HOGAN COMPANIES

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INTEGRITY • EXPERIENCE • RESULTS

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Lanham Village

10 Developed Single Family Lots

Pendall Drive, Fort Washington, MD 20744

Prince George's County, Maryland

10 single family lots just minutes from Route 210 and 5, the Capital Beltway, National Harbor, Joint Base Andrews, Northern Virginia and Washington DC. Located just a short walk from the Allentown Rec Center and Splash, Tennis, and Fitness Park.

2661 Riva Road, Suite 300 Annapolis, Maryland 21401
Office: (410) 266-5100 Toll Free: (866) 22-HOGAN Fax: (410) 266-9432
www.hogancompanies.com

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Project Summary

Status: Developed lots with infrastructure in place

Lot Sizes : Ranging from 20,000 to 30,400 square feet

Utilities: Public water and sewer

Zoning: RE - Residential Estate

Schools: Avalon Elementary, Isaac Gourdine Middle, Crossland High

Driving From I-495, take Route 210 (Indian Head Highway) south. Left on Palmer Road which becomes Allentown Road. Right on Lanham Lane and left on Pendall.

Asking Price: $1,100,000 ($110,000 per developed lot)

For additional information/inquiries contact Kevin Setzer at (410) 266-5100 ext. 136
ksetzer@hogancompanies.com.

All information is from sources deemed reliable, but not guaranteed by Hogan Companies, LLC or its agents. Package is subject to price changes, errors, omissions, corrections, prior sales or withdrawal.

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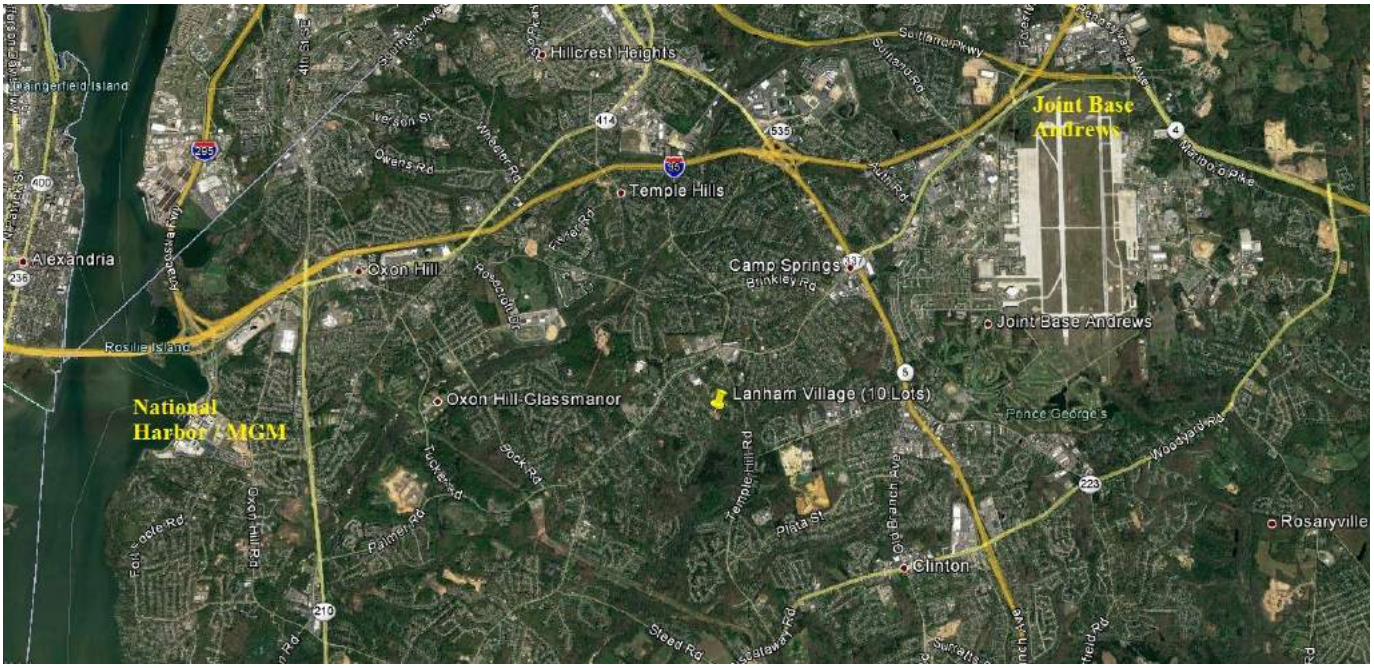
Location Map



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Site Development Photos - September 2016

