PRELIMINARY PLAN
4-22004

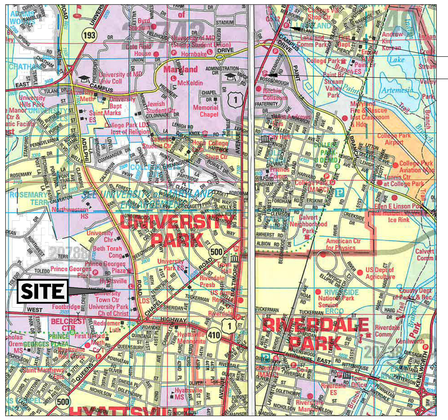
FOR

LIBRARY APARTMENTS

LOCATION OF SITE
3325 TOLEDO ROAD
HYATTSVILLE, MD 20782
PRINCE GEORGE'S COUNTY
TAX MAP: 42, GRID: A2, PARCEL: H

GENERAL NOTES:

1. EXISTING PARCEL/LOT: H
   DEED DESCRIPTION/LIBER FOLIO: 34241 / 226
   PLAT BOOK: 196, PAGE: 29
2. TAX MAP: 42
   GRID: A2
3. 200-FOOT MAP REFERENCE (WSSC): 206NE07
4. PURPOSE OF SUBDIVISION: PROPOSED MULTI-FAMILY BUILDING
   NUMBER OF PROPOSED PARCELS: 1 (PARCEL 1)
5. PRIOR APPROVALS:
   APPROVED CONCEPTUAL SITE PLAN - CSP-00024-00/01
   APPROVED DETAILED SITE PLAN - DSP-00041-00-02
   APPROVED DETAILED SITE PLAN - DSP00052-00-04
   APPROVED DETAILED SITE PLAN - DSP-01001-00-03
   APPROVED DETAILED SITE PLAN - DSP-01002-00-03
   APPROVED DETAILED SITE PLAN - DSP-03037-00-00-05
   APPROVED DETAILED SITE PLAN - DSP-030372-00-02
   APPROVED RECORD PLAT - 5-03002
   APPROVED PRELIMINARY PLAN - 4-01022
   APPROVED PRELIMINARY PLAN - 4-01092
   APPROVED TREE CONSERVATION PLAN TYPE I - TCPI-035-00
   APPROVED TREE CONSERVATION PLAN TYPE II - TCPII-015-01
6. EXISTING ACREAGE
   GROSS ACREAGE: 2.87 AC
7. NET DEVELOPABLE AREA OUTSIDE OF PMA: 2.76 AC
8. ACREAGE OF ENVIRONMENTAL REGULATED FEATURES: 0.1083 AC
9. ACREAGE OF 100-YEAR FLOODPLAIN: 0.1083 AC
10. ACREAGE OF ROAD DEDICATION: 0.00 AC
11. EXISTING ZONING/USE
    CURRENT ZONING
    RTO-H-C (REGIONAL TRANSIT - OREINTED, HIGH - INTENSITY - CORE)
    TDO (TRANSIT DISTRICT OVERLAY)
    PRIOR ZONING:
    M-X-T (MIXED USE TRANSPORTATION ORIENTED)
    USE: THE ATLANTIC SERVICES GROUP PARKING LOT GARAGE
12. PROPOSED USE OF PROPERTY: 7 STORY MULTI-FAMILY APARTMENT COMPLEX AND HALF OF THE EXISTING PARKING GARAGE
13. BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE
    STUDIO: 103
    1 BEDROOM: 98
    2 BEDROOM: 13
    TOTAL DWELLING UNITS: 209
14. DENSITY CALCULATION: 73.08 DU / ACRE
15. MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE AND SUBDIVISION REGULATIONS (24-130): N/A
16. MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE: N/A
17. SUSTAINABLE GROWTH TIER: YES, TIER 1
18. MILITARY INSTALLATION OVERLAY ZONE: NO
19. CENTER OR CORRIDOR LOCATION: YES (NEW CARROLLTON METRO REGIONAL TRANSIT DISTRICT CENTER)
20. EXISTING AND PROPOSED GROSS FLOOR AREA (NON-RESIDENTIAL)
    EXISTING: 0 SF
    PROPOSED: 0 SF
21. STORMWATER MANAGEMENT CONCEPT NO.: 40533-2021
    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: MANDATORY DEDICATION OF PARKLAND WILL BE SATISFIED WITH THE PROVISION OF PRIVATE ON-SITE RECREATIONAL FACILITIES. FACILITIES ARE TO INCLUDE: FITNESS CENTER, RESIDENT LOUNGE, BIKE ROOM, POOL COURTYARD, AND POOL
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: NO
31. SOILS BY SOIL TYPE AND SOURCE OF SOIL INFORMATION:
    SOILS:
    IU (HYDROLOGIC SOIL GROPU B/D)
    URRB (HYDROLOGIC SOIL GROUP D)
    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



