



June 3, 2025

Mr. Tim Helwig
Park Plaza Property Owner, L.L.C.
100 Wilson Boulevard, Suite 700
Arlington, Virginia 22209

SUBJECT: 2101 Gaither Road – Park Plaza – Development Stormwater Management
Concept Approval; SMC2024-00002, STP2024-00482

Dear Mr. Helwig:

The Development Stormwater Management (SWM) Concept (Concept) received on August 25, 2024, for the above referenced site is conditionally approved. Staff has determined that the Development SWM Concept, as described below, achieves the required level of on-site Environmental Site Design (ESD) to the Maximum Extent Practicable (MEP), $P_E = 1.27$ -inch, equivalent to 73 percent of the required ESD volume (ESD_V), as established by the Pre-Application SWM Concept letter dated March 13, 2024.

This site is 11.8 acres and is identified as Parcels 3A, 3B and 3C, Subdivision 0201 situated at 2097, 2099, and 2101 Gaither Road east of the intersection of Gaither Road and Shady Grove Road. The proposed development includes the construction of three life sciences buildings and a parking garage. The property is located in the Muddy Branch Watershed and the Watts Branch Watershed and is zoned MXE ((Mixed-Use Employment). The on-site soils are predominately Urban Land which is classified as hydrologic soil group (HSG) D and Glenelg silt loam which is classified as hydrologic soil group (HSG) B.

According to the Rockville City Code (Code), Chapter 19, Section 19-2 Definitions of the Rockville City Code, the Site qualifies as Redevelopment because it proposes construction on a property where existing imperviousness is greater than 40 percent of the site. The property is currently 73 percent impervious.

In accordance with the Code, Chapter 19, Section 19-45, SWM is required for all new and replacement impervious area within the entire site area including all impervious area previously existing on the site that does not have SWM to current standards. According to the submitted Concept, the total limit of disturbance is 8.97 acres which is 76 percent of the site, and the on-site impervious area subject to SWM is 8.21 acres.

Mr. Tim Helwig
June 3, 2025
Page 2

Per the Code, Chapter 19, Section 19-46, SWM also must be provided for imperviousness in a portion of the adjacent Gaither Road and Shady Grove Road Right-of-Way (ROW). According to the submitted Concept, the total impervious area in the adjacent ROW subject to SWM is 0.79 acres.

Your proposed Development SWM Concept, as shown on the attachment, is summarized as follows:

ON-SITE SUMMARY

Proposed new or replacement impervious areas are summarized as:

- Three life sciences Buildings, parking garage and associated infrastructure.

Total on-site impervious area subject to SWM = 8.21 acres.

Environmental Site Design Measures

Watts Branch Watershed

- The Concept proposes to provide a minimum $P_E = 1.27$ -inches equivalent to 73 percent of the required ESD_v in the following on-site measures:
 - Four Micro-bioretenention facilities.
 - 10 planter box micro-bioretenention facilities.
 - Two on-site structural facilities.
- Summary of ESD:
 - Total ESD_v provided = 35,909 cubic feet (cf.).
 - Total ESD_v required = 49,160 cf.
 - Percentage of ESD_v provided = 35,909 cf./49,160 cf. = 73 percent.

Muddy Branch Watershed

- The Concept proposes to provide a minimum $P_E = 0.0$ -inches equivalent to Zero percent of the required ESD_v . The ESD_v for the new and replaced impervious area (0.001 ac.) in this watershed yields a volume which is considered to be de minimis.

Structural Measures and/or Alternative Measures – Monetary Contribution/ Structural Measures

Watts Branch Watershed

- Alternative Measures – Two underground structural facilities in-lieu of providing full ESD and Monetary Contribution in-lieu of providing Q_{p10} for the 6.41 acres of on-site impervious area.

Muddy Branch Watershed

- Alternative Measures – An existing underground structural facility provides WQ_v and Monetary Contribution as stormwater management for providing Q_{p10} for the 1.80 acres of on-site impervious area.

Mr. Tim Helwig
June 3, 2025
Page 3

ROW SUMMARY

Structural Measures and/or Alternative Measures – Monetary Contribution

- Alternative Measures – Monetary Contribution in-lieu of providing WQ_v , Cp_v , and Qp_{10} for the 0.79 acres of impervious area in the adjacent ROW of Gaither Road and Shady Grove Road.

CONDITIONS OF APPROVAL

Staff has determined that ESD to the MEP has been met.

The next step in the City of Rockville (City) SWM approval process is submission of a SWM Construction Plan for review and approval by the Department of Public Works (DPW) prior to permit issuance. In accordance with the Code, Chapter 19, Section 19-44, SWM must be provided by one of the following methods, which are listed in order of priority respectively: on-site ESD measures, on-site structural measures, and alternative measures which may include a monetary contribution.

This Development SWM Concept is conditionally approved subject to the following conditions, which must be addressed at the stages in the process as indicated below:

An equivalent of 73 percent of the required ESD_v and remaining CP_v (WQ_v) for each phase shall be provided at the time the impervious area is replaced or created for the phase. Future phases will be given credit for ESD_v and WQ_v provided that exceeds the amount required for an earlier phase.

