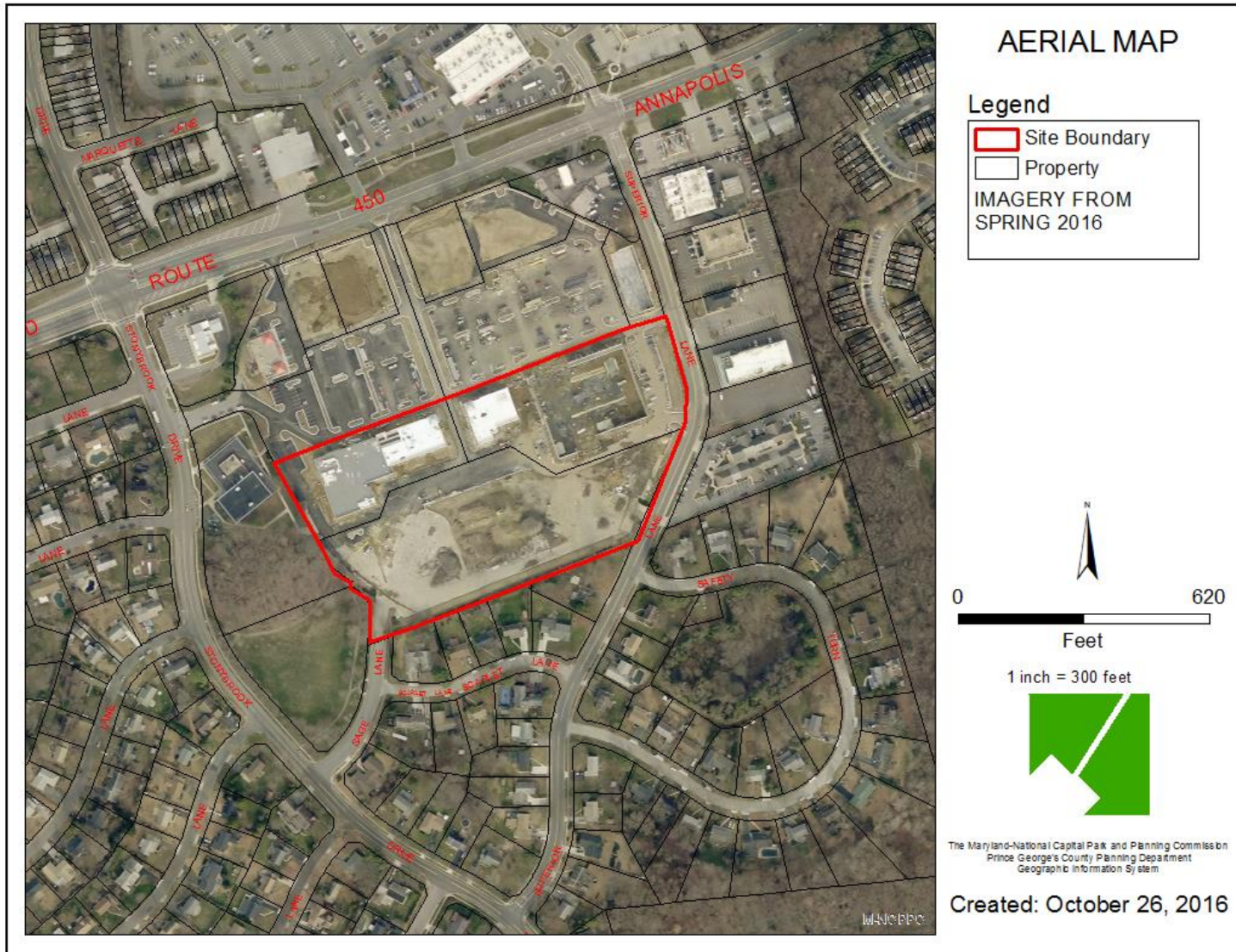


# ZONING MAP

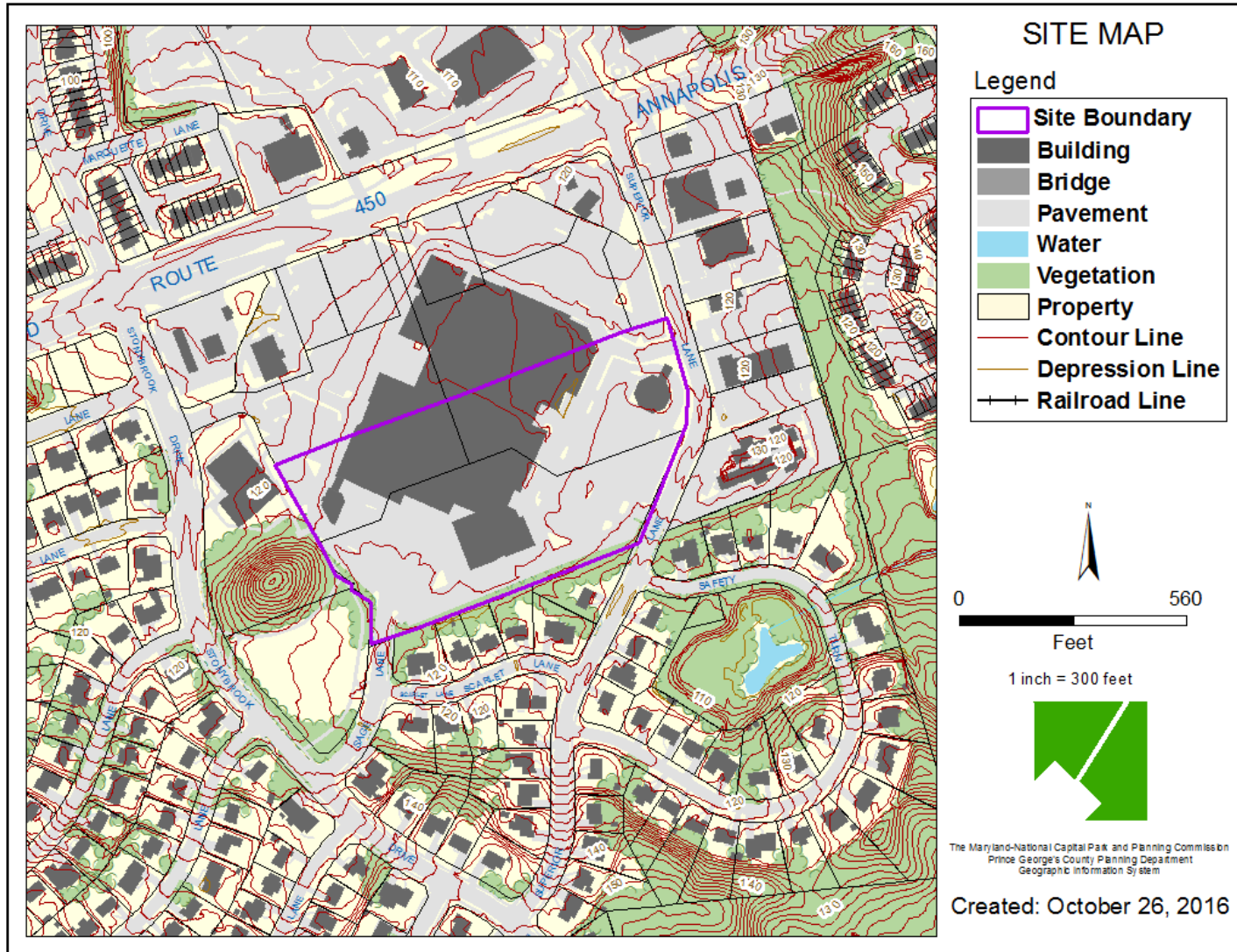




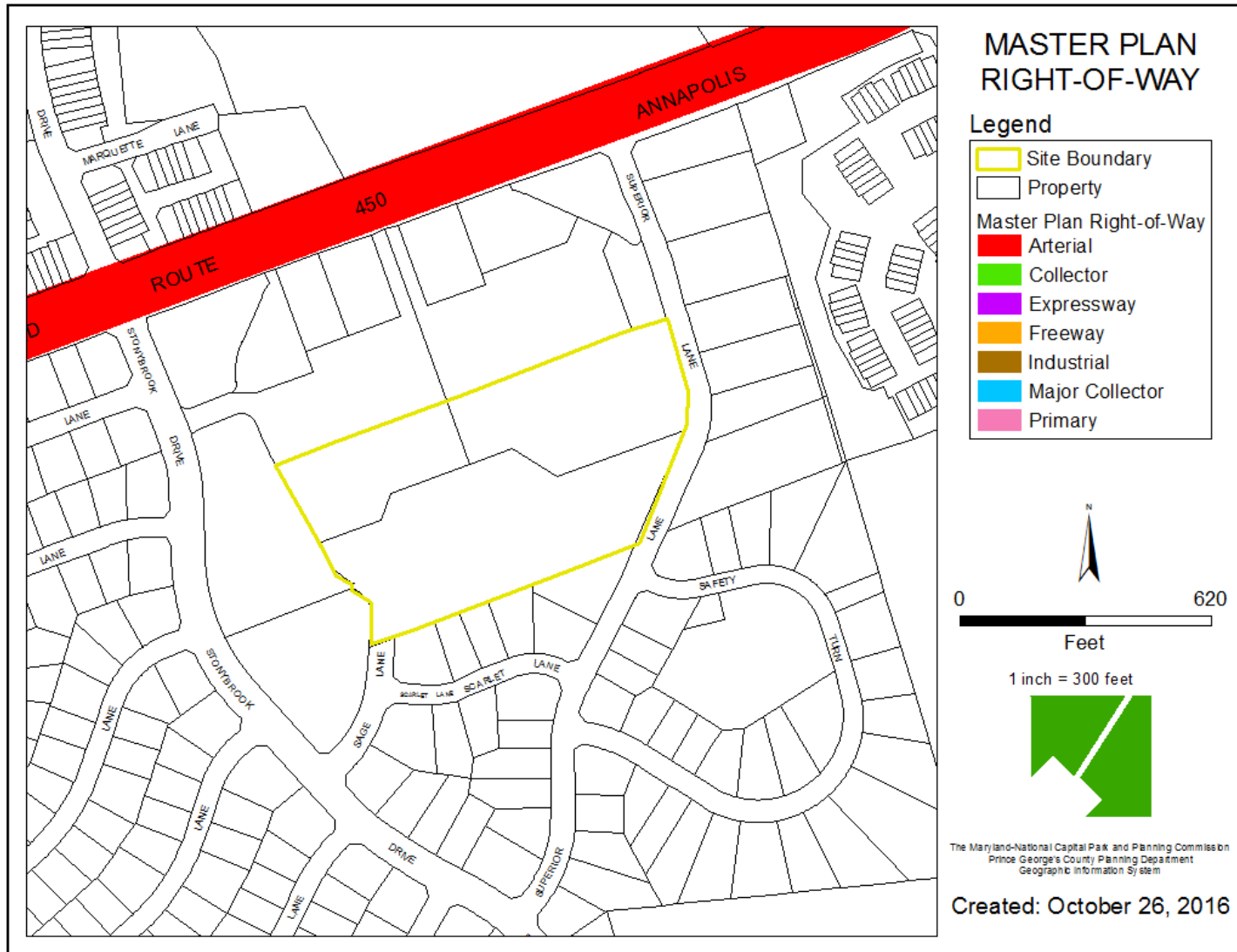
# AERIAL MAP



# SITE MAP



# MASTER PLAN RIGHT-OF-WAY