LOCATION MAP

SCALE: 1" = 2000'
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SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
DEMOLITION PLAN	C-201
SITE DEVELOPMENT CONCEPT PLAN	C-301
EXISTING DRAINAGE AREA MAPS	C-901
PROPOSED DRAINAGE AREA MAPS	C-902

OWNER
NEW TOWN PARKING, LLC
3299 K STREET
NW WASHINGTON, DC 20007

DEVELOPER
THE BERNSTEIN COMPANIES
3299 K STREET
NW WASHINGTON, DC 20007

PREPARED BY

BOHLER

CONTACT: NICHOLAS B. SPEACH, P.E.

CONTACTS

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

UTILITY COMPANY	PHONE NUMBER
COMCAST-UTILIQUEST	(301) 210-0355
MCI	(800) 289-3427
PEPCO/ DCI UTILITY LOCATION	(844) 605-1188
VERIZON	(301) 210-0355
WASHINGTON GAS-UTILIQUEST	(301) 210-0355
WSSC - PINPOINT UG	(301) 868-6803

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.

REFERENCES

- BOUNDARY & TOPOGRAPHIC SURVEY:
  BOHLER
  "3325 TOLEDO ROAD 17TH ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND"
  DATED: 02/01/2022
  SURVEY JOB # : SB212100
  ELEVATIONS: NAD83 AND NVGD29
- SITE DEVELOPMENT CONCEPT PLAN:
  BOHLER
  "3325 TOLEDO ROAD 17TH ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND"
  SDCP # SDCP-24001-2022
  DATED: 06/20/2022
  APPROVAL DATE: TBD
- FLOODPLAIN PLAN:
  BOHLER
  "3325 TOLEDO ROAD 17TH ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND"
  NO. 21191-2022
  DATED: 06/20/2022
  APPROVAL DATE: TBD

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STANDARD DRAWING LEGEND
FOR ENTIRE PLAN SET

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	LIMIT OF WORK	LOW LOW
	LIMIT OF DISTURBANCE	LOD LOD
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CONCRETE CURB & GUTTER	CURB AND GUTTER; SPILL / TRANSITION; DEPRESSED CURB AND GUTTER
	UTILITY POLE WITH LIGHT	
	POLE LIGHT	
	TRAFFIC LIGHT	
	UTILITY POLE	
	TYPICAL LIGHT	
	ACORN LIGHT	
	TYPICAL SIGN	
	PARKING COUNTS	
170 / 169	CONTOUR LINE	190 / 187
TC 516.4 OR 516.4	SPOT ELEVATIONS	TC 516.00; TC 516.00 BC 515.56; MATCH EX 518.02 ±1
SAN #	SANITARY LABEL	SAN #
ST #	STORM LABEL	ST #
SL	SANITARY SEWER LATERAL	SL
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
	STORM SEWER	
S	SANITARY SEWER MAIN	S
	HYDRANT	
S	SANITARY MANHOLE	
D	STORM MANHOLE	D
WM	WATER METER	
WV	WATER VALVE	
	GAS VALVE	
	GAS METER	
	TYPICAL END SECTION	
	HEADWALL OR ENDWALL	
	GRATE INLET	
	CURB INLET	
	CLEAN OUT	
E	ELECTRIC MANHOLE	E
T	TELEPHONE MANHOLE	T
EB	ELECTRIC BOX	EB
EP	ELECTRIC PEDESTAL	EP
	MONITORING WELL	
	TEST PIT	
	BENCHMARK	
	BORING	

