

LEGEND

- EX. PROP. L00
- EX. STORM DRAIN
- EX. SEWER
- WATER
- OVERHEAD WIRE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- GAS
- GAS VALVE
- ELECTRIC
- POLE W/ LIGHT
- ELECTRIC POLE
- TRANSFORMER
- SIGN
- HANDICAP
- B-1
- SWM STRUCTURAL FACILITIES
- GREEN ROOF AREA
- PROPERTY LINE
- EX CURB & GUTTER
- PROP. CURB & GUTTER
- PROP. FLUSH CURB
- EX CONTOUR
- PROP. CONTOUR
- EX ELEVATION
- PROP. ELEVATION
- EX BUILDING
- PROP. BUILDING
- PROP. CONC.
- PROP. RETAINING WALL
- SOIL DELINEATION
- EXISTING TREE LINE

48 Hours
Before You Dig
Call
"MISS UTILITY"
Service Protection Center

CALL TOLL FREE
1-800-257-7777

VICINITY MAP
 SCALE: 1" = 2,000'

EXISTING UTILITY NOTES

- FOR MARKING LOCATIONS OF EXISTING UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATIONS AND ELEVATIONS OF THE UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF CLEARANCES ARE LESS THAN SPECIFIED ON THIS PLAN OR LESS THAN 12 INCHES WHEN NOT SPECIFIED, CONTACT THE ENGINEER AND THE OWNER OF THE OTHER INVOLVED UTILITY BEFORE PROCEEDING WITH CONSTRUCTION.
- FOR FIELD LOCATION OF GAS LINE SERVICES, NOTIFY WASHINGTON GAS LIGHT CO., 103-150-1000, 48 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION.
- OMISSIONS AND/OR ADDITIONS OF UTILITIES FOUND DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE. GUTSCHICK, LITTLE & WEBER, P.A., SHALL BE NOTIFIED IMMEDIATELY OF ANY AND ALL UTILITY INFORMATION, OMISSIONS AND ADDITIONS FOUND BY ANY CONTRACTOR.
- DUE TO THE PROXIMITY OF LIVE UNDERGROUND AND OVERHEAD UTILITIES, WE ARE NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY SUSTAINED DURING CONSTRUCTION BY ANY PERSONS, TRUCKS, TRAILERS, OR EQUIPMENT USED ON OR ADJACENT TO THE SITE.

SITE INFORMATION

- OWNER: PREVOYANT, LLC
4702 CHEVY CHASE DRIVE
BETHESDA, MD, 20815
- APPLICANT: WINTHROP INVESTMENT GROUP
PO 1134
MCLEAN, VA, 22101
ATTN: HANS SCHMIDT
- SITE ADDRESS: 4702 CHEVY CHASE DRIVE
BETHESDA, MD 20815
- SITE DATA: TAX MAP: HN-341
MESC GRID: 208NW04
TTH ELECTION DISTRICT
CURRENT USE: OFFICE
PROPOSED USE: RESIDENTIAL-CONDOMINIUM
ZONING: CR-15
PROPERTY SIZE (AC./SF): 0.42 AC./18,210 SF
PROP. R/W DED. AREA: 1,000 SF
PROP. NET TRACT AREA: 17,210 SF
- THE SOURCE OF THE PROPERTY BOUNDARIES ON THIS PLAN ARE FROM A BOUNDARY SURVEY PERFORMED BY GUTSCHICK, LITTLE & WEBER, P.A.
- THE TOPOGRAPHY SHOWN ON THIS PLAN IS FROM A FIELD SURVEY PERFORMED BY GUTSCHICK, LITTLE & WEBER, P.A. IN DECEMBER, 2019.
- NO WETLANDS OR 100-YEAR FLOODPLAIN ARE LOCATED WITHIN THE LIMITS OF DISTURBANCE ON THIS SITE.
- MARLBORO CLAY IS NOT FOUND TO OCCUR ON OR WITHIN THE VICINITY OF THE LIMITS OF DISTURBANCE.
- THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA).
- THE SITE DOES NOT DISCHARGE INTO A TIER II WATERSHED.

SWM CONCEPT SUMMARY TABLE:

ENGINEER CONTACT INFO: GLW, ATTN: MARK JOHNSTON, P.E.
 3404 NATIONAL DRIVE, SUITE 250
 BURTONSVILLE, MD 20866
 TEL: (301) 421-4024

GENERAL PROPERTY INFORMATION:
 SM#: 286260
 TYPE OF CONCEPT: SWM CONCEPT PLAN
 MNCIP/PC PROCESS: PRELIM PLAN (#120210010)/SKETCH PLAN (#320210010)
 PROPERTY ADDRESS: 4702 CHEVY CHASE DRIVE, BETHESDA, MD 20815
 PROPERTY LEGAL DESCRIPTION: P/O LOTS 3 & 4, BRADLEY HILLS
 PROPERTY SIZE (AC./SF): 0.42 AC./18,210 SF
 TOTAL CONCEPT AREA: 0.60 AC./26,300 SF

WATERSHED AND STREAM CLASS: LITTLE FALLS BRANCH, CLASS I-P
 SPECIAL PROTECTION AREA: N/A
 100 YR FLOODPLAIN: N/A
 EX. % IMPERVIOUS/RE-DEVELOPMENT OR NEW DEVELOPMENT: 62%/RE-DEVELOPMENT
 PROPOSED IMPERVIOUS WITHIN LOD: 66%
 APPROVED NRI/FSO 42020014TE ON JUNE 24, 2020.

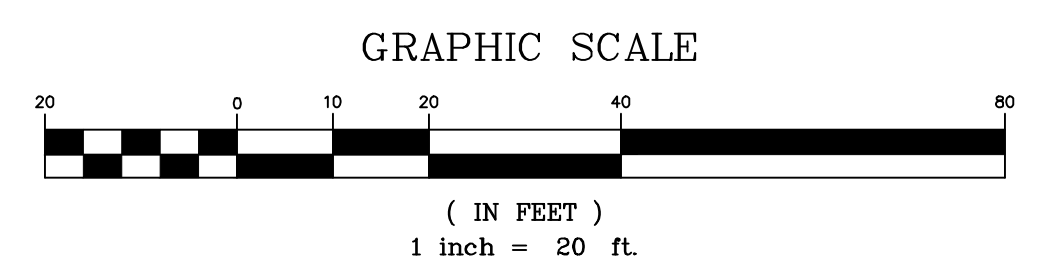
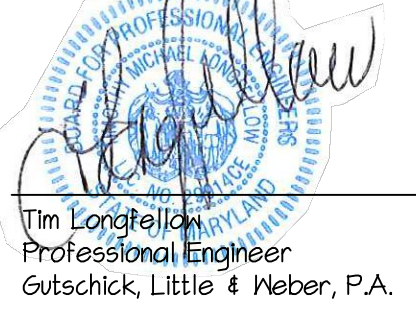
SWM SUMMARY:
 TARGET P_o/PROPOSED P_o: 1.8"/1.06"
 TARGET ESDV/PROVIDED ESDV: 2,531 CU. FT./1,490 CU. FT.
 ESD MEASURES: GREEN ROOF
 STRUCTURAL STORAGE PROVIDED: MODULAR WETLANDS SYSTEM/BAY FILTER OR STORM FILTER & PIPE MANIFOLD
 WAIVER REQUEST/QL/ON/BOTH: YES, REQUEST WAIVER OF 1,041 CU. FT. OF ESDV
 PROVIDED ESDV + STRUCTURAL STORAGE PROVIDED + REQUESTED TO BE WAIVED: 2,531 CU FT

PROFESSIONAL CERTIFICATION

I hereby certify that to the best of my knowledge, information and the belief that the plan shown hereon is true and correct; has been prepared in accordance with the Subdivision Regulations of Montgomery County, Maryland, and the boundary has been field surveyed. I hereby certify that these plans 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.: 29144
 Expiration Date: January 20, 2022

7/10/2020
 Date



GLW
 PLANNING | ENGINEERING | SURVEYING
 3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
 PHONE: 301-421-4024 | BAL: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY:	WDN				
DRAWN BY:	WDN				
CHECKED BY:	TML				
DATE:		REVISION:		BY:	APP'R:

PREPARED FOR:
 WINTHROP INVESTMENT GROUP
 PO BOX 1134
 MCLEAN, VA, 22101
 ATTN: HANS SCHMIDT
 TEL: (703) 356-7975

SCALE	1" = 20'
ZONING	CR-1.5
DATE	JULY, 2020
TAX MAP - GRID	HN-341

STORMWATER MANAGEMENT CONCEPT PLAN
4702 CHEVY CHASE DRIVE
PART OF LOTS 3 & 4, "BRADLEY HILLS"
L. 45795 F. 214

BETHESDA ELECTION DISTRICT No. 07
 MONTGOMERY COUNTY, MARYLAND

G. L. W. FILE No.
19123
 SHEET
1 OF 1

SM#: 286260

L:\CAD\DRAWINGS\19123\PLANS BY GLW\SWM\19123 SWM Concept.dwg
 PLOTTED: 7/10/2020 12:30 PM, LAST SAVED: 7/16/2020 11:51 AM, PLOTTED BY: Will D. Neumann