

ITEM:

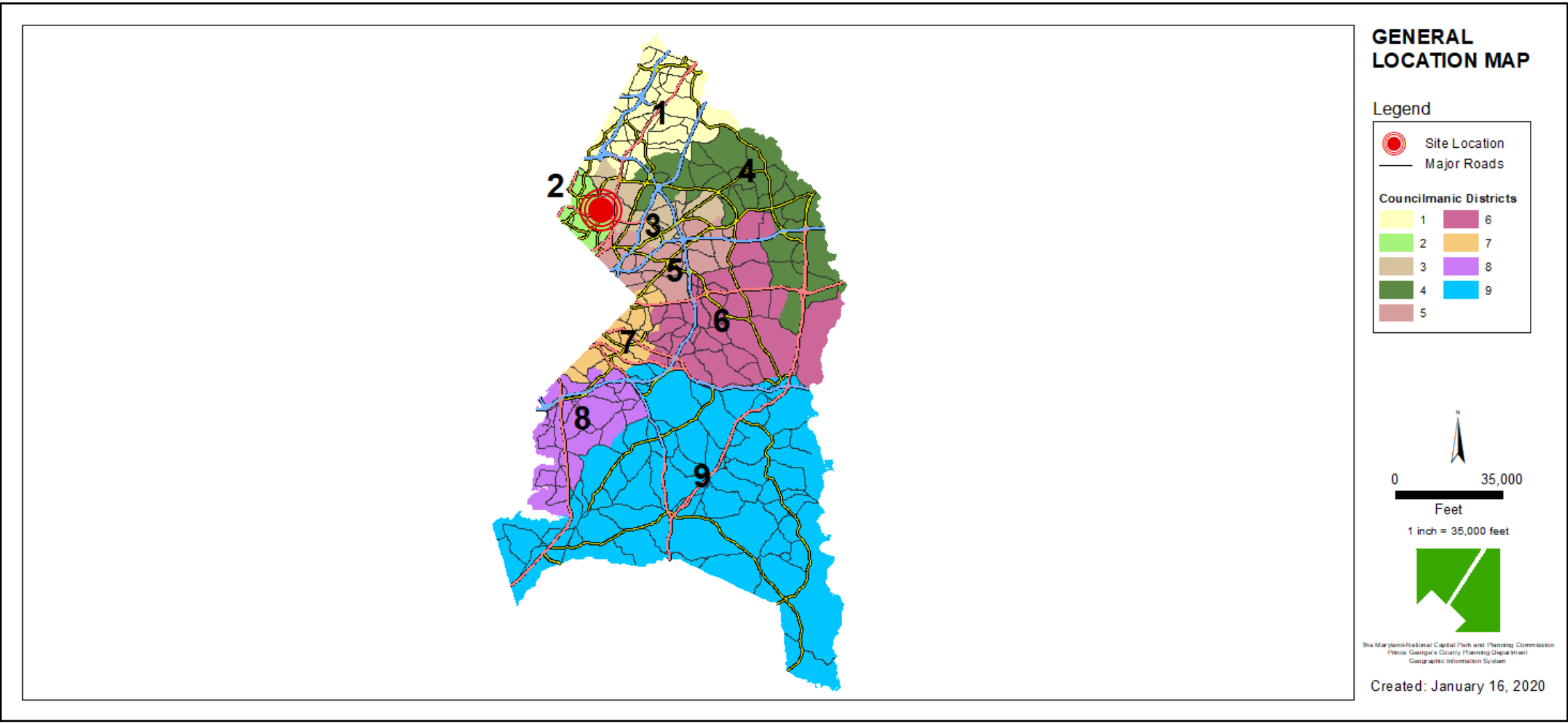
CASE: DSP-19050-01

DEWEY PROPERTY

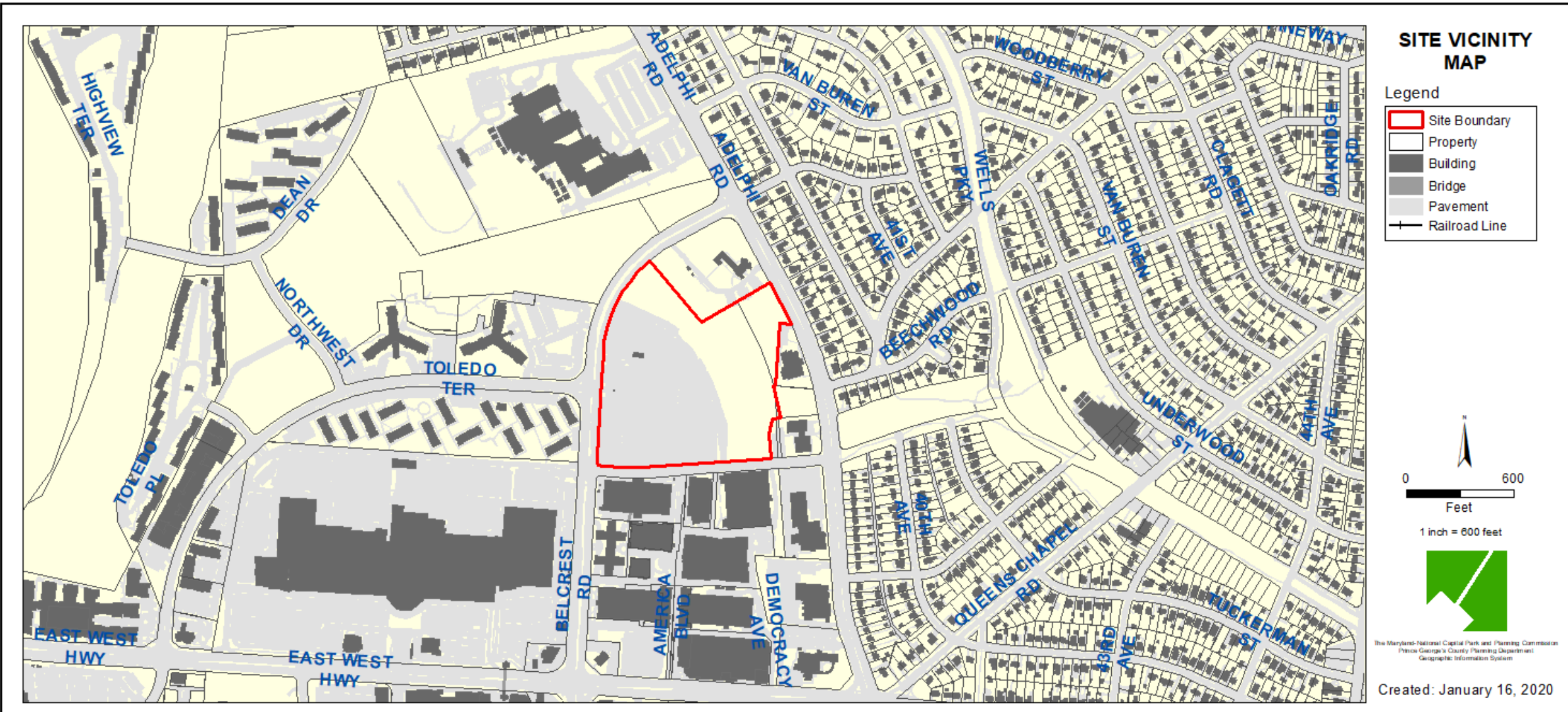
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



