STANDARD EROSION AND SEDIMENT CONTROL NOTES

1. The permittee shall notify the Department of Permitting Services (DPS) forty-eight (48) hours before commencing any land disturbing activity and, unless waived by the Department, shall be required to hold a pre-construction meeting between them or their representative, their engineer, and an authorized representative of the Department.

2. The permittee must obtain inspection and approval by DPS at the following points:

   A. At the required pre-construction meeting.

   B. Following installation of sediment control measures and prior to any other land disturbing activity.

   C. During the installation of a sediment basin or stormwater management structure at the required inspection points (see Inspection Checklist on plan). Notification prior to commencing construction is mandatory.

   D. Prior to removal or modification of any sediment control structure(s).

   E. Prior to final acceptance.

3. The permittee shall construct all erosion and sediment control measures per the approved plan and construction sequence, shall have them inspected and approved by the Department prior to beginning any other land disturbances, shall ensure that all runoff from disturbed areas is directed to the sediment control devices, and shall not remove any erosion or sediment control measure without prior permission from the Department.

4. The permittee shall protect all points of construction ingress and egress to prevent the deposition of materials onto traversed public thoroughfare(s). All materials deposited onto public thoroughfare(s) shall be removed immediately.

5. The permittee shall inspect periodically and maintain continuously in effective operating condition, all erosion and sediment control measures until such time as they are removed with prior permission from the Department. The permittee is responsible for immediately repairing or replacing any sediment control measures which have been damaged or removed by the permittee or any other person.

6. * Following initial soil disturbance or re-disturbance, permanent or temporary stabilization must be completed within:

   a) Three (3) calendar days as to the surface of all perimeter dikes, swales, ditches, perimeter slopes and all slopes steeper than 3 horizontal to 1 vertical (3:1); and

   b) Seven (7) calendar days as to all other disturbed or graded areas on the project site not under active grading.

All areas disturbed outside of the perimeter sediment control system must be minimized and stabilized immediately. Maintenance must be performed as necessary to ensure continued stabilization.

7. The permittee shall apply *sod, seed, and anchored straw mulch, or other approved stabilization measures to all disturbed areas within seven (7) calendar days after stripping and grading activities have ceased on that area. Maintenance shall be performed as necessary to ensure continued stabilization. Active construction areas such as borrow or stockpile areas, roadway improvements, and areas within fifty (50) feet of a building under construction may be exempt from this requirement, provided that erosion and sediment control measures are installed and maintained to protect those areas.

8. Prior to removal of sediment control measures, the permittee shall stabilize all contributory disturbed areas with required soil amendments and topsoil, using sod or an approved permanent seed mixture and an approved anchored mulch. Wood fiber mulch may only be used in seeding season when the slope does not exceed 10% and grading has been done to promote sheet flow drainage. Areas brought to finished grade during the seeding season shall be permanently stabilized within seven (7) calendar days of establishment. When property is brought to finished grade during the months of November through February, and permanent stabilization is found to be impractical, an approved temporary seed and straw anchored mulch shall be applied to disturbed areas. The final permanent stabilization of such property shall be completed prior to the following April 15.

9. The site permit, work, materials, approved SC/SM plans, and test reports shall be available at the site for inspection by duly authorized officials of Montgomery County.

10. Surface drainage flows over unstabilized cut and fill slopes shall be controlled by either preventing drainage flows from traversing the slopes or by installing mechanical devices to lower the water down slope without causing erosion. Dikes shall be installed and maintained at the top of cut or fill slopes until the slope and drainage area to it are fully stabilized, at which time they must be removed, and final grading done to promote sheet flow drainage. Mechanical devices must be provided at points of concentrated flow where erosion is likely to occur.

11. Permanent swales or other points of concentrated water flow shall be stabilized within 3 calendar days of establishment with *sod or seed with an approved erosion control matting or by other approved stabilization measures.

12. Sediment control devices shall be removed, with permission of the Department, within thirty (30) calendar days following establishment of permanent stabilization in all contributory drainage areas. Stormwater management structures used temporarily for sediment control shall be converted to the permanent configuration within this time period as well.

