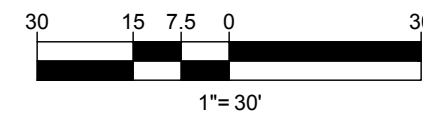


(A.K.A. MD ROUTE 410)
(120' WIDE R.O.W.)
↔ TWO WAY
TRAFFIC
(ASPHALT ROADWAY)

1. THE OFFICIAL TAX ASSESSOR'S MAP OF PRINCE GEORGE'S COUNTY, MARYLAND, MAP NO. 042.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, PRINCE GEORGE'S COUNTY, PANEL 129 OF 466; COMMUNITY-PANEL NUMBER 245208 0129, MAP REVISED: SEPT. 16, 2016.
3. MAP ENTITLED "PARCELS M AND N BEING A RESUBDIVISION OF PART OF PARCEL F, PRINCE GEORGE COUNTY, CHILLUM ELECTION DISTRICT NO. 17, PRINCES GEORGE'S COUNTY, MARYLAND" PREPARED BY GREENHORNE & OMARA, INC., DATED OCTOBER 2003, FILED IN PRINCE GEORGE'S COUNTY CLERK'S OFFICE AS P.B. REP. 205, PG. 43.
4. MAP ENTITLED "WATER AND SEWER EXTENSION, AMERICAN AVE. AND LIBERTY LANE, UNIVERSITY TOWN CENTER, WASHINGTON SUBURBAN SANITARY COMMISSION" SHEET 1 OF 2, PREPARED BY GREENHORNE & OMARA CONSULTING ENGINEERS, DATED 7-5-2006, LAST REVISED 11-18-2007.



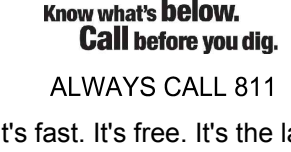
STEEP SLOPES >25%

NOTES:

1. PROPERTY KNOWN AS PARCEL 17, 3666724 AS SHOWN ON THE OFFICIAL TAX ASSESSOR'S MAP OF PRINCE GEORGES COUNTY, MARYLAND, MAP NO. 042.
2. AREA = 105,484 S.F. OR 2.422 AC.
3. 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 SHOWN 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:
 8. THE FOLLOWING MATTERS SHOWN AND/OR NOTED ON THE PLAT RECORDED IN PLAT BOOK VJ 163 AT FOLIO 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 - PUBLIC UTILITY EASEMENTS SHOWN
 9. THE FOLLOWING MATTERS SHOWN AND/OR NOTED ON THE PLAT RECORDED IN PLAT BOOK WWW 44 AT FOLIO NO. 70:
 - A TERMS, CONDITIONS, MINIMUM BUILDING RESTRICTIONS LINES (BUT NOT SHOWN) CONTAINED IN THE OWNER'S DEDICATION - BLANKET IN NATURE
 10. THE FOLLOWING MATTERS SHOWN AND/OR NOTED ON THE PLAT RECORDED IN PLAT BOOK WWW 72 AT FOLIO 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 FOLIO 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
 - C INCORPORATION BY REFERENCE OF THE TERMS AND PROVISIONS OF LIBER 3703 AT FOLIO 748 - PUBLIC UTILITY EASEMENTS SHOWN
 12. 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
 14. 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
 15. 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, 1952 AND RECORDED MARCH 4, 1952 IN LIBER 1472 AT FOLIO 92 - LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT
 17. 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 28, 1970 AND RECORDED JUNE 11, 1970 IN LIBER 3838 AT FOLIO 90 - BLANKET IN NATURE
 20. TERMS, CONDITIONS AND EASEMENTS CONTAINED IN THE DECLARATION OF EASEMENT DATED NOVEMBER 8, 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
 21. 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
 22. 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
 23. 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
 24. TERMS, CONDITIONS, AND PROVISIONS CONTAINED IN THE NOTICE OF CREATION OF CITY OF HYATTSVILLE UNIVERSITY TOWN CENTER SPECIAL TAXING DISTRICT AND ADDITION OF SPECIAL TAX DATED AUGUST 24, 2004 AND RECORDED AUGUST 26, 2004 IN LIBER 20209 AT FOLIO 228 - NOT SURVEY RELATED
 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
 26. 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
 27. 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
 28. 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
 29. 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 RESTATE DEVELOPMENT COVENANT DATED OCTOBER 31, 2006 AND RECORDED NOVEMBER 13, 2006 IN LIBER 26401 AT FOLIO 116 - BLANKET IN NATURE
6. BY GRAPHIC PLATTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88, BASED ON GPS OBSERVATIONS UTILIZING VARIOUS EARTH ORBITAL VRS NETWORK (KEYNETGPS)).

