			AE	BBREVIATIONS
LIMIT OF DIST		LOWLOW	F	FOR ENTIRE PLAN SET
LIMIT OF DIST	UKBANCE ———	LOD	AC	ACRES
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE	ADA	AMERICANS WITH DISABILITY ACT
	ONSITE PROPERTY		ARCH	ARCHITECTURAL
	LINE / R.O.W. LINE NEIGHBORING		BC	BOTTOM OF CURB
	PROPERTY LINE / INTERIOR PARCEL LINE		BF BK	BASEMENT FLOOR BLOCK
	EASEMENT		BL	BASELINE
	LINE		BLDG	BUILDING
- — — — — — -	SETBACK LINE		ВМ	BUILDING BENCHMARK
			BRL	BUILDING RESTRICTION LINE
		1	CF CL	CUBIC FEET CENTERLINE
		CURB AND GUTTER	CMP	CORRUGATED METAL PIPE
	CONCRETE CURB &	SPILL TRANSITION	CONN	CONNECTION
	GUTTER	DEPRESSED CURB AND GUTTER	CONC	CONCRETE
			CPP	CURIC VARRS
•	UTILITY POLE	•	DEC	CUBIC YARDS DECORATIVE
	WITH LIGHT POLE		DEP	DEPRESSED
	LIGHT		DIP	DUCTILE IRON PIPE
□ €	TRAFFIC LIGHT		DOM	DOMESTIC
0	UTILITY		ELEC	ELECTRIC
0	POLE	0	ELEV EP	ELEVATION EDGE OF PAVEMENT
	TYPICAL LIGHT		ES	EDGE OF SHOULDER
<u> </u>	ACORN	\$	EW	END WALL
~	LIGHT	~	EX	EXISTING
	TYPICAL SIGN		FES FF	FLARED END SECTION FINISHED FLOOR
\wedge	PARKING	\wedge	FF FH	FINISHED FLOOR FIRE HYDRANT
<u> </u>	COUNTS	<u> </u>	FG	FINISHED GRADE
			G	GRADE
	CONTOUR	190	GF	GARAGE FLOOR (AT DOOR)
169	- LINE	187	GH GL	GRADE HIGHER SIDE OF WALL GRADE LOWER SIDE OF WALL
TC 516.4 OR 516.4	SPOT ELEVATIONS	TC 516.00 TC 516.00 MATCH EX (518.02 ±)	GRT	GRATE
	<u>, </u>	<u>, </u>	GV	GATE VALVE
		CANI	HDPE	HIGH DENSITY POLYETHYLENE PIPE
SAN #	SANITARY LABEL	SAN #	HP	HIGH POINT
X	STORM	X #	HOR	HORIZONTAL
#	LABEL	~	HW	HEADWALL
SI	SANITARY SEWER LATERAL	SL	INT	INTERSECTION
W	UNDERGROUND		INV LF	INVERT LINEAR FOOT
_	WATER LINE UNDERGROUND	_	LOC	LIMITS OF CLEARING
E	ELECTRIC LINE	E	LOD	LIMITS OF DISTURBANCE
	UNDERGROUND GAS LINE		LOS	LINE OF SIGHT
OU.	OVERHEAD	OH.	LP	LOW POINT
ОН	WIRE	OH	L/S MAX	LANDSCAPE MAXIMUM
	UNDERGROUND TELEPHONE LINE	T	MIN	MINIMUM
	UNDERGROUND		МН	MANHOLE
	CABLE LINE		MJ	MECHANICAL JOINT
	_ STORM SEWER		OC	ON CENTER POINT OF ANALYSIS
	SANITARY	s	PA PC	POINT OF ANALYSIS POINT CURVATURE
	SEWER MAIN			POINT OF COMPOUND
8	HYDRANT	A	PCCR	CURVATURE, CURB RETURN
(S)	SANITARY	(<u>©</u>)	PI	POINT OF GRADE
	MANHOLE STORM		POG PROP	POINT OF GRADE PROPOSED
(D)	MANHOLE		PT	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			INTERSECTION
► 7	GAS	<u> </u>	PVT R	POINT OF VERTICAL TANGENC RADIUS
	METER		RCP	REINFORCED CONCRETE PIPE
	TYPICAL END SECTION		RET WALL	RETAINING WALL
™ 20 I	HEADWALL OR		R/W	RIGHT OF WAY
OR	ENDWALL	JoR ■	S	SLOPE SANITARY SEWER
	GRATE INLET		SAN	SANITARY SEWER SQUARE FEET
<u></u>	CURB	[6 7]	STA	STATION
	INLET		STM	STORM
0	CLEAN OUT	0	S/W	SIDEWALK
(E)	ELECTRIC	E	TBR	TO BE REMOVED
	MANHOLE		TBRL	TO BE RELOCATED TOP OF CURB
T	TELEPHONE MANHOLE	(T)	TELE	TELEPHONE
EB	ELECTRIC	EB	TPF	TREE PROTECTION FENCE
	BOX		TW	TOP OF WALL
EP	PEDESTAL	EP	TYP	TYPICAL
			UG UP	UNDERGROUND UTILITY POLE
	MONITORING		W	WIDE
\wedge	MONITORING WELL		W/L	WATER LINE
		, F	W/M	WATER METER
	TEST	└ - =		
	PIT		±	PLUS OR MINUS
		•	- ± Ø	PLUS OR MINUS DEGREE DIAMETER

STANDARD DRAWING LEGEND

STANDARD ABBREVIATIONS

WEB SOIL SURVEY SOILS TABLE PRINCE GEORGES COUNTY, SOIL GROUP DRAINAGE CLASS MAP UNIT ISSUE-URBAN LAND COMPLEX, OCCASIONALLY FLOODED URBAN LAND-RUSSTT-MODERATELY WELL CHRISTIAN COMPLEX, 0-5 PERCENT SLOPES

OBTAINED FROM: USDA, NRCS, WEB SOIL SURVEY (WSS) AVAILABLE ONLINE AT *SOILS DENOTED WITH AN ASTERISK (*) ARE FOUND OFF-SITE WITHIN 100-FOOT

DETAILED SITE PLAN DSP - 01002-04

LIBRARY APARTMENTS

GENERAL NOTES:

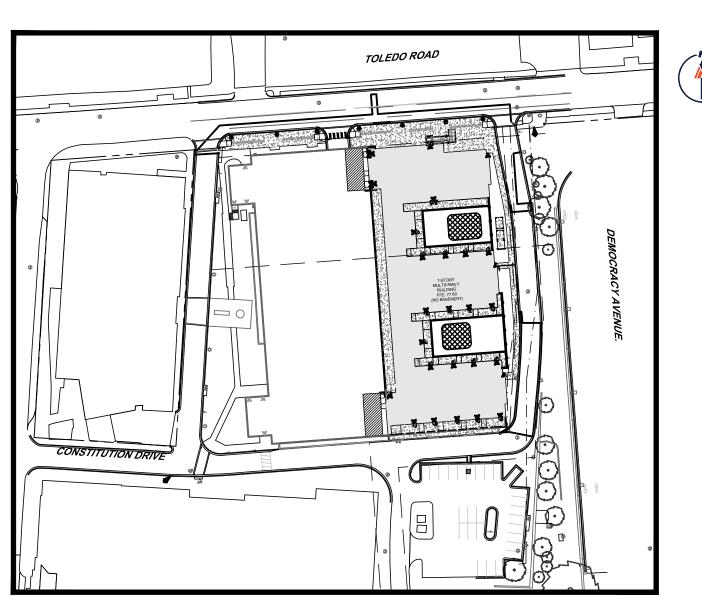
- 1. PROJECT NAME: LIBRARY APARTMENTS
- 2. TOTAL ACREAGE: 2.87 AC., 125,044 SF
- 3. PREVIOUS ZONING: M-X-T (MIXED USE TRANSPORTATION ORIENTED),T-D-O (TRANSIT DISTRICT OVERLAY) CURRENT ZONING: RTO-H-C (REGIONAL TRANSIT-ORIENTED, HIGH-INTENSITY-CORE)
- 4. EXISTING USE: THE ATLANTIC SERVICES GROUP PARKING LOT GARAGE PROPOSED USE: 7 STORY MULTI-FAMILY APARTMENT COMPLEX AND HALF OF THE EXISTING PARKING GARAGE - GROSS BUILDING AREA = 171,062 SF - RETAIL AREA = 0 SE - GARAGE AREA = 231.446 SF - RESIDENTIAL AREA = 167,577 SF
- 5. NUMBER OF LOTS, PARCELS, OUTLOTS & OUTPARCELS: 1 (PARCEL 1)
- 6. PROPOSED DWELLING UNITS: 209 -STUDIO: 103 -ONE BEDROOM: 93 -TWO BEDROOM: 13

- AMENITY AREA = 3,485 SF

- DENSITY PER UNIT: 171,160 SF/209 UNITS = 819 SF/UNIT AVERAGE 7. EXISTING GROSS FLOOR AREA: 0 GFA
- PROPOSED GROSS FLOOR AREA: 0 GFA (COMMERCIAL ONLY)
- 8. WSSC GRID: 208NE03
- 9. TAX MAP & GRID: TM 42 GRID A2
- 10. AVIATION POLICY NUMBER AND GRID: NONE
- 11. EXISTING WATER/SEWER DESIGNATION: W-3 / S-3 PROPOSED WATER/SEWER DESIGNATION: W-3 / S-3
- 12. A 10' PUBLISH UTILITY EASEMENT EXISTS ALONG THE PROPERTY FRONTAGE OF TOLEDO ROAD AS SHOWN ON THE PRELIMINARY PLAN OF SUBDIVISION 4-22004.
- STORMWATER MANAGEMENT CONCEPT NUMBER: 24001-2022-00 13. 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. 14. CEMETERIES LOCATED IN VICINITY OF THE PROPERTY: NONE
- 15. HISTORIC SITES LOCATED IN VICINITY OF THE PROPERTY: NONE
- STREAMS AND WETLANDS: NO
- 17. 100-YEAR FLOODPLAIN: YES 18. CHESAPEAKE CRITICAL BAY AREA: NO
- THIS PLAN IS BASED UPON ALTA/NSPS LAND TITLE SURVEY DOCUMENTS PREPARED BY:
- BOHLER ENGINEERING "ALTA/NSPS LAND TITLE SURVEY VARENHORST TOLEDO 3325 TOLEDO ROAD 17TH ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND" DATED: 02/01/2022
- FILE NO. SB212109 ELEVATIONS: NAD 83 AND NVGD29
- 20. NET DEVELOPABLE AREA OUTSIDE OF PMA: 2.76 AC
- 21. DURING THE GRADING/CONSTRUCTION PHASES OF THE PROJECT. THE APPLICANT INTENDS TO CONFORM TO DUST CONTROL REQUIREMENTS AS SPECIFIED IN THE 2011 MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION & SEDIMENT CONTROL AND THE CONSTRUCTION NOISE CONTROL REQUIREMENTS AS SPECIFIED IN THE CODE OF MARYLAND REGULATIONS.
- 22. NOISE CONTOURS SHOWN ON PLAN ARE PER THE MOST CURRENT AIR INSTALLATION COMPATIBLE USE ZONE STUDY ("AICUZ") ON FILE IN THE CLERK OF THE COUNTY COUNCIL'S OFFICE. INTERIORS OF ALL NEW RESIDENTIAL CONSTRUCTION WITHIN THE NOISE INTENSITY CONTOURS, INCLUDING ADDITIONS, MUST BE CERTIFIED TO 45 DBA LDN OR LESS BY AN ACOUSTICAL ENGINEER OR QUALIFIED PROFESSIONAL OF COMPETENT EXPERTISE. AT THE TIME OF BUILDING PERMIT, IF A NON-RESIDENTIAL USE IS REQUIRED BY SUBTITLE 4 (BUILDING CODE) TO PROVIDE NOISE LEVEL REDUCTION WITHIN THE INTERIOR OF A BUILDING, SUCH NOISE REDUCTION MUST BE CERTIFIED BY AN ACOUSTICAL ENGINEER OR QUALIFIED PROFESSIONAL OF COMPETENT EXPERTISE. NOISE MITIGATION MEASURES INCLUDE UPGRADING THE STC RATING OF SPECIFIC WINDOWS AND USING RSIC CLIPS TO HANG GYPSUM BOARD ON CERTAIN EXTERIOR WALLS.
- 23. DURING THE CONSTRUCTION PHASES OF THIS PROJECT, NOISE SHOULD NOT BE ALLOWED TO ADVERSELY IMPACT ACTIVITIES ON THE ADJACENT PROPERTIES. INDICATE INTENT TO CONFORM TO CONSTRUCTION ACTIVITY NOISE CONTROL REQUIREMENTS AS SPECIFIED IN SUBTITLE 19 OF THE PRINCE GEORGE'S COUNTY
- 24. DURING THE CONSTRUCTION PHASES OF THIS PROJECT, NOISE SHOULD NOT BE ALLOWED TO ADVERSELY IMPACT ACTIVITIES ON THE ADJACENT PROPERTIES. INDICATE INTENT TO CONFORM TO CONSTRUCTION

ACTIVITY NOISE CONTROL REQUIREMENTS AS SPECIFIED IN SUBTITLE 19 OF THE PRINCE GEORGE'S COUNTY

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



LOCATION MAP



3299 K STREE

DEVELOPER 3299 K STREET, NW WASHINGTON, DC 20007

ARCHITECT VARENHORST 240 N 21ST STREET PHILADELPHIA, PA 19103 PHONE: 215-940-0855

GEOTECHNICAL

ENGINEER HILLIS-CARNES ENGINEERING ASSOCIATES 28 WEST STATE STREET PHONE: 610-400-3911

LANDSCAPE

MEPFP

PHONE: 610-337-3360

APPLICANT

CIVIL ENGINEER

BOHLER 16701 MELFORD BOULEVARD, SUITE 310 BOWIE, MD 20715 CONTACT: NICHOLAS SPEACH PHONE: 301-809-4500

STRUCTURAL

ENGINEER

900 WEST VALLEY FORGE ROAD, SUITE 200 KING OF PRUSSIA, PA 19406

PREPARED BY





◆BOUNDARY & TOPOGRAPHIC SURVEY: "3325 TOLEDO ROAD 17TH ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND" DATED: 02/01/2022 REVISED: 4/13/2022 SURVEY JOB # : SB212109