2661 Riva Road, Suite 300 Annapolis, Maryland 21401
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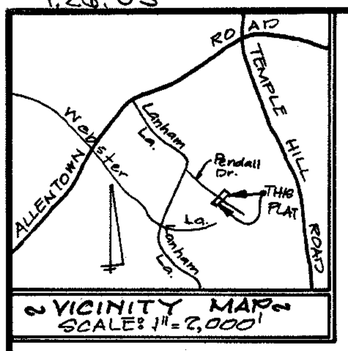
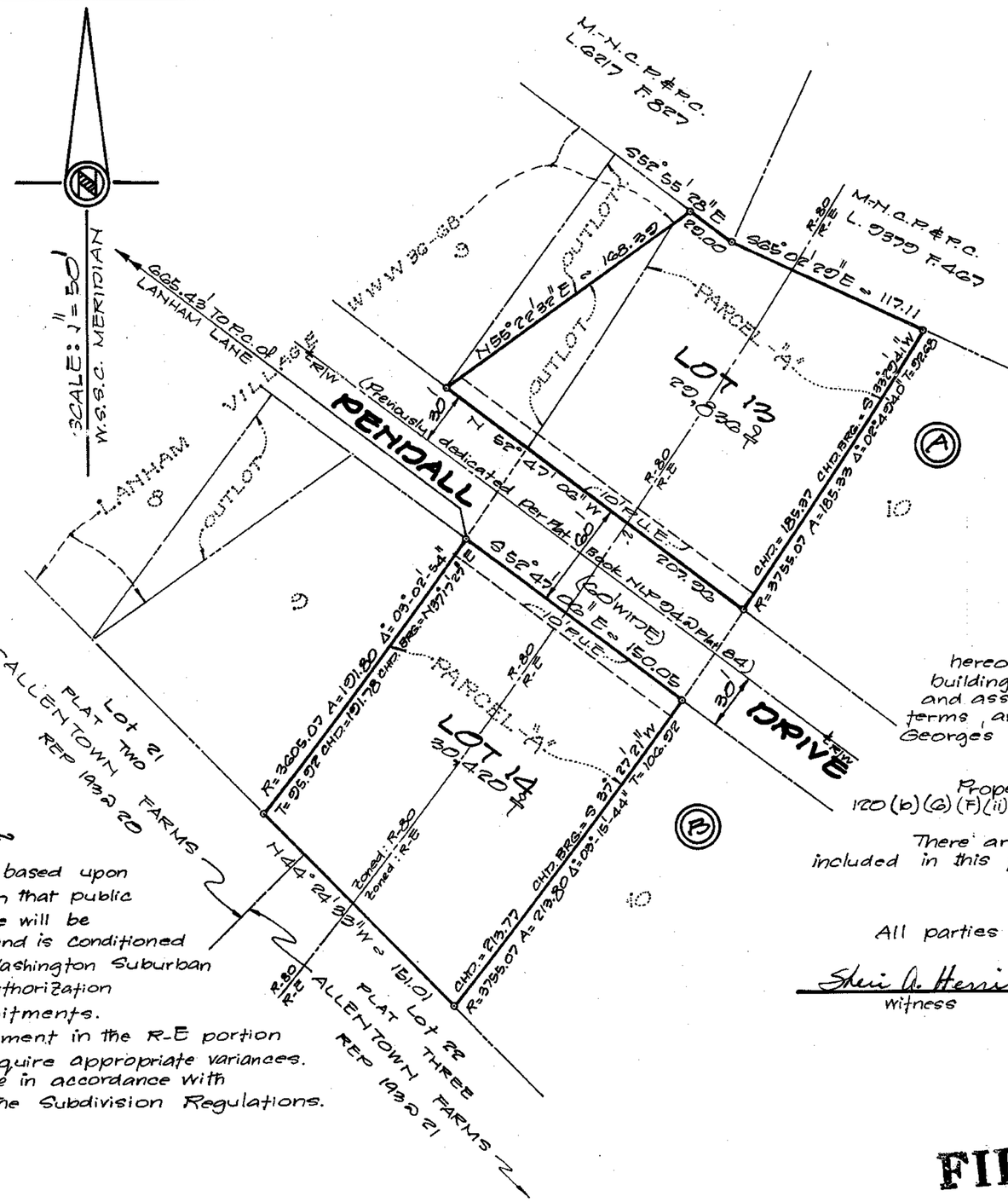
9.26.03

REP 198 - 14



~ VICINITY MAP ~
SCALE: 1" = 2,000'



~ NOTES ~

1. Approval of this plat is based upon a reasonable expectation that public water and sewer service will be available when needed and is conditioned on fulfilling all of the Washington Suburban Sanitary Commission authorization # DA 3761 Z 03 commitments.
2. Any building development in the R-E portion of the property may require appropriate variances.
3. This plat is being done in accordance with Section 24-108(a) of the Subdivision Regulations.

~ SURVETOR'S CERTIFICATE ~

I hereby certify that the plan shown hereon is correct; that it is a subdivision of part of the land conveyed by Benito A. Troiano, surviving tenant by the entirety of Joan C. Troiano, who died on or about October 5th, 2002; Mary T. Ford, surviving tenant by the entirety of Charles B. Ford, who died on or about September 28th, 1998, by and through her Attorney-in-Fact, Benito A. Troiano and Anna Troiano, surviving tenant by the entirety of Emilio A. Troiano who died on or about July 6th, 1984, by and through her attorney-in-fact, Benito A. Troiano, by virtue of a power of attorney to Anita R. Procopio by deed dated the 28th day of May, 2003 and recorded in Liber 17534 at Folio 100; said land also being a resubdivision of OUTLOT and PARCEL-"A", BLOCK "A" and PARCEL-"A", BLOCK "B" as shown on a plat entitled "PART OF BLOCKS "A" and "B", LANHAM VILLAGE as recorded in Plat Book NLP 94 @ Plat 84, all among the Land Records of Prince George's County, Maryland.

That the total area included in this plan of Subdivision is 60,756 Square Feet.

7-2-03
Date

W. L. Meekins
Registered Land Surveyor
MD Registration # 2134

~ OWNER'S DEDICATION ~

I, Anita R. Procopio, owner of the property shown and described hereon, hereby adopt this plan of subdivision, establish the minimium building restriction lines and grant the public utilities, their successors and assigns, a 10 Foot utility easement, (10' P.U.E.) as shown, subject to the terms and provisions recorded among the Land Records of Prince Georges County, Maryland in Liber 3703 at Folio 748.

Property line markers will be placed in conformance with Section 24-120(b)(6)(F)(ii) of the Subdivision Regulations of the Prince Georges County Code.

There are no suits, actions at law, leases, liens or trusts on the property included in this plan of Subdivision.

All parties in interest thereto have below indicated their assent.

Witness

7-2-03
Date

Anita R. Procopio (Owner)

FILED
NOV 19 2003
CLERK OF THE CIRCUIT COURT
FOR PRINCE GEORGES COUNTY, MD.

LOT 13, BLOCK-"A" AND LOT 14, BLOCK-"B"
LANHAM VILLAGE

BEING A RESUBDIVISION OF OUTLOT AND PARCEL-"A", BLOCK "A" and PARCEL-"A", BLOCK "B" "LANHAM VILLAGE" Plat Book NLP 94 @ Plat 84.
SURRATTS (5TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND.
DATE: JULY 2003 SCALE: 1" = 50'

FOR PUBLIC SEWER AND WATER SYSTEMS ONLY.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PRINCE GEORGES COUNTY PLANNING
APPROVED: October 17, 2003
PLANNING DIRECTOR — WITNESS

