PLOT DATE: 1/27/2025 9:45:16 AM; BY: LUKE MATANIN
FILE PATH: S:\Projects\002728_Washington Square\Civil\Design_Sheets\FSC\002728 – GI001.dwg

FINAL GRADING, EROSION & SEDIMENT CONTROL PLAN FSC#127-23 FOR WASHINGTON SQUARE

LEGEND

Symbol	Description
—LOD—LOD—LOD—	LIMITS OF DISTURBANCE
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	BUILDING RESTRICTION LINE (BRL)
—FP—FP—	FLOODPLAIN
	EXISTING TREE LINE
	EXISTING TREE & CRITICAL ROOT ZONE (CRZ)
	EXISTING EDGE OF PAVEMENT
	EXISTING CURB AND GUTTER
	EXISTING STRUCTURE
	PROPOSED TREE LINE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED CURB AND GUTTER
—XXX—XXX—	PROPOSED SAFETY FENCE
	PROPOSED STRUCTURE
	PROPOSED CONCRETE SIDEWALK
	PROPOSED SWM FACILITY
	PROPOSED GABION/RIP-RAP

CONTRACTOR NOTE:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

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:

A.) 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 (3:1); AND

B.) SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.

NOTE: IN AREAS WITH STEEP SLOPES EXCEEDING 15% AND HIGHLY ERODIBLE SOILS, FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, SPECIAL CARE SHALL BE GIVEN TO STABILIZE AND ESTABLISH VEGETATION VIA SEED AND STRAW ON THE SAME CALENDAR DAY.

NARRATIVE:

THE PROPOSED DEVELOPMENT IS LOCATED AT 7464 SUITLAND ROAD, SUITLAND, MARYLAND 20746. THE PROPERTY IS LOCATED ON THE NORTH SIDE OF THE INTERSECTION OF SUITLAND ROAD AND ARNOLD ROAD, AND TO THE NORTHWEST OF THE INTERSECTION OF ARNOLD ROAD AND WHITEHALL STREET IN PRINCE GEORGE'S COUNTY, MARYLAND. THE PROPERTY FRONTS SUITLAND ROAD TO THE SOUTHWEST, ARNOLD ROAD TO THE SOUTH, AND WHITEHALL STREET TO THE EAST.

THE 20.10-ACRE SITE IS CURRENTLY VACANT, UNDEVELOPED, AND COVERED WITH WOODS AND GRASS. THE SUBJECT PROPERTY IS LARGELY PERVIOUS CONTAINING LESS THAN 1-ACRE OF IMPERVIOUS AREA ONSITE. THUS, THIS PROJECT IS CLASSIFIED AS NEW DEVELOPMENT PER SECTION 5.5 OF THE MDE MANUAL. THE SITE IS BISECTED BY AN EXISTING TRIBUTARY THAT FLOWS FROM THE SOUTHERN AND EASTERN EDGE OF THE PROPERTY AND EXITS THE SITE AT THE NORTHWEST CORNER OF THE PROPERTY. THE SITE PRIMARILY DRAINS FROM THE SOUTH (ELEVATION 290) AND EAST (ELEVATION 296) TO THE NORTHWEST (ELEVATION 235) INTO A TRIBUTARY OF OXON CREEK. THERE IS A SINGLE POINT OF INTEREST (POI-1) FOR THE SUBJECT PROPERTY AS DEPICTED ON THE PRE-DEVELOPMENT DRAINAGE AREA MAP ON THE SITE DEVELOPMENT FINE GRADING PLAN (15238-2023-SDFG).

ONSITE DRAINAGE AREAS ARE PRIMARILY GRASS AND WOODS, BUT DO INCLUDE SOME IMPERVIOUS COVER FROM THE ADJACENT ROADWAYS (SUITLAND ROAD, ARNOLD ROAD, AND WHITEHALL STREET) THAT SHEET FLOW ONTO THE SITE AND DO NOT IMMEDIATELY ENTER THE EXISTING TRIBUTARY THAT BISECTS THE SITE. THE ADJACENT ROADWAYS ARE OPEN-SECTION CROWNED ROADWAYS, EXCEPT FOR A PORTION OF SUITLAND ROAD THAT FEATURES AN EXISTING CURB AND INLET STRUCTURE THAT IS OPEN BACK AND DISCHARGES ONTO THE SITE. DEBRIS PILES AS WELL AS GRAVEL ENTRANCES ARE LOCATED ON MINIMAL PORTIONS OF THE SITE. ONSITE RUNOFF DRAINS OVERLAND THROUGH EXISTING VEGETATION FROM THE PERIMETER OF THE PROPERTY TOWARDS THE EXISTING TRIBUTARIES LOCATED IN THE CENTER OF THE SITE.