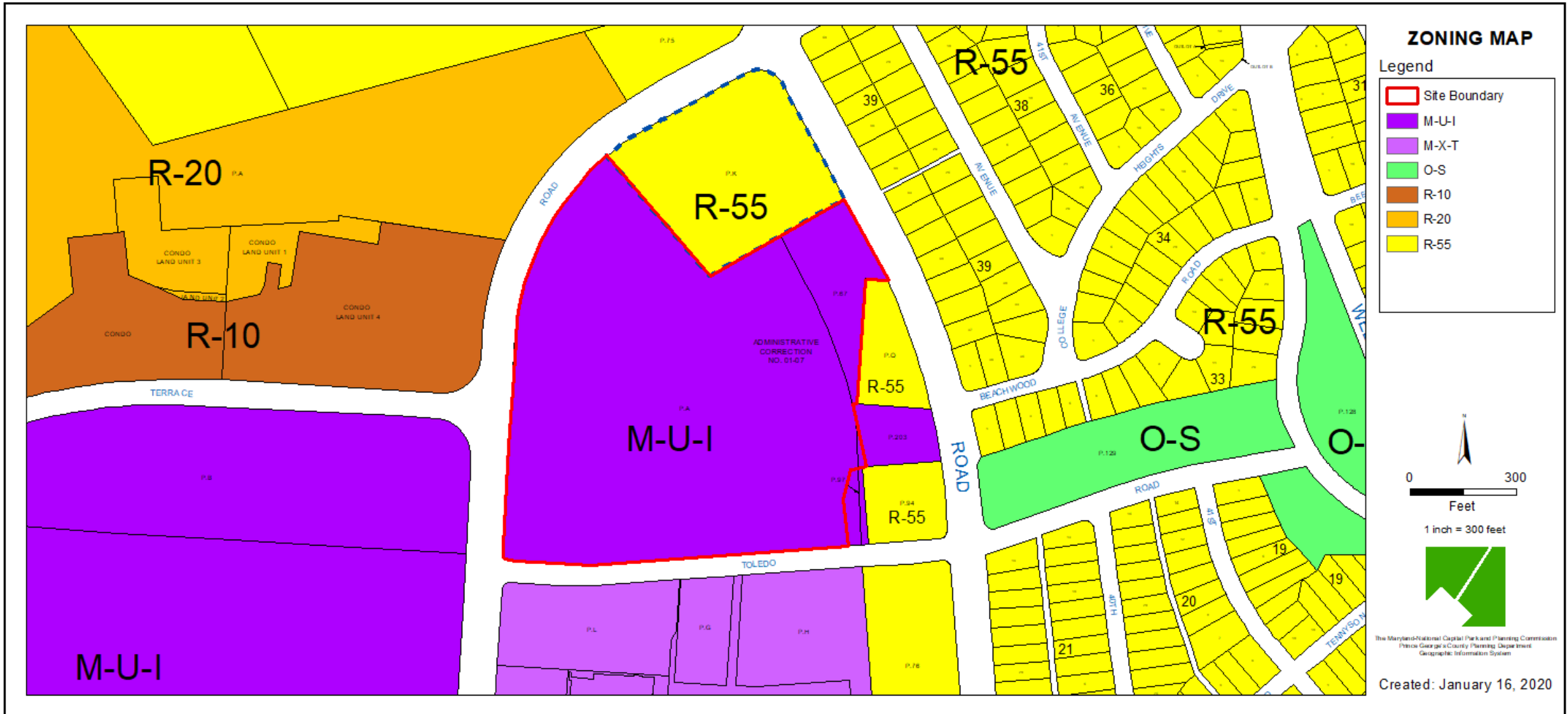
GENERAL LOCATION MAP



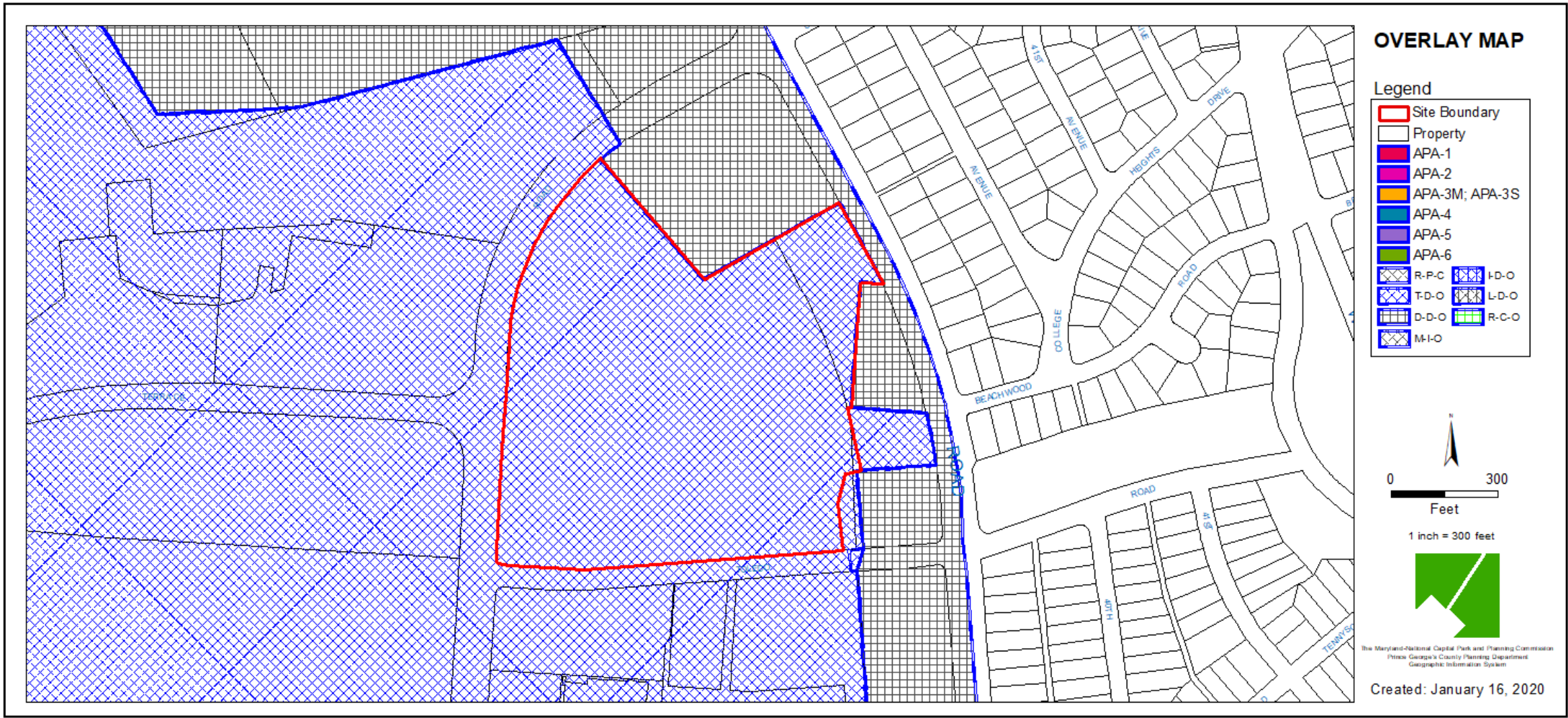
SITE VICINITY



ZONING MAP



