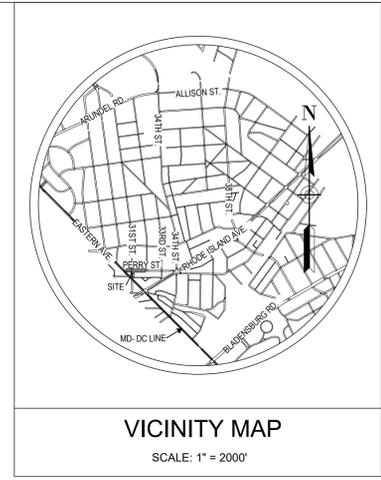


SHEET INDEX

- C-0.00 COVER SHEET
- C-1.01 DRAINAGE AREA PLAN
- C-1.02 EXISTING CONDITIONS PLAN
- C-1.03 SITE AND STORMWATER MANAGEMENT PLAN



GENERAL STORM DRAIN AND PAVING NOTES

- 1) INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS, BY HAND OR VACUUM, AT UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF CLEARANCES TO WATER AND SEWER LINES ARE LESS THAN SHOWN ON THIS PLAN, OR LESS THAN TWELVE (12) INCHES, CONTACT THE DEPARTMENT OF PERMITTING INSPECTION AND ENFORCEMENT (DPIE) INSPECTOR BEFORE PROCEEDING WITH CONSTRUCTION.
- 2) ALL STORM DRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE STORMWATER MANAGEMENT STANDARDS AND SPECIFICATIONS OF PRINCE GEORGE'S COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION, UNLESS OTHERWISE NOTED.
- 3) FOR TYPES OF STORM DRAIN STRUCTURES, REFER TO THE LATEST STANDARD DETAILS OF PRINCE GEORGE'S COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION, UNLESS OTHERWISE NOTED.
- 4) ALL ROADWAY CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING: THE DPW&T SPECIFICATIONS AND STANDARDS FOR ROADWAYS AND BRIDGES: THE PRINCE GEORGE'S COUNTY CODE, SUBTITLE 23, ROAD ORDINANCE; AND THE PRINCE GEORGE'S COUNTY POLICY AND SPECIFICATION FOR UTILITY INSTALLATION AND MAINTENANCE.
- 5) PRIOR TO DIGGING WITHIN THE PUBLIC RIGHT-OF-WAY, CALL "MISS UTILITY" TOLL FREE AT (800) 257-7777 FOR UTILITY LOCATION AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.
- 6) PRIOR TO PERMIT ISSUANCE AND STARTING ANY WORK SHOWN ON THIS PLAN, THE PERMITTEE SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH THE DPIE INSPECTOR BY CALLING (301) 883-5730. AN INITIAL INSPECTION IS REQUIRED PRIOR TO FULL MASS GRADING OF THE SITE.
- 7) IN ACCORDANCE WITH SECTION 23-128, THE COUNTY'S ROAD ORDINANCE, A PROJECT SIGN SHALL BE POSTED PROMINENTLY DESCRIBING THE FOLLOWING: SUBDIVISION NAME (AS SHOWN ON PERMIT APPLICATION) -OWNER/PERMITTEE NAME-OWNER/PERMITTEE ADDRESS AND PHONE-DPW&T PERMIT NUMBER
- 8) ALL ELEVATIONS SHOWN ON THIS PLAN ARE IN ACCORDANCE WITH THE FOLLOWING: HORIZONTAL—MARYLAND COORDINATE SYSTEM (STATE PLANE GRID) BASED ON NORTH AMERICAN DATUM OF 1983 (NAD 83); NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- 9) TEMPORARY TRAFFIC CONTROL AND PERMANENT TRAFFIC SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION'S MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 10) IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO ARRANGE FOR THE ADJUSTMENT OR RELOCATION OF ALL UTILITIES.
- 11) ALL UNSUITABLE MATERIAL MUST BE REMOVED AND REPLACED WITH SUITABLE MATERIAL TO A DEPTH AS DIRECTED BY THE GEOTECHNICAL ENGINEER, THE DPW&T INSPECTOR, AND/OR THE DEPARTMENT'S ENGINEER.
- 12) EXCAVATION AND PLACEMENT OF FILL MATERIAL SHALL BE PERFORMED UNDER THE SUPERVISION OF A MARYLAND-LICENSED ENGINEER.
- 13) THE PERMITTEE WILL BE REQUIRED TO FURNISH COMPACTION REPORTS CERTIFIED BY A MARYLAND-LICENSED ENGINEER ON EACH LAYER OF FILL MATERIAL PRIOR TO PLACING SUBSEQUENT LAYERS.
- 14) DURING THE PLACEMENT OF A STANDARD PAVEMENT SECTION, NO PAVEMENT COURSE OR STONE LIFT SHALL BE PLACED UNTIL THE UNDERLYING COURSE OR SUBGRADE IS APPROVED BY THE DPW&T INSPECTOR. THE APPROVAL SHALL EXPIRE IF TRAFFIC OR INCLEMENT WEATHER AFFECTS THE SITE PRIOR TO PAVING.

