

PRELIMINARY PLAN

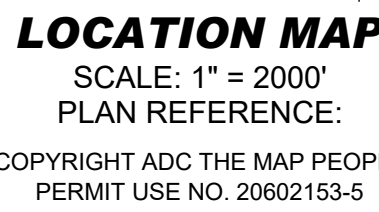
4-20017

FOR

ASPEN - MARYLAND

OWNER

REALTY DEVELOPMENT, LLC
4206 KNOX ROAD
COLLEGE PARK, MD 20740



SCALE: 1" = 2000'
PLAN REFERENCE

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PREPARED BY

CONTACT: NICHOLAS B. SPEACH

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1. EXISTING PARCEL INFORMATION:

- ### **MAPPED SOIL TYPES**

32. THIS PROPERTY IS NOT LOCATED ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION OR ANY LAND TRUST OR ORGANIZATION.

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G. BOHLE

REV	DATE	COMMENT	DRAWN CHECKED
1	08/27/20	PER MNCPPC COMMENTS	AJH NBS
2	10/01/20	PER MNCPPC COMMENTS	AJH NBS



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PROJECT No.:	MB192
DRAWN BY:	A
CHECKED BY:	M
DATE:	08/15
CAD I.D.:	

PROJECT:

• FOR •

ASPEN - MARYLAND

4205 & 4206 KNOX ROAD
COLLEGE PARK, MD 20740
PRINCE GEORGE'S COUNTY

BOHLER //

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

ROBERT C. HARR, JR.