STANDARD ABBREVIATIONS
FOR ENTIRE PLAN SET

AC	ACRES
ADA	AMERICANS WITH DISABILITY ACT
ARCH	ARCHITECTURAL
BC	BOTTOM OF CURB
BF	BASEMENT FLOOR
BK	BLOCK
BL	BASELINE
BLDG	BUILDING
BM	BUILDING BENCHMARK
BRL	BUILDING RESTRICTION LINE
CF	CUBIC FEET
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONN	CONNECTION
CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARDS
DEC	DECORATIVE
DEP	DEPRESSED
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
ELEC	ELECTRIC
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ES	EDGE OF SHOULDER
EW	END WALL
EX	EXISTING
FES	FLARED END SECTION
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FG	FINISHED GRADE
G	GRADE
GF	GARAGE FLOOR (AT DOOR)
GH	GRADE HIGHER SIDE OF WALL
GL	GRADE LOWER SIDE OF WALL
GRT	GRATE
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HOR	HORIZONTAL
HW	HEADWALL
INT	INTERSECTION
INV	INVERT
LF	LINEAR FOOT
LOC	LIMITS OF CLEARING
LOD	LIMITS OF DISTURBANCE
LOS	LINE OF SIGHT
LP	LOW POINT
L/S	LANDSCAPE
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
MJ	MECHANICAL JOINT
OC	ON CENTER
PA	POINT OF ANALYSIS
PC	POINT CURVATURE
PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN
PI	POINT OF INTERSECTION
POG	POINT OF GRADE
PROP	PROPOSED
PT	POINT OF TANGENCY
PTCR	POINT OF TANGENCY, CURB RETURN
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RET WALL	RETAINING WALL
R/W	RIGHT OF WAY
S	SLOPE
SAN	SANITARY SEWER
SF	SQUARE FEET
STA	STATION
STM	STORM
S/W	SIDEWALK
TBR	TO BE REMOVED
TBRL	TO BE RELOCATED
TC	TOP OF CURB
TELE	TELEPHONE
TPF	TREE PROTECTION FENCE
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UP	UTILITY POLE
W	WIDE
W/L	WATER LINE
W/M	WATER METER
±	PLUS OR MINUS
°	DEGREE
Ø	DIAMETER
#	NUMBER

WEB SOIL SURVEY SOILS TABLE
PRINCE GEORGES COUNTY, MARYLAND

MAP UNIT	SOIL DESCRIPTION	HYDROLOGIC SOIL GROUP	DRAINAGE CLASS
Iu	ISSUE-URBAN LAND COMPLEX, OCCASIONALLY FLOODED	B/D	POORLY DRAINED
UrrB	URBAN LAND-RUSSTT-CHRISTIAN COMPLEX, 0-5 PERCENT SLOPES	D	MODERATELY 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

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	10/13/22	PER MNCPPC COMMENTS	SJL / NBS

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PROJECT No.:	MB212109
DRAWN BY:	CJG
CHECKED BY:	NBS
DATE:	05/18/2022
CAD I.D.:	CNDS

PROJECT:
PRELIMINARY PLAN 4-22004
FOR
LIBRARY APARTMENTS
LOCATION OF SITE
3325 TOLEDO ROAD
HYATTSVILLE, MD 20782
PRINCE GEORGE'S COUNTY
TAX MAP: 42, GRID: A2, PARCEL: H