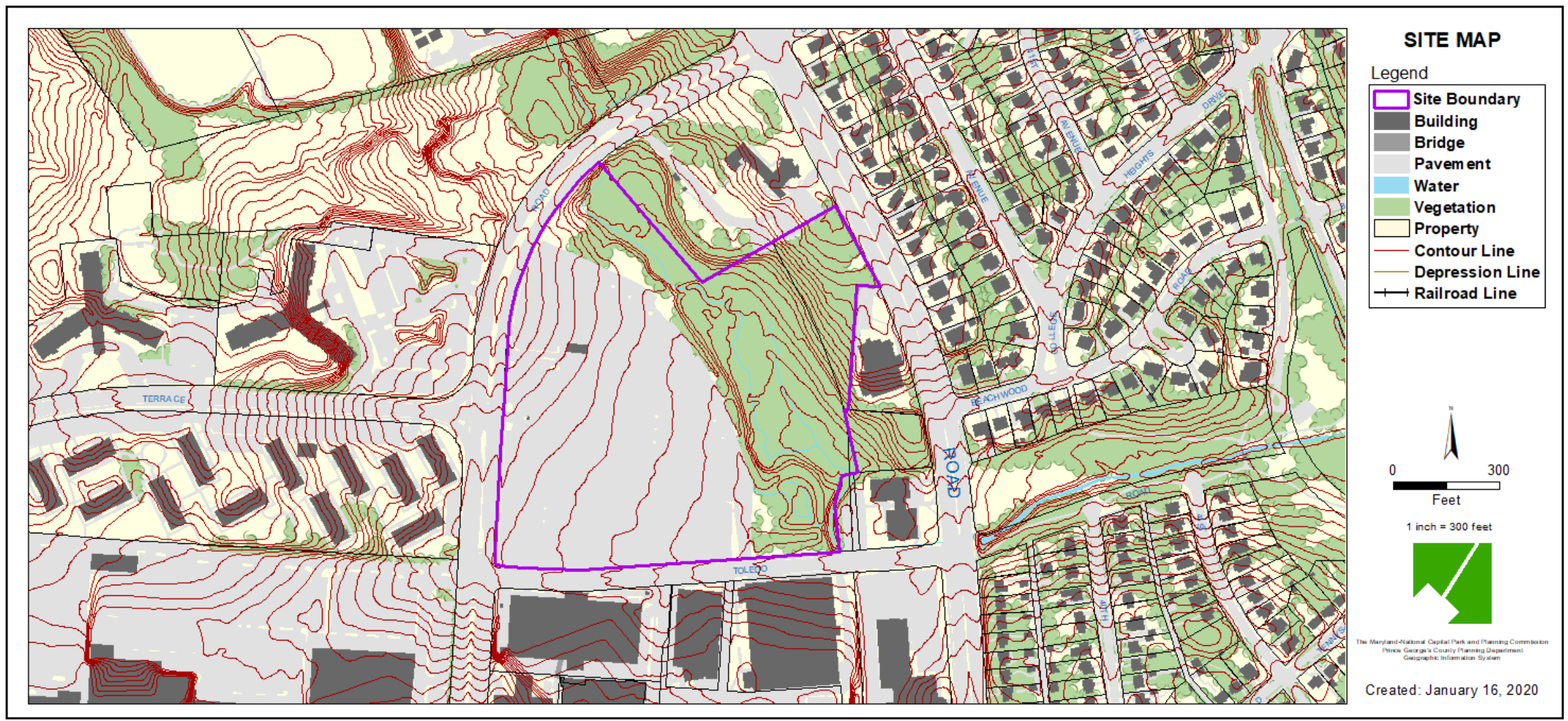
OVERLAY MAP



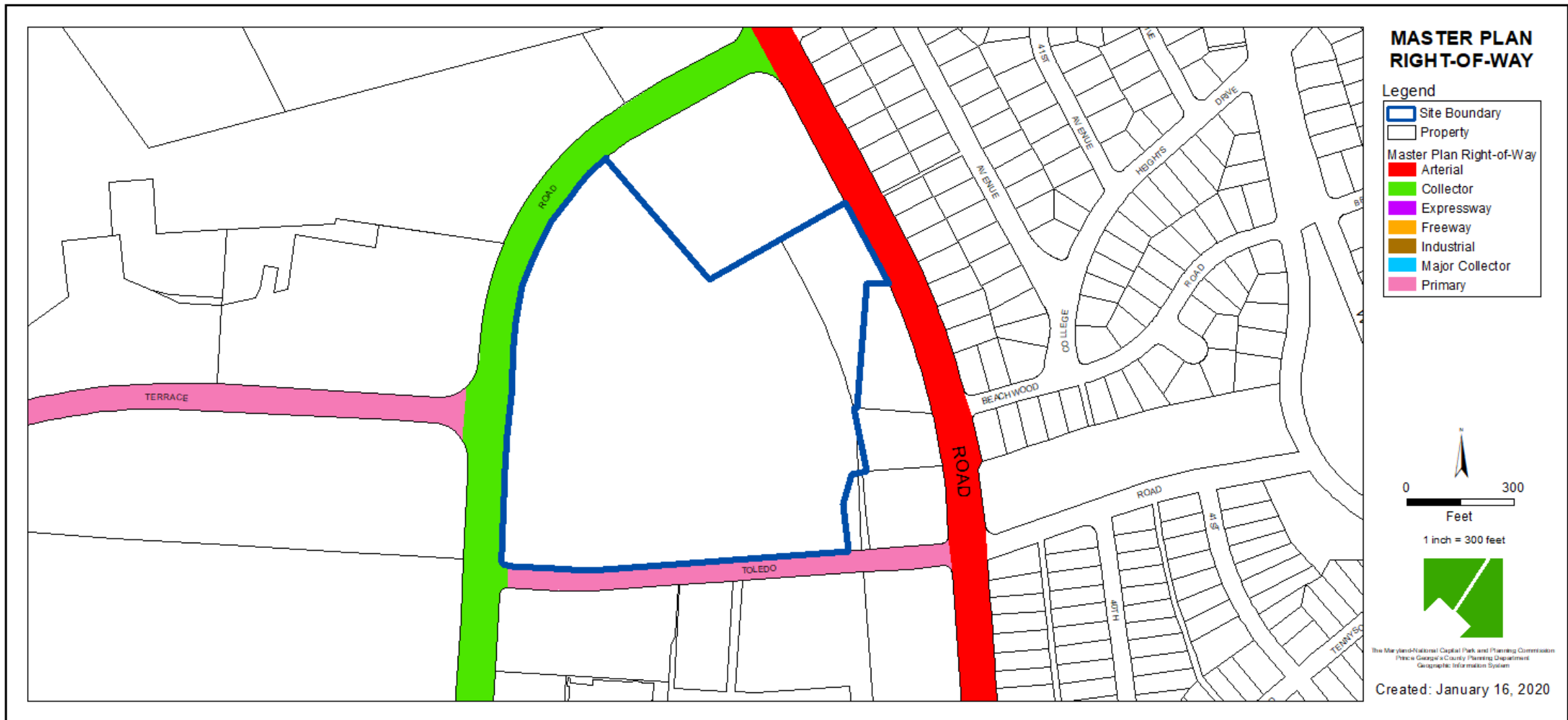
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



