

PATUXENT GREENS

SITE DEVELOPMENT CONCEPT PLAN #18255-2018-0

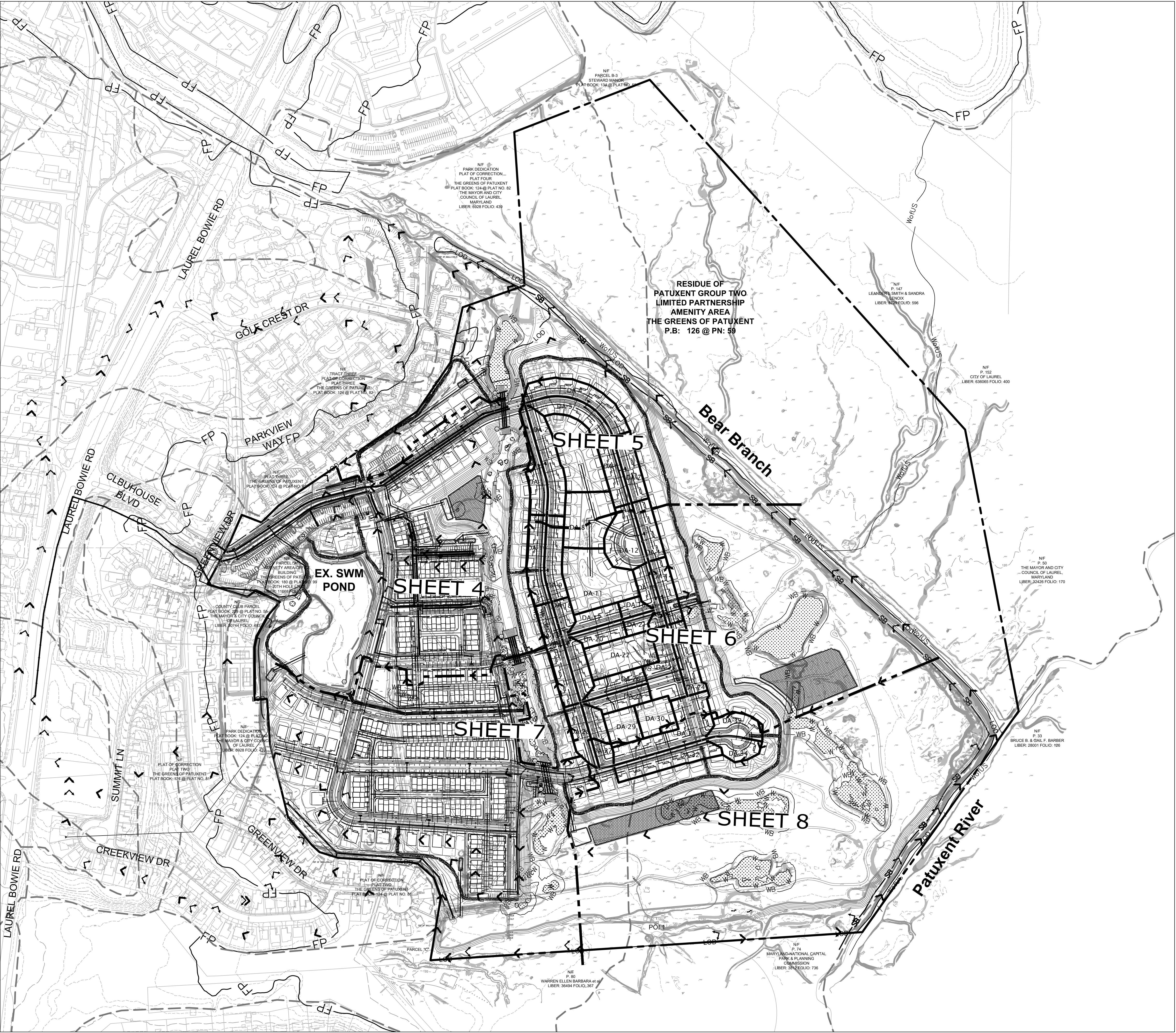
SHEET INDEX

Cover Sheet.....	SWM-1
Existing Conditions.....	SWM-2
Drainage Area Map.....	SWM-3
Drainage Area Map.....	SWM-3A
Layout Plan 1.....	SWM-4
Layout Plan 2.....	SWM-5
Layout Plan 3.....	SWM-6
Layout Plan 4.....	SWM-7
Layout Plan 5.....	SWM-8

General Notes

1. The property is zoned PUD-E.
2. The property boundaries on this plan are sourced from an ALTA survey by Rodgers Consulting, Inc.
3. The topography shown on this plan is aerial flown topography by McKenzieSnyder, Inc. with supplemental County GIS data.
4. The soils information on this plan is sourced from the USDA NRCS web soil survey (WSS) in a custom soil resource report for an area of interest (AOI) established for the subject site only, generated in March 2018.
5. The whole property is within the 100-yr floodplain in existing conditions (FEMA FIRM Maps 24033C0053E & 24033C0054E). No proposed development is within the 100-yr floodplain in proposed conditions.
6. Four areas of wetland exist on the site per the NRI approved by the city of Laurel dated 9/29/2017. Development is proposed in these areas of the wetlands. No development is proposed within the stream buffer of existing streams.
7. This site does contain a tier II waterbody as defined in COMAR 26.08.02.04.
8. This site is not located within a stronghold watershed as established by the MD DNR.
9. The subject property is not located within a registered historic district.
10. There is approximately 2,774 linear feet of tributary waters.
11. There are no seeps or bedrock on site.
12. Marlboro clay complex is not found to occur on or within the vicinity of this property.
13. The site is not located within the Chesapeake Bay critical area (CBCA).
14. No highly erodible soils are present on the property.
15. There are 15-25% slopes on site.
16. Project site is within the Upper Patuxent River watershed. Site is not within an impaired watershed.

Unit Symbol	Soil Name	HSG	Area (acres)	Percent
CF	Codorus and Haboro soils, frequently flooded	D	97.95	51%
Iu	Issue-Urban land complex, occasionally flooded	D	1.43	1%
SnB	Sassafras-Urban land complex, 0 to 5 percent slopes	D	3.59	2%
W	Water	-	4.08	2%
Zs	Zekiah and Issue soils, frequently flooded	D	85.16	44%

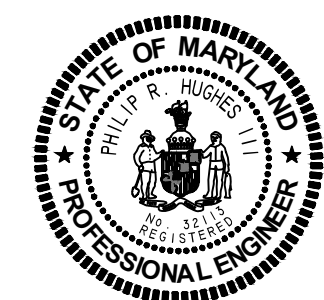


Legend

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- FLOOD PLAIN
- EXISTING STREAMS/WATERS OF THE US
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- EXISTING STREAM BUFFER
- EXISTING WOODLAND
- EXISTING WATER
- EXISTING SANITARY SEWER
- EXISTING EASEMENT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- ROAD RIGHT-OF-WAY
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED LIMIT OF DISTURBANCE
- SOIL TYPE BOUNDARY
- EXISTING DRAINAGE AREA BOUNDARY
- PROPOSED DRAINAGE AREA BOUNDARY
- PROPOSED ROOFTOP DISCONNECT
- PROPOSED ESD FACILITY
- EXISTING WETLAND
- 25' EXISTING WETLAND BUFFER
- EXISTING STEEP SLOPES (15% and greater)
- POINT OF INTEREST
- ULTIMATE 100-YEAR OVERFLOW PATH
- TIME OF CONCENTRATION
- PROPOSED PUE
- SOIL BORING
- GRAPHIC SCALE

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. 32113, Expiration Date 9/15/19."



