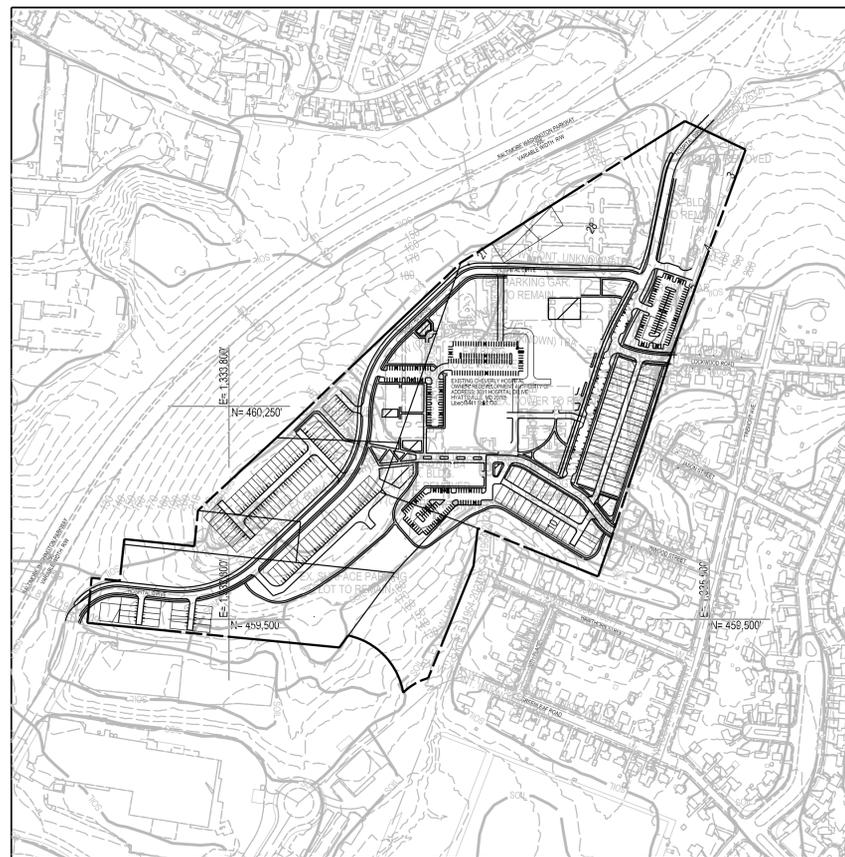
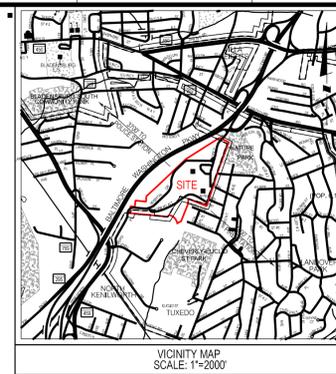


STORMWATER MANAGEMENT PLAN CHEVERLY HOSPITAL REDEVELOPMENT



GENERAL NOTES

- SITE DATA:**
TAX ID: 0161810
ADDRESS: 3001 HOSPITAL DR, LANDOVER, MD 20785
ACREAGE: 44.18675
FLOODPLAIN ACREAGE: N/A
DISTURBED AREA: 33.08 AC.
EX. IMPERVIOUS AREA: 18.18 (54.9%)
PR. IMPERVIOUS AREA: 19.11 (57.8%)
- EXISTING ZONE: OGO, RSP-65
- WSSC GRID: MAP: 204NE05
- TAX MAP: 58, F1
- WATERSHED NAME: ANACOSTIA RIVER
- NRI EQUIVALENCY: NRI/SP: 122-2023.
TCPII EXEMPTION: N/A
- ENVIRONMENTAL INFORMATION:**
SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA
SITE CONTAINS HIGHLY ERODIBLE SOILS
SITE CONTAINS STEEP SLOPES
SITE IS WITHIN WATERSHED WITH TMDL FOR SEDIMENT
SITE IS NOT WITHIN TIER II WATERSHED
NO WETLANDS ARE PRESENT ON SITE
100-YEAR FLOODPLAIN IS NOT PRESENT ON SITE
- SOURCE OF ON-SITE TOPOGRAPHY: AERIAL TOPOGRAPHY FROM MCKENZIE SNYDER, MARCH 2023
SOURCE OF OFF-SITE TOPOGRAPHY: M-NCPPC GIS.

SCALE: 1" = 300'
NAD 83 / NGVD 29

STORMWATER CONCEPT LEGEND

PG 10/08

NATURAL FEATURES	
100 YEAR FLOODPLAIN LIMITS (SOURCE: FPS 201010)	FP
100 YEAR FLOODPLAIN BUFFER	FPB
EXISTING TREE LINE	WT
NON-TIDAL WETLANDS BOUNDARY (SOURCE: FIELD DELINEATION)	WL
NON-TIDAL WETLANDS BUFFER	WB
PRIMARY MANAGEMENT AREA	PMA
PROPERTY BOUNDARY	
SOILS BOUNDARY/SOILS LABEL / SOIL TYPE (SOURCE: USDA SOIL SURVEY OF PRINCE GEORGE'S COUNTY 1967)	AdB2 / C1 "C/D"
STEEP SLOPES - GREATER THAN 15%	
STEEP SLOPES - GREATER THAN 25%	
STREAM BUFFER	SB
WATERS OF THE US (JURISDICTION AS LABELED)	BEGIN INTERMITTENT+ STREAM BEGIN EPHEMERAL STREAM
DRAINAGE DIVIDE	EXISTING: SD PROPOSED: 15" RCP
STORM DRAIN	EX 15" RCP SD / 15" RCP
WATER	EX 8" W / 8"W
SANITARY SEWER	EX 8" SAN / 8"S
BUILDINGS	FF=123.45
CURB AND GUTTER	EX CONC C&G / CONC C&G
MICRO-BIORETENTION DEVICE	MBR

INDEX OF SHEETS

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PROPOSED SWM DRAINAGE AREA MAP	5
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DETAILS	11-12



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Engineering
Surveying
Planning
Environmental Sciences

NO. REVISIONS BY DATE

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 1-800-251-7777. 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.

OWNER / DEVELOPER / APPLICANT

PROFESSIONAL CERTIFICATION
I 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. EXPIRATION DATE: _____
LICENSE NO. _____

COVER SHEET

SITE DEVELOPMENT CONCEPT PLAN
CHEVERLY HOSPITAL
PRINCE GEORGE'S GENERAL HOSPITAL
3007 HOSPITAL DR, MD 20785
BLADENSBURG (2ND) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP
58, F1

ZONING CATEGORY:
M-UH

WSSC 200' SHEET
204NE05

SITE DATA
HORIZONTAL: NAD 83
VERTICAL: NAVD 29

DATE: 3/11/2025

DESIGNED: JW

1" = 300'

TECHNICIAN: SM

SHEET 1

CHECKED: JRM

OF 12

CAD STD'S: ORD / NCS

PROJECT NO.
0184-58-00



DEPARTMENT PERMIT NUMBER

SIT-00083-2024

ESD FACILITIES SPECIFICATIONS

THE SPECIFICATIONS FOR THIS PROJECT ARE BASED ON PRINCE GEORGE'S COUNTY, DEPARTMENT OF PUBLIC WORKS 'SPECIFICATIONS AND STANDARDS FOR ROADWAYS AND BRIDGES, SECTION II, TECHNICAL SPECIFICATIONS' NOT ALL OF THE ITEMS BELOW ARE APPLICABLE TO A SPECIFIC DEVICE, BUT WILL BE USED FOR AS NEEDED AS REQUIRED FOR THE DEVICE TO BE INSTALLED.

THE PRINCE GEORGE'S COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANS-PORTATION THE DEPARTMENT HAS ADOPTED PART III, TECHNICAL REQUIRE-MENTS OF THE MARYLAND DEPARTMENT OF TRANSPORTATION (MDOT) STATE HIGHWAY ADMINISTRATION'S STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS DATED JANUARY 2001. AS THE DEPARTMENT'S SPECIFICATIONS AND STANDARDS FOR ROADWAYS AND BRIDGES (SPECIFICATIONS AND STANDARDS).

THE DEPARTMENT ALSO INCORPORATES BY REFERENCE ANY FUTURE SUPPLE-MENTS, REVISIONS, OR OTHER AMENDMENTS TO PART III OF THE MSHA STANDARD SPECIFICATIONS ISSUED AFTER JANUARY 2001. SECTION II OF THE DEPARTMENT'S SPECIFICATIONS AND STANDARDS INCLUDING MINOR MODIFICA-TIONS TO THE MSHA STANDARD SPECIFICATIONS BY DELETING, ADDING, OR REVISING CERTAIN PROVISIONS TO MAKE THEM APPLICABLE FOR USE WITHIN PRINCE GEORGE'S COUNTY.

THE ITEMS BELOW REFER TO THE MARYLAND DEPARTMENT OF TRANSPORT-ATION STATE HIGHWAY ADMINISTRATION STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS DATED JULY 2008 (MDOT) FOR ALL SPECIFICATIONS FOR THE WORK. THE MDOT SPECIFICATIONS REFERENCED BELOW ARE OFFERED FOR THE CONVENIENCE OF THE CONTRACTOR AND THE ENTIRE MDOT SPECIFICATION SHALL APPLY TO THE WORK. REFER TO THE DESIGN PLANS FOR ALL GRAPHIC DETAILS AND NOTATIONS RELATED TO THE BELOW ITEMS.