THE SITE DRAINS TO THE OXON CREEK, A USE-1 TRIBUTARY, PART OF THE MIDDLE POTOMAC RIVER WATERSHED (02140204), WHICH CURRENTLY HAS AN ESTABLISHED TOTAL MAXIMUM DAILY LOAD (TMDL) FOR NON-TIDAL POLYCHLORINATED BIPHENYL (PCB), NITROGEN, PHOSPHORUS, AND TOTAL SUSPENDED SOLIDS (TSS). THE SITE IS NOT LOCATED WITHIN THE LIMITS OF A TIER II WATER BODY. THE SUBJECT SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA, AND THE SITE IS NOT LOCATED WITHIN A MAPPED FLOODPLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 24033C0235 E, EFFECTIVE SEPTEMBER 16, 2016. HOWEVER, THE PRINCE GEORGE'S COUNTY DEPARTMENT OF THE ENVIRONMENT HAS DETERMINED THAT A FLOODPLAIN EXISTS ON THE SUBJECT PROPERTY, AND THE PRINCE GEORGE'S COUNTY DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT (DPIE) APPROVED THE FLOODPLAIN DELINEATION (FPS202203) ON APRIL 11, 2022. WETLANDS ARE LOCATED PRIMARILY NEAR THE SOUTHERN BANKS OF THE EXISTING ONSITE TRIBUTARY.

THE SITE CONTAINS HIGHLY ERODIBLE SOILS, CROOM-MARR COMPLEX (CwE), AND STEEP SLOPES GREATER THAN 15%. STEEP SLOPES PRIMARILY EXIST WITHIN THE BOUNDS OF THE PRIMARY MANAGEMENT AREA (PMA) AND ALONG THE BANKS OF THE ONSITE TRIBUTARIES. STEEP SLOPES CONTINUE BEYOND THE PMA IN SOME INSTANCES, BUT TYPICALLY DO NOT EXTEND MORE THAN 100' BEYOND THE LIMITS OF THE PMA.

THE PROPOSED DEVELOPMENT WILL INCLUDE UP TO 135 TOWNHOUSES, SITE AMENITIES, ASSOCIATED PARKING, AND DRIVES. DUE TO ENVIRONMENTAL CONSTRAINTS CREATED BY THE EXISTING TRIBUTARY DIVIDING THE PROPERTY, THE PROPOSED TOWNHOUSE DEVELOPMENT WILL BE BROKEN INTO THREE SEPARATE SECTIONS WITH SEPARATE ENTRANCES LOCATED ON SUITLAND ROAD, ARNOLD ROAD, AND WHITEHALL STREET. THE WEST SECTION INCLUDES ONE SUBMERGED GRAVEL WETLAND (SGW-W1) AND THREE MICRO-BIORETENTION FACILITIES (MBR-W1, MBR-W2, MBR-W3) AND FRONTS SUITLAND ROAD. THE SOUTH SECTION INCLUDES TWO MICRO-BIORETENTION FACILITIES (MBR-S1 AND MBR-S2) AND FRONTS ARNOLD ROAD. THE NORTH SECTION INCLUDES ONE SUBMERGED GRAVEL WETLAND (SGW-N1) AND FRONTS WHITEHALL STREET. PHASE 1 CONSTRUCTION CAN OCCUR INDEPENDENTLY OR CONCURRENTLY WITH ANY OTHER DEVELOPMENT SECTION. PHASE 2 CONSTRUCTION OF THE SOUTH SECTION WILL REQUIRE EITHER THE WEST OR THE NORTH SECTION TO BE CONSTRUCTED FIRST; AS IT REQUIRES THE QUANTITY STORAGE PROVIDED BY ONE OF THE TWO SUBMERGED GRAVEL WETLANDS LOCATED IN THE NORTH OR WEST SECTION. EACH SECTION CAN FUNCTION INDEPENDENTLY TO MEET ESDV REQUIREMENTS ASSOCIATED WITH THE IMPERVIOUS PROPOSED IN EACH INDIVIDUAL SECTION. SIMILAR TO EXISTING CONDITIONS, THE PROPOSED SITE WILL HAVE ONE POINT OF INTEREST (POI-1) LOCATED AT THE NORTHWEST CORNER OF THE PROPERTY WHERE THE EXISTING ONSITE TRIBUTARY LEAVES THE SITE.

