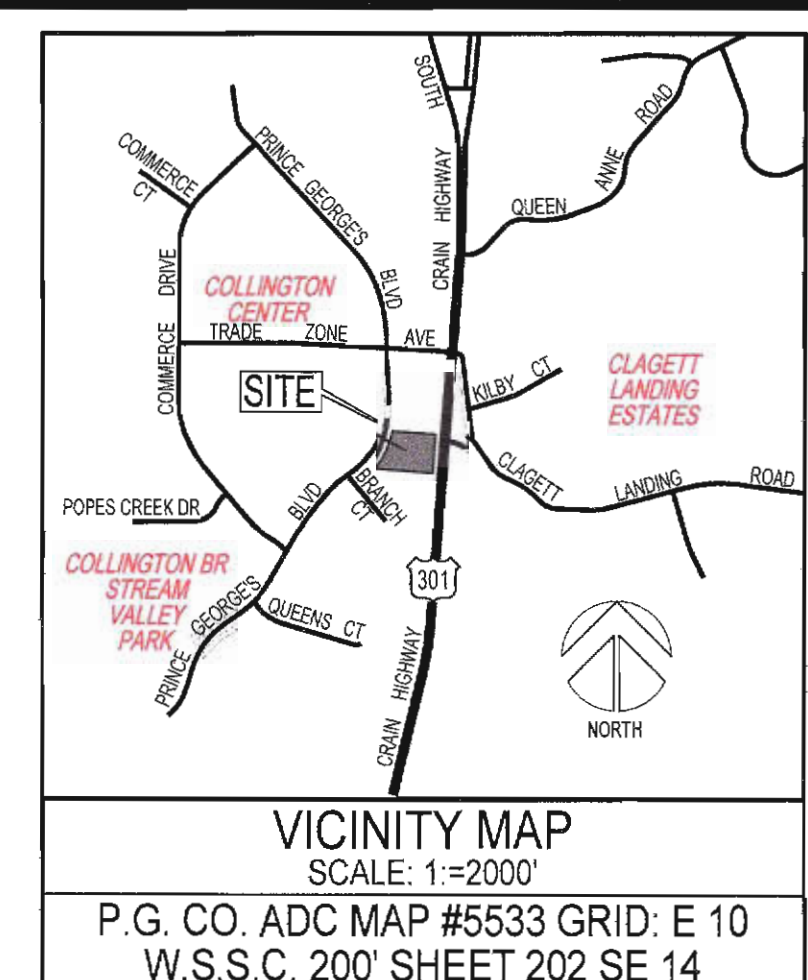


# ENVIRONMENTAL SITE DEVELOPMENT GRADING, EROSION AND SEDIMENT CONTROL PLAN FOR 800 PRINCE GEORGE'S BLVD

**LOCATION OF SITE**  
 800 PRINCE GEORGE'S BLVD, UPPER MARLBORO, MD  
 Lot 2, Block "C"  
 Prince George's International Commerce Center  
 Plat Book: NLP 109 at Plat No. 17  
 TAX MAP 077, GRID D2  
 7TH ELECTION DISTRICT

COPY OF MNCPPC SIGNED PMA APPROVAL WILL BE REQUIRED DURING FINAL STAGE.

