	FOR ENTIRE PLAN SET (NOT TO SCALE)	
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE /	
	EASEMENT	
	LINE	
	LINE	<u> </u>
		CURB AND GUTTER
	CONCRETE CURB &	SPILL CURB TRANSITION CURB
	GUTTER	DEPRESSED CURB AND GUTTER
	UTILITY POLE	
	WITH LIGHT POLE	0
	LIGHT	
□ €	LIGHT	□ €
· · · · · · · · · · · · · · · · · · ·	UTILITY POLE	0
\$\frac{1}{2}	TYPICAL LIGHT	8
ф	ACORN LIGHT	\$
—	TYPICAL SIGN	-v -
X	PARKING COUNTS	X
_		
120 125	CONTOUR LINE	120
TC 516.4 OR 516.4	SPOT ELEVATIONS	TC 516.00 BC 515.55
SAN #	SANITARY LABEL	SAN #
STM #	STORM LABEL	ŚTM #
SL	SANITARY SEWER LATERAL	SL
-W	UNDERGROUND WATER LINE	w
Е	UNDERGROUND ELECTRIC LINE	Е —
G	UNDERGROUND GAS LINE	G
ОН	OVERHEAD	———ОН —
T	WIRE UNDERGROUND	
C	TELEPHONE LINE UNDERGROUND	
	CABLE LINE - STORM	
	SEWER	
S	SANITARY SEWER MAIN	S
V	HYDRANT	, and a second
(S)	SANITARY MANHOLE	
D	STORM MANHOLE	
⊗ ^{WM}	WATER METER	•
₩V	WATER VALVE	•
	GAS VALVE	
	GAS METER	\boxtimes
	TYPICAL END SECTION	
OR	HEADWALL OR	
	ENDWALL YARD	
<u> </u>	CURB	
0	CLEAN	0
	OUT	
(£)	ELECTRIC MANHOLE	(E)
	TELEPHONE MANHOLE	<u> </u>
ЕВ	ELECTRIC BOX	EB
EP	ELECTRIC PEDESTAL	EP
		•
	MONITORING WELL	
# [‡]	TEST PIT	
<u>•</u>	BENCHMARK	•
	TEST	■

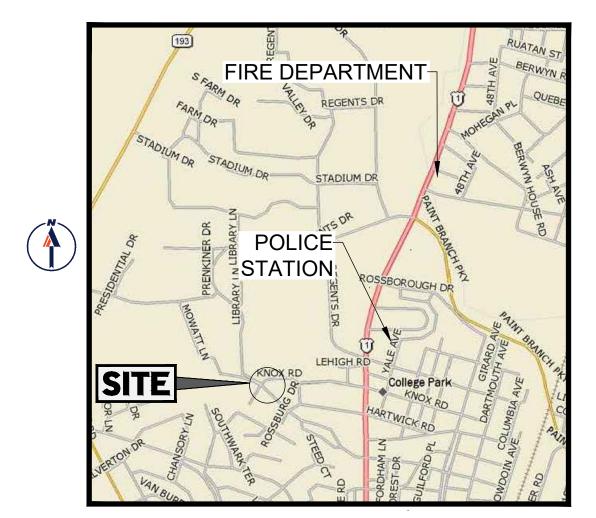
PRELIMINARY PLAN 4-20017

ASPEN - MARYLAND

LOCATION OF SITE 4205 & 4206 KNOX ROAD **COLLEGE PARK, MD 20740** 21ST ELECTION DISTRICT TM: 33 GRID: B3 & B4 P: A LOT: 57



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



LOCATION MAP SCALE: 1" = 2000' PLAN REFERENCE: COPYRIGHT ADC THE MAP PEOPLE PERMIT USE NO. 20602153-5

SHEET INDEX			
SHEET TITLE	SHEET NUMBER		
COVER SHEET	1		
OVERALL EXISTING PLAN	2		
OVERALL PROPOSED PLAN	3		
DRAINAGE AREA MAP	4		

PREPARED BY



CONTACT: NICHOLAS B. SPEACH

PLAN REFERENCES AND CONTACTS ◆SITE DEVELOPMENT REFERENCES **♦**BOUNDARY & TOPOGRAPHIC CONCEPT PLAN: "SITE DEVELOPMENT CONCEPT PLAN (SDCP-22870-2020) FOR YORK "ASPEN HEIGHTS STUDENT HOUSING ACQUISTIONS, LLC" 4204, 4205 & 4206 KNOX ROAD" JOB # SB192199 **ELEVATIONS: NGVD1929** ◆ARCHITECTURAL PLAN: BSB DESIGNS "STUDENT HOUSING STUDY COLLEGE DATED: 05/28/20 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. SERIAL NUMBER(S): 20230300, 20230456 UTILITY COMPANY CROWN CASTLE/STAKE CENTER (801) 364-1063 PEPCO/ DCI UTILITY LOCATI (844) 605-1188 UNIVERSITY OF MARYLAND (301) 226-3392 VASHINGTON GAS-UTILIQUEST (301) 210-0355 WSSC - PINPOINT UG (301) 868-6803 COMCAST-UTILIQUEST (301) 210-0355

> 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.