REVISION	DATE	REVISION	DATE	REVISION	DATE

Prepared For:
CS PATUXENT GREENS, LLC
6290 Montrose Road
Rockville, MD 20852
Attn: Alan D. Cohen
Phone: 301-692-4000
Email: acohen@csinvestors.com

Patuxent Greens
10th Election District
Prince George's County, Maryland
Tax Map 41-E4

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 www.rodgers.com

BY	DATE
BASE DATA	
DESIGNED	
DRAWN	
REVIEWED	
RODGERS CONTACT: PHIL HUGHES	
RELEASE FOR	
BY	DATE

Site Development Concept Plan
Cover Sheet

SCALE: 1"=200'
JOB No. 1262A
DATE: SEPT. 2018
SHEET No. 1 of 8



GRAPHIC SCALE

200' 0 100' 200' 400' 800'

1 INCH = 200 FT

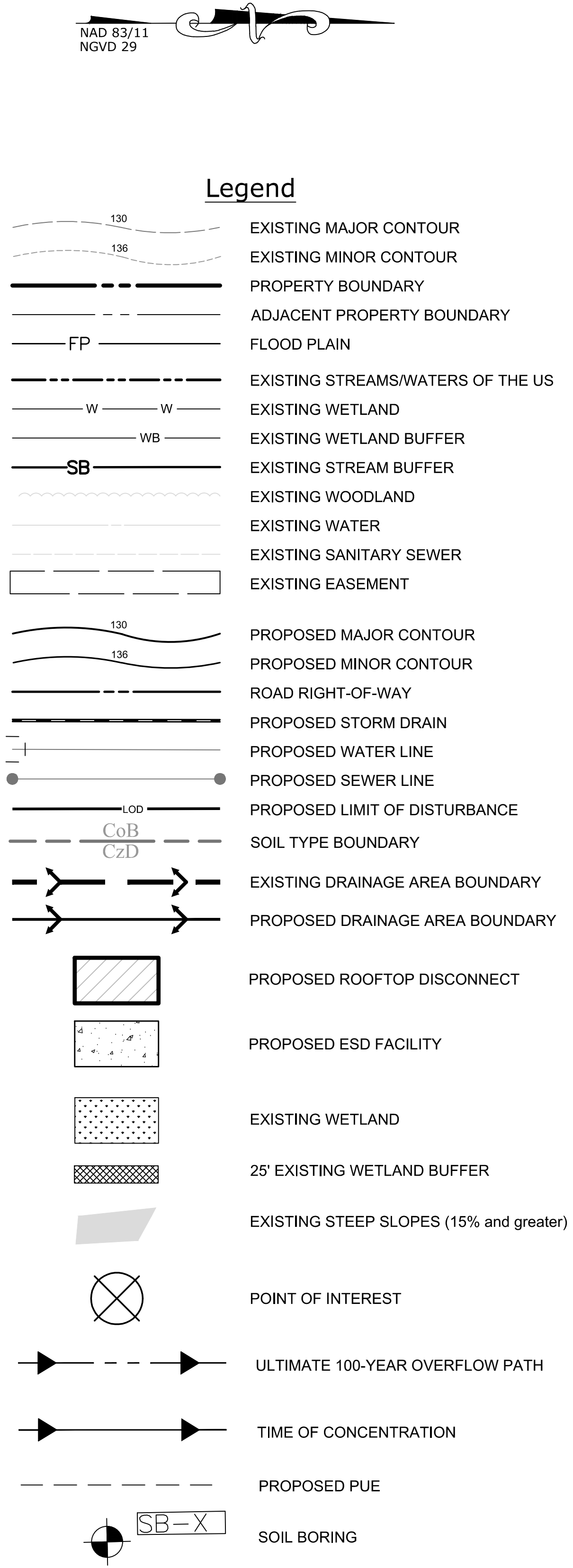
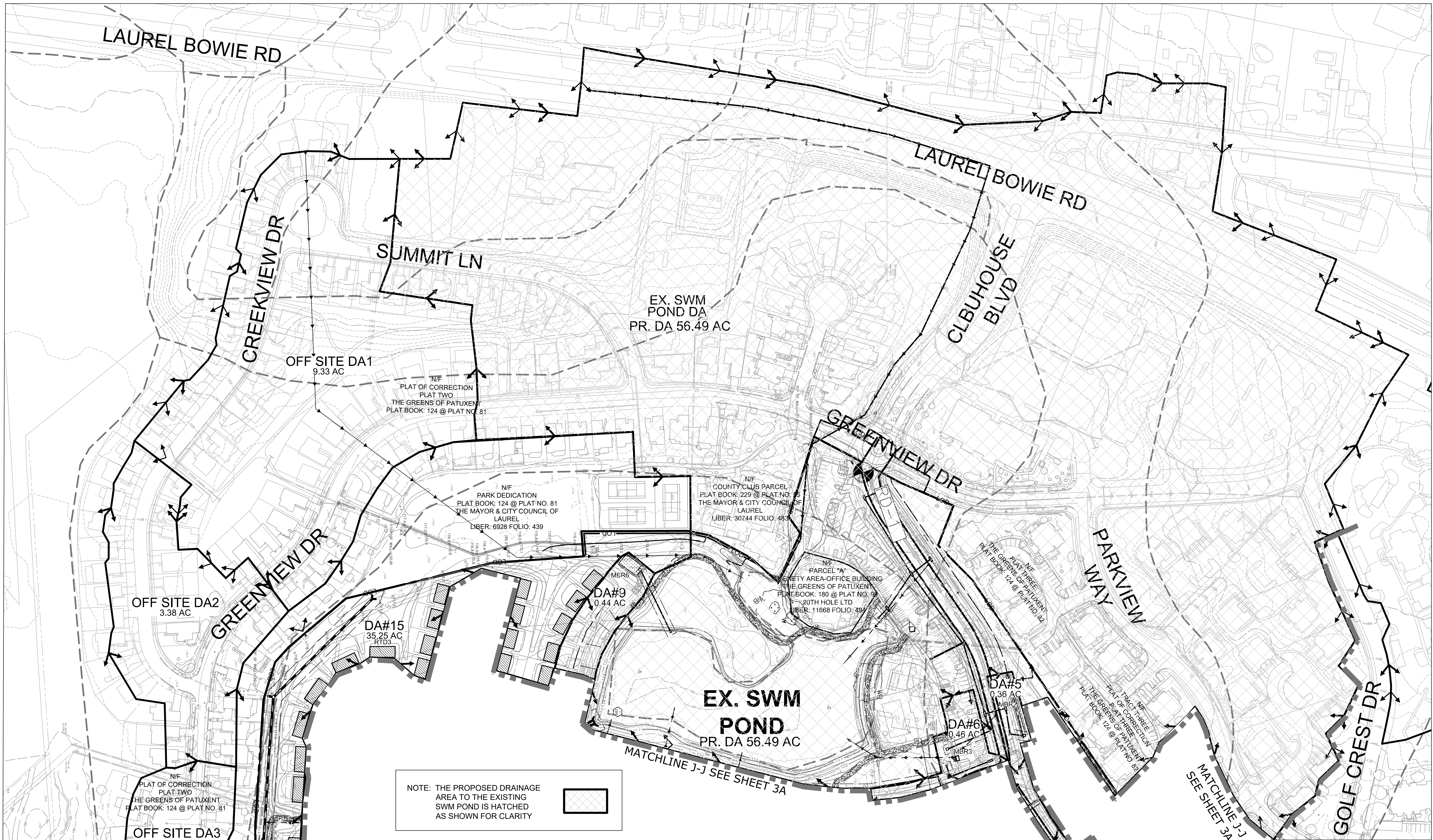
	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT: PHIL HUGHES		
RELEASE FOR		
		☐
BY _____		DATE _____