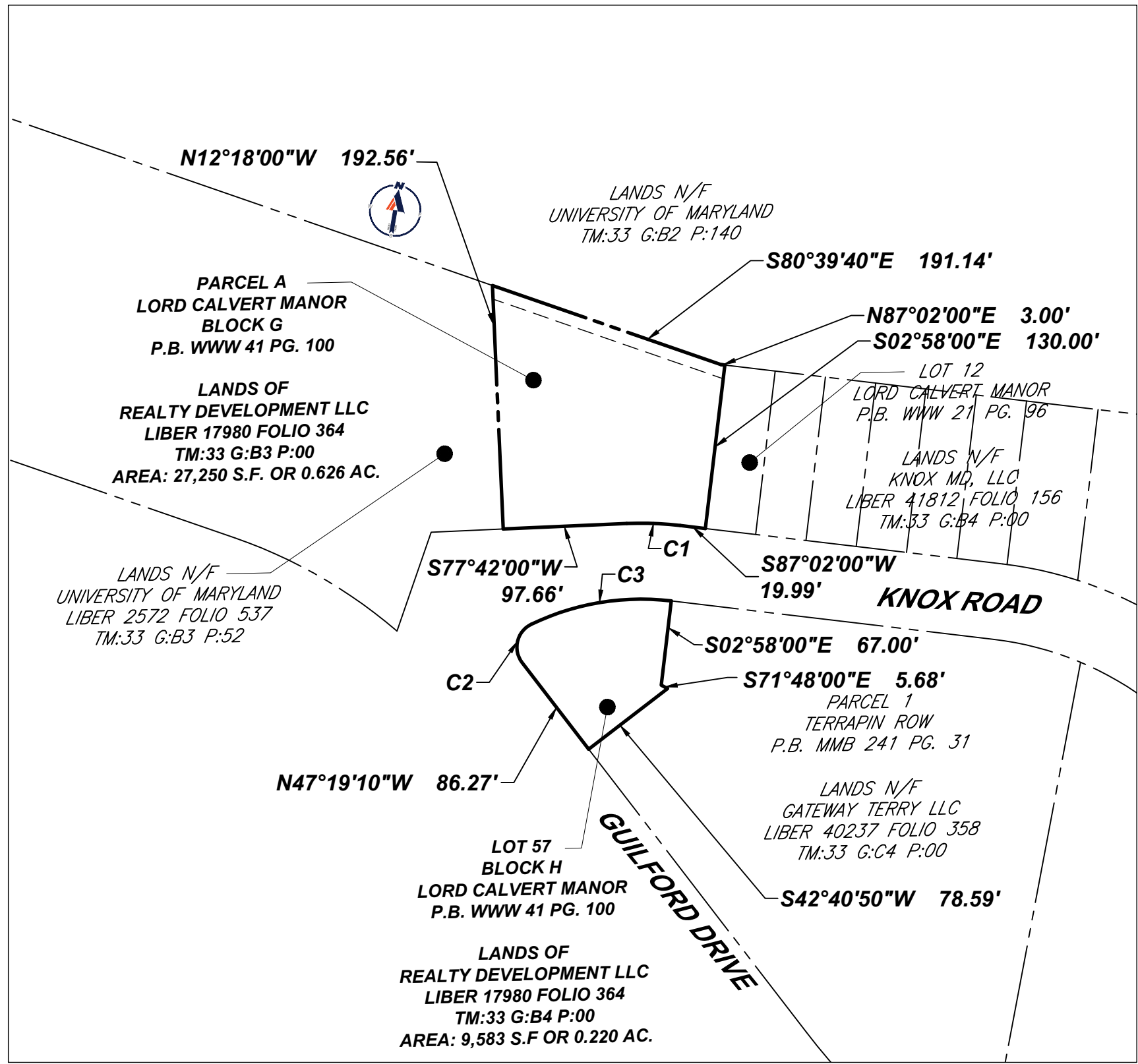