PRE-CONSTRUCTION MEETING:
CONTACT COUNTY INSPECTOR AT 301- AND SET UP PRECONSTRUCTION MEETING AT LEAST 48 HOURS IN ADVANCE OF STARTING CONSTRUCTION.

MOBILIZATION:
CONSTRUCTION PREPARATORY OPERATIONS THAT INCLUDE THE MOVE-MENT OF PERSONNEL AND EQUIPMENT TO THE PROJECT SITE IN ACCORDANCE WITH MDOT SECTION 108.

TIMING:
AN ESD FACILITY SHALL NOT BE PLACED IN SERVICE UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED AND THE INSTALL-ATION APPROVED BY THE COUNTY INSPECTOR. PROVISIONS FOR SEDIMENT CONTROL SHALL BE IN PLACE AS SPECIFIED WITHIN THE SEDIMENT CONTROL PLAN. DELIVERY OF MATERIALS SUCH AS SOIL MEDIA, PLANTS, GRAVEL, GEOTEXTILE FABRIC, AND UNDERDRAINS MUST BE COORDINATED TO AVOID STOCKPILING AND CONTAMINATION PROBLEMS. SOIL MEDIA SHOULD NOT BE DELIVERED UNTIL THE ESD FACILITY LOCATION HAS BEEN EXCAVATED OR GRADED TO THE DESIGN ELEVATIONS WITH THE GEOTEXTILE FABRIC AND UNDERDRAIN SYSTEM IN PLACE. PLANT MATERIALS SHOULD NOT BE DELIVERED UNTIL AFTER THE SOIL MEDIA HAS SETTLED AND BEEN TRIMMED TO THE PROPER GRADE ELEVATION. PRIOR TO THE INSTALLATION OF BIORETENTION SOIL MIX, UNDERDRAIN SYSTEM, SAND, GRAVEL, GEOTEXTILE FABRIC AND PLANTING MATERIAL, THE COUNTY INSPECTOR MUST APPROVE THAT THE EXCAVATION HAS BEEN PREPARED PROPERLY.

MAINTENANCE OF TRAFFIC:
MDOT SECTION 104.00. MAINTAIN TRAFFIC PATTERNS IN THE PARKING LOT WITH TRAFFIC CONES AS NECESSARY, IN ACCORDANCE WITH THIS SECTION, AND AS DIRECTED BY THE COUNTY INSPECTOR.

SALVAGED TOPSOIL AND SUBSOIL:
SALVAGE, STORE, OR FURNISH, AND PLACE TOPSOIL AND SUBSOILS AS NEEDED TO COMPLETE THE WORK IN ACCORDANCE WITH MDOT SECTION 701.

SAFETY FENCE:
AS NECESSARY FURNISH, INSTALL, AND MAINTAIN NEW OR LIKE NEW TEMPORARY ORANGE MESH CONSTRUCTION FENCE ALONG THE OUTER LIMITS OF THE ESD DEVICE. THIS FENCE IS NOT TO BE USED AS A SAFETY BARRIER AND SHALL BE MAINTAINED AT THE END OF EACH WORK DAY TO ENSURE ALL ACTIVE CONSTRUCTION AREAS ARE COMPLETELY SURROUNDED BY THE FENCE. ALL WORK SHALL BE IN ACCORDANCE WITH MDOT SECTION 104.20.

GEOTECHNICAL COMPACTION & MATERIALS TESTING:
PROVIDE GEOTECHNICAL ENGINEERING SUPPORT AS RELATED TO THE EXCAVATION AND INSTALLATION OF THE ESD.

CLEARING AND GRUBBING:
REMOVAL AND DISPOSAL OF TREES, FALLEN TIMBER AND ROTTEN WOOD, BRUSH, SHRUBS, VEGETATION, RUBBISH, FENCES, AND STRUCTURES WITHIN THE ESD DEVICE FOOTPRINT FOR REMOVAL AND DISPOSAL UNLESS OTHERWISE SPECIFIED. CLEARING OUTSIDE THE LOD INCLUDES THE REMOVAL OF RUBBISH ONLY. ALL WORK SHALL BE IN ACCORDANCE WITH THE DRAWINGS AND MDOT SECTION 101.

SALVAGED PLANTS:
SALVAGE ANY PLANT MATERIAL THAT THE CONTRACTOR BELIEVES MAY BE IMPACTED BY THE CONSTRUCTION. LANDSCAPE MATERIAL SHALL BE APPROPRIATELY CARED FOR DURING CONSTRUCTION. DISTRESSED OR DAMAGED PLANTS WITHIN THE 1-YEAR WARRANTY PERIOD SHALL BE RE-PLACED WITH SIMILAR SIZE AND TYPE AT THE SUBCONTRACTOR'S EXPENSE. ALL WORK SHALL BE IN ACCORDANCE WITH MDOT SECTION 710.

DEMOLITION:
SAW CUT AND REMOVE PAVEMENT AND BASE MATERIAL IN ACCORDANCE WITH THE DRAWINGS AND MDOT SECTION 206.

HAULING:
REMOVAL AND DISPOSAL OF ANY EXCESS MATERIAL RESULTING FROM DEMOLITION. ALL MATERIAL SHALL BE DISPOSED OF ONSITE OR AT A PROPERLY PERMITTED SITE.

SOIL STABILIZATION MATTING:
FURNISH AND INSTALL SOIL STABILIZATION MATTING AS SHOWN ON THE DRAWINGS AND IN ACCORDANCE WITH MDOT SECTION 709.

TEMPORARY SEED AND MULCH:
APPLY TEMPORARY SEED AND TEMPORARY MULCH AS NEEDED IN ACCORDANCE WITH THE DRAWINGS PER MDOT SECTION 704.

PERMANENT STABILIZATION:
STABILIZE ALL DISTURBED AREAS IN ACCORDANCE WITH THE DRAWINGS AND MDOT SECTION 705.

LANDSCAPING:
FURNISH AND INSTALL LANDSCAPE MATERIAL AS SHOWN ON THE LANDSCAPE PLAN AND PLANT LIST AND IN ACCORDANCE WITH MDOT SECTION 710.

MAINTENANCE:
THE CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTAINING PLANTS DURING THE PLANT ESTABLISHMENT PHASE. THE PERIOD OF MAINTENANCE SHALL BE ONE YEAR.

SEDIMENT CONTROL:
INSTALL AS NECESSARY. MAINTAIN FOR THE DURATION OF CONSTRU-CTION, REMOVE AND REPLACE IF NEEDED, AND FINAL REMOVAL UPON APPROVAL OF COUNTY INSPECTOR OF SILT FENCE IN ACCORDANCE WITH MDOT SECTION 308 AND APPROVED ESC PLAN.

TREE FELLING:
REMOVAL OF TREES (SHRUBS AND LANDSCAPING REMAIN) IF REQUIRED AND AT THE DIRECTION OF A LANDSCAPE ARCHITECT. ALL WORK SHALL BE IN ACCORDANCE WITH MDOT SECTION 714. STUMPS SHALL BE REMOVED OR GROUND. ALL MATERIAL SHALL BE DISPOSED OF APPROPRIATELY OFFSITE.

BRANCH PRUNING OF EXISTING TREES:
PRUNE EXISTING TREE BRANCHES WITHIN OR ADJACENT TO THE WORK AREA THAT THE CONTRACTOR BELIEVES MAY BE IMPACTED BY THE CONSTRUCTION. THE LANDSCAPE ARCHITECT SHALL APPROVE ANY PRUNING PRIOR TO WORK OCCURRING. ALL WORK SHALL BE IN ACCOR-DANCE WITH MDOT SECTION 712.

ROOT PRUNING OF EXISTING TREES:
PRUNE EXISTING TREE ROOTS WITHIN OR ADJACENT TO THE WORK AREA THAT THE SUBCONTRACTOR EXPOSES OR BELIEVES MAY BE IMPACTED BY THE CONSTRUCTION. THE LANDSCAPE ARCHITECT SHALL APPROVE ANY PRUNING PRIOR TO WORK OCCURRING. ALL WORK SHALL BE IN ACCORDANCE WITH MDOT SECTION 712.

EXCAVATION:
EXCAVATE AND GRADE TO THE LINES AND GRADES SHOWN ON THE PLAN AND IN ACCORDANCE WITH MDOT SECTIONS 201.203, 204, 301, 302, 303, AS APPLICABLE. EXCAVATED MATERIALS SHALL BE PLACED AWAY FROM THE FACILITY SIDES TO AVOID CONTAMINATION AND POSSIBLE SIDEWALL INSTABILITY.

LARGE TREE ROOTS MUST BE TRIMMED FLUSH WITH THE SIDEWAYS OF THE TRENCH USING ROOT PRUNING TECHNIQUES AND THE SIDE -WALLS AND BOTTOM ROUGHENED WHERE SHEARED AND SEALED BY HEAVY EQUIPMENT.

HAULING:
REMOVAL AND DISPOSAL OF ANY EXCESS MATERIAL RESULTING FROM EXCAVATION OPERATIONS. ALL MATERIAL SHALL BE DISPOSED OF AT A PROPERLY PERMITTED SITE. IF OFFSITE SUBMITTAL OF THE LOCATION AND A COPY OF THE PERMIT SHALL BE PROVIDED TO COUNTY INSPECTOR PRIOR TO ANY REMOVAL OF MATERIALS.

FILTER CLOTH:
FURNISH AND INSTALL FILTER CLOTH IN ACCORDANCE WITH THE DRAW-INGS AND MDOT SECTION 921.09.