REFERENCES

♦ GEOTECHNICAL REPORT: HILLIS-CARNES ENGINEERING ASSOCIATES "PRELIMINARY GEOTECHNICAL ENGINEERING STUDY TOLEDO ROAD APARTMENT [LIBRARY

ELEVATIONS: NAD83 AND NVGD29

♦ FLOODPLAIN PLAN: "3325 TOLEDO ROAD 17TH ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND" NO. 21191-2022 FPS: 200135

HCEA JOB NO.: 22174A DATED: 5/8/2022

DATED: 06/20/2022 APPROVAL DATE: 8/15/2022 ♦ NATURAL RESOURCES INVENTORY PLAN APPROVAL: WETLAND STUDIES AND SOLUTIONS, INC "NATURAL RESOURCE INVENTORY (NRI) PLAN" FILE NO.: NRI-181-2022

◆STRUCTURAL DRAWINGS: "PRINCE GEORGE'S METRO CENTER" PROJECT NO.: 0121 DATED: 5/12/2003

APPROVAL DATE: 11/16/2022

◆LANDSCAPE SCHEMATIC DESIGN DRAWINGS: "LIBRARY APARTMENTS"

◆ <u>ARCHITECTURAL SCHEMATIC DESIGN</u> DRAWINGS: "LIBRARY APARTMENTS" DATED: 09/12/2022

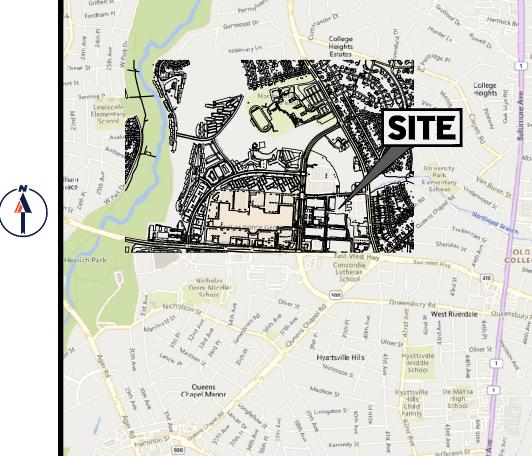
♦ SITE DEVELOPMENT CONCEPT PLAN: "3325 TOLEDO ROAD 17TH ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND" SDCP #: SDCP-24001-2022 APPROVAL DATE: 12/14/2022

♦ TYPE 1 TREE CONSERVATION PLAN: BOULEVARD AT PRINCE GEORGE'S METRO FILE NO.: TCP1-035-00-03 DATED: 1/17/2023 APPROVAL DATE: PENDING

♦ PRELIMINARY PLAN: "PRELIMINARY PLAN FOR LIBRARY APARTMENTS APPROVAL DATE: PENDING ◆ <u>DETAILED SITE PLAN:</u> "DETAILED SITE PLAN FOR LIBRARY **APARTMENTS** FILE NO.: DSP-XXXXXX

DATED: 4/28/2023

APPROVAL DATE: PENDING



LOCATION MAP SCALE: 1" = 2000'

CONTACTS

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 COMCAST-UTILIQUEST PEPCO/ DCI UTILITY LOCATION VERIZON WASHINGTON GAS-UTILIQUEST WSSC - PINPOINT UG

(301) 210-0355 (800) 289-3427 (301) 210-0355 (301) 210-0355 (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 OTHI	ERS.
SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	DSP-1
PLAN APPROVALS SHEET	DSP-2 - DSP-2B
EXISTING CONDITIONS/DEMOLITION PLAN	DSP-3
SITE PLAN	DSP-4
GRADING / STORMDRAIN AND PAVING PLAN	DSP-5
PRE DEVELOPMENT DRAINAGE AREA MAPS	DSP-6
POST DEVELOPMENT DRAINAGE AREA MAP	DSP-7
SITE DETAILS	DSP-8
SITE DETAILS (BY OTHERS)	DSP-9
SITE DETAILS (BY OTHERS)	DSP-10
TDOZ REQUIREMENTS	DSP-11
FLOOR PLANS	DSP-12 - DSP-13
ARCHITECTURAL ELEVATIONS	DSP-14 - DSP-16
LANDSCAPE PLAN - STREETSCAPE (BY OTHERS)	DSP-17
LIGHTING PLAN (BY OTHERS)	DSP-18
LIGHTING NOTES AND DETAILS (BY OTHERS)	DSP-19 - DSP-21

HE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY
EFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER DOES
OT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR
ERIVED FROM THESE DOCUMENTS, BY OTHERS.

	REQUIRED	PROPOSED	
VEHICLE PARKING	NONE REQUIRED	0 PROPOSED 728 EXISTING IN THE GARAGE	
BICYCLE PARKING (10 SPACES FOR FIRST 100 PARKING SPACES + 10 SPACES FOR EVERY ADDITIONAL 100 PARKING SPACES)	209/20 =10.45	7 INDOOR 4 OUTDOOR	
MINIMUM PARKING SPACE DIMENSION (PERPENDICULAR PARKING)	9.5' X 19'	9.5' X 19' 9.5' X 19' (ADA SPACES WITH 5'-10' WIDE EMBARK/DEBARK AREA)	
DRIVE AISLE WIDTHS	22' FOR TWO- WAY TRAFFIC WITH PERPENDICULAR PARKING	22'-0"	
OFF-STREET LOADING SPACE(S) MINIMUM (ONE (1) SPACE FOR RETAIL AREA BETWEEN 2,000 TO 10,000 SQ. FT. OF GFA + ONE (1) FOR 100 TO 300 DWELLINGS + ONE (1) FOR EACH ADDITIONAL 200 DWELLINGS)	1	1	
OFF STREET LOADING MINIMUM SIZE	12' X 33'	12' x33'	
PRINCIPAL BUILDING HEIGHT	10 STORY MAXIMUM	7 STORIES	
TREE FURNISHING ZONE	6'-0"	6'-0"	
SIDEWALK CLEAR ZONE	6'-0"	6'-0"	
TOTAL FRONTAGE MINIMUM DEPTH REQUIREMENT/ MINIMUM BUILD-TO-LINE	20'-0"	25'-0"	
TOTAL FRONTAGE MAXIMUM DEPTH REQUIREMENT/ MAXIMUM BUILD-TO-LINE	25'-0"	25'-0"	
FAR			
M-X-T (BASE)	MAXIMUM PERMITTED DENSITY: 0.4 FLOOR AREA RATIO	COMPLIANT:	
M-X-T (OPTION METHOD OF DEVELOPMENT)	PER ORDINANCE SEC. 27-545(b)(4) RESIDENTIAL USE. (A) ADDITIONAL GROSS FLOOR AREA EQUAL TO A FLOOR AREA RATIO (FAR) OF ONE (1.0) SHALL BE PERMITTED WHERE TWENTY (20) OR MORE DWELLING UNITS ARE PROVIDED.	SITE AREA: 125,044 SF ALLOWABLE FAR: 1.4	

OJECT: LIBRARY APARTMENTS	(DSP - 01002-04)			
TAL DWELLING UNITS PER APP	ROVED PPS: 209			
TAL VALUE OF RECREATIONAL	FACILITIES REQUI	RED: \$193,042.90		
FACILITIES	QUANTITY	VALUE	TOTAL VALUE	TRIGGER FOR CONSTRUCTION
ENTRY SEATING	1	\$38,208	\$38,208	UPON 1ST OCCUPANCY
FITNESS CENTER	1	\$317,280	\$317,280	UPON 1ST OCCUPANCY
COURTYARD	1	\$74,710	\$74,710	UPON 1ST OCCUPANCY
LOUNGE	1	\$45,625	\$45,625	UPON 1ST OCCUPANCY
CANOPY	1	\$21,000	\$21,000	UPON 1ST OCCUPANCY



REVISIONS REV DATE COMMENT



It's fast. It's free. It's the law. NOT APPROVED FOR CONSTRUCTION

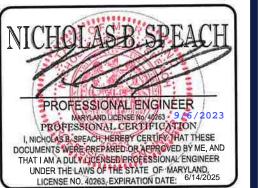
PROJECT No.: DRAWN BY: CHECKED BY: CAD I.D.: PROJECT:

DETAILED SITE

LIBRARY **APARTMENTS**

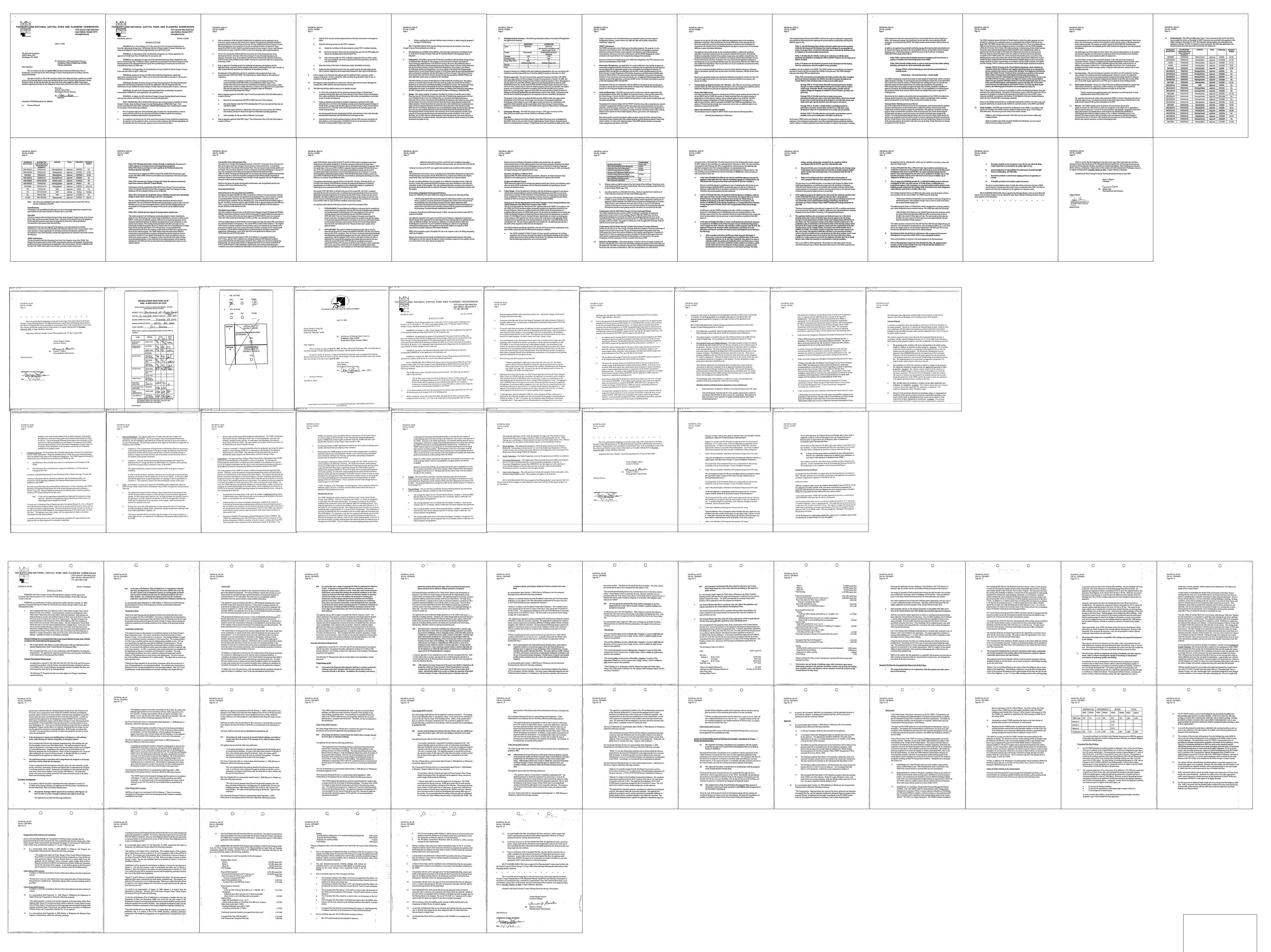
LOCATION OF SITE 3325 TOLEDO ROAD HYATTSVILLE, MD 20782 PRINCE GEORGE'S COUNTY TAX MAP: 42, GRID: A2, PARCEL: H

