

VICINITY MAP: SCALE: 1"=2000'

- LEGEND:**
- ⊕ PEPCO MANHOLE
 - ⊕ STORM DRAIN MANHOLE
 - ⊕ SEWER MANHOLE
 - ⊕ TELEPHONE MANHOLE
 - ⊕ WATER MANHOLE
 - ⊕ FIRE HYDRANT
 - ⊕ GAS VALVE
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 - ⊕ MONITORING WELL
 - E — ELECTRIC POWER LINE
 - G — GAS LINE
 - S — SEWER LINE
 - T — TELEPHONE LINE
 - W — WATER LINE
 - CH — CHAIN LINK FENCE
 - WF — WOOD FENCE
 - OHW — OVER HEAD WIRE
 - SIGN
 - SOIL BOUNDARY
 - 25 (B/D) SOIL TYPE / HYDRAULIC SOIL GROUP
 - 105 — EX. CONTOUR
 - SLOPES > 15%

- GENERAL NOTES**
1. PREMISE ADDRESS: FORT WASHINGTON ROAD, FORT WASHINGTON, MD 20744.
 2. TOPOGRAPHY SHOWN ON THIS PLAN IS FROM A SURVEY DATED DEC. 18, 2017 AND PERFORMED BY CURRIE AND ASSOCIATES
 3. LIBER FOLIO: 40165-131.
 4. TAX GRID: 131-F1.
 5. WSSC GRID: 215SE01
 6. ELECTION DISTRICT: 5
 7. LOT ZONING: R-R
 8. WATERSHED: MIDDLE POTOMAC
 9. EXISTING WSSC CATEGORY: W-3, S-3
 10. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN
 11. THE SUBJECT PROPERTY IS NOT LOCATED ADJACENT TO ANY DESIGNATED HISTORIC ROADS
 12. MARLBORO CLAY IS NOT LOCATED ON SITE.
 13. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA
 14. WETLANDS ARE NOT PRESENT ON SITE.

SOILS DATA

Symbol	Soil Name	K-Factor	Drainage Class	Hydrologic Soils Group	Hydric Rating
PoA	Piccawaxen - Liverpool Complex, 0 - 2% Slopes	0.37	Somewhat Poorly Drained	C/D	Not Hydric
LxD	Liverpool - Piccawaxen Complex, 5 - 15% slopes	0.43	Moderately Well Drained	D	Not Hydric
PrB	Piccawaxen - Urban Land Complex, 5-10% slopes	0.37	Somewhat Poorly Drained	C/D	Not Hydric

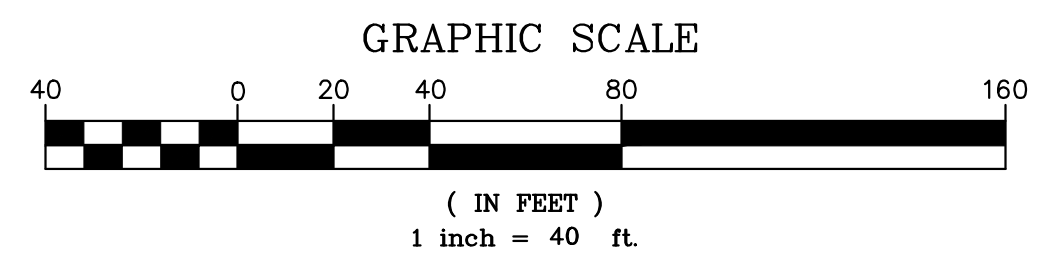
Prince George's County Government
 Department of Permitting, Inspections and Enforcement
 Site/Road Plan Review Division
 9400 Peppercorn Place, Suite 420
 Largo, Maryland 20774

Final Plan BMP SUMMARY TABLE
 Revision Date: January 5, 2019

Project Name: **HARBOR VIEW** Concept No.: **2584-2019-0** Permit No.: Total Site Acreage: **3.6**