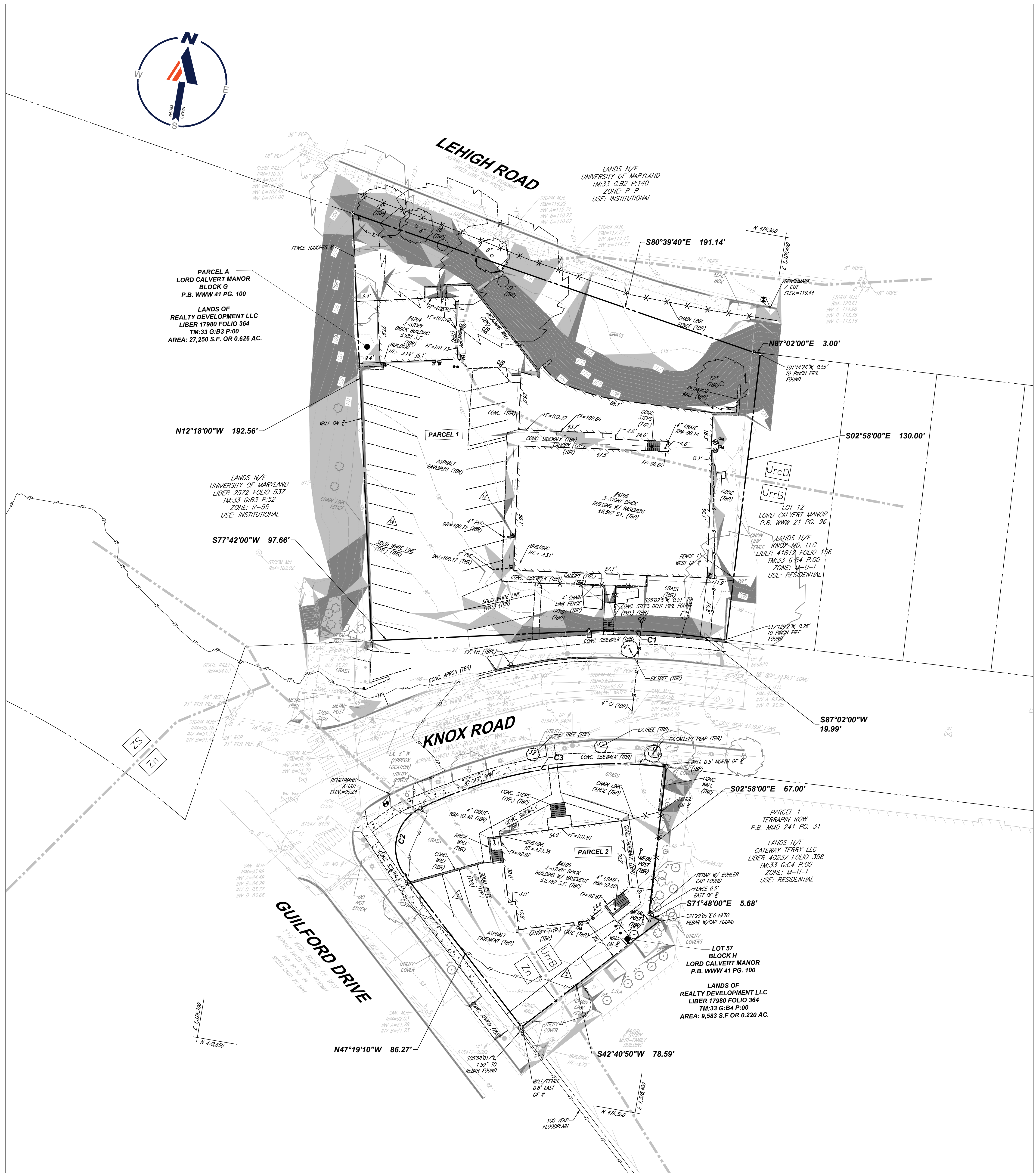
10/01/20