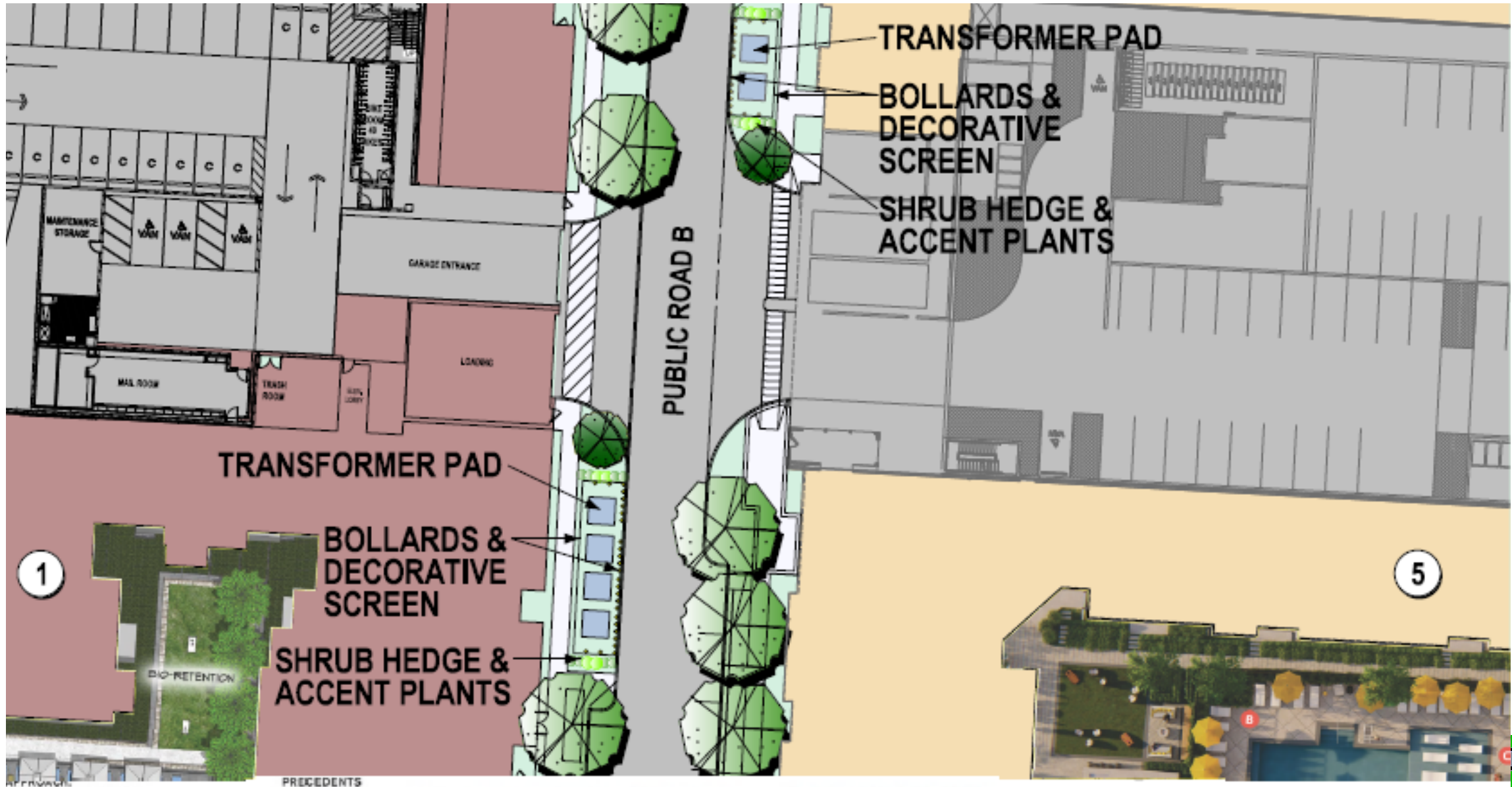
BIRD'S-EYE VIEW LOOKING SOUTH



ILLUSTRATIVE SITE PLAN INCLUDING DSP-19050 & DSP-19050-01



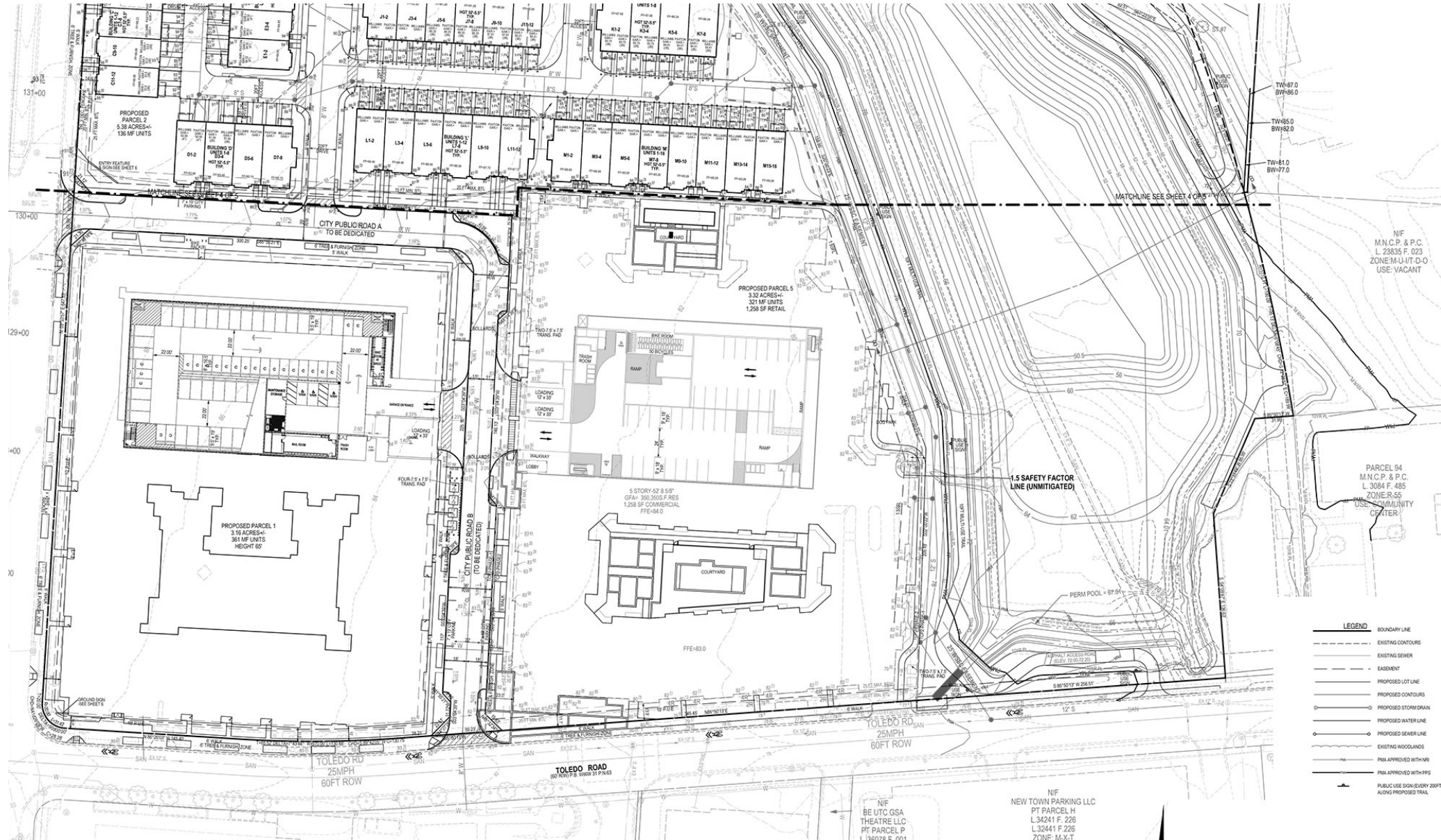
PROPOSED ABOVE-GROUND TRANSFORMERS



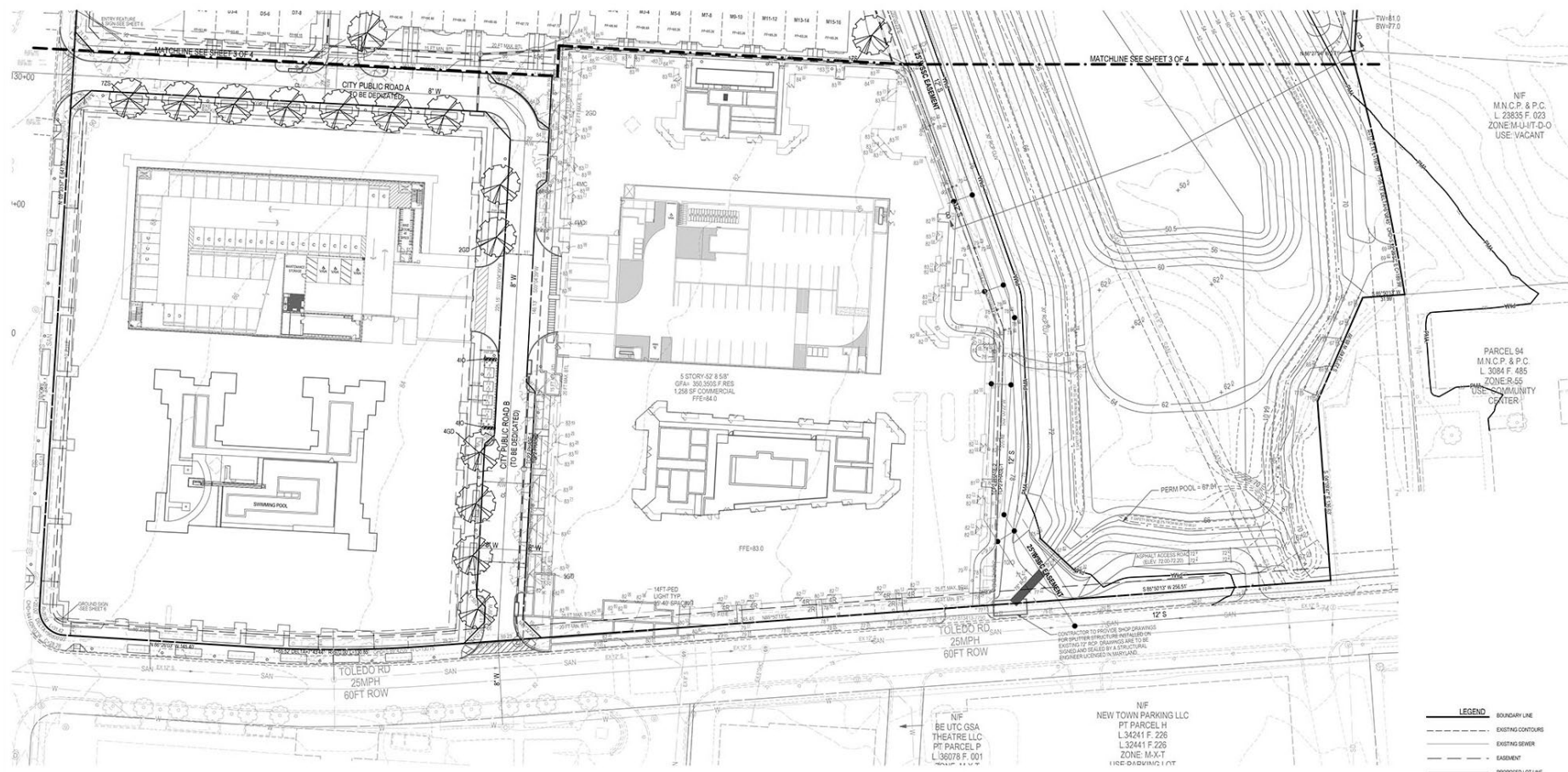
SITE PLAN



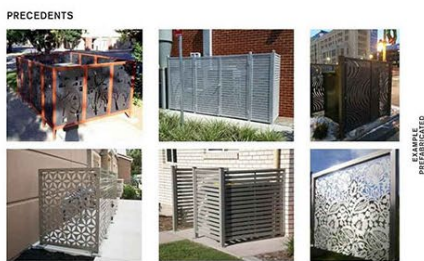
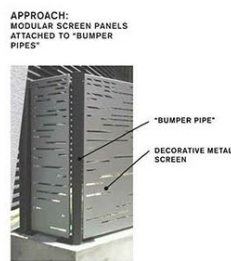
SITE PLAN



LANDSCAPE PLAN



- LEGEND**
- BOUNDARY LINE
 - - - EXISTING CONTOURS
 - - - EXISTING SEWER
 - - - EASEMENT
 - PROPOSED LOT LINE
 - PROPOSED CONTOURS
 - PROPOSED STORM DRAIN
 - PROPOSED WATER LINE
 - PROPOSED SEWER LINE
 - EXISTING WOODLANDS
 - PUL APPROVED WITH FIRE
 - PUL APPROVED WITH PPS