MAP



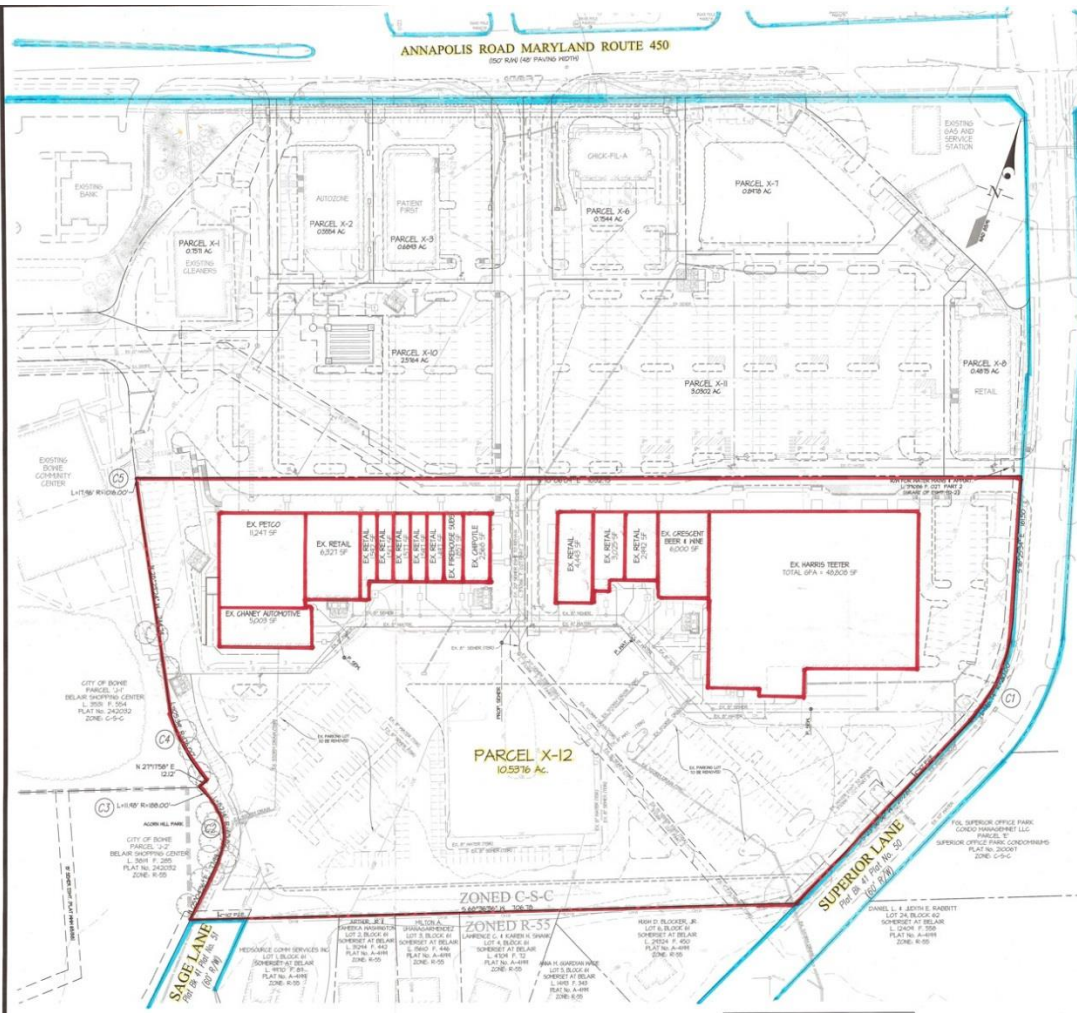




PREPARED FOR: BE BOWIE, LLC 5410 EDISON LANE, SUITE 220 ROCKVILLE, MD 20852  ATTN: MR. BRIAN BERMAN TEL: (301) 816-1584	SCALE	20000	PARCEL X-12 AND ADJACENT PARCELS EXHIBIT		S. L. W. FILE NO.
	1"=50'	CSC	BOWIE MARKETPLACE PARCEL X12		
	DATE	3/8 MAR - 09D	PLAT BOOK 63B 241 PLAT No. 55		SHEET
	QC, BY	TXB - DA	BOWIE PLATTING COMPANY, LLC		1 OF 3