GENERAL NOTES:

1. EXISTING PARCEL INFORMATION:

LANDS OF REALTY DEVELOPMENT LLC L. 17980 F.364 PLAT BOOK WWW 41 PAGE 100

> LANDS OF REALY DEVELOPMENT LLC L. 17980 F.364

PLAT BOOK WWW 41 PAGE 100 2. TAX INFORMATION:

PARCEL A: TAX MAP 33, GRID B3

LOT 57: TAX MAP 33, GRID B4 3. WSSC 200' MAP REFERENCE NUMBER 209NE04.

4. PURPOSE OF SUBDIVISION: PROPOSED STUDENT HOUSING WITH FIRST FLOOR RETAIL AND

PRIOR APPROVALS:

ASSOCIATED PARKING.

- NRI-EL NRI-055-2020 - WCO -EX S-040-2020

TOTAL ACREAGE: PARCEL A:

> GROSS AREA: 0.626 AC. NET AREA: 0.626 AC. ZONE: M-U-I

GROSS AREA: 0.22 AC. NET AREA: 0.22 AC. ZONE: M-U-I

TOTAL NET AREA OF PROPOSED PARCELS: 0.846 AC. TOTAL AREA OF PUBLIC DEDICATION: 0.00 AC.

TOTAL GROSS AREA OF PROPOSED PARCELS: 0.846 AC.

7. NET DEVELOPABLE AREA OUTSIDE OF PMA: 0.826 ACRES.

8. ACREAGE OF ENVIRONMENTAL REGULATED FEATURES:

NET AREA WITHIN PMA: 0.02 AC.

NET AREA WITHIN WETLAND BUFFER: N/A

NET AREA WITHIN 100-YEAR FLOODPLAIN: 718 S.F. OR 0.02 AC. 9. ACREAGE OF 100-YEAR FLOODPLAIN: 718 S.F. OR 0.02 ACRES

10. ACREAGE OF RIGHT-OF-WAY DEDICATION: N/A

11. EXISTING ZONING/USE: M-U-I / RESIDENTIAL - MULTI-FAMILY

12. LAND USE (PROPOSED): M-U-I (MIXED USE RESIDENTIAL) .

13. BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE: (14) STUDIO UNITS (21) 2 BED UNITS (42) BEDS

(14) BEDS / (28) OCC. (7) 2 BED DBL. (14) 3 BED (42) BEDS (37) 4/2 BED UNITS (148) BEDS (20) 4 BED UNITS (80) BEDS (16) 5 BED UNITS

(420) TOTAL BEDS / (434) TOTAL OCC. (129) TOTAL UNITS

14. DENSITY CALCULATION: 129 DWELLING UNITS / 0.846 ACRES = 152.5 DU/ACRE

15. MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE: N/A 16. MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE: N/A

17. SUSTAINABLE GROWTH ACT: TIER 1

18. ANDREWS LAND USE CONTROL AREA: NO

19. THIS PROPERTY IS LOCATED WITHIN THE APPROVED CENTRAL US 1 CORRIDOR SECTOR PLAN

20. EXISTING AND PROPOSED GROSS FLOOR AREA (NON-RESIDENTIAL): EXISTING: N/A

PROPOSED: 2,098 S.F. RETAIL SPACE

21. STORMWATER MANAGEMENT CONCEPT APPROVAL NO.: 22870-2020 STORMWATER MANAGEMENT CONCEPT APPROVAL DATE: TBD FLOODPLAIN STUDY APPROVAL NO.: 2020-07-01-FPL FLOODPLAIN STUDY APPROVAL DATE: TBD

22. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER. WATER/SEWER CATEGORY DESIGNATION: W-3 / S-3

