

ZONING DATA

- 1. Zoning:** R-200
Minimum Lot Area = 20,000 sq. ft.
Minimum Lot Width at R/W = 25 ft.
Minimum Lot Width at B.R.L. = 100 ft.

- [1] Per Montgomery County Code Section 4.1.4.4.b., for a corner lot, the applicant may use front setbacks of the abutting buildings on both sides of the corner lot.
- [2] The existing abutting house on Quintana Drive was previously served by a private septic system, and therefore may be excluded from the EBL determination.
- [3] The existing abutting house on Carteret Road was previously served by a private septic system, and therefore may be excluded from the EBL determination.
- [4] Per Montgomery County Code Section 7.11.2.2, a detached house on a platlet lot, parcel, or part of a previously platted lot that has not changed in size or shape since June 1, 1958, exclusive of changes due to public acquisition, may be constructed or reconstructed in a manner that satisfies the maximum building height, lot coverage and established building line of the zone when the building permit is submitted and the side yard and rear setback required by its pre-1958 zoning in effect when the lot, parcel or part of a lot was first created.
- [5] This property was created prior to January 1, 1954, therefore 7 foot side setbacks are permitted.

2. Verify lot coverage in accordance with the Zoning Ordinance.

Lot coverage: The maximum area that may be covered by any building, including any accessory building and any weatherproofed floor area above a porch, but not including any bay window measuring 10 feet in width or less and 3 feet in depth or less, chimney, porch, or up to 240 square feet of a detached garage, if the garage is less than 350 square feet of floor area and less than 20 feet in height.

Allowable lot coverage: 20% of total lot area
Lot 9 = 21,602 sq. ft. (per plat)
21,602 x 0.20 = 4,320.4 sq. ft.

Maximum building lot coverage (including accessory buildings) = 4,320.0 sq. ft.

Total area covered by buildings = 2,934.7 sq. ft. ±

3. Verify main building height in accordance with the Zoning Ordinance.

First floor elevation: 251.70 ft
Mean height of building from first floor: 28.77 ft (28'-9 1/4" Per A/C)
Elevation at mean height of building: 280.47 ft
Average elevation along front of building: 247.49 ft
Mean height of building = 280.47' - 247.49' = 32.98 feet
Allowable mean height of building = 35 feet
Proposed mean height of building = 32.98 feet

GENERAL NOTES

- 1. Boundary information and two-foot contour data are based upon surveys performed by CAS Engineering, dated February, 2024.
- 2. Total lot area: Lot 9 = 21,602 sq. ft. (0.495 acres)
- 3. Property is located on Tax Map GP121 and WSSC 2007 Street 211N008.
- 4. Property is located on Soils Survey Map Number 23.
Soil type(s): ZC, Glenelig Sil Loam, HSG "B", ZC, Glenelig Sil Loam, HSG "B".
- 5. Flood zone "X" per F.E.M.A. Firm Maps, Community Panel Number 24031C0345D.
- 6. Property is located in the Cabin John Creek Watershed, Use Class I.P.
- 7. Water Category - 1, Sewer Category - 1
- 8. Local utilities include:
Water / Sewer - Washington Suburban Sanitary Commission
Electric - PEPCO
Telephone - Verizon
Gas - Washington Gas
- 9. Property is not located in a Special Protection Area.
- 10. Property is not a Historic Site or located in a Historic District.
- 11. This plan was created without the benefit of a title report.

- 12. Boundary information and two-foot contour data are based upon surveys performed by CAS Engineering, dated February, 2024.
- 13. Total lot area: Lot 9 = 21,602 sq. ft. (0.495 acres)
- 14. Property is located on Tax Map GP121 and WSSC 2007 Street 211N008.
- 15. Property is located on Soils Survey Map Number 23.
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- 19. Local utilities include:
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Electric - PEPCO
Telephone - Verizon
Gas - Washington Gas
- 20. Property is not located in a Special Protection Area.
- 21. Property is not a Historic Site or located in a Historic District.
- 22. This plan was created without the benefit of a title report.

CARTERET ROAD (60' R/W)

UNLESS THE SEDIMENT CONTROL INSPECTOR ALLOWS OTHERWISE DUE TO AN EXTENDED PERIOD OF DRY WEATHER, THE REMOVAL OF THE STABILIZED CONSTRUCTION ENTRANCE (S.C.E.) AND THE INSTALLATION OF A CLEAN WATER DIVERSION PIPE TO BE INSTALLED UNDER THE STABILIZED CONSTRUCTION ENTRANCE. ALL RIP-RAP MUST BE COMPLETED AND STABILIZED THE SAME DAY.

EX. UTILITY CONNECTIONS TO BE REUSED WHEN FEASIBLE. UTILITY LOCATIONS SUBJECT TO FIELD MODIFICATION. PROVIDED THEY DO NOT AFFECT STORMWATER MANAGEMENT.

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AT THE DISCRETION OF THE SEDIMENT CONTROL INSPECTOR, THE REMOVAL OF THE STABILIZED CONSTRUCTION ENTRANCE (S.C.E.) AND THE INSTALLATION OF A CLEAN WATER DIVERSION PIPE TO BE INSTALLED UNDER THE STABILIZED CONSTRUCTION ENTRANCE. ALL RIP-RAP MUST BE COMPLETED AND STABILIZED THE SAME DAY.

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Per SDAT records, the existing house at 7706 Carteret Road was built in 1957. The sewer extension in front of this property was not constructed until 1964 or seven (7) years after the house was built. Therefore, this house was previously served by a private septic system and shall be excluded from the Established Building Line (EBL) Determination.

Per SDAT records, the existing house at 9116 Quintana Drive was built in 1957. The sewer extension in front of this property was not constructed until 1964 or seven (7) years after the house was built. Therefore, this house was previously served by a private septic system and shall be excluded from the Established Building Line (EBL) Determination.

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Digitally signed by Jared Sims-Carhart
DN: CN=Jared Sims-Carhart, E=jcarhart@casengineering.com,
G=Jared, SN=Jared Sims-Carhart, C=US
Reason: I am the author of this document.
Date: 2024.04.16 15:26:04-04'00'

TREE CANOPY REQUIREMENTS

TO BE COMPLETED BY THE CONSULTANT AND PLACED ON THE FIRST SHEET OF THE SEDIMENT CONTROL/STORMWATER MANAGEMENT PLAN SET FOR ALL PROJECTS.

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
21,602 S.F.	19,600 S.F.
Shade Trees Required	Shade Trees Proposed
15	0

Fee In Lieu:
(Trees Required - Trees Proposed) x \$200 = \$ 3,750.00

Required Number of Shade Trees:
AREA OF THE LIMITS OF DISTURBANCE (SQUARE FEET)
1,500 SQ. FT. 6,000 SQ. FT. 3
3,000 SQ. FT. 8,000 SQ. FT. 4
6,000 SQ. FT. 12,000 SQ. FT. 5
12,000 SQ. FT. 14,000 SQ. FT. 7
18,000 SQ. FT. 20,000 SQ. FT. 10

If the square footage of the limits of disturbance is less than 45,000 sq. ft., the minimum number of shade trees required shall be calculated using the following formula:
Number of Shade Trees in Lot / 450,000 x 15

Exemption Categories:
 55-5(a) any activity that is subject to Article 5 of Chapter 22A,
 55-5(b) any commercial logging or other activity involving the removal of trees or other vegetation, or any other activity involving the removal of trees or other vegetation,
 55-5(c) any activity conducted by the County Three Department, the State Police, or any other law enforcement agency, or any other activity involving the removal of trees or other vegetation, or any other activity involving the removal of trees or other vegetation,
 55-5(d) any activity conducted by the County Three Department, the State Police, or any other law enforcement agency, or any other activity involving the removal of trees or other vegetation, or any other activity involving the removal of trees or other vegetation,
 55-5(e) any activity conducted by the County Three Department, the State Police, or any other law enforcement agency, or any other activity involving the removal of trees or other vegetation, or any other activity involving the removal of trees or other vegetation,
 55-5(f) any activity conducted by the County Three Department, the State Police, or any other law enforcement agency, or any other activity involving the removal of trees or other vegetation, or any other activity involving the removal of trees or other vegetation,
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 55-5(j) any activity conducted by the County Three Department, the State Police, or any other law enforcement agency, or any other activity involving the removal of trees or other vegetation, or any other activity involving the removal of trees or other vegetation,
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 55-5(z) any activity conducted by the County Three Department, the State Police, or any other law enforcement agency, or any other activity involving the removal of trees or other vegetation, or any other activity involving the removal of trees or other vegetation.

UTILITY INFORMATION
EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.
FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-221-7777 OR LOG ON TO WWW.MISSUTILITY.NET. 48 HOURS IN ADVANCE OF ANY WORK IN THIS proximity of any lines, poles, or cables. ANY WORK IN THIS proximity OF ANY UNDERGROUND UTILITIES OR ABOVEGROUND UTILITIES UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 26A OF THE MONTGOMERY COUNTY CODE.