DEPARTMENT OF ENVIRONMENTAL RESOURCES
PRINCE GEORGE'S COUNTY, MARYLAND.
APPROVED ON: September 5, 2003
DIRECTOR/DESIGNEE

M-N.C.P.&P.C. RECORD FILE No.: 5-03164

RECORDED: 11-19-03
PLAT BOOK: REP 198
PLAT No.: 14
CHECKED: W.L.M. Jr. & L.R.
COMPUTED: G.K.
DRAWN: MAM

W.L.MEEKING, INC.
LAND PLANNERS. SURVEYORS
3101 RITCHIE ROAD
FORESTVILLE MD 20747
301.736.6387 or 536G or 7115

TM# 106, E-3 200# 210 SE4 P.G. ADC# 24, F-9 R-E & R-80

88622 MSA CSU 2381-17304

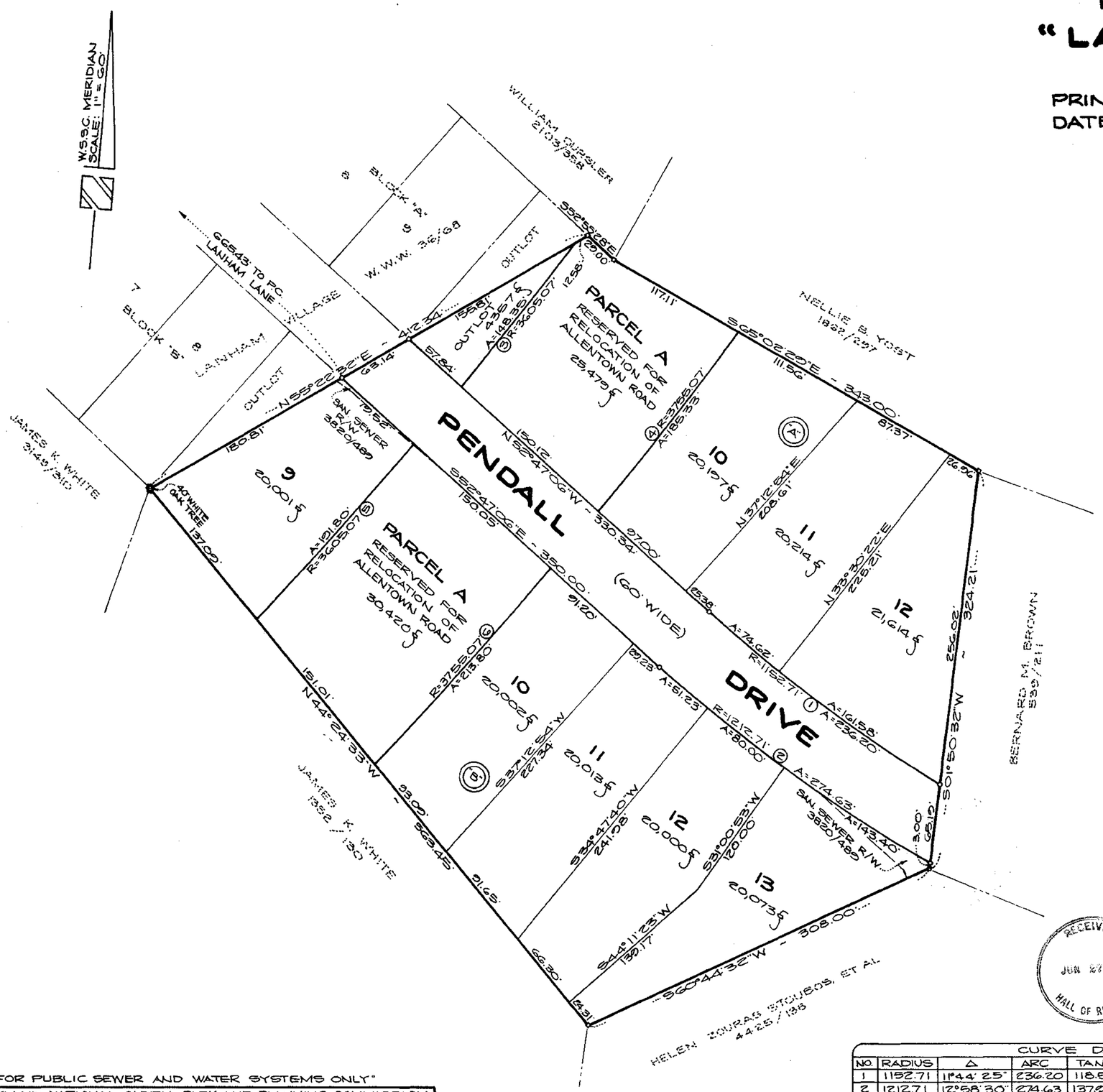
4/22/03

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Plat Book) Plat Book REP 198, p. 14; MSA_C2381_17304. Date available 2003/11/19. Printed 09/02/2016.
Maryland State Archives

94-84

PART OF BLOCKS "A" AND "B"
"LANHAM VILLAGE"

9th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
DATE: APRIL 29, 1976 SCALE: 1"=60'



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY HARRY L. MALIN, ET AL, TO BENITO A. TROIANO AND JOAN C. TROIANO, HIS WIFE, EMILIO A. TROIANO AND ANNA TROIANO, HIS WIFE, AND CHARLES B. FORD AND MARY T. FORD, HIS WIFE, BY DEED DATED APRIL 14, 1971 AND RECORDED IN LIBER 3932 AT FOLIO 626 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND; AND THAT IRON PIPES MARKED THUS ○ AND STONES MARKED THUS ■ ARE IN PLACE AS INDICATED. THAT THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 5.9282 ACRES.

5-3-76
DATE

W.L. Meekins
W.L. MEEKINS
REGISTERED LAND SURVEYOR
MD. # 2134

OWNERS' DEDICATION

WE, BENITO A. TROIANO AND JOAN C. TROIANO, HIS WIFE, EMILIO A. TROIANO AND ANNA TROIANO, HIS WIFE, AND CHARLES B. FORD AND MARY T. FORD, HIS WIFE, EACH AS TO AN UNDIVIDED 1/3 INTEREST, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREET TO PUBLIC USE.

THERE ARE NO SUITS OF ACTION, LEASES, LIENS OR TRUSTS ON THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION.

