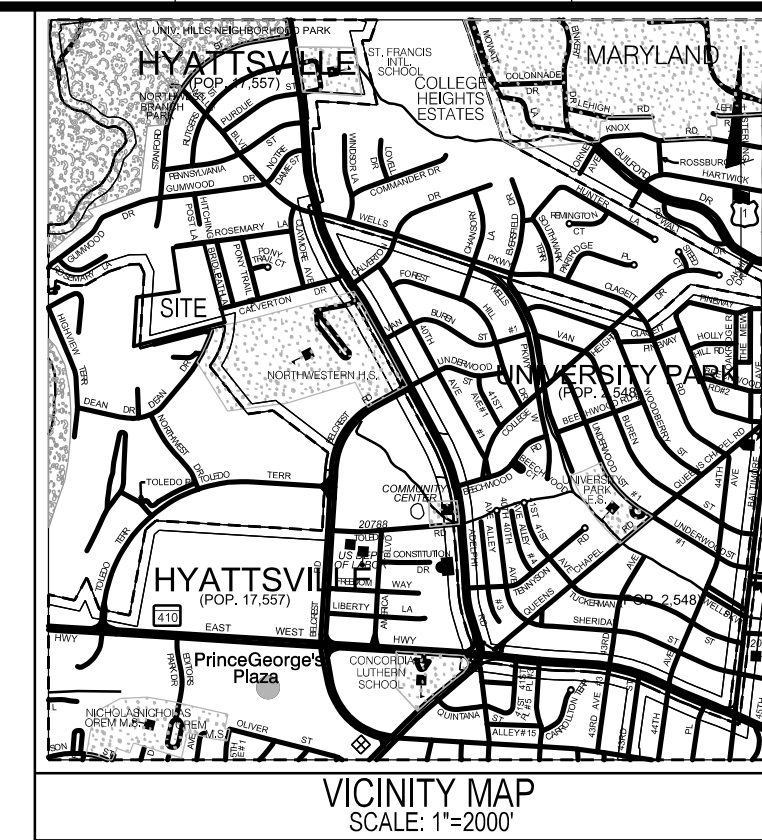


SITE DEVELOPMENT CONCEPT PLAN

THE CLAY TRACT



4300 Forbes Boulevard, Suite 230
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P. 301.794.7555 F. 301.794.7656
www.solteszco.com

Engineering
Surveying
Planning
Environmental Sciences

PLAN LEGEND

PG 10/08

EXISTING	PROPOSED
CONTOUR (INDEX, INTERMEDIATE)	100 102
DRAINAGE DIVIDE	←
EASEMENTS (LABEL, LINE)	EX SD EASEMENT
EXISTING SPECIMEN TREE (APPROXIMATE LOCATION)	
FLOODPLAIN DELINEATION (100YR)	FP
FLOODPLAIN BUFFER	FPB
PROPERTY LINE (SITE, ADJOINERS)	---
PUBLIC UTILITY EASEMENT	10' PUE
SPOT SHOTS	× 123.4
SOILS BOUNDARY/SOILS LABEL (SOURCE: USDA SOIL SURVEY OF PRINCE GEORGE'S COUNTY 1967)	AdB2 Cl
TREE LINE	---
BIOSWALE	BIOSWALE
SUBMERGED GRAVEL WETLAND	SUBMERGED GRAVEL WETLAND
MICRO BIORETENTION	MBR
PERMEABLE PAVEMENT	---
BUILDING	---

UTILITIES

CABLE (LINE, MANHOLE, VAULT)	COMCAST CTV
ELECTRIC (LINE, MANHOLE, POLE, VAULT/BOX)	E OH-E
FIBER OPTIC (LINE/MARKERS)	FO EX 6"
NATURAL GAS (LINE, MANHOLE, MARKER)	NG EX 8"
SEWER (LINE, MANHOLE)	SAN EX 15" RCP
STORMDRAIN (LINE, INLETS, MANHOLE)	SD EX 15" RCP
TELEPHONE (LINE, MANHOLE, VAULT/BOX)	T OH-T
WATER (LINE, HYDRANT, MANHOLE, METER, VALVE, WELL)	W EX 8"

