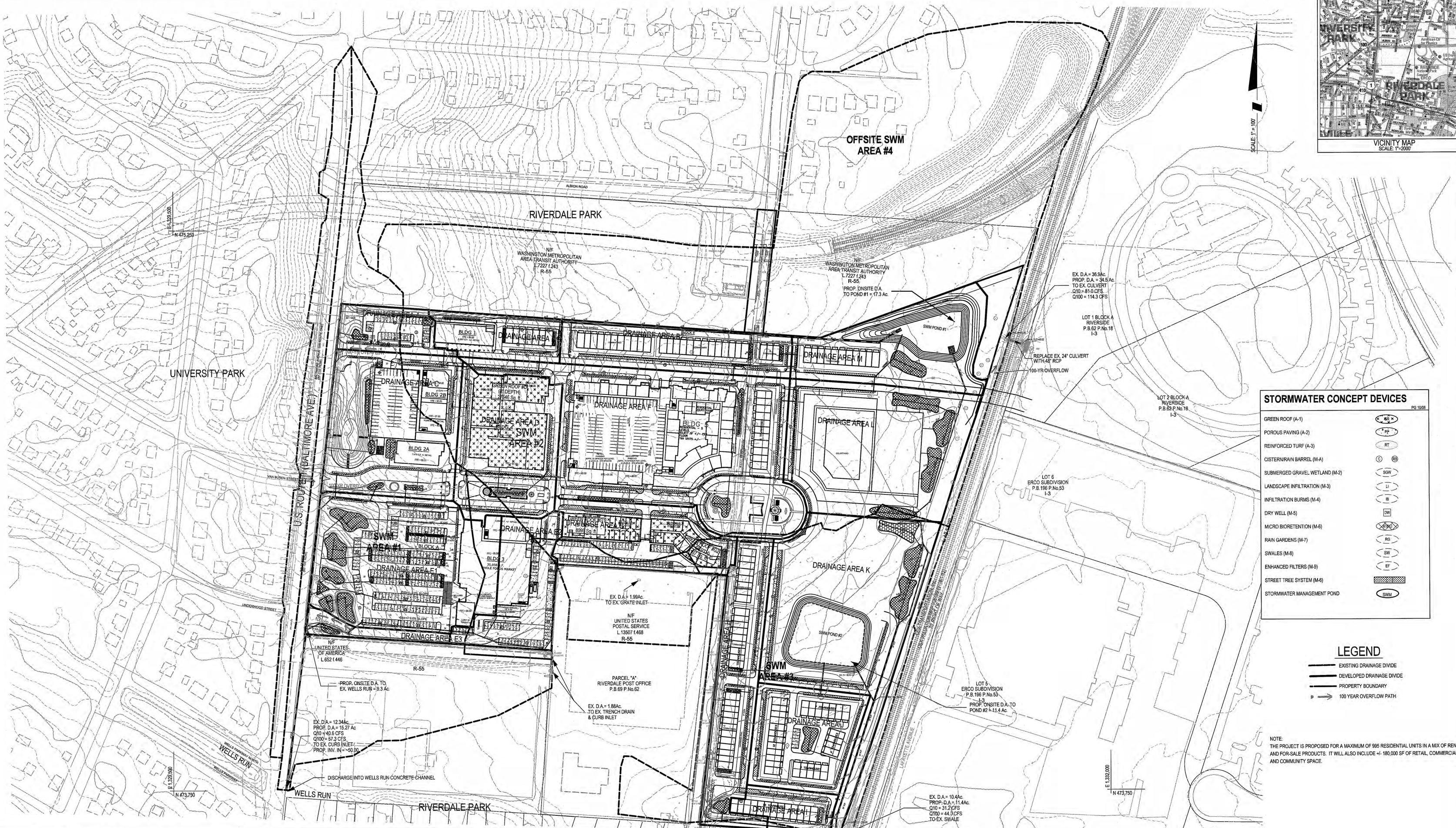

STORMWATER CONCEPT DEVICES

PG 10/08

GREEN ROOF (A-1)	A, RG, P
POROUS PAVING (A-2)	P, PP
REINFORCED TURF (A-3)	RT
CISTERN/RAIN BARREL (M-A)	C, RB
SUBMERGED GRAVEL WETLAND (M-2)	SGW
LANDSCAPE INFILTRATION (M-3)	LI
INFILTRATION BURMS (M-4)	IB
DRY WELL (M-5)	DW
MICRO BIORETENTION (M-6)	MB, BC
RAIN GARDENS (M-7)	RG
SWALES (M-8)	SW
ENHANCED FILTERS (M-9)	EF
STREET TREE SYSTEM (M-6)	
STORMWATER MANAGEMENT POND	SWM