Ann E.G. O'Reilly WITNESS	5-3-76 DATE	Benito A. Troiano BENITO A. TROIANO
Ann E.G. O'Reilly WITNESS	5-3-76 DATE	Joan C. Troiano JOAN C. TROIANO
Ann E.G. O'Reilly WITNESS	5-3-76 DATE	Emilio A. Troiano EMILIO A. TROIANO
Ann E.G. O'Reilly WITNESS	5-3-76 DATE	Anna Troiano ANNA TROIANO
Ann E.G. O'Reilly WITNESS	5-3-76 DATE	Charles B. Ford CHARLES B. FORD
Ann E.G. O'Reilly WITNESS	5/3/76 DATE	Mary T. Ford MARY T. FORD

RECEIVED
JUN 27 1980
HALL OF RECORDS

CURVE DATA

NO.	RADIUS	Δ	ARC	TAN.	CHORD	CHORD BEARING
1	1152.71	11°44'25"	236.20	118.51	235.78	N 58°32'18" W
2	1212.71	12°58'30"	274.63	137.90	274.09	S 50°16'21" E
3	3605.07	02°21'28"	148.35	74.19	148.34	N 33°38'02" E
4	3755.07	02°40'40"	185.33	92.68	185.37	N 33°20'41" E
5	3605.07	03°02'54"	191.80	95.92	191.78	S 37°17'27" W
6	3755.07	03°15'44"	213.80	106.92	213.77	S 37°27'21" W

APPROVED ASSESSMENT OFFICE
6/16/76 Mary J. Clemencerts

"FOR PUBLIC SEWER AND WATER SYSTEMS ONLY"

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PRINCE GEORGE'S COUNTY PLANNING BOARD

APPROVED: MAY 27, 1976

W C Dutton Jr. — CHAIRMAN
A. Edward Navarre — SECRETARY-TREASURER

M-N.C.P.&P.C. RECORD FILE NO. 5-76086

RECORDED:
PLAT BOOK:
PLAT NO:

210 SE 4 PA. 76A
4-75042

W. L. MEEKINS, INC.
REGISTERED LAND SURVEYOR
3101 RITCHIE ROAD
FORESTVILLE, MARYLAND 20028
736-7115 736-5366
736-5364 736-6387

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Subdivision Plats, PG) Plat Book NLP 94, p. 84, MSA_S1250_1933 (date available for 6/6/2015). Plat 1 of 5
Maryland State Archives

GENERAL STORM DRAIN AND PAVING NOTES

1) ALL ROADWAY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE: PRINCE GEORGE'S COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION (DPW&T) STANDARDS AND SPECIFICATION, THE PRINCE GEORGE'S COUNTY CODE AND THE PRINCE GEORGE'S COUNTY ROAD ORDINANCE.

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT UTILITY CROSSING WELL IN ADVANCE OF TRENCHING. IF CLEARANCE TO WATER AND SEWER LINES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, CONTACT THE DEPARTMENT OF ENVIRONMENTAL RESOURES BEFORE PROCEEDING WITH CONSTRUCTION.

3) ALL ELEVATIONS SHOWN ON THESE PLANS ARE REFERRED TO WSSC'S VERTICAL DATUM.

4) ALL ROADWAY FILLET RADII SHALL BE 37 FEET, UNLESS OTHERWISE NOTED.

5) POSTITIVE DRAINAGE SHALL BE MAINTAINED AT ALL INTERSECTIONS.

6) ALL UNPAVED AREAS WITHIN THE RIGHT-OF-WAY SHALL BE SODDED.

7) ALL CURB AND GUTTER SHALL BE IN ACCORDANCE WITH PRINCE GEORGE'S COUNTY STANDARD NO. 1.

8) ALL SIDEWALKS SHALL BE IN ACCORDANCE WITH PRINCE GEORGE'S COUNTY STANDARD NO. 10 AND IN ACCORDANCE WITH THE LATEST REVISION TO THE AMERICAN WITH DISABILITIES ACT (ADA).

9) PROVIDE SIDEWALK RAMPS AT LOCATIONS SHOWN ON THE PLANS IN ACCORDANCE WITH ADA.

10) THE PAVEMENT SUBGRADE IS TO BE APPROVED BY THE DPW&T INSPECTOR PRIOR TO INSTALLATION OF BASE COURSE.

11) UNDERDRAIN SYSTEM SHALL BE INSTALLED WHEN WARRANTED BY FIELD CONDITIONS OR AS REQUIRED BY THE DPW&T INSPECTOR.

12) PRIOR TO STARTING ANY WORK SHOWN ON THIS PLAN, THE PERMITTEE SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH THE DPW&T INSPECTOR BY CALLING (301) 324-2710.

13) ALL SIDEWALKS (EXCEPT AS NOTED HEREIN) ARE TO BE CONSTRUCTED BY THE:
- ☐ SITE DEVELOPER
- ☐ HOMEBUILDER.

14) SIDEWALKS ALONG FRONTAGES OF OPEN-SPACE PARCELS AND THOSE NOT COVERED BY A SINGLE-FAMILY BUILDING PERMIT SHALL BE CONSTRUCTED UNDER THIS STREET CONSTRUCTION PERMIT.

15) ALL DRIVEWAY APRONS ARE TO BE CONSTRUCTED BY THE:
- ☐ SITE DEVELOPER
- ☐ HOMEBUILDER.

16) IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO ARRANGE FOR THE ADJUSTMENTS OF ALL UTILITIES.

17) THE PERMITTEE WILL BE REQUIRED TO FURNISH COMPACTION REPORTS MADE BY A GEOTECHNICAL ENGINEER ON EACH LAYER OF EMBANKMENT PRIOR TO PLACING SUBSEQUENT LAYERS.

18) PERMITTEE SHALL SUBMIT PROPERTY CORNER CERTIFICATIONS AND UTILIZE METAL PROPERTY MARKERS PER PRINCE GEORGE'S COUNTY CODE SECTION 24-120 PRIOR TO ACCEPTANCE OF STREETS.

19) CALL "MISS UTILITY" 1-800-257-7777 FOR UTILITY LOCATION AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTIONS.

20) NO EXCAVATION OR EMBANKMENT TO BE PLACED UNLESS IT IS DONE UNDER THE SUPERVISION OF A CERTIFIED SOIL ENGINEER, AND PUBLIC WORKS AND TRANSPORTATION MATERIAL ENGINEER OR HIS ASSIGNS.

21) THE WIDTH OF RESIDENTIAL DRIVEWAY APRONS AT THE PROPERTY LINE SHALL NOT BE LESS THAN THE WIDTH OF THE ON-SITE PARKING PAD AT ITS WIDEST POINT, MAXIMUM WIDTH OF TWENTY FEET (20') AND A MINIMUM WIDTH OF TEN FEET (10').