TRANSFORMER SCREENING
NYS



LANDSCAPE PLAN



LEGEND

- BOUNDARY LINE
- - - - EXISTING CONTOURS
- - - - EXISTING SEWER
- - - - EASEMENT
- - - - PROPOSED LOT LINE
- - - - PROPOSED CONTOURS
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- EXISTING WOODLANDS
- PMA APPROVED WITH N/F
- PMA APPROVED WITH P/S



PARCEL 1 BUILDING - NORTH AND EAST ELEVATIONS

SCALE 1/16" = 1/0"
'HALO LIT CHANEL LETTERS'



1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

BLDG ELEVATIONS (NE CORNER)
SCALE 1/16" = 1/0"
'HALO LIT CHANEL LETTERS'



2 EAST ELEVATION
SCALE: 1/16" = 1'-0"



PARCEL 1 BUILDING - SOUTH AND WEST ELEVATIONS

BLDG ELEVATIONS (SOUTH ELEVATION)
SCALE 1/16" = 1/0"
 'HALO LIT CHANEL LETTERS'



1 SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"

BLDG ELEVATIONS (WEST ELEVATION)
SCALE 1/16" = 1/0"
 'HALO LIT CHANEL LETTERS'



2 WEST ELEVATION
 SCALE: 1/16" = 1'-0"

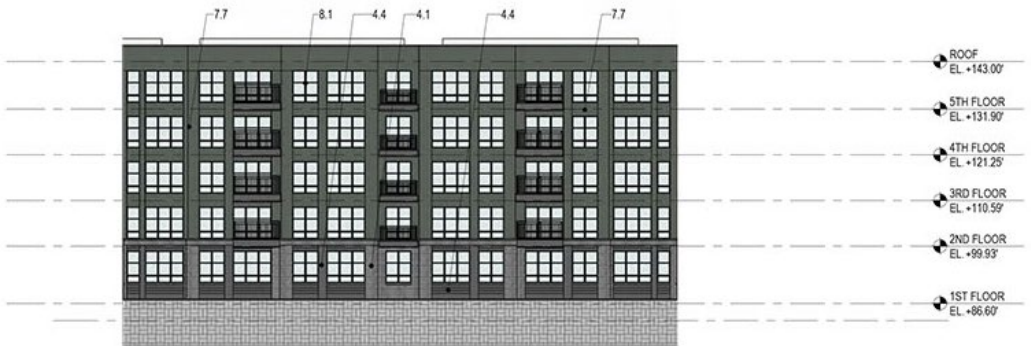
PARCEL 1 BUILDING - COURTYARD ELEVATIONS



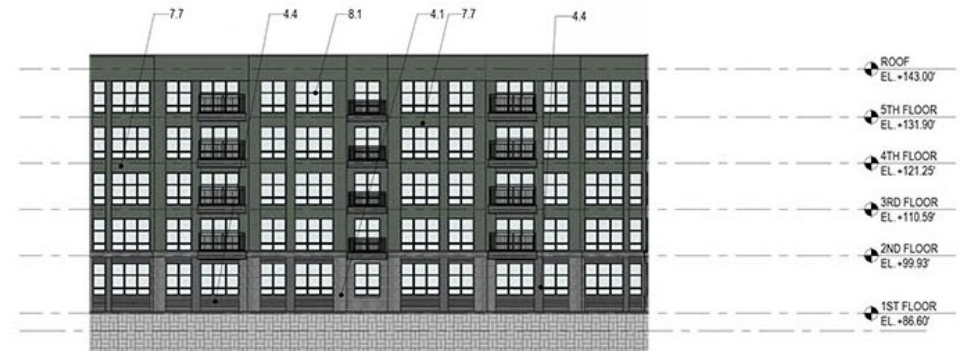
1 COURTYARD ELEVATION - SOUTH
SCALE: 1/16" = 1'-0"



3 COURTYARD ELEVATION - NORTH
SCALE: 1/16" = 1'-0"

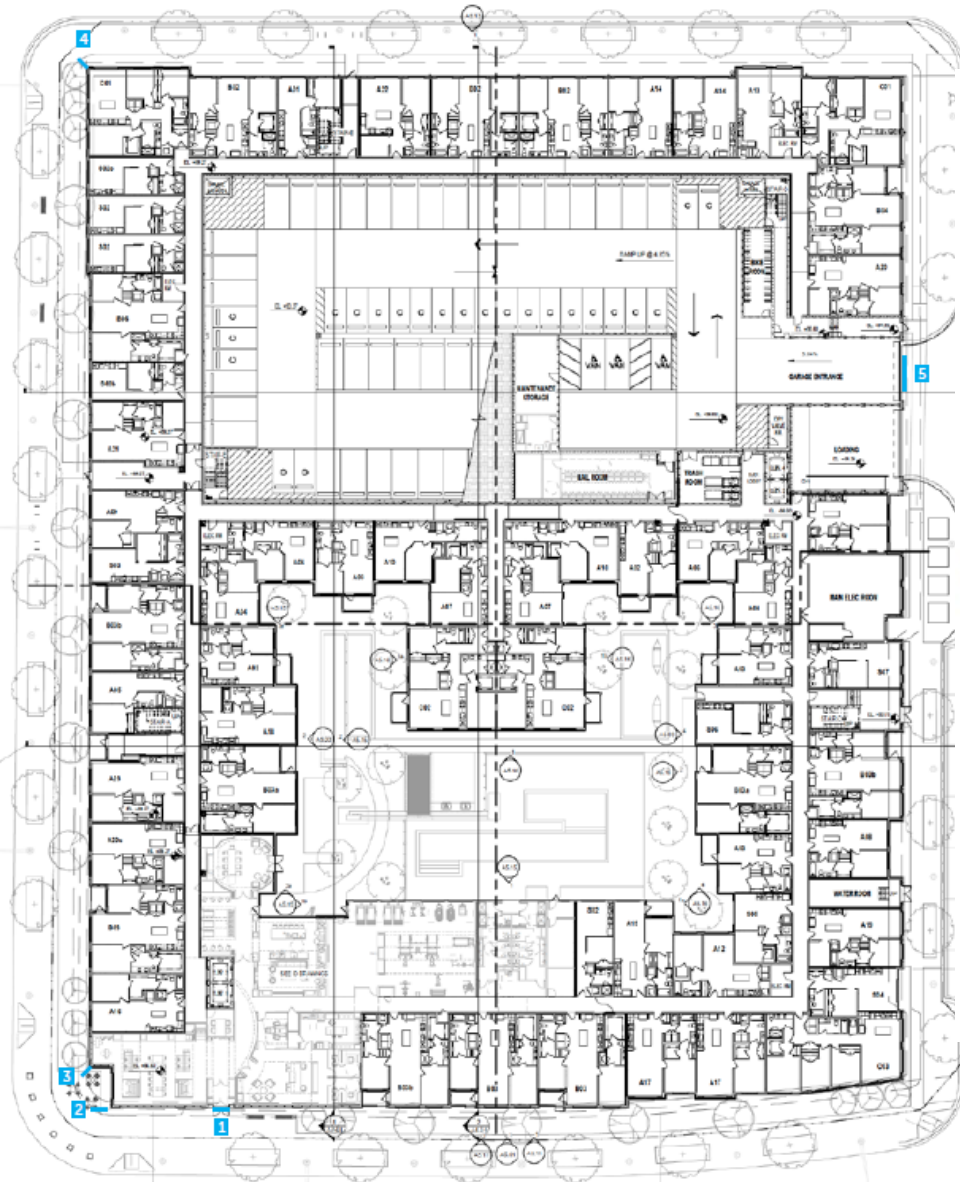


2 COURTYARD ELEVATION - WEST
SCALE: 1/16" = 1'-0"



4 COURTYARD ELEVATION - EAST
SCALE: 1/16" = 1'-0"

PARCEL 1 BUILDING - SIGNAGE



Aligns to top of 5th floor windows

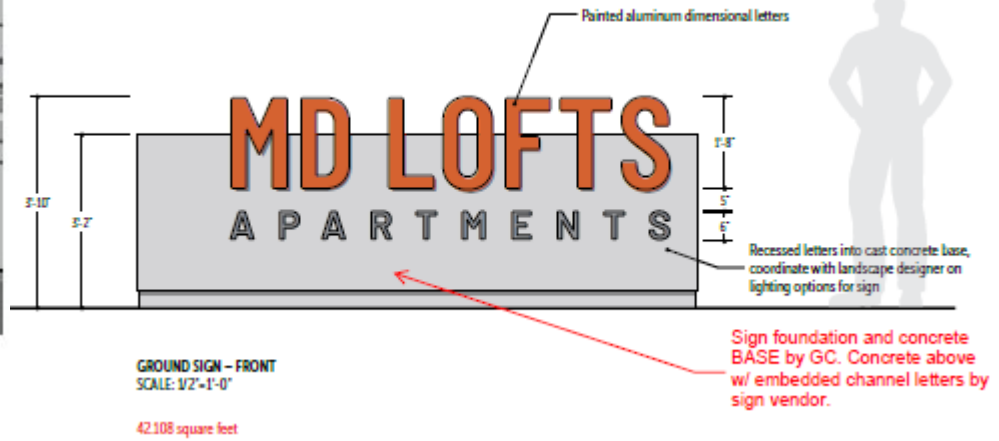
Aligns to bottom of 3rd floor balcony



SOUTH ELEVATION - SOUTHWEST CORNER
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