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 THE PERMITEE/OOWNER OF THIS SITE TO OBTAIN ALL REQUIRED PERMITS PRIOR TO ISSUANCE OF THE SEDIMENT CONTROL PERMIT

TYPE OF PERMIT	REQ'D	NOT REQ'D	PERMIT NUMBER	EXPIRATION DATE	WORK RESTRICTION DATES
MCDPS Floodplain District	X				
WATERWAYS/WETLANDS:	X				
a. Corps of Engineers	X				
b. MDE	X				
c. MDE Water Quality Certification	X				
MDE Dam Safety	X				
** DPS Roadside Trees Protection Plan	X		400229	Approval Date 04/12/2024	
** N.P.D.E.S. - Notice of Intent	X				
FEMA LOMR - Letter of Map Revision (Required Post Construction)	X				
OTHERS (Please List):	X				

* A copy of the Roadside Trees Protection Plan must be delivered to the Sediment Control Unit at the pre-construction meeting.
** When a Notice of Intent is required, the sediment control permit may be issued until continuation of authorization under the MDE's 58-CP permit has been submitted to DPS.

CONSTRUCTION INSPECTION CHECK-OFF LIST FOR DRY WELL/RECHARGE CHAMBER

STAGE	MCDPS INSPECTOR	OWNER/DEVELOPER
INITIALS/DATE		
INITIALS/DATE		

MANDATORY NOTIFICATION: Inspection and approval of each practice is required at these points prior to proceeding with construction. The permittee is required to give the MCDPS Inspector twenty-four (24) hours notice (DPS telephone 202-777-0311). The DPS Inspector may waive an inspection, and allow the owner/developer to make the required inspection per a prior scheduled arrangement which has been confirmed with the DPS Inspector in writing. Work completed without MCDPS approval may result in the permittee having to remove and reconstruct the unapproved work. Upon completion of the project, a formal Stormwater Management As-Built must be submitted to MCDPS unless a Record Drawing Certification has been allowed instead. Each of the steps listed below must be verified by either the MCDPS Inspector OR the Owner/Developer.

- Excavation for Dry Well conforms to approved plans
- Placement of backfill, perforated inlet pipe and observation well conforms to approved plans
- Placement of geotextiles and filter media conforms to approved plans
- Connecting pipes, including connection to downspout, constructed per approved plans
- Final grading and permanent stabilization conforms to approved plans

TOTAL NUMBER OF DRY WELLS INSTALLED PER THIS PERMIT: _____ APPROVED _____ CONSTRUCTED _____

RECORD DRAWING CERTIFICATION

A record set of approved Sediment Control/Stormwater Management plans must be maintained onsite at all times. In addition to stormwater management items, these plans must include the number and location of trees proposed to be planted to comply with the Tree Canopy Law. Any approved modifications to the design of stormwater management 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, the record set of plans, including this signed Record Drawing Certification, must be submitted to the MCDPS Inspector, in addition to the Record Drawing Certification, a formal Stormwater Management As-Built submission. It 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 at Book 37986, Page 288. 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 planned. All stormwater management practices were constructed per the approved Sediment Control / Stormwater Management plans or subsequent approved revisions.

Owner/Developer Signature: _____ Date: _____
FIELD CHECK OF RECORD DRAWING BY MCDPS INSPECTOR: INITIALS _____ DATE _____

ROADSIDE TREE REQUIREMENTS

TO BE COMPLETED BY THE CONSULTANT AND PLACED ON THE FIRST SHEET OF THE SEDIMENT CONTROL/STORMWATER MANAGEMENT PLAN SET FOR ALL PROJECTS.

# of Street Trees Removed	Additional Required Fee
\$500.00	\$500.00 * (\$250/Tree)

Total Fees Required \$500.00

Major (Diameter, Trees, Spacing) 50" (S) O.C., min.
Height: 10' min. Crown: 6" 4" 6" above the ground.
Minor (Diameter, Trees, Spacing) 30" (S) O.C., min.
Height: 8' min. Crown: 4" 6" above the ground.
Street trees species to be approved by Montgomery County Department of Transportation (MD-103.01, 02)
Minimum Tree Clearances (MC-700.01)
D) 5' from water main
D) 5' from gas line
D) 5' from electric
D) 10' from the hydrant
(For additional planting requirements, please see:
MC-700.01: Tree Locations, Crown Section House
MC-700.02: Tree Locations, Open Section House
MC-700.03: Tree Locations, Tree Planting Detail)

LEGEND

- EXISTING FEATURES**
- Ex. Sewer Manhole and Invert
 - Ex. Water Line with Valve
 - Ex. Gas Line with Valve
 - Ex. Overhead Utility with Pole
 - Ex. Downspout Piped / Spilled
 - Ex. Two-Ten-Foot Contours
 - Ex. Spot Elevation
 - To Be Removed/Razed
 - Ex. Wire Fence
 - Ex. Wood or Stockade Fence
 - Ex. Retaining Wall
 - Ex. Tree (< 24" DBH)
 - Ex. Tree (24" DBH < 30" DBH)
 - Ex. Roadside Tree or Ex. Tree (30" DBH and greater)
- PROPOSED FEATURES**
- Limit Of Disturbance (L.O.D.)
 - Prop. Water-House Connection
 - Prop. Sewer-House Connection
 - Prop. Gas-House Connection
 - Prop. Electric-House Connection
 - Prop. Contour with Elevation
 - Prop. Spot Elevation
 - Prop. 4" PVC Drain Pipe
 - Prop. Drainage Divide
 - Prop. Roadside Tree
 - Prop. Surface Flow Direction
 - Prop. Pipe Flow Direction
 - Prop. Super Silt Fence
 - Prop. Stabilized Construction Entrance
 - Dry Well with Perforated Pipe Layout, Downspout Leader, Pipe Flow Direction, and Pipe Invert Elevation

AVERAGE GRADE DETERMINATION

Section A
Section B

ELEV @ POINT	ELEV @ POINT	AVERAGE GRADE	SECTION LENGTH	% LENGTH	AVERAGE GRADE: ± % LENGTH
248.60	248.00	248.30	20.70	59.81%	98.85
248.00	245.90	246.95	31.30	60.19%	148.64
					AVERAGE GRADE: 247.49

CAS JOB NO.: 23-0954
DATE: 04/2024

DATE REVISION

2/14/24	NO-Building Permit Site Base Sheet to Client and Architect
03/19/24	PK - Sediment Control Permit Application Submitted
03/20/24	PK - SDCP Updated to ePMS Initial Plan Review by MCDPS-WRS
04/16/24	JMO-SDCP Updated for Final Approval by MCDPS-WRS

VICINITY MAP

ADC MAP 5294, GRID E-9, SCALE: 1" = 200'

Jared M. Carhart, P.E.
04/16/2024
PROFESSIONAL ENGINEER CERTIFICATION:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 51012, expiration date 06/07/2025, and that this plan meets MCDPS criteria for building and sediment control permit applications.

Lot 9, Block 8, Burning Tree Estates
Plat Book 47, Plat No. 3564 Recorded 12/4/1953
Bethesda (7th) Election District, Montgomery County, MD
9120 Quintana Drive
Bethesda, Maryland 20817

Sheet Index

SHEET	DESCRIPTION
1 of 3	Site Plan
2 of 3	Impervious Surface and Roof Area Diagram Drainage Area Map ESD Computations Drywell Schedule Sequence of Construction CAS Engineering Drainage Notes E.S.D. to the M.E.P. Statement
3 of 3	Stormwater and Sediment Control Details

THIS PLAN IS FOR ZONING, SEDIMENT CONTROL, AND STORMWATER MANAGEMENT APPROVAL ONLY. SEE THE RIGHT-OF-WAY IMPROVEMENTS AND ROADSIDE TREE PLAN FOR TREE PLANTING, TREE REMOVAL, AND/OR ANY NECESSARY TREE PROTECTION MEASURES AND DETAILS.

OWNER/APPLICANT
Tiden Signatures Quintana, LLC
6110 Executive Blvd, Suite 310
Rockville, MD 20852
Manager: Jeffrey L. Cohen
(240) 304-0815
jeff@naverforhomes.com

ARCHITECT
Tiranadi Architect
348 Tschiffely Square Rd
Gaithersburg, MD 20878
Attn: Henshi Tiranadi
(301) 938-0311
henshi@tiranadi.com

9120 Quintana Drive
Lot 9, Block 8, Burning Tree Estates
Building Permit Site Plan,
Stormwater Management Plan,
and Sediment Control Plan
Sediment Control Permit #: 291646

TECHNICAL REVIEW OF SEDIMENT CONTROL	ADMINISTRATIVE REVIEW
Alex Weintraub 4/17/2024	Alex Weintraub 4/17/2024
REVIEWED DATE	REVIEWED DATE
TECHNICAL REVIEW OF STORMWATER MANAGEMENT	SMALL LOT DRAINAGE APPROVAL
Alex Weintraub 4/17/2024	N/A
REVIEWED DATE	REVIEWED DATE
MCDPS APPROVAL OF THIS PLAN WILL CORRECT TWO YEARS FROM THE DATE OF APPROVAL IF THE PROJECT HAS NOT STARTED.	MCDPS APPROVAL DOES NOT NEGATE THE NEED FOR A MCDPS ACCESS EDEME.
291646	SEDIMENT CONTROL PERMIT NO.
STORMWATER MANAGEMENT FILE NO.	N/A
ESD TO THE MEP	Qn Waiver - 5 Drywells

CAS ENGINEERING-MD
10 South Brent Street
Frederick, Maryland 21701
301-607-8031 Phone
info@cas-engineering.com
www.cas-engineering.com

