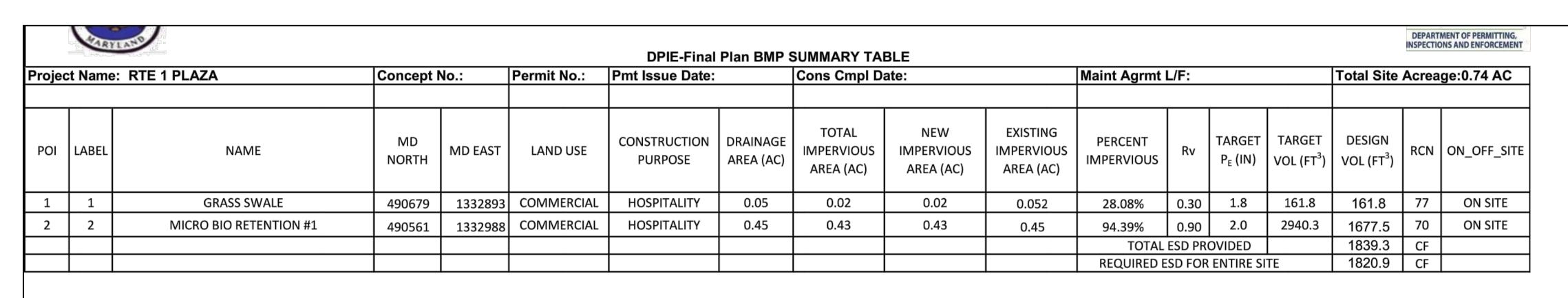
COVER SHEET RTE 1 PLAZA

Lots 1-5 & 36-40, Block "12" 9667 BALTIMORE AVE BERWYN MD 20740



SOIL CHARACTERISTICS

Map Symbol	Map Unit Name	K-Factor	Hydric Rating	Hydrological Soil Group	Drainage Class
IXUD	Russett—Christiana—Urban land complex, 0 to 5 percent slopes	1	Non-Hydric	D	Moderately Well Drained

EXISTING CONTOUR		
	GENERAL INFORMATION TAI	B LE
	Zoning (Zone)	CSC/DDO
EXISTING BUILDINGS	Aviation Policy Area (APA)	N/A
STREET CENTER LINE	Tax Grid (TMG)	25 E-2
	WSSC Grid (Sheet 200)	212 NE 04
	Planning Area (Plan Area)	66
EXISTING CURB & GUTTER	Election District (ED)	21st
W W EXISTING WATER MAIN	Councilmanic District (CD)	1st
	General Plan 2002 Tier (Tier)	Developed
sss EXISTING SEWER MAIN	Traffic Analysis Zone (COG) (TAZ-COG)	677
EXISTING GAS LINE	PG Traffic Analysis Zone (TAZ-PG)	914
E EXISTING ELECTRIC LINE		
x		
EXISTING METAL FENCE		
LOD- LIMIT OF DISTURBANCE	* Stabilization practices on all pr	rojects must be in accordan

GROSS TRACT AREA	0.74 AC
EXISTING 100-YR FLOOD PLAIN	0.00 AC
NET TRACT AREA	0.74 AC
EXISTING WOODLAND IN THE FLOOD PLAIN	0.00 AC
EXISTING WOODLAND IN THE NET TRACT AREA	0.00 AC
EXISTING WOODLAND TOTAL	0.00AC
EXISTING PMA	0.00 AC
REGULARED STREAMS (LINEAR FEET OF CENTERLINE)	0.00 LF
TOTAL WETLAND AREA	0.00 AC
TOTAL WETLAND BUFFER AREA	0.00 AC

SITE DATA

Stabilization practices on all projects must be in accordance with the egardless of when an erosion and sediment control plan was approve Following initial soil disturbance or re-disturbance, permanent or emporary stabilization must be completed within: a) Three (3) calendar days as to the surface of all perimeter dikes. swales, ditches, perimeter slopes, and all slopes steeper than 3

b) Seven (7) calendar days as to all other disturbed or graded areas

horizontal to 1 vertical (3:1); and

on the project site not under active grading.

PROFESSIONAL CERTIFICATION I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 20444Expiration Date: 5/9/20.

INDEX OF SHEETS

CERTIFICATE OF COMPLIANCE

HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 32, DIVISION 2 OF THE CODE OF PRINCE GEORGE'S COUNTY

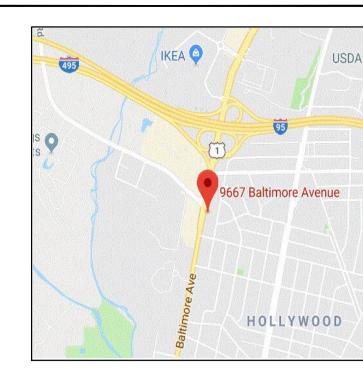
WATER RESOURCES PROTECTION AND GRADING CODE; AND THAT I OR

MY STAFF HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLOWS FROM THIS SITE ONTO DOWNHILL PROPERTIES HAVE BEEN ADDRESSED IN SUB-

STANTIAL ACCORDANCE WITH APPLICABLE CODES.