- 15) AS SOON AS THE ASPHALT BASE COURSE IS APPROVED, THE INTERMEDIATE ASPHALT COURSE SHALL BE PLACED IMMEDIATELY OVER IT TO FORM A PROTECTIVE SEAL.
- 16) TEMPORARY STREET NAME SIGN INSTALLATION AND MAINTENANCE IS THE OBLIGATION OF THE PERMITTEE ONCE BASE PAVING IS COMPLETED.
- 17) WHERE ROADWAY CONSTRUCTION IS ON OR IN THE VICINITY OF AN EXISTING ROAD, IN-KIND PAVEMENT MARKING AND STRIPING REPLACEMENT (E.G., THERMOPLASTIC, PAINTED, ETC.) ARE REQUIRED. ALSO, APPROPRIATE PAVEMENT MARKING AND STRIPING SHALL BE PROVIDED IN THE AREA OF PAVEMENT WIDENING AND/OR RECONSTRUCTION AND/OR OVERLAY OF AN EXISTING ROAD.
- 18) SAW CUT AND MILL A 2-INCH DEEP, 10-FOOT-WIDE NOTCH AT EXISTING EDGE OF PAVEMENT WHERE IT IS NECESSARY TO CONNECT TO OR TO EXTEND AN EXISTING ROAD. OVERLAY AT POINT OF TIE-IN TO ENSURE A SMOOTH TRANSITION AND POSITIVE DRAINAGE.
- 19) WHERE IT IS NECESSARY TO WIDEN AN EXISTING ROAD, AND MILLING AND OVERLAY REQUIREMENTS HAVE BEEN WAIVED OR REDUCED, THE WIDENING AND THE EDGE TREATMENT OF EXISTING ROAD SHALL BE CONSTRUCTED IN ACCORDANCE WITH DPW&T STANDARD NO.300.20 UNLESS OTHERWISE DIRECTED BY THE DEPARTMENT.
- 20) ALL RESIDENTIAL ROADWAY FILLET RADII SHALL BE AT LEAST 37 FEET, UNLESS OTHERWISE NOTED. ROADWAYS WITH HIGHER CLASSIFICATION REQUIRE 45 FEET AND/OR 50 FEET RADII.
- 21) AN UNDERDRAIN SYSTEM IS REQUIRED FOR THE FULL LENGTH OF ALL PROPOSED AND MODIFIED ROADWAYS, ON BOTH SIDES, AND TO THE LIMITS OF THE PERMIT SHOWN ON THIS PLAN.
- 22) ALL CURB AND GUTTER SHALL BE CONSTRUCTED IN ACCORDANCE WITH DPW&T STANDARDS NO.300.01 THROUGH 300.04 UNLESS OTHERWISE DIRECTED BY THE DEPARTMENT.
- 23) BRICK CHANNELIZATION IS REQUIRED IN ALL PUBLIC DPW&T STORM DRAIN STRUCTURES. CONCRETE CHANNELIZATION IS NOT ALLOWED.
- 24) POSITIVE DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE AREA COVERED BY THIS PERMIT AND THROUGH ADJACENT PROPERTY FRONTAGES.
- 25) ALL UNPAVED AREAS WITHIN THE RIGHT-OF-WAY SHALL BE SODDED.
- 26) ALL SIDEWALK RAMP SHOWN ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH DPW&T STANDARDS 300.05 THROUGH 300.10 AND SHALL COMPLY WITH THE LATEST REVISION TO THE FEDERAL ACCESSIBILITY GUIDELINES OF THE AMERICANS WITH DISABILITIES ACT.
- 27) ALL SIDEWALKS SHOWN ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST DPW&T STANDARDS AND SHALL COMPLY WITH THE LATEST REVISION TO THE FEDERAL ACCESSIBILITY GUIDELINES OF AMERICANS WITH DISABILITIES ACT.
- 28) ALL SIDEWALKS (EXCEPT AS NOTED HEREIN) ARE TO BE CONSTRUCTED BY THE SITE DEVELOPER.
- 29) SIDEWALKS ALONG FRONTAGES OF OPEN-SPACE PARCELS AND THOSE NOT COVERED BY A SINGLE-FAMILY BUILDING PERMIT SHALL BE CONSTRUCTED UNDER THIS STREET CONSTRUCTION PERMIT.
- 30) THE WIDTH OF A RESIDENTIAL DRIVEWAY APRON AT THE PROPERTY LINE SHALL NOT BE LESS THAN THE WIDTH OF THE ONSITE PARKING PAD AT ITS WIDEST POINT, A MAXIMUM WIDTH OF 20 FEET, AND A MINIMUM WIDTH OF 10 FEET. A RESIDENTIAL DRIVEWAY APRON FLARE SHALL NOT BE CONSTRUCTED CLOSER THAN 3.5 FEET TO THE NEAREST ABUTTING PROPERTY LINE.
- 31) ALL DRIVEWAY APRONS ARE TO BE CONSTRUCTED BY THE SITE DEVELOPER.