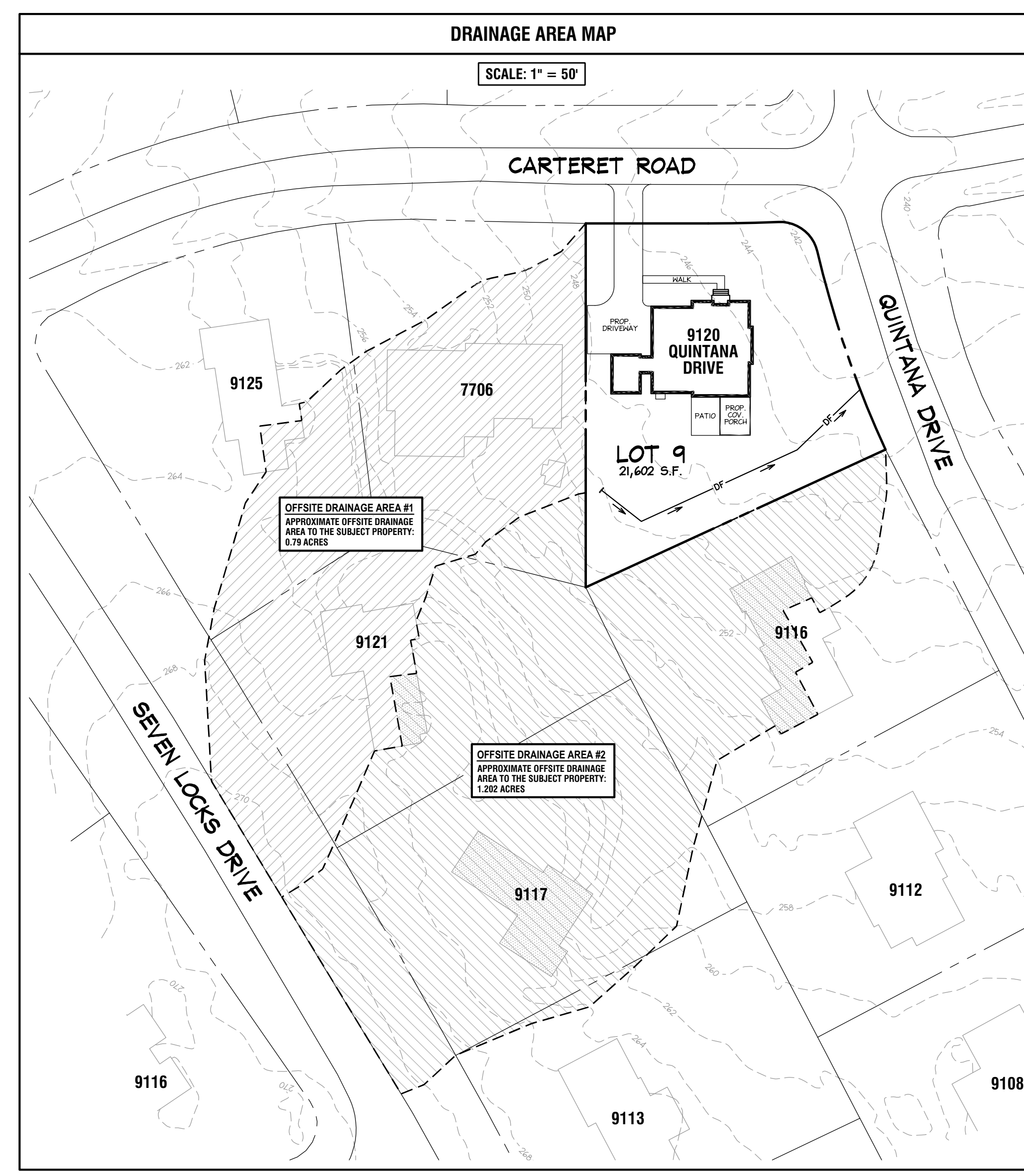
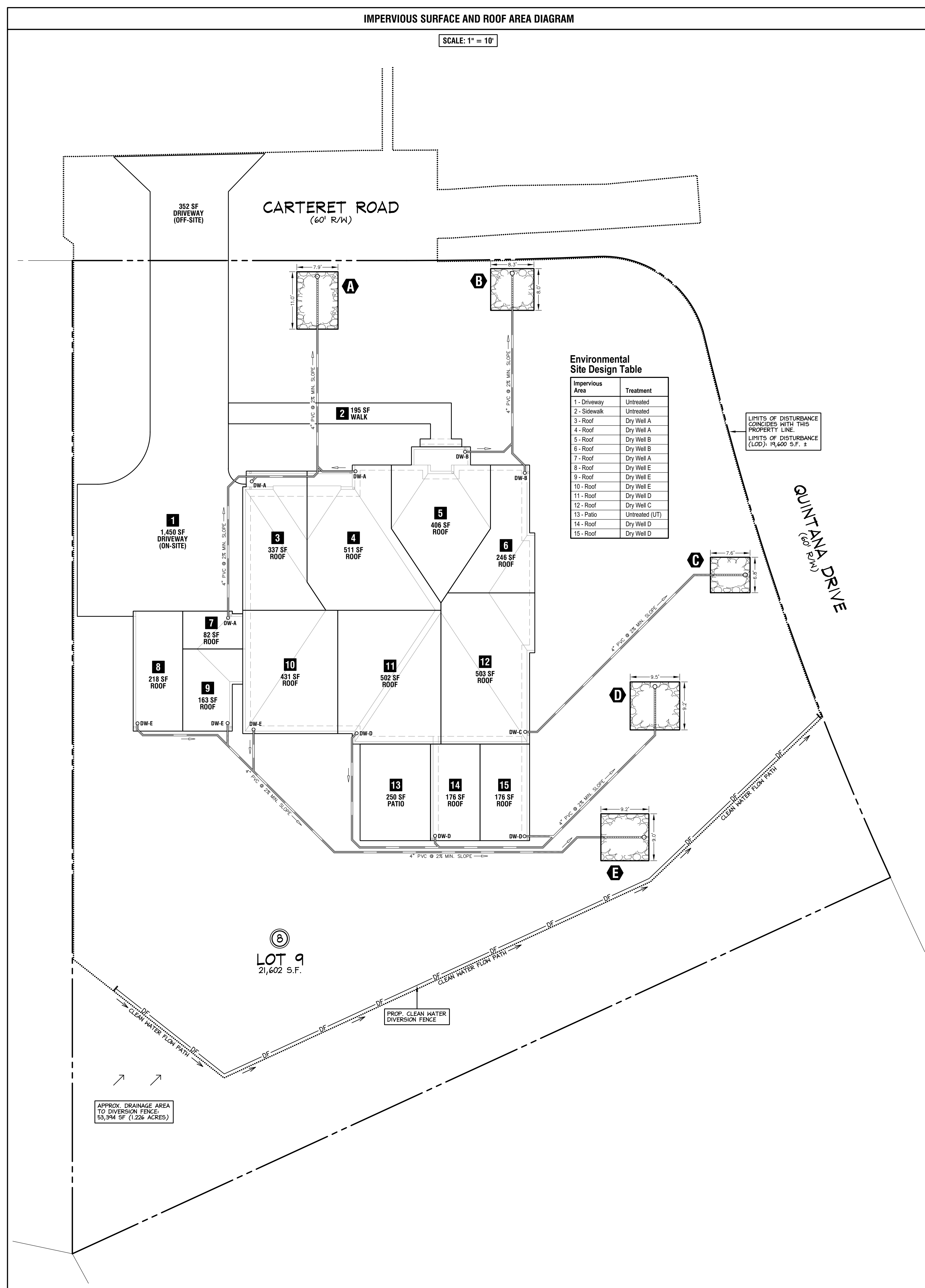
CAS ENGINEERING-DC, LLC
4536 MacArthur Boulevard, NW, 2nd Floor
Washington, DC 20007
202-393-7200 Phone
info@cas-engineering.com
www.cas-engineering.com

SHEET TITLE:
Building Permit Site Plan,
SWM Plan, and
Sediment Control Plan

1 of 3

DATE	REVISION
2/14/24	NO - Building Permit Site Plan Base Sheet to Client and Architect.
03/19/24	PK - Sediment Control Permit Application Submitted.
03/20/24	PK - SDCP Updated to ePlans for Initial Plan Review by MCDPS-WRS.
04/16/24	JMO - SDCP Updated for Final Approval by MCDPS-WRS.

JARED M. CARHART, P.E.
04/16/2024
PROFESSIONAL ENGINEER CERTIFICATION:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 51012, expiration date 06/30/2025, and that this plan meets MCDPS criteria for building and sediment control permit applications.