13. * No permanent cut or fill slope with a gradient steeper than 3:1 will be permitted in lawn maintenance areas or on residential lots. A slope gradient of up to 2:1 will be permitted in non-maintenance areas provided that those areas are indicated on the erosion and sediment control plan with a low-maintenance ground cover specified for permanent stabilization. Slope gradient steeper than 2:1 will not be permitted with vegetative stabilization.

14. The permittee shall install a splashblock at the bottom of each downspout unless the downspout is connected by a drain line to an acceptable outlet.

15. For finished grading, the permittee shall provide adequate gradients so as to prevent water from standing on the surface of lawns more than twenty-four (24) hours after the end of a rainfall, except in designated drainage courses and swale flow areas, which may drain as long as forty-eight (48) hours after the end of a rainfall.

16. Sediment traps or basins are not permitted within 20 feet of a building which is existing or under construction. No building may be constructed within 20 feet of a sediment trap or basin.

17. All inlets in non-sump areas shall have asphalt berms installed at the time of base paving establishment.

18. The sediment control inspector has the option of requiring additional sediment control measures, as deemed necessary.

19. All trap elevations are relative to the outlet elevation, which must be on existing undisturbed ground.

20. * Vegetative stabilization shall be performed in accordance with the Standards and Specifications for Soil Erosion and Sediment Control.

21. Sediment trap(s)/basin(s) shall be cleaned out and restored to the original dimensions when sediment has accumulated to the point of one-half (1/2) the wet storage depth of the trap/basin (1/4 the wet storage depth for ST-III) or when required by the sediment control inspector.

22. Sediment removed from traps/basins shall be placed and stabilized in approved areas, but not within a floodplain.

23. All sediment basins and traps must be surrounded with a welded wire safety fence. The fence must be at least 42 inches high, have posts spaced no farther apart than 8 feet, have mesh openings no greater the two inches in width and four inches in height, with a minimum of 14-gauge wire. Safety fence must be maintained in good condition at all times.

24. No excavation in the areas of existing utilities is permitted unless their location has been determined. Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work.

25. Off-site spoil or borrow areas must have prior approval by DPS.

26. Sediment trap/basin dewatering for cleanout or repair may only be done with the DPS inspector's permission. The inspector must approve the dewatering method for each application. The following methods may be considered:

   A. Pump discharge may be directed to another on-site sediment trap or basin, provided it is of sufficient volume and the pump intake is floated to prevent agitation or suction of deposited sediments; or

   B. the pump intake may utilize a Removable Pumping Station and must discharge into an undisturbed area through a non-erosive outlet; or

   C. the pump intake may be floated and discharge into a Dirt Bag (12 oz. non-woven fabric), or approved equivalent, located in an undisturbed buffer area.

Remember: Dewatering operation and method must have prior approval by the DPS inspector.

27. The permittee must notify the Department of all utility construction activities within the permitted limits of disturbance prior to the commencement of those activities.

28. * Topsoil must be applied to all pervious areas within the limits of disturbance prior to permanent stabilization in accordance with MDE "Standards and Specifications for Soil Preparation, Topsoiling, and Soil Amendments".

* Class of turfgrass sod must be Maryland State Certified. Sod labels must be made available to the job foreman and the Sediment Control Inspector.