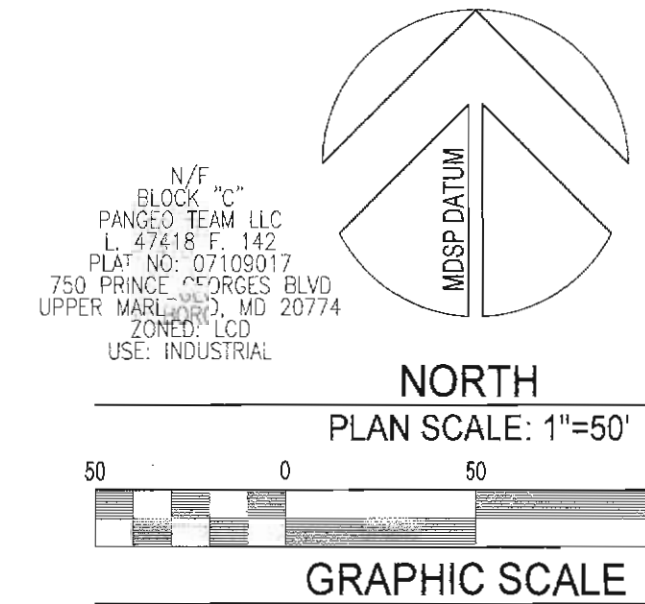
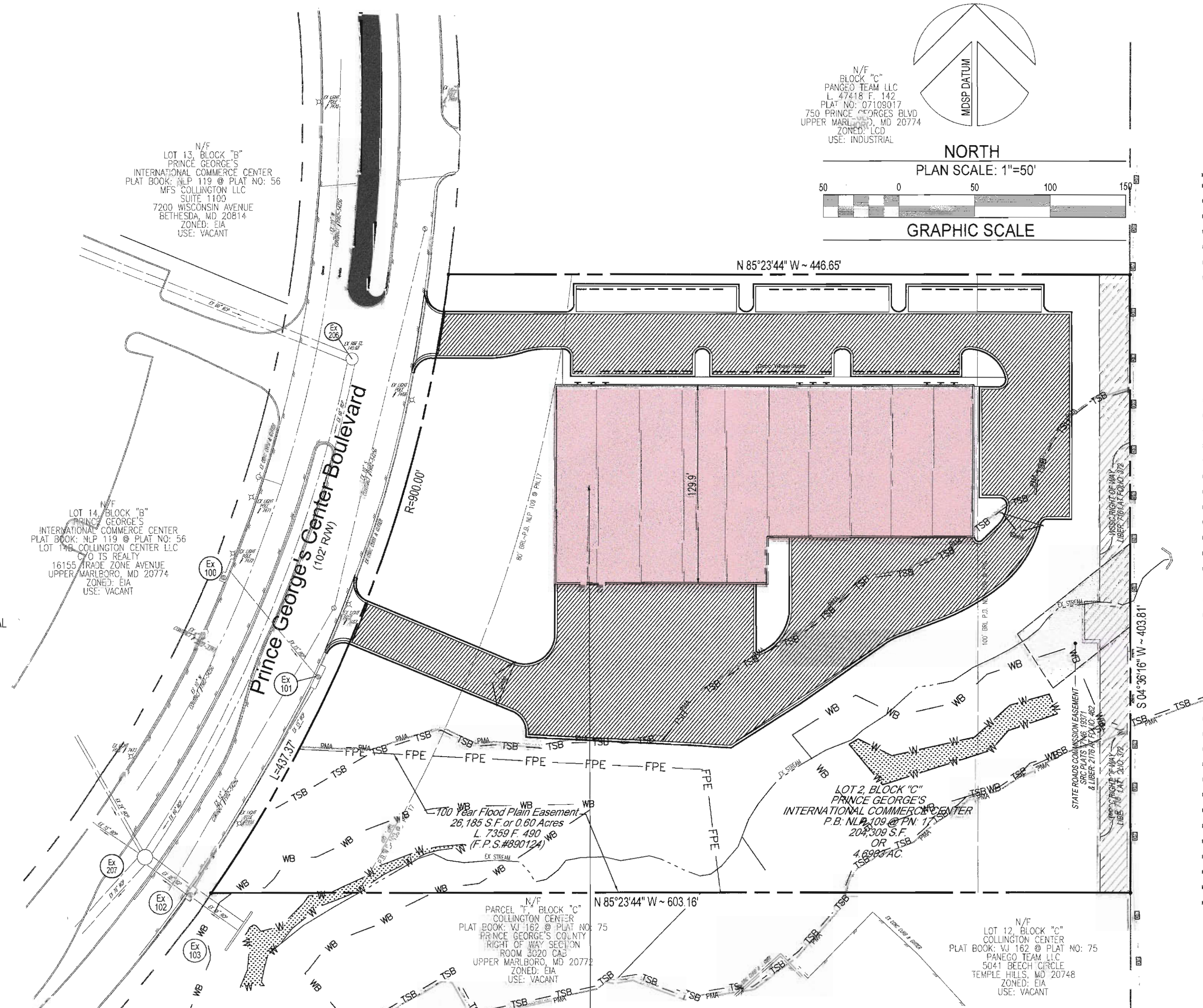


### SEQUENCE OF CONSTRUCTION:

PRIOR TO STARTING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES, A PRE-CONSTRUCTION MEETING MUST BE CONDUCTED ON-SITE WITH THE EROSION AND SEDIMENT CONTROL INSPECTOR (PRINCE GEORGE'S COUNTY DEPARTMENT OF PERMITS, INSPECTION AND ENFORCEMENT (DPIE) - FOR BUILDINGS AT 301-883-5390; FOR SITE DEVELOPMENT AT 301-883-3820).

