

EXISTING POND FLOW SUMMARY TABLE										
EXISTING ROUGH GRADING PERMIT # 4460-2011-1										
EXISTING POND PERMIT #12727-2003										
D.A.	D.A.	EXISTING			PROPOSED WITH SWM					
	Ac.	Q <sub>1</sub>	Q <sub>2</sub>	Q <sub>3</sub>	Ac.	Q <sub>1</sub>	Q <sub>2</sub>	Q <sub>3</sub>	Q <sub>10</sub>	(cfs)
1	207.74	126.56	395.15	727.81	192.15	71.35	259.24	490.01		
2					15.6	54.66	92.91	132.54		
TOTAL	207.74	126.56	395.15	727.81	207.74	126.01	352.15	622.55		

CULVERT DRAINAGE AREA TABLE				
DA (Ac)	RCA	Tc (Hr)	Q <sub>100</sub>	
OFFSITE	50	57	1.02	81.99
ON-SITE	23.3	61	0.74	53.22
TOTAL	73.3			130.9

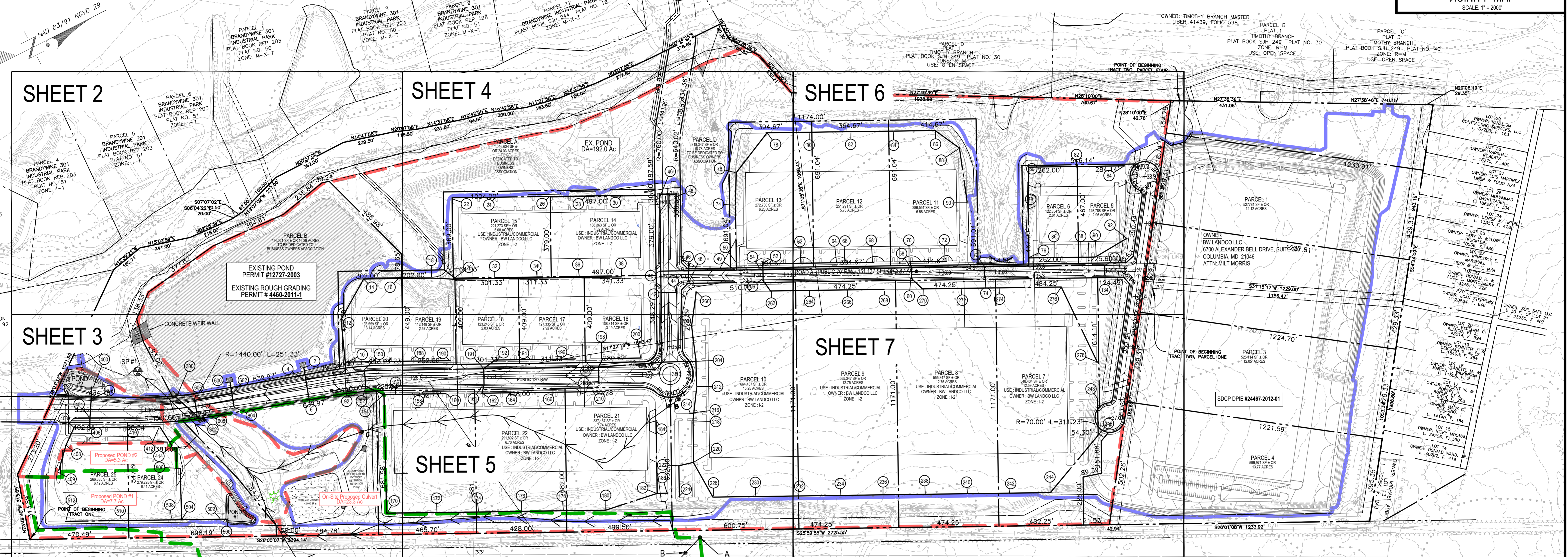
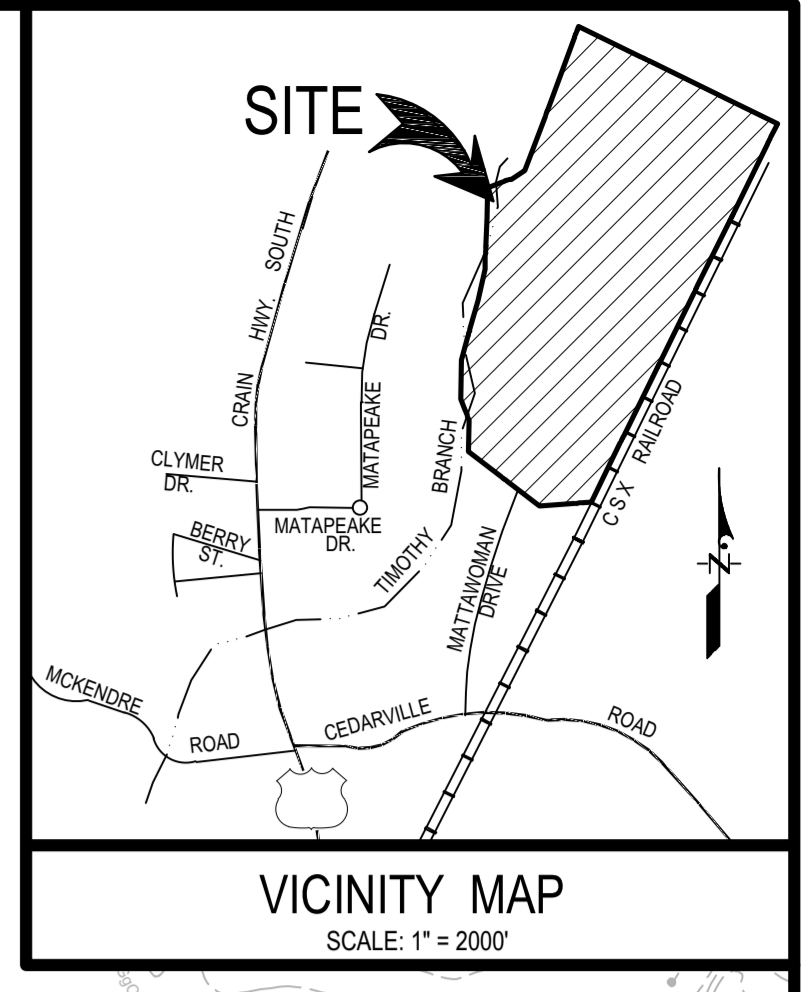
1/2" WQv on Lots 24 and 25 Summary Table												
	Total Drainage Area (ac)	Total Impervious Area (ac)	Required PE (in)	Re	Required WQv (cfs)	Required WQv (ac-ft)	Total Provided (cfs)	CN (existing)	CN (Proposed)	Total Q100 (in)	Total Q150 (out) (cfs)	Remark:
Lot 24 and 25	13.00	7.00	0.5	0.95	12070	0.277	31080	65	88	112.79	100.57	