- 1) Submit a Stormwater Management Permit (SMP) Application, including the application and plan review fee, which is based on an initially submitted SWM construction estimate, in conjunction with detailed SWM plans (24"x36") and computations signed and sealed by a Professional Engineer (PE) licensed in the State of Maryland, except as otherwise noted, for review and approval by DPW. SWM Construction Plans may be phased to correspond with the site plan phasing provided that SWM is provided for all new and replaced impervious areas in that phase.
- 2) The submitted material must:
 - a) Demonstrate compliance with this Concept including locations, types, and sizing of ESD measures.
 - b) Include computations and construction details for review and approval by DPW:
 - i) Design shall be in conformance with the latest version of the Montgomery County Department of Permitting Services Design Specifications for micro-bioretenention and planter box micro-bioretenention facilities. Deviations from the specification must be approved by DPW.
 - ii) Computations and plans must show the ESD_v water surface elevation.
 - iii) Utilize flow splitters, curb cuts, flow through inlets, or other methods approved by DPW to direct runoff for required volume to the micro-bioretenention facilities, planter box micro-bioretenention facilities and underground structural facilities.
 - iv) Overflow structures, underdrains, and tee configurations within the micro-bioretenention facilities and planter box micro-bioretenention facilities must be shown on the SWM

Mr. Tim Helwig
June 3, 2025
Page 4

- construction plans and approved by DPW. Pipe configurations within the underground structural facilities must be shown on the final engineering plans.
- v) Where proximity of the micro-bioretenion facilities, planter box micro-bioretenion facilities to the buildings is less than 10-feet, a licensed professional engineer in the State of Maryland must determine if any special treatment, including impermeable liners, is required. Evidence of such investigation and recommendation must be provided with the final engineering.
 - vi) The on-site structural water quality measures shall be designed to treat the remaining WQ_v and Cp_v . Plans must include structural drawings for the underground SWM facility with appropriate details and notes, sealed by a qualified PE licensed in the State of Maryland. (PE seal for structural components cannot be on the same sheet as PE seal for SWM unless it is the same engineer sealing both aspects of the design).
 - vii) Include the design, construction specifications, plant media depth, plant media specifications, planting schedule with types, sizes, and quantities of planting material for the micro-bioretenion facilities and planter box micro-bioretenion facilities.
 - viii) SWM practices adjacent to pedestrian and parking uses shall meet MCDPS W RTP-8 design guidelines for safe placement and fall prevention barriers.
 - ix) Architectural/plumbing plans for the building must clearly detail the routing of roof runoff through the building to the micro-bioretenion facilities and planter box micro-bioretenion facilities and must be provided for review to DPW. Include a landscape design that has been coordinated with the Forest Conservation Plan (FCP), where applicable. The plan should include a planting schedule with types, sizes, and quantities of planting material, planting details, and notes, signed and sealed by a Landscape Architect licensed in the State of Maryland. The plan should differentiate between what planting material will be approved, bonded, and permitted with the SWM plan and what will be part of the Forestry Permit. The Landscape plan must show all stormwater appurtenances including pipes, overflow structures, inflow protection, etc. to ensure there are no conflicts.
 - c) Identify paths for safe overland flow of the 100-year storm event with flow arrows.
 - d) Demonstrate that all components of the SWM system drain by gravity. Pumping of stormwater will not be permitted.
- 3) DPW will determine the sequence and phasing of Gaither Road improvements prior to the construction plan submission.
 - 4) Storage provided exceeding the amount require to treat the one year, 24-hour design storm shall not be credited towards the total water quality (ESD or structural) volume provided.
 - 5) The Applicant shall make a monetary contribution to the City Stormwater Fund as an Alternative to providing Q_{p10} for any new or replacement impervious area created by the construction of the development not treated on-site; and as an Alternative to providing Cp_v , WQ_v , and Q_{p10} for the contiguous ROW. Calculations for the contribution shall be submitted with the SMP application utilizing the final engineering impervious area and the monetary contribution rate in effect at that time. The contribution must be paid prior to SMP permit issuance. Monetary contribution is required for the following:
 - a) Full On-site Q_{p10} for 8.21 acres.
 - b) Full Contiguous ROW Cp_v , WQ_v , and Q_{p10} for 0.79 acres
 - 6) The SWM facilities on-site shall be privately maintained. Submit to DPW staff a SWM Easement, Inspection, and Maintenance Agreement for the proposed SWM measures. The SWM Agreement is subject to review and approval by DPW and the City Attorney's Office and is to be executed by the property owner and other parties of interest. [Access to the

Mr. Tim Helwig
June 3, 2025
Page 5

SWM facilities will be determined in conjunction with final engineering and must be included in the SWM Agreement.] The SWM Agreement must be recorded in the Montgomery County Land Records prior to SMP permit issuance. Plans must delineate and label SWM easements.

