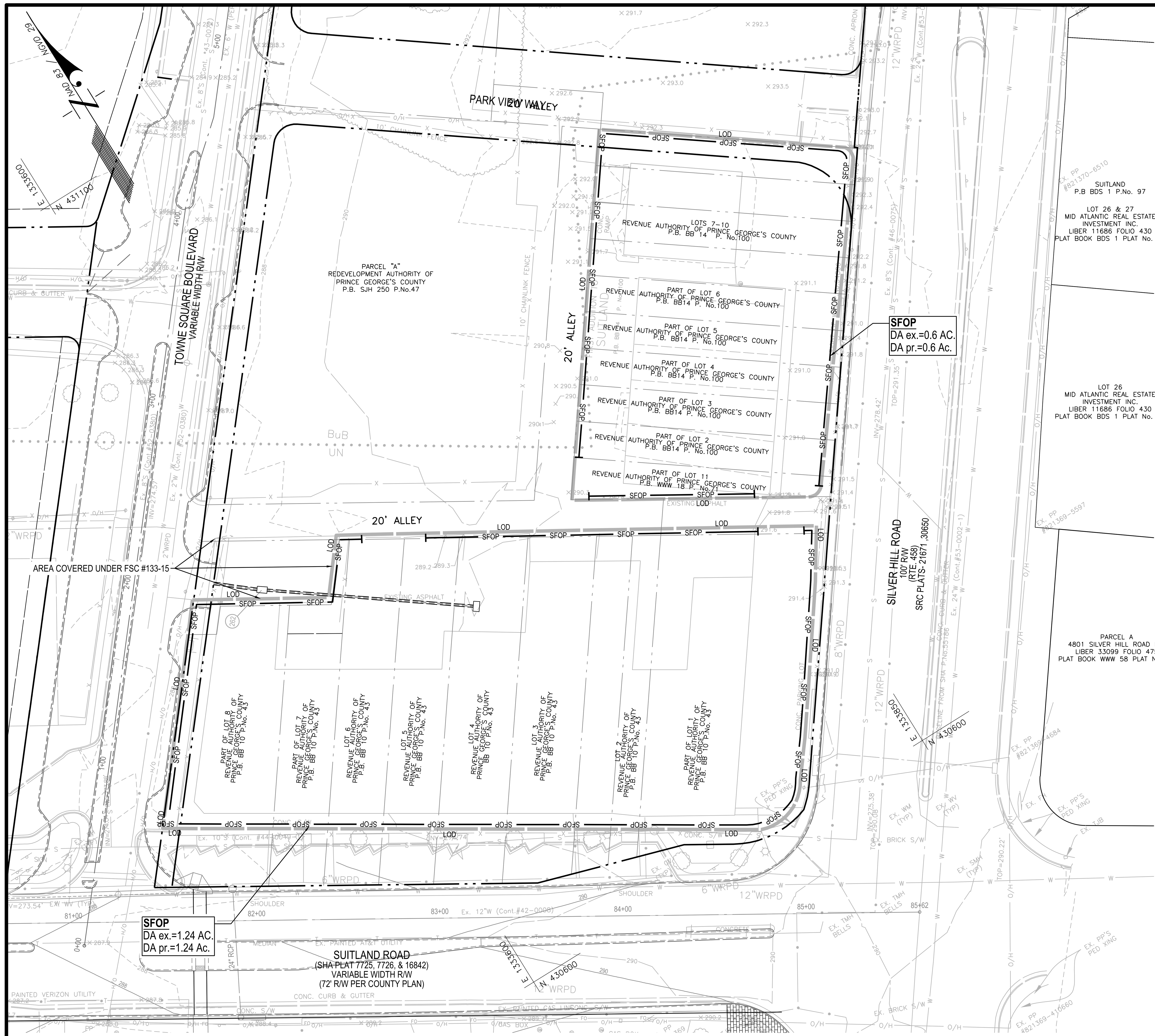


ALL PROPOSED FILL MUST BE CLASS I FILL

NARRATIVE

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 bounded to the north and to the east by Towne Square Boulevard and Chelsea Way, respectively. The site is zoned Mixed-Use Town Center (M-U-TC) with an estimated disturbed area of 6.3 acres. The project includes demolition of an existing building; removal of concrete pads, footers, foundations, pavements; rough grading the site, installation of a PEPCO switch yard and in the last phase construction of multifamily, retail & office buildings and garages. Drainage from the site reaches Oxon Run which is part of the Middle Potomac watershed. The site is not in a Tier II watershed. There are no highly erodible soils onsite.