23. THIS SITE IS LOCATED WITHIN AVIATION POLICY AREA 6.

24. MANDATORY PARK DEDICATION: PRIVATE RECREATIONAL FACILITIES TO BE PROVIDED

25. THERE ARE NO CEMETERIES ON OR CONTIGUOUS TO THE SITE.

26. A HISTORIC SITE IS NOT LOCATED WITHIN THE VICINITY OF THE PROPERTY.

27. TYPE I CONSERVATION PLAN: NO

28. THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

30. THERE ARE NO STREAMS LOCATED ONSITE.

29. THERE ARE NO WETLANDS LOCATED ONSITE.

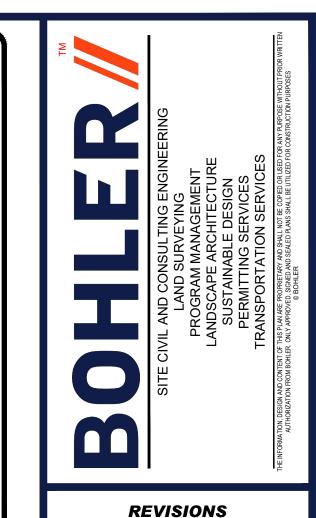
COUNTY MARYLAND" BY NRCS, DATED 06/03/20.

31. SOIL DELINEATION IS SHOWN PER "CUSTOM SOIL RESOURCE REPORT FOR PRINCE GEORGE'S

MAPPED SOIL TYPES					
MAP UNIT	SOIL DESCRIPTION	HSG	DRAINAGE CLASS		
UrcD	URBAN LAND-CHRISTIANA-DOWNER COMPLEX, 5 TO 15 PERCENT SLOPES	D	MODERATELY WELL DRAINED		
UrrB	URBAN LAND-RUSSETT-CHRISTIANA COMPLEX, 5 TO 15 PERCENT SLOPES	D	MODERATELY WELL DRAINED		
Zn	ZEKIAH-URBAN LAND COMPLEX, FREQUENTLY FLOODED	D	POORLY DRAINED		
ZS	ZEKIAH AND ISSUE SOILS, FREQUENTLY FLOODED	D	POORLY DRAINED		

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.