ESD COMPUTATIONS - 9120 QUINTANA DRIVE (HYDROLOGIC SOIL GROUP B)

DESCRIPTION	VALUE
TOTAL LOT AREA FOR A, DETERMINATION	21,602 SF
TOTAL IMPERVIOUS AREA FOR P _i DETERMINATION	5,886 SF
TOTAL L.O.D. AREA FOR P _i & ESD, DETERMINATION	16,236 SF
TOTAL IMPERVIOUS AREA PERCENTAGE (P)	27.24%
L.O.D. IMPERVIOUS AREA PERCENTAGE (I)	32.65%
P _i = RAINFALL TARGET (INCHES)	1.6 IN
R _v = RUNOFF VOLUME (0.05 = SUDDEN)	0.34
PER SECTION 5.2.2, THE SIZE OF ANY PRACTICE IS LIMITED TO THE RUNOFF FROM THE 1-YEAR 24-HOUR STORM	
(Q) VOLUME = (Area) x P x R _v / 12	
VOLUME PROVIDED VIA ESD DEVICE NOT EXCEED THE 1.6 INCH (1-YEAR STORM)	
TARGET ESD ₁ = (P _i × R _v) × (A _d) / 12	
TARGET ESD ₂ = 1.6 (P _i × R _v × 0.34) × (19108 Area) / 12	
TOTAL SITE ESD VOLUME REQUIRED: 865.9 CF	

DRYWELL STRUCTURE	IMPERVIOUS AREA NUMBER	CHARGE AREA (SQ. FT.)	MINIMUM REQUIRED ESD, P _i = 1.6 IN (CUMULATIVE)	DRY WELL DIMENSIONS (FEET)	DRY WELL SURFACE AREA (SQ. FEET)	TOTAL DRY WELL VOLUME (CUBIC FEET)	% MAXIMUM VOLUME CHECK (1-YEAR STORM 2.6 IN)	DRY WELL VOLUME PROVIDED (CUMULATIVE)
A ROOF	3	337 SF	ESD ₁ = 11.1 (0.1 × 337) × 0.34 = 12.7	11.3 (LENGTH) × 6.0 (WIDTH) × 5.0 (DEPTH)	A = 66.5 SF	V = 332.5 CF	ESD ₁ Max = 191.4 CF	191.0 CF
	4	511 SF						
	7	82 SF						
	TOTAL	930 SF						
B ROOF	5	406 SF	ESD ₂ = 60.4 (1.6 × 406) × 0.34 = 85.2	8.0 (LENGTH) × 6.0 (WIDTH) × 5.0 (DEPTH)	A = 48.0 SF	V = 240.0 CF	ESD ₂ Max = 134.2 CF	132.8 CF
	6	246 SF						
TOTAL	652 SF							
C ROOF	10	333 SF	ESD ₃ = 60.4 (1.6 × 333) × 0.34 = 69.0	7.0 (LENGTH) × 6.0 (WIDTH) × 5.0 (DEPTH)	A = 42.0 SF	V = 210.0 CF	ESD ₃ Max = 103.5 CF	169.4 CF
	11	502 SF						
TOTAL	835 SF							
D ROOF	14	176 SF	ESD ₄ = 60.4 (1.6 × 176) × 0.34 = 36.7	9.0 (LENGTH) × 6.0 (WIDTH) × 5.0 (DEPTH)	A = 54.0 SF	V = 270.0 CF	ESD ₄ Max = 173.0 CF	174.8 CF
	15	176 SF						
TOTAL	352 SF							
E ROOF	8	218 SF	ESD ₅ = 60.4 (1.6 × 218) × 0.34 = 45.2	8.0 (LENGTH) × 6.0 (WIDTH) × 5.0 (DEPTH)	A = 48.0 SF	V = 240.0 CF	ESD ₅ Max = 167.1 CF	165.6 CF
	9	163 SF						
TOTAL	381 SF							
TOTAL	3,122 SF							

AREA NOT TREATED	DESCRIPTION	AREA (SQ. FT.)	TOTAL IMPERVIOUS AREA IN RESIDE OF ANY IMPERVIOUS AREA IN RESIDE OF ANY
1	DRIVEWAY - NOT TREATED BY THIS PLAN, UNABLE TO DISCONNECT	1,450 SF	5,846 SF
2	WALKWAYS - NOT TREATED DUE TO YARD SLOPES GREATER THAN 2%	195 SF	5,846 SF
13	PATIO - NOT TREATED DUE TO INSUFFICIENT AREA FOR A NON-ROOF TOP DISCONNECT	250 SF	5,846 SF
TOTAL		1,895 SF	

TOTAL ESD PROVIDED	TOTAL ESD ₁ PROVIDED	TOTAL ESD ₂ PROVIDED	TOTAL ESD ₃ PROVIDED	TOTAL ESD ₄ PROVIDED	TOTAL ESD ₅ PROVIDED
767.6 CF	767.6 CF	0.0 CF	0.0 CF	0.0 CF	0.0 CF
IS ESD ₁ ADEQUATE	767.6 CF < 865.9 CF				
IS P _i ADEQUATE	1.42 IN < 1.60 IN				

DRYWELL SCHEDULE - 9120 QUINTANA DRIVE

DRYWELL STRUCTURE	FINISHED GRADE (LOW SIDE)	FINISHED GRADE (HIGH SIDE)	ELEVATION AT TOP OF GRAVEL (FINISHED)	COVER DEPTH OVER DRYWELL ON HIGH SIDE (OF AREA)	PIPE INVERT IN FROM DOWNSPOUTS	TOTAL DEPTH OF GRAVEL (P max. depth)	ELEVATION AT BOTTOM OF GRAVEL	TOTAL DEPTH OF SAND	ELEVATION AT BOTTOM OF SAND	TOTAL DEPTH OF DRYWELL (ground + sand)	TOTAL DEPTH OF DRYWELL FROM GRADE (P max. depth)	RECOMMENDED OVERFLOW
A	246.4	247.4	244.4	3.0	243.4	4.0 ft	240.4	1.0 ft	239.4	5.0 ft	8.0 ft	
B	244.3	246.0	243.3	2.7	242.3	4.0 ft	239.3	1.0 ft	238.3	5.0 ft	7.7 ft	
C	244.2	245.4	242.7	2.7	241.7	4.0 ft	238.7	1.0 ft	237.7	5.0 ft	7.7 ft	POP UP EMITTER AT DRY WELL CLEANOUTS AND A SURSHAW PIPE AT EACH DOWNSPOUT.
D	243.7	247.9	245.1	2.7	242.2	4.0 ft	241.2	1.0 ft	240.2	5.0 ft	7.7 ft	
E	247.1	247.7	246.1	2.6	244.1	4.0 ft	241.1	1.0 ft	240.1	5.0 ft	7.6 ft	

- SEQUENCE OF CONSTRUCTION**
- 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 (MCPS) sediment control inspector (240) 777-0311 (48 hours notice), the Owners 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 MCPS sediment control 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.
 - The limits of disturbance must be field marked prior to clearing of trees, installation of sediment control measures, construction, or other land disturbing activities.
 - Clear and grade for installation of sediment control devices.
 - Install sediment control devices (Super Silt Fence, Stabilized Construction Entrance, and Clean Water Diversion Fence).
 - Once the sediment control devices are installed, the permittee must obtain written approval from the MCPS Sediment Control Inspector before proceeding with any additional clearing, grubbing, or grading.
 - Staging, access, and stockpiling activities may not occur in the public right-of-way or beyond the approved limits of disturbance (L.O.D.) defined by this plan.
 - The Stabilized Construction Entrance (SCE) is an erosion and sediment control practice and must remain in place until written permission is granted from the inspector for its removal.
 - Install base courses for driveway and construct house, etc.
 - Gutters and downspouts to be installed early as possible, subject to availability of materials and labor.
 - Install stormwater management devices, associated piping, and removable pop-up emitters, but do not connect to downspouts at this time.
 - Pave driveway, permanently stabilize all remaining areas.
 - Connect downspouts to roof drain piping and stormwater management devices.
 - Provide signed record set of plans to the sediment control inspector.
 - Obtain written approval from Sediment Control Inspector prior to the removal of any sediment control device.

DIVERSION FENCE NON-EROSIVE CONVEYANCE COMPS

Confirm Q10 through L-N facility will discharge at a non-erosive velocity using FlowMaster, trapezoidal channel design for the overflow weir.

Impervious Area 4,898 SF = 0.112 acres (9.2%)
Pervious Area 46,498 SF = 1.113 acres (90.8%)
C = 0.23 I₀ = 5.00 in/hr
T_c = 15 minutes A = 1.226 acres
Q₁₀ = C x I₀ x A
Q₁₀ = 0.23 x 5.00 x 1.226
Q₁₀ = 1.41 CFS

TRIANGULAR CHANNEL, SOLVE FOR DEPTH:

LI Side Slope:	0.0:1 (H:V)	Velocity:	1.46 fps
RI Side Slope:	24.0:1 (H:V)	Flow Area:	0.96 sf
Manning's n:	0.060 (grass gutter, < 6" flow)	Flow Top Width:	6.60 ft
Channel Slope:	0.0506 ft/ft	Water Hammer:	7.00 ft
Depth:	0.28 ft	Critical Depth:	0.24 ft
Discharge:	1.41 cfs (see above)	Critical Slope:	0.1119 ft/ft
		Froude #: F	0.69

Since the velocity of the discharge is less than 4 fps, 10-yr discharge is non-erosive.

E.S.D. TO THE M.E.P. STATEMENT

Environmental Site Design (E.S.D.) volume has been provided to the Maximum Extent Practicable (M.E.P.) through the use of five (5) gravel dry wells.

The application of other ESD practices, such as landscape infiltration facilities, micro bio-retention, micro infiltration trenches, rain gardens and non-roof top disconnects credits were considered as were permeable pavers. However, due to topographic constraints such as inability to cross-slope the driveway for disconnection, driveway run-on greater than 1:1 that precludes the use of permeable pavers, and rear yard swales that prevent disconnection of the patio, these devices were determined to not be feasible. Dry wells have been utilized for as many roof areas as possible.

Although a Pe of 1.6" cannot be achieved, a Pe of 1.42" is hereby proposed and a quantity waiver is requested. Appropriate fees will be paid at the time of sediment control permit issuance.