Natural Resources Protection, Enhancement & Preservation

The site was used as part of a commercial shopping center and multifamily apartments. The buildings are demolished to the slab on-grade per an approved plan. No steep slopes are present. The site is not located in a Tier II watershed and has no impaired waterways. No highly erodible or unstable soils exist within the limit of disturbance.

Maintenance of Natural Flow Patterns

The site currently drains to Oxon Run through an existing storm drain system. The same drainage pattern will be maintained in the proposed condition.

Reduction of Impervious areas through better site design alternative surfaces and nonstructural practices

The total proposed impervious area is approximately 6.3 acres. The development is considered a redevelopment project and will need to provide water quality treatment for 50% of the existing impervious area and full ESD treatment for the net increase of impervious area.

Integration of Erosion & Sediment Controls into the Stormwater Strategy

Since the site utilizes Environmental Site Design (ESD) practices, the development will be sequenced for construction of stormwater treatment facilities to be delayed until all other improvements are complete. All runoff will be directed to sediment filtering devices. Stabilized construction entrances will be installed off Suitland Road and Silver Hill Road. Super silt fence will be used along Suitland Road and Silver Hill Road; and T-section super silt fence along Towne Square Boulevard. Install at grade inlet protections at each inlet immediately after the storm drain system installation.

Implementation of ESD Planning Techniques & practices to the MEP

The proposed development utilizes Environmental Site Development (ESD) practices to treat stormwater runoff from the proposed improvements. Runoff from the site is split into multiple sub-drainage areas. Runoff in the area will be treated in planter boxes.

Evaluation of Stabilization Requirements

Stabilization practices must be in compliance with the requirements of COMAR 26.17.01.08 G regulations. 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 that three horizontal to one 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.

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 — COMPLETED AS OF 01/25/19

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

   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. — Week 2-3

   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. — Week 4

PHASE 2

This project cannot begin until installation of manhole #1 has been completed and stabilized under FSC #202-19.

4. Install stabilized construction entrances off Suitland Road and Silver Hill Road and perimeter sediment control clear water diversion dike along Towne Square Boulevard and connect associated pipe slope drain to storm drain manhole as shown on the plan. Saw cut the impervious surface as necessary to install the sediment control devices. — Week 5-10

5. Obtain the sediment control inspector's approval to start the construction. Begin site demolition and proceed with the removal of the remaining building slabs, foundations and/or basements, concrete slabs, stone, construction and demolition debris, rubble, and clearing trees, grassy and woody vegetation. Strip topsoil. Use the temporary stockpile area to store topsoil as shown on plan. — Week 5-30

   Rough grade site per the approved plan using Class 1 fill including the PEPCO switchyard project. Any fill material shall be Class 1. Install the PEPCO utility switchyard as shown on the plan. Construct the concrete alley which joins Towne Square Boulevard with Silver Hill Road to have access to the proposed switchyard location.

   Install the contractor's laydown area by covering the ground with a geotextile fabric and 6" thick of RC-6. Put a 6' tall perimeter chain link fence around the laydown areas for safety. The RC-6 surface needs to be maintained as long as the laydown area stays in use.

   Install the storm drain system from structure 262 to structure 268 starting from the downstream end. Install inlet protections immediately after installation of the storm drain structures.

PHASE 3

6. Revise the T-section silt fence and clear water diversion dike as shown such that it extends to Chelsea Way. Move the 24" pipe slope drain to existing structure I-27. Keep all the other sediment control devices installed in Phase 2. — Week 26-50

   Raze apartment building located on Parcel D to subgrade in accordance with the Raze Permit. Remove all rubble from the 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. When the laydown area is not required, remove the RC-6 and stabilize areas which were covered by RC-6 with permanent seed and mulch. Once the rough grading is complete, permanently stabilize the site with seed and mulch until the final development of the site begins with the building construction. (2) (3)

7. Upon inspector's approval, remove all remaining sediment control devices. The clear water diversion dike along Towne Square Boulevard and associated pipe slope drain should remain until Towne Square Boulevard construction has been completed and stabilized. — Week 51-102