March 2024

GENERAL NOTES

1. VERTICAL DATUM IS BASED ON NAVD 29, FROM W.S.S.C. PLAN #W&S 1941-0092. BENCHMARKS USED ARE SEWER MANHOLE NO. 8112 AND NO. 8113. THE VERTICAL DATUM ON THIS PLAN IS FROM FIELD SURVEY METHODS BY MHG ON JANUARY 4, 2021 AND MEETS NATIONAL MAP ACCURACY STANDARDS FOR 1:240 SCALE TOPOGRAPHY. BY SHOWING THE VERTICAL DATUM AT A LARGER SCALE DOES NOT CHANGE THE ACCURACY STANDARDS OF THIS DATUM. ANY LARGER SCALE DETAIL IS FOR HORIZONTAL LOCATION CLARIFICATION ONLY.
2. HORIZONTAL DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM NAD 83(2011) DATUM AS PROJECTED BY NGS. SMARTNET NORTH AMERICA VIRTUAL REFERENCE STATION SYSTEM (VRS) WAS USED TO ESTABLISH THE HORIZONTAL CONTROL FOR THIS SITE ON JANUARY 5, 2021. THE COMBINED SCALE FACTOR FOR THIS SITE IS 1.00006261750S1. THIS SURVEY MEETS THE POSITIONAL TOLERANCE AS SPECIFIED BY TITLE 9, SUBTITLE 13, CHAPTER 6, SECTIONS .04 AND .12 OF THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS.
3. THE HORIZONTAL AND VERTICAL TOLERANCES FOR THIS DRAWING MEET OR EXCEEDS THE NATIONAL MAP STANDARDS FOR 1:240 SCALE MAP.
4. FIELD SURVEY METHODS WERE USED IN THE COMPILATION OF THE TOPOGRAPHICAL DATA SHOWN ON THIS PLAN. THE FIELD SURVEY WAS PERFORMED BY MHG ON JANUARY 4, 2021 THROUGH JANUARY 11, 2021.
5. TOPOGRAPHICAL AND UTILITY INFORMATION SHOWN WITHIN WAYNE AVENUE RIGHT-OF-WAY IS REPRODUCED FROM PURPLE LINE LIGHT RAIL, SEGMENT 3 PLANS, DATED FEBRUARY 06, 2020, PROVIDED BY MTA.
6. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS FROM AVAILABLE RECORDS AND MARKINGS FOUND IN THE FIELD IN ACCORDANCE WITH THE STANDARD GUIDELINE FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA, ASCE STANDARD 38-22, QUALITY LEVEL C. THE EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED BY "MISS UTILITY" PRIOR TO EXCAVATION. MHG DOES NOT EXPRESS OR IMPLY ANY GUARANTEE OR WARRANTY AS TO THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITY.
7. NO NON-TIDAL WETLANDS HAVE BEEN IDENTIFIED WITHIN THE LIMITS OF THIS PROJECT, UNLESS OTHERWISE NOTED.
8. NO REGULATED 100-YEAR FLOODPLAINS HAVE BEEN IDENTIFIED WITHIN THE LIMITS OF THIS PROJECT, UNLESS OTHERWISE NOTED.
9. 9. NO STREAM VALLEY BUFFERS HAVE BEEN IDENTIFIED WHICH AFFECT THIS PROJECT, UNLESS OTHERWISE NOTED.

FOR SEDIMENT CONTROL APPLICATIONS AS OF /

TREE CANOPY REQUIREMENT

To be completed by the consultant and placed on the first sheet of the Sediment Co plan set for all projects. A fee in lieu of planting will be charged for any required c

Exempt: Yes ✖ No ☐ If exempt under section 55-5 of the Code, please check the applicable exemption category below.

Total Property Area	Total Disturbed Area
107,779 square feet	140,813 square feet
Shade Trees Required	**Shade Trees Proposed to be Planted**
XX	XX

Number of Trees Requiring Payment of a Fee in Lieu
(Tree Required - Trees Planted)

XX Trees

Required Number of Shade Trees

Area (sq. ft.) of the Limits of Disturbance		Number of Shade Trees Required
FROM	TO	
1	6,000	3
6,001	8,000	6
8,001	12,000	9
12,001	14,000	12
14,001	40,000	15

If the square footage of the limits of disturbance is more than 40,000, then the number of shade trees required must be calculated using the following formula:

(Number of Square Feet in Limits of Disturbance ÷ 40,000) x 15

EXEMPTION CATEGORIES
CHECK AS APPLICABLE

✖ 55-5(a) any activity that is subject to Article II of Chapter 22A;

☐ 55-5(b) any commercial logging or timber harvesting operation with an approved exemption from Article II of Chapter 22A;

☐ 55-5(f) any activity conducted by the County Parks Department;

☐ 55-5(g) routine or emergency maintenance of an existing stormwater management facility, including an existing access road, if the person performing the maintenance has obtained all required permits;

☐ 55-5(h) any stream restoration project if the person performing the work has obtained all necessary permits;

☐ 55-5(i) cutting or clearing any tree to comply with applicable provisions of any federal, state, or local law governing safety of dams;

☐ OTHER: Specify per Section 55-5 of the Code.