SHEET TITLE

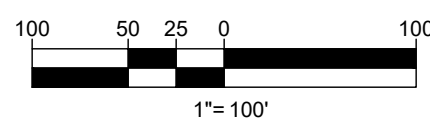
SHEET NUMBER

1

REVISION 2 - 10/01/20



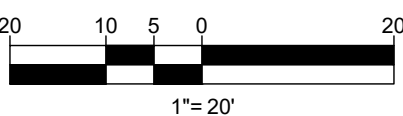
EXISTING PROPERTY MAP



LEGEND



CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	260.00'	42.30'	S82°22'00"W	42.31'	009°20'00"	21.22'
C2	20.00'	35.53'	N03°34'10"E	31.04'	101°46'40"	24.60'
C3	200.00'	113.71'	N70°44'45"E	112.18'	032°34'30"	58.44'



REVISIONS				
REV	DATE	COMMENT	BY	CHECKED BY
1	08/27/20	PER MINCPFC COMMENTS	AJH	NBS
2	10/01/20	PER MINCPFC COMMENTS	AJH	NBS

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PROJECT No.:	16192199
DRAWN BY:	AJH
CHECKED BY:	NBS
DATE:	08/15/20
CAD I.D.:	SDO

PROJECT:
PRELIMINARY PLAN 4-20017
FOR

ASPEN - MARYLAND

4205 & 4206 KNOX ROAD
COLLEGE PARK, MD 20740
PRINCE GEORGE'S COUNTY

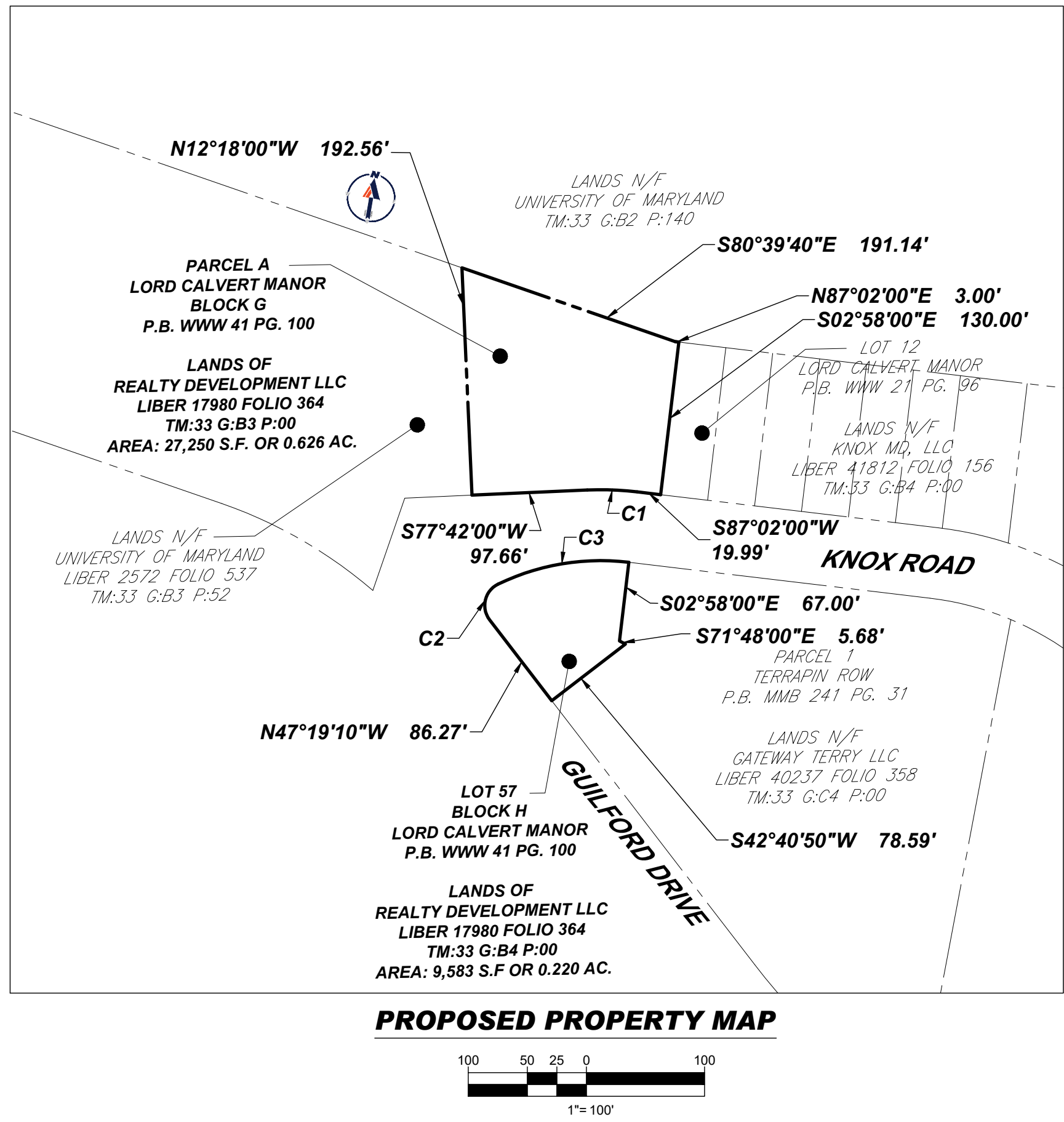
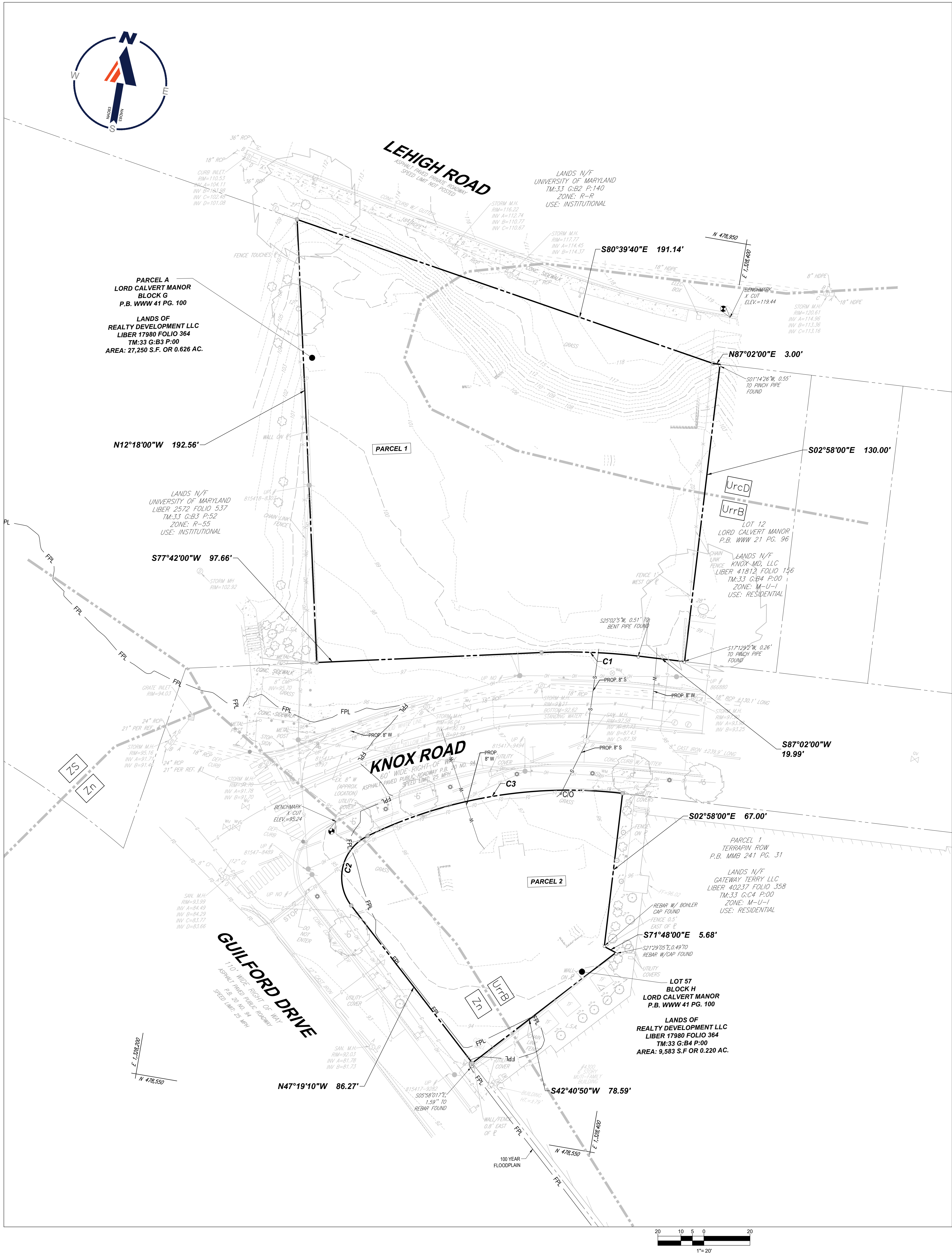
BOHLER
16701 MOLFORD BLVD., SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 800-4500
Fax: (301) 800-4501
MD@BohlerEng.com