IN SUMMARY, THE SITE WILL FEATURE TWO SUBMERGED GRAVEL WETLANDS (M-2) TO PROVIDE WATER QUALITY AND QUANTITY TREATMENT FOR THE 100-YEAR STORM EVENT. ADDITIONAL WATER QUALITY WILL BE PROVIDED BY TWO MICRO-BIORETENTION (M-6) FACILITIES LOCATED IN THE SOUTHERN PORTION OF THE SITE FRONTING ARNOLD ROAD AND THREE MICRO-BIORETENTION (M-6) FACILITIES LOCATED IN THE WESTERN PORTION OF THE SITE FRONTING SUITLAND ROAD. THE SITE HAS BEEN DESIGNED TO PROVIDE SUFFICIENT STORAGE VOLUME FOR THE 10-YEAR AND 100-YEAR STORM TO RETURN POI-1 TO PRE-DEVELOPMENT CONDITIONS. DUE TO THE STORAGE PROVIDED AND THE RESULTING PEAK FLOW REDUCTION ANTICIPATED, NO ADDITIONAL DOWNSTREAM ANALYSIS IS PROVIDED. ENVIRONMENTAL SITE DESIGN (ESD) TECHNIQUES ARE PROVIDED TO THE MAXIMUM EXTENT PRACTICABLE. AS STATED, STORMWATER FROM POI-1 IS SAFELY CONVEYED VIA THE EXISTING TRIBUTARY INTO THE OXON CREEK, THUS MIMICKING EXISTING CONDITIONS AND NATURAL DRAINAGE PATTERNS (SEE THE POST-DEVELOPMENT DRAINAGE AREA MAP ON THE SITE DEVELOPMENT FINE GRADING PLAN (15238-2023-SDFG)).

