LIMIT OF WOR	FOR ENTIRE PLAN SET		AI	STANDARD BBREVIATIONS
LIMIT OF WOR		LODLOD	F	FOR ENTIRE PLAN SET
			AC	ACRES AMERICANS WITH
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE	ADA	DISABILITY ACT
	ONSITE PROPERTY LINE / R.O.W. LINE		ARCH	ARCHITECTURAL
	NEIGHBORING		BC BF	BOTTOM OF CURB
	 PROPERTY LINE / INTERIOR PARCEL LINE 		BK	BASEMENT FLOOR BLOCK
	_ EASEMENT		BL	BASELINE
	LINE		BLDG	BUILDING
	SETBACK LINE		ВМ	BUILDING BENCHMARK
		,	BRL	BUILDING RESTRICTION LINE
			CF	CUBIC FEET
		CURB AND GUTTER	CL	CENTERLINE CORRUGATED METAL PIPE
	_	SPILL TRANSITION	CONN	CONNECTION
	CONCRETE CURB & GUTTER		CONC	CONCRETE
		DEPRESSED CURB AND GUTTER	CPP	CORRUGATED PLASTIC PIPE
	UTILITY POLE		CY	CUBIC YARDS
	WITH LIGHT		DEC	DECORATIVE
	POLE		DEP	DEPRESSED
	LIGHT		DIP	DUCTILE IRON PIPE
□ €	TRAFFIC LIGHT	•	DOM	DOMESTIC ELECTRIC
0	UTILITY	0	ELEV	ELEVATION
	POLE		EP EP	EDGE OF PAVEMENT
	TYPICAL LIGHT		ES	EDGE OF SHOULDER
<u> </u>	ACORN	\$	EW	END WALL
Ψ 	LIGHT	Ψ	EX	EXISTING
<u> </u>	TYPICAL SIGN		FES	FLARED END SECTION
\triangle	PARKING	^	FF	FINISHED FLOOR
<u>/X\</u>	COUNTS	<u>/x</u> \	FH FG	FIRE HYDRANT FINISHED GRADE
			G	GRADE
170			- GF	GARAGE FLOOR (AT DOOR)
	CONTOUR LINE	190	GH	GRADE HIGHER SIDE OF WALL
	SPOT	TC 516.00 TC 516.00 MATCH EX	GL	GRADE LOWER SIDE OF WALL
TC 516.4 OR 516.4	ELEVATIONS	BC 515.55 (518.02 ±)	GRT	GRATE
			GV	GATE VALVE
SAN	SANITARY	SAN	HDPE	HIGH DENSITY POLYETHYLENE PIPE
#	LABEL	#	HP	HIGH POINT
X #	STORM	X #	HOR	HORIZONTAL
	LABEL		HW	HEADWALL
SL	SANITARY SEWER LATERAL	SL	INT	INTERSECTION
	UNDERGROUND		INV LF	INVERT LINEAR FOOT
	WATER LINE		LOC	LIMITS OF CLEARING
Ε	UNDERGROUND ELECTRIC LINE	E	LOD	LIMITS OF CLEARING LIMITS OF DISTURBANCE
	UNDERGROUND		LOS	LINE OF SIGHT
	GAS LINE		- LP	LOW POINT
OH	OVERHEAD WIRE	——ОН ———	L/S	LANDSCAPE
Γ	UNDERGROUND	т	MAX	MAXIMUM
•	TELEPHONE LINE		MIN	MINIMUM
C	UNDERGROUND CABLE LINE	c	MH MJ	MANHOLE MECHANICAL JOINT
	- STORM		OC	ON CENTER
	- SEWER		- PA	POINT OF ANALYSIS
<i>S</i> =	SANITARY SEWER MAIN	s	PC	POINT CURVATURE
~~	HYDRANT	~~	PCCR	POINT OF COMPOUND
~		8	PI	POINT OF INTERSECTION
S	SANITARY MANHOLE		POG	POINT OF INTERSECTION POINT OF GRADE
	STORM		PROP	PROPOSED
(D)	MANHOLE	(<u>©</u>)	PT	POINT OF TANGENCY
\otimes^{WM}	WATER METER	•	PTCR	POINT OF TANGENCY, CURB RETURN
WV		_	PVC	POLYVINYL CHLORIDE PIPE
\bowtie	WATER VALVE	•	PVI	POINT OF VERTICAL
	GAS VALVE			INTERSECTION
	VALVE		PVT	POINT OF VERTICAL TANGENO
	GAS		R	RADIUS REINFORCED CONCRETE PIPE
	METER		1 110	
	TYPICAL END		RET WALL	RETAINING WALL
	TYPICAL END SECTION		RET WALL	RIGHT OF WAY
	TYPICAL END			
or [TYPICAL END SECTION HEADWALL OR ENDWALL GRATE		R/W	RIGHT OF WAY
	TYPICAL END SECTION HEADWALL OR ENDWALL GRATE INLET		R/W S SAN SF	RIGHT OF WAY SLOPE SANITARY SEWER SQUARE FEET
or [TYPICAL END SECTION HEADWALL OR ENDWALL GRATE		R/W S SAN SF STA	RIGHT OF WAY SLOPE SANITARY SEWER SQUARE FEET STATION
	TYPICAL END SECTION HEADWALL OR ENDWALL GRATE INLET CURB		R/W S SAN SF STA STM	RIGHT OF WAY SLOPE SANITARY SEWER SQUARE FEET STATION STORM
	TYPICAL END SECTION HEADWALL OR ENDWALL GRATE INLET CURB INLET		R/W S SAN SF STA STM S/W	RIGHT OF WAY SLOPE SANITARY SEWER SQUARE FEET STATION STORM SIDEWALK
	TYPICAL END SECTION HEADWALL OR ENDWALL GRATE INLET CURB INLET CLEAN OUT ELECTRIC		R/W S SAN SF STA STM	RIGHT OF WAY SLOPE SANITARY SEWER SQUARE FEET STATION STORM
	TYPICAL END SECTION HEADWALL OR ENDWALL GRATE INLET CURB INLET CLEAN OUT ELECTRIC MANHOLE		R/W S SAN SF STA STM S/W TBR	RIGHT OF WAY SLOPE SANITARY SEWER SQUARE FEET STATION STORM SIDEWALK TO BE REMOVED
