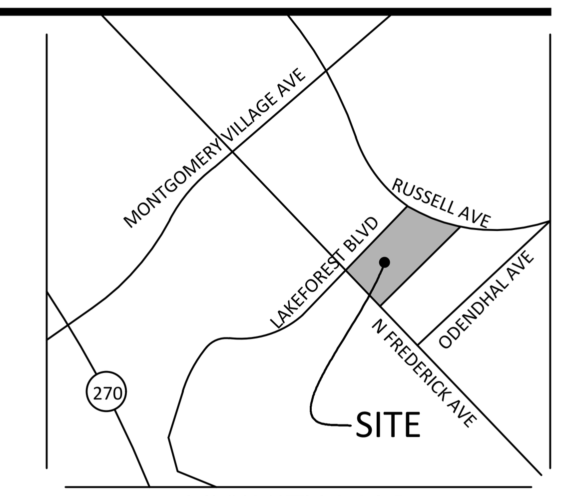
Joint Hearing - MCC & PC
Z-9928-2024
Exhibit 43

GATEWAY LAKEFOREST

101 LAKEFOREST BLVD
CITY OF GAITHERSBURG
MONTGOMERY COUNTY, MARYLAND

PRELIMINARY SEDIMENT & EROSION CONTROL PLAN



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

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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.

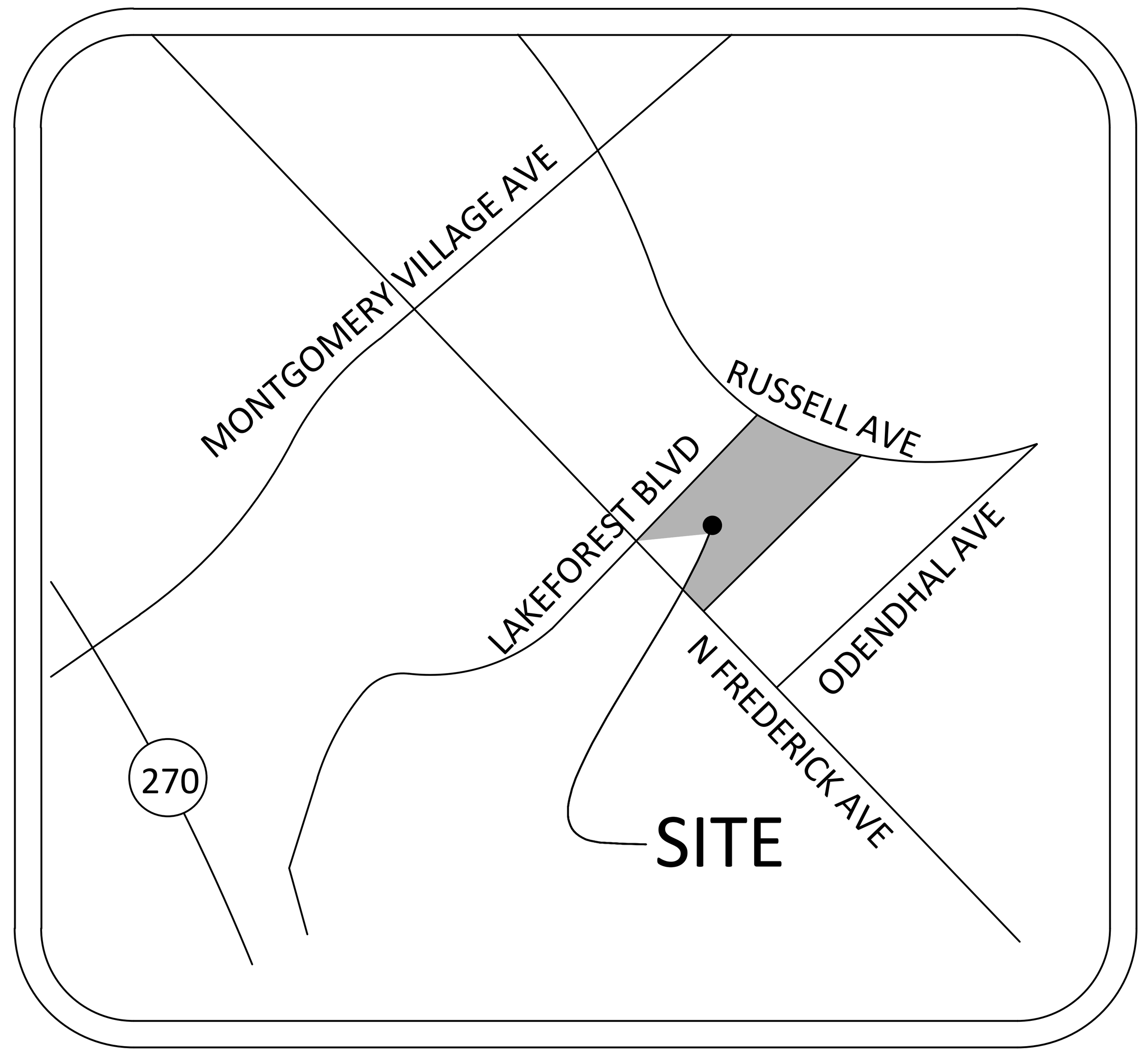
26. ALL SEDIMENT BASINS AND TRAPS MUST BE SURROUNDED WITH A WELDED WIRE SAFETY FENCE. THE FENCE MUST BE AT LEAST 42 INCHES HIGH, HAVE POSTS SPACED NO FARTHER APART THAN 8 FEET, HAVE MESH OPENINGS NO GREATER THAN 2 INCHES IN WIDTH AND 4 INCHES IN HEIGHT, WITH A MINIMUM OF 14-GAUGE WIRE. SAFETY FENCE MUST 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- EXISTING/DEMO
PSEC-3	SEDIMENT AND EROSION CONTROL PLAN- INTERIM
PSEC-4	SEDIMENT AND EROSION CONTROL PLAN- PROPOSED
PSEC-5	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				