LEGEND

- EXISTING DRAINAGE DIVIDE
- DEVELOPED DRAINAGE DIVIDE
- PROPERTY BOUNDARY
- 100 YEAR OVERFLOW PATH

NOTE:
THE PROJECT IS PROPOSED FOR A MAXIMUM OF 995 RESIDENTIAL UNITS IN A MIX OF RENTAL AND FOR-SALE PRODUCTS. IT WILL ALSO INCLUDE +/- 180,000 SF OF RETAIL, COMMERCIAL, AND COMMUNITY SPACE.

AREA	ONSITE D.A.	% ON SITE IMPERVIOUS AREA	IMPERVIOUS AREA	% IMPERVIOUS	TARGET ESD$_v$	P$_e$ Treated	TOTAL ESD$_v$	**ALLOWED ESD$_v$	ESD$_v$ MET?
Descr.	S.F.	%	S.F.	%	FT^3	IN.	FT^3	FT^3	
A	31,684	1.95%	18,830	59%	2,602	2.37	4,500	2,602	MET
B1	89,268	2.41%	25,978	66%	3,216	2.08	4,449	3,216	MET
B2	71,736	4.41%	54,439	76%	5,885	1.34	6,024	5,885	MET
C	133,511	8.21%	94,499	71%	10,956	1.15	8,700	8,700	SHORT
D	102,291	6.29%	87,150	85%	8,394	2.13	12,220	8,394	MET
E1	184,797	11.36%	108,672	59%	15,160	2.21	22,666	15,160	MET
E2	41,407	2.55%	36,244	88%	3,403	1.86	1,764	1,764	SHORT
E3	14,286	0.88%	10,213	71%	1,174	1.96	2,232	1,174	MET
F	251,660	15.47%	185,425	74%	20,645	1.05	10,059	10,059	SHORT
G	77,117	4.74%	65,218	86%	6,326	1.43	6,567	6,326	MET
H	87,659	5.39%	62,627	71%	7,193	1.45	8,225	7,193	MET
I	75,535	1.57%	19,261	75%	2,095	1.76	4,399	2,095	MET
J	74,957	4.61%	53,908	72%	6,152	1.65	6,396	6,152	MET
K	195,130	12.00%	119,533	61%	16,014	1.42	15,994	15,994	SHORT
L	162,808	10.01%	85,076	52%	13,358	1.88	14,534	13,358	MET
M	98,834	6.08%	20,050	20%	8,114	2.09	3,520	3,520	SHORT
OPEN SPACE	34,073	2.09%	2,111	6%	2,789				
Total	1,626,753	100.0%	1,050,234	59%	133,476	1.60	132,249	132,249	SHORT