SCALE:	1"=200'
JOB No.	1262A
DATE:	SEPT. 2018
SHEET No.	2 OF 8

Prepared For:
CS PATUXENT GREENS, LLC
6290 Montrose Road
Rockville, MD 20852
Attn: Alan D. Cohen
Phone: 301-692-4000
Email: acohen@csinvestors.com

RODGERS
CONSULTING

1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 www.rodgers.com



NOTE: THE PROPOSED DRAINAGE AREA TO THE EXISTING SWM POND IS HATCHED AS SHOWN FOR CLARITY

Prince George's County Government
Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division
9400 Peppercorn Place, Suite 420
Largo, Maryland 20774



Final Plan BMP SUMMARY TABLE

Revision Date: February 26, 2014 (6:40 PM)

Project Name: Patuxent Greens			Concept No.: 18255-2018-00					Permit No.:				Total Site Acreage: 129.86 acres							
POI	LABEL	NAME	MD NORTH	MD EAST	LAND USE	CONSTRUCTION PURPOSE	DRAINAGE AREA (AC)	TOTAL IMPERVIOUS AREA (AC)	NEW IMPERVIOUS AREA (AC)	EXISTING IMPERVIOUS AREA (AC)	PERCENT IMPERVIOUS	Rv	TARGET P _i (IN)	TARGET VOL (FT ³) USING ESD PRACTICES	DESIGN VOLUME (CF) USING STRUCTURAL PRACTICES	MAX ESD VOL (ESD max) (CF)	RcN	ON_OFF_SITE	
POI-1	MBR-1	Micro-Bioretention	518391	1357600	High Density Residential	NEWD	0.41	0.11	0.11	0	28	0.30	1.40	713	1046	0	1203	85	On Site
POI-1	MBR-2	Micro-Bioretention	517955	1357070	High Density Residential	NEWD	0.36	0.25	0.25	0	70	0.68	1.40	1779	2378	0	2402	93	On Site
POI-1	MBR-3	Micro-Bioretention	517872	1357544	High Density Residential	NEWD	0.46	0.30	0.30	0	65	0.64	1.40	2133	2340	0	2880	92	On Site
POI-1	MBR-4	Micro-Bioretention	517710	1357633	High Density Residential	NEWD	0.46	0.32	0.32	0	69	0.67	1.40	2233	2674	0	3015	93	On Site
POI-1	MBR-5	Micro-Bioretention	517710	1320376	High Density Residential	NEWD	0.42	0.30	0.30	0	71	0.69	1.40	2128	2674	0	2872	93	On Site
POI-1	MBR-6	Micro-Bioretention	517131	1356785	High Density Residential	NEWD	0.44	0.29	0.29	0	66	0.65	1.40	2077	2693	0	2804	92	On Site
POI-1	MBR-7	Micro-Bioretention	517441	1358561	High Density Residential	NEWD	0.46	0.32	0.32	0	69	0.67	1.40	2233	2848	0	3015	93	On Site
POI-1	MBR-8	Micro-Bioretention	516315	1357590	High Density Residential	NEWD	0.46	0.17	0.17	0	37	0.39	1.40	1170	1664	0	1755	87	On Site
POI-1	MBR-9	Micro-Bioretention	516655	1357910	High Density Residential	NEWD	0.46	0.32	0.32	0	70	0.68	1.40	2267	2886	0	3060	93	On Site
POI-1	SGW-1	Submerged Gravel Wetlands	517897	1357605	High Density Residential	NEWD	10.10	5.94	5.94	0	59	0.58	1.40	42533	31750	0	57420	91	On Site
POI-1	SGW-2	Submerged Gravel Wetlands	517108	1359242	High Density Residential	NEWD	39.84	11.03	11.03	0	28	0.30	1.40	69422	66050	0	117150	85	On Site
POI-1	SGW-3	Submerged Gravel Wetlands	516510	1358387	High Density Residential	NEWD	22.27	10.64	10.64	0	48	0.48	1.40	69840	61850	0	104760	89	On Site
POI-1	RTD-1	Disconnection of Rooftop Runoff	518171	1357415	High Density Residential	NEWD	4.71	0.13	0.13	0	3	0.07	1.40	1196	174	0	3229	80	On Site
POI-1	RTD-2	Disconnection of Rooftop Runoff	517460	1357885	High Density Residential	NEWD	7.40	0.56	0.56	0	8	0.12	1.40	3223	388	0	8701	81	On Site
POI-1	RTD-3	Disconnection of Rooftop Runoff	516810	1358884	High Density Residential	NEWD	35.25	0.19	0.19	0	1	0.05	1.40	6398	133	0	12724	80	On Site

Unit Symbol	Soil Name	HSG	Area (acres)	Percent
CF	Codorus and Hatboro soils, frequently flooded	D	97.95	51%
Iu	Issue-Urban land complex, occasionally flooded	D	1.43	1%
SnB	Sassafras-Urban land complex, o to 5 percent slopes	D	3.59	2%
W	Water	-	4.08	2%
Zs	Zekiah and Issue soils, frequently flooded	D	85.16	44%

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.32113, Expiration Date:9/15/19."