BMP LABEL	BMP NAME/TYPE	MD NORTH	MD EAST	LAND USE	CONSTRUCTION PURPOSE	DRAINAGE AREA (AC)	TOTAL IMPERVIOUS AREA (AC)	NEW IMPERVIOUS AREA (AC)	EXISTING IMPERVIOUS AREA (AC)	PERCENT IMPERVIOUS	Rv	TARGET P _i (IN)	TARGET VOL (FT ³)	DESIGN VOL (FT ³) USING ESD PRACTICES	DESIGN VOLUME (CF) USING STRUCTURAL PRACTICES	MAX ESD & STRU VOL (ESD max) (CF)	RCN	ON OFF SITE
1 (LOT 1 TO LOT 7)	N-1 DISCONNECTION OF ROOFTOP	387300	1310500	RESIDENTIAL	SINGLE FAMILY	0.13	0.13	0.13	0.00	100%	0.95	1.00	463	463	0	463		ON
2 (LOT 1 TO LOT 7)	N-2 DISCONNECTION OF NON-ROOFTOP	387300	1310500	RESIDENTIAL	DRIVE WAY	0.06	0.06	0.06	0.00	100%	0.95	1.00	191	381	0	381		ON
3 (LOT 1 TO LOT 7)	M-5 DRY WELL	387300	1310500	RESIDENTIAL	SINGLE FAMILY	0.18	0.18	0.18	0.00	100%	0.95	1.00	618	144	0	618		ON
4 (ROAD LEFT)	M-8 GRASS SWALE	387300	1310500	RESIDENTIAL	ROADWAY	1.20	0.43	0.43	0.00	36%	0.37	1.00	573	579	0	1548		ON
5 (ROAD RIGHT)	M-8 GRASS SWALE	387300	1310500	RESIDENTIAL	ROADWAY	0.63	0.23	0.23	0.00	36%	0.38	1.00	308	598	0	832		ON
						2.20	1.02	1.02					2153.22	2165.32		3841.82		

- PROPOSED LEGEND:**
- 65 — PROPOSED MAJOR CONTOUR
 - 64 — PROPOSED MINOR CONTOUR
 - — — PROPOSED IMPERVIOUS SURFACES
 - — — LOT LINES
 - — — ROAD CENTER LINE
 - LOD — LIMITS OF DISTURBANCE (LOD)
 - — — PUBLIC UTILITY EASEMENT (PUE)
 - — — YARD SETBACKS