APPROVED
Department of Permitting Services
Permit # SEDIMENT-295872
Date 1/28/2026
Stamped By: Mark Etheridge

RELATED REQUIRED PERMITS

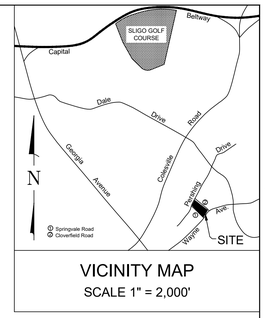
To be completed by the consultant and placed on the first sheet of the Sediment Control / Stormwater Management plan set for all projects.

IT IS THE RESPONSIBILITY OF PERMITTEE/OWNER OF THIS SITE TO OBTAIN ALL REQUIRED PERMITS PRIOR TO ISSUANCE OF THE SEDIMENT CONTROL PERMIT

TYPE OF PERMIT	REQD	NOT REQD	PERMIT #	EXPIRATION DATE	WORK RESTRICTION DATES
MCDPS Floodplain District		✓			
WATERWAYS/WETLAND(S):					
a. Corps of Engineers		✓			
b. MDE		✓			
c. MDE Water Quality Certification		✓			
MDE Dam Safety		✓			
* DPS Roadside Tree Protection Plan	✓		406931	Approval Date 11/07/2025	
** N.P.D.E.S. NOTICE OF INTENT	✓				
FEMA LOMR (Required Post Construction)		✓			
SHA District Permit	✓		Pending	Pending	
OTHERS (Please List):		✓			

* A copy of the approved Roadside Trees Protection Plan must be delivered to the sediment control inspector at the preconstruction meeting.

** When a Notice of Intent is required, the sediment control permit may not be issued until confirmation of authorization under the MDE's 20-CP permit has been submitted to DPS



VICINITY MAP
SCALE 1" = 2,000'

SOIL EROSION, SEDIMENT CONTROL, & STORMWATER MANAGEMENT PLAN SENIOR LIVING FACILITY AT GIRLS PORTION (SPRINGVALE TERRACE)

SEDIMENT CONTROL NO. 295872

DEPARTMENT OF PERMITTING SERVICES

Marc Elrich, County Executive — Rabbiah Sabbakhan, Director

March 19, 2024

Mr. Trevor Hughes
Macris, Hendricks & Glascock, PA
9220 Wightman Road
Suite 120
Montgomery Village, MD 20886

Re: **COMBINED STORMWATER MANAGEMENT CONCEPT/*SITE DEVELOPMENT STORMWATER MANAGEMENT PLAN*** for
Springvale Road Senior Living Facility
Preliminary Plan #: 120240030
SM File #: 290011
Tract Size/Zone: 2.66 ac.
Total Concept Area: 3.29 ac.
Parcel(s): P077
Watershed: Seneca Creek
Redevelopment (Yes/No): Yes

Dear Mr. Hughes:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management Concept for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals on-site via the use of micro-bioretention. Stormwater requirements for disturbance in the right-of-way have been computed separately and are met partially via grass swale and non-rooftop disconnection, and a partial waiver of stormwater management requirements been requested for the work within the public right of way due to site constraints. The stormwater management waiver is hereby granted. The on-site portion of the project will provide full stormwater management compliance.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this project.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. Tiered planter box systems must be designed so that the receiving flow is split as evenly as practicable amongst each cell.

This list may not be all-inclusive and may change based on available information at the time.

DPS — Permit Services

2425 Reedie Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311
www.montgomerycountymd.gov/permittingservices

Mr. Trevor Hughes
March 19, 2024
Page 2 of 2

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is required.**

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Patrick Fitzgerald at 240-777-6362, Patrick.Fitzgerald@montgomerycountymd.gov.

Sincerely,

Mark Etheridge
Mark Etheridge, Manager
Water Resources Section
Division of Land Development Services

cc: Neil Braunstein
SM File # 290011

On-site:
ESD: Required/Provided 12,863 cf / 13,820 cf
PE: Target/Achieved: 2.0"/2.36"
STRUCTURAL: N/A cf
WAIVED: N/A

ROW:
ESD: Required/Provided 2,860 cf / 605 cf
PE: Target/Achieved: 2.0"/0.42"
STRUCTURAL: N/A
WAIVED: 2,255 cf.