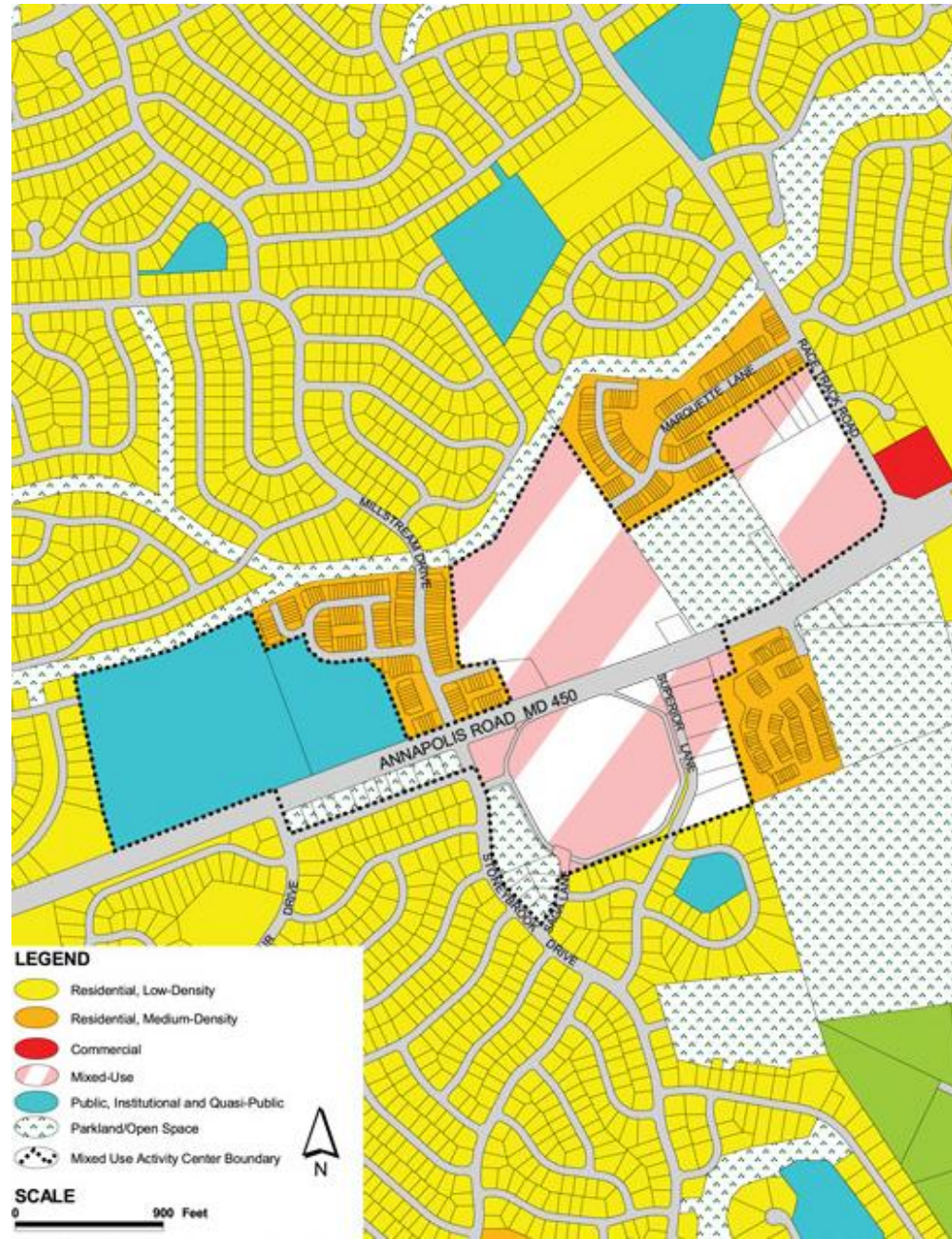
# PRELIMINARY PLAN



## GENERAL NOTES

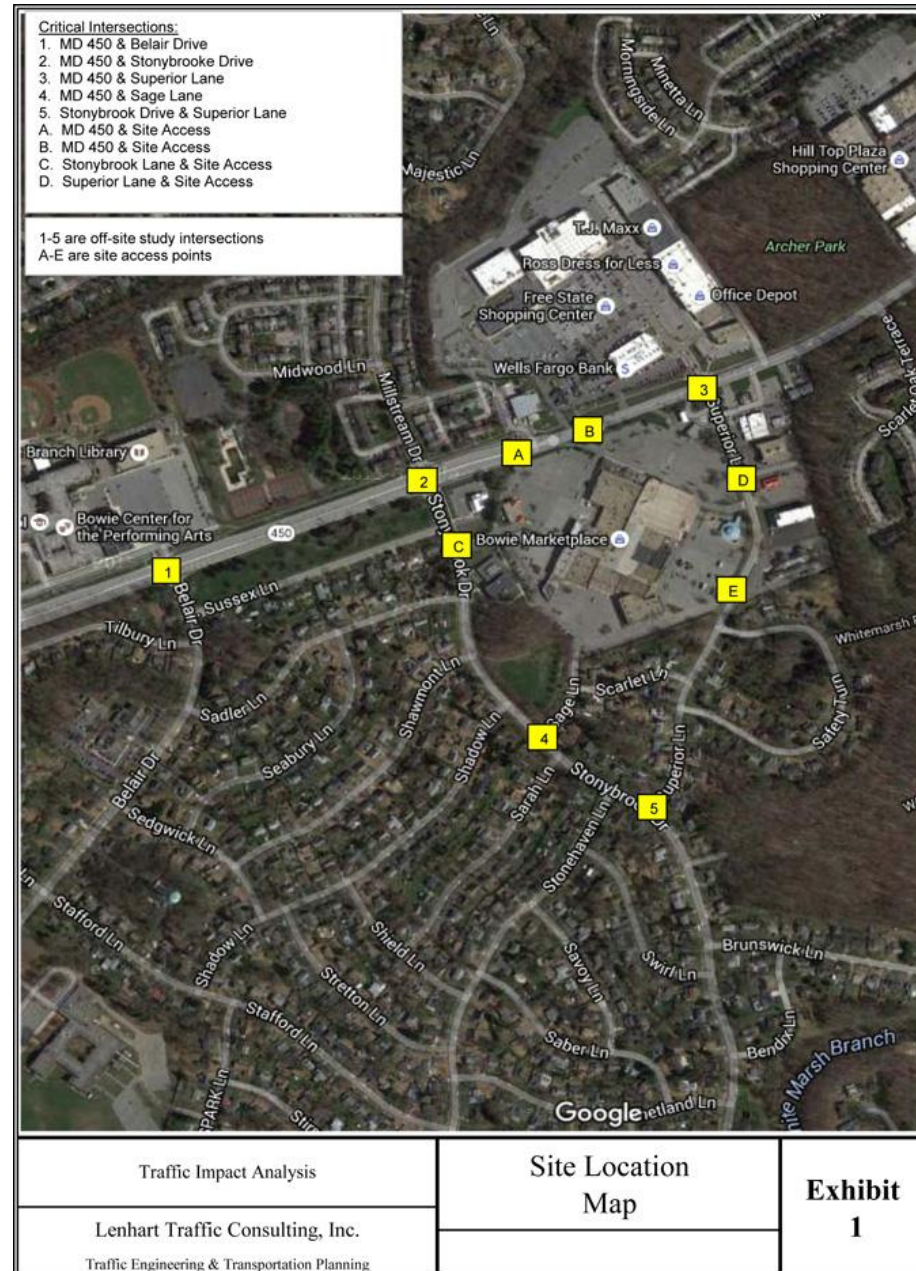
1. EXISTING PARCEL, A-12 PRELIMINARY PLAN OF SUBDIVISION 4-16028 PLAT BOOK 345, PAGE 26.
2. CHECKED/REVIEWED: BY BOWIE LLC, L. 22022, P. 568.
3. ZONE: C-S-C TAX MAP GRID: 38-B-4 200 FOOT MAP REFERENCE: PARCELS 200NE13 & 200NE14.
4. PURPOSE OF SUBDIVISION: RESIDENTIAL APARTMENTS.
5. PRIOR APPROVALS: NO PRIOR APPROVALS.
6. TOTAL ACRES: SEE SITE DATA TABLE FOR NET AND GROSS SITE AREAS.
7. NET DEVELOPABLE AREA OUTSIDE OF PMH: N/A.
8. THERE ARE NO ENVIRONMENTAL REGULATED FEATURES WITHIN THE LIMITS OF THIS PROJECT.
9. THERE IS NO 100 YEAR FLOODPLAIN WITHIN THE LIMITS OF THIS PROJECT.
10. EXISTING ZONING / USE: SEE SITE DATA TABLE. PROPOSED USE: SEE SITE DATA TABLE.
11. BREAKDOWN OF PROPOSED SHELING UNIT BY TYPE: SEE DATA TABLE.
12. DENSITY CALCULATION: SEE FLOOR AREA RATIO TABLE.
13. HUMAN LOT SIZE: SEE DEVELOPMENT STANDARDS TABLE. REQUIRED BY ZONING ORDINANCE AND SUBDIVISION REGULATIONS CH-303.
14. HUMAN LOT WITH AT FRONT BLDG: SEE DEVELOPMENT STANDARDS TABLE. HUMAN LOT WITH AT FRONT STREET LINE: SEE DEVELOPMENT STANDARDS TABLE.
15. THE SITE IS LOCATED WITHIN SUSTAINABLE GROWTH TIER 1.
16. THE SITE IS NOT WITHIN THE ANDREWS INTERIOR LAND USE CONTROL.
17. THE SITE IS NOT LOCATED WITHIN A CENTER OR CORRIDOR.
18. EXISTING AREAS FLOOR AREA: SEE FLOOR AREA RATIO TABLE. PROPOSED GROSS FLOOR AREA: SEE FLOOR AREA RATIO TABLE.
19. THE SITE IS LOCATED WITHIN SUSTAINABLE GROWTH TIER 1.