33. CENTER OR CORRIDOR: CENTRAL US 1 CORRIDOR



REV	DATE	COMMENT	Ī
1	08/27/20	PER MNCPPC COMMENTS	1
2	10/01/20	PER MNCPPC COMMENTS	
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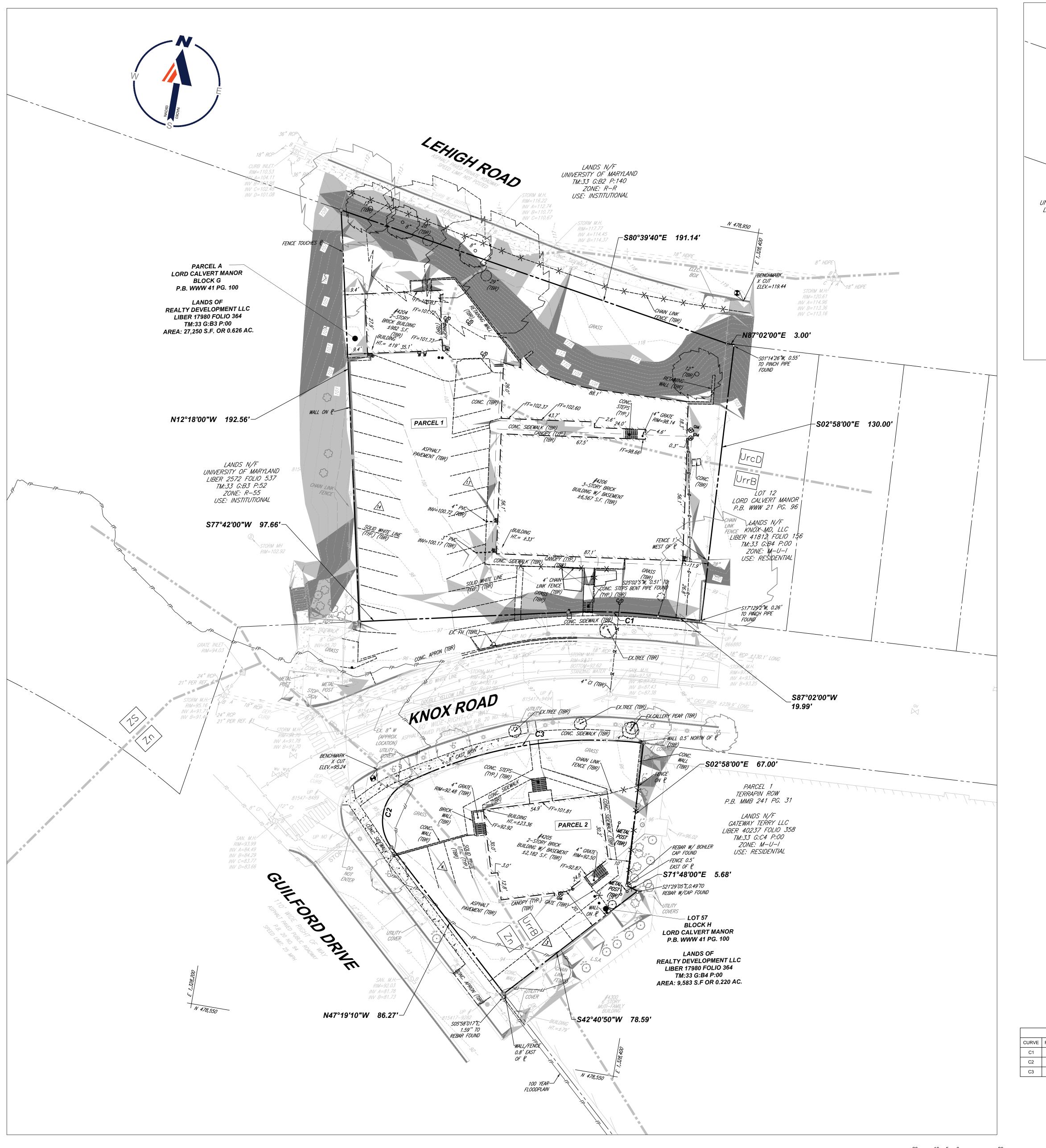
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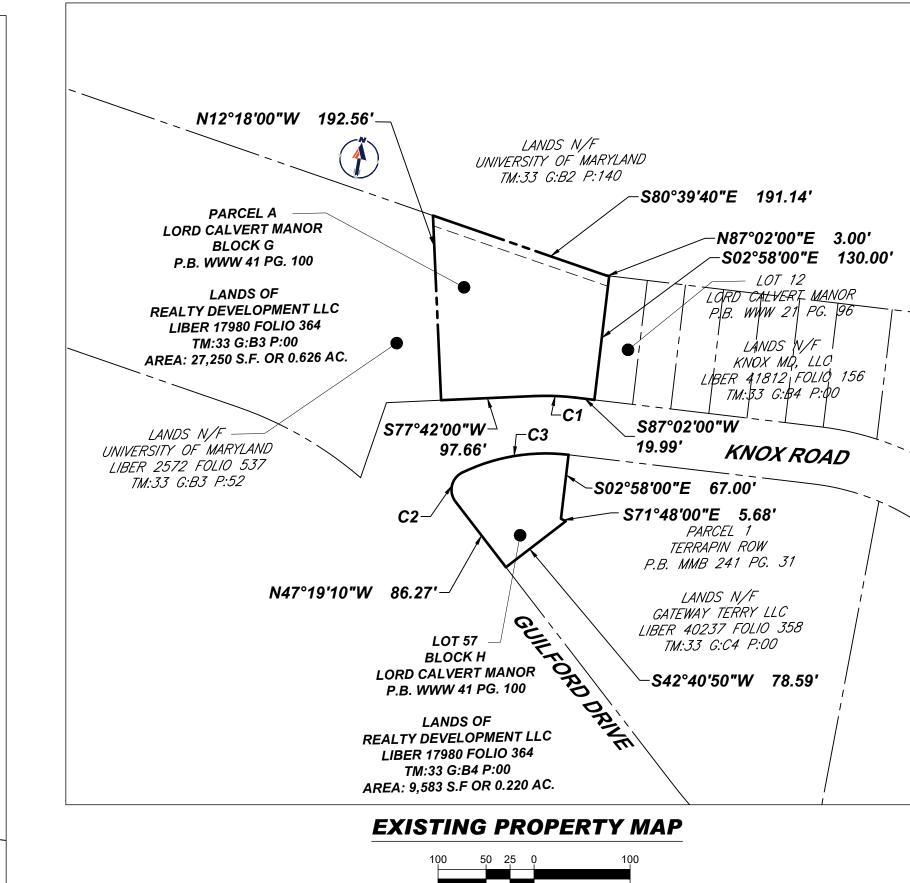
4205 & 4206 KNOX ROAD COLLEGE PARK, MD 20740 PRINCE GEORGE'S COUNTY

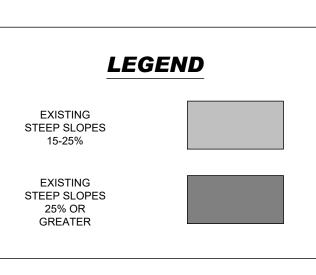
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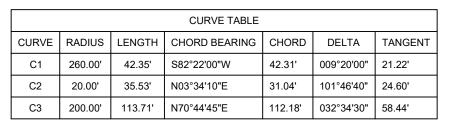


