

SWM Concept Summary	
SWM 000910	
Type of Concept: STORMWATER MANAGEMENT CONCEPT PLAN	
FW/SFR: N/A	
Property Address(es): PARCEL 893 22900 OLD HUNDRED ROAD, BARNESVILLE, MD 20838	
Property Legal Description: ID 00818938, PARCEL 893 L374707F412	
Property Size (ac./sq.ft.): 40.98 ACRES / 1,785,089 SF	
Total Concept Area (ac./sq.ft.): 0.37 ACRES / 16,082 SF	
Zoning(s): AH	
Watershed(s): LITTLE MONOCACY	
Special Protection Area: NO	
100 YR Floodplain: N/A	
Target P _i /Proposed P _i : 1.0/1.0	
Target ESDv/Provided ESDv: 522/665	
ESD Measures: (1) LANDSCAPE INFILTRATION	
Structural Storage Required/Provided: N/A	
Structural Measures: N/A	
Requested to be Waived: N/A	
Provided ESDv + Structural Storage Provided + Requested to be Waived = 665-0+0= 665	
Other Information:	



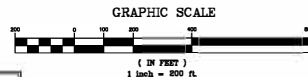
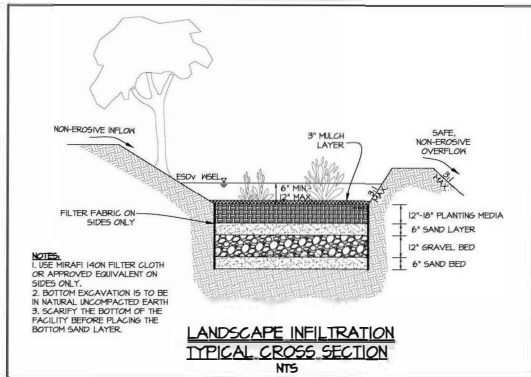
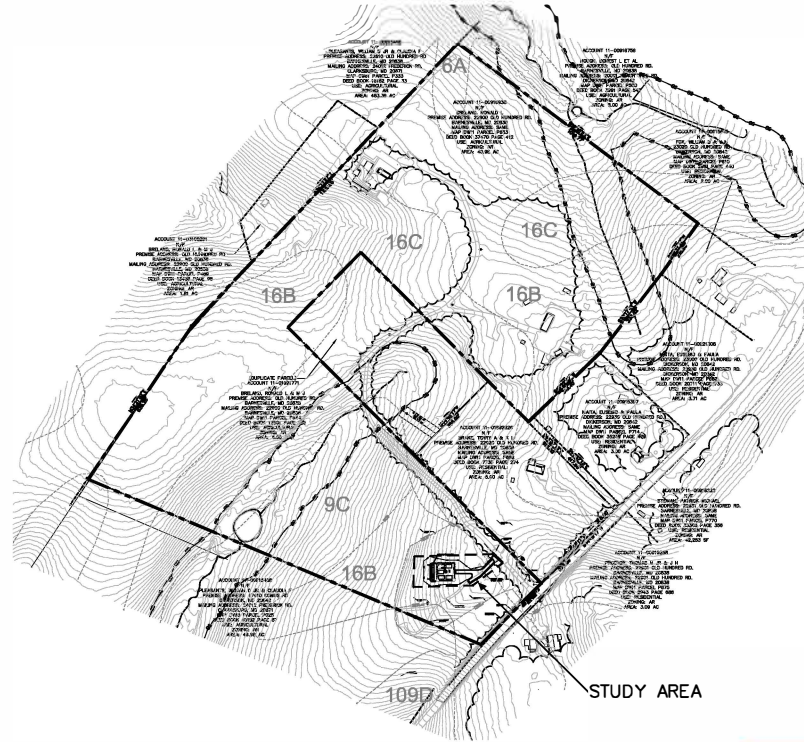
LEGEND	
	EXISTING PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EX. CONTOUR LINE
	PROPOSED CONTOUR LINE
9B	HYDROLOGIC SOIL TYPE
	SOIL TYPE BOUNDARY
	STUDY AREA

TCG BARNESVILLE

STORMWATER MANAGEMENT CONCEPT PLAN

22900 OLD HUNDRED ROAD, BARNESVILLE, MD 20838

Exhibi 16(a)
OZAH Case No: CU 24-17



ALL DISTURBED AREAS MUST BE TOPSOILED PER THE MONTGOMERY COUNTY "STANDARDS AND SPECIFICATIONS FOR TOPSOIL", PRIOR TO FINAL VEGETATIVE STABILIZATION.