NO 2 OR 3 STONE:
FURNISH AND INSTALL NUMBER 2 OR 3 AS SPECIFIED ON THE DRAWINGS AND IN ACCORDANCE WITH MDOT SECTION 901, TABLE 901A.

NO 57 STONE:
FURNISH AND INSTALL NUMBER 57 AS SPECIFIED ON THE DRAWINGS AND IN ACCORDANCE WITH MDOT SECTION 901, TABLE 901A.

SAND:
FURNISH AND INSTALL SAND (FINE AGGREGATE - PORTLAND CEMENT CONCRETE) AS SPECIFIED ON THE DRAWINGS AND IN ACCORDANCE WITH MDOT SECTION 901, TABLE 901A.

UNDERDRAIN:
FURNISH AND INSTALL 4" OR 6" STORM DRAIN SYSTEM WITH CLEANOUTS AND CONNECTIONS IN ACCORDANCE WITH THE DRAWINGS AND MDOT SECTIONS 302, 303, 305, 306.

PEA GRAVEL NO. 7:
FURNISH AND INSTALL PEA GRAVEL AS SPECIFIED ON THE DRAWINGS AND IN ACCORDANCE WITH MDOT SECTION 901, TABLE 901A.

BIORETENTION SOIL MIX:
FURNISH AND INSTALL BIORETENTION SOIL MIX (BSM) AS SPECIFIED ON THE DRAWINGS. LIMITS OF BSM IS SHOWN AS PATTERNED AREA ON DRAW-INGS. BSM SHALL BE IN ACCORDANCE WITH MDOT SECTION 920.01.05.

- AFTER SCARIFYING THE BOTTOM AREA OF THE PROPOSED FACILITY, PLACE SOIL AT 6"-12" LIFTS. LIFTS ARE NOT TO BE COMPACTED.
- AVOID OVER-COMPACTION BY ALLOWING TIME FOR NATURAL COMPACTION AND SETTLEMENT. ADDITIONAL MANUAL SOIL COMPACTION MUST NOT BE PERFORMED. RAKE SOIL MATERIAL AS NEEDED TO LEVEL OUT. OVERFILL ABOVE THE PROPOSED SURFACE INVERT TO ACCOMMODATE UP TO 20% NATURAL SETTLEMENT TO PROPER GRADE.
- PRESOAKING MAY BE PERFORMED TO HASTEN NATURAL COMPACTION, PREFERABLY BY RAIN EVENTS.
- CONSTRUCTION ACTIVITIES MUST BE PLANNED SUCH THAT EQUIPMENT DOES NOT CROSS THE ESD DEVICE AREA FOLLOWING SOIL INSTALLATION.
- CONTRACTOR SHALL ARRANGE FOR AS-BUILT SURVEY PRIOR TO LANDSCAPE INSTALLATION AND FINAL MULCHING OF AREA.

SHREDDED HARDWOOD MULCH:
FURNISH AND INSTALL SHREDDED HARDWOOD MULCH AS SPECIFIED ON THE DRAWINGS AND IN ACCORDANCE WITH MDOT SECTION 920.04.

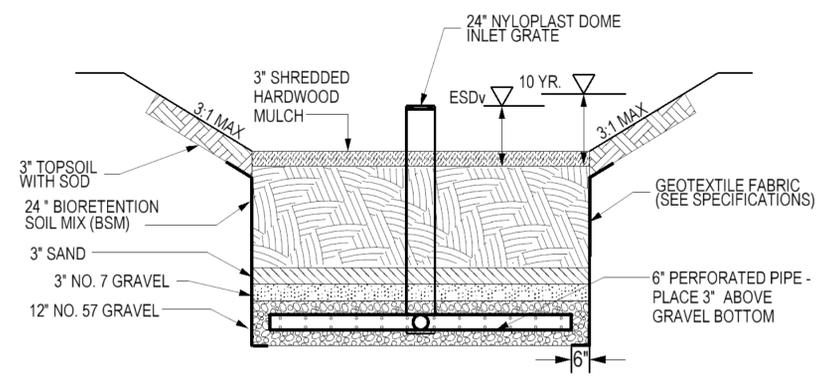
OUTLET PROTECTION:
CONSTRUCT OUTLET PROTECTION AS SHOWN ON THE DRAWINGS AND IN ACCORDANCE WITH MDOT SECTION 312.

OBSERVATION WELL:
FURNISH AND INSTALL OBSERVATION WELL IN ACCORDANCE WITH THE DRAWINGS AND APPLICABLE PORTIONS OF MDOT SECTION 905.

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: _____

POI	LABEL	NAME	LAND USE	CONSTRUCTION PURPOSE	DRAINAGE AREA (AC)	TOTAL IMPERVIOUS AREA (AC)	NEW IMPERVIOUS AREA (AC)	EXISTING IMPERVIOUS AREA (AC)	PERCENT IMPERVIOUS	Rv	TARGET P ₂ (IN)	TARGET VOL (FT ³)	DESIGN VOL (FT ³) USING ESD PRACTICES	DESIGN VOLUME (CF) USING STRUCTURAL PRACTICES	MAX ESD VOL (ESD max) (CF)	RCN	ON_OFF_SITE
B	MBR 01	Micro-Bioretentation	High Density Residential	NEW/D	0.430	0.346	0.037	0.309	80.3%	0.77	1.80	2,186	3,279	-	3,279	55	On Site
B	MBR 02	Micro-Bioretentation	High Density Residential	NEW/D	0.454	0.363	0.040	0.323	80.1%	0.77	1.80	2,292	2,520	-	3,438	55	On Site
B	MBR 03	Micro-Bioretentation	High Density Residential	NEW/D	0.286	0.245	0.075	0.170	85.7%	0.82	1.80	1,546	2,319	-	2,319	55	On Site
B	MBR 04	Micro-Bioretentation	High Density Residential	NEW/D	0.360	0.330	0.140	0.190	91.4%	0.87	1.80	2,059	1,306	-	3,089	55	On Site
B	MBR 05	Micro-Bioretentation	High Density Residential	NEW/D	0.286	0.296	-0.044	0.340	103.5%	0.98	2.00	2,043	1,195	-	2,758	55	On Site
B	MBR 06	Micro-Bioretentation	High Density Residential	NEW/D	0.422	0.331	0.024	0.307	78.3%	0.75	1.80	2,093	3,139	-	3,139	55	On Site
B	MBR 07	Micro-Bioretentation	High Density Residential	NEW/D	0.443	0.362	-0.026	0.388	81.5%	0.78	1.80	2,281	3,422	-	3,422	55	On Site
B	MBR 08	Micro-Bioretentation	High Density Residential	NEW/D	0.252	0.161	-0.089	0.250	63.7%	0.62	1.80	1,035	1,552	-	1,552	55	On Site
B	MBR 09	Micro-Bioretentation	High Density Residential	NEW/D	0.223	0.218	-0.071	0.289	97.9%	0.93	2.00	1,510	1,299	-	2,039	55	On Site
B	MBR 10	Micro-Bioretentation	High Density Residential	NEW/D	0.318	0.270	-0.040	0.310	85.0%	0.81	1.80	1,703	2,555	-	2,555	55	On Site
A	MBR 11	Micro-Bioretentation	High Density Residential	NEW/D	0.255	0.241	-0.079	0.320	94.6%	0.90	1.80	1,504	1,090	-	2,256	55	On Site
B	MBR 13	Micro-Bioretentation	High Density Residential	NEW/D	0.425	0.329	0.026	0.302	77.3%	0.75	1.80	2,083	2,946	-	3,124	55	On Site
B	MBR 14	Micro-Bioretentation	High Density Residential	NEW/D	0.108	0.069	0.015	0.054	64.4%	0.63	1.80	446	670	-	670	55	On Site
B	MBR 15	Micro-Bioretentation	High Density Residential	NEW/D	0.212	0.195	0.021	0.173	91.9%	0.88	1.80	1,215	674	-	1,823	55	On Site
B	MBR 16	Micro-Bioretentation	High Density Residential	NEW/D	0.225	0.190	-0.014	0.204	84.3%	0.81	1.80	1,193	841	-	1,789	55	On Site
B	MBR 17	Micro-Bioretentation	High Density Residential	NEW/D	0.177	0.129	-0.006	0.135	72.8%	0.71	1.80	822	1,216	-	1,233	55	On Site
B	MBR 18	Micro-Bioretentation	High Density Residential	NEW/D	0.357	0.280	0.029	0.251	78.6%	0.76	1.80	1,777	2,666	-	2,666	55	On Site
A	MBR 19	Micro-Bioretentation	High Density Residential	NEW/D	0.163	0.122	-0.003	0.125	75.0%	0.72	1.80	774	1,085	-	1,161	55	On Site
A	MBR 20	Micro-Bioretentation	High Density Residential	NEW/D	0.211	0.131	0.118	0.013	61.9%	0.61	1.80	853	1,279	-	1,279	55	On Site
A	MBR 21	Micro-Bioretentation	High Density Residential	NEW/D	0.101	0.034	0.034	0.000	33.8%	0.35	1.60	210	355	-	355	55	On Site
A	MBR 22	Micro-Bioretentation	High Density Residential	NEW/D	0.093	0.096	-0.053	0.149	103.4%	0.98	2.00	666	612	-	899	55	On Site
A	MBR 23	Micro-Bioretentation	High Density Residential	NEW/D	0.132	0.133	-0.021	0.154	101.2%	0.96	2.00	920	599	-	1,241	55	On Site
A	MBR 24	Micro-Bioretentation	High Density Residential	NEW/D	0.353	0.301	0.109	0.192	85.1%	0.82	1.80	1,889	1,989	-	2,833	55	On Site
A	MBR 25	Micro-Bioretentation	High Density Residential	NEW/D	0.523	0.280	-0.017	0.297	53.6%	0.53	1.80	1,826	1,508	-	2,739	55	On Site
A	MBR 26	Micro-Bioretentation	High Density Residential	NEW/D	0.367	0.214	-0.033	0.247	58.2%	0.57	1.80	1,382	1,234	-	2,072	55	On Site
A	MBR 27	Micro-Bioretentation	High Density Residential	NEW/D	0.156	0.074	0.014	0.060	47.5%	0.48	1.80	491	648	-	736	55	On Site
A	MBR 28	Micro-Bioretentation	High Density Residential	NEW/D	0.149	0.133	0.064	0.069	89.3%	0.85	1.80	833	559	-	1,249	55	On Site
B	MBR 29	Micro-Bioretentation	High Density Residential	NEW/D	0.297	0.088	-0.064	0.152	29.7%	0.32	1.60	554	935	-	935	55	On Site
B	MBR 30	Micro-Bioretentation	High Density Residential	NEW/D	0.307	0.180	0.059	0.121	58.6%	0.58	1.80	1,163	1,745	-	1,745	55	On Site
B	MBR 31	Micro-Bioretentation	High Density Residential	NEW/D	0.196	0.070	0.070	0.000	35.6%	0.37	1.20	332	746	-	746	55	On Site
C	MBR 32	Micro-Bioretentation	High Density Residential	NEW/D	0.200	0.080	0.070	0.010	40.0%	0.41	1.60	498	840	-	840	55	On Site
C	MBR 33	Micro-Bioretentation	High Density Residential	NEW/D	0.332	0.184	0.076	0.108	55.5%	0.55	1.80	1,221	1,831	-	1,831	55	On Site
C	MBR 34	Micro-Bioretentation	High Density Residential	NEW/D	0.258	0.161	0.161	0.000	62.5%	0.61	2.00	1,154	1,559	-	1,559	55	On Site
C	MBR 35	Micro-Bioretentation	High Density Residential	NEW/D	0.365	0.174	0.174	0.000	47.7%	0.48	1.80	1,173	1,759	-	1,759	55	On Site
A	MBR 36	Micro-Bioretentation	High Density Residential	NEW/D	0.393	0.243	0.243	0.000	61.7%	0.61	1.80	1,581	2,372	-	2,372	55	On Site
A	MBR 37	Micro-Bioretentation	High Density Residential	NEW/D	0.107	0.058	0.058	0.000	54.2%	0.54	1.80	382	572	-	572	55	On Site
A	MBR 38	Micro-Bioretentation	High Density Residential	NEW/D	0.355	0.041	-0.040	0.081	11.5%	0.15	1.00	200	541	-	541	55	On Site
B	MBR 39	Micro-Bioretentation	High Density Residential	NEW/D	0.362	0.222	-0.020	0.242	61.5%	0.60	1.80	1,429	1,037	-	2,144	55	On Site
B	MBR 40	Micro-Bioretentation	High Density Residential	NEW/D	0.402	0.200	-0.051	0.251	49.9%	0.50	1.80	1,313	1,037	-	1,969	55	On Site
C	MBR 41	Micro-Bioretentation	High Density Residential	NEW/D	0.399	0.210	-0.077	0.287	53.1%	0.53	1.80	1,385	2,077	-	2,077	55	On Site
A	MBR 42	Micro-Bioretentation	High Density Residential	NEW/D	0.294	0.153	0.153	0.000	52.2%	0.52	1.80	1,012	1,518	-	5,688	55	On Site
A	UGF-1	STORM FILTER	High Density Residential	NEW/D	9.133	5.298	0.000	5.298	58.0%	0.57	1.80	6,065	1,600	-	1,600	55	On Site
B	UGF-2	STORM FILTER	High Density Residential	NEW/D	9.577	5.371	0.000	5.371	54.0%	0.54	1.80	3,467	3,200	-	3,200	55	On Site
C	UGF-3	STORM FILTER	High Density Residential	NEW/D	3.367	1.797	0.000	1.797	53.4%	0.53	1.80	1,277	1,760	-	1,760	55	On Site
					Total	33.821	20.204	1.064	19.140			61836	67641		87052		