GROUND SIGN - FRONT
SCALE: 1/2" = 1'-0"

42,108 square feet

PARCEL 1 - RECREATION DETAILS



PARCELS 2 & 3 BUILDINGS - TYPICAL FRONT ELEVATION



DSP-19050-01

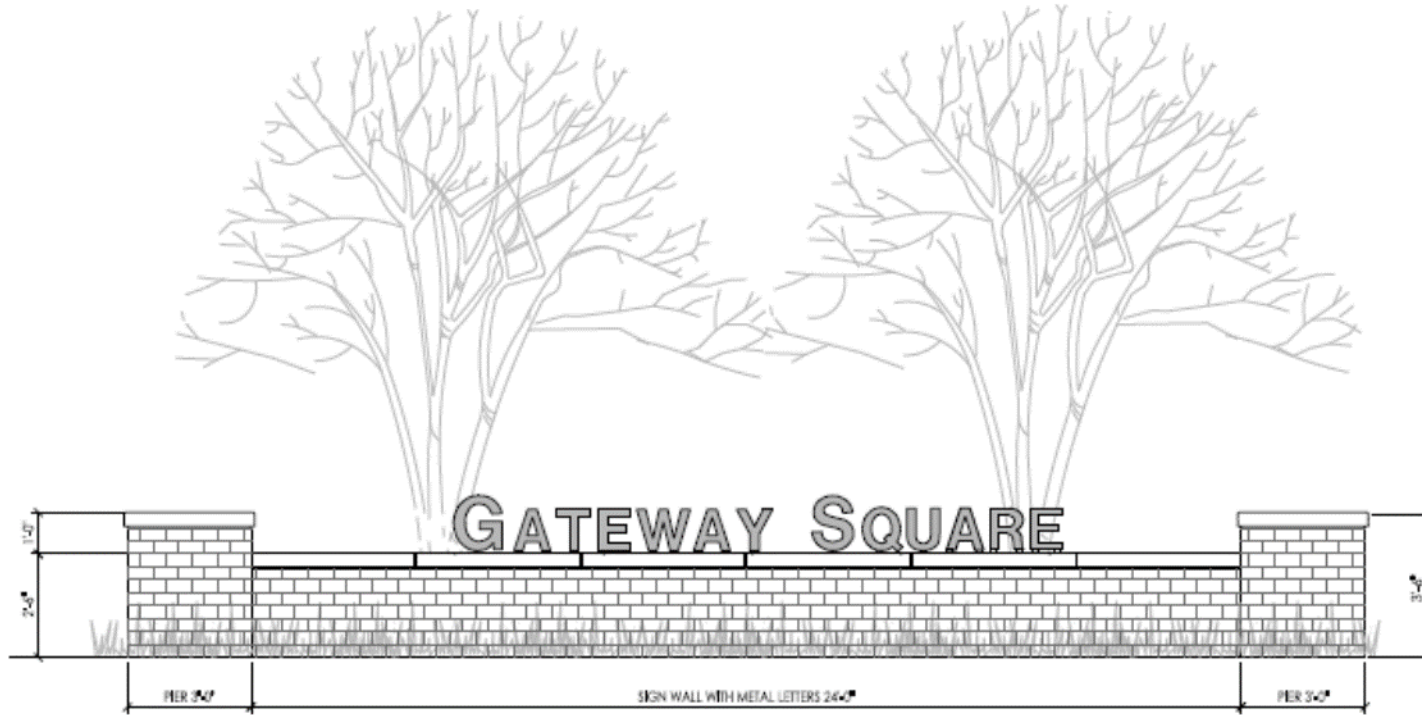
PARCELS 2 & 3 BUILDINGS - TYPICAL REAR ELEVATION



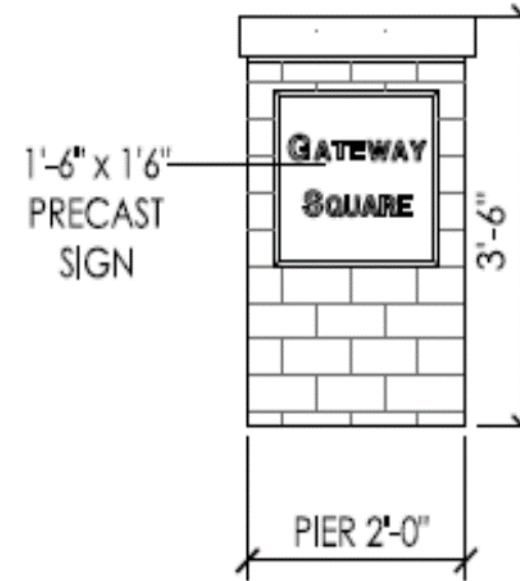
PARCELS 2 & 3 BUILDINGS - TYPICAL SIDE ELEVATION



PARCELS 2 & 3 BUILDINGS - SIGNAGE

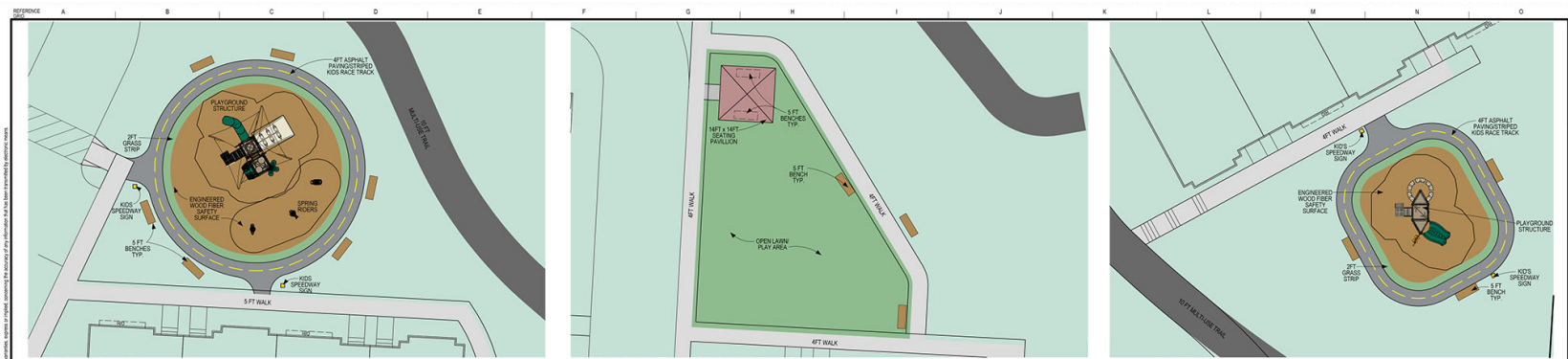


ENTRY FEATURE-Parcel 2
 METALIC LETTERS, 11"-14" HIGH, 14 SF
 SEE SHEET 6 OF DSP FOR DETAILS



ENTRY FEATURE-Parcel 3
 1.5' X 1.5' PRECAST SIGN , 2,5 SF ea or 5SF
 SEE SHEET 6 OF DSP FOR DETAILS

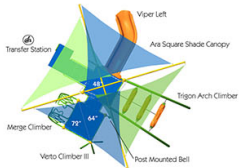
PARCELS 2 & 3 - RECREATION DETAILS



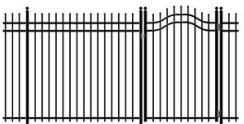
PROPOSED TOT LOT A
SCALE: 1"=10'

PROPOSED SEATING/OPEN PLAY AMENITY
SCALE: 1"=10'

PROPOSED TOT LOT B
SCALE: 1"=10'

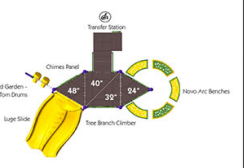


Nucleus NU-2490
AGES 3-6 USE ZONE 14' x 12' FALL ZONE 4"
BCI Burke Company, Fond du Lac, WI 54637BCBURKE.COM