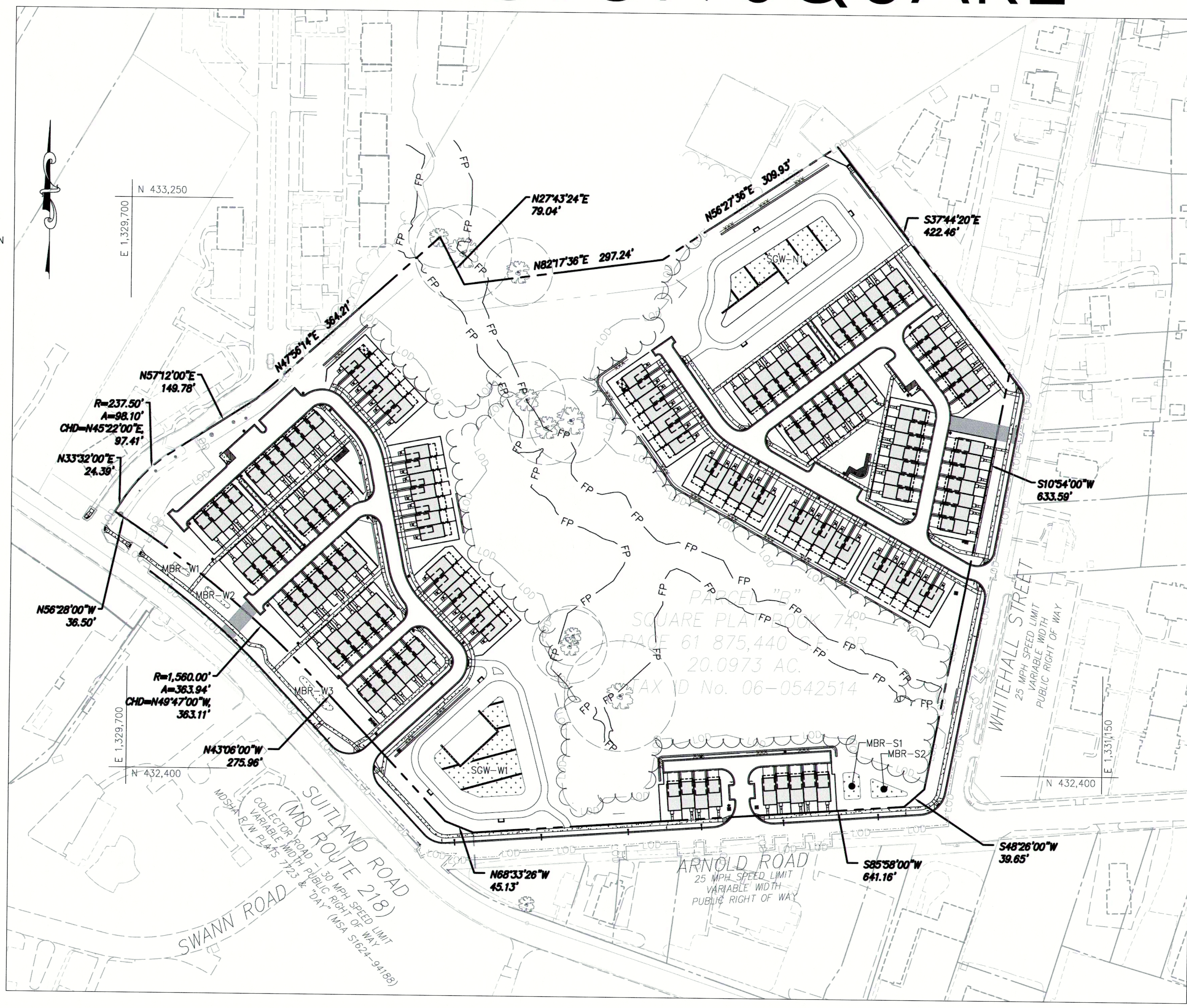
EROSION AND SEDIMENT CONTROL FOR THE PROPOSED DEVELOPMENT IS BEING COORDINATED WITH THE PRINCE GEORGE'S SOIL CONSERVATION DISTRICT (PGSCD). LIKEWISE, ONSITE AND OFFSITE SEDIMENT CONTROL DEVICES WILL BE REDUNDANT, UTILIZED AS NECESSARY, AND AS REQUIRED BY THE PRINCE GEORGE'S SOIL CONSERVATION DISTRICT TO CAPTURE SEDIMENT-LADEN WATER AND PREVENT SURFACE RUNOFF FROM DISCHARGING ONTO ADJACENT PROPERTIES AND TRIBUTARIES. PROPOSED EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED DAILY FOR DEFICIENCIES AND ANY REQUIRED MAINTENANCE SHALL BE PERFORMED IMMEDIATELY. ALL DEFICIENCIES SHALL BE NOTED, AND THE CONTROL SHALL BE RETURNED TO A FUNCTIONAL STATE AS SOON AS POSSIBLE. PERIMETER CONTROLS SHALL REMAIN FUNCTIONING FOR THE DURATION OF THE PROJECT. THE ENGINEER OF RECORD SHALL BE NOTIFIED IN WRITING OF ANY DEVIATION FROM STATED PRACTICES ON PLAN OR REPORT AND ALL DEVIATIONS SHALL BE APPROVED BY A QUALIFIED PRINCE GEORGE'S SOIL EROSION AND SEDIMENT CONTROL INSPECTOR.

