

PROJECT AND ESD NARRATIVE:

1. THE SUBJECT PROJECT IS LOCATED ON THE SOUTHERN SIDE OF WESTPHALIA ROAD AT 9007 WESTPHALIA ROAD, UPPER MARLBORO, MD 20774. IT IS APPROXIMATELY 0.05-MILES WEST OF THE INTERSECTION WITH CEDAR WAY AND 0.23-MILES EAST FROM THE INTERSECTION WITH CHESTER GROVE ROAD. THE TOTAL SITE AREA IS 3.82-ACRES AND THE SINGLE LOT IS ZONED AS R-R RESIDENTIAL. THE SITE IS GENERALLY BOUNDED BY RESIDENTIAL, COMMERCIAL AND MIXED-USE LOTS.
2. THE SITE IS CURRENTLY COVERED WITH APPROXIMATELY 2.20-ACRES OF WOODS, 0.27-ACRES OF WETLANDS, 0.15-ACRE OF GRAVEL DRIVEWAY AND 1.20-ACRES OF BRUSHY, OPEN AREAS. NO INFRASTRUCTURE BESIDES THE EXISTING GRAVEL DRIVEWAY EXISTS ONSITE. EXISTING NATURAL RESOURCES ONSITE WERE MAPPED DURING A NATURAL RESOURCES INVENTORY (NRI-030-2020). NATURAL RESOURCES ONSITE INCLUDE: PRIMARY MANAGEMENT AREA, RIPARIAN BUFFER, WETLANDS, STEEP SLOPES, AND A 42" WHITE OAK SPECIMEN TREE. THE RESPONSE TO A FLOODPLAIN INFORMATION REQUEST SUBMITTED TO DPE INDICATED NO FLOODPLAIN EXISTS ONSITE. GEOTECHNICAL INVESTIGATION COMPLETED BY HILLIS-CARNES IS INCLUDED AS A SEPARATE DOCUMENT PROVIDED WITH THIS SUBMISSION PACKAGE FOR REVIEW.
3. DEVELOPMENT PROPOSED FOR THE SITE INCLUDES SUBDIVISION OF THE SUBJECT PARCEL INTO 37 TOWNHOUSE LOTS, HOA PARCELS, 24' INGRESS/EGRESS DRIVEWAY FROM WESTPHALIA ROAD, INSTALLATION OF NECESSARY UTILITIES AND STORMWATER MANAGEMENT FACILITIES. THIS WILL RESULT IN CONSTRUCTION ACTIVITIES WITH LIMITS OF DISTURBANCE OF 2.94-ACRES. ALL CONSTRUCTION ACTIVITIES WILL BE LIMITED TO THE AREA OUTSIDE EXISTING PMA, THUS NO IMPACT WILL BE MADE ON EXISTING WETLANDS. ALL DISTURBANCE WILL BE LIMITED TO THE CONFINES OF THE SITE EXCEPT FOR WATER, AND SANITARY SEWER CONNECTIONS.
4. THE BUILDING AND SURFACE PARKING WILL INCREASE THE SITE IMPERVIOUS AREA TO 1.59-ACRES. OTHER ONSITE IMPROVEMENTS WILL INCLUDE LANDSCAPING, AND STORMWATER MANAGEMENT FACILITIES. ALL PROPOSED STORMWATER MANAGEMENT FACILITIES ARE LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY AND THEREFORE WILL BE PRIVATELY MAINTAINED BY THE PROPERTY OWNER. THE ENTIRE SITE WILL ULTIMATELY OUTFALL TO THE EXISTING CONSERVATION AREA SOUTH OF THE SITE THROUGH EXISTING WETLAND ONSITE.
5. ACCORDING TO MARYLAND DEPARTMENT OF ENVIRONMENT (MDE) THE SITE IS WITHIN THE WESTERN BRANCH OF THE PATUXENT RIVER WATERSHED BASIN. THIS WATERSHED HAS A TOTAL MAXIMUM DAILY LOAD (TMDL) CRITERIA FOR BOD, NITROGEN, PHOSPHOROUS, AND SEDIMENT. THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA. THE REQUIRED SEDIMENT REMOVAL IS IDENTIFIED WITHIN THE STORMWATER MANAGEMENT REPORT.
6. ACCORDING TO MDE MAPPING, THE SITE IS NOT LOCATED WITHIN A TIER II CATCHMENT OR A TIER II STREAM SEGMENT (MDE). WETLANDS ARE PRESENT ON THE SITE. THERE ARE AREAS OF SLOPES IN EXCESS OF 15 PERCENT ON THE PROPERTY. THERE ARE NO MARLBORO CLAYS OR HIGHLY-ERODIBLE SOILS PRESENT IN THE SITE.

WETLAND NOTE:

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 INITIATED BY THE APPLICANT TO MEET STATE REQUIREMENTS, MUST BE APPROVED BY PGSCD.



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PRINCE GEORGE'S SOIL CONSERVATION DISTRICT	
FINAL APPROVAL	
GRADING, EROSION AND SEDIMENT CONTROL	
FSC# 13-21	2-4-2025
	EXPIRATION DATE
PRELIMINARY	
PCND (PP#)	
<i>Ann Whitehead</i>	2-4-2025
DISTRICT SIGNATURE	APPROVAL DATE

9500 MEDICAL CENTE
LARGO, MARY
LARGO@AT
HERNDON - LAR
BLACKSBURG -
RALEIGH -
WWW.ATC

ATCS®

FINAL GRADING, EROSION AND SEDIMENT CONTROL
PLAN
COVER

HEPPE PROPERTY
TAX MAP: 9C, GRID: D-1, ZONE: R-R
LOCATION
9007 WESTPHALIA ROAD
UPPER MARLBORO, MD 20772

AUTHOR: LAM/MSV
CHECK: VMB
PROJ.#: 002712
DATE: 01/09/2025
SCALE: AS SHOWN

SHEET: SC#1 OF SC#12