MISS UTILITY
CALL "MISS UTILITY AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. BEFORE EXCAVATION THE CONTRACTOR IS RESPONSIBLE FOR CALLING TICKET CHECK AT 1-866-821-4226 TO VERIFY THAT ALL UTILITIES HAVE BEEN MARKED, 48 HOURS AFTER CALLING MISS UTILITY. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

Combined SWM Concept/SDP
Accepted for DPS
Patrick Fitzgerald
10/09/2023



9.20.2023

I CERTIFY THAT THESE CONTRACT DOCUMENTS WITH FURNISHED UNDER MY SUPERVISION OR AS APPROVED BY ME AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE # 3310
EXPIRATION DATE: 9.7.2025

TITLE STORMWATER MANAGEMENT CONCEPT PLAN			
PROJECT TCG BARNESVILLE 22900 OLD HUNDRED ROAD BARNESVILLE, MD 20838 L.56877/F.0441			
PREPARED FOR TELECOM CAPITAL GROUP C/O MARK FISHER 6150 SHERIDAN POINT RD PRINCE FREDERICK, MD 20678 towers@erols.com 301.802.3159			
		NORTON LAND DESIGN LANDSCAPE ARCHITECTURE & ENVIRONMENTAL PLANNING 5148 DORSEY HALL DRIVE 2ND FLOOR ELLICOTT CITY, MD 21042 0.443.542.9199 NORTON.LANDDESIGN.COM	
REGION 		COUNTY MAP 1"=2,000' 	
WATER CLASS 1	WATERSHED LITTLE MONOCACY	FLOODPLAIN MAP PANEL 7	MAP 24031C0151D
TRIBUTARY UNNAMED		ADC MAP 7	PAGE
TAX MAP DW121	300 SHEET 232N1W7	ADC MAP 7	PAGE
SCALE AS SHOWN	DATE JUNE 2023	PROJ. NO. 22-071	SHEET NO. L-2.1

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ESD Computations
 NCR1210W # 22.016 TCG Barnesville
 Property Address 1786.089 SF
 Site Area (SURVEY PROPERTY AREA) 1786.089 SF
 Total Impervious Area 1008.0 SF
 L.O.D. in property 1008.0 SF
 L.O.D. outside property 0 SF
 Soil Type: C/D
 Impermeable Cover: SF
 Existing Driveway and Access to Stormwater: 67,792 SF
 Proposed:
 Gravel pad and driveway: 6,003 SF
 SF
 SF
 Driveway entrance outside property: 6,003 SF
 Total Proposed: 6,003 SF
 Total Impervious Proposed Project: 72,803 SF
 Total Impervious in Property: 1,080,892 SF
 Impervious % For PE: 4.1% (67,792/1,648,684)
 Impervious % For PV: 37.7% (606,921/1,609,821)
 %CF For Woods: 77
 PE: 1 in
 PV: 0.389 (1038.009/1577)
 522 CF (11.0' x 3.89' x 15.08212)

ESD REQUIRED

STORMWATER MANAGEMENT STATEMENT
 ESD IS PROVIDED BY 1 LANDSCAPE INFILTRATION FACILITY.

FACILITY DRAINAGE NOTE
 ALL WATER PER DRAINAGE AREA IS REQUIRED TO BE DIRECTED TOWARD RECEIVING STRUCTURE.

