PLANNING COMMISSION

Meeting No. 16-25
Wednesday, December 10, 2025 - 7:00 PM

AGENDA

Jaime Espinosa, Chair

Susan Pitman
Eric Fulton
Shayan Salahuddin
Meng Sun

Jim Wasilak, Staff Liaison
Nicholas Dumais, Senior Assistant City Attorney

Rockville City Hall 111 Maryland Ave and
Virtually via WebEx
Watch LIVE on Comcast Cable Rockville Channel 11 and online at https://www.rockvillemd.gov

See page 2 for more information

1. Convene

2. Review and Action

A. Final Record Plat Application PLT2025-00642, to Resubdivide Parcel A of the Halpine Baptist Church Subdivision into Lots 1, 2 and Parcel A-1 to Allow for Redevelopment and Dedication of Public Right-of-Way; Located in the RF-FZ (Residential Flexible - Floating Zone) at 5906 Halpine Road.

B. Level 2 Site Plan Application STP2024-00482, To Permit Construction of three new Research and Development buildings with 645,000 square feet of total Gross Floor Area, and a new structured parking facility at 2097, 2099, and 2101 Gaither Road. Park Plaza Property Owner, LLC; Applicant.

3. Briefing

A. Briefing on Zoning Text Amendment for the Zoning Ordinance Rewrite (ZOR) and Comprehensive Map Amendment (CMA)

4. Commission Items

A. Staff Liaison Report

B. Old Business

C. New Business

D. Minutes Approval

- May 28, 2025
- August 13, 2025
- September 10, 2025
- September 24, 2025

E. FYI/Correspondence

5. Adjourn

PLANNING COMMISSION

HYBRID MEETING AND PUBLIC HEARING PROCEDURE

The Planning Commission meets in person in the Mayor and Council Chambers at Rockville City Hall, 111 Maryland Avenue. The public is invited to participate in person or virtually via Webex. Anyone wishing to participate virtually may do so per the instructions below.

HYBRID MEETING AND PUBLIC HEARING PROCEDURE

1. Pre-meeting Platform: Webex

A. Applicant Access: Provided by Community Planning and Development Services/IT
B. Access for Oral Testimony and Comment: Provided by CPDS/IT (see below)

2. Pre-Meeting Preparations/Requirements:

A. Written Testimony and Exhibits

Written testimony and exhibits may be submitted by email to Jim Wasilak, Staff Liaison to the Planning Commission, at jwasilak@rockvillemd.gov or by regular mail to:

Jaime Espinosa, Chair
Rockville Planning Commission
111 Maryland Avenue
Rockville, MD 20850

Written testimony must be received no later than nine (9) days in advance of the hearing in order to be distributed with the Planning Commission briefing materials. Written testimony and exhibits received after this date, until 4:00 pm on the day before the hearing, will be provided to the Planning Commission by email.

B. Webex Orientation for Applicants

i. Applicants must contact the planning case manager assigned to the Application no later than five(5) days in advance of the hearing in order to schedule Webex orientation, which must be completed prior to the hearing.

C. Oral Testimony by Applicants and the Public

i. Applicants – Applicants must provide to the planning case manager a list of presenters and witnesses who will testify on behalf of the Application to the planning case manager no later than five (5) days prior to the date of the hearing.
ii. Public Testimony/Comment on an Application – Any member of the public who wishes to comment on an application must submit their name and email address to the Staff Liaison Jim Wasilak (jwasilak@rockvillemd.gov) no later than 9:00 am on the day of the hearing to be placed on the testimony list.

Members of the public who seek technical assistance from City staff must submit their name and email address to Jim Wasilak no later than two (2) days in advance of the hearing so that an orientation session may be scheduled.

If a member of the public is unable to meet the deadline to be placed on the testimony list, they can submit written testimony to the Staff Liaison to the Planning Commission by email to jwasilak@rockvillemd.gov.

3. Conduct of Online Meeting and Public Hearing

A. Rules of Procedure

The Meeting and Public Hearing will be held in accordance with the Planning Commission Rules of Procedure, including the order of testimony and applicable time limits on testimony. The Rules may be viewed here: https://www.rockvillemd.gov/DocumentCenter/View/2023/Planning-Commission---Rules-of-Procedure

B. Oral Testimony

During the hearing, the Chair will sequentially recognize each person on the testimony list and ask the host to allow the speaker to speak. Each speaker must wait to be specifically recognized by the Chair before speaking.

If during the hearing a party wishes to speak, or a speaker wishes to request the opportunity to engage in cross-examination following specific testimony, the party must contact the Staff Liaison/Host by email at jwasilak@rockvillemd.gov with the specific request. The Host/Staff Liaison will inform the Commission. The Chair will determine if the party may be heard.

C. Continuance of Hearing

The Planning Commission, at its discretion, reserves the right to continue the hearing until another date.

HELPFUL INFORMATION FOR STAKEHOLDERS AND APPLICANTS

A. GENERAL ORDER OF SESSION FOR DEVELOPMENT APPLICATIONS

1. Staff presentation
2. City Board or Commission comment
3. Applicant presentation (10 min.)
4. Public comment (3 min, or 5 min for the representative of an association)
5. Planning Commission Discussion and Deliberation
6. Decision or recommendation by vote

The Commission may ask questions of any party at any time during the proceedings.

B. PLANNING COMMISSION BROADCAST

- Watch LIVE on Comcast Cable Rockville Channel 11 and online at: www.rockvillemd.gov
- Replay on Comcast Cable Channel 11:
    - Wednesdays at 7:00 pm (if no live meeting)
    - Sundays at 7:00 pm
    - Mondays, Thursdays and Saturdays at 1:00 pm
    - Saturdays and Sundays at 12:00 am (midnight)
- Video on Demand (within 48 hours of meeting) at: www.rockvillemd.gov/VideoOnDemand.

C. NEW DEVELOPMENT APPLICATIONS

- For a complete list of all applications on file, visit: www.rockvillemd.gov/DevelopmentWatch.

D. ADDITIONAL INFORMATION RESOURCES

- Additional resources are available to anyone who would like more information about the planning and development review process on the City’s web site at: www.rockvillemd.gov/cpds

Maryland law and the Planning Commission's Rules of Procedure regarding ex parte (extra-record) communications require all discussion, review, and consideration of the Commission's business take place only during the Commission's consideration of the item at a scheduled meeting. Telephone calls and meetings with Commission members in advance of the meeting are not permitted. Written communications will be directed to appropriate staff members for response and included in briefing materials for all members of the Commission. Wednesdays at 7:00 pm (if no live meeting)

PLANNING COMMISSION Meeting Date: December 10, 2025
Agenda Item Type: REVIEW AND ACTION
Department: CPDS - DEVELOPMENT REVIEW
Responsible Staff: CHRISTOPHER DAVIS

Subject

Final Record Plat Application PLT2025-00642, to Resubdivide Parcel A of the Halpine Baptist Church Subdivision into Lots 1, 2 and Parcel A-1 to Allow for Redevelopment and Dedication of Public Right-of-Way; Located in the RF-FZ (Residential Flexible - Floating Zone) at 5906 Halpine Road.

Department

CPDS - Development Review

Recommendation

Staff recommend approval of Final Record Plat Application PLT2025-00642, based upon compliance with the Zoning Ordinance and subject to the conditions outlined within this staff report.

Overview

Case: Final Record Plat Application PLT2025-00642

Location: 5906 Halpine Road

Staff: Chris Davis, Senior Planner
Community Planning and Development Services
cdavis@rockvillemd.gov

Applicant: Pulte Home Company, LLC
9302 Route 29, Suite 1000
Fairfax, VA 22031

Filing Date: May 8, 2025

Planning Commission Date: December 10, 2025

Executive Summary

Pulte Home Company, LLC ("Applicant") proposes to resubdivide Parcel A of the existing Halpine Baptist Church subdivision into Lots 1, 2 and Parcel A-1 of the proposed Metroplace at Twinbrook subdivision to accommodate the construction of a 36-unit two-over-two residential condominium development as authorized by approved Site Plan STP2024-00474.

The Zoning Ordinance defines a Final Record Plat as:

> *A map that illustrates a metes and bounds description of the property into a system of lot and block numbering, the naming of the tract (subdivision name), and the assignment of a plat number when recorded among the Land Records of Montgomery County, Maryland.*

Pursuant to Section 25.21.11.g of the Zoning Ordinance, the Planning Commission is the Approving Authority for Final Record Plats. The approval and recordation of a Final Record Plat creates record lots, which are then deemed buildable lots per the Zoning Ordinance.

Site Description

Location: 5906 Halpine Road ("Property")

Planning Area: Planning Area 8 – Twinbrook and Twinbrook Forest

Land Use Designation: RF – Residential Flexible

Zoning District: RF-FZ (Residential Flexible - Floating Zone) with MXNC (Mixed-Use Neighborhood Commercial) Equivalent Zone

Plat Area: 65,581 square feet (1.50 acres)

Surrounding Land Use and Zoning

Location	Zoning	Planned Land Use	Existing Use
North	R-60 (Single unit Detached Dwelling, Residential)	RA & RD – Residential Attached and Residential Detached	Single-Family Detached
East	MXB (Mixed -Use Business)	RM – Residential Multiple Unit	Residential (Apartments)

South	PD-TC (Planned Development – Twinbrook Commons)	CRM (Commercial Residential Mix)	Mixed-Use (Residential and Commercial)
West	RMD-10 (Residential Medium Density)	RA (Residential Attached)	Residential (Townhomes)

Site Analysis

The Property is zoned RF-FZ with an equivalent MXNC zoning and is located at the southwest corner of the intersection of Halpine Road and Ardennes Avenue. The existing lot is approximately 1.50 acres in size and measures approximately 230 feet wide by 150 feet deep and is generally square in shape. The Property is currently improved with a 9,800 square foot church constructed in the 1960s, with the building located towards the northeast corner of the site and a surface parking lot located behind the building in the southwestern portion of the site. The site's topography is mostly flat with a gentle downward slope exhibited across the site from the west to east towards Ardennes Avenue.

Project Description

The Applicant has filed this Final Record Plat application to implement Level 2 Site Plan application STP2024-00474. The Applicant intends to redefine the existing record lot as Lot 3, maintaining similar dimensions as the current Lot 2. The Applicant intends to establish 2 new record Lots 1 and 2 (approximately 17,000 square feet each) to support 36 two-over-two condominium units, arranged in two rows of townhouse-style buildings to parallel Ardennes Avenue. The units will be served by a private driveway within a public access easement and will provide vehicular ingress and egress from Halpine Road. New easements for infrastructure and public improvements are also reflected on the plat and will be recorded in the land records following recordation of the subject plat. Consistent with recommendations of the 2040 Comprehensive Plan to allow for attached residential units, the Property was rezoned to its current floating zone and approved for the subject redevelopment via the Mayor and Council's adoption of Ordinance No. 12-24 and Project Plan PJT2024-00019 in September 2024. Level 2 Site Plan STP2024-00474 was conditionally approved by the Planning Commission in October 2024.

Project Analysis

Comprehensive Plan

As mentioned, the proposal to construct 36-two-over-two condominium units on the subject Property is compliant with the City's Comprehensive Plan. The Property is located within Planning Area 8. The Property is identified by the Plan as Focus Area 9. With approval of Project Plan PJT2024-00019, the proposed redevelopment was found to be compatible with the Plan in several aspects including the recommended residential flexible land uses and rezoning of the property to allow for attached residential or multi-unit residential development (page 344). The proposed resubdivision will allow for attached residential uses envisioned by the Comprehensive Plan and further implement the redevelopment previously approved by Mayor and Council and the Planning Commission.

Zoning Ordinance Compliance

In review of the Level 2 Site Plan, staff found the proposal consistent with the Zoning Ordinance. All development standards including height, setback, open area and parking requirements will be met in accordance with previous approvals. Furthermore, the proposed buildings will meet the Zoning Ordinance's special design regulations of the MXNC Zone.

This Final Record Plat meets the conditions of approval as defined in Section 25.21.02, Final Record Plats, of the Rockville Zoning Ordinance.

Tree Planting
Section 25.21.21 of the Zoning Ordinance requires tree planting in association with subdivision. The Applicant is required to plant trees in association with each newly subdivided residential lot. For the 2 proposed residential record lots, the applicant is proposing to plant 26 trees on the site. The site will comply with the lot tree requirements in Section 25.21.21.

Section 25.21.21 also requires the following:

The subdivider shall plant at least one (1) street tree per forty (40) feet of lot frontage within the public right-of-way or if approved by the Approving Authority, adjacent to the public right-of-way. The species, location, and method of planting shall be approved by the Urban Forester or designated staff.

The proposed subdivision results in approximately 324' of frontage within the public right-of-way. This results in a street tree planting requirement of 8 trees. The applicant is proposing to plant 17 trees within the adjacent public rights-of-way along Halpine Road and Ardennes Avenue.

Previous Related Actions

- At its January 18, 2024 meeting, the Historic District Commission (HDC) reviewed the Property for historic significance and voted to not recommend historic designation of the Property. The Zoning Ordinance requires that the HDC evaluate the site prior to demolition of the existing church.
- At its September 9, 2024 meeting, the Mayor and Council adopted Ordinance No. 12-24 to rezone the property from the R-60 Zone to the RF-FZ Zone and approved Project Plan application PJT2024-00019 by Resolution No. 15-24 to permit construction of 36 two-over-two residential condominium units along with certain waivers to facilitate the redevelopment.
- At its October 9, 2024 meeting, the Planning Commission approved Level 2 Site Plan STP2024-00474 to implement final site details initially approved under Project Plan PJT2024-00019.

Community Outreach

Public notification of the Final Record Plat was made pursuant to the requirements of Section 25.21.11.d (Notice). Mailed notification was provided to all property owners within 750 feet from the subject property as required by the Zoning Ordinance. At the time of this report, no public testimony or inquiries have been received regarding the Final Record Plat application.

Findings and Recommendation

There are no required findings that need to be made as part of the approval for this Final Record Plat. The plat is in compliance with the approved site plan for the property.

Final Record Plat PLT2025-00642 meets the conditions of approval as defined in Section 25.21.02 – Final Record Plats, of the City of Rockville Zoning Ordinance.

Staff recommends approval of Final Record Plat Application PLT2025-00643, subject to the conditions articulated in this report.

Conditions

Planning and Zoning

1. The Final Record Plat submission must include the original mylar plat and three mylar copies.
2. The Final Record Plat application shall be submitted in an appropriate electronic format as specified in Section 25.21.10.d of the Zoning Ordinance.

Department of Public Works Engineering

3. Applicant must grant a Public Access Easement (PAE) across the entire width of the privately maintained drive aisles as shown on the proposed site plan. The PAE must be granted by separate document from the Final Record Plat, reviewed and approved by DPW and the Office of the City Attorney and be recorded in the Montgomery County Land Records prior to DPW issuance of any PWK permit.
4. Prior to issuance of any DPW permit and prior to recordation of the Final Record Plat, the Applicant must submit for review and approval by the Office of the City Attorney all necessary deeds, easements, agreements, dedications, and declarations. Drafts of the documents must be included with the initial submission of the engineering plans and must be recorded prior to issuance of DPW permits, unless otherwise allowed by DPW. All dedicated easements must be referenced on the Final Record Plats.
5. If the Applicant proposes work within any easements that are held by entities other than the City and that are not proposed to be terminated or abandoned, the Applicant must demonstrate to DPW's satisfaction that the applicant has the authority to undertake such work prior to issuance of any DPW permit and prior to the recordation of the Final Record Plat.
6. Applicant must grant a Public Improvement Easement (PIE) adjacent to Ardennes Avenue public right-of-way for maintenance of public sidewalks as shown on the proposed site plan. The PIE must be reviewed and approved by DPW and in a format acceptable to the Office of the City Attorney and be recorded in the Montgomery County Land Records prior to DPW issuance of any PWK permit.
7. The Applicant must post sureties in a form approved by the Office of the City Attorney for all permits based on the approved construction estimate. A separate surety is required for private improvements permitted through a PWK. Approval of sureties is coordinated through DPW staff. Sureties for all public infrastructure must be submitted and approved prior to recordation of plats dedicating right-of-way.
8. The Record Plat must include:
    - Dedication of right-of-way by the Applicant for improvements to the west side of Ardennes Avenue; and
    - All necessary easements and abandonments.

9. Except for permits associated with the demolition of the existing building, no DPW permits will be issued prior to the recordation of the plats dedicating all necessary right-of-way to the City.

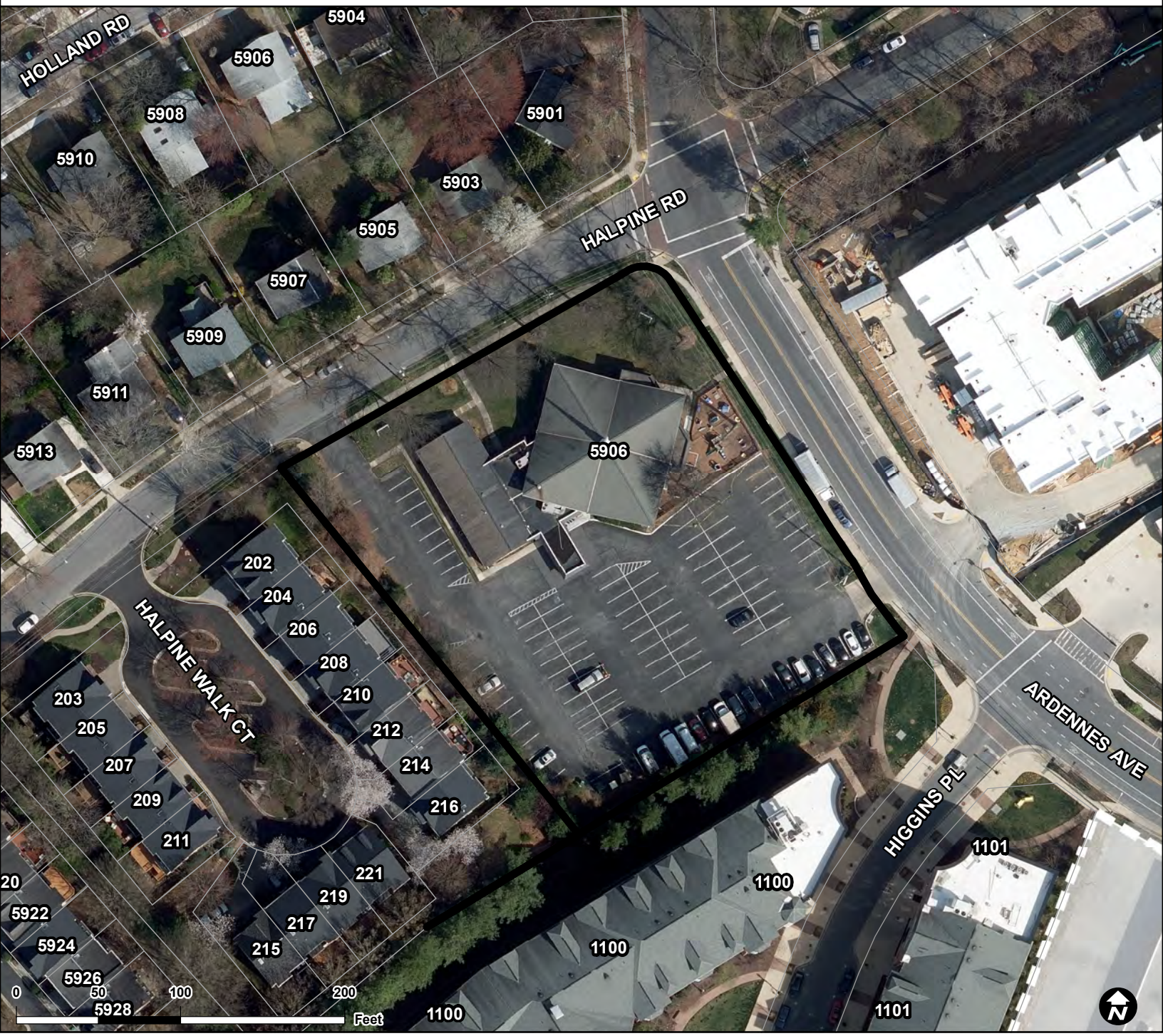
Attachments

Attachment #1 - Aerial Map, Attachment #2 - Land Use Map, Attachment #3 - Zoning Map, Application #4 - Plat Application, Attachment #5 - Plat

City of Rockville
Rise Together

Case Number: PLT2025-00642 Address: 5906 Halpine Road

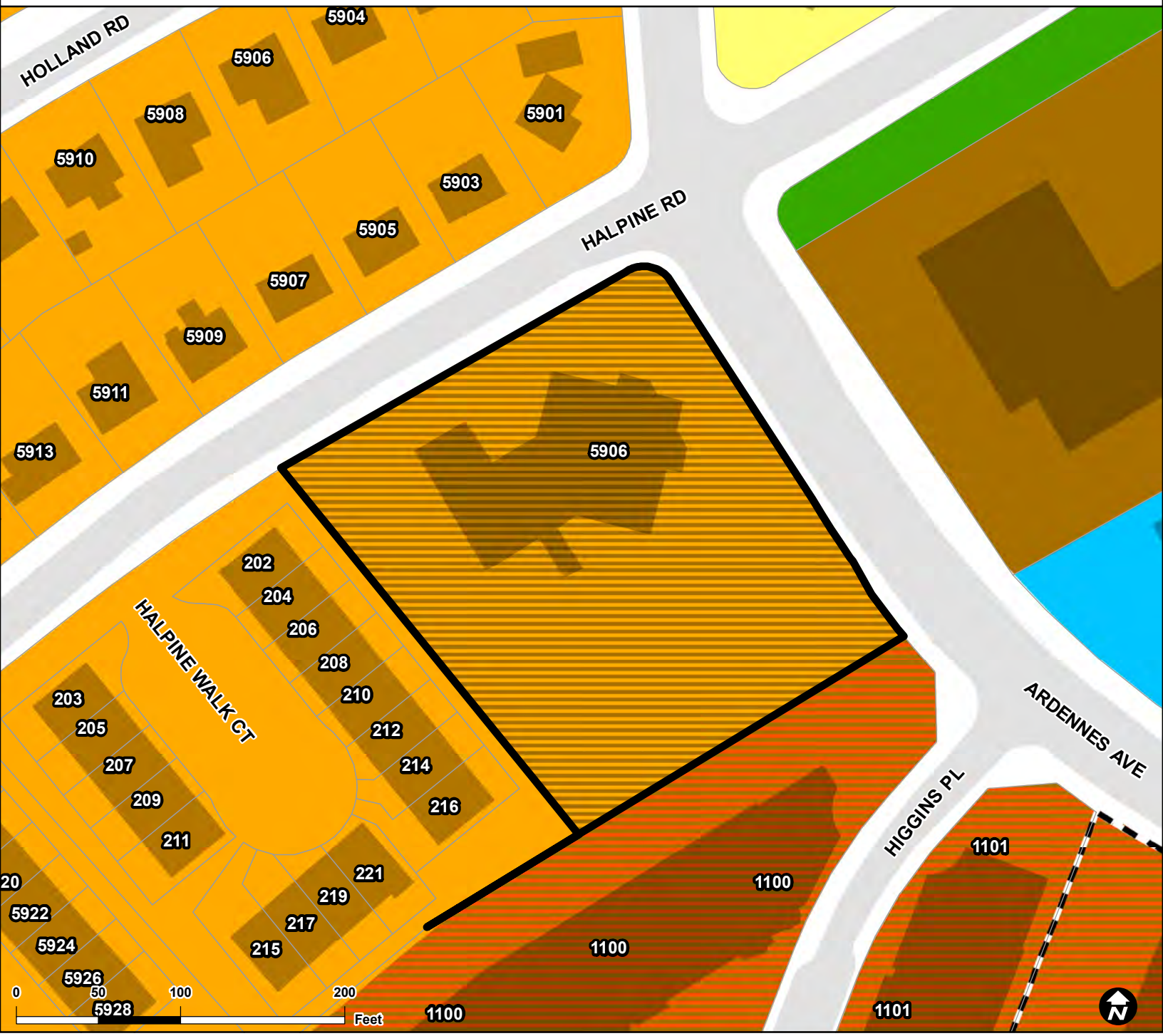
Project Name: PLT2025-00642 Record Plat



City of Rockville
Rise Together

Case Number: PLT2025-00642 Address: 5906 Halpine Road

Project Name: PLT2025-00642 Record Plat



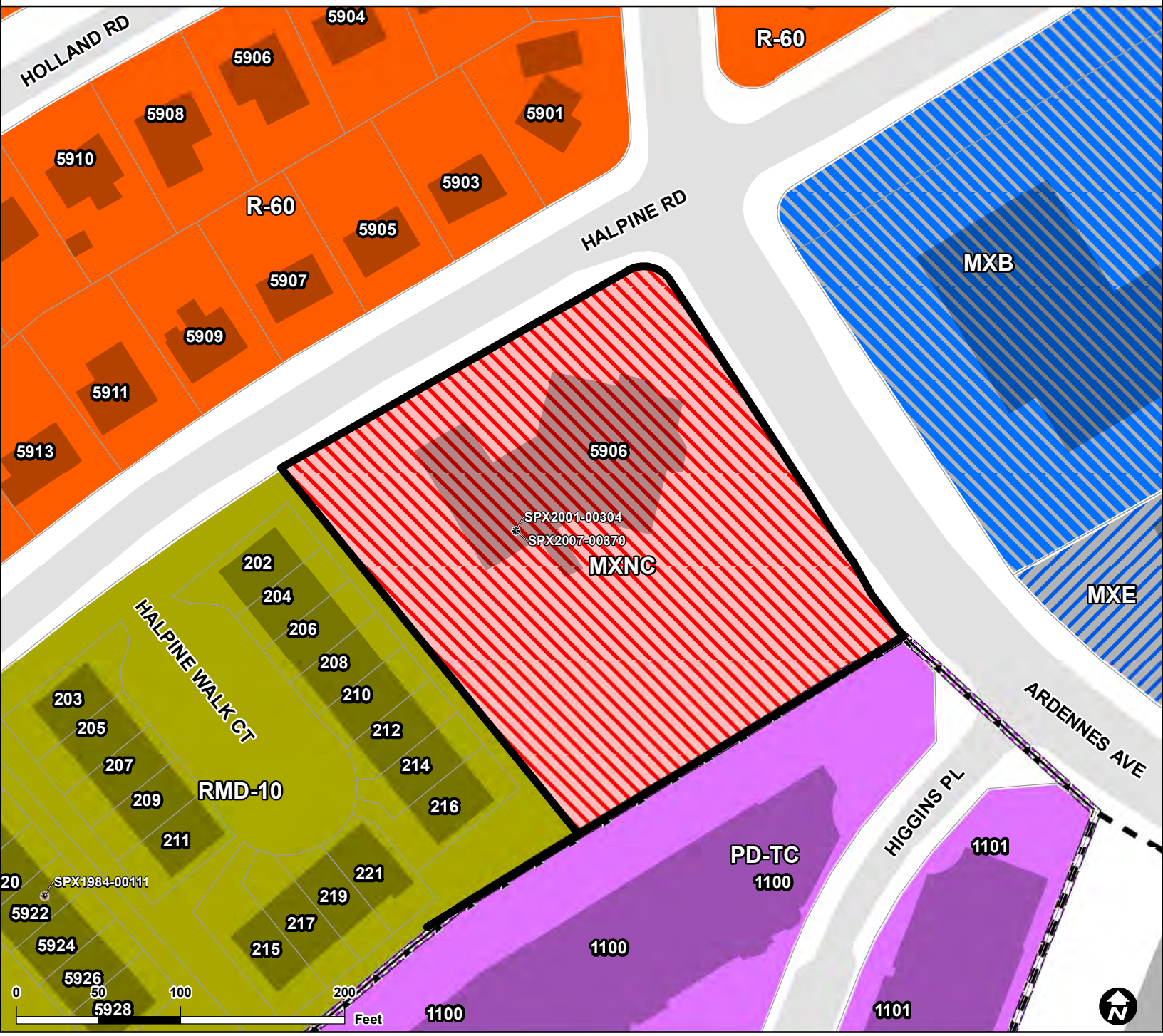
Land Use Policy Designations

- RD - Residential Detached
- RA - Residential Attached
- RF - Residential Flexible
- RM - Residential Multiple Unit
- RO - Residential and/or Office
- O - Office
- C - Commercial
- CRM - Commercial and Residential Mix
- OCRM - Office, Commercial and Residential Mix
- CI - Civic and Public Institutional
- I - Private Institution
- P - Public Park
- OSP - Open Space Private
- SI - Service Industrial
- SRM - Service Industrial and Residential Mix
- Potential Future Park Asterisk