OWNER / DEVELOPER / APPLICANT
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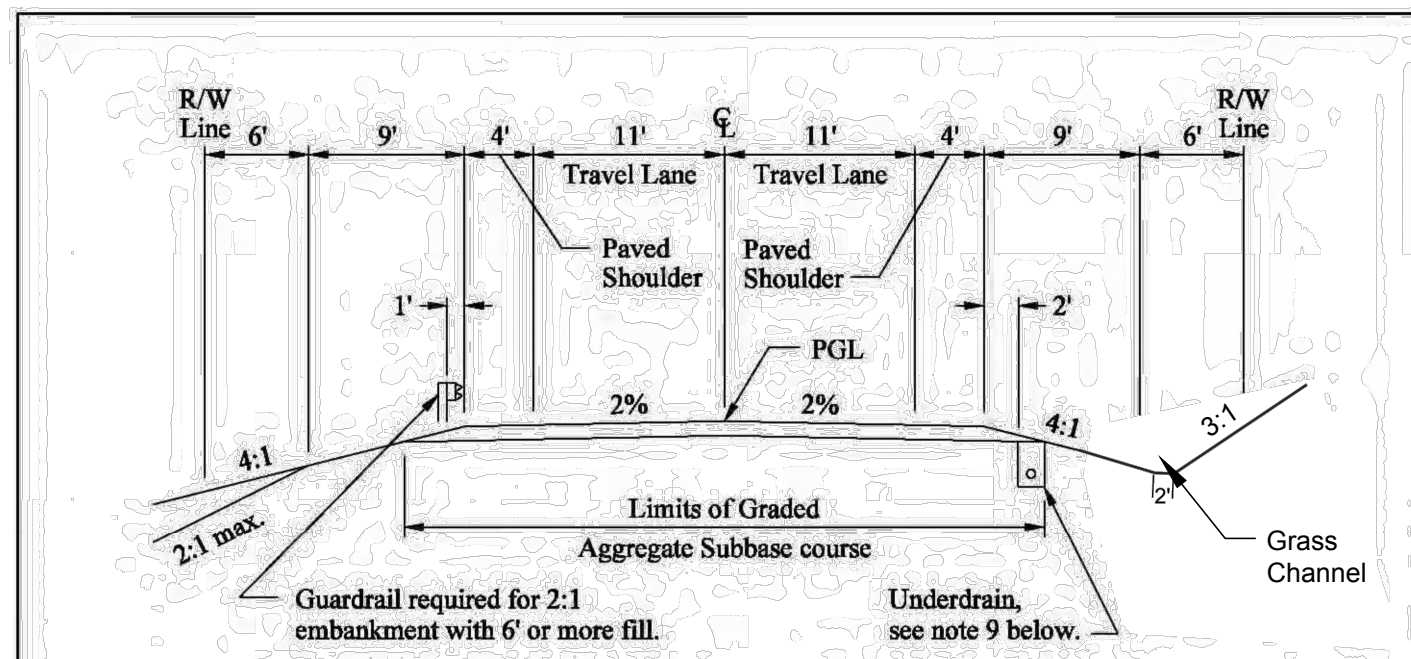