ADDITIONALLY, PRIOR TO INSTALLING SEDIMENT CONTROL MEASURES OR TO LAND DISTURBANCE, PLEASE REFER TO "NOTE 'C' OF THE GENERAL NOTES ON SHEET

ITEM	TIME FRAME SCHEDULE
1. SCHEDULE PRE-CONSTRUCTION MEETING WITH PRINCE GEORGE'S COUNTY DEPARTMENT OF INSPECTIONS & ENFORCEMENT (DPIE) INSPECTORS OFFICE AT 301-883-3820 AS REQUIRED PRIOR TO PERMIT ISSUANCE.	DAY 1
2. WITH WRITTEN PERMISSION OF THE INSPECTOR, BEGIN SAWCUTTING CURB AND GUTTER AT PROPOSED ENTRANCES AND INSTALL ALL PERIMETER CONTROL DEVICES. INSTALL STABILIZED CONSTRUCTION ENTRANCE (SECOND SOE TO BE INSTALLED IF NECESSARY), INCLUDING WASH-RACK (WR). INSTALL INLET PROTECTION DEVICES AS INDICATED. SAW CUT EXISTING PAVING AS NECESSARY FOR INSTALLATION OF SUPER SILT FENCE. CLEARING AS NEEDED TO INSTALL PERIMETER CONTROLS.	DAY 2 - 7
<b>PHASE I:</b>	
3. CLEAR & GRUB AS NECESSARY AND BEGIN GRADING OPERATIONS. PROVIDE TEMPORARY STOCKPILE AS SHOWN AND AS REQUIRED. ONCE FINAL GRADING IS ACHIEVED OF EAST AND SOUTH SIDE OF PROPERTY, BEGIN WORK ON RETAINING WALL, STORM DRAIN, AND WATER & SEWER. NOTE: ALL AREAS WITHIN LIMITS OF DISTURBED AREA SHALL BE IMMEDIATELY / PERMANENTLY STABILIZED ONCE FINAL GRADE IS ACHIEVED. SHOULD FINAL GRADE NOT BE ACHIEVED WITHIN THREE (3) WORKING DAYS, TEMPORARY SEEDING / MULCHING SHALL BE APPLIED. SEE TEMPORARY & PERMANENT VEGETATIVE STABILIZATION TIME FRAMES NEXT TO APPROVAL BOX.	DAY 8 - 45
4. INSTALL PUBLIC STORM DRAIN CONVEYANCE SYSTEMS FROM STORM DRAIN MANHOLES 101 THROUGH 104, INLETS 1 THROUGH 6, AND HEADWALL 1 SHOWN TO EXISTING SD UTILITIES. TEMPORARILY BLOCK ALL INCOMING PIPE ORIFICES. PROVIDE TEMPORARY INLET PROTECTION DEVICES AT EACH PROPOSED ON-SITE STRUCTURE.	DAY 8 - 45
<b>PHASE II:</b>	
5. INSTALL CONCRETE WASHOUT STRUCTURE AND REPAIR ALL EROSION AND SEDIMENT CONTROL MEASURES.	DAY 46 - 300
6. BEGIN BUILDING CONSTRUCTION.	DAY 46 - 125
7. INSTALL WATER & SEWER CONNECTIONS AND ALL REMAINING STORM DRAIN STRUCTURES. MAINTAIN TEMPORARY INLET PROTECTION DEVICES AS INDICATED. REMOVE TEMPORARY BLOCKING AT EACH STRUCTURE NOTED IN ITEM 4 ABOVE.	DAY 46 - 125
8. INSTALL ANY AND ALL REMAINING UTILITIES.	DAY 46 - 315
9. INSTALL ON-SITE CURB & GUTTER AND PARKING LOT WHICH INCLUDES SIDEWALKS, DUMPSTER PAD, IMPERVIOUS PAVER, AND REMAINING UNDERDRAIN. ONCE ON-SITE IS COMPLETE INSTALL NEW SIDEWALK, ENTRANCES AND BASE PAVE ALL AREAS.	DAY 46 - 315
10. PERMANENTLY AND VEGETATIVELY STABILIZED ALL DISTURBED AREAS.	CONTINUOUSLY
<b>PHASE III:</b>	
11. INSTALL ALL LANDSCAPING FOR FINAL USE AND OCCUPANCY. REFER TO ITEM 3 ABOVE FOR STABILIZATION DURING FINAL FINE GRADING OPERATIONS. CLEAN-UP ENTIRE SITE OF DEBRIS. ENSURE ALL AREAS ARE PERMANENTLY AND VEGETATIVELY STABILIZED.	DAY 315 - 325
12. INSTALL SURFACE PAVING AND STRIPE PARKING AREAS PER SITE PLAN. INSTALL STORMCEPTOR WATER QUALITY FILTRATION SYSTEMS WITHIN INDICATED MANHOLES.	DAY 325 - 335
13. WITH PERMISSION OF THE INSPECTOR, REMOVE ALL REMAINING SEDIMENT CONTROL DEVICES AND IMMEDIATELY STABILIZE THOSE AREAS UPON REMOVAL / COMPLETION	WITH WRITTEN APPROVAL