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

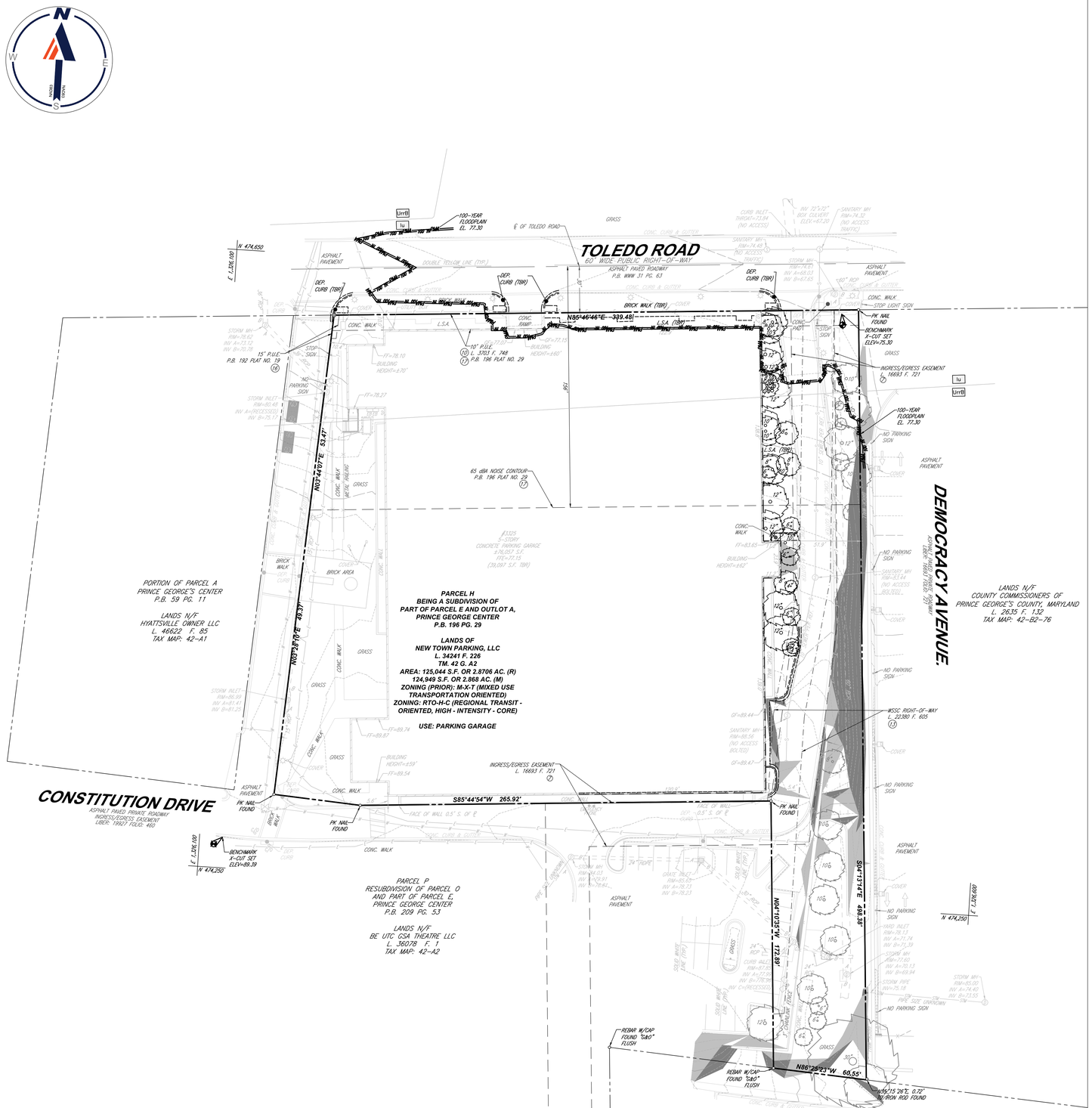
NICHOLAS B. SPEACH
PROFESSIONAL ENGINEER
DATE: 10/24/2022
PROFESSIONAL CERTIFICATION.
I, NICHOLAS B. SPEACH, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40940, EXPIRATION DATE: 9/14/2023