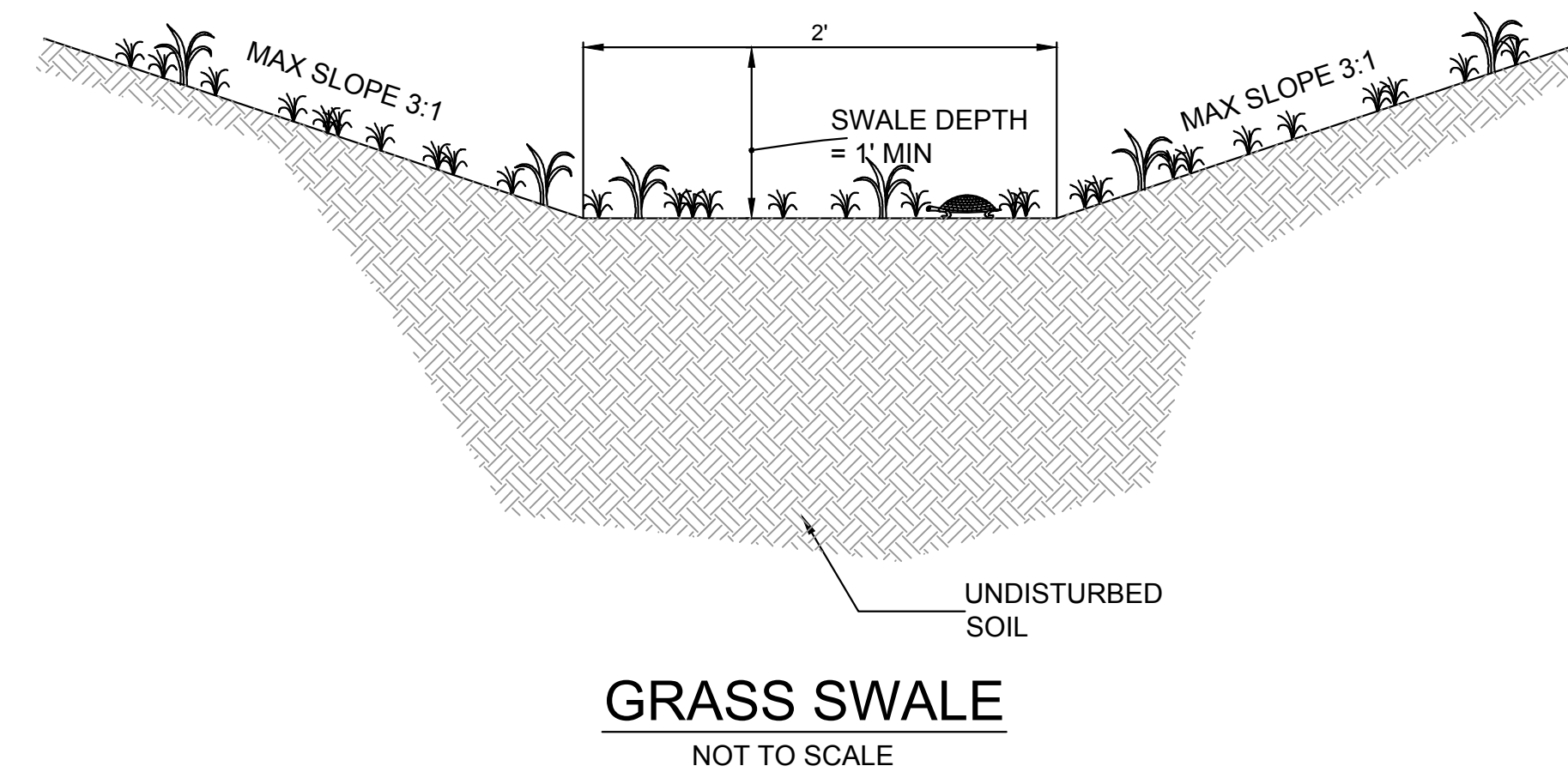
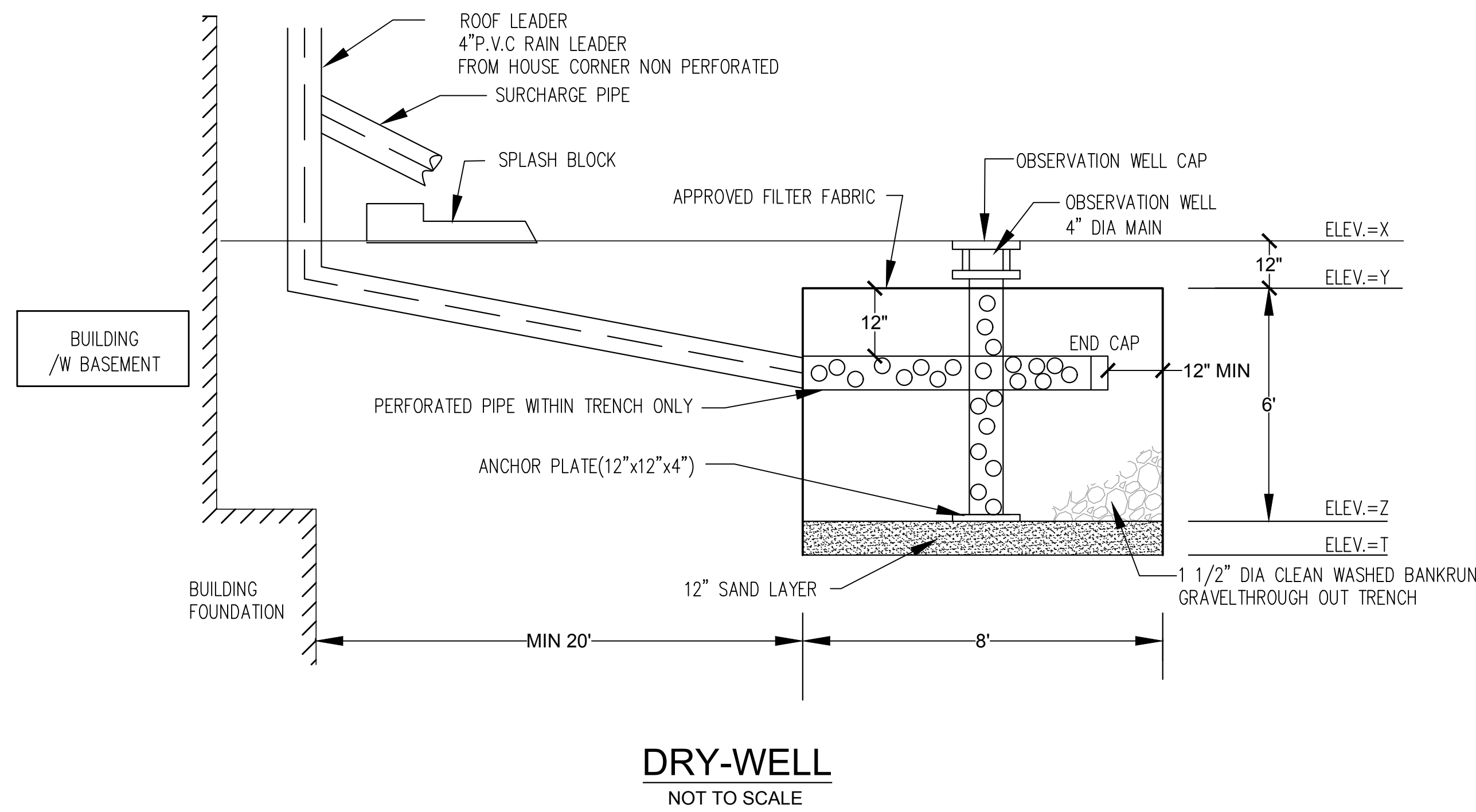
Rev. No.	Revision	Rev. Date