- 7) Submit on-site Storm Drain plans (24"x36") and computations signed and sealed by a PE licensed in the State of Maryland, except as otherwise noted, for review by DPW.
- 8) Post financial security based on the final approved SWM construction cost estimate in a format acceptable to the City Attorney, either by letter of credit or performance bond. Approval, which is coordinated through DPW staff, is required prior to SMP permit issuance.
- 9) Obtain approval of an FCP from the City Forester prior to DPW issuance of the SMP permit.
- 10) Required approvals and permits for drainage connections to existing storm drains in Montgomery County Department of Transportation (MCDOT) easements and ROWs must be obtained prior to the issuance of a Stormwater Management Permit (SMP).
- 11) Obtain approval from WSSC for any WSSC utilities crossing proposed ESD/ Structural facilities prior the issuance of a Stormwater Management Permit (SMP).

This SWM approval does not supersede or negate other required project approvals. The Concept approval is contingent upon compliance of all other City and other governmental agency requirements including, but not limited to, City Forestry, Traffic and Transportation, and Planning and Development Services.

Any significant changes to the proposed development may result in the requirement to submit a revised Development SWM Concept with review fee for approval by DPW.

If you have any questions, please contact Senior Civil Engineer David Waterman via email at dwateman@rockvillemd.gov or via telephone at 240-314-8523.

Sincerely,



John Scabis, P.E.
Chief of Engineering

JKS/DJW/kmc

Attachment: 2101 Gaither Road (Park Plaza) – Development SWM Concept Plan, dated February 25, 2025.

cc: Shaun Ryan, Planning Supervisor
Kimia Zolfagharian, Principal Planner
Wing-Mei Ko, Soltesz
Permit plan, SMC2024-00002, STP2024-00482
Day file

VICINITY MAP
SHEET 1 OF 2

P:\42900000\Eng\needSheetFiles\StormWater\dm\DevConcept_Sheet.dgn Mode=01_COVER I\$heet Scale=0.08333333 / No. Use= W/Ko Pl.Tdr= SPDF, Grey, 150, dtd= 2/25/2025 3:15:24

NORTH (MUDDY BRANCH) SWM SUMMARY TABLE - PHASE 1										
Measure Number	Type of Measure	Facility Area / Dimension	Drainage Area (ac)	Impervious Area (ac)	% Impervious	R ₁ for ESD Calculations	ESD ₁ (cf)		P ₁ Provided (in)	
							Min (P ₁ =1")	Max (P ₁ =2.6")	Provided (cf)	
ESD										
Total			XX	XX					XX	XX
Structural										
Total			XX	XX					XX	XX
Does not drain to a SWM measure										
Q/N Waiver acres and % impervious										
Q/N Waiver acres and % impervious										
Right-of-Way										
Q/N Waiver acres and % impervious										
Q/N Waiver acres and % impervious										
Project Total			XX	XX	XX	XX			XX	XX
ESDv Required (cf)			31							
ESDv Provided (cf)			0							
Structural Required			218							
Structural Provided			0							

NORTH (MUDDY BRANCH) SWM SUMMARY TABLE - PHASE 2										
Measure Number	Type of Measure	Facility Area / Dimension	Drainage Area (ac)	Impervious Area (ac)	% Impervious	R ₁ for ESD Calculations	ESD ₁ (cf)		P ₁ Provided (in)	
							Min (P ₁ =1")	Max (P ₁ =2.6")	Provided (cf)	
ESD										
Total			XX	XX					XX	XX
Structural										
Total			XX	XX					XX	XX
Does not drain to a SWM measure										
Q/N Waiver acres and % impervious										
Q/N Waiver acres and % impervious										
Right-of-Way										
Q/N Waiver acres and % impervious										
Q/N Waiver acres and % impervious										
Project Total			XX	XX	XX	XX			XX	XX
ESDv Required (cf)			759							
ESDv Provided (cf)			0							
Structural Required			1573							
Structural Provided			0							

NORTH (MUDDY BRANCH) SWM SUMMARY TABLE - PHASE 3										
Measure Number	Type of Measure	Facility Area / Dimension	Drainage Area (ac)	Impervious Area (ac)	% Impervious	R ₁ for ESD Calculations	ESD ₁ (cf)		P ₁ Provided (in)	
							Min (P ₁ =1")	Max (P ₁ =2.6")	Provided (cf)	
ESD										
Total			XX	XX					XX	XX
Structural										
Total			XX	XX					XX	XX
Does not drain to a SWM measure										
Q/N Waiver acres and % impervious										
Q/N Waiver acres and % impervious										
Right-of-Way										
Q/N Waiver acres and % impervious										
Q/N Waiver acres and % impervious										
Project Total			XX	XX	XX	XX			XX	XX
ESDv Required (cf)			602							
ESDv Provided (cf)			0							
Structural Required			914							
Structural Provided			0							