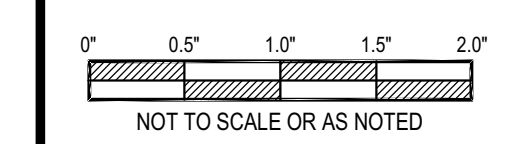
- CAS ENGINEERING DRAINAGE NOTES**
- All storm drain pipe to be Schedule 40 PVC or of higher quality.
 - Downspout leaders originating directly from downspouts to be 4" diameter PVC, unless noted otherwise.
 - Maintain minimum 12" cover over all pipe. Pipe slopes to be 2% minimum.
 - All arway and window well drains to sump pump - by plumber - unless noted otherwise.
 - Sump pump discharge to be located so as to avoid impact to the neighboring properties and to avoid recirculation of water.
 - The permittee shall install a splash block at the bottom of each downspout.
 - Maintenance of gutters, downspouts, leaf filters, inlet, drain pipes, drainage swales, drywells and other drainage related items should be performed as needed, but at least twice per year.
 - Drainage swales and drainage patterns shall not be impeded with trees, landscaping, fences, etc.
 - Window wells shall have a minimum freeboard of 6 inches and shall be kept free of leaves and debris.
 - Ground cover (soil, seed, etc.) shall be selected based on soil conditions, drainage, sun exposure, final grade slopes, etc. per M.D.E. specifications.
 - Multi-Flow™ or equivalent drainage systems are recommended in lawn areas with a 3% slope or less.
 - Gutters and downspouts to be installed early as possible, subject to availability of materials and labor.
 - Sediment control devices must be inspected daily and with extra care before storm events. On disturbed sites they should be monitored during storm events.
 - Areas where construction is complete, such as side and rear yards, should be permanently stabilized as early as possible and in conformance with M.D.E. specifications.
 - Sump pumps serving driveways, patios, araways, and other large open impervious surfaces must be sized for a 100-year storm event.

**9120 Quintana Drive
Lot 9, Block 8, Burning Tree Estates
Building Permit Site Plan,
Stormwater Management Plan,
and Sediment Control Plan
Sediment Control Permit #: 291646**

Lot 9, Block 8, Burning Tree Estates
Piat Book 47, Plat No. 3564 Recorded 12/4/1953
Bethesda (7th) Election District, Montgomery County, MD
9120 Quintana Drive
Bethesda, Maryland 20817

