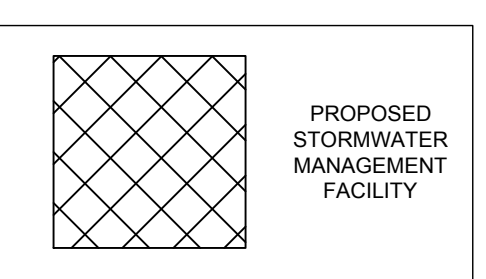


GENERAL NOTES:

- SITE DATA: PARCELS A, B, AND OUTPARCEL A - 2.349 AC
SUBDIVISION - N/A
TAX MAP - 81 GRID - E3
WSSC GRID - 204SE07
 - ZONING: C-S-C (COMMERCIAL SHOPPING CENTER)
 - EXISTING USE: CONVENIENCE STORE AND A CAR WASH
PROPOSED USE: FUEL STATION WITH FOOD AND BEVERAGE STORE
 - GROSS FLOOR AREA: 3,500 SF
 - BULK REQUIREMENTS:
- | | ALLOWED/REQUIRED | PROVIDED* |
|---|------------------|-----------|
| A. MIN. BUILDING SETBACK | | |
| FOOD AND BEVERAGE STORE | | |
| FRONT SETBACK (MARLBORO PIKE) | 10' | 122.2' |
| SIDE SETBACK (BOONES LANE) | 12' | 162.9' |
| SIDE SETBACK (EAST) | 12' | 52.8' |
| REAR SETBACK (NORTH) | 25' | 222.2' |
| CANOPY | | |
| FRONT SETBACK (MARLBORO PIKE) | 25' | 36.8' |
| SIDE SETBACK (BOONES LANE) | 25' | 63.8' |
| SIDE SETBACK (EAST) | N/A | N/A |
| REAR SETBACK (NORTH) | N/A | N/A |
| B. MIN. PARKING SETBACK | | |
| FRONT SETBACK (MARLBORO PIKE) | 10' | 94.6' |
| SIDE SETBACK (BOONES LANE) | 10' | 18.0' |
| SIDE SETBACK (EAST) | 30' | 45.4' |
| REAR SETBACK (NORTH) | 30' | 31.2' |
| C. PARKING REQUIREMENTS | | |
| FOOD AND BEVERAGE STORE | | |
| 1 SPACE PER 150 SF OF GFA UP TO 3000 SF | 23 | 20 |
| 1 SPACE PER 200 SF OF GFA OVER 3000 SF: | | |
| GAS STATION | 2 | 2 |
| 1 SPACE PER EACH EMPLOYEE | | |
| PARKING COUNT INCLUDES ADA / VAN ACCESSIBLE SPACES | 1 | 1 |
| TOTAL | 25* | 22 |
| *15% PARKING REDUCTION: TOTAL = 25 X 0.85 = | 22 | 22 |
| LOADING | 1 | 1 |
| 2,000 TO 10,000 SF OF GFA | | |
| 15 FEET IF USE SERVED HAS MORE THAN 3,000 SQUARE FEET GFA | 33' X 15' | 32' X 25' |
| D. MIN. PARKING SPACE DIMENSIONS | | |
| STANDARD PARKING SPACE | 9.5'X19' | 9.5'X19' |
| COMPACT PARKING SPACE | 9.5'X19' | 9.5'X20' |
| | 8.0'X16.5' | 9.0'X20' |
- THE PROPOSED SITE IS NOT LOCATED WITHIN A 100 YR. FLOODPLAIN (PER FLOOD INSURANCE RATE MAP #240330 0235E, MAP REVISED SEPT. 16, 2016). PERENNIAL STREAMS AND TIDAL/INTERTIDAL WETLANDS ARE NOT PRESENT.
 - NO AVIATION POLICY AREAS EXIST ON OR IN VICINITY OF THE PROPERTY.
 - NO CEMETERIES EXIST ON OR CONTIGUOUS TO THE PROPERTY.
 - NO HISTORIC SITES EXIST ON OR IN VICINITY OF THE PROPERTY.
 - THE PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 - THE PROPERTY IS NOT WITHIN ANY KNOWN WETLANDS IN ACCORDANCE WITH THE MD DNR.
 - NEAREST INTERSECTING STREET: APPROXIMATELY 120' ± SOUTH OF BOONES LANE ENTRANCE, AND 200' WEST OF MARLBORO PIKE ENTRANCE.
 - PAVEMENT STRIPING TO BE 4" WHITE MSHA STANDARD.
 - THERE SHALL BE A 10' PUBLIC UTILITY EASEMENT ALONG ALL RIGHTS-OF-WAY.
 - PUBLIC WATER AND SEWER, STORMDRAIN, GAS, ELECTRIC AND TELEPHONE UTILITIES ARE AVAILABLE TO THE SITE.
 - SITE TO BE SERVICED WITH PUBLIC WATER AND SEWER (EXISTING AND PROPOSED WATER/SEWER DESIGNATION W-3 AND S-3).
 - TOPOGRAPHY SHOWN HEREON PROVIDED BY DOCUMENTS REFERENCED ON SHEET 1.
 - COMPANION APPLICATIONS: -SDCP #45505-2019 DATED: 09/19/19, APPROVAL DATE: PENDING
 - ADDITIONAL SPECIAL EXCEPTION CONDITIONS (SEC. 27-358)
 - A GAS STATION MAY BE PERMITTED, SUBJECT TO THE FOLLOWING:
 - THE SUBJECT PROPERTY HAS (323) FEET OF FRONTAGE ALONG MARLBORO PIKE AND A VARIABLE WIDTH RIGHT-OF-WAY ALONG FUEL STATION PROPERTY.
 - THE SUBJECT PROPERTY HAS (131) FEET OF FRONTAGE ALONG BOONES LANE AND A VARIABLE RIGHT-OF-WAY ALONG FUEL STATION PROPERTY.
 - THE SUBJECT PROPERTY IS LOCATED AT LEAST THREE HUNDRED (300) FEET FROM ANY LOT ON WHICH A SCHOOL, OUTDOOR PLAYGROUND, LIBRARY, OR HOSPITAL IS LOCATED.