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. 200501, EXPIRATION DATE: 09/01/19

CV, INC.
 1395 PICCARD DRIVE, SUITE 370
 ROCKVILLE, MARYLAND 20850
 PHONE: (301) 637-2510
 WWW.CVINC.COM

PROJECT: **HARBOR VIEW**
SITE DEVELOPMENT
CONCEPT PLAN
 CONCEPT # 2584-2019-0
 FORT WASHINGTON
 PRINCE GEORGE'S COUNTY, MARYLAND
 ELECTION DISTRICT - 5


PROJECT NO.
 20181035
 SCALE: 1" = 40'
 DATE: 01/31/2019
 DRAWN BY: DP
 CHECKED BY: QU
 SHEET: 01 OF 03



Design Speed	Pavement Section					Right-of-Way Width
	Subgrade (A)	GASB Course (B)	HMA Base Course (C)	Intermediate Surface Course (D)	Final Surface Course (E)	
30 MPH	CBR ≥ 7	4"	3"	1 1/2"	1 1/2"	60'

- Footnotes**
- The top 12" of in-situ subgrade material shall have a minimum California Bearing Ratio (CBR) value of 7. See Tables I-3, I-4, I-5, I-6, I-7, I-8 and I-9 of Section I "Roadway Development Guidelines" for subgrade criteria.
 - Graded Aggregate Subbase (GASB). See Section II "Technical Specifications."
 - Superpave Mixture Hot Mix Asphalt (HMA) base, 19mm, PG 64-22. See Section II "Technical Specifications."
 - Superpave Mixture Hot Mix Asphalt (HMA) surface, 9.5mm, PG 64-22. See Section II "Technical Specifications."
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- General Notes**
- See Table I-2 of Section I "Roadway Development Guidelines" for design criteria.
 - See Section II "Technical Specifications" for materials and method of construction.
 - Refer to Standard 300.13 for underdrain details.
 - Refer to Category 500 for street light standards.
 - Refer to Category 600 for landscaping within the County right-of-way.
 - All unpaved areas within the County right-of-way shall receive a minimum of 3" of topsoil and sod.
 - All new construction within the County right-of-way shall comply with Federal accessibility guidelines of the Americans with Disabilities Act.
 - Refer to Standard 300.12 for concrete side ditch and pilot channel details.
 - Underdrain is to be used at low points, areas of high water table, or in conjunction with low-impact infiltration systems.