	TYPICAL END SECTION HEADWALL OR ENDWALL GRATE INLET CURB INLET CLEAN OUT ELECTRIC		R/W S SAN SF STA STM S/W TBR TBRL	RIGHT OF WAY SLOPE SANITARY SEWER SQUARE FEET STATION STORM SIDEWALK TO BE REMOVED TO BE RELOCATED
	TYPICAL END SECTION HEADWALL OR ENDWALL GRATE INLET CURB INLET CLEAN OUT ELECTRIC MANHOLE TELEPHONE MANHOLE ELECTRIC		R/W S SAN SF STA STM S/W TBR TBRL TC	RIGHT OF WAY SLOPE SANITARY SEWER SQUARE FEET STATION STORM SIDEWALK TO BE REMOVED TO BE RELOCATED TOP OF CURB
	TYPICAL END SECTION HEADWALL OR ENDWALL GRATE INLET CURB INLET CLEAN OUT ELECTRIC MANHOLE TELEPHONE MANHOLE ELECTRIC BOX		R/W S SAN SF STA STM S/W TBR TBRL TC TELE	RIGHT OF WAY SLOPE SANITARY SEWER SQUARE FEET STATION STORM SIDEWALK TO BE REMOVED TO BE RELOCATED TOP OF CURB TELEPHONE
	TYPICAL END SECTION HEADWALL OR ENDWALL GRATE INLET CURB INLET CLEAN OUT ELECTRIC MANHOLE TELEPHONE MANHOLE ELECTRIC		R/W S SAN SF STA STM S/W TBR TBRL TC TELE TPF	RIGHT OF WAY SLOPE SANITARY SEWER SQUARE FEET STATION STORM SIDEWALK TO BE REMOVED TO BE RELOCATED TOP OF CURB TELEPHONE TREE PROTECTION FENCE
	TYPICAL END SECTION HEADWALL OR ENDWALL GRATE INLET CURB INLET CLEAN OUT ELECTRIC MANHOLE TELEPHONE MANHOLE ELECTRIC BOX ELECTRIC		R/W S SAN SF STA STM S/W TBR TBRL TC TELE TPF TW TYP UG	RIGHT OF WAY SLOPE SANITARY SEWER SQUARE FEET STATION STORM SIDEWALK TO BE REMOVED TO BE RELOCATED TOP OF CURB TELEPHONE TREE PROTECTION FENCE TOP OF WALL TYPICAL UNDERGROUND
	TYPICAL END SECTION HEADWALL OR ENDWALL GRATE INLET CURB INLET CLEAN OUT ELECTRIC MANHOLE TELEPHONE MANHOLE ELECTRIC BOX ELECTRIC		R/W S SAN SF STA STM S/W TBR TBRL TC TELE TPF TW TYP UG UP	RIGHT OF WAY SLOPE SANITARY SEWER SQUARE FEET STATION STORM SIDEWALK TO BE REMOVED TO BE RELOCATED TOP OF CURB TELEPHONE TREE PROTECTION FENCE TOP OF WALL TYPICAL UNDERGROUND UTILITY POLE
	TYPICAL END SECTION HEADWALL OR ENDWALL GRATE INLET CURB INLET CLEAN OUT ELECTRIC MANHOLE TELEPHONE MANHOLE ELECTRIC BOX ELECTRIC PEDESTAL		R/W S SAN SF STA STM S/W TBR TBRL TC TELE TPF TW TYP UG UP W	RIGHT OF WAY SLOPE SANITARY SEWER SQUARE FEET STATION STORM SIDEWALK TO BE REMOVED TO BE RELOCATED TOP OF CURB TELEPHONE TREE PROTECTION FENCE TOP OF WALL TYPICAL UNDERGROUND UTILITY POLE WIDE
	TYPICAL END SECTION HEADWALL OR ENDWALL GRATE INLET CURB INLET CLEAN OUT ELECTRIC MANHOLE TELEPHONE MANHOLE ELECTRIC BOX ELECTRIC PEDESTAL MONITORING WELL		R/W S SAN SF STA STM S/W TBR TBRL TC TELE TPF TW TYP UG UP W W/L	RIGHT OF WAY SLOPE SANITARY SEWER SQUARE FEET STATION STORM SIDEWALK TO BE REMOVED TO BE RELOCATED TOP OF CURB TELEPHONE TREE PROTECTION FENCE TOP OF WALL TYPICAL UNDERGROUND UTILITY POLE WIDE WATER LINE
	TYPICAL END SECTION HEADWALL OR ENDWALL GRATE INLET CURB INLET CLEAN OUT ELECTRIC MANHOLE TELEPHONE MANHOLE ELECTRIC BOX ELECTRIC PEDESTAL		R/W S SAN SF STA STM S/W TBR TBRL TC TELE TPF TW TYP UG UP W	RIGHT OF WAY SLOPE SANITARY SEWER SQUARE FEET STATION STORM SIDEWALK TO BE REMOVED TO BE RELOCATED TOP OF CURB TELEPHONE TREE PROTECTION FENCE TOP OF WALL TYPICAL UNDERGROUND UTILITY POLE WIDE
	TYPICAL END SECTION HEADWALL OR ENDWALL GRATE INLET CURB INLET CLEAN OUT ELECTRIC MANHOLE TELEPHONE MANHOLE ELECTRIC BOX ELECTRIC PEDESTAL MONITORING WELL TEST		R/W S SAN SF STA STM S/W TBR TBRL TC TELE TPF TW TYP UG UP W W/L W/M	RIGHT OF WAY SLOPE SANITARY SEWER SQUARE FEET STATION STORM SIDEWALK TO BE REMOVED TO BE RELOCATED TOP OF CURB TELEPHONE TREE PROTECTION FENCE TOP OF WALL TYPICAL UNDERGROUND UTILITY POLE WIDE WATER LINE WATER METER