SQUARE NCS-14
14'6" x 14'6" HIP ROOF COVERED PAVILION, TUSCAN COLUMN
Poligon, Holland, MI 48436www.poligon.com

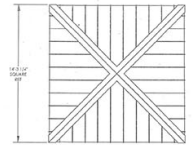
DECORATIVE FENCE
3FT HIGH, BLACK ALUMINUM, SERIES B, 3/8" RAIL, BALL POST CAPS, ARCH IN-ESTATE GATE
Aluminum Fence Supply, Brookside, FL 33606www.aluminumfencesupply.com



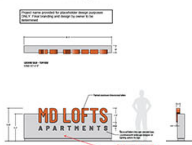
Nucleus NU-2778
AGES 3-6 USE ZONE 14' x 12' FALL ZONE 4"
BCI Burke Company, Fond du Lac, WI 54637BCBURKE.COM



Spring Riders-Frog, Zebra, & Whale
AGES 3-6 USE ZONE 14' x 12' FALL ZONE 4"
Custom Playground Equipment, Jacksonville, FL www.customplaygroundequipment.com



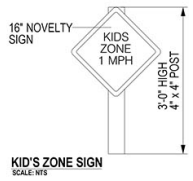
Twist Bike Rack-SKTWS
CAST ALUMINUM, POWDER COATED, 1.8" x 34"
Formex Surfaces, www.formexsurfaces.com



ENTRY FEATURE-Parcel 3
1.5' x 1.5' TREATY SIGN, 2.0' HIG, 4" x 8" SFP
ORIGINAL DESIGN BY L&G, MODIFIED BY SOLTESZ



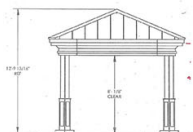
ENTRY FEATURE-Parcel 2
METAL LETTERS, 11" x 11" HIGH, 1/2" SFP
ORIGINAL DESIGN BY L&G, MODIFIED BY SOLTESZ



16" NOVELTY SIGN
KIDS ZONE 1 MPH
3'-0" HIGH
4" x 4" POST
KID'S ZONE SIGN
SCALE: 1/4"



Palisade Wood Bench-White Oak-PBSC-5-W
BLACK FRAME 16" LENGTH, IN-CROWD W/SHAW
Belson Outdoors, Naperville, IL 63553www.belson.com



Retaining Wall-Character & Detail
All Collection of All Palisades Style
All Collection of All Palisades Style

Item	Description	Quantity	Unit
1	16" Novelty Sign	1	EA
2	Kid's Zone Sign	1	EA
3	Palisade Wood Bench	1	EA
4	Twist Bike Rack	1	EA
5	Decorative Fence	100	LF
6	Retaining Wall	100	LF
7	Shade Canopy	1	EA
8	Nucleus NU-2490	1	EA
9	Nucleus NU-2778	1	EA
10	Square NCS-14	1	EA
11	Spring Riders	1	EA
12	Ground Sign	1	EA
13	Entry Feature	1	EA
14	Gateway Square	1	EA

SOLTESZ, LLC
LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P: 301.794.7658 F: 301.794.7656 www.soltesz.com

NO.	DATE	DESCRIPTION
1	JUNE 2020	REVISED PER 7.15.19 COMMENTS

MISS UTILITY NOTE	OWNER/DEVELOPER	APPLICANT
<p>1. All utility lines shown on this plan are based on records and field surveys. The owner/developer is responsible for verifying the location and depth of all utility lines before construction.</p> <p>2. The applicant is responsible for obtaining all necessary permits and approvals from the appropriate authorities.</p>	<p>DEVOTY, LLC 800 S. BROADWAY, SUITE 200 PARKERSBURG, WV 26101 PHONE: 800.915.0400 FAX: 304.526.0100 CONTACT NAME: SCOTT DEAN</p>	<p>DEWEY, LLC 800 S. BROADWAY, SUITE 200 PARKERSBURG, WV 26101 PHONE: 800.915.0400 FAX: 304.526.0100 CONTACT NAME: SCOTT DEAN</p>

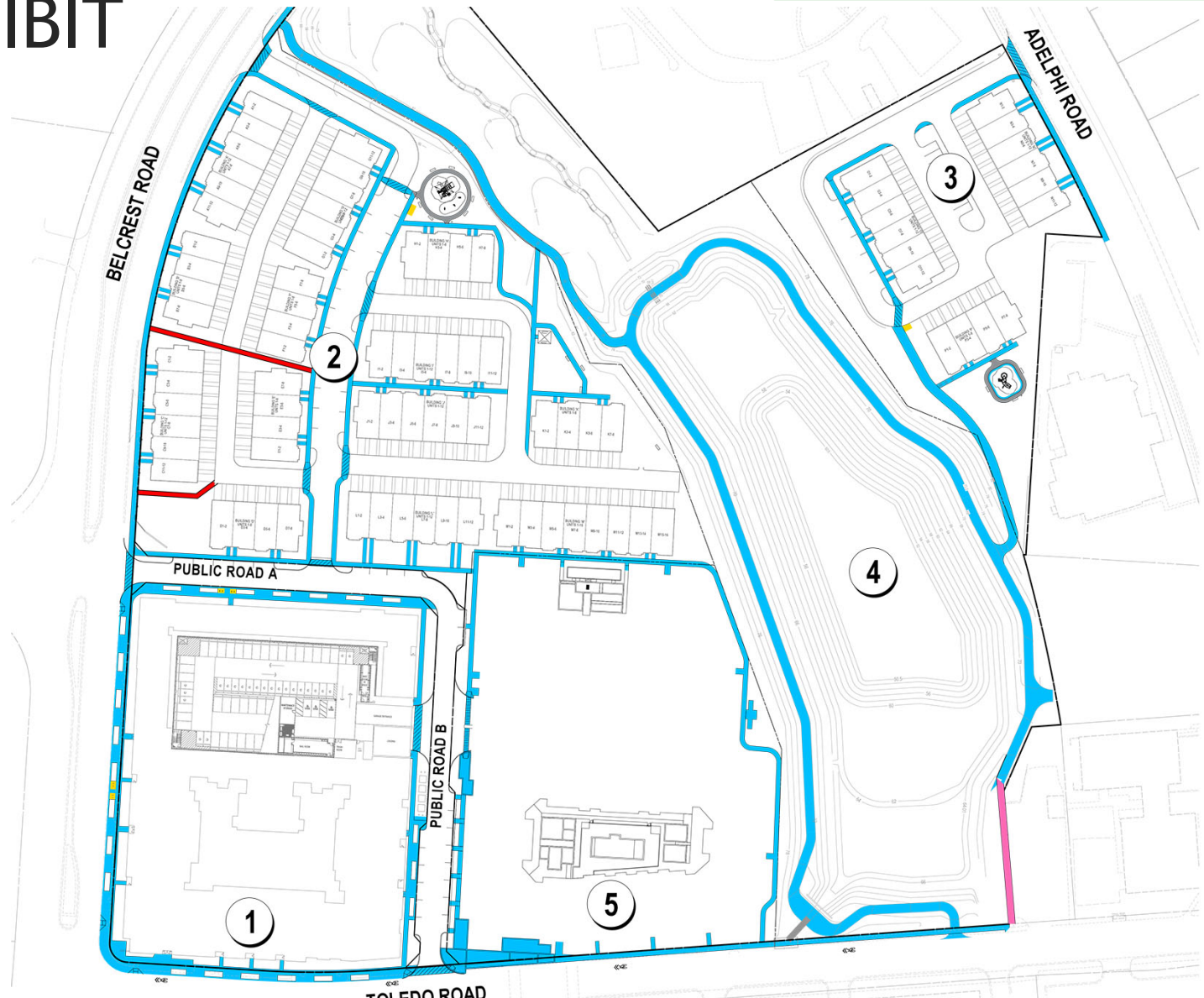
DETAILS-SITE & RECREATION

DETAILED SITE PLAN
DSP-19050-01
PARCELS 1, 2, & 3
DEWEY PROPERTY
CHILLUM (WITH ELECTOR DISTRICT), PRINCE GEORGE'S COUNTY, MARYLAND