TOTAL AREA BEING DISTURBED = 0.83 Ac

Sheet	Description
SHEET 01 SHEET 02 SHEET 03 SHEET 04 SHEET 05 SHEET 06 SHEET 07	COVER SHEET EXISTING CONDITION PLAN PROPOSED SITE/PARKING LAYOUT SITE DEVELOPMENT CONCEPT/ESD PLAN OFFSITE DA MAP AND STORM DRAIN PIPE ESD PROFILES, SECTIONS AND DETAILS STORM DRAIN PIPE PROFILE



VICINITY MAP SCALE: 1"=2000'

GENERAL NOTES

- 1. Legal Description: Lots 1-5 & 36-40, Block "12", Plat Book RNR 2@Plat 18 2. Tax Map : 25 ; Grid : E-2
- 3. W.S.S.C. 200' Sheet Number: 212 NE 04
- 4. Purpose of Subdivision: New Hotel
- 5. Prior Approvals: SE 0670
- 6. Property Area (Gross): 32,168 SF OR 0.7385 AC Property Area (Net): 27,168 SF OR 0.6237 AC
- 7. Net Area outside PMA: N/A
- 8. Acreage of Environmental Regulated Area : N/A
- 9. Acreage of 100 YR Floodplain : N/A
- 10. Acreage of Road Dedication: 5,000 Sf OR 0.1148 AC 11. Existing Zoning: C—S—C, Overlay Zone: DDO ; Use: Commercial
- 12. Proposed Property Use: Commercial (Hotel)
- 13. Proposed Unit Types : N/A
- 14. Density Calculations : N/A 15. Minimum Lot Size Required: N/A
- 16. Minimum Lot Width @ Street: N/A, @ Building: N/A 17. Sustainable Growth Tier : Yes ; Tier 1

- 18. Military Installation Overlay Zone: No 19. Interim Land Use Control Zone (ILUC): No 20. Center or Corridor Location: No
- 21. Existing Floor Area: N/A
- Proposed Floor Area: N/A
- 22. SWM Concept Plan # 39046-2019, dated
- 23. Water Supply: Public; Water Catagory: W-3

- 24. Sewer Supply: Public; Sewer Catagory: S-3
 25. Aviation Policy Area: N/A
 26. Mandatory Park Dedication: No
 27. Site in or adjacent to an easement held by the Maryland Environmental Trust,
 The Maryland Agricultural Land Preservation Foundation, or any other land trust or organization: NO
- 28. Historic District: N/A 29. This site is exempt from the Woodland Conservation Ordinance.
- 30. Site within the Chesapeake Bay Critical Area: NO
- 31. Wetlands Or Perennial Streams : N/A
- 32. Approved NRI-xxx-2019 Dated x-xx-2019
- 33. Site in or adjacent to an easement held by the Maryland Environmental Trust, The Maryland Agricultural Land Preservation Foundation, or any other land trust or organization: NO
- 34. Gateway Sign Or Entrance Feature Proposed : N/A 35. Nearest Fire Department Station: Branchville Company, College Park
- 36. Nearest Police Station : Berwyn Heights Police Station

Prince George's County Maryland Department of Permitting, Inspections & Enforcement APPROVED PLAN SET

The Department of Permitting, Inspections and Enforcement has completed a review of this document for code compliance. As required by State Code, the design professional(s) responsible for the preparation and content of this document must provide a record copy of these documents with their original

Case Name: HOLLYWOOD ON THE HILL LOTS 1-5, 36-40, BLOCK 12 Case Number (Plan Approval #): 39046-2019-0 Case Type: SWM Issuance Date: 3/19/2020 Address: 9667 BALTIMORE AVE COLLEGE PARK, Maryland 20740 Lot(s) and Block(s): LOTS 1-5, 36-40, BLOCK 12

Reviewed by NGA APPROVED BY:





E.F.NAME:				
DESIGNED:	ZS			REVISIONS
	DATE: March 2019	DATE	BY	
DRAWN.	DATE:			
OLIEOKED.	ZS			
CHECKED:	DATE: March 2019			
APPROVED	DATE:			

LEGEND

PROPOSED SD PIPE

PRAINAGE DIVIDE FOR GRASS SWALE

PROPOSED CURB & GUTTER

PROPOSED DA DIVIDE

PROPOSED CONTOUR

DRAINAGE DIVIDE FOR

GRASS SWALE

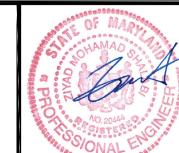
PROPOSED BUILDING



APPLIED CIVIL ENGINEERING

INEERING * PLANNING * SURVEYING * LAND DEVELOPMENT

8 PERMIT PROCESSING
9470 ANNAPOLIS ROAD, SUITE 414
LANHAM, MARYLAND 20706
TEL. (301) 459-5932



SCALE:

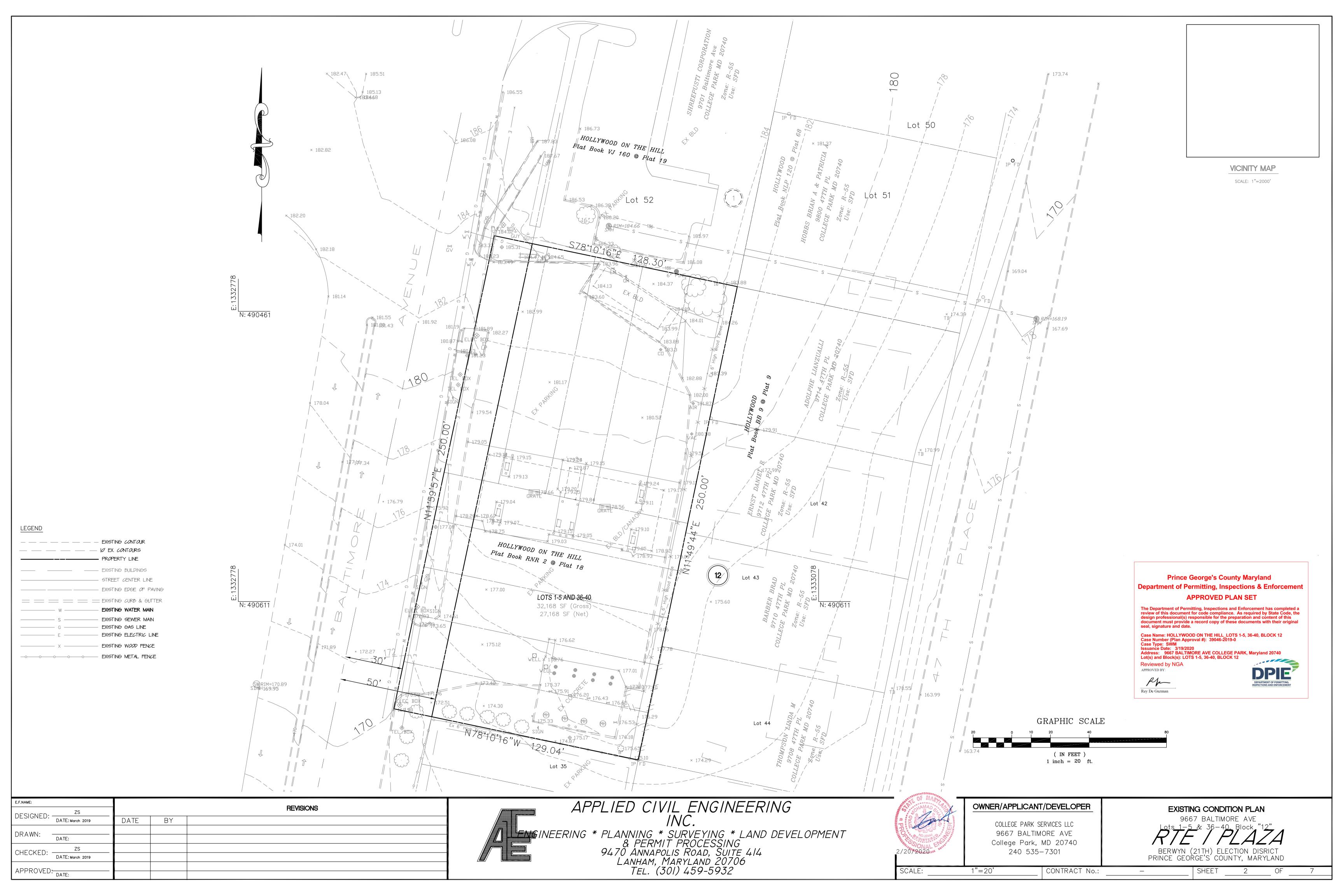
OWNER/APPLICANT/DEVELOPER

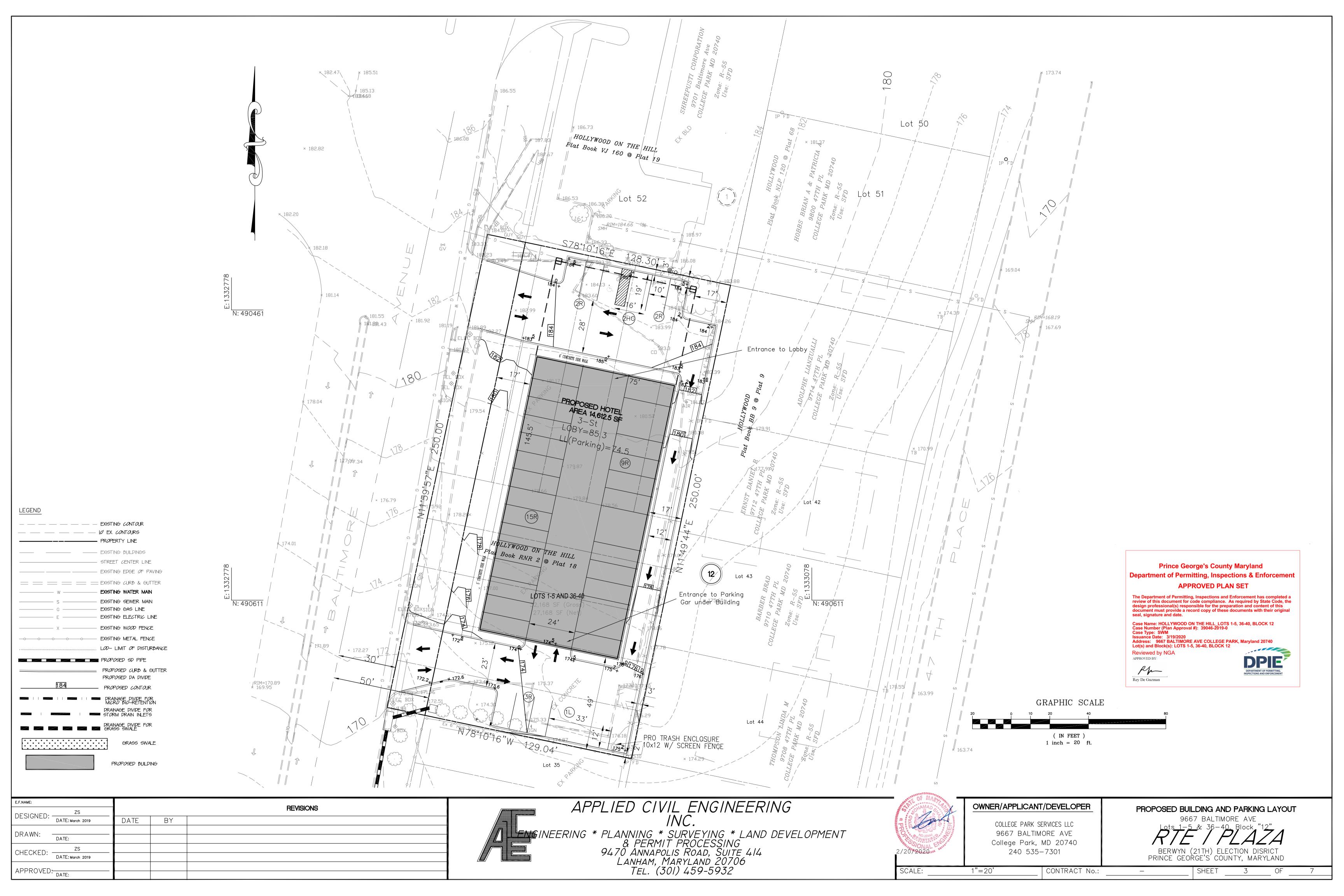
COLLEGE PARK SERVICES LLC 9667 BALTIMORE AVE College Park, MD 20740 240 535-7301