APPROVED:			DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION Prince George's County, MD	
DIRECTOR	DATE		Rural Secondary Residential Road	STD. 100.11
REVISION DATE:	APPROVED BY:			

OWNER / DEVELOPER / APPLICANT	Rev. No.	Revision	Rev. Date
HARBOR VIEW DEVELOPER CORP.			
3422 GEORGIA AVENUE, NW WASHINGTON, DC 20010			
Kassahun Tefera (P): (202)-413-1092 (E): metrolabdc@gmail.com			

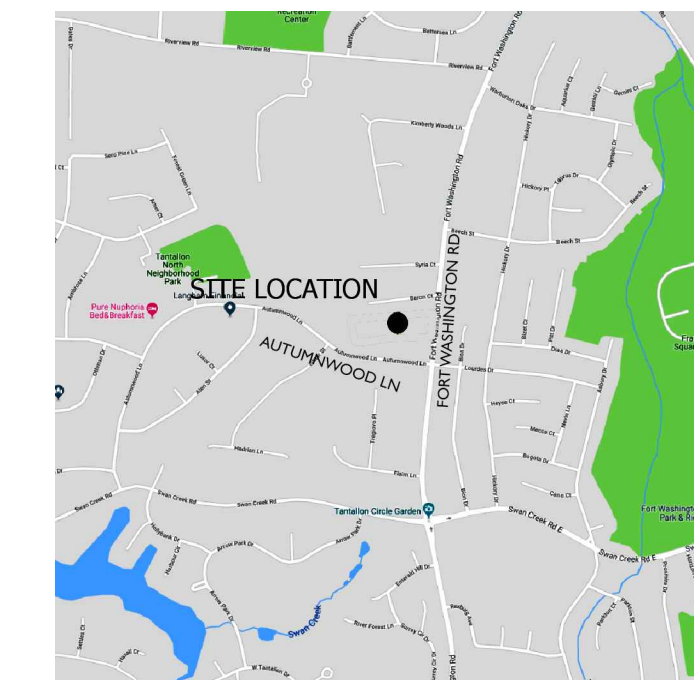