REVISION	DATE	REVISION	DATE	REVISION	DATE

Prepared For:
CS PATUXENT GREENS, LLC
6290 Montrose Road
Rockville, MD 20852
Attn: Alan D. Cohen
Phone: 301-692-4000
Email: acohen@csinvestors.com

Patuxent Greens
10th Election District
Prince George's County, Maryland
Tax Map 41-E4

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 www.rodgers.com

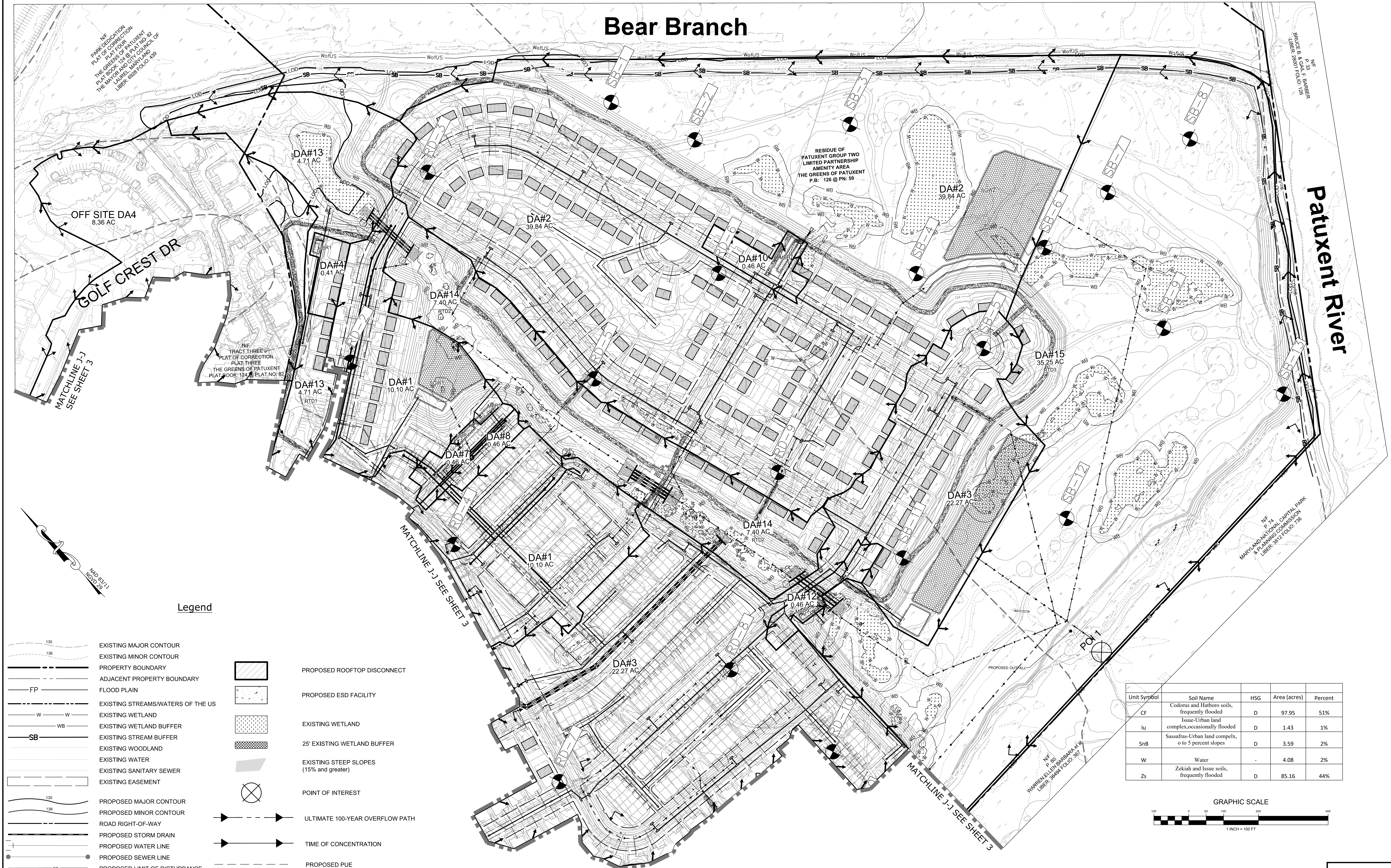
BY	DATE
BASE DATA	
DESIGNED	
DRAWN	
REVIEWED	
RODGERS CONTACT: PHIL HUGHES	
RELEASE FOR	
BY	DATE

**Site Development Concept Plan
Drainage Area Map**

SCALE: 1"=100'
JOB No. 1262A
DATE: SEPT. 2018
SHEET No. 3 of 8

Bear Branch

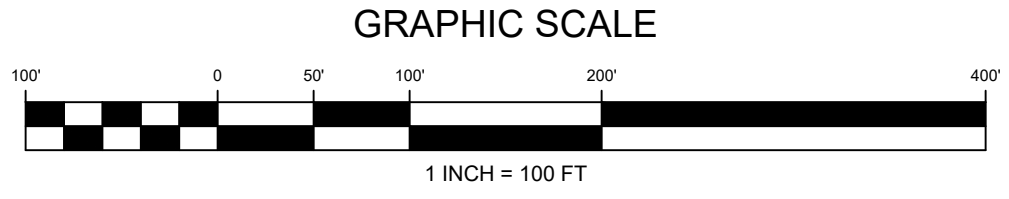
Patuxent River



Legend

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- FLOOD PLAIN
- EXISTING STREAMS/WATERS OF THE US
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- EXISTING STREAM BUFFER
- EXISTING WOODLAND
- EXISTING WATER
- EXISTING SANITARY SEWER
- EXISTING EASEMENT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- ROAD RIGHT-OF-WAY
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED LIMIT OF DISTURBANCE
- SOIL TYPE BOUNDARY
- EXISTING DRAINAGE AREA BOUNDARY
- PROPOSED DRAINAGE AREA BOUNDARY
- PROPOSED ROOFTOP DISCONNECT
- PROPOSED ESD FACILITY
- EXISTING WETLAND
- 25' EXISTING WETLAND BUFFER
- EXISTING STEEP SLOPES (15% and greater)
- POINT OF INTEREST
- ULTIMATE 100-YEAR OVERFLOW PATH
- TIME OF CONCENTRATION
- PROPOSED PUE
- SOIL BORING

Unit Symbol	Soil Name	HSG	Area (acres)	Percent
CF	Codorus and Hatboro soils, frequently flooded	D	97.95	51%
Iu	Issue-Urban land complex, occasionally flooded	D	1.43	1%
SnB	Sassafras-Urban land complex, o to 5 percent slopes	D	3.59	2%
W	Water	-	4.08	2%
Zs	Zekiah and Issue soils, frequently flooded	D	85.16	44%



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.32113, Expiration Date:9/15/19."