**STANDARD STABILIZATION NOTE**

STABILIZATION PRACTICES ON ALL PROJECTS MUST BE IN COMPLIANCE WITH THE REQUIREMENTS OF COMAR 26.17.01 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 (3:1)
- SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.

**WETLAND NOTE**

IT IS THE APPLICANT'S RESPONSIBILITY TO OBTAIN ANY STATE PERMITS, IF REQUIRED, FOR ANY CONSTRUCTION ACTIVITY COVERED BY THIS PLAN WHICH IMPACTS A STATE REGULATED WETLAND. ANY CHANGES TO PLANS FOR THIS DEVELOPMENT WHETHER REQUIRED BY THE STATE OR INITIATED BY THE APPLICANT TO MEET STATE REQUIREMENTS, MUST BE APPROVED BY PSCDD.

FROM PRINCE GEORGE'S SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL POND SAFETY REFERENCE MANUAL, JULY 2013

Mapping Unit Name	Soil Series	K-factor	Hydric Group	Drainage	HIGHLY ERODIBLE
MnE	Marr-Dodon complex, 15 to 25 percent slopes	0.20	B	WELL DRAINED	NO
Adb	Adelphi-Holmdel complex, 2 to 5 percent slopes	0.37	C	MODERATELY WELL DRAINED	NO
Mgb	Marr-Dodon-Urban land complex, 0 to 5 percent slopes	0.20	B	WELL DRAINED	NO
Mnd	Marr-Dodon complex, 10 to 15 percent slopes	0.20	B	WELL DRAINED	NO

**SUBTITLE 32, DIVISION 2 CERTIFICATION**

I 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 I OR MY STAFF HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLOWS FROM UPRILL PROPERTIES ONTO THIS SITE AND FROM THIS SITE ONTO DOWNHILL PROPERTIES, HAS BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES.

IBRAHIM KHATIB *[Signature]* 06/12/2024  
 PRINT NAME SIGNATURE DATE  
 6305 IVY LANE, SUITE 225 (240)206-8055  
 ADDRESS TELEPHONE

**CONSULTANTS CERTIFICATION**

I CERTIFY THAT THIS ENVIRONMENTAL SITE DEVELOPMENT GRADING, EROSION AND SEDIMENT CONTROL PLAN REPRESENTS ALL SIGNIFICANT NATURAL RESOURCES AND IS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT THIS PLAN WAS 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 ENVIRONMENTAL SITE DEVELOPMENT GRADING, EROSION AND SEDIMENT CONTROL PLAN WITH THE OWNER/DEVELOPER.

*[Signature]* MD LICENSE# 28003  
 SIGNATURE DATE 06-12-24  
 PRINT NAME IBRAHIM KHATIB DATE 06-12-24

**UTILITY CERTIFICATION**

I HEREBY CERTIFY THAT THE EXISTING AND/OR PROPOSED UNDERGROUND UTILITY INFORMATION SHOWN HEREON HAS BEEN CORRECTLY DUPLICATED FROM UTILITY COMPANY RECORDS. FURTHER, THAT THIS PROJECT HAS BEEN CAREFULLY COORDINATED WITH EACH INVOLVED UTILITY COMPANY, AND ALL AVAILABLE UNDERGROUND UTILITY INFORMATION RELATIVE TO THIS PLAN HAS BEEN SOLICITED FROM THEM.