22) ALL UNSUITABLE MATERIAL MUST BE REMOVED AND REPLACED WITH SUITABLE MATERIAL TO A DEPTH AS DIRECTED BY THE GEOTECHNICAL ENGINEER AND/OR THE DPW&T INSPECTOR.

23) THE INTERMEDIATE COURSE SHALL BE PLACED IMMEDIATELY AFTER THE BASE COURSE IS PLACED.

24) ALL STORM DRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE GENERAL CONDITIONS OF PRINCE GEORGE'S COUNTY DEPT. OF ENVIRONMENTAL RESOURCES

25) BRICK CHANNELIZATION IN ALL PUBLIC DPW&T STORM DRAIN STRUCTURES IS REQUIRED. CONCRETE IS CHANNELIZATION IS NOT ALLOWED.

26) TYPES OF STRUCTURES REFER TO THE LATEST STANDARD DETAIL OF PRINCE GEORGE'S COUNTY DEPTARTMENT OF ENVIRONMENTAL RESOURCES (DER) UNLESS OTHERWISE NOTED.

27) TEMPORARY TRAFFIC CONTROL AND PERMANENT TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

28) WHERE ROADWAY CONSTRUCTION IS ON OR IN THE VICINITY OF AN EXISTING ROAD, THERMOPLASTIC PAVEMENT MARKING AND STRIPING SHALL BE REPLACED WITH THE APPROPRIATE PAVEMENT MARKING AND STRIPING. APPROPRIATE PAVEMENT MARKING AND STRIPING SHALL BE PROVIDED IN THE AREA OF PAVEMENT WIDENING AND/OR RECONSTRUCTION AND/OR OVERLAY OF AN EXISTING ROAD.

29) WHERE IT IS NECESSARY TO CONNECT TO OR TO EXTEND AN EXISTING ROAD, THEN SAW CUT EXISTING EDGE OF PAVEMENT. MILL AND OVERLAY AT POINT OF TIE-IN TO ENSURE SMOOTH TRANSITION AND POSITIVE DRAINAGE.

30) WHERE IT IS NECESSARY TO WIDEN AN EXISTING ROAD, THE FOLLOWING EDGE TREATMENT SHALL BE USED AT PROPOSED WIDENING OF EXISTING ROAD:
- A) SAW CUT EDGE OF EXISTING PAVEMENT TO SET STRAIGHT EDGE
- B) PLACE ASPHALT FOR FULL WIDENING (BASE COURSE ONLY)
- C) MILL ADDITIONAL 1' INTO EXISTING SURFACE FOR DEPTH OF FINAL SURFACE COURSE (1" MINIMUM, MILLING MUST REMOVE EXISTING WHITE STRIPE AT OLD EDGE OF EXISTING ROAD).
- D) PLACE ASPHALT FOR FULL WIDENING PLUS THIS ADDITIONAL 1' INTO EXISTING SURFACE (FINAL SURFACE COURSE)

31) IN ACCORDANCE WITH SECTION 23-123 OF THE COUNTY ROAD ORDINATNCE, A PROJECT SIGN SHALL BE POSTED PROMINANTLY DESCRIBING THE FOLLOWING:
- SUBDIVISION NAME (AS SHOWN ON PERMIT APPLICATION)
- OWNER/PERMITTEE NAME
- OWNER/PERMITTEE ADDRESS AND PHONE
- DPW&T PERMIT NUMBER

32) ENSURE THAT STREET TREES ARE NO CLOSER TO EDGE OF PAVEMENT THAN SIX (6) FEET IN AN OPEN SECTION CONFIGURATION AND NO CLOSER THAN TEN (10) FEET FROM EXISTING OVERHEAD UTILITIES. WHEN THERE IS A CONFLICT BETWEEN THESE TWO CRITERIAS THEN THE TREES MAY BE MOVED CLOSER TO THE OVERHEAD UTILITIES WITH THE APPROVAL OF THE DISTRICT ENGINEER.

33) Temporary Street Name sign installation and maintenance is the obligation of the permittee once base paving is complete.

34) WSSC 200'SHEET NO.: ______

35) STORM DRAIN CONCEPT APPROVAL NUMBER: ______

36) SEDIMENT CONTROL APPROVAL NUMBER: ______

37) PRELIMINARY PLAN APPROVAL NUMBER: ______

38) RECORD PLAT RECORDING NUMBER: ______

39) APPROVED STREET GRADE ESTABLISHMENT INFO.:

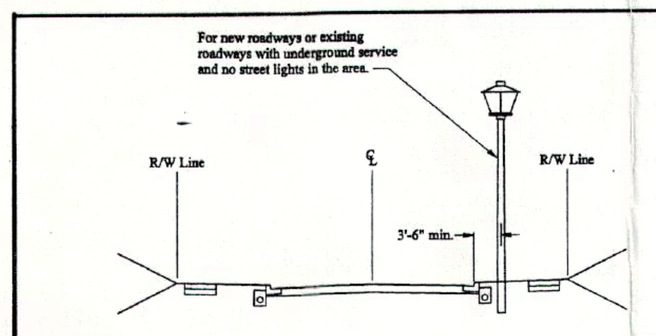
ORIGINAL STREET NAME	APPROVAL NUMBER

40) Pavement Coring of all pavement courses will be required of the permittee using the following process:
- a) 48 hours prior to coring, permittee contacts inspector requesting that he marks core locations
- b) Inspector randomly selects and marks core locations. Inspector will initial each core with keel marker and then mark with spray paint and to ensure that core that goes to lab has come from his site [illegible] that the location of cores, or coring of the pavement is permitted on the same day as the paving has occurred.
- c) After coring, Inspector verifies that cored locations are the same as marked (does not absolutely have to be there to witness)
- d) Permittee delivers cores to the Materials Lab within 24 hours from paving. NOTE: The permittee can submit cores to County pre-approved private Material Lab for analysis. Results are then submitted directly to the District Engineer for forwarding to the Materials Lab.
- e) County Materials Lab performs analysis. The permittee can use an accredited private lab to perform the analysis.
- f) County Materials Lab gives results to Inspector and mails them to Permitee.

41) At the time of permit release the following minimum submittal requirements where applicable shall apply:
- a) WSSC Paving Clearance Certification
- b) Bituminous Concrete Core Certifications, all pavement courses
- c) Property Marker Certification
- d) DER Letter approving Storm Drain As-Built
- e) Tree Approval and Tree Bond Posted, if necessary
- f) Street Light Proof of Payment (this must be accompanied by a memorandum from DPW&T's Division of Traffic accepting the proof of payment)
- g) Proof/statement that all financial matters have been settled.