SOUTH (WATTS BRANCH) SWM SUMMARY TABLE - PHASE 1											
Measure Number	Type of Measure	Facility Area / Dimension (sf)	Drainage Area (ac)	Impervious Area (ac)	% Impervious	R ₁ for ESD Calculations	ESD ₁ (cf)		P ₁ Provided (in)		
							Min (P ₁ =1")	Max (P ₁ =2.6")	Provided (cf)		
ESD											
MB-1	Micro-Biosetention		903	0.42	0.27	63%	0.62	955	2483	1688	1.77
PB-2	Planter Box		1374	0.46	0.43	93%	0.89	1480	3849	3847	2.60
PB-3	Planter Box		675	0.32	0.21	64%	0.62	734	1909	1890	2.57
PB-4	Planter Box		409	0.32	0.31	97%	0.92	1074	2792	1145	1.07
PB-5	Planter Box		609	0.43	0.37	84%	0.81	1275	3316	1845	1.45
PB-6	Planter Box		1375	0.46	0.43	93%	0.89	1480	3849	3849	2.60
MB-12	Micro-Biosetention		960	0.35	0.22	62%	0.61	769	2000	2000	2.60
Total			2,770	2,224				7,768	20,196	16,265	1.49
Structural											
UG-1	Underground Facility		4.62	3.46	75%					6,484	
Total			4.62	3.46						6,484	
Does not drain to a SWM measure											
Q/N Waiver acres and % impervious											
Q/N Waiver acres and % impervious											
Right-of-Way											
Q/N Waiver acres and % impervious											
Q/N Waiver acres and % impervious											
Project Total			2,770	2,224						16,265	1.49
ESDv Required (cf)			21,823								
ESDv Provided (cf)			16,265								
Structural Required			5,715								

SOUTH (WATTS BRANCH) SWM SUMMARY TABLE - PHASE 2										
Measure Number	Type of Measure	Facility Area / Dimension (sf)	Drainage Area (ac)	Impervious Area (ac)	% Impervious	R ₁ for ESD Calculations	ESD ₁ (cf)		P ₁ Provided (in)	
							Mn (P ₁ =1")	Max (P ₁ =2.6")	Provided (cf)	
ESD										
PB-17	Planter Box	746	0.37	0.21	57%	0.56	759	1975	1119	1.47
PB-18	Planter Box	475	0.16	0.15	93%	0.89	513	1333	1330	2.59
PB-19	Planter Box	299	0.10	0.09	93%	0.89	322	837	836	2.60
PB-20	Planter Box	634	0.21	0.20	93%	0.89	684	1778	1395	2.04
PB-21	Planter Box	842	0.29	0.27	93%	0.89	939	2441	2358	2.51
MB-13	Micro Biosetlement	760	0.35	0.20	57%	0.56	707	1836	1444	2.04
Total			0.84	0.65			2,778	5,923	4,680	1.44
Structural										
UG-2	Underground Facility		3.65	2.74	75%				6,233	
Total			3.65	2.74					6,233	
Does not drain to a SWM measure										
Q/N Waiver acres and % impervious										
Q/N Waiver acres and % impervious										
Right-of-Way										
Q/N Waiver acres and % impervious										
Q/N Waiver acres and % impervious										
Project Total			0.84	0.65					4,680	1.44
ESDv Required (cf)		11,762								
ESDv Provided (cf)		8,462								
Structural Required		3,040	cf							

SOUTH (WATTS BRANCH) SWM SUMMARY TABLE - PHASE 3										
Measure Number	Type of Measure	Facility Area / Dimension (sf)	Drainage Area (ac)	Impervious Area (ac)	% Impervious	R ₁ for ESD Calculations	ESD ₁ (cf)		P ₁ Provided (in)	
							Min (P ₁ =1")	Max (P ₁ =2.6")	Provided (cf)	
ESD										
PB-8	Planter Box	879	0.37	0.34	93%	0.89	1181	3071	2461	2.08
PB-10	Planter Box		0.36	0.38	92%	0.89	1133	2947	2947	2.60
MB-13	Micro-Biosetention	1063	0.38	0.22	58%	0.57	789	2051	1444	1.83
PB-14	Planter Box	760	0.31	0.26	82%	0.79	892	2319	1588	1.78
PB-15	Planter Box	567	0.41	0.36	87%	0.83	1246	3239	1604	1.29
MB-16	Micro-Biosetention	1069	0.21	0.12	57%	0.56	490	1139	1119	2.60
Total			2.04	1.62			5,671	14,745	11,162	1.44
Structural										
Total			XX	XX					XX	XX
Does not drain to a SWM measure										
Q/N Waiver acres and % Impervious										
Q/N Waiver acres and % Impervious										
Right-of-Way										
Q/N Waiver acres and % Impervious										
Q/N Waiver acres and % Impervious										
Project Total			2.04	1.62					11,162	1.44
ESDv Required (cf)			15,594							
ESDv Provided (cf)			11,162							
Structural Required			3,874							
Structural Provided			0			(Provided in Phase 1 and 2)				

(Provided in Phase 1 and 2)

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 STORMWATER MANAGEMENT ONLY

SOLTESZ, INC.