IBRAHIM KHATIB 06/12/2024  
 NAME DATE

**ENGINEER'S CERTIFICATE**

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, AND BELIEF THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS OF SUBTITLE 32, DIVISION 2, OF THE PRINCE GEORGE'S COUNTY CODE, AND FURTHER CERTIFY THAT I HAVE INSPECTED THIS SITE AND THAT DRAINAGE ONTO THIS SITE FROM OTHER UPGRADE PROPERTIES, AND FROM THIS SITE ONTO DOWNGRADE PROPERTIES HAS BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES.

*[Signature]* 06/12/2024  
 IBRAHIM KHATIB DATE

**REFERENCE**

BOUNDARY AND TOPOGRAPHIC ALTA SURVEY  
 P.G. ASSOCIATES, INC.  
 3844 HUNGERFORD DRIVE  
 ROCKVILLE, MARYLAND 20850  
 PHONE: (301) 309-1316

STORM WATER MANAGEMENT CONCEPT PLAN  
 JOYCE ENGINEERING CORPORATION  
 10766 BALTIMORE AVENUE  
 BELTSVILLE, MARYLAND 20705  
 PHONE: (301) 595-4538

TREE CONSERVATION PLAN TYPE-2  
 ELITE ENGINEERING, LLC  
 6305 IVY LANE SUITE 225  
 GREENBELT, MARYLAND 20770  
 PHONE: (240) 206-8055

UTILITIES  
 THE FOLLOWING COMPANIES WERE NOTIFIED BY DELMARVA MISS UTILITY SYSTEMS (1-800-257-3777) AND REQUEST TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE THE UNDERGROUND UTILITY COMPANIES RESPONSE TO THIS REQUEST:

UTILITY COMPANY	PHONE NUMBER
BGE ELECTRIC	(800) 778-8140
BGE GAS/SLC	(800) 778-8140
PG&E INTERNET S & N/D	(434) 942-6440
VERIZON	(410) 536-0070
WASHINGTON GAS UTILITIES	(301)216-0355
WSSC/PMP/INTLUG	(301) 868-6864

**SHEET INDEX**

SHEET TITLE	SHEET NUMBER
COVER SHEET	SSC-1
PHASE - I	SSC-2
PHASE - II	SSC-3
PHASE - III	SSC-4



PRINCE GEORGE'S SOIL CONSERVATION DISTRICT  
 ENVIRONMENTAL SITE DEVELOPMENT APPROVAL  
 GRADING, EROSION AND SEDIMENT CONTROL

SSC# 227-23 06-12-2024  
 PRELIMINARY FOND (FPD) EXPIRATION DATE  
*[Signature]* 06-12-2024  
 DISTRICT SIGNATURE APPROVAL DATE

**Owner/Developer/Applicant:**  
 A. DeCesaris Holding Company, LLC  
 C/o Mr. Anthony DeCesaris  
 1001 Prince George's Boulevard  
 Suite 700  
 Upper Marlboro, Maryland 20774  
 Phone: 301-391-2991

**ELITE Engineering**  
 6305 IVY LANE SUITE 225  
 GREENBELT, MD 20770  
 Phone: (240) 421-6982  
 amilkovic@eliteeng.co  
 CONTACT: ASKO.MILJKOVIC

REVISIONS	BY

**ELITE ENGINEERING, LLC**  
 Engineers \* Landscape Architects  
 6305 IVY LANE SUITE 225  
 GREENBELT, MD, 20770  
 (240)206-8055

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. 28003, EXPIRATION 10/16/2024

STATE OF MARYLAND  
 PROFESSIONAL ENGINEER  
 28003  
 06/12/2024

**800 PRINCE GEORGE'S BLVD**  
 ENVIRONMENTAL SITE DEVELOPMENT GRADING,  
 EROSION AND SEDIMENT CONTROL PLAN  
 COVER SHEET

6305 IVY LANE SUITE 225  
 UPPER MARLBORO, MD  
 TAX MAP 077, GRID D2  
 7TH ELECTION DISTRICT

DRAWN KM  
 CHECKED AM  
 DATE 04/01/2024  
 SCALE AS SHOWN  
 DRAWING  
**SSC-1**