GENERAL NOTES

1. All Storm Drain Shall be Constructed accordance with the latest edition of the storm water management standards and specification of Prince George's County Department of Environmental Resources, unless otherwise noted.
2. For types of structures refer to the latest storm water management standards; Details shown are of the prince Georges County, Department of Environmental Resources, unless otherwise noted.
3. Information Concerning Underground Utilities was obtained from available records but the contractor must determine the exact location and elevation of each main by digging test pits at all utility crossings well in advance of trenching, if clearances are less than shown or twelve (12) inches whichever is less, contact the design engineer and the owner of the utility company before proceeding with construction.
4. All storm drainpipes must have a minimum of one (1) foot cover.
5. Call miss utility @ **1-800-257-7777**, 48 hours prior to any digging for safety sake and **IT IS THE LAW!!!**
6. Sod all areas called for on the plan and slopes 3:1 or greater, seed and mulch all other areas disturbed by this construction.
7. Fill shall be of Prince George's County class I as shown, all other fill shall be of Prince George's County class II.
8. All roof drains to be connected to dry well
9. Infiltration shall not receive runoff until the entire contributory drainage area to the infiltration system is permanently stabilizes.



General Notes

1. For the required lighting equipment, see the Luminaire and Support Guide for the utility serving the location of construction. (See Section I, Tables I-11 through I-14.)
2. Footings for base-mounted light poles shall be constructed in accordance with the appropriate utility company's specifications.
3. Street lighting shall be installed utilizing staggered spacing on both sides of roadway, unless otherwise approved by the Department.

APPROVED:		DEPARTMENT OF TRANSPORTATION Prince George's County, MD	
DIRECTOR	DATE	Urban Secondary Residential Road Street Light Location	STD. 500.07
REVISION DATE:	APPROVED BY:		

STREET LIGHTING SCHEDULE

PERMIT No. 07.34287 SUBDIVISION Lanham Village UTILITY BGE

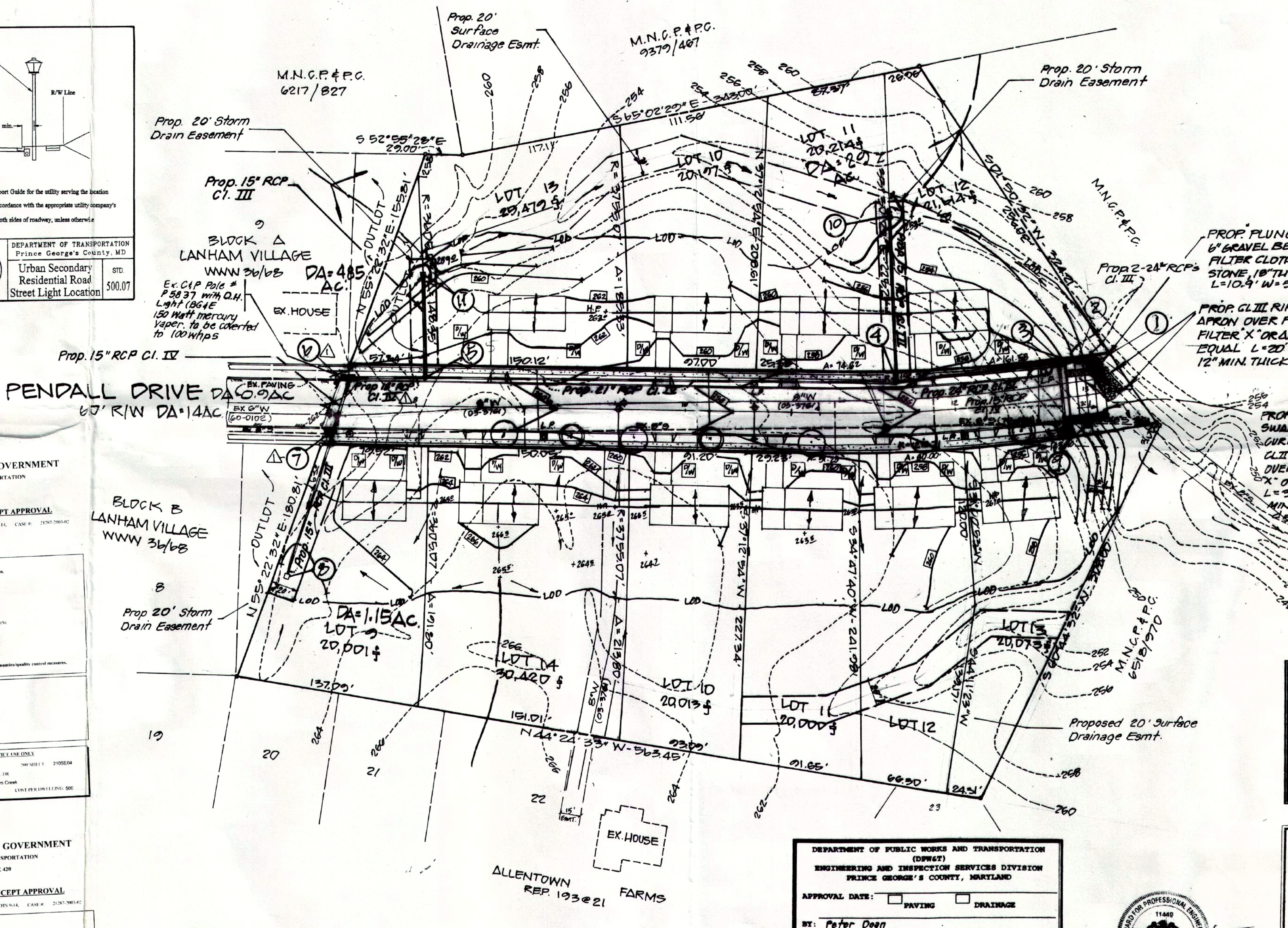
LP = ▣ Install 100whps Colonial Style Light. (Required = 4)

Convert Ex. Mv Light to 100whps Overhang. (Required = 1)

Note: LP denotes Light Pole

LANDSCAPE SCHEDULE

No.	Botanic Name	Common Name	Size	Spacing	Method	Qty
1. a)	Quercus rubra	Red Oak	2½"-3"	24' o.c.	B&B	4
2. a)	Prunus sp.	Flowering Cherry	6'-8'	15' o.c.	"	3