15' RCP



INDEX OF SHEETS

COVER SHEET	1
DRAINAGE AREA MAP	2
STORMWATER MANAGEMENT PLAN	3

GENERAL NOTES

- PROJECT NAME: THE CLAY PROPERTY
- GROSS ACREAGE: 12.95 AC. +/-
- FLOODPLAIN ACREAGE: 0.0 AC.
- NET ACREAGE: +/-12.95 AC.
- AREA OF DISTURBANCE: +/-12.95 AC.
- EXISTING IMP. AREA IN LOD: +/-0.00 AC.
- NEW SITE IMPERVIOUS AREA: +/-12.95 AC.
- EXISTING ZONE: R-80
- WSSC GRID: 208NE03, 209NE03
- TAX MAP: 32, F4
- GRID:
- ASSUMED 10-FOOT PUBLIC UTILITY EASEMENT ALONG ALL RIGHTS-OF-WAY UNLESS OTHERWISE SHOWN.
- MANDATORY PARK DEDICATION NOT APPLICABLE.
- NO CEMETERIES EXIST ON OR CONTIGUOUS TO PROPERTY.
- NO HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY.
- NO STREAMS ARE PRESENT ON SITE.
- NO WETLANDS ARE PRESENT ON SITE.
- 100-YEAR FLOODPLAIN IS NOT PRESENT ON SITE.
- PMA AREA IS NOT PRESENT ON SITE
- WATERSHED: BALD HILL BRANCH
- SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA
- SOURCE OF TOPOGRAPHY: PROVIDED BY SOLTESZ, INC. AND PRINCE GEORGE'S COUNTY GIS
- OWNER:

MRBCO, LLC
402 KING FARM, ROCKVILLE, MD 20850
PHONE 301-528-0055

Prince George's County Government
Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division
9400 Peppercorn Place, Suite 420
Largo, Maryland 20774
Final Plan BMP SUMMARY TABLE
Revision Date: May 30, 2014

NOTE: DRAINAGE AREAS IN TABLE INCLUDE THE FACILITY

POI	LABEL	NAME	MD NORTH	MD EAST	LAND USE	CONSTRUCTION PURPOSE	DRAINAGE AREA (AC)	TOTAL IMPERVIOUS AREA (AC)	NEW IMPERVIOUS AREA (AC)	EXISTING IMPERVIOUS AREA (AC)	PERCENT IMPERVIOUS	Rv	TARGET P _i (IN)	TARGET VOL (FT ³)	DESIGN VOL (FT ³) USING ESD PRACTICES	DESIGN VOLUME (CF) USING STRUCTURAL PRACTICES	MAX ESD VOL (ESD max) (CF)	RCN	ON_OFF_SITE
A	MBR-01	Micro-Bioretenention	477100	1323800	High Density Residential	NEWD	0.301	0.301	0.301	0.000	100.0%	0.95	2.00	2281.6	2696.4	-	2696.4	70	On Site
A	MBR-02	Micro-Bioretenention	477050	1323650	High Density Residential	NEWD	0.351	0.351	0.351	0.000	100.0%	0.95	2.20	2660.4	3144.1	-	3144.1	70	On Site
A	MBR-03	Micro-Bioretenention	477050	1323600	High Density Residential	NEWD	0.356	0.356	0.356	0.000	100.0%	0.95	2.20	2699.6	3190.4	-	3190.4	70	On Site
A	MBR-04	Micro-Bioretenention	477000	1323500	High Density Residential	NEWD	0.411	0.411	0.411	0.000	100.0%	0.95	2.20	3117.6	3684.4	-	3684.4	70	On Site
A	MBR-05	Micro-Bioretenention	476950	1323450	High Density Residential	NEWD	0.390	0.390	0.390	0.000	100.0%	0.95	2.20	2960.8	3499.2	-	3499.2	70	On Site
A	MBR-06	Micro-Bioretenention	476600	1323400	High Density Residential	NEWD	0.213	0.213	0.213	0.000	100.0%	0.95	2.20	1619.8	1914.3	-	1914.3	70	On Site
A	MBR-07	Micro-Bioretenention	476750	1323550	High Density Residential	NEWD	0.183	0.183	0.183	0.000	100.0%	0.95	2.20	1389.0	1641.5	-	1641.5	70	On Site
A	MBR-08	Micro-Bioretenention	476800	1324150	High Density Residential	NEWD	0.215	0.215	0.215	0.000	100.0%	0.95	2.20	1632.8	1929.7	-	1929.7	70	On Site
A	MBR-09	Micro-Bioretenention	476825	1324275	High Density Residential	NEWD	0.344	0.344	0.344	0.000	100.0%	0.95	2.20	2612.5	3087.5	-	3087.5	70	On Site
A	MBR-10	Micro-Bioretenention	477200	1324050	High Density Residential	NEWD	0.358	0.358	0.358	0.000	100.0%	0.95	2.20	2717.0	3211.0	-	3211.0	70	On Site
A	MBR-11	Micro-Bioretenention	477300	1324025	High Density Residential	NEWD	0.349	0.349	0.349	0.000	100.0%	0.95	2.20	2647.3	3128.7	-	3128.7	70	On Site
A	MBR-12	Micro-Bioretenention	177350	1324000	High Density Residential	NEWD	0.203	0.203	0.203	0.000	100.0%	0.95	2.20	1541.4	1821.6	-	1821.6	70	On Site
A	MBR-13	Micro-Bioretenention	476700	1323400	High Density Residential	NEWD	0.350	0.350	0.350	0.000	100.0%	0.95	2.20	2656.0	3139.0	-	3139.0	70	On Site
A	BSW-01	Attenuation swale or dry swale	477300	1324150	High Density Residential	NEWD	0.527	0.527	0.527	0.000	100.0%	0.95	2.20	3998.3	4089.7	-	4725.3	70	On Site
A	BSW-02	Attenuation swale or dry swale	477300	1323850	High Density Residential	NEWD	0.464	0.464	0.464	0.000	100.0%	0.95	2.20	3519.0	3796.5	-	4158.9	70	On Site
A	BSW-03	Attenuation swale or dry swale	476850	1323430	High Density Residential	NEWD	0.467	0.467	0.467	0.000	100.0%	0.95	2.20	3545.7	3796.5	-	4190.4	70	On Site
		Other	N/A	N/A	High Density Residential	NEWD	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL							5.483	5.483	5.483	0.000	100.0%	0.95	2.20	41,599	47,762	-	-	-	-