TEMPORARY BENCH MARKS SET:
TBM-A: MAG NAIL SET
TBM-B: MAG NAIL SET
ELEVATION = 123.23
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.
9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

[illegible]

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

PROJECT:

FOR

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

PROFESSIONAL ENGINEER
 MARYLAND LICENSE NO. 40263 7/13/2021
PROFESSIONAL CERTIFICATION
 I, NICHOLAS R. SPEACH, HEREBY CERTIFY THAT THESE
 DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND
 THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER
 UNDER THE LAWS OF THE STATE OF MARYLAND,
 LICENSE NO. 40263, EXPIRATION DATE: 6/14/2023

**EXISTING
CONDITIONS/
DEMOLITION
PLAN**

SHEET NUMBER

2

REVISION 1 - 02/09/2021



DRAWN BY _____
CHECKED BY _____
FA _____
MG _____



It's fast. It's free. It's the la

R

ENCYCLOPEDIA

MB202020
MRH
NBS / AJL
03/30/21
DRAWING1

www.uncc.edu

AN

INVESTOR, LLC

DEVELOPMENT

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



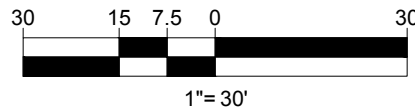
ITE 310
715
0
01
om

1
 2
 3
 4
 5
 6
 7
 8
 9
 10
 11
 12
 13
 14
 15
 16
 17
 18
 19
 20
 21
 22
 23
 24
 25
 26
 27
 28
 29
 30
 31
 32
 33
 34
 35
 36
 37
 38
 39
 40
 41
 42
 43
 44
 45
 46
 47
 48
 49
 50
 51
 52
 53
 54
 55
 56
 57
 58
 59
 60
 61
 62
 63
 64
 65
 66
 67
 68
 69
 70
 71
 72
 73
 74
 75
 76
 77
 78
 79
 80
 81
 82
 83
 84
 85
 86
 87
 88
 89
 90
 91
 92
 93
 94
 95
 96
 97
 98
 99
 100
 101
 102
 103
 104
 105
 106
 107
 108
 109
 110
 111
 112
 113
 114
 115
 116
 117
 118
 119
 120
 121
 122
 123
 124
 125
 126
 127
 128
 129
 130
 131
 132
 133
 134
 135
 136
 137
 138
 139
 140
 141
 142
 143
 144
 145
 146
 147
 148
 149
 150
 151
 152
 153
 154
 155
 156
 157
 158
 159
 160
 161
 162
 163
 164
 165
 166
 167
 168
 169
 170
 171
 172
 173
 174
 175
 176
 177
 178
 179
 180
 181
 182
 183
 184
 185
 186
 187
 188
 189
 190
 191
 192
 193
 194
 195
 196
 197
 198
 199
 200
 201
 202
 203
 204
 205
 206
 207
 208
 209
 210
 211
 212
 213
 214
 215
 216
 217
 218
 219
 220
 221
 222
 223
 224
 225
 226
 227
 228
 229
 230
 231
 232
 233
 234
 235
 236
 237
 238
 239
 240
 241
 242
 243
 244
 245
 246
 247
 248
 249
 250
 251
 252
 253
 254
 255
 256
 257
 258
 259
 260
 261
 262
 263
 264
 265
 266
 267
 268
 269
 270
 271
 272
 273
 274
 275
 276
 277
 278
 279
 280
 281
 282
 283
 284
 285
 286
 287
 288
 289
 290
 291
 292
 293
 294
 295
 296
 297
 298
 299
 300
 301
 302
 303
 304
 305
 306
 307
 308
 309
 310
 311
 312
 313
 314
 315
 316
 317
 318
 319
 320
 321
 322
 323
 324
 325
 326
 327
 328
 329
 330
 331
 332
 333
 334
 335
 336
 337
 338
 339
 340
 341
 342
 343
 344
 345
 346
 347
 348
 349
 350
 351
 352
 353
 354
 355
 356
 357
 358
 359
 360
 361
 362
 363
 364
 365
 366
 367
 368
 369
 370
 371
 372
 373
 374
 375
 376
 377
 378
 379
 380
 381
 382
 383
 384
 385
 386
 387
 388
 389
 390
 391
 392
 393
 394
 395
 396
 397
 398
 399
 400
 401
 402
 403
 404
 405
 406
 407
 408
 409
 410
 411
 412
 413
 414
 415
 416
 417
 418
 419
 420
 421
 422
 423
 424
 425
 426
 427
 428
 429
 430
 431
 432
 433
 434
 435
 436
 437
 438
 439
 440
 441
 442
 443
 444
 445
 446
 447
 448
 449
 450
 451
 452
 453
 454
 455
 456
 457
 458
 459
 460
 461
 462
 463
 464
 465
 466
 467
 468
 469
 470
 471
 472
 473
 474
 475
 476
 477
 478
 479
 480
 481
 482
 483
 484
 485
 486
 487
 488
 489
 490
 491
 492
 493
 494
 495
 496
 497
 498
 499
 500
 501
 502
 503
 504
 505
 506
 507
 508
 509
 510
 511
 512
 513
 514
 515
 516
 517
 518
 519
 520
 521
 522
 523
 524
 525

www.uncc.edu

Q

3



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



BELCREST ROAD

LIBERTY LANE
(PRIVATE ROAD)

AMERICA BOULEVARD
(PRIVATE ROAD)

EAST-WEST HIGHWAY

LEGEND

LIMIT OF DISTURBANCE	
PROPOSED DRAINAGE DIVIDE	
DRAINAGE AREA LABEL	DA-X
POINT OF INTEREST LABEL	POI-X

PRE-DEVELOPMENT DRAINAGE 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 FLOW
POI-1	8.86 CFS
POI-2	1.46 CFS

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



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 ID:

PROJECT:

PRELIMINARY PLAN
PPS 4-21006

FOR

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. 40863
PROFESSIONAL CERTIFICATION
I, N. B. SPEACH, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 40863, EXPIRATION DATE: 6/14/2023

SHEET TITLE:

POST
DEVELOPMENT
DRAINAGE
AREA MAP

SHEET NUMBER:

5

REVISION 1 - 02/09/2021