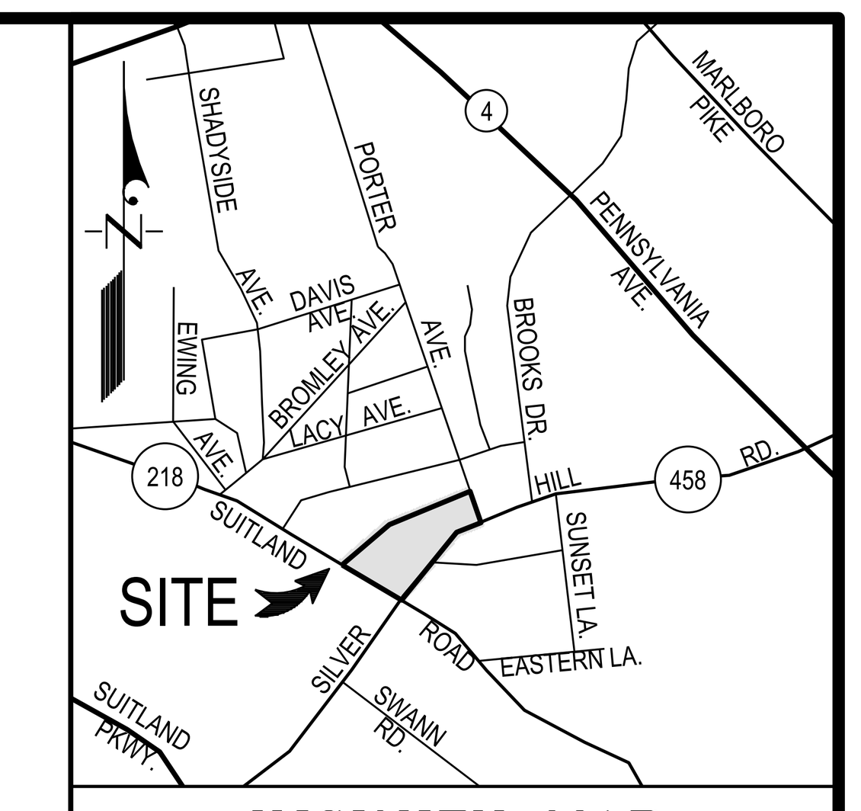
Note A:
Stabilization practices on all projects must be in compliance with the requirements of comar 26.17.1.08 g regulations by january 9, 2013, regardless of when an erosion and sediment control plan was approved.

Following initial soil disturbance or re-disturbance, permanent or temporary stabilization must be completed within: — Week 103 -104

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 : 2 Years



VICINITY MAP

SCALE: 1" = 2000'
ADC MAP BOOK: 5650 B-4
WSSC 200' SHEET: 204 SE 04

LEGEND

- EXISTING CONTOURS (78)
- PROPOSED CONTOUR (78)
- EXISTING SPOT ELEVATION (× 108.3, × 110.3)
- PROPOSED SPOT ELEVATION (08.3 +, 10.3 +)
- LIMIT OF DISTURBANCE (LOD)
- SILT FENCE ON PAVEMENT (SFOP)
- EXISTING SOILS (RuB)
- EXISTING SEWER (S)
- PROPOSED SEWER
- EXISTING WATER (W)
- EXISTING STORM DRAIN (D)
- PROPOSED PRIVATE STORM DRAIN (18" RCP)
- EXISTING TREE LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED CHAIN LINK FENCE (X)
- EXISTING DRAINAGE DIVIDE
- PROPOSED DRAINAGE DIVIDE
- PROPOSED/EXISTING DRAINAGE DIVIDE
- STOCK PILE
- OVERFLOW PATH
- DIKE FLOW ARROW

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

GEOTECHNICAL RECOMENDATIONS

7.1. Subgrade Preparation

Topsoil present within the area of the proposed buildings and parking lots should be stripped off first. Any existing asphalt pavement, concrete and other structures present within the proposed development area should also be removed. We further recommend that the existing footings, concrete slab and construction debris of the previous building sites be removed prior to proofrolling.

We recommend that the exposed subgrade be proofrolled by a 20-ton loaded dump truck or other similar construction equipment. . Proofrolling should be performed in a grid pattern to check the subgrade conditions in all directions. Areas of significant pumping should be removed, as directed by the geotechnical engineer, prior to placement of new fill or aggregate base. A roller or loaded loader may also be used for proofrolling in the undercutting areas.

We further recommend that the exposed subgrade be compacted to 95 percent prior to placement of new fill to provide firm base for building pads. We recommend the exposed subgrade (top 12 inches) for floor slab support be compacted to 95 percent according to ASTM D-698. New fill may then be placed over the compacted subgrade.

The subgrade should also be visually inspected by the geotechnical engineer for the presence of unsuitable soils or organic matters. If unsuitable soils or excessive organic matters are encountered at the final design grade, undercutting may be required as directed by the geotechnical engineer.