DEVELOPER

- 32) ENSURE THAT STREET TREES ARE NO CLOSER THAN 1 FOOT TO THE RIGHT-OF-WAY LINE, IN AN OPEN SPACE SECTION CONFIGURATION, AND NO CLOSER THAN 15 FEET FROM STREET LIGHT OR POLE, AND OF APPROPRIATE HEIGHT SO AS NOT TO INTERFERE WITH EXISTING OR PROPOSED OVERHEAD UTILITY LINES. ALL STREETSCAPE PLANTING SHALL BE IN ACCORDANCE WITH DPW&T STANDARDS 600.01 THROUGH 600.20 UNLESS DIRECTED OTHERWISE BY THE DEPARTMENT.
- 33) PAVEMENT QUALITY CONTROL AND CORING WILL BE REQUIRED OF THE PERMITTEE FOR ALL PAVEMENT COURSES USING THE FOLLOWING PROCESS:
 - a. PRIOR TO PAVING, PERMITTEE/PAVING CONTRACTOR SHALL ELECTRONICALLY NOTIFY INSPECTOR OF PAVING DATES (FAX CAN OCCASIONALLY BE ACCEPTED), AND PROVIDE INFORMATION NEEDED FOR CORE TESTING REQUEST (CTR FORM #1). DPW&T INSPECTOR FILLS OUT THE CTR FORM THEN SENDS IT TO THE MATERIALS LAB.
 - b. CONTRACTORS, WHO ARE NEW TO THE MATERIALS LAB, SHALL ELECTRONICALLY SUBMIT QC PLANS TO IT, AND ARRANGE TO BE INITIATED BY IT PRIOR TO PAVING.
 - c. THE PERMITTEE/PAVING CONTRACTOR MUST PROVIDE A MD-CERTIFIED FIELD TECHNICIAN FOR DAILY QUALITY CONTROL (QC) TESTING DURING THE ENTIRE PAVING OPERATION (NOT JUST ITS END). FIELD TECHNICIAN SHALL BE A DEQUATELY EQUIPPED WITH A PHONE, CALIBRATED THERMOMETER, AND A CALIBRATED THIN-LIFT DENSITY GAUGE FOR QC AND INSPECTOR-REQUESTED TESTING.
 - d. HMA DENSITY GAUGES SHALL BE VALIDATED AND CALIBRATED DAILY (SHA 504.03.10. A.2), SO THEIR READINGS CAN BE ACCEPTED FOR COURSE PLACED WITH A TOTAL TONNAGE UNDER 200 TONS OR ACCEPTABLE THICKNESS UNDER 1.2' DUE TO PATCHING, WEDGE & LEVELING, BRIDGE DECKS, ... ETC.
 - e. FIELD TECH. SHALL CALL THE MATERIALS LAB WITH DATE & TIME OF CORE CUTTING SO IT CAN BE WITNESSED, AND CORES & HMA SAMPLES CAN BE RECEIVED ON SITE BY A LAB INSPECTOR.
 - f. INSPECTOR RANDOMLY SELECTS & MARKS CORE LOCATIONS IN THE FIELD; NOTES THEM DOWN ON THE CTR STATING STREET'S NAME AND ADDRESS, LOT #, STA #, OR DISTANCE FROM NEAREST INTERSECTION; THEN FAXES THE CTR AGAIN TO THE LAB, AND GIVES TO FIELD TECH BOXES FOR ONLY PR. GEORGE'S COUNTY HMA SAMPLES.
 - g. FIELD TECH. SHALL CHECK DELIVERY TICKETS FOR COUNTY-REQUIRED INFO, COLLECT AT LEAST ONE BEHIND-THE-PAVER HMA SAMPLE/MIX/DAY, AND CUT AT LEAST 5 CORES/MIX/DAY BUT NO LESS THAN 2 CORES FROM EACH STREET, UNLESS OTHERWISE INSTRUCTED BY AN INSPECTOR; THEN HAND OVER THE SAMPLES TO DPWT INSPECTOR NO LATER THAN ONE (1) BUSINESS DAY FROM THE PAVING.
 - h. IF, AT THE LAB'S DISCRETION, THE CORES' CUTTING IS NOT WITNESSED, CORES SHALL BE RECEIVED IN THE LAB, IN ONE BUSINESS DAY FROM PAVING, AS LONG AS THEY ARE NUMBERED AND WELL IDENTIFIED ON FORM #2 BY: PROJECT NAME, STREET NAME, CORE LOCATION, PAVING DATE, CORING DATE, MIX CODE, ... ETC. IF NOT PROPERLY IDENTIFIED, CORES WILL NOT BE ACCEPTED.
 - i. IF, AT THE LAB'S DISCRETION, A BEHIND-THE-PAVER HMA SAMPLE IS NOT RECEIVED ON SITE, IT SHALL BE RECEIVED IN THE LAB ALONG WITH CERTIFIED DELIVERY TICKETS, IN ONE (1) BUSINESS DAY, AND BE IDENTIFIED BY: PROJECT NAME, SAMPLING LOCATION, PAVING DATE, & STATE MIX DESIGNATION. IF NOT PROPERLY LABELED, HMA SAMPLES WILL NOT BE ACCEPTED.
 - j. IF CORES ARE TESTED AT AN INDEPENDENT THIRD PARTY'S TESTING LAB, THAT LAB MUST BE AASHTO ACCREDITED FOR SPECIFIC TESTS, AND BE INITIATED BY THE MATERIALS LAB, WHICH SHALL BE NOTIFIED (FAX CAN OCCASIONALLY BE ACCEPTED), OF THE TESTING DATE & TIME SO IT MAY WITNESS THE 3RD PARTY TESTING.
 - k. CORE RESULTS SHALL BE REPORTED ON CORE ANALYSIS (FORM #2), E-MAILED TO MATERIALS LAB & INSPECTOR NO LATER THAN ONE BUSINESS DAY FROM TESTING (ONE DAY FROM CUTTING FOR COMPANION CORES), AND MAILED OUT TO PERMITTEE.
 - l. FIELD TECHNICIANS AND THIRD PARTY TESTING LABS SHALL MAINTAIN A LOG OF THEIR TEST RESULTS, RECOMMENDATIONS, AND ACTIONS TAKEN TO CORRECT THE PROBLEMS, IF ANY. THE LOG SHALL BE AVAILABLE TO DPW&T FOR REVIEW UPON ANY DPW&T INSPECTOR'S REQUEST.