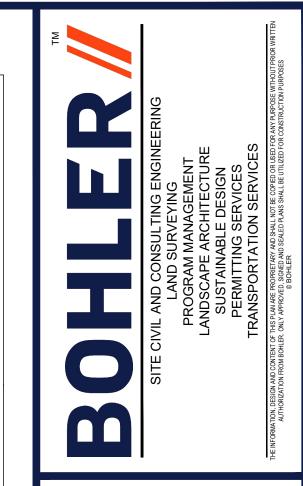
COVER SHEET











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

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

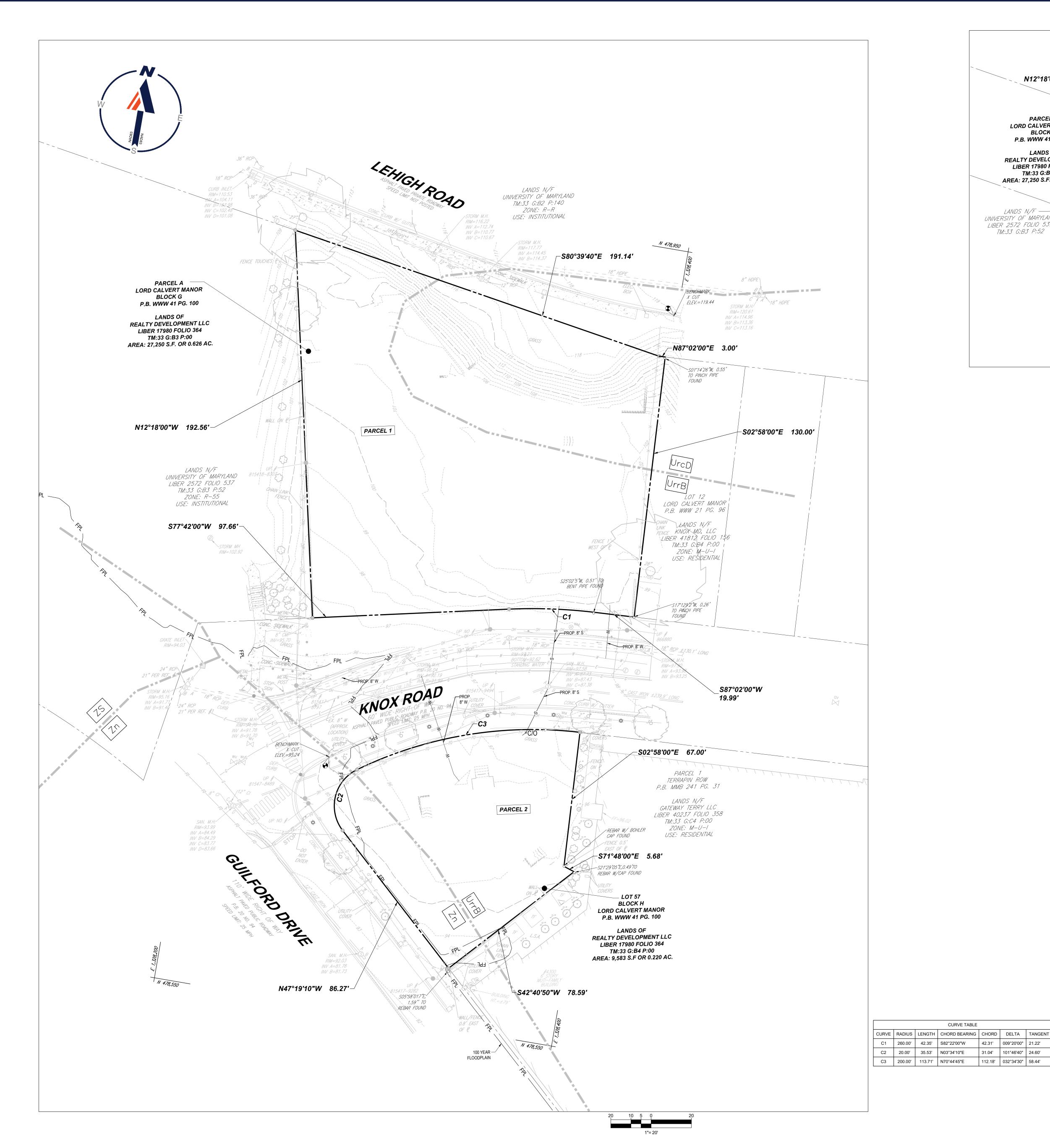
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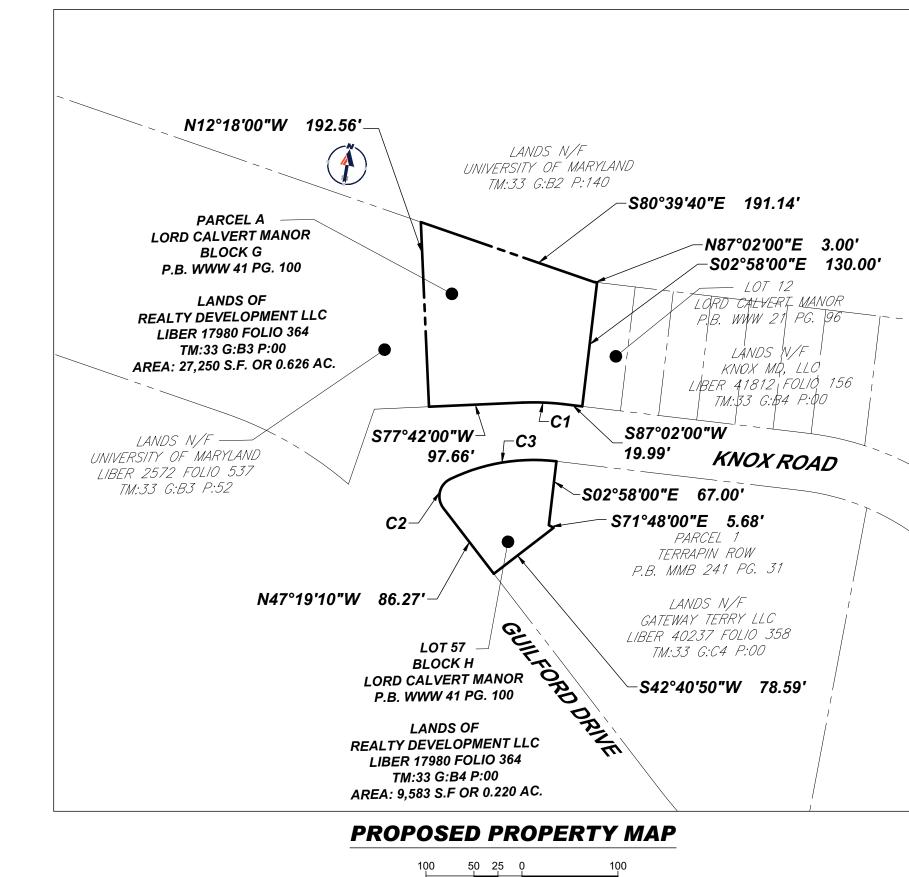
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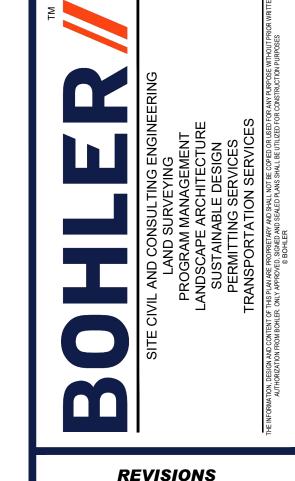