SEQUENCE OF CONSTRUCTION

1. Prior to clearing of trees, installing sediment control measures, or grading, a preconstruction meeting must be conducted on-site with the Montgomery County Department of Permitting Services (MCDPS) Sediment Control Inspector (240) 777-0311 (48 hours notice), and the MNCPPC, Planning Department Plan Enforcement inspector (301) 495-4550 (48 hours notice), the Owner's representative, and the site Engineer. **In order for the meeting to occur, the applicant must provide one paper set of approved sediment control plans to the MCDPS inspector at the preconstruction meeting. If no plans are provided, the meeting shall not occur and will need to be rescheduled prior to commencing any work.**
2. The limits of disturbance must be field marked prior to clearing of trees, installation of sediment control measures, construction, or other land disturbing activities.
3. The permittee must obtain written approval from the MNCPPC inspector, certifying that the limits of disturbance and tree protection measures are correctly marked and installed prior to commencing any clearing.
4. Clear and grade for installation of sediment control devices.
5. Install sediment control devices including stabilized construction entrance (SCE), silt fence, super silt fence, silt fence on pavement, and concrete washout structures.

   NOTE: Saw cut existing pavement as necessary to install stabilized construction entrance
6. Install inlet protections measures as indicated on the sediment and erosion control plan.
7. Once the sediment control devices are installed, the permittee must obtain written approval from the MCDPS inspector before proceeding with any additional clearing, grubbing, or grading.
8. Begin building demolition. Clear debris as necessary.
9. Remove water and sewer pipes as noted on C3.02 of the sediment control plan
10. Adjust perimeter sediment control devices as shown on C3.03 of the sediment control plans.
   - 10.1. Permitee must obtain written approval from the MCDPS inspector before proceeding to the next phase of construction.
11. Begin storm drain construction.
   - 11.1. Install proposed storm drain structures and pipes. As each inlet is installed, install inlet protection measures as shown on C3.03.
   - 11.2. Work outside the perimeter sediment controls shall be completed during a dry weather period* and must be stabilized at the end of each work day and prior to a precipitation event.
   - 11.3. Demolish and remove existing asphalt and curb as necessary to install the storm drain.
12. Begin foundation excavation for proposed building.
   - 12.1. Install sheeting and shoring as indicated on Support of Excavation Plan.
   - 12.2. Install sump pit and portable sediment tanks as noted on the sediment control plans.
   - 12.3. Demolish and remove existing asphalt and curb as needed to excavate for the building foundation.
13. Remove existing storm drain inlets X102, X104, and X106.
14. Begin water and sewer construction
   - 14.1. Demolish and remove existing asphalt and curb as needed
15. Begin underground electrical construction
   - 15.1. Demolish and remove existing asphalt and curb as needed
16. Begin grading and excavation of stormwater management facilities
   - 16.1. All grading for micro-bioretention facility should be immediately succeeded by installation of sediment control devices as specified on sheet 3.
17. Begin building wall construction.
18. Begin base paving
   - 18.1. If not already completed, demolish and remove any remaining existing asphalt and curb.

   NOTE: Items 15-19 do not have to be completed in the exact order specified.
19. Begin final grading

   NOTE: As various areas are brought to final, permanently stabilize the vegetative areas in conformance with these plans and the "Standard Erosion and Sediment Control Notes."
20. Complete final paving, milling, and overlay.
21. Stabilize contributing drainage areas to stormwater management facilities.
22. Finish SWM facility construction.
23. Flush storm drain.
24. Once all construction is complete and the site is permanently stabilized, all sediment control devices are to be removed.
   - 24.1. Written approval is required from the MCDPS inspector before removing any sediment control devices.
25. At the completion of work, submit As-Built plans to MCDPS for review and approval.

* A dry weather period is defined as a forecasted period with a maximum chance of precipitation of 20 percent each day, as determined by the National Oceanic and Atmospheric Administration (NOAA), for a specified number of consecutive days for the ZIP code in which the project is located.

