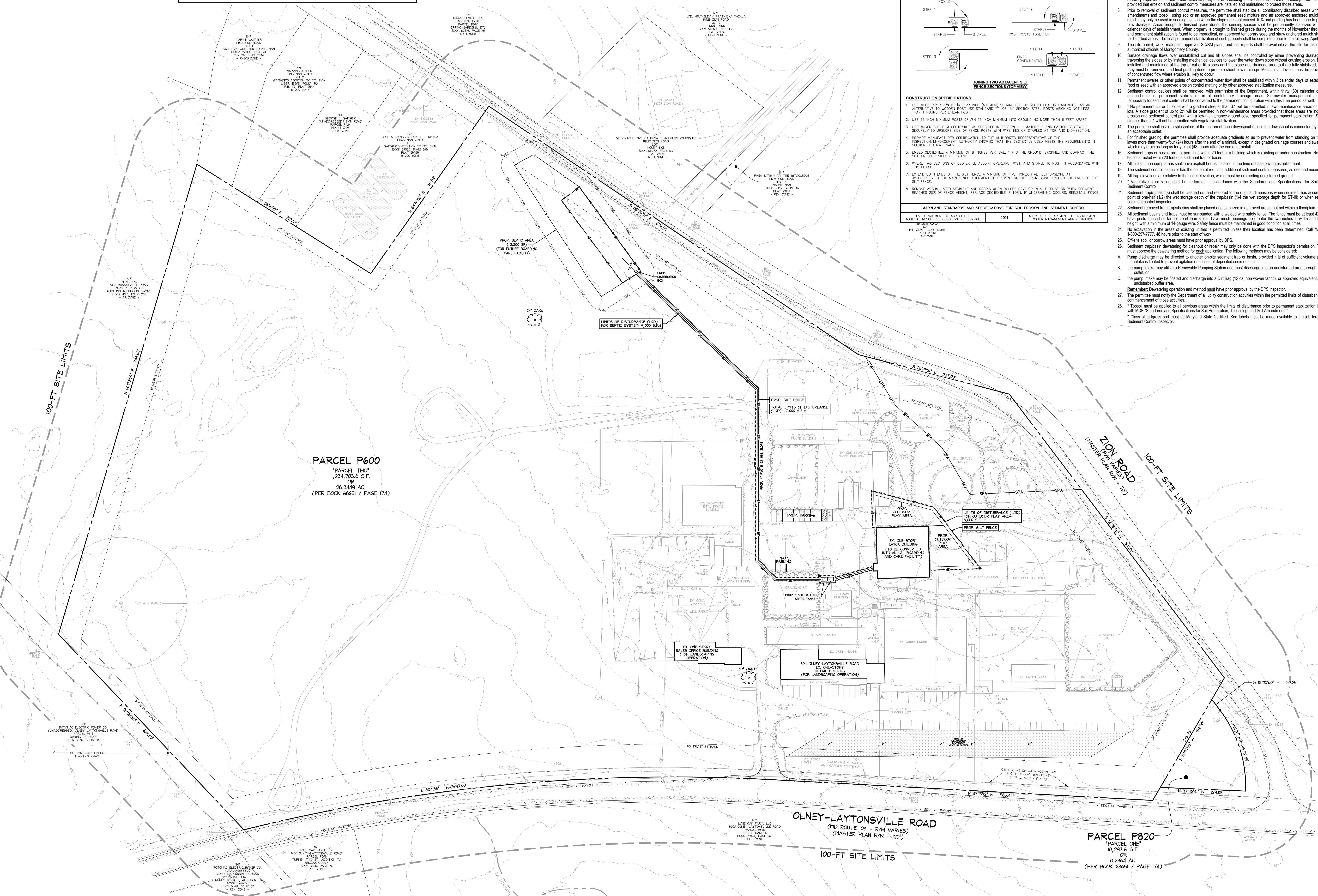


GENERAL NOTES

- Boundary information is based upon an Alta survey performed by First Order, LLC, dated August 1, 2024.
- Two-foot contour data is based upon MNCPIC aerial topography, flown in 2020.
- Total lot area: Parcel P820 = 10,297.6 sq. ft. (0.2364 acres)
Parcel P820 = 1,234,703.8 sq. ft. (28.349 acres)
Total Lot Area = 1,245,001.4 sq. ft. (28.5815 acres)
- Property is located on Tax Map HU122 and WSSC 200 Sheet 227NW05.
- Property is located on Sales Survey Map Number 14.
Soil type(s): 25. Glenelg silt loam, HSG "C".
6A. Balle silt loam, HSG "C".
6B. Balle silt loam, HSG "C".
- Flood zone "X" per F.E.M.A. Firm Maps, Community Panel Number 24031C02150.
- Property is located in the Rock Creek Watershed. Use Class III.
- Water Category - 6, Sewer Category - 6
- Local utilities include:
Water / Sewer / Private Well and Septic
Electric - PEPCO
Telephone - Verizon
Gas - Washington Gas
- Portion of property is located in the Upper Rock Creek Special Protection Area.
- Property is not a Historic Site or located in a Historic District.

LEGEND

EXISTING FEATURES	PROPOSED FEATURES
Ex. Storm Drain with Manhole	Ex. Soil Line with Soil Types
Ex. Sewer Line with Cleanout	Limit of Upper Rock Creek SPA
Ex. Sewer Manhole and Invert	Ex. Stream
Ex. Water Line with Valve	100' Stream Valley Buffer
Ex. Gas Line with Valve	Ex. Significant Tree
Ex. Overhead Utility with Pole	Limit of Disturbance (L.O.D.)
Ex. Drain Pipe and Inlet	To Be Removed/Razed
Ex. Underground Electric Line	Ex. Chain Link or Wire Fence
Ex. Two-And-Ten-Foot Contours	Ex. Wood or Stockade Fence
Ex. Spot Elevation	Ex. Retaining Wall
Ex. Spot Elevation	Ex. Water Pits
Ex. Spot Elevation	Ex. Sprinkler Faucets
Ex. Spot Elevation	Ex. Well
Ex. Spot Elevation	Ex. Septic Area



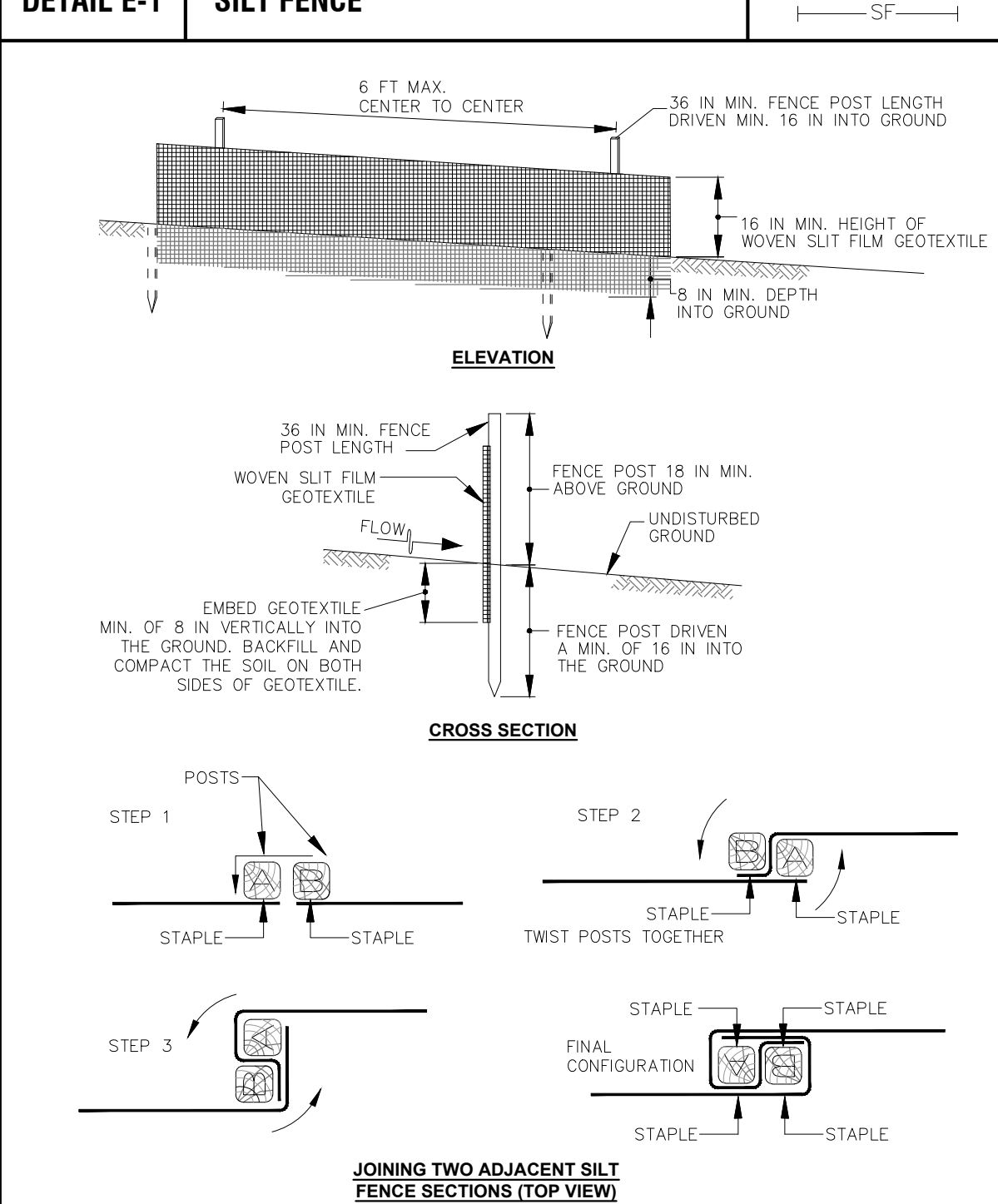
UTILITY INFORMATION

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY. THE LOCATION OF UTILITIES SHALL BE FIELD VERIFIED BY THE USER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

IMPERVIOUS COVERAGE DATA

SPA: UPPER ROCK CREEK WATERSHED	RECOMMENDED	PROVIDED
IMPERVIOUS SURFACE COVERAGE	10%	TOTAL ACREAGE OF TRACT = 1,234,703.8 S.F. (28.349 ACRES) 68,210 S.F. (1.56%)

DETAIL E-1



CONSTRUCTION SPECIFICATIONS

- USE WOOD POSTS 1 1/2" x 1 1/2" x 3/4" (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD, AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "I" OR "U" SECTION STEEL POSTS NEIGHBORING NOT LESS THAN 1" THICK PER LINEAR FOOT.
- USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.
- USE WOVEN SILT FENCE GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPHOLE USE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION.
- PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTOR/ENVIRONMENTAL AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
- EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND, BACKFILL AND COMPACT THE EXISTING TOP OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN, IF UNDERMINING OCCURS, REPAIR FENCE.
- WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
- EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSTREAM AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.
- REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 20% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN, IF UNDERMINING OCCURS, REPAIR FENCE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL	2011	MARYLAND DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES CONSERVATION SERVICE
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STANDARD EROSION AND SEDIMENT CONTROL NOTES

- 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.
- 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).
- Prior to first acceptance.
- 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 disturbing activity, shall ensure that all runoff from disturbed areas is directed to the sediment control device, and shall not remove any erosion or sediment control measure without prior permission from the Department.
- The permittee shall protect all points of construction ingress and egress to prevent the deposition of materials onto traversed public thoroughfares(s). All materials deposited onto public thoroughfares(s) shall be removed immediately.
- 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.
- * 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 3:1 horizontal to 1:1 vertical (3:1V); 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.
- The permittee shall apply "top 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.
- Prior to removal of sediment control measures, the permittee shall stabilize all contributory disturbed areas with required soil amendments and topsoil, using seed 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.
- The site permit, work, materials, approved SCSM plan, and test reports shall be available at the site for inspection by duly authorized officials of Montgomery County.
- Surface drainage flows over undisturbed cut or 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.
- Permanent swales or other points of concentrated water flow shall be stabilized within 3 calendar days of establishment with "seed or seed with an approved erosion control matting or by other approved stabilization measures.
- 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.
- * No permanent cut or fill slope with a gradient steeper than 3:1 will be permitted in lean 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.
- The permittee shall install a siltblock at the bottom of each downspout unless the downspout is connected by a drain line to an acceptable outlet.
- 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.
- 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.
- All inlets in non-sump areas shall have asphalt berms installed at the time of base paving establishment.
- The sediment control inspector has the option of requiring additional sediment control measures, as deemed necessary.
- All tree elevations are relative to the culvert elevation, which must be on existing undisturbed ground.
- * Vegetative stabilization shall be performed in accordance with the Standards and Specifications for Soil Erosion and Sediment Control.
- Sediment traps(basins) 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 trapbasin (1/4 the wet storage depth for S1-48) or when required by the sediment control inspector.
- Sediment removed from trapbasins shall be placed and stabilized in approved areas, but not within a floodplain.
- 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 further apart than 8 feet, have mesh covering no greater than 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.
- 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.
- On-site spot or borrow areas must have prior approval by DPS.
- Sediment trapbasin dewatering for cleaned 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 located 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 fastened 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.
- The permittee must notify the Department of all utility construction activities within the permitted limits of disturbance prior to the commencement of those activities.
- * Topsoil must be applied to all pervious areas within the limits of disturbance prior to permanent stabilization in accordance with MDC Standards and Specifications for Soil Preparation, Topsoiling, and Soil Amendments.
* Class of topsoil and seed must be Maryland State Certified. Soil labels must be made available to the job foreman and the Sediment Control Inspector.

CAS JOB NO.: 24-830

DATE: 09/20/25

DATE REVISION

07/03/25 DML Creating Conditions Plan Draft to Client

09/20/25 DML - Conditional Use plan submitted for final plan review to M&D/MSDC

VICINITY MAP

ADC MAP 5549, GRID D-2, SCALE: 1" = 200'

STATE OF MARYLAND

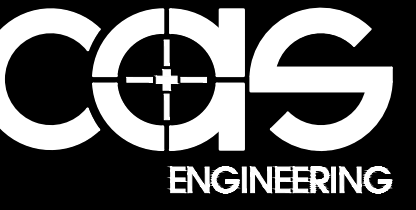
PROFESSIONAL ENGINEER

JARED M. CARHART, P.E.

09/20/25

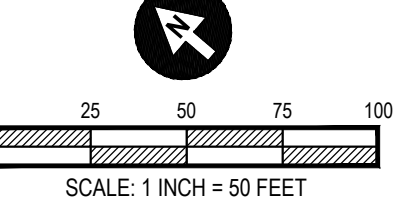
PROFESSIONAL ENGINEER CERTIFICATION: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 51012, expiration date 06/01/2027, and that the seal meets MCDPS criteria for building and sediment control permit applications.

Parcels P600 & P820, Spring Gardens
Book 68651 at Page 174, Recorded 12/02/2024
Olney (5th) Election District, Montgomery County, MD
5011 Olney-Laytonsville Road
Olney, Maryland 20832



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SHEET TITLE
Erosion / Sediment
Control Plan and
Water Quality Inventory

5011 Olney-Laytonsville Road
Parcels P600 & P820, Spring Gardens
Erosion / Sediment Control Plan,
and Water Quality Inventory
MCDPS WQI No.: 302848