Joint Hearing - MCC & PC
Z-9928-2024
Exhibit 30

Stormwater Division
Department of Public Works
800 Rabbitt Road
Gaithersburg, Maryland 20878

SEDIMENT AND EROSION CONTROL CHECKLIST

Project Name:	Lakeforest Gateway	**SEC Plan Number:**	SEC-9940-2024
Project Address:	Lakeforest Drive	SEC Plan Level*:	Preliminary
		*(Concept, Prelim, Final, or a combination per Ch.8)	
Engineer Contact:	Jason Evans, P.E.	**Reviewer Contact:**	Brian Noll
Engineer Company:	VIKA MD, LLC	SWM Plan Number:	SWM-9941-2024

Reviewer Markup Legend:		Submittal Date:	Review Date:	Reviewer Initials:
√	Completed Satisfactorily.	_____	10/7/2024	BSN
INC.	Incomplete or Incorrect	_____	_____	_____
N/A	Not Applicable	_____	_____	_____
?	Not enough info provided.	_____	_____	_____

General Information:
This checklist has been developed to provide specific instruction to engineers and to serve only as a supplement to the City's Chapter 8 Code. The initial checklist shall be completed by the City's plan reviewer. **All submissions must fully address the City's Chapter 8 Code addressing Sediment Erosion Control and Stormwater Management for approval and compliance.**

This checklist shall be utilized in the review of the Concept, Preliminary and Final Erosion and Sediment Control Plans. Applicable items shall be provided in the level of detail needed in the first submittal. All comments are expected to be addressed in the immediately following subsequent submission. Failure to do so may result in less than a full review.

Plan Submission Process:
The Initial Submission shall be made to: 31 S Summit Ave, Gaithersburg, MD 20877 for initial processing and fee acceptance. For all initial submissions (including application and fee), **two (2) full hard copies** of plans and supporting materials are required along with **one (1) digital (pdf) copy** of all materials.

Subsequent Submissions shall be made to: 800 Rabbitt Rd, Gaithersburg, MD 20878 for review and comments. For all subsequent submissions**, two (2) full hard copies** of plans and supporting materials are required along with **one (1) full size color copy of recent review comments**. **One (1) digital (pdf) copy** of all materials is also required.

Final Submissions shall be made to: 800 Rabbitt Rd, Gaithersburg, MD 20878 for review and approval. For final submission, **one (1) full hard copy** of plans and supporting materials are required along with **one (1) digital (pdf) copy** of all documents (pdf). Plan reviewers, at their discretion, may allow for the approval submission to be via electronic submission.

Note to the Applicant / Engineer:
Your submission for Erosion and Sediment Control Plan has been reviewed. The review was made per the following checklist. If you do not address a checklist item and/or comments on the plan sheets, explain your reasoning in your transmittal letter.

The Review Checklist begins on the next page.

PART 1: PRE-REVIEW REQUIRED SUPPORTING INFORMATION

✓	___	___	Transmittal **which specifically explains the purpose of submission (i.e. what plan type, plan level, and associated plan tracking numbers).**
INC Please provide analysis to show downstream storm drains have adequate capacity. separate SD analysis plans submitted for review	___	___	**Safe Conveyance / Adequate Outfall Analyses and Supporting documentation**: Storm drain area maps and plans with supporting computational analysis which shows that runoff can be safely conveyed off-site. The City enforces the County's analysis method, MCDOT Drainage Design Criteria, revised June 10, 2014.
N/A	___	___	**Downstream Facility Impacts for Developments that are within the drainage area of a previously approved and installed downstream facility**: For downstream regional ponds, the applicant must be aware of the downstream pond and be able to demonstrate no adverse impacts to said pond. This is typically done via the Safe Conveyance / Adequate Outfall Analysis.
INC	___	___	**Record Plat**: One (1) Copy of Recorded Plat, if completed. If not completed, current drafted plat is acceptable.
✓	___	___	**NRI/FSD**: One (1) Copy of Approved NRI/FSD. Note: NRI/FSD must identify steep slopes and soils. Soil Identification to include the name, symbol, and hydrologic group information.
N/A	___	___	**Wetlands Permit Number**: The permit number for tracking purposes.
N/A	___	___	**Floodplain Variance**: submitted documentation for Floodplain Variance, if applicable. Plan may be approved, but permit will not be issued until variance is approved.
N/A	___	___	**USACE Permit (State Waterway Construction Permit) Number**: for tracking purposes, the permit is either a Chesapeake Bay TMDL Permit or USACE NW27 (National Watershed Permit Number 27).
INC Please provide drainage analysis.	___	___	**On-Site Storm Drain System**: Must be designed to public ROW standards (materials, minimum slopes) if the system is conveying off-site public system's runoff. separate SD analysis plans submitted for review
INC	___	___	**Site Plan (Sketch, Development, and Final Site Plans)**: Submitted SEC/SWM Plans must conform to submitted entitlement plans. Applicant to include copies of Site Plans to demonstrate conformance.

PART 2: OVERALL ENGINEERING PLAN REQUIREMENTS

INC Please provide address.	___	___	**Titleblock: Project Name, Address, Legal Subdivision (with lots/blocks and/or other appropriate legal references, election district)** 101 Lakeforest Blvd added. No plat prepared yet
✓	___	___	**Sheet Numbering**: Sediment Control Plans are separate from Stormwater Management Plans per City Code, All sheets shall be numbered as a single plan set (must have SC-X of X, or SEC-X of X / SWM X of X). SEC/SWM Plans are not allowed to be a part of the greater construction set where no coversheets or overall plan numbers, C-XXX are applied). Typically, applicants use two sheets numbers: 1) the Plan Number, C-XXX and 2) the sheet number, SEC-X of X / SWM-X of X.
✓	___	___	**Signature / Seal of Licensed Professional**: All sheets are to be signed and sealed by a registered professional, i.e. P.E. for design plans and R.L.A. for Landscape.
N/A	___	___	**Match Lines**: Must clearly identify corresponding sheet to sheet.
N/A	___	___	**Overall Plan / Composite Sheet / Key map**: An Overall Plan is required which identifies SEC measures across large distances for large tracts of lands and larger than typical scales.

✓	___	___	**Approval Block with Plan Number Included**: The bottom right of each plan sheet, approximately 3" by 5" of space must be included to accommodate the City's Approval block. The approval block must note the associated Plan Number.
INC	___	___	**Off-Site Grading**: Requires permission from adjacent property owner prior to plan approval (letter of permission on plan or temporary or permanent grading easement document submitted with the liber/folio referenced on the plan).

Please provide letters from offsite properties that are impacted.

There are three existing lots all owned by the developer. All other off-site work is planned to be in the public rights of ways.

PART 3: PLAN SPECIFIC REQUIREMENTS

COVER SHEET

✓	___	___	**Owner / Permit Applicant Name (individual and company), Address, Email Address, and Phone number.**
✓	___	___	Civil Engineer Name (individual and company), Address, Email Address, and Phone Number.
INC	___	___	Certifications: ☑ Cut and Fill ☑ Design Certification INC Owners Certification INC Maintenance on Private Lands
✓	___	___	Vicinity Map with Site Identified (approximate outline of site and label); 1"=2000' minimum scale.
✓	___	___	Required Permits Table: The Applicant / Engineer must note all required permits involved with the development including the City's permits.

Owner's Certification and Maintenance on Private Lands can be signed at Final Design.

We will add when this goes to final

PLAN VIEW SHEETS

✓	___	___	Scale such that readability of measures and improvements are ensured. Typical scales are 1" = 20' and 1" = 30'. Any non-typical scale must be discussed with plan reviewers prior to submission.
✓	___	___	Property lines (site boundaries and adjacent properties) with Owner / Legal Description and mailing addresses for Site and immediately adjacent and confronting properties.
?	___	___	Fill Areas: Identify any areas of large amounts of structural fill. Rule of thumb: fill of 2' or more.
INC	___	___	Limit of Disturbance per phase, along with identification of amount of disturbance, in acres and square feet. Note: The area must not exceed the maximum grading unit defined by the City's Chapter 8 Code (i.e. 20 acres).
INC	___	___	Topography: Existing and proposed contours (2' contour intervals maximum) along with spot shot elevations as needed to identify drainage patterns. Note: For project with phased grading, interim contours or spot shots must be included and must demonstrate changes in drainage divides to sediment control measures.
INC	___	___	Existing and Proposed Improvements (buildings, streets, utilities, stormwater facilities, etc.)
N/A	___	___	Natural Resources to be protected must be delineated (aka the buildable envelope must be shown).
N/A	___	___	Designated Wetlands with associated 25' buffers.
N/A	___	___	Composite Tax Map and Tabulated Information (if applicable): Information regarding acreage and tax account information for all parcels included as part of the development plan.
INC	___	___	Soil Boundaries and Identification: On-Site Soils must be identified. Soil boundaries and Hydrologic group must be included on plan (i.e. name, symbol, and Hydrologic Group).

Please provide site address.

existing address is 101 lakeforest and will be added to the plan titleblock

Please provide interim grading for excavation.

2 plan views now. one with existing and excavation limits and one with proposed work

See comments on plans.

General note #1 states all soils are 'D'

N/A	___	___	Floodplain, Stream Valley Buffer (SVB), and BRL Impacts: These items must be clearly shown and identified on the plan (as applicable to the property) along with any proposed grading or other improvements in these extents.
✓	___	___	Plan Legend: must include sediment control, soils, Floodplain, SVB, BRL, and temporary storm drain symbology.
INC See comments on plans.	___	___	Sediment Control Device Labels & Identification: All devices from traps to inlet protection must be identified. Note: Earth Dike for off-site diversion of runoff must have A-Channel treatment at a minimum. Plans and comment responses updated for review
INC See comments on plans. Plans and comment responses updated for review	___	___	Sediment Control Measures and Temporary Storm Drain Infrastructure: Delineate all needed sediment control measures and temporary storm drain infrastructure per phase, including all devices, associated drainage boundaries and any applicable design requirements (for example, preceding slopes for silt fence and super silt fence).
INC Provide drainage area maps for existing and proposed conditions.	___	___	Sediment Control Drainage Areas and Divides: Existing and Proposed divides must be delineated for entire site (off-site and on-site) and applied to SEC measures (see checklist item above). Note: Label drainage areas with identifying information. Additional sheet added for existing and proposed conditions to be separated and better define DA in each phase of construction.
N/A	___	___	Sediment Trap(s): ☐ Type of Trap (ST-I, ST-III, ST-IV) ☐ Drainage Divides ☐ Drainage Area to Trap ☐ Location of Trap ☐ Grading of Trap ☐ Fencing ☐ Inflow Points and associated protections ☐ Outlet Protection (maximizing flow length from inflow points) ☐ Dewatering Devices (if applicable) ☐ Baffles (if applicable) ☐ Design Table (Information Sheet) must include: Drainage area, storage required, storage provided, weir crest elevation, storage depth, top storage dimensions, bottom dimensions, cleanout elevation, channel depth of flow, maximum side slopes with specifying cut and / or fill, bottom elevation, embankment elevation, and riser and barrel dimensions for trap type ST-I.
N/A	___	___	Sediment Basin(s): ☐ Shall not be located within 20' of building foundations. ☐ Basin Design and Construction information as required by Maryland State Standards and specifications; Low Hazard Class must be assured. ☐ Barrel Outfall Cross-Section ☐ MCDEP / CMP Band and dewatering device detail ☐ Inflow Protection ☐ Safety Fence ☐ Baffles (if needed by design) ☐ Construction Access must be delineated ☐ Stockpiling location ☐ Sediment Control during basin installation. o Note: Initial disturbance for installation must be limited to installation of principle spillway. ☐ Base Flow must be indicated and requires clean water diversion. ☐ If No Base Flow, design requires diversion dikes above the disturbed area. Dikes must include, at a minimum, A-2 channel treatment.
INC See comments on plans.	___	___	Individual Phase Sequence of Construction (if applicable): The applicant / engineer may utilize individual phases of sequence of construction shown on each plan view phase.

Sequence updated per plan comments. Additional sheet added to separate existing/demo/sheeting and shoring with proposed construction

N/A	___	___	Tree Lines (existing and proposed), Tree Save measures, and Tree Protection measures must be delineated. Note construction details may remain on their prospective plans; the SEC must only delineate the extents of the measures.
INC	___	___	Adjacent Property Protection for excavations near site boundaries, i.e. sheeting and shoring, etc. Sheeting and shoring shown on plans but not at final design level yet
INC	___	___	Proposed Stormwater Management Facilities Micro bios located on plan
INC	___	___	Utilities: Existing and Proposed Added another sheet to better show existing and proposed site and utilities
INC	___	___	Storm Drain Tie-Ins: Drainage conveyance system must be delineated and include topography and profile for 100' downstream of each outfall. Identification must include: Dimensions, Q_{10}, V_{10}, S_{MIN}, and/or rip-rap classification or stone classification (MDSHA Classification is acceptable for stone) and D_{50} if applicable. SD plans and comps provided for review
N/A	___	___	At-Grade Outfalls: must release runoff into an existing system which is adequate to receive. ☐ Plan view must include adequacy notes/notations along with proposed tie-in channel dimensions, slopes (less than 2% is preferred), rip-rap design (length, width, and slope), Q_{10}, V_{10}, D_{50}, and rip-rap classification. ☐ Cross-Section must include detailing shape conforming to receiving channel, outfall dimensions, Q_{10}, V_{10}, D_{50}, and rip-rap classification, embedded depth (2.0 x D_{50}) and filter cloth underneath.

PART 4: SEQUENCE OF CONSTRUCTION, PROFILES, SCHEDULES, NOTES, AND DETAILS REQUIREMENTS

INC See comments on plans. Sequence updated per plan comments. Additional sheet added to separate existing/demo/sheeting and shoring with proposed construction	___	___	Sequence of Construction: Must include City callouts, temporary storm drain diversion, phasing (as applicable), installation and removal of sediment controls, construction of stormwater management facilities, installation of site improvements, inspector sign-offs, and as-built plan process. Note: The sequence may be broken out into different phases and added to individual plan sheets.
N/A	___	___	Trap Profiles: Outfall parameters, trap parameters (wet storage, dry storage, weir crest, dewatering devices, water surface elevations, etc.). For ST-I traps, pipe profile must include tie-in to downstream storm drain structure. Storm Drain structure must include interim and future inverts/elevations.
N/A	___	___	Basin Profiles: Outfall parameters, routing parameters (water surface elevations, etc.), tie-into existing conditions.
N/A	___	___	Temporary Storm Drain Profiles: must show interim conditions as well as future conditions, along with inverts and applicable details.
✓	___	___	Sediment Control Details: Utilize standard MDE details. If project requires modification to standard detail (for example, filter log on pavement), the applicant / engineer must use the standard detail with markings to modify, the detail title must be marked "modified" on the detail sheet. For non-MDE sediment control measures such as at-grade curb inlet filtering, a typical detail with the acknowledgement of "or equivalent" is acceptable. Note: The State of Maryland Department of Environment requires that all projects utilizing concrete construction must include the Concrete washout detail. The City prefers that the washout location be delineated on the plan, but it is not required.

PART 5: DEDICATED DRAINAGE AREA MAP FOR SAFE CONVEYANCE DEMONSTRATION

INC ___ ___

See comments on plans.

Additional sheet added for existing and proposed conditions to be separated and better define DA in each phase of construction.

Dedicated Drainage Area Map may be used to demonstrate safe conveyance:

- ☐ Comparison of existing versus proposed conditions including drainage divides and existing/interim/proposed grading and improvements.
- ☐ Analysis table and summary of existing versus proposed for the 10-YR storm event (or larger, if applicable).
- ☐ Sediment Control Measures with summary information (the applicant / engineer does not have to include all necessary design parameter information because it is located on individual sheets). For example, traps may include type designation and basic sizing and discharge information.
- ☐ For existing Channel Tie-Ins: The plan must show a minimum of 200 linear feet downstream or next conveyance system.
- ☐ For At-Grade tie-ins: The Plan must show a minimum of 50 linear feet past tie-in point with topographic information.
- ☐ For Storm Drain Tie-Ins: The City follows the County standard for analysis of three consecutive runs of storm drain pipe downstream of tie-in point.

PART 6: ADDITIONAL COMMENTS

Please provide a separate DEMO ESC Plan.

Additional sheet added to separate existing/demo/sheeting and shoring with proposed construction

Please show 2 phases. Existing phase is the only phase shown.

Stormwater Division
Department of Public Works
800 Rabbitt Road
Gaithersburg, Maryland 20878

SWM PRELIMINARY PLAN REVIEW CHECKLIST

Project Name:	Lakeforest Gateway	**SWM Plan Number:**	SWM-9941-2024
Project Address:	Lakeforest Drive	SWM Plan Level*:	Preliminary
		*(Prelim, or a combination Concept/Prelim per Ch.8)	
Engineer Contact:	Jason Evans, P.E.	**Reviewer Contact:**	Brian Noll
Engineer Company:	VIKA MD, LLC	SEC Plan Number:	SEC-9940-2024

Reviewer Markup Legend:		Submittal Date:	Review Date:	Reviewer Initials:
√	Completed Satisfactorily.	_____	10/7/2024	BSN
INC.	Incomplete or Incorrect	_____	_____	_____
N/A	Not Applicable	_____	_____	_____
?	Not enough info provided.	_____	_____	_____

General Information:
This checklist has been developed to provide specific instruction to engineers and to serve only as a supplement to the City's Chapter 8 Code. The initial checklist shall be completed by the City's plan reviewer. **All submissions must fully address the City's Chapter 8 Code addressing Sediment Erosion Control and Stormwater Management for approval and compliance.**

This checklist shall be utilized in the review of the Preliminary Management Plan. Applicable items shall be provided in the level of detail needed in the first submittal. All comments are expected to be addressed in the immediately following subsequent submission. Failure to do so may result in less than a full review.

Plan Submission Process:
The Initial Submission shall be made to: 31 S Summit Ave, Gaithersburg, MD 20877 for initial processing and fee acceptance. For all initial submissions (including application and fee), **two (2) full hard copies** of plans and supporting materials are required along with **one (1) digital (pdf) copy** of all materials.

Subsequent Submissions shall be made to: 800 Rabbitt Rd, Gaithersburg, MD 20878 for review and comments. For all subsequent submissions**, two (2) full hard copies** of plans and supporting materials are required along with **one (1) full size color copy of recent review comments**. **One (1) digital (pdf) copy** of all materials is also required.

Final Submissions shall be made to: 800 Rabbitt Rd, Gaithersburg, MD 20878 for review and approval. For final submission, **one (1) full hard copy** of plans and supporting materials are required along with **one (1) digital (pdf) copy** of all documents (pdf). Plan reviewers, at their discretion, may allow for the approval submission to be via electronic submission.

Note to the Applicant / Engineer:
Your submission for Stormwater Management Plan has been reviewed. The review was made per the following checklist. If you do not address a checklist item and/or comments on the plan sheets, explain your reasoning in your transmittal letter.

Typical Abbreviations contained within: ESD_V is Environmental Site Design Volume as defined by MDE SWM Ch.5; 10-YR is the storm event with a 10% probability of occurrence; and WSEL is Water Surface Elevation.

The Review Checklist begins on the next page.

PART 1 - PRE-REVIEW: REQUIRED PLAN PACKAGE AND SUPPORTING DOCUMENTATION

✓	___	___	**Transmittal:** Specifically explains the purpose of submission (i.e. what plan type and associated plan (SEC, SDP, FSP, AFP, etc.) with tracking numbers.
INC Please provide analysis to show downstream storm drains have adequate capacity. separate SD analysis plans submitted for review	___	___	**Safe Conveyance / Adequate Outfall Analyses and Supporting documentation**: Storm drain area maps and plans with supporting computational analysis which shows that runoff can be safely conveyed off-site. The City enforces the County's analysis method, MCDOT Drainage Design Criteria, revised June 10, 2014.
N/A	___	___	**Downstream Facility Impacts for Developments that are within the drainage area of a previously approved and installed downstream facility**: For downstream regional ponds, the applicant must be aware of the downstream pond and be able to demonstrate no adverse impacts to said pond. This is typically done via the Safe Conveyance / Adequate Outfall Analysis.
✓	___	___	**Stormwater Management Report**: Narrative of project with establishment of site imperviousness, redevelopment criteria (if applicable), computational analysis of stormwater requirements, breadth and scope of proposed stormwater management according to City Code and State regulations, include necessary appendices of vicinity map and soils hydrologic information.
N/A	___	___	**Geotechnical Report**: Infiltration testing and boring reports.

PART 2 – STORMWATER MANAGEMENT REPORT REQUIREMENTS

✓	___	___	**Stormwater Narrative**: Includes basic background of site and proposed development, must mention if the site is redevelopment (with justification), the proposed stormwater management facilities intended to be used, achievement of ESD and / or supplementation with structural facilities (i.e. design per MDE Ch. 3 facilities) along with mentioning of any waiver requests.
✓	___	___	**Stormwater Requirements**: Computational analysis of site's stormwater management requirements. This must include the discussion of Site Boundary versus LOD volumetric requirements, redevelopment criteria (if applicable), required stormwater management volumes. Refer to Stormwater Management Summary Table below for additional detail.
✓	___	___	**Stormwater Implementation**: Computational analysis for provided stormwater with computations for each facility per state design methodology.
N/A	___	___	**Infiltration Practices** must demonstrate maximum depth allowed via computations.
✓	___	___	**ESD Alternatives Not Used**: The report must include an analysis of the application of other ESD facilities in Ch.5 of MDE and why those facilities were not used. Excessive Cost is not acceptable.

PART 3 – OVERALL PLAN INFORMATION

✓	___	___	**Overall Plan** which shows locations and identifies stormwater facilities. Note: This plan must show the proposed stormwater facilities clearly.
✓	___	___	**Stormwater Management Summary Table**: Identifies stormwater requires and demonstrates how the facilities provide the necessary requirement. ☐ Total Site Area ☐ Project Site Area (defined by property or LOD) ☐ Disturbed Area (maximum extent, not phased) ☐ Existing Impervious Area for Site ☐ Proposed Impervious Area for Site ☐ Existing Impervious Area for Project Site ☐ Proposed Impervious Area for Project Site ☐ ESD_V Required ☐ Target PE ☐ ESD_V Provided categorized by facility type (or individual facilities) ☐ PE achieved ☐ MDE Ch.2 Tabulations (WQ_V, CP_V, Re_V, etc.) if applicable to project.
✓	___	___	**Scale**: The applicant / engineer should use their best judgement as the plan view should be reasonably readable, i.e. proposed buildings versus roads and stormwater facilities should be evident. This is a project by project requirement. However, the reviewer should be able to identify the facility the plan view in conjunction with a stormwater label. Typical scales are 1"=20' or 1"=30'.
N/A	___	___	**Soil Boring Locations** (both site borings and infiltration test locations).
✓	___	___	**Overall Drainage Area Map** may be a separate plan, but must show all facilities with associated drainage divides and areas including off-site and on-site for the site and adjacent areas (adjacent areas only applicable to the development). Please refer to the safe conveyance section in part 1 for more information.
✓	___	___	**Preliminary Maintenance Access**: Preliminary Plan shall be adequate to demonstrate clear access path to a public right-of-way for each facility (minimum 12-feet wide, justification if less than 12' must be reviewed/accepted by reviewer).

PART 4 – STORMWATER PLANS AND DETAILS – ESD FACILITIES

?	___	___	**Soil Boring Locations** (if applicable). See comment below in Part 5.
✓	___	___	**Drainage Areas** do not exceed maximum allowed as set in Ch.5 of MDE SWM Manual.
✓	___	___	**Void Ratio**: 40% voids (n=0.40) are allowed in ESD facilities except pervious paving, which utilizes a 30% ratio (n=0.30).
N/A	___	___	**Facilities which infiltrate** must be located a minimum of 10' away from buildings, 50' away from water supply wells, 100' away from unconfined water supply wells, and 25 feet from septic systems.
INC	___	___	**Facility Bottoms** are clearly delineated. Please clearly depict open bottom MBF vs. closed-bottom.

only closed-bottom facilities being proposed so the detail on PSWM sheet 2 has been updated accordingly.

✓	___	___	**Topography** as needed to delineate facility, i.e. embankments, contours for concrete flumes, etc.
✓	___	___	**Safe Placement** of facilities is demonstrated through planview and/or details as necessary to establish conformance with City guidelines.
N/A	___	___	**Infiltration Rates**: Use 3-inches/hour maximum infiltration rate for computations regardless of actual percolation rates. For rates which are exceedingly high (>10-inches/hour) investigate the use of alternate filtration practice including justification.
___	___	___	
___	___	___	
___	___	___	
___	___	___	
___	___	___	

PART 5 – GEOTECHINCAL INVESTIGATION REQUIREMENTS If MBFs have open bottoms, the information with question marks below will be required. If all are planter boxes with concrete bottoms, no geotechnical information is required.

only closed-bottom facilities being proposed so the detail on PSWM sheet 2 has been updated accordingly.

?	___	___	Geotechnical Report including site specific recommendations.
✓	___	___	USDA Textural Classification for various layers with depths.
?	___	___	Minimum Boring Locations using a minimum of 4 feet below proposed bottom of facility and for infiltration at least once every 50 linear feet.
?	___	___	Season High Groundwater Elevation and Bedrock elevation (if encountered) must be a minimum of 4 below the bottom of the facility.
N/A	___	___	Percolation Tests for borings in and / or near proposed facilities.

PART 6 – STORMWATER PROFILES AND SECTIONS

Understood, Arch and MEP design is not completed yet. thanks,

INC	___	___	Typical Storm Profile with grades (ex. & prop.), stations, inverts, pipe size, rim elevations, and utility crossings. Please provide the final plumbing and roof drain layout to planter box MBFs at Final Design.
?	___	___	Embankment widths and side slopes (3:1 maximum allowed) See Additional Comment below.
✓	___	___	Typical cross-sections through stormwater facilities for each unique type of facility demonstrating conformance to City of Gaithersburg standards.
✓	___	___	Typical details as needed to support unique design elements of the SWM Concept.

ADDITIONAL COMMENTS

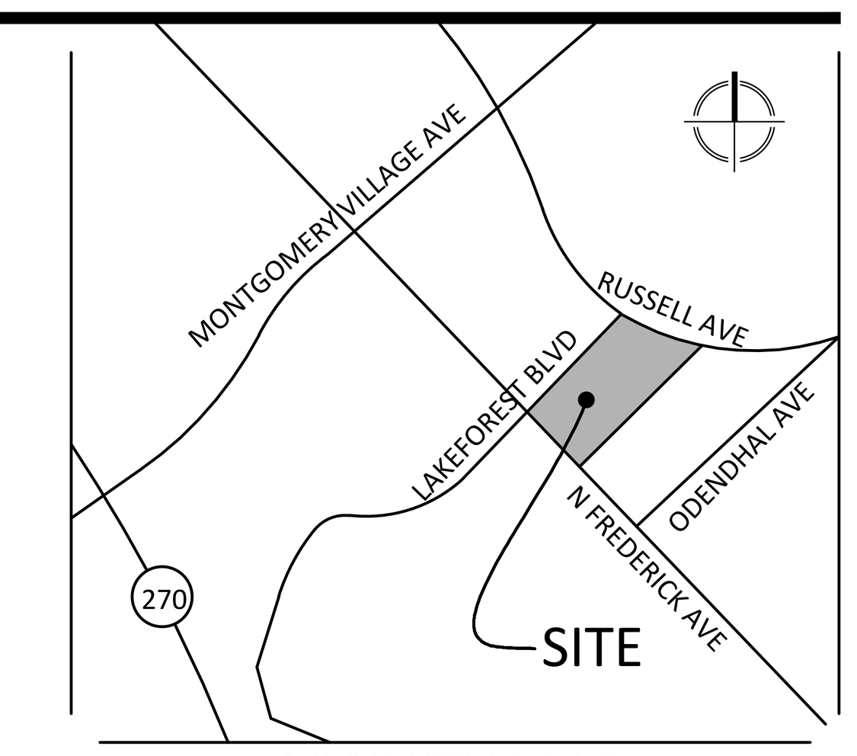
Please clearly label if the MBFs are open at the bottom or planter boxes. Additional grading might be required for embankments.

only closed-bottom facilities being proposed so the detail on PSWM sheet 2 has been updated accordingly.

GATEWAY LAKEFOREST

CITY OF GAITHERSBURG
MONTGOMERY COUNTY, MARYLAND

PRELIMINARY SEDIMENT & EROSION CONTROL PLAN



VICINITY MAP
SCALE: 1" = 1000'

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Germantown, MD 20874
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Our Site Set on the Future.

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301.770.5930
CONTACT: BRIAN R. LANG

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GERMANTOWN MD, 20874
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CONTACT: IAN P. DUKE

CITY OF GAITHERSBURG DEPARTMENT OF PUBLIC WORKS STANDARD EROSION AND SEDIMENT CONTROL NOTES

1. THE PERMITTEE SHALL NOTIFY THE CITY INSPECTOR AT 301-258-6330, 48 HOURS BEFORE COMMENCING ANY LAND DISTURBING ACTIVITY AND SHALL BE REQUIRED TO HOLD A PRECONSTRUCTION MEETING BETWEEN HIMSELF OR HIS REPRESENTATIVE, AND AUTHORIZED REPRESENTATIVES OF THE CITY.

2. THE PERMITTEE MUST OBTAIN INSPECTION AND APPROVAL BY PLANNING AND CODE ENFORCEMENT AT THE FOLLOWING POINTS:
   A. AT THE REQUIRED PRE-CONSTRUCTION MEETING.
   B. FOLLOWING INSTALLATION OF SEDIMENT CONTROL MEASURES AND PRIOR TO ANY OTHER LAND DISTURBING ACTIVITY.
   C. DURING THE INSTALLATION OF A SEDIMENT BASIN OR STORMWATER MANAGEMENT STRUCTURE AT THE REQUIRED INSPECTION POINTS (SEE INSPECTION CHECKLIST ON PLAN). NOTIFICATION PRIOR TO COMMENCING CONSTRUCTION IS MANDATORY.
   D. PRIOR TO REMOVAL OR MODIFICATION OF ANY SEDIMENT CONTROL DEVICES.
   E. PRIOR TO FINAL ACCEPTANCE.

3. ALL EROSION CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS AND SPECIFICATIONS AND THE MOST CURRENT "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL."

4. THE PERMITTEE SHALL CONSTRUCT ALL EROSION AND SEDIMENT CONTROL MEASURES PER THE APPROVED PLAN AND CONSTRUCTION SEQUENCE, SHALL HAVE THEM INSPECTED AND APPROVED BY THE CITY INSPECTOR PRIOR TO BEGINNING ANY OTHER LAND DISTURBANCES, SHALL ENSURE THAT ALL RUNOFF FROM DISTURBED AREAS IS DIRECTED TO THE SEDIMENT CONTROL DEVICES, AND SHALL NOT REMOVE ANY EROSION OR SEDIMENT CONTROL MEASURES WITHOUT PRIOR PERMISSION FROM CITY INSPECTOR.

5. ANY REQUEST FOR CHANGES TO THE APPROVED SEDIMENT CONTROL PLAN OR SEQUENCE OF CONSTRUCTION MUST BE SUBMITTED TO THE SEDIMENT CONTROL INSPECTOR AND APPROVED BEFORE IMPLEMENTING CHANGES. MAJOR CHANGES WILL REQUIRE A PLAN REVISION.

6. THE PERMITTEE SHALL PROTECT ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS TO PREVENT THE DEPOSITION OF MATERIALS ONTO TRAVERSED PUBLIC THOROUGHFARE(S). ALL MATERIALS DEPOSITED ONTO PUBLIC THOROUGHFARE(S) SHALL BE REMOVED IMMEDIATELY.

7. THE PERMITTEE SHALL INSPECT DAILY AND MAINTAIN CONTINUOUSLY IN EFFECTIVE OPERATING CONDITION ALL EROSION AND SEDIMENT CONTROL MEASURES UNTIL SUCH TIMES AS THEY ARE REMOVED WITH PRIOR PERMISSION FROM DEPARTMENT OF PLANNING AND CODE ENFORCEMENT.

8. ALL SEDIMENT BASINS, TRAP EMBANKMENTS, SWALES, PERIMETER DIKES AND PERMANENT SLOPES STEEPER OR EQUAL TO 3:1 SHALL BE STABILIZED WITH SOD, SEED AND ANCHORED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURES, WITHIN THREE (3) CALENDAR DAYS OF ESTABLISHMENT. ALL AREAS DISTURBED OUTSIDE OF THE PERIMETER SEDIMENT CONTROL SYSTEM MUST BE MINIMIZED AND STABILIZED IMMEDIATELY. MAINTENANCE MUST BE PERFORMED AS NECESSARY TO ENSURE CONTINUED STABILIZATION. RESTABILIZATION OR OVERSEEDING WILL BE REQUIRED, IF NECESSARY.

9. THE PERMITTEE SHALL APPLY SOD, SEED AND ANCHORED STRAW, MULCH, OR OTHER APPROVED STABILIZATION MEASURES TO ALL DISTURBED AREAS WITHIN 7 CALENDAR DAYS AFTER STRIPPING AND GRADING ACTIVITIES HAVE CEASED ON THAT AREA. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE CONTINUED STABILIZATION. ACTIVE CONSTRUCTION AREAS, SUCH AS BORROW OR STOCKPILE AREAS, ROADWAY IMPROVEMENTS, AND AREAS WITHIN 50 FEET OF A BUILDING UNDER CONSTRUCTION MAY BE EXEMPTED FROM THIS REQUIREMENT, PROVIDED THAT EROSION AND SEDIMENT CONTROL MEASURES ARE INSTALLED AND MAINTAINED TO PROTECT THOSE AREAS.

10. PRIOR TO REMOVAL OF SEDIMENT CONTROL MEASURES, THE PERMITTEE SHALL STABILIZE ALL CONTRIBUTORY DISTURBED AREAS USING SOD OR AN APPROVED PERMANENT SEED MIXTURE WITH REQUIRED SOIL AMENDMENTS AND AN APPROVED ANCHORED MULCH. WOOD FIBER MULCH MAY ONLY BE USED IN SEEDING SEASON WHEN THE SLOPE DOES NOT EXCEED 10% TO PROMOTE SHEET FLOW DRAINAGE. AREAS BROUGHT TO FINISHED GRADE DURING THE SEEDING SEASON SHALL BE PERMANENTLY STABILIZED WITHIN 7 CALENDAR DAYS OF ESTABLISHMENT. WHEN PROPERTY IS BROUGHT TO FINISHED GRADE DURING THE MONTHS OF NOVEMBER THROUGH FEBRUARY, AND PERMANENT STABILIZATION IS FOUND TO BE IMPRACTICAL, AN APPROVED TEMPORARY SEED AND STRAW ANCHORED MULCH SHALL BE APPLIED TO DISTURBED AREAS. THE FINAL PERMANENT STABILIZATION OF SUCH PROPERTY SHALL BE COMPLETED PRIOR TO THE FOLLOWING APRIL 15.

11. THE SITE WORK, MATERIALS, APPROVED SC AND SWM PLANS AND ANY REQUIRED TEST REPORTS SHALL BE AVAILABLE AT THE SITE FOR INSPECTION BY DULY AUTHORIZED OFFICIALS OF THE CITY OF GAITHERSBURG.

12. SURFACE DRAINAGE FLOWS OVER UNSTABILIZED CUT AND FILL SLOPES SHALL BE CONTROLLED BY EITHER PREVENTING DRAINAGE FLOWS FROM TRAVERSING THE SLOPES OR BY INSTALLING MECHANICAL DEVICES TO LOWER THE WATER DOWNSLOPE WITHOUT CAUSING EROSION. DIKES SHALL BE INSTALLED AND MAINTAINED AT THE TOP OF CUT OR FILL SLOPES UNTIL THE SLOPE AND DRAINAGE AREA TO IT ARE FULLY STABILIZED, AT WHICH TIME THEY MUST BE REMOVED AND FINAL GRADING DONE TO PROMOTE SHEET FLOW DRAINAGE. MECHANICAL DEVICES MUST BE PROVIDED AT POINTS OF CONCENTRATED FLOW WHERE EROSION IS LIKELY TO OCCUR.

13. PERMANENT SWALES OR OTHER POINTS OF CONCENTRATED WATER FLOW SHALL BE STABILIZED WITH SOD OR SEED WITH AN APPROVED EROSION CONTROL MATTING OR BY OTHER APPROVED STABILIZATION MEASURES.

14. TEMPORARY SEDIMENT CONTROL DEVICES SHALL BE REMOVED, WITH PERMISSION OF THE CITY INSPECTOR, WITHIN (30) CALENDAR DAYS FOLLOWING ESTABLISHMENT OF PERMANENT STABILIZATION IN ALL CONTRIBUTORY DRAINAGE AREAS. IF ESTABLISHMENT IS NOT FULL AND UNIFORM AS DETERMINED BY THE SEDIMENT CONTROL INSPECTOR, OVERSEEDING WILL BE REQUIRED. STORMWATER MANAGEMENT STRUCTURES USED TEMPORARILY FOR SEDIMENT CONTROL SHALL BE CONVERTED TO THE PERMANENT CONFIGURATION WITHIN THIS TIME PERIOD AS WELL.

15. NO PERMANENT CUT OR FILL SLOPE WITH A GRADIENT STEEPER THAN 3:1 WILL BE PERMITTED IN LAWN MAINTENANCE AREAS. A SLOPE GRADIENT OF UP TO 2:1 WILL BE PERMITTED IN AREAS THAT ARE NOT TO BE MAINTAINED PROVIDED THAT THOSE AREAS ARE INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN WITH A LOW-MAINTENANCE GROUND COVER SPECIFIED FOR PERMANENT STABILIZATION. SLOPE GRADIENT STEEPER THAN 2:1 WILL NOT BE PERMITTED WITH VEGETATIVE STABILIZATION.

16. THE PERMITTEE SHALL INSTALL A SPLASHBLOCK AT THE BOTTOM OF EACH DOWNSPOUT UNLESS THE DOWNSPOUT IS CONNECTED BY A DRAIN LINE TO AN ACCEPTABLE OUTLET.

17. ALL WATER PUMPED FROM EXCAVATION DURING CONSTRUCTION SHALL BE PUMPED EITHER TO SEDIMENT TANKS AND/OR SEDIMENT TRAPS. NO WATER WILL BE PUMPED TO THE STORM DRAIN SYSTEM. DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

18. FOR FINISHED GRADING, THE PERMITTEE SHALL PROVIDE ADEQUATE GRADIENTS SO AS TO: (1) PREVENT WATER FROM STANDING ON THE SURFACE OF LAWNS MORE THAN 24 HOURS AFTER THE END OF A RAINFALL, EXCEPT IN DESIGNATED DRAINAGE COURSES AND SWALE FLOW AREAS WHICH MAY DRAIN AS LONG AS 48 HOURS AFTER THE END OF A RAINFALL, AND (2) PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS OR OPENINGS.

19. SEDIMENT TRAPS OR BASINS ARE NOT PERMITTED WITHIN 20 FEET OF A BUILDING WHICH IS EXISTING OR UNDER CONSTRUCTION. NO BUILDING MAY BE CONSTRUCTED WITHIN 20 FEET OF A SEDIMENT TRAP OR BASIN.

20. ALL INLETS IN NON-SUMP AREAS SHALL HAVE ASPHALT BERMS INSTALLED AT THE TIME OF BASE PAVING ESTABLISHMENT.

21. THE SEDIMENT CONTROL INSPECTOR HAS THE OPTION OF REQUIRING ADDITIONAL SEDIMENT CONTROL MEASURES, IF DEEMED NECESSARY.

22. ALL TRAP ELEVATIONS ARE RELATIVE TO THE OUTLET ELEVATION, WHICH MUST BE ON EXISTING UNDISTURBED GROUND.

23. VEGETATIVE STABILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

24. TEMPORARY SEDIMENT TRAP(S) SHALL BE CLEANED OUT AND RESTORED TO THE ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A POINT ONE HALF (1/2) THE DEPTH BETWEEN THE OUTLET CREST AND THE BOTTOM OF THE TRAP.

25. SEDIMENT REMOVED FROM TRAPS SHALL BE PLACED AND STABILIZED IN APPROVED AREAS IN SUCH A MANNER THAT IT DOES NOT FOUL EXISTING OR PROPOSED STORM DRAINAGE SYSTEMS OR AREAS ALREADY STABILIZED. SEDIMENT SHALL NOT BE PLACED WITHIN A FLOOD PLAIN OR WETLAND.

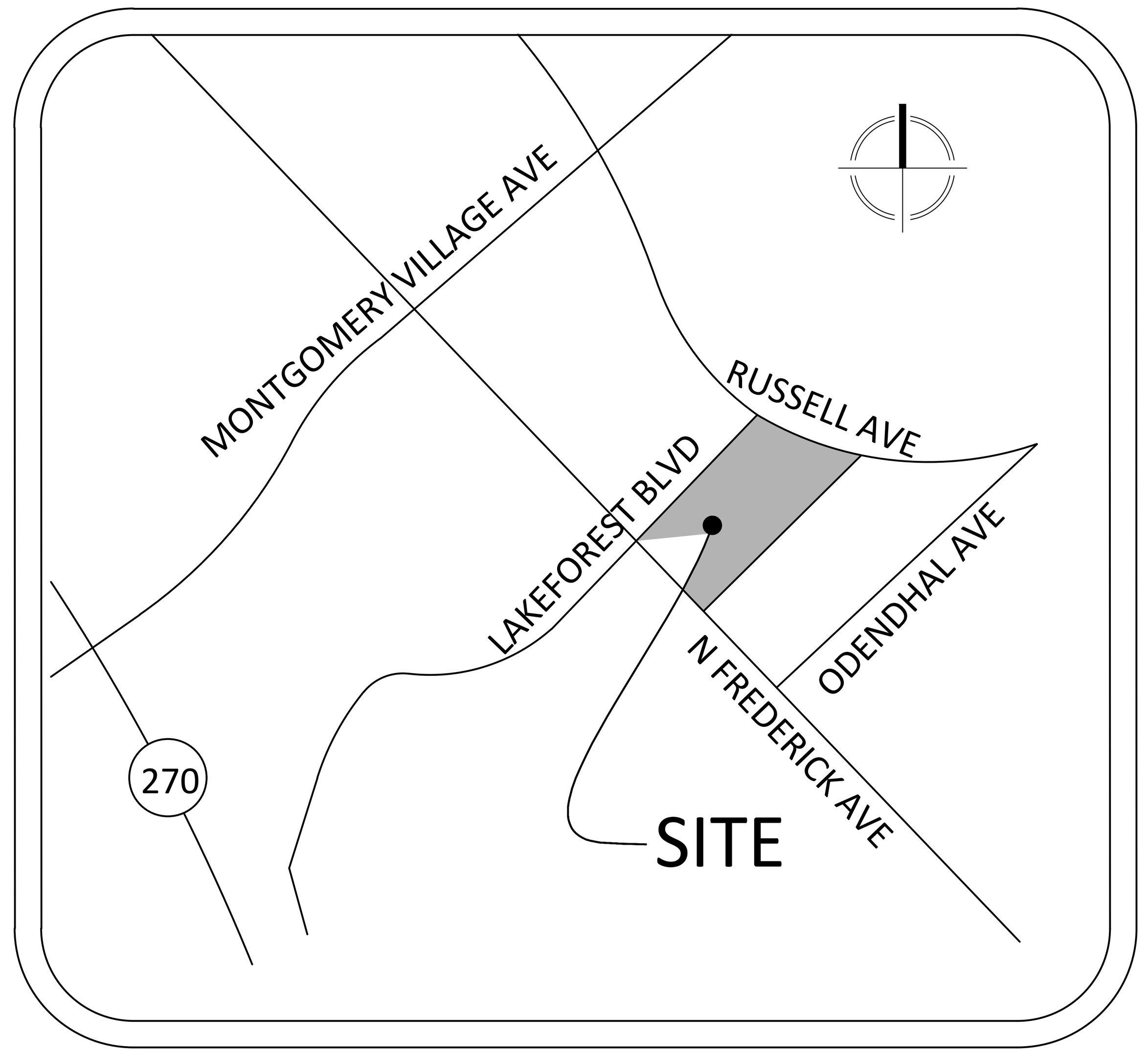
26. ALL SEDIMENT BASINS AND TRAPS MUST BE SURROUNDED WITH A WELDED WIRE SAFETY FENCE. THE FENCE MUST BE AT LEAST 42 INCHES HIGH, HAVE POSTS SPACED NO FARTHER APART THAN 8 FEET, HAVE MESH OPENINGS NO GREATER THAN 2 INCHES IN WIDTH AND 4 INCHES IN HEIGHT, WITH A MINIMUM OF 14-GAUGE WIRE. SAFETY FENCE MUST BE MAINTAINED IN GOOD CONDITION AT ALL TIMES.

27. NO EXCAVATION IN THE AREA OF EXISTING UTILITIES IS PERMITTED UNLESS THEIR LOCATION HAS BEEN DETERMINED. CALL **MISS UTILITY AT 1-800-257-7777** 48 HOURS PRIOR TO THE START OF WORK.

28. OFF-SITE SPOIL OR BORROW AREAS MUST HAVE APPROVED **SC PLANS**.

29. PROTECT ALL TREES TO BE PRESERVED DURING CONSTRUCTION IN ACCORDANCE WITH THE APPROVED FOREST CONSERVATION PLAN AND FOREST STAND DELINEATION.

30. PERMITTEE IS RESPONSIBLE FOR ALL ACTIONS OF SUBCONTRACTORS, INCLUDING REPAIRING DAMAGES OF SEDIMENT CONTROL DEVICES.



VICINITY MAP
SCALE: 1"=1000'

SHEET NO.	PLAN TITLE
PSEC-1	SEDIMENT AND EROSION CONTROL PLAN COVER SHEET
PSEC-2	SEDIMENT AND EROSION CONTROL PLAN
PSEC-3	SEDIMENT AND EROSION CONTROL DETAILS

RELATED REQUIRED PERMITS

TO BE COMPLETED BY THE CONSULTANT AND PLACED ON THE FIRST SHEET OF THE SEDIMENT CONTROL PLAN SET FOR ALL PROJECTS.

IT IS THE RESPONSIBILITY OF PERMITTEE/OWNER OF THIS SITE TO OBTAIN ALL REQUIRED APPROVALS / AUTHORIZATIONS PRIOR TO ISSUANCE OF THE APPROVED SEDIMENT CONTROL PERMIT

TYPE OF PERMIT	REQ'D	NOT REQ'D	PERMIT #	EXPIRATION DATE	WORK RESTRICTION DATES
City of Gaithersburg – **Site Permit**	X				
City of Gaithersburg – **Public Improvement**	X				
City of Gaithersburg – **Sediment Control / Forest Conservation / Grading**	X				
City of Gaithersburg – **Stormwater Management**	X				
City of Gaithersburg – **Floodplain**		X			
WATERWAYS/WETLAND(S):					
-MDE Permit		X			
-US Army Corps of Engineers (USACE)		X			
-MDE Water Quality Certification		X			
MDE - Dam Safety		X			
MDE – NPDES Permit (aka NOTICE OF INTENT)	X				DATE FILED:
OTHERS (Please List):					
-MCDPS		X			
-MDSHA	X				
-WSSC	X				

REVISIONS | DATE

Gateway Lakeforest
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 224NW10
TAX MAP:

PRELIMINARY SEDIMENT & EROSION CONTROL PLAN COVER SHEET

CERTIFICATION OF THE QUANTITIES

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THE ESTIMATED TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE 28,000 CUBIC YARDS OF EXCAVATION, 50 CUBIC YARDS OF FILL, AND THE TOTAL AREA TO BE DISTURBED AS SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE 215,689 SQUARE FEET.

SIGNATURE ______ DATE 10/1/2024

JASON EVANS - VICE PRESIDENT — PRINTED NAME AND TITLE
39885 — P.E. REGISTRATION NO.

ALL QUANTITIES ARE ESTIMATES ONLY AND ARE TO BE VERIFIED BY CONTRACTOR

DESIGN CERTIFICATION

I HEREBY CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN HAS BEEN PREPARED WITH THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL," CITY OF GAITHERSBURG CHAPTER 8, AND MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION "STORM DRAIN DESIGN CRITERIA" DATED NOVEMBER 2013.

SIGNATURE ______ DATE 10/1/2024

JASON EVANS - VICE PRESIDENT — PRINTED NAME AND TITLE
39885 — P.E. REGISTRATION NO.

OWNER'S/DEVELOPER'S CERTIFICATION

I/We hereby certify that all clearing, grading, construction, and or development will be done pursuant to this plan and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of Natural Resources approved training program for the control of sediment and erosion before beginning the project.

Signature ______ Date ______

Printed Name and Title ______

MAINTENANCE CERTIFICATION ON PRIVATE LANDS

I/We hereby certify that I/we assume maintenance responsibilities for all stormwater management structures shown hereon. If maintenance responsibility is legally transferred, I/we agree to supply the City of Gaithersburg with a copy of the document (signed by both parties) transferring said maintenance responsibility at that time.

BY: 417 DEVELOPMENT LLC
6000 EXECUTIVE BLVD
SUITE 400
NORTH BETHESDA, MD 20852
301-777-5930
CONTACT: BRIAN R. LANG

BY: ______

NAME: ______ AUTHORIZED SIGNATURE ______ Date

APPLICANT:
417 DEVELOPMENT LLC
6000 EXECUTIVE BLVD
SUITE 400
NORTH BETHESDA, MD 20852
301-777-5930
CONTACT: BRIAN R. LANG

CIVIL ENGINEER:
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
CONTACT: JASON EVANS, P.E.

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
JASON A. EVANS LICENSE No. 39885
EXPIRATION DATE: JANUARY 19, 2025

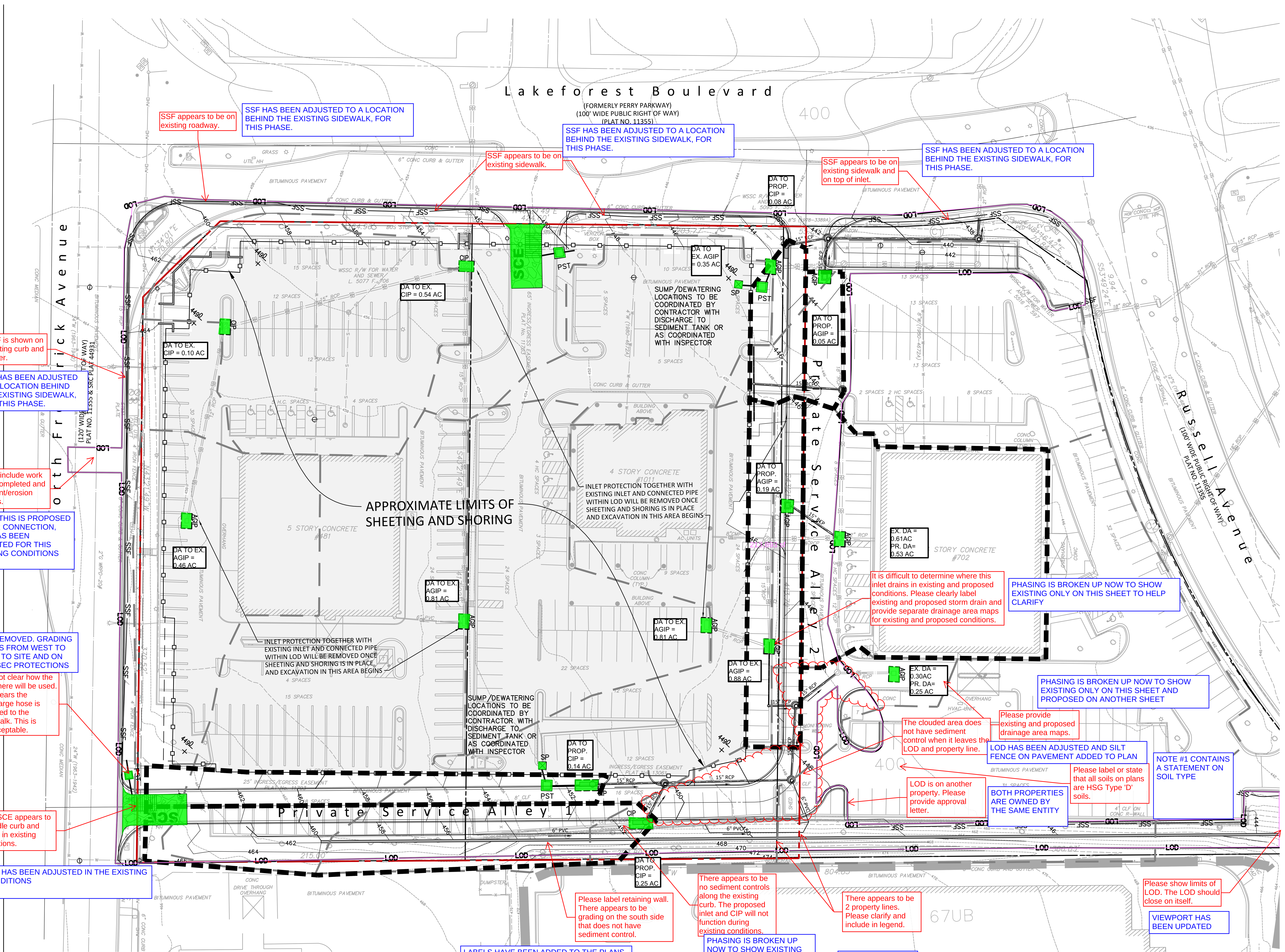
CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
SEDIMENT EROSION CONTROL
APPLICATION NO. SEC-9619-2023
CONCEPT PLAN ☐ PRELIMINARY PLAN ☒
APPROVAL DATE -
BY ______

DRAWN BY: AD
DESIGNED BY: ID
DATE ISSUED: 7/16/2024
VIKA PROJECT VM50089
DRAWING NO.
SHEET NO. PSEC -1

NOT FOR CONSTRUCTION

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

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. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.



LABELS HAVE BEEN ADDED TO THE PLANS. ONE FOR THE EXISTING RETAINING WALL AND ONE ON THE PROPOSED WALL SHOWN ON THE NEXT PHASE.

PHASING IS BROKEN UP NOW TO SHOW EXISTING ONLY ON THIS SHEET TO HELP CLARIFY

RED VERSION HAS BEEN UPDATED TO MATCH NEW PROPERTY LINE

LEGEND

LIMITS OF DISTURBANCE	LOD
SILT FENCE ON PAVEMENT	SFOP SFOP
SHEETING AND SHORING	
SUPER SILT FENCE	SSF SSF
CURB INLET PROTECTION	CIP
AT GRADE INLET PROTECTION	AGIP
FENCING	x x x x x x
STABILIZED CONSTRUCTION ENTRANCE W/ WASH RACK	SCE
PORTABLE SEDIMENT TANK	PST
SUMP PUMP	SP
SOIL BOUNDRY	400
EX. DIVIDES	
PROP. DIVIDES	

GENERAL NOTES:

1. ALL SOILS ARE HSG 'D' SOILS.
2. ADDITIONAL SEDIMENT CONTROL MEASURES MAY BE REQUIRED AS WORK PROGRESSES.
3. STABILIZED CONSTRUCTION ENTRANCES MAY BE MOVED WITH INSPECTOR'S PERMISSION.
4. CONTRACTOR SHALL INSTALL SAFETY FENCE AROUND SITE WITHIN THE LIMITS OF DISTURBANCE.

SCALE: 1" = 30'

NOT FOR CONSTRUCTION

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

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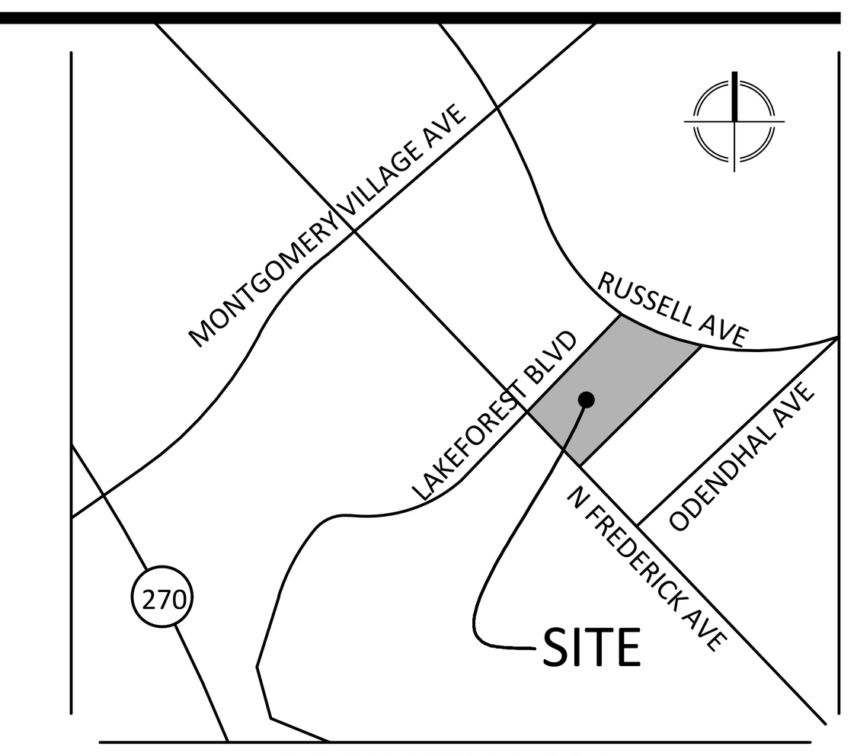

VICINITY MAP
SCALE: 1" = 1000'

AND CITY OF GAITHERSBURG

added

PRELIMINARY SEQUENCE OF CONSTRUCTION:

1. PRIOR TO INSTALLING SEDIMENT CONTROL MEASURES, OR GRADING, A PRECONSTRUCTION MEETING MUST BE CONDUCTED ON-SITE WITH THE CITY OF GAITHERSBURG SEDIMENT CONTROL INSPECTOR 301-258-6330 (48 HOURS NOTICE), THE OWNERS' REPRESENTATIVE, AND THE SITE ENGINEER.
2. THE LIMITS OF DISTURBANCE MUST BE FIELD MARKED PRIOR TO INSTALLATION OF SEDIMENT CONTROL MEASURES, CONSTRUCTION, OR OTHER LAND DISTURBING ACTIVITIES.
3. THE PERMITEE MUST OBTAIN WRITTEN APPROVAL FROM THE M-NCPPC INSPECTOR, CERTIFYING THAT THE LIMITS OF DISTURBANCE AND TREE PROTECTION MEASURES ARE CORRECTLY MARKED AND INSTALLED PRIOR TO COMMENCEMENT OF ANY CLEARING.

Please provide a separate DEMO Plan that includes interim grading for equipment to excavate the site.

Added a sheet to separate a phase 1 (existing/demo) and phase 2 (proposed)

EXISTING CONDITIONS/ DEMOLITION

4. INSTALL STABILIZED CONSTRUCTION ENTRANCE (SCE) WITH WASH RACK, CONCRETE WASHOUT STRUCTURE, SUPER SILT FENCE, SILT FENCE ON PAVEMENT ... PROTECTION TYPE B. SEDIMENT CONTROL DEVI... S STABILIZED. SEDIMENT CONTROL DEVICES TO ... TRUCTION.
5. DEMOLITION OF EXISTING BUILDINGS AND PAVEMENT WITHIN THE PROJECT SITE LOD.
6. ONCE PAVEMENT HAS BEEN DEMOLISHED EXCAVATION AND REMOVAL OF EXISTING STORM DRAIN, MAY TAKE PLACE.

PROPOSED CONDITIONS CONDITIONS

7. ONCE WSSC PERMITS HAVE BEEN OBTAINED, PROPOSED WATER AND SEWER CONSTRUCTION MAY BEGIN. INSTALLATION OF DRY UTILITIES MAY BEGIN.
8. INSTALLATION OF REMAINING ON-SITE STORM DRAIN MAY COMPLETED CONCURRENTLY. ONCE PROPOSED STORM DRAIN INLETS ARE CONSTRUCTED, PROPOSED CURB INLET PROTECTION, AT GRADE INLET PROTECTION, OR STANDARD INLET PROTECTION TYPE B SHALL BE INSTALLED AS INDICATED ON THE PLAN.
9. INSTALLATION OF CURB AND GUTTER AND BASE PAVING OF PARKING LOT MAY BEGIN. INSTALLATION OF SIDEWALKS AND CONNECTION TO SHARED USE PATH MAY BEGIN. SHARED USE PATH SHALL BE RESTORED IN KIND AFTER NEW SIDEWALK CONNECTION IS MADE.
10. BEGIN CONSTRUCTION OF MAIN BUILDINGS.
11. INSPECTOR MAY REQUIRE PLACEMENT OF ADDITIONAL SEDIMENT CONTROL MEASURES ON THE SITE AS DEEMED NECESSARY.
12. AS PROPOSED GRADES ARE ACHIEVED, PERMANENTLY STABILIZE DISTURBED AREAS. INSTALLATION OF SIDEWALKS AND HARDSCAPE FEATURES MAY BEGIN.
13. TEMPORARILY BLOCK CURB CUTS TO MICRO BIORETENTION FACILITIES TO PROTECT BIOFILTRATION AREAS FROM SEDIMENT-LADEN RUNOFF.
14. INSTALLATION OF MICRO-BIORETENTION DEVICES MAY BEGIN WITH WRITTEN PERMISSION FROM THE CITY OF GAITHERSBURG INSPECTOR. CONTRACTOR TO NOTIFY VIKA AND INSPECTOR PRIOR TO SAID INSTALLATION.
    a. EXCAVATE FOR CONSTRUCTION. DO NOT EXCAVATE BELOW BOTTOM OF EACH FACILITY.
    b. INSTALL STONE.
    c. INSTALL SAND, 6" PERFORATED PVC UNDERDRAINS, CLEANOUT/OBSERVATION WELLS, AND PLANTING MEDIA.
    d. PLACE FILTER FABRIC ON TOP OF INSTALLED MEDIA.
    e. FINALIZE GRADE.
    f. ONCE CITY OF GAITHERSBURG INSPECTOR PROVIDES WRITTEN NOTIFICATION THAT DRAINAGE AREA TO EACH MICRO-BIORETENTION IS SUFFICIENTLY STABILIZED, REMOVE FILTER FABRIC. REPLACE ANY PLANTING MEDIA THAT HAS BECOME FOULED BY SEDIMENT.
    g. INSTALL MULCH AND LANDSCAPING.
    h. OBTAIN FINAL INSPECTION AND SUBMIT AS-BUILT PLANS TO CITY OF GAITHERSBURG FOR APPROVAL.

20. ONCE THE DRAINAGE AREAS ARE STABILIZED, THE STORM DRAIN SYSTEM MUST BE FLUSHED, TEMPORARY PIPES REMOVED, AND ANY PERMANENT PIPES UNBLOCKED OR CONSTRUCTED.
21. REMOVE STABILIZED CONSTRUCTION ENTRANCE. ANY PAVEMENT REMOVAL TO INSTALL ESC MEASURES SHALL BE REPLACED IN KIND.
22. UPON COMPLETION OF WORK, THE PERMITTEE MUST OBTAIN APPROVAL FROM CITY OF GAITHERSBURG INSPECTOR PRIOR TO REMOVAL OF ANY REMAINING SEDIMENT CONTROL MEASURES.

All upstream areas to ESD facilities must be stabilized prior to their construction.

language added to #14

Sediment controls are required downstream to flush inlets.

language added to #20

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com

Our Site Set on the Future.

PREPARED FOR:
417 DEVELOPMENT LLC
6000 EXECUTIVE BOULEVARD
SUITE 400
NORTH BETHESDA, MD 20852
301.770.5930
CONTACT: BRIAN R. LANG

DESIGN CONSULTANTS

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SUITE 700
ROCKVILLE MD, 20850
301.762.1600
CONTACT: CASEY L. CIRNER

ARCHITECT
WDG ARCHITECTURE
1025 CONNECTICUT AVENUE
SUITE 300
WASHINGTON DC, 20036
202.857.8300
CONTACT: SITI ABDUL RAMAN

TRAFFIC CONSULTANT
WELLS + ASSOCIATES
7200 WISCONSIN AVENUE
SUITE 500
BETHESDA MD, 20814
410.353.7340
CONTACT: NANCY RANDALL

PLANNER, CIVIL ENGINEER
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GERMANTOWN MD, 20874
301.916.4100
CONTACT: IAN P. DUKE

Gateway Lakeforest

9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 224NW10
TAX MAP:

PRELIMINARY SEDIMENT & EROSION CONTROL PLAN

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
JASON A. EVANS LICENSE No. 39885
EXPIRATION DATE: JANUARY 19, 2025

DRAWN BY: AD
DESIGNED BY: ID
DATE ISSUED: 7/16/2024

VIKA PROJECT: VM50089

DRAWING NO.

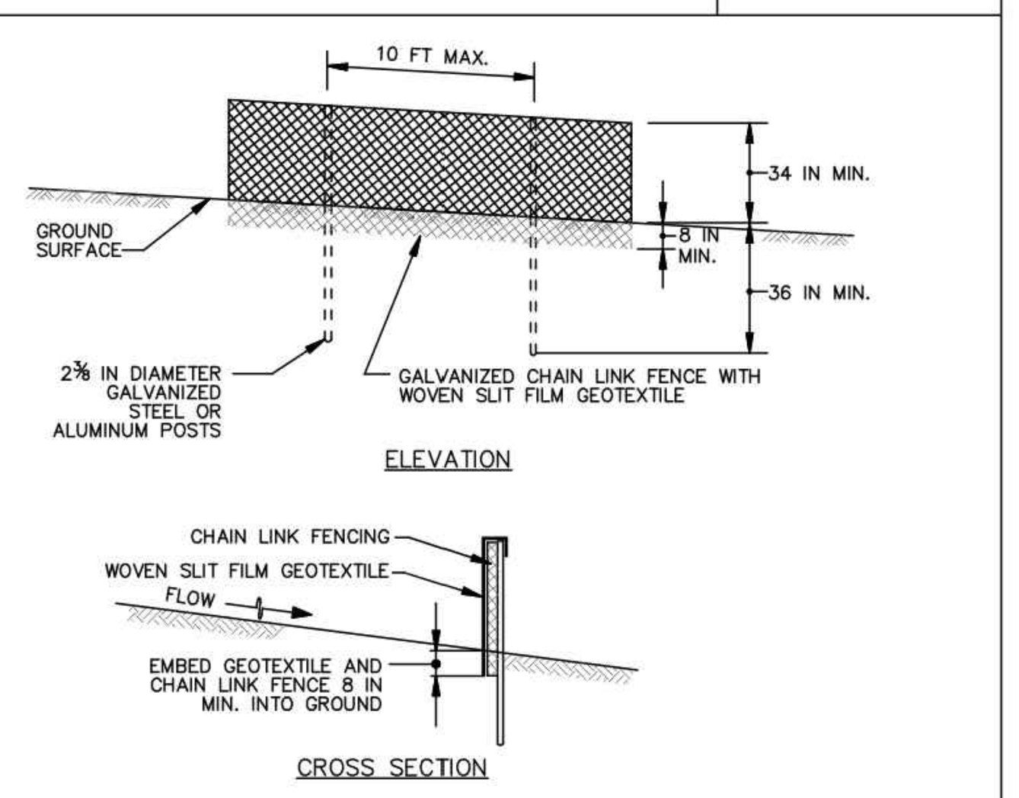
CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
SEDIMENT EROSION CONTROL

APPLICATION NO. SEC-9619-2023
CONCEPT PLAN ☐ PRELIMINARY PLAN ☒
APPROVAL DATE -
BY

SHEET NO. PSEC-2

DETAIL E-3 SUPER SILT FENCE

STANDARD SYMBOL
SSF



CONSTRUCTION SPECIFICATIONS

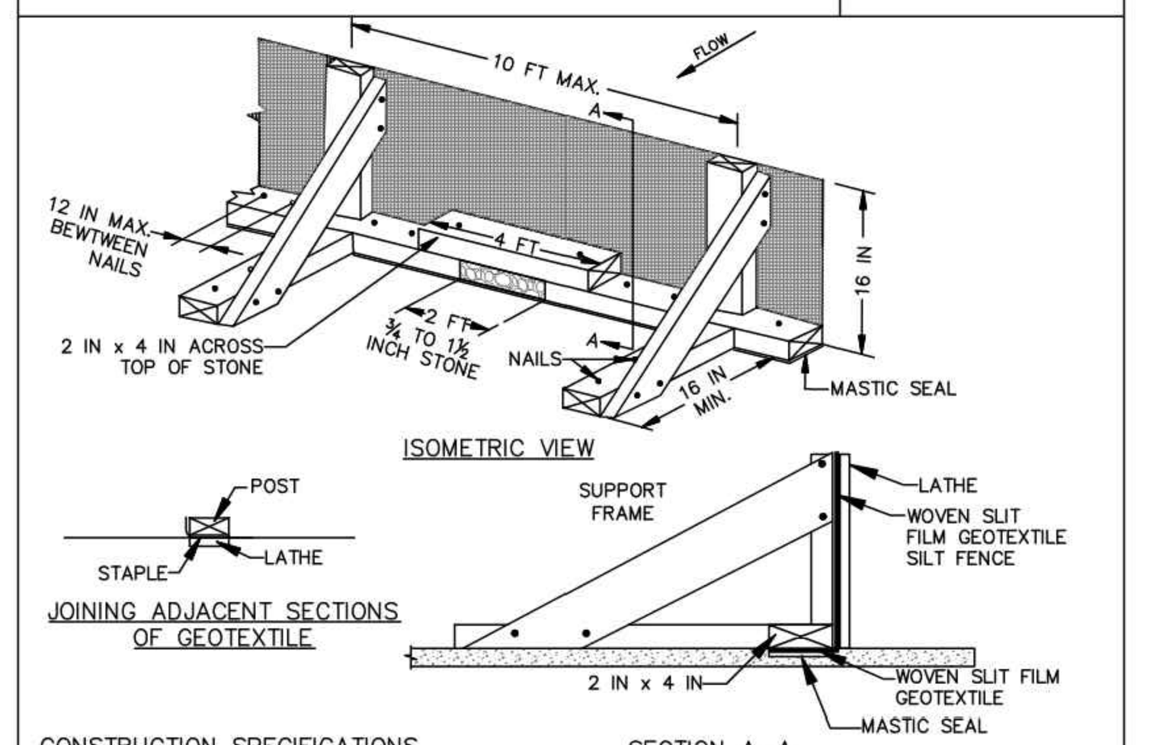
1. INSTALL 2⅜ INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES INTO THE GROUND.
2. FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2⅜ INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HUG RINGS.
3. FASTEN WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H–1 MATERIALS, SECURELY TO THE UPSLOPE SIDE OF CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8 INCHES INTO THE GROUND.
4. WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS.
5. EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE.
6. PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H–1 MATERIALS.
7. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCING AND GEOTEXTILE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

E.7

DETAIL E-2 SILT FENCE ON PAVEMENT

STANDARD SYMBOL
SFOP



CONSTRUCTION SPECIFICATIONS

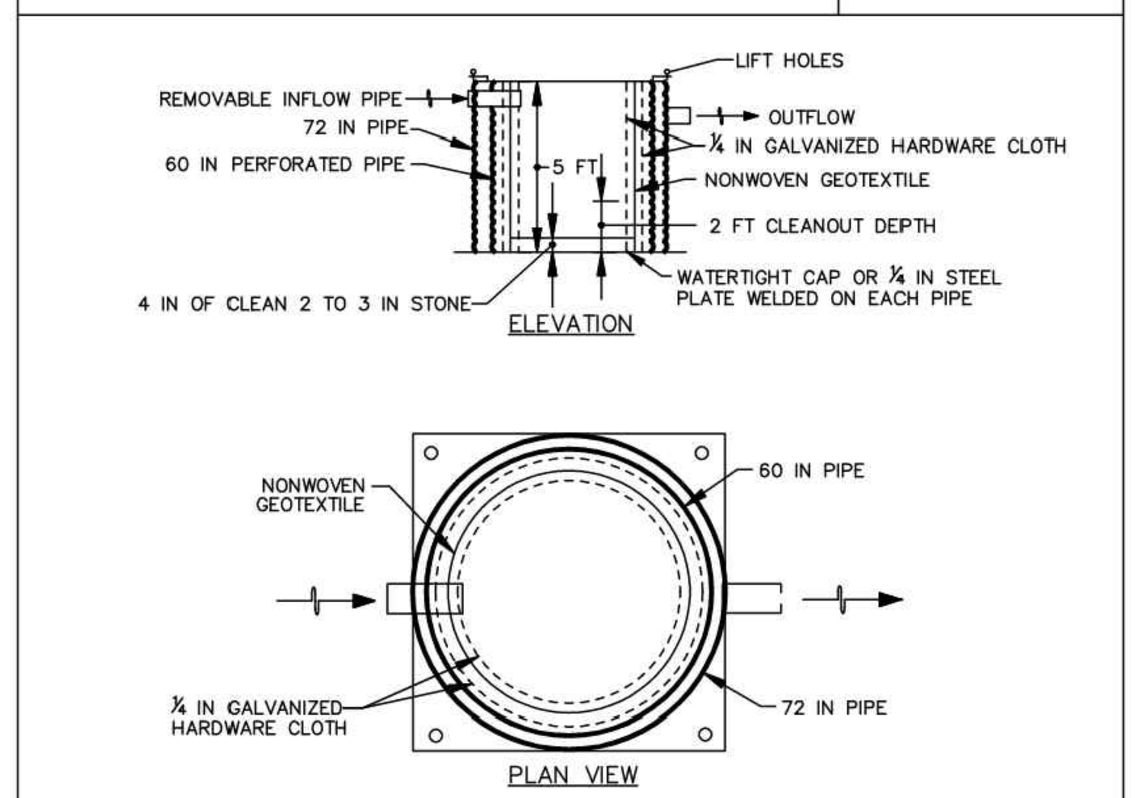
1. USE NOMINAL 2 INCH X 4 INCH LUMBER.
2. USE WOVEN SLIT FILM GEOTEXTILE, AS SPECIFIED IN SECTION H–1 MATERIALS.
3. PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H–1 MATERIALS.
4. SPACE UPRIGHT SUPPORTS NO MORE THAN 10 FEET APART.
5. PROVIDE A TWO FOOT OPENING BETWEEN EVERY SET OF SUPPORTS AND PLACE STONE IN THE OPENING OVER GEOTEXTILE.
6. KEEP SILT FENCE TAUT AND SECURELY STAPLE TO THE UPSLOPE SIDE OF UPRIGHT SUPPORTS. EXTEND GEOTEXTILE UNDER 2x4.
7. WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, FOLD, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL. ATTACH LATHE.
8. PROVIDE A MASTIC SEAL BETWEEN PAVEMENT, GEOTEXTILE, AND 2x4 TO PREVENT SEDIMENT–LADEN WATER FROM ESCAPING BENEATH SILT FENCE INSTALLATION.
9. SECURE BOARDS TO PAVEMENT WITH 40D 5 INCH MINIMUM LENGTH NAILS.
10. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. MAINTAIN WATER TIGHT SEAL ALONG BOTTOM. REPLACE STONE IF DISPLACED.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

E.5

DETAIL F-3 PORTABLE SEDIMENT TANK

STANDARD SYMBOL
PST



CONSTRUCTION SPECIFICATIONS

1. PROVIDE 1 CUBIC FOOT OF STORAGE FOR EACH GALLON PER MINUTE OF PUMP CAPACITY. REQUIRED STORAGE VOLUME MAY BE ATTAINED BY PLACEMENT OF TANKS IN PARALLEL WITH INFLOW EVENLY DISTRIBUTED AMONG TANKS. OVERTOPPING OF TANKS IS NOT PERMITTED.
2. USE 60 INCH CORRUGATED METAL OR PLASTIC PIPE WITH 1 INCH DIAMETER PERFORATIONS, 6 INCHES ON CENTER FOR THE INNER PIPE. LINE PIPE WITH NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H–1 MATERIALS, SANDWICHED BETWEEN, AND ATTACHED TO, ¼ INCH HARDWARE CLOTH.
3. OVERLAP GEOTEXTILE 8 INCHES MINIMUM AT VERTICAL SEAM AND AT THE BOTTOM PLATE.
4. ANCHOR GEOTEXTILE AT BOTTOM OF TANK WITH 4 INCHES OF 2 TO 3 INCH CLEAN STONE OR EQUIVALENT RECYCLED CONCRETE.
5. USE 72 INCH CORRUGATED METAL OR PLASTIC OUTER PIPE WITH PERMANENT OUTFLOW PIPE WITH INVERT LOWER THAN INFLOW PIPE
6. INFLOW PIPE MUST DISCHARGE INTO INNER PIPE AND BE REMOVABLE.
7. PLACE TANK ON LEVEL SURFACE AND DISCHARGE TO A STABLE AREA AT A NONEROSIVE RATE.
8. A PORTABLE SEDIMENT TANK REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT FROM INNER PIPE WHEN IT REACHES TWO FEET IN DEPTH. IF SYSTEM CLOGS, PULL OUT INNER PIPE, REMOVE ACCUMULATED SEDIMENT, AND REPLACE GEOTEXTILE. KEEP POINT OF DISCHARGE FREE OF EROSION.

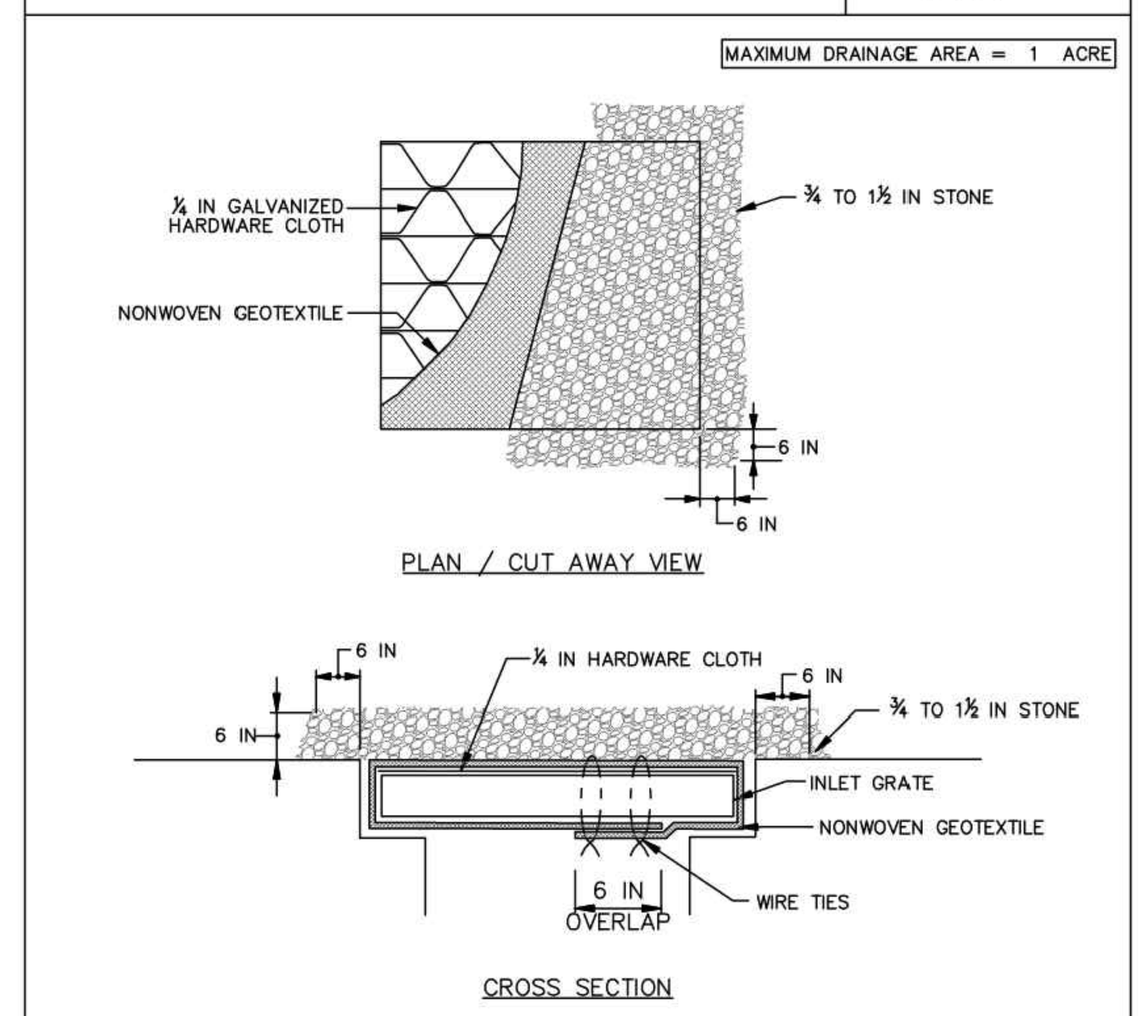
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

F.7

DETAIL E-9-2 AT-GRADE INLET PROTECTION

STANDARD SYMBOL
AGIP

MAXIMUM DRAINAGE AREA = 1 ACRE



CONSTRUCTION SPECIFICATIONS

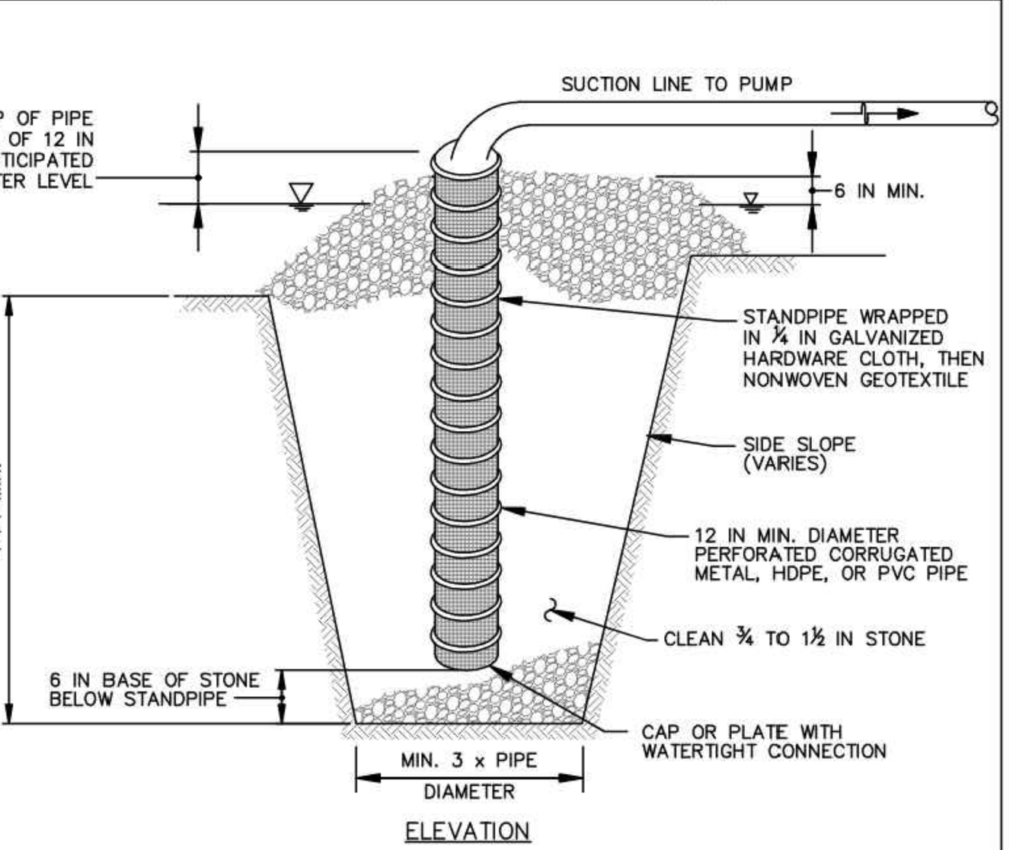
1. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H–1 MATERIALS.
2. LIFT GRATE AND WRAP WITH NONWOVEN GEOTEXTILE TO COMPLETELY COVER ALL OPENINGS. SECURE WITH WIRE TIES AND SET GRATE BACK IN PLACE.
3. PLACE CLEAN ¾ TO 1½ INCH STONE OR EQUIVALENT RECYCLED CONCRETE 6 INCHES THICK ON THE GRATE.
4. STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

E.26

DETAIL F-2 SUMP PIT

STANDARD SYMBOL
SP



CONSTRUCTION SPECIFICATIONS

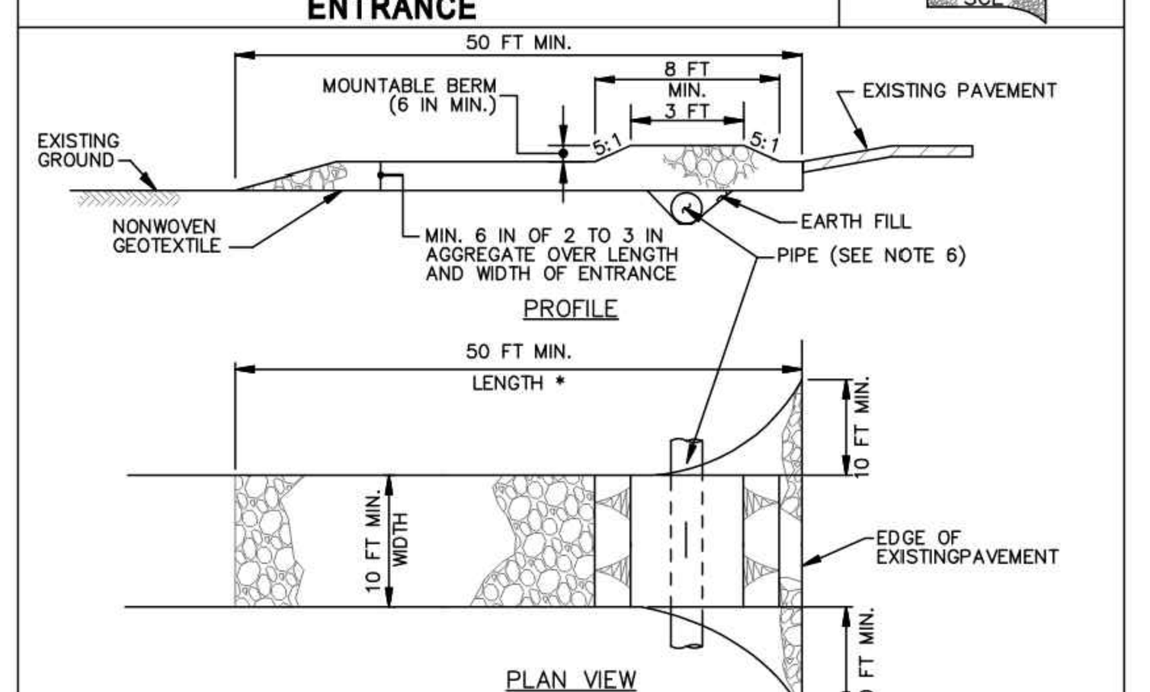
1. USE 12 INCH OR LARGER DIAMETER CORRUGATED METAL, HDPE, OR PVC PIPE WITH 1 INCH DIAMETER PERFORATIONS, 6 INCHES ON CENTER. BOTTOM OF PIPE MUST BE CAPPED WITH WATERTIGHT SEAL.
2. WRAP PIPE WITH ¼ INCH GALVANIZED HARDWARE CLOTH AND WRAP NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H–1 MATERIALS, OVER THE HARDWARE CLOTH.
3. EXCAVATE PIT TO THREE TIMES THE PIPE DIAMETER AND FOUR FEET IN DEPTH. PLACE ¾ TO 1½ INCH STONE OR EQUIVALENT RECYCLED CONCRETE, 6 INCHES IN DEPTH PRIOR TO PIPE PLACEMENT.
4. SET TOP OF PIPE MINIMUM 12 INCHES ABOVE ANTICIPATED WATER SURFACE ELEVATION.
5. BACKFILL PIT AROUND THE PIPE WITH ¾ TO 1½ INCH CLEAN STONE OR EQUIVALENT RECYCLED CONCRETE AND EXTEND STONE A MINIMUM OF 6 INCHES ABOVE ANTICIPATED WATER SURFACE ELEVATION.
6. DISCHARGE TO A STABLE AREA AT A NONEROSIVE RATE.
7. A SUMP PIT REQUIRES FREQUENT MAINTENANCE. IF SYSTEM CLOGS, REMOVE PERFORATED PIPE AND REPLACE GEOTEXTILE AND STONE. KEEP POINT OF DISCHARGE FREE OF EROSION.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

F.5

DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE

STANDARD SYMBOL
SCE



CONSTRUCTION SPECIFICATIONS

1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H–1 MATERIALS.
4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

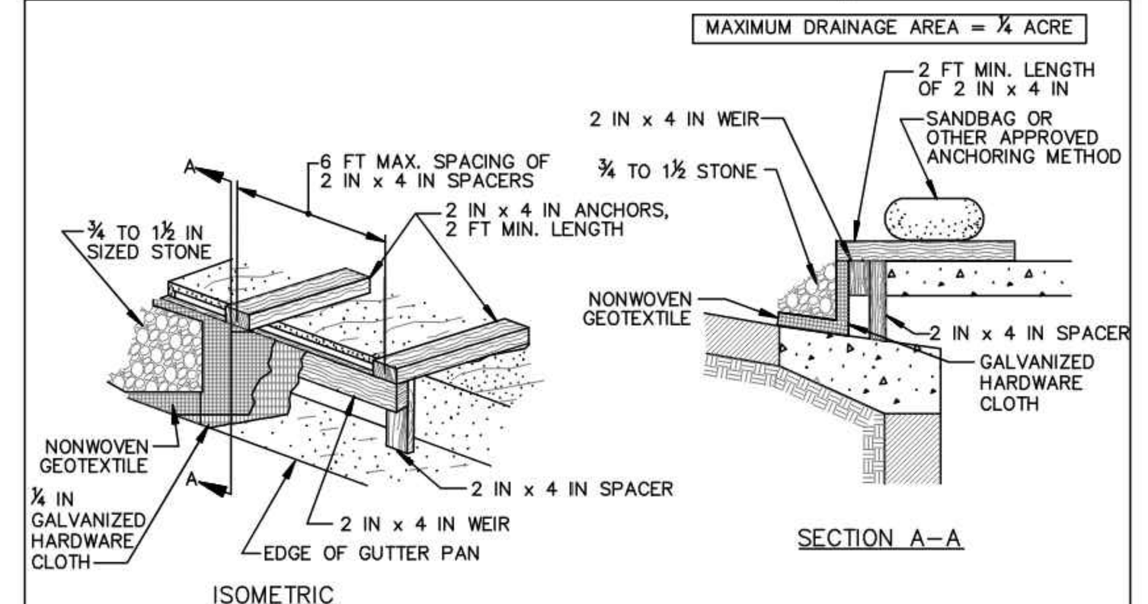
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

B.2

DETAIL E-9-3 CURB INLET PROTECTION

STANDARD SYMBOL
CIP

MAXIMUM DRAINAGE AREA = ¼ ACRE



CONSTRUCTION SPECIFICATIONS

1. USE NOMINAL 2 INCH x 4 INCH LUMBER
2. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H–1 MATERIALS.
3. NAIL THE 2x4 WEIR TO 9 INCH LONG VERTICAL SPACERS (MAXIMUM 6 FEET APART).
4. ATTACH A CONTINUOUS PIECE OF ¼ INCH GALVANIZED HARDWARE CLOTH, WITH A MINIMUM WIDTH OF 30 INCHES AND A MINIMUM LENGTH OF 4 FEET LONGER THAN THE THROAT OPENING, TO THE 2x4 WEIR, EXTENDING IT 2 FEET BEYOND THROAT ON EACH SIDE.
5. PLACE A CONTINUOUS PIECE OF NONWOVEN GEOTEXTILE OF THE SAME DIMENSIONS AS THE HARDWARE CLOTH OVER THE HARDWARE CLOTH AND SECURELY ATTACH TO THE 2x4 WEIR.
6. PLACE THE ASSEMBLY AGAINST THE INLET THROAT AND NAIL TO 2x4 ANCHORS (MINIMUM 2 FEET LENGTH). EXTEND THE ANCHORS ACROSS THE INLET TOP AND HOLD IN PLACE BY SANDBAGS OR OTHER APPROVED ANCHORING METHOD.
7. INSTALL END SPACERS A MINIMUM OF 1 FOOT BEYOND THE ENDS OF THE THROAT OPENING.
8. FORM THE HARDWARE CLOTH AND THE GEOTEXTILE TO THE CONCRETE GUTTER AND FACE OF CURB TO SPAN THE INLET OPENING. COVER THE HARDWARE CLOTH AND GEOTEXTILE WITH CLEAN ¾ TO 1½ INCH STONE OR EQUIVALENT RECYCLED CONCRETE.
9. AT NON–SUMP LOCATIONS, INSTALL A TEMPORARY SANDBAG OR ASPHALT BERM TO PREVENT INLET BYPASS.
10. STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

E.27

Department of Permitting Services
2425 Reedie Drive, 7th Floor
Wheaton, MD 20902
Phone: 311 in Montgomery County or (240) 777-0311
http://www.montgomerycountymd.gov/permittingservices/

DPS Montgomery County Department of Permitting Services
YOUR PROJECT PARTNER

Standard Erosion and Sediment Control Notes

March 2024

1. The permittee shall notify the Department of Permitting Services (DPS) forty-eight (48) hours before commencing any land disturbing activity and, unless waived by the Department, shall be required to hold a pre-construction meeting between them or their representative, their engineer, and an authorized representative of the Department.

2. The permittee must obtain inspection and approval by DPS at the following points:

   A. At the required pre-construction meeting.

   B. Following installation of sediment control measures and prior to any other land disturbing activity.

   C. During the installation of a sediment basin or stormwater management structure at the required inspection points (see Inspection Checklist on plan). Notification prior to commencing construction is mandatory.

   D. Prior to removal or modification of any sediment control structure(s).

   E. Prior to final acceptance.

3. The permittee shall construct all erosion and sediment control measures per the approved plan and construction sequence, shall have them inspected and approved by the Department prior to beginning any other land disturbances, shall ensure that all runoff from disturbed areas is directed to the sediment control devices, and shall not remove any erosion or sediment control measure without prior permission from the Department.

4. The permittee shall protect all points of construction ingress and egress to prevent the deposition of materials onto traversed public thoroughfare(s). All materials deposited onto public thoroughfare(s) shall be removed immediately.

5. The permittee shall inspect periodically and maintain continuously in effective operating condition, all erosion and sediment control measures until such time as they are removed with prior permission from the Department. The permittee is responsible for immediately repairing or replacing any sediment control measures which have been damaged or removed by the permittee or any other person.

6. * Following initial soil disturbance or re-disturbance, permanent or temporary stabilization must be completed within:

   a) Three (3) calendar days as to the surface of all perimeter dikes, swales, ditches, perimeter slopes and all slopes steeper than 3 horizontal to 1 vertical (3:1); and

   b) Seven (7) calendar days as to all other disturbed or graded areas on the project site not under active grading.

All areas disturbed outside of the perimeter sediment control system must be minimized and stabilized immediately. Maintenance must be performed as necessary to ensure continued stabilization.

7. The permittee shall apply *sod, seed, and anchored straw mulch, or other approved stabilization measures to all disturbed areas within seven (7) calendar days after stripping and grading activities have ceased on that area. Maintenance shall be performed as necessary to ensure continued stabilization. Active construction areas such as borrow or stockpile areas, roadway improvements, and areas within fifty (50) feet of a building under construction may be exempt from this requirement, provided that erosion and sediment control measures are installed and maintained to protect those areas.

8. Prior to removal of sediment control measures, the permittee shall stabilize all contributory disturbed areas with required soil amendments and topsoil, using sod or an approved permanent seed mixture and an approved anchored mulch. Wood fiber mulch may only be used in seeding season when the slope does not exceed 10% and grading has been done to promote sheet flow drainage. Areas brought to finished grade during the seeding season shall be permanently stabilized within seven (7) calendar days of establishment. When property is brought to finished grade during the months of November through February, and permanent stabilization is found to be impractical, an approved temporary seed and straw anchored mulch shall be applied to disturbed areas. The final permanent stabilization of such property shall be completed prior to the following April 15.

9. The site permit, work, materials, approved SC/SM plans, and test reports shall be available at the site for inspection by duly authorized officials of Montgomery County.

10. Surface drainage flows over unstabilized cut and fill slopes shall be controlled by either preventing drainage flows from traversing the slopes or by installing mechanical devices to lower the water down slope without causing erosion. Dikes shall be installed and maintained at the top of cut or fill slopes until the slope and drainage area to it are fully stabilized, at which time they must be removed, and final grading done to promote sheet flow drainage. Mechanical devices must be provided at points of concentrated flow where erosion is likely to occur.

11. Permanent swales or other points of concentrated water flow shall be stabilized within 3 calendar days of establishment with *sod or seed with an approved erosion control matting or by other approved stabilization measures.

12. Sediment control devices shall be removed, with permission of the Department, within thirty (30) calendar days following establishment of permanent stabilization in all contributory drainage areas. Stormwater management structures used temporarily for sediment control shall be converted to the permanent configuration within this time period as well.

13. * No permanent cut or fill slope with a gradient steeper than 3:1 will be permitted in lawn maintenance areas or on residential lots. A slope gradient of up to 2:1 will be permitted in non-maintenance areas provided that those areas are indicated on the erosion and sediment control plan with a low-maintenance ground cover specified for permanent stabilization. Slope gradient steeper than 2:1 will not be permitted with vegetative stabilization.

14. The permittee shall install a splashblock at the bottom of each downspout unless the downspout is connected by a drain line to an acceptable outlet.

2

15. For finished grading, the permittee shall provide adequate gradients so as to prevent water from standing on the surface of lawns more than twenty-four (24) hours after the end of a rainfall, except in designated drainage courses and swale flow areas, which may drain as long as forty-eight (48) hours after the end of a rainfall.

16. Sediment traps or basins are not permitted within 20 feet of a building which is existing or under construction. No building may be constructed within 20 feet of a sediment trap or basin.

17. All inlets in non-sump areas shall have asphalt berms installed at the time of base paving establishment.

18. The sediment control inspector has the option of requiring additional sediment control measures, as deemed necessary.

19. All trap elevations are relative to the outlet elevation, which must be on existing undisturbed ground.

20. *Vegetative stabilization shall be performed in accordance with the Standards and Specifications for Soil Erosion and Sediment Control.

21. Sediment trap(s)/basin(s) shall be cleaned out and restored to the original dimensions when sediment has accumulated to the point of one-half (1/2) the wet storage depth of the trap/basin (1/4 the wet storage depth for ST-III) or when required by the sediment control inspector.

22. Sediment removed from traps/basins shall be placed and stabilized in approved areas, but not within a floodplain.

23. All sediment basins and traps must be surrounded with a welded wire safety fence. The fence must be at least 42 inches high, have posts spaced no farther apart than 8 feet, have mesh openings no greater the two inches in width and four inches in height, with a minimum of 14-gauge wire. Safety fence must be maintained in good condition at all times.

24. No excavation in the areas of existing utilities is permitted unless their location has been determined. Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work.

25. Off-site spoil or borrow areas must have prior approval by DPS.

26. Sediment trap/basin dewatering for cleanout or repair may only be done with the DPS inspector's permission. The inspector must approve the dewatering method for each application. The following methods may be considered:

   A. Pump discharge may be directed to another on-site sediment trap or basin, provided it is of sufficient volume and the pump intake is floated to prevent agitation or suction of deposited sediments; or

   B. the pump intake may utilize a Removable Pumping Station and must discharge into an undisturbed area through a non-erosive outlet; or

   C. the pump intake may be floated and discharge into a Dirt Bag (12 oz. non-woven fabric), or approved equivalent, located in an undisturbed buffer area.

Remember: Dewatering operation and method must have prior approval by the DPS inspector.

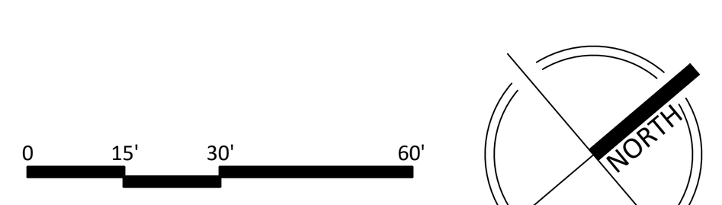
3

27. The permittee must notify the Department of all utility construction activities within the permitted limits of disturbance prior to the commencement of those activities.

28. * Topsoil must be applied to all pervious areas within the limits of disturbance prior to permanent stabilization in accordance with MDE "Standards and Specifications for Soil Preparation, Topsoiling, and Soil Amendments".

* Class of turfgrass sod must be Maryland State Certified. Sod labels must be made available to the job foreman and the Sediment Control Inspector.

4

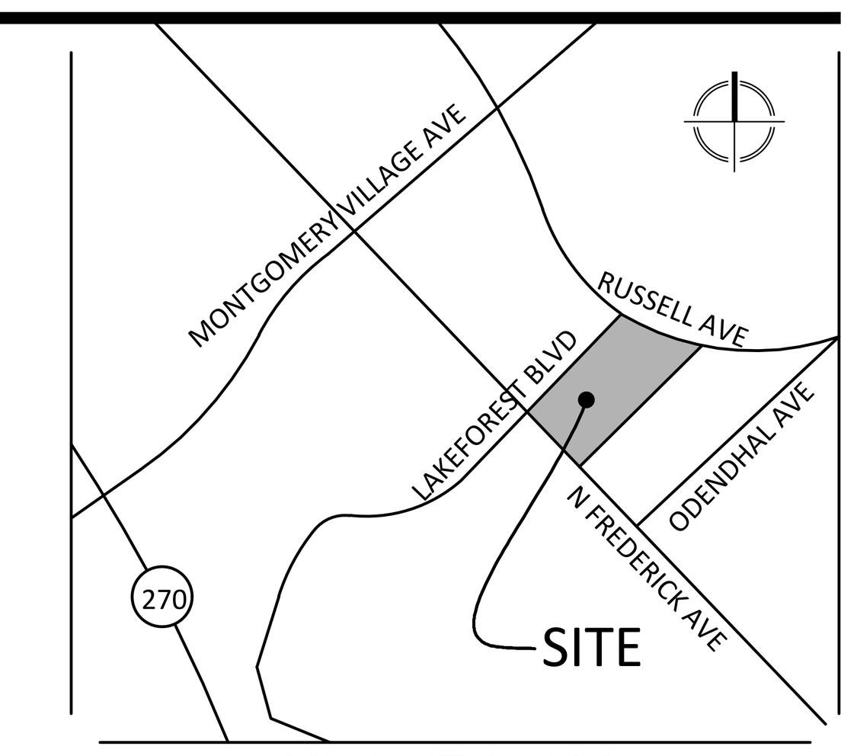


SCALE: 1" = 30'

NOT FOR CONSTRUCTION

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

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. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.



VICINITY MAP
SCALE: 1" = 1000'

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

PREPARED FOR:
417 DEVELOPMENT LLC
6000 EXECUTIVE BOULEVARD
SUITE 400
NORTH BETHESDA, MD 20852
301.770.5930
CONTACT: BRIAN R. LANG

DESIGN CONSULTANTS

ATTORNEY
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11 N. WASHINGTON STREET
SUITE 700
ROCKVILLE MD, 20850
301.762.1600
CONTACT: CASEY L. CIRNER

ARCHITECT
WDG ARCHITECTURE
1025 CONNECTICUT AVENUE
SUITE 300
WASHINGTON DC, 20036
202.857.8300
CONTACT: SITI ABDUL RAMAN

TRAFFIC CONSULTANT
WELLS + ASSOCIATES
7200 WISCONSIN AVENUE
SUITE 500
BETHESDA MD, 20814
410.353.7340
CONTACT: NANCY RANDALL

PLANNER, CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
CONTACT: IAN P. DUKE

REVISIONS	DATE

Gateway Lakeforest

9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 224NW10
TAX MAP:

PRELIMINARY SEDIMENT & EROSION CONTROL PLAN DETAILS

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
JASON A. EVANS LICENSE No. 39885
EXPIRATION DATE: JANUARY 19, 2025

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
SEDIMENT EROSION CONTROL

APPLICATION NO. SEC-9619-2023
CONCEPT PLAN ☐ PRELIMINARY PLAN ☒
APPROVAL DATE -
BY

DRAWN BY: AD
DESIGNED BY: ID
DATE ISSUED: 7/16/2024
VIKA PROJECT VM50089
DRAWING NO.
SHEET NO. PSEC-3

GATEWAY LAKEFOREST

STORM DRAIN CALCULATION

VIKA #VM50089
December 2024

Prepared for: 417 Development LLC
6000 Executive Blvd
Suite 400
North Bethesda, MD 20852
Attn: Brian Lang
(301) 770-5930

Prepared By: VIKA Maryland, LLC
20251 Century Boulevard
Suite 400
Germantown, MD 20874
Attn: Jason Evans
(301) 916 – 4100

EXISTING STORM DRAIN COMPUTATIONS

Project Name:	Gateway Lakefrest	Computed:	CW	INPUT
Project No.:	VM50089-C	Checked:	JE	USER VERIFIED
Date:	December 17, 2024			

ENGINEERING ♻ PLANNING ♻ LANDSCAPE ARCHITECTURE ♻ SURVEYING/GEOMATICS

10YR. STORM DRAIN COMPUTATION (EXISTING)

FROM	TO	INC. AREA ACRES	TOTAL AREA ACRES	C	A*C	ACUM. A*C	Tc MIN-SEC	I 10 YR IN/HR	Q_{10} CFS	MIN SLOPE %	ACT SLOPE %	n	PIPE SIZE IN	F.F. VEL FPS	ACT VEL FPS	LENGTH FEET	TIME IN PIPE MIN	Q CAPACITY CFS
STUDY POINT #1																		
I-25	I-24	0.46	0.46	0.85	0.39	0.39	5.00	7.07	2.8	0.60	0.87	0.013	12	4.23	4.6	127	0.46	3.32
I-24	I-23	0.09	0.55	0.83	0.07	0.47	5.46	6.93	3.2	0.25	1.27	0.013	15	5.93	5.7	158	0.46	7.28
I-26	I-23	0.81	0.81	0.85	0.69	0.69	5.00	7.07	4.9	0.57	2.75	0.013	15	8.73	8.5	228	0.45	10.71
I-23	I-22	0.55	1.91	0.75	0.41	1.57	5.92	6.81	10.7	1.03	1.92	0.013	18	8.24	8.9	32	0.06	14.56
I-22	I-21	0.23	2.14	0.84	0.19	1.76	5.98	6.79	11.9	0.57		0.013	21	0.00	5.0	78	0.26	0.00
STUDY POINT #2																		
I-20	I-19	0.47	0.47	0.86	0.40	0.40	5.00	7.07	2.9	0.20	3.24	0.013	15	9.48	7.7	41	0.09	11.63
I-19	D-18	0.87	1.34	0.83	0.72	1.13	5.09	7.04	7.9	1.51	2.21	0.013	15	7.83	8.7	65	0.12	9.60
D-18	I-15		1.34		0.00	1.13	5.21	7.00	7.9	0.57	2.71	0.013	18	9.79	9.6	45	0.08	17.29
I-17	D-16	0.28	0.28	0.69	0.19	0.19	7.00	6.52	1.3	0.13	1.79	0.013	12	6.07	5.0	34	0.11	4.77
D-16	I-15		0.28		0.00	0.19	7.11	6.50	1.3	0.13	2.12	0.013	12	6.60	5.3	85	0.27	5.19
I-15	D-13	0.61	2.23	0.89	0.54	1.86	7.38	6.43	12.0	1.30	1.59	0.013	18	7.50	8.5	174	0.34	13.25
I-14	D-13	0.34	0.34	0.88	0.30	0.30	5.00	7.07	2.1	0.04	2.23	0.013	18	8.88	6.0	45	0.13	15.69
D-13	D-12		2.57		0.00	2.16	7.72	6.35	13.7	0.75	1.19	0.013	21	7.19	8.0	84	0.18	17.28
D-12	I-11		2.57		0.00	2.16	7.90	6.31	13.7	0.75	6.97	0.013	21	17.39	15.5	29	0.03	41.83
I-11		0.67	3.24	0.75	0.50	2.66	7.93	6.30	16.8	1.12		0.013	21	0.00	7.0		0.00	0.00
STUDY POINT #3																		
I-4	I-3	0.55	0.55	0.84	0.46	0.46	5.00	7.07	3.3	0.26	4.29	0.013	15	10.90	9.0	10	0.02	13.38
STUDY POINT #4																		
I-7	I-6	0.98	0.98	0.74	0.73	0.73	7.00	6.52	4.7	0.54	4.79	0.013	15	11.52	10.2	14	0.02	14.14

PROPOSED STORM DRAIN COMPUTATIONS

Project Name:	Gateway Lakeforest	Computed:	CW	INPUT	
Project No.:	VM50089C	Checked:	JE	USER VERIFIED	
Date:	December 17, 2024				

ENGINEERING ♻ PLANNING ♻ LANDSCAPE ARCHITECTURE ♻ SURVEYING/GEOMATICS

10YR. STORM DRAIN COMPUTATION (PROPOSED)

FROM	TO	INC. AREA ACRES	TOTAL AREA ACRES	C	A*C	ACUM. A*C	Tc MIN-SEC	I 10 YR IN/HR	Q_{10} CFS	MIN SLOPE %	ACT SLOPE %	n	PIPE SIZE IN	F.F. VEL FPS	ACT VEL FPS	LENGTH FEET	TIME IN PIPE MIN	Q CAPACITY CFS
STUDY POINT #1																		
300	I-22	1.45	1.45	0.90	1.31	1.31	5.00	7.07	9.2	0.66	1.00	0.012	18	6.44	7.1	22	0.05	11.38
I-22	I-21	0.34	1.79	0.72	0.24	1.55	5.05	7.05	10.9	0.48		0.013	21	0.00	4.5	79	0.29	0.00
STUDY POINT #2																		
RD-4	209	0.92	0.92	0.90	0.83	0.83	5.00	7.07	10.9	2.44	2.00	0.012	15	8.06	8.9	10	0.02	9.90
209	207	0.17	1.09	0.62	0.11	0.93	5.02	7.06	6.6	0.89	2.00	0.012	15	8.06	8.6	42	0.08	9.90
208	207	0.27	0.54	0.56	0.15	0.15	10.00	5.85	6.6	0.89	2.00	0.012	15	8.06	8.6	24	0.05	9.90
MBF-2	205	0.44	0.44	0.90	0.40	0.40	5.00	7.07	6.6	0.89	2.00	0.012	15	8.06	8.6	10	0.02	9.90
MBF-1	203A	0.16	0.16	0.90	0.14	0.14	5.00	7.07	1.0	0.02	2.00	0.012	15	8.06	5.0	30	0.10	9.90
207	206		1.63		0.00	1.08	10.05	5.84	6.6	0.89	2.00	0.012	15	8.06	8.6	78	0.15	9.90
206	205		1.63		0.00	1.08	10.20	5.81	6.6	0.89	2.00	0.012	15	8.06	8.6	44	0.08	9.90
205	16		2.07		0.00	1.48	10.28	5.80	8.6	0.57	2.00	0.012	18	9.11	9.2	31	0.06	16.09
17	16	0.27	0.27	0.68	0.18	0.18	7.00	6.52	1.2	0.01	2.00	0.012	18	9.11	5.2	34	0.11	16.09
16	15		2.34		0.00	1.66	10.34	5.79	9.6	0.72	2.00	0.012	18	9.11	9.5	85	0.15	16.09
204	15	0.12	0.12	0.73	0.09	0.09	7.00	6.52	0.6	0.00	2.00	0.012	18	9.11	4.3	30	0.12	16.09
15	203A	0.51	2.97	0.89	0.45	2.21	10.49	5.76	12.7	1.24	2.00	0.012	18	9.11	10.1	94	0.15	16.09
203A	13		3.13		0.00	2.35	10.64	5.73	13.5	0.61	2.00	0.012	21	10.09	10.3	70	0.11	24.28
13	12		3.13		0.00	2.35	10.64	5.73	13.5	1.19	1.19	0.012	21	7.79	8.4	85	0.17	18.73
12	200		3.13		0.00	2.35	10.75	5.71	13.4	0.61	1.19	0.012	21	7.79	8.4	14	0.03	18.73
203	201	0.05	0.05	0.90	0.05	0.05	5.00	7.07	13.5	3.70	2.00	0.012	15	8.06	11.0	21	0.03	9.90
202	201	0.09	0.09	0.68	0.06	0.06	7.00	6.52	0.4	0.00	2.00	0.012	21	10.09	3.3	23	0.12	24.28
201	200		0.14		0.00	0.11	7.12	6.49	0.7	0.00	2.00	0.012	21	10.09	4.1	93	0.37	24.28
200	I-11		3.27		0.00	2.46	7.49	6.40	15.7	0.84	2.00	0.012	21	10.09	10.7	11	0.02	24.28
STUDY POINT #3																		
I-4	I-3	0.42	0.42	0.84	0.35	0.35	5.00	7.07	2.5	0.15	4.29	0.013	15	10.90	8.2	10	0.02	13.38
STUDY POINT #4																		
I-7	I-6	0.98	0.98	0.74	0.73	0.73	7.00	6.52	4.7	0.54	4.79	0.013	15	11.52	10.2	14	0.02	14.14

STUDY POINT ANALYSIS

Project Name:	101 Lakeforest Blvd	**Computed By:**	JAE
Project No.:	50089C	**Checked By:**	JAE
Date:	12/16/24	**Sheet No.:**	1/1/00
County:	Montgomery		

STUDY POINT ANALYSIS

STUDY POINT	EXISTING 10YR	PROPOSED 10 YR
1	11.9 CFS	10.9 CFS
2	16.8 CFS	15.7 CFS
3	3.3 CFS	2.5 CFS
4	4.7 CFS	4.7 CFS