- 34) PERMITTEE SHALL SUBMIT PROPERTY CORNER CERTIFICATIONS AND UTILIZE METAL PROPERTY MARKERS PER PRINCE GEORGE'S COUNTY CODE, SECTION 24-120, PRIOR TO ACCEPTANCE OF STREETS.
- 35) WASHINGTON SUBURBAN SANITARY COMMISSION
200 FOOT SHEET NO.: 205NE03
- 36) DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION SITE CONCEPT APPROVAL NUMBER: N/A
- 37) SEDIMENT CONTROL APPROVAL NUMBER: N/A
- 38) PRELIMINARY PLAN APPROVAL NUMBER: N/A
- 39) RECORD PLAT RECORDING NUMBER: N/A
- 40) APPROVED STREET GRADE ESTABLISHMENT INFORMATION: N/A
- 41) AT THE TIME OF PERMIT RELEASE, THE FOLLOWING MINIMUM SUBMITTAL REQUIREMENTS WHERE APPLICABLE SHALL APPLY:
 - WASHINGTON SUBURBAN SANITARY COMMISSION PAVING CLEARANCE CERTIFICATION;
 - BITUMINOUS CONCRETE CORE CERTIFICATIONS, ALL PAVEMENT COURSES;
 - PROPERTY MARKER CERTIFICATION;
 - DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION LETTER APPROVING STORM DRAIN AS-BUILT;
 - TREE APPROVAL AND TREE BOND POSTED, IF NECESSARY;
 - STREET LIGHT PROOF OF PAYMENT (MUST BE ACCOMPANIED BY A MEMORANDUM FROM DPW&T'S TRAFFIC SAFETY DIVISION ACCEPTING THE PROOF OF PAYMENT); AND
 - PROOF/STATEMENT THAT ALL FINANCIAL MATTERS HAVE BEEN SETTLED.
- 42) THE PERMITTEE IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL TRAFFIC SIGNS, TRAFFIC SIGNALS, AND ROADWAY MARKINGS FOR ROADWAY IMPROVEMENTS ON SUBDIVISION ACCESS ROADS WHICH INCLUDE ARTERIAL, COLLECTOR, INDUSTRIAL, AND ANY NECESSARY OFFSITE CONDITIONS WHICH REQUIRE ROADWAY IMPROVEMENTS. THE DESIGN AND/OR CONSTRUCTION DRAWINGS SHALL BE INCLUDED ALONG WITH THE PERMIT PLANS, AND SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT'S TRAFFIC SAFETY DIVISION PRIOR TO PERMIT ISSUANCE.
- 43) THE PERMITTEE IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL TRAFFIC MARKINGS, TRAFFIC SIGNALS, IF REQUIRED, AND PAYMENT OF FEE FOR STREET NAME SIGNS ON INTERNAL SUBDIVISION STREETS. TRAFFIC SIGNS WILL BE FURNISHED AND INSTALLED BY THE COUNTY.
- 44) ALL CONCRETE PIPE SYSTEMS 48 INCHES OR LESS SHALL BE INSPECTED WITH A VIDEO CAMERA AS PART OF THE FINAL "AS BUILT" CONSTRUCTION REQUIREMENT
- 45) INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATIONS AND ELEVATIONS OF THE UTILITIES BY DIGGING TEST PITS AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF CLEARANCES ARE LESS THAN SPECIFIED, CONTACT THE ENGINEER, AND THE OWNER OF OTHER INVOLVED UTILITY BEFORE PROCEEDING WITH CONSTRUCTION.
- 46) ALL STORM DRAIN PIPES MUST HAVE A MINIMUM OF 1 FOOT COVER.
- 47) ALL INLET TOP SLAB FRONT FACES SHALL BE PAINTED WITH THE FOLLOWING CHESAPEAKE BAY DRAINAGE, "DON'T DUMP" (STANDARD 82.0).
- 48) CONTRACTORS SHALL ADJUST ALL EXISTING UTILITIES AS NEEDED TO CONSTRUCT PROPOSED ROAD IMPROVEMENTS. ADJUSTMENTS MAY INCLUDE BUT NOT LIMITED TO MANHOLE COVERS, VALVES, FIRE HYDRANTS, STORM DRAIN INLETS, STREET LIGHTS, TRAFFIC SIGNALS STRUCTURES, UTILITY POLES, SIDEWALKS, BURIED UTILITY CONDUIT AND PIPES

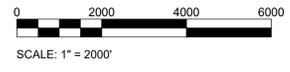
NOTES:

1. SURVEY FOR TOPOGRAPHY, UTILITIES, AND STRUCTURES PROVIDED BY JOHNSON BERNAT ASSOCIATES, INC. DATED: 5/25/2022. HORIZONTAL DATUM: MARYLAND STATE PLANE NAD 83. VERTICAL DATUM: NAVD 88. ADDITIONAL TOPOGRAPHY, ROAD, AND BUILDING DATA FROM PG GIS DATED: 2021.
 2. LIMIT OF DISTURBANCE: 4779 SF
 3. CUT:
 4. FILL:
 5. SPOIL:
 6. SPOIL TO BE DISPOSED OF AT AN APPROVED LANDFILL OR DISPOSAL SITE
- OWNER/APPLICANT: CITY OF MOUNT RAINIER
TAX ID: ROW
ADDRESS: PERRY ST. AND 31ST ST. MOUNT RAINIER, MD 20712
PARCEL/SITE AREA: ROW
TAX ACCOUNT #: ROW
EXISTING ZONING: WSSC GRID: 205NE03
MAX CUT/FILL DEPTH: 3 FT
EXISTING IMPERVIOUS COVER: 0.39 AC
WATERSHED NAME: UPPER ANACOSTIA WATERSHED
DNR 12-DIGIT DESIGNATOR: 021402050808
MDE 8-DIGIT DESIGNATOR: 02140205
NRI #: N/A
WCO #: N/A
TMDLS: NITROGEN, PHOSPHOROUS, TSS, BOD, PCBs AND BACTERIA
HIGHLY ERODIBLE SOILS: N/A
STEEP SLOPES: N/A
TIER II WATERSHED: N/A
100 YEAR FLOODPLAIN: N/A

STANDARD STABILIZATION NOTE

STABILIZATION PRACTICES ON ALL PROJECTS MUST BE IN COMPLIANCE WITH THE REQUIREMENTS OF COMAR 26.17.1.08 G REGULATIONS BY JANUARY 9, 2013, REGARDLESS OF WHEN AN EROSION AND SEDIMENT CONTROL PLAN WAS APPROVED. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN: THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (1:1) AND SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.