MICROBIORETENTION						8" GREEN ROOF			PLANTER STREET TREE SYSTEM					12" PERMEABLE PAVEMENT				
D.A	Surface Area	# of Bios	R$_v$	P$_e$	Max ESD$_v$	D.A	P$_e$	Max ESD$_v$	D.A	Avail. Area	R$_v$	P$_e$	Max ESD$_v$	# of spaces	D.A.	Surface Area	P$_e$	Max ESD$_v$
9,742	1,259	2	0.58	1.90	2,021				2,200	945	0.89	6.40	1,493	31	10,000	5,162	2.4	985.85
9,175	1,171	3	0.64	1.90	2,145				3,611	875	0.67	3.60	1,171	5	8,132	833	2.0	133.20
14,165	771	2	0.95	0.80	1,892				33,506	3,471	0.73	1.60	3,599	20	9,900	3,330	2.0	532.80
6,048	800	6	0.69	2.00	4,725				86,750	4,164	0.69	.70	3,659	10	6,650	1,665	2.5	316.35
16,000	1,200	1	0.95	1.10	1,498	27,646	1.7	3,705	31,758	5,612	0.73	2.70	6,138	33	26,887	5,495	2.5	879.12
19,155	2,634	6	0.71	2.10	16,244									203	69,888	33,800	2.4	6,421.91
									4,400	289	0.89	1.00	348	53	26,901	8,853	2.0	1,416.48
7,143	823	2	0.73	1.70	1,648				1,100	385	0.89	5.30	584					
40,000	1,533	3	0.79	0.60	4,922				80,000	7,077	0.44	1.30	4,151	37	36,049	6,161	2.0	985.68
10,000	408	1	0.78	0.60	606	16,295	1.7	2,184	16,465	1,475	0.95	1.30	1,846	80	10,933	13,320	2.0	2,131.20
10,000	537	4	0.82	0.80	2,304				33,800	4,452	0.82	2.00	5,228	26	13,859	4,329	2.0	692.64
10,000	482	1	0.70	0.40	478				2,835	2,090	0.82	11.10	3,735	7	2,700	1,166	2.0	186.48
20,000	2,132	1	0.62	1.60	1,830				45,921	4,805	0.62	1.60	4,193	14	9,036	2,331	2.0	372.96
20,000	3,631	3	0.67	2.70	10,687				114,594	5,501	0.67	.70	4,694	23	9,600	3,830	2.0	612.72
20,000	3,762	4	0.52	2.80	11,532				62,500	3,000	0.73	.70	2,789	8	6,000	1,332	2.0	213.12
23,368	2,837	1	0.50	1.80	1,965				6,841	1,406	0.73	3.10	1,555					
620,207		40		1.56	65,297	43,942	1.70	5,888	526,279	45,546		1.54	45,183	550	245,925	91,604	1.94	15,881

Loiederman Soltesz Associates, Inc.
LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7656
www.LSAssociates.net
Engineering
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DATE: JUNE 25, 2008 | CAD STANDARDS VERSION: V8 - 2000 | V8 - 2000
DESIGNED: SJS | TECHNICIAN: | CHECKED: THD

MISS UTILITY NOTE

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OWNER/DEVELOPER/APPLICANT

CALVERT TRACT L.L.C.
1828 L STREET, NW
WASHINGTON, D.C. 20036
PHONE #202-483-0733
CONTACT NAME: MR. CALVIN CAFRITZ
MS. JANE CAFRITZ

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MAP	12	E-1
TAX MAP		ZONING CATEGORY:
42 D2		R-55
WSSC 200' SHEET		XXXX:
208 NE 04		
SITE DATUM		XXXX:
HORIZONTAL: NAD 83		
VERTICAL: NGVD 1929		

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.: 12270 EXPIRATION DATE: 01/13/13

STATE OF MARYLAND — MICHAEL E. WARNER — No. 12270 — PROFESSIONAL ENGINEER
12/4/12

STORMWATER MANAGEMENT CONCEPT PLAN

CAFRITZ PROPERTY

RIVERDALE (19TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 100'
SHEET 1 OF 4
PROJECT NO. 2411-01-00

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REFERENCE GRID A B C D

E 1,329,750
N 475,000

PARK

BALTIMORE AVENUE (US ROUTE ONE) (80'-110' ROW)

U.S. ROUTE 1 (BALTIMORE AVE.)