DATE: 06/15/2020
SCALE: AS SHOWN
SHEET: 6 OF 6
PROJECT: DSP-19050-01



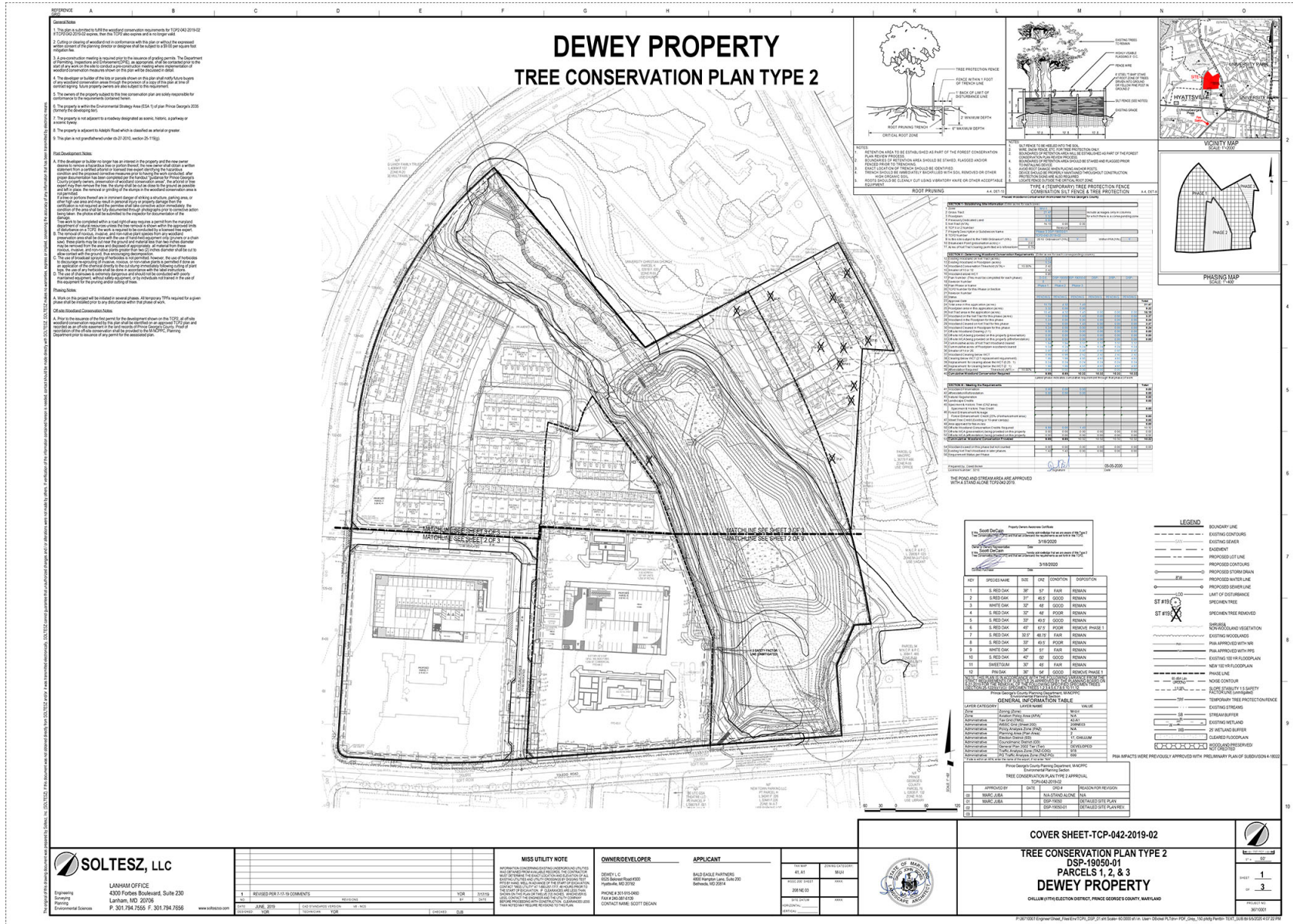
PEDESTRIAN EXHIBIT



PROPOSED PEDESTRIAN ACCESS
CONDITION 1L
CONDITION 1E & R



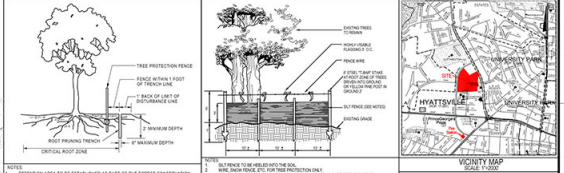
OVERALL TYPE II TREE CONSERVATION PLAN



General Notes

- The applicant is responsible for the required conservation requirements for TCP-042-2019-02.
- Costs of installation of any required conservation requirements shall be included in the project budget.
- A pre-implementation meeting is required prior to the issuance of a permit. The Department of Planning and Environmental Services, an approved site conservation plan, and a site conservation plan shall be submitted to the Department of Planning and Environmental Services.
- The applicant is responsible for the required conservation requirements for TCP-042-2019-02.
- The applicant is responsible for the required conservation requirements for TCP-042-2019-02.
- The applicant is responsible for the required conservation requirements for TCP-042-2019-02.
- The applicant is responsible for the required conservation requirements for TCP-042-2019-02.
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- The applicant is responsible for the required conservation requirements for TCP-042-2019-02.
- The applicant is responsible for the required conservation requirements for TCP-042-2019-02.

DEWEY PROPERTY TREE CONSERVATION PLAN TYPE 2



TREE INVENTORY

NO.	SPRINKLER	SIZE	DBH	SPERMION	EXPOSITION	REMARKS
1	S	RED OAK	30"	45'	EAST	FAIR
2	S	RED OAK	30"	45'	W. S.W.	GOOD
3	S	WHITE OAK	30"	45'	EAST	GOOD
4	S	RED OAK	30"	45'	EAST	POOR
5	S	RED OAK	30"	45'	EAST	GOOD
6	S	RED OAK	40"	60'	EAST	POOR (REMOVE PHASE 1)
7	S	RED OAK	30"	45'	EAST	FAIR
8	S	RED OAK	30"	45'	EAST	POOR
9	S	WHITE OAK	30"	45'	EAST	FAIR
10	S	RED OAK	40"	60'	EAST	GOOD
11	S	RED OAK	40"	60'	EAST	GOOD
12	S	WHITE OAK	30"	45'	EAST	FAIR
13	S	WHITE OAK	30"	45'	EAST	FAIR
14	S	WHITE OAK	30"	45'	EAST	FAIR
15	S	WHITE OAK	30"	45'	EAST	FAIR
16	S	WHITE OAK	30"	45'	EAST	FAIR
17	S	WHITE OAK	30"	45'	EAST	FAIR
18	S	WHITE OAK	30"	45'	EAST	FAIR
19	S	WHITE OAK	30"	45'	EAST	FAIR
20	S	WHITE OAK	30"	45'	EAST	FAIR

LEGEND

—	BOUNDARY LINE
- - -	EXISTING CONTIGUOUS
- - -	EXISTING SEWER
- - -	EXISTING WATER
- - -	PROPOSED LOT LINE
- - -	PROPOSED DOCK/PILE
- - -	PROPOSED STORMWATER
- - -	PROPOSED WATER LINE
- - -	PROPOSED SEWERLINE
- - -	LINE OF DISTURBANCE
○	SPECIES TREE
○	SPECIES TREE REMOVED
○	SPERMION
○	EXISTING WOODLAND
○	PAL APPROVED WITH MS
○	PAL APPROVED WITH PPS
○	EXISTING 10' FLOODPLAIN
○	NEW 10' FLOODPLAIN
○	PAVE LINE
○	HOSE CONDUIT
○	PLANT PLANTING & SAFETY
○	EXISTING STREAM
○	TEMPORARY TREE PROTECTION FENCE
○	EXISTING FLOODPLAIN
○	STREAM BUFFER
○	EXISTING WETLAND
○	2' BUFFER BUFFER
○	CLEARED FLOODPLAIN
○	EXISTING FLOODPLAIN
○	EXISTING FLOODPLAIN
○	EXISTING FLOODPLAIN

GENERAL INFORMATION TABLE

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY DESIGN	10/19/2020	DRD
2	FINAL DESIGN	10/19/2020	DRD
3	CONSTRUCTION	10/19/2020	DRD

APPROVALS

APPROVED BY	TITLE	DATE	REASON FOR REVISION
DRD	DRD		
DRD	DRD		
DRD	DRD		

SOLTESZ, LLC
LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20786
P: 301.784.7555 F: 301.784.7556

MISS UTILITY NOTE

1. REVISION FOR FIELD COMMENTS

OWNER/DEVELOPER
DREW L. C. DREW L. C.
1000 BROADWAY
HYATSVILLE, MD 20782

APPLICANT
SOLD ESTATE PARTNERS
1000 BROADWAY
HYATSVILLE, MD 20782



COVER SHEET-TCP-042-2019-02

TREE CONSERVATION PLAN TYPE 2
DSP-19050-01
PARCELS 1, 2, & 3
DEWEY PROPERTY

CHLLE (H) ELECTRON DISTRICT PRINC GEORGE'S COUNTY MARIAND

DATE	10/19/2020
PROJECT NO.	19050-01
SHEET NO.	1 OF 3