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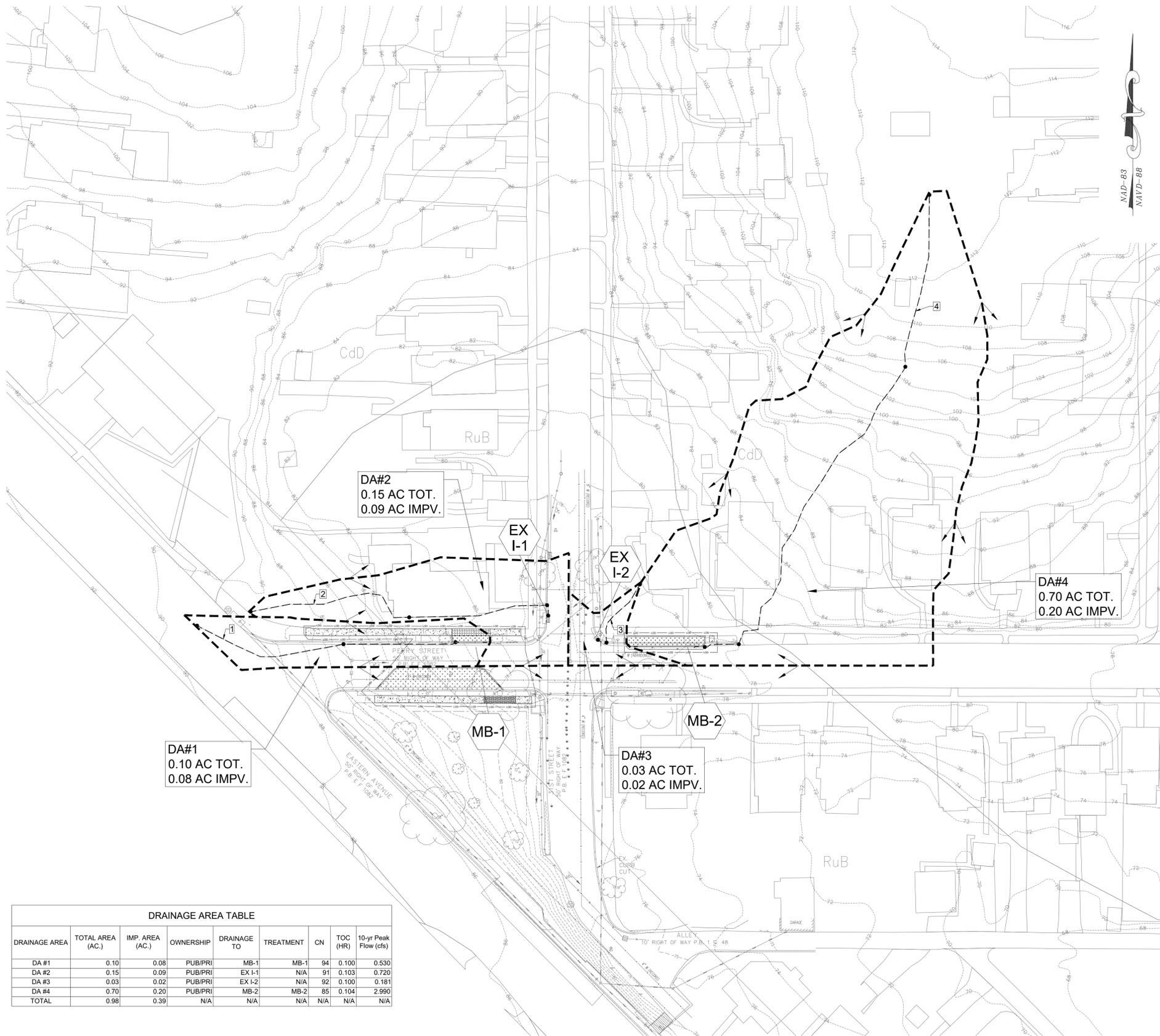
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REV. NO.	DATE	REVISIONS PRIOR TO APPROVAL

COVER SHEET
FOR CONCEPT ONLY

31ST ST. AND PERRY ST. PHASE II
MOUNT RAINIER, MD, 20712
DISTRICT 2
PRINCE GEORGE'S COUNTY, MARYLAND

ISSUE:	DATE: 05/22/25
SCALE: 1" = 2000'	SHEET: 1 OF 4
FILE NO:	C-0.00
DRAFTED: SB	
CHECKED:	



LEGEND:

- EX. ROADS
- EX. BUILDING
- EX. CURB
- EX. GUTTER
- EX. PROPERTY LINE
- EX. SIDEWALK
- EX. HANDRAIL
- EX. WIRE FENCE
- SD— EX. STORM DRAIN
- OHE&T— EX. OVERHEAD UTILITY
- 21— EX. CONTOUR
- S— EX. SANITARY SEWER LINE
- W— EX. UNDERGROUND WATER
- EX.GAS— EX. GAS
- ⊙ EX. UTILITY POLE
- ⊙ EX. BOLLARD
- ⊙ EX. WATER MANHOLE
- ⊙ EX. SANITARY SEWER MANHOLE
- ⊙ EX. STORM DRAIN CURB INLET
- ⊙ EX. STORM DRAIN GRATE INLET
- ⊙ EX. SIGN
- ⊙ EX. FIRE HYDRANT
- ⊙ EX. WATER VALVE
- ⊙ EX. GAS VALVE
- ⊙ EX. STORM DRAIN MANHOLE
- ⊙ EX. TREE
- ⊙ EX. SANITARY CLEANOUT
- ⊙ EX. WATER METER
- 72— PROP. CONTOUR
- 100— LIMIT OF DISTURBANCE
- ▨ PROP. CONCRETE
- ▨ PROP. BMP
- ▨ PROP. LANDSCAPE AREA
- ▨ PROP. FLEXIPAVE
- ▨ PROP. SILVA CELLS UNDER PAVEMENT
- — — — — DRAINAGE DIVIDE
- ↔ DRAINAGE DIVIDE FLOW ARROWS
- — ● TOC FLOW PATH

