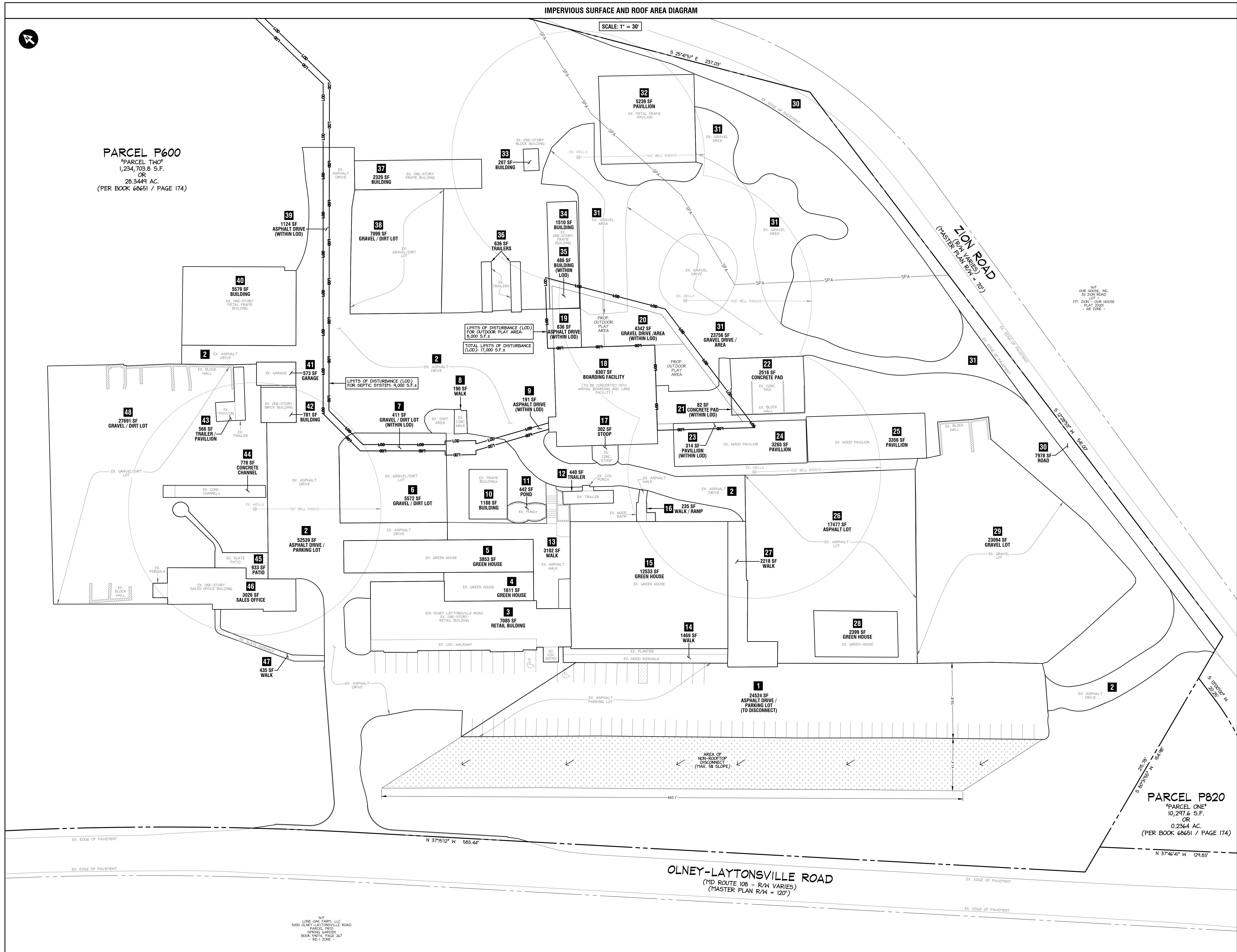



- At all storm pipe in to be Schedule 40 PVC or of higher quality.
- Downspout leaders originating directly from downspouts to be 6" diameter PVC, unless noted otherwise.
- Maintain minimum 12" cover over all pipes. Pipe slopes to be 2% minimum.
- Use of manholes and/or access points to be noted and unless noted otherwise.
- Sum pump discharge to be located so as to avoid impact to the neighboring properties and/or streets.
- The permittee shall install a splash block at the bottom of each downspout.
- Maintenance of gutters, downspouts, leaf filters, inlets, down pipes, drainage swales, ditches and other drainage facilities shall be the responsibility of the permittee.
- Drainage swales and drainage patterns shall not be impeded with trees, landscaping, fences, etc.
- Window wells shall have a minimum headboard of 6 inches and should be kept free of leaves and debris.
- Ground cover (grass, etc.) shall be installed based on soil conditions, drainage, sun exposure, fire risk, etc.
- Mulch/Floer (or equivalent drainage systems) are recommended in lawn areas with a 3% slope or less.
- Grass and other vegetation shall be maintained in areas with a 3% slope or less.
- Sediment control devices must be inspected daily and extra care before storm events. On disturbed sites they should be monitored during storm events.
- Stormwater 100-year return period peak flow rates and peak water levels should be permanently tabulated as early as possible and in conformance with MDC specifications.
- Sum pumps serving driveway, patios, awnings, and other large open impervious surfaces must be installed with 100-year return period peak flow rates and peak water levels.


ESD COMPUTATIONS - 5011 Olney-Laytonville Road (HYDROLOGIC SOIL GROUP B)				
TOTAL LEAK AREA FOR P, DETERMINATION	TOTAL LC IMPROVED AREA FOR P, DETERMINATION	LC IMPROVED AREA PERCENTAGE FOR P, DETERMINATION	$\text{P} = \frac{\text{AREA} \times \text{IMPROVEMENT}}{\text{APPLY IMPROVED AREA PERCENTAGE TO TABLE 1.5}}$	<b>PIV SECTION 5.0.2 THE SIZE OF ANY PIV SECTION IS TO BE THE SMALLEST THAT WILL BE THE WHOLELY FROM THE 1.5 YEAR DRAINAGE VOLUME</b>  $\text{PIV VOLUME} = (\text{INDEX} \times 2.0 \text{ IN. PER IN. PIV}) \times (\text{PIV LENGTH})$  <b>VOLUME MINUS DRAINAGE VOLUME MUST EXCEED THE LC IMPROVED IN 1.5 YEAR STORM</b>
1.524 (SQ. FT.)	373 (SQ. FT.)	24.5%	$\text{P} = \frac{1.524 \text{ SQ. FT.}}{24.5\%}$ $\text{P} = 6.19 \text{ SQ. FT.}$	
TOTAL IMPROVED AREA IMPROV. D.O. FOR D, DETERMINATION	TOTAL IMPROVED AREA IMPROV. D.O. FOR D, DETERMINATION	$\text{LC IMPROVED AREA PERCENTAGE FOR D, DETERMINATION}$ $= \frac{\text{IMPROVED AREA}}{\text{TOTAL AREA}} \times 100$	$\text{D} = \frac{\text{P} \times \text{PIV}}{\text{PIV LENGTH}}$ $\text{D} = \frac{6.19 \text{ SQ. FT.}}{1.5 \text{ FT.}}$ $\text{D} = 4.13 \text{ FT.}$	
12.00 (SQ. FT.)	7.30 (SQ. FT.)	43.0%	$\text{DRAINAGE LENGTH} = \frac{\text{PIV LENGTH}}{\text{PIV}} \times \text{PIV}$ $\text{DRAINAGE LENGTH} = \frac{1.5 \text{ FT.}}{4.13 \text{ FT.}} \times 4.13 \text{ FT.}$ $\text{DRAINAGE LENGTH} = 1.5 \text{ FT.}$	
OUTCOMING DISCHARGE BASED UPON 1.5 (8.0 FT. DETERMINATION)	<b>TOTAL SDR 1.5 PIV REQUIRED: 1062.7 CF</b>			

[illegible]

AS JOB NO.: 24-830  
DATE 09/20/25

DATE	REVISION
25/25	DAM - Existing Conditions Plan Draft to Client
26/25	DAM - Conditional Use plan submitted for initial plan review by MNCRSBC






JARED M. CARHART, P.E.  
09/24/2025

**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 09/07/2027, and that this plan meets MNCRSBC criteria for building and site control permit applications.

Parcels P600 & P820, Spring Gardens  
Book 68651 at Page 174, Recorded 12/02/2024  
Olney (8th) Election District, Montgomery County, MD

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**5011 Olney-Laytonsville Road**  
**Olney, Maryland 20832**



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**SHEET TITLE:**  
**Erosion / Sediment  
Control Plan and  
Water Quality Inventory**

2 OF 2

**OWNER/APPLICANT**  
DK Property Holdings, LLC  
Attn: David M. Duber  
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Washington, DC 20004  
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duber@dlc-dc.com

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