ADDRESS:
101 Lakeforest Boulevard

REVISIONS	DATE
DRT RESPONSE	12/20/24
DRT RESPONSE	3/7/25

Gateway Lakeforest
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 224NW10
TAX MAP: FT42

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: 3/17/2025
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: 3/17/2025
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: 1/20/2025
Brian Lang - Senior Vice President
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.

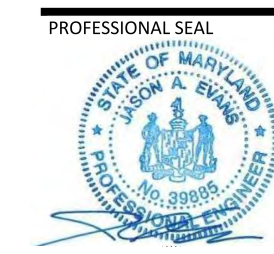
BY: 417 DEVELOPMENT LLC
6000 EXECUTIVE BLVD
SUITE 400
NORTH BETHESDA, MD 20852
301-777-5930
CONTACT: BRIAN R. LANG

BY:
NAME: Brian Lang
AUTHORIZED SIGNATURE
1/20/2025
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.

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
SEDIMENT EROSION CONTROL
APPLICATION NO. SEC-9940-2024
CONCEPT PLAN [ ]   PRELIMINARY PLAN [X]
APPROVAL DATE 04/03/2025
BY

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, 2027

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

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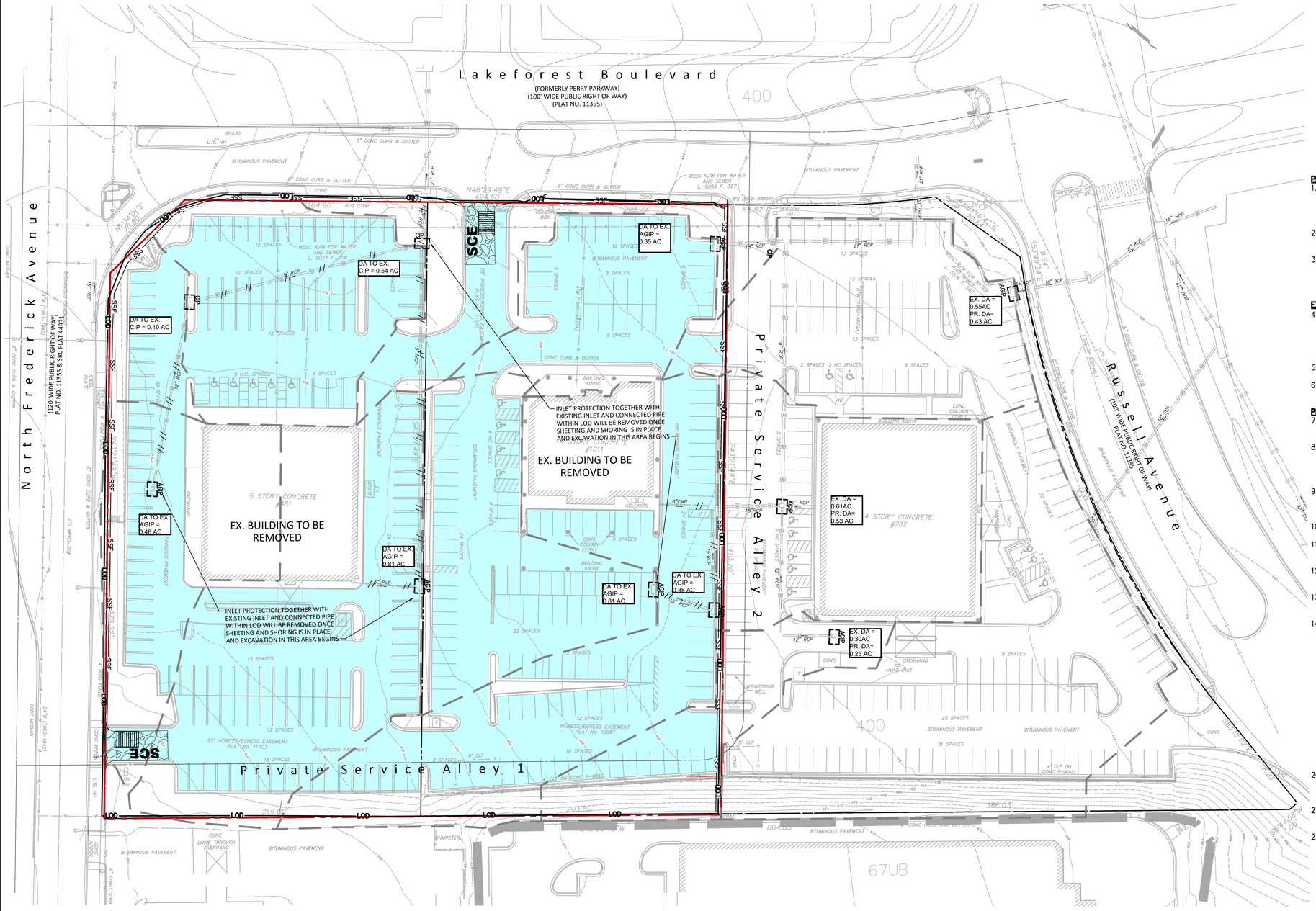
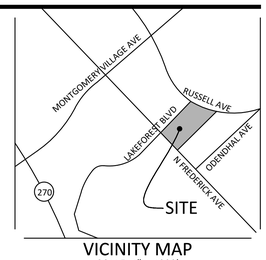
DRAWN BY: AD
DESIGNED BY: ID
DATE ISSUED: 7/16/2024
VIKA PROJECT: VM50089
DRAWING NO.
SHEET NO. PSEC -1

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.





VICINITY MAP
SCALE: 1" = 1000'

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 AND CITY OF GAITHERSBURG INSPECTOR, CERTIFYING THAT THE LIMITS OF DISTURBANCE AND TREE PROTECTION MEASURES ARE CORRECTLY MARKED AND INSTALLED PRIOR TO COMMENCEMENT OF ANY CLEARING.