20. STORMWATER MANAGEMENT CONCEPT FILE NO. 150.
21. THE SITE IS NOT LOCATED WITHIN AN AVIATION PLAZA AREA (APR).
22. HANDBOOK PARK DESIGNATION REQUIREMENTS: SEE SITE DATA TABLE.
23. THERE ARE NO VISIBLE EVIDENCES OF CEMETERIES OR OLD CONTIGUOUS TO THE PROPERTY.
24. THE SITE IS NOT LOCATED WITHIN A REGISTERED HISTORIC DISTRICT.
25. TYPE ONE CONSERVATION PLAN: THERE IS AN APPROVED LETTER OF EXEMPTION RECEIVED FROM THE PRINCE GEORGES COUNTY AGG AND CONSERVATION DISTRICT ON FILE.
26. THE SITE IS NOT LOCATED WITHIN CHESAPEAKE BAY CRITICAL AREA.
27. THERE ARE NO WETLANDS LOCATED WITHIN THE LIMITS OF THIS PROJECT.
28. THERE ARE NO FRESHWATER LOCATED WITHIN THE LIMITS OF THIS PROJECT.
29. THE SOURCE OF THE PROPERTY BOUNDARY ON THIS PLAN IS FROM A BOUNDARY SURVEY BY BOTSCHG, LITTLE & WEBER, P.A.
30. THE TOPOGRAPHY SHOWN ON THIS PLAN IS BY FIELD MAP BY BOTSCHG, LITTLE & WEBER, P.A.
31. WATER CATEGORY: IN-B (EXISTING/IN-PROGRESS) SEWER CATCHMENT: IN-B (EXISTING/IN-PROGRESS).
32. SOLS BY SOL TYPE AND SOURCE INFORMATION: SEE SOLS TABLE.
33. THE PROPERTY IS NOT IN OR ADJACENT TO AN EMBANKMENT BELT BY THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION OR ANY LAND TRUST.
34. THE SOURCE OF THE PROPERTY BOUNDARY ON THIS PLAN IS FROM A BOUNDARY SURVEY BY BOTSCHG, LITTLE & WEBER, P.A.
35. THE TOPOGRAPHY SHOWN ON THIS PLAN IS BY FIELD MAP BY BOTSCHG, LITTLE & WEBER, P.A.
36. THERE ARE NO KNOWN ARCHAEOLOGICAL SITES LOCATED ON THE SUBJECT PROPERTY.