SOIL EROSION, SEDIMENT CONTROL AND SWM PLAN SHEET INDEX

1 OF 19	Cover Sheet & Sequence of Construction	SC001	C3.01
2 OF 19	SESC Plan Demolition Phase	SC002	C3.02
3 OF 19	SESC Plan Proposed Conditions	SC003	C3.03
4 OF 19	SESC Standard Details	SC004	C3.04
5 OF 19	SESC Standard Details	SC005	C3.05
6 OF 19	Drainage Area Map & Impervious Exhibit	SC006	C4.01
7 OF 19	Detailed SWM Plan	SC007	C4.02
8 OF 19	Detailed SWM Plan	SC008	C4.03
9 OF 19	Detailed SWM Plan	SC009	C4.04
10 OF 19	Detailed SWM Plan	SC010	C4.05
11 OF 19	Detailed SWM Plan - Grass Swale	SC011	C4.06
12 OF 19	SWM Standard Notes & Details	SC012	C4.07
13 OF 19	SWM Structural Notes & Cert.	SC013	C4.08
14 OF 19	SD Profiles, Schedules, and Notes	SC014	C4.09
15 OF 19	SD Profiles, Schedules - Courtyard	SC015	C4.10
16 OF 19	SWM Landscape Plan, Notes, & Details	SC016	C4.11
17 OF 19	SWM Landscape Plan, Notes, & Details	SC017	C4.12
18 OF 19	SWM Landscape Plan, Notes, & Details	SC018	C4.13
19 OF 19	SWM Landscape Plan, Notes, & Details	SC019	C4.14

RUNOFF STATEMENT

I understand that DPS approval of this sediment control/stormwater management plan is for demonstrated compliance with required environmental runoff treatment standards. This DPS sediment control/stormwater management plan approval does not relieve me of professional responsibility. I have analyzed the proposed design for sediment control permit no. 295872 and hereby state that, based upon my background, training and experience, I have determined that the proposed improvements shown on this plan meet relevant laws and regulations. I further acknowledge that I have analyzed the post development drainage patterns for this project from the standpoint of my responsibilities under current Maryland Law and have determined that if permission is required from adjacent property owners, it has been obtained and copies of those permissions have been made available to DPS.

Engineer Signature — 01-16-2026 Date
Stephen E. Crum, P.E. — 16905
Printed Name — Registration Number

RECORD DRAWING CERTIFICATION

A record set of approved Sediment Control/Stormwater Management plans must be maintained on-site at all times. In addition to stormwater management items, these plans must include the number and location of all trees proposed to be planted to comply with the Tree Canopy Law. Any approved modifications or deletions of stormwater practices or tree canopy plantings or information must be shown on this record set of plans and on the Tree Canopy Requirements table. Upon completion of the project, this record set of plans, including hereon this signed Record Drawing Certification, must be submitted to the MCDPS inspector. In addition to this Record Drawing Certification, a formal Stormwater Management As-Built submission ✖ is required [ ] is not required for this project.

If this project is subject to a Stormwater Management Right of Entry and Maintenance Agreement, that document is recorded in Montgomery County Land Records at:

Liber N/A Folio N/A . This Record Drawing will serve as referenced in the recorded document.

"This record drawing accurately and completely represents the stormwater management practices and tree canopy plantings as they were constructed or planted. All stormwater management practices were constructed per the approved Sediment Control / Stormwater Management plans or subsequent approved revisions."

N/A — N/A
Owner/Developer Signature — Date

FIELD CHECK OF RECORD DRAWING BY MCDPS INSPECTOR: INITIALS:_____ DATE:_____

DESIGN CERTIFICATION

I hereby certify that this plan has been prepared in accordance with the "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control", Montgomery County Department of Permitting Services Executive Regulations 5-90, 7-02AM and 36-90 and Montgomery County Department of Transportation "Storm Drain Design Criteria" dated June 10, 2014.