OVERALL EXISTING PLAN

REVISION 2 - 10/01/20







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



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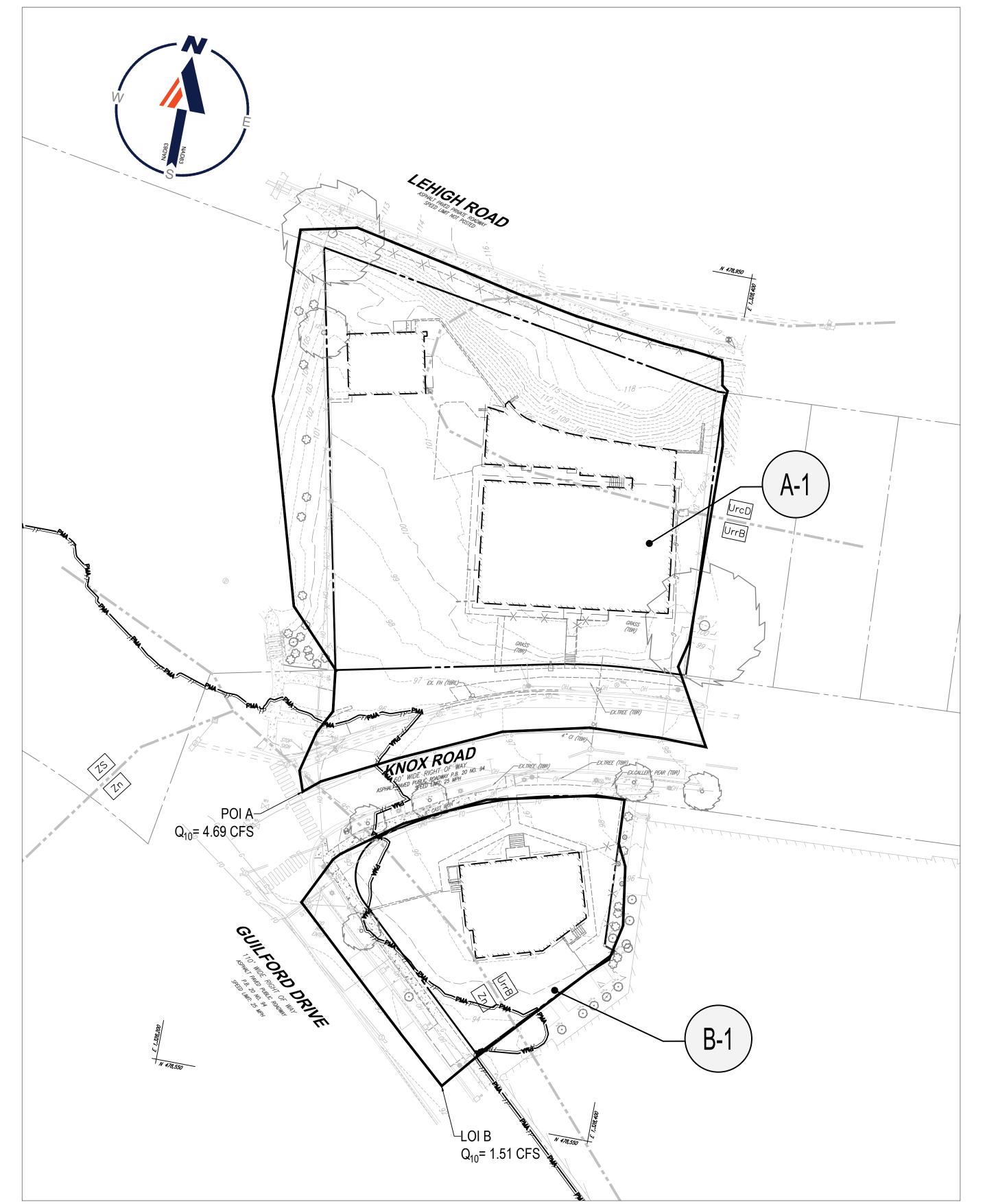