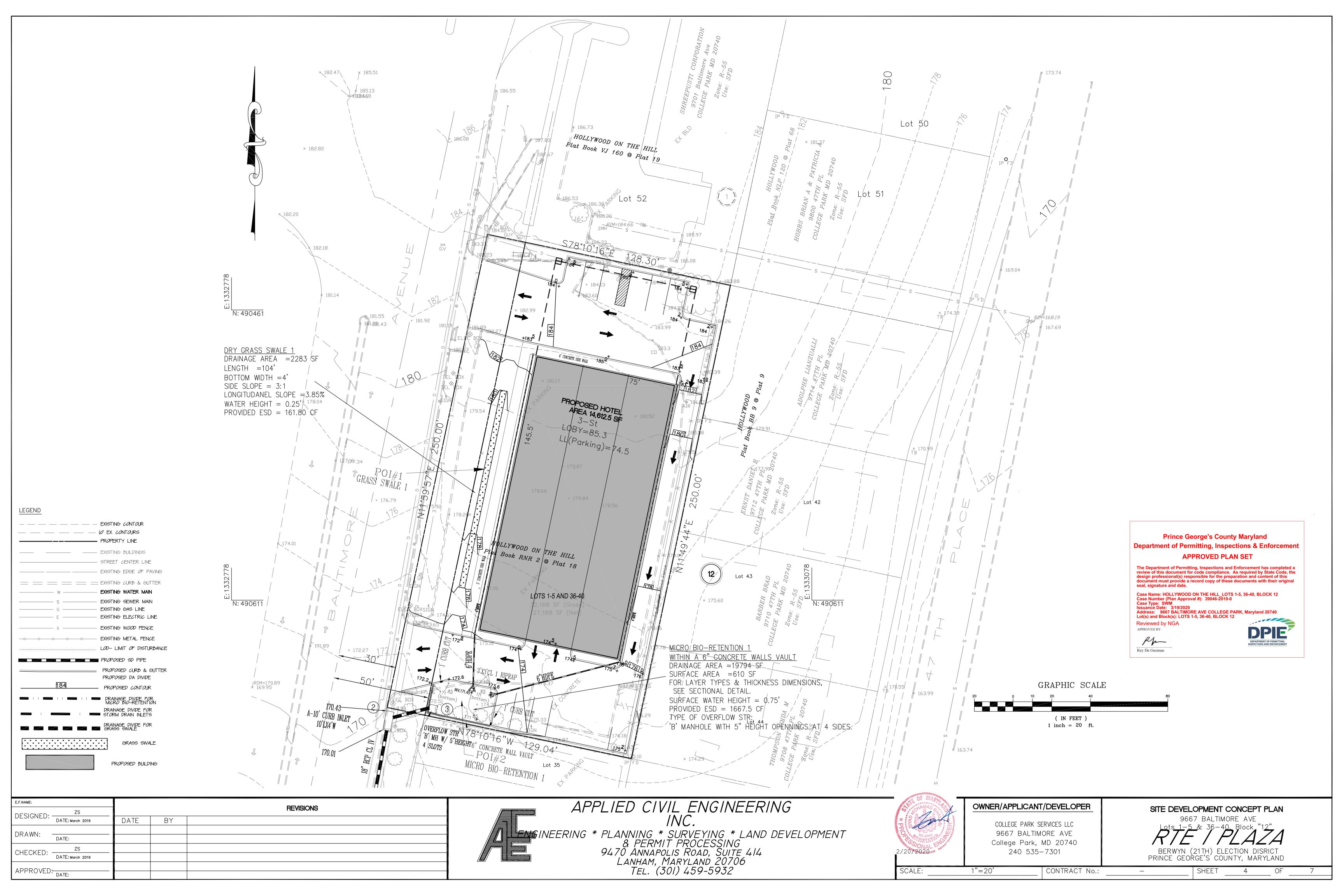
COVER SHEET 9667 BALTIMORE AVE Lots 1-5 & 36-40. Block "12" BERWYN (21TH) ELECTION DISRICT PRINCE GEORGE'S COUNTY, MARYLAND

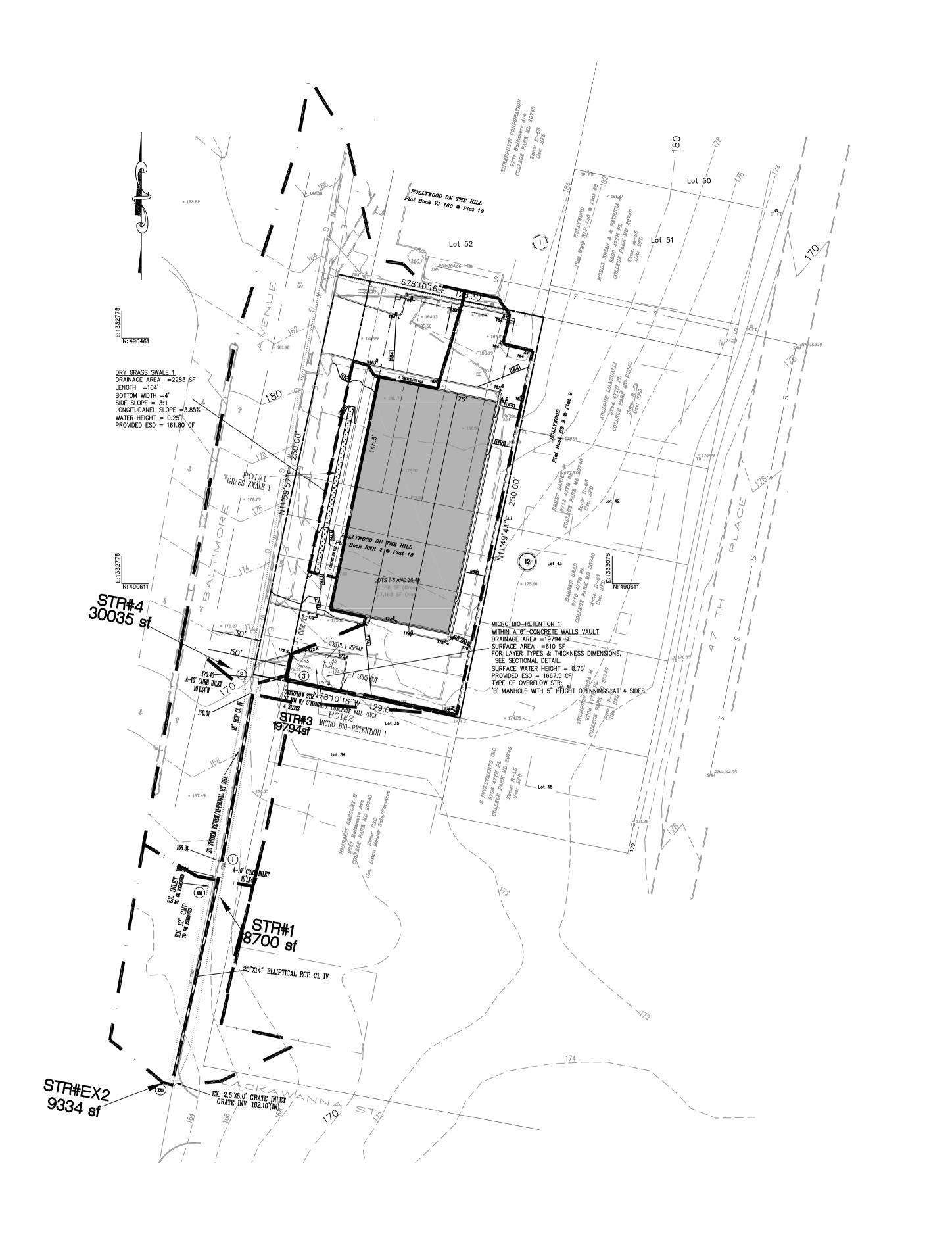
1"=20' CONTRACT No.:

SHEET









Prince George's County Maryland Department of Permitting, Inspections & Enforcement **APPROVED PLAN SET**

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Reviewed by NGA APPROVED BY:

Rh Rey De Guzman



E.F.NAME:				
DECIONED.	ZS			REVISIONS
DESIGNED:	DATE: March 2019	DATE	BY	
DRAWN:				
DIVAWIN.	DATE:			
CHECKED:	ZS			
CHECKED.	DATE: March 2019			
APPROVED:	•			
	DATE:			



APPLIED CIVIL ENGINEERING INC.

*** INEERING * PLANNING * SURVEYING * LAND DEVELOPMENT & PERMIT PROCESSING 9470 ANNAPOLIS ROAD, SUITE 414 LANHAM, MARYLAND 20706 TEL. (301) 459-5932

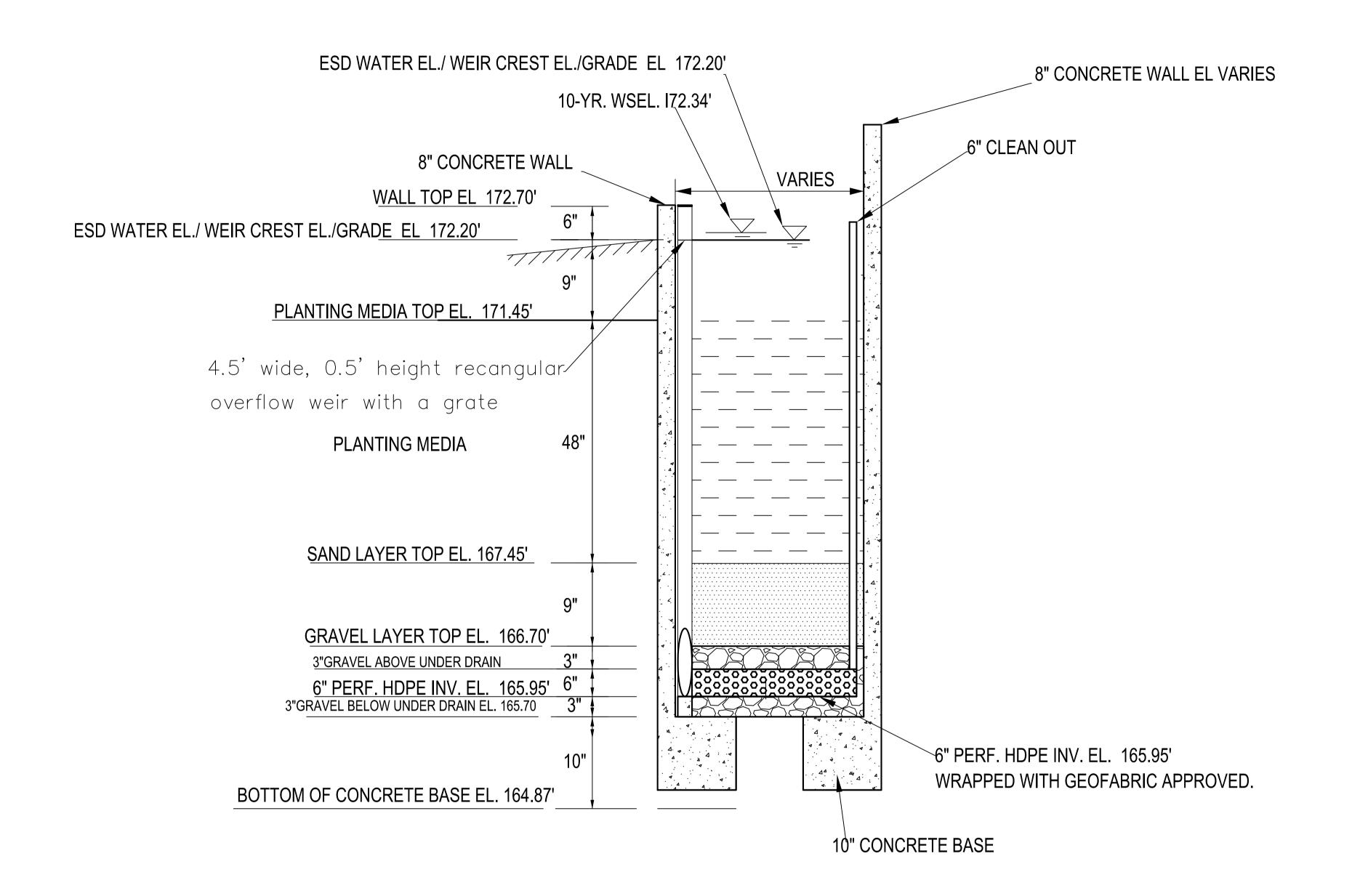


SCALE:

OWNER/APPLICANT/DEVELOPER

COLLEGE PARK SERVICES LLC 9667 BALTIMORE AVE College Park, MD 20740 OFFSITE DA MAP AND STORM DRAIN PIPE PLAN 9667 BALTIMORE AVE Lots 1-5 & 36-40, Block "12"

BERWYN (21TH) ELECTION DISRICT PRINCE GEORGE'S COUNTY, MARYLAND 240 535-7301 CONTRACT No.: SHEET 1"=40'



VICINITY MAP

SCALE: 1"=2000'

Appendix B.4. Construction Specifications for Environmental Site Design Practices Table B.4.1 Materials Specifications for Micro-Bioretention, Rain Gardens & Landscape Infiltrationsee Appendix A, Table A.4 plantings are site-specific Planting soil [2' to 4' deep] USDA soil types loamy sand or sandy loam; clay content < 5% loamy sand (60 - 65%) & compost (35 - 40%)sandy loam (30%), coarse sand (30%) & compost (40%) Min. 10% by dry weight (ASTM D 2974) Organic content shredded hardwood aged 6 months, minimum; no pine or wood chips pea gravel: ASTM-D-448 Pea gravel diaphragm NO. 8 OR NO. 9 Curtain drain ornamental stone: washed Geotextile Gravel (underdrains and AASHTO M-43 infiltration berms) (3/8" to 3/4") F 758, Type PS 28 or AASHTO