REVISION	DATE	REVISION	DATE	REVISION	DATE

Prepared For:
CS PATUXENT GREENS, LLC
6290 Montrose Road
Rockville, MD 20852
Attn: Alan D. Cohen
Phone: 301-692-4000
Email: acohen@csinvestors.com

Patuxent Greens
10th Election District
Prince George's County, Maryland
Tax Map 41-E4

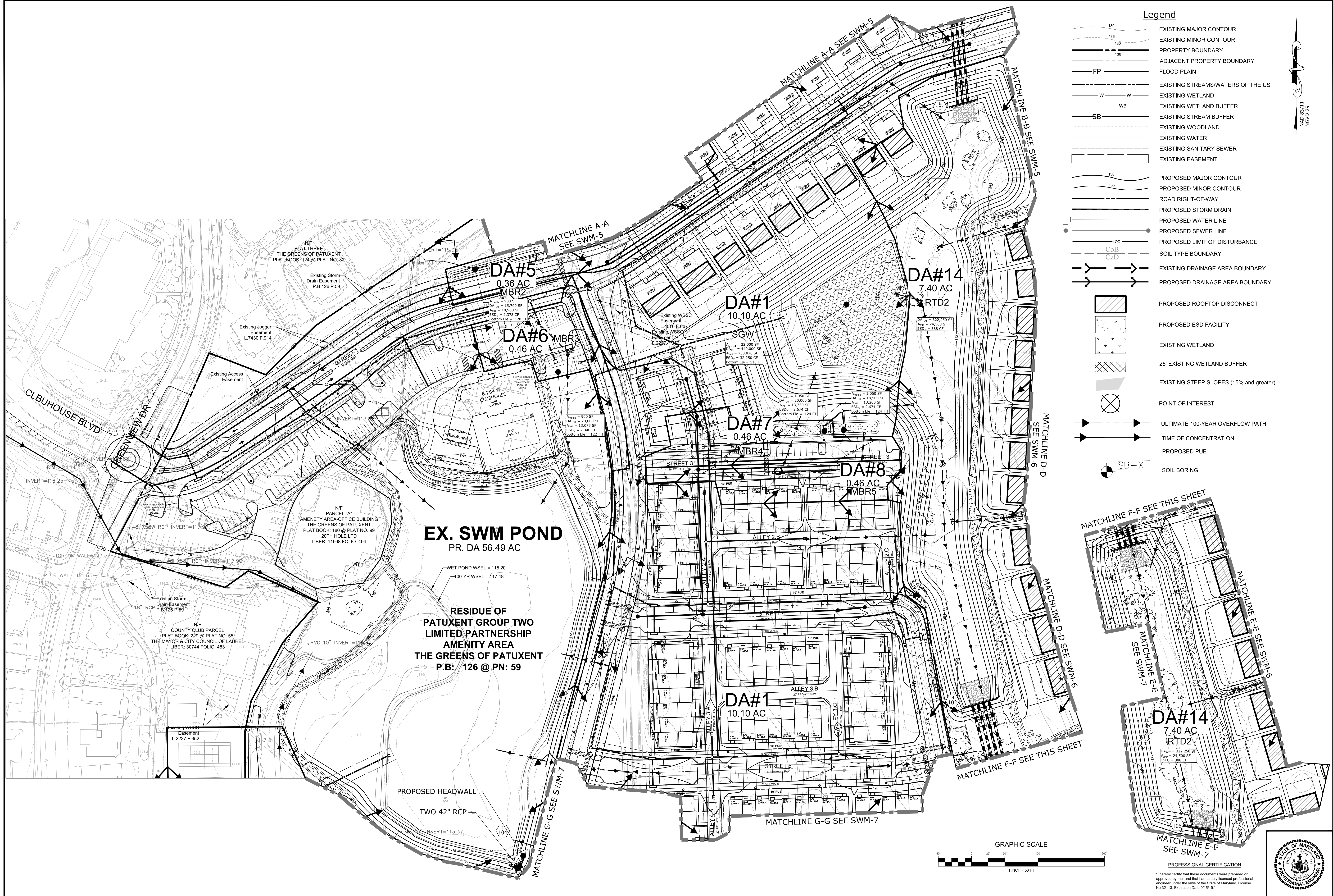
RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 www.rodgers.com

BASE DATA	BY	DATE
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT: PHIL HUGHES		
RELEASE FOR		
BY		DATE

Site Development Concept Plan
Drainage Area Map

SCALE: 1"=100'
JOB No. 1262A
DATE: SEPT. 2018
SHEET No. 3A of 8

PRELIMINARY NOT FOR CONSTRUCTION



REVISION	DATE	REVISION	DATE	REVISION	DATE

Prepared For:
CS PATUXENT GREENS, LLC
6290 Montrose Road
Rockville, MD 20852
Attn: Alan D. Cohen
Phone: 301-692-4000
Email: acohen@csinvestors.com

Patuxent Greens
10th Election District
Prince George's County, Maryland
Tax Map 41-E4

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT: PHIL HUGHES		
RELEASE FOR		
BY	DATE	

Site Development Concept Plan
Layout Plan 1

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. 32113, Expiration Date 09/15/19.