7.2. Controlled Fill

Soils classified as ML, SM, SC, SP, SW or more granular soils in accordance with ASTM D-2487 are considered suitable for controlled fill. Proposed fill materials should also have a maximum dry density of at least 110 pcf as determined by ASTM D-698. All materials proposed for controlled fill should be tested and approved by the geotechnical engineer prior to use. The on-site excavated soils of Stratum F, Stratum A1 and Stratum U are generally considered suitable for use as controlled fill. However, construction debris and organic matter should be removed from the fill prior to use. Scarifying and aeration of wet soils may be required prior to compaction depending on the actual moisture contents at the time of construction. The on-site excavated soils of Stratum A2 are not considered suitable for use as controlled fill due to high clay content. Note that recycled concrete (RC-6) should not be placed in the new roads and under the building.

Controlled fill for the building support should be placed in loose lifts not exceeding 8 inches in thickness and be compacted to at least 95 percent of the maximum dry density as determined by ASTM D-698. New fill and stone base under the sidewalk, patio and parking lot should also be compacted to at least 95 percent per the same standard. Non- structural fill may be compacted to 90 percent.

Backfill for the utilities should be placed and compacted in accordance with the controlled fill requirements as detailed above. However, WSSC backfill should be conducted according to the WSSC specification.

Subgrade compaction is recommended for the roadway construction as detailed in the following section.

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
FINAL APPROVAL
GRADING, EROSION AND SEDIMENT CONTROL

FSC# 1-19-02 — 8/20/21 EXPIRATION DATE
POND (P#) X
Julie O. Miller (signature) DISTRICT SIGNATURE — 8/20/18 APPROVAL DATE
CSC#1-19
SSC#1-19
Revision#1 9/05/18 Jom
Revision#2 7/1/19 Jom

DPIE PERMIT # 49025-2019

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.

   (signature) 8/7/18

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 preformed 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 95% 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: M-U-TC
11. The area of the property is: 279,863 sq. ft. or 6.4 acres.
12. The total disturbed area is: 274,428 sq. ft. or 6.3 acres.

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. (BDAI) 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, BDAI 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.

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: 10/23/21

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

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.

SIGNATURE (signature) DATE 8/7/18
mw 9/5/18
mw 6/26/19

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 5/6/2020
Name (printed) Stephen J. Paul Title Executive Director
Ph# (301) 883-7401 Firm Redevelopment Authority of Prince George's County
Complete address 9200 Basil Court, suite 504
Largo, MD 20774

CONSULTANT'S CERTIFICATION

"I certify that this Final 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 (signature) MD License# 34788
Print Name MORGAN M. WALUBITA, P.E. Date 8/7/18
mw 9/5/18
mw 6/26/19

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
mw 6/26/19
mw 9/5/18

PHASE ONE
FINAL GRADING, EROSION AND SEDIMENT CONTROL PLAN
FOR SITE DEMOLITION, ROUGH GRADING, INSTALLATION
OF CONTRACTOR'S LAYDOWN AREA & PEPCO SWITCH YARD
FOR LOTS 1-8, 11, SUITLAND - 1st ADDITION LOTS 2-10,
PARCELS A-D, F, G AND LOT 1 - RESUBDIVISION OF PARCEL D

TOWNE SQUARE AT SUITLAND FEDERAL CENTER, PHASE FOUR

SPAULDING DISTRICT No. 6
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=30'
0 30' 60' 90'

80

FSC SHEET 1 OF 6 (FOR SHEETS 1 THRU 6, SEE BDAI DWG. NO's 40.002-Z, 40.003-Z, 40.009-Z, 40.010-Z & 40.019-Z AND 40.033-Z)

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.
MORGAN M. WALUBITA, PE
LICENSE NO. 34788
EXPIRATION DATE: 10/23/21
8/7/18

DATE	DESCRIPTION	BY
11/11/20	BID SET	BMC
11/10/20	BID SET FOR PEPCO SWITCHYARD	BMC
02/19/20	REVISED SEQUENCE OF CONSTRUCTION (3)	TM
01/25/19	REVISED SEQUENCE OF CONSTRUCTION (2)	TM
08/23/18	ADDED BLDG DEMO OF LOTS 2-11 (1)	LCC

REVISIONS

BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
11721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
TELEPHONE (301) 430-2000

DRAWN BY:	DESIGNED BY:	CHECKED BY:	RECORD NO.
NP	TMB	MMW	J - B00136

SCALE: 1"=30' — DATE: FEBRUARY 2020 — DRWG. NO. 40.002-Z

L:\C3D-PROJ\B00136-C3D\DWG\FSC-Ph4A.dwg, 11/17/2020 4:24:31 PM, petnat