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www.casengineering.com

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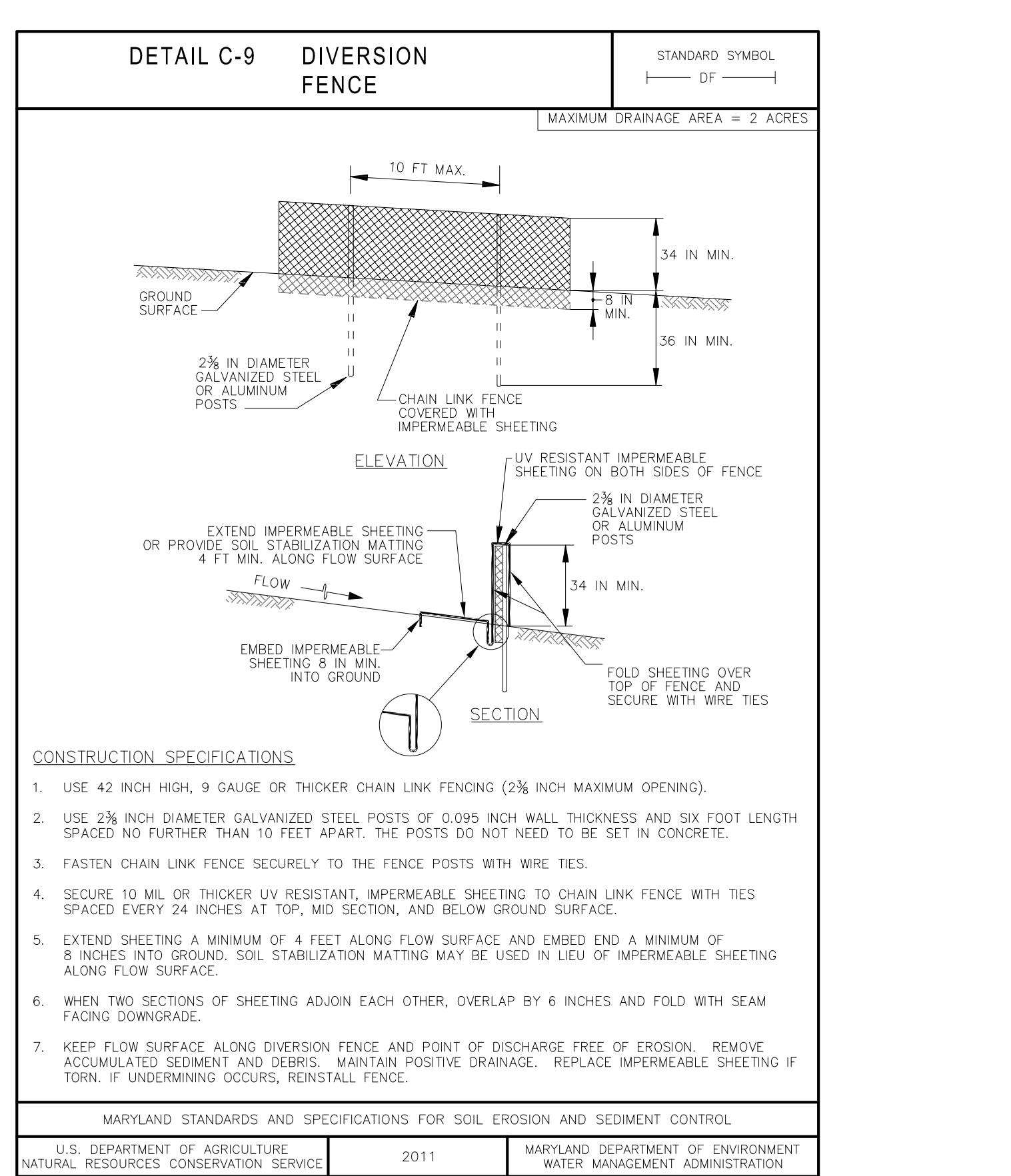
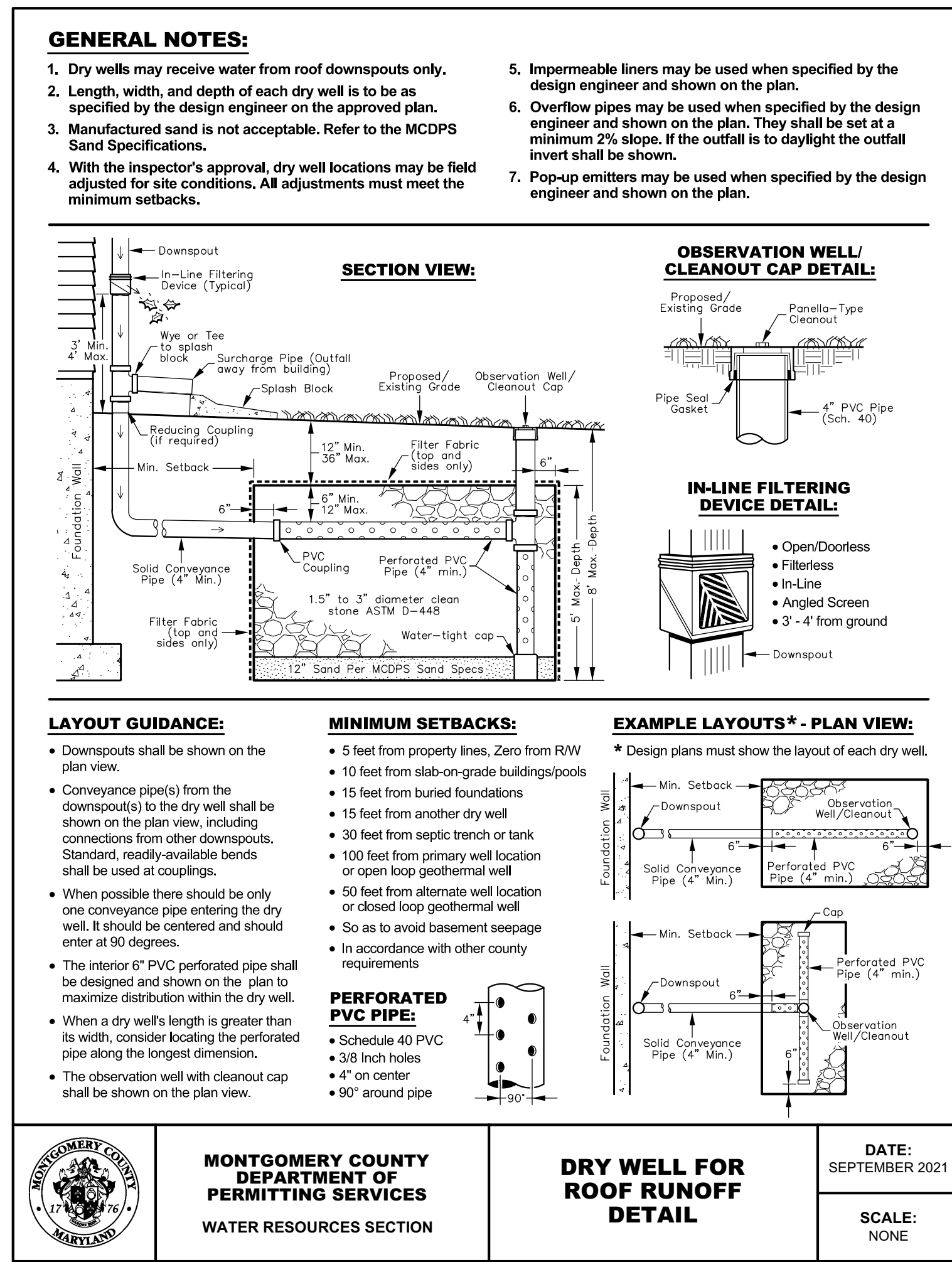