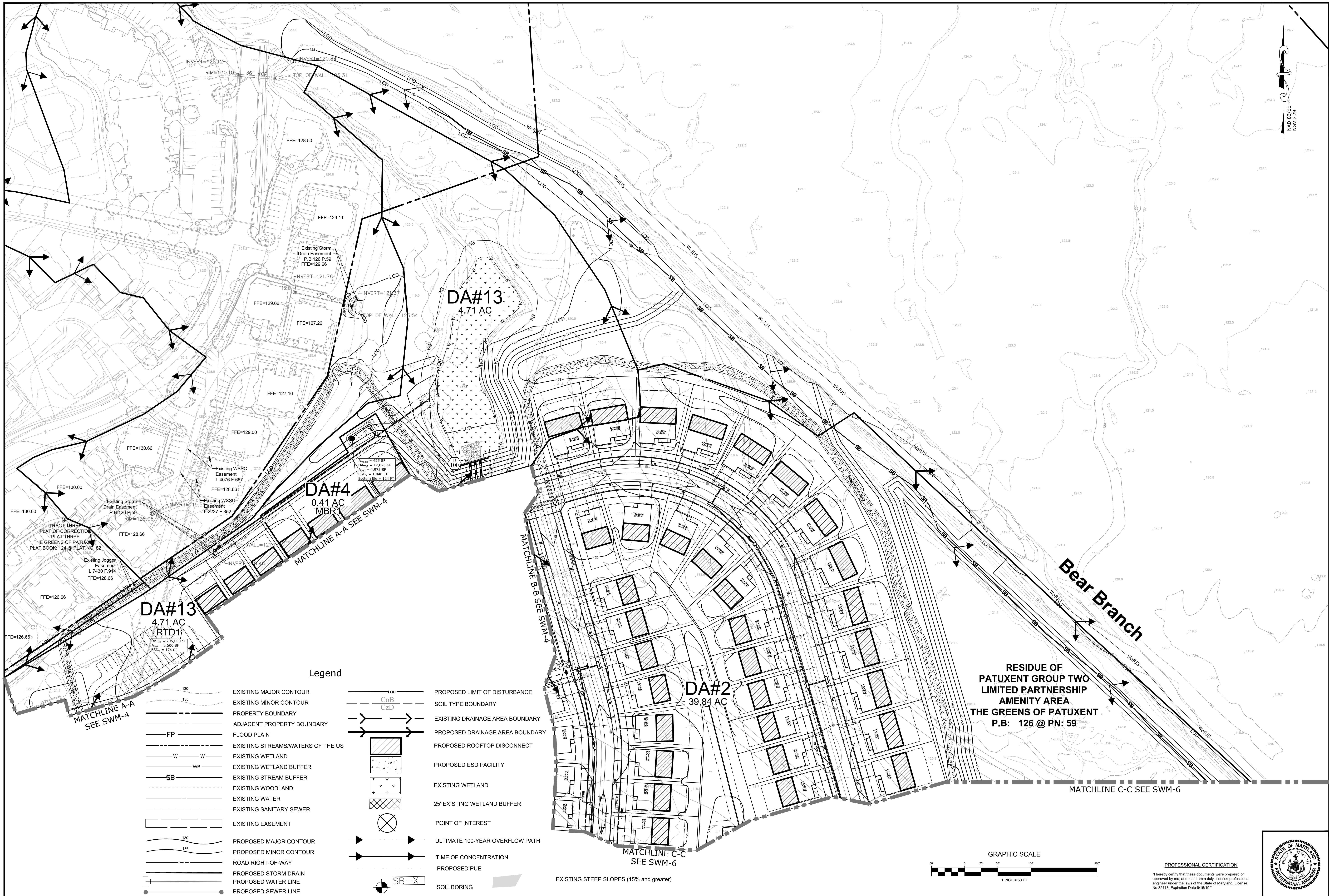
STATE OF MARYLAND
PROFESSIONAL ENGINEER

SCALE: 1"=50'

JOB No. 1262A

DATE: SEPT. 2018

SHEET No. 4 of 8



REVISION	DATE	REVISION	DATE	REVISION	DATE

Prepared For:
CS PATUXENT GREENS, LLC
6290 Montrose Road
Rockville, MD 20852
Attn: Alan D. Cohen
Phone: 301-692-4000
Email: acohen@csinvestors.com

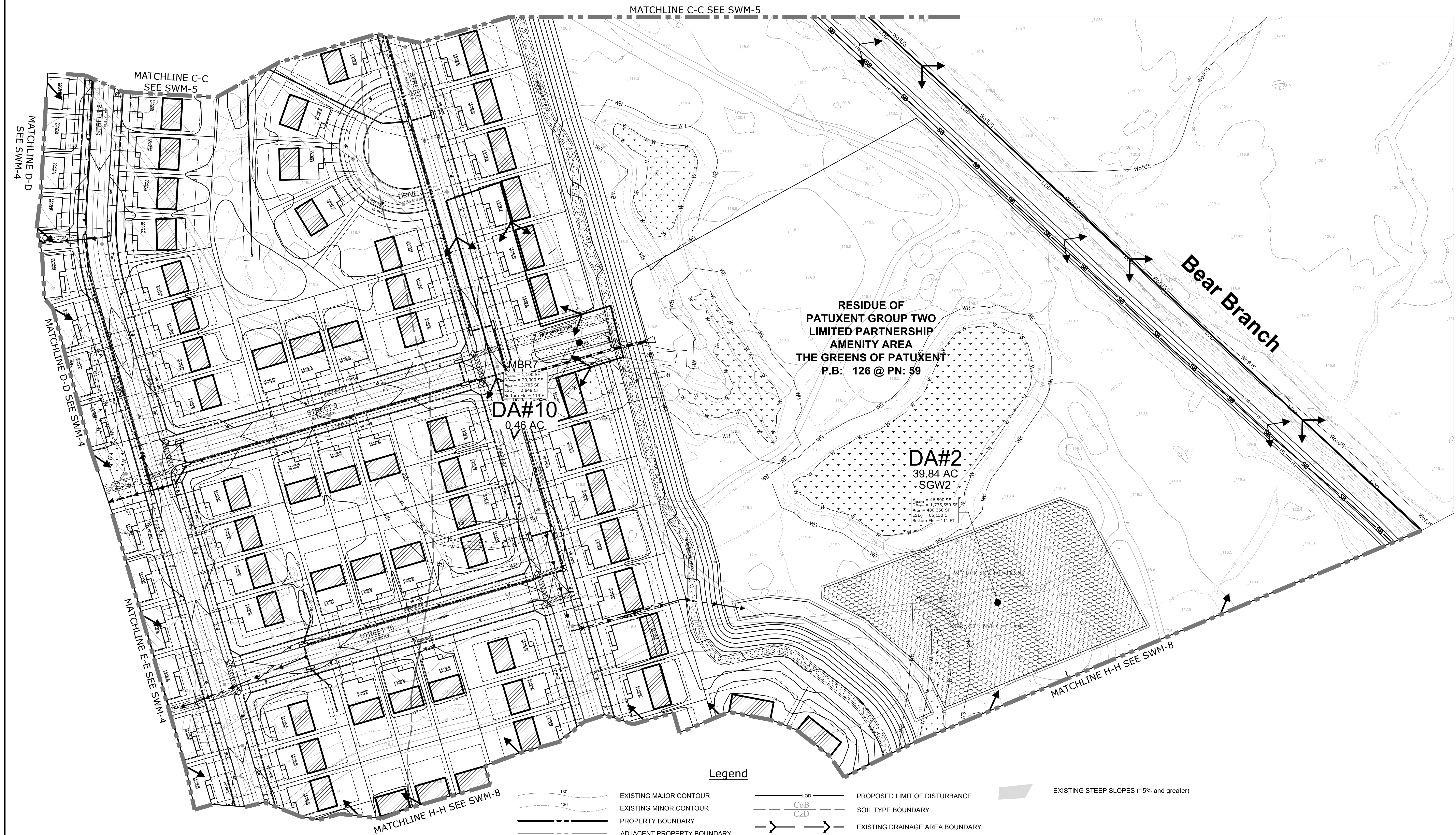
Patuxent Greens
10th Election District
Prince George's County, Maryland
Tax Map 41-E4