4" to 6" rigid schedule 40

PVC or SDR35

Slotted or perforated pipe; 3/8" perf. @ 6" on center, 4 holes per row: minimum of 3" of gravel over pipes; not necessary Underdrain piping row; minimum of 3" of gravel over pipes; not necessary PVC or SDR35 underneath pipes. Perforated pipe shall be wrapped with ¼-inch galvanized hardware cloth Poured in place concrete (if MSHA Mix No. 3; $f'_{c} = 3500$ n/a on-site testing of poured-in-place concrete required: air-entrained; reinforcing to or pre-cast) not using previously approved State or local standards requires design drawings sealed and approved by a meet ASTM-615-60 professional structural engineer licensed in the State of Maryland - design to include meeting ACI Code 350.R/89; vertical loading [H-10 or H-20]; allowable horizontal loading (based on soil pressures); and analysis of potential cracking Sand substitutions such as Diabase and Graystone (AASHTO) AASHTO-M-6 or ASTM-C-33 0.02" to 0.04" #10 are not acceptable. No calcium carbonated or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.

TYPICAL CROSS SECTIONAL DETAIL OF MICRO BIO-RETENTION #1

N.T.S

Prince George's County Maryland Department of Permitting, Inspections & Enforcement APPROVED PLAN SET

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Rey De Guzman

DPIE

E.F.NAME:				DEMOIONO.
DECIONED.	ZS			REVISIONS
DESIGNED:	DATE: March 2019	DATE	BY	
DRAWN:				
DRAWN.	DATE:			
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APPROVED	DATE:			



APPLIED CIVIL ENGINEERING

***SINEERING * PLANNING * SURVEYING * LAND DEVELOPMENT & PERMIT PROCESSING 9470 ANNAPOLIS ROAD, SUITE 414 LANHAM, MARYLAND 20706 TEL. (301) 459-5932