PROVIDED ESDv= 67,641 cu-ft
REQUIRED ESDv= 62,676 cu-ft
Imp. Area Treated = 20.2 ac



MICROBIORETENTION CROSS SECTION
NTS

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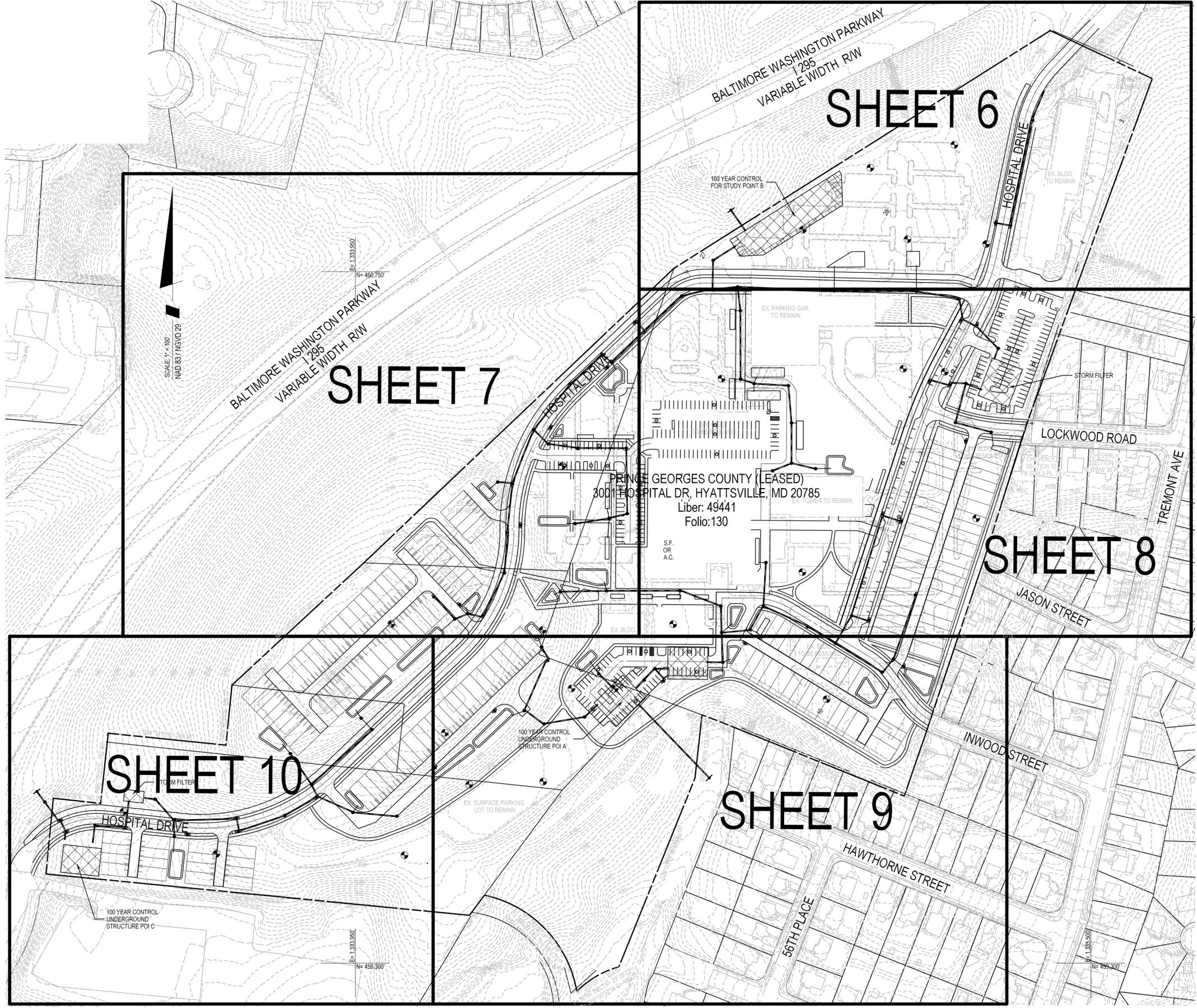
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LICENSE NO. 40836, EXPIRATION DATE: 09/27/2025

ESD DETAILS AND SUMMARY
SITE DEVELOPMENT CONCEPT PLAN
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PRINCE GEORGE'S GENERAL HOSPITAL
3007 HOSPITAL DR, MD 20785
BLADENBURG (2ND) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP 58, F1	ZONING CATEGORY M-UH
WESC 200 SHEET 204NE05	
SITE DATA HORIZONTAL: NAD 83 VERTICAL: NAVD 29	
DATE: 3/11/2025 DESIGNED: JW TECHNICAL: SM CHECKED: JRM CAD STD'S: ORD / NCS VERSION:	
SHEET 2 OF 13	
PROJECT NO. 0184-58-00	

DEPARTMENT PERMIT NUMBER
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SCALE: 1" = 100'
NAD 83 / NAVD 29

