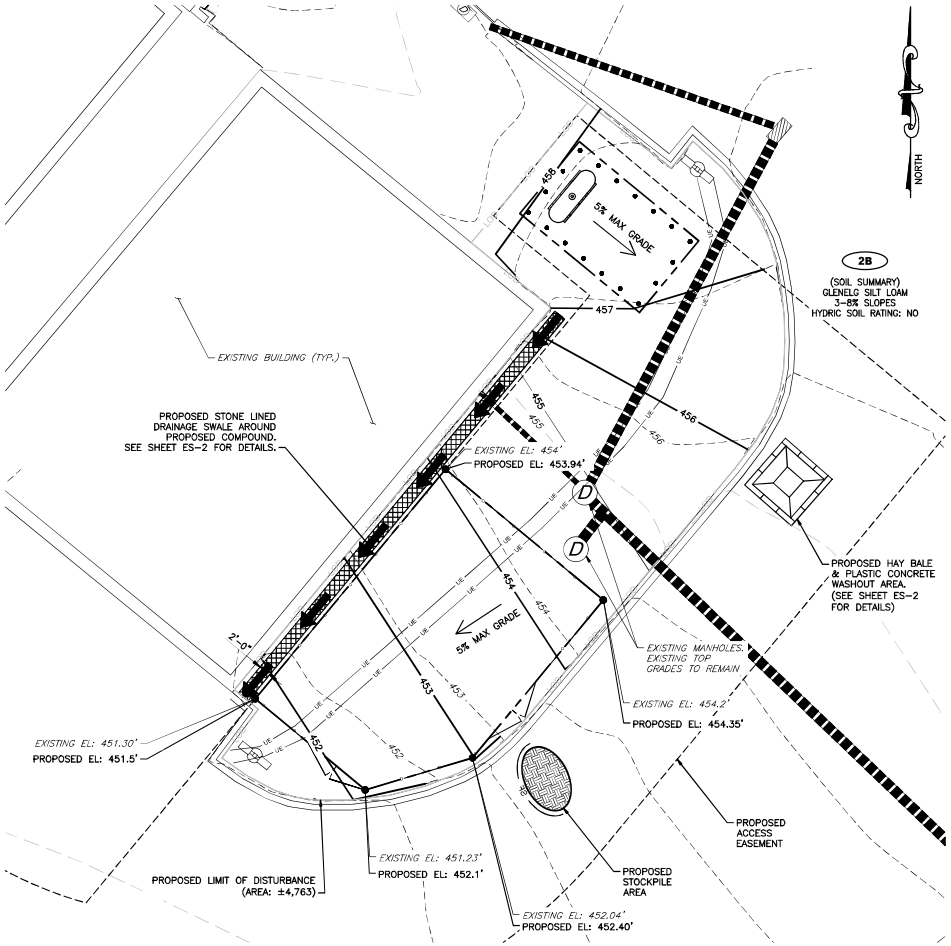

LEGEND

- PROPERTY LINE - SUBJECT PARCEL
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED FENCE
- PROPOSED LEASE AREA
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED STONE LINED SWALE

1 / ES-1 EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 10' (22x34)
SCALE: 1" = 20' (11x17)

GRAPHIC SCALE

1 INCH = 10 FEET (22X34)
1 INCH = 20 FEET (11X17)

GENERAL EROSION & SEDIMENT CONTROL NOTES & PROCEDURES:

1. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE O/RP SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
2. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
3. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMPS MUST BE STABILIZED IMMEDIATELY.
4. THE OPERATOR/RESPONSIBLE PERSON (O/RP) SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
5. THE EROSION AND SEDIMENT CONTROL PLAN IS TO BE USED FOR EROSION AND SEDIMENT CONTROL PURPOSES ONLY. IT SHALL NOT BE USED FOR ANY OTHER CONSTRUCTION RELATED ITEMS.
6. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
7. UNTIL A SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION CONTROL BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED, WILL BE REQUIRED.
8. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
9. BEFORE INITIATING ANY REVISION TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE CONSERVATION DISTRICT.
10. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUBPART C, PROTECTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
11. DURING ANY STAGE OF THE REGULATED EARTH DISTURBANCE ACTIVITIES, IF THE MUNICIPALITY OR ITS DESIGNEE DETERMINES THAT ANY BMPS ARE NOT BEING IMPLEMENTED IN ACCORDANCE WITH THIS ORDINANCE, THE MUNICIPALITY MAY SUSPEND OR REVOKE ANY EXISTING PERMITS OR OTHER APPROVALS UNTIL THE DEFICIENCIES ARE CORRECTED.
12. WHEN REQUIRED, ADEQUATE PROVISIONS SHALL BE MADE FOR DUST CONTROL MEASURES AS ARE DEEMED ACCEPTABLE BY THE MUNICIPAL ENGINEER.
13. ALL PUMPING OF SEDIMENT-LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER UNDISTURBED AREAS.NO SEDIMENT OR SEDIMENT LADEN WATER IS ALLOWED TO LEAVE THE SITE WITHOUT FIRST BEING PROPERLY FILTERED.
14. DISTURBED AREAS ON WHICH EARTH MOVING ACTIVITIES HAVE CEASED AND WHICH WILL REMAIN EXPOSED SHALL BE STABILIZED IMMEDIATELY, EITHER TEMPORARILY OR PERMANENTLY, INCLUDING THE RESTORATION OF DRIVEWAYS, STOCKPILES, OFF-SITE UNDERGROUND UTILITY LINES AND GRADED PERIMETER AREAS. DISTURBED AREAS THAT ARE AT FINISHED GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.DURING NON-GERMINATION PERIODS, MULCH MUST BE APPLIED AT RECOMMENDED RATES. CRUSHED STONE ON PAVEMENT SUBGRADES IS CONSIDERED ADEQUATE PROTECTION.
15. WHERE DISTURBED AREAS ARE DIFFICULT TO STABILIZE, NETTING SHOULD BE USED TO HOLD SEED AND MULCH IN PLACE; THIS IS ESPECIALLY IMPORTANT AROUND WATERCOURSES, IN SWALES AND AREAS OF CONCENTRATED FLOWS AND STEEP SLOPES.
16. ALL BUILDING MATERIAL AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED IN ACCORDANCE WITH DEP'S SOLID WASTE REGULATIONS, AND/OR ANY ADDITIONAL LOCAL, STATE OR FEDERAL REGULATIONS. NO BUILDING MATERIALS (USED OR UNUSED) OR WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED OR DISCHARGED AT THE SITE.
17. SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF ON-SITE IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED OR PLACED IN SOIL STOCKPILES AND STABILIZED. ALL SPOILS ARE TO BE REMOVED OFF SITE IMMEDIATELY.

EXISTING STORMWATER CONDITIONS:

- THE SUBJECT PROPERTY CURRENTLY EXISTS AS 11.73 ACRES OF LAND PURPOSED FOR COMMERCIAL USE. THE EXISTING SITE CONTAINS 5.12 ACRES OF IMPERVIOUS COVER. THE ZONE ALLOWS FOR 5.26 ACRES OF IMPERVIOUS AREA PER "FOREST CONSERVATION PLAN AND PRELIMINARY/FINAL WATER QUALITY PLAN: COLESVILLE DEPOT" REPORT BY MONTGOMERY COUNTY PLANNING DEPARTMENT. EXISTING SITE RUNOFF SHEET FLOWS DOWN TO AN EXISTING ONSITE STORMWATER TREATMENT FACILITY.

PROPOSED DEVELOPMENT NARRATIVE:

- THE PROPOSED DEVELOPMENT INCLUDES THE CONSTRUCTION OF A NEW 1,509 SQ.FT. FENCE-ENCLOSED GRAVEL COMPOUND AND A NEW 375 SQ.FT. GRAVEL AREA FOR PROPONE TANKS. THE MEANS OF ACCESS WILL FOLLOW AN EXISTING PAVED DRIVE, AND THIS WILL NOT BE ALTERED OR IMPROVED. THE COMPOUND WILL CONTAIN A NEW 179' MONOPOLE TOWER, AN ELECTRICAL METER PANEL, A PROPOSED CARRIER'S EQUIPMENT, AND FUTURE CARRIER EQUIPMENT SPACE. THE PROPOSED DEVELOPMENT WILL CONTRIBUTE 0.04 ACRES (1,884 SQ.FT.) OF IMPERVIOUS SURFACE COVER TO THE EXISTING SITE DEVELOPMENT INCREASING THE EXISTING 5.12 ACRES OF SITE IMPERVIOUSNESS TO 5.16 ACRES TOTAL.

STORMWATER CONCLUSION:

- THE PROPOSED SITE WILL DRAIN FOLLOWING THE EXISTING FLOW PATTERNS DIRECTING RUNOFF TO AN EXISTING STORMWATER TREATMENT FACILITY FOR TREATMENT. THE EXISTING TREATMENT FACILITY IS CAPABLE OF TREATING UP TO 5.26 ACRES OF IMPERVIOUS AREA AND THUS, EVEN WITH THE PROPOSED IMPERVIOUS SURFACE INCREASE, THE PROPOSED CONDITIONS WILL REMAIN UNDER SUCH THRESHOLD.

SEQUENCE OF CONSTRUCTION

1. MOBILIZATION
2. INSTALL SILT FENCE AROUND COMPOUND AREA
3. INSTALL TOWER FOUNDATION & ROUGH GRADING
4. INSTALL CARRIER EQUIPMENT AND ASSOCIATED UTILITIES
5. INSTALL GRAVEL COMPOUND SURFACE AND FENCING
6. CONSTRUCT AND MAINTAIN TEMPORARY COVER TO STABILIZE DISTURBED AREAS.
7. INSTALL UTILITIES.
8. COLLECT SILT AND SEDIMENT AND PLACE BACK ON SITE.
9. OBTAIN WRITTEN APPROVAL FROM INSPECTOR TO REMOVE SEDIMENT CONTROL DEVICES.
10. REMOVE EROSION AND CONTROL MEASURES

CONDITIONAL USE APPLICATION
BOA-XX-XX-XXXX

APPLICANT

NETWORK TOWERS

NETWORK TOWERS, LLC.
120 EASTSHORE DRIVE, SUITE 300
GLEN ALLEN, VA 23059
804-549-4079

ENGINEER

NB+C TOTALLY COMMITTED

NB+C ENGINEERING SERVICES, LLC.
120 EASTSHORE DRIVE, SUITE 300
GLEN ALLEN, VA 23059
804-549-4079

SITE INFORMATION

NT SITE NAME: CASTLE CLIFF
NT SITE ID: MD-T21.42

NB+C PROJ. # 100773
(TOWER 911 ADDRESS TBD)
14335 CAPE MAY RD
SILVER SPRING, MD 20904
MONTGOMERY COUNTY
GRID: JR63 / PARCEL: 760
DISTRICT: 05

DESIGN RECORD

REVISIONS

REV	DATE	DESCRIPTION	BY
2	07/30/25	REVISED PER COUNTY COMMENTS	OP
1	05/21/25	REVISED ZONING DRAWINGS	OP
0	03/31/25	ZONING DRAWINGS	OP

PROFESSIONAL STAMP

STATE OF MARYLAND
TRENT T. SNARR
55491
PROFESSIONAL ENGINEER

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 55491. EXPIRATION DATE 01/06/2026

ENGINEER

TRENT T. SNARR, P.E.
MD PROFESSIONAL ENGINEER LIC. #55491

SHEET TITLE

GRADING, EROSION & SEDIMENT CONTROL PLAN & NOTES

SHEET NUMBER

ES-1

Exhibit 6 (n)
OZAH Case No: CU 26-02