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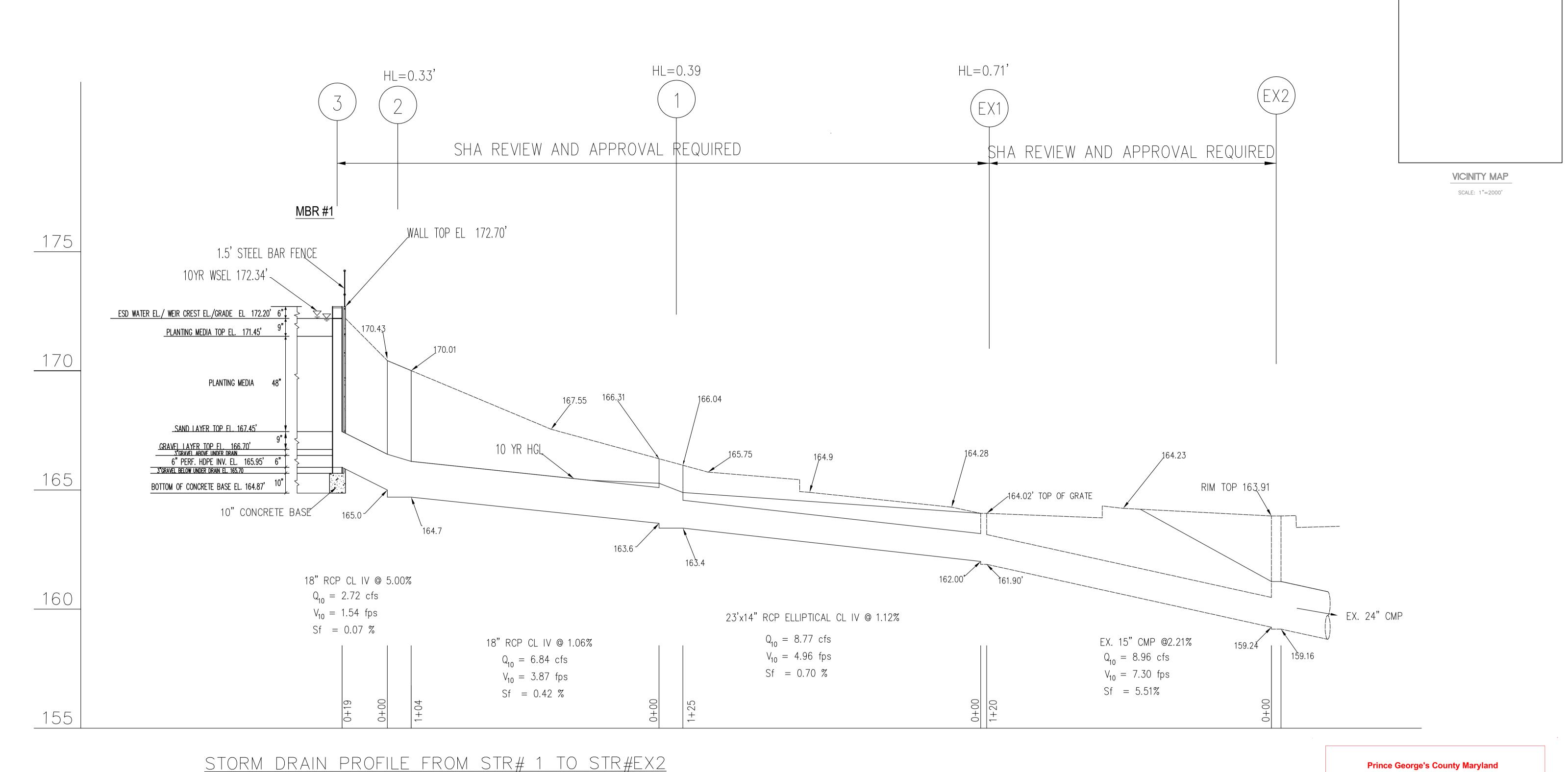
SCALE:

OWNER/APPLICANT/DEVELOPER

COLLEGE PARK SERVICES LLC 9667 BALTIMORE AVE College Park, MD 20740 240 535-7301

SECTIONAL VIEW OF MICRO BIO RETENTIONS 9667 BALTIMORE AVE Lots 1-5 & 36-40, Block "12" PLAZA BERWYN (21TH) ELECTION DISRICT PRINCE GEORGE'S COUNTY, MARYLAND

CONTRACT No.: SHEET 6 OF As Shown



STORM DRAIN PROFILE FROM STR# 1 TO STR#EX2

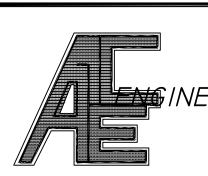
SCALE: HORIZONTAL 1" = 50' VERTICAL 1" = 5



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Rh Rey De Guzman

E.F.NAME:				
DESIGNED:	ZS			REVISIONS
DESIGNED.	DATE: March 2019	DATE	BY	
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CHLCKLD.	DATE: March 2019			
APPROVED:				
APPROVED:	DATE:			



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PH R	
NO. 204AA	
2/20/2020	

OWNER/APPLICANT/DEVELOPER

COLLEGE PARK SERVICES LLC 9667 BALTIMORE AVE College Park, MD 20740 240 535-7301

STORM DRAIN PIPE PROFILE 9667 BALTIMORE AVE Lots 1-5 & 36-40, Block "12" BERWYN (21TH) ELECTION DISRICT PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: As-Shown CONTRACT No.:

SHEET 7 OF