Design Engineer Signature — 01-16-2026 Date
Stephen E. Crum, P.E. — 16905
Printed Name — Registration Number

CERTIFICATION OF THE QUANTITIES

I hereby certify that the estimated total amount of excavation and fill as shown on these plans has been computed to be 2,766 cubic yards of excavation, 972 cubic yards of fill and the total area to be disturbed, as shown on these plans, has been determined to be 140,813 square feet.

Signature — 01-16-2026 Date
Stephen E. Crum, P.E. — 16905
Printed Name and Title — Registration Number

Note: The earthwork cut and fill quantities and the area of disturbance indicated in this certificate are calculated for the purpose of plan approval and shall not be used for contractual obligations.

OWNER'S/DEVELOPER'S CERTIFICATION

I/We hereby certify that all clearing, grading, construction and/or development will be done pursuant to this plan and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of Natural Resources approved training program for the control of sediment and erosion before beginning the project.

Signature — 1/31/25 Date
Daniel J Groszek, Sr Construction Manager
Printed Name and Title

PROPERTY INFORMATION

PROPERTY SIZE:	2.47 ACRES
DISTURBED AREA:	3.23 ACRES
ZONING:	CRT-1.5, C-0, R-1.5, H-65
MDE WATERSHED AND USE CLASS:	SOUTH SLIGO CREEK (USE CLASS I)
AREA COVERED UNDER THIS PERMIT:	PARCEL P077 AND SURROUNDING RIGHTS-OF-WAY
TYPE OF DEVELOPMENT:	REDEVELOPMENT

THIS PLAN IS FOR SOIL EROSION, SEDIMENT CONTROL AND SWM ONLY

TECHNICAL REVIEW OF SEDIMENT CONTROL	ADMINISTRATIVE REVIEW
Patrick Fitzgerald 1/28/2026	Patrick Fitzgerald 1/28/2026
REVIEWED DATE	REVIEWED DATE
TECHNICAL REVIEW OF STORMWATER MANAGEMENT	SMALL LOT DRAINAGE APPROVAL
Patrick Fitzgerald 1/28/2026	N/A: ☒ OR
REVIEWED DATE	REVIEWED DATE

MCDPS APPROVAL OF THIS PLAN WILL EXPIRE TWO YEARS FROM THE DATE OF APPROVAL IF THE PROJECT HAS NOT STARTED

NOTE: MCDPS APPROVAL DOES NOT NEGATE THE NEED FOR A MCDPS ACCESS PERMIT.

DPS approval of a sediment control or stormwater management plan is for demonstrated compliance with minimum environmental runoff treatment standards and does not create or imply any right to divert or concentrate runoff onto any adjacent property without that property owner's permission. It does not relieve the design engineer or other responsible person of professional liability or ethical responsibility for the adequacy of the drainage design as it affects uphill or downhill properties

295872
SEDIMENT CONTROL PERMIT NO.

290011
SM. FILE NO.
STORMWATER MANAGEMENT:
ESD to the MEP - No Waivers

811 Know what's below. Call before you dig.

FOR UTILITY LOCATIONS CONTACT "ONE CALL" AT 811 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION

MHG
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
LAND PLANNING

9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301.670.0840
www.mhgpa.com

STATE OF MARYLAND — STEPHEN EDWARD CRUM — No. 16905 — PROFESSIONAL ENGINEER
Signed, Sealed and Dated by Stephen E. Crum
2026.01.16 09:56:26-05'00'

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. 16905 Exp. Date: 04.21.2026

OWNER: New Springvale LP
ADDRESS:
875 Hollins Street, Suite 202
Baltimore, MD 21201
CONTACT: Dan Groszek
PHONE: 202-885-9540
EMAIL:
dgrozek@enterpriscommunity.org

REVISIONS

NO.	DESCRIPTION	DATE
	HUD SUBMISSION	10.15.24
	BID SUBMISSION	10.03.25

TAX MAP JN33 — WSSC 210NW01

L. 28655 F.663

13TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

PARCEL P077
SPRINGVALE TERRACE

PROJ. MGR	PGL
DRAWN BY	WDG
SCALE	1"= 30'
DATE	01.15.2026

FINAL SESC SWM PLAN

COVER SHEET AND SEQUENCE OF CONSTRUCTION

C3.01

PROJECT NO. 20.315.21

SHEET NO. 1 OF 19

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