ROCKVILLE OFFICE
2 Research Plaza, Suite 100 Rockville, MD 20850 P:301.948.2750 F:301.948.9967
Engineering // Surveying // Planning // Environmental Sciences www.soltesz.com

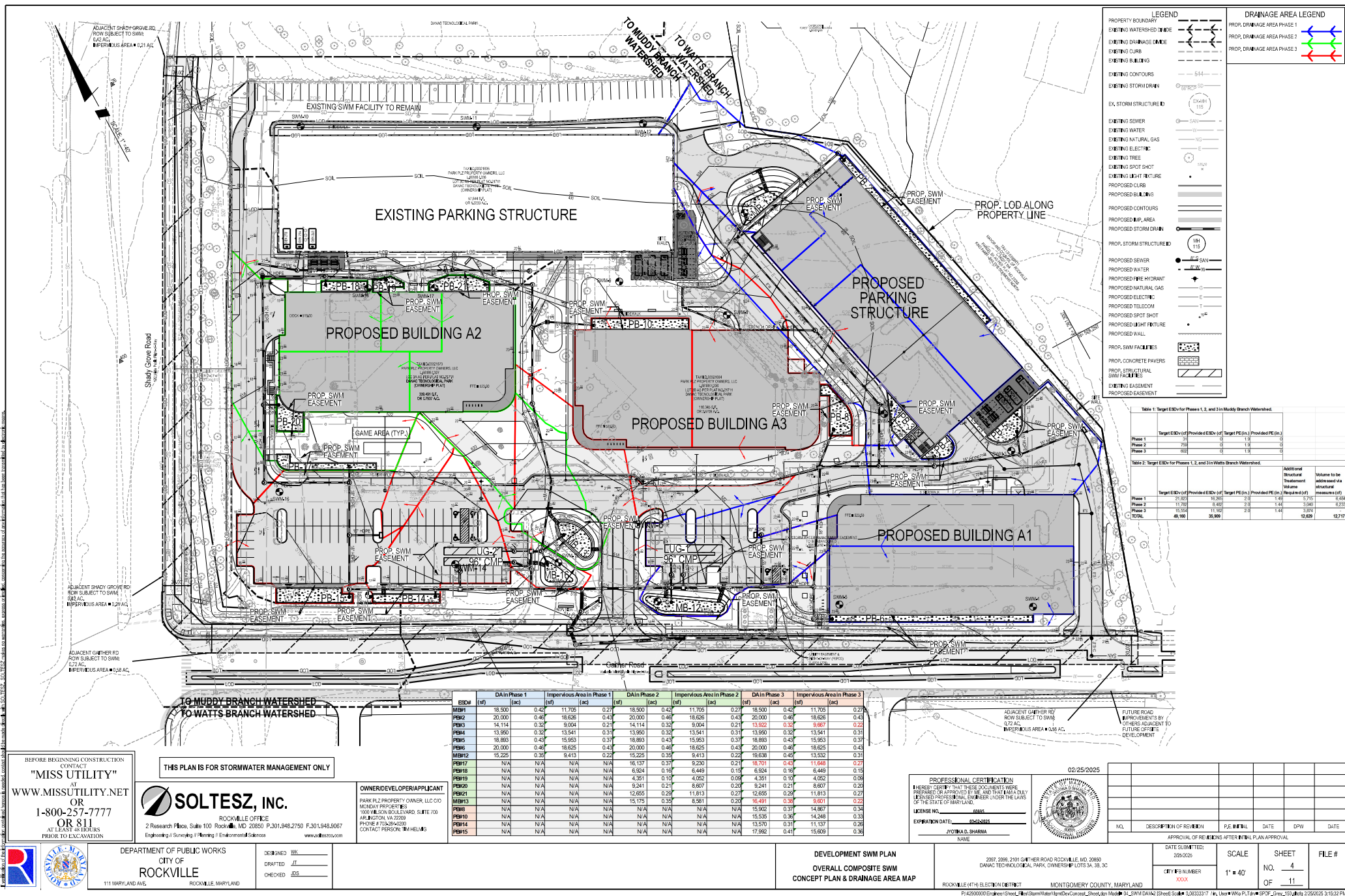
OWNER/DEVELOPER/APPLICANT
PARK PLZ PROPERTY OWNER, LLC CO
MONDAY PROPERTIES
1000 WILSON BOULEVARD, SUITE 100
ARLINGTON, VA 22209
PHONE # 703.846.0200
CONTACT PERSON: TIM HELMIG