City of Rockville
Rise Together

Case Number: PLT2025-00642 **Address:** 5906 Halpine Road

Project Name: PLT2025-00642 Record Plat



Zoning Overlays

- Town Center Performance District
- South Pike
- Rockville Pike Core
- Twinbrook Metro Performance District
- Lincoln Park Conservation District
- Planned Developments
- Residential Clusters
- Local Historic Districts
- Special Exceptions

Zoning Districts

- R-400 - Residential Estate
- R-200 - Suburban Residential
- R-150 - Low Density Residential
- R-90 - Single Unit Detached Dwelling, Restricted Residential
- R-75 - Single Unit Detached Dwelling, Residential
- R-60 - Single Unit Detached Dwelling, Residential
- R-40 - Single Unit Semi-detached Dwelling, Residential
- RMD-Infill - Residential Medium Density, Infill
- RMD-10 - Residential Medium Density
- RMD-15 - Residential Medium Density
- RMD-25 - Residential Medium Density
- PD - Planned Development
- MXB - Mixed-Use Business
- MXC - Mixed-Use Commercial
- MXCT - Mixed-Use Corridor Transition
- MXCD - Mixed-Use Corridor District
- MXE - Mixed-Use Employment
- MXNC - Mixed-Use Neighborhood Commercial
- MXT - Mixed-Use Transition
- MXTD - Mixed-Use Transit District
- PARK - Park Zone
- IL - Light Industrial

Application for

Subdivision Form

Community Planning & Development Services Received May 8, 2025

PLT 8/22

City of Rockville

Department of Community Planning and Development Services

111 Maryland Avenue, Rockville, Maryland 20850

Phone: 240-314-8200 • **Fax:** 240-314-8210 • **E-mail:** cpds@rockvillemd.gov • **Website:** www.rockvillemd.gov

Type of Application:

☐ Preliminary Plan ☐ Ownership Plat ☑ Final Record Plat* ☐ Cluster Development

**For final plat application, please submit the Affidavit of Final Plat Action*

Please Print Clearly or Type

Property Address information 5906 Halpine Road, Rockville, MD 20851

Property Size (Sq. Ft.) 65,581 Lot(s) 2

Zoning R-60 Tax Account(s) 04-00146900 , _____ , _____

Proposed Subdivision MetroSquare at Twinbrook Lot 1-2, PARCEL A-1 Block _____

Applicant Information:

Please supply name, address, phone number and e-mail address for each.

Applicant Pulte Home Company, LLC | 9302 Route 29 Suite 1000, Fairfax, VA 22031
Bobby.Varner@PulteGroup.com | 703-273-6196

Property Owner Twinbrook Community Church | 5906 Halpine Road, Rockville, MD 20851

Architect _____

Engineer VIKA Maryland, LLC
20251 Century Boulevard, Suite 400, Germantown, MD 20874

Attorney _____

STAFF USE ONLY

Application Acceptance:

Application # PLT2025-00642

Date Accepted _____

Staff Contact _____

OR

Application Intake:

Date Received May 8, 2025

Reviewed by Fee: $893.00

Date of Checklist Review _____

Deemed Complete: Yes ☐ No ☐

Project Identification _____

Application is hereby made with the City of Rockville Planning Commission for appeal of a Subdivision Plan for the property described on page 1.

A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.
I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this application.

04/24/2025 - Robert J. Varner - Pulte Home Company, LLC
Director of Land Planning & Entitlement

Please sign and date

Comments on Submittal: (For Staff Use Only)

Attached hereto and made a part of this application, I submit the necessary plans, specifications and other data or explanatory material as required by the Subdivision Regulation (Chapter 25, Article XV). All applications must include the original mylar and six (6) prints, showing the following:

☐ **1. Surveyor's Certificate**
- a. Show all recordation of conveyance with dates.
- b. Establish pipes and monuments.
- c. Give area of street dedication in square feet and acreage.
- d. Plan is certified correct and is sealed by a Maryland registered surveyor.

☐ **2. Owner's Dedication**
- a. Owner adopts plan of subdivision.
- b. Dedicate all streets to public use and/or to public use and private maintenance.
- c. Grant land as shown on the subdivision plan to proper HOA entity, Mayor and Council, etc.
- d. Establish minimum building restriction lines.
- e. All necessary easements to be established by plat including PUE's, (with PUE recordation information), grading and slope easements, sidewalk/bike path/pedestrian easements, utility easements, ingress/egress easements, etc.

Note: SWM easements to be shown on subdivision plan and locations verified with maintenance agreement location sketch. Forest Conservation easements are also established by a separate document but location should be shown on plat.

☐ **3. Easements and Rights of Way**
- a. Show all existing easements.
- b. Abandon all unnecessary easements, rights of way by separate document, and reference on plat.
- c. Locations of new utilities or other public improvements outside of rights-of-way match locations of new easements being established or shown as future/recorded on plat.
- d. Establish 10 peus along all public roadways.

☐ **4. Datum and North Arrow**
- a. Datum to be NAD 83/91 for new subdivisions, WSSC, original plat datum or other approved datum.
- b. North Arrow is shown on plat with datum and scale (maximum scale is 1" = 100').
- c. Show three (3) property corner coordinate values per plat.
- d. Minimum of two (2) monuments per block.

☐ **5. Adjacent Parcels**
- a. Show all adjacent plat/deed and owner information.

☐ **6. General Plat Information**
- a. Show all proposed or previously dedicated street names, and right-of-way widths. Give recordation information if applicable.
- b. Show all curve and line data.
- c. Show all lot numbers, blocks, and lot areas.
- d. Show all parcel letters, blocks, and parcel areas.
- e. All information shown on title block is correct and consistent with any predetermined subdivision name.
- f. Certification block for Planning Commission and City Manager.

☐ **7. Plat of Corrections**
- a. For correction plats, all previous information to be corrected should be clearly identified as such (with the use of dashed lines, stippled numbers, etc.), and all new information to be established uses heavier line weights or other methods to clarify its intent.
- b. Final plat to be accompanied by digital submission (DWG or DXF format).

P.I.E. LINE TABLE		
NO.	BEARING	DISTANCE
P1	N31°40'07"W	23.94'
P2	N31°48'43"W	13.67'
P3	R=20.00' CB=S38°07'34"E	L=4.41' CD=4.40'
P4	N44°26'26"W	4.70'
P5	R=20.00' CB=N38°04'03"W	L=4.45' CD=4.44'
P6	N31°41'40"W	24.22'
P7	N32°18'46"W	26.57'
P8	N31°24'03"W	7.13'
P9	R=50.00' CB=N33°45'01"W	L=4.07' CD=4.07'
P10	N36°05'04"W	6.78'
P11	R=21.00' CB=S22°14'37"E	L=1.52' CD=1.52'
P12	N20°10'15"W	1.35'
P13	R=89.00' CB=S37°24'43"E	L=53.56' CD=52.76'

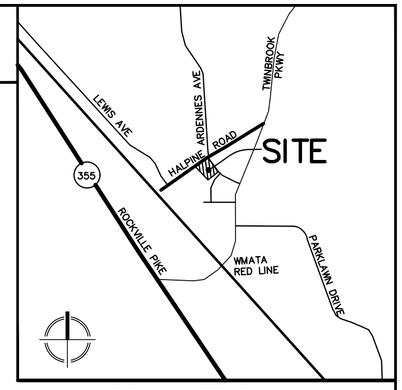
CURVE TABLE						
NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	25.00'	38.74'	24.48'	S76°10'46"E	34.98'	88°47'23"
C2	635.00'	99.22'	49.71'	S36°15'38"E	99.12'	08°57'10"
C3	1740.00'	60.30'	30.15'	N58°26'00"E	60.30'	01°59'08"
C4	437.36'	30.25'	15.13'	N32°01'09"W	30.24'	03°57'45"
C5	413.36'	28.48'	14.24'	N31°58'49"W	28.47'	03°56'50"
C6	23.00'	11.46'	5.85'	N21°20'45"W	11.35'	28°33'24"
C7	23.00'	12.57'	6.45'	N51°16'53"W	12.41'	31°18'52"
C8	641.00'	98.95'	49.57'	N36°12'23"W	98.85'	08°50'41"

Community Planning & Development Services
Received
November 24, 2025

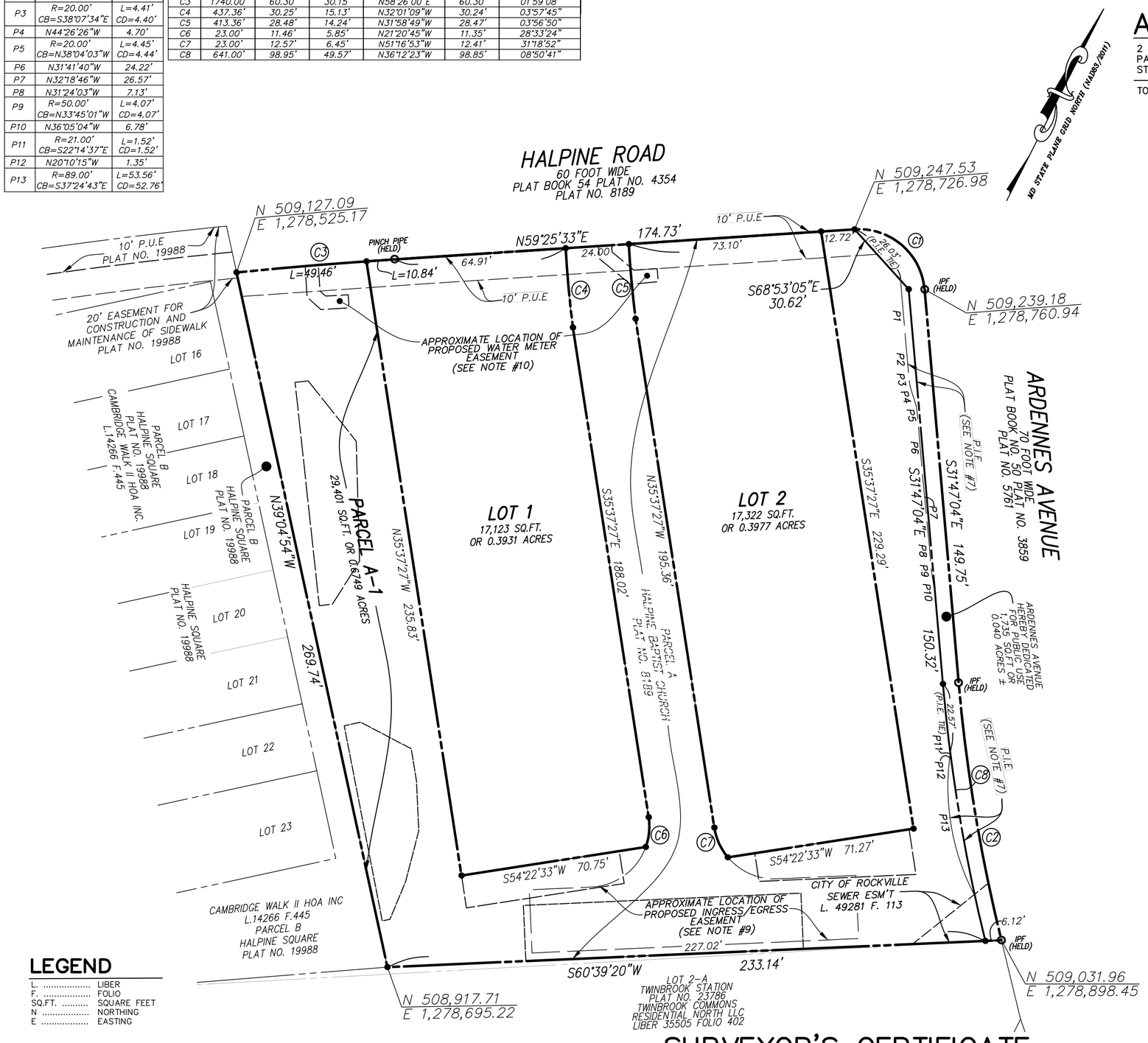
PLAT NO. _____

AREA TABULATION

2 LOTS	34,445 SQ.FT.	OR 0.7908 ACRES
PARCEL A–1	29,401 SQ.FT.	OR 0.0749 ACRES
STREET DEDICATION	1,735 SQ.FT.	OR 0.0398 ACRES
TOTAL AREA OF THIS PLAT	65,581 SQ.FT.	OR 1.5055 ACRES



VICINITY MAP
SCALE: 1" = 2000'



LEGEND

L.	LIBER
F.	FOLIO
SQ.FT.	SQUARE FEET
N	NORTHING
E	EASTING

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

OWNERS CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND WILL DEDICATE THE AREA SHOWN HEREON FOR PUBLIC STREET PURPOSES (A PORTION OF ARDENNES AVENUE).

FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE CHAPTER 25, ARTICLE 21, SECTION 25.21.25 OF THE ROCKVILLE CITY CODE.

FURTHERMORE, WE GRANT TO PEPCO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, A "10' PUBLIC UTILITY EASEMENT" DESIGNATED HEREON AS "P.U.E.", SAID EASEMENT BEING GRANTED WITH THE TERMS AND PROVISIONS SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF EASEMENT" RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE SAID LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SAID TERMS AND PROVISIONS BEING INCORPORATED HEREIN BY THIS REFERENCE

THERE ARE NO RECORDED SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

OWNER:
PULTE HOME COMANY, LLC,
A MICHIGAN LIMITED LIABILITY COMPANY

BY: _____ _____
NAME: DATE
TITLE:

NOTES

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. GQ563 WITH TAX ACCOUNT NOS. OF 04–00146900, ZONED RF–FZ AS OF DATE OF RECORDATION OF THIS PLAT.

2.) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE GRID NAD83/2011.

3.) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

4.) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE CITY OF ROCKVILLE MAYOR AND COUNCIL AND PLANNING COMMISSION ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING COMMISSION AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

5.) THE PROPERTY IS SERVED BY CITY OF ROCKVILLE WATER AND SEWER ONLY.

6.) PARCEL A–1 SHOWN HEREON IS SUBJECT TO A STORMWATER MANAGEMENT EASEMENT AND MAINTENANCE AGREEMENT TO BE RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.

7) PARCEL A–1 SHOWN HEREON IS SUBJECT TO A PUBLIC IMPROVEMENT EASEMENT (SHOWN HEREON AS P.I.E.) TO BE RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.

8.) THE SUBJECT PROPERTY IS SUBJECT TO A FOREST CONSERVATION EASEMENT TO BE RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT, SUBJECT TO A FOREST CONSERVATION PLAN.

9.) PARCEL A–1 SHOWN HEREON IS SUBJECT TO AN ACCESS EASEMENT AND MAINTENANCE AGREEMENT TO BE RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.

10.) PARCEL A–1 AND LOT 2 SHOWN HEREON ARE SUBJECT TO A WATER METER EASEMENT TO BE RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL ABILITY AND THAT IT IS A RESUBDIVISION OF THE PART OF THE LAND ACQUIRED BY PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, FROM TWINBROOK COMMUNITY CHURCH, A MARYLAND NON–PROFIT CORPORATION, DATED OCTOBER 1, 2025 AND RECORDED IN BOOK 69704 AT PAGE 255, AND ALSO BEING PARCEL A, HALPINE BAPTIST CHURCH, RECORDED IN PLAT BOOK 80 AS PLAT NO. 8189 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PIPES SHOWN THUS —●— AND MONUMENTS SHOWN THUS —■— WILL BE SET AT FINISHED GRADE, IN ACCORDANCE WITH CHAPTER 25, ARTICLE 21, SECTION 25.21.25 OF THE ROCKVILLE CITY CODE. THE TOTAL AREA OF THIS PLAN OF SUBDIVISION IS 65,581 SQ.FT. OR 1.5055 ACRES SQUARE FEET LAND, OF WHICH 1,735 SQ. FT OR 0.0398 ACRES IS DEDICATED TO PUBLIC USE.

_____
DATE

JOSHUA G. PRICE
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21846
LICENSE EXPIRES: MAY 31, 2026

THE CITY OF ROCKVILLE PLANNING COMMISSION
ROCKVILLE , MARYLAND

APPROVED _____

WITHOUT COMMITMENT TO THE INSTALLATION OF WATER, SEWER AND STREETS

_____ _____
CHAIR CITY MANAGER

DATE RECORDED _____

PLAT NO. _____

SUBDIVISION RECORD PLAT

METROPLACE AT TWINBROOK

LOTS 1, 2 AND PARCEL A–1 & STREET DEDICATION

(BEING A RESUBDIVISION OF PARCEL A,
HALPINE BAPTIST CHURCH, PLAT NUMBER 8189)
4TH ELECTION DISTRICT
CITY OF ROCKVILLE
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: NOVEMBER 13, 2025

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com

Our Site Set on the Future. PLT2025–00642

PLANNING COMMISSION Meeting Date: December 10, 2025
Agenda Item Type: REVIEW AND ACTION
Department: CPDS - DEVELOPMENT REVIEW
Responsible Staff: KIMIA ZOLFAGHARIAN

Project Description

Level 2 Site Plan Application STP2024-00482, To Permit Construction of three new Research and Development buildings with 645,000 square feet of total Gross Floor Area, and a new structured parking facility at 2097, 2099, and 2101 Gaither Road. Park Plaza Property Owner, LLC; Applicant.

Department

CPDS - Development Review

Recommendation

Staff recommends approval of Level 2 Site Plan Application STP2024-00482, based on the findings and subject to conditions of approval contained in this report.

Overview

Case: STP2024-00482

Location: 2099, 2101 and 2097 Gaither Road

Staff: Kimia Zolfagharian
Principal Planner
Community Planning and Development Services
kzolfagharian@rockvillemd.gov

Applicant: Park Plaza Property Owner, LLC, an affiliate of Monday Properties

Filing Date: March 12, 2024

Planning Commission Date: December 10, 2025

Executive Summary

Park Plaza Property Owner, LLC, an affiliate of Monday Properties ("Applicant") has filed Level 2 Site Plan Application STP2024-00482 to permit the phased construction of three new Research and Development buildings with 223,000, 210,000, and 212,000 square feet of Gross Floor Area per building, and a new structured parking facility at 2097, 2099 and 2101 Gaither Road. The proposed new commercial buildings will replace the existing commercial buildings, and the existing structured parking facility will remain.

The Planning Commission's role is to conduct a review of the application at a public meeting and decide on the proposed site plan, as outlined in Section 20.07.01.a.3(b) of the Zoning Ordinance.

After a comprehensive review of the application, staff have found the application in compliance with all relevant City codes and policies. Based on the review, and as described in the proposed findings and recommended conditions, staff recommends approval of the site plan.

Site Description

Location: 2097, 2099 and 2101 Gaither Road

Planning Area: Planning Area 16 – King Farm and Piccard Drive

Land Use Designation: O - Office

Zoning District: MXE (Mixed-Use Employment)

Existing Use: Two office buildings, surface parking, and associated structured parking building

Proposed Use: Three Research and Development Buildings, an additional structured parking garage building

Site Area: 513,482 square feet (11.78 acres)

Building Height: 108 feet to 111 feet

Table 1: Surrounding Land Use and Zoning			
	Zoning	**Planned Land Use**	**Existing Use**
North	City of Gaithersburg	City of Gaithersburg	Commercial, Commercial Condominium, Industrial
East	PD-KF, King Farm	P – Public Park	Mattie J.T. Stepanek Park
South	MXE (Mixed-Use Employment)	OCRM – Office Commercial Residential Mix	Office Buildings
West	City of Gaithersburg	City of Gaithersburg	Commercial, Commercial Condominium, Industrial

Site Analysis

The 11.78-acre subject property is located in the north-eastern quadrant of the intersection of Shady Grove Road and Gaither Road. It is comprised of three adjoining Ownership Lots 3A (1.3 acres), 3B (7.7 acres), and 3C (2.6 acres) of the Danac Technological Park, identified on Ownership Plat No. 21711. The site is irregularly shaped, with the main frontage along Gaither Road. Mattie J.T. Stepanek Public Park is directly adjacent to the southeastern boundary of the site. Ownership Lot 3A is improved with a six-story building containing 132,685 square feet of office use; Ownership Lot 3B is improved with a six-story building containing 127,280 square feet of office use, and Ownership Lot 3C is improved with a three-level parking structure containing 465 parking spaces. As additional 566 surface parking spaces are provided on the overall property. Access to the site is currently provided from two entrances on Gaither Road. The property is located just over three-quarters of a mile from Shady Grove Metro Station.

Previous Related Actions

On February 22, 1989, Use Permit application USE88-00430 was approved at 2101 Gaither Road to permit construction of two six-story office buildings with a gross floor area of 259,262 square feet, plus cellars containing 12,807 square feet of usable space, a two-level parking structure containing 303 parking spaces, and surface parking lots providing 605 parking spaces. At this time, the subject property was only comprised of one lot.

Use Permit USE88-00430 was amended pursuant to a minor Use Permit Amendment in 2000 to provide a third level to the parking structure to accommodate a total of 458 parking spaces within the parking structure, a total of 1,032 parking spaces on the property, elimination of 5,813 square feet of cellar space for a total building density of 266,255 square feet on the property.

In 2001, Ownership Plat application PLT2000-00234 was approved to create Ownership Lot 3A, Ownership Lot 3B and Ownership Lot 3C and recorded on Ownership Plat No. 21711.

Project Description

The Applicant proposes to demolish the two existing office buildings and construct three new research and development buildings with 223,000, 210,000, and 212,000 square feet of gross floor area per building, and a new structured parking facility at 2097, 2099 and 2101 Gaither Road. The proposed new commercial buildings will replace the existing commercial buildings, and the existing structured parking facility will remain.

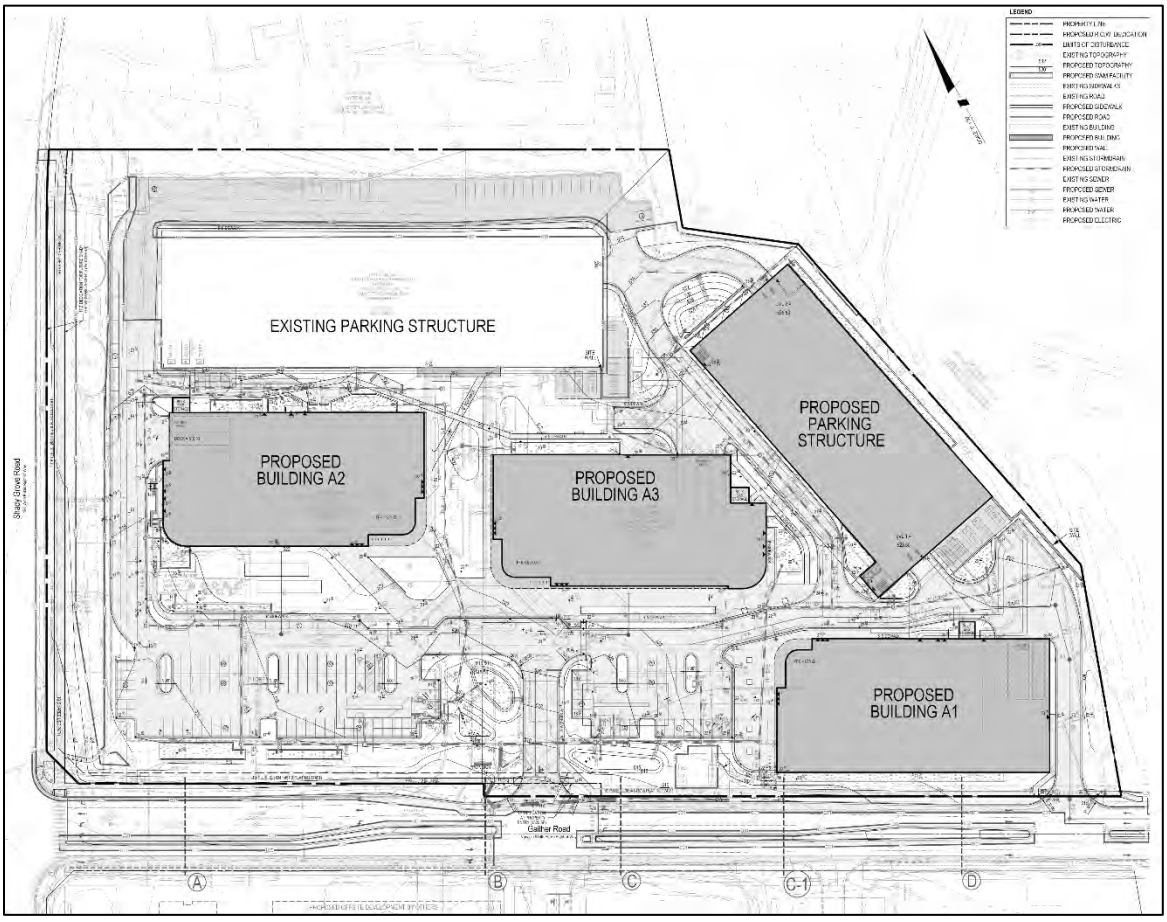


Figure 1: Site Plan

The proposed site plan proposal will be implemented in three phases. The first phase will include proposed building A1 and the new proposed parking structure. Proposed building A1 will be located along Gaither Road frontage in the southeastern corner of the site, the new parking structure will be located adjacent to Mattie J.T. Stepanek Park, and access

to this phase will be provided from the southern entrance to the site. The second phase will include the construction of proposed building A2, to replace the existing office building on Ownership Lot 3A at the center of the site. Phase three will include the construction of proposed building A3, to replace the existing office building on Ownership Lot 3B located at the center of the site. All phases will include the reconstruction of several driveways and surface parking lots. The existing structured parking building contains 465 parking spaces, the new structured parking garage would contain 692 parking spaces, surface parking lots would provide 177 spaces, bringing the total proposed vehicle parking spaces to 1,334. A total number of 34 short-term and 130 long-term bicycle parking spaces are proposed. Table 2 below summarizes tabulations for the three new proposed buildings and parking structure. For the complete tabulations of the proposed site plan, refer to Attachment 6.