16701 MELFORD BLVD , SUITE 310 BOWIE, MARYLAND 20715 Phone: (301) 809-4500 Fax: (301) 809-4501 MD@BohlerEng.com

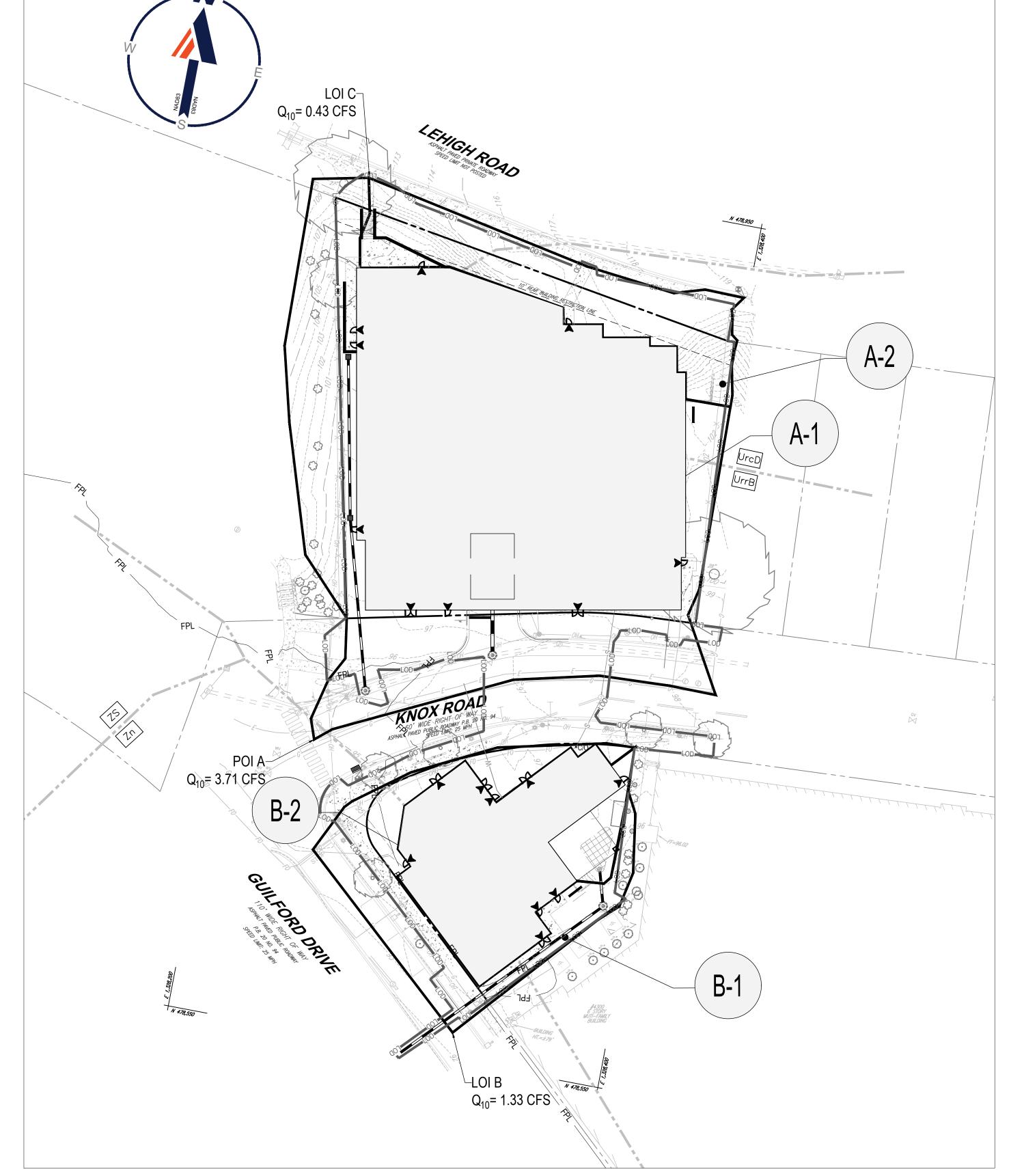
ROBERT C. HABR, JR.