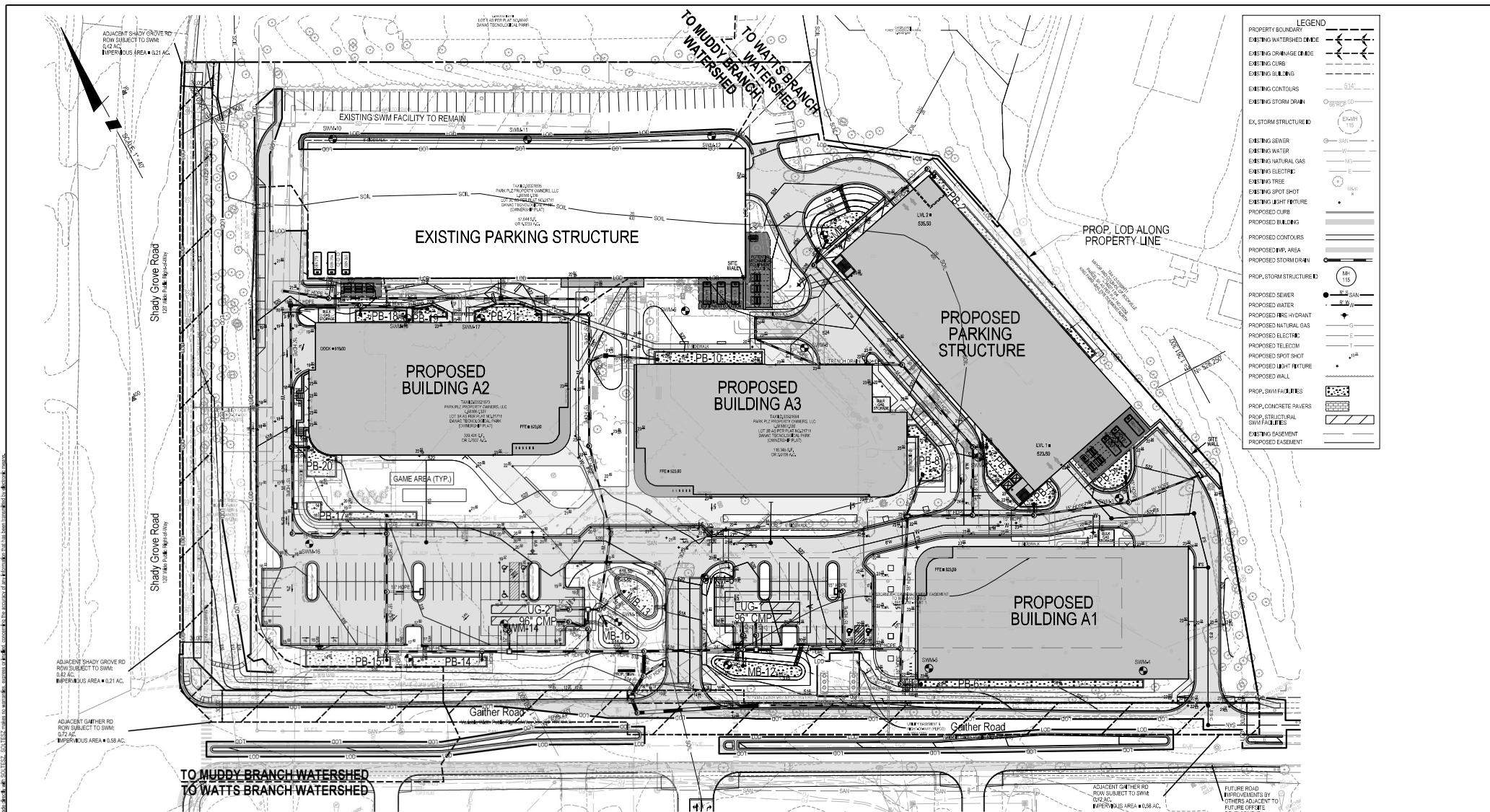
DEPARTMENT OF PUBLIC WORKS
CITY OF
ROCKVILLE
111 MARYLAND AVE. ROCKVILLE, MARYLAND

DESIGNED WJK
DRAFTED JT
CHECKED JOS

DEVELOPMENT SWM PLAN
SWM SUMMARY TABLES

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A ONLY
LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS
OF THE STATE OF MARYLAND.
LICENSE NO. 0





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 STORMWATER MANAGEMENT ONLY

SOLTESZ, INC.
2 Research Plaza, Suite 100 Rockville, MD 20850 P: 301.948.2750 F: 301.948.9967
Engineering // Surveying // Planning // Environmental Sciences www.soltesz.com

OWNER/DEVELOPER/APPLICANT
AT
PARK PLZ PROPERTY OWNER, LLC C/O
MONDAY PROPERTIES
1000 WILSON BOULEVARD, SUITE 300
ARLINGTON, VA 22209
PHONE: 703.846.0000
CONTACT PERSON: TIM HELLING

DESIGNED: WJK
DRAFTED: JT
CHECKED: JOS

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

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A ONLY
LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS
OF THE STATE OF MARYLAND.
LICENSE NO. 00044
EXPIRATION DATE: 03/31/2025
NAME: JYOTIKA D. SHARMA