DRAINAGE AREA A

BLDG 1
FFE = 95.00
8,307 S.F. +/- RETAIL

BLOCK B

DRAINAGE AREA B1

DRAINAGE AREA B2

20' SIDE YARD SETBACK

BLOCK E

11 TOWNHOMES

12 TOWNHOMES

100-YR OVERFLOW

RETAIL ENTRANCE

DRAINAGE AREA C

BLDG 2B
FFE = 94.00
FFE = 91.00
FFE = 91.00
10,885 S.F. +/- RETAIL
FFE = 88.50

BLDG 2A
7,479 S.F. +/- RETAIL
FFE = 88.50

GREEN ROOF #D1
(6" DEPTH)
27646 Sq. ft

DRAINAGE AREA D
BLDG 4
SWM AREA #2
FFE = 91.00
FFE = 87.00
FFE = 87.00

DRAINAGE AREA F

RESIDENTIAL COURT YARD

BLDG 5
RESIDENTIAL - 5 LEVELS
52,617 SF +/- PER FLOOR
199 UNITS +/-

RETAIL PARKING
APPX. 75 SPACES PER LEVEL
5 LEVELS - 375 SPACES

RESIDENTIAL PARKING
APPX. 75 SPACES PER LEVEL
5 LEVELS - 375 SPACES

FFE = 83.00
FFE = 81.00
FFE = 80.00

VAN BUREN STREET

PROPOSED STABILIZED SECTION

100-YR OVERFLOW

SWM AREA #1

BLOCK A

DRAINAGE AREA E1

9,596 S.F. +/- RETAIL (W/ FOOD)
FFE = 85.00

DRAINAGE AREA E2

GREEN ROOF #G1
DRAINAGE AREA G
8099 Sq. ft

BLDG 6A
FFE=81.50

BLDG 6B
FFE=81.50

GREEN ROOF #G2
(6" DEPTH)
6197 Sq. ft

OFFICE ENTRANCE

BLDG 3
35,058 S.F.
WHOLE FOODS MARKET

FFE = 85.00

FFE = 84.00

3,087 SF TENANT A

DRAINAGE AREA E3

EX. D.A.= 1.99Ac.
TO EX. GRATE INLET

N/F
UNITED STATES
POSTAL SERVICE
L.13507 f.468
R-55

UNDERWOOD STREET

N/F
UNITED STATES
OF AMERICA
L.652 f.446

R-55

PARCEL "A"
RIVERDALE POST OFFICE
P.B.69 P.No.62

PROP. ONSITE D.A. TO
EX. WELLS RUN = 9.3 Ac.

EX. D.A.= 1.88Ac.
TO EX. TRENCH DRAIN
& CURB INLET

EX. D.A.= 12.34Ac.
PROP. D.A.= 15.27 Ac
Q10 = 40.6 CFS
Q100 = 57.3 CFS
TO EX. CURB INLET
PROP. INV. IN = ~50.00

WELLS PARKWAY NORTH

WELLS RUN

WELLS PARKWAY

DISCHARGE INTO WELLS RUN CONCRETE CHANNEL

WELLS RUN

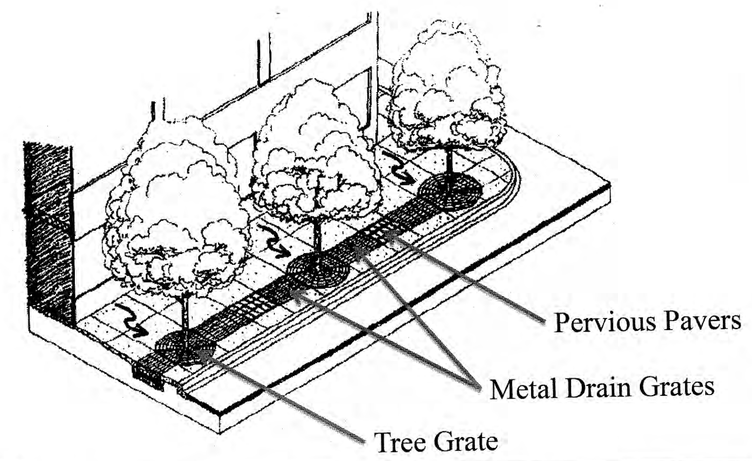
E 1,329,750
N 474,000

E 1,331,000
N 474,000

MATCHLINE A-A SEE SHEET 3 OF 4

MATCHLINE B-B SEE SHEET 3 OF 4

SCALE: 1" = 50'