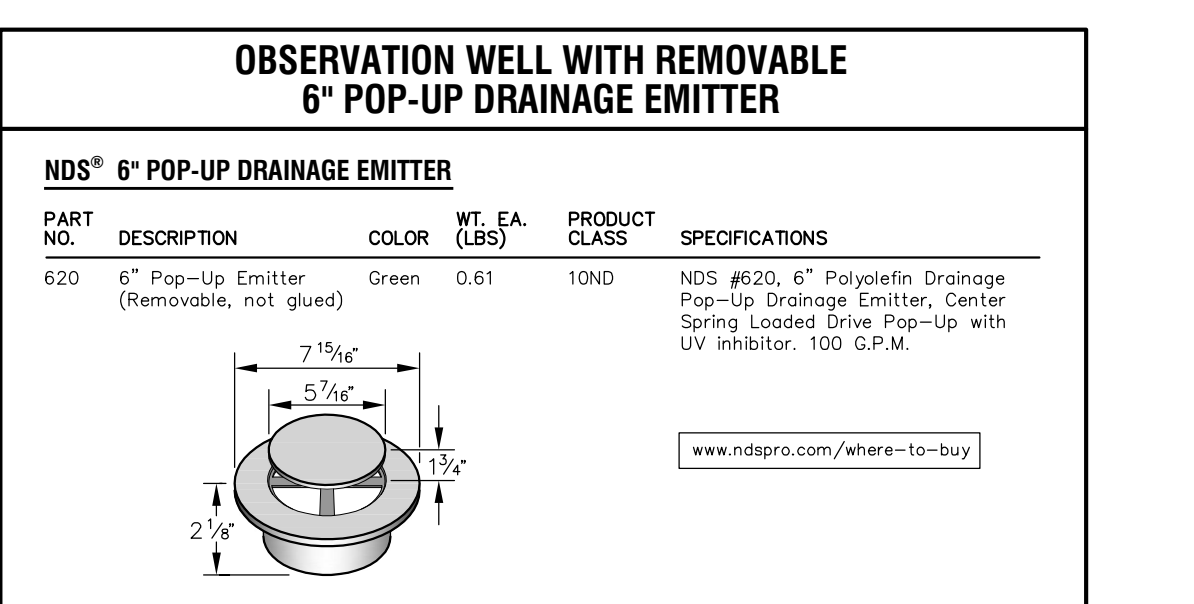
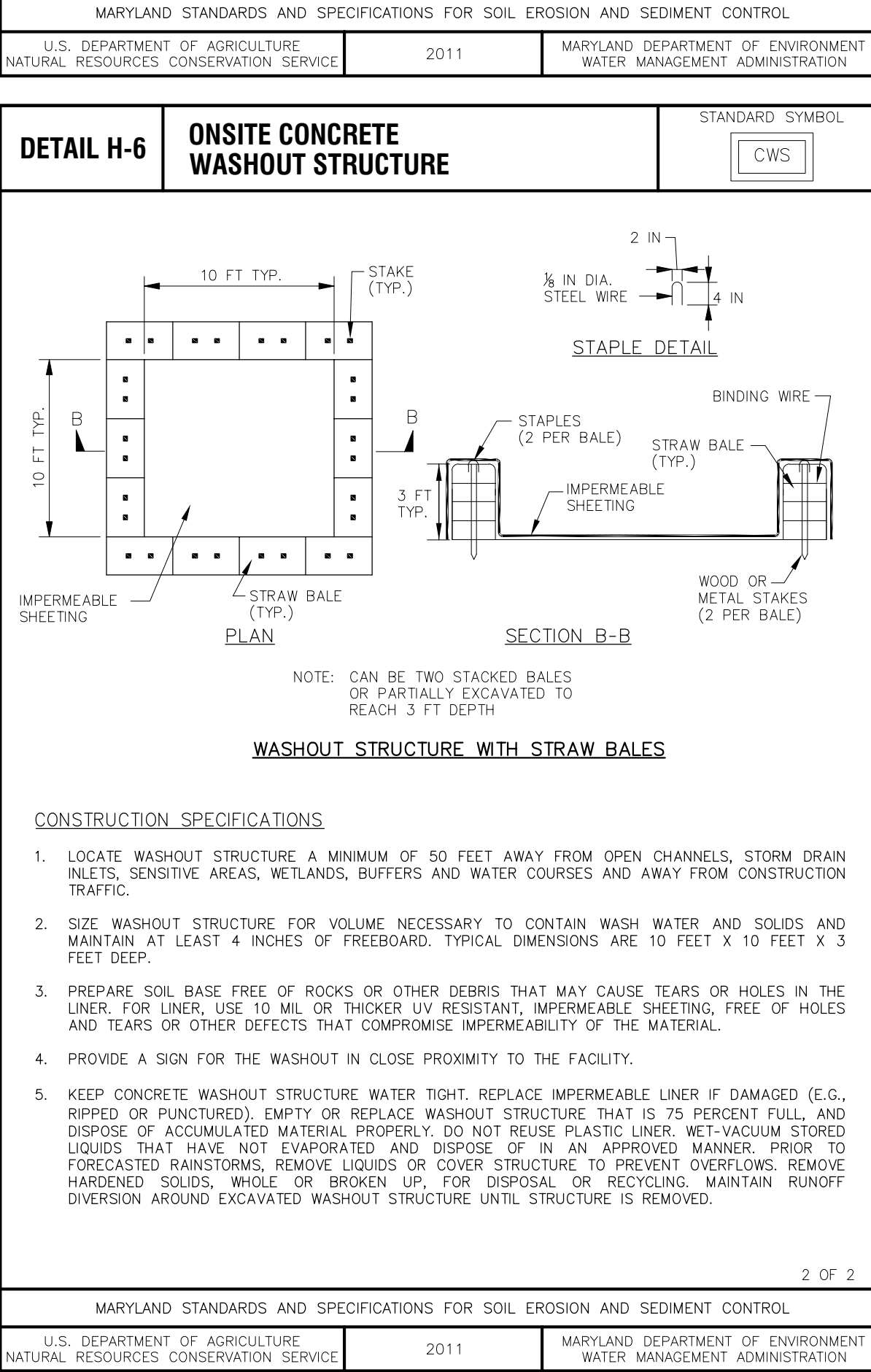
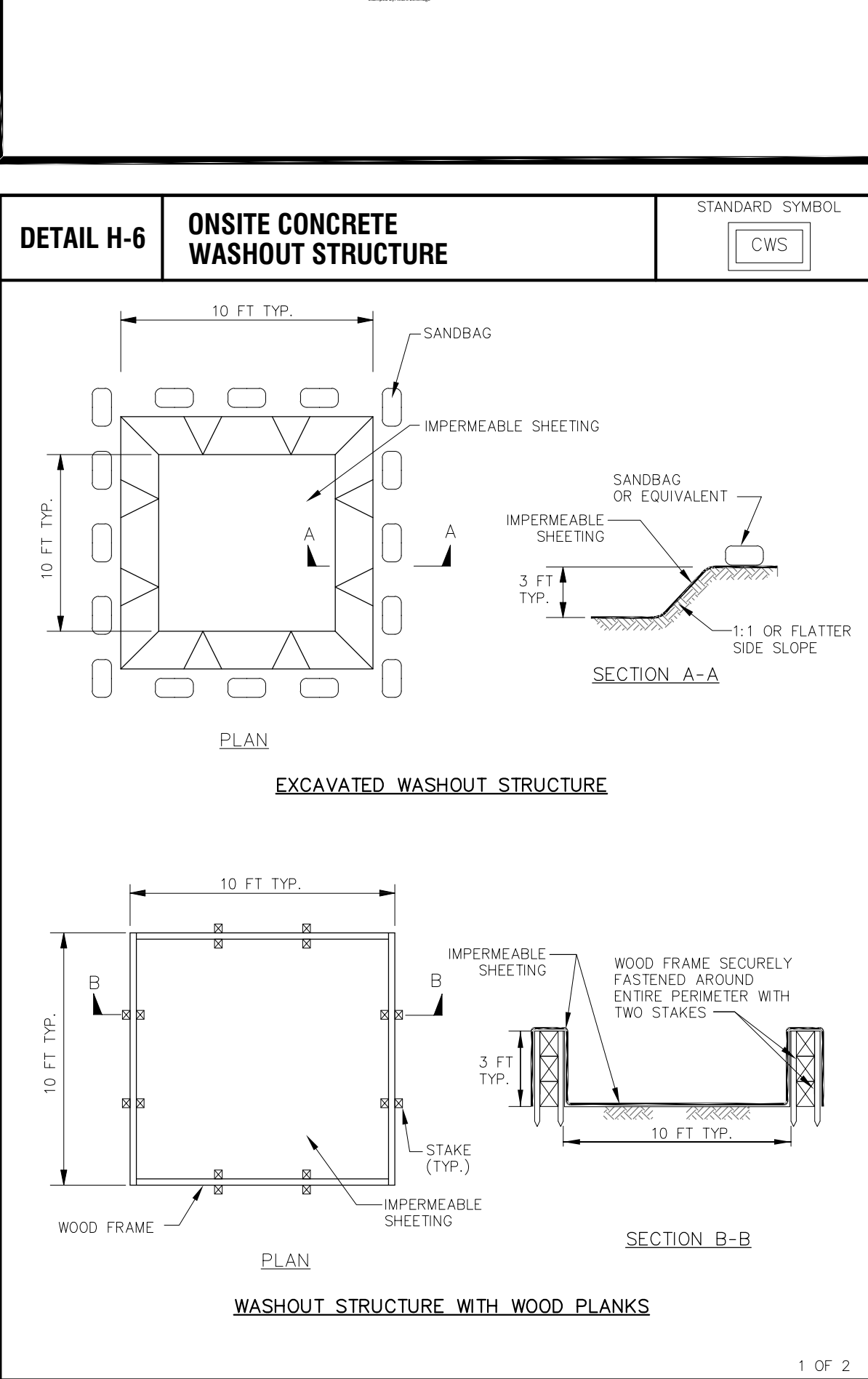
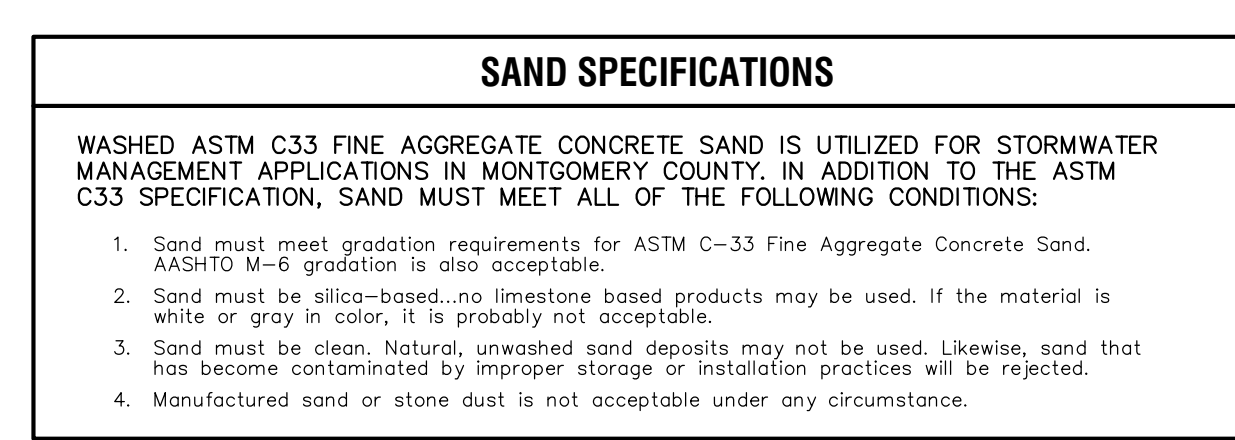
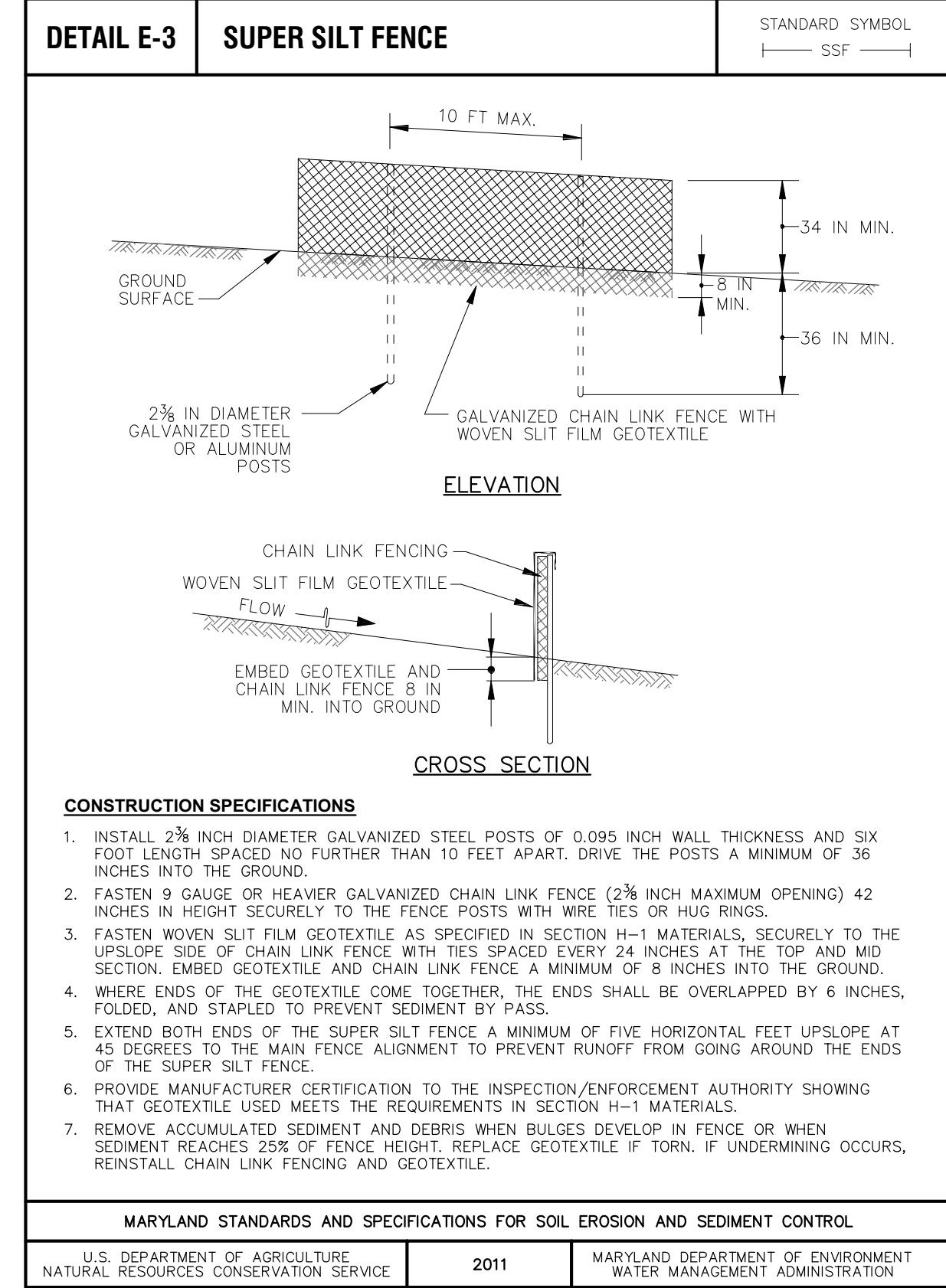
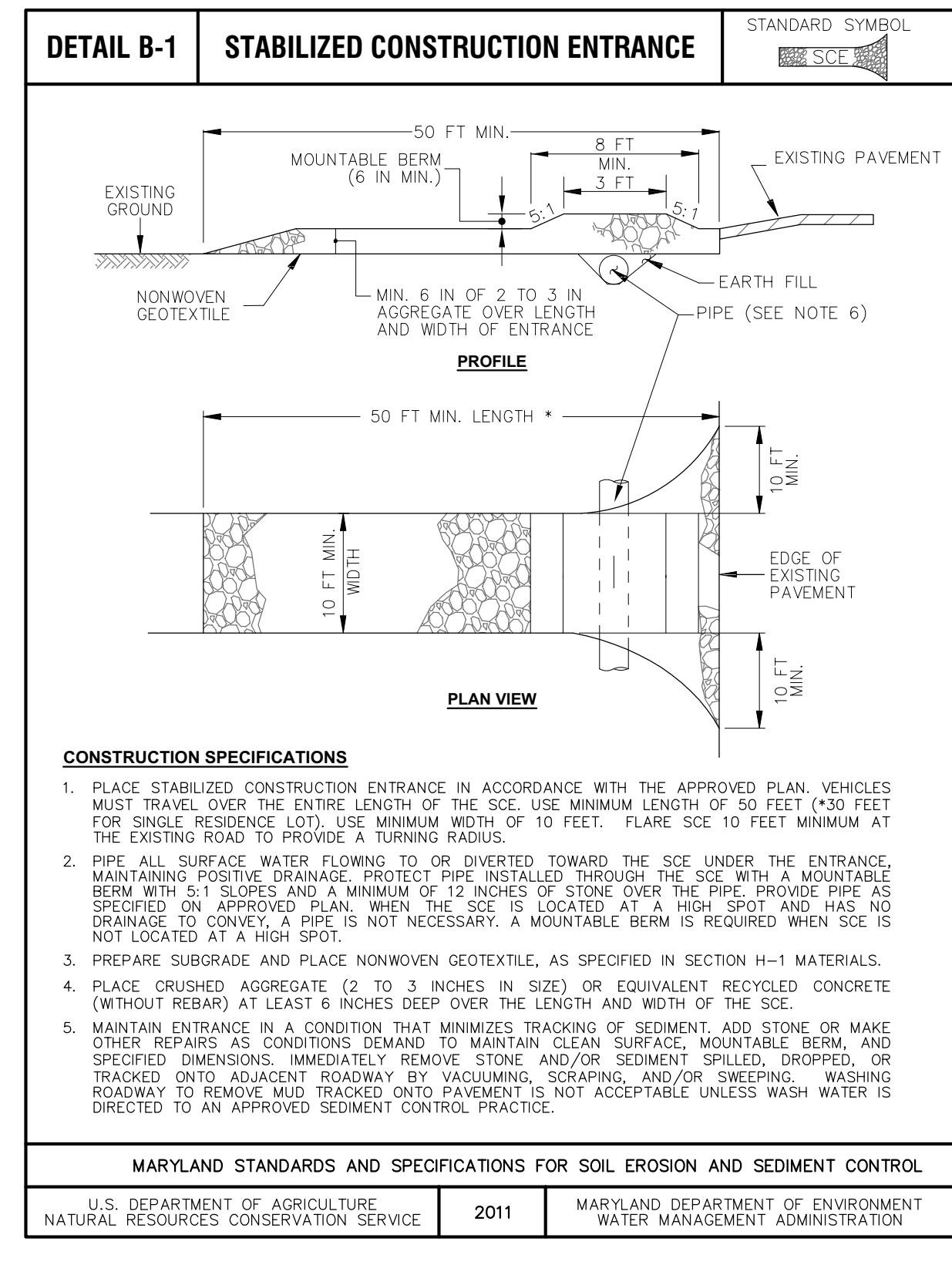