 - THE USE SHALL NOT INCLUDE THE DISPLAY AND RENTAL OF CARGO TRAILERS, TRUCKS, OR SIMILAR USES, EXCEPT AS A SPECIAL EXCEPTION IN ACCORDANCE WITH THE PROVISIONS OF SECTION 27-417.
 - THE STORAGE OR JUNKING OF WRECKED MOTOR VEHICLES (WHETHER CAPABLE OF MOVEMENT OR NOT) IS PROHIBITED.
 - PROPOSED ACCESS DRIVEWAYS ARE AT LEAST THIRTY (30) FEET WIDE. IN THE CASE OF A CORNER LOT, THE DRIVEWAY ALONG BOONES LANE (120) FEET FROM THE MARLBORO PIKE INTERSECTION, THE DRIVEWAY BEGINS (50) FEET FROM THE SIDE LOT LINE OF THE ADJOINING LOT. THE DRIVEWAY ALONG MARLBORO PIKE IS (200) FEET FROM THE BOONES LANE INTERSECTION. THE DRIVEWAY BEGINS (134) FEET FROM THE SIDE LOT LINE OF THE ADJOINING LOT.
 - ACCESS DRIVEWAYS ARE DEFINED BY CURBING.
 - A SIDEWALK AT LEAST FIVE (5) FEET WIDE SHALL BE PROVIDED IN THE AREA BETWEEN THE BUILDING LINE AND THE CURB IN THOSE AREAS SERVING PEDESTRIAN TRAFFIC.
 - GASOLINE PUMPS AND OTHER SERVICE APPLIANCES ARE LOCATED AT LEAST TWENTY-FIVE (25) FEET BEHIND THE STREET LINE.
 - REPAIR SERVICE SHALL BE COMPLETED WITHIN FORTY-EIGHT (48) HOURS AFTER THE VEHICLE IS LEFT FOR SERVICE. DISCARDED PARTS RESULTING FROM ANY WORK SHALL BE REMOVED PROMPTLY FROM THE PREMISES. AUTOMOTIVE REPLACEMENT PARTS AND ACCESSORIES SHALL BE STORED EITHER INSIDE THE MAIN STRUCTURE OR IN AN ACCESSORY BUILDING USED SOLELY FOR THE STORAGE. THE ACCESSORY BUILDING SHALL BE WHOLLY ENCLOSED. THE BUILDING SHALL EITHER BE CONSTRUCTED OF BRICK (OR ANOTHER BUILDING MATERIAL SIMILAR IN APPEARANCE TO THE MAIN STRUCTURE) AND PLACED ON A PERMANENT FOUNDATION, OR IT SHALL BE ENTIRELY SURROUNDED WITH SCREENING MATERIAL. SCREENING SHALL CONSIST OF A WALL, FENCE, OR SIGHT-TIGHT LANDSCAPING MATERIAL, WHICH SHALL BE AT LEAST AS HIGH AS THE ACCESSORY BUILDING. THE TYPE OF SCREENING SHALL BE SHOWN ON THE LANDSCAPE PLAN.
 - DETAILS ON ARCHITECTURAL ELEMENTS SUCH AS ELEVATION DEPICTIONS OF EACH FACADE, SCHEDULE OF EXTERIOR FINISHES, AND DESCRIPTION OF ARCHITECTURAL CHARACTER OF PROPOSED BUILDINGS SHALL DEMONSTRATE COMPATIBILITY WITH EXISTING AND PROPOSED SURROUNDING DEVELOPMENT.
 - RETAINING WALLS ARE NOT PROPOSED WITH THIS PLAN.
 - THERE IS NO MANDATORY PARK DEDICATION REQUIRED FOR THIS SITE.
 - HOURS OF OPERATIONS: 24 HRS/DAY.
 - THE SITE IS LOCATED WITHIN A MILITARY INSTALLATION OVERLAY ZONE.

HATCH LEGEND



THIS BLOCK IS FOR OFFICIAL USE ONLY
OR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNER OR THE DISTRICT COUNCIL.

M-NCPPP APPROVAL

PROJECT NAME: 7-ELEVEN BOONES
PROJECT NUMBER: SE-4832

FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	01/13/20	PER ATT. COMMENTS	KPW	NBS
2	3/12/20	PER COUNTY COMMENTS	KPW	NBS

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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.: MB182124
DRAWN BY: KPW
CHECKED BY: NBS
DATE: 08/13/19
CAD ID: SDO

SPECIAL EXCEPTION PLAN
FOR
7-ELEVEN

SPECIAL EXCEPTION PLAN
2928 BOONES LANE
PRINCE GEORGE'S COUNTY
DISTRICT HEIGHTS, MARYLAND

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

N. B. SPEACH
PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 40263
PROFESSIONAL CERTIFICATION
I, NICHOLAS B. SPEACH, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40263, EXPIRATION DATE: 6/14/21

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
3

REVISION 2 - 3/12/20

C:\PROGRAMS\T\BOHLER\2020\TEMP\AC\PUBLISH_L\1228148182124\SSD-1\AVOUT-3-SITE PLAN

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH ALL REGULATIONS AND CODES.