TOTAL UNTREATED IMPERVIOUS AREA= 1.66 ac REQUIRED ESD= 46,506 cu-ft PROVIDED ESD= 47,762 cu-ft

NO.	REVISIONS	BY	DATE
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MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-251-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER / DEVELOPER / APPLICANT

MRBCO, LLC
402 KING FARM
ROCKVILLE
MARYLAND, 20850
PHONE # 301-528-0055

CONTACT NAME: MARK FERGUSON

PROFESSIONAL CERTIFICATION

I 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. 40836 EXPIRATION DATE: 06/27/2022



COVER SHEET

SITE DEVELOPMENT CONCEPT PLAN

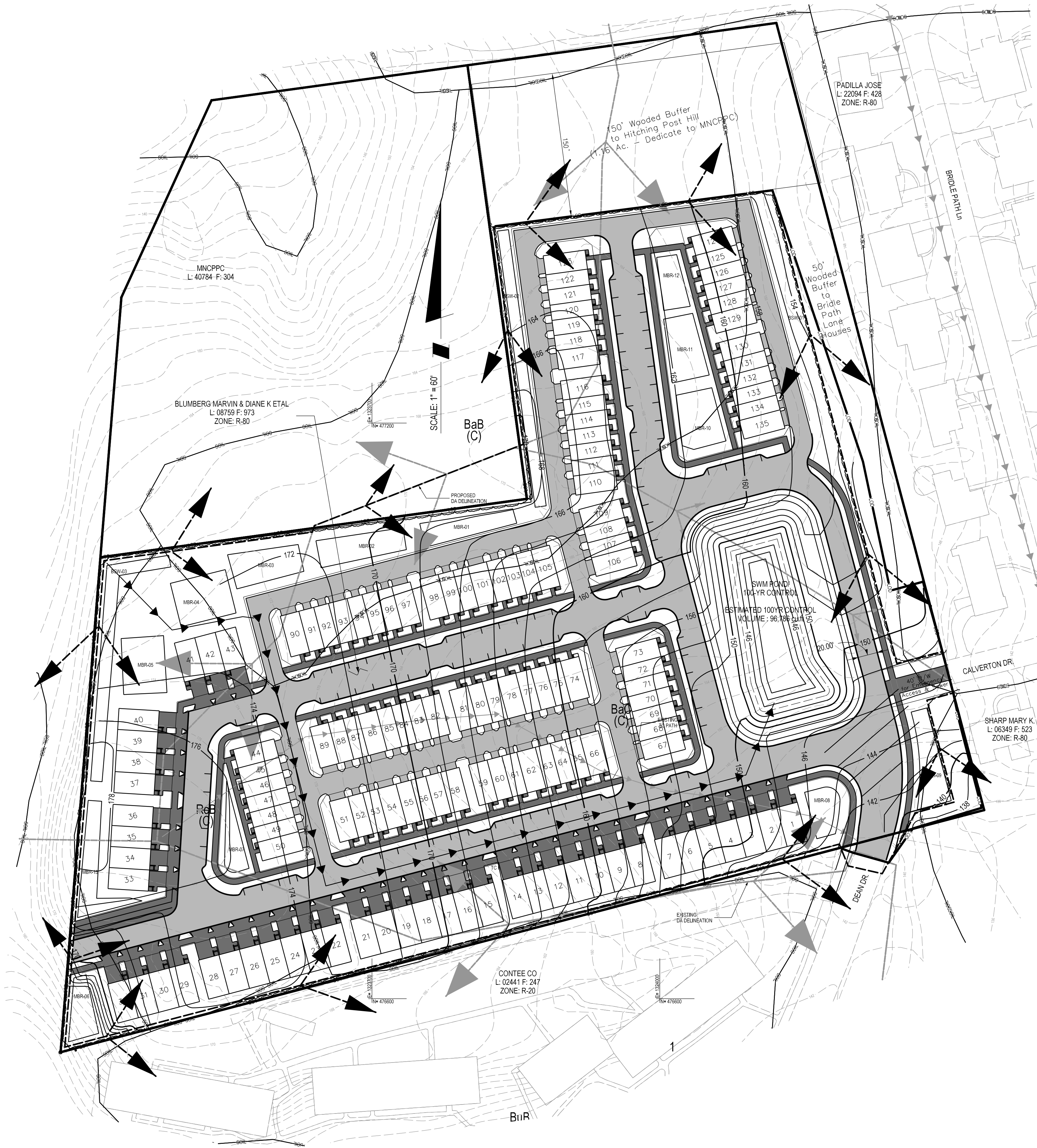
THE CLAY PROPERTY