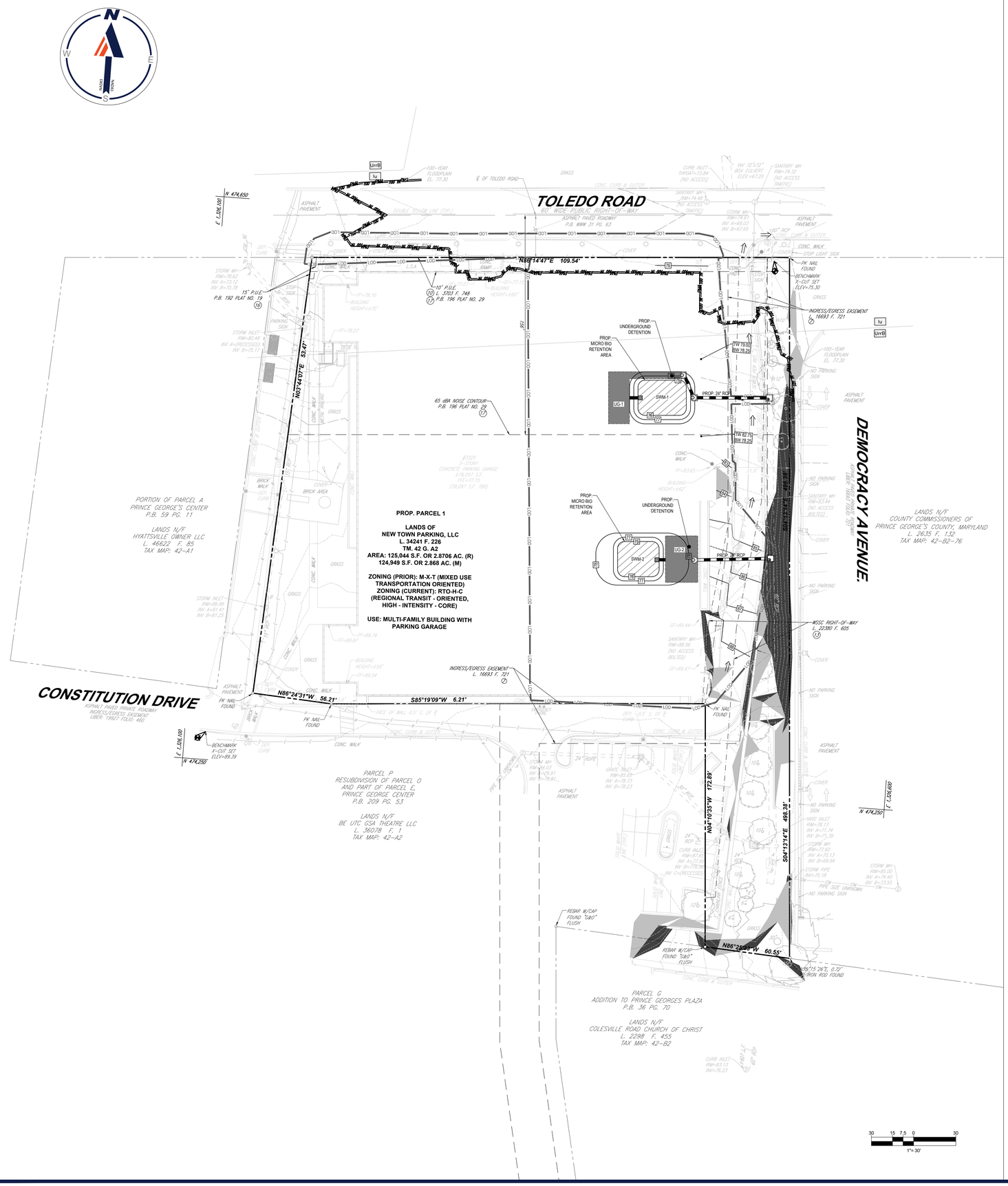
SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C-101