PLAN
SCALE: 1"=50'

NOTE: Rear half of the proposed houses will drain (downspouts) to the rear yards swales. The front half will connect to dry-wells (2) per house (12.0' x 11.5' x 4.0') each

THE PRINCE GEORGE'S COUNTY GOVERNMENT

DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION
OFFICE OF ENGINEERING
9400 PEPPERCORN PLACE, SUITE 420
LARGO, MARYLAND 20774
(301) 883-5730

STORMWATER MANAGEMENT CONCEPT APPROVAL

CASE NAME: LANHAM VILLAGE (LOTS 10-13, BLOCK A AND LOTS 9-14, BLOCK B) CASE #: 21287-2003-02
APPLICANT'S NAME: TRIPLE A BUILDERS, LLC
ENGINEER: Surveys Inc

REQUIREMENTS:
Technical Review is required for PUBLIC/PRIVATE Storm Drain/SWM Construction.
Type of Storm Drainage/SWM Construction is PUBLIC.
These additional approvals are required: None.
These fees apply: REVIEW, FEE-IN-LIEU.
These bonds apply: None.
Required water quality controls: INFILTRATION, DRYWELLS, INFIL. TRE.
Required water quantity controls: PLUNGE POOL to OUTFALL YEAR ATTENUATION(S).
No maintenance agreement is required.
No special conditions apply.
Required easements: STORM DRAIN.

Storm Water Management fee payment of $5,000.00 in lieu of providing on-site attenuation/quality control measures. (Fee-In-Lieu subject to change during technical review.)

CONDITIONS OF APPROVAL:
Please see second page.

APPROVED BY: Rey De Guzman
APPROVAL DATE: December 10, 2009
EXPIRATION DATE: May 4, 2010
CC: APPLICANT, SCD, PERMITS

FOR OFFICE USE ONLY			
ADC MAP:	20B12	200' SHEET:	210SE04
STREET NAME:	PENDALL DR		
WATERSHED:	61-Tinkers Creek		
NUMBER OF DU'S:	10	COST PER DWELLING:	500

THE PRINCE GEORGE'S COUNTY GOVERNMENT

DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION
OFFICE OF ENGINEERING
9400 PEPPERCORN PLACE, SUITE 420
LARGO, MARYLAND 20774
(301) 883-5730

STORMWATER MANAGEMENT CONCEPT APPROVAL

CASE NAME: LANHAM VILLAGE (LOTS 10-13, BLOCK A AND LOTS 9-14, BLOCK B) CASE #: 21287-2003-02

CONDITIONS OF APPROVAL:
WQL: Infiltration trench for roadway and Drywells for each lot.
WQN: Plunge pool at outfall
1) PERMISSION TO DISCHARGE IS REQUIRED FROM M-NPPC PRIOR TO ISSUANCE OF STORM DRAIN PERMIT
2) ROOF TOP DISCONNECT CREDITS WILL BE ALLOWED WHEN PROVEN FEASIBLE DURING TECHNICAL REVIEW
3) THE SWM FEE IN LIEU IS TO BE PAID ON PER A LOT/BUILDING PERMIT BASIS $500.00 IS TO BE PAID PER BUILDING PERMIT ISSUED.
4) A TREE CARE PERMIT MUST BE OBTAINED FROM THE MARYLAND DNR FOREST SERVICE PRIOR TO BUILDING PERMIT AND/OR A SITE DEVELOPMENT PERMIT BEING ISSUED FOR ANY DEVELOPMENT THAT WILL RESULT IN THE TRIMMING, CUTTING, REMOVAL OR INJURY OF A ROADSIDE TREE
5) PLEASE REVISE TO COMPLY WITH NEW SWM ORDINANCE THAT WILL TAKE EFFECT ON MAY 4, 2010, UNLESS BOTH STORM DRAIN TECHNICAL PLAN AND SEDIMENT AND EROSION CONTROL PLANS ARE APPROVED PRIOR TO THAT DATE
SUPERSEDES PREVIOUS APPROVAL DATED 4-1-04, 6-12-07
REVISED COMPLETED BY RD

DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION (DPW&T) ENGINEERING AND INSPECTION SERVICES DIVISION PRINCE GEORGE'S COUNTY, MARYLAND
APPROVAL DATE: ☐ PAVING ☐ DRAINAGE
BY: Peter Doan — DISTRICT ENGINEER
PERMIT NUMBER: 34287-2007-01
LOTS/BLOCKS: Revised to add on-site grading

UTILITY CERTIFICATE

I hereby certify that the existing and or proposed utility information shown hereon has been correctly duplicated from utility records. Further that this project has been carefully coordinated with each invovle utility company and available underground information relative to this plan has been solicited from them.

4-25-07
Date

Gregory C. Bonefiel
Registered Professional
Land Surveyor, Md. #10994

STREET TREE PLAN APPROVED
BY: [signature] DATE: 4/18/08
(DISTRICT ENGINEER) Permit No. 34287-2007
PRINCE GEORGE'S COUNTY, MD OFFICE OF ENGINEERING DEPARTMENT OF PUBLIC WORKS

STREET LIGHT PLAN APPROVED
BY: [signature] DATE: 3/17/08
Permit No. 07.34287
OFFICE OF TRANSPORTATION DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION PRINCE GEORGE'S COUNTY, MD

BOARD FOR PROFESSIONAL ENGINEERS — 11449 — NELU SCHWARTZ — STATE OF MARYLAND

DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION (DPW&T) ENGINEERING AND INSPECTION SERVICES DIVISION PRINCE GEORGE'S COUNTY, MARYLAND
APPROVAL DATE: 1/7/08 ☒ PAVING ☒ DRAINAGE
BY: George Holm — DISTRICT ENGINEER
PERMIT NUMBER: 34287-2007
LOTS, BLOCKS:

INSPECTION BY	DER	PW & TRANS	PRIVATE
STORM DRAIN SYSTEM			
S.D. PIPES		●	
S.D. FLOOD CONTROL			
WATER QUALITY SYSTEM			
INFILTRATION			
RETENTION POND			
DETENTION POND			
OIL GRIT SEPARATOR/ STORMCEPTOR			
EXT. DET POND			
UNDERGROUND STORAGE			
LANDSCAPE			
OTHERS Drywell			●
BONDED WITH DER/DPW&T			