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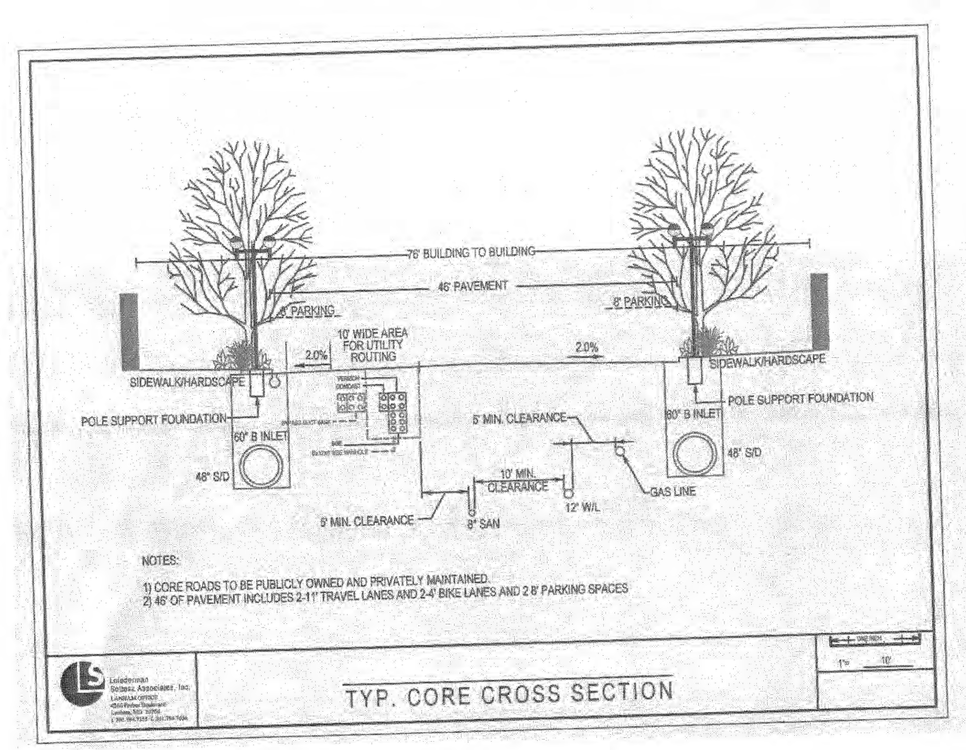

NOTES:

1) CORE ROADS TO BE PUBLICLY OWNED AND PRIVATELY MAINTAINED.
2) 46' OF PAVEMENT INCLUDES 2-11' TRAVEL LANES AND 2-4' BIKE LANES AND 2-8' PARKING SPACES

Loiederman Soltesz Associates, Inc.

TYP. CORE CROSS SECTION

1" = 10'

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LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7656
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OWNER/DEVELOPER/APPLICANT

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1828 L STREET, NW
WASHINGTON, D.C. 20036
PHONE #202-483-0733
CONTACT NAME: MR. CALVIN CAFRITZ
MS. JANE CAFRITZ

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MAP 12	E-1
TAX MAP 42 D2	ZONING CATEGORY: R-55
WSSC 200' SHEET 208 NE 04	XXXX:
SITE DATUM HORIZONTAL: NAD 83 VERTICAL: NGVD 1929	XXXX:

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.: 12220, EXPIRATION DATE: 01/13/13

STATE OF MARYLAND — MICHAEL W. PHINNEY — No. 12220 — PROFESSIONAL ENGINEER

12/4/12

STORMWATER MANAGEMENT CONCEPT PLAN

CAFRITZ PROPERTY

RIVERDALE (19TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 50'