Table 2: Proposed New Buildings Tabulations Summary

Proposed Building	Gross Floor Area	Maximum Building Height	Parking Spaces Provided
Building A1	Lab: 133,800 SF Office: 89,200 SF Total: 223,000 SF	111 feet	
Building A2	Lab: 126,00 SF Office: 84,000 SF Total: 210,000 SF	109 feet	
Building A3	Lab: 127,200 SF Office: 84,800 SF Total: 212,000 SF	108 feet	
Parking Structure		78 feet	692

Project Analysis

Master Plan

This application is consistent with the City's Comprehensive Plan as described in the findings section below.

Zoning

This Project meets all relevant requirements of the zoning code pertaining to site plans and development standards of the MXE Zone. Further analysis about the proposed Application's compliance with the zoning ordinance can be found in the findings section of this report.

Forestry

The project complies with Chapter 10.5 of the City Code (The Forest and Tree Preservation Ordinance) as described in the findings section.

Traffic and Transportation

This section summarizes the results of a comprehensive transportation report and analyses conducted for the proposed development in accordance with the City of Rockville's Comprehensive Transportation Review (CTR) guidelines. The study evaluated the potential impact to the surrounding transportation network based on a comparison of existing,

background, and future conditions.

For Phase 1, the existing office buildings would remain, and a new building of 223,000 S.F. would be built, resulting in an additional 230 AM peak hour trips and 219 PM peak hour trips to be added to the road network. With this addition, the site is expected to generate a total of 625 AM peak hour trips and 593 PM peak hour trips. For Phase 2, one of the existing office buildings (127,280 S.F.) would be demolished and would be replaced with a second building of 210,000 S.F., resulting in a total of 660 AM peak hour trips and 634 PM peak hour trips. When compared to Phase 1 trips, these represent an increase of 35 AM peak hour trips and 41 PM peak hour trips. For the third phase, the remaining existing office building is also proposed to be demolished, and a third new building of 212,000 S.F. would be constructed, resulting in 645,000 S.F. of R&D space on the site. The projected build-out is expected to generate a total of 664 AM peak hour trips and 632 PM peak hour trips, as shown in the table below (Figure 2):

Land Use	LUC	Amount	Unit	ITE Trip Generation					
				AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Existing									
Existing Driveway Counts		259,965	SF	100	8	108	40	127	167
Existing Conditions	710	259,965	SF	348	47	395	64	310	374
Net Site Trips - Driveway Count VS. ITE				**248**	**39**	**287**	**24**	**183**	**207**
Proposed									
Phase 1									
Research & Development	760	223,000	SF	189	41	230	35	184	219
Net New Trips - Phase 1				**189**	**41**	**230**	**35**	**184**	**219**
Overall Site Trips - Phase 1				**537**	**88**	**625**	**99**	**494**	**593**
Phase 2									
Existing Conditions		259,965	SF	348	47	395	64	310	374
Office Building A (To Remain)[2]		132,685	SF	188	26	214	36	174	210
Net New Trips Phase 2 (To be Removed)		127,280		160	21	181	28	136	164
Existing (Phase 1)	760[3]	223,000	SF	189	41	230	35	184	219
Research & Development Phase 2	760[4]	210,000	SF	177	39	216	33	172	205
Research & Development Total	760	433,000	SF	366	80	446	68	356	424
Office Building B (To be removed)		127,280	SF	(160)	(21)	(181)	(28)	(136)	(164)
Net New Trips - Phase 2				**206**	**59**	**265**	**40**	**220**	**260**
Overall Site Trips - Phase 2				**554**	**106**	**660**	**104**	**530**	**634**
Overall Site Trips - Phase 1 vs Phase 2				**17**	**18**	**35**	**5**	**36**	**41**
Phase 3									
Office Building A (To be removed)[2]		132,685	SF	188	26	214	36	174	210
Office Building B (To be removed)		127,280	SF	160	21	181	28	136	164
Total Buildings (To be Removed)		259,965	SF	348	47	395	64	310	374
Existing (Phases 1+2)	760[3]	433,000	SF	366	80	446	68	356	424
Research & Development Phase 3	760[4]	212,000	SF	178	40	218	33	175	208
Research & Development Total	760	645,000	SF	544	120	664	101	531	632
Building A All Trips (To be removed)		259,965	SF	(348)	(47)	(395)	(64)	(310)	(374)
Net New Trips - Phase 3				**196**	**73**	**269**	**37**	**221**	**258**
Overall Site Trips - Phase 3				**544**	**120**	**664**	**101**	**531**	**632**

Figure 2: Trip Generation Table

Staff finds the proposed redevelopment can be adequately accommodated by the existing and/or programmed transportation infrastructure with the recommended conditions. Vehicular access to the property would be provided via two (2) existing driveways on Gaither Road. The north driveway will be redesigned to align with the future extension of Discovery Street on the west side of Gaither Road. In addition, the site is served by transit with bus stops along both Shady Grove Road and Gaither Road. The site also is surrounded by existing and planned sidewalks and shared use paths.

Community Outreach

Pursuant to Section 25.07.05 of the Zoning Ordinance, a Level 2 Site Plan requires that the applicant reach out to the neighborhood and conduct two public area meetings: a preapplication area meeting held during the pre-application process, and a post-application area meeting held following submittal of the site plan application. The Applicant has complied with both requirements including written and electronic notification. The pre-application area meeting was held on August 21, 2023, and the post-application area meeting was held on April 29, 2024.

Mailed notice for the Planning Commission meeting was sent two weeks in advance to property owners and residents located 1,250 feet from the project consistent with Section 25.07.03 of the Zoning Ordinance.

As of the date of this report, staff has not received any public inquiries on this matter.

Findings

In accordance with Section 25.07.01.a.3(a) of the Zoning Ordinance, a site plan application that does not implement a project plan or a special exception, may be approved only if the applicable Approving Authority finds that the application will not:

1. **Adversely affect the health or safety of persons residing or working in the neighborhood of the proposed development.**

The proposed development will not adversely affect the health or safety of persons residing or working in the surrounding neighborhood. The proposal seeks to redevelop the site by increasing the amount of space offered for Research and Development uses. The project demonstrates architectural design, materials, and features consistent with other buildings in the area. The review of the transportation report concludes that the proposed project will not have detrimental impact to the surrounding multi-modal transportation network, subject to the proposed transportation conditions. The site design incorporates improvements to the Shady Grove Road and Gaither Road frontage to safely accommodate pedestrians and bicycles and will not adversely affect the health or safety of people residing or working in the neighborhood of the proposed project. These improvements will improve the safety of pedestrians and bicyclists in the area and those visiting the site using those modes of travel. The Applicant also worked with staff and the Applicant for the proposed project on the opposite side of Gaither Road to ensure both developments are coordinated, particularly as it relates to Gaither Road. The project has demonstrated compliance with zoning, stormwater, and forestry requirements as described in this report and must comply with all applicable laws that ensure health and safety are met throughout the permitting and construction process.

2. **Be detrimental to the public welfare or injurious to property or improvements in the neighborhood.**

Staff finds that the project complies with all applicable ordinances that ensure protection of the public welfare as described in this report. The project will redevelop portions of the existing site.

Staff finds no evidence that the project is injurious to property or improvements in the neighborhood.

3. **Overburden existing and programmed public facilities as set forth in article 20 of the Zoning Code and as provided in the adopted adequate public facilities standards.**

Schools
The proposal does not include residential, therefore this public facility is not impacted.

Traffic and Transportation
As described in the Project Analysis section above, the detailed multimodal transportation analysis prepared in accordance with the requirements of the City's Comprehensive Transportation Review (CTR) demonstrates that the existing and planned transportation facilities in the area are and will continue to operate at acceptable levels of service, as required by the CTR, with the required transportation mitigation measures that are incorporated in the recommended transportation-related approval conditions.

Water and Sewer
The proposed development is located within the Washington Suburban Sanitary Commission's (WSSC) service area for water and sanitary sewer. The applicant received approval of the Hydraulic Planning Analysis (HPA) by WSSC in a letter dated January 25, 2023.

4. **Adversely affect the natural resources or environment of the City or surrounding areas.**

Stormwater Management
Stormwater Management (SWM) for this project will be provided for all new and replacement impervious area as required by Chapter 19 of the Rockville City Code and in compliance with the Development SWM Concept Approval Letter dated June 3, 2025 (see "Development SWM Concept Approval Letter" attachment).

Erosion and Sediment Control
Erosion and Sediment Control for this project will be provided in compliance with the Preliminary Erosion and Sediment Control Approval Letter dated May 16, 2025 (see "Preliminary Erosion and Sediment Control Approval Letter" attachment). The Preliminary Erosion and Sediment Control Approval Letter lists project specific conditions of approval.

Forest and Tree Preservation
The proposed development requires compliance with Chapter 10.5 of the City Code (The Forest and Tree Preservation Ordinance) as described below. A Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) was approved on February 12, 2024, and the Preliminary Forest Conservation Plan (PFCP) on November 24, 2025.

- Overall Afforestation Required: 1.26 Acres
- Total Reforestation Required: 1.51 Acres

- Total Planting Requirement: 2.78 Acres
- Overall Approved Fee-in-Lieu: 2.29 Acres

Staff anticipates receiving a Final Forest Conservation Plan (FFCP) submission from the applicant, which must be approved prior to the issuance of any permits. Details may change, subject to Chapter 10.5 from the PFCP approval and the FFCP. The FFCP generally must detail compliance with the forest conservation requirements (afforestation and reforestation) through the planting of one hundred forty-seven (147) trees. That totals 52,600 square feet of forest conservation credit.

The applicant proposes to reforest a small forest stand, totaling 5,070 square feet of forest conservation credit. Additionally, the applicant is proposing to preserve a number of individual trees on the site, for a total of 3,341 square feet of forest conservation credit. The applicant proposes to provide the remaining 59,923 square feet through a fee-in-lieu of planting payment.

Staff notes the approved PFCP includes phases that generally match the phasing proposed through the site plan. Staff anticipate the FFCP will continue the phased development of the site, in accordance with the site plan.

Minimum Tree Cover

The minimum tree cover (MTC) requirement in the MXE zone is 15%. That results in a MTC requirement of 77,036 square feet. The applicant is proposing to meet and exceed the MTC requirement through the combination of reforestation, individual tree preservation, and the planting of additional trees. The applicant is proposing approximately 105,211 square feet of MTC.

Significant Trees

Significant trees are defined as trees located outside of a forest and being 12” DBH (diameter at breast height) and trees located within a forest and being 24” DBH and greater.

- Overall Significant Replacements Required: 290 Trees
- Overall Fee-in-Lieu Proposed: 246 Trees

As with afforestation, the fee-in-lieu for significant tree replacement may be paid in installments during the build out of the project. The monetary contribution to be paid for each installment will be determined at the time of the associated FFCP. The amount of each respective installment payment will be calculated in accordance with the rates in effect in the Forest Conservation Manual at the time the FFCP is approved.

Street Trees

The project has frontage on Gaither Road, which is a City of Rockville right-of-way, and Shady Grove Road, which is a Montgomery County right-of-way. Street trees removed within the city’s rights-of-way are required to be replaced at a 1:1 ratio and shall be shown on the Final FCP, in addition to new street tree plantings within the right-of-way. The applicant is required to obtain

permits from Montgomery County and Maryland DNR for removal of trees within the Shady Grove right-of-way.

In accordance with Section 25.21.21 of the Zoning Ordinance, the applicant is required to plant 1 tree every 40' of newly subdivided lot fronting a public right-of-way. Final street tree locations, quantities, and species must be consistent across all approvals (including landscape plan, FFCP, and DPW approvals).

Offsite Trees

The applicant has met with Recreation and Parks staff to discuss proposed impacts to City of Rockville trees located on adjacent park property, at Mattie Stepanek Park. The applicant has agreed to provide replacement plantings on Mattie Stepanek Park, at the discretion of Recreation and Parks. These trees will be shown on the FFCP, prior to its approval.

Historic Resources

The property is not within a historic district and has no potential historic resources on site.

5. **Be in conflict with the Plan.**

This application is consistent with the City's Comprehensive Plan. The application is located within Planning Area 16. Several elements of the project application are not compliant with goals, policies, and actions outlined in the Planning Area 16 chapter of the Comprehensive Plan. These compatibilities are:

"Support the implementation of the Corridor Cities Transitway on Shady Grove Road." - page 395. This application anticipates the need to dedicate up to 15 feet of additional right of way along Shady Grove Road in anticipation of the Corridor Cities Transitway.

"Enhance the streetscape for people walking, rolling and biking along major roads in and around the planning area, with critical focus on improving safety along MD-355, to incorporate the principles of complete streets, as outlined in the Transportation Element, including wider sidewalks, bikeway facilities, such greenway features as linear parks, benches, and landscaping, and other active transportation amenities." - page 395. This application will be constructing sidewalks to the City of Rockville standard.

"Ensure that any new development or redevelopment provides park space to meet the needs of existing and new residents, in accordance with the City's park proximity standard." - page 395. The application anticipates the creation of a public use area that will include seating and a bocce court as an amenity for those who work in the development.

Beyond the goals, visions and policies within Planning Area 16, the Comprehensive Plan also contains an Economic Development element, which this application supports. Specifically, this application furthers the following actions called out within the Economic Development element:

Goal 1: “Capitalize on Rockville’s competitive advantages, including its accessible location, cluster of advanced technology industries, educated workforce, and position as the seat of Montgomery County, to continue to grow and diversify its economy.” - page 178. The development of more than half a million square feet of office and laboratory space capitalizes on the growth of advanced technology industries in Rockville and prepares Rockville for success as new industry emerges in the future.

Policy 2: “Actively support Rockville as a center for innovative technologies, creative industries life sciences, advanced research, and cybersecurity.” - page 178. The addition of new lab space supports life sciences and advanced research industries in Rockville.

Policy 16: “Leverage Rockville’s Sustainable Communities Designation to Support Economic Development in targeted areas.” - page 189. This application is within a Sustainable Community area within the City, providing the potential for access to a toolbox of resources and incentives that may be eligible for the property.

6. **Constitute a violation of any provision of the Zoning Code or other applicable law.**

Staff has reviewed the proposed development for compliance with the Zoning Ordinance and finds it to be consistent with the requirements. The proposed land use is a permitted use in the MXE Zone per the Land Use Table in Section 25.13.03 and is also consistent with the Comprehensive Plan as outlined previously in the report. The requirements under Section 25.13.06 (Additional design guidelines) and 25.13.07.c (Special design regulations for individual mixed-use zones – MXE) will ensure thoughtful and sensitive design is utilized in this Project.

<u>Open Space</u>
The Zoning Ordinance requires 20% open space and 5% public use space, and the Applicant’s proposal complies with these requirements. The project will include 186,040 square feet of open area (approximately 37%) and 69,174 square feet of public use space (approximately 13%). Most of the public use space is located at the center of the proposed new site layout.

<u>Parking</u>
Per Section 25.16.03, 968 vehicle parking spaces, 33 short-term bicycle parking spaces, and 130 long-term bicycle parking spaces are required. The proposed site plan exceeds these requirements. A total of 1,334 vehicle parking spaces are proposed within two structured parking buildings and several surface parking lots. Each commercial building will contain a bike room to provide a space for long-term bicycle parking storage.

<u>Height</u>
The building height meets the maximum permitted height of 120 feet. The applicant may request a waiver to permit a height extension to allow rooftop equipment, subject to conditions of approval in this staff report. Conformance with the building code and other requirements will occur at the time of permitting or other applicable process. Newly constructed sidewalks and pedestrian elements will be provided in accordance with applicable codes.

7. **Be incompatible with the surrounding uses or properties.**

Staff finds that the development is attractive, compatible and integrates well with the surrounding neighborhood. While the intensity of uses is increasing, the general type of proposed Research and Development use is consistent with the existing use of the property. The proposal will improve the site by replacing existing office buildings with a new architectural design that creates visual interest and enhances the built environment of the area. The proposal has also taken into consideration the adjacency of the site relative to Mattie J.T. Stepanek Park, the approved Project Plan for the property on the opposite side of Gaither Road (PJT2017-00007), as well as the properties located in the City of Gaithersburg.

Conditions and Recommendation

Staff recommends approval of Level 2 Site Plan application STP2024-00482, based on the findings above and subject to the following conditions:

Development & Zoning

1. The proposed development must be implemented and constructed in a manner consistent with the plans, concept designs, graphic representation and all associated development tables included in the site plan signature set for Level 2 Site Plan application STP2024-00482.
2. The Applicant must sign and return the approval letter prior to finalizing the site plan signature set. The approval letter must be included in the stamp approved signature set.
3. If waivers from the Zoning Standards are required, any wavier applications must be submitted and approved by the Approving Authority prior to the issuance of building permits for this application.

Forestry

4. Before the issuance of any building, forestry, or public works permits, the applicant must obtain approval of a Final Forest Conservation Plan (Final FCP) and a landscape plan.
5. The Final FCP must be consistent with the PFCP approval issued on 11/24/2025. In addition to compliance with applicable codes, the Final FCP (trees planted to meet credit and/or code requirements) must meet the following requirements, unless modified by the City Forester, or designated staff:
    a. Ensure that tree plantings meet the following minimum spacing requirements:
        1. shade trees spaced 20 feet apart;
        2. evergreens and ornamental trees spaced 15 feet apart;
        3. all trees must be 10 feet from wet and dry utilities, except when under streets;
        4. all trees must be 15 feet from streetlights and driveways;
        5. all trees must be 10 feet from inlets;

6. shade trees and large evergreens must be a minimum of 7 feet and ornamental trees and small evergreens a minimum of 5 feet from micro bioretention underdrain pipes (6" diameter and smaller); and
7. street trees may be planted atop stormwater conveyance pipes with a minimum 4 feet of cover and immediately behind curb.

b. Trees planted to meet FTPO requirements subject to long term protection may not be located within existing or proposed easements (excluding forest conservation easements).
c. Proposed tree locations must be consistent across all plans, including but not limited to the forest conservation plan, site plan, and landscape plan.

6. Before Final FCP approval, the applicant must coordinate final street tree species, locations, and proposed impacts with the City Forester.
7. The applicant must provide street trees, subject to Chapter 25.21.21 of the zoning ordinance, in association with proposed subdivision. Street trees provided may be phased in association with phasing approved with this application.
8. Street tree requirements (temporary, if necessary) must be met along Gaither Road, in association with Phase 1. The applicant must provide an interim street tree plan to demonstrate compliance with this requirement.
9. Before planting new trees within existing green space or where pavement was previously located, the applicant must perform soil augmentation as required per the city's FTPO notes prior to installation of new trees within existing green space or where pavement was previously located. The current ordinance notes at the time of Final FCP submission shall be included on the Final FCP.
10. Before planting new trees, the applicant must show the areas of soil removal and replacement.
11. All submitted plans must use current city tree tables, FTPO notes and details.
12. Before pruning or cutting any trees within the right-of-way, the applicant must obtain approval through the City Forester, subject to the Maryland Roadside Tree Law.
13. Any significant modification or revision to the approved Final FCP must be consistent with the Site Plan and submitted to the City Forester, or designee, for review and approval.
14. Consistent with the PFCP approval dated 11/24/2025, the applicant must submit a tree management plan (at the time of Final FCP submittal), prepared by a certified arborist, and approved by the city, to ensure impacts to on-site and property adjacent trees will be appropriately managed and minimized.
15. The applicant must submit a non-native management plan for review and approval by staff for the forested area/s to be preserved on the property and those within 50' of the property boundary, on adjacent city park property, at the discretion of Recreation and Parks staff.
16. Before the issuance of any sediment control permit or building permit, the applicant must obtain a forestry permit. Before the issuance of the forestry permit, the applicant must:
    a. submit the FTP permit application and fee;

b. obtain approval of a Final FCP;
c. pay to the city any approved fee-in-lieu consistent with the requirements of the FTPO;
d. execute a five-year warranty and maintenance agreement in a form acceptable to the city;
e. post a bond or letter of credit approved by the city for eligible forestry improvements per the FTPO;
f. execute and record a forest conservation easement in a form acceptable to the city, unless otherwise satisfied; and
g. if required by staff, submit a non-native invasive management plan for review and approval by city staff.

Engineering

17. Submission for review, approval, and permit issuance by DPW of the following detailed engineering plans, studies and computations, appropriate checklists, plan review and permit applications and associated fees. The following plans shall be submitted on 24”x36” City base sheets at a minimum scale of 1”=30’ unless otherwise approved by DPW.
    a. Sediment Control Permit (SCP) – Submit Erosion and Sediment Control plans for all disturbed areas;
    b. Stormwater Management Permit (SMP) – Submit Stormwater Management plans for on-site stormwater management;
    c. Public Works Permit (PWK) – Submit plans for all work within the Gaither Road right-of-way and within any existing or required public easements.
18. Submit a phasing plan for the construction period. The plan shall include, but not be limited to, the construction access, pedestrian access, truck routing, staging and construction parking. This plan shall be approved prior to the issuance of the first permit issued by DPW.
19. Prior to issuance of any DPW permit and prior to the recordation of a Final Record Plat, the Applicant must submit for review and approval by the Office of the City Attorney all necessary deeds, easements, agreements, dedications, and declarations. Drafts of the documents must be included with the initial submission of the engineering plans and must be recorded prior to issuance of DPW permits, unless otherwise allowed by DPW. All dedicated easements must be referenced on the Final Record Plats.
20. Prior to issuance of any DPW permit and prior to the recordation of the Final Record Plat, the Applicant must secure the termination or abandonment of all existing easements as necessary for the construction of the development, including all easements located in proposed rights-of-way. Termination or abandonment of such easements must be evidenced by recordation of a deed of termination or abandonment in the Montgomery County Land Records. Abandonment or termination of any easement granted to the City must be approved by the Mayor and Council of Rockville, and prior to recordation, any

deed of abandonment or termination of an easement granted to the City must be reviewed and approved by DPW and must be in a form approved by the Office of the City Attorney.

21. If the Applicant proposes work within any easements that are held by entities other than the City and that are not proposed to be terminated or abandoned, the Applicant must demonstrate to DPW's satisfaction that the applicant has the authority to undertake such work prior to issuance of any DPW permit. If required by the terms of any existing easement granted to an entity other than the City of Rockville, Applicant must submit plans for work within the easement to Grantee for review. If Grantee's permission for such work is required by an existing easement, the applicant must secure Grantee's written permission for any proposed development activity within the easement, or the easement must be extinguished, prior to the submission of an application for any DPW permit.
22. Applicant must grant Public Improvement Easement (PIE) adjacent to Gaither Road public right-of-way for maintenance of public sidewalks. The PIE must be reviewed and approved by DPW and in a format acceptable to the Office of the City Attorney and be recorded in the Montgomery County Land Records prior to DPW permit issuance of any PWK permit.
23. The Applicant must post sureties in a form approved by the Office of the City Attorney for all permits based on the approved construction estimate. Approval of sureties is coordinated through DPW staff. Sureties for all public infrastructure must be submitted and approved prior to recordation of plats dedicating right-of-way.
    - The Record Plat must include:
    - Additional dedication of right-of-way by the Applicant for improvements to the east side of Gaither Road and south side of Shady Grove Road;
    - Dedication of rights-of-way and easements per the approved street sections;
    - All necessary easements and abandonments.
24. Except for permits associated with the demolition of the existing building, no DPW permits will be issued prior to the recordation of the plats dedicating all necessary right-of-way to the City.
25. Prior to the issuance of any above-ground building permits, the Applicant must receive DPW approval of PWK permits for all public improvements, unless otherwise approved by the Director of Public Works.
26. DPW will not approve any Demolition Permits until a Sediment Control Permit (SCP) for the area disturbed by the demolition is issued.
27. The Applicant shall comply with the conditions of the Development SWM Concept approval letter dated June 3, 2025.
28. The Applicant shall comply with the conditions of the Preliminary Erosion and Sediment Control approval letter dated May 16, 2025.

29. The Applicant shall comply with the conditions of the Safe Conveyance approval letter dated September 10, 2025.
30. The Applicant shall comply with all conditions of the HPA and mitigate any service deficiencies identified as a condition of any affected phase's site plan(s), unless the HPA is otherwise amended.
31. Location of dry utilities shown on the Site Plan is conceptual. Unless otherwise approved by the Director of Public Works, the final layout of the dry utilities shall not impact the locations of the proposed storm drain, water, sanitary sewer, SWM facilities, street trees and other public improvements.
32. The Applicant must obtain all required permits from any agencies and jurisdictions, including MDE and Montgomery County, as applicable and for any work within their easements or public right-of-way.