SD# 21287-2003-01
PROJECT NAME "LANHAM VILLAGE"

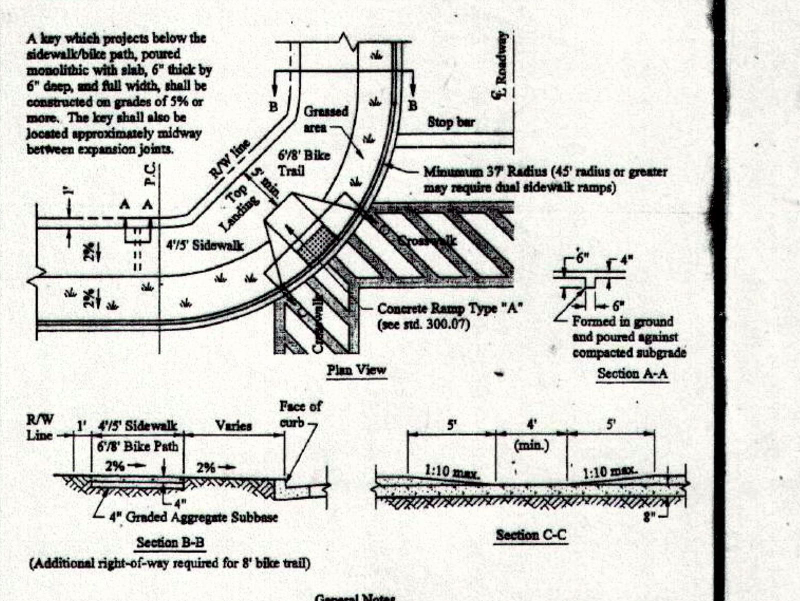
PRINCE GEORGE'S COUNTY MARYLAND
DEPARTMENT OF ENVIRONMENTAL RESOURCES
PERMITS AND REVIEW DIVISION
APPROVED for Stormwater Management and Storm Drain only
8/29/07
Date

✓ Public storm drain/SWM system permits required prior to construction.

✓ Private storm drain/SWM system. A recorded maintenance agreement is required. L. 29149 F. 500

Preconstruction meeting is required for all DER inspected storm drain/SWM systems. Call 301-952-4914 to arrange.

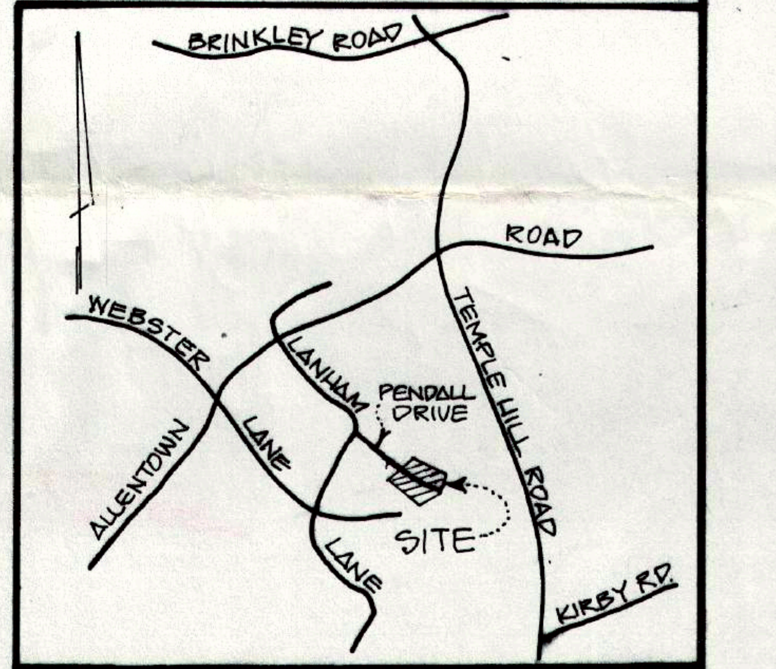
Revision
( ) Approval
Date ______
Description: ______



General Notes

1. All new concrete sidewalks and bike trails constructed within the County right-of-way shall comply with the Federal accessibility guidelines of the Americans with Disabilities Act.
2. All new sidewalks and bike trails abutting sidewalk ramps within fillet areas, having a fixed obstruction not to include utility poles, shall be adjusted to provide a minimum clearance of 36".
3. All contraction joints in concrete sidewalks shall be constructed at 4' intervals and 6' or 8' intervals for hiker/biker trails unless otherwise approved by the Department. The contraction joints are to be constructed to a depth equal to 1/4 of the total depth of the sidewalk/bike trail. Premolded 1/2" thick expansion joints shall also be constructed at 100' intervals, between the curb and sidewalk/bike trail, at sidewalk ramps, driveways, leadwalks, poles, or other permanent structures.
4. Provide 4" thick graded aggregate base material under all concrete sidewalk and hiker/biker trails.
5. All concrete shall be Class I (MSHA Mix No. 3), air entrained, unless otherwise approved by the Department. The surface shall be broom finished.

APPROVED:		DEPARTMENT OF TRANSPORTATION Prince George's County, MD	
DIRECTOR	DATE	Concrete Sidewalk and Ramp Location	STD. 300.05
REVISION DATE:	APPROVED BY:		



VICINITY MAP
SCALE: 1"=2000', P.G. CO. MAP PAGE 24 GRID F-9

SURVEYS, INC.
SURVEYORS • ENGINEERS • LAND PLANNERS
PERMIT SERVICES
350 MAIN STREET
LAUREL, MARYLAND, 20707
PHONE 301-776-0561 FAX 301-776-0642

DATE	REVISION
8-17-07	D.P.W.&T. Comments
11/01/07	⚠ LOWER STM DRAIN, STR 7,6,5
3-11-08	Lighting as per DPW&T
4-22-08	Add Detail Tree Planting

STORM DRAIN, PAVING, STREET LIGHTING & TREES PLAN

LOTS 10-13 BLOCK A, LOTS 9-14 BLOCK B

LANHAM VILLAGE

9TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

SCALE	DESIGNER	CHECKED BY
1"=50'	G.B.	
DATE	DRAFTER	FIELD BOOK
APRIL, 07	W.A.	
JOB NUMBER	SHEET NUMBER	FILE NUMBER
07-32	1 OF 2	L-287