THE CONSTRUCTION OF THE SITE WILL BE DIVIDED INTO TWO PHASES. DURING THE FIRST PHASE, STABILIZED CONSTRUCTION ENTRANCES AND WASH RACKS WILL BE PROVIDED TO REMOVE DEBRIS FROM TRAFFIC ENTERING AND EXITING THE SITE. A TOTAL OF FIVE CONSTRUCTION ENTRANCES WITH WASH RACKS WILL BE PROVIDED FOR THE DEVELOPMENT: TWO FOR THE NORTH SECTION, TWO FOR THE WEST SECTION, AND ONE FOR THE SOUTH SECTION. THE TWO CONSTRUCTION ENTRANCES LOCATED ALONG SUITLAND ROAD ARE NOT REQUIRED TO BE INSTALLED PRIOR TO COMMENCING THE WEST SECTION DEVELOPMENT. DEVELOPMENT WITHIN MARYLAND STATE HIGHWAY ADMINISTRATION (MD SHA) RIGHT-OF-WAY IS PREDICATED ON APPROVAL OF ACCESS MANAGEMENT PLAN (AMP#23APPG025XX). HOWEVER, WHEN PROVIDED WITH APPROVED SSC127-23 PER EMAIL DATED 06/21/2024, MD SHA INDICATED AGREEMENT WITH THE TWO STABILIZED CONSTRUCTION ENTRANCE LOCATIONS DEPICTED IN THE MD SHA RIGHT-OF-WAY (AS ALSO SHOWN ON FSC127-23). SECONDARY ACCESS TO THE WEST SECTION IS PROVIDED VIA SOUTH SECTION CONSTRUCTION ENTRANCE ALONG ARNOLD ROAD. THE CONSTRUCTION ENTRANCE FOR THE SOUTH SECTION WILL BE RELOCATED PRIOR TO COMMENCING PHASE II WORK. ADDITIONALLY, PHASE I WORK WILL INCLUDE THE INSTALLATION OF PERIMETER CONTROLS SUCH AS SUPER SILT FENCE, SILT FENCE, AND EARTH DIKES TO DETER CLEAN WATER FROM ENTERING THE SITE AND TO PREVENT SEDIMENT LADEN RUNOFF FROM EXITING THE SITE. CONTROLS AT EACH INLET ADJACENT TO THE SITE ARE PROPOSED AS REDUNDANT MEASURES TO ENSURE THAT THE EXISTING STORM DRAIN SYSTEMS DO NOT BECOME CLOGGED AND REMAIN FULLY FUNCTIONAL FOR THE DURATION OF THE PROJECT. AFTER INITIAL PERIMETER CONTROLS ARE ESTABLISHED, CLEARING AND GRADING AS NECESSARY IS PROPOSED TO INSTALL SEDIMENT BASINS SB-N1 (NORTH SECTION) AND SB-W1 (WEST SECTION).

FOR THE NORTH SECTION, SEDIMENT BASIN SB-N1 IS PROPOSED TO CAPTURE SEDIMENT-LADEN RUNOFF PRODUCED DURING CLEARING AND GRADING. LIKEWISE, FOR THE WEST SECTION, SEDIMENT BASIN SB-W1 IS PROPOSED TO CAPTURE SEDIMENT-LADEN RUNOFF PRODUCED DURING CLEARING AND GRADING. THE AFOREMENTIONED SEDIMENT BASINS WILL SERVE AS QUANTITY STORAGE FOR STORMWATER RUNOFF AND SETTLE SEDIMENT LADEN RUNOFF THROUGHOUT CONSTRUCTION. BOTH SEDIMENT BASINS HAVE BEEN OVERSIZED AS AN ENHANCED EROSION AND SEDIMENT CONTROL MEASURE TO PROVIDE ADDITIONAL VOLUME CONTROL, DETENTION TIME, AND PROTECTION FOR THE ONSITE TRIBUTARIES. EARTH DIKES WILL ALSO BE INSTALLED TO DIRECT RUNOFF TO THE SEDIMENT BASINS. FURTHERMORE, A TEMPORARY SEDIMENT TRAP WILL BE INSTALLED DURING DEVELOPMENT OF THE WEST SECTION TO CONTROL AND REDUCE SEDIMENT FROM REACHING THE ONSITE TRIBUTARIES.

FLOWS NOT DIVERTED TO THE SEDIMENT BASINS OR THE TEMPORARY SEDIMENT TRAP WILL DRAIN TO SUPER SILT FENCE ESTABLISHED ALONG THE PERIMETER OF THE LIMIT OF DISTURBANCE (LOD). THE CONTRACTOR IS RESPONSIBLE FOR THE STOCKPILING OF DIRT AND LAY-DOWN OF CONSTRUCTION MATERIALS IN ACCORDANCE WITH THE PLAN (FSC#127-23). SIMILARLY, THE CONSTRUCTION ENTRANCE, STOCKPILE, AND STAGING AREAS SHALL BE LOCATED AS SHOWN THROUGHOUT THE DIFFERENT PHASES OF CONSTRUCTION. PRACTICES STATED HEREIN ARE TO BE IMPLEMENTED WHERE FEASIBLE AND REASONABLE TO PROTECT LOCAL WATER RESOURCES.