37. HANDBOOK CLAY IS NOT FOUND TO OCCUR ON OR WITHIN THE VICINITY OF THIS PROPERTY.
38. THERE ARE NO WARE, THREATENED OR ENDANGERED PLANTS, ANIMALS OR CRITICAL HABITATS ON THIS SITE.
39. POLICE SERVICE IS FROM POLICE DISTRICT 2 IN BOWIE.
40. FIRE & RESCUE SERVICE IS PROVIDED BY STATION 34 - BOWIE/LELAND VOLUNTEER FIRE DEPT.
41. A PUBLIC UTILITY EXISTENCE (PUE) IS PROVIDED ALONG ALL PUBLIC ROADS.
42. A CROSS-VISUAL ACCESS EXEMPTION L. 200711, 200811, 200911, 201011, 201111, 201211, 201311, 201411, 201511, 201611, 201711, 201811, 201911, 202011, 202111, 202211, 202311, 202411, 202511, 202611, 202711, 202811, 202911, 203011, 203111, 203211, 203311, 203411, 203511, 203611, 203711, 203811, 203911, 204011, 204111, 204211, 204311, 204411, 204511, 204611, 204711, 204811, 204911, 205011, 205111, 205211, 205311, 205411, 205511, 205611, 205711, 205811, 205911, 206011, 206111, 206211, 206311, 206411, 206511, 206611, 206711, 206811, 206911, 207011, 207111, 207211, 207311, 207411, 207511, 207611, 207711, 207811, 207911, 208011, 208111, 208211, 208311, 208411, 208511, 208611, 208711, 208811, 208911, 209011, 209111, 209211, 209311, 209411, 209511, 209611, 209711, 209811, 209911, 210011, 210111, 210211, 210311, 210411, 210511, 210611, 210711, 210811, 210911, 211011, 211111, 211211, 211311, 211411, 211511, 211611, 211711, 211811, 211911, 212011, 212111, 212211, 212311, 212411, 212511, 212611, 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# BOWIE MAIN STREET LAND USE MAP