SHEET 2 OF 4

PROJECT NO. 2411-01-00

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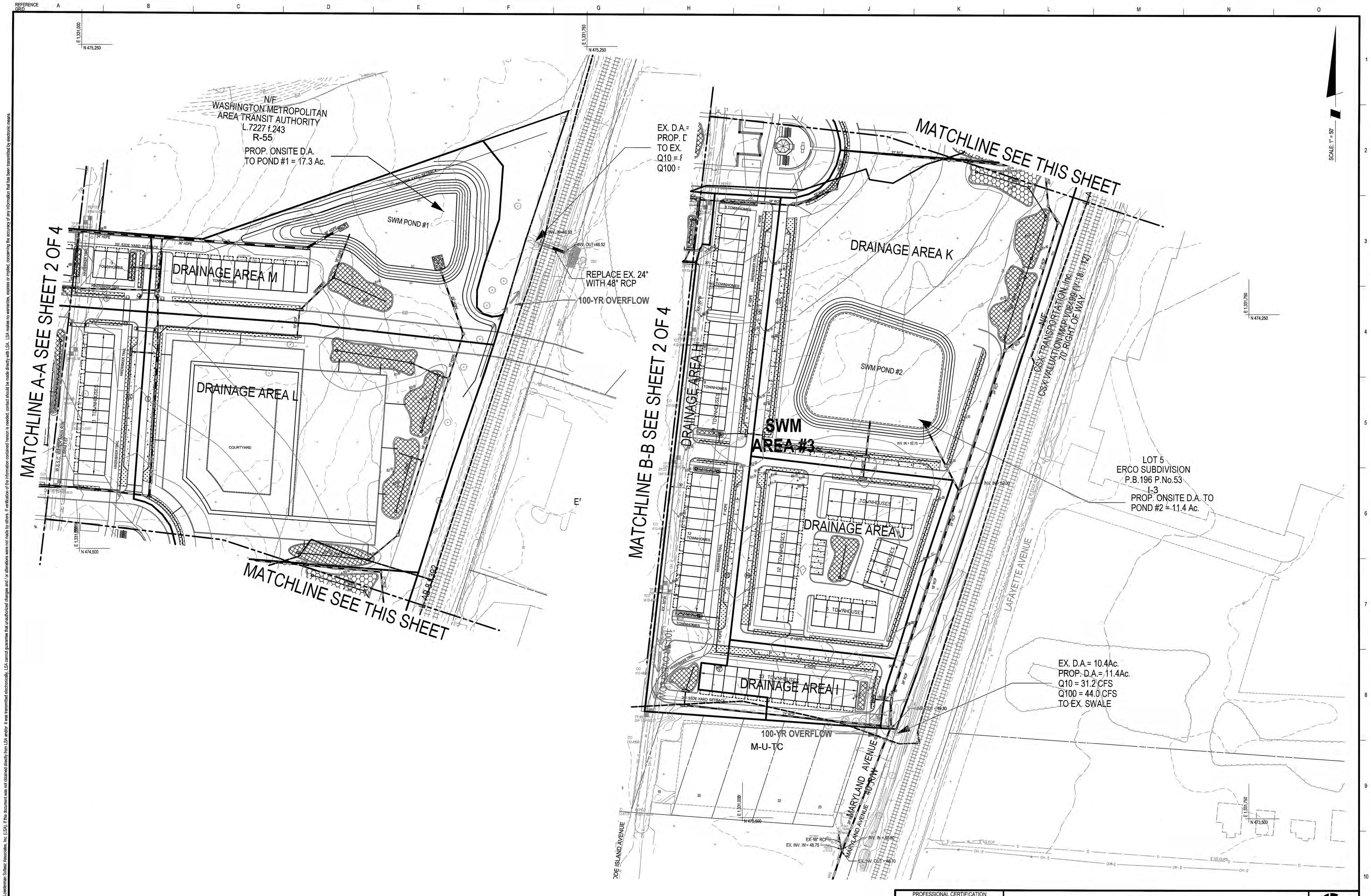

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LICENSE NO. 12270 , EXPIRATION DATE: 01/13/13

STORMWATER MANAGEMENT CONCEPT PLAN - PHASE I

CAFRITZ PROPERTY

RIVERDALE (19TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 50'

SHEET 3 OF 4

PROJECT NO. 2411-01-00

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LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
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MAP	12	E-1
TAX MAP	42 D2	ZONING CATEGORY: R-55
WSSC 200' SHEET	208 NE 04	XXXX:
SITE DATUM	HORIZONTAL: NAD 83 VERTICAL: NGVD 1929	XXXX:

STATE OF MARYLAND
MICHAEL E. WAGNER
No. 12270
REGISTERED PROFESSIONAL ENGINEER
12/4/12

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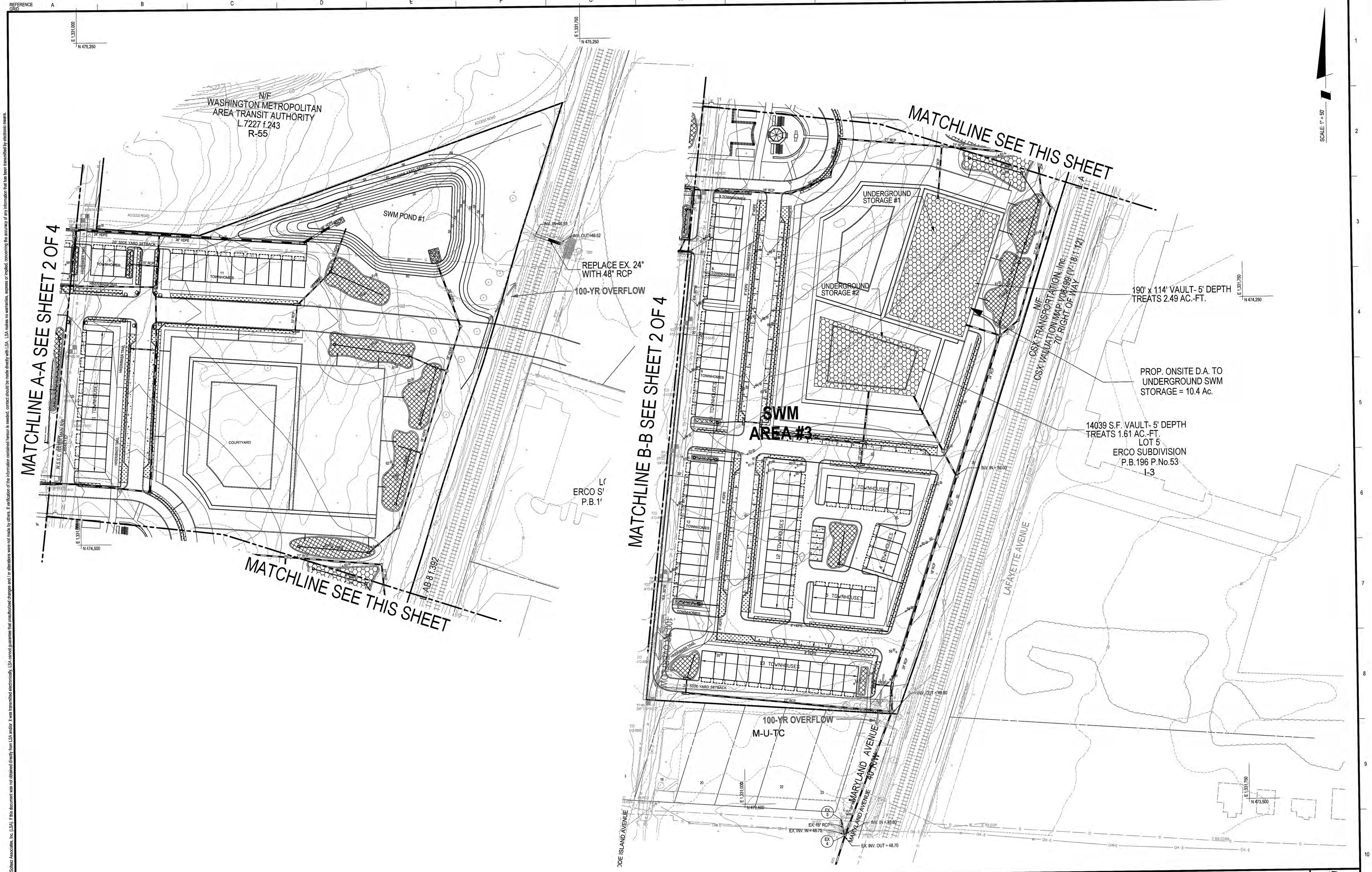

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LICENSE NO. 12270 EXPIRATION DATE: 01/13/13

STORMWATER MANAGEMENT CONCEPT PLAN - PHASE II

CAFRITZ PROPERTY

RIVERDALE (19TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 50'

SHEET 4 OF 4

PROJECT NO. 2411-01-00

P:\24110100\Conc\Con17\ConSWM_04.sht Scale=50.0000 ft / in. User=AAkerele-Ale PLTdrv=PDF_Grey_300.pltcfg Pentbl=TEXT_SUB.tbl 11/30/2012 2:18:35 PM

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4300 Forbes Boulevard, Suite 230
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MAP 12 E-1

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42 D2	R-55
WSSC 200' SHEET	XXXX:
208 NE 04	
SITE DATUM	XXXX:
HORIZONTAL: NAD 83	
VERTICAL: NGVD 1929	

STATE OF MARYLAND
MICHAEL E. WAGNER
No. 12270
PROFESSIONAL ENGINEER
2/4/12

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