PRELIMINARY PLAN

PPS 4-21006

PLAN REFERENCES AND CONTACTS

REFERENCES

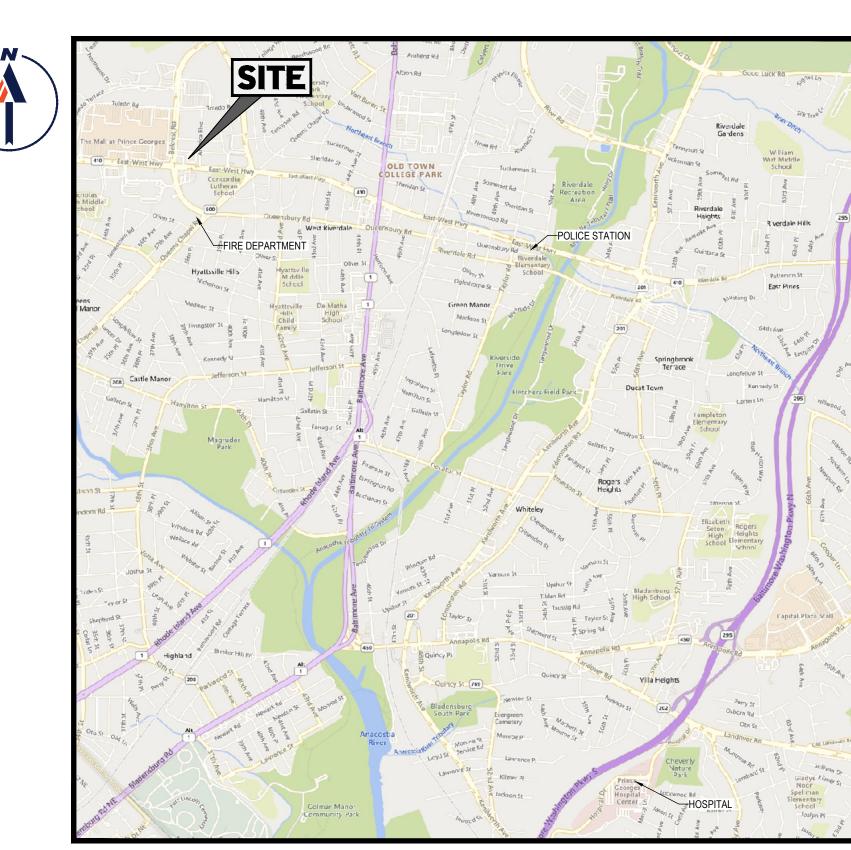
♦BOUNDARY & TOPOGRAPHIC SURVEY "ALTA/NSPS LAND TITLE SURVEY

ELECTION DISTRICT NO. 17, PARCEL 17-3666724 CITY OF HYATTSVILLE PRINCE GEORGE'S COUNTY STATE OF MARYLAND" ELEVATIONS: MD STATE PLANE (NAD 83)

BOHLER DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY

TDC PARCEL N INVESTOR, LLC

LOCATION OF SITE 6400 AMERICA BLVD PRINCE GEORGE'S COUNTY **HYATTSVILLE, MARYLAND** TM: 42, GRID: A2



LOCATION MAP SCALE: 1" = 2000'

OWNER BE UTC PARCEL N LLC KEVIN BERMAN BERMAN ENT 5410 EDSON LANE SUITE 220 ROCKVILLE, MD 20852

DEVELOPER TDC PARCEL N INVESTORS, LLC NIHAR SHAH 1850 M STREET NW, SUITE 820 WASHINGTON, DC 20036 202-754-2145

PREPARED BY



SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	1
EXISTING CONDITIONS/DEMOLITION PLAN	2
SITE PLAN	3
DRAINAGE AREA MAP	4-5

	MAPPED SOIL TYPES	
Map Unit	Soil Description	Hydrologic Soil Group
UrrB	URBAN LAND-RUSSETT-CHRISTIANA COMPLEX, 0 TO 5 PERCENT SLOPES	D

OBTAINED FROM: USDA, NRCS, WEB SOIL SURVEY (WSS) AVAILABLE ONLINE AT

GENERAL NOTES:

- DEED DESCRIPTION/LIBER FOLIO: 36029 / 00586 PLAT NUMBER: 205043
- TAX MAP: 42 GRID: A2
- 3. 200-FOOT MAP REFERENCE (WSSC): 208NE03
- 4. PURPOSE OF SUBDIVISION: PROPOSED MIXED-USE BUILDING
- PRIOR APPROVALS:

CONCEPTUAL SITE PLAN - CSP-00024 CONCEPTUAL SITE PLAN - CSP-00024 DETAILED SITE PLAN - DSP-00052 DETAILED SITE PLAN - DSP-00052-01
DETAILED SITE PLAN - DSP-00052-02
DETAILED SITE PLAN - DSP-00052-03
DETAILED SITE PLAN - DSP-00052-04
DETAILED SITE PLAN - DSP-01001
DETAILED SITE PLAN - DSP-01001-01
DETAILED SITE PLAN - DSP-01001-02
DETAILED SITE PLAN - DSP-01001-0
DETAILED SITE PLAN - DSP-01002
DETAILED SITE PLAN - DSP-01002-01
DETAILED SITE PLAN - DSP-01002-02
DETAILED SITE PLAN - DSP-01002-03
DETAILED SITE PLAN - DSP-03037
DETAILED SITE PLAN - DSP-03037-01
DETAILED SITE PLAN - DSP-03037-02
DETAILED SITE PLAN - DSP-03037-03
DETAILED SITE PLAN - DSP-03037-04
DETAILED SITE PLAN - DSP-03037-05
DETAILED SITE PLAN - DSP-03072
DETAILED SITE PLAN - DSP-03072-01
DETAILED SITE PLAN - DSP-03072-02
DETAILED SITE PLAN - DSP-03072-03
DETAILED SITE PLAN - DSP-05041
DETAILED SITE PLAN - DSP-05041-01
DETAILED SITE PLAN - DSP-05041-02
FINAL PLAT - 5-01050 FINAL PLAT - 5-04439
NATURAL RESOURCE INVENTORY - N
INATURAL RESOURCE INVENTORY - N

- 6. TOTAL GROSS ACREAGE: 2.4216 AC (M-U-I/T-D-O)
- TOTAL NET ACREAGE: 2.4216 AC. (M-U-I/T-D-O)

7. NET DEVELOPABLE AREA OUTSIDE OF PMA: 2.42 AC

PRELIMINARY PLAN - 4-01092

PRELIMINARY PLAN - 4-01022

8. ACREAGE OF ENVIRONMENTAL REGULATED FEATURES: 0.00 AC

TREE CONSERVATION TYPE 1 - TCP1-035-00

TREE CONSERVATION TYPE 2 - TCP2-015-01

- 9. ACREAGE OF 100-YEAR FLOODPLAIN: 0.00 AC
- 10. ACREAGE OF ROAD DEDICATION: 0.00 AC
- 11. EXISTING ZONING/USE ZONING: M-U-I (MIXED USE INFILL) / T-D-O (TRAFFIC DISTRICT OVERLAY)

12. PROPOSED USE OF PROPERTY: MIXED-USE BUILDING AND

ASSOCIATED SITE IMPROVEMENTS

13. BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE

1 BEDROOM: 182 UNITS 2 BEDROOM: 65 UNITS **TOTAL DWELLING UNITS: 316**

14. DENSITY CALCULATION: 130.57 D.U./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

17. SUSTAINABLE GROWTH TIER: YES

18. MILITARY INSTALLATION OVERLAY ZONE: NO

19. CENTER OR CORRIDOR LOCATION: NO

20. EXISTING AND PROPOSED GROSS FLOOR AREA

PROPOSED: 2,052 SF 21. STORMWATER MANAGEMENT CONCEPT NO.: 2802-2021-0

APPROVAL DATE: 3/30/2021 22. WATER/SEWER CATEGORY DESIGNATION

EXISTING WATER/SEWER: W-3/S-3 PROPOSED WATER/SEWER: W-3/S-3

EXISTING: 0 SF

23. AVIATION POLICY AREA: NO

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

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 (TCP1-35-01)