OVERALL

PROPOSED PLAN

REVISION 2 - 10/01/20

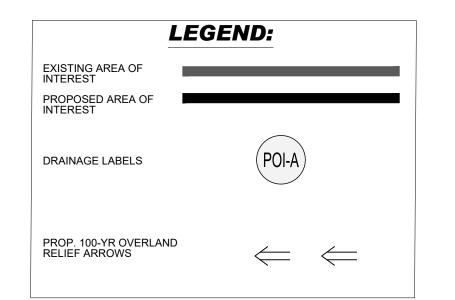




EXISTING DRAINAGE AREAS

EXISTING DRAINAGE SUMMARY					
IMPERVIOUS AREA	PERVIOUS AREA	TOTAL AREA	С		
0.65	0.25	0.90	0.73		
0.20	0.09	0.29	0.71		
	IMPERVIOUS AREA 0.65	IMPERVIOUS AREA 0.65 PERVIOUS AREA 0.25	IMPERVIOUS AREA PERVIOUS AREA TOTAL AREA 0.65 0.25 0.90		

EXIST	TING STUDY	POINT SUM	MARY
STUDY POINT	AREA	CN	10-YR FLOW
LOI-A	0.90	94	4.69 CFS
LOI-B	0.29	94	1.51 CFS

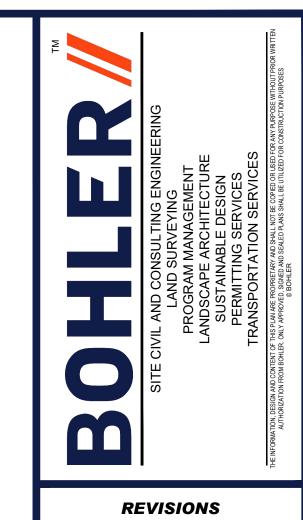


PROPOSED DRAINAGE AREAS

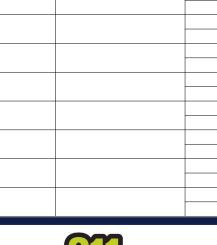
	PROPOSED DRAINAGE SUMMARY					
DA#	IMPERVIOUS AREA	PERVIOUS AREA	TOTAL AREA	С		
A-1	0.61	0.17	0.78	0.77		
A-2	0.01	0.11	0.12	0.35		
B-1	0.06	0.07	0.13	0.58		
B-2	0.13	0.03	0.16	0.79		

PROPO	SED STUDY	Y POINT SUI	MARY
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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2	10/01/20	PER MNCPPC COMMENTS	A.





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PRELIMINARY
PLAN
4-20017
FOR

ASPEN - MARYLAND

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



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SHEET TITLE:

DRAINAGE AREA MAPS

EET NUMBER:

REVISION 2 - 10/01/20