DURING PHASE II, PERIMETER CONTROLS AND INLET PROTECTION WILL REMAIN INTACT. PROPOSED INLETS WILL REMAIN OFFLINE AND PROTECTED UNTIL APPROPRIATE STABILIZATION IS REACHED. FINE GRADING AND INSTALLATION OF ALL SITE FEATURES WILL OCCUR DURING PHASE II. SEDIMENT BASIN SB-N1 WILL BE CONVERTED TO SUBMERGED GRAVEL WETLAND SGW-N1 AND SEDIMENT BASIN SB-W1 WILL BE CONVERTED TO SUBMERGED GRAVEL WETLAND SGW-W1 AS CONSTRUCTION PROGRESSES AND THE SITE IS PERMANENTLY STABILIZED. ALL ESDv FACILITIES SPECIFY UNDERDRAINS PER 15238-2023-SDFG. HOWEVER, AS A BEST PRACTICE, THE CONTRACTOR SHALL ENSURE ALL ESDv FACILITIES REMAIN OFFLINE UNTIL APPROPRIATE STABILIZATION IS REACHED AND WITH INSPECTOR APPROVAL. UPON COMPLETION OF CONSTRUCTION, STABILIZATION, AND INSPECTOR APPROVAL, SEDIMENT CONTROLS MAY BE REMOVED FOR THE SITE TO COME FULLY ONLINE.



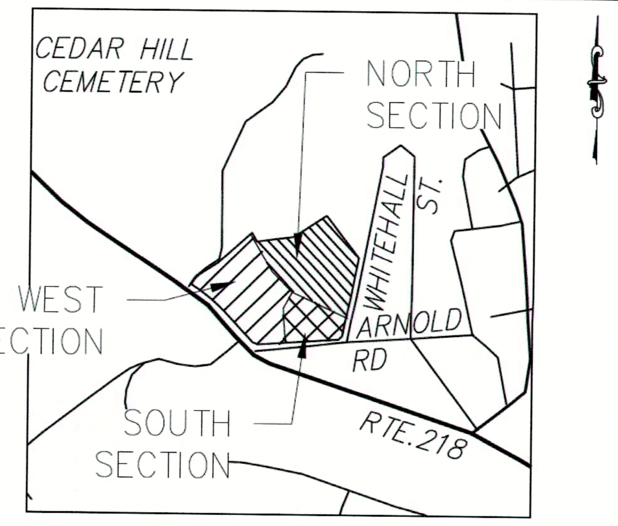
SITE PLAN

SCALE: 1" = 100'

UTILITIES:

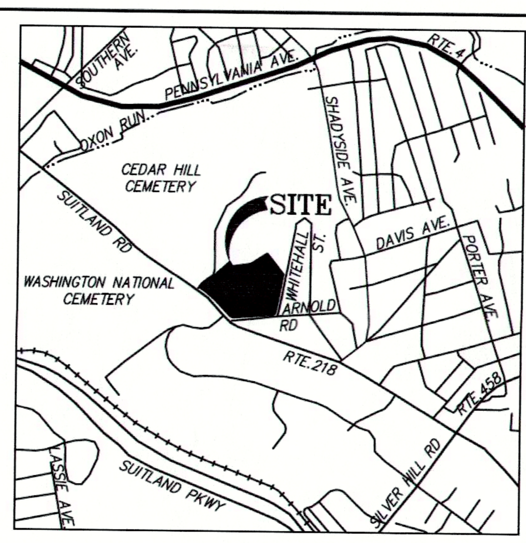
UTILITY DESIGNATION PERFORMED BY INFRAMAP IN AUGUST 2021. PER INFRAMAP, THE FOLLOWING UTILITY COMPANIES HAVE BEEN NOTIFIED BY DELMARVA MISS UTILITY SYSTEM (1-800-257-7777) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.