TIME OF CONCENTRATION KEYNOTES:

- 1** DA#1 TOC = 0.100 hrs
89' SHEET FLOW, CONCRETE @ 4.5%
65' CHANNEL FLOW, CONCRETE @ 8.5%
- 2** DA#2 TOC = 0.102 hrs
100' SHEET FLOW, GRASS-RANGE SHORT @ 7.5%
57' SHALLOW CONCENTRATED FLOW, UNPAVED @ 4.4%
23' SHALLOW CONCENTRATED FLOW, PAVED @ 8.7%
7' CHANNEL FLOW, CONCRETE @ 1.0%
- 3** DA#3 TOC = 0.100 hrs
41' SHEET FLOW, CONCRETE @ 3.8%
7' CHANNEL FLOW, CONCRETE @ 1.7%
- 4** DA#4 TOC = 0.104 hrs
100' SHEET FLOW, GRASS-RANGE SHORT @ 8.0%
194' SHALLOW CONCENTRATED FLOW, UNPAVED @ 10.5%
194' SHALLOW CONCENTRATED FLOW, PAVED @ 14.3%
20' CHANNEL FLOW, CONCRETE @ 4.0%

NOTES:

1. TOPOGRAPHY AND SURVEY FOR STRUCTURES AND SPOT ELEVATIONS PROVIDED BY JOHNSON BERNAT ASSOCIATES, INC., DATED: MAY 2022. HORIZONTAL DATUM: MARYLAND STATE PLANE NAD 83. VERTICAL DATUM: NAVD 88. ADDITIONAL TOPOGRAPHY FROM PG GIS DATED: 2021.
2. REFER TO C-1.02 - EXISTING CONDITIONS PLAN FOR STORM DRAIN STRUCTURE INFORMATION.
3. TOC LINE DOTS DEMARCATHE THE BEGINNING AND END OF THE TOC FLOW PATH AS WELL AS ANY CHANGES IN FLOW TYPE.

SOILS:

CdD - CHRISTIANA-DOWNER-URBAN LAND COMPLEX, 5-15% SLOPES (HSG:D)
RuB - RUSSETT-CHRISTIANA-URBAN LAND COMPLEX, 0-5% SLOPES (HSG:D)

DRAINAGE AREA TABLE								
DRAINAGE AREA	TOTAL AREA (AC.)	IMP. AREA (AC.)	OWNERSHIP	DRAINAGE TO	TREATMENT	CN	TOC (HR)	10-yr Peak Flow (cfs)
DA #1	0.10	0.08	PUB/PR	MB-1	MB-1	94	0.100	0.530
DA #2	0.15	0.09	PUB/PR	EX I-1	N/A	91	0.103	0.720
DA #3	0.03	0.02	PUB/PR	EX I-2	N/A	92	0.100	0.181
DA #4	0.70	0.20	PUB/PR	MB-2	MB-2	85	0.104	2.990
TOTAL	0.98	0.39	N/A	N/A	N/A	N/A	N/A	N/A



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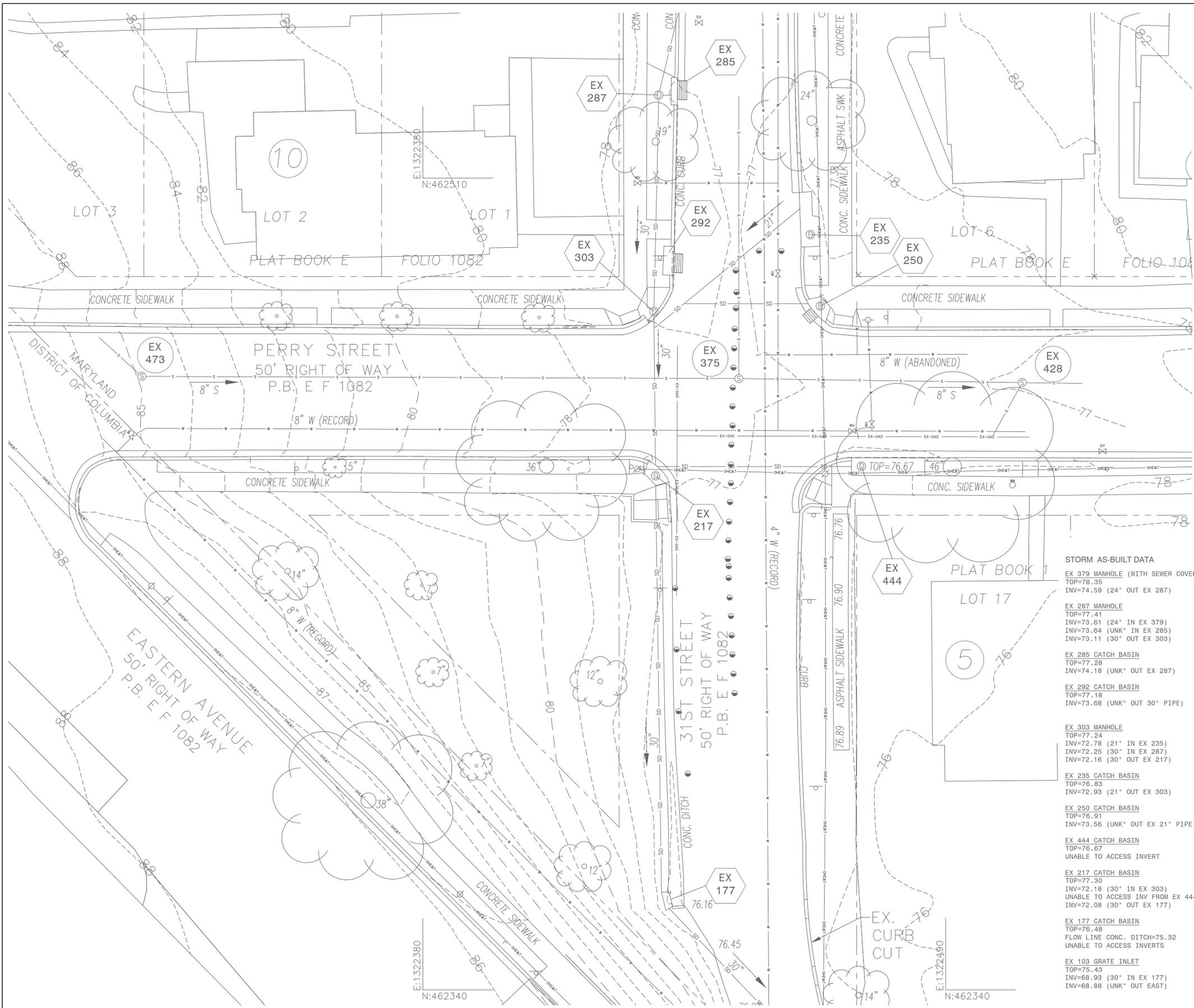
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REV. NO.	DATE	REVISIONS PRIOR TO APPROVAL