Traffic & Transportation

33. For each phase of development and prior to the issuance of any related DPW permits, the applicant shall submit for review, and approval a final signing and marking plan and a Maintenance of Traffic plan prepared in accordance with Maryland Manual on Uniform Traffic Control Devices (MUTCD) for the proposed construction period that shall at minimum include the methods of maintaining pedestrian safety and access on the existing sidewalks, temporary closing of sidewalks for work in the streetscape zone, and pedestrian detours.
34. Prior to the issuance of any DPW permit for phase 1, the applicant shall prepare and submit to DPW-Traffic and Transportation Division for review and approval a revised northern access driveway configuration that physically prevents any left turn movements in and out of the subject site at this location, and agree to fully implement prior to the issuance of any related occupancy permits.
35. Left turn movements at the northern site access entrance will not be allowed in the future unless the applicant demonstrates that the required ultimate improvements to Gaither Road as shown on the approved plans is constructed or is fully bonded for construction as well as the said driveway alignment is relocated to align with the planned Discovery Road at its intersection with Gaither Road and this intersection is either signalized or is fully funded for a traffic signal with all associated improvements as deemed warranted by the Chief of the Traffic and Transportation Division.
36. Prior to the issuance of any occupancy permit for phase one, the applicant shall demonstrate to the DPW – Traffic and Transportation Division that the existing eastside sidewalk along the entire property frontage with Gaither Road is fully reconstructed with all required ramps and connections as shown on the approved plans.
37. Prior to issuance of any occupancy permit for any development or redevelopment beyond that is identified as phase 1 on the approved plans, the applicant shall demonstrate to the DPW – Traffic and Transportation Division that all required improvements to the intersection of Shady Grove and Gaither Road signalized intersection as identified as the

approval condition #32 b of the Mayor and Council Resolution 07B-19 for the approved Project Plan Application PJT 2017-0007, are constructed or fully funded and permitted for construction.

38. Prior to issuance of any occupancy permit for any development or redevelopment beyond that identified as phase 1 on the approved plans, the applicant shall demonstrate to the DPW – Traffic and Transportation Division that planned buffered 10-foot-wide shared-use path along with all related improvements (ramps and connections) along the entire property frontage with Shady Grove Road is fully constructed per the City and/or MCDOT standards and specifications.
39. Prior to the issuance of any occupancy permit for any development or redevelopment beyond that identified as phase 1 on the approved plans, the applicant shall submit for review and approval a new traffic signal warrant study for the southern access driveway intersection with Gaither Road, and fully fund or obtain any required DPW permits for the traffic signal and all related improvements if it is deemed by staff.
40. Prior the issuance of any occupancy permits, the applicant must pay the City's Transportation Improvement Fee as specified in the Comprehensive Transportation Review (CTR). The fee is subject to change and at the current time is $1.50 per square foot of gross floor area for nonresidential uses.
41. Prior to the issuance of any occupancy permits the applicant must pay the County's Development Impact Tax, as applicable, subject to the credits allowed by Montgomery County. The applicant must submit a receipt of payment to the Inspection Services Division of the Department of Community Planning and Development Services and the Traffic and Transportation Division of the Department of Public Works.

Publicly Accessible Art in Private Development

42. The Publicly Accessible Art in Private Development requirement applies to this project. Applicant must submit a concept plan with the submission of a site plan or project plan application, or prior to signature set approval.
43. Prior to issuance of a building permit, applicant must complete and provide an AIPD application and required attachments including a final plan.
44. Per City Code (Chapter 4, Article IV), the artwork must be installed and approved prior to issuance of an occupancy permit. An agreement shall be executed and a bond posted by the applicant prior to the issuance of the first occupancy permit for any art to be installed subsequent to the issuance of the first occupancy permit for the construction project.

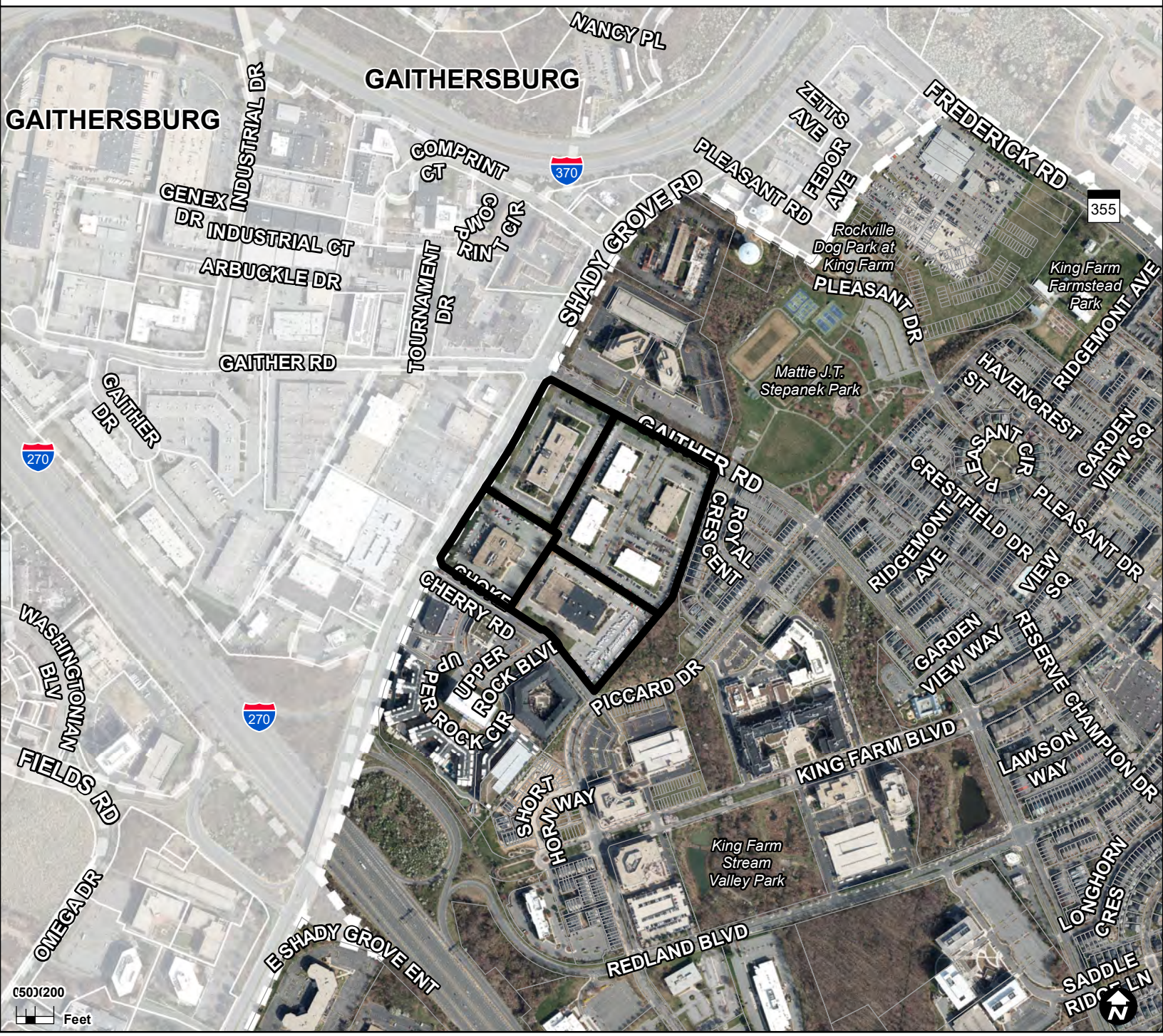
Attachments

Attachment 1- Aerial Map, Attachment 2- Land Use Map, Attachment 3- Zoning District Map, Attachment 4- Application, Attachment 5- Statement of Justification, Attachment 6- Site_Plan, Attachment 7- Development SWM Concept Approval SMC2024-00002, Attachment 8- Preliminary Erosion and Sediment Control Approval SCP2024-00022, Attachment 9- Safe Conveyance Study SMC2024-00002

City of Rockville Maryland

Case Number: STP2024-00492 Address: 15815-15825 Shady Grove Road

Project Name: STP2024-00492



City of Rockville Maryland

Case Number: STP2024-00492 **Address:** 15815-15825 Shady Grove Road

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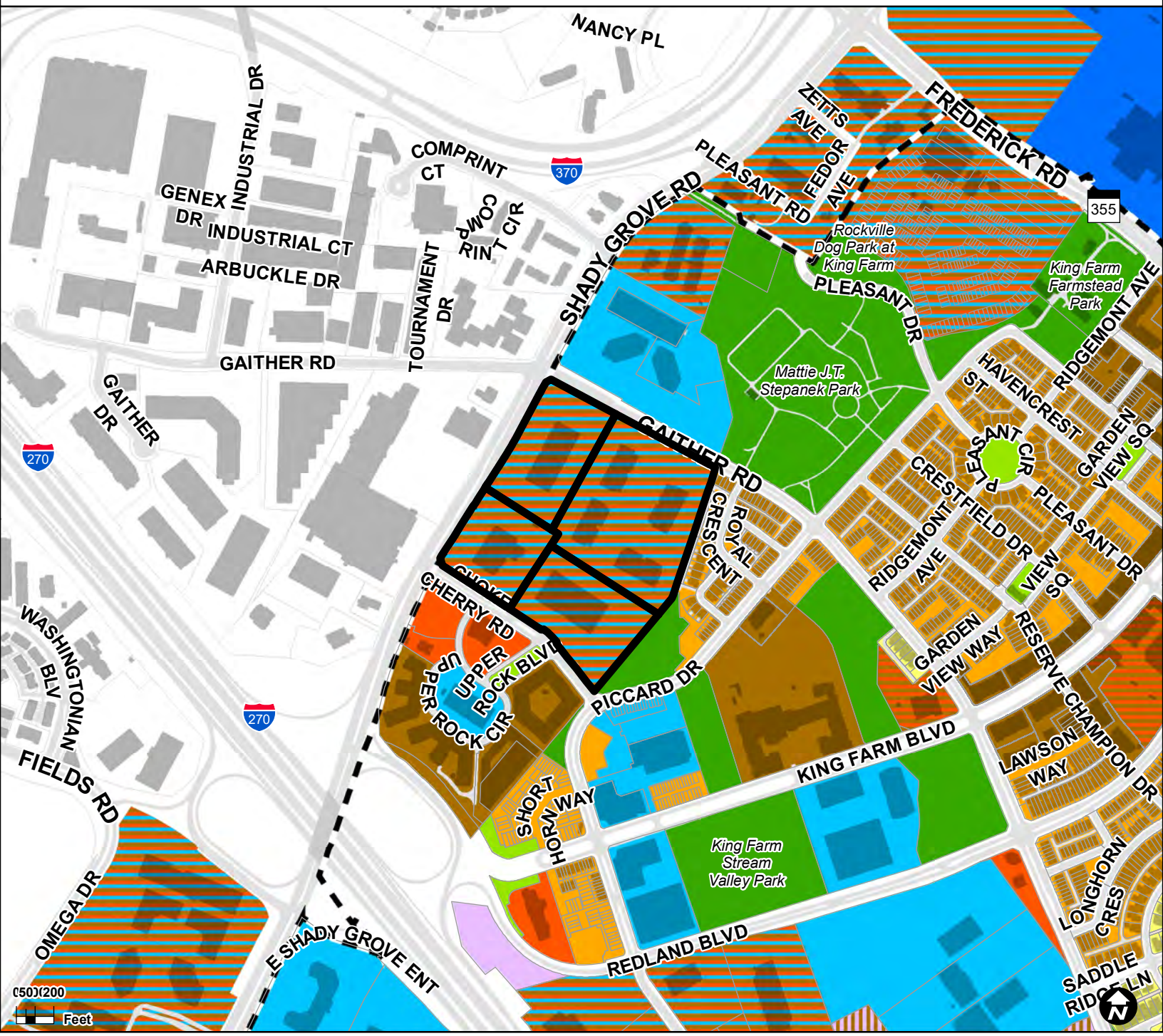


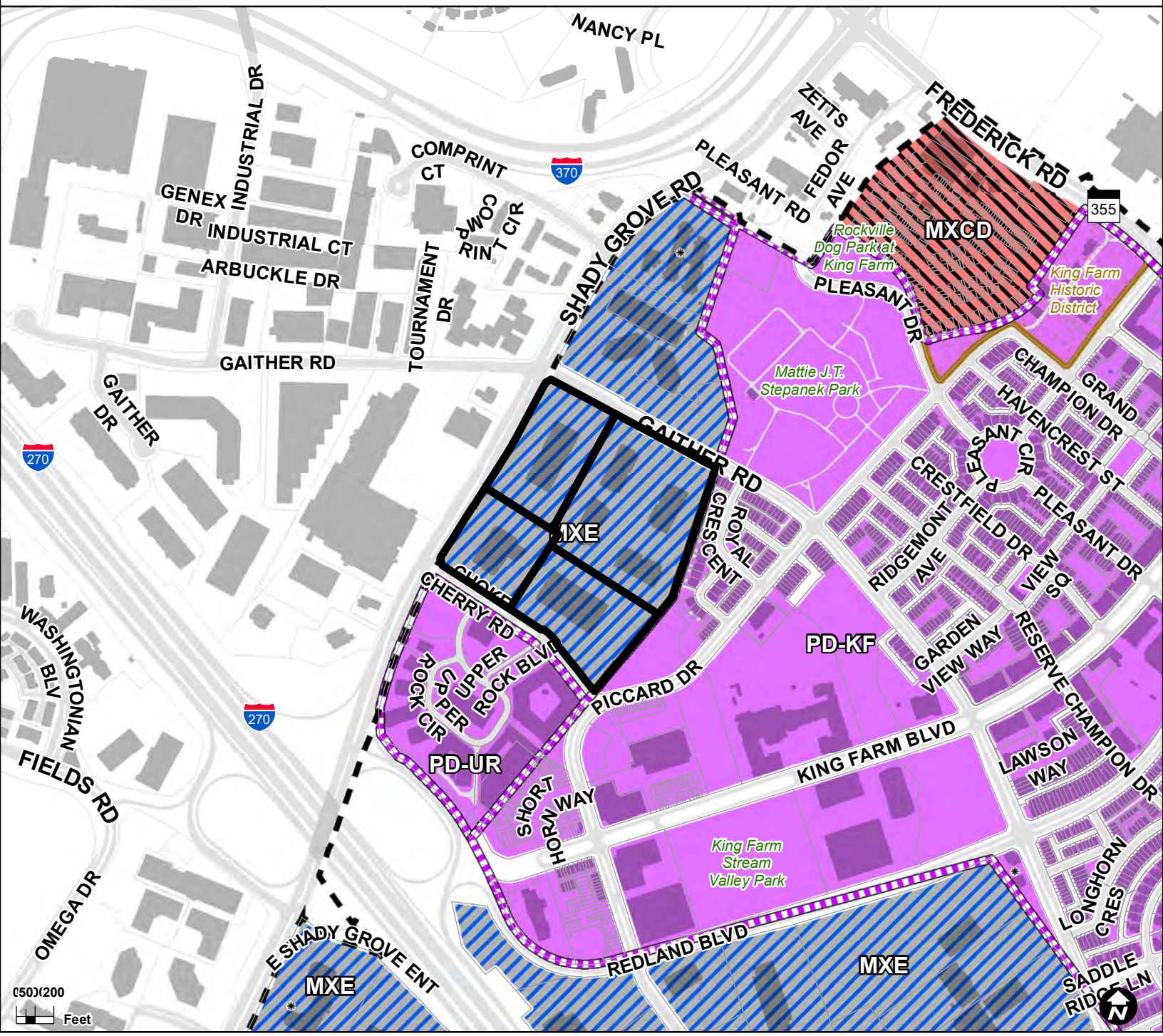
Land Use Policy Designations

- RD - Residential Detached
- RA - Residential Attached
- RF - Residential Flexible
- RM - Residential Multiple Unit
- RO - Residential and/or Office
- O - Office
- C - Commercial
- CRM - Commercial and Residential Mix
- OCRM - Office, Commercial and Residential Mix
- CI - Civic and Public Institutional
- I - Private Institution
- P - Public Park
- OSP - Open Space Private
- SI - Service Industrial
- SRM - Service Industrial and Residential Mix
- Potential Future Park Asterisk

City of Rockville Maryland

Case Number: STP2024-00492 **Address:** 15815-15825 Shady Grove Road

Project Name: STP2024-00492



Zoning Overlays

- Town Center Performance District
- South Pike
- Rockville Pike Core
- Twinbrook Metro Performance District
- Lincoln Park Conservation District
- Planned Developments
- Residential Clusters
- Local Historic Districts
- Special Exceptions

Zoning Districts

- R-400 - Residential Estate
- R-200 - Suburban Residential
- R-150 - Low Density Residential
- R-90 - Single Unit Detached Dwelling, Restricted Residential
- R-75 - Single Unit Detached Dwelling, Residential
- R-60 - Single Unit Detached Dwelling, Residential
- R-40 - Single Unit Semi-detached Dwelling, Residential
- RMD-Infill - Residential Medium Density, Infill
- RMD-10 - Residential Medium Density
- RMD-15 - Residential Medium Density
- RMD-25 - Residential Medium Density

- PD - Planned Development
- MXB - Mixed-Use Business
- MXC - Mixed-Use Commercial
- MXCT - Mixed-Use Corridor Transition
- MXCD - Mixed-Use Corridor District
- MXE - Mixed-Use Employment
- MXNC - Mixed-Use Neighborhood Commercial
- MXT - Mixed-Use Transition
- MXTD - Mixed-Use Transit District
- PARK - Park Zone
- IL - Light Industrial

Community Planning & Development Services
Received
March 12, 2024

Application for
Site Plan

STP

City of Rockville
Department of Community Planning and Development Services

111 Maryland Avenue, Rockville, Maryland 20850
Phone: 240-314-8200 • **Fax:** 240-314-8210 • **E-mail:** cpds@rockvillemd.gov • **Website:** www.rockvillemd.gov

Type of Application (see level of review section below):

☐ Site Plan Level 1 ■ Site Plan Level 2

Please Fully Complete

Property Address information: 2097, 2099, 2101 Gaither Road, Rockville, MD 20850

Subdivision: 0201 Lot(s): 3A, 3B, 3C Block:

Zoning: MXE Tax Account(s): 03321695 , 03321684 , 03321673

Applicant Information:

Please supply name, address, phone number and e-mail address for each.

Applicant: Park Plz Property Owner, LLC c/o Monday Properties - 1000 Wilson Boulevard, Suite 700, Arlington, VA 22209
Tim Helmig, 703-284-0200, thelmig@mondayre.com

Property Owner: PARK PLZ PROPERTY OWNER LLC (Applicant) - 1000 Wilson Boulevard, Suite 700, Arlington, VA 22209
Tim Helmig, 703-284-0200, thelmig@mondayre.com

Architect: Gensler - 1 East Pratt Street, Suite 202, Baltimore, MD 21202
Peter Stubb, 410-539-8776, peter_stubb@gensler.com

Engineer: Soltesz, Inc. - 2 Research Place, Suite 100, Rockville, MD 20850
Jyotika Sharma, 301-948-2750, Jsharma@solteszco.com; Ken Dunn, KDunn@solteszco.com

Attorney: Lerch, Early & Brewer, CHTD - 7600 Wisconsin Avenue, Suite 700, Bethesda, MD 20814
Patricia Harris, 301-841-3832, paharris@lerchearly.com

Project Name: Park Plaza

Project Description: 223,000 SF new Life Science Building A1, 210,000 SF new Life Science Building A2, 212,000 SF new Life Science Building A3

STAFF USE ONLY
Application Acceptance:
Application # STP2024-00482
Pre-Application #

Application Intake:
Date Received March 12, 2024
Reviewed by Fee: $16,297.50

TO BE COMPLETED BY APPLICANT:

Proposed Post Submission Area Meeting Date _____

Location _____

Level of review and project impact:

This information will be used to determine your project impact, per sec. 25.07.02 of the Zoning Ordinance for Project Plan and Site Plan applications only.

Tract Size 11.78 acres, # Dwelling Units 0 Total Square Footage of Non-Residential 645,000

Residential Area Impact 25 %

Traffic/ Impact/trips _____

Points/Elements	1	2	3	4	Points **
Tract size - Acres	1 or fewer	1.1 to 2.5	2.6 to 5	5.1 or greater	4
Dwelling Units	5 or fewer	6 to 50	51 to 150	151 or greater	0
Square Footage of Non-Residental Space	5,000 or fewer square feet	5,001 to 25,000 square feet	25,001 to 100,000 square feet	100,001 or greater square feet	4
Residential Area Impact	Up to 10% residential development in a residental zone within 1/4 mile of the project	Up to 50% of area within 1/4 mile of the project area is comprised of single-unit detached residental units	Up to 75% of area within 1/4 mile of the project area is comprised of single-unit detached residential units	Development is within single-unit detached unit area	2
Traffic Impact - Net new peak hour trips	Fewer than 30 trips	30-74 trips	75-149 trips	150 or more trips	4

Points Total*

The total of the points determine the level of notification and the approving authority.

****In calculating the level of review, where no dwelling units, no non-residential square footage or no increase in peak hour trips are proposed, and where there is no single unit residential development within ¼ mile, no points are assigned to those categories.**

BASED ON THE POINTS TOTAL YOUR PROJECT WILL BE:

☐ Site Plan Level 1 (6 or fewer pts) ☑ Site Plan Level 2 (7-15 pts)

Proposed Development:

Retail 0 Sq. Footage

Office 647,000 Sq. Footage

Restaurant 0 Sq. Footage

Other 0 Sq. Footage

Detached Unit 0

Duplex 0

Townhouse 0

Attached 0

Multi-Family 0

MPDU Units 0

Parking Spaces 1332

Handicapped 20

Live-work 0

Bicycle Parking: # Long Term 130 # Short Term 34 Total # Provided 164

Existing Site Use(s) (to include office, industrial, residential, commercial, medical etc.) 2 Office buildings and 1 parking structure

Project Description/Scope of Work 223,000 SF new Life Science Building A1, 210,000 SF new Life Science Building A2, 212,000 SF new Life Science Building A3, Parking Structure, and associated site improvements

Previous Approvals: (if any)

Application Number	Date	Action Taken
STP2010-00016_2099	9/25/2009	Approved
USE1988-00430_2101	8/27/1992	Approved/Constructed

A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner. I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this application.

March 5, 2024

Please sign and date

See Checklist on following pages. Once fully complete, please submit this application form, associated plans and supporting documents to cpds@rockvillemd.gov. All documents must be provided in electronic pdf format.

Application Checklist

All items are required unless otherwise noted. If you believe that at item should not apply to your project, please email cpds@rockvillemd.gov to schedule a pre-submittal meeting. With the request, please provide a project description, any plans or exhibits available, and identify the checklist items you'd like to discuss. During the meeting, staff will evaluate each item with you and provide a determination on whether it can be waived. Following the meeting, staff will provide a summary of the meeting noting which items, if any, may be waived, which you should include with your application.

A) Checklist Worksheet (any items checked must be provided with the application package)

Comprehensive Transportation Review & Scoping Intake Form

☑ Scoping Intake Form is required for all development applications; complete and continue to next question

The amount of trips associated with the development application will determine the Transportation Report needed. If you have questions on the CTR and/or Scoping Intake Form, please contact Traffic & Transportation staff at transportationinquiry@rockvillemd.gov or 240-314-8500.

Water and Sewer Authorization

Does the project utilize City water and sewer service and involve any change that affects the connection or capacity, such as for a new use, change of use, or increase in development density?

☑ Yes – Water and Sewer Authorization is required

☐ No – Water and Sewer Authorization is not required

☐ No – Service provider is Washington Suburban Service Commission (WSSC)

Stormwater Management

Does the project involve any of the following?

- Total disturbed area is 5,000 square feet or greater
- Amount of new or replaced impervious area is 250 square feet or greater
- Requires Federal or State authorization for alteration of any floodplain, City waterway, stream buffer, wetlands or wetlands buffer

☑ Yes – stormwater management permit is required

☐ No – stormwater management permit is not required

Sediment Control Permit

Does the project involve any of the following?

- Total disturbed area is 5,000 square feet or greater
- Grading is 100 cubic yards or greater
- Land disturbing activity within a stream buffer
- Construction of a new single-unit detached dwelling, townhouse, or semi-detached dwelling unit

☑ Yes – sediment control permit is required

☐ No – sediment control permit is not required

If you have question on the Water & Sewer, Stormwater Management or Sediment Control Permits requirements, please contact DPW staff at pw@rockvillemd.gov or 240-314-8500.

Natural Resources Inventory/Forest Stand Delineation (NRI/FSD)
If the project requires a covered permit or approval, the applicant shall submit a Forest Stand Delineation as part of, or in connection with, the application (notwithstanding applicable exemptions in Chapter 10.5).

Covered approval means approval of a subdivision (preliminary or final), site plan or project plan or amendment thereto, or of an amendment to a planned development, as defined herein.

Covered permit means a sediment control permit issued by the City. A sediment control permit (see above) is required by chapter 19 before any grading can be performed.

☑ Yes – NRI is required
☐ No – NRI is not required

Forest Conservation Plan (FCP)
If the project requires a covered permit or approval (see above), the applicant shall submit a Forest Conservation Plan as part of, or in connection with, the application (notwithstanding applicable exemptions in Chapter 10.5).

☑ Yes – FCP is required
☐ No – FCP is not required

If you have questions on requirements for an NRI/FSD or FCP, please contact Forestry staff: Shayda Musavi (smusavi@rockvillemd.gov) or Shaun Ryan (sryan@rockvillemd.gov)

Historic District Commission (HDC) Action
Are any buildings proposed to be demolished?

☑ Yes – HDC review is required prior to demolition approval. Contact Sheila Bashiri, Preservation Planner at history@rockvillemd.gov for more information
☐ No – No HDC review is required

B) Supporting Materials

☑ Project narrative to include a statement of justification that addresses compliance with:

- Comprehensive Master Plan and other applicable city plans
- Required findings of Section 25.07.01.a.3. and the applicable zoning development standards such as:
  - Sec. 25.10.05 (Single Unit Residential)
  - Sec. 25.11.04 (Residential Medium Density)
  - Sec. 25.12.04 (Industrial)
  - Sec. 25.13.05 (Mixed-Use)
- Landscaping, Screening and Lighting Manual (Resolution No. 1409)
- Adequate Public Facilities (Section 25.20)
- Parking and Loading (Section 25.16)
- Signs (Section 25.18)
- Public Use Space (Section 25.17.01)
- Green Building Regulations (Chapter 5 of the City Code: Building & Building Regulations, Article XIV)
- Publicly Accessible Art in Private Development (Chapter 4 of City Code, Article IV)
- Moderately Priced Housing Units (MPDU) (if applicable; Chapter 13.5 of City Code)

☑ Copy of approved Natural Resource Inventory (NRI)/Forest Stand Delineation (FSD)

☑ Copy of approved Pre-Application Stormwater Management Concept Letter (if applicable)

☐ Letter of Authorization (If Applicant is different from owner)

C) Plans

☑ A detailed site development plan prepared and certified by a professional engineer including:

a. **Required Plan Sheets for Approval**

1. Site Plan sheet, showing the following:
   - i. Development Use Table (zoning, parking requirements, use, open space requirements)
   - ii. Existing Conditions/Previously Approved Plan
   - iii. Easement Exhibit with plat references
   - iv. Topography
   - v. Streets, sidewalks, bicycle lanes, and other transportation improvements (on-site and right-of-way, including description and widths)
   - vi. Property lines, adjacent property owners, and legal descriptions
   - vii. Building Footprints with entry grades and locations
   - viii. Parking and loading location and dimensions
   - ix. Driveways, drive aisles, and dimensions
   - x. Setbacks, screening and buffering
   - xi. Moderately Priced Dwelling Unit (MPDU) locations (If proposing 50 or more residential units)
   - xii. Water, sewer and storm drain utilities
   - xiii. Stormwater facilities
   - xiv. Clearly defined Limit of Disturbance (LOD)

b. Additional Plan Sheets & Exhibits (Applicable by Project)

1. Fire protection site plan (required for applications that include construction of or modification to roadways and building access)
2. Landscape and lighting plans
3. Public Use Space, Parks and open space
4. Phasing plan
5. Preliminary building elevations and floor plans
6. On-site vehicle and pedestrian circulation plan with truck turning templates
7. Private pavement marking and signage plan
8. Impervious area exhibit
9. Other exhibits as necessary to show compliance with the items in the project

narrative

Once fully complete, please submit this application form, associated plans and supporting documents to cpds@rockvillemd.gov. All documents must be provided in electronic pdf format.