SHEET 7

SHEET 6

SHEET 8

SHEET 9

SHEET 10



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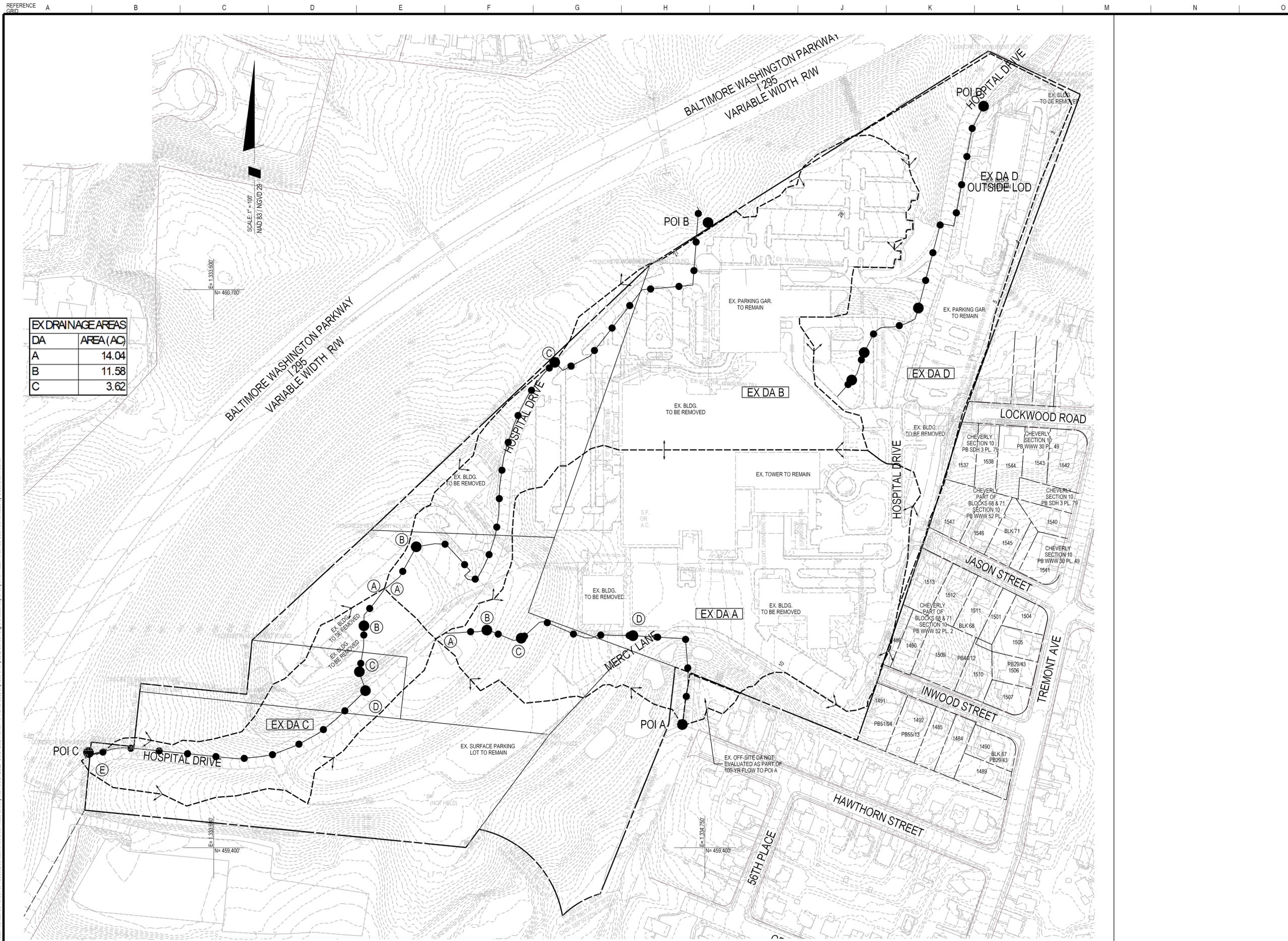
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PLAN VIEW COMPOSITE SHEET
SITE DEVELOPMENT CONCEPT PLAN
CHEVERLY HOSPITAL
PRINCE GEORGE'S GENERAL HOSPITAL
3007 HOSPITAL DR, MD 20785
BLADENSBURG (2ND) ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP 58, F1	ZONING CATEGORY: M-UH
WSSC 200' SHEET 204NE05	
SITE DATUM HORIZONTAL: NAD 83 VERTICAL: NAVD 29	
DATE: 3/11/2025 DESIGNED: JW TECHNICIAN: SM CHECKED: JRM CAD STD'S: ORD / NCS	
SHEET OF 3 13	
PROJECT NO. 0184-58-00	

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EX DRAINAGE AREAS	AREA (AC)
A	14.04
B	11.58
C	3.62

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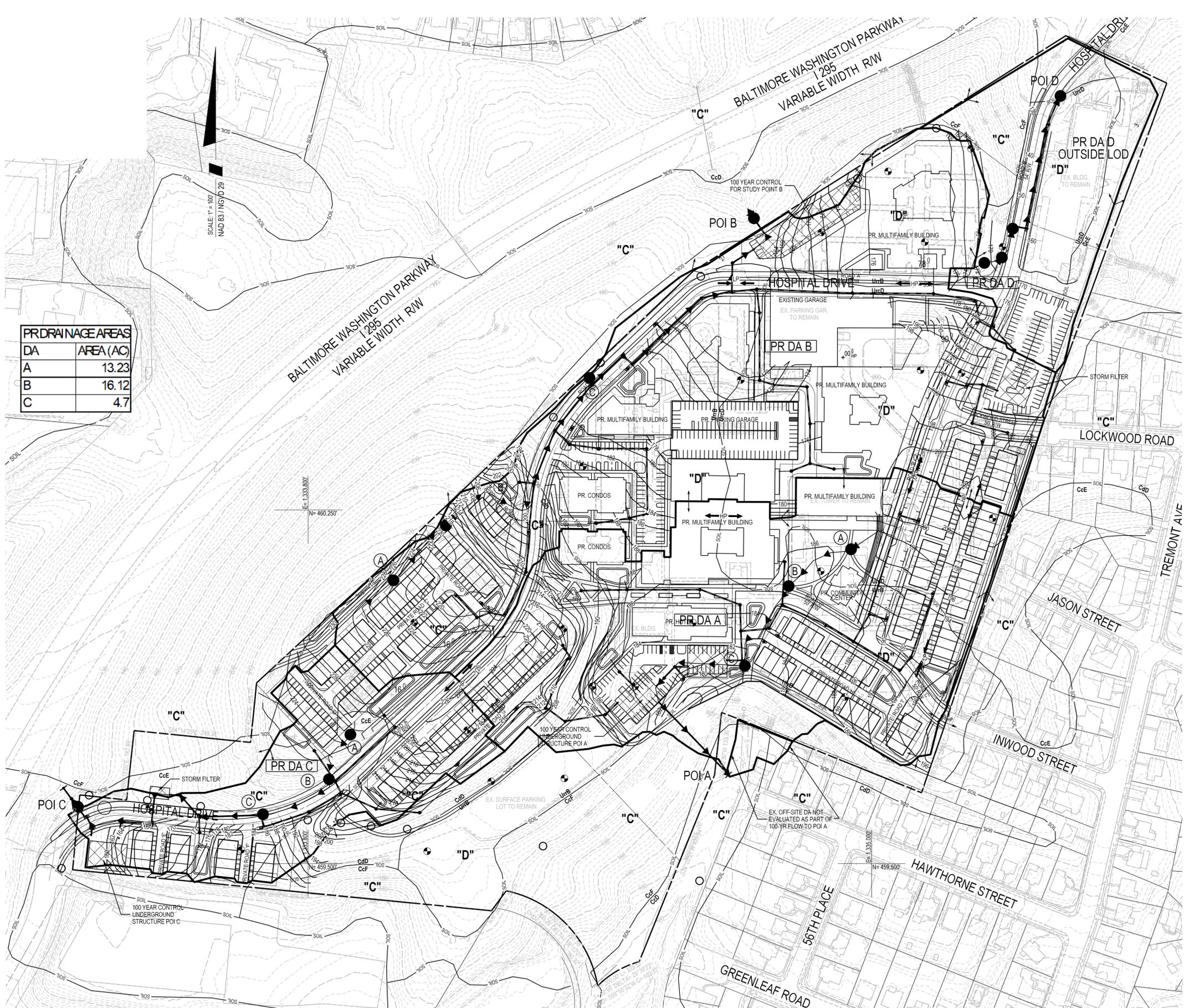
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EXISTING CONDITIONS DRAINAGE AREA MAP
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3007 HOSPITAL DR, MD 20785
 BLADENSBURG (2ND) ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP 58, F1	ZONING CATEGORY: M-UH
WSSC 200' SHEET 204NE05	
SITE DATA HORIZONTAL: NAD 83 VERTICAL: NAVD 29	
DATE: 3/11/2025 DESIGNED: JW TECHNICIAN: SM CHECKED: JRM CAD STD'S: ORD / NCS VERSION:	
SHEET OF 3 13	
PROJECT NO. 0184-58-00	

DEPARTMENT PERMIT NUMBER
SIT-00083-2024



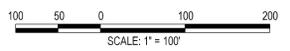


PR DRAINAGE AREAS	DA	AREA (AC)
A	A	13.23
B	B	16.12
C	C	4.7



SCALE: 1" = 100'
NAD 83 / NGVD 29

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PROPOSED DRAINAGE AREA MAP
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3007 HOSPITAL DR, MD 20785
BLADENSBURG (2ND) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP: 58, F1 ZONING CATEGORY: M-UH