DRAINAGE AREA PLAN
FOR CONCEPT ONLY

31ST ST. AND PERRY ST. PHASE II
MOUNT RAINIER, MD, 20712
DISTRICT 2
PRINCE GEORGE'S COUNTY, MARYLAND

ISSUE:	DATE: 05/22/25
SCALE: 1" = 30'	SHEET: 2 OF 4
FILE NO:	C-1.01
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- LEGEND:**
- EX. ROADS
 - EX. BUILDING
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 - ⊙ EX. WATER VALVE
 - ⊙ EX. GAS VALVE
 - ⊙ EX. STORM DRAIN MANHOLE
 - ⊙ EX. TREE
 - ⊙ EX. SANITARY CLEANOUT
 - ⊙ EX. WATER METER

STORM AS-BUILT DATA

EX 379 MANHOLE (WITH SEWER COVER)
 TOP=78.35
 INV=74.59 (24" OUT EX 287)

EX 287 MANHOLE
 TOP=77.41
 INV=73.61 (24" IN EX 379)
 INV=73.64 (UNK" IN EX 285)
 INV=73.11 (30" OUT EX 303)

EX 285 CATCH BASIN
 TOP=77.28
 INV=74.18 (UNK" OUT EX 287)

EX 292 CATCH BASIN
 TOP=77.18
 INV=73.68 (UNK" OUT 30" PIPE)

EX 303 MANHOLE
 TOP=77.24
 INV=72.78 (21" IN EX 235)
 INV=72.25 (30" IN EX 287)
 INV=72.16 (30" OUT EX 217)

EX 235 CATCH BASIN
 TOP=76.83
 INV=72.93 (21" OUT EX 303)

EX 250 CATCH BASIN
 TOP=76.91
 INV=73.56 (UNK" OUT EX 21" PIPE)

EX 444 CATCH BASIN
 TOP=76.67
 UNABLE TO ACCESS INVERT

EX 217 CATCH BASIN
 TOP=77.30
 INV=72.18 (30" IN EX 303)
 UNABLE TO ACCESS INV FROM EX 444
 INV=72.08 (30" OUT EX 177)

EX 177 CATCH BASIN
 TOP=76.48
 FLOW LINE CONC. DITCH=75.32
 UNABLE TO ACCESS INVERTS

EX 103 GRATE INLET
 TOP=75.43
 INV=68.93 (30" IN EX 177)
 INV=68.88 (UNK" OUT EAST)

SEWER AS-BUILT DATA

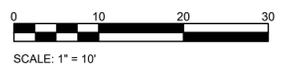
EX 476
 TOP=84.90
 INV=79.06 (8" TYPE UNKW. CL CHANNEL OUT EX 375)

EX 375
 TOP=77.30
 INV=70.05 (8" TYPE UNKW. CL CHANNEL OUT EX 728)

EX 428
 TOP=77.08
 INV=69.37 (8" TYPE UNKW. CL CHANNEL OUT EAST)

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.