Site Plan Application Review Timeframes*

Application	1st Review	1st Resubmission	2nd Resubmission & Subsequent	Resubmittal Deadline for Hearing*
Level I Site Plan	**4 Weeks**	**3 Weeks**	**2 Weeks**	**N/A**
Signature Set	2 Weeks	1 Week	1 Week	N/A
Level II Site Plan	**6 Weeks**	**4 Weeks**	**3 Weeks**	**7 weeks**
Signature Set	2 Weeks	2 Weeks	1 Week	N/A

*The noted reviews above are general timeframes for review and are dependent on numerous factors such as staff receiving complete submittals, the applicant providing all necessary associated applications and the applicant fully addressing all comments. Specific applications reviews may differ from the timeframes shown here. Signature Set plans are final site plan sets which will be stamped approved and are normally provided once all initial reviews have been completed.

Preparing your Application

To further assist in providing complete and adequate application submissions, please see below for additional guidance in preparing your application. If you have any questions, please contact cpds@rockvillemd.gov. The application must be fully completed as presented. Any deficiencies in the application may be returned by staff for updates upon review.

Combined PDF Plan Documents
Plan sets which include multiple sheets must be provided in a single combined pdf rather than submitting each plan sheet individually. For example, if a Site Plan includes three plan sheets, the three sheets must be combined and submitted as a single Site Plan file pdf.

Site Plan Cover Sheet
All site plan documents must include a cover sheet with a sheet index identifying the included plan sheets.

Example:

SHEET INDEX

SP-1	LEVEL 2 SITE PLAN COVER SHEET
SP-2	LEVEL 2 EXISTING SITE PLAN
SP-3	LEVEL 2 SITE PLAN
SP-4	LEVEL 2 OPEN SPACE SITE PLAN
SP-5	LEVEL 2 BUS CIRCULATION PLAN
SP-6	FIRE DEPARTMENT ACCESS PLAN

Reduce File Size
To allow for efficient transmission and review of plans, all plan documents must be reduced in file size to the maximum extent possible.

No Electronic Signatures
All Electronic Signatures and security restrictions must be removed from plan submission documents in order to allow for efficient processing and review of documents. Please check your documents settings to ensure security restrictions are removed prior to submittal.

File Naming Convention

Application Documents must follow the following naming convention: [**street number** [add a space] **[street name with abbreviated suffix** (i.e Ave not Avenue)] [**application type** (i.e STP, PJT, PAM, etc.)] [add a space] [**document type** (site plan, landscape plan, etc.)] [add a space] [**revision]** (where applicable) [add a space] [**number of the revision]** (where applicable)

Example: 111 Maryland Ave PJT Site Plan Rev 1

Acknowledgement
As the applicant, I hereby acknowledge the above items in preparation of this application.

Signature of applicant _____

Date March 5, 2024

City of Rockville
Get Into It

Inspection Services Division

FIRE PROTECTION SITE PLAN

The Fire Protection site plan shall be an accurate, to-scale representation of all structures on the project site, including pools, retaining walls, and fences. This site plan shall be separate from other submitted plans and shall include:

- ☑ **Project name, address, property lines, and grade lines.**
- ☑ **Name(s) for all roadways on/or immediately adjacent to the project area.**
- ☑ **Proposed Fire Lanes.**
- ☑ **Drawn to scale with compass (North Arrow) graphic representation.**
- ☑ **Legend identifying all symbols.**
- ☐ **Fire Department Access Box Location.**
- ☐ **Water Supply (Fire Flow Calculations).**

Building Code Summary Requirements

- ☐ **Use Group** – Use Group per International Building Code (IBC)
- ☐ **Construction Type** – Type of construction per the International Building Code (IBC)
- ☐ **Fire Protection Systems** – Provide a summary of Fire Protection Systems that will be installed.
- ☐ **Height Calculations** – Provide calculations for allowable height per IBC. The designed height of the proposed building(s) shall be shown on the Fire Protection Site Plan.
- ☐ **Area Calculations** – Provide allowable area calculations per IBC. The designed area of the proposed building(s) shall be shown on the Fire Protection Site Plan.
- ☐ **Frontage Perimeter –** If frontage is used for an area increase, all portions of the building(s) exterior, including width, used in the frontage increase calculation, must be indicated on the fire protection site plan. Overhead obstructions to fire department operations (e.g., power lines and trees) should be minimized within the 20' open area used for frontage calculations.

Fire Department Access Summary Requirements

- ☑ **Fire Department Access Roads** - Fire department access roads shall consist of roadways (where speeds do not exceed 35 mph), fire lanes, parking lot lanes, or a combination thereof. The fire department access road shall extend to within 50 ft of at least one exterior door that can be opened from the outside and provides access to the interior of the building. Sprinklered one- or two-family dwellings or townhouses are permitted within 150 ft of the fire department access road(s).
- ☑ **20'-0 width** – Fire department access roads shall have an unobstructed width of 20 ft.
- ☑ **16'-0 height** – For portions of the fire department access road with overhead obstructions, provide callouts with the obstruction's height measured from the driving surface
- ☑ **Exterior Perimeter Access** – Any portion of the building(s) or any portion of the exterior wall of the first story of the building(s) shall be no further from a fire department access road(s) than the distances indicated below. Distances shall be measured from the fire department access road along the path walked by fire department personnel.
  - **Non-sprinklered Building** – Not more than 150 ft
  - **Sprinklered Building** – Not more than 450 ft
- ☑ **Surface** – Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. Materials and systems other than asphalt or concrete will require additional information subject to approval by Permit and Inspection Services.

Revised:04.20.2022

- ☑ **Curb Cuts** – Fire Department Access Roads connecting to roadways shall be provided with curb cuts extending at least 2' beyond each edge of the fire department access road.
- ☑ **Turning Radii** - Turning radii for the fire department access road shall comply with the following:
  (1) The minimum interior turning radius for a fire department access road is 25 ft
  (2) The minimum exterior turning radius for a fire department access road is 50 ft
  (3) Performance-based approval of alternative turning radii may be permitted if apparatus movement into opposing lanes of traffic is minimized and an unrestricted fire department access road is maintained.
- ☑ **Multiple Access Roads** – More than one fire department access road shall be provided if access by a single access road could be impaired by vehicle congestion, condition of the terrain, climatic conditions, or other factors. Inspection Services shall make the final determination for the necessity of additional Fire department Access Roads.
- ☑ **Turnarounds** – All Fire Department Access Roads in excess of 150' must be provided with an approved means for fire department apparatus to turn around. Cul-de-sacs used to provide a dead-end apparatus turnaround shall not be less than 90 ft in diameter at the closed end. ref. COR, 18.2.3.5.3.1.
  - Hammerhead or T-turnarounds used to provide a dead-end apparatus turnaround shall have legs not less than 60 ft long and all portions of the hammerhead or T-turnaround not less than 20 ft wide. ref. COR, 18.2.3.5.3.2.
- ☑ **Obstructions to Fire Department Access** – Fire Protection Site Plan shall indicate gates, bollards, or other obstructions to Fire Department Access on the roads. If these obstructions are designed to permit Fire Department Access, information regarding the access method shall be provided.
- ☐ **Marking** – Provide any proposed signage about the Fire Department Access and Fire Lanes.
- ☑ **Fire Hydrants** – Show the location of all fire hydrants on the project site. Fire hydrants shall be spaced not greater than 300 ft from all exterior points of the structure where the fire hose would lay on the ground and within 400 ft from any dead-ends in a fire department access road. ref. COR, 18.5.1.7.
  - Fire hydrant spacing may be increased to 500 ft for structures protected throughout by an approved automatic sprinkler system, in accordance with Section 9.7 of NFPA 101, Life Safety Code, 2018 Edition. ref. COR, 18.5.1.7.1.
- ☑ **Fire Department Connection** – The location of the Fire Department Connection (FDC or Siamese connection) should be shown if the location of the FDC is known or anticipated. A fire hydrant is required to be within 100' of the FDC.
- ☐ **Fire Flow Data** – Provide calculations showing the required fire flows, per NFPA 1, Section 18.4. and documentation providing the anticipated fire flow on-site.

Means of Egress Summary Requirements

- ☑ **Exit Termination** – Show all exit points on the building(s), providing emergency egress for building occupants.
- ☑ **Exit Discharge** – Beginning at the exterior of the building(s), provide the following information for the exit discharge.
- ☑ **Width** - The width of the walking surface shall be indicated and shall not reduce to less than is required based upon the occupant load.
- ☑ **Surface** – Walking surface materials must be stable, level, slip-resistant, and free of tripping hazards.
- ☑ **Path to a Public Way** –Provide the path of exit discharge from the exterior of the building(s) to a public way.
- ☐ **Special Provisions** – Provide special egressing arrangements (e.g., discharging into a secured, outside enclosure or courtyard) for consideration by the Inspection Services Division.

Reference Codes: International Building Code, NFPA 1, *Fire Code*, NFPA 101, *Life Safety Code*, and City of Rockville Building and Fire Codes should be used in developing the Fire Protection Site Plan.

Community Planning & Development Services
Received
October 13, 2025

2099, 2101 and 2097 Gaither Road – Park Plaza
Statement of Justification
Site Plan Application (Level 2)
March 8, 2024
Updated October 7, 2025

I. Introduction

Park Plaza Property Owner, LLC ("Applicant"), an affiliate of Monday Properties, the owner of the property located at 2099, 2101 and 2097 Gaither Road, identified respectively as Ownership Lots 3B, 3A and 3C on Ownership Plat No. 21711 entitled "Danac Technological Park" (the "Property") and known as Park Plaza, is pursuing a phased Level 2 Site Plan to construct a new commercial building and corresponding parking garage and to replace the two existing structures on the Property with two new commercial buildings (for a total of three new buildings), as explained in more detail below (the "Project").

II. Property Description

The Property is zoned Mixed-Use Employment ("MXE") and contains 513,482 square feet (11.78 acres) of gross tract area. The ultimate tract area after the required dedication along Shady Grove road will be 504,911 square feet (11.58 acres). The Property is located in the northeast corner of Gaither Road and Shady Grove Road and is bordered on the east by the Mattie J.T. Stepanek Park (zoned PD-KF and part of the King Farm development), on the north by a hotel (zoned MXE), on the south across Gaither Road by aging commercial buildings most recently proposed to be redeveloped as a mixed-use community known as the Shady Grove Neighborhood Center (zoned MXE), and on the west across Shady Grove Road by the Shady Grove Center (a small retail shopping center) and a commercial office townhouse complex referred to as Shady Grove Professional Park, both located within Montgomery County and zoned moderate industrial (IM 2.5).

Ownership Lot 3A is improved with a six-story building containing 132,685 square feet of office use with a current vacancy rate of 17 percent; Ownership Lot B is improved with a six-story building containing 127,280 square feet of office use with a current vacancy rate of 31 percent; and Ownership Lot C improved with a three-level parking structure containing 465 parking spaces. An additional 566 surface parking spaces are provided on the overall Property. The Property is located just over three-quarters of a mile from the Shady Grove Metro Station.

III. Project Description

The two existing office buildings located on the Property are devoted to office uses and as indicated, experience a high occupancy rate. In order to respond to the increasing demand for life science uses in this area, the Applicant proposes the construction of a new commercial building and corresponding parking garage and the ultimate replacement of the two existing structures on the Property with two new commercial buildings, in a phased development. The Applicant's goal is to create an overall office/life sciences campus, as follows:

1. First Phase, Proposed Building A1 – Construction of up to 223,000 square foot with a maximum height of 120 feet (approximate anticipated height is 111 feet) in the southeast corner of the Property and a seven-level parking structure running parallel to the eastern property line. As a result of the grades of the Property, the majority of the ground level of the parking structure will be buried. The proposed sequencing of the first phase is as follows:
    - Construction of parking structure
    - Relocation of below grade stormwater management facilities currently located in the southeast corner of the Property
    - Construction of Building A1
    - Construction of sidewalk along Gaither Road frontage of the Property
    - Dedication of 17.2 feet of the Property's frontage along Shady Grove Road to accommodate the bus rapid transit

    In addition, in the event the construction of the Innovation Center's Discovery Street through to Gaither Road is commenced prior to the issuance of a Use and Occupancy permit for the First Phase the Applicant will reconstruct the Gaither Road entrance as part of the First Phase to align with Discovery Street.

2. Second Phase – Construction of Building A2, containing up to 210,000 square feet of commercial use with a maximum height of 120 feet (approximate anticipated height is 109 feet) in the center of the Property. In connection with the second phase the northern entry to the Property off of Gaither Road (the main entry) will be relocated and reconfigured (assuming this improvement did not occur in connection with the First Phase as provided above) and the public plaza in front of Building A2 will be constructed. In addition, the sidewalk recommended by Planning Staff along the eastern side of the existing parking structure and the Shady Grove Road 10-foot wide shared

use path will be constructed.

3. Third Phase – Construction of Building A3, containing up to 212,000 square feet commercial building with a maximum height of 120 feet (approximate anticipated height is 108 feet) to be located in the center of the Property to the west of Building A2, the reconstruction of the hardscaped plaza to be located between Buildings A2 and A3 and the reconstruction of the parking field to the west of the entrance in between the A2 public plaza and Gaither Road. In connection with the Third Phase, all remaining improvements to Gaither Road will be made.

The proposed redevelopment will also include the provision of open space and public use space well in excess of the required area. The Project will provide 36.98 percent open area (20 percent required) and 13.70 percent public use space (5 percent required). These areas will be improved with seating, hardscaping and recreational play area for bocce ball.

Given the market demands for life science uses, the Property at each phase and upon full building out will provide more parking than the minimum required number of spaces, with 968 parking spaces required upon full building out and 1,332 spaces provided upon completion of all three phases.

In terms of design, the Property will be transformed into a life science campus by introducing buildings with undulating pattern of solid panels and glass along the facades. Horizontal bands are provided on each level to provide a vertical relief to the building and provide solar performance benefits. The ground plane activates the public realm with amenities planned for each building on the first floor.

Forest Conservation will be provided on the Property by counting existing trees that are remaining on-site trees and payment of a fee-in-lieu.

In accordance with the City's Public Art requirements, the Applicant proposes a mural on the eastern façade of the new parking structure that will be completed in connection with Phase I. Depending upon the scope and nature of the mural, it may satisfy the public art requirements for the subsequent phases. If it does not, public art in connection with both Phase 2 and 3 will be provided.

In connection with Phase 2 and the reconstruction of the central entrance on Gaither Road, the Applicant plans to replace the existing monument sign with a new updated sign with the precise

location to be determined. Each building will also include building signage in compliance with the signage provisions of the Zoning Code.

As noted, the Property is currently comprised of three ownership lots. It is anticipated that in connection with the completion of each new Phase, an ownership plat will be recorded to reflect the completed phase. Ultimately the Property will be comprised of four separate ownership lots; one for each building (with the proposed parking structure being part of the ownership lot that includes Building A1) and one for the existing parking structure.

IV. Civil Engineering and Transportation

A Natural Resources Inventory ("NRI") was most recently submitted on January 24, 2024 and approved on February 12, 2024 (an initial NRI was submitted on August 21, 2023). Forest Conservation requirements will be met on-site and through the payment of a fee-in-lieu.

The approved Pre-Application stormwater management concept letter is included as part of the Site Plan application and shows that stormwater will be addressed by environmental site design to the maximum extend practical, per the regulations of the City and the Maryland Department of Environment.

The Property is currently served by adequate public facilities, including public water, sewer service and electricity and no upgrades are needed to these facilities to service the proposed use.

In terms of traffic generation, the existing office use generates 381 AM and 367 PM peak hour trips. Each phase of the proposed Project is anticipated to generate the following number of peak hour trips:

Phase 1 240 AM and 217 PM
Phase 2 467 AM and 422 PM
Phase 3 695 AM and 628 PM (full build out)

The Applicant submitted a Scoping Intake Form on November 30, 2023 and the Comprehensive Transportation Review is submitted with this resubmission.

V. City of Rockville 2021 Comprehensive Master Plan

The Property is located within the City's 2021 Comprehensive Plan Planning Area 16 entitled King Farm and Shady Grove and the proposed project on the Property is wholly consistent with the recommendations and goals of the Comprehensive Plan that designates the Property for "Office" use. Because there were no redevelopment plans for the Property at the time the City was evaluating the Comprehensive Plan, there are no specific recommendations for the Property and only a simple recognition that the Property contains two office buildings. The continuation of the Property for exclusively commercial use avoids the concern expressed in the Comprehensive Plan regarding potential school capacity issues. Finally, the Comprehensive Plan recommends the initiation of a study along Shady Grove Road in coordination with Montgomery County and Gaithersburg to "explore coordination of future development, mitigation of traffic congestion, improvement placemaking and enhanced safety and comfort for walking and rolling modes."

VI. Compliance with the Mixed-Use Employment (MXE) Zone Development Standards

The Project will conform to the current development standards of the MXE Zone, including the development standards set forth in Section 25.13.05, the additional design guidelines of Section 25.13.06, and the special design regulations of Section 25.13.07 for mixed use zones.

A. Section 25.13.05 – Development Standards

1. Subsection 25.13.05a – Build to Line

Not applicable.

2. Subsection 25.13.05b – Development Standards

a. Subsection 25.13.05b(1)

The Project complies with the applicable development standards for the MXE Zone set forth in Section 25.13.05.b:

	Required/Permitted	Proposed
Maximum Height (in feet)	120'	120'
Total Open Area Required	20% (102,696 sf)	36.98% (186,740 sf)
Public Use Space Required w/in Open Area	5% (25,674 sf)	13.70% (69,174 sf)

Setbacks Abutting Public Right-of-Way	None, or 10’ min. if provided	22.5’
Side Setback Abutting Residential	25' or ½ height of building, whichever is greater	N/A
Side Setback Abutting Non-Residential Land	None; 10' min. if provided	15’
Rear Setback Abutting Residential	25' or ½ height of building, whichever is greater	N/A
Rear Setback Abutting Non-Residential Land	None; 10' min. if provided	15’

b. Subsection 25.13.05b.2

Based on the surrounding uses, the layback slope requirements set forth in subsection (e) are not applicable.

3. Subsection 25.13.05c – Other Standards and Requirements for New Development or Redevelopment

Summary of Requirement	**Proposed/Existing**
1. Conversion of Space –Areas of a building originally designed for commercial or office use are encouraged to be designed to accommodate the conversion of the space to residential uses.	The Comprehensive Plan designates the Property exclusively for office use and thus there is no reason to design the building to accommodate future residential uses.
2. Entryways –Areas of a building originally designed for residential use at the ground floor level, having individual entries to the units, should have the entry from the ground level raised at least two (2) feet, or have another form of demarcation between the public sidewalk and the private entry. In order to be readily convertible to retail space, such areas must have a minimum ceiling height of fifteen (15) feet.	N/A – The Project is designed for office and life science uses and conversion to retail is infeasible. Ground floor ceilings will be a minimum of 12 feet.
3. Access - Areas of a building intended for non-residential uses must not have any access	N/A – No residential provided

to areas of the building used for residential purposes [Section 25.13.05c.3]	
4. MPDU Ordinance Compliance – Residential development must comply with MPDU requirements [Section 25.13.05c.4]	NA – No residential provided
5. Public Use Space – must be provided consistent with Section 25.17.01 [Section 25.13.c.5]	13.70% of public use space will be provided, although only 5% required.
6. Floor Area Limitation	N/A – No retail uses proposed

B. Section 25.13.06 – Additional Design Guidelines

	Summary of Requirement	Proposed
Aesthetic and Visual Characteristics for All Zones		
Facades and Exterior Walls Including Sides & Backs [Section 25.13.06.b.1]	Avoid massive scale and uniform and impersonal appearance. Building walls greater than 100 feet should include projections, recessions and other treatments.	The buildings are of moderate size. Horizontal projected bands on each level reduce the massing and add visual interest along the buildings' frontage.
	Occupy at least 60 percent of street frontage with windows, arcades and awnings. Architectural treatment similar to front façade must be provided to the sides and rear.	IgCC 2021 limits the percent of windows to 40%. First floor will be made more transparent with storefront provided in strategic locations.
	Provide architectural features that contribute to the visual interest at the pedestrian scale.	The first floor loggia provides covered walking path for pedestrian connectivity.
Roofs [Section 25.13.06.b.2]	Provide variations in rooflines. Roof features should complement the architectural and visual	The top floor of each building contains a pergola with a terrace for a more visually interesting design. Screen walls to be compatible with

	character of adjoining neighborhoods.	building façade material are proposed.
Materials & Colors [Section 25.13.06.b.3]	Utilize building materials and colors compatible with those in adjoining neighborhoods.	Façade materials proposed are compatible with other life science campuses in Shady Grove Area
Items Allowed Not Facing A Public Street [Section 25.13.06.b.4]	The following items are allowed either on sides not facing a public street or in the rear yard: (a) window and wall air conditioners; (b) electric utility meters; (c) air conditioning compressors; and (d) irrigation and pool pumps.	The building design complies with the requirements.
Entryways [Section 25.13.06.b.5]	Provide highly visible entryways.	Access to Building A1 will be provided at the northeast corner of the building and a plaza will wrap the corner. Secondary access will be provided along the eastern façade of Building A1 with a sidewalk leading to Gaither Road. Access to Buildings A2 and A3 will be provided proximate to one another and off a central internal hardscaped court intended to create a focal point in proximity to the vehicular entry to the Property.
Screening of Mechanical Equipment [Section 25.13.06.b.6]	Screen mechanical equipment to mitigate noise and views.	Rooftop mechanical elements are screened by a perforated metal screenwall to complement the building architecture.
<u>Site Design and Relationship to Surrounding Community</u>		

Vehicular Access [Section 25.13.06.c.1]	Provide vehicular access from arterial	All vehicular access to the Property is provided from Gaither Road.

C. 25.13.07c - Special Design Regulations for MXE Zone

Section	**Summary**	**Proposed**
Building Location [Section 25.13.07c.1]	When recommended by the Plan, buildings should be located close to the front property line or at a build-to line	No recommendation in the Plan. Building A1 is situated along the front Property line. There is an insufficient amount of frontage to locate either Buildings A2 or A3 at the front building line and align the entrance with the project across Gaither Road. The placement of Buildings A2 and A3 allows for shared open space to create a campus type environment. In addition, the buildings have been located to allow for the proposed phased development.
Uses by Floor [Section 25.13.07c.2]	The ground floor must contain retail when along a pedestrian spine and otherwise may contain retail and other commercial uses.	The Property is not located along a pedestrian spine. Consistent with the Comprehensive Plan recommendation, the Property is proposed for commercial office and life science uses. The ground floor ceiling height is at least 12 feet.
Façade [Section 25.13.07c.3]	At the front lot line, generally provide expression line above first floor and defined cornice line at the top of the façade wall.	The building base is primarily covered by a horizontal band running across the first-floor roof line. Above the first floor a variation of colors and materials is provided, with the materials shifting locations between levels, to create movement on the elevation. The top of the façade wall includes a white banding to delineate the architectural expression of the façade.
Sidewalks	Where sidewalks must be built new or rebuilt, comply	The existing Gaither Road streetscape will include an 8 foot tree lawn, 4 foot

[Section 25.13.07c.4]	with Section 15.17.05 which recommends 7 foot tree lawn, 6 foot path and 2 foot safety area.	foot path and 1 foot maintenance area. The Shady Grove streetscape will include an 8 foot tree lawn, 4 foot sidewalk and a 1 foot maintenance area.
Parking [Section 25.13.07c.5]	On-site parking must comply with Article 16. Most parking should be located to the side or in the rear of the buildings. Structured parking preferred. Parking facades visible from the street must be treated similarly to the building facades	A total of 968 spaces are required and 1,332 are provided. The vast majority of parking spaces will be located within the two parking structures – 465 spaces in the existing structure and 692 in the proposed new structure. A total of 175 surface parking spaces will be provided, 54 of which are located behind the existing parking structure. The total number of parking spaces is needed to meet the demand of the use and is comparable to other life science/office projects. The existing natural grade changes and the setback of the proposed garage from Gaither Road result in a limited view shed with the garage not being visible from most vantage points. The eastern façade of the parking structure will be the most prominent and the Applicant intends to include a mural on this façade.
Special Regulations [Section 25.13.07c.6]	Residential uses are permitted in the MXE Zone where Mayor and Council or Planning Commission, as case may be, determines that the use is compatible with adjoining and confronting uses by means of landscaping, screening and other measures. Residential is limited to townhouses, multi-unit or live-work units.	Not applicable. The Project is exclusively commercial.

VII. Waiver Requests

A. Rooftop Mechanical Equipment

In order to accommodate life science uses, additional rooftop mechanical equipment will be required. As such, the Applicant seeks a waiver from Zoning Code Section 25.09.06.b. in order to accommodate the needed coverage, height and setbacks of the rooftop mechanical equipment. While the overall height of the buildings will be less than the 120 feet permitted in the MXE Zone, the mechanical equipment necessary to accommodate the life science type uses will result in an overall height in excess of 120 feet. As a result, the Applicant seeks waivers from the requirements of Section 25.09.06.b. limiting the coverage to 25 percent of the rooftop area and the maximum height of the equipment to 19 feet and requiring a 1 to 1 setback. The Applicant proposes rooftop coverage of up to 35 percent and a maximum height of 25 feet for the rooftop equipment. In addition, given that the equipment will be fully screened, no setback is proposed.

Pursuant to Subsection c. and as evidenced by the elevations, the proposed rooftop conditions are:

a. Architecturally compatible with both the building and the adjacent buildings; and
b. Not contrary to the intent and purpose of the plan or this chapter.