Pond 1&2 Summary Table															
	Total Drainage Area (ac)	Total Impervious Area physically drains to each pond (ac)	TC (hours)	Re	Total Provided Volume (cfs)	Total Provided Volume (ac-ft)	100 YR WSEL (ft)	Normal Pool WSEL (ft)	CN (Proposed)	Q100 (in)	Q100 (out) (cfs)	Bottom of Pond (EL)	Top of Pond (EL)	Freshwater (ft)	Remark:
Pond 1	7.70	5.70	0.1	0.95	16884	0.388	203.81	202.5	86	65.78	57.94	200.0	205.0	1.2	
Pond 2	5.30	2.20	0.1	0.95	14196	0.326	194.53	193.5	90	46.94	42.63	190.7	196.0	1.5	
Total	13.00				31080	0.713				112.72	100.57				

### LEGEND

PROPERTY BOUNDARY	--- -- --	SOIL BOUNDARIES	.....
PROPOSED CONTOUR	--- -- --	SOIL TYPE	.....
EXISTING 10 FT. CONTOUR	--- -- --	100-YEAR OVERFLOW PATH	.....
EXISTING 2 FT. CONTOUR	--- -- --	PROPOSED POND BOTTOM	.....
EXISTING SPOT ELEVATION	x 100.3 x 110.3	EXISTING TREE LINE	.....
PROPOSED SPOT ELEVATION	08.3+	PROPOSED TREE LINE	.....
EXISTING TREE	.....	EXISTING CURB & GUTTER	.....
EXISTING SEWER	.....	PROPOSED CURB & GUTTER	.....
PROPOSED SEWER	.....	LIMITS OF DISTURBANCE	.....
EXISTING WATER	.....	SWM DRAINAGE DIVIDE	.....
PROPOSED WATER	.....	SWM CULVERT DRAINAGE DIVIDE	.....
EXISTING STORM DRAIN	.....	STUDY POINT	.....
PROPOSED PRIVATE STORM DRAIN	.....	TC FLOW PATH	.....
FLOODPLAIN EXISTING/PROPOSED	.....		