EXISTING CONDITIONS PLAN
 FOR CONCEPT ONLY

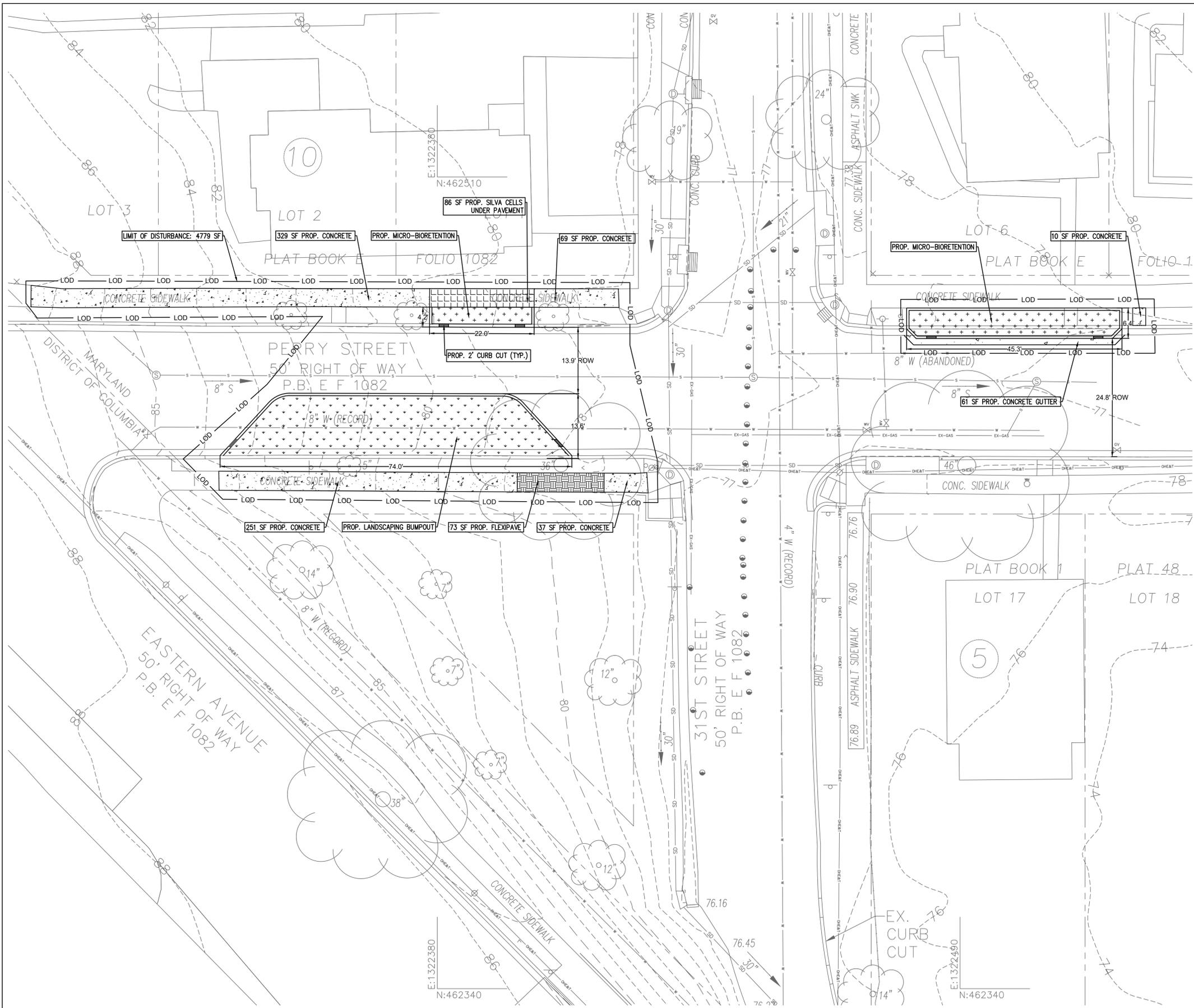
31ST ST. AND PERRY ST. PHASE II

MOUNT RAINIER, MD, 20712
 DISTRICT 2
 PRINCE GEORGE'S COUNTY, MARYLAND

ISSUE:	DATE: 05/22/25
SCALE: 1" = 20'	SHEET: 3 OF 4
FILE NO:	C-1.02
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LOW IMPACT DEVELOPMENT CENTER
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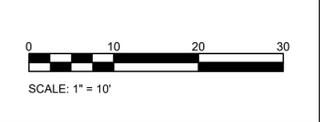
REV. NO.	DATE	REVISIONS PRIOR TO APPROVAL



NAD-88
 NAVD-88

- LEGEND:**
- EX. ROADS
 - EX. BUILDING
 - EX. CURB
 - EX. GUTTER
 - EX. PROPERTY LINE
 - EX. SIDEWALK
 - EX. HANDRAIL
 - EX. WIRE FENCE
 - SD— EX. STORM DRAIN
 - OHE&T— EX. OVERHEAD UTILITY
 - 21— EX. CONTOUR
 - S— EX. SANITARY SEWER LINE
 - W— EX. UNDERGROUND WATER
 - EX.GAS— EX. GAS
 - ⊙ EX. UTILITY POLE
 - ⊙ EX. BOLLARD
 - ⊙ EX. WATER MANHOLE
 - ⊙ EX. SANITARY SEWER MANHOLE
 - ⊙ EX. STORM DRAIN CURB INLET
 - ⊙ EX. STORM DRAIN GRATE INLET
 - ⊙ EX. SIGN
 - ⊙ EX. FIRE HYDRANT
 - ⊙ EX. WATER VALVE
 - ⊙ EX. GAS VALVE
 - ⊙ EX. STORM DRAIN MANHOLE
 - ⊙ EX. TREE
 - ⊙ EX. SANITARY CLEANOUT
 - ⊙ EX. WATER METER
 - 72— PROP. CONTOUR
 - LOD— LIMIT OF DISTURBANCE
 - ▨ PROP. CONCRETE
 - ▨ PROP. BMP
 - ▨ PROP. LANDSCAPE AREA
 - ▨ PROP. FLEXIPAPE
 - ▨ PROP. SILVA CELLS UNDER PAVEMENT

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REV. NO.	DATE	REVISIONS PRIOR TO APPROVAL

**SITE AND STORMWATER
 MANAGEMENT PLAN**
 FOR CONCEPT ONLY

31ST ST. AND PERRY ST. PHASE II
 MOUNT RAINIER, MD, 20712
 DISTRICT 2
 PRINCE GEORGE'S COUNTY, MARYLAND

ISSUE:	DATE: 05/22/25
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