The rooftop equipment will be screened with perforated metal panel to complement the building architecture. The three buildings on the Property are designed to reflect the life science nature of the use and the rooftop screening appears as an integral component of the overall design of the buildings. As such, the rooftop treatment will be compatible with existing and future surrounding buildings. Accommodating life science uses on the Property and hence the additional rooftop equipment to support this use is consistent with the recommendations of the Comprehensive Plan and furthers the City's goals of supporting and encouraging this important industry segment.

B. Placement of Utility Equipment

Zoning Code Section 25.17.03.b. requires all electrical equipment (including transformers and equipment cabinets) but excluding emergency generators, to be placed underground or in an enclosed building in the MXE Zone, unless waived by Section 25.17.03.c.

As indicated on the Site Plan, each building will need three transformers and a minimum of two generators. Depending on the ultimate life science use, one additional generator may be required. The transformers and generators are proposed to be located as follows:

1. Building A1 – Three generators and three transformers plus a transformer for the new garage, located adjacent to the western façade of the proposed garage.
2. Building A2 – Three generators and three transformers plus a fourth transformer for the existing garage, if needed, located adjacent to the southwest corner of the existing garage.
3. Building A3 – Three generators and three transformers located adjacent to the northwest corner of the existing garage.

The Applicant proposes the above-ground location of the utility equipment in order to ensure potential life science tenants with the maximum operational efficiencies. In the event a transformer needs to be repaired or replaced, it is significantly more efficient to do so when the equipment is located above-grade, as opposed to below grade where crane access would be required. Most critically, all of the transformers (as well as the generators) have been strategically located so that they are neither visible from the street nor from the main entrance of any of the buildings. For efficiency purposes and to minimize needed land area, the transformers are co-located in the same area as the generators needed for the building that they will be serving. As the Site Plan (Sheet SP-5) indicates, the footprint for the generators (which are not required to be undergrounded) is significantly greater (approximately 40 percent greater), than the footprint of the transformers. As such, there is little to no reason or benefit to undergrounding the transformers. Importantly, all of the above ground equipment will be screened on one side by the garage they are abutting (and in two cases serving) and on the remaining three sides by perforated metal panels, designed in keeping with the rooftop screen wall, which will unify the overall architecture of the Project. As a result of the screening, the equipment will not be visible. As such, the screening meets the Code requirements of Section 25.17.03.b.3. and we respectfully request Staff's support of the requested waiver.

VIII. Adequate Public Facilities

There are adequate public facilities with respect to transportation, fire and rescue, and water and sewer to accommodate the proposed Project. The Property is served by the Rockville Volunteer Fire Department No. 3 fire station that is within a 10 minute response time and the closest Rockville police station is located within 3.4 miles or 12 minutes (at 2 West Montgomery Avenue).

IX. Findings

The Project satisfies the required Site Plan findings set forth in Section 25.07.01 of the Zoning Ordinance in that the Project will not:

A. Adversely affect the health or safety of persons residing or working in the neighborhood of the proposed development

The Project further enhances the existing use of the Property. It is located in a commercial area along a major roadway and is zoned to support life science and office uses and is the ideal location for increased commercial density. The Property will be safely accessed off of Gaither Road at a centrally located entrance driveway that in connection with Building A3 will be relocated slightly to align with any entrance provided in connection with the anticipated development to the south of the Property and a secondary access located near the eastern Property line in the approximate location of the existing secondary access.

B. Be detrimental to the public welfare or injurious to property or improvements in the neighborhood

The proposed Project will in no way be detrimental to the public welfare or injurious to the Property or improvements in the neighborhood. The Property currently accommodates commercial uses without any detriment or injury to the neighborhood and there are adequate public facilities to accommodate an increase in this existing commercial density. In addition, the Project will provide an opportunity to bring desirous uses to the City and increase the City's tax base, without burdening the public facilities. The increase in the number of employees will help support the existing surrounding retail, including the retail located within King Farm, which will provide an overall benefit to the surrounding neighborhood.

C. Overburden existing and programmed public facilities as set forth in Article 20 of this Chapter and as provided in the adopted Adequate Public Facilities Standards

The existing utilities, including water, sewer and electricity are adequate to accommodate the proposed Project. In addition, there is sufficient police, fire and emergency services in proximity to the Property to ensure a prompt response time to the Project in the event of an emergency. The Project will not generate any school children and thus there will be no impact on schools. With respect to traffic, the Project will generate 695 and 628 additional AM and PM peak hour trips, respectively, upon full build out. In this regard, the Applicant will work with the City to identify the appropriate mitigation measures associated with any increase in traffic.

D. Adversely affect the natural resources or environment of the City or surrounding areas

The Project is a renovation of an existing commercial site, the vast majority of which is impervious and will provide the opportunity for more desirous commercial space, especially coveted life science uses. The proposed development will remove one of the existing underground stormwater management facility and will provide ESD to MEP for the site within the Limits of Disturbance (LOD. The storm water management measures will include micro-bioretention, planter boxes and other ESD facilities. The two existing structures on the Property, constructed in 1990 and 2001 and prior to the adoption of the City's Green Building Regulations, will be replaced with three energy efficient structures constructed in compliance with the current sustainability laws.

E. Be in conflict with the Plan

As discussed above, the Project is consistent with the City's Comprehensive Plan and will further a number of the Comprehensive Plan's goals and objectives.

F. Constitute a violation of any provision of this Chapter or other applicable law

The proposed Project complies with the provisions and laws of Rockville governing the development of the Property. As detailed earlier in this Statement, the Project complies with all of the MXE development standards, with the exception of the roof-top waiver sought to accommodate the increased amount of roof-top equipment. The Project will comply with the City's Green Building Standards by minimizing the development's impact on the environment and meeting the applicable International Green Construction Code. The Project will comply with the City's Art in Private Development Ordinance by providing public art on-site pas permitted by the Art in Private Development Ordinance. Finally, as previously described, the Project will satisfy the City's Forest Conservation requirements by counting existing trees that are remaining on-site trees and fee-in-lieu.

G. Be incompatible with the surrounding uses or property

The Project, consistent with the current existing use, will be compatible with the surrounding uses, including the existing surrounding MXE zoned properties. The Property is more than 120 feet from the townhouse community located diagonally across Gaither Road to the south east.

X. Community Outreach

In accordance with the City's requirements, the Applicant held a Pre-Application Meeting ("PAM") on August 21, 2023. Details of this meeting, including meeting minutes, were submitted as part of the PAM application. The Applicant conducted its post Site Plan submission meeting on April 29, 2024 and the minutes are included in the resubmission.

XI. Conclusion

The proposed Site Plan provides an opportunity to accommodate more life science and office uses in the City on a site currently designated and used for commercial uses. Life science uses at this location will increase the employment opportunities in the City with desirous jobs that will provide an overall benefit to the City and contribute to the vibrancy of the area.

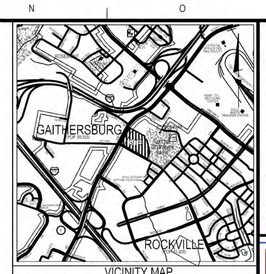
For the reasons stated throughout this Application, we encourage the City's approval of this Level 2 Site Plan.

Community Planning & Development Services
Received
October 13, 2025

PARK PLAZA

LEVEL 2 SITE PLAN

STP2024-00482



SOLTESZ, INC.
ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067
www.solteszco.com

Engineering
Surveying
Planning
Environmental Sciences

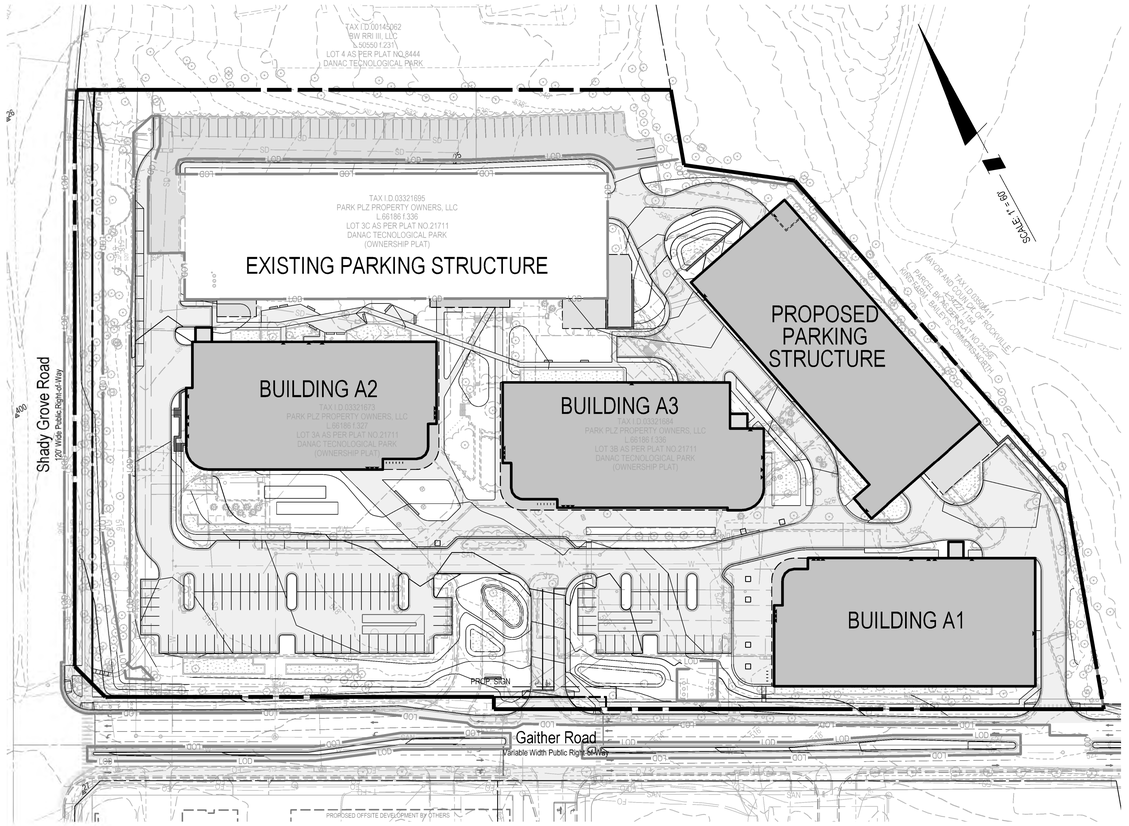
NO	REVISIONS	BY	DATE

Park Plaza - Project Data Table: MXE Zone (Mixed-Use Employment)

	Required Development Standards	Proposed Initial Phase (Phase 1)	Proposed Second Phase (Phase 2)	Proposed Final Phase (Phase 3)
Site Area:		**11.78 AC (513,483 sf)**	**11.78 AC (513,483 sf)**	**11.78 AC (513,483 sf)**
Ownership Lot 3A (L.66186 f.327)		7.79 AC (339,497 sf)	7.79 AC (339,497 sf)	7.79 AC (339,497 sf)
Ownership Lot 3B (L.66186 f.336)		2.67 AC (116,342 sf)	2.67 AC (116,342 sf)	2.67 AC (116,342 sf)
Ownership Lot 3C (L.66186 f.336)		1.32 AC (57,644 sf)	1.32 AC (57,644 sf)	1.32 AC (57,644 sf)
Dedication Shady Grove Road (17.2')		2260 AC (9,847.21 sf)	2260 AC (9,847.21 sf)	2260 AC (9,847.21 sf)
Dedication Gaither Road (12 'x 103')		.0303 AC (1320 sf)	.0303 AC (1320 sf)	.0303 AC (1320 sf)
Net Site Area		**11.53 AC (502,316 sf)**	**11.53 AC (502,316 sf)**	**11.53 AC (502,316 sf)**
MXE Zone Development Standards (Sec.25.13.05.b.1)				
Existing #2101 Gaither Road				
Maximum Building Height	120' [2]	± 80.8'	± 80.8'	N/A
Existing #2099 Gaither Road				
Maximum Building Height	120'	± 78.2'	N/A	N/A
Research and Development Building - Phase I				
Maximum Building Height	120' [2]	± 111' [2]	± 111' [2]	± 111' [2]
Research and Development Building - Phase II				
Maximum Building Height	120' [2]	N/A	± 109' [2]	± 109' [2]
Research and Development Building - Phase III				
Maximum Building Height	120' [2]	N/A	N/A	± 108' [2]
Open Area and Public Use Space				
Open Area	20% (2.31 AC, 100,479 sf.)	190,252 SF (37.86%)	196,956 SF (39.20%)	186,040 SF (37.03%)
Public Use Space Required within Open Area	5% (0.58 AC, 25,120 sf.)	56,728 SF (11.29%)	62,903 SF (12.52%)	69,174 SF (13.76%)
Minimum Lot Width at Front Lot Line	10' min.	996'	996'	996'
Building Setbacks: (Minimum)				
Public right-of-way abutting	None or 10' min. if provided.	22.5'	22.5'	22.5'
Side setback:				
Residential land abutting:	Greater of 25' or 1/2 height of building.	N/A	N/A	N/A
Non-residential land abutting:	None or 10' min. if provided.	15'	15'	15'
Rear setback:				
Residential land abutting:	Greater of 25' or 1/2 height of building.	N/A	N/A	N/A
Non-residential land abutting:	None or 10' min. if provided.	15'	15'	15'
Non-Residential Uses:				
Existing #2101 Gaither Road				
General Office	100%	± 127,300 sf	± 127,300 sf	N/A
Existing #2099 Gaither Road				
General Office	100%	± 132,700 sf	N/A	N/A
Research and Development Building A1 - Phase I		**R&D A1 (± 223,000 GFA)**	**R&D A1 (± 223,000 GFA)**	**R&D A1 (± 223,000 GFA)**
Lab	60%	± 133,800 sf	± 133,800 sf	± 133,800 sf
Office	40%	± 89,200 sf	± 89,200 sf	± 89,200 sf
Research and Development Building A2 - Phase II			**R&D A2 (± 210,000 GFA)**	**R&D A2 (± 210,000 GFA)**
Lab	60%	N/A	± 126,000 sf	± 126,000 sf
Office	40%	N/A	± 84,000 sf	± 84,000 sf
Research and Development Building A3 - Phase III				**R&D A3 (± 212,000 GFA)**
Lab	60%	N/A	N/A	± 127,200 sf
Office	40%	N/A	N/A	± 84,800 sf
Residential Uses:				
(NONE)	N/A	N/A	N/A	N/A
MPDU's				
(NONE)	N/A	N/A	N/A	N/A
Non-Residential Parking (Sec. 25.16.03.d)				
Auto Spaces				
Required Research & Development	(1.5 sp. per1000 sf. of GFA) Required	335 sp.	650 sp.	968 sp.
Required Office	(1 sp. per 300 sf. of GFA) Required	867 sp.	425 sp.	N/A
	Total Required:	**1,202 sp.**	**1,075 sp.**	**968 sp.**
Provided				
Existing Surface Lot Parking		226	141	54
Proposed Surface Lot Parking		29	43	123
Total Surface Lot Parking		**255 sp.**	**184 sp.**	**177 sp.**
Existing Structured Parking		465	465	465
Proposed Structured Parking		692	692	692
Total Structured Parking		**1157 sp**	**1157 sp**	**1157 sp**
	[1]**Total Provided:**	**1412 sp.**	**1341 sp.**	**1334 sp.**
Bicycle Spaces				
Short Term	(2 per 40,000 sf of GFA)	24 sp.	29 sp.	33 sp.
Long Term	(2 per 10,000 sf of GFA)	97 sp.	114 sp.	130 sp.
	Total Required:	**121 sp.**	**143 sp.**	**163 sp.**
Short Term	Short Term Provided:	26 sp. (MRA)	30 sp. (MRA)	34 sp. (MRA)
Long Term	Long Term Provided:	98 sp. (MRA)	114 sp. (MRA)	130 sp. (MRA)
	Total Provided:	**124 sp. (MRA)**	**144 sp. (MRA)**	**164 sp. (MRA)**

[1]Parking space totals (differences between proposed and required):
-Phase I exceeds the required parking count by: 210 spaces.
-Phase II exceeds the required parking count by: 266 spaces.
-Phase III exceeds the required parking count by: 396 spaces.

[2] See Section VII.A of the 2099, 2102 and 2097 Gaither Road - Park Plaza Statement of Justification Site Plan Application (Level 2) for information related to the Building Height Waiver to accommodate the rooftop mechanical equipment.



GENERAL NOTES:

1. THE EXISTING ZONE IS MXE, MIXED-USE EMPLOYMENT.
2. BOUNDARY INFORMATION IS FROM A SURVEY PREPARED BY SOLTESZ, INC.
3. THE MAJORITY OF THE SITE LIES WITHIN THE WATTS BRANCH WATERSHED (74%), THE REMAINDER OF THE SITE LIES WITHIN THE MUDDY BRANCH WATERSHED (26%).
4. WATER AND SEWER CATEGORIES: W-1 / S-1
5. PEPCO, WASHINGTON GAS LIGHT CO OF MD, VERIZON, COMCAST AND WSSC ARE THE PUBLIC UTILITY COMPANIES THAT WILL PROVIDE SERVICES TO THE PROPOSED DEVELOPMENT.
6. THE PROPOSED LAYOUT, PARKING, DRIVEWAYS, BUILDINGS, OPEN AREAS, LOCATION, DIMENSIONS, AND UTILITIES ARE FINAL. MINOR ADJUSTMENTS CAN BE REVIEWED AND APPROVED AT FINAL ENGINEERING.
7. ALL RETAINING WALLS TO BE DESIGNED BY OTHERS.
8. THERE IS NO FLOODPLAIN ON THIS PROPERTY. SOURCE OF THE INFORMATION IS FROM FEMA FLOODPLAIN COMMUNITY - PANEL NUMBER 24031C0331D.
9. THERE ARE NO WETLANDS WITHIN 100 FEET OF THE PROPERTY.
10. STATE WATER USE DESIGNATION IS I,P.
11. THERE ARE NO RARE, THREATENED, OR ENDANGERED (RTE) SPECIES ON SITE.
12. THE SITE IS NOT WITHIN THE CITY OF ROCKVILLE HISTORIC DISTRICT AND IS NOT A BUILDING OR STRUCTURE WITHIN THE CITY OF ROCKVILLE HISTORIC BUILDING CATALOG, PER CITY OF ROCKVILLE MAPS ARCGIS.
13. THE SOILS ON THIS SITE ARE 400 URBAN LAND AND 2B GLENELG SILT LOAM.
14. NO STATE OR CHAMPION TREES EXIST ON SITE.
15. NATURAL RESOURCE INVENTORY / FOREST STAND DELINEATION WAS APPROVED ON FEBRUARY 12TH, 2024.
16. APPLICANT WILL SEEK A WAIVER PURSUANT TO ZONING CODE SECTION 25.09.06.c. FROM THE REQUIREMENTS OF SECTION 25.09.06.b LIMITING THE COVERAGE OF THE MECHANICAL EQUIPMEMT TO 25 PERCENT OF THE ROOFTOP AREA AND THE MAXIMUM HEIGHT OF THE EQUIPMENT TO 19 FEET AND REQUIRING A 1 TO 1 SETBACK.

MISS UTILITY NOTE

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APPLICANT / PROPERTY OWNER

PARK PLZ PROPERTY OWNER, LLC C/O MONDAY PROPERTIES
1000 WILSON BOULEVARD, SUITE 700
ARLINGTON, VA 22209
703-284-0200

CONTACT: TIM HELMIG
EMAIL: THELMIG@MONDAYRE.COM

ARCHITECT

GENSLER
1 EAST PRATT STREET, SUITE 202
BALTIMORE, MD 21202
410-539-8776

CONTACT: PETER STUBB
EMAIL: PETER_STUBB@GENSLER.COM

LANDSCAPE ARCHITECT

MAHAN RYKIEL ASSOCIATES
3300 CLIPPER MILL ROAD
BALTIMORE, MD 21211
410-235-6001

CONTACT: ELAINE KU
EMAIL: EKU@MAHANRYKIEL.COM

ATTORNEY

LERCH, EARLY & BREWER, CHTD
7600 WISCONSIN AVENUE, SUITE 700
BETHESDA, MD 20814
301-841-3832

CONTACT: PATRICIA HARRIS
EMAIL: PAHARRIS@LERCHEARLY.COM

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. 60695 , **EXPIRATION DATE:** 03/02/2027

SHEET INDEX

SITE PLAN

SP-1 COVER SHEET
SP-2 EXISTING CONDITIONS
SP-3 EASEMENT EXHIBIT
SP-4 PHASING PLAN
SP-5 OVERALL SITE PLAN
SP-6 PHASE I SITE PLAN
SP-7 PHASE II SITE PLAN
SP-8 SITE PLAN
SP-9 SITE PLAN
SP-10 SITE PLAN
SP-11 SITE PLAN
SP-12 NOTES & DETAILS

FIRE ACCESS PLAN

F-1 OVERALL FIRE ACCESS PLAN
F-2 PHASE I FIRE ACCESS PLAN
F-3 PHASE II FIRE ACCESS PLAN

TRUCK TURN EXHIBITS

E1-1 OVERALL TRUCK TURN EXHIBIT
E1-2 PHASE I TRUCK TURN EXHIBIT
E1-3 PHASE II TRUCK TURN EXHIBIT

STREET SIGN & PAVEMENT MARKING PLANS

E2-1 OVERALL STREET SIGN & PAVEMENT MARKING PLAN
E2-2 PHASE I STREET SIGN & PAVEMENT MARKING PLAN
E2-3 PHASE II STREET SIGN & PAVEMENT MARKING PLAN

EXHIBITS

E3-1 CIRCULATION EXHIBIT
E3-2 OPEN AREA EXHIBIT
E3-3 PUBLIC USE EXHIBIT
E3-4 COLOR CODED UTILITY PLAN

E4-1 LANDSCAPE & UTILITY PLAN
E4-2 LANDSCAPE & UTILITY PLAN
E4-3 LANDSCAPE & UTILITY PLAN
E4-4 LANDSCAPE & UTILITY PLAN
E4-5 LANDSCAPE & UTILITY PLAN

LANDSCAPE & LIGHTING

L-1 OVERALL LANDSCAPE PLAN
L-2 PHASE I LANDSCAPE PLAN
L-3 PHASE II LANDSCAPE PLAN
L-4 PLANTING SCHEDULE
L-5 HARDSCAPE DETAILS
L-6 PLANTING DETAILS

LL-1 OVERALL LIGHTING PLAN
LL-2 PHASE I LIGHTING PLAN
LL-3 PHASE II LIGHTING PLAN
LL-4 LIGHTING FIXTURE SHEET

ARCHITECTURE

A0-A0.100 SITE PLAN - GROUND FLOOR - SCREEN

A1-A1.100 A1 - FLOOR PLAN - CELLAR
A1-A1.101 A1 - FLOOR PLAN - LEVEL 01
A1-A1.104 A1 - FLOOR PLAN - TYPICAL
A1-A1.107 A1 - FLOOR PLAN - LEVEL 07 / TERRACE LEVEL
A1-A1.108 A1 - FLOOR PLAN ROOF
A1-A3.01 A1 - BUILDING ELEVATIONS
A1-A3.02 A1 - BUILDING ELEVATIONS

A2-A1.100 A2 - FLOOR PLAN - CELLAR
A2-A1.101 A2 - FLOOR PLAN - LEVEL 01
A2-A1.104 A2 - FLOOR PLAN - TYPICAL
A2-A1.107 A2 - FLOOR PLAN - LEVEL 07 / TERRACE LEVEL
A2-A1.108 A2 - FLOOR PLAN - ROOF
A2-A3.01 A2 - BUILDING ELEVATION
A2-A3.02 A2 - BUILDING ELEVATION

A3-A1.100 A3 - FLOOR PLAN - CELLAR
A3-A1.101 A3 - FLOOR PLAN - LEVEL 01
A3-A1.104 A3 - FLOOR PLAN - TYPICAL
A3-A1.107 A3 - FLOOR PLAN - LEVEL 07 / TERRACE LEVEL
A3-A1.108 A3 - FLOOR PLAN - ROOF
A3-A3.01 A3 - BUILDING ELEVATION
A3-A3.02 A3 - BUILDING ELEVATION

P1-A1.101 P1 - FLOOR PLAN - LEVEL 01
P1-A1.102 P1 - FLOOR PLAN - LEVEL 02
P1-A1.103 P1 - FLOOR PLAN - TYPICAL LEVEL
P1-A1.107 P1 - FLOOR PLAN - ROOF
P1-A3.01 P1 - BUILDING ELEVATIONS
P1-A3.02 P1 - BUILDING ELEVATIONS

LEGEND

PROPERTY LINE
PROPOSED R.O.W. DEDICATION
LOD — LIMITS OF DISTRICT
536 / 534 — EXISTING TOPOGRAPHY
532 / 530 — PROPOSED TOPOGRAPHY
PROPOSED SWM FACILITY
EXISTING SIDEWALKS
EXISTING ROAD
PROPOSED SIDEWALK
PROPOSED ROAD
EXISTING BUILDING
PROPOSED BUILDING
PROPOSED WALL
SD — EXISTING STORMDRAIN
PROPOSED STORMDRAIN
SAN — EXISTING SEWER
8"S — PROPOSED SEWER
W — EXISTING WATER
8"W — PROPOSED WATER
E — PROPOSED ELECTRIC

COVER SHEET

SITE PLAN
PARK PLAZA

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: _____ VERTICAL: _____	TAX MAP: FS62, 0000
1" = 60'	DATE: 9/25/2025
SHEET SP-1 OF SP-12	DESIGNED: JS TECHNICIAN: JS CHECKED: JDS CAD STD'S VERSION: ORD / NCS
PROJECT NO: 4290-00-00	