REVISION 1 - 10/13/22

Oct 14, 2022
C:\PROGRAMDATA\BOHLER\2022\C3D2022\TEMP\ACPUBLISH_164\24MB212109 - CNDS (5----3-LAYOUT, C-101 COVER


TOLEDO ROAD
60' WIDE PUBLIC RIGHT-OF-WAY
P.B. WWW 31 PG. 63
DEMOCRACY AVENUE
CONSTITUTION DRIVE
ASPHALT PAVED PRIVATE ROADWAY
INGRESS/EGRESS EASEMENT
LIBER: 19927 FOLIO: 460
PARCEL H
BEING A SUBDIVISION OF
PART OF PARCEL E AND OUTLOT A,
PRINCE GEORGE CENTER
P.B. 196 PG. 29
LANDS OF
NEW TOWN PARKING, LLC
L. 34241 F. 226
TM. 42 G. A2
AREA: 125,044 S.F. OR 2.8706 AC. (R)
124,949 S.F. OR 2.868 AC. (M)
ZONING (PRIOR): M-X-T (MIXED USE TRANSPORTATION ORIENTED)
ZONING: RTO-H-C (REGIONAL TRANSIT - ORIENTED, HIGH - INTENSITY - CORE)
USE: PARKING GARAGE
PORTION OF PARCEL A
PRINCE GEORGE'S CENTER
P.B. 59 PG. 11
LANDS N/F
HYATTSVILLE OWNER LLC
L. 46622 F. 85
TAX MAP: 42-A1
LANDS N/F
COUNTY COMMISSIONERS OF
PRINCE GEORGE'S COUNTY, MARYLAND
L. 2635 F. 132
TAX MAP: 42-B2-76
PARCEL P
RESUBDIVISION OF PARCEL O
AND PART OF PARCEL E,
PRINCE GEORGE CENTER
P.B. 209 PG. 53
LANDS N/F
BE UTC GSA THEATRE LLC
L. 36078 F. 1
TAX MAP: 42-A2
PARCEL G
ADDITION TO PRINCE GEORGES PLAZA
P.B. 36 PG. 70
LANDS N/F
COLESVILLE ROAD CHURCH OF CHRIST
L. 2298 F. 455
TAX MAP: 42-B2
N 474,650
E 1,376,100
N 474,250
E 1,376,020
N03°24'01"E 53.47'
S25°10'E 46.37'
S85°44'54"W 265.92'
N85°46'46"E 339.48'
N04°10'35"W 172.89'
S05°13'14"E 488.38'
N86°26'23"W 60.55'
S05°15'26"E 0.72'
REBAR W/CAP FOUND
15" P.U.I.E. P.B. 192 PLAT NO. 19
10" P.U.I.E. L. 3703 F. 748 P.B. 196 PLAT NO. 29
65 dBA NOISE CONTOUR P.B. 196 PLAT NO. 29
100-YEAR FLOODPLAIN EL. 77.30
INGRESS/EGRESS EASEMENT L. 16693 F. 721
WSSC RIGHT-OF-WAY L. 2280 F. 605
BENCHMARK X-CUT SET ELEV=89.39
BENCHMARK Y-CUT SET ELEV=75.30
PK NAIL FOUND
REBAR W/CAP FOUND "2280" FLUSH
IRON ROD FOUND
#3325 5-STORY CONCRETE PARKING GARAGE ±76,057 S.F. FFE=77.15 (39,097 S.F. TBR)
BRICK WALK (TBR)
DEP. CURB (TBR)
CONC. WALK
STOP SIGN
NO PARKING SIGN
NO PARKING
ASPHALT PAVEMENT
BUILDING HEIGHT=±70'
BUILDING HEIGHT=±60'
BUILDING HEIGHT=±59'
BUILDING HEIGHT=±42'
STORM MH RIM=78.62 INV A=73.12 INV B=78.78
STORM INLET RIM=80.48 INV A=(RECESSED) INV B=75.13
STORM INLET RIM=80.99 INV A=81.41 INV B=81.24
STORM MH RIM=74.48 INV A=68.03 INV B=67.83
STORM MH RIM=78.13 INV A=71.74 INV B=71.39
STORM MH RIM=77.60 INV A=70.13 INV B=69.94
STORM MH RIM=80.00 INV A=74.40 INV B=74.55
STORM PIPE INV=75.18 SIZE: UNKNOWN
SANITARY MH RIM=74.12 (NO ACCESS TRAFFIC)
SANITARY MH RIM=74.48 (NO ACCESS TRAFFIC)
SANITARY MH RIM=85.58 (NO ACCESS BOLTED)
SANITARY MH RIM=83.54 (NO ACCESS BOLTED)
INV 72"x72" BOX CULVERT EL=67.20
CURB INLET THROAT=73.64 (NO ACCESS)
CURB INLET RIM=83.13 INV=76.23
GRATE INLET RIM=85.09 INV A=78.23 INV B=78.23
SOLID WHITE LINE (TYP.)
DOUBLE YELLOW LINE (TYP.)
CONC. CURB & GUTTER
GRASS
BRICK AREA
COVER
TREE LINE
TACE OF WALL
GUARD RAIL
STOP LIGHT SIGN
INGRESS/EGRESS EASEMENT L. 16693 F. 721
INGRESS/EGRESS EASEMENT L. 16693 F. 721
ASPHALT PAVED ROADWAY
ASPHALT PAVED PRIVATE ROADWAY
ASPHALT PAVED PRIVATE ROADWAY
ASPHALT PAVED PRIVATE



LEGEND

STEEP SLOPES 15 - 25%	
STEEP SLOPES > 25%	
100 YEAR FLOODPLAIN	100 YR 100 YR 100 YR
PROPOSED SAWCUT	
LIMIT OF DISTURBANCE	LOD LOD
PRIMARY MANAGEMENT AREA (OFFSET FROM FP LINE BY 1' FOR CLARITY)	PMA PMA

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABILITY CONSULTING
PERMITTING SERVICES
TRANSPORTATION SERVICES

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PROJECT No.:	MB212109
DRAWN BY:	CJG
CHECKED BY:	NBS
DATE:	05/18/2022
CAD I.D.:	SITE-0

PROJECT:

PRELIMINARY PLAN 4-22004

FOR

LIBRARY APARTMENTS

LOCATION OF SITE

3325 TOLEDO ROAD
HYATTSVILLE, MD 20782
PRINCE GEORGE'S COUNTY
TAX MAP: 42, GRID: A2, PARCEL: H

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

NICHOLAS B. SPEACH
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 40983 10/24/2022
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. 40983, EXPIRATION DATE: 6/14/2023.

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-301

REVISION 1 - 10/13/22

Oct 14, 2022
C:\PROGRAMDATA\BOHLER\2022\C3D\2022\TEMPACP\PUBLISH_164\MB212109 - SITE - 0\----LAYOUT C-301 SDCP