**NARRATIVE FOR STORMWATER MANAGEMENT CONCEPT REVISION DPIE 12726-2003**

THE SITE OF MATTAWOMAN BRANDYWINE - COMMERCE CENTER NORTH IS BORDERED ON THE WEST BY TIMOTHY BRANCH, ON THE EAST BY THE CSX RAILROAD, ON THE NORTH BY THE SUBDIVISION OF BRANDYWINE HEIGHTS AND ON THE SOUTH BY UNDEVELOPED LAND. THE SITE IS CURRENTLY ROUGH GRADED. IT IS ZONED FOR INDUSTRIAL USE AND THE FUTURE USE IS FOR INDUSTRIAL USE AS WELL. THE PROJECT PROPOSES TO CONSTRUCT WAREHOUSES, OFFICE SPACES AND ASSOCIATED PARKING LOT.

**NATURAL RESOURCES PROTECTION, ENHANCEMENT, AND PRESERVATION**

THERE ARE STREAMS TRIBUTARY TO TIMOTHY BRANCH TO THE WEST OF THE SITE. STREAM BUFFERS HAVE BEEN PROVIDED WHERE NEEDED. WETLANDS HAVE BEEN IDENTIFIED AND PROVIDED WITH BUFFERS. THE CURRENT LIMITS OF DISTURBANCE DO NOT ENCROUGH INTO THESE RESOURCES.

THE SITE IS LOCATED WITHIN THE TIER II CATCHMENT OF MATTAWOMAN CREEK I. THE SITE IS SEVERAL MILES UPSTREAM OF THE TIER II WATER AND THE 4A IMPAIRED WATER (MATTAWOMAN TIDAL FRESH) AND DOES NOT DIRECTLY DISCHARGE TO THEM.

THERE IS A SMALL AREA OF STEEP SLOPE WITHIN THE LOD. THIS IS INSIDE THE EXISTING WASH AT THE UPSTREAM SIDE OF TRAP #3. INITIALLY, THE AREA WILL BE GRADED TO CONVEY RUNOFF INTO THE TRAP AND THEN SUBSEQUENTLY GRADED TO THE FINAL ROUGH GRADED ELEVATIONS. BECAUSE RUNOFF FROM THE AREA DISCHARGES INTO THE SEDIMENT TRAP, DOWNSTREAM AREAS ARE PROTECTED FROM ANY EROSION. OTHER AREAS OF STEEP SLOPES ARE OUTSIDE OF THE LIMITS OF DISTURBANCE.

THERE ARE NO HIGHLY ERODIBLE SOILS WITHIN THE LOD.

DURING CONSTRUCTION, THE NATURAL RESOURCES WILL BE PROTECTED BY SEDIMENT TRAPS, SUPER SILT FENCE AND OTHER FILTERING DEVICES.

**MAINTENANCE OF NATURAL FLOW PATTERNS**

UNDER EXISTING CONDITIONS, A LOW RIDGE EXTENDS IN A NORTH-SOUTH DIRECTION ACROSS THE CENTER OF THE SITE. RUNOFF LEAVES THE SITE ON ALL FOUR SIDES. WITH THE PROPOSED GRADING, RUNOFF WILL CONTINUE TO LEAVE THE SITE ON ALL FOUR SIDES. AS NOTED IN A PREVIOUS PARAGRAPH, FILL WILL BE PLACED OVER THE SITE AND THE AREAS DRAINING TO EACH SIDE WILL BE DIFFERENT FROM THE EXISTING CONDITION. WHERE ANY DIVERGENCE FROM THE EXISTING FLOW PATTERN OCCURS, THE RUNOFF FROM THAT AREA IS DIRECTED TO A SEDIMENT TRAP.

**REDUCTION OF IMPERVIOUS AREAS THROUGH BETTER SITE DESIGN, ALTERNATIVE SURFACES AND NONSTRUCTURAL PRACTICES**

THE EXISTING POND BUILT UNDER (SD) TECHNICAL APPROVAL SD12726-2003 & ROUGH GRADING DPE 4460-2011 HAS PROVIDED 1/2" WATER QUALITY (WQ) VOLUME AND 2, 10 YEAR STORM QUANTITY CONTROL FOR THE ENTIRE SITE EXCEPT LOTS 24 AND 25. TWO ADDITIONAL 1/2" WQ PONDS WILL BE PROPOSED ON THE WEST AND EAST SIDE OF LOTS 24 AND 25. NO QUANTITY CONTROL IS REQUIRED. THIS PROJECT ALSO HAS MET THE GRANDFATHERING CRITERIA OF THE STORMWATER MANAGEMENT CODE SECTION 32-170 (C).