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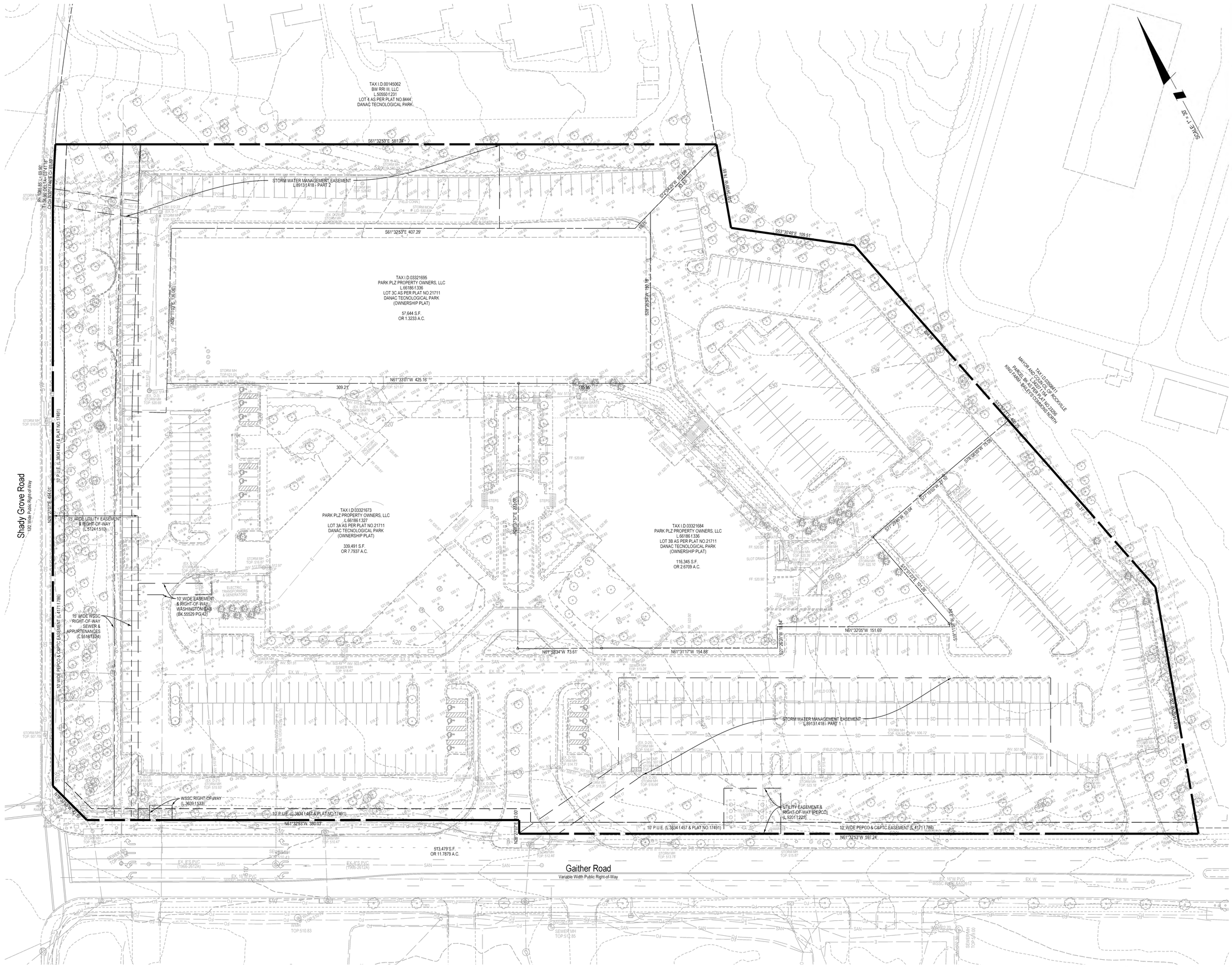

SOLTESZ, INC.
ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067
www.solteszco.com

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NO.	REVISIONS	BY	DATE

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ARLINGTON, VA 22209
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CONTACT: TIM HELMIG
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ARCHITECT

GENSLER
1 EAST PRATT STREET, SUITE 202
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CONTACT: PETER STUBB
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LANDSCAPE ARCHITECT

MAHAN RYKIEL ASSOCIATES
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EMAIL: EKU@MAHANRYKIEL.COM

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LERCH, EARLY & BREWER, CHTD
7600 WISCONSIN AVENUE, SUITE 700
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EXISTING CONDITIONS

SITE PLAN
PARK PLAZA

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM: HORIZONTAL: _____ VERTICAL: _____	TAX MAP: FS62, 0000
1" = 30'	DATE: 9/25/2025 DESIGNED: JS TECHNICIAN: JS CHECKED: JDS CAD STD'S VERSION: ORD / NCS
SHEET: SP-2 OF SP-12	
PROJECT NO.: 4290-00-00	

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REFERENCE GRID A B C D E F G H I J K L M N O

LEGEND

- EXISTING PUE
- EXISTING SWM EASEMENT
- EXISTING WSSC ROW
- EXISTING UTILITY EASEMENT & ROW
- EXISTING GAS EASEMENT

TAX I.D.00145062
BW RRI III, LLC
L.50550 f.231
LOT 4 AS PER PLAT NO.8444
DANAC TECNOLOGICAL PARK

STORM WATER MANAGEMENT EASEMENT
L.8913 f.418 - PART 2

6' SIDEWALK

TAX I.D.03321695
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.336
LOT 3C AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)

EXISTING PARKING STRUCTURE

17.2' DEDICATION FOR FUTURE SHADY GROVE IMPROVEMENTS (BY OTHERS)

10' P.U.E. (L.3834 f.457 & PLAT NO.17491)

Shady Grove Road
120' Wide Public Right-of-Way

70' WIDE UTILITY EASEMENT & RIGHT-OF-WAY (L.5124 f.510)

BULK GAS STORAGE

5' SIDEWALK

PROPOSED BUILDING A2

TAX I.D.03321673
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.327
LOT 3A AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)

PROPOSED BUILDING A3

TAX I.D.03321684
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.336
LOT 3B AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)

PROPOSED PARKING STRUCTURE

TAX I.D.03566411
MAYOR AND COUNCIL OF ROCKVILLE
PARCEL BK-2 PER LIBER 21711 FOLIO 2205
KING FARM BALLETS COMMUNITY NORTH

SCALE: 1" = 30'

10' WIDE EASEMENT & RIGHT-OF-WAY WASHINGTON GAS (BK 55539 PG 427)

15' WIDE WSSC RIGHT-OF-WAY SEWER & APPURTENANCES (L.5516 f.624)

10' WSSC DRIVE & PATH EASEMENT (L.4171 f.186)

N. SHERWOOD HIGH PATH

6' SIDEWALK

8'S

8'W

PROPOSED BUILDING A1

STORM WATER MANAGEMENT EASEMENT
L.8913 f.418 - PART 1

WSSC RIGHT-OF-WAY (L.3639 f.533)

PROP. SIGN

10' P.U.E. (L.3834 f.457 & PLAT NO.17491)

UTILITY & ACCESS RIGHT-OF-WAY (L.9201 f.221)

10' WIDE RECIPROCAL EASEMENT (L.4171 f.186)

RELOCATED 10' P.U.E

12' DEDICATION AT PROPERTY ENTRY (1320 SF)

Gaither Road
Variable Width Public Right-of-Way

PROPOSED OFFSITE DEVELOPMENT BY OTHERS

SCALE: 1" = 30'

SOLTESZ, INC.
ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067
www.solteszco.com

Engineering
Surveying
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NO	REVISIONS	BY	DATE

MISS UTILITY NOTE

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APPLICANT / PROPERTY OWNER

PARK PLZ PROPERTY OWNER, LLC C/O MONDAY PROPERTIES
1000 WILSON BOULEVARD, SUITE 700
ARLINGTON, VA 22209
703-284-0200

CONTACT: TIM HELMIG
EMAIL: THELMIG@MONDAYRE.COM

ARCHITECT

GENSLER
1 EAST PRATT STREET, SUITE 202
BALTIMORE, MD 21202
410-539-8776

CONTACT: PETER STUBB
EMAIL: PETER_STUBB@GENSLER.COM

LANDSCAPE ARCHITECT

MAHAN RYKIEL ASSOCIATES
3300 CLIPPER MILL ROAD
BALTIMORE, MD 21211
410-235-6001

CONTACT: ELAINE KU
EMAIL: EKU@MAHANRYKIEL.COM

ATTORNEY

LERCH, EARLY & BREWER, CHTD
7600 WISCONSIN AVENUE, SUITE 700
BETHESDA, MD 20814
301-841-3832

CONTACT: PATRICIA HARRIS
EMAIL: PAHARRIS@LERCHEARLY.COM

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. 30695 **EXPIRATION DATE:** 03/02/2027

EASEMENT EXHIBIT

SITE PLAN
PARK PLAZA

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: VERTICAL:	TAX MAP: FS62, 0000
1" = 30'	DATE: 9/25/2025 DESIGNED: JS TECHNICIAN: JS CHECKED: JDS CAD STD'S VERSION: ORD / NCS
SHEET: SP-3 OF SP-12	
PROJECT NO.: 4290-00-00	

P:\42900000\Engineer\Sheet_Files\Site_Sheet.dgn Model= 03-Site Plan [Sheet] Scale= 0.08333333 ' / in. User= SCastor PLTdrv= SPDF_Grey_300.pltcfg 9/25/2025 11:58:39 AM

REFERENCE GRID A B C D E F G H I J K L M N O

LEGEND

- PHASE I DEVELOPMENT
- PHASE II DEVELOPMENT
- PHASE III DEVELOPMENT

SHADY GROVE FRONTAGE WILL BE DEDICATED AS PART OF PHASE I TO ENSURE THAT THE PROJECT DOES NOT IMPEDE THE CONSTRUCTION OF THE BRT OR OTHER SHADY GROVE ROAD IMPROVEMENTS.

TAX I.D.00145062
BW RRI III, LLC
L.50550 f.231
LOT 4 AS PER PLAT NO.8444
DANAC TECNOLOGICAL PARK

TAX I.D.03321695
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.336
LOT 3C AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)

57,644 S.F.
OR 1.3233 A.C.

EXISTING PARKING STRUCTURE

PROPOSED BUILDING A2

TAX I.D.03321673
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.327
LOT 3A AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)

339,491 S.F.
OR 7.7937 A.C.

PROPOSED BUILDING A3

TAX I.D.03321684
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.336
LOT 3B AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)

116,345 S.F.
OR 2.6709 A.C.

PROPOSED PARKING STRUCTURE

PROPOSED BUILDING A1

TAX I.D.03560411
MAYOR AND COUNCIL OF ROCKVILLE
PARCEL BK-2 PER PLAT NO.22256
KING FARM BALLETS COMMUNITY PARK

17.2' DEDICATION FOR FUTURE SHADY GROVE IMPROVEMENTS (BY OTHERS)

10' SHARED USE PATH

Shady Grove Road
120' Wide Public Right-of-Way

Gaither Road
Variable Width Public Right-of-Way

513,479 S.F.
OR 11.7879 A.C.

12' DEDICATION AT PROPERTY ENTRY (1320 SF)

RELOCATED WTP LINE

PROPOSED OFFSITE DEVELOPMENT BY OTHERS

IF CONSTRUCTION OF DISCOVERY STREET THROUGH TO GAITHER ROAD IS COMMENCED PRIOR TO COMMENCEMENT OF PHASE II, THE GAITHER ROAD ENTRANCE RECONSTRUCTION WILL OCCUR AS PART OF PHASE I.

SCALE: 1" = 30'

SCALE 1" = 30'

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www.solteszco.com

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PHASING PLAN

SITE PLAN
PARK PLAZA

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: VERTICAL:	TAX MAP: FS62, 0000
1" = 30'	DATE: 9/25/2025 DESIGNED: JS TECHNICIAN: JS CHECKED: JDS CAD STD'S VERSION: ORD / NCS
SHEET SP-4 OF SP-12	
PROJECT NO: 4290-00-00	

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REFERENCE GRID A B C D E F G H I J K L M N O

LEGEND

- PROPERTY LINE
- PROPOSED R.O.W. DEDICATION
- LOD — LIMITS OF DISTURBANCE
- 538 — EXISTING TOPOGRAPHY
- 532 — PROPOSED TOPOGRAPHY
- PROPOSED SWM FACILITY
- EXISTING SIDEWALKS
- EXISTING ROAD
- PROPOSED SIDEWALK
- PROPOSED ROAD
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED WALL
- SD — EXISTING STORMDRAIN
- PROPOSED STORMDRAIN
- SAN — EXISTING SEWER
- PROPOSED SEWER
- W — EXISTING WATER
- PROPOSED WATER
- E — PROPOSED ELECTRIC

SCALE 1" = 30'

TAX I.D.00145062
BW RRI III, LLC
L.50550 f.231
LOT 4 AS PER PLAT NO.8444
DANAC TECNOLOGICAL PARK

STORM WATER MANAGEMENT EASEMENT
L.29131 f.418 - PART 2

TAX I.D.03321695
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.336
LOT 3C AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)
57,644 S.F.
OR 1.3233 A.C.

EXISTING PARKING STRUCTURE

17.2' DEDICATION FOR FUTURE SHADY GROVE IMPROVEMENTS (BY OTHERS)

10' SHARED USE PATH

10' P.U.E. (L.3834 f.457 & PLAT NO.17491)

Shady Grove Road
120' Wide Public Right-of-Way

5' SIDEWALK

6' SIDEWALK

SITE WALL

PROPOSED BUILDING A2
TAX I.D.03321673
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.327
LOT 3A AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)
339,491 S.F.
OR 7.7937 A.C.
FFE = 523.00

PROPOSED BUILDING A3
TAX I.D.03321684
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.336
LOT 3B AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)
116,345 S.F.
OR 2.6709 A.C.
FFE = 523.00

PROPOSED PARKING STRUCTURE
LVL 2 = 535.50
LVL 1 = 523.50

PROPOSED BUILDING A1
FFE = 523.50

BULK GAS STORAGE
LOADING AREA
DOCK = 519.00
TRENCH DRAIN
PROP. SIGN

Gaither Road
Variable Width Public Right-of-Way

RELOCATED 10' P.U.E.
12' DEDICATION AT PROPERTY ENTRY (1320 SF)

513,479 S.F.
OR 11.7859 A.C.

PROPOSED OFFSITE DEVELOPMENT BY OTHERS

SCALE 1" = 30'

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MISS UTILITY NOTE

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ARLINGTON, VA 22209
703-284-0200

CONTACT: TIM HELMIG
EMAIL: THELMIG@MONDAYRE.COM

ARCHITECT

GENSLER
1 EAST PRATT STREET, SUITE 202
BALTIMORE, MD 21202
410-539-8776

CONTACT: PETER STUBB
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LANDSCAPE ARCHITECT

MAHAN RYKIEL ASSOCIATES
3300 CLIPPER MILL ROAD
BALTIMORE, MD 21211
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OVERALL SITE PLAN

SITE PLAN
PARK PLAZA

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: VERTICAL:	TAX MAP: FS62, 0000
1" = 30'	DATE: 9/25/2025 DESIGNED: JS TECHNICIAN: JS CHECKED: JDS CAD STD'S VERSION: ORD / NCS
SHEET SP-5 OF SP-12	
PROJECT NO. 4290-00-00	

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LEGEND

- PROPERTY LINE
- PROPOSED R.O.W. DEDICATION
- LOD — LIMITS OF DISTURBANCE
- 538 / 540 — EXISTING TOPOGRAPHY
- 532 / 530 — PROPOSED TOPOGRAPHY
- PROPOSED SWM FACILITY
- EXISTING SIDEWALKS
- EXISTING ROAD
- PROPOSED SIDEWALK
- PROPOSED ROAD
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED WALL
- SD — EXISTING STORMDRAIN
- PROPOSED STORMDRAIN
- SAN — EXISTING SEWER
- 8"S — PROPOSED SEWER
- W — EXISTING WATER
- 8"W — PROPOSED WATER
- E — PROPOSED ELECTRIC

SCALE 1" = 30'

TAX I.D.00145062
BW RRI III, LLC
L.50550 f.231
LOT 1 AS PER PLAT NO.8444
DANAC TECNOLOGICAL PARK

TAX I.D.03321695
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.336
LOT 3C AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)

57,644 S.F.
OR 1.3233 A.C.

EXISTING PARKING STRUCTURE

PROPOSED PARKING STRUCTURE

PROPOSED BUILDING A1

17.2' DEDICATION FOR FUTURE SHADY GROVE IMPROVEMENTS (BY OTHERS)

STORM WATER MANAGEMENT EASEMENT L.39131 f.418 - PART 2

10' P.U.E. (L.3834 f.457 & PLAT NO.17491)

75' WIDE UTILITY EASEMENT & RIGHT-OF-WAY (L.5124 f.510)

10' WIDE EASEMENT & RIGHT-OF-WAY WASHINGTON GAS (BK.5529 PG.142)

100' WIDE WSSC RIGHT-OF-WAY - SEWER & APPURTENANCES (L.5518 f.294)

10' WIDE PEPCO'S ELECTRIC EASEMENT (L.4417 f.467)

TAX I.D.03321673
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.327
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(OWNERSHIP PLAT)

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(OWNERSHIP PLAT)

116,345 S.F.
OR 2.6709 A.C.

513,479 S.F.
OR 11.7879 A.C.

RELOCATED 10' P.U.E.
17' DEDICATION AT PROPERTY ENTRY (1320 SF)

Shady Grove Road
120' Wide Public Right-of-Way

Gaither Road
Variable Width Public Right-of-Way

SITE WALL

30 15 0 30 60

P:\42900000\Engineer\Sheet_Files\Site_Sheet.dgn Model= 06-Site Plan-2 [Sheet] Scale= 0.08333333 ' / in. User= SCastor PLTdrv= SPDF_Grey_300.pltcfg 9/25/2025 12:02:24 PM

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ROCKVILLE OFFICE
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PHASE I SITE PLAN

SITE PLAN
PARK PLAZA

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: VERTICAL:	TAX MAP: FS62, 0000
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SHEET: SP-6 OF SP-12	
PROJECT NO: 4290-00-00	

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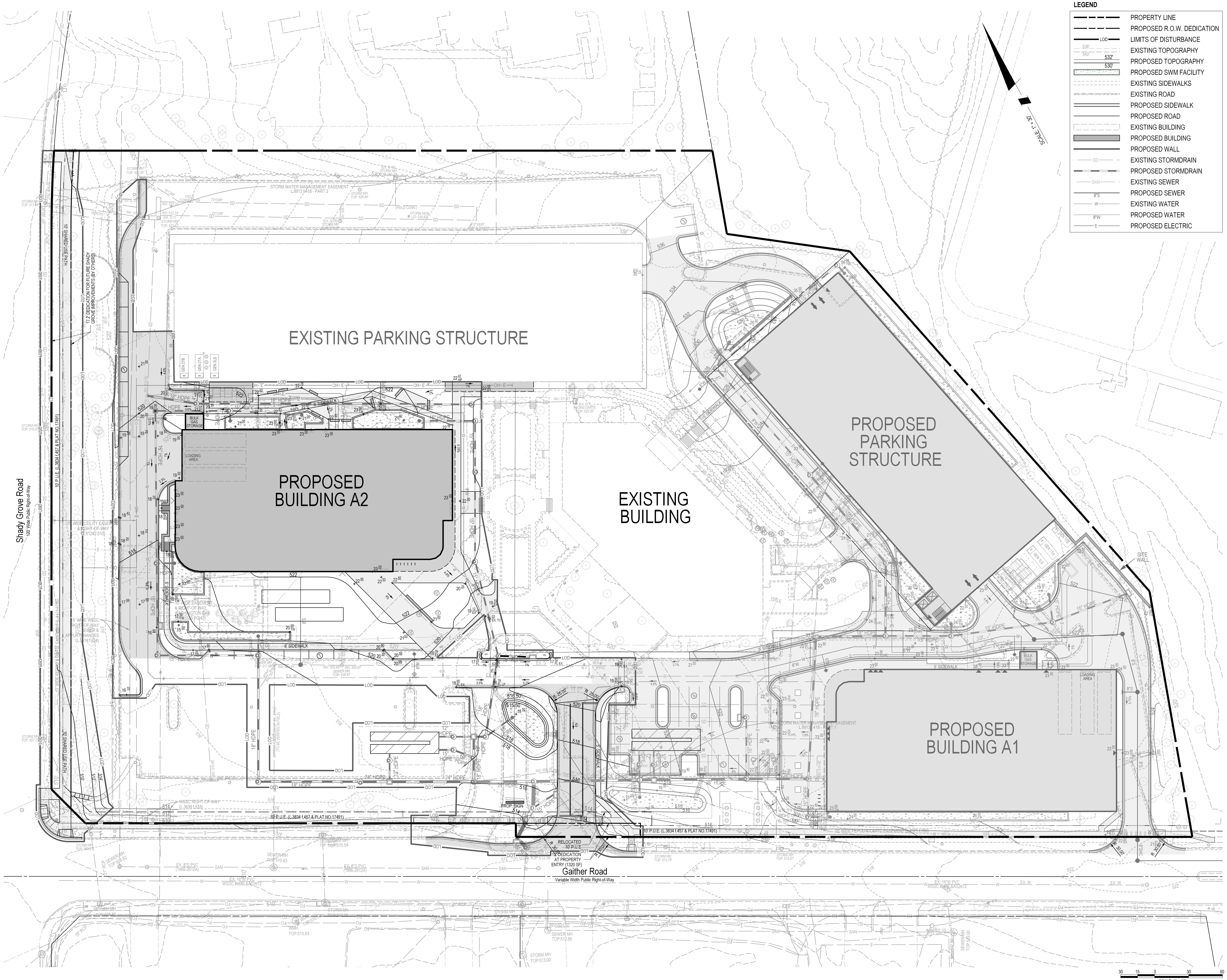

LEGEND

- PROPERTY LINE
- PROPOSED R.O.W. DEDICATION
- LIMITS OF DISTURBANCE
- EXISTING TOPOGRAPHY
- PROPOSED TOPOGRAPHY
- PROPOSED SWM FACILITY
- EXISTING SIDEWALKS
- EXISTING ROAD
- PROPOSED SIDEWALK
- PROPOSED ROAD
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED WALL
- EXISTING STORMDRAIN
- PROPOSED STORMDRAIN
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING WATER
- PROPOSED WATER
- PROPOSED ELECTRIC

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PHASE II SITE PLAN

SITE PLAN
PARK PLAZA

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET	ZONING CATEGORY:
221NW09	MXE
SITE DATUM HORIZONTAL: ____ VERTICAL: ____	TAX MAP FS62, 0000
ONE INCH 1" = 30'	DATE: 10/7/2025 DESIGNED: JS TECHNICIAN: JS CHECKED: JDS CAD STD'S. VERSION: ORD / NCS
SHEET SP-7 OF SP-12	
PROJECT NO. 4290-00-00	

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- EXISTING TOPOGRAPHY
- PROPOSED TOPOGRAPHY
- PROPOSED SWM FACILITY
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- EXISTING ROAD
- PROPOSED SIDEWALK
- PROPOSED ROAD
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED WALL
- SD — EXISTING STORMDRAIN
- PROPOSED STORMDRAIN
- SAN — EXISTING SEWER
- 8"S — PROPOSED SEWER
- W — EXISTING WATER
- 8"W — PROPOSED WATER
- E — PROPOSED ELECTRIC

SCALE 1" = 20'

SEE SHEET SP-9

SEE SHEET SP-10

TAX I.D.00145062
BW RRI III, LLC
L.50550 f.231
LOT 4 AS PER PLAT NO.8444
DANAC TECNOLOGICAL PARK

STORM WATER MANAGEMENT EASEMENT
L.8913 f.418 - PART 2

EXISTING PARKING STRUCTURE

TAX I.D.03321695
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.336
LOT 3C AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)

57,644 S.F.
OR 1.3233 A.C.