EXISTING CONDITIONS/ DEMOLITION

4. INSTALL STABILIZED CONSTRUCTION ENTRANCE (SCE) WITH WASH RACK, CONCRETE WASHOUT STRUCTURE, SUPER SILT FENCE, SILT FENCE ON PAVEMENT, CURB INLET PROTECTION, AND AT GRADE INLET PROTECTION. SEDIMENT CONTROL DEVICES TO STAY IN PLACE UNTIL THE AREA WITHIN IS STABILIZED. SEDIMENT CONTROL DEVICES TO BE MAINTAINED THROUGHOUT DURATION OF CONSTRUCTION.
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, AFTER ALL UPSTREAM AREAS TO THE ESD FACILITIES HAVE BEEN STABILIZED. 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 AND WITH SEDIMENT CONTROLS DOWNSTREAM, 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.

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
- PARKING LOT TO BE REMOVED
- STABILIZED CONSTRUCTION ENTRANCE W/ WASH RACK — SCE
- PORTABLE SEDIMENT TANK — PST
- SUMP PUMP — SP
- SOIL BOUNDRY — 400
- EX. DIVIDES
- PROP. DIVIDES
- SD TO BE REMOVED

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.

0 15' 30' 60'
SCALE: 1" = 30'
NORTH

NOT FOR CONSTRUCTION

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CONTACT: IAN P. DUKE

ADDRESS:
101 Lakeforest Boulevard

REVISIONS	DATE
DRT RESPONSE	12/20/24
DRT RESPONSE	3/7/25

Gateway Lakeforest
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 224NW10
TAX MAP: FT42

PRELIMINARY SEDIMENT & EROSION CONTROL PLAN EXISTING/DEMO

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. 39889, EXPIRATION DATE: JANUARY 03, 2027

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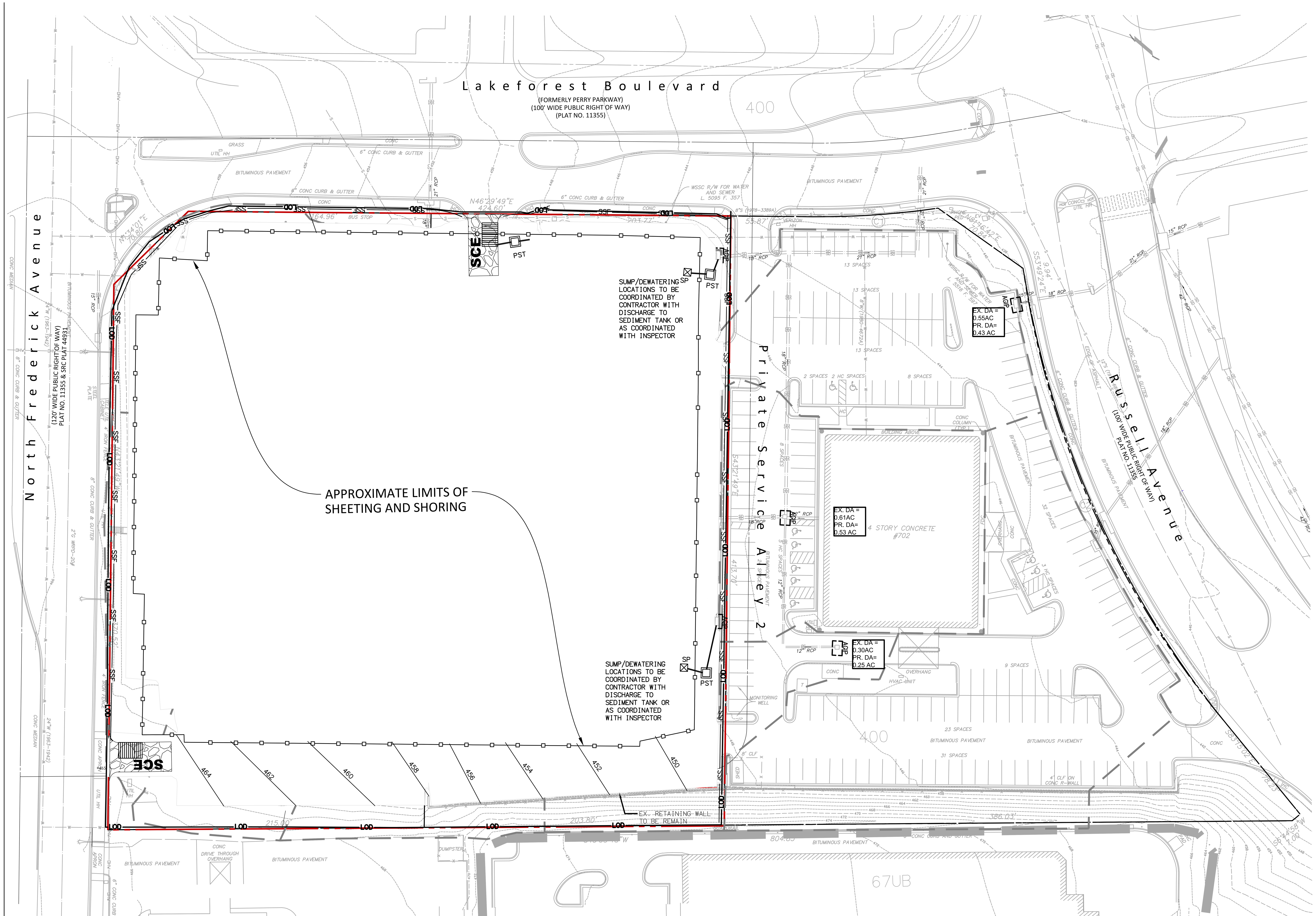
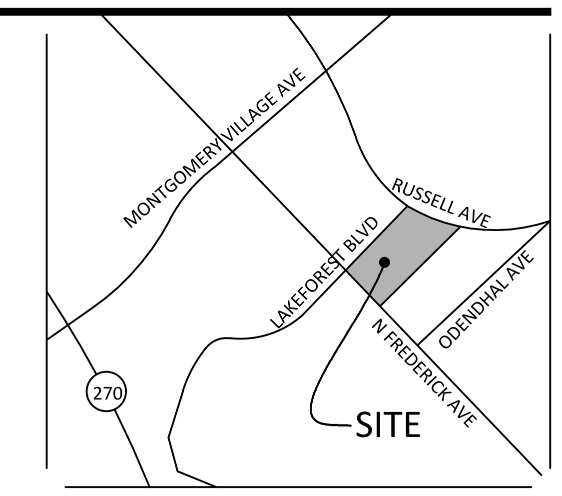
CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
SEDIMENT EROSION CONTROL
APPLICATION NO. SEC-9940-2024
CONCEPT PLAN ☐ PRELIMINARY PLAN ☒
APPROVAL DATE 04/03/2025
BY

DRAWN BY: AD
DESIGNED BY: ID
DATE ISSUED: 7/16/2024
VIKA PROJECT VM50089
DRAWING NO.
SHEET NO. PSEC-2

LAYOUT: PSEC-2-EX, Plotted By: evans





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
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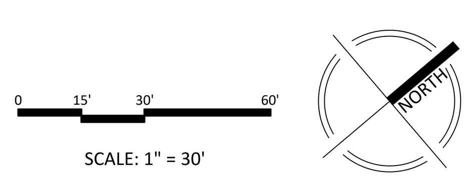
Gateway Lakeforest
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 224NW10
TAX MAP: FT42

PRELIMINARY SEDIMENT & EROSION CONTROL PLAN INTERIM CONDITION

LEGEND

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



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.

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.

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
SEDIMENT EROSION CONTROL

APPLICATION NO. SEC-9940-2024
CONCEPT PLAN ☐ PRELIMINARY PLAN ☒
APPROVAL DATE 04/03/2025
BY

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, 2027

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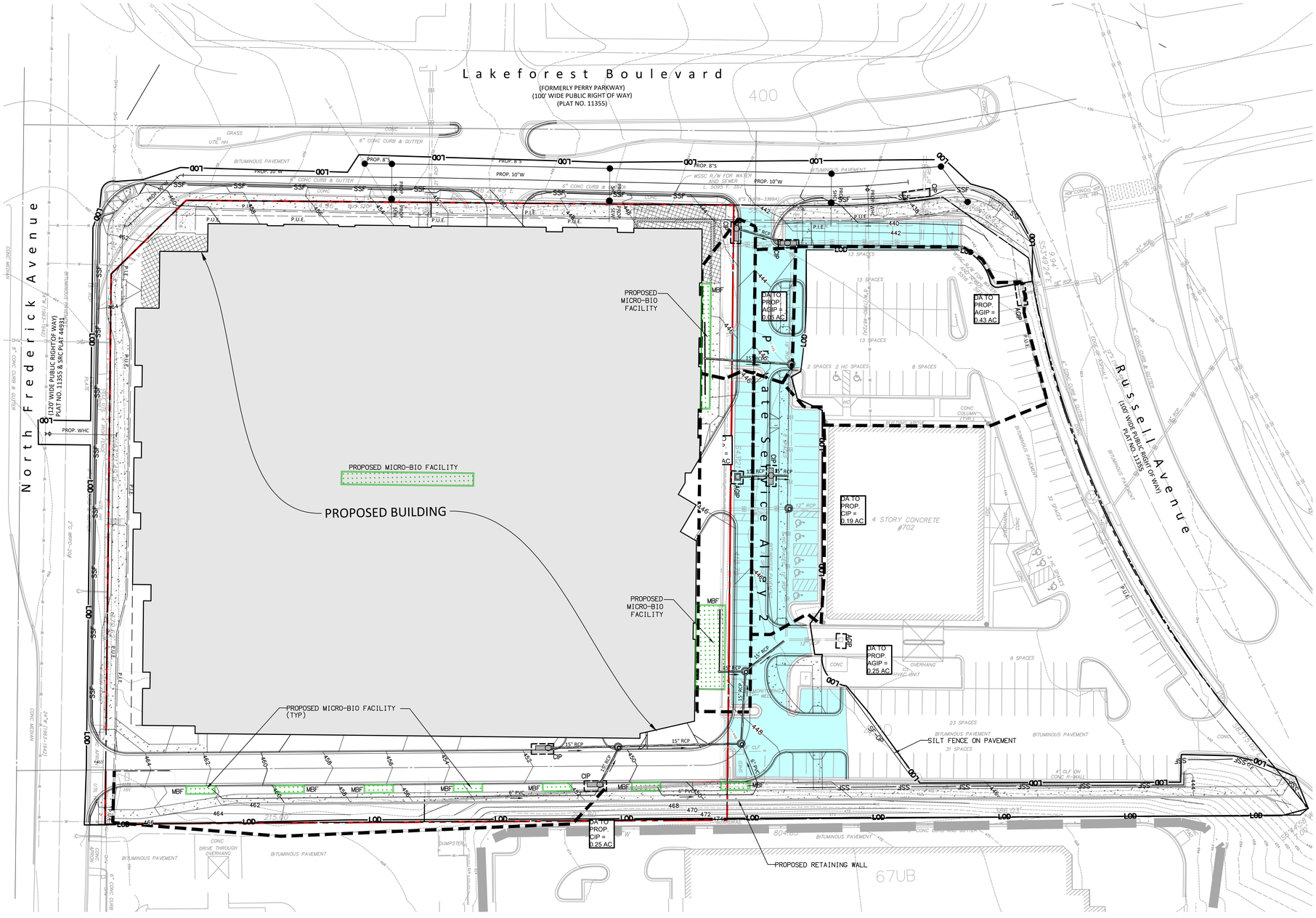
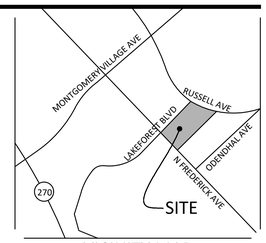
DESIGNED BY: ID
DATE ISSUED: 7/16/2024

VIKA PROJECT: VM50089

DRAWING NO.

SHEET NO. PSEC-3





VICINITY MAP
SCALE: 1" = 1000'

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 —
- PARKING LOT TO BE REMOVED
- PORTABLE SEDIMENT TANK — PST
- SUMP PUMP — SP
- SOIL BOUNDRY
- 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.

PROPOSED SWM BIO

0 15' 30' 60'
SCALE: 1" = 30'
NORTH

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.

LAYOUT: PSEC-4-PROP, Plotted By: evans

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REVISIONS	DATE
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Gateway Lakeforest
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 224NW10
TAX MAP: FT42

PRELIMINARY SEDIMENT & EROSION CONTROL PLAN PROPOSED

PROFESSIONAL SEAL
STATE OF MARYLAND · JASON A. EVANS · No. 39998 · PROFESSIONAL ENGINEER

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. 39998
EXPIRATION DATE: JANUARY 21, 2027

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

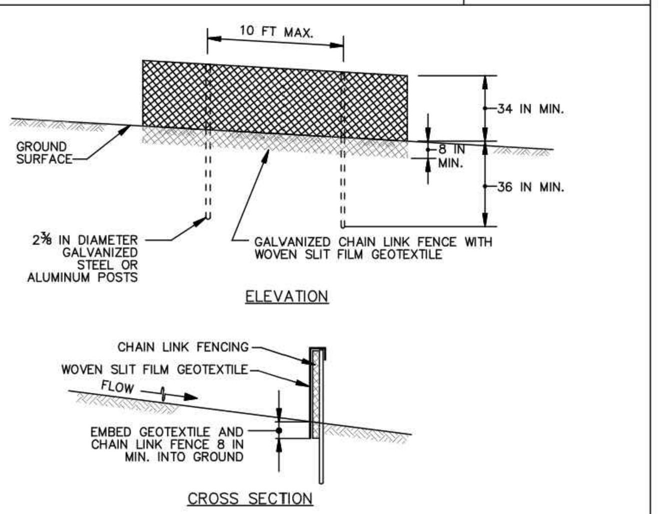
VIKA PROJECT: VM50089
DRAWING NO.:
SHEET NO.: PSEC-4

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
SEDIMENT EROSION CONTROL
APPLICATION NO. SEC-9940-2024
CONCEPT PLAN ☐ PRELIMINARY PLAN ☒
APPROVAL DATE 04/03/2025
BY

Z:\0000\50000\50089\ENGR\DGN\PLOT\PLOT SHEETS\50089_PSEC.dwg, Monday, March 17, 2025 1:43:43 PM

DETAIL E-3 SUPER SILT FENCE

STANDARD SYMBOL
SSF



CONSTRUCTION SPECIFICATIONS

1. INSTALL 2⅝ 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 (2⅝ 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.

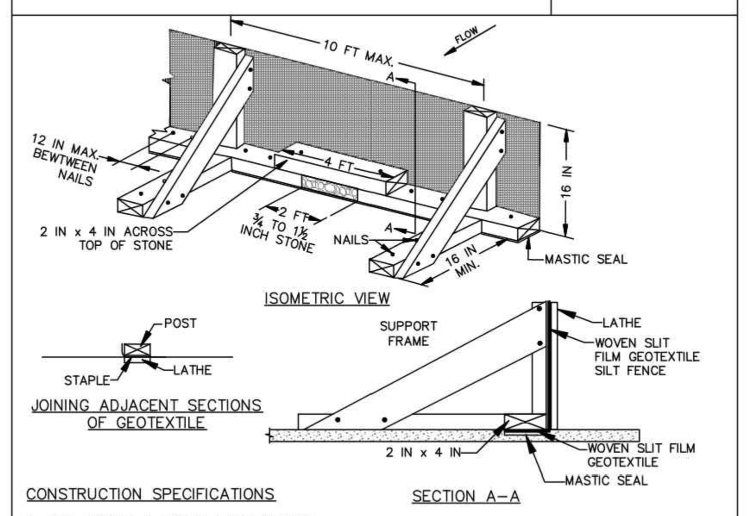
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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.

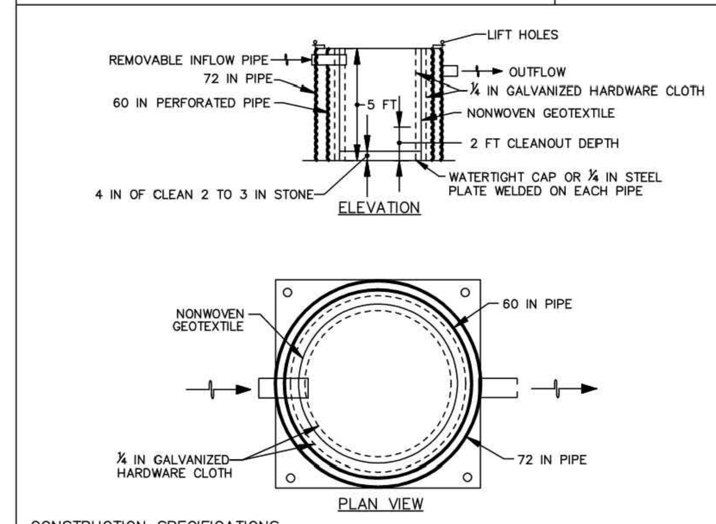
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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

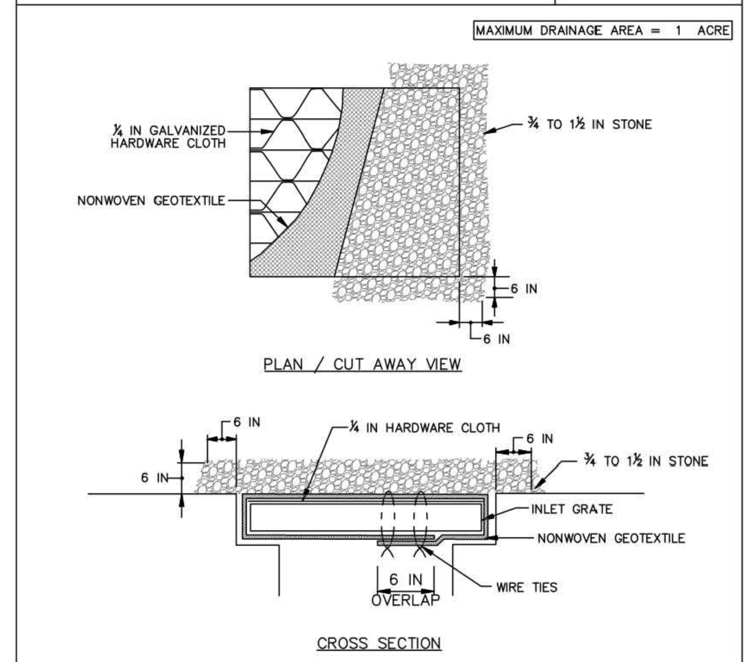
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

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.

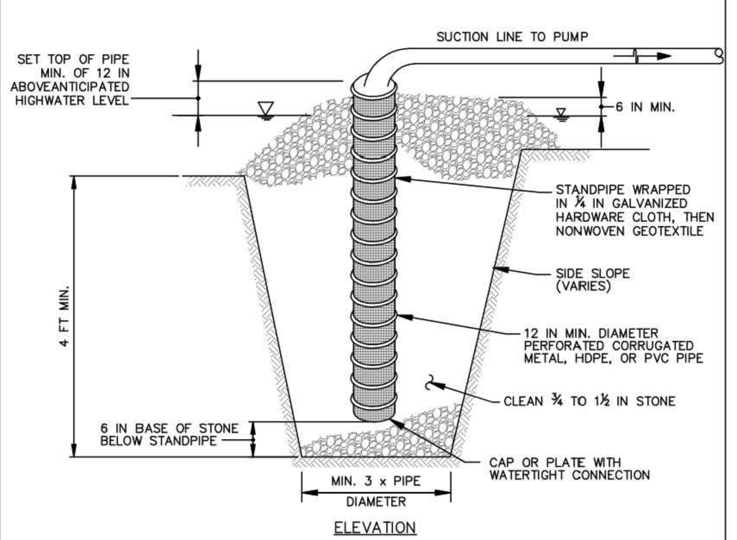
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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.

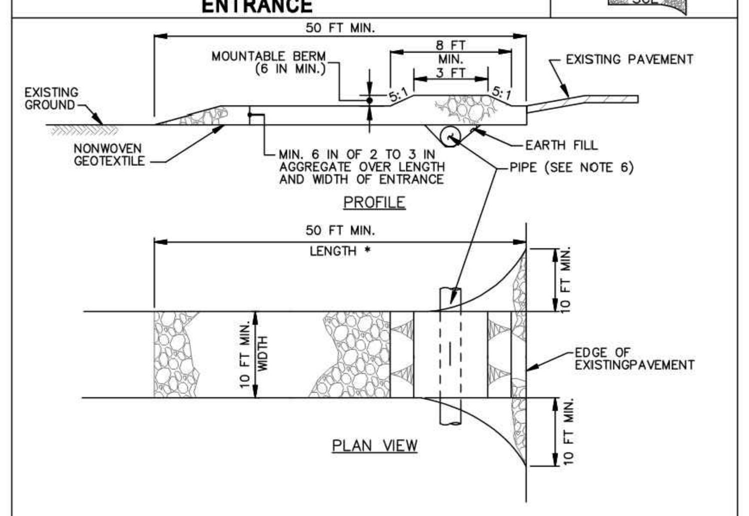
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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

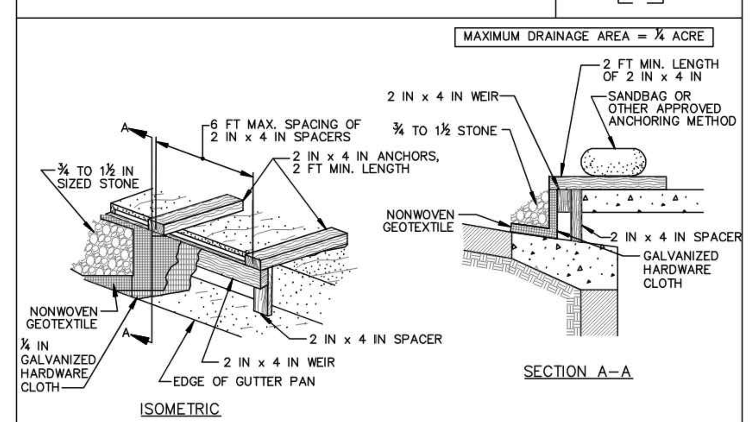
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

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.

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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.

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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.

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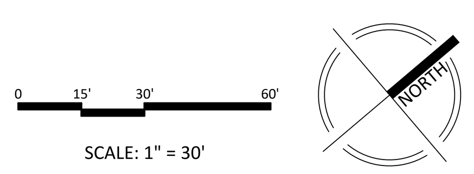
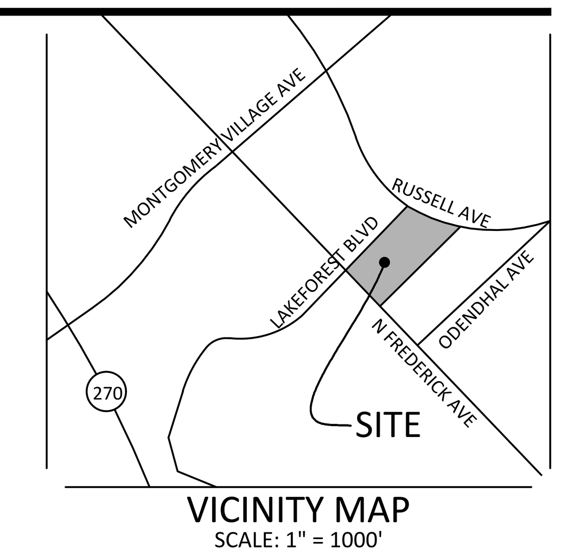


NOT FOR CONSTRUCTION

"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
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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

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ROCKVILLE MD, 20850
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GERMANTOWN MD, 20874
301.916.4100
CONTACT: IAN P. DUKE

ADDRESS:
101 Lakeforest Boulevard

REVISIONS	DATE
DRT RESPONSE	12/20/24
DRT RESPONSE	3/7/25

Gateway Lakeforest

9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 224NW10
TAX MAP: FT42

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, 2027

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CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
SEDIMENT EROSION CONTROL

APPLICATION NO. SEC-9940-2024
CONCEPT PLAN ☐ PRELIMINARY PLAN ☒
APPROVAL DATE 04/03/2025
BY ______

DRAWN BY:	AD
DESIGNED BY:	ID
DATE ISSUED:	7/16/2024
VIKA PROJECT	VM50089
DRAWING NO.	
SHEET NO.	PSEC-5