28. WITHIN CHESAPEAKE BAY CRITICAL AREA: NO

ORGANIZATION: NO

29. WETLANDS: NO 30. STREAMS: NO

31. SOILS BY SOIL TYPE AND SOURCE OF SOIL INFORMATION:

SOILS: 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

	F	REVISIONS	
ΞV	DATE	COMMENT	DRAWN BY CHECKED BY
1	06/11/2021	ADDRESSING COMMENTS	FA MG
			l



It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

ALWAYS CALL 811

DRAWN BY:

CAD I.D.: PROJECT:

PRELIMINARY PLAN

PPS 4-21006

TDC PARCEL N INVESTOR, LLC

PROPOSED

DEVELOPMENT 6400 AMERICA BLVD PRINCE GEORGE'S COUNTY HYATTSVILLE, MARYLAND

TM: 42, GRID: A2

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

MD@BohlerEng.com

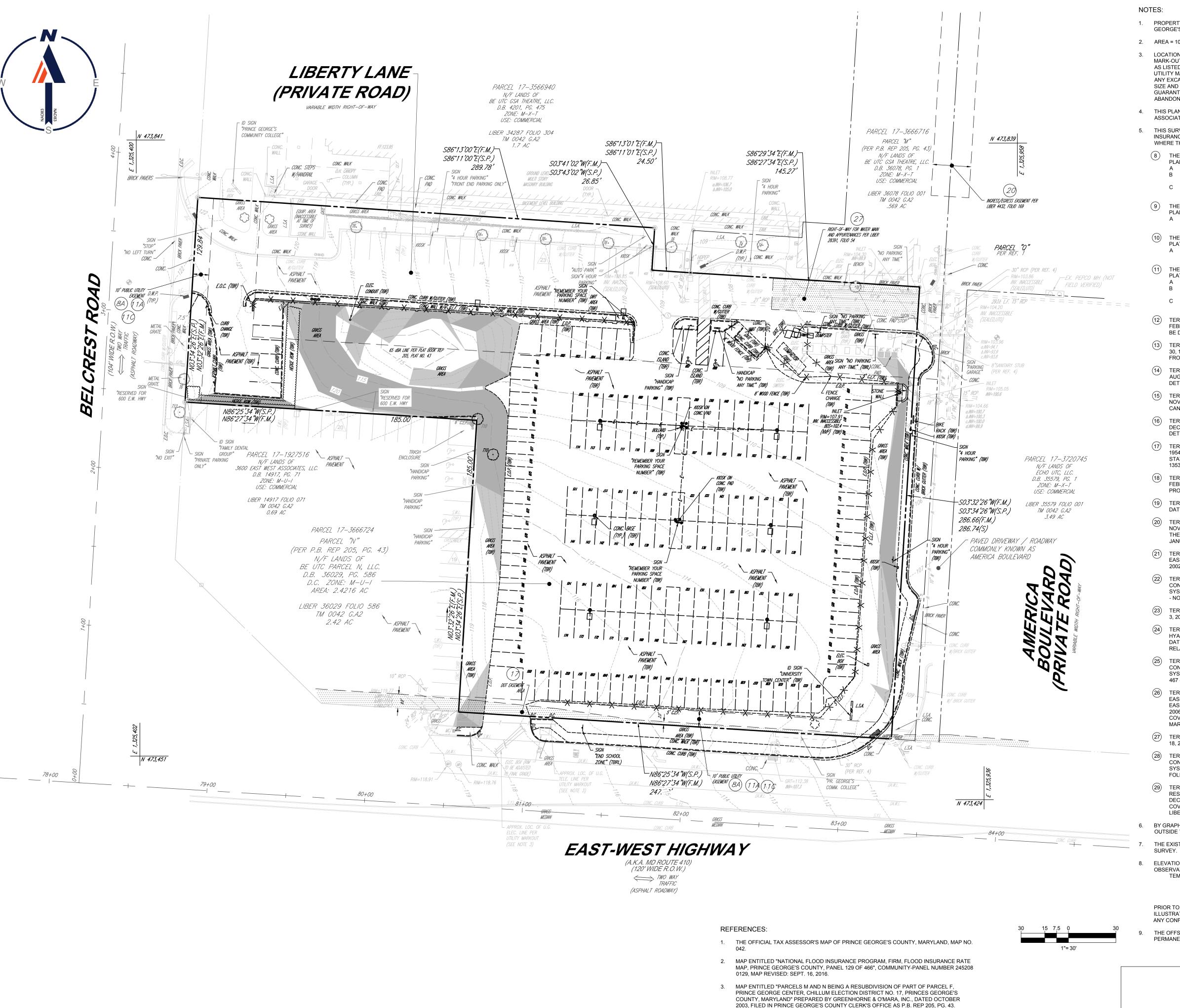
MARYLAND LICENSE No. 40263 7/13/202 PROFESSIONAL CERTIFICATION I, NICHOLAS B. SPEACH, HEREBY CERTIFY THAT THESE UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40263, EXPIRATION DATE: 6/14/2023

SHEET TITLE:

COVER SHEET

REVISION 1 - 02/09/2021

CONTACT: NICHOLAS B. SPEACH, P.E.



1. PROPERTY KNOWN AS PARCEL 17-3666724 AS SHOWN ON THE OFFICIAL TAX ASSESSOR'S MAP OF PRINCE GEORGE'S COUNTY, MARYLAND, MAP NO. 042.

2. AREA = 105,484 S.F. OR 2.422 AC.

LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED

4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.

5. THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. DC2000478, WITH AN EFFECTIVE DATE OF FEBRUARY 10, 2020, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:

THE FOLLOWING MATTERS SHOWN AND/OR NOTED ON THE PLAT RECORDED IN PLAT BOOK VJ 163 AT PLAN NO. 19:

A 10' PUBLIC UTILITY EASEMENTS - SHOWN
B TERMS, CONDITIONS, EASEMENTS, MINIMUM BUILDING RESTRICTIONS LINES (BUT NOT SHOWN)
CONTAINED IN THE OWNER'S DEDICATION AND THE NOTES - BLANKET IN NATURE
C INCORPORATION BY REFERENCE OF THE TERMS AND PROVISIONS OF LIBER 3703 AT FOLIO 748 -

(9) THE FOLLOWING MATTERS SHOWN AND/OR NOTED ON THE PLAT RECORDED IN PLAT BOOK WWW 44 AT PLAN NO. 70

A TERMS, CONDITIONS, MINIMUM BUILDING RESTRICTIONS LINES (BUT NOT SHOWN) CONTAINED IN THE OWNER'S DEDICATION - BLANKET IN NATURE

PUBLIC UTILITY EASEMENTS SHOWN

THE FOLLOWING MATTERS SHOWN AND/OR NOTED ON THE PLAT RECORDED IN PLAT BOOK WWW 72 AT PLAT NO. 43

A TERMS, CONDITIONS, MINIMUM BUILDING RESTRICTIONS LINES (BUT NOT SHOWN) CONTAINED IN THE OWNER'S DEDICATION - BLANKET IN NATURE