HYATTSVILLE (17th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP 32, F4	ZONING CATEGORY: R-80
WSSC 200' SHEET 208NE03, 209NE03	
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NAVD88	
DATE: JAN, 2021 DESIGNED: MRB TECHNICIAN: MRB CHECKED: JRM CAD STD'S: VB/NCS VERSION:	
SHEET 1 OF 3	
PROJECT NO. 1866-01-00	

DPIE CASE #: 434-2021-0

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	DA (Acres)
EXISTING	6.45
PROPOSED	12.95

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NO.	REVISIONS	BY	DATE

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 ROCKVILLE
 MARYLAND, 20850
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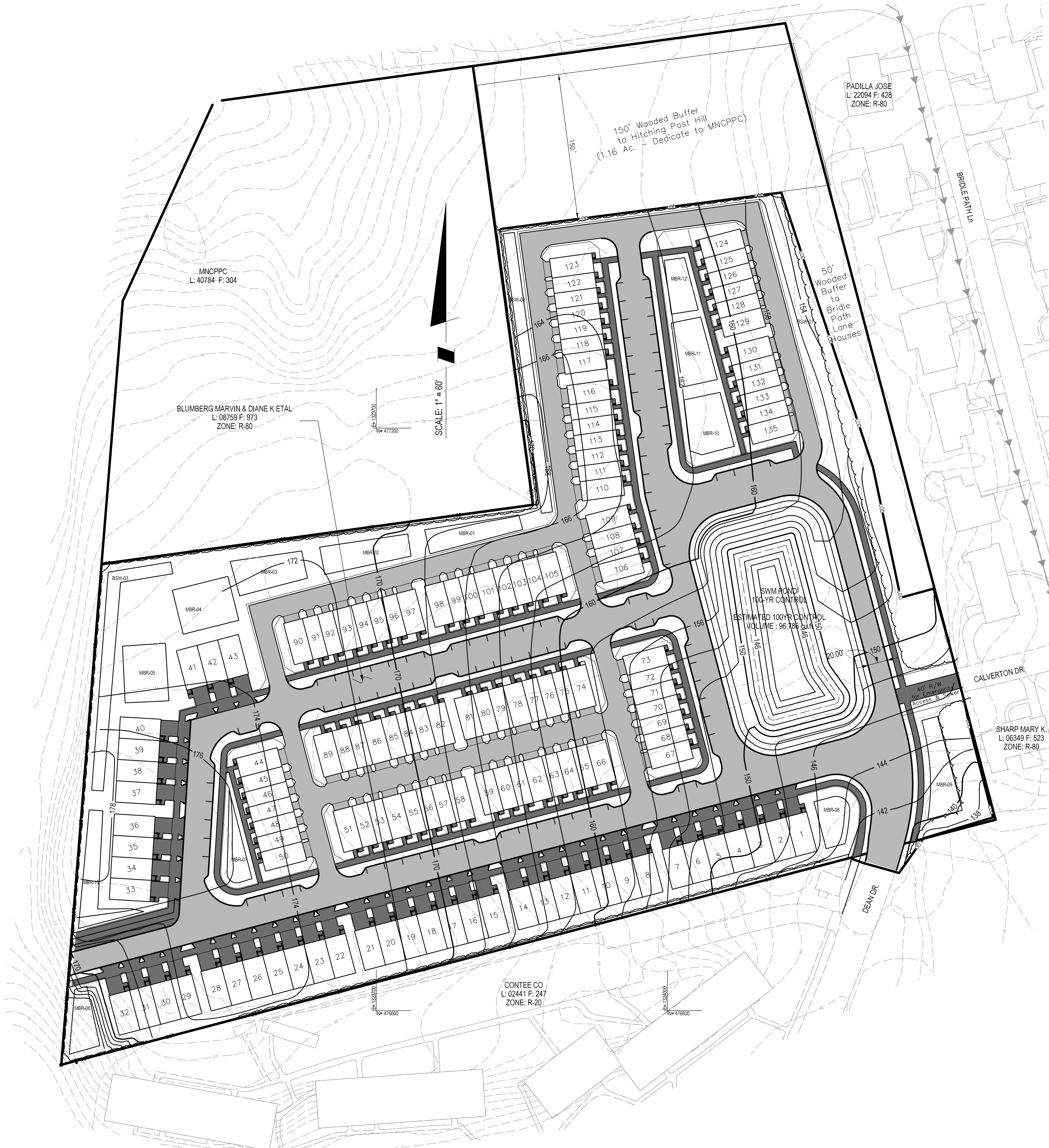


