

#### SEQUENCE OF CONSTRUCTION

Prior to starting demolition, a pre-construction meeting must be conducted on-site with the sediment control inspector (Prince George's County Department of Permits, Inspection and Enforcement (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 2. As sediment control devices are installed, and with the permission of the sediment control inspector, building demolition can start in areas draining to those sediment control devices.

#### PHASE 1

1. Install perimeter sediment controls including silt fence on pavement.

Note: Contractor shall install silt fence on pavement leaving a 5' wide sidewalk along Silver Hill Road (MD 458) and Suitland Road (MD 218).

2. With permission from the sediment control inspector begin demolition of the buildings to the slab on grade. Rubble shall be hauled off site to an authorized disposal area per county code 32-154 and 32-155, stabilize as needed. Refer to Note A for stabilization.

Note: At the end of each work day the contractor shall clean sweep the area along the alley at the site entrances.

3. Once all areas are stabilized and with permission from the sediment control inspector, remove remaining sediment control devices and permanently stabilize remaining areas.

#### PHASE 2

4. Install stabilized construction entrance off Suitland Road and perimeter sediment control devices, namely silt fence and silt fence on pavement along Silver Hill Road, silt fence on pavement along Suitland Road, silt fence on pavement and earth dike with pipe slope drain along Towne Square Boulevard as shown on the approved plan. Install a diversion fence on the two sides of Parcel D and connect the pipe slope drain into the storm drain system located along Towne Square Boulevard. Saw cut the impervious surface as necessary to install the sediment control devices. Remove the concrete slab where the stabilized construction entrance will be installed.

5. Begin site demolition after obtaining the permission of the sediment control inspector to proceed with the removal of the remaining building slabs, foundations and/or basements, the concrete slabs, stone, construction and demolition debris, rubble, and clearing trees, grassy, and woody vegetation. Strip and stockpile topsoil. Overall rough grade site per the approved plan using Class I fill including the PEPCO switchyard. Any fill material shall be Class I.

#### PHASE 3

6. a) Extend the earth dike to the north on the west side of Parcel D up to Chelsea Way and connect the pipe slope drain to the storm drain system as shown on the approved plan. With permission from the sediment control inspector, remove the diversion fence installed along the two sides of Parcel D and the pipe slope drain which were installed in Phase 2.  
b) Raze apartment building located on Parcel D to subgrade in accordance with the Raze Permit. Remove all rubble from this site and haul to an authorized disposal site per Prince George's County code 32-154 and 32-155. No rubble backfill shall be permitted of any type as backfill on this site. Rough grade area on Parcel D.  
7. Once the rough grading is complete, permanently stabilize with seed and mulch the entire site. Obtain the permission of the Sediment control Inspector to remove all sediment control devices.

Note A: 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.

Total Construction Time : 1 Year

#### Project Summary

The subject site is located on and along the north side of Suitland Road (MD route 218), at the intersection of Silver Hill Road and Suitland Road in Prince George's County, Maryland. The site is zoned Mixed-Use Town Center (MU-TC) with an estimated disturbed area of approximately 4.90 AC. The project includes demolition of an existing building. Drainage from the site reaches Oxon Run which is part of the Middle Potomac watershed. The site is not in a Tier II watershed or a TMDL for sediment. Runoff from the site will pass thru silt fence on pavement (SFOP). Flow draining to the northwest side of the site is guided by an earth dike with a pipe slope drain to an existing storm drain structure. There are no highly erodible soils on site.

#### SEDIMENT CONTROL GENERAL NOTES

1. 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 Grading Code, and that I or my staff have inspected this site and that drainage flows from uphill properties onto this site, and from this site onto downhill properties, have been addressed in substantial accordance with applicable codes.

2. 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 required by the applicant to meet State requirements, must be approved by PGSCD.

3. Stakeout from this plan shall be for sediment control devices and grading only.

4. Call "Miss Utility" at 1-800-257-7777 (forty-eight (48) hours prior to beginning excavation to determine the location of existing facilities. The "Miss Utility" Verification Number (ticket number) must be updated every ten (10) days.

5. Upon completion of the work, site grading, drainage, property corner and landscape observations and certifications must be performed by a licensed professional, confirming that all work has been completed in accordance with the permit, approved plans, and codes. These certifications are required to finalize the permit and release bonds.

6. All grades, elevations, earth quantities, etc., are to be verified by the contractor. Any earth quantities shown or implied are measured to final grade and are approximate. No allowance has been made for unsuitable material encountered during construction. Suitability of soil for use in fill areas or stability of cut areas, compaction, etc., should be determined by a soils engineer.