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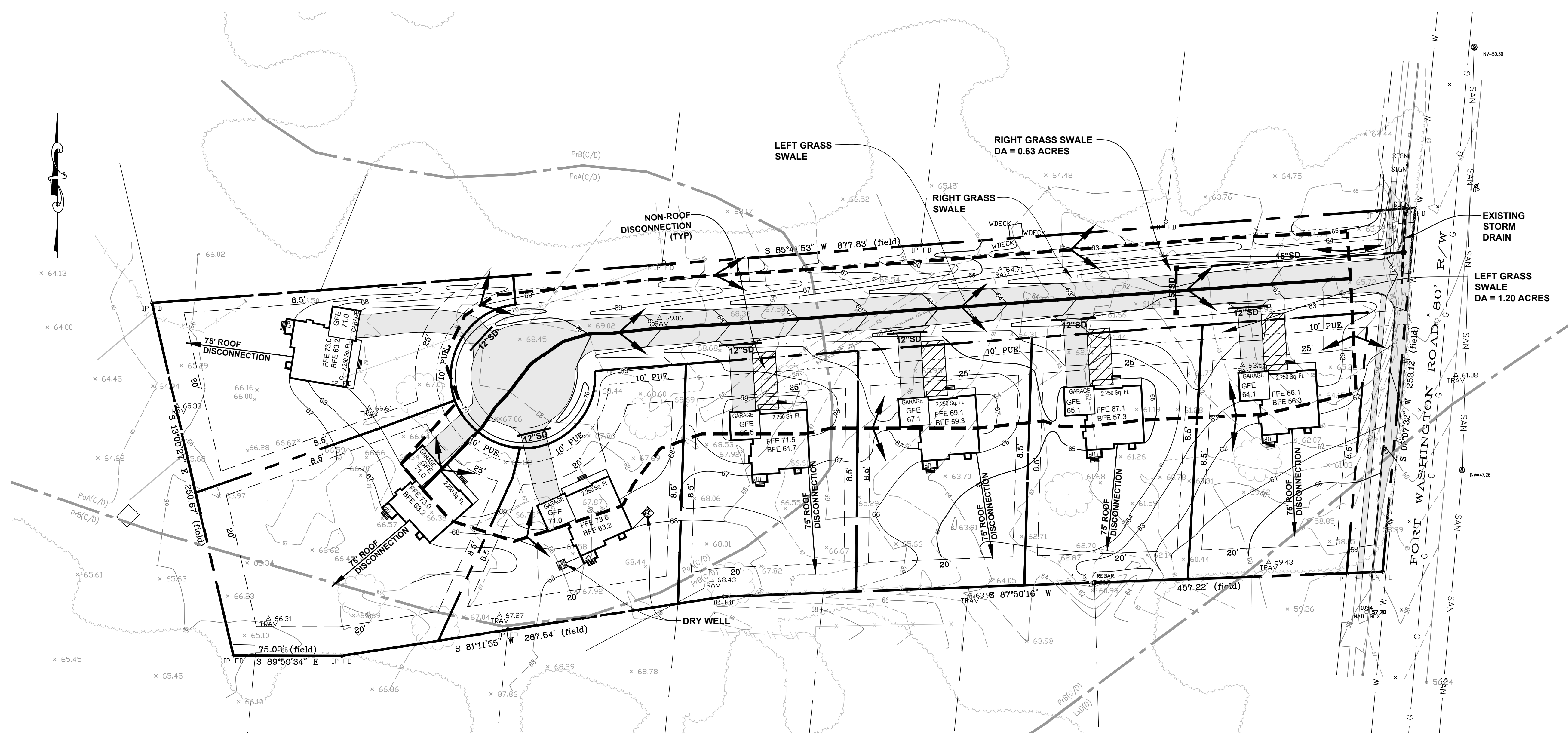
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PROJECT: **HARBOR VIEW SITE DEVELOPMENT CONCEPT PLAN DETAILS**
CONCEPT # 2584-2019-0
FORT WASHINGTON
PRINCE GEORGE'S COUNTY, MARYLAND
ELECTION DISTRICT - 5

PROJECT NO. 20181035
SCALE: NA
DATE: 01/31/2019
DRAWN BY: DP
CHECKED BY: QU
SHEET: 02 OF 03



VICINITY MAP: SCALE: 1" = 2000'

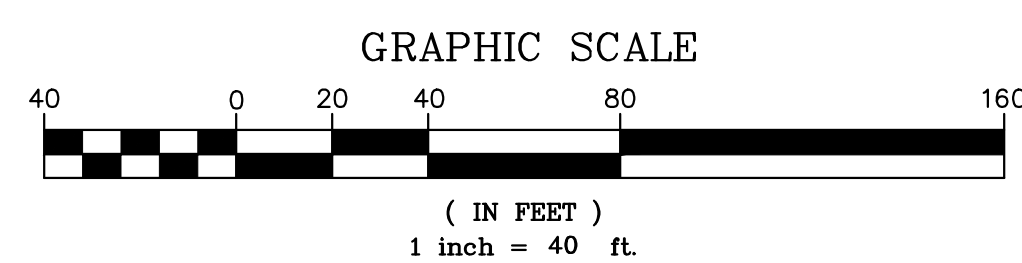


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