ROBERT C. HARR JR.
PROFESSIONAL LAND SURVEYOR
10/01/20

SHEET TITLE:
OVERALL EXISTING PLAN

SHEET NUMBER:
2

REVISION 2 - 10/01/20



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	260.00'	42.35'	S82°22'00"W	42.31'	009°20'00"
C2	20.00'	35.53'	N03°34'10"E	31.04'	101°46'40"
C3	200.00'	113.71'	N70°44'48"E	112.18'	032°34'30"

REVISIONS				
REV	DATE	PER	COMMENT	DRAWN BY
1	08/27/20	PER MNCPPC COMMENTS		AJH
2	10/01/20	PER MNCPPC COMMENTS		AJH

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DRAWN BY: AJH
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DATE: 08/15/20
CAD L.D.: SD0

PROJECT:
PRELIMINARY PLAN 4-20017
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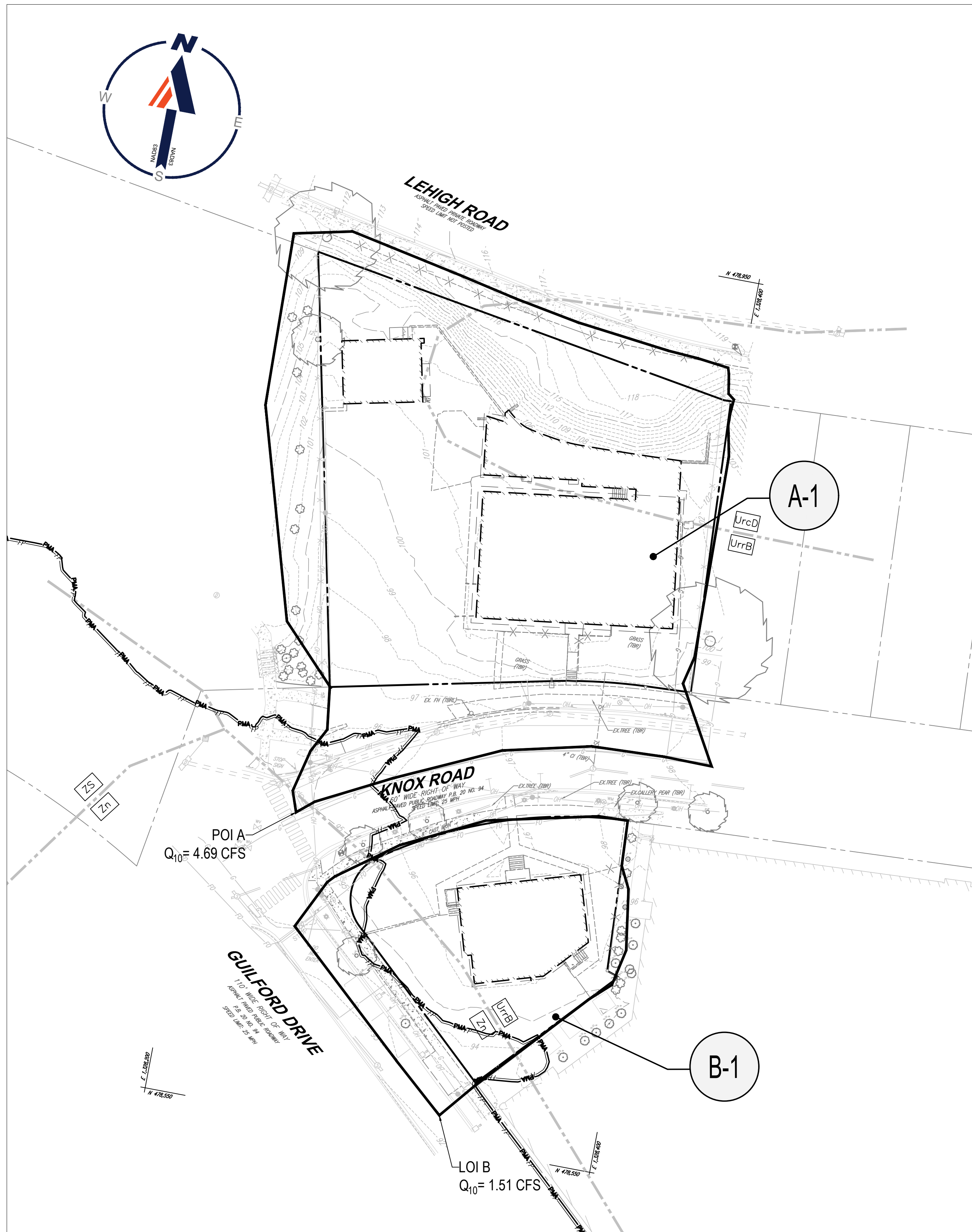
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10/01/20

SHEET TITLE:
OVERALL PROPOSED PLAN
SHEET NUMBER:
3
REVISION 2 - 10/01/20



EXISTING DRAINAGE AREAS

EXISTING DRAINAGE SUMMARY				
DA #	IMPERVIOUS AREA	PERVIOUS AREA	TOTAL AREA	C
A-1	0.85	0.25	0.90	0.73
B-1	0.20	0.09	0.29	0.71