# CRITICAL INTERSECTIONS



# FINAL PLAT

## OWNER'S DEDICATION

WE, BE BOWIE LLC, A MARYLAND LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPT THIS PLAT OF RESUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT TO THE PUBLIC UTILITIES, THEIR SUCCESSORS AND ASSIGNS, A TEN (10) FOOT PUBLIC UTILITY EASEMENT (P.U.E.), AS SHOWN HEREON, SUBJECT TO THE TERMS AND PROVISIONS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 3703 AT FOLIO 748. PROPERTY MARKERS WILL BE PLACED IN ACCORDANCE WITH SECTION 24-120(b)(6)(i)(ii) OF THE SUBDIVISION REGULATIONS.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF RESUBDIVISION, EXCEPT A CERTAIN DEED OF TRUST AND THE PARTY OF INTEREST THEREON HAS INDICATED THEIR ASSENT BELOW.

BE BOWIE, LLC

BY: *William C. Gutschick* *William C. Gutschick* *William C. Gutschick*  
 BY: *Chris Brown* *Chris Brown* *Chris Brown*  
 WITNESS DATE 8/15/16

WE HEREBY GIVE OUR CONSENT TO THIS PLAT OF RESUBDIVISION FOR: BE BOWIE LEADER, LLC

BY: *El J. Newman* *El J. Newman* *El J. Newman*  
 BY: *El J. Newman* *El J. Newman* *El J. Newman*  
 DATE 8/15/16

## NOTES:

- THIS PLAT IS PREPARED IN ACCORDANCE WITH SECTION 24-108(c)(3) TO ADJUST COMMON BOUNDARY LINES.
- VARIATIONS FROM SECTION 24-121(c)(3) FOR DIRECT ACCESS TO AN ARTERIAL ROADWAY OR HIGHER CLASSIFICATION AND SECTION 24-122 FOR STANDARD PUBLIC UTILITY EASEMENTS WERE APPROVED BY THE PLANNING BOARD IN CONJUNCTION WITH PLAT RECORDED IN PLAT BOOK SJH 242 AT PLAT No. 32.
- SHARED ACCESS IS AUTHORIZED BY THE PLANNING BOARD PURSUANT TO 24-129(b)(15) AND RECORDED IN LIBER 38687 AT FOLIO 368.

CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
(C1)	210.00'	146.74'	76.51'	143.77'	S 03°35'31" W	40°07'00"
(C2)	65.82'	82.14'	47.38'	76.91'	N 30°40'29" W	71°30'10"
(C3)	188.00'	11.98'	5.09'	11.98'	N 64°30'17" W	03°39'08"
(C4)	176.00'	105.39'	54.33'	103.83'	N 45°32'43" W	34°18'38"
(C5)	1,016.00'	118.20'	59.17'	116.14'	N 25°10'25" W	06°30'59"
(C6)	40.00'	62.60'	33.77'	56.40'	N 65°33'25" W	89°39'37"
(C7)	50.00'	23.38'	11.81'	23.17'	S 55°12'47" W	26°47'38"
(C8)	580.00'	26.28'	13.14'	26.28'	N 20°05'31" W	02°35'46"
(C9)	35.00'	29.31'	15.51'	28.46'	S 87°24'09" E	47°50'30"

THIS PROPERTY IS OUTSIDE THE WASHINGTON SUBURBAN SANITARY DISTRICT (WSSD). THEREFORE WATER AND SEWER SERVICE WILL BE PROVIDED BY THE CITY OF BOWIE PUBLIC WORKS DEPARTMENT.