WSSC 200' SHEET: 204NE05

SITE DATA:
HORIZONTAL: NAD 83
VERTICAL: NAVD 29

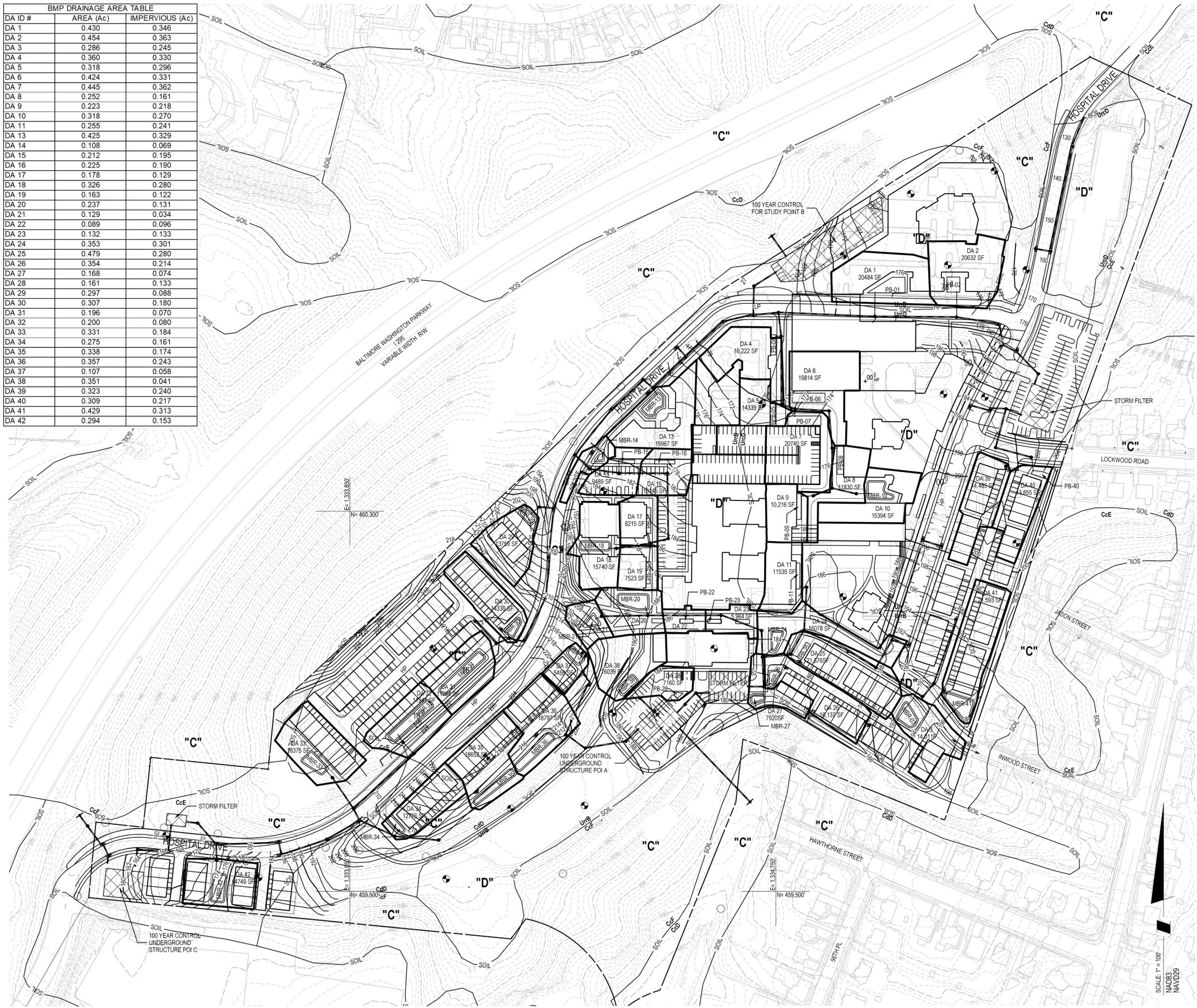
DATE: 3/11/2025
DESIGNED: JW
TECHNICIAN: JRM
CHECKED: JRM
CAD STD'S: ORD / NCS
VERSION:

SHEET: 5 OF 13

PROJECT NO.: 0184-58-00

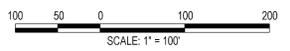


BMP DRAINAGE AREA TABLE		
DA ID #	AREA (Ac)	IMPERVIOUS (Ac)
DA 1	0.430	0.346
DA 2	0.454	0.363
DA 3	0.286	0.245
DA 4	0.360	0.330
DA 5	0.318	0.296
DA 6	0.424	0.331
DA 7	0.445	0.362
DA 8	0.252	0.161
DA 9	0.223	0.218
DA 10	0.318	0.270
DA 11	0.255	0.241
DA 13	0.425	0.329
DA 14	0.108	0.069
DA 15	0.212	0.195
DA 16	0.225	0.190
DA 17	0.178	0.129
DA 18	0.326	0.280
DA 19	0.163	0.122
DA 20	0.237	0.131
DA 21	0.129	0.034
DA 22	0.089	0.096
DA 23	0.132	0.133
DA 24	0.353	0.301
DA 25	0.479	0.280
DA 26	0.354	0.214
DA 27	0.168	0.074
DA 28	0.161	0.133
DA 29	0.297	0.088
DA 30	0.307	0.180
DA 31	0.196	0.070
DA 32	0.200	0.080
DA 33	0.331	0.184
DA 34	0.275	0.161
DA 35	0.338	0.174
DA 36	0.357	0.243
DA 37	0.107	0.058
DA 38	0.351	0.041
DA 39	0.323	0.240
DA 40	0.309	0.217
DA 41	0.429	0.313
DA 42	0.294	0.153



NOTE: SEE SHEET 11 OF 12 FOR BMP DRAINAGE AREAS

DEPARTMENT PERMIT NUMBER
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SCALE: 1" = 100'
NAD83
NAVD29

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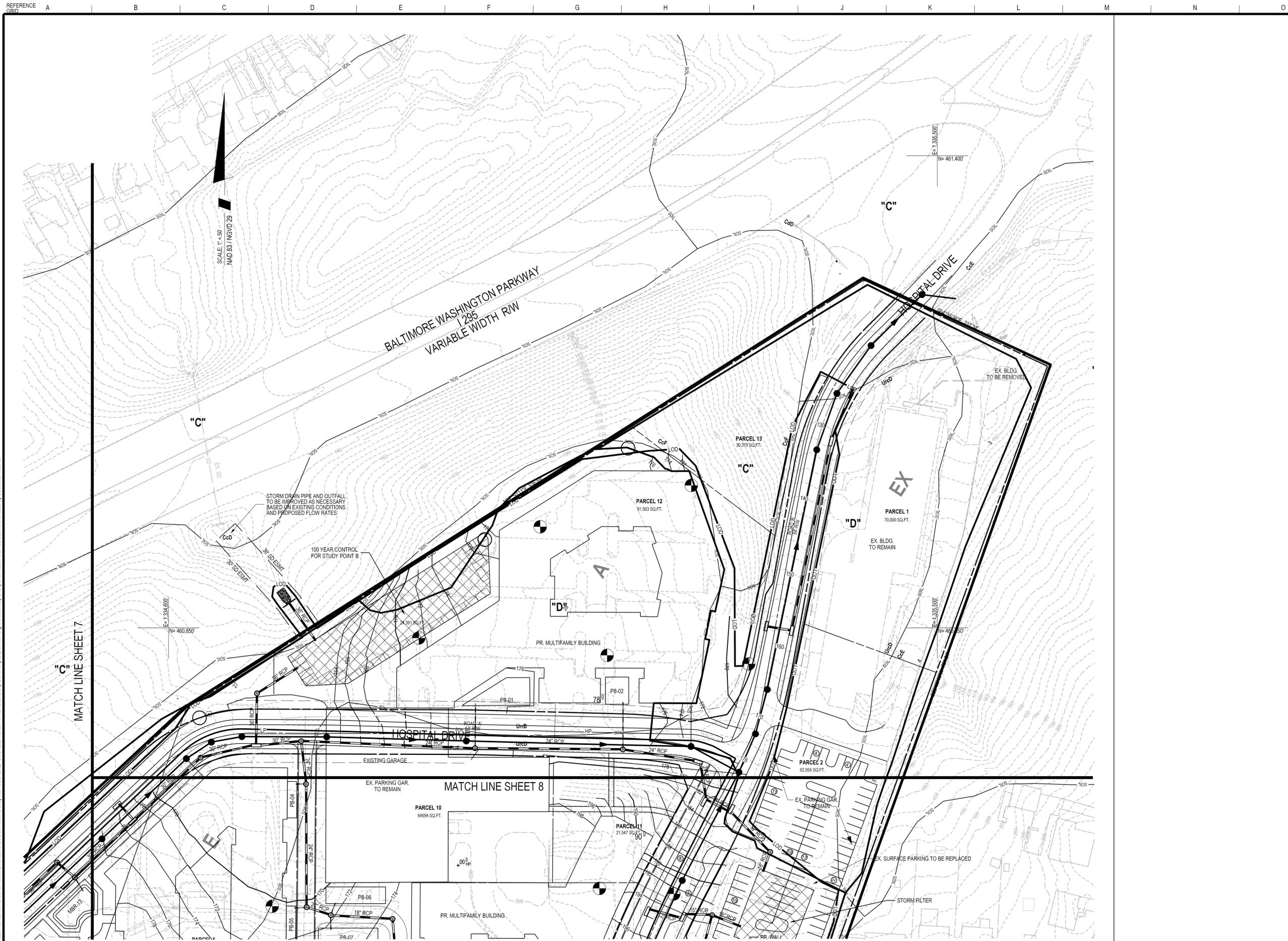
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PROPOSED ESD DRAINAGE AREA MAP
SITE DEVELOPMENT CONCEPT PLAN
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3007 HOSPITAL DR, MD 20785
BLADENSBURG (2ND) ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP 58, F1	ZONING CATEGORY: M-UH
WSSC 200' SHEET 204NE05	
SITE DATA HORIZONTAL: NAD 83 VERTICAL: NAVD 29	
DATE: 3/11/2025 DESIGNED: JW CHECKED: JRM CAD STD'S: ORD / NCS	
SHEET 5 OF 13	
PROJECT NO. 0184-58-00	