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



COVER SHEET

DSP-1





REVISIONS

REV DATE COMMENT



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PROJECT No.: MB21210

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

DETAILED SITE PLAN

> LIBRARY APARTMENTS

LOCATION OF SITE

3325 TOLEDO ROAD
HYATTSVILLE, MD 20782
PRINCE GEORGE'S COUNTY

TAX MAP: 42, GRID: A2, PARCEL: H

16701 MELFORD BLVD , SUITE 310

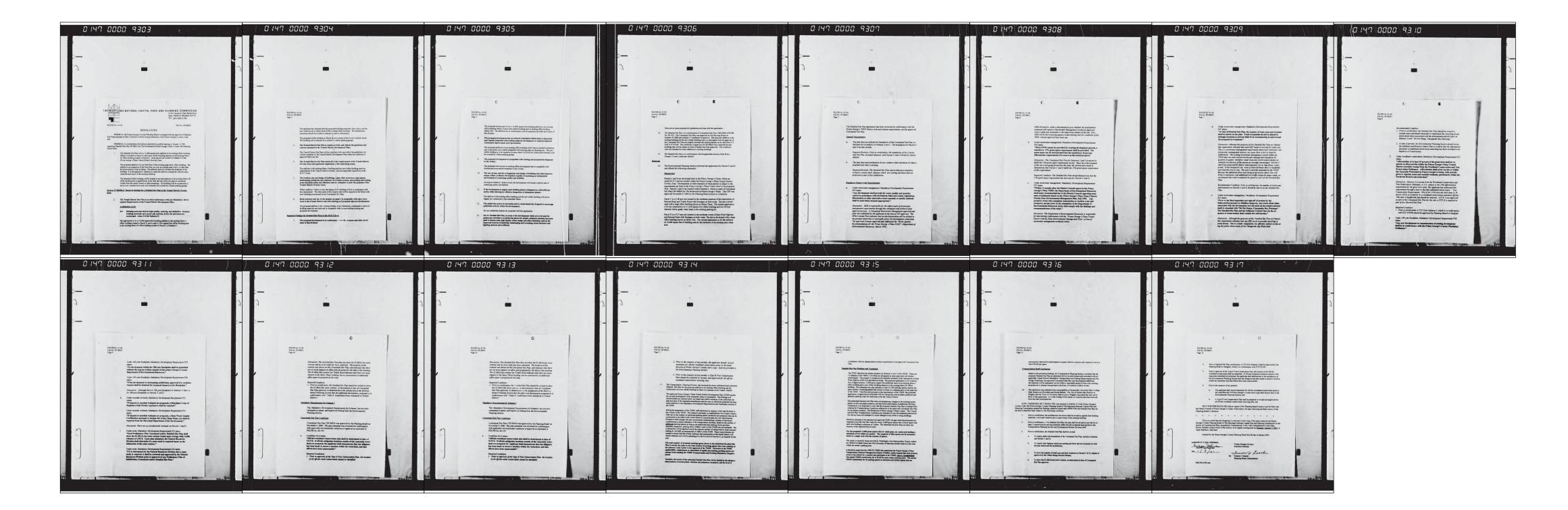
701 MELFORD BLVD , SUITE 31
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com



PLAI

PLAN APPROVALS SHEET

DSP-2







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 PROJECT No.:
 MB212109

 DRAWN BY:
 RF

 CHECKED BY:
 MG

 DATE:
 05/04/2023

 CAD I.D.:

PROJECT:

DETAILED SITE PLAN

> 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

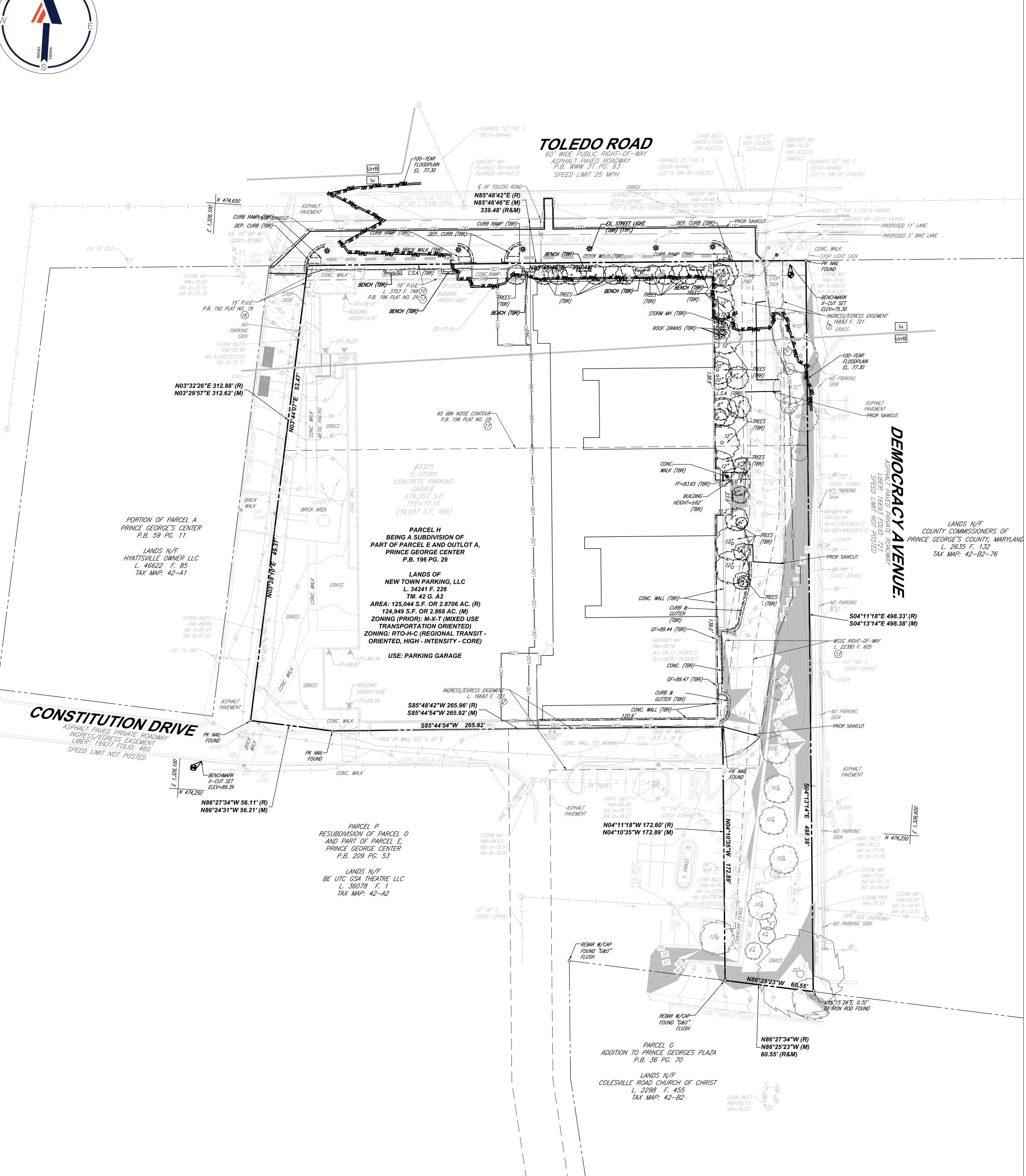


ET TITLE: **PL**

PLAN APPROVALS SHEET

DSP-2B





TITLE NOTES:

THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-890226-MD61, WITH AN EFFECTIVE DATE OF JANUARY 02, 2018. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, PART II:

5. DECLARATION OF COVENANTS AND RESTRICTIONS DATED FEBRUARY 3, 1993, MADE BY AND BETWEEN PRINCE GEORGE CENTER, INC., A MARYLAND CORPORATION AND JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, A MASSACHUSETTS CORPORATION, AND RECORDED ON MARCH 5, 1993 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 8676, FOLIO 331; MAY AFFECT SUBJECT PROPERTY, NO RECORD DOCUMENT PROVIDED SHOWING EXTINGUISHMENT OF SAID RIGHTS OF INGRESS/EGRESS.

DECLARATION OF COVENANTS FOR STORM AND SURFACE WATER FACILITY AND SYSTEM MAINTENANCE DATED MAY 16, 2001, MADE BY AND BETWEEN PRINCE GEORGE'S CENTER II LTD PARTNERSHIP AND PRINCE GEORGE'S COUNTY MARYLAND AND ITS SUCCESSORS AND ASSIGNS AND RECORDED ON JULY 12, 2001 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 14815, FOLIO 613; MAY AFFECT SUBJECT PROPERTY, VAGUE AND INSUFFICIENT INFORMATION IN RECORD DOCUMENT. REFERENCED STORM DRAIN, PAVING AND BIORETENTION PLAN NOT PROVIDED.

7. DECLARATION OF EASEMENT AND COVENANT DATED DECEMBER 19, 2002, MADE BY PRINCE GEORGE CENTER II LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, AND RECORDED ON JANUARY 13, 2003 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 16693, FOLIO 721; AFFECTS SUBJECT PROPERTY, INGRESS/EGRESS EASEMENT IS SHOWN. EASEMENT BENEFITS PARCELS TO THE SOUTH WITH VEHICULAR AND PEDESTRIAN ACCESS. THE BURDEN OF THE EASEMENT SHALL RUN WITH AND BE BINDING UPON THE TITLE TO THE SUBJECT PROPERTY.

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR UNIVERSITY TOWN CENTER DATED OCTOBER 31, 2006, MADE BY AND AMONG PRINCE GEORGE CENTER II, LLC, A DELAWARE LIMITED LIABILITY COMPANY ET AL AND UNIVERSITY TOWN CENTER, LLC, A MARYLAND LIMITED LIABILITY COMPANY, AND RECORDED ON NOVEMBER 13, 2006 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 26401. FOLIO 132 AND SPECIAL LIMITED POWER OF ATTORNEY (VOTING PROXY) DATED DECEMBER 14, 2012, MADE BY AND AMONG PRINCE GEORGE CENTER II. LLC. A DELAWARE LIMITED LIABILITY COMPANY ET AL AND NEW TOWN PARKING LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND RECORDED ON JANUARY 2, 2013 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 34241, FOLIO 275 AND FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR UNIVERSITY TOWN CENTER DATED MARCH 13, 2015, MADE BY UNIVERSITY TOWN CENTER OWNERS' ASSOCIATION, INC., A MARYLAND NONSTICK CORPORATION, AND RECORDED ON MARCH 18, 2015 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER

DECLARATION OF EASEMENT UNIVERSITY TOWN CENTER DATED JUNE 3, 2004, MADE BY AND AMONG PRINCE GEORGE CENTER I, INC., A MARYLAND CORPORATION ET AL AND UNIVERSITY TOWN CENTER, LLC, A MARYLAND LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, AND RECORDED ON JULY 14, 2004 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 19927, FOLIO 460 AND RE-RECORDED IN LIBER 21298, FOLIO 539; AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.

36786, FOLIO 540; AFFECT SUBJECT PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.

10. DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS DATED FEBRUARY 18, 1969, MADE AMONG POTOMAC ELECTRIC POWER COMPANY ET AL, AND RECORDED ON APRIL 2, 1969 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 3703, FOLIO 748; AFFECT SUBJECT PROPERTY, SHOWN. 11. DEED DATED NOVEMBER 14, 1950, MADE BY AND AMONG ANITA H, ECKLES AND CHARLES E. ECKLES, HER HUSBAND ET AL AND PRINCE GEORGE'S GAS CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND RECORDED ON FEBRUARY 15, 1951 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 1328, FOLIO 253; MAY AFFECT SUBJECT PROPERTY, VAGUE AND INSUFFICIENT INFORMATION IN RECORD DOCUMENT.

12. DEED AND AGREEMENT FOR THE TRANSFER OF ON-SITE WATER AND SEWER FACILITIES DATED DECEMBER 2 2005, MADE BY AND BETWEEN WASHINGTON SUBURBAN SANITARY COMMISSION AND PRINCE GEORGE'S CENTER II, LLC, LIMITED PARTNERSHIP, AND RECORDED ON DECEMBER 14, 2005 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 23720, FOLIO 465; DOES NOT AFFECT SUBJECT PROPERTY, EASEMENT LIES TO THE SOUTH ADJACENT TO EAST-WEST HIGHWAY.

13. RIGHT OF WAY DATED MARCH 23, 2005, MADE BY AND BETWEEN UTC PARKING I, LLC, A LIMITED COMPANY ORGANIZED UNDER THE LAWS OF THE STATE OF MARYLAND AND WASHINGTON SUBURBAN SANITARY COMMISSION, A PUBLIC CORPORATION OF THE STATE OF MARYLAND, AND RECORDED ON JUNE 30, 2005 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 22380, FOLIO 605; AFFECTS SUBJECT PROPERTY,

14. RIGHT OF WAY DATED JULY 15, 1970, MADE BY AND BETWEEN SPRUELL DEVELOPMENT CORPORATION AND WASHINGTON SUBURBAN SANITARY COMMISSION. A PUBLIC CORPORATION OF THE STATE OF MARYLAND. AND RECORDED ON JULY 22, 1970 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 3851, FOLIO 480 AND PARTIAL RELEASE OF RIGHT OF WAY DATED JANUARY 28, 2002, MADE BY AND BETWEEN WASHINGTON SUBURBAN SANITARY COMMISSION, A PUBLIC AGENCY OF THE STATE OF MARYLAND AND PRINCE GEORGE CENTER II LIMITED PARTNERSHIP A DELAWARE LIMITED PARTNERSHIP AND RECORDED ON JANUARY 31 2002 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 15433, FOLIO 442; DOES NOT AFFECT SUBJECT PROPERTY, EASEMENT CREATED IN LIBER 3851 FOLIO 480 IS RELEASED IN IT'S ENTIRETY ACROSS SUBJECT PARCEL IN LIBER 15433 FOLIO 442.

15. SUBJECT TO NOTES, NOTATIONS, RIGHTS OF WAY, EASEMENTS, SETBACKS, RESERVATIONS, BUILDING RESTRICTION LINES AND RESTRICTIONS AS SET FORTH UPON A PLAT ENTITLED "PARCELS C, D AND E, PRINCE GEORGE CENTER" AND RECORDED IN PLAT BOOK 163, PAGE 19; DOES NOT AFFECT SUBJECT PROPERTY, NO NEW EASEMENTS ARE CREATED WITH THIS PLAT.PROPERTY HAS SINCE BEEN RE-PLATTED IN PLAT BOOK 196 PAGE 29. 16. SUBJECT TO NOTES, NOTATIONS, RIGHTS OF WAY, EASEMENTS, SETBACKS, RESERVATIONS, BUILDING RESTRICTION LINES AND RESTRICTIONS AS SET FORTH UPON A PLAT ENTITLED "PARCELS F, G AND OUTLOT A (BEING

A RESUBDIVISION OF PARCEL D) PRINCE GEORGE CENTER" AND RECORDED IN PLAT BOOK 192, PAGE 19; AFFECT SUBJECT PROPERTY, 15' P.U.E. SHOWN. 17. SUBJECT TO NOTES, NOTATIONS, RIGHTS OF WAY, EASEMENTS, SETBACKS, RESERVATIONS, BUILDING RESTRICTION LINES AND RESTRICTIONS AS SET FORTH UPON A PLAT ENTITLED "PARCEL H, BEING A RESUBDIVISION OF PART OF PARCEL E AND OUTLOT A, PRINCE GEORGE CENTER" AND RECORDED IN PLAT BOOK 196, PAGE 29; AFFECT SUBJECT PROPERTY, PLOTTABLE ITEMS SHOWN.