UTILITY COMPANY	PHONE NUMBER
COMCAST-UTILIQUEST	(678) 461-3900
PEPCO/ UTILIQUEST	(678) 461-3900
VERIZON	(410) 536-0070
WASHINGTON GAS-UTILQUEST	(678) 461-3900
WSSC - PRO COMM ELS LLC	(301) 206-4001



KEY MAP

SCALE: 1" = 500'



VICINITY MAP

SCALE: 1" = 1,000'

ENGINEER'S CERTIFICATION:

"I CERTIFY THAT THIS DESIGN PLAN FOR THE CONSTRUCTION OF THE EMBANKMENT AND/OR EXCAVATED POND REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY KNOWLEDGE OF THE SITE AND WAS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCES CONSERVATION SERVICE - MARYLAND CONSERVATION PRACTICE STANDARD FOR PONDS (MD-378). I HAVE REVIEWED THIS PLAN WITH THE OWNER/DEVELOPER".

SIGNATURE [signature] DATE 7/18/2025

PRINT NAME LUKE A. MATANIN MD LICENSE# 54497 EXP 06-01-2027

CONSULTANT'S CERTIFICATION:

"I CERTIFY THAT THIS PLAN OF EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICABLE AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT THIS PLAN WAS DESIGNED AND PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PRINCE GEORGE'S SOIL CONSERVATION DISTRICT AND 'STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL'. I HAVE REVIEWED THIS EROSION AND SEDIMENT CONTROL PLAN WITH THE OWNER/DEVELOPER".

SIGNATURE [signature] DATE 7/18/2025

PRINT NAME LUKE A. MATANIN MD LICENSE# 54497 EXP 06-01-2027

OWNER'S/DEVELOPER'S CERTIFICATION:

"I/WE HEREBY CERTIFY THAT I/WE HAVE REVIEWED THIS EROSION AND SEDIMENT CONTROL PLAN AND THAT ANY CLEARING, GRADING, DRAINAGE, CONSTRUCTION AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT BEFORE BEGINNING THE PROJECT. PRINCE GEORGE'S SOIL CONSERVATION DISTRICT AND THE ENFORCEMENT AUTHORITY SHALL HAVE THE RIGHT OF ENTRY FOR PERIODIC ON-SITE EVALUATIONS."

SIGNATURE [signature] DATE 7/18/2025

PRINT NAME Nick Groseclose TITLE Vice President Land Development

PHONE# 301-357-4717 FIRM K. Hovnanian Homes

ADDRESS 2391 Brandermill Blvd Ste 300 Gambrills Maryland 21054

NRCS WEB SOILS SURVEY SOILS TABLE

MAP UNIT	MAP UNIT NAME	SOIL TYPES PERCENTAGE GROUP	K-FACTOR (WHOLE SOIL)	HYDROLOGIC SOIL GROUP	PERCENT HYDRIC INCLUSIONS	DRAINAGE CLASS
BuB	BELTSVILLE-URBAN LAND COMPLEX	0 TO 5 PERCENT SLOPES	0.37	C	5%	MODERATELY WELL DRAINED
BuD	BELTSVILLE-URBAN LAND COMPLEX	5 TO 15 PERCENT SLOPES	0.37	C	0%	MODERATELY WELL DRAINED
CwE	CROOM-MARR COMPLEX*	15 TO 25 PERCENT SLOPES	0.15	C	0%	WELL DRAINED
GgB	GROSSTOWN GRAVELLY SILT LOAM	2 TO 5 PERCENT SLOPES	0.24	A	0%	WELL DRAINED
SnD	SASSAFRAS-URBAN LAND COMPLEX	5 TO 15 PERCENT SLOPES	0.15	B	0%	WELL DRAINED

* DENOTES HIGHLY ERODIBLE SOILS AT SLOPES GREATER THAN 15%

BENCHMARKS:

BM#1
N: 432,950.3077'
E: 1,329,887.9194'
ELEV: 280.27'
DESC: IPS R&C

BM#2
N: 432,379.1960'
E: 1,330,886.7310'
ELEV: 274.85'
DESC: IPS IRS/CAP

BM#3
N: 433,335.4401'
E: 1,330,747.9675'
ELEV: 294.14'
DESC: IPS PK/SET

OWNER:
WHITEHALL ASSOCIATES, LLC
ATTN: CLARK MELILLO
8720 GEORGIA AVENUE
SILVER SPRING, MD 20910

APPLICANT:
K. HOVNANIAN MID-ATLANTIC DIVISION, LLC
ATTN: NICHOLAS GROSECLOSE
2391 BRANDERMLL BOULEVARD, 1ST FLOOR
GAMBRILLS, MD 21054