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 www.rodgers.com

BY	DATE
BASE DATA	
DESIGNED	
DRAWN	
REVIEWED	
RODGERS CONTACT: PHIL HUGHES	
RELEASE FOR	
BY	DATE

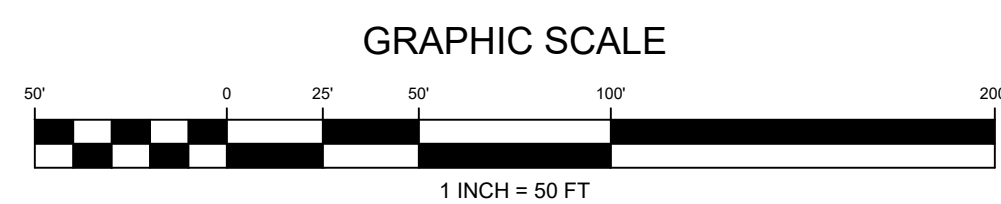
Site Development Concept Plan
Layout Plan 2

SCALE: 1"=50'
JOB No. 1262A
DATE: SEPT. 2018
SHEET No. 5 of 8



Legend

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- FLOOD PLAIN
- EXISTING STREAMS/WATERS OF THE US
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- EXISTING STREAM BUFFER
- EXISTING WOODLAND
- EXISTING WATER
- EXISTING SANITARY SEWER
- EXISTING EASEMENT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- ROAD RIGHT-OF-WAY
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED LIMIT OF DISTURBANCE
- SOIL TYPE BOUNDARY
- EXISTING DRAINAGE AREA BOUNDARY
- PROPOSED DRAINAGE AREA BOUNDARY
- PROPOSED ROOFTOP DISCONNECT
- PROPOSED ESD FACILITY
- EXISTING WETLAND
- 25' EXISTING WETLAND BUFFER
- POINT OF INTEREST
- ULTIMATE 100-YEAR OVERFLOW PATH
- TIME OF CONCENTRATION
- PROPOSED PUE
- SOIL BORING
- EXISTING STEEP SLOPES (15% and greater)



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. 21113, Expiration Date 9/15/19.



REVISION	DATE	REVISION	DATE	REVISION	DATE

Prepared For:
CS PATUXENT GREENS, LLC
6290 Montrose Road
Rockville, MD 20852
Attn: Alan D. Cohen
Phone: 301-692-4000
Email: acohen@csinvestors.com

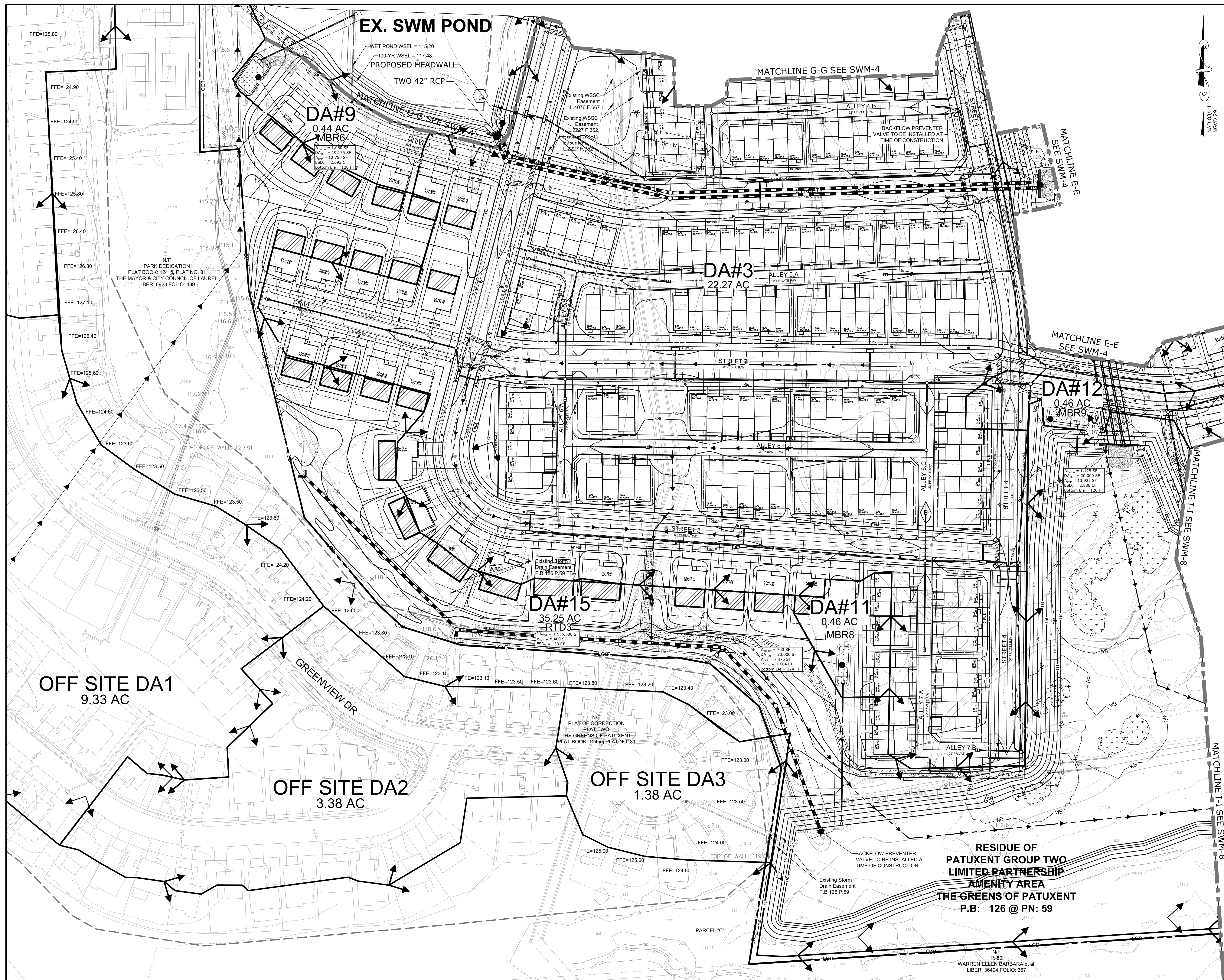
Patuxent Greens
10th Election District
Prince George's County, Maryland
Tax Map 41-E4

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 www.roddgers.com

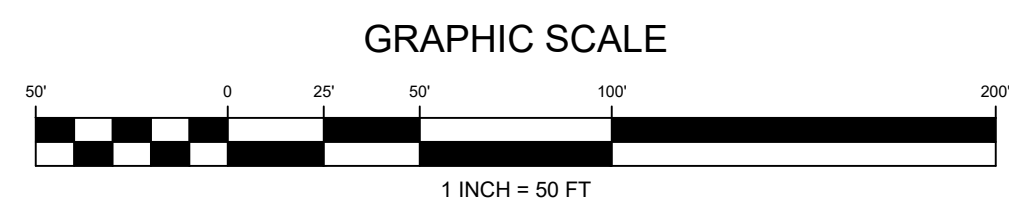
	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT: PHIL HUGHES		
RELEASE FOR		
BY	DATE	