7. The contractor will be responsible for any damage to the existing structures and underground utilities.

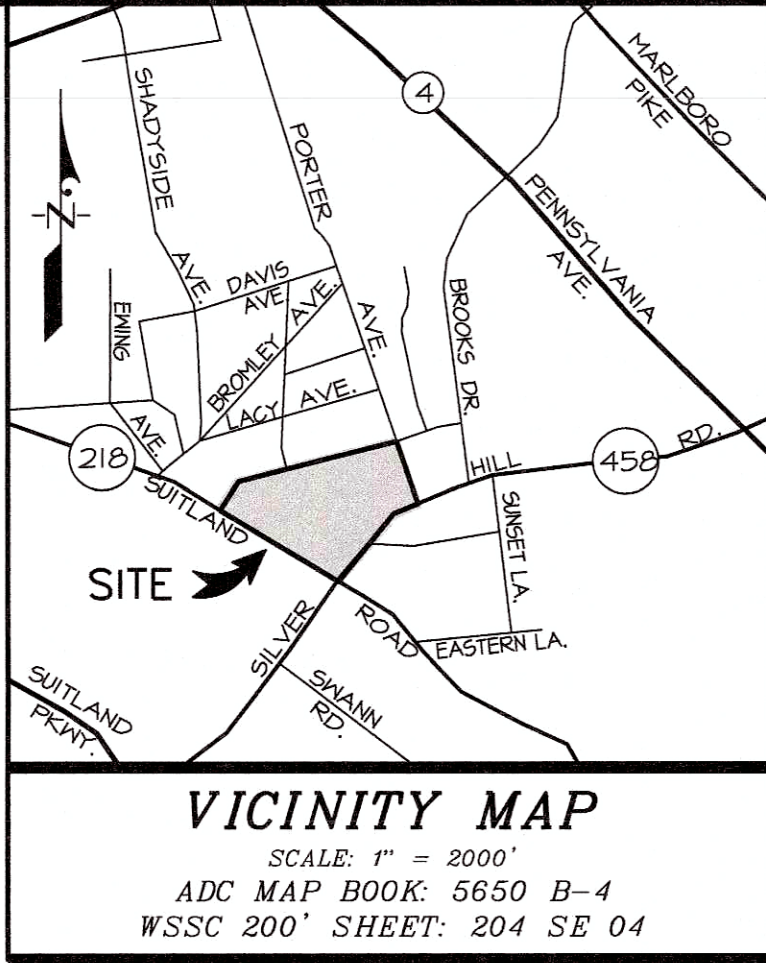
8. The contractor will have sole responsibility for the construction means, methods, and techniques of executing his work, including safety.

9. All proposed load-bearing fills for the support of buildings, walls, and other structures shall be Class I. All fills for the support of roadways, pavements, rigid utility lines and house connections shall be Class II. All landscaped areas, lawns and plantings, or other nonload-bearing uses shall be Class III. Each layer of Class I and Class II fills shall be compacted at optimum moisture content and to a minimum of 90% and 90% respectively of maximum density as determined in the laboratory by the Standard Proctor Test (AASHTO T-99, ASTM D-698). In place density test shall be provided by a licensed Geotechnical Engineer.

10. The property is zoned: MU-TC

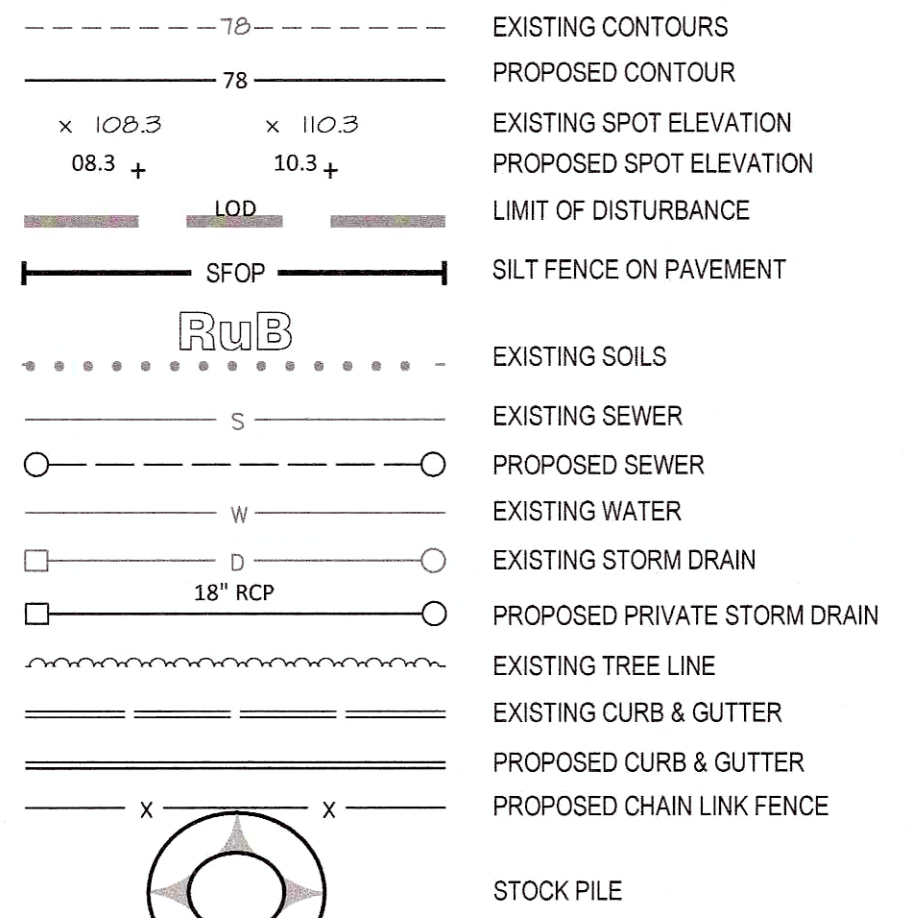
11. The area of the property is: 226,512 sq. ft. or 5.2 acres.