SHEET TITLE:
Building Permit Site Plan,
SWM Plan, and
Sediment Control Plan

STANDARD EROSION AND SEDIMENT CONTROL NOTES

- The permittee shall notify the Department of Permitting Services (DPS) forty-eight (48) hours before commencing any land disturbing activity and, unless waived by the Department, shall be required to hold a pre-construction meeting between them or their representative, their engineer and an authorized representative of the Department.
- The permittee shall obtain inspection and approval by DPS at the following points:
 - At the required pre-construction meeting.
 - 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 structure(s).
 - Prior to final acceptance.
- The permittee shall construct all erosion and sediment control measures per the approved plan and construction sequence, shall have them inspected and approved by the Department prior to beginning any other land disturbing activity, shall ensure that all runoff from disturbed areas is directed to the sediment control devices, and shall not remove any erosion or sediment control measure without prior permission from the Department.
- The permittee shall protect all points of construction ingress and egress to prevent the deposition of materials onto traversed public thoroughfares. All materials deposited onto public thoroughfares shall be removed immediately.
- The permittee shall inspect periodically and maintain continuously in effective operating condition, all erosion and sediment control measures until such time as they are removed with prior permission from the Department. The permittee is responsible for immediately repairing or replacing any sediment control measures which have been damaged or removed by the permittee or any other person.
- * Following initial soil disturbance or re-disturbance, permanent or temporary stabilization must be completed within:
 - 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.

All areas disturbed outside of the perimeter sediment control system must be minimized and stabilized immediately. Maintenance must be performed to ensure continued stabilization.
- The permittee shall apply "soil, seed, and anchored straw mulch, or other approved stabilization measures to all disturbed areas within seven (7) calendar days after stopping and grading activities have ceased on that area. Maintenance shall be performed as necessary to ensure continued stabilization. Active construction areas such as borrow or stockpile areas, roadway improvements, and areas within fifty (50) feet of a building under construction may be exempt from this requirement, provided that erosion and sediment control measures are installed and maintained to protect those areas.
- Prior to removal of sediment control measures, the permittee shall stabilize all contributory disturbed areas with required soil amendments and topsoil, using soil or an approved permanent seed mixture and an approved anchored mulch. Wood fiber mulch may only be used in seeding season when the slope does not exceed 10% and grading has been done to promote sheet flow drainage. Areas brought to finished grade during the seeding season shall be permanently stabilized within seven (7) calendar days of establishment. When property is brought to finished grade during the months of November through February, and permanent stabilization is found to be impractical, an approved temporary seed and straw anchored mulch shall be applied to disturbed areas. The final permanent stabilization of such property shall be completed prior to the following April 15.
- The site permit, work, materials, approved SCS/WMS plans, and test reports shall be available at the site for inspection by duly authorized officials of Montgomery County.
- Surface drainage flows over unsubstantiated 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.
- Permanent swales or other points of concentrated water flow shall be stabilized within 3 calendar days of establishment with soil or seed with an approved erosion control matting or by other approved stabilization measures.
- Sediment control devices shall be removed, with permission of the Department, within thirty (30) calendar days following establishment of permanent stabilization in all contributory drainage areas. Stormwater management structures used temporarily for sediment control shall be converted to the permanent configuration within this time period as well.
- * No permanent cut or fill slope with a gradient steeper than 3:1 will be permitted in 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.
- 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.
- For finished grading, the permittee shall provide adequate gradations so as to prevent water from standing on the surface of lawns more than twenty-four (24) hours after the end of a rainfall, except in designated drainage courses and swale flow areas, which may drain as long as forty-eight (48) hours after the end of a rainfall.
- Sediment traps or basins are not permitted within 20 feet of a building which is existing or under construction. No building may be constructed within 20 feet of a sediment trap or basin.
- All inlets in non-sump areas shall have asphalt berms installed at the time of base paving establishment.
- The sediment control inspector has the option of requiring additional sediment control measures, as deemed necessary.
- All trap elevations are relative to the outlet elevation, which must be on existing undisturbed ground.
- * Vegetative stabilization shall be performed in accordance with the standards and specifications for soil erosion and sediment control.
- * Sediment traps/basins shall be cleaned out and restored to the original dimensions when sediment has accumulated to the point of one-half (1/2) the total storage depth of the trap/basin (1/4 the wet storage depth for ST-III) or when required by the sediment control inspector.
- Sediment removed from traps/basins shall be placed and stabilized in approved areas, but not within a floodplain.
- All sediment basins and traps must be surrounded with a welded wire safety fence. The fence must be at least 42 inches high, have posts spaced no farther apart than 8 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.
- No excavation in the areas of existing utilities is permitted unless their location has been determined. Call "Miss Utility" at 1-800-357-7777, 48 hours prior to the start of work.
- Off-site spoil or borrow areas must have prior approval by DPS.
- Sediment trap/basin dewatering for cleanup 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:
 - 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
 - The pump intake may utilize a removable pumping station and must discharge into an undisturbed area through a non-reversible outlet; or
 - 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.
- The permittee must notify the Department of all utility construction activities within the permitted limits of disturbance prior to the commencement of those activities.
- * Topsoil must be applied to all pervious areas within the limits of disturbance prior to permanent stabilization in accordance with MDE "Standards and Specifications for Soil Preparation, Topsoiling, and Soil Amendments".
- Class of surfgrass soil must be Maryland State Certified. Sod labels must be made available to the job foreman and the Sediment Control Inspector.



DESIGN CERTIFICATION

I hereby certify that this plan has been prepared in accordance with the "2011 Maryland Standards and Specification 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 Public Works and Transportation "Storm Drain Design Criteria" dated August 1988.

Jared M. Carhart, P.E.
No. 51012

04/16/2024
DATE

DESIGN ENGINEER SIGNATURE
JARED M. CARHART
PRINTED NAME AND TITLE

REGISTRATION NUMBER
No. 51012
REGISTRATION NUMBER

CERTIFICATION OF THE QUANTITIES

I hereby certify that the estimated total amount of excavation and fill shown on these plans has been computed to 480 cubic yards of excavation, 25 cubic yards of fill and the total area to be disturbed as shown on these plans has been determined to be 33,600 square feet.

Jared M. Carhart, P.E.
No. 51012

04/16/2024
DATE

DESIGN ENGINEER SIGNATURE
JARED M. CARHART
PRINTED NAME AND TITLE

REGISTRATION NUMBER
No. 51012
REGISTRATION NUMBER

OWNER/DEVELOPER CERTIFICATION

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.

Jared M. Carhart, P.E.
No. 51012

04/11/2024
DATE

SIGNATURE
JARED M. CARHART
PRINTED NAME AND TITLE

REGISTRATION NUMBER
No. 51012
REGISTRATION NUMBER

1100 Signature Quintana, LLC
810 Executive Blvd., Suite 310
Bethesda, MD 20814
Manager: Jeffrey L. Cohen

CAS JOB NO.: 23-0954
DATE: 04/2024

DATE REVISION

2/14/24	NO: Building Permit Site Base Sheet by Client and Architect.
03/19/24	PKN: Sediment Control Permit Application Submittal.
03/20/24	PKN: SCIP Updated to reflect Initial Plan Review by MCDPS-WRS.
04/16/24	JMO: SCIP Updated for Final Approval by MCDPS-WRS.

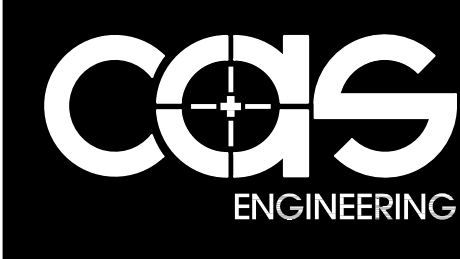
JARED M. CARHART, P.E.
04/16/2024

PROFESSIONAL ENGINEER CERTIFICATION:

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 51012, expiration date 08/07/2026, and that the plan meets MCDPS criteria for building and sediment control permit applications.

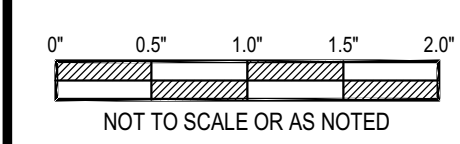
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