Site Development Concept Plan
Layout Plan 3

SCALE: 1"=50'
JOB No. 1262A
DATE: SEPT. 2018
SHEET No. 6 of 8



- Legend**
- EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPERTY BOUNDARY
 - ADJACENT PROPERTY BOUNDARY
 - FLOOD PLAIN
 - EXISTING STREAMS/WATERS OF THE US
 - EXISTING WETLAND
 - EXISTING WETLAND BUFFER
 - EXISTING STREAM BUFFER
 - EXISTING WOODLAND
 - EXISTING WATER
 - EXISTING SANITARY SEWER
 - EXISTING EASEMENT
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - ROAD RIGHT-OF-WAY
 - PROPOSED STORM DRAIN
 - PROPOSED WATER LINE
 - PROPOSED SEWER LINE
 - PROPOSED LIMIT OF DISTURBANCE
 - SOIL TYPE BOUNDARY
 - EXISTING DRAINAGE AREA BOUNDARY
 - PROPOSED DRAINAGE AREA BOUNDARY
 - PROPOSED ROOFTOP DISCONNECT
 - PROPOSED ESD FACILITY
 - EXISTING WETLAND
 - 25' EXISTING WETLAND BUFFER
 - POINT OF INTEREST
 - ULTIMATE 100-YEAR OVERFLOW PATH
 - TIME OF CONCENTRATION
 - PROPOSED PUE
 - SOIL BORING
 - EXISTING STEEP SLOPES (15% and greater)



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. 32113, Expiration Date 9/15/19.



REVISION	DATE	REVISION	DATE	REVISION	DATE

Prepared For:
CS PATUXENT GREENS, LLC
6290 Montrose Road
Rockville, MD 20852
Attn: Alan D. Cohen
Phone: 301-692-4000
Email: acohen@csinvestors.com

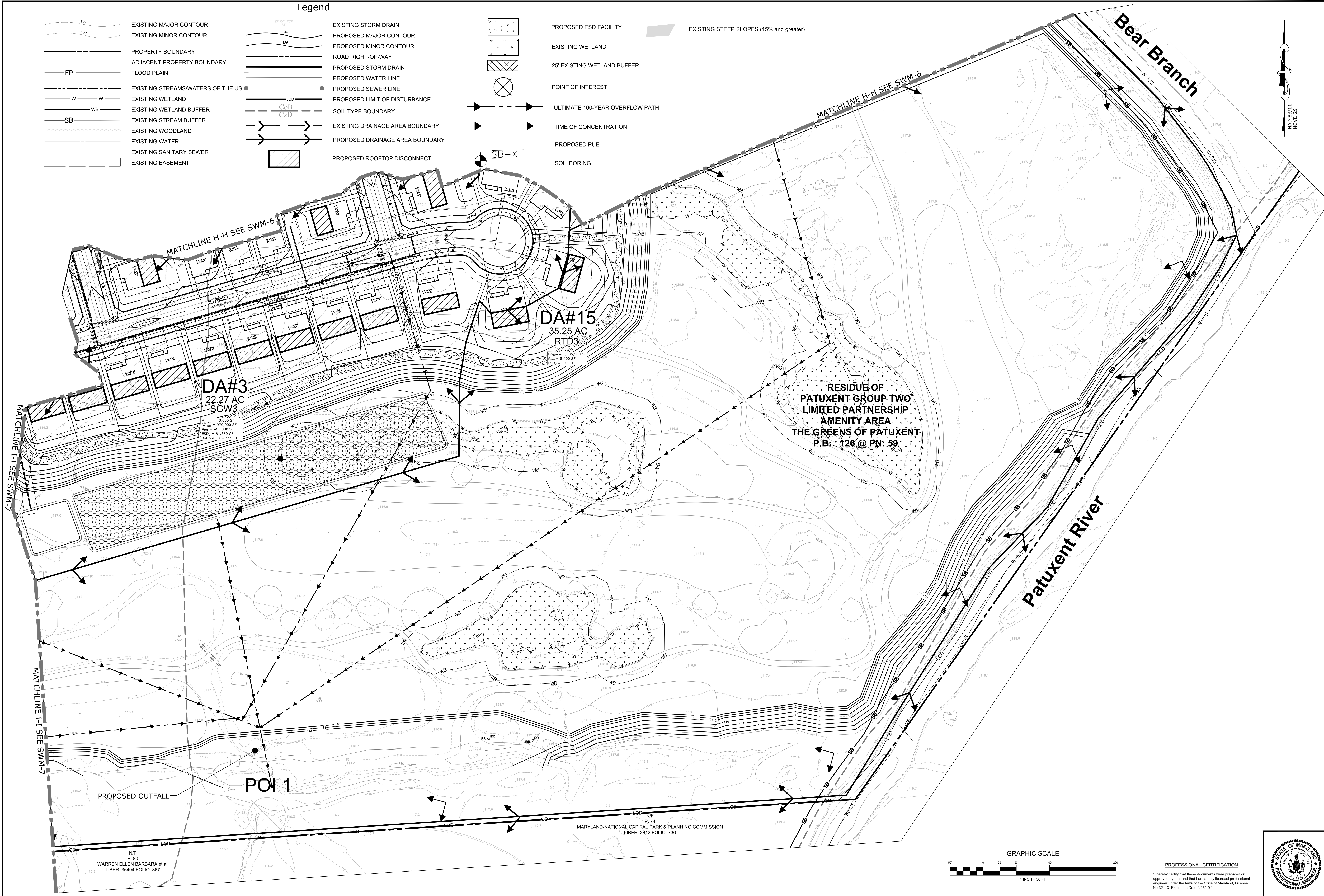
Patuxent Greens
10th Election District
Prince George's County, Maryland
Tax Map 41-E4

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 www.rodgers.com

BY	DATE
BASE DATA	
DESIGNED	
DRAWN	
REVIEWED	
RODGERS CONTACT: PHIL HUGHES	
RELEASE FOR	
BY	DATE

Site Development Concept Plan
Layout Plan 4

SCALE: 1"=50'
JOB No. 1262A
DATE: SEPT. 2018
SHEET No. 7 of 8



REVISION	DATE	REVISION	DATE	REVISION	DATE

Prepared For:
CS PATUXENT GREENS, LLC
6290 Montrose Road
Rockville, MD 20852
Attn: Alan D. Cohen
Phone: 301-692-4000
Email: acohen@csinvestors.com

Patuxent Greens
10th Election District
Prince George's County, Maryland
Tax Map 41-E4

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 www.rodgers.com

BY	DATE
BASE DATA	
DESIGNED	
DRAWN	
REVIEWED	
RODGERS CONTACT: PHIL HUGHES	
RELEASE FOR	
BY	DATE

Site Development Concept Plan
Layout Plan 5

SCALE: 1"=50'
JOB No. 1262A
DATE: SEPT. 2018
SHEET No. 8 of 8

PRELIMINARY NOT FOR CONSTRUCTION