DRAINAGE AREA MAP
SITE DEVELOPMENT CONCEPT PLAN
THE CLAY PROPERTY
 HYATTSVILLE (17th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP 32, F4	ZONING CATEGORY: R-80
WSSC 200' SHEET 208NE03, 208NE03	
SITE DATA HORIZONTAL: NAD83 VERTICAL: NAVD88	
1" = 60'	DATE: JAN, 2021 DESIGNED: MRB TECHNICIAN: MRB CHECKED: JRM CAD STD'S: V8 / NCS
SHEET 2 OF 3	PROJECT NO. 1866-01-00

DPIE CASE #: 434-2021-0

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	Drainage Area (Acres)	Required Storage (cu.ft)	Storage provided (cu.ft)
MBR-01	0.30	2281.58	2696.42
MBR-02	0.35	2660.40	3144.10
MBR-03	0.36	2699.58	3190.42
MBR-04	0.41	3117.58	3684.42
MBR-05	0.39	2960.83	3499.17
MBR-06	0.21	1619.75	1914.25
MBR-07	0.18	1388.98	1641.52
MBR-08	0.22	1632.81	1929.69
MBR-09	0.34	2612.50	3087.50
MBR-10	0.36	2717.00	3211.00
MBR-11	0.35	2647.33	3128.67
MBR-12	0.20	1541.38	1821.63
MBR-13	0.35	2656.04	3138.96
BSW-01	0.53	3998.34	4081.68
BSW-02	0.46	3519.04	3796.50
BSW-03	0.47	3545.69	3796.50



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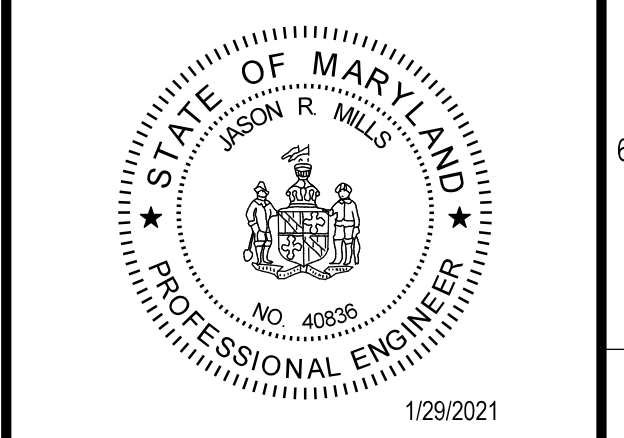
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PLAN VIEW
SITE DEVELOPMENT CONCEPT PLAN
THE CLAY PROPERTY

TAX MAP 32, F4	ZONING CATEGORY: R-80
WSSC 200' SHEET 208NE03, 209NE03	
SITE DATA HORIZONTAL: NAD83 VERTICAL: NAVD88	
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SHEET 3 OF 3	PROJECT NO. 1866-01-00

DPIE CASE #: 434-2021-0