02/25/2025

APPROVAL OF REVISIONS AFTER INITIAL PLAN APPROVAL

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

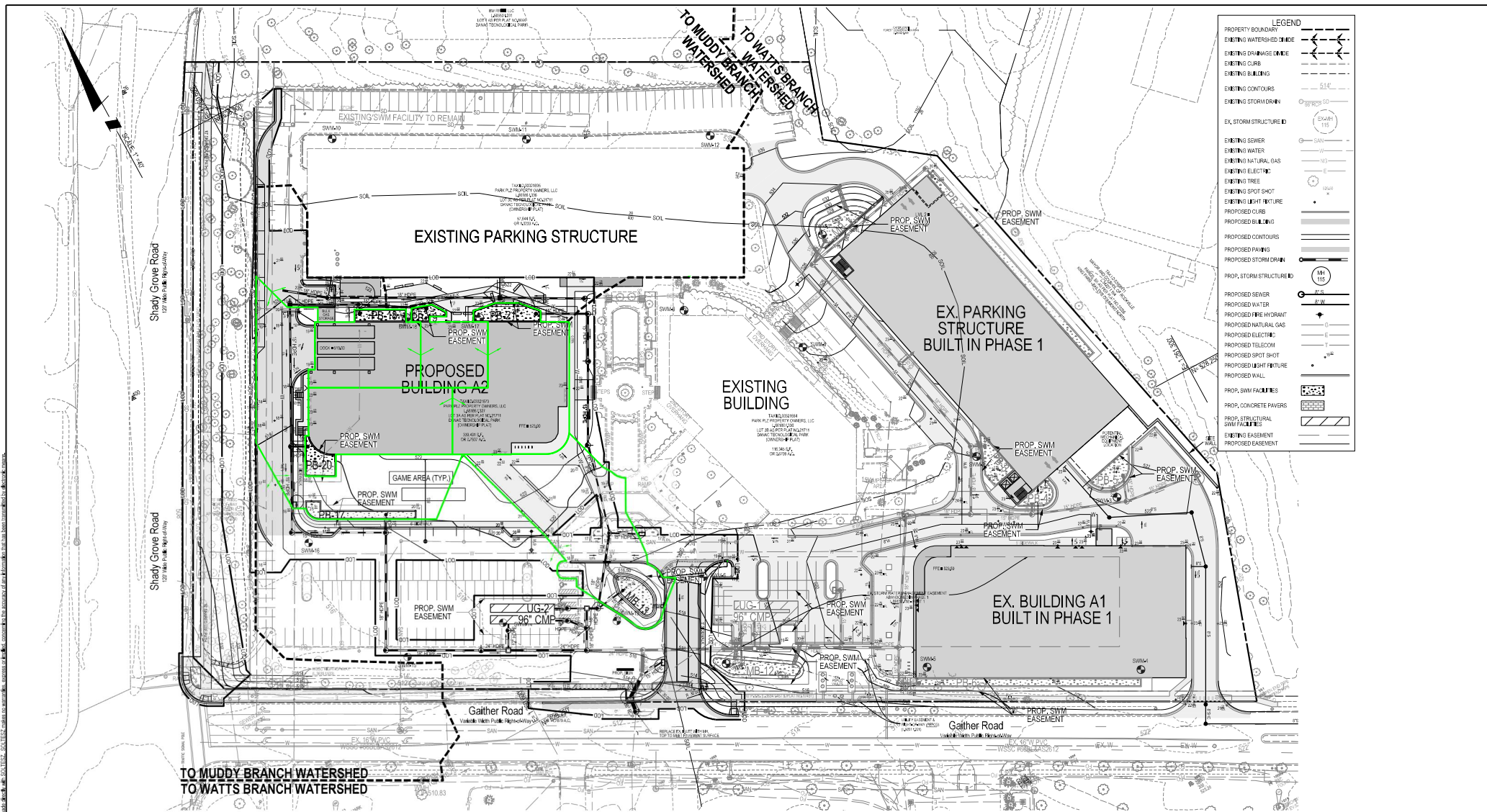
2027, 2029, 2101 GAITHER ROAD ROCKVILLE, MD, 20860
DANAC TECHNOLOGICAL PARK, OWNERSHIP LOTS 3A, 3B, 3C

DATE SUBMITTED: 02/25/2025
CITY # NUMBER: XXXX

SCALE: 1" = 40'
SHEET NO. 5
OF 11

FILE #





LEGEND

PROPERTY BOUNDARY	EXISTING WATERSHED DIVIDE	EXISTING DRAINAGE DIVIDE	EXISTING CURB	EXISTING BUILDING	EXISTING CONTOURS	EXISTING STORM DRAIN	EX. STORM STRUCTURE	EXISTING SEWER	EXISTING WATER	EXISTING NATURAL GAS	EXISTING ELECTRIC	EXISTING TREE	EXISTING SPOT SHOT	EXISTING LIGHT FEATURE	PROPOSED CURB	PROPOSED BUILDING	PROPOSED CONTOURS	PROPOSED PAVING	PROPOSED STORM DRAIN	PROP. STORM STRUCTURE	PROPOSED SEWER	PROPOSED WATER	PROPOSED FIRE HYDRANT	PROPOSED NATURAL GAS	PROPOSED ELECTRIC	PROPOSED TELECOM	PROPOSED SPOT SHOT	PROPOSED LIGHT FEATURE	PROPOSED WALL	PROP. SWM FACILITIES	PROP. CONCRETE PAVERS	PROP. STRUCTURAL SWM FACILITIES	EXISTING EASEMENT	PROPOSED EASEMENT
-------------------	---------------------------	--------------------------	---------------	-------------------	-------------------	----------------------	---------------------	----------------	----------------	----------------------	-------------------	---------------	--------------------	------------------------	---------------	-------------------	-------------------	-----------------	----------------------	-----------------------	----------------	----------------	-----------------------	----------------------	-------------------	------------------	--------------------	------------------------	---------------	----------------------	-----------------------	---------------------------------	-------------------	-------------------