ENGINEER:
ATCS, P.L.C.
ATTN: VICTORIA BALLESTERO, PE
9500 MEDICAL CENTER DRIVE
SUITE 370
LARGO, MD 20774

SURVEYOR:
ATCS, P.L.C.
ATTN: TAMI LENOX, LS
13861 SUNRISE VALLEY DRIVE, SUITE 200
HERNDON, VA 20171

DISTURBANCE ANALYSIS

TOTAL SITE AREA (AC)	20.10
TOTAL LIMIT OF DISTURBANCE (AC)	15.30
EXISTING IMPERVIOUS AREA WITHIN LOD (AC)	0.89
TOTAL IMPERVIOUS AREA TO BE TREATED (AC)	6.24
VEGETATIVELY STABILIZED AREA (AC)	9.06

SHEET INDEX

TITLE	SHEET
COVER SHEET	FSC01
PHASE I - OVERALL	FSC02
PHASE I - SOUTH (ARNOLD ROAD ENTRANCE)	FSC03
PHASE I - WEST (SUITLAND ROAD ENTRANCE)	FSC04
PHASE I - NORTH (WHITEHALL STREET ENTRANCE)	FSC05
PHASE II - OVERALL	FSC06
PHASE II - SOUTH (ARNOLD ROAD ENTRANCE)	FSC07
PHASE II - WEST (SUITLAND ROAD ENTRANCE)	FSC08
PHASE II - NORTH (WHITEHALL STREET ENTRANCE)	FSC09
EROSION AND SEDIMENT CONTROL FACILITY CROSS-SECTIONS	FSC10-FSC11
STORMWATER FACILITY CROSS-SECTIONS	FSC12-FSC14
NOTES AND DETAILS	FSC15-FSC22
STORMWATER FACILITY AS-BUILT DATA	FSC23
STORMWATER FACILITY MAINTENANCE & SPECIFICATIONS	FSC24-FSC26

PRINCE GEORGE'S SOIL CONSERVATION DISTRICT
FINAL APPROVAL
GRADING, EROSION AND SEDIMENT CONTROL

FSC# 127-23 — 7/23/2028 EXPIRATION DATE

POND (P#) P#18-24 (SGW-W1) P#19-24 (SGW-N1)

DISTRICT SIGNATURE [signature] — 7/23/2025 APPROVAL DATE

PRINCE GEORGE'S SOIL CONSERVATION DISTRICT MARYLAND 1941

CLIENT
K. HOVNANIAN HOMES OF MARYLAND, LLC.
2391 BRANDERMILL BOULEVARD
GAMBRILLS, MARYLAND 21054

ATCS®
9500 MEDICAL CENTER DRIVE, SUITE 370
LARGO, MARYLAND 20774
LARGO@ATCSPLC.COM
HERNDON – LARGO – BALTIMORE
BLACKSBURG – NEWPORT NEWS
RALEIGH – RICHMOND
WWW.ATCSPLC.COM

STATE OF MARYLAND — LUKE ALLEN MATANIN — 54497 — PROFESSIONAL ENGINEER

"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. 54497, Expiration Date 06/01/2027." 7/18/2025

SUBMISSION		REVISION		
NO.	DATE	NO.	DATE	DESCRIPTION
-	--/--/----	-	--/--/----	-
-	--/--/----	-	--/--/----	-
-	--/--/----	-	--/--/----	-
-	--/--/----	-	--/--/----	-
-	--/--/----	-	--/--/----	-
-	--/--/----	-	--/--/----	-

FINAL GRADING, EROSION & SEDIMENT CONTROL PLAN
FSC#127-23
COVER SHEET
WASHINGTON SQAURE
TAX ACCT#: 060542514, TAX MAP: 80-C2, C3, D2, D3
ZONE: RSF-A, DISTRICT: 7
LOCATION
7464 SUITLAND ROAD
SUITLAND, MARYLAND 20746

AUTHOR: LAM
CHECK: VB
PROJ.#: 002728
DATE: 01/24/2025