11) THE FOLLOWING MATTERS SHOWN AND/OR NOTED ON THE PLAT RECORDED IN PLAT BOOK REP 205 AT

PLAT NO. 43

A 10' PUBLIC UTILITY EASEMENT - SHOWN

B TERMS, CONDITIONS, EASEMENTS, RESTRICTIONS, MINIMUM BUILDING RESTRICTIONS LINES (BUT

NOT SHOWN) CONTAINED IN THE OWNER'S DEDICATION AND THE NOTES - BLANKET IN NATURE INCORPORATION BY REFERENCE OF THE TERMS AND PROVISIONS OF LIBER 3703 AT FOLIO 748 - PUBLIC UTILITY EASEMENTS SHOWN

TERMS, CONDITIONS, RESTRICTIONS, AND EASEMENTS CONTAINED IN THE INSTRUMENT DATED FEBRUARY 19, 1920 AND RECORDED FEBRUARY 21, 1920 IN LIBER 141 AT FOLIO 395 - LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT

(13) TERMS, CONDITIONS, RESTRICTIONS, AND EASEMENTS CONTAINED IN THE INSTRUMENT DATED APRIL 30, 1947 AND RECORDED JUNE 11, 1947 IN LIBER 940 AT FOLIO 181 - LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT

TERMS, CONDITIONS, RESTRICTIONS, AND EASEMENTS CONTAINED IN THE RIGHT OF WAY DATED AUGUST 11, 1950 AND RECORDED OCTOBER 23, 1950 IN LIBER 1287 AT FOLIO 42 - LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT

TERMS, CONDITIONS, RESTRICTIONS, AND EASEMENTS CONTAINED IN THE INSTRUMENT DATED NOVEMBER 14, 1950 AND RECORDED FEBRUARY 15, 1951 IN LIBER 1328 AT FOLIO 253 - LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT

(16) TERMS, CONDITIONS, RESTRICTIONS, AND EASEMENTS CONTAINED IN THE RIGHT OF WAY DATED DECEMBER 11, 1951 AND RECORDED MARCH 4, 1952 IN LIBER 1472 AT FOLIO 92 - LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT

TERMS, CONDITIONS, RESTRICTIONS, AND EASEMENTS CONTAINED IN THE DEED DATED DECEMBER 14, 1954 AND RECORDED DECEMBER 23, 1954 IN LIBER 1807 AT FOLIO 141 AND THE PLATS RECORDED AS STATE ROADS COMMISSION OF MARYLAND PLAT NOS. 13528, 13529, 13530, 13531, 13532, 13533, 13534, 13535 AND 13537 - SHOWN

(18) TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN THE RIGHT OF WAY DATED FEBRUARY 1, 1963 AND RECORDED FEBRUARY 8, 1963 IN LIBER 2784 AT FOLIO 331 - NOT ON SUBJECT PROPERTY

(19) TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND PROVISIONS CONTAINED IN THE AGREEMENT DATED MAY 26, 1970 AND RECORDED JUNE 11, 1970 IN LIBER 3838 AT FOLIO 90 - BLANKET IN NATURE

TERMS, CONDITIONS AND EASEMENTS CONTAINED IN THE DECLARATION OF EASEMENT DATED NOVEMBER 6, 1974 AND RECORDED NOVEMBER 6, 1974 IN LIBER 4432 AT FOLIO 169; AS AFFECTED BY THE DECLARATION OF EASEMENT AND COVENANT DATED DECEMBER 19, 2002 AND RECORDED JANUARY 13, 2003 IN LIBER 16693 AT FOLIO 721 - NOT ON SUBJECT PROPERTY

TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, PROVISIONS COSTS AND REIMBURSEMENTS AND EASEMENTS CONTAINED IN THE DECLARATION OF EASEMENT AND COVENANT DATED DECEMBER 19, 2002 AND RECORDED JANUARY 13, 2003 IN LIBER 16693 AT FOLIO 721 - NOT ON SUBJECT PROPERTY

TERMS, COVENANTS, CONDITIONS, PROVISIONS FOR COSTS AND REIMBURSEMENTS, AND EASEMENTS CONTAINED IN THE DECLARATION OF COVENANTS FOR STORM AND SURFACE WATER FACILITY AND SYSTEM MAINTENANCE DATED APRIL 26, 2004 AND RECORDED MAY 10, 2004 IN LIBER 19476 AT FOLIO 540 - NOT ON SUBJECT PROPERTY

TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN THE RIGHT OF WAY DATED JUNE 3, 2004 AND RECORDED JULY 28, 2004 IN LIBER 20046 AT FOLIO 148 - NOT ON SUBJECT PROPERTY

TERMS, CONDITIONS, AND PROVISIONS CONTAINED IN THE NOTICE OF CREATION OF CITY OF HYATTSVILLE UNIVERSITY TOWN CENTER SPECIAL TAXING DISTRICT AND IMPOSITION OF SPECIAL TAX DATED AUGUST 24, 2004 AND RECORDED AUGUST 26, 2004 IN LIBER 20209 AT FOLIO 228 - NOT SURVEY RFI ATFD

(25) TERMS, COVENANTS, CONDITIONS, PROVISIONS FOR COSTS AND REIMBURSEMENTS, AND EASEMENTS CONTAINED IN THE DECLARATION OF COVENANTS FOR STORM AND SURFACE WATER FACILITY AND SYSTEM MAINTENANCE DATED APRIL 8, 2005 AND RECORDED APRIL 19, 2005 IN LIBER 21838 AT FOLIO 467 - BLANKET IN NATURE

TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, PROVISIONS FOR ASSESSMENT AND LIENS, AND EASEMENTS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR UNIVERSITY TOWN CENTER DATED OCTOBER 31, 2006 AND RECORDED NOVEMBER 13, 2006 IN LIBER 26401 AT FOLIO 132; AS AFFECTED BY THE FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR UNIVERSITY TOWN CENTER DATED MARCH 13, 2015 AND RECORDED MARCH 18, 2015 IN LIBER 36786 AT FOLIO 540 - BLANKET IN NATURE

TERMS, CONDITIONS, RESTRICTIONS, AND EASEMENTS CONTAINED IN THE RIGHT OF WAY DATED APRIL 18, 2007 AND RECORDED AUGUST 13, 2007 IN LIBER 28391 AT FOLIO 54 - SHOWN

TERMS, COVENANTS, CONDITIONS, PROVISIONS FOR COSTS AND REIMBURSEMENTS, AND EASEMENTS CONTAINED IN THE DECLARATION OF COVENANTS FOR STORM AND SURFACE WATER FACILITY AND SYSTEM MAINTENANCE DATED MARCH 19, 2009 AND RECORDED MARCH 24, 2009 IN LIBER 30464 AT FOLIO 412 - BLANKET IN NATURE

TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, AND PROVISIONS CONTAINED IN THE AMENDED AND RESTATE DEVELOPMENT COVENANT DECLARATION DATED OCTOBER 18, 2012 AND RECORDED DECEMBER 13, 2012 IN LIBER 34197 AT FOLIO 57, WHICH AMENDS AND RESTATES THE DEVELOPMENT COVENANT AND DECLARATION DATED AS OF OCTOBER 31, 2006 AND RECORDED NOVEMBER 13, 2006 IN LIBER 26401 AT FOLIO 116 - BLANKET IN NATURE

6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.