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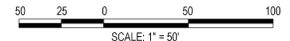
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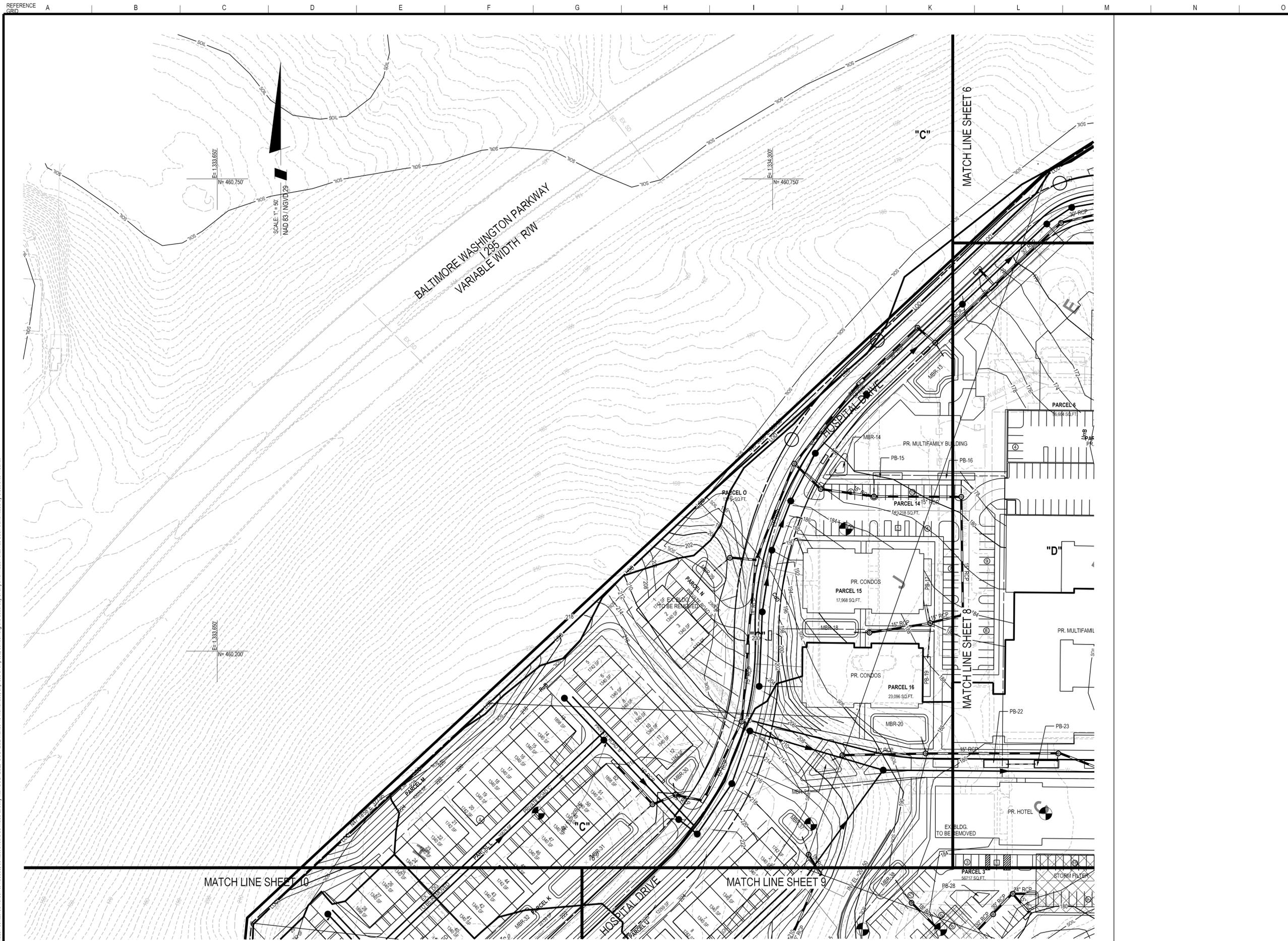
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PLAN VIEW
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3007 HOSPITAL DR, MD 20785
 BLADENSBURG (2ND) ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP 58, F1	ZONING CATEGORY: M-UH
WSSC 200' SHEET 204NE05	
SITE DATUM HORIZONTAL: NAD 83 VERTICAL: NAVD 29	
DATE: 3/11/2025 DESIGNED: JW TECHNICIAN: JRM CHECKED: JSM CAD STD'S: ORD / NCS VERSION:	
SHEET 7 OF 13	
PROJECT NO. 0184-58-00	

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PLAN VIEW
SITE DEVELOPMENT CONCEPT PLAN
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TAX MAP: 58, F1 ZONING CATEGORY: M-UH

WSSC 200' SHEET: 204NE05

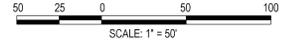
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 VERTICAL: NAVD 29

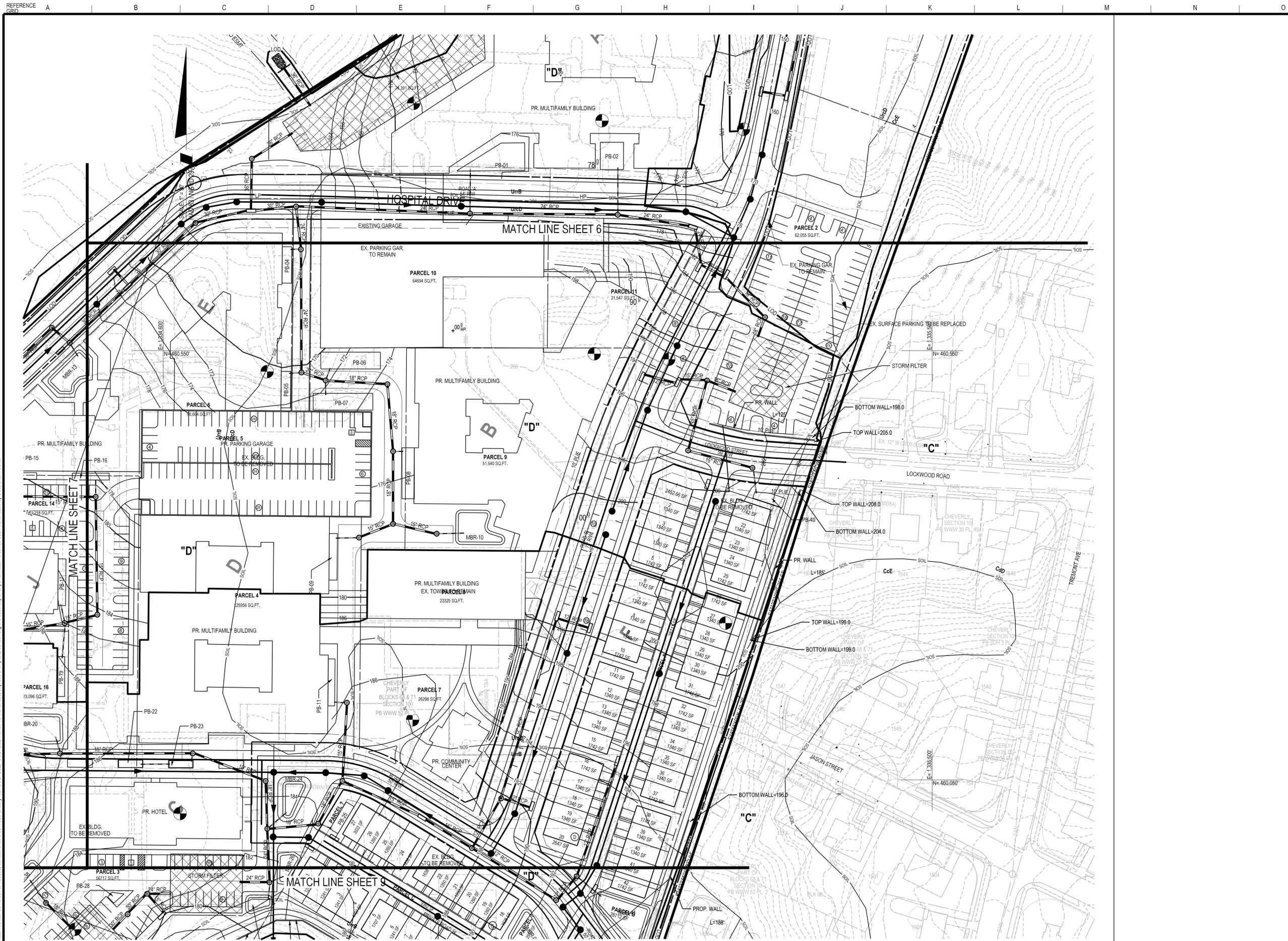
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 CHECKED: JSM
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SHEET 8 OF 13

PROJECT NO. 0184-58-00

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NO.	REVISIONS	BY	DATE

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OWNER / DEVELOPER / APPLICANT
 URBAN ATLANTIC DEVELOPMENT LLC
 7735 OLD GEORGETOWN ROAD
 SUITE 600
 BETHESDA, MARYLAND 20814
 CELL: 978-780-0810
 TEDDY SWIFT (DEVELOPMENT MANAGER)
 TSWIFT@URBAN-ATLANTIC.COM