PARKING EASEMENT AGREEMENT - METRO II DATED OCTOBER 11, 2017, MADE BY AND BETWEEN NEW TOWN PARKING, LLC. A DELAWARE LIMITED LIABILITY COMPANY AND 3700 EASTWEST, LLC. A MARYLAND LIMITED LIABILITY COMPANY, AND RECORDED ON OCTOBER 13, 2017 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 40112, FOLIO 368; AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.

THE SUBJECT PROPERTY IS PARCEL H. PRINCE GEORGE CENTER AS RECORDED IN PLAT BOOK 196 PAGE 29 AND BEING THE LANDS OF NEW TOWN PARKING, LLC A DELAWARE LIMITED LIABILITY COMPANY AS RECORDED IN LIBER 34241 FOLIO 226, ALL AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND AND HAVING A TAX MAP NUMBER OF 42 PER THE DEPARTMENT OF

AREA = 125,044 SQUARE FEET OR 2.8706 ACRES (R) 124,949 SQUARE FEET OR 2.868 ACRES (M)

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, LLC ON JANUARY 22, 2022 AND FIELD LOCATED WITH CONVENTIONAL FIELD SURVEY UNLESS OTHERWISE NOTED.

THIS FIELD SURVEY WAS PERFORMED UTILIZING THE REFERENCE MATERIAL AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS THEREON, ON JANUARY 21, 2022, BY BOHLER ENGINEERING.

THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME

OF THE FIELD SURVEY; HOWEVER, NO PHYSICAL INDICATIONS OF SUCH WERE FOUND AT THE TIME OF THE FIELD INSPECTION OF THIS SITE. 6. ELEVATIONS ARE BASED ON NGVD 29 DATUM AND TIED IN TO WMATA DISC (PG 400) WITH A

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 127 OF 466", COMMUNITY-PANEL NUMBER 245208, WITH A MAP EFFECTIVE DATE OF SEPTEMBER 16, 2016.

8. PARKING: 1,401 STANDARD 1,437 TOTAL SPACES

PUBLISHED ELEVATION OF 122.227 FEET (NGVD29).

9. THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THE SURVEY AND LISTED BELOW. 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

9(A). CONCRETE WALL LOCATED AT THE SOUTH SIDE OF THE GARAGE BUILDING.

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

11. PROPERTY HAS DIRECT ACCESS TO TOLEDO ROAD (PUBLIC RIGHT-OF-WAY).

ONLY VISIBLE UTILITY STRUCTURES AND ON SITE FEATURES HAVE BEEN LOCATED AND IDENTIFIED AS DEPICTED ON THIS SURVEY.

12. THIS SURVEY WAS PERFORMED DURING A PERIOD WHEN THE GROUND WAS SNOW COVERED.

REFERENCE:

WSSC WATER GIS - SEWER AS OF FEBRUARY 1, 2022.

TITLE DESCRIPTION

ALL OF THOSE LOTS OR PARCELS OF LAND LOCATED IN PRINCE GEORGE'S COUNTY, MARYLAND, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REAL PROPERTY IN THE CITY OF HYATTSVILLE, COUNTY OF PRINCE GEORGE'S, STATE OF MARYLAND. DESCRIBED AS FOLLOWS:

PARCEL H IN THE SUBDIVISION KNOWN AS "PARCEL H. BEING A SUBDIVISION OF PART OF PARCEL F AND OUTLOT A PRINCE GEORGE CENTER" AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND ON MARCH 11, 2003 IN PLAT BOOK 196 AT PLAT NO 29

DEMOLITION / REMOVAL

LEGEND

DEMOLITION/REMOVAL NOTE

TYPICAL NOTE TEXT

LEG	END
	— 100 YR——— 100 YR———
	LOD——LOD——
CLARITY)	———РМА ————

DEMOLITION/REMOVAL NOTE	TYPICAL NOTE TEXT
	EASEMENT LINE
	CONCRETE CURB & GUTTER
-===	UTILITY POLE WITH LIGHT
}==- -○	POLE LIGHT
8 €	TRAFFIC LIGHT
රි	UTILITY POLE
⊕	TYPICAL LIGHT
φ	ACORN LIGHT
M	TYPICAL SIGN
<u> </u>	PARKING COUNTS
TC 516.4 OR 516.4	SPOT ELEVATIONS
SAN #	SANITARY LABEL
STM #	STORM LABEL
SL	SANITARY SEWER LATERAL
ww	UNDERGROUND WATER LINE
ЕЕ	UNDERGROUND ELECTRIC LINE
G	UNDERGROUND GAS LINE
ОН	OVERHEAD WIRE
T	UNDERGROUND TELEPHONE LINE
cc	UNDERGROUND CABLE LINE
=======================================	STORM SEWER
s	SANITARY SEWER MAIN
₩	HYDRANT
(§)	SANITARY MANHOLE
(<u>D</u>)	STORM MANHOLE
⊗ ^{WM}	WATER METER
wv ×	WATER VALVE
	GAS VALVE
\boxtimes	GAS METER

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PROJECT No.:

DRAWN BY:

PROJECT: **DETAILED SITE** PLAN

LIBRARY

APARTMENTS LOCATION OF SITE 3325 TOLEDO ROAD HYATTSVILLE, MD 20782 PRINCE GEORGE'S COUNTY

BOHLER

TAX MAP: 42, GRID: A2, PARCEL: H

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



EXISTING CONDITIONS/ **DEMOLITION** PLAN

DSP-3

ORG. DATE - 08/31/2023

STEEP SLOPES 15 - 25%

STEEP SLOPES > 25%

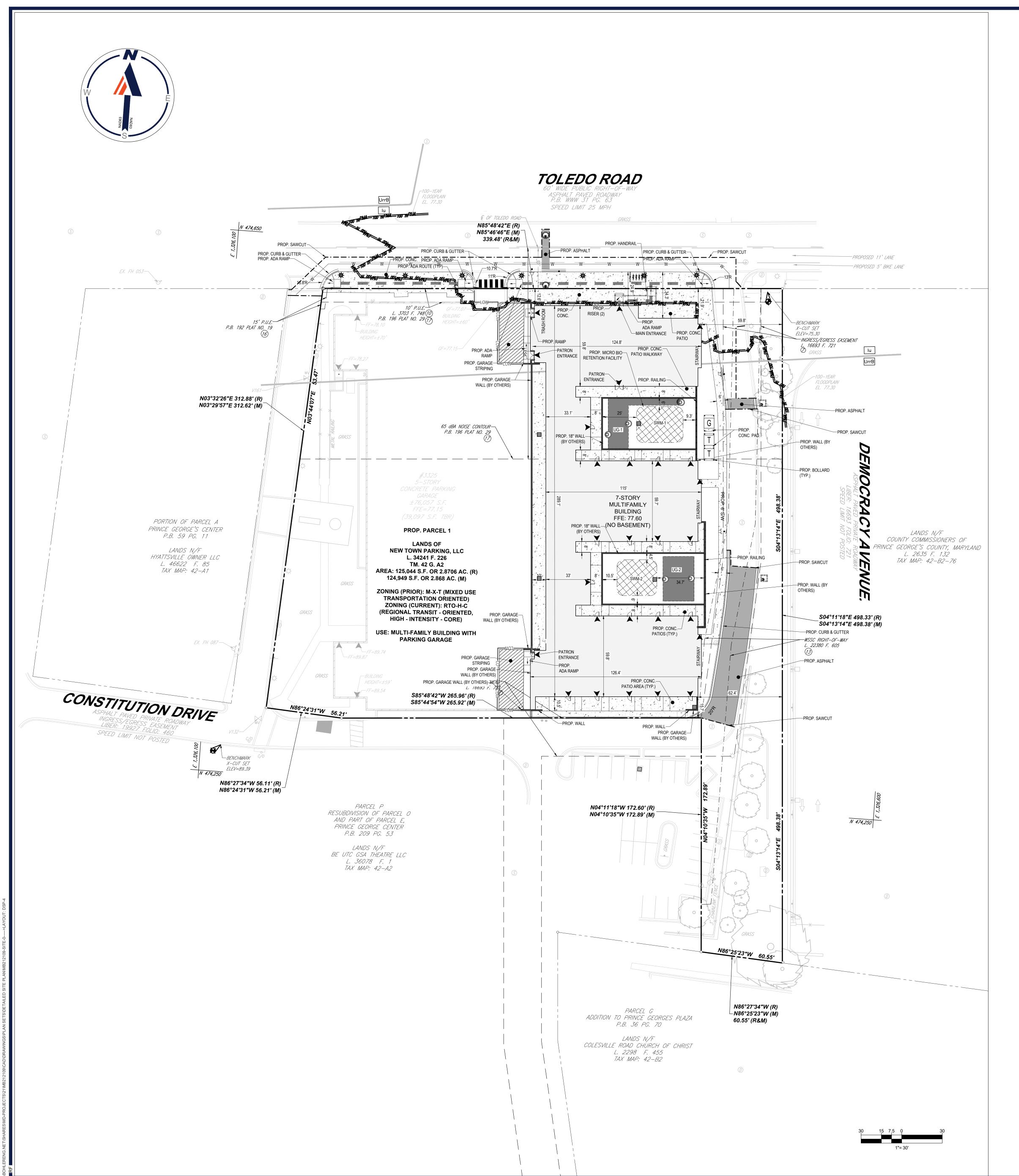
100 YEAR FLOODPLAIN

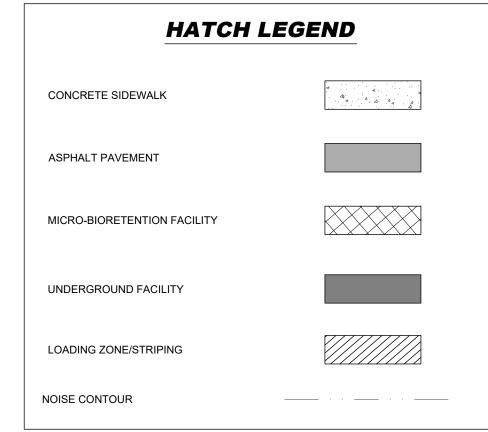
PRIMARY MANAGEMENT AREA (OFFSET FROM FP LINE BY 1' FOR CLARITY

SAWCUT

SOIL DIVIDES

LOD





LEGEND	
LIMIT OF DISTURBANCE	LOD
LIMITS OF WORK	LOW
100 YEAR FLOODPLAIN	— 100 YR—— 100 YR—— 100 YR——
SAWCUT	
PROPERTY LINE	
PRIMARY MANAGEMENT AREA (OFFSET FROM FP LINE BY 1' FOR CLARITY)	———РМА————
ADA ROUTE THICK LINES	



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REV	DATE	COMMENT
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DRAWN BY:
CHECKED BY:
DATE: 05/04/20
CAD I.D.: SIT

DETAILED SITE PLAN

PROJECT:

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

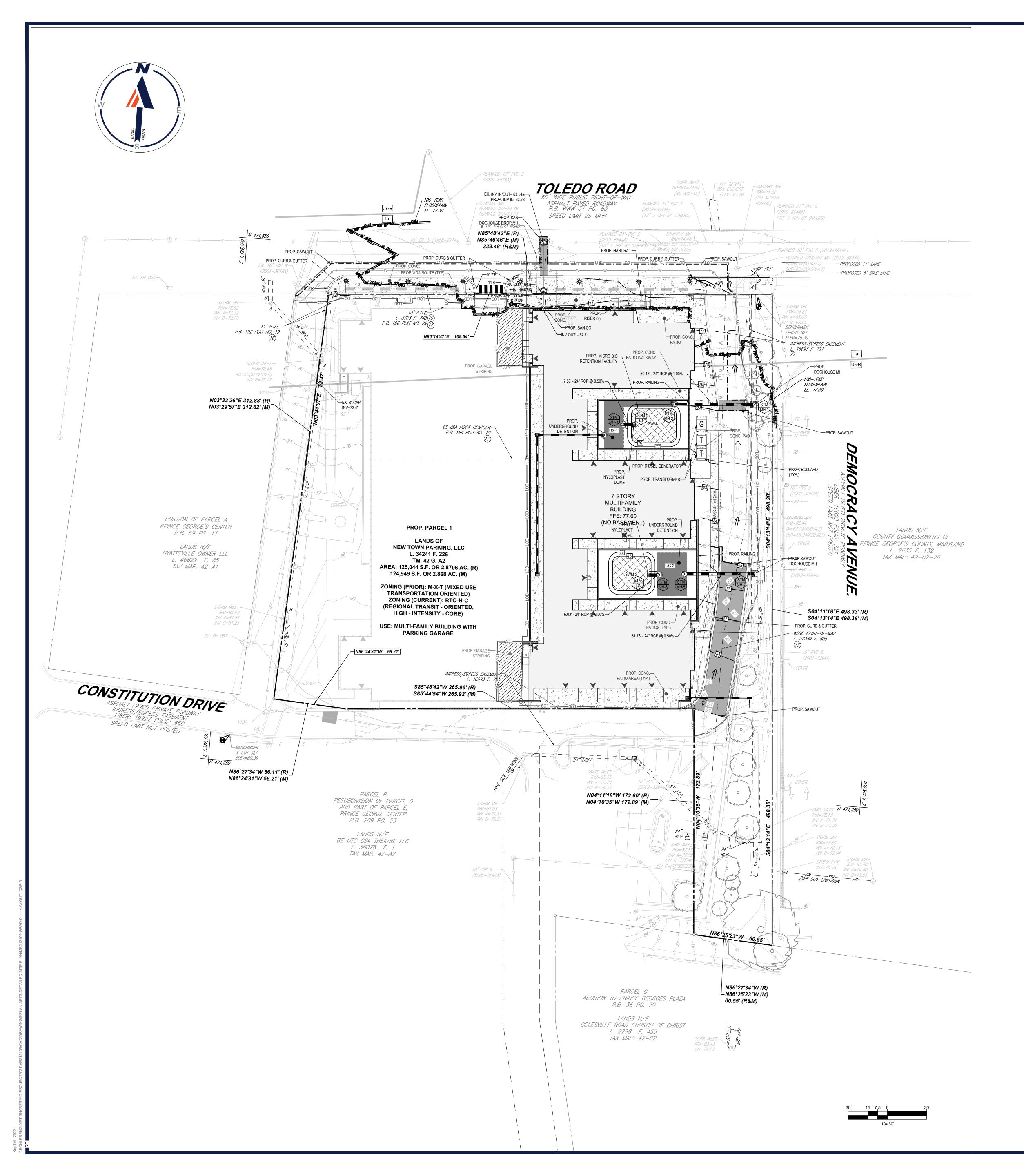
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BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com