## FOR PUBLIC WATER AND SEWER SYSTEMS ONLY

The Maryland-National Capital Park and Planning Commission  
 Prince George's County Planning

Department of The Environment  
 Prince George's County Maryland

APPROVED *August 24, 2016*  
*David H. Hines*  
 Director or Designee

APPROVED *September 9, 2016*  
*Mark G. Gifford*  
 Planning Director

M-NCPPC File No. S-16079

RECORDED: 9-12-16  
 PLAT BOOK: SJH 245

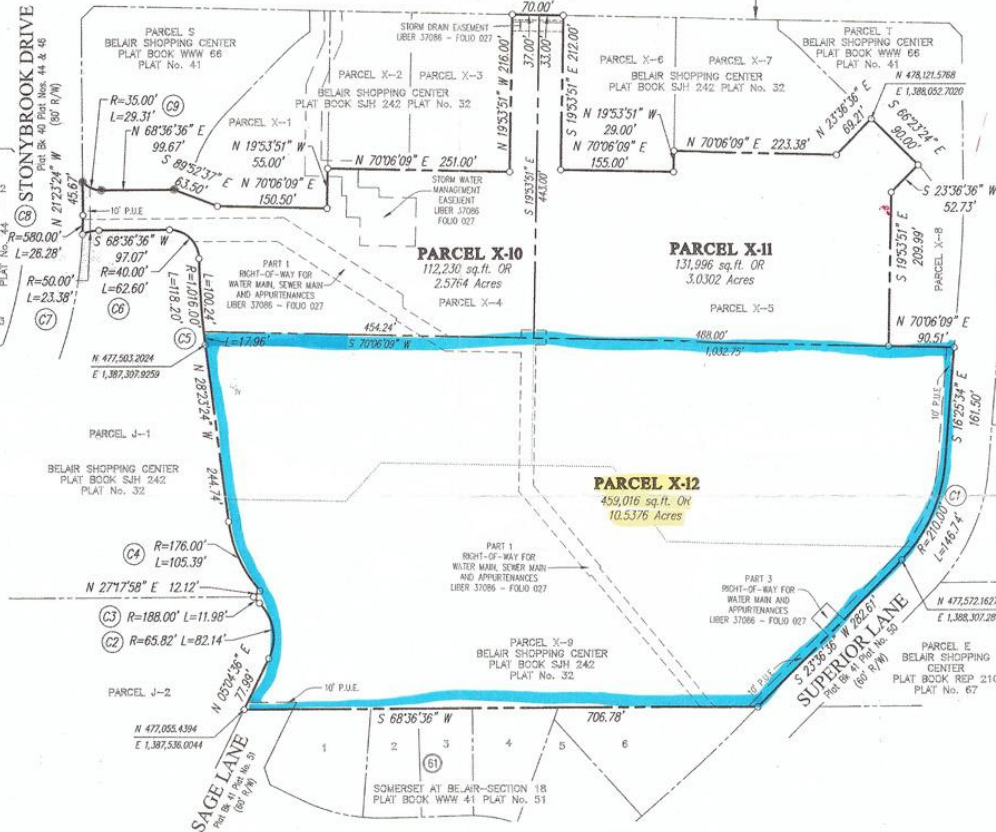
PLAT NO.: 55



FOR: GUTSCHICK, LITTLE & WEBER, P.A.  
 WILLIAM E. GUTSCHICK, III  
 PROFESSIONAL LAND SURVEYOR  
 AND REG. NO. 21542 (Exp./RENEWAL DATE: 12/21/2017)  
 C-S-C 6/10/2016  
 209NE14

## ANNAPOLIS ROAD (MD 450)

SRC PLAT Nos. 54871, 54877 & 54878  
 PLAT BOOK WWW 235 PLAT No. 63



## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED TO BE BOWIE, LLC, BY SPECIAL WARRANTY DEED DATED JULY 13, 2015 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 37746 AT FOLIO 376; AND THAT IT IS A RESUBDIVISION OF PARCELS X-4, X-5 & X-9, AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "BELAIR SHOPPING CENTER" RECORDED AMONG THE AFORESAID LAND RECORDS IN PLAT BOOK SJH 242 AT PLAT No. 32.

THE TOTAL AREA INCLUDED IN THIS PLAT OF RESUBDIVISION IS 703,242 SQUARE FEET OR 16.1442 ACRES OF LAND.

PLAT OF RESUBDIVISION  
 PARCELS X-10, X-11 & X-12  
 BELAIR SHOPPING CENTER  
 (A RESUBDIVISION OF PARCELS X-4, X-5 & X-9)

CITY OF BOWIE ELECTION DISTRICT No. 7  
 PRINCE GEORGE'S COUNTY, MARYLAND  
 1"=100' AUGUST, 2016

GLW GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3609 NATIONAL DRIVE - SUITE 250 - BURTENVILLE OFFICE PARK  
 BURTENVILLE, MARYLAND 20868  
 TEL: 301-421-4024 FAX: 301-421-4024