PROPOSED BUILDING A2

TAX I.D.03321673
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.327
LOT 3A AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)

FFE = 523.00

PROPO
BUILDIN

Shady Grove Road
120' Wide Public Right-of-Way

10' ASPHALT SHARED PATH

17.2' DEDICATION FOR FUTURE SHADY GROVE IMPROVEMENTS (BY OTHERS)

24' WIDE UTILITY EASEMENT
(L.9724 f.510)

5' SIDEWALK

6' SIDEWALK

SITE WALL

BULK GAS STORAGE

LOADING AREA

DOCK = 519.00

GEN 27B
GEN 27A
GEN 2LS

SCALE: 1" = 20'

SOLTESZ, INC.
ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
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www.solteszco.com

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NO.	REVISIONS	BY	DATE

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APPLICANT / PROPERTY OWNER

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1000 WILSON BOULEVARD, SUITE 700
ARLINGTON, VA 22209
703-284-0200

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ARCHITECT

GENSLER
1 EAST PRATT STREET, SUITE 202
BALTIMORE, MD 21202
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CONTACT: PETER STUBB
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LANDSCAPE ARCHITECT

MAHAN RYKIEL ASSOCIATES
3300 CLIPPER MILL ROAD
BALTIMORE, MD 21211
410-235-6001

CONTACT: ELAINE KU
EMAIL: EKU@MAHANRYKIEL.COM

ATTORNEY

LERCH, EARLY & BREWER, CHTD
7600 WISCONSIN AVENUE, SUITE 700
BETHESDA, MD 20814
301-841-3832

CONTACT: PATRICIA HARRIS
EMAIL: PAHARRIS@LERCHEARLY.COM

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. 60695 **EXPIRATION DATE:** 03/02/2027

SITE PLAN

SITE PLAN
PARK PLAZA

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: VERTICAL:	TAX MAP: FS62, 0000
1" = 20'	DATE: 9/25/2025
	DESIGNED: JS
	TECHNICIAN: JS
	CHECKED: JDS
SHEET SP-8 OF SP-12	CAD STD'S VERSION: ORD / NCS
PROJECT NO. 4290-00-00	

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REFERENCE GRID A B C D E F G H I J K L M N O

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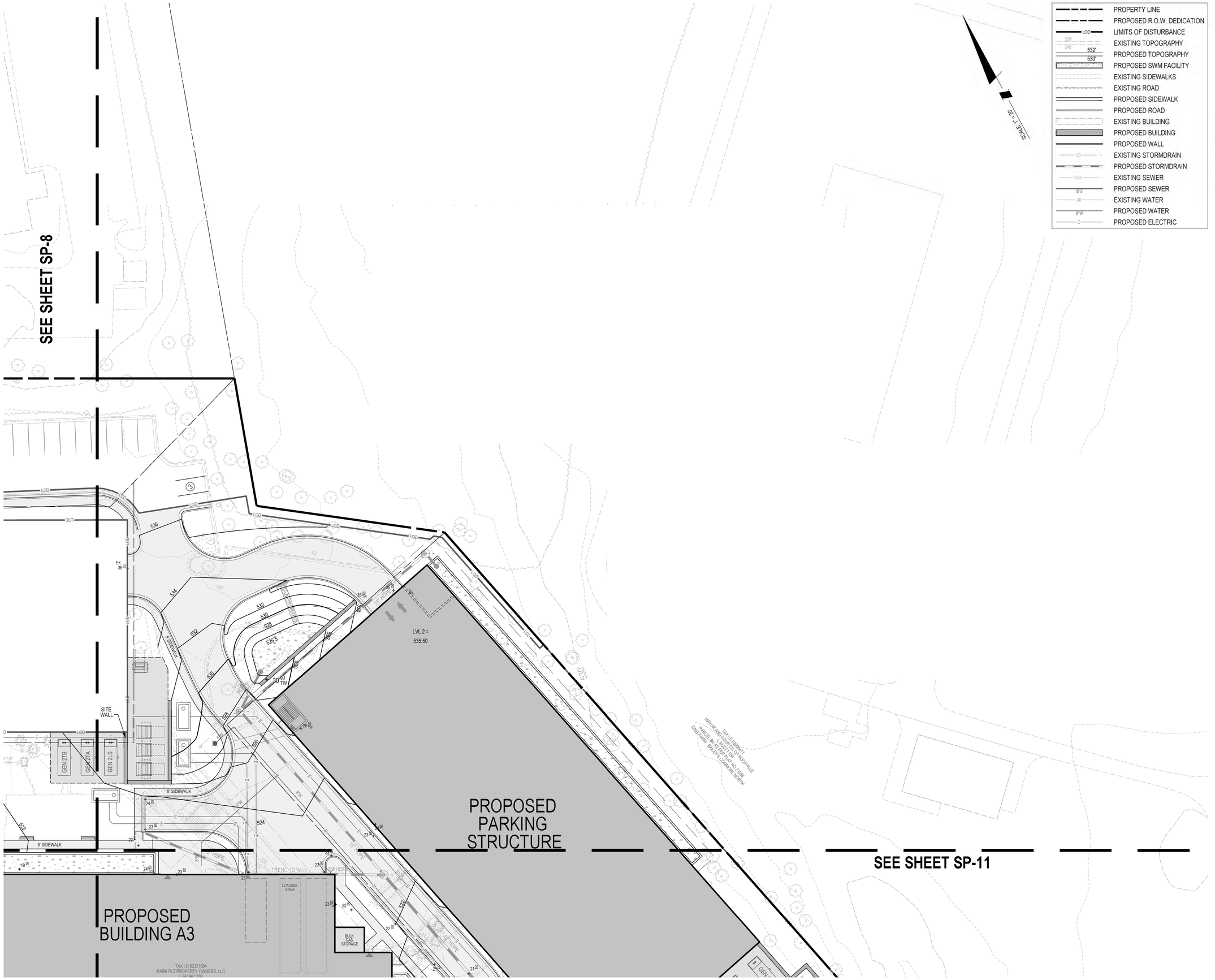

LEGEND

- PROPERTY LINE
- PROPOSED R.O.W. DEDICATION
- LIMITS OF DISTURBANCE
- EXISTING TOPOGRAPHY
- PROPOSED TOPOGRAPHY
- PROPOSED SWM FACILITY
- EXISTING SIDEWALKS
- EXISTING ROAD
- PROPOSED SIDEWALK
- PROPOSED ROAD
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED WALL
- EXISTING STORMDRAIN
- PROPOSED STORMDRAIN
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING WATER
- PROPOSED WATER
- PROPOSED ELECTRIC

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NO	REVISIONS	BY	DATE

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ARCHITECT

GENSLER
1 EAST PRATT STREET, SUITE 202
BALTIMORE, MD 21202
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LANDSCAPE ARCHITECT

MAHAN RYKIEL ASSOCIATES
3300 CLIPPER MILL ROAD
BALTIMORE, MD 21211
410-235-6001

CONTACT: ELAINE KU
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SITE PLAN

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PARK PLAZA

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM: HORIZONTAL: ____ VERTICAL: ____	TAX MAP: FS62, 0000
1" = 20'	DATE: 9/25/2025
SHEET: SP-9 OF SP-12	DESIGNED: JS TECHNICIAN: JS CHECKED: JDS CAD STD'S VERSION: ORD / NCS
PROJECT NO: 4290-00-00	

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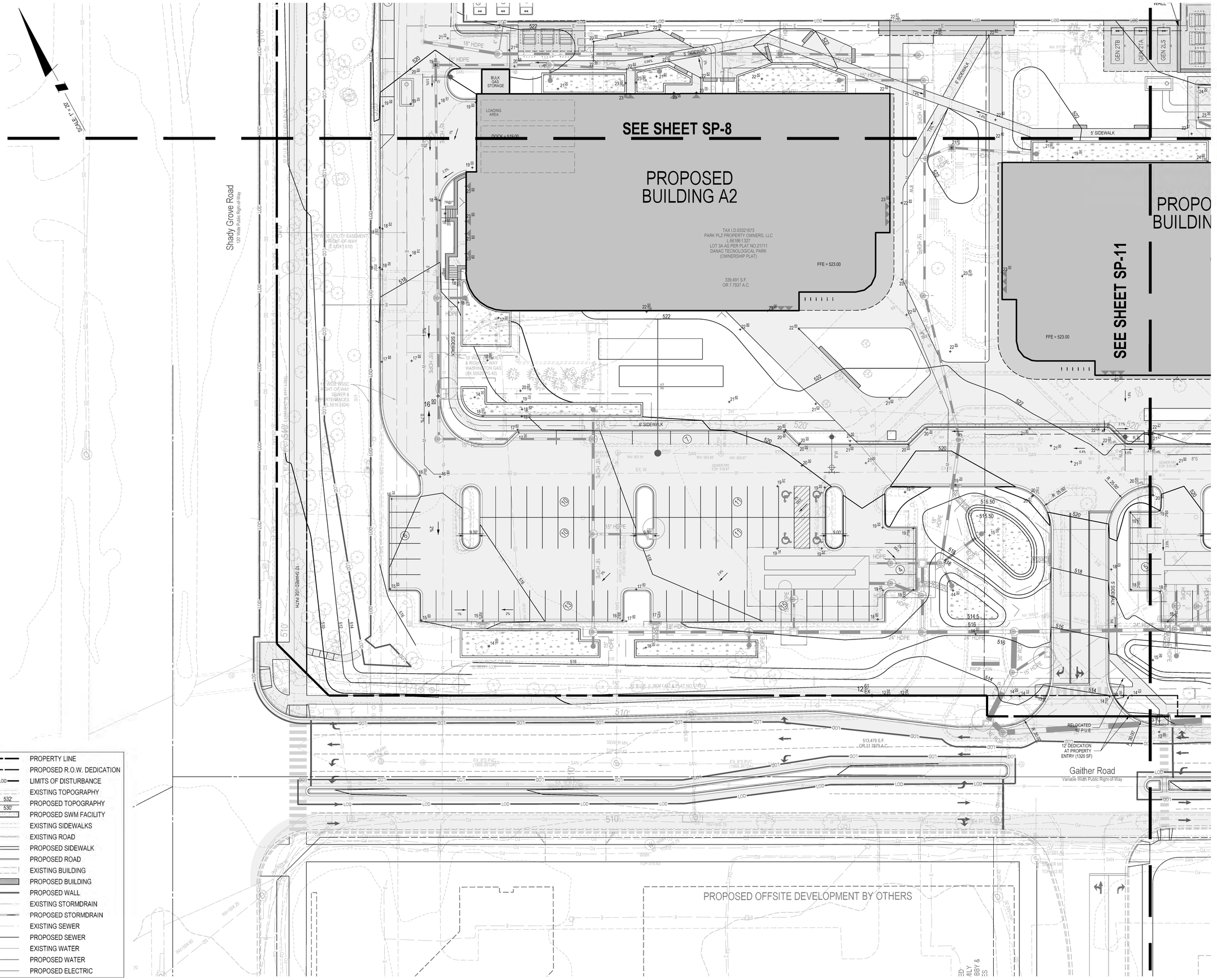

LEGEND

- PROPERTY LINE
- PROPOSED R.O.W. DEDICATION
- LOD — LIMITS OF DISTURBANCE
- 536 — EXISTING TOPOGRAPHY
- 532 — PROPOSED TOPOGRAPHY
- 530 — PROPOSED SWM FACILITY
- EXISTING SIDEWALKS
- EXISTING ROAD
- PROPOSED SIDEWALK
- PROPOSED ROAD
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED WALL
- SD — EXISTING STORMDRAIN
- PROPOSED STORMDRAIN
- SAN — EXISTING SEWER
- 8"S — PROPOSED SEWER
- W — EXISTING WATER
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LANDSCAPE ARCHITECT

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PARK PLAZA

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: VERTICAL:	TAX MAP: FS62, 0000
1" = 20'	DATE: 9/25/2025 DESIGNED: JS TECHNICIAN: JS CHECKED: JDS CAD STD'S VERSION: ORD / NCS
SHEET: SP-10 OF SP-12	
PROJECT NO.: 4290-00-00	

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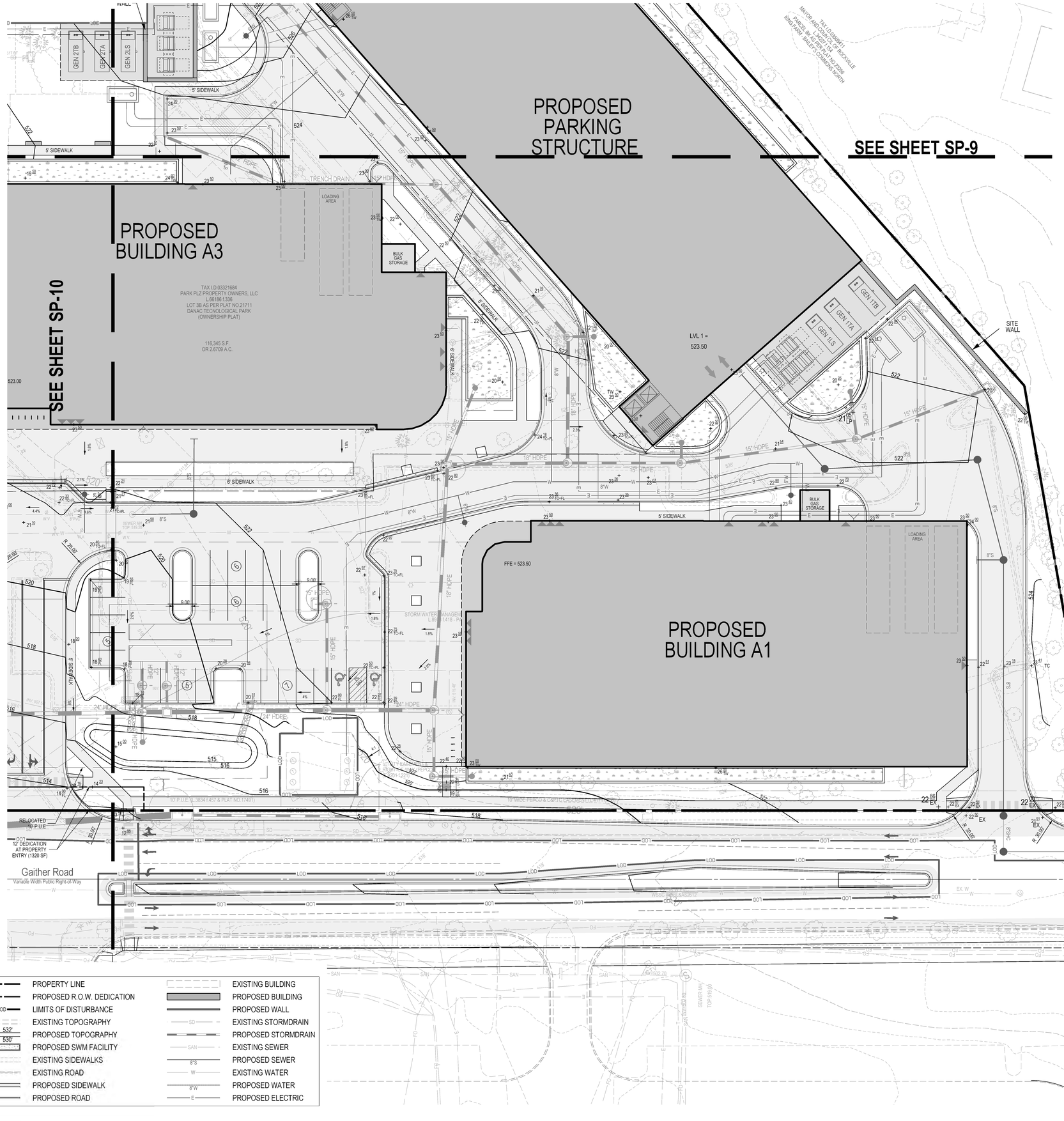

LEGEND

PROPERTY LINE	EXISTING BUILDING
PROPOSED R.O.W. DEDICATION	PROPOSED BUILDING
LOD — LIMITS OF DISTURBANCE	PROPOSED WALL
538 / 540' — EXISTING TOPOGRAPHY	SD — EXISTING STORMDRAIN
532 — PROPOSED TOPOGRAPHY	PROPOSED STORMDRAIN
530 — PROPOSED SWM FACILITY	SAN — EXISTING SEWER
EXISTING SIDEWALKS	8"S — PROPOSED SEWER
EXISTING ROAD	W — EXISTING WATER
PROPOSED SIDEWALK	8"W — PROPOSED WATER
PROPOSED ROAD	E — PROPOSED ELECTRIC

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SITE PLAN

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PARK PLAZA

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: VERTICAL:	TAX MAP: FS52, 0000
1" = 20'	DATE: 9/25/2025 DESIGNED: JS TECHNICIAN: JS CHECKED: JDS CAD STD'S VERSION: ORD / NCS
SHEET SP-11 OF SP-12	
PROJECT NO. 4290-00-00	

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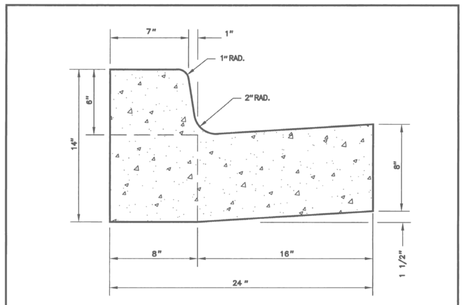
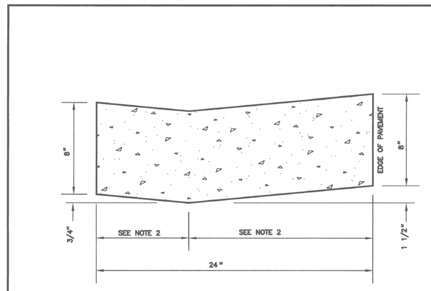


GENERAL NOTES

1. REFER TO MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR MATERIALS, METHODS OF CONSTRUCTION AND EXPANSION JOINT LOCATIONS.
2. THIS STANDARD SHALL BE USED ON PRIMARY RESIDENTIAL, ARTERIAL AND BUSINESS DISTRICT ROADS AS WELL AS CURB RETURNS AND INLET THROATS.
3. WHENEVER STANDARD MC-101.01 CURB IS USED IN CONJUNCTION WITH THIS STANDARD, A TEN FOOT TRANSITION SHALL BE PROVIDED FROM STANDARD MC-100.01 TO STANDARD MC-101.01 FOR CURB RETURNS AND CURB SECTIONS WHICH INCLUDE INLETS.
4. THE STANDARD DISTANCE BETWEEN JOINTS SHALL BE TEN FEET (MAXIMUM AND MINIMUM DISTANCES SHALL BE THIRTEEN FEET AND FIVE FEET RESPECTIVELY).
5. EXPANSION JOINT MATERIAL SHALL BE 1/2 INCH PREFORMED CORK, TRIMMED AND SEALED WITH NON-STAINING TWO-COMPONENT POLYSULFIDE OR POLYURETHANE ELASTOMERIC TYPE SEALANT COMPLYING WITH ASTM-C920. ⚠

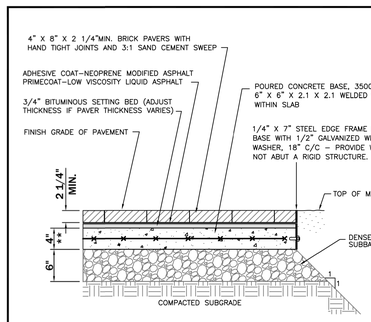
APPROVED 14 APR '06 DATE	REVISED	MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION
DIRECTOR, DEPT. OF PUBLIC WORKS & TRANSPORTATION	⚠ ASTM-C920 4/2006	COMBINATION CONCRETE CURB AND GUTTER TYPE A
for CHIEF, DIV. OF CAP. DEV.		STANDARD NO. MC-100.01



GENERAL NOTES

1. REFER TO MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR MATERIALS, METHODS OF CONSTRUCTION AND EXPANSION JOINT LOCATIONS.
2. THE DISTANCES FROM THE FLOWLINE TO THE FRONT AND BACK EDGE OF CURB SHALL BE ADJUSTED TO MATCH EXISTING CONDITIONS.
3. THE STANDARD DISTANCE BETWEEN JOINTS SHALL BE TEN FEET (MAXIMUM AND MINIMUM DISTANCES SHALL BE THIRTEEN FEET AND FIVE FEET RESPECTIVELY).
4. EXPANSION JOINT MATERIAL SHALL BE 1/2 INCH PREFORMED CORK, TRIMMED AND SEALED WITH NON-STAINING TWO-COMPONENT POLYSULFIDE OR POLYURETHANE ELASTOMERIC TYPE SEALANT COMPLYING WITH ASTM-C920. ⚠

APPROVED 14 APR '06 DATE	REVISED	MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION
DIRECTOR, DEPT. OF PUBLIC WORKS & TRANSPORTATION	⚠ ASTM-C920 4/2006	DEPRESSED CURB ENTRANCE
for CHIEF, DIV. OF CAP. DEV.		STANDARD NO. MC-102.01

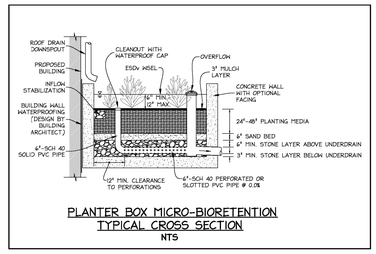


** 7" THICK CONCRETE SUBBASE AT DRIVEWAY ENTRANCES

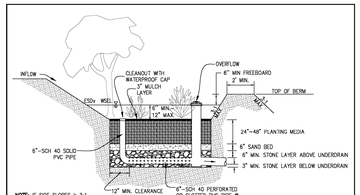
GENERAL NOTES

1. Pavers shall be WATSONTOWN "Garden Blend" or approved equal, class SX, type I, have compressive strength of 10,000 psi for any five block tested, shall be capable of withstanding a min. of a 100 freeze-thaw cycles, have an average water absorption rate of 4% or less, and shall conform to ASTM Designation of C-902.
2. The Bituminous setting shall consist of Hot Mix Asphalt Superpave 4.75mm for surface PG58-28 conforming to AASHTO designation M-320.
3. A tack coat of 2% neoprene-modified asphalt adhesive shall be used.
4. Joint filler shall be one part Portland cement mixed with three parts sand.
5. The 28 day compressive strength for the concrete subbase shall be 3500 p.s.i.
6. Provide 1/2" expansion joint where brick abuts a rigid structure.
7. Refer to Maryland State Highway Administration specifications for materials and methods of construction.

APPROVED 22 MAY '09 DATE	MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
DIRECTOR, DEPARTMENT OF TRANSPORTATION	STREETSCAPE - PAVERS SIDEWALK
CHIEF, DIVISION OF TRANSPORTATION ENGINEERING	STANDARD NO. MC-111.02

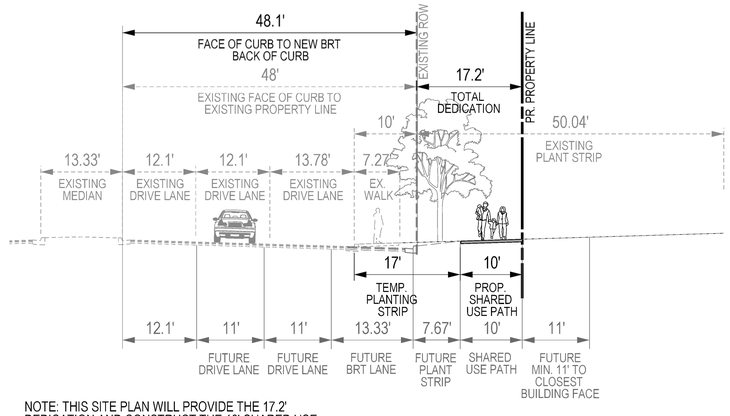


PLANTER BOX MICRO-BIORETENTION
TYPICAL CROSS SECTION
NTS



NOTE: IF SIDE SLOPES > 3:1, PROVIDE LOW MAINTENANCE GROUND COVER.

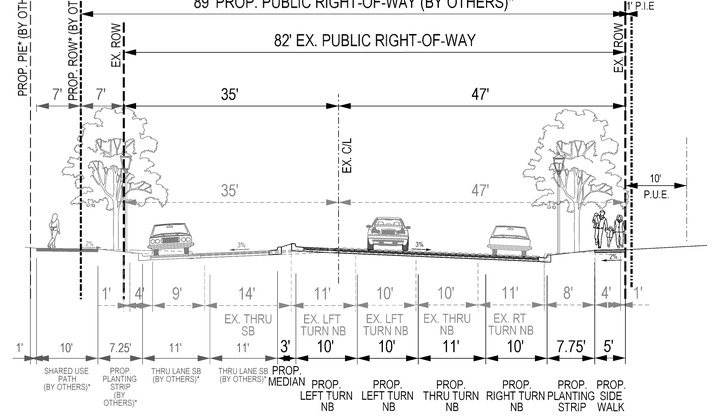
MICRO-BIORETENTION
TYPICAL CROSS SECTION
NTS



NOTE: THIS SITE PLAN WILL PROVIDE THE 17.2' DEDICATION AND CONSTRUCT THE 10' SHARED USE PATH AS A PART OF THIS DEVELOPMENT.

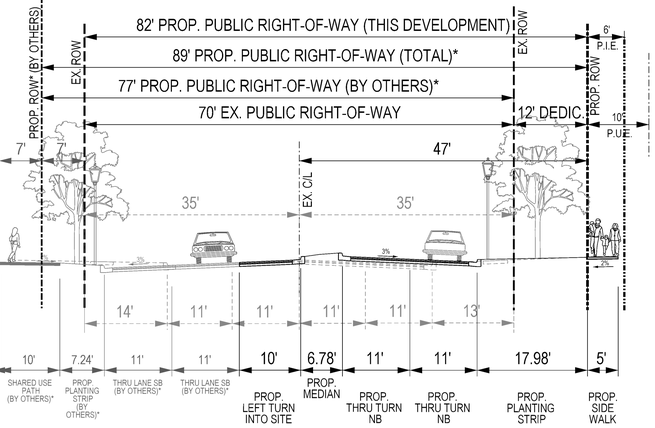
SHADY GROVE ROAD SECTION

SCALE: 1"= 10'



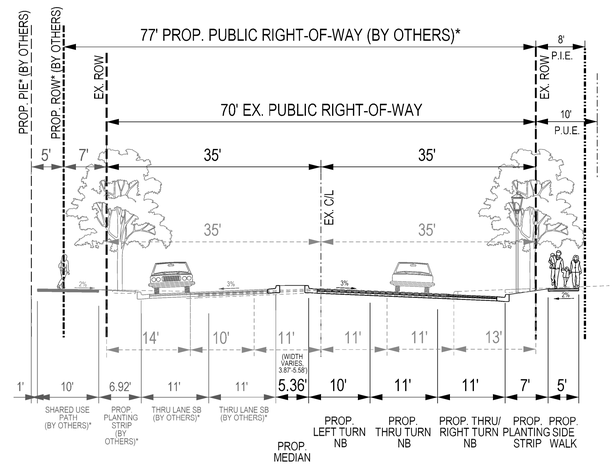
SECTION A - GAITHER ROAD

SCALE: 1"= 10'



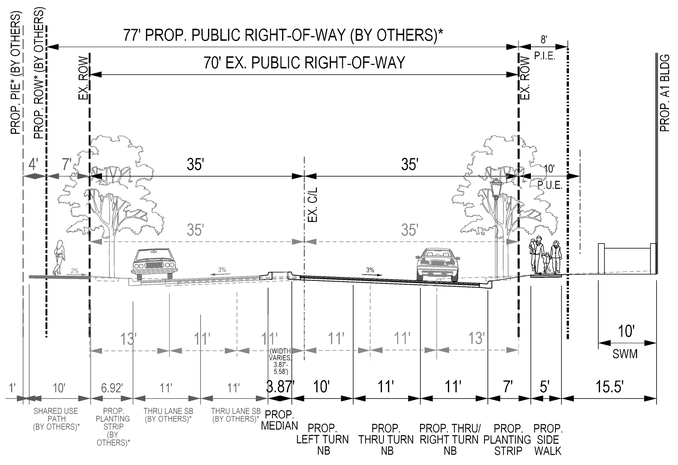
SECTION B - GAITHER ROAD

SCALE: 1"= 10'



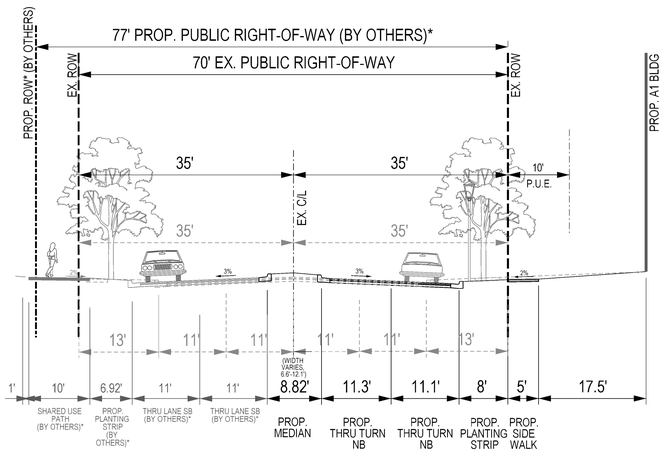
SECTION C - GAITHER ROAD

SCALE: 1"= 10'



SECTION C-1 - GAITHER ROAD

SCALE: 1"= 10'



SECTION D - GAITHER ROAD

SCALE: 1"= 10'

SOLTESZ, INC.
ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067
www.solteszco.com

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NO.	REVISIONS	BY	DATE

MISS UTILITY NOTE

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APPLICANT / PROPERTY OWNER

PARK PLZ PROPERTY OWNER, LLC C/O MONDAY PROPERTIES
1000 WILSON BOULEVARD, SUITE 700
ARLINGTON, VA 22209
703-284-0200

CONTACT: TIM HELMIG
EMAIL: THELMIG@MONDAYRE.COM

ARCHITECT

GENSLER
1 EAST PRATT STREET, SUITE 202
BALTIMORE, MD 21202
410-539-8776

CONTACT: PETER STUBB
EMAIL: PETER_STUBB@GENSLER.COM

LANDSCAPE ARCHITECT

MAHAN RYKIEL ASSOCIATES
3300 CLIPPER MILL ROAD
BALTIMORE, MD 21211
410-235-6001

CONