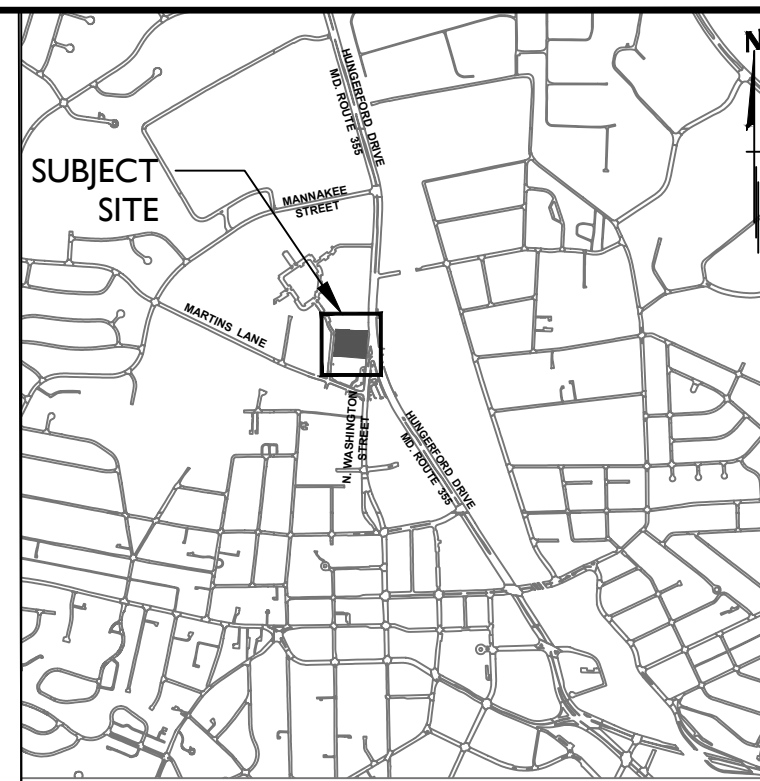


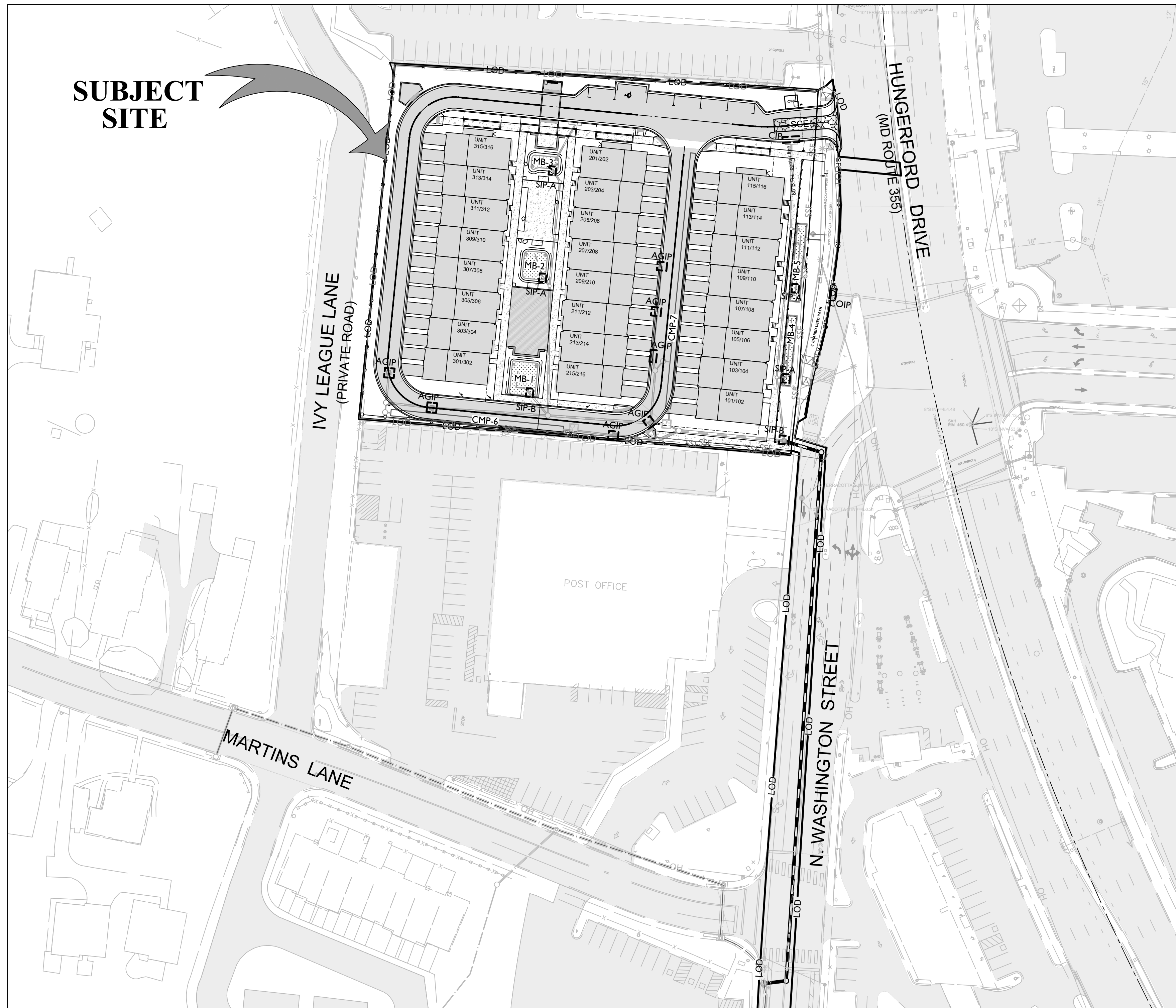
WASHINGTON SQUARE FINAL EROSION & SEDIMENT CONTROL PLAN #SCP2025-00024



VICINITY MAP
SCALE 1" = 2,000'

Sheet Number	Sheet Title
1	Cover Sheet
2	Existing Drainage Area Map
3	Mass Grading Plan
4	Mass Grading Plan
5	Final Plan
6	Proposed Drainage Area Map
7	ESC Details & Notes
8	ESC Notes

SUBJECT SITE



Owner/Developer Certification

I/We hereby certify that any clearing, grading, construction or development, or all of these, will be done pursuant to this plan and that Responsible Personnel involved in the construction project will have a certification of training at a Department of the Environment approved training program for the control of sediment control conditions and requirements of the City of Rockville and the State of Maryland and its agencies are hereby made part of this plan.

Signature:
 Printed name and title: Jeffrey Driscoll, Vice President, Land Development
 Date: 3/29/24

The certificate of training for Responsible Personnel requirement may be waived by the City of Rockville on any project involving four or fewer residential units.

Design and Quantities Certification

I hereby certify that this plan has been prepared in accordance with the latest Maryland Standards and Specifications for Soil Erosion and Sediment Control and the Ordinance of the Rockville City Code. The estimated total amount of excavation and fill has been computed to be 726 cubic yards of excavation and 1,972 cubic yards of fill and the total area to be disturbed as shown on these plans has been determined to be 109,694 square feet of which 93,789 is on-site and 15,905 is in the adjacent right-of-way. The impervious area subject to Stormwater Management shown on this plan is 88,236 sqft/1.56 acres of which 67,521 sqft is on-site and 715 sqft is in the adjacent right-of-way.

Signature:
 Printed name and title: Amanda Stamper, Sr. Engineer
 Date: 8/28/24
 Maryland Registration number: 26328
 Title and License Number: (Professional Engineer, Professional Land Surveyor, Registered Landscape Architect or Licensed Architect).

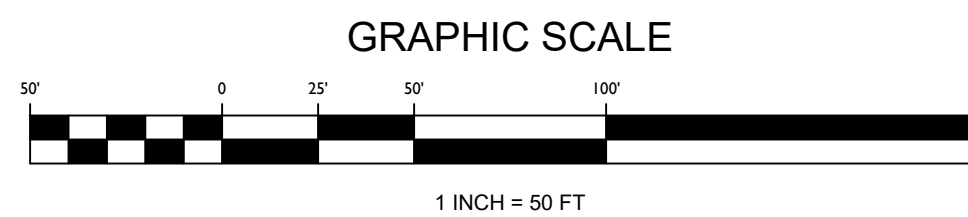
OWNER/DEVELOPER:
 TOLL MID-ATLANTIC LP COMPANY, INC.
 6731 COLUMBIA GATEWAY DRIVE, SUITE 120
 COLUMBIA, MD 21046
 410.381.3263
 ATTN: JEFFREY DRISCOLL

LEGAL:
 LERCH EARLY BREWER
 7600 WISCONSIN AVENUE, SUITE 700
 BETHESDA, MD 20814
 301.347.3756
 ATTN: PATRICIA HARRIS

ENGINEER:
 RODGERS CONSULTING, INC.
 19847 CENTURY BOULEVARD, SUITE 200
 GERMANTOWN, MD 20874
 301.948.4700
 ATTN: RANDALL RENTFRO

COVER SHEET

SCALE: 1:50



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. 26328. Expiration Date: 1/15/26.



THIS PLAN IS FOR SEDIMENT CONTROL ONLY

- SEQUENCE OF CONSTRUCTION**
- PRIOR TO CLEARING TREES, INSTALLING SEDIMENT CONTROL MEASURES, OR GRADING, A PRE-CONSTRUCTION MEETING MUST BE CONDUCTED ON-SITE. PROVIDE AT LEAST 48 HOURS OF NOTICE TO THE FOLLOWING: CITY PROJECT INSPECTOR LISTED IN THE PERMIT AT 240-314-8542, CITY FORESTRY INSPECTOR AT 240-314-8713, and IF REQUIRED BY EITHER A DPW AND/OR FORESTRY PERMIT, DPW SEDIMENT CONTROL INSPECTOR AT 240-314-8879 AND DPW STORMWATER MANAGEMENT INSPECTOR (240-314-8541) ARE REQUIRED TO ATTEND THE PRECON MEETING. PRE-CONSTRUCTION MEETING WILL BE REQUIRED BY DPW PERMITS.
 - MISS UTILITY MUST BE CONTACTED AT 1-800-257-7777 OR #811 OR MISSUTILITY.NET SO THAT UTILITIES ARE MARKED PRIOR TO HOLDING ANY PRE-CONSTRUCTION MEETING.
 - THE LIMITS OF DISTURBANCE AND TREE PROTECTION MEASURES MUST BE FIELD MARKED PRIOR TO THE PRE-CONSTRUCTION MEETING, CLEARING OF TREES, INSTALLATION OF SEDIMENT CONTROL MEASURES, CONSTRUCTION, OR OTHER LAND DISTURBING ACTIVITIES.
 - INSPECT THE PREVIOUSLY INSTALLED STABILIZED CONSTRUCTION ENTRANCE, CONCRETE WASHOUT, AND PERIMETER SUPER SILT FENCE (INSTALLED UNDER DEMO-TO-SLAB SEDIMENT CONTROL PERMIT SCP2025-00021) AND REPAIR IF NEEDED.
 - ONCE THE PERIMETER SEDIMENT CONTROL DEVICES ARE DEEMED TO BE IN WORKING ORDER, THE PERMITTEE MUST OBTAIN INSPECTION AND WRITTEN APPROVAL FROM THE CITY OF ROCKVILLE INSPECTORS, CERTIFYING THAT THE LIMITS OF DISTURBANCE AND TREE PROTECTION MEASURES ARE CORRECTLY MARKED AND INSTALLED PRIOR TO COMMENCING ANY CLEARING OR GRADING.
 - REMOVE EXISTING TREES AND VEGETATION ON-SITE.
 - BUILDINGS WERE PREVIOUSLY DEMOLISHED UNDER DEMO-TO-SLAB SEDIMENT CONTROL PERMIT SCP2025-00021. REMOVE EXISTING PAVEMENT.
 - ESTABLISH THE STAGING AND STOCKPILE AREA AS SHOWN ON THE PLAN. LOCATION MAY BE ADJUSTED UPON INPUT FROM CONTRACTOR AND WRITTEN APPROVAL FROM THE SEDIMENT CONTROL INSPECTOR.
 - MASS GRADE SITE AS SHOWN ON SHEET 3, INCLUDING DEPRESSIONS FOR FUTURE MICRO-BIO FACILITIES (WITH SHOWN RETAINING WALL FOR MB-1). DO NOT INSTALL MICRO-BIO FACILITY MATERIALS OR PLANTINGS. INSTALL DIVERSION FENCES UPSTREAM OF FACILITIES AS SHOWN ON SHEET 3. NOTE: DIVERSION FENCES TO REMAIN AS LONG AS POSSIBLE, ONLY TO BE REMOVED ONCE INSPECTOR GIVES APPROVAL.
 - UPON COMPLETION OF MASS GRADING, USE TEMPORARY STABILIZATION MEASURES TO STABILIZE AREAS PER NOTE 8 OF THE CITY OF ROCKVILLE EROSION AND SEDIMENT CONTROL NOTES (SEE SHEET 2) AND PER MDE DETAIL B-4-4 (SEE SHEET 8).
 - UPON INSPECTOR'S PERMISSION, INSTALL WATER, SEWER, STORM DRAIN, AND UNDERGROUND STORMWATER INFRASTRUCTURE. IF DEWATERING OF THE TRENCHES IS REQUIRED DURING CONSTRUCTION, CONTRACTOR TO DEWATER USING A PUMP TO FILTER BAGS (SEE DETAIL ON SHEET 7). BLOCK FLOW TO THE UNDERGROUND STORMWATER FACILITIES AS SHOWN ON SHEET 3 AND EXPLAINED IN THE "INSTALLATION OF STORMWATER MANAGEMENT FACILITIES" SECTION BELOW. NOTE: SEWER AND STORM DRAIN CONSTRUCTION MUST START AT THE DOWNSTREAM END AND WORK TO COMMENCE UPSTREAM.
 - BUILDING CONSTRUCTION CAN BE COMPLETED CONCURRENTLY WITH UTILITY CONSTRUCTION WITH APPROPRIATE CONSTRUCTION METHODS TO MAINTAIN STABILITY OF BUILDING PADS.
 - AS BELOW GRADE INFRASTRUCTURE IS COMPLETED, INSTALL ROADWAY INFRASTRUCTURE (CURB, GUTTER, PAVING). AS CURB, GUTTER, AND PAVEMENT ARE COMPLETED, INSTALL INLET PROTECTION AND ADJUST INLET PROTECTION AS NEEDED. ONCE BASE PAVING IS COMPLETED, INSTALL A TEMPORARY ASPHALT BERM (T.A.B.) TO DIRECT FLOW INTO CURB INLET STR 24 AS SHOWN ON SHEET 4. AS BASE PAVING IS CONSTRUCTED IN PRIVATE DRIVES, ADJUST INLET PROTECTION AROUND INLETS AS NEEDED AND SHOWN ON SHEET 4.
 - ONCE THE 2-OVER-2 UNITS 1-6 ARE CONSTRUCTED, INSTALL THE ROOF DRAIN SYSTEM FROM HOUSING UNITS 1-3 AND CONNECT ROOF DRAIN SYSTEM TO STRUCTURE 23.
 - FOLLOWING SUBSTANTIAL COMPLETION OF BUILDING CONSTRUCTION, BEGIN SITE FINISHING WORK INCLUDING SIDEWALKS, LANDSCAPING, OPEN SPACE IMPROVEMENTS, OTHER STREETSCAPE FEATURES, AND REMAINING STORMWATER MANAGEMENT INSTALLATION.

INSTALLATION OF STORMWATER MANAGEMENT FACILITIES:
 ALL FLOW SPLITTER STRUCTURES SHALL BE INSTALLED WITH THE ORIFICE TO THE FLOW SPLITTER PIPE BLOCKED TO ENSURE NO FLOW ENTERS STORMWATER INFRASTRUCTURE AT THIS TIME; SEE ITEM 14 IN THIS SEQUENCE FOR WHEN TO REMOVE BLOCKING. UPON INSTALLATION, AND PRIOR TO BACKFILLING, CONTRACTOR SHALL VERIFY THE RELATIONSHIP BETWEEN THE INVERT OF THE FLOW SPLITTER AND OVERFLOW PIPES AND TO NOTIFY THE DESIGN ENGINEER IMMEDIATELY IN THE EVENT OF A DISCREPANCY FROM DESIGN PLANS.

ALL UNDERGROUND STORMWATER MANAGEMENT DEVICES SHALL BE INSTALLED PRIOR TO THE CONSTRUCTION OF ANY ADJACENT BUILDING.
 AS STORM DRAIN OVERFLOW INLETS ARE INSTALLED IN THE SUMP AREAS OF THE FUTURE MICRO-BIO FACILITIES, INSTALL INLET PROTECTION AS APPLICABLE AND SHOWN ON PLAN.
 AS STORM DRAIN INLETS ARE INSTALLED ON SITE, INSTALL INLET PROTECTION AS APPLICABLE AND SHOWN ON PLAN SHEET 3.

WITH CONSTRUCTION OF WALLED MICRO-BIO FACILITIES MB-4 AND MB-5, INSTALL UNDERDRAIN PIPES, GRAVEL LAYER, AND SAND LAYER. COVER THE TOP OF THE SAND LAYER WITH FILTER FABRIC TO PROTECT DURING CONSTRUCTION. INSTALLATION OF MEDIA LAYER, LANDSCAPING AND MULCH IS TO BE COMPLETED ONLY FOLLOWING 100% STABILIZATION OF ANY CONTRIBUTING DRAINAGE AREA AND WITH INSPECTOR'S PERMISSION. INSTALL DIVERSION FENCES UPSTREAM OF FACILITIES AS SHOWN ON SHEET 3. NOTE: DIVERSION FENCES TO REMAIN AS LONG AS POSSIBLE, ONLY TO BE REMOVED ONCE INSPECTOR GIVES APPROVAL.

WITH INSTALLATION OF STRUCTURE 23, TEMPORARILY BLOCK 12" DIAMETER OPENING FROM STRUCTURE 23 TO MB-5.

INSTALLATION OF WATER METER VAULT:
 COORDINATE WITH THE INSPECTOR TO ADJUST SEDIMENT CONTROL ENTRANCE AS NEEDED IN ORDER TO INSTALL THE WATER METER VAULT AS SHOWN ON THE PLANS.

COMPLETION OF STORMWATER MANAGEMENT FACILITIES:
 CONVERSION OF THE "DEPRESSION AREAS" INTO THEIR ULTIMATE MICRO-BIO FACILITY CONFIGURATION, INCLUDING INSTALLATION OF MICRO-BIO MATERIALS, UNDERDRAIN PIPES, AND LANDSCAPING, IS TO BE COMPLETED ONLY FOLLOWING 100% STABILIZATION OF ANY CONTRIBUTING DRAINAGE AREA AND WITH INSPECTOR'S PERMISSION. ANY INLET PROTECTION AROUND STORMWATER OVERFLOW STRUCTURES AND ANY ACCUMULATED SEDIMENT TO BE REMOVED FROM THE ESD "SUMPS" PRIOR TO STORMWATER FACILITY CONSTRUCTION. SEE "SWM FACILITIES INSTALLATION NOTES" THIS PAGE FOR FURTHER REQUIREMENTS.

UNDERGROUND STORMWATER FACILITIES: BLOCKING OF THE ORIFICES TO THE FLOW SPLITTER PIPES WITHIN THE FLOW SPLITTER STRUCTURES TO BE REMOVED ONLY FOLLOWING 100% STABILIZATION OF CONTRIBUTING DRAINAGE AREAS AND WITH INSPECTOR'S PERMISSION.

UPON 100% STABILIZATION OF THE CONTRIBUTING DRAINAGE AREAS TO THE WALLED MICRO-BIO FACILITIES MB-4 AND MB-5, REMOVE THE PROTECTIVE FILTER FABRIC LAYER FROM THE TOP. COMPLETE THE INSTALLATION OF THE MEDIA LAYER AND LANDSCAPING AND INSTALL THE MULCH LAYER. CONCURRENTLY, REMOVE THE BLOCKING OF THE 12" DIAMETER HOLE IN STRUCTURE 23 THAT LEADS TO MB-5 AND PERMANENTLY BLOCK THE 12" DIAMETER HOLE THAT LEADS TO STRUCTURE 16. INSTALL THE ROOF DRAIN SYSTEM FROM HOUSING UNITS 4-7 AND CONNECT TO MB-4.

UPON COMPLETION OF ALL CONSTRUCTION AND PERMANENT SITE STABILIZATION, AND WITH PERMISSION FROM THE CITY OF ROCKVILLE DEPARTMENT OF PUBLIC WORKS INSPECTOR, ALL SEDIMENT CONTROL STRUCTURES AND MEASURES SHALL BE REMOVED FROM THE SITE. STORMWATER MANAGEMENT AS-BUILT PLANS SHALL BE SUBMITTED FOR APPROVAL.

SWM FACILITIES INSTALLATION NOTES

MICRO-BIORETENTION FACILITIES:

DRAINAGE AREAS TO FACILITIES SHALL BE PERMANENTLY STABILIZED OR RUNOFF DIVERTED TO THE SATISFACTION OF THE CITY PROJECT INSPECTOR. ON SERIES OF CLEMENT WEATHER DAYS, AND WITH PERMISSION OF THE STORMWATER MANAGEMENT INSPECTOR, BEGIN CONSTRUCTION OF MICRO-BIORETENTION FACILITIES:

- CONSTRUCT MICRO-BIO WALLS WITH ANY PIPE STUBS/OPENINGS THROUGH THE WALLS. CAP OFF THE PIPE STUBS/OPENINGS AS CLOSE TO THE WALL AS POSSIBLE.
- BLOCK FLOW ALONG CURB AND GUTTER AT CURB OPENING/INLET CONVEYING INTO THE MICRO-BIORETENTION FACILITY.
- DO NOT INSTALL GRAVEL, UNDERDRAIN, SAND, FILTER MEDIA, SURGE STONE, MULCH OR LANDSCAPING UNTIL CONTRIBUTING DRAINAGE AREA IS STABILIZED AND WRITTEN PERMISSION TO CONTINUE INSTALLATION IS PROVIDED BY THE CITY PROJECT INSPECTOR.
- GEOTECHNICAL ENGINEER TO TEST INFILTRATION RATE FOR MICRO-BIORETENTION FACILITIES AND PROVIDE REPORT TO THE ENGINEER AND CITY PROJECT INSPECTOR.
- WITH THE WRITTEN APPROVAL OF THE CITY PROJECT INSPECTOR, INSTALL THE GRAVEL AND MEDIA, AND EXTEND THE DRAIN BASIN AND CLEANOUT TO THE FINAL ELEVATIONS SHOWN ON PLAN.
- INSTALL LANDSCAPING.

BEFORE BEGINNING CONSTRUCTION CONTACT "MISS UTILITY" AT WWW.MISSUTILITY.NET OR 1-800-257-7777 OR 811 AT LEAST 48 HOURS PRIOR TO EXCAVATION

DEPARTMENT OF PUBLIC WORKS
 CITY OF ROCKVILLE
 111 MARYLAND AVE. ROCKVILLE, MARYLAND

DESIGN PLAN APPROVAL

PWK# 2025-00056 SCP# 2024-00024
 SMP# 2025-00021 REVIEWED BY YK

DIRECTOR OF PUBLIC WORKS APPROVAL DATE

AS BUILT PLAN APPROVAL

CHIEF, CONSTRUCTION MANAGEMENT APPROVAL DATE

EROSION & SEDIMENT CONTROL FINAL PLAN
 Cover Sheet

WASHINGTON SQUARE
 CITY CENTER, LOT 2, BLOCK A
 Election District No. 4 City of Rockville, Maryland

APPROVAL OF REVISIONS AFTER INTIAL PLAN APPROVAL

NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE

DATE SUBMITTED: 2025/08/27

SCALE: 1:50

SHEET NO. 1 OF 8

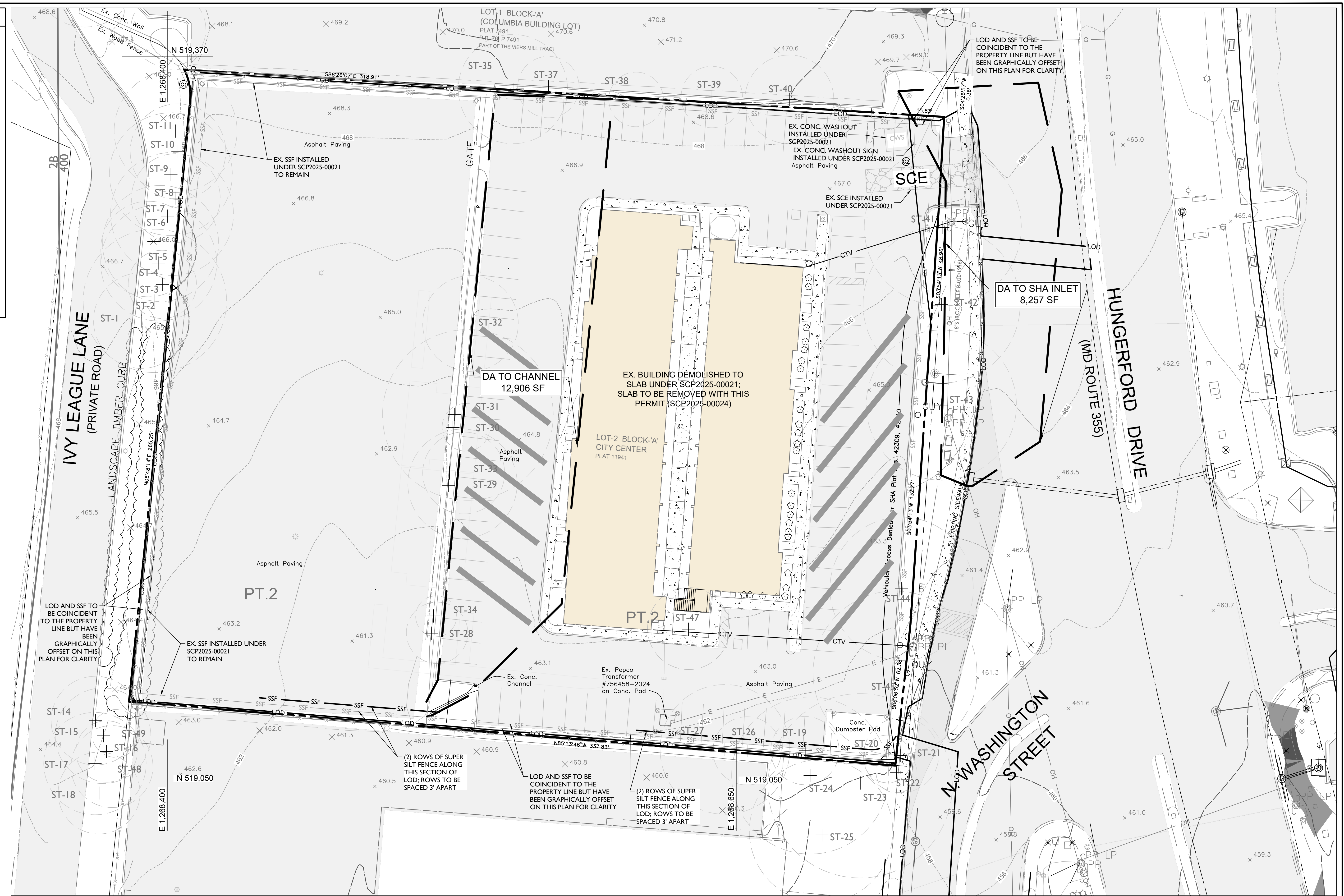
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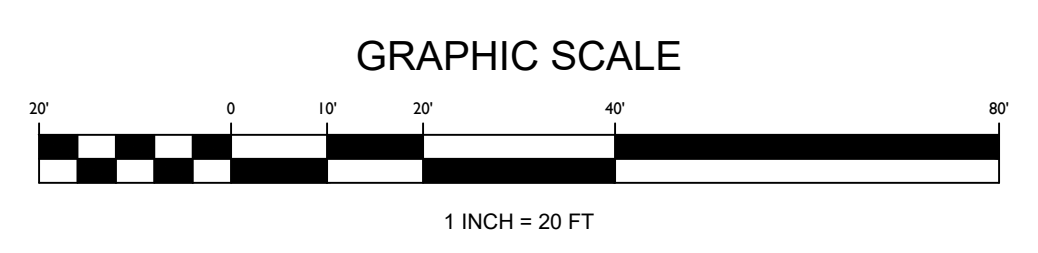
- PROPERTY BOUNDARY
- EXISTING CONTOUR
- EXISTING STORM DRAIN
- SPECIMEN TREE & CRITICAL ROOT ZONE
- EXISTING SOILS
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED SILT FENCE
- PROPOSED SUPER SILT FENCE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE

Curve Table

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	25.00'	14.25'	7.33'	14.06'	N10°32'21"W	32°39'53"
C2	2012.23'	92.52'	46.27'	92.52'	S06°03'37"E	2°38'04"



EXISTING DRAINAGE AREA MAP
SCALE: 1" = 20'



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. 26328, Expiration Date: 1/15/26.



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DEPARTMENT OF PUBLIC WORKS
CITY OF
ROCKVILLE
111 MARYLAND AVE. ROCKVILLE, MARYLAND

DESIGN PLAN APPROVAL
PWK# 2025-00056 SCP# 2024-00024
SMP# 2025-00021 REVIEWED BY YK
DIRECTOR OF PUBLIC WORKS APPROVAL DATE

AS BUILT PLAN APPROVAL
CHIEF, CONSTRUCTION MANAGEMENT APPROVAL DATE

EROSION & SEDIMENT CONTROL FINAL PLAN
Existing Drainage Area Map

WASHINGTON SQUARE
CITY CENTER, LOT 2, BLOCK A
Election District No. 4 City of Rockville, Maryland

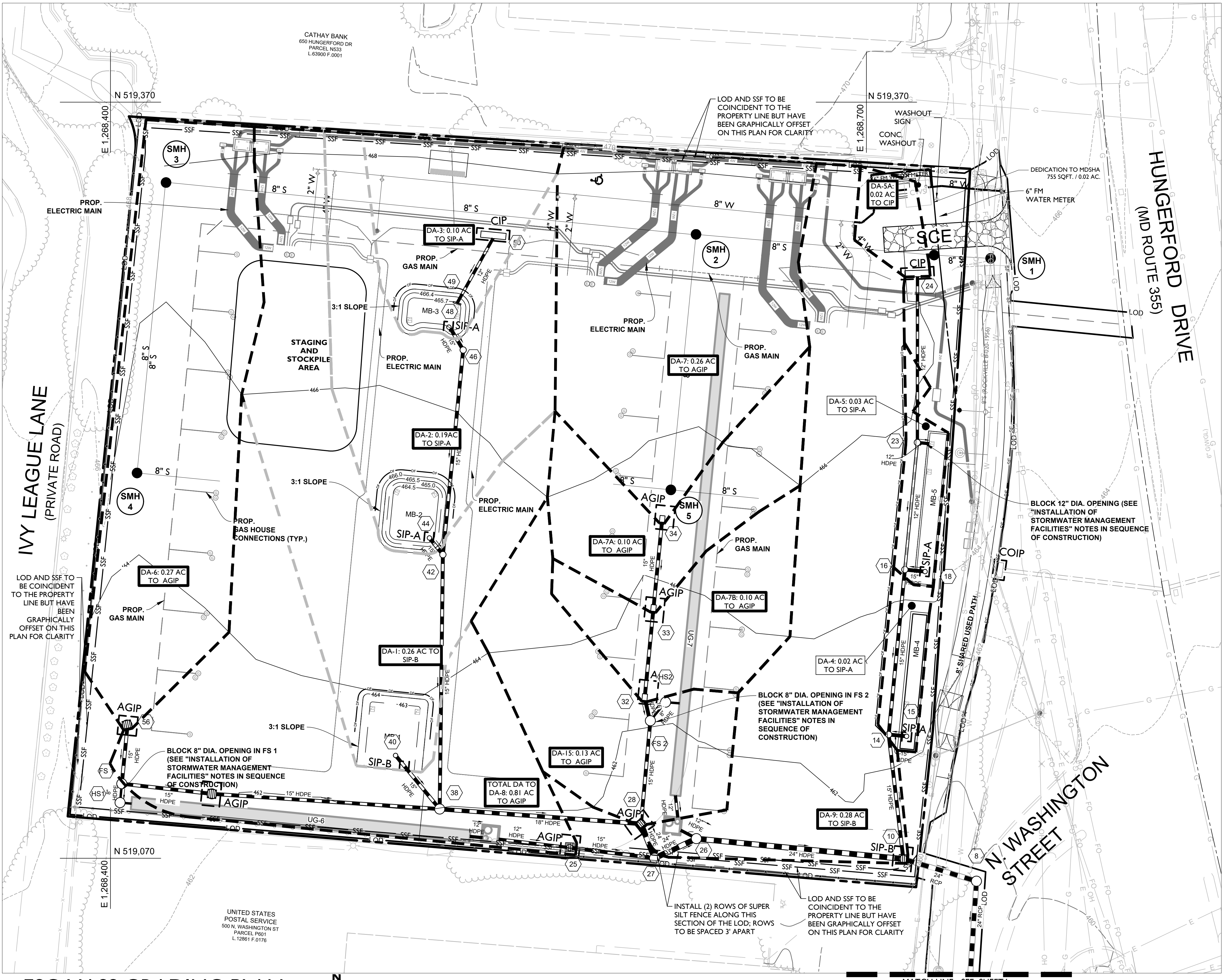
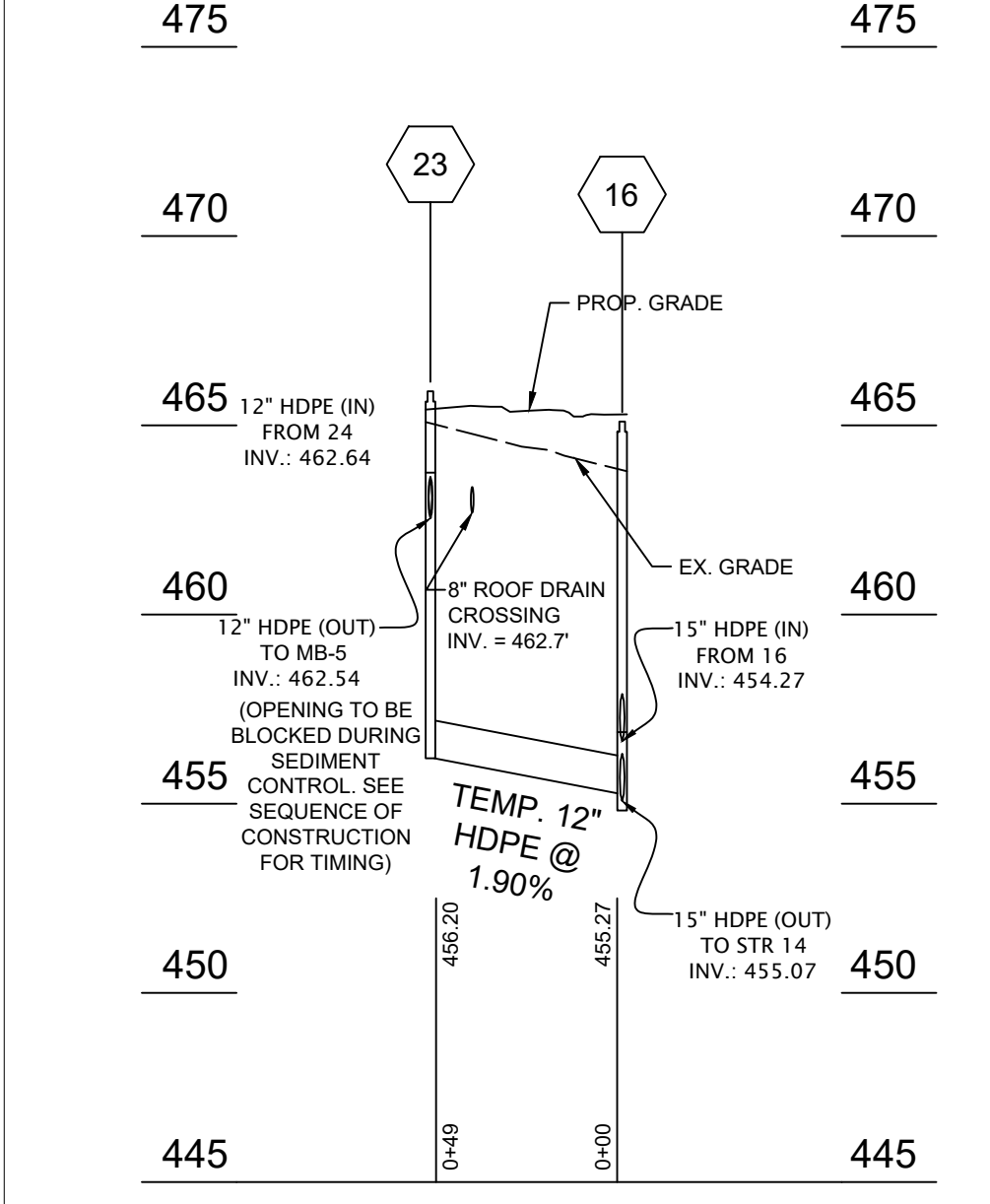
THIS PLAN IS FOR SEDIMENT CONTROL ONLY
DATE SUBMITTED: 2025/08/27
SCALE: 1" = 20'
SHEET NO. 2 OF 8
FILE #

SHEET NOTES

- PIPES SHOWN ARE CONCEPTUAL AT THIS TIME.
- ROOF DRAINAGE DIVIDES ARE CONCEPTUAL AT THIS TIME AND WILL BE ADJUSTED BASED ON UPDATED ARCHITECTURE AT SITE PLAN.

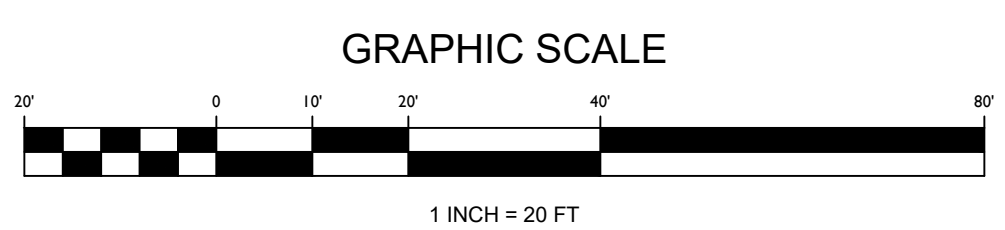
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- EXISTING IMPERVIOUS AREA
- PROPOSED IMPERVIOUS AREA
- PROPERTY BOUNDARY
- LOD - PROPOSED LIMIT OF DISTURBANCE
- PROPOSED DIVERSION FENCE
- PROPOSED SILT FENCE
- PROPOSED SUPER SILT FENCE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED STANDARD INLET PROTECTION
- PROPOSED CURB INLET PROTECTION
- PROPOSED MICRO-BIORETENTION
- PROPOSED CMP
- EXISTING TREE LINE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED WATER LINE
- EXISTING WATER LINE



ESC MASS GRADING PLAN

SCALE: 1" = 20'



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GRAPHIC SCALE
1 INCH = 50 FT

PROFESSIONAL CERTIFICATION
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DEPARTMENT OF PUBLIC WORKS
CITY OF **ROCKVILLE**
111 MARYLAND AVE. ROCKVILLE, MARYLAND

DESIGN PLAN APPROVAL

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DIRECTOR OF PUBLIC WORKS APPROVAL DATE

AS BUILT PLAN APPROVAL

CHIEF, CONSTRUCTION MANAGEMENT APPROVAL DATE

EROSION & SEDIMENT CONTROL FINAL PLAN

Mass Grading Plan

WASHINGTON SQUARE
CITY CENTER, LOT 2, BLOCK A

Election District No. 4 City of Rockville, Maryland

THIS PLAN IS FOR SEDIMENT CONTROL ONLY

DATE SUBMITTED: 2025/08/27

SCALE: 1" = 20'

SHEET NO. 3 OF 8

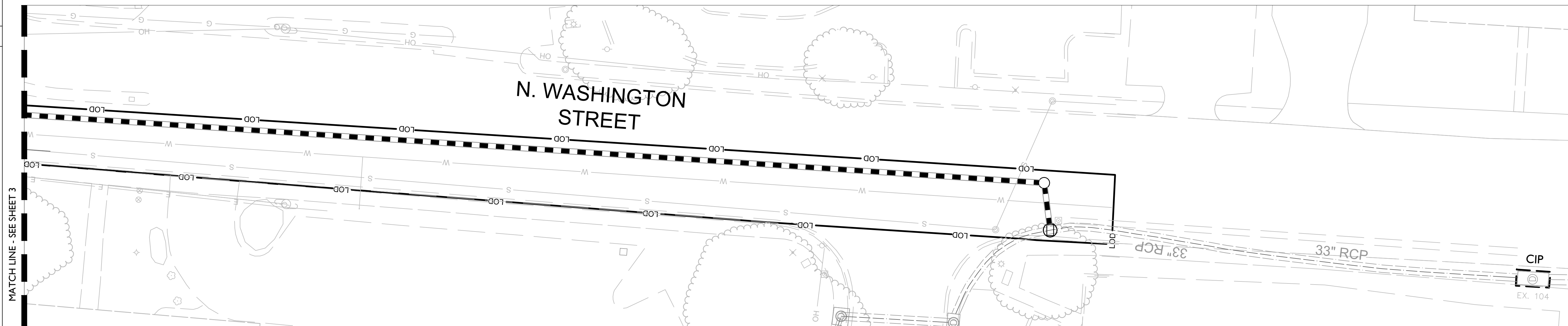
FILE #

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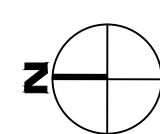
LEGEND

- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CURB INLET PROTECTION
- EXISTING TREE LINE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN

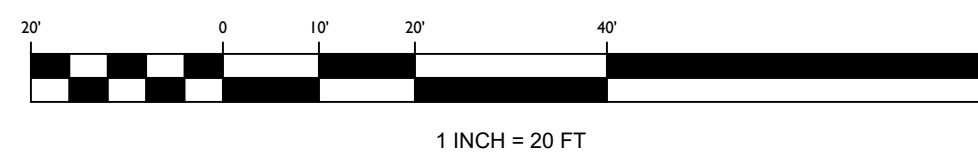


ESC MASS GRADING PLAN

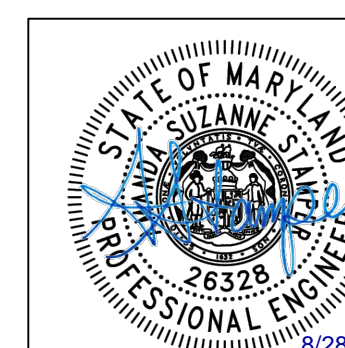
SCALE: 1" = 20'



GRAPHIC SCALE



PROFESSIONAL CERTIFICATION
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NOTES:

STANDARD STABILIZATION:

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN:

- 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
- SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.

EXCAVATED SOIL TO BE REMOVED OFFSITE.

BEFORE BEGINNING CONSTRUCTION CONTACT "MISS UTILITY" AT WWW.MISSUTILITY.NET OR 1-800-257-7777 OR 811 AT LEAST 48 HOURS PRIOR TO EXCAVATION

THIS PLAN IS FOR SEDIMENT CONTROL ONLY

NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE

<p>DEPARTMENT OF PUBLIC WORKS CITY OF ROCKVILLE 111 MARYLAND AVE. ROCKVILLE, MARYLAND</p>	DESIGN PLAN APPROVAL	AS BUILT PLAN APPROVAL	EROSION & SEDIMENT CONTROL FINAL PLAN	WASHINGTON SQUARE CITY CENTER, LOT 2, BLOCK A Election District No. 4 City of Rockville, Maryland	DATE SUBMITTED: 2025/08/27	SCALE 1" = 20'	SHEET NO. <u>4</u> OF <u>8</u>	FILE #
	 DIRECTOR OF PUBLIC WORKS APPROVAL DATE	 CHIEF, CONSTRUCTION MANAGEMENT APPROVAL DATE	PWK# 2025-00056 SCP# 2024-00024 SMP# 2025-00021 REVIEWED BY YK	Mass Grading Plan	APPROVAL OF REVISIONS AFTER INITIAL PLAN APPROVAL			

SHEET NOTES

- PIPES SHOWN ARE CONCEPTUAL AT THIS TIME.
- ROOF DRAINAGE DIVIDES ARE CONCEPTUAL AT THIS TIME AND WILL BE ADJUSTED BASED ON UPDATED ARCHITECTURE AT SITE PLAN.
- IT IS ANTICIPATED THAT BY FINAL PLAN STAGE OF CONSTRUCTION (DEPICTED ON THIS SHEET), A STAGING AND STOCKPILE AREA MAY NOT BE NEEDED. IF ONE IS STILL NECESSARY, A LOCATION IS PROVIDED IN THE NORTHWEST CORNER OF THE SITE. IF THIS LOCATION IS NOT ACCEPTABLE, CONTRACTOR TO COORDINATE WITH INSPECTOR FOR AN ALTERNATIVE LOCATION.

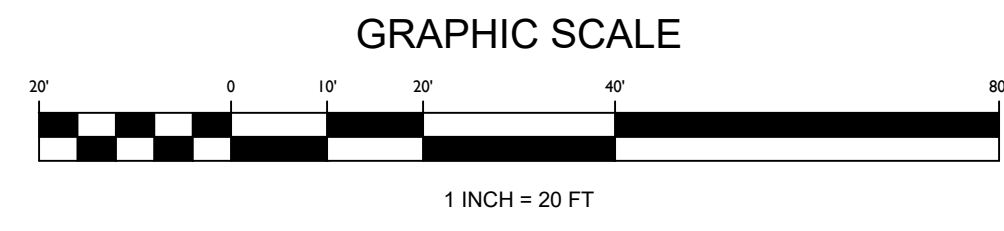
LEGEND

- EXISTING IMPERVIOUS AREA
- PROPOSED IMPERVIOUS AREA
- PROPERTY BOUNDARY
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED SILT FENCE
- PROPOSED SUPER SILT FENCE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED STANDARD INLET PROTECTION
- PROPOSED CURB INLET PROTECTION
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- PROPOSED STORM DRAIN
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ESC FINAL PLAN
SCALE: 1" = 20'



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CITY OF **ROCKVILLE**
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DIRECTOR OF PUBLIC WORKS APPROVAL DATE

AS BUILT PLAN APPROVAL
CHIEF, CONSTRUCTION MANAGEMENT APPROVAL DATE

EROSION & SEDIMENT CONTROL FINAL PLAN
Final Plan

WASHINGTON SQUARE CITY CENTER, LOT 2, BLOCK A
Election District No. 4 City of Rockville, Maryland

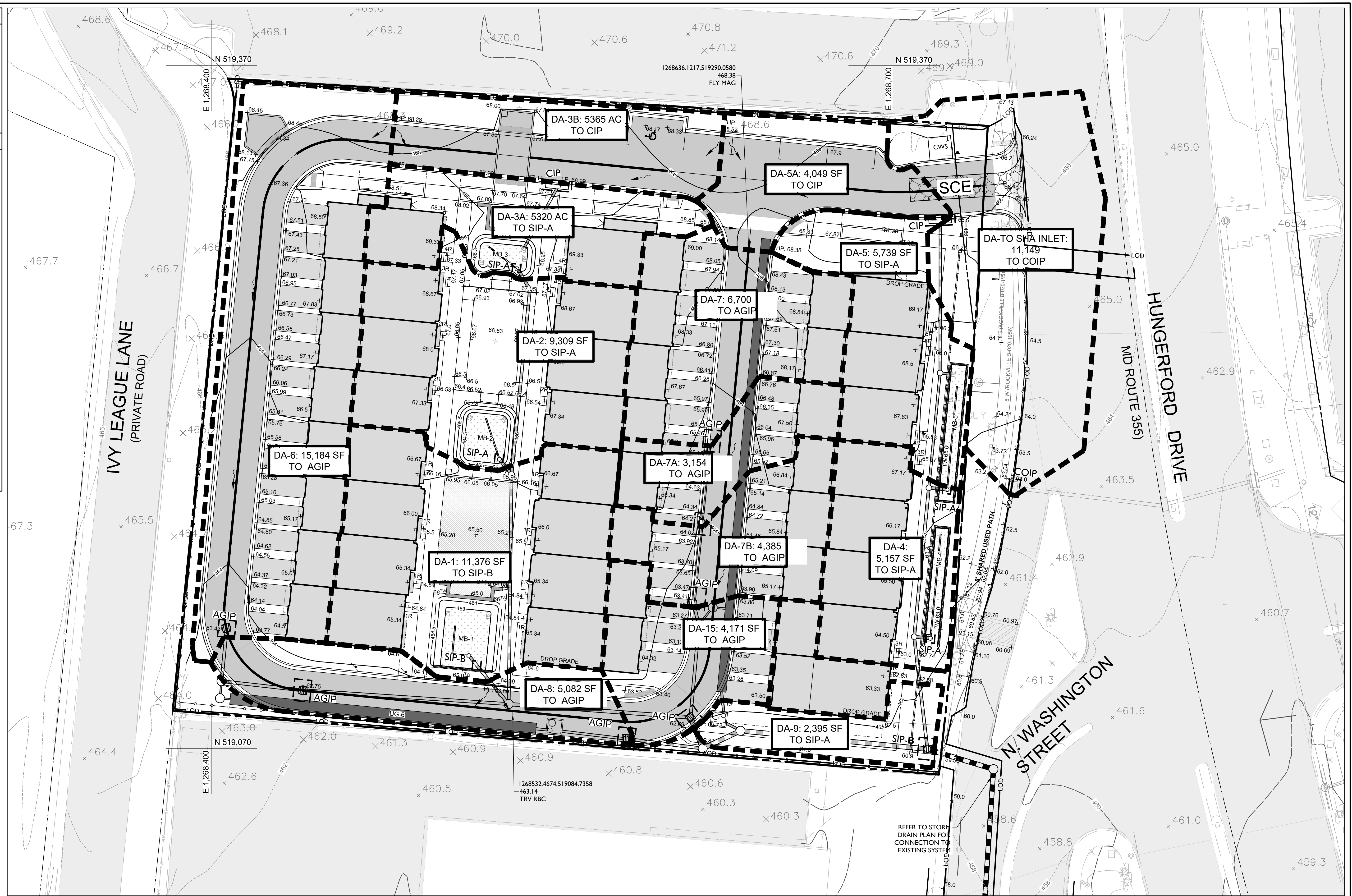
THIS PLAN IS FOR SEDIMENT CONTROL ONLY
DATE SUBMITTED: 2025/08/27
SCALE: 1" = 20'
SHEET NO. 5 OF 8
FILE #

SHEET NOTES

- PIPES SHOWN ARE CONCEPTUAL AT THIS TIME.
- ROOF DRAINAGE DIVIDES ARE CONCEPTUAL AT THIS TIME AND WILL BE ADJUSTED BASED ON UPDATED ARCHITECTURE AT SITE PLAN.

LEGEND

- EXISTING IMPERVIOUS AREA
- PROPOSED IMPERVIOUS AREA
- PROPOSED MICRO-BIORETENTION
- PROPOSED CMP
- PROPOSED SWM FACILITY DRAINAGE DIVIDE
- PROPERTY BOUNDARY
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN



BEFORE BEGINNING CONSTRUCTION CONTACT "MISS UTILITY" AT WWW.MISSUTILITY.NET OR 1-800-257-7777 OR 811 AT LEAST 48 HOURS PRIOR TO EXCAVATION

**DEPARTMENT OF PUBLIC WORKS
CITY OF ROCKVILLE
111 MARYLAND AVE. ROCKVILLE, MARYLAND**

**SEDIMENT CONTROL MEASURES
-DRAINAGE AREA MAP**

SCALE: 1" = 20'

DESIGN PLAN APPROVAL

PWK# 2025-00056 SCP# 2024-00024
SMP# 2025-00021 REVIEWED BY YK

DIRECTOR OF PUBLIC WORKS APPROVAL DATE

AS BUILT PLAN APPROVAL

CHIEF, CONSTRUCTION MANAGEMENT APPROVAL DATE

EROSION & SEDIMENT CONTROL FINAL PLAN

Proposed DA Map

**WASHINGTON SQUARE
CITY CENTER, LOT 2, BLOCK A**

Election District No. 4 City of Rockville, Maryland

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. 26328, Expiration Date: 1/15/26.

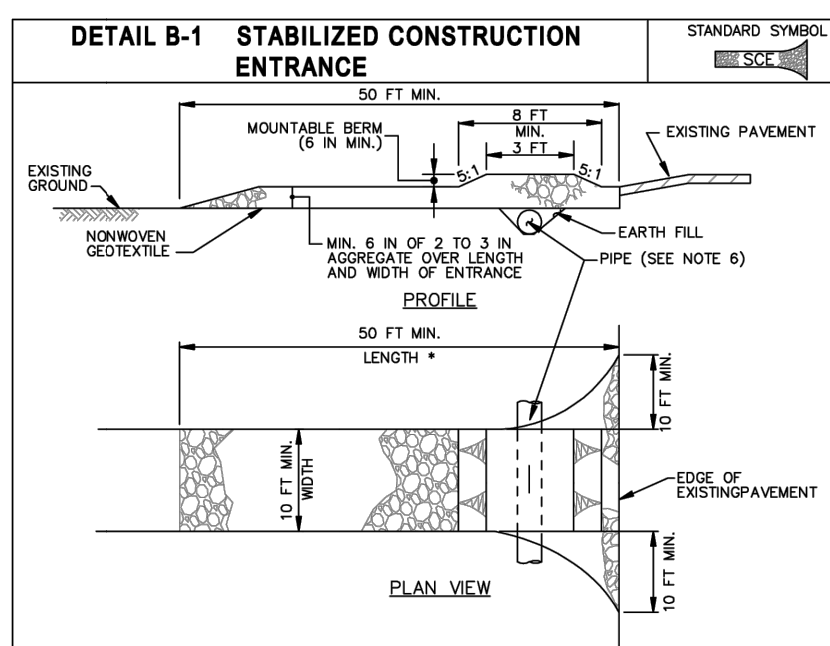
**STATE OF MARYLAND
JULIANNE STANLEY
PROFESSIONAL ENGINEER
8/28/2025**

THIS PLAN IS FOR SEDIMENT CONTROL ONLY

NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE

APPROVAL OF REVISIONS AFTER INITIAL PLAN APPROVAL

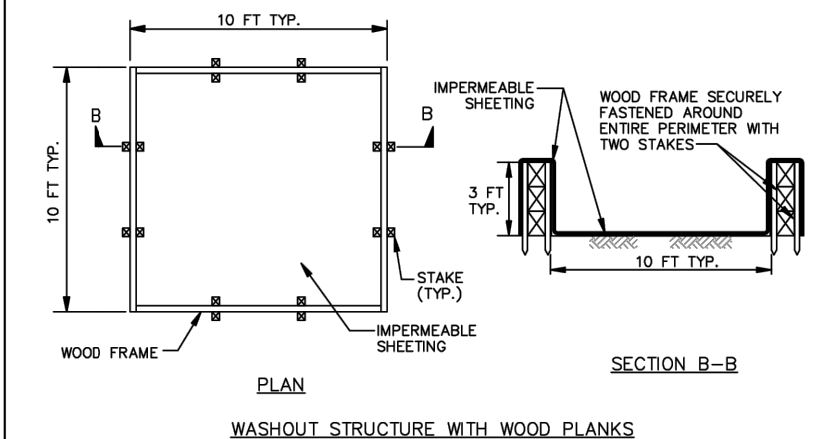
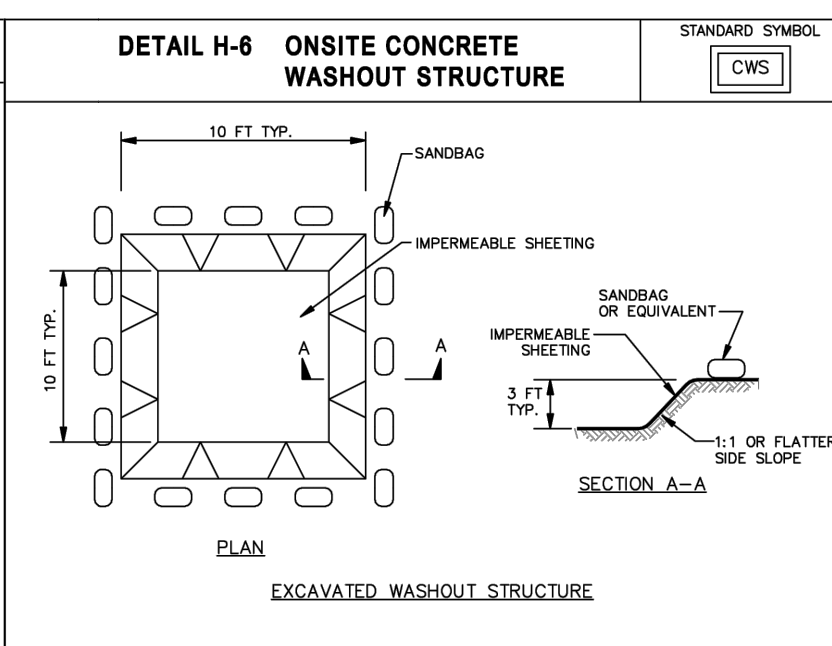
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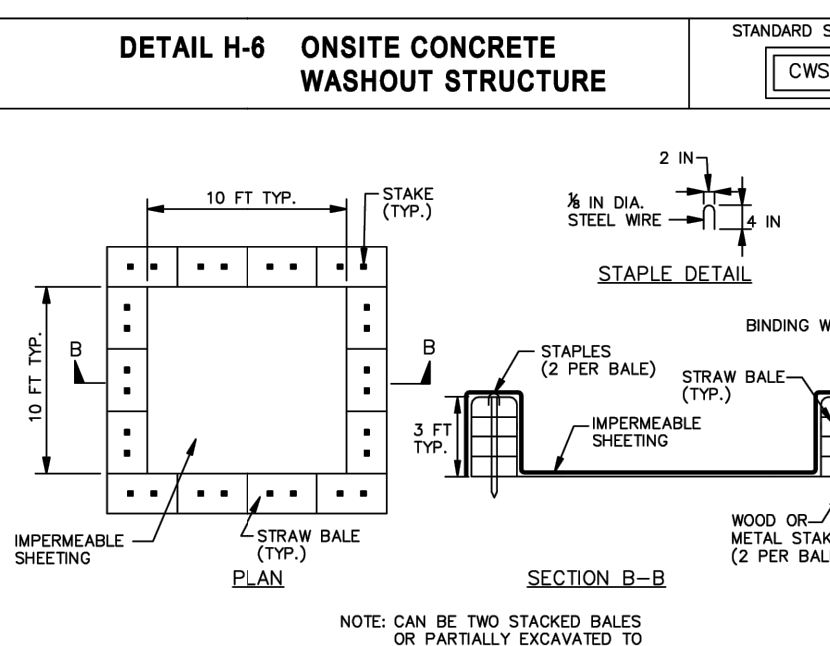
CONSTRUCTION SPECIFICATIONS

- PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SIZE. USE MINIMUM LENGTH OF 50 FEET (45 FEET FOR SINGLE RESIDING LANE). USE MINIMUM WIDTH OF 10 FEET. FLARE SIZE TO FIT ENTRANCE AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SIDE UNDER THE ENTRANCE. MAINTAIN POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SIDE WITH A MOUNTABLE BEAM WITH 2:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PROTECTIVE PIPE AS SPECIFIED ON APPROVED PLAN. THE SIZE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO THE SIDE. IF NOT NECESSARY, A MOUNTABLE BEAM IS REQUIRED WHEN SIZE IS NOT LOCATED AT A HIGH SPOT.
- PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
- GRADE ORHEDD AGGREGATE (3 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT RAGS) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SIDE.
- MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT AND STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAR SURFACE. MOUNTABLE BEAM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUATING, BRUSHING, AND/OR SWEETING. WASHING EQUIPMENT 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		MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL	
U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT AND WATER MANAGEMENT ADMINISTRATION	



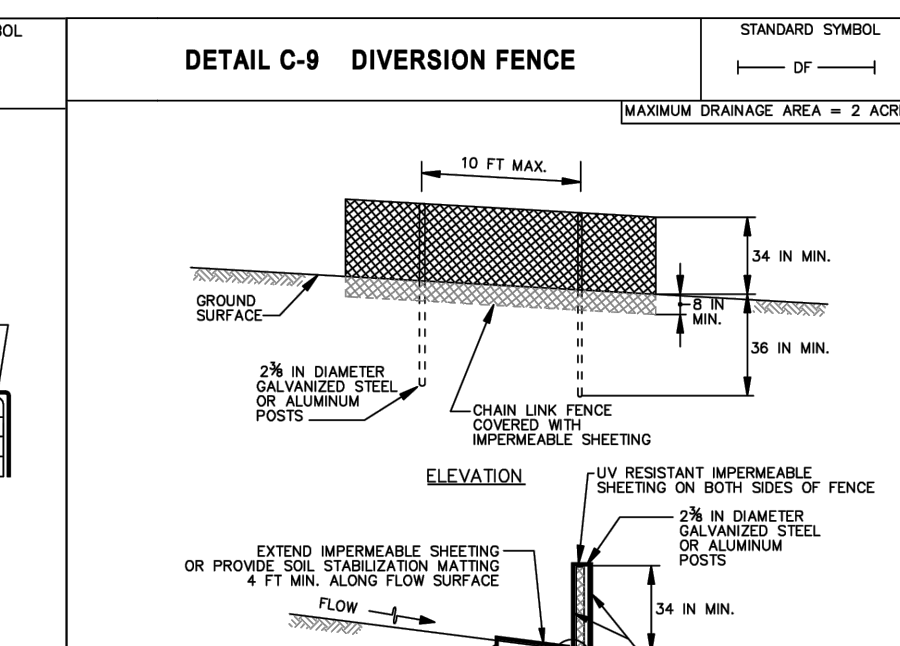
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CONSTRUCTION SPECIFICATIONS

- LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
- SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASHES AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
- PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. LINER, USE 10 MIL OR THICKER RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIALS.
- PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
- KEEP CONSTRUCTION WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G. RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WE-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINFALLS, REMOVE LOGS OR COVER STRUCTURE TO PREVENT OVERFLOW. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

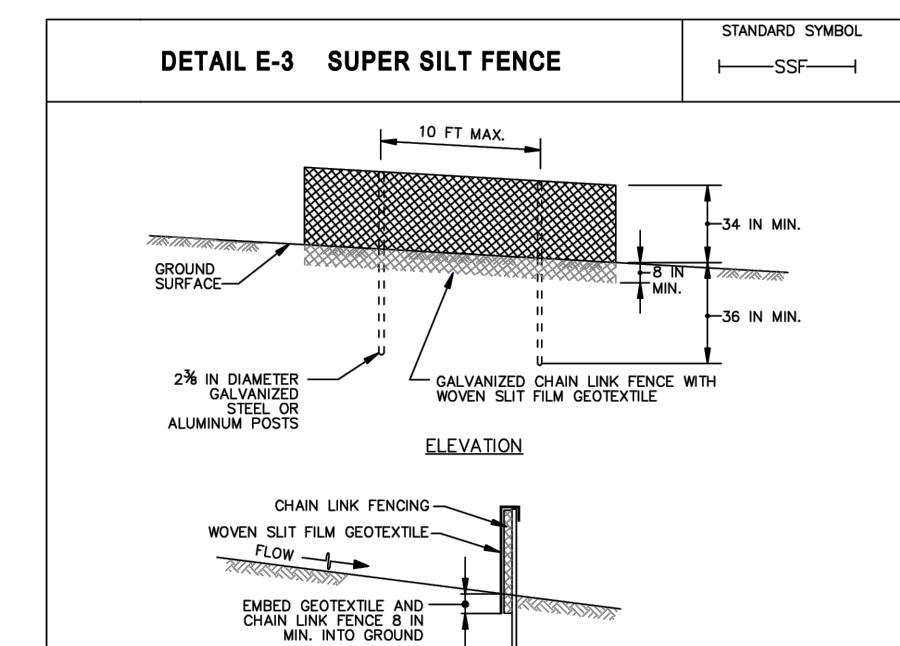
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CONSTRUCTION SPECIFICATIONS

- USE 43 HIGH HOLE 8 GAUGE OR THICKER CHAIN LINK FENCING (2% HIGH MAXIMUM OPENING).
- USE 2% HIGH DIAMETER GALVANIZED STEEL POSTS OF 0.65 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. THE POSTS DO NOT NEED TO BE SET IN CONCRETE.
- FASTEN CHAIN LINK FENCE SECURELY TO THE FENCE POSTS WITH WIRE TIES.
- SECURE 10 MIL OR THICKER RESISTANT, IMPERMEABLE SHEETING TO CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT TOP AND BOTTOM, AND BELOW GROUND SURFACE.
- EXTEND SHEETING A MINIMUM OF 4 FEET AROUND FENCE AND EMBED IN A MINIMUM OF 8 INCHES INTO GROUND. SOIL STABILIZATION MATTING MAY BE USED IN LIEU OF IMPERMEABLE SHEETING IF SOIL IS UNDERMINING OCCURS, RENTHAL FLOW.
- WHEN TWO SECTIONS OF SHEETING ADJOIN EACH OTHER, OVERLAP BY 6 INCHES AND FOLD WITH SEAM FACING DOWNWARD.
- KEEP FLOW SURFACE ALONG DIVERSION FENCE AND POINT OF DISCHARGE FREE OF FODDER, REMOVED ACCUMULATED MATERIALS AND DEBRIS. MAINTAIN POSITIVE DRAINAGE. REPLACE IMPERMEABLE SHEETING IF SOIL IS UNDERMINING OCCURS, RENTHAL FLOW.

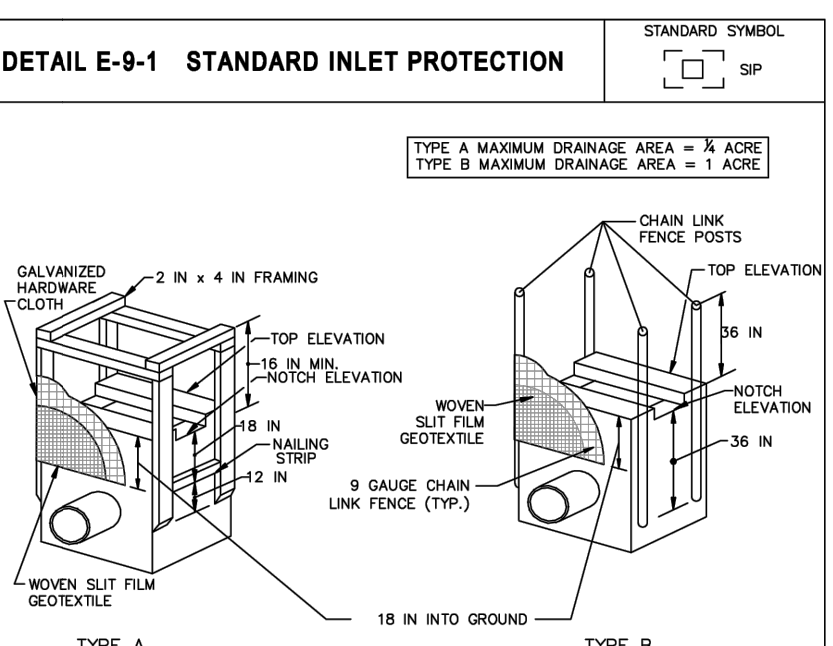
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CONSTRUCTION SPECIFICATIONS

- INSTALL 2% HIGH DIAMETER GALVANIZED STEEL POSTS OF 0.65 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. OVER THE POSTS A MINIMUM OF 36 INCHES INTO THE GROUND.
- FASTEN 8 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCING (2% HIGH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HIGH RINGS.
- USE 2% HIGH DIAMETER GALVANIZED STEEL POSTS OF 0.65 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. THE POSTS DO NOT NEED TO BE SET IN CONCRETE. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8 INCHES INTO THE GROUND.
- WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES. FOLD AND STAPLE TO PREVENT SEEDING BY PASS.
- EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPLOUSE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE.
- PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
- 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, RENTHAL FLOW.

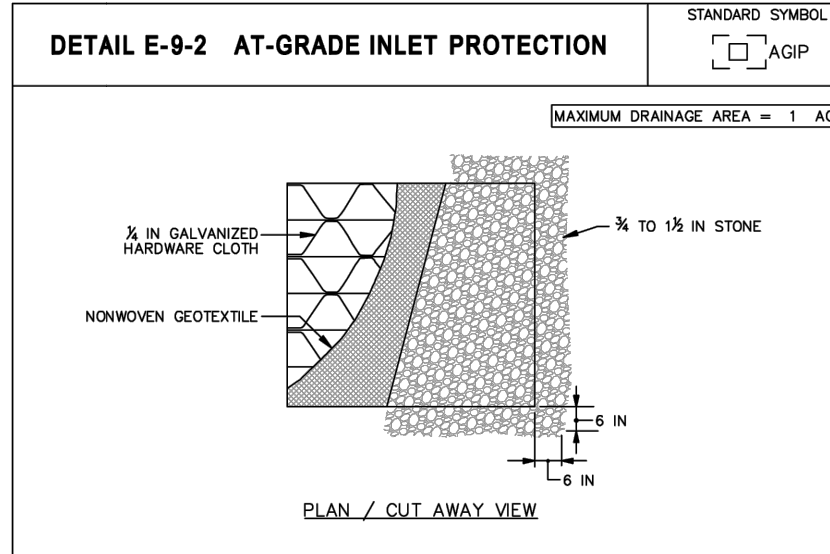
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- FASTEN 8 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCING (2% HIGH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HIGH RINGS.
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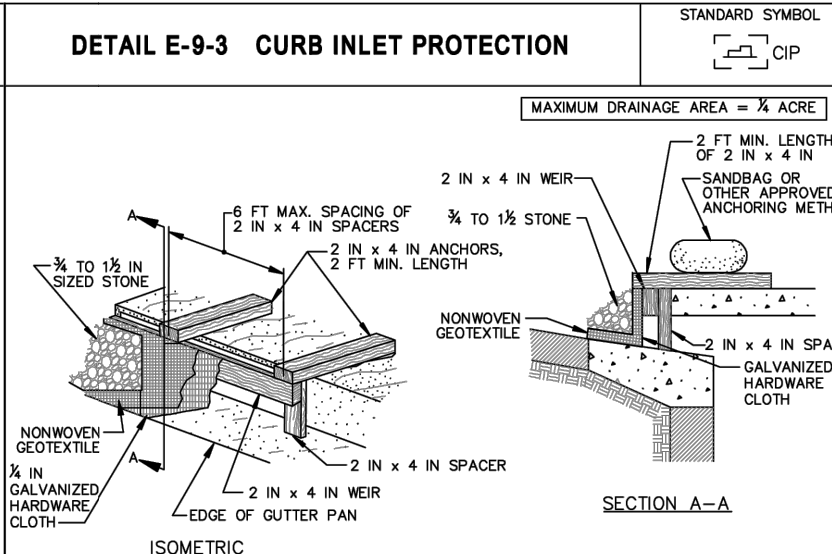
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CONSTRUCTION SPECIFICATIONS

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

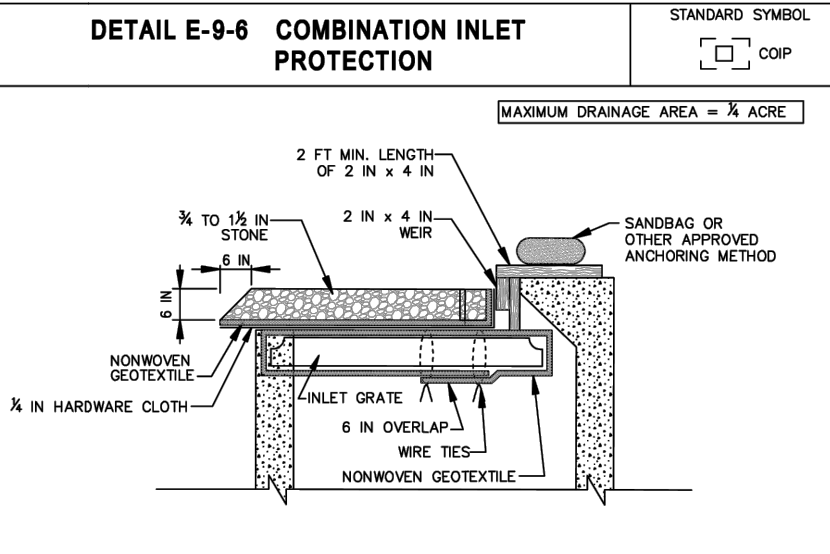
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CONSTRUCTION SPECIFICATIONS

- USE NOMINAL 2 INCH X 4 INCH LUMBER.
- USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.
- USE THE 24 HOUR TO 8 HOUR LONG VERTICAL SPACERS (MINIMUM 6 FEET APART).
- ATTACH A CONTINUOUS PIECE OF 1/2 INCH GALVANIZED HARDWARE CLOTH WITH A MINIMUM WIDTH OF 36 INCHES AND A MINIMUM LENGTH OF 4 FEET LONGER THAN THE THROAT OPENING, TO THE 24 HOUR SPACERS EXTENDING 2 FEET BEYOND THROAT ON EACH SIDE.
- PLACE A CONTINUOUS PIECE OF NONWOVEN GEOTEXTILE OF THE SAME DIMENSIONS AS THE HARDWARE CLOTH OVER THE HARDWARE CLOTH AND SECURELY ATTACH TO THE 24 HOUR SPACERS.
- INSTALL DOOR SPACERS A MINIMUM OF 1 FOOT BEYOND THE ENDS OF THE THROAT OPENING.
- FORM THE HARDWARE CLOTH AND GEOTEXTILE TO THE CONCRETE CUTTER AND FACE OF CURB TO SPAN THE INLET OPENING. COVER THE HARDWARE CLOTH AND GEOTEXTILE WITH 1/2 TO 1 1/2 INCH STONE OR EQUIVALENT RECYCLED CONCRETE.
- AT NON-SUMP LOCATIONS, INSTALL A TEMPORARY SANDBAG OR ASPHALT BERM TO PREVENT INLET FLOW.
- STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOSING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOSED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

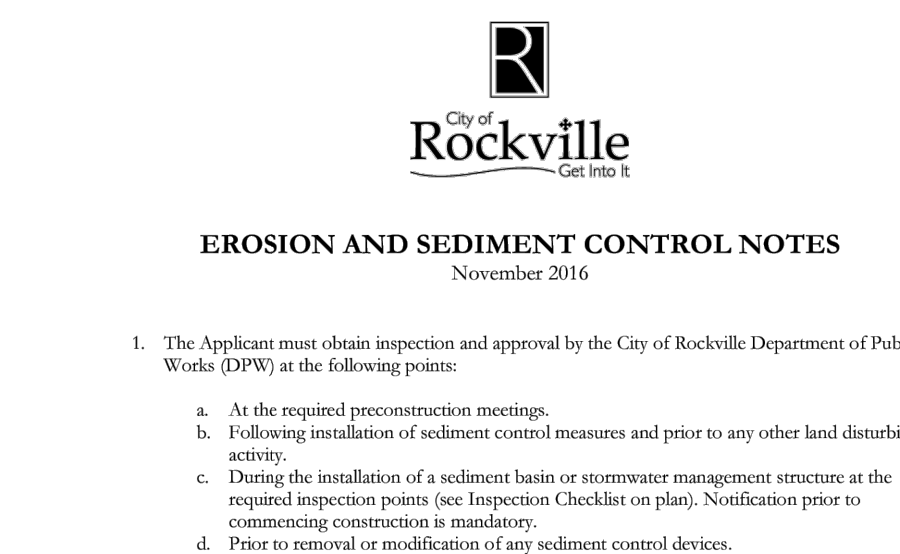
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CONSTRUCTION SPECIFICATIONS

- THOROUGHLY SEAL SLEEVE AROUND THE PUMP DISCHARGE HOSE WITH A STRAP OR SIMILAR DEVICE.
- PLACE FILTER BAG ON SUITABLE BASE (E.G., MULCH, LEAF/MOOD COMPOST, WOODCHIPS, SAND, OR STRAW BALES) LOCATED ON A LEVEL OR 2% MAXIMUM SLOPE SURFACE. DISCHARGE TO A STABILIZED AREA. EXTEND BASE A MINIMUM OF 12 INCHES FROM EDGES OF BAG.
- CONTROL PUMPING RATE TO PREVENT EXCESSIVE PRESSURE WITHIN THE FILTER BAG IN ACCORDANCE WITH THE MANUFACTURER RECOMMENDATIONS. AS THE BAG FILLS WITH SEDIMENT, REDUCE PUMPING RATE.
- REMOVE AND PROPERLY DISPOSE OF FILTER BAG UPON COMPLETION OF PUMPING OPERATIONS OR AFTER BAG HAS REACHED CAPACITY. WHENEVER OCCURS FIRST TRIGGER THE DEWATERED SEDIMENT FROM THE BAG IN AN APPROVED MANNER AND STABILIZE WITH SEED AND STRAW MULCH BY THE END OF THE WORK DAY. RESTORE THE SURFACE AREA BENEATH THE BAG TO ORIGINAL CONDITION UPON REMOVAL OF THE BAG.
- USE NONWOVEN GEOTEXTILE WITH DOUBLE STITCHED SEAMS USING HIGH STRENGTH THREAD. SIZE SLEEVE TO ACCOMMODATE A MAXIMUM 4 INCH DIAMETER PUMP DISCHARGE HOSE. THE BAG MUST BE MANUFACTURED FROM A NONWOVEN GEOTEXTILE THAT MEETS OR EXCEEDS MINIMUM AVERAGE PORE SIZES (MAPS) FOR THE FOLLOWING:

GRAVEL	200 LB	ASTM D-4852
PUNTURE	150 LB	ASTM D-4833
PLUMBER	70 LB	ASTM D-4833
PERMITTY (SEC*)	1.2 SEC*	ASTM D-4491
PERMITTY (SEC*)	708 STRONG @ 500 HOURS	ASTM D-5562
APPEARANT OPENING SIZE (AOS)	0.15-0.18 MM	ASTM D-4751
SOB	500	ASTM D-4852
- REPLACE FILTER BAG IF BAG CLOSURE HAS RIPS, TEARS, OR PUNCTURES. DURING OPERATION KEEP CONNECTION BETWEEN PUMP HOSE AND FILTER BAG WATER TIGHT. REPLACE BEHIND IF IT BECOMES DISPLACED.

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EROSION AND SEDIMENT CONTROL NOTES

November 2016

- The Applicant must obtain inspection and approval by the City of Rockville Department of Public Works (DPW) at the following points:
 - At the required preconstruction meetings.
 - Following installation of sediment control measures and prior to any other land disturbing activity.
 - 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.
 - Prior to removal or modification of any sediment control devices.
 - Prior to final acceptance.
- 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."
- The Applicant shall construct all erosion and sediment control measures per the approved plan and construction sequence, shall have them inspected and approved by DPW prior to beginning any other land disturbing activities, shall ensure that all material from disturbed areas is directed to the sediment control devices and shall not remove any erosion or sediment control measures without prior permission from DPW.
- Any request for changes to the approved sediment control plan or sequence of construction must be submitted to the DPW Sediment Control Inspector and approved before implementing changes. Major changes will require a plan revision.
- The Applicant shall protect all points of construction ingress and egress to prevent the deposition of materials onto traveled public thoroughfares. All materials deposited on public thoroughfares shall be removed immediately.
- The Applicant shall inspect daily 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 DPW Sediment Control Inspector.
- All sediment basins, trap embankments, walls, perimeter dikes and permanent slopes steeper or equal to 5:1 shall be stabilized with sod, seed and anchored straw mulch or other approved stabilization measures, within seven calendar days of establishment. All areas identified outside of the sediment control system must be minimized and stabilized immediately. Maintenance must be performed as necessary to ensure continued stabilization. Rehabilitation or over seeding will be required, if necessary.
- The Applicant shall apply sod, seed and anchored straw mulch, or other approved stabilization measures to all disturbed areas within seven (7) calendar days after striping and grading activities have ceased that area. Maintenance shall be performed as necessary to ensure continued stabilization. Other active construction areas that are not being actively graded (i.e. notes for construction vehicles within a site) may be required to be stabilized at the discretion of the inspector. Strips, which have not been used for seven (7) calendar days, shall be stabilized through the application of sod, seed, and anchored straw mulch, or other approved stabilization methods.
- Prior to removal of sediment control measures, the Applicant 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 to promote short term 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 inadequate, temporary seed and straw anchored mulch shall be applied to disturbed areas. The final permanent stabilization of this property shall be completed prior to the following April 15.
- The site work, materials, approved Sediment Control and Stormwater Management Plans, and any required test reports shall be available, at the site for inspection by duly authorized officials of the City of Rockville.
- Surface drainage flows over unestablished cut and fill slopes shall be controlled by either preventing drainage down from traversing the slopes or by installing mechanical devices to lower the water table without causing erosion. Dikes shall be installed and maintained in accordance with the approved plan until the slope and drainage area is at a final grade, at which time they must be removed and final grading done to promote short term 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 with sod or seed with approved erosion control matting or by other approved stabilization measures.
- Temporary sediment control devices shall be removed, with permission of DPW, within 30 calendar days following establishment of permanent stabilization in all contributory drainage areas.
- No permanent cut or fill slope with a gradient steeper than 3:1 will be permitted in low maintenance areas. A slope gradient of up to 2:1 will be permitted in areas that are not to be maintained provided that these areas are stabilized with sod or seed 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 Applicant shall install a splash block at the bottom of each downspout unless the downspout is connected by a drain line to an acceptable outlet.
- All water pumped from an excavation during construction shall be pumped either to sediment tanks and/or sediment traps. No water will be pumped to the storm drain system or swale. De-watering

shall be performed in accordance with the most current Maryland Standards and Specifications for Soil Erosion and Sediment Control.

- For finished grading, the Applicant shall provide adequate gradations so as to: (1) prevent water from standing on the surface of areas more than 24 hours after the end of a rainfall, except in designated drainage courses and swale flow 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.
- Sediment traps or basins are not permitted within 20 feet of a building, which exists or is 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 end of base paving to direct runoff to inlets.
- The DPW Sediment Control Inspector has the option of requiring additional sediment control measures, if deemed necessary.
- All trap elevations are relative to the outlet elevation, which must be on existing undisturbed ground.
- Vegetative stabilization shall be performed in accordance with the most current Maryland Standards and Specifications for Soil Erosion and Sediment Control.
- Temporary sediment traps shall be cleaned out and restored to the original condition when sediment has accumulated to a point one-half the depth between the outlet crest and the bottom of the trap.
- 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.
- 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 eight feet, have mesh openings 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.
- Off-site spill or borrow areas must have approved sediment control plans.
- Protect all trees to be preserved during construction in accordance with the approved Forest Conservation Plan.
- The Applicant is responsible for all actions of contractor and subcontractors, including repairing damage to sediment control devices and existing infrastructure.
- The Applicant shall comply with all provisions of the NPDES Construction Discharge Permit. A copy of the permit and all required reports shall be available on site at all times.

GENERAL NOTES

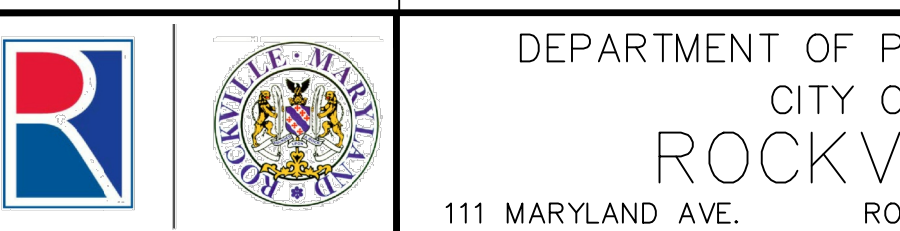
November 2016

- The Applicant is the entity for which the City of Rockville Department of Public Works (DPW) has issued a permit. For DPW projects where a permit is not applicable, the entity for which the City of Rockville has issued the permit is the applicant. The Applicant is responsible for all construction, access, subcontractors, or other entities cooperating work under this permit and/or approved plan.
- The Applicant must arrange for pre-construction meetings prior to commencing any work. Provide at least 48 hours notice to the City, City Project Inspector listed in the permit, City Forestry Inspector at 260-334-1111, and/or the DPW and/or Forestry permits, or DPW Sediment Control Inspector at 260-334-1876, if required by permit.
- The Applicant must contact Miss Utility at 1-800-257-7777 or 881 or manually call so that utilities are marked prior to building any pre-construction meeting.
- Information concerning existing underground utilities was obtained from available records. The Contractor must determine the exact location and elevation of existing utilities by digging test pits at the utility crossings well in advance of construction. If clearance is less than shown on this plan, contact the Professional Engineer who stamped the design plan before proceeding with construction.
- Maintain a minimum one-foot vertical clearance between all utilities crossing any other utility. Unless otherwise noted, maintain a five-foot horizontal clearance with between a City utility with any other utility crossing.
- Uniformly grade surface to a smooth surface, free of irregular surface changes. Check and prepare the subgrade section to the final grade, cross section and/or elevation shown on the plan. At all times, maintain the subgrade surface in such condition as to readily drain.
- Do not place backfill or fill material on surface that may erode, freeze, or contain frost ice. Vehicular and equipment traffic shall be distributed across the prepared surface in such a manner as to prevent disturbance of soil or damage to the prepared subgrade or the satisfaction of the Professional Engineer. The Professional Engineer shall approve the storage or stockpiling of heavy loads on a roadway subgrade.
- Unusable existing fill, all or been natural soil, organic material, and/or stable shall be stripped to approved grade as determined by the Professional Engineer.
- Protect all structures and utilities from any damage in the handling, processing or compacting of embankment or backfill material. Exercise care in areas, retaining walls, culverts and utility trenches to prevent undue stress or movement. The Professional Engineer may require the use of specially selected materials and contractors to protect against damage. Do not use rock larger than one and a half inches in any dimension adjacent to a structure.
- DPW normal working hours are Monday through Friday, from 7 a.m. to 5 p.m. The City of Rockville is closed on the following holidays: New Year's Day, Martin Luther King's Birthday, President's Day, Memorial Day, Independence Day, Labor Day, Veterans Day, Thanksgiving Day, Thanksgiving Friday, and Christmas Day, and all days of general and congressional observance through the State.
- The Contractor will not be permitted to close lanes or do any work that requires the services of the City of Rockville, outside of the normal working hours, unless listed in the permit or authorized by DPW in writing. However, the Contractor, with verbal permission of DPW, may be permitted to work outside of the normal work hours for stop activities or other such conditions that do not adversely impact traffic, visibility or City residents.
- Traffic must be maintained on all roadways within the construction area as directed by DPW. No lane closure shall be permitted between 7:00 A.M. and 5:00 P.M. Monday through Friday. An exception to this lane closure may be permitted on secondary residential streets or any time during normal working hours. Displacement and design of all traffic control devices shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD). If required, traffic control plans shall be reviewed and approved by the Chief of the Traffic and Transportation Division. DPW may suspend lane closure or other traffic controls at any time during, or in advance of, inclement weather events.
- Shoring and shoring is the responsibility of the Applicant. A Professional Engineer licensed in the State of Maryland shall be on site during shoring. Provide three copies to DPW for informational purposes only.
- In addition to all City permits, the Applicant is responsible to ensure that all necessary Federal, State and/or Montgomery County approvals and/or permits have been obtained in accordance with this approved plan.
- Shop drawings must be prepared and sealed by a Professional Engineer licensed in the State of Maryland prior to fabrication. The Professional Engineer who sealed the design plan (not one of the shop drawings) must approve the shop drawings for construction in the approved plan. Provide three copies of approved shop drawings to DPW prior to construction. Standard pre-cut structures previously approved by the Maryland State Highway Administration, Montgomery County and Washington Suburban Metropolitan Government do not require a shop drawing submission. Use actual field data for design of pipes and structures. All pipes and structures in paved areas shall be designed for 18:1 subgrade loading.
- Upon completion of construction, the Applicant shall provide three sets of final As-Built prints (24" x 36") for review and approval by DPW. The drawings must contain the original approval signature and Professional Engineer's seal and appropriate (1) revised drawing (2) approved plan. The As-Built shall be sealed by a Professional Engineer or Professional Surveyor, as appropriate and must be filed by the City of Rockville. The As-Built shall include an As-Built certification acceptable to DPW. Upon receipt of written approval, the Applicant shall provide approved As-Built prints along with the original notes (with all signed signatures) to DPW prior to the release of the permit.
- The Applicant must comply with the Montgomery County Noise Control Ordinance. Please refer to the Montgomery County Department of Environment Protection at 260-777-7770, <http://www.montgomerycountymd.gov/ncp/>.

STANDARD STABILIZATION NOTE

- FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN:
- 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
 - SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE DRAINING.

BEFORE BEGINNING CONSTRUCTION CONTACT "MISS UTILITY" WWW.MISSUTILITY.NET OR 1-800-257-7777 OR 811 AT LEAST 48 HOURS PRIOR TO EXCAVATION



111 MARYLAND AVE. ROCKVILLE, MARYLAND

DESIGN PLAN APPROVAL

PWK# 2025-00056
SMP# 2025-00021

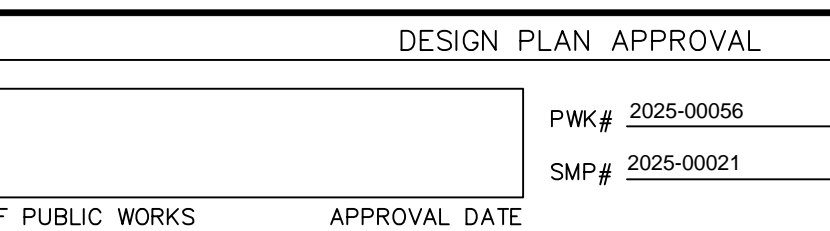


DIRECTOR OF PUBLIC WORKS APPROVAL DATE

AS BUILT PLAN APPROVAL

SCP# 2024-00024

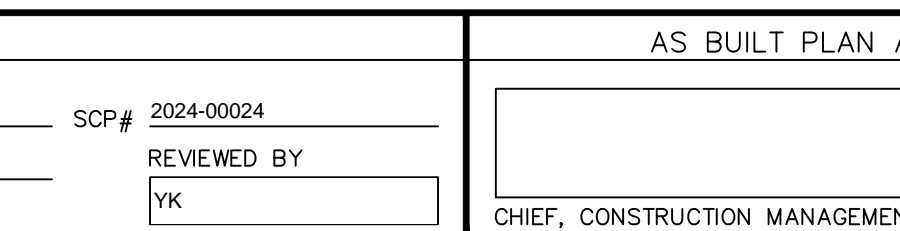
REVIEWED BY
YK



CHIEF, CONSTRUCTION MANAGEMENT APPROVAL DATE

EROSION & SEDIMENT CONTROL FINAL PLAN

ESC Details & Notes



WASHINGTON SQUARE CITY CENTER, LOT 2, BLOCK A

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. 26328, Expiration Date: 1/15/26"



Election District No. 4 City of Rockville, Maryland

THIS PLAN IS FOR SEDIMENT CONTROL ONLY

DATE SUBMITTED:	2025/08/27	SCALE	SHEET	FILE #
		NTS	NO. 7	
			OF 8	

NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE

DATE SUBMITTED:	2025/08/27	SCALE	SHEET	FILE #
		NTS	NO. 7	
			OF 8	

B-4.4 STANDARDS AND SPECIFICATIONS

FOR

TEMPORARY STABILIZATION

Definition

To stabilize disturbed soils with vegetation for up to 6 months.

Purpose

To use fast growing vegetation that provides cover on disturbed soils.

Conditions Where Practice Applies

Exposed soils where ground cover is needed for a period of 6 months or less. For longer duration of time, permanent stabilization practices are required.

Criteria

- Select one or more of the species or seed mixtures listed in Table B.1 for the appropriate Plant Hardiness Zone (from Figure B.3), and enter them in the Temporary Seeding Summary below along with application rates, seeding dates and seeding depths. If this Summary is not put on the plan and completed, then Table B.1 plus fertilizer and lime rates must be put on the plan.
- For sites having soil tests performed, use and show the recommended rates by the testing agency. Soil tests are not required for Temporary Seeding.
- When stabilization is required outside of a seeding season, apply seed and mulch or straw mulch alone as prescribed in Section B-4.3.A.1.b and maintain until the next seeding season.

Temporary Seeding Summary PLEASE SEE TEMPORARY SEEDING SUMMARY SHEET

Hardiness Zone (from Figure B.3):				Fertilizer Rate (10-20-20)		Lime Rate
Seed Mixture (from Table B.1):						
No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths		
	Annual Ryegrass (<i>Lolium perenne</i> ssp. <i>Multiflorum</i>)	13.3	Mar 15 to May 31; Aug 1 to Oct 15	1/2 in.	436	2 tons per acre (90 lb/1000 sf)
	Barley (<i>Hordeum vulgare</i>)	32	Mar 15 to May 31; Aug 1 to Oct 15	1/2 in.		
	Oats (<i>Avena sativa</i>)	24	Mar 15 to May 31; Aug 1 to Oct 15	1/2 in.		

B.18

Temporary Seeding Summary

Hardiness Zone (from Figure B.3): 6b

Seed Mixture (from Table B.1):

No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths	Fertilizer Rate (10-20-20)		Lime Rate
Cool-Season Grass Mix							
	Annual Ryegrass (<i>Lolium perenne</i> ssp. <i>Multiflorum</i>)	13.3	Mar 15 to May 31; Aug 1 to Oct 15	1/2 in.	436	2 tons per acre (90 lb/1000 sf)	
	Barley (<i>Hordeum vulgare</i>)	32	Mar 15 to May 31; Aug 1 to Oct 15	1/2 in.			
	Oats (<i>Avena sativa</i>)	24	Mar 15 to May 31; Aug 1 to Oct 15	1/2 in.			

B-4.5 STANDARDS AND SPECIFICATIONS

FOR

PERMANENT STABILIZATION

Definition

To stabilize disturbed soils with permanent vegetation.

Purpose

To use long-lived perennial grasses and legumes to establish permanent ground cover on disturbed soils.

Conditions Where Practice Applies

Exposed soils where ground cover is needed for 6 months or more.

Criteria

- Seed Mixtures
 - General Use
 - Select one or more of the species or mixtures listed in Table B.3 for the appropriate Plant Hardiness Zone (from Figure B.3) and based on the site condition or purpose found on Table B.2. Enter selected mixture(s), application rates, and seeding dates in the Permanent Seeding Summary. The Summary is to be filed on the plan.
 - Additional planting specifications for exceptional sites such as shorelines, stream banks, or dunes or for special purposes such as wildlife or aesthetic treatment may be found in USDA-NRCS Technical Field Office Guide, Section 3-2, Critical Area Planting.
 - For sites having disturbed area over 5 acres, use and show the rates recommended by the soil testing agency.
 - For areas receiving low maintenance, apply urea form fertilizer (46-0-0) at 3 1/2 pounds per 1000 square feet (150 pounds per acre) at the time of seeding in addition to the soil amendments shown in the Permanent Seeding Summary.
 - Turfgrass Mixtures
 - Areas where turfgrasses may be desired include lawns, parks, playgrounds, and commercial sites which will receive a medium to high level of maintenance.
 - Select one or more of the species or mixtures listed below based on the site conditions or purpose. Enter selected mixture(s), application rates, and seeding dates in the Permanent Seeding Summary. The summary is to be placed on the plan.
 - Kentucky Bluegrass: Full Sun Mixture: For use in areas that receive intensive management. Irrigation required in the areas of central Maryland and Eastern Shore. Recommended Certified Kentucky Bluegrass Cultivars Seeding Rate: 1.5 to 2.0 pounds per 1000 square feet. Choose a minimum of three Kentucky bluegrass cultivars with each ranging from 10 to 35 percent of the total mixture by weight.
 - Kentucky Bluegrass/Perennial Ryegrass: Full Sun Mixture: For use in full sun areas where rapid establishment is necessary and when turf will receive medium to intensive management. Certified Perennial Ryegrass Cultivars/Certified Kentucky Bluegrass Seeding Rate: 2 pounds mixture per 1000 square feet. Choose a minimum of three Kentucky bluegrass cultivars with each ranging from 10 to 35 percent of the total mixture by weight.
 - Tall Fescue/Kentucky Bluegrass: Full Sun Mixture: For use in drought prone areas and/or for areas receiving low to medium maintenance in full sun to medium shade. Recommended mixture includes: Certified Tall Fescue Cultivars 95 to 100 percent, Certified Kentucky Bluegrass Cultivars 5 to 5 percent. Seeding Rate: 5 to 5 pounds per 1000 square feet. One or more cultivars may be blended.
 - Kentucky Bluegrass/Fine Fescue: Shade Mixture: For use in areas with shade in Bluegrass lawns. For establishment in high quality, intensively managed turf areas. Mixture includes: Certified Kentucky Bluegrass Cultivars 30 to 40 percent and Certified Fine Fescue and 60 to 70 percent. Seeding Rate: 1 1/2 to 3 pounds per 1000 square feet.

B.21

rapid establishment is necessary and when turf will receive medium to intensive management. Certified Perennial Ryegrass Cultivars/Certified Kentucky Bluegrass Seeding Rate: 2 pounds mixture per 1000 square feet. Choose a minimum of three Kentucky bluegrass cultivars with each ranging from 10 to 35 percent of the total mixture by weight.

iii. Tall Fescue/Kentucky Bluegrass: Full Sun Mixture: For use in drought prone areas and/or for areas receiving low to medium maintenance in full sun to medium shade. Recommended mixture includes: Certified Tall Fescue Cultivars 95 to 100 percent, Certified Kentucky Bluegrass Cultivars 5 to 5 percent. Seeding Rate: 5 to 5 pounds per 1000 square feet. One or more cultivars may be blended.

iv. Kentucky Bluegrass/Fine Fescue: Shade Mixture: For use in areas with shade in Bluegrass lawns. For establishment in high quality, intensively managed turf areas. Mixture includes: Certified Kentucky Bluegrass Cultivars 30 to 40 percent and Certified Fine Fescue and 60 to 70 percent. Seeding Rate: 1 1/2 to 3 pounds per 1000 square feet.

Notes:
Select turfgrass varieties from those listed in the most current University of Maryland Publication, Agronomy Memo #77, "Turfgrass Cultivar Recommendations for Maryland"

Choose certified material. Certified material is the best guarantee of cultivar purity. The certification program of the Maryland Department of Agriculture, Turf and Seed Section, provides a reliable means of consumer protection and assures a pure genetic line

- Ideal Times of Seeding for Turf Grass Mixtures
 - Western MD: March 1 to June 1, August 1 to October 1 (Hardiness Zones: 5b, 6a)
 - Central MD: March 1 to May 15, August 15 to October 15 (Hardiness Zone: 6b)
 - Southern MD, Eastern Shore: March 1 to May 15, August 15 to October 15 (Hardiness Zones: 7a, 7b)

d. Till areas to receive seed by diking or other approved methods to a depth of 2 to 4 inches, level and rake the areas to prepare a proper seedbed. Remove stones and debris over 1/2 inches in diameter. The resulting seedbed must be in such condition that future mowing of grasses will pose no difficulty.

e. If fall moisture is deficient, supply new seedlings with adequate water for plant growth (1/2 to 1 inch every 3 to 4 days depending on soil texture) until they are firmly established. This is especially true when seedlings are made late in the planting season, in abnormally dry or hot seasons, or on adverse sites.

B.22

Permanent Seeding Summary PLEASE SEE PERMANENT SEEDING SUMMARY SHEET

Hardiness Zone (from Figure B.3):				Fertilizer Rate (10-20-20)		Lime Rate
Seed Mixture (from Table B.3): #9						
No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths		
	Tall Fescue (<i>Lolium arundinaceum</i>)	60	Mar 15 to May 31; Aug 1 to Oct 15	1/4-1/2 in.	45 pounds per acre (1.0 lb/1000 sf)	90 pounds per acre (2 lb/1000 sf)
	Kentucky Bluegrass (<i>Poa pratensis</i>)	40	Mar 15 to May 31; Aug 1 to Oct 15	1/4-1/2 in.		
	Perennial Ryegrass (<i>Lolium perenne</i>)	20	Mar 15 to May 31; Aug 1 to Oct 15	1/4-1/2 in.		

ii. Sod: To provide quick cover on disturbed areas (2:1 grade or flatter).

- General Specifications
 - Class of turfgrass sod must be Maryland State Certified. Sod labels must be made available to the job foreman and inspector.
 - Sod must be machine cut to a uniform soil thickness of 1/2 inch, plus or minus 1/8 inch, at the time of cutting. Measurement for thickness must exclude top growth and thatch. Broken pads and torn or uneven ends will not be acceptable.
 - Standard size sections of sod must be strong enough to support their own weight and retain their size and shape when suspended vertically with a firm grasp on the upper 10 percent of the section.
 - Sod must not be harvested or transplanted when moisture content (excessively dry or wet) may adversely affect its survival.
 - Sod must be harvested, delivered, and installed within a period of 36 hours. Sod not transplanted within this period must be approved by an agreement or soil scientist prior to its installation.
- Sod Installation
 - During periods of excessively high temperature or in areas having dry subsoil, lightly irrigate the subsoil immediately prior to laying the sod.
 - Lay the first row of sod in a straight line with subsequent rows placed parallel to it and tightly wedged against each other. Stagger lateral joints to promote more uniform growth and strength. Ensure that sod is not stretched or overlapped and that all joints are butted tight in order to prevent voids which would cause air drying of the roots.
 - Whenever possible, lay sod with the long edges parallel to the contour and with staggering joints. Roll and tamp, peg or otherwise secure the sod to prevent slippage on slopes. Ensure solid contact exists between sod roots and the underlying soil surface.
 - Water the sod immediately following rolling and tamping until the underside of the new sod pad and soil surface below the sod are thoroughly wet. Complete the operations of laying, tamping and irrigating for any piece of sod within eight hours.

B.23

- Sod Maintenance
 - In the absence of adequate rainfall, water daily during the first week or so often and sufficiently as necessary to maintain moist soil to a depth of 4 inches. Water sod during the heat of the day to prevent wilting.
 - After the first week, sod watering is required as necessary to maintain adequate moisture content.
 - Do not mow until the sod is firmly rooted. No more than 1/2 of the grass leaf must be removed by the initial cutting or subsequent cuttings. Maintain a grass height of at least 3 inches unless otherwise specified.

B.24

Permanent Seeding Summary

Hardiness Zone (from Figure B.3): 6b

Seed Mixture (from Table B.3): #9

No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths	Fertilizer Rate (10-20-20)			Lime Rate
					N	P ₂ O ₅	K ₂ O	
Cool-Season Grass Mix								
	Tall Fescue (<i>Lolium arundinaceum</i>)	60	Mar 15 to May 31; Aug 1 to Oct 15	1/4-1/2 in.	45 pounds per acre (1.0 lb/1000 sf)	90 pounds per acre (2 lb/1000 sf)	90 pounds per acre (2 lb/1000 sf)	2 tons per acre (90 lb/1000 sf)
	Kentucky Bluegrass (<i>Poa pratensis</i>)	40	Mar 15 to May 31; Aug 1 to Oct 15	1/4-1/2 in.				
	Perennial Ryegrass (<i>Lolium perenne</i>)	20	Mar 15 to May 31; Aug 1 to Oct 15	1/4-1/2 in.				

Note: Recommend using a blend of 3 cultivars each for tall fescue and Kentucky bluegrass, based on recommendations of the University of Maryland Cooperative Extension Service, Agronomy Memo 77. (see table B.3 of the MD Standards & Specifications for Soil Erosion & Sediment Control)

BEFORE BEGINNING CONSTRUCTION CONTACT "MISS UTILITY" WWW.MISSUTILITY.NET OR 1-800-257-7777 OR 811 AT LEAST 48 HOURS PRIOR TO EXCAVATION



DEPARTMENT OF PUBLIC WORKS
CITY OF
ROCKVILLE
111 MARYLAND AVE. ROCKVILLE, MARYLAND

DESIGN PLAN APPROVAL
 PWK# 2025-00056 SCP# 2024-00024
 SMP# 2025-00021 REVIEWED BY YK
 DIRECTOR OF PUBLIC WORKS APPROVAL DATE

AS BUILT PLAN APPROVAL
 CHIEF, CONSTRUCTION MANAGEMENT APPROVAL DATE

EROSION & SEDIMENT CONTROL
FINAL PLAN
ESC Details

WASHINGTON SQUARE
CITY CENTER, LOT 2, BLOCK A
Election District No. 4 City of Rockville, Maryland

DATE SUBMITTED: 2025/08/28
 SCALE: NTS
 SHEET NO. 8 OF 8
 FILE #

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. 26328, Expiration Date: 1/15/26."



NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE

THIS PLAN IS FOR SEDIMENT CONTROL ONLY

APPROVAL OF REVISIONS AFTER INTIAL PLAN APPROVAL