12. The total disturbed area is: 213,557 sq. ft. or 4.9 acres.



VICINITY MAP  
SCALE: 1" = 200'  
ADC MAP BOOK: 5650 B-4  
WSSC 200' SHEET: 204 SE 04

#### LEGEND



THE CONTRACTOR SHALL NOTIFY MISS UTILITY 1-800-257-7777, FORTY-EIGHT (48) HOURS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.

#### Existing Utility Notes

1. Notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to beginning any excavation or construction for them to mark the location of existing utilities.
2. Information concerning underground utilities was obtained from available records. The contractor must determine the exact locations and elevations of the mains by digging test pits by hand at utility crossings well in advance of trenching. If clearance of the lines are less than shown on this plan or less than twelve inches, contact the engineer and other involved utility companies before proceeding with construction.
3. Omissions and / or additions of utilities found during construction shall be the sole responsibility of any contractor engaged in excavation at the site. Ben Dyer Associates, Inc. (BDI) shall be notified immediately of any and all utility information, omissions, and additions found by any contractor.
4. Due to the proximity of live underground and overhead utilities, BDI is not responsible for any damage or injury sustained during construction by any persons, trucks, trailers, or equipment used on or adjacent to the site.

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.

|   |                         |
|---|-------------------------|
| PRINCE GEORGE'S SOIL CONSERVATION DISTRICT<br>FINAL APPROVAL<br>GRADING, EROSION AND SEDIMENT CONTROL |                         |
| FSC# 1-19-02  | 8/20/18 EXPIRATION DATE |
| POND (P) X  |                         |
| DISTRICT SIGNATURE  | APPROVAL DATE           |
| Ben Dyer Associates, Inc.   | 8/20/18                 |
| Ben Dyer Associates, Inc.   |                         |

#### 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: Donny R. James Date: 8-23-19  
Name (printed): Donny R. James Title: Chief Real Estate Officer  
Firm: Revenue Authority of Prince George's County  
Complete address: 1300 Mercantile Lane, Suite 108  
Largo, MD 20774

#### SUBTITLE 32, DIVISION 2 CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 32, DIVISION 2 OF THE PRINCE GEORGE'S COUNTY CODE AND THAT I HAVE INSPECTED THIS SITE AND THAT DRAINAGE ONTO THIS SITE FROM UPHILL PROPERTIES, AND FROM THIS SITE ONTO OTHER DOWNGRADE PROPERTIES, HAS BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES.

8/7/18

#### 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: Morgan M. Walubita, P.E. MD License# 34788  
Print Name: MORGAN M. WALUBITA, P.E. Date: 8/7/18  
Firm: BEN DYER ASSOCIATES, INC.  
11721 WOODMORE ROAD, SUITE 200  
MITCHELLVILLE, MD 20721

OWNER/APPLICANT  
Revenue Authority of Prince  
George's County  
1300 Mercantile Lane, Suite 108  
Largo, MD 20774  
Attn: Peter Shapiro  
Phone: (301) 772-2060

|   |  |     |
|---|--|-----|
| SHEET 1 OF 5 (FOR SHEETS 1 THRU 5, SEE BDI DWG. NOS. NO'S 40.002-Z, 40.003-Z, 40.009-Z, 40.010-Z & 40.019-Z)  |  |     |
| 10/01/19  | REVISED BID SET                                  | TM  |
| 10/09/19  | BID SET  | TM  |
| 10/25/19  | REVISED SEQ. OF CONSTRUCTION & ADDED PHASE 2 & 3 | TM  |
| 08/23/18  | ADDED BLDG DEMO OF LOTS 2-11                     | LCC |
| DATE  | DESCRIPTION                                      | BY  |
| 8/7/18  | REVISED  | MMW |
| L:\CSD-PROJ\B00136-CSD\DWG\FSC-PRG-A-1.dwg, 10/10/2019 3:53:27 PM, petrot   |  |     |
| 11721 WOODMORE ROAD, SUITE 200<br>MITCHELLVILLE, MARYLAND 20721<br>BEN DYER ASSOCIATES, INC.<br>Engineers / Surveyors / Planners<br>COPYRIGHT © 2018 BEN DYER ASSOCIATES, INC.<br>APPROVED BY: <u>Ben Dyer</u> DESIGNED BY: <u>Ben Dyer</u> CHECKED BY: <u>Ben Dyer</u><br>SCALE: 1"=30' DATE: APRIL, 2018 DRAWING NO: J-B00136<br>40.002-Z |  |     |

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.

Signature: Morgan M. Walubita, P.E.

MD REGISTRATION NO. 34788 8/7/18  
EXPIRATION DATE: 10-23-19 MW 6/26/19

CALL MISS UTILITY  
1-800-257-7777  
48 hrs, Before Excavation