**INTEGRATION OF EROSION AND SEDIMENT CONTROLS INTO THE STORMWATER STRATEGY**

ALL RUNOFF IS DIRECTED TO SEDIMENT TRAPPING OR FILTERING DEVICES.

**IMPLEMENTATION OF ESD PLANNING TECHNIQUES AND PRACTICES TO THE MEP.**

THE SITE IS EXEMPT FROM PROVIDING ENVIRONMENTAL SITE DESIGN (ESD). THE STORMWATER MANAGEMENT PLAN WAS ORIGINALLY APPROVED PRIOR TO MAY 4, 2010. THE EXISTING POND (SD)12726-2003 CURRENTLY PROVIDES 1/2" WATER QUALITY VOLUME AS REQUIRED. AN ADDITIONAL 1/2" WATER QUALITY VOLUME IS REQUIRED ON LOTS 24 AND 25 TO TREAT 1.0 AC IMPERVIOUS AREA TO MEET THE 2000 MDE REGULATIONS. WQ PONDS (POND 1 AND 2) WILL BE PROVIDED TO MEET THIS ADDITIONAL WATER QUALITY VOLUME.

**EVALUATION OF STABILIZATION REQUIREMENTS**

AREAS OF LAND DISTURBANCE WILL BE STABILIZED AS THE WORK PROGRESSES IN CONFORMANCE WITH THE 2013 STABILIZATION REQUIREMENTS AND THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. PERMANENT OR TEMPORARY STABILIZATION WILL BE COMPLETED WITHIN THREE (3) CALENDAR DAYS FOR PERIMETER DIKES, SWALES, DITCHES AND SLOPES AND ALL SLOPES STEEPER THAN 3H:1V; OR, WITHIN SEVEN (7) CALENDAR DAYS FOR ALL OTHER DISTURBED AREAS NOT ACTIVELY GRADED. THE FILL AREAS WILL BE STABILIZED AS THEY ARE BROUGHT TO FINAL GRADE.

**Prince George's County Maryland**  
**Department of Permitting, Inspections & Enforcement**  
**APPROVED PLAN SET**

The Department of Permitting, Inspections and Enforcement has completed a review of this document for code compliance. As required by State Code, the design professional(s) responsible for the preparation and content of this document must provide a record copy of these documents with their original seal, signature and date.

Case Name: Mattawoman/Brandywine Commerce Center - Overall (PSP#890150)  
Case Number (Plan Approval #): 12726-2003-1  
Case Type: SWM  
Issuance Date: 4/2/2021  
Address: Brandywine Hgts Off Rd  
Lot(s) and Block(s): Lot and Block not found

APPROVED BY:  
  
Key De Guzman

STORMWATER MANAGEMENT  
**APPROVED PLAN SET**

NUMBER: 12726-2003  
DATE: 4/2/2021  
REVIEWER:



**OVERALL**  
**STORMWATER CONCEPT PLAN**  
**FOR**  
**MATTAWOMAN \ BRANDYWINE**  
**ELP DC**  
BRANDYWINE ELECTION DISTRICT No. 11  
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=200'  
0 200 400 600

APPLICANT: ELP DC, 3323 NE 163rd STREET, SUIT 600, MIAMI, FL 33180, PHONE: 305-533-3539, EMAIL: mps@elponpartners.com

OWNER: BW LANDCO LLC, 6700 ALEXANDER BELL DRIVE, SUITE 300, COLUMBIA, MD 21046, PHONE: 410-872-3990, EMAIL: mill.morris@bwnv.com

APPLICANT: HOODS TRAIL PROPERTIES 2700 LIGHTHOUSE POINT SUITE 402, BALTIMORE, MD 21224

OWNER: AQUACON PROPERTIES 14515 ROTHBURY DRIVE, MONTGOMERY VILLAGE, MD 20886-1400

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

SHEET 1 OF 7 | FOR SHEETS 1 THRU 7, SEE BDWI DWG. NO'S 8.004-2 AND 8.141-2 THRU 8.146-2

DATE	REVISIONS	DESCRIPTION	BY
09/09/20	REVISION SDC AND ADDED SHEET 2 THRU 7		

11721 WOODMERE ROAD, SUITE 300, MITCHELLVILLE, MARYLAND 20721  
**BEN DYER ASSOCIATES, INC.**  
Engineers / Surveyors / Planners  
TELEPHONE (301) 430-2000  
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DATE: 09/09/20  
SCALE: 1"=200'  
DATE: MAY 2020  
PROJECT: 8.004-2