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 STORMWATER MANAGEMENT ONLY

SOLTESZ, INC.
ROCKVILLE OFFICE
2 Research Plaza, Suite 100 Rockville, MD 20850 P.301.948.2750 F.301.948.9967
Engineering // Surveying // Planning // Environmental Sciences www.soltesz.com

OWNER/DEVELOPER/APPLICANT
AT
PARK PLZ PROPERTY OWNER, LLC C/O
MONDAY PROPERTIES
1000 WILSON BOULEVARD, SUITE 200
ARLINGTON, VA 22209
PHONE # 703.684.0020
CONTACT PERSON: TIM HELLMG

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. 000000
EXPIRATION DATE: 02/28/2025
JYOTIKA D. SHARMA
NAME

02/25/2025

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

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

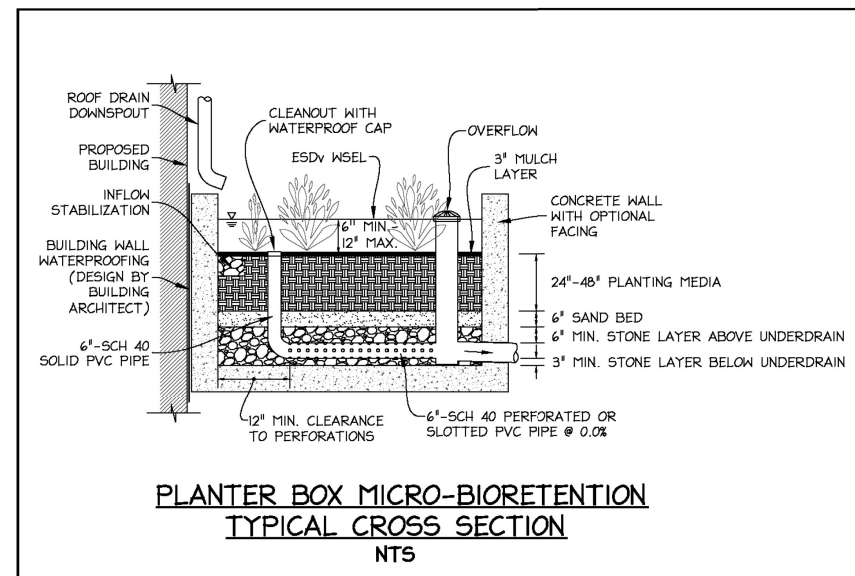
DESIGNED: WJK
DRAFTED: JT
CHECKED: JOS

DEVELOPMENT SWM PLAN

2007, 2009, 2101 GAITHER ROAD ROCKVILLE, MD, 20860
DANANG TECHNOLOGICAL PARK, OWNERSHIP LOTS 3A, 3B, 3C


ROCKVILLE 14TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

P:\22000000\Engineer\Sheet\StormWater\Dev\Concept_Sheet.dgn Mod: 07/25/2025 10:00:00 AM User: WJK PLOT: SWP01.dwg 2/25/2025 3:10:49 PM



[illegible][illegible]

OWNER/DEVELOPER/APPLICANT	PARK PLZ PROPERTY OWNER, LLC C/O MCJURY PROPERTIES 1000 VILSON BOULEVARD, SUITE 700 ARLINGTON, VA 22209 PHONE # 703-284-0200 CONTACT PERSON: TIM HELMIG
---------------------------	--

<p>PROFESSIONAL LAND SURVEYOR</p> <p>I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.</p> <p>LICENSE NO. _____ ISSUED _____</p> <p>EXPIRATION DATE: <u>ENDLESS</u></p> <p>JYOTIKA SHARMA NAME</p>									
				N/A	DESCRIPTION OF REVIEWER	P.E INITIAL	DATE	DPM	DATE
				APPROVAL OF REVISIONS AFTER INITIAL PLAN APPROVAL					
DEVELOPMENT SWM PLAN <u>UG-1 DETAILS</u>		DATE SUBMITTED: 2024-02-29		SCALE:		SHEET		FILE #	
		CITY/TOWN NUMBER: XXXXX		N/A		NO. OF		10 11	
ROCKVILLE DETAIL PLANNING DISTRICT		MONTGOMERY COUNTY, MARYLAND							

[illegible][illegible]