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

ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88, BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
TEMPORARY BENCH MARKS SET:

TBM-A: MAG NAIL SET ELEVATION = 123.23

TBM-B: MAG NAIL SET

ELEVATION = 103.61

PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.

THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

LEGEND

STEEP SLOPES 15 - 25%

STEEP SLOPES >25%

4. MAP ENTITLED "WATER AND SEWER EXTENSION, AMERICAN AVENUE AND LIBERTY LANE, UNIVERSITY TOWN CENTER, WASHINGTON SUBURBAN SANITARY COMMISSION" SHEET 1 OF 2, PREPARED BY GREENHORNE & O'MARA CONSULTING ENGINEERS, DATED 7-5-2006,

LAST REVISED 5-18-2007.





E CIVIL AND CONSULTING I LAND SURVEYING PROGRAM MANAGEN LANDSCAPE ARCHITEC SUSTAINABLE DESI PERMITTING SERVICE

REVISIONS

	REV	DATE	COMMENT	DRAWN BY
	KEV	DATE	COMMENT	CHECKED BY
	1	06/11/2021	ADDRESSING	FA
		00/11/2021	COMMENTS	MG
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ALWAYS CALL 811 It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

 PROJECT No.:
 MB202020

 DRAWN BY:
 MRH

 CHECKED BY:
 NBS / AJL

 DATE:
 03/30/21

 CAD I.D.:
 DRAWING1

PROJECT:

PRELIMINARY PLAN PPS 4-21006

TDC PARCEL N INVESTOR, LLC

PROPOSED

DEVELOPMENT
6400 AMERICA BLVD
PRINCE GEORGE'S COUNTY
HYATTSVILLE, MARYLAND

TM: 42, GRID: A2

BOHLER/

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

N. B. SPEACH

PROFESSIONAL ENGINEER

MARYLAND LICENSE NO. 49263-7/1 3/2021

PROFESSIONAL CERTIFICATION

I, NICHOLAS B. SPEACH, HEREBY CERTIFY THAT THESE

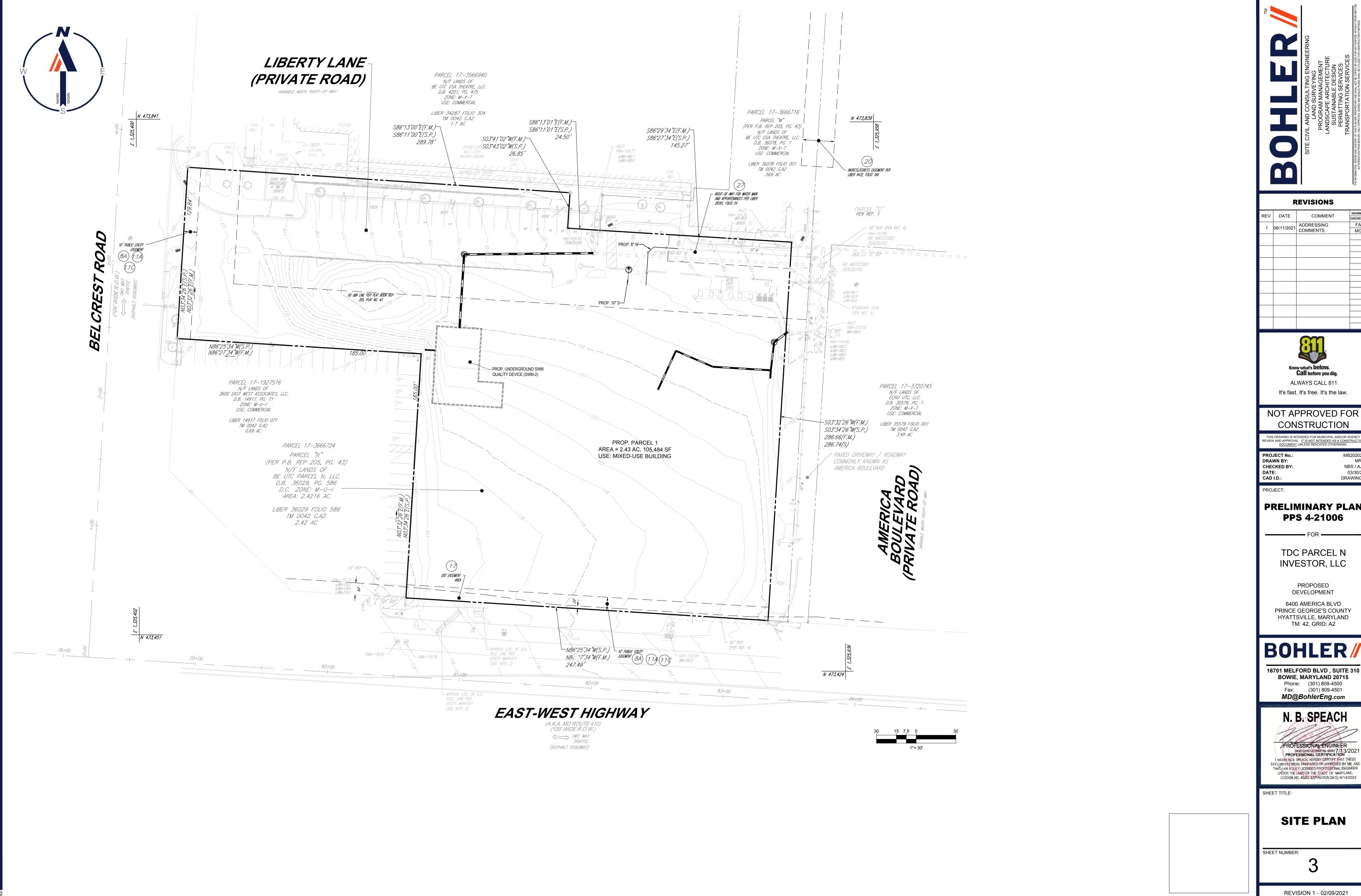
DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND
THAT,I AM A DULY LICENSED PROPESSIONAL ENGINEER

UNDER THE LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 40263, EXPIRATION DATE: 6/14/2023

EXISTING
CONDITIONS
DEMOLITION
PLAN

SHEET NUMBER:

2



REVISIONS

REV	DATE	COMMENT	DRAWN E
1	06/11/2021	ADDRESSING	FA
'	00/11/2021	COMMENTS	MG



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CONSTRUCTION

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NBS / AJL

03/30/21 DRAWING1

PRELIMINARY PLAN PPS 4-21006

TDC PARCEL N INVESTOR, LLC

PROPOSED

6400 AMERICA BLVD PRINCE GEORGE'S COUNTY HYATTSVILLE, MARYLAND TM: 42, GRID: A2

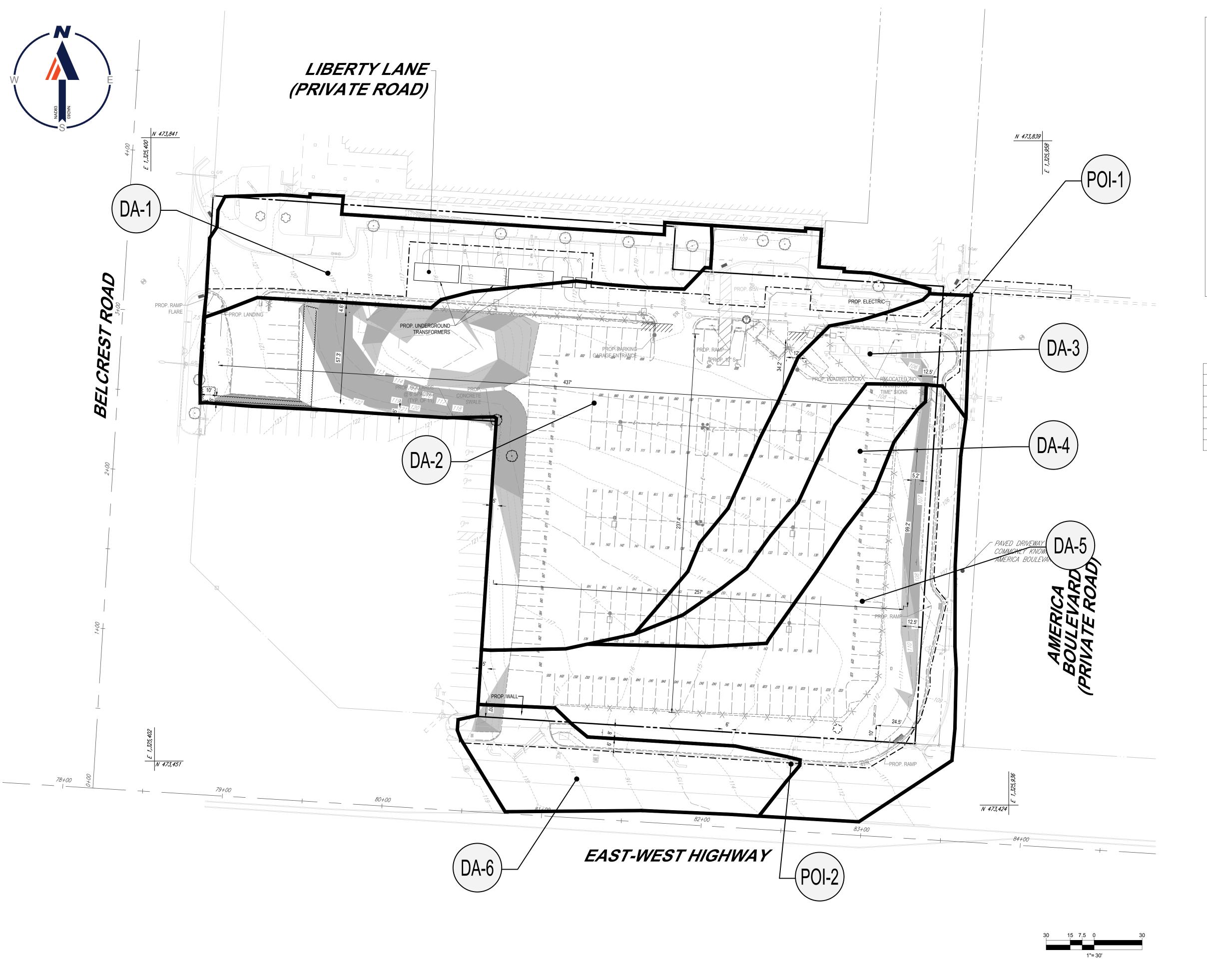
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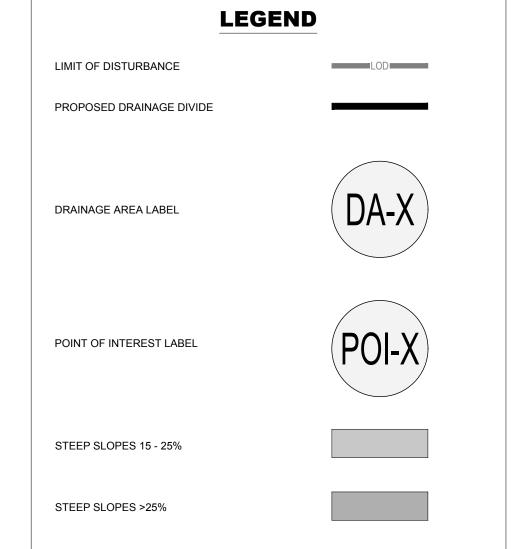
16701 MELFORD BLVD, SUITE 310 **BOWIE, MARYLAND 20715** Phone: (301) 809-4500 Fax: (301) 809-4501 MD@BohlerEng.com

N. B. SPEACH

PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 49283-7/1 3/2021
PROFESSIONAL CERTIFICATION I, NICHOLAS B. SPEACH, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT, AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40263, EXPIRATION DATE: 6/14/2023

SITE PLAN





PRE-DEVELOPMENT DRAINAGE AREA TABLE			
DRAINAGE AREA	AREA (AC.)	IMPERVIOUS AREA (AC.)	C VALUE
DA-1	0.35	0.33	0.87
DA-2	1.20	0.86	0.73
DA-3	0.25	0.20	0.78
DA-4	0.19	0.19	0.90
DA-5	0.72	0.54	0.75
DA-6	0.22	0.21	0.87

10-YR PRE-DEVELOPMENT POI ANALYSIS			
LINE/POINT OF INTEREST PRE DEVELOPMENT FLOW			
POI-1	14.26 CFS		
POI-2	1.18 CFS		

100-YR PRE-DEVELOPMENT I	POI ANALYSIS (MEADOW)	
LINE/POINT OF INTEREST PRE DEVELOPMENT FLOW		
POI-1	20.95 CFS	
POI-2	1.70 CFS	



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	F	REVISIONS	
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1	06/11/2021	ADDRESSING COMMENTS	FA MG



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MB202020 MRH NBS / AJL DRAWN BY: CHECKED BY: DATE: CAD I.D.:

PROJECT:

PRELIMINARY PLAN PPS 4-21006

TDC PARCEL N INVESTOR, LLC

> PROPOSED DEVELOPMENT

6400 AMERICA BLVD PRINCE GEORGE'S COUNTY HYATTSVILLE, MARYLAND TM: 42, GRID: A2

BOHLER/

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

N. B. SPEACH

PROFESSIONAL ENGINEER

MARYLAND LICENSE NO. 49263 7/1 3/2021

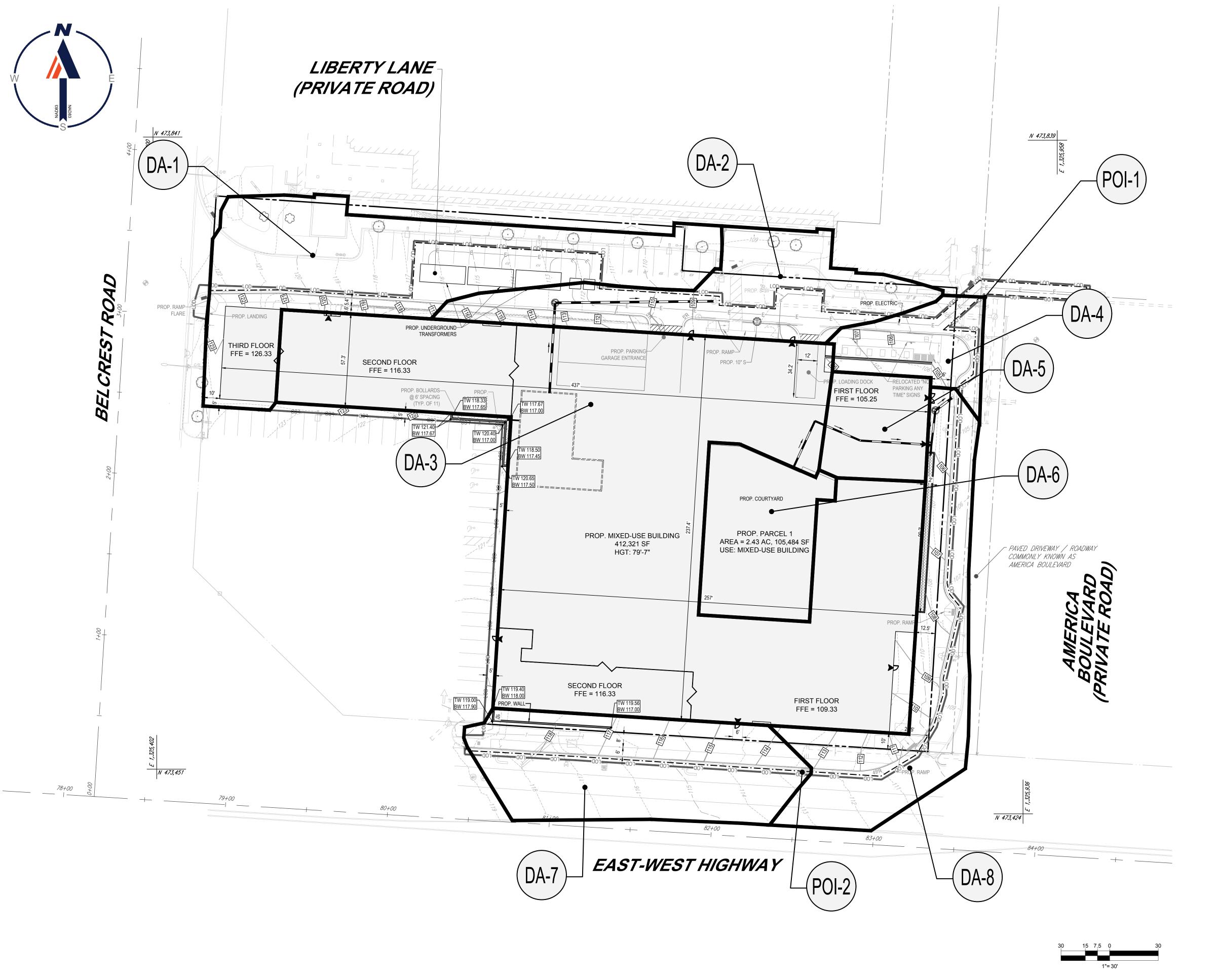
PROFESSIONAL CERTIFICATION

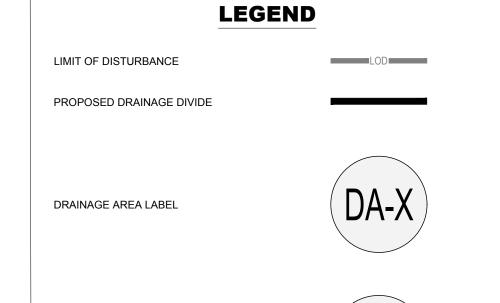
I, NICHOLAS B. SPEACH, HEREBY CERTIFY THAT THESE

DOCUMENTS WERE PREPARED OR APPROVAL ENGINEER THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40263, EXPIRATION DATE: 6/14/2023

SHEET TITLE:

PRE **DEVELOPMENT DRAINAGE AREA MAP**





POINT OF INTEREST LABEL

	PRE-DEVELOPMENT [RAINAGE AREA TABLE	
DRAINAGE AREA	AREA (AC.)	IMPERVIOUS AREA (AC.)	C VALUE
DA-1	0.43	0.33	0.76
DA-2	0.24	0.21	0.83
DA-3	1.31	1.31	0.90
DA-4	0.09	0.06	0.70
DA-5	0.09	0.09	0.90
DA-6	0.16	0.16	0.90
DA-7	0.28	0.21	0.75
DA-8	0.28	0.20	0.73

10-YR POST-DEVELOPMENT POI ANALYSIS		
LINE/POINT OF INTEREST POST DEVELOPMENT F		
POI-1	8.86 CFS	
POI-2	1.46 CFS	

100-YR POST-DEVELOPMENT POI ANALYSIS		
LINE/POINT OF INTEREST	OF INTEREST POST DEVELOPMENT FLOW	
POI-1	14.73 CFS	
POI-2	2.58 CFS	



REVISIONS			
DATE	COMMENT	DRAWN BY CHECKED BY	
06/11/2021	ADDRESSING COMMENTS	FA MG	



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MB202020 MRH NBS / AJL PROJECT No.: DRAWN BY: CHECKED BY: DATE: CAD I.D.:

PROJECT:

PRELIMINARY PLAN PPS 4-21006

TDC PARCEL N INVESTOR, LLC

PROPOSED

DEVELOPMENT 6400 AMERICA BLVD PRINCE GEORGE'S COUNTY HYATTSVILLE, MARYLAND TM: 42, GRID: A2

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POST

DEVELOPMENT DRAINAGE AREA MAP