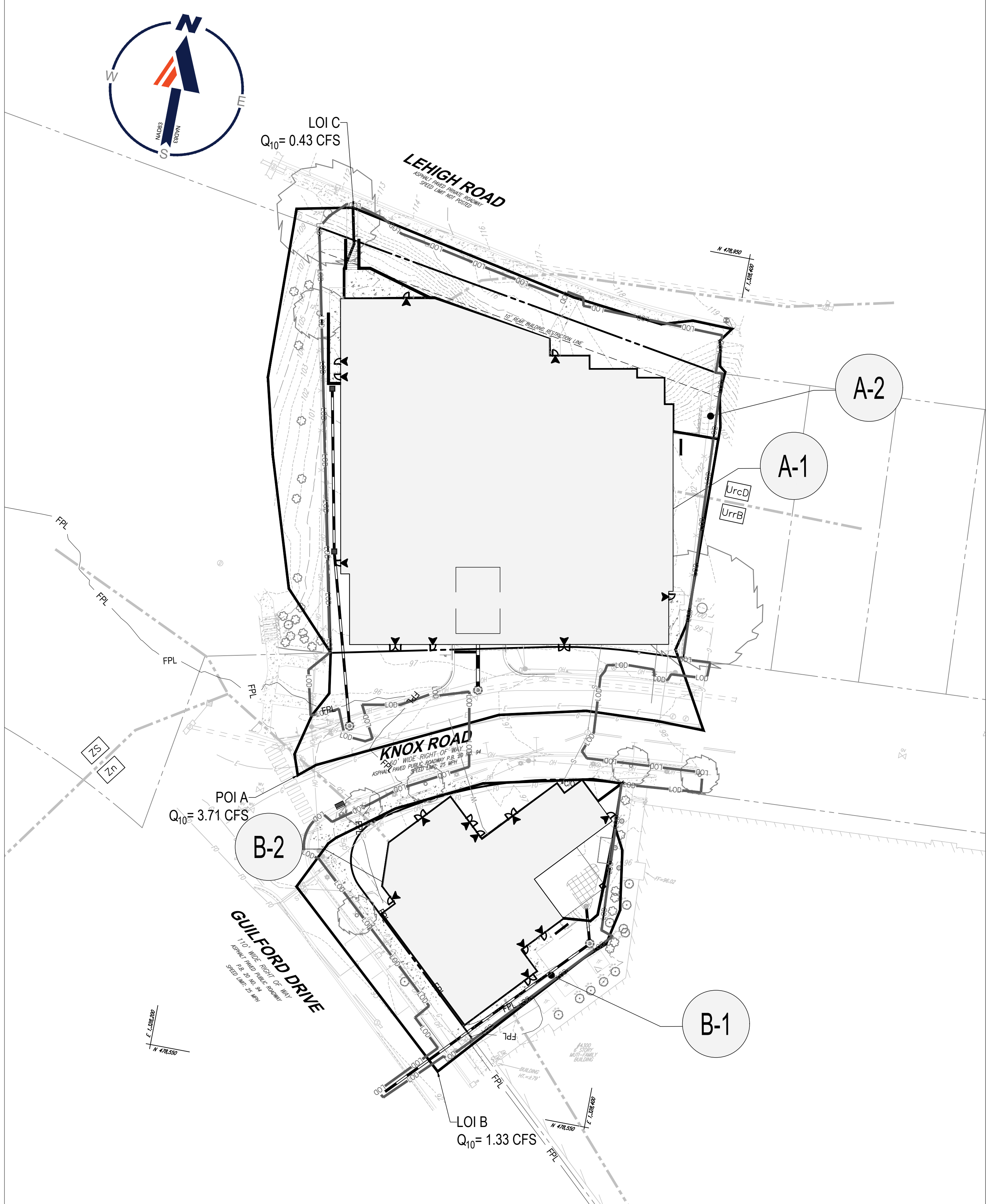
EXISTING STUDY POINT SUMMARY			
STUDY POINT	AREA	CN	10-YR FLOW
LO-A	0.90	94	4.69 CFS
LO-B	0.29	94	1.51 CFS

LEGEND:

EXISTING AREA OF INTEREST
PROPOSED AREA OF INTEREST

DRAINAGE LABELS

PROP. 100-YR OVERLAND RELIEF ARROWS

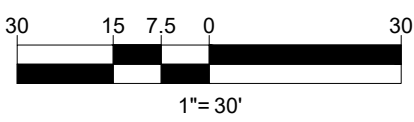


PROPOSED DRAINAGE AREAS

PROPOSED DRAINAGE SUMMARY				
DA #	IMPERVIOUS AREA	PERVIOUS AREA	TOTAL AREA	C
A-1	0.81	0.17	0.78	0.77
A-2	0.01	0.11	0.12	0.35
B-1	0.06	0.07	0.13	0.58
B-2	0.13	0.03	0.16	0.79

PROPOSED STUDY POINT SUMMARY			
STUDY POINT	AREA	CN	10-YR FLOW
LOI-A	0.78	96	3.71 CFS
LOI-B	0.29	89	1.33 CFS
LOI-C	0.12	81	0.43 CFS

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10/01/20

SHEET TITLE:

DRAINAGE AREA MAPS

SHEET NUMBER:

4

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