NOTE:
 ALL DISTURBED AREAS MUST BE REVEGETATED FOR THE MAINTENANCE OF THE WATERSHED. EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ALL UTILITY LOCATIONS MUST BE FIELD LOCATED.
SEQUENCE OF CONSTRUCTION:
 1. INSTALL SEDIMENT CONTROL AND TREE PROTECTION MEASURES FOR CONSTRUCTION.
 2. CONSTRUCT PROPOSED CELL TOWERS PADS, STORMWATER MANAGEMENT FACILITIES, AND DRAINAGE.

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LEGEND
 --- EXISTING PROPERTY BOUNDARY
 --- ADJACENT PROPERTY BOUNDARY
 --- EX. CONTOUR LINE
 --- PROPOSED CONTOUR LINE
 --- /CONDITIONAL USE AREA
 --- 9B HYDROLOGIC SOIL TYPE
 --- SOIL TYPE BOUNDARY
 --- X - X - X PROPOSED FENCE LINE - CHAIN
 --- PROPOSED LANDSCAPE INFILTRATION
 --- PROPOSED GRAVEL SURFACE
 --- INFILTRATION TESTING LOCATIONS
 --- FACILITY DRAINAGE AREA
 --- PROPOSED MONOPOLE

GRAPHIC SCALE
 1 inch = 20 ft.

OFFER: THIS PLAN AND SPECIFICATIONS FOR THE PROPOSED WORK SHALL BE SUBJECT TO THE APPROVAL OF THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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 6150 SHERIDAN POINT RD
 BARNESVILLE, MD 20838
 towers@tcb.com 301.902.3759
 nld LAND DESIGN LANDSCAPE ARCHITECTURE & ENVIRONMENTAL PLANNING
 1100 W. WISCONSIN AVE. SUITE 100
 WASHINGTON, DC 20004
 (202) 462-5400
 PREPARED BY: UNNAMED
 CHECKED BY: LITTLE MONACOY
 DATE: JUNE 2023
 SHEET: 23/24
 SCALE: AS SHOWN
 DRAWING NO.: L-2.2

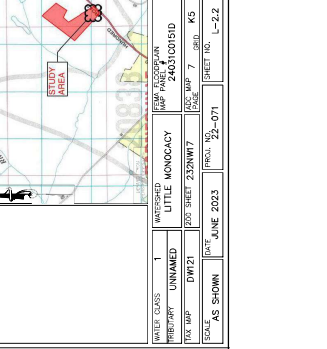
LANDSCAPE INFILTRATION CALCULATIONS
 TCG BARNESVILLE
 Parcel 02.01
 FACILITY - LANDSCAPE INFILTRATION (L.O.D.) = 11,318 SF
 ESD (EAK) = (2.6' x 43' x 11.318/2) = 1254 CF
 ESD (E2N) = (1.0' x 47' x 11.318/2) = 408 CF
 Structure Capacity (ESD(EAK) + ESD(E2N)) = 1662 CF
 Calculation of % for Landscape Infiltration
 Total Drainage Area = 11318
 Total Impervious = 5362 (35% x 15118)
 % Impervious = 5362/11318 = 47%
 PE = 1 in
 PV = 0.389 (1038.009/1577)
 522 CF (11.0' x 3.89' x 15.08212)

DRAINAGE AREA ANALYSIS

DRAINAGE AREA (A)	IMPERVIOUS AREA (B)	IMPERVIOUS PERCENT (C) = (B/A) x 100	WATER VOLUME (D) = (A) x (C) x (1.024)	PERCENT OF TOTAL (E) = (D/11318) x 100	STRUCTURE CAPACITY (F) = (D) x (0.75)	STRUCTURE CAPACITY DEFICIT (G) = (D) - (F)	STRUCTURE LABEL	STRUCTURE DIMENSIONS	
								LENGTH (H) (FT)	WIDTH (I) (FT)
1	11,318	43	1,095	9.6	816	279	11.3	11.3	11.3
								ESD TREATED	662
								ESD REQUIRED	1,095

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