SHEET TITLE:

SITE PLAN

DSP-4



<u></u>	RADING LEGEN	<u>-</u>
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
— — 120 — — 125	CONTOUR LINE	120 125
TC 516.4 OR 516.4	SPOT ELEVATIONS	TC 516.00 BC 515.55
SAN #	SANITARY LABEL	SAN #
STM #	STORM LABEL	STM #
	STORM SEWER	
D	STORM MANHOLE	
	TYPICAL END SECTION	
07	HEADWALL OR ENDWALL	OR
	YARD INLET	
	CURB INLET	0
	MONITORING WELL	
•	BORING	•
lacktriangle	BENCHMARK	lacktriangle
	TEST PIT	-

НАТСН	LEGEND
CONCRETE SIDEWALK	
ASPHALT PAVEMENT	
MICRO-BIORETENTION FACILITY	
UNDERGROUND FACILITY	
LOADING ZONE/STRIPING	
NOISE CONTOUR	

LEGEND	
LIMIT OF DISTURBANCE	LOD
LIMITS OF WORK	LOW—LOW—
100 YEAR FLOODPLAIN	— 100 YR——— 100 YR——— 100 YR———
SAWCUT	
PROPERTY LINE	
PRIMARY MANAGEMENT AREA (OFFSET FROM FP LINE BY 1' FOR CLARITY)	

7						
	MT	MOTION TO SERVICE SERV	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 NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES ® BOHLER		
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PROPOSED NOTE

STM

UTILITY LEGEND

TYPICAL NOTE TEXT

LABEL

SANITARY SEWER LATERAL

WATER LINE
UNDERGROUND
ELECTRIC LINE
UNDERGROUND

TELEPHONE LINE

UNDERGROUND

CABLE LINE

SEWER

SEWER MAIN

MANHOLE

MANHOLE

METER

VALVE

METER

TYPICAL END

SECTION

HEADWALL OR ENDWALL

MANHOLE TELEPHONE MANHOLE

ELECTRIC PEDESTAL

MONITORING

WELL

TEST PIT

EXISTING NOTE

0



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DETAILED SITE PLAN

> LIBRARY APARTMENTS

LOCATION OF SITE

3325 TOLEDO ROAD

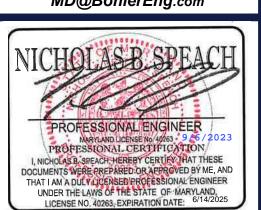
HYATTSVILLE, MD 20782

PRINCE GEORGE'S COUNTY

TAX MAP: 42, GRID: A2, PARCEL: H

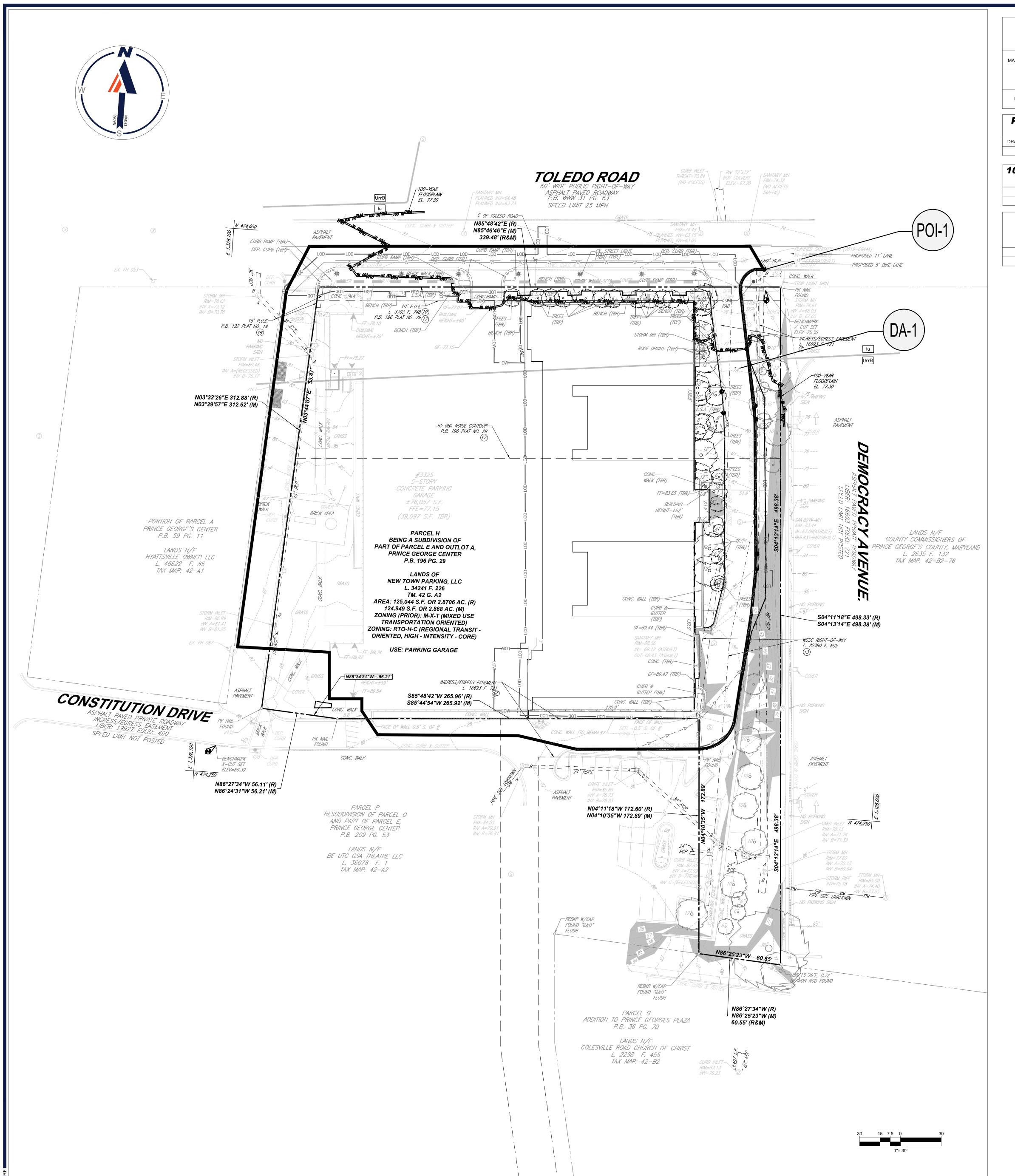
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GRADING/
STORMDRAIN
AND PAVING
PLAN

DSP-5



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 UITB URBAN LAND-RUSSTT-CHRISTIAN COMPLEX, 0-5 PERCENT SLOPES D MODERATELY WELL DRAINED PRE-DEVELOPMENT DRAINAGE AREA TABLE

	IAD		
AIANGE AREA	AREA (AC.)	IMPERVIOUS AREA (AC.)	C VALUE
1	2.88	2.44	0.81

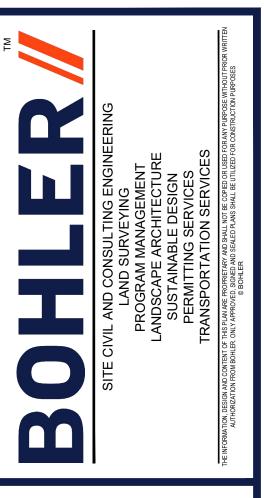
10-YR PRE-DEVELOPMENT LOI ANALYSIS				
E DEVELOPMENT FLOW				
14.54 CFS				

100-YR PRE-DEVELOPMENT LOI ANALYSIS (MEADOW CONDITIONS)

,		
LINE/POINT OF INTEREST	PRE DEVELOPMENT FLOW	
POI-1	21.23 CFS	

DRAINAGE	
LIMIT OF DISTURBANCE	LOD
PROPOSED DRAINAGE DIVIDE	
DRAINAGE AREA LABEL	DA-X
POINT OF INTEREST LABEL	POI-X
SOIL LABELS	MkD
SOIL DIVIDE	
Tc PATH	>>-
STEEP SLOPES 15 - 25%	
STEEP SLOPES >25%	

LEGEND		
LIMIT OF DISTURBANCE	LOD—LOD—	
LIMITS OF WORK	LOW	
100 YEAR FLOODPLAIN	—100 YR——100 YR——100 YR—	
SAWCUT		
PROPERTY LINE		
PRIMARY MANAGEMENT AREA (OFFSET FROM FP LINE BY 1' FOR CLARITY)		



	R	REVISIO		
REV	DATE	СОМІ		
		811		

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> > LIBRARY APARTMENTS

LOCATION OF SITE

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

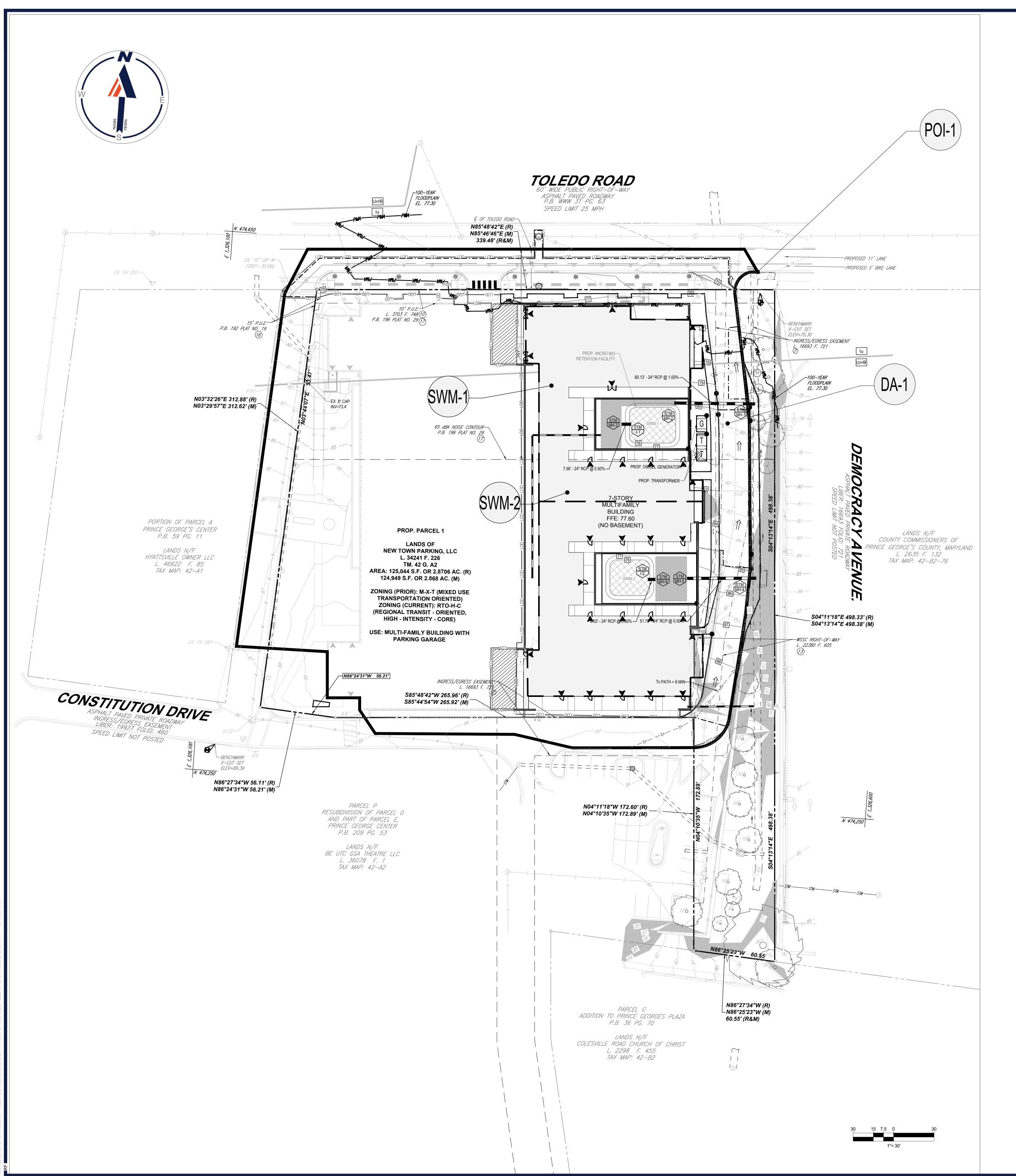
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PRE
PRE
DEVELOPMENT
DRAINAGE
AREA MAP