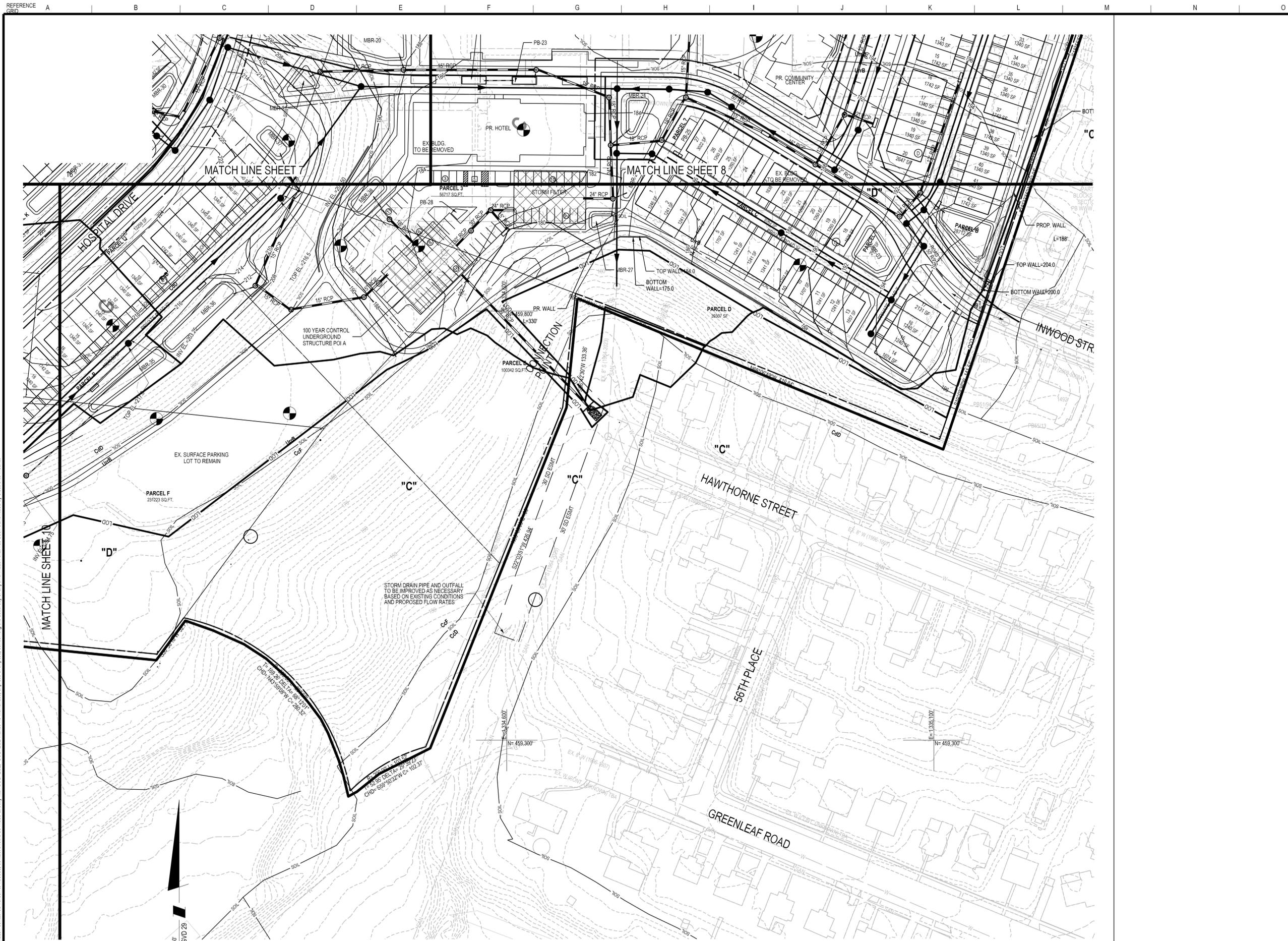
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 LICENSE NO. 40836 EXPIRATION DATE: 06/27/2025

PLAN VIEW
SITE DEVELOPMENT CONCEPT PLAN
CHEVERLY HOSPITAL
PRINCE GEORGE'S GENERAL HOSPITAL
3007 HOSPITAL DR, MD 20785

TAX MAP 58, F1	ZONING CATEGORY: M-UH
WSSC 200' SHEET 204NE05	
SITE DATUM HORIZONTAL: MAD 83 VERTICAL: NAVD 29	
 SCALE: 1" = 50'	
SHEET 9	DATE: 3/11/2025
OF 13	TECHNICIAN: JW SM
	CHECKED: JRM
	CAD STD'S: ORD / NCS
PROJECT NO. 0184-58-00	

DEPARTMENT PERMIT NUMBER
SIT-00083-2024

50 25 0 50 100
 SCALE: 1" = 50'



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SCALE: 1" = 50'
 NAD 83 (NGVD 29)

0 25 50 100
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Engineering
 Surveying
 Planning
 Environmental Sciences

NO. REVISIONS BY DATE

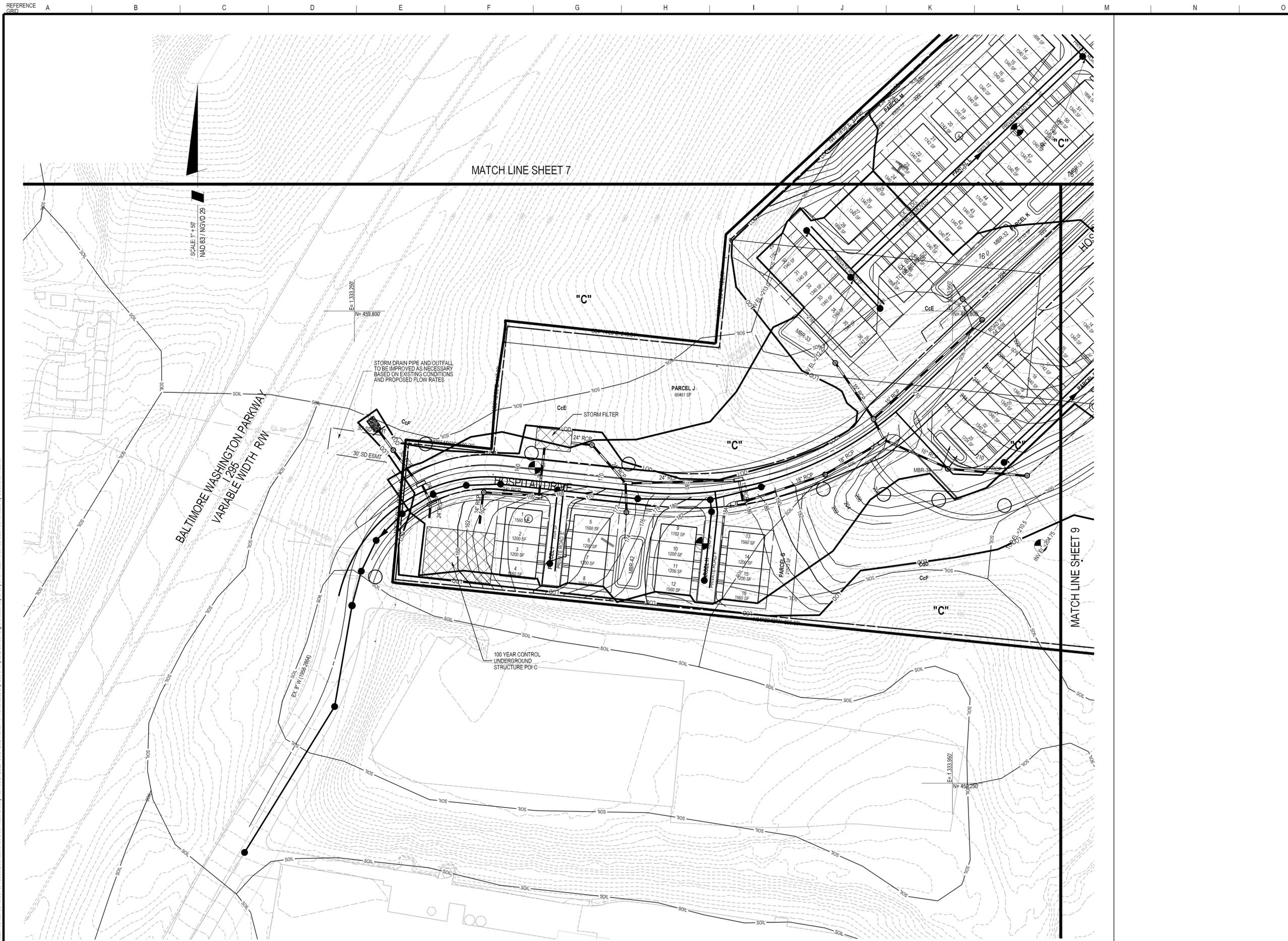
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3007 HOSPITAL DR, MD 20785
 BLADENSBURG (2ND) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP 58, F1	ZONING CATEGORY: M-UH
WSSC 200' SHEET 204NE05	
SITE DATA HORIZONTAL: NAD 83 VERTICAL: NAVD 29	
DATE: 3/11/2025 DESIGNED: JW TECHNICIAN: JRM CHECKED: JSM CAD STP'S: ORD / NCS VERSION:	
SHEET 10 OF 13	
PROJECT NO. 0184-58-00	



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