DSP-6



WEB SOIL SURVEY SOILS TABLE PRINCE GEORGES COUNTY, MARYLAND MAP UNIT SOIL DESCRIPTION HYDROLOGIC SOIL GROUP DRAINAGE CLA

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

POST-DEVELOPMENT DRAINAGE AREA TABLE

IADLL						
RAIANGE AREA	AREA (AC.)	IMPERVIOUS AREA (AC.)	C VALUE			
SWM-1	.40	.34	0.81			
SWM-2	.40	.34	0.81			

11.67 CFS

10-YR POST-DEVELOPMENT LOI ANALYSIS LINE/POINT OF INTEREST POST DEVELOPMENT FLOW

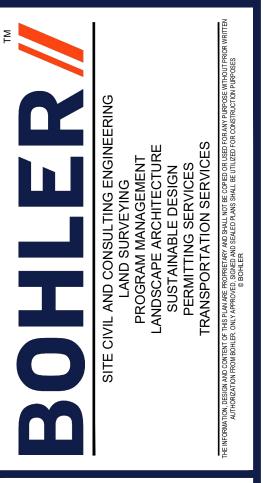
100-YR POST-DEVELOPMENT LOI ANALYSIS LINE/POINT OF INTEREST POST DEVELOPMENT FLOW

LINE/POINT OF INTEREST	POST DEVELOPMENT FLOW
POI-1	20.56 CFS

10-YR ENTRANCE FLOWS (i = 6.66 IN/HR)				
ENTRANCE	DRAINAGE AREA	C VALUE	FLOW	
TOLEDO ROAD - WEST	0.08 AC	0.90	0.48 CFS	
TOLEDO ROAD - CENTRAL	0.22 AC	0.90	1.32 CFS	

DRAINAGE LEGEND		
LIMIT OF DISTURBANCE	LOD	
PROPOSED DRAINAGE DIVIDE		
DRAINAGE AREA LABEL	DA-X	
POINT OF INTEREST LABEL	POI-X	
SOIL LABELS	MkD	
SOIL DIVIDE		
Тс РАТН	>>-	
CONCRETE SIDEWALK		
ASPHALT PAVEMENT		
MICRO-BIORETENTION FACILITY		
UNDERGROUND FACILITY		
LOADING ZONE/STRIPING		
STEEP SLOPES 15 - 25%		
STEEP SLOPES >25%		
BMP DRAIINAGE AREA		
OVERLAND RELIEF ARROW	\Rightarrow	

LEGEND		
LIMIT OF DISTURBANCE	LOD——LOD—	
LIMITS OF WORK	LOW—LOW	
100 YEAR FLOODPLAIN	—100 YR——100 YR——100 YR——	
SAWCUT		
PROPERTY LINE		
PRIMARY MANAGEMENT AREA (OFFSET FROM FP LINE BY 1' FOR CLARITY)	РМАРМА	



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LOCATION OF SITE

3325 TOLEDO ROAD

HYATTSVILLE, MD 20782

PRINCE GEORGE'S COUNTY

TAX MAP: 42, GRID: A2, PARCEL: H

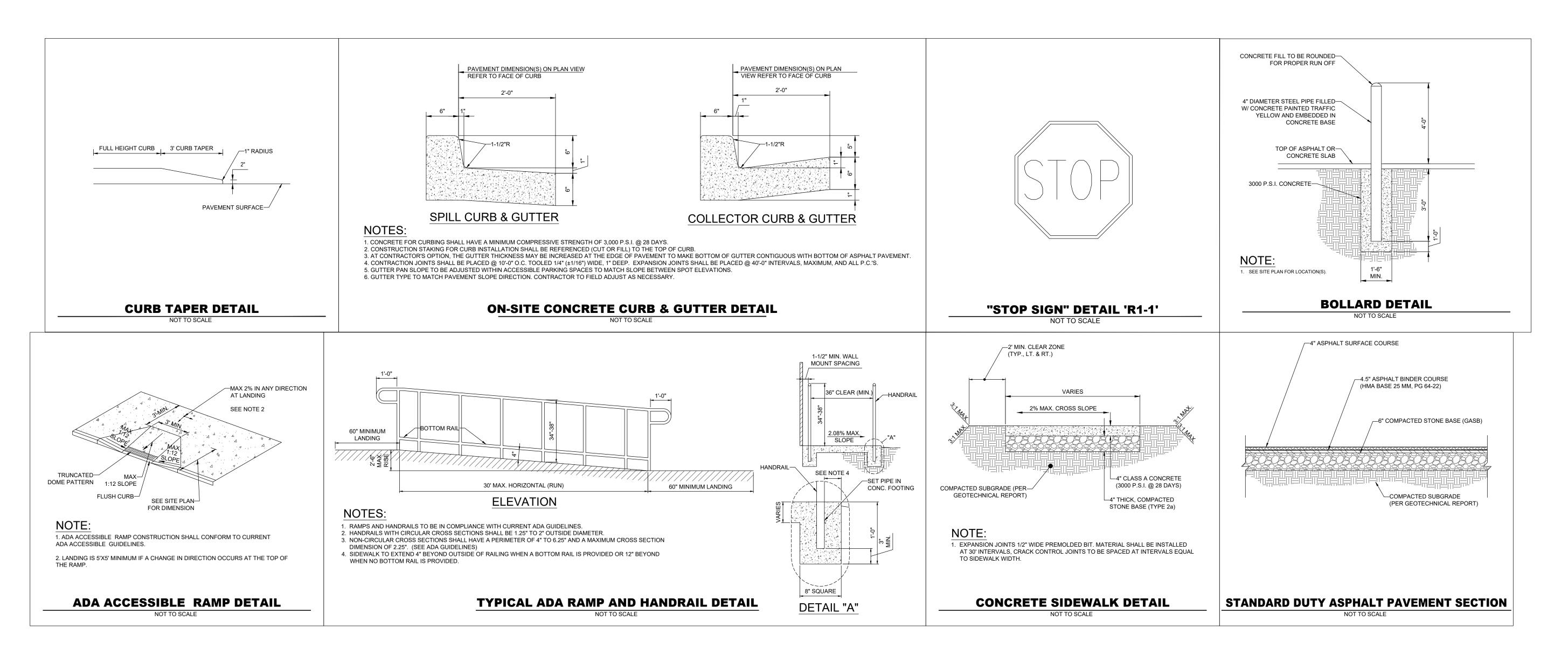
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POST
DEVELOPMENT
DRAINAGE
AREA MAP

DSP-7







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DETAILED SITE PLAN

FOR LIBRARY

APARTMENTS

LOCATION OF SITE

3325 TOLEDO ROAD
HYATTSVILLE, MD 20782
PRINCE GEORGE'S COUNTY

TAX MAP: 42, GRID: A2, PARCEL: H

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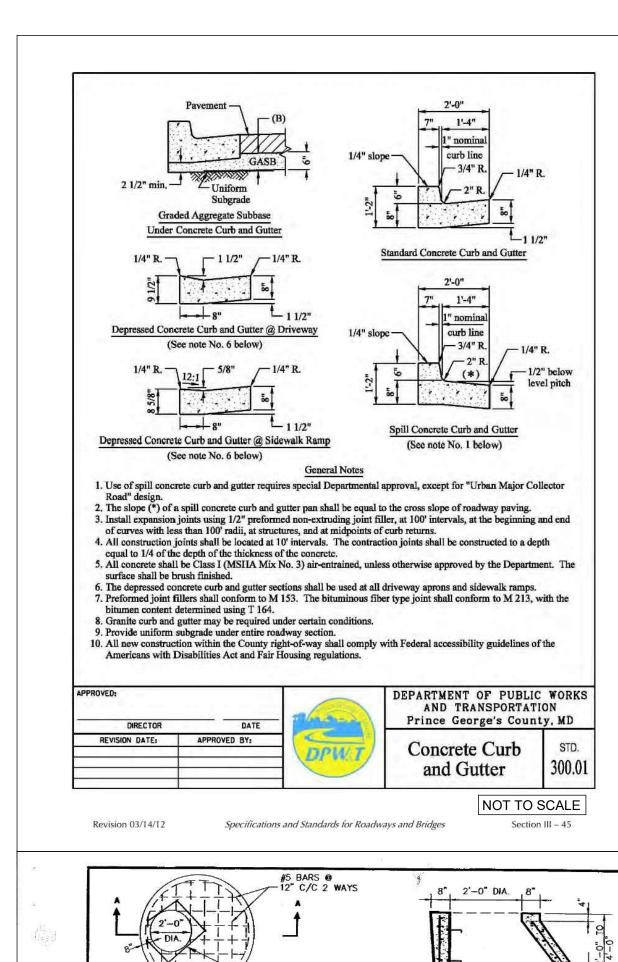
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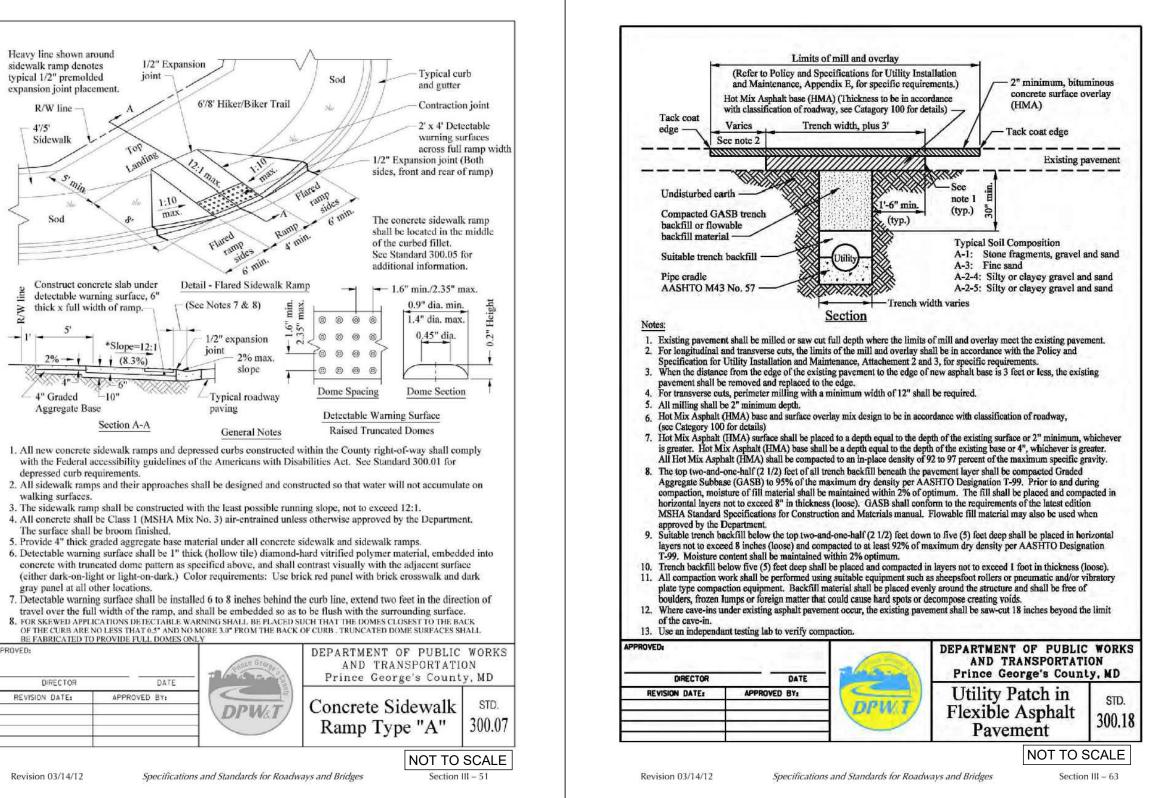


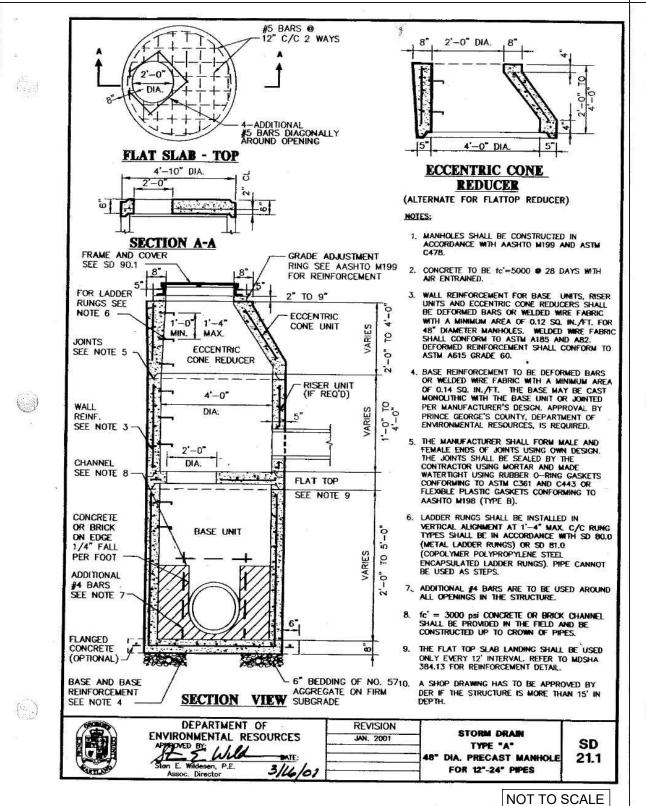
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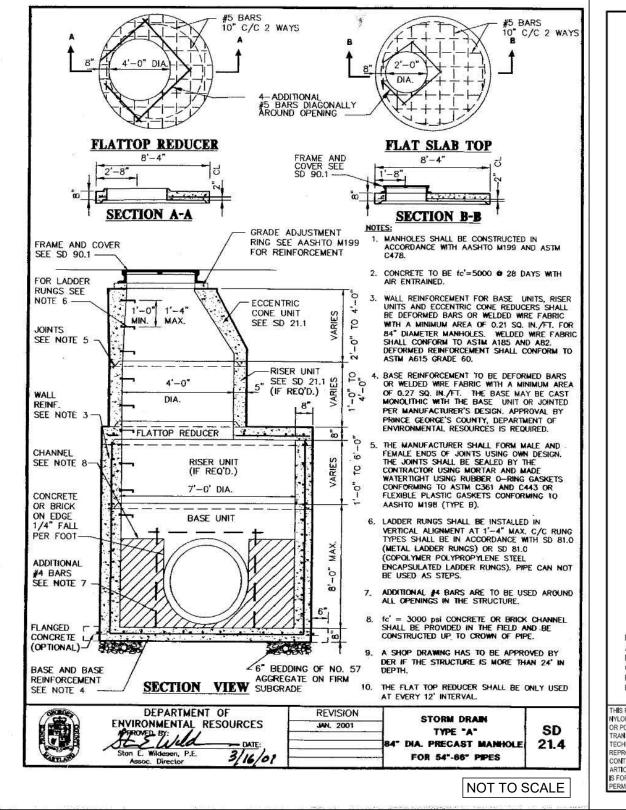
SITE DETAILS

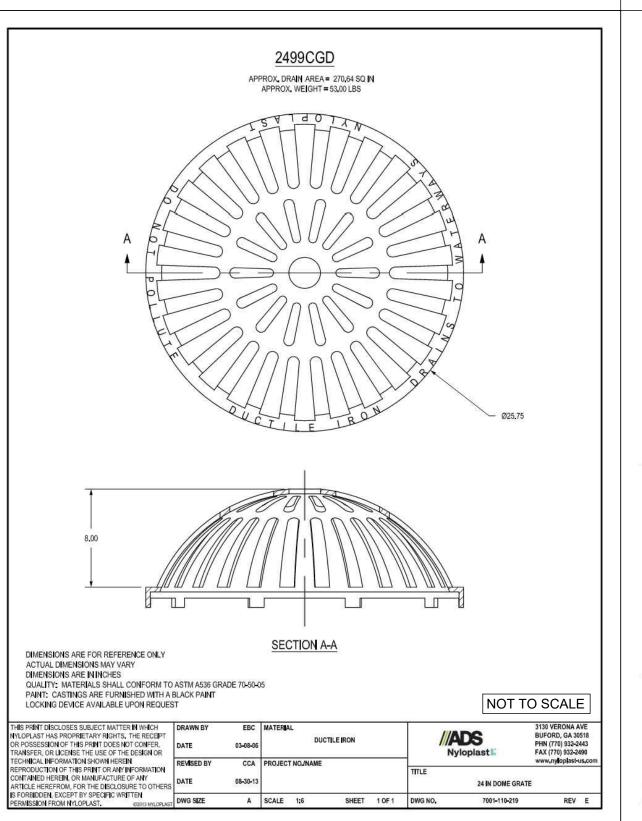
DSP-8

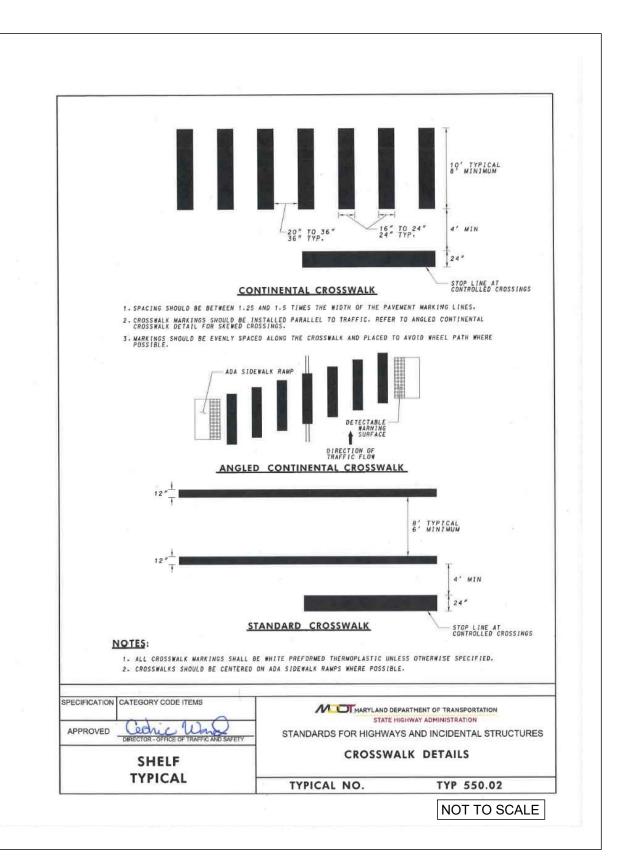












SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES
TRANSPORTATION SERVICES

REV	DATE	COMMENT
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PROJECT No.: MB212109
DRAWN BY: RF
CHECKED BY: MG
DATE: 05/04/2023

DETAILED SITE

CAD I.D.:

PLAN——— FOR ———

LIBRARY
APARTMENTS
LOCATION OF SITE

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

16701 MELFORD BLVD , SUITE 37 BOWIE, MARYLAND 20715 Phone: (301) 809-4500 Fax: (301) 809-4501 MD@BohlerEng.com



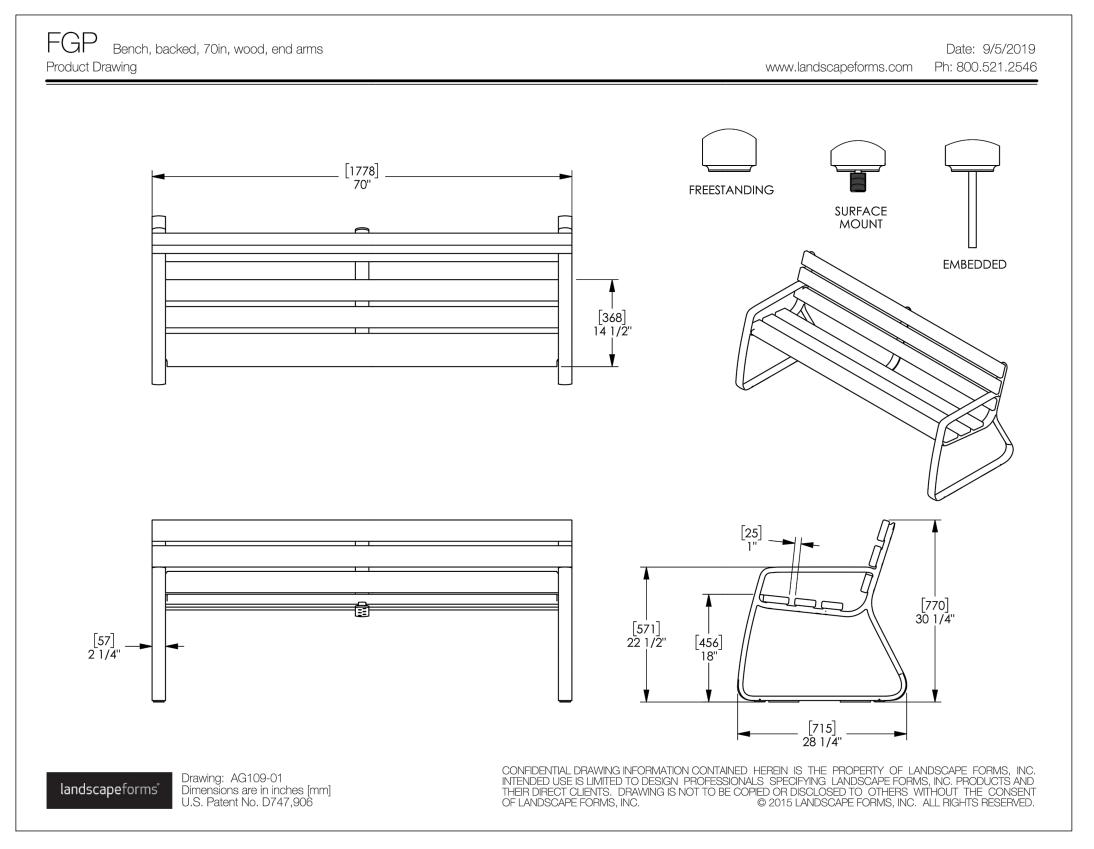
HEET TITLE:

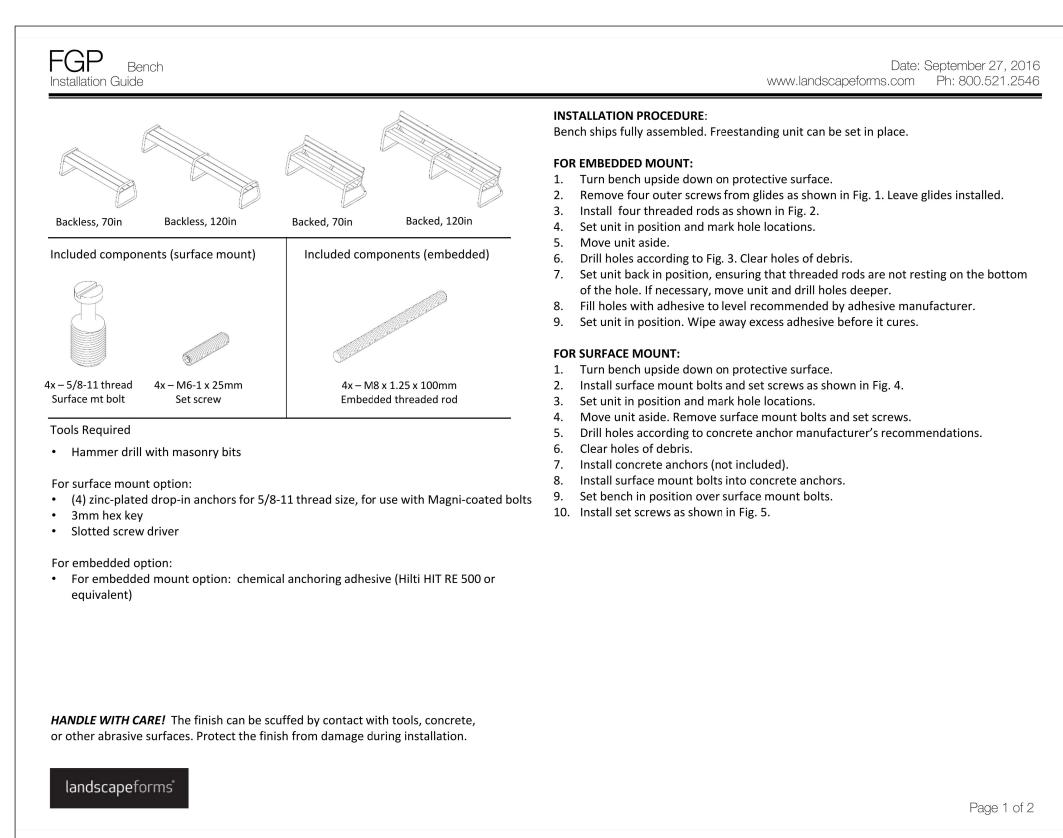
SITE DETAILS (BY OTHERS)

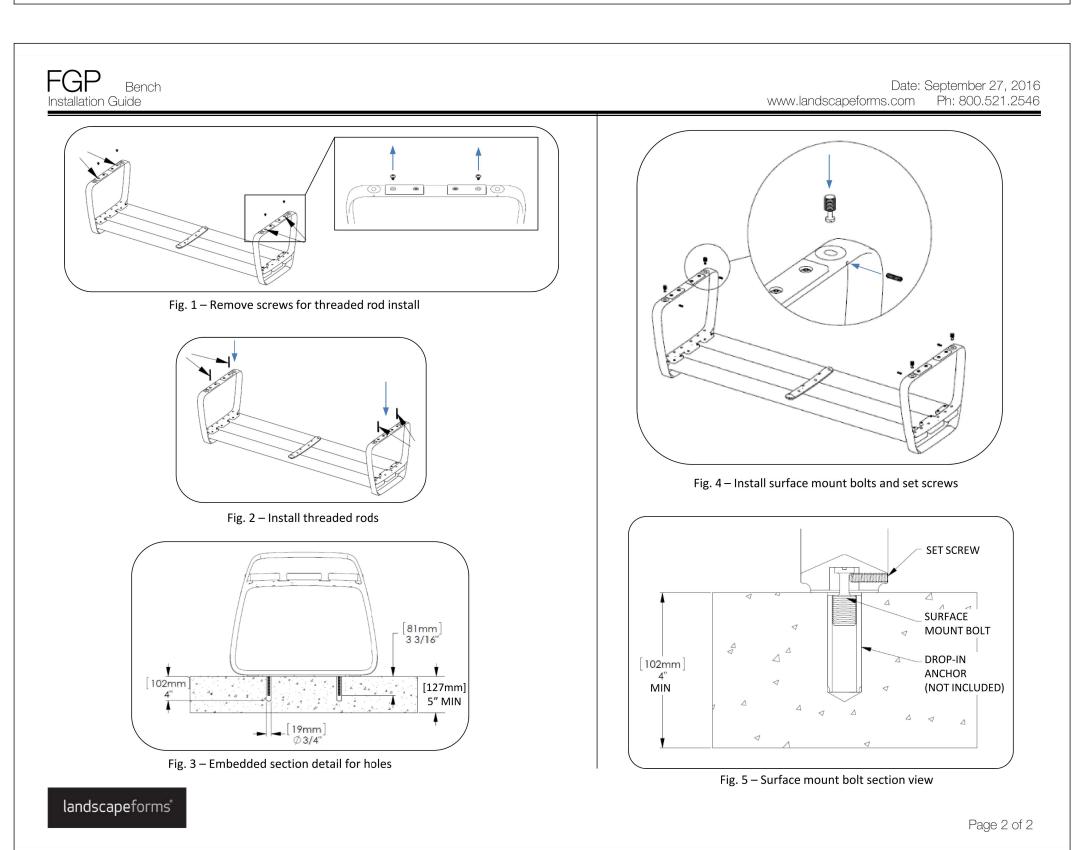
DSP-9

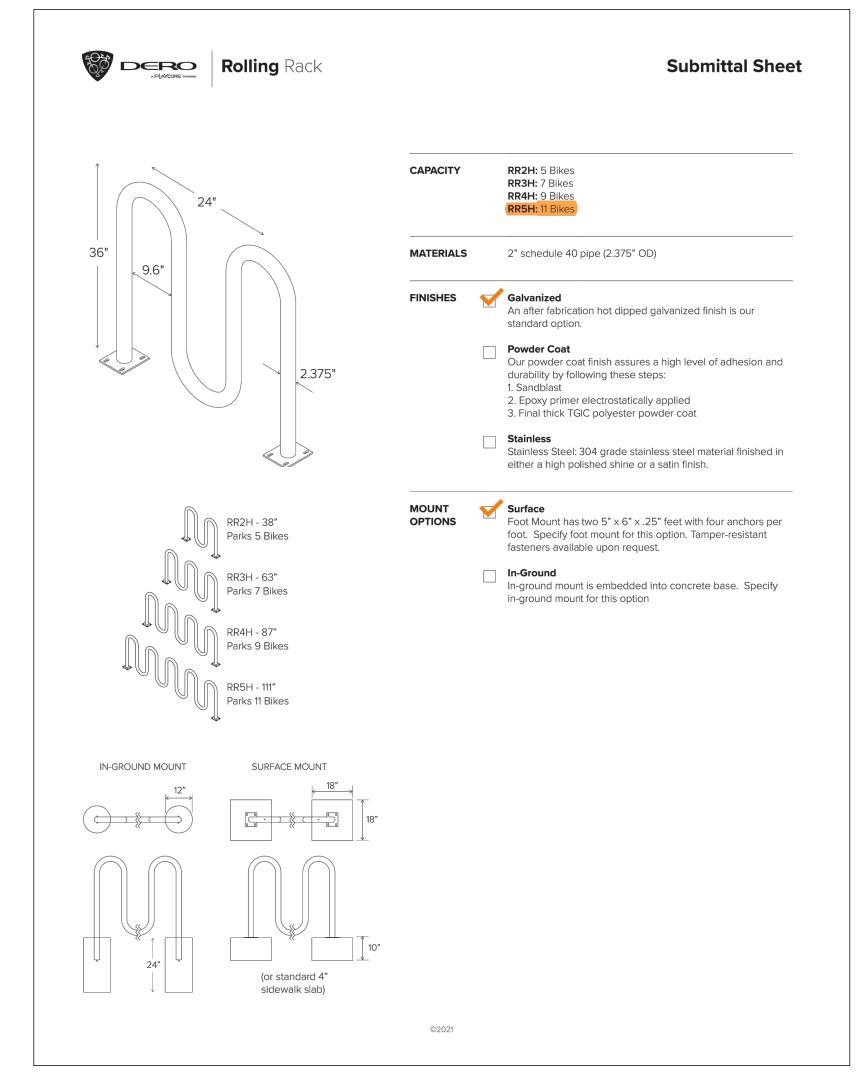
ORG. DATE - 08/31/2023

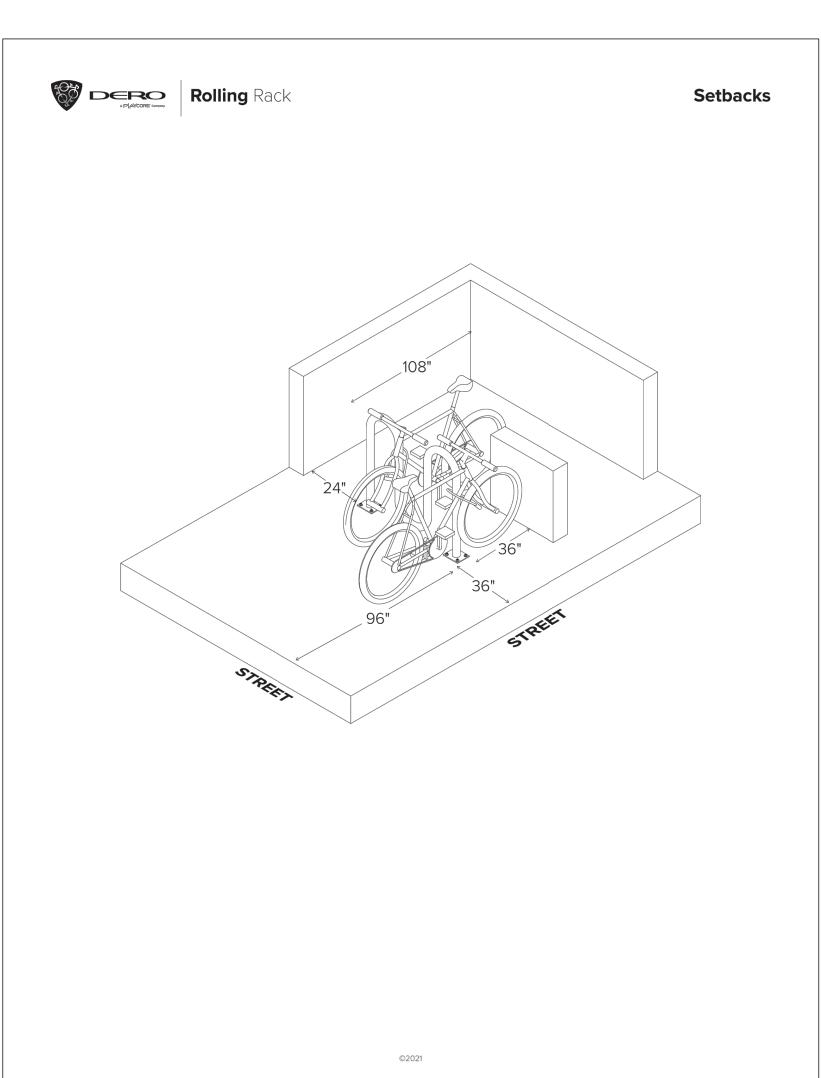
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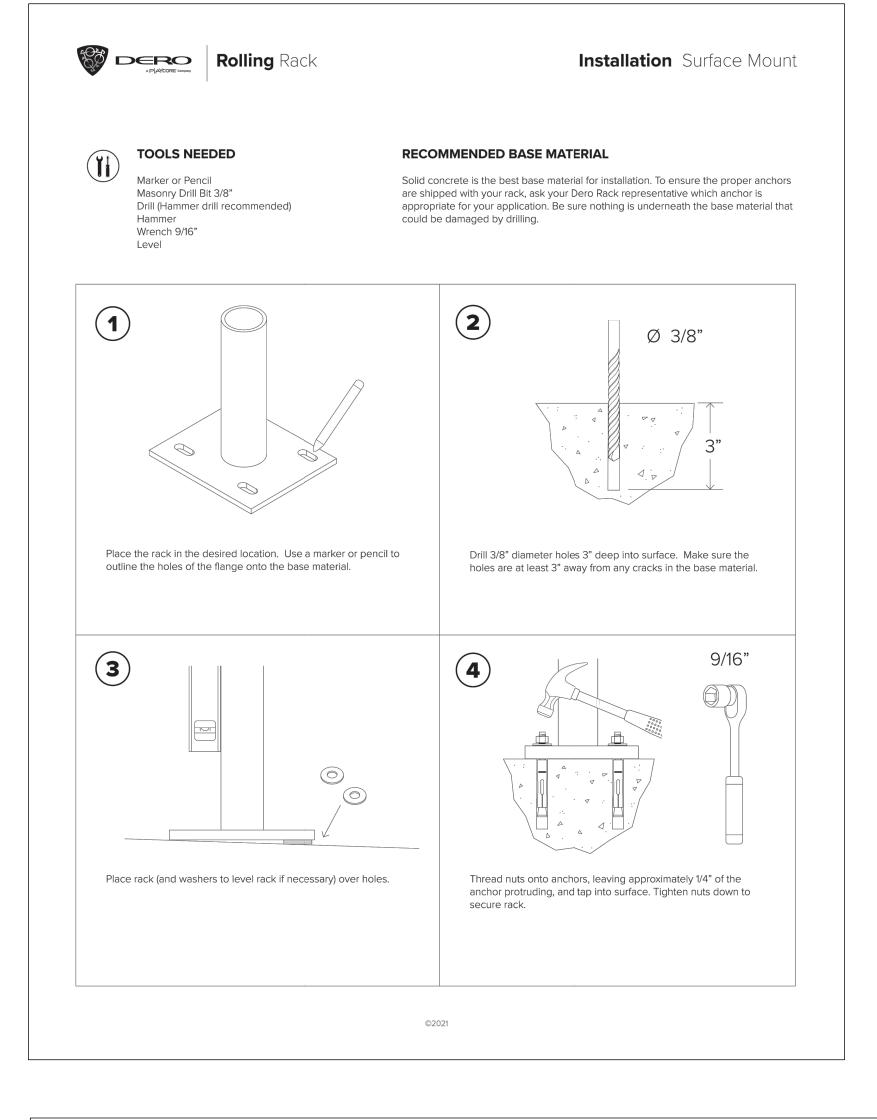


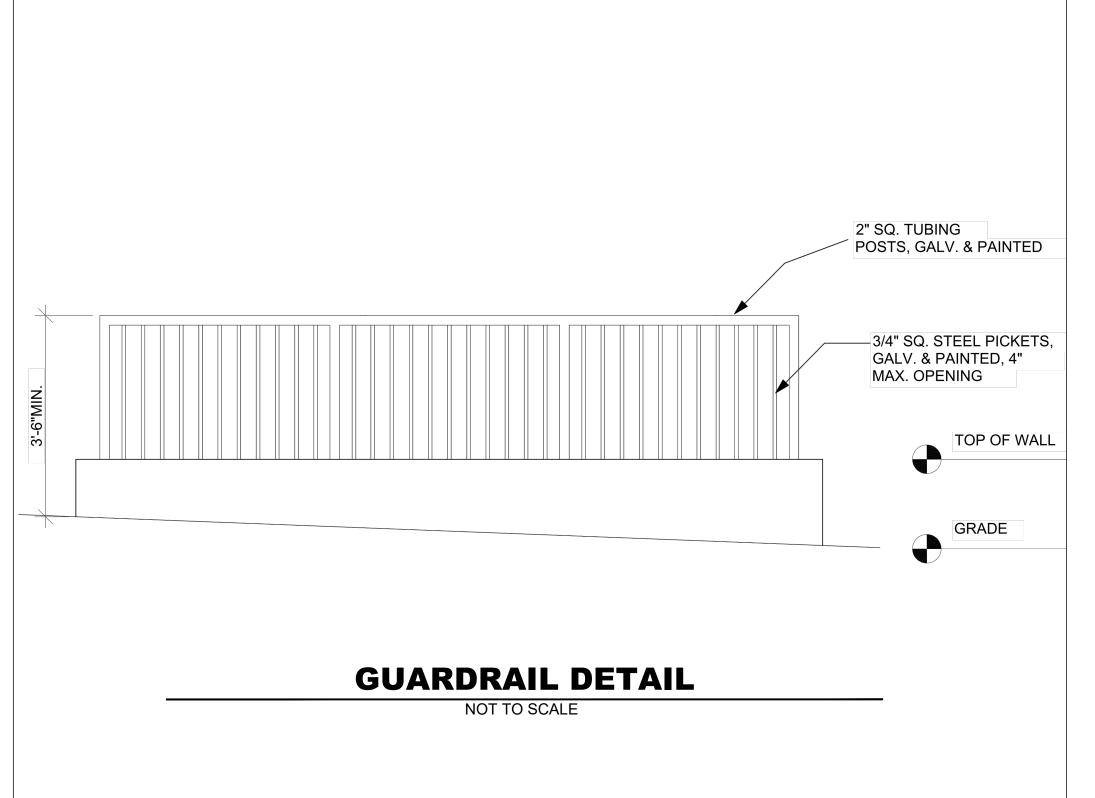






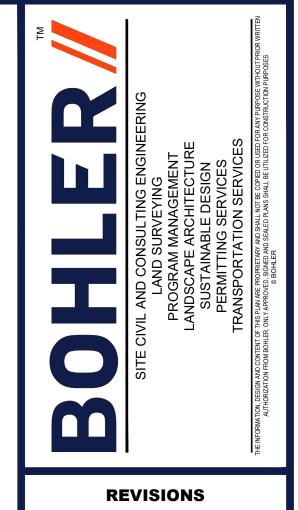






NEED THE FOLLOWING FROM ARCH:
1) WALL RAILING DETAIL
2) BENCHES
3) TRASH CANS

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DETAILED SITE
PLAN

PROJECT No.: DRAWN BY:

CHECKED BY: DATE: CAD I.D.:

> LIBRARY APARTMENTS

LOCATION OF SITE

3325 TOLEDO ROAD
HYATTSVILLE, MD 20782
PRINCE GEORGE'S COUNTY

BOHLER/

TAX MAP: 42, GRID: A2, PARCEL: H

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



EET TITLE:

SITE DETAILS (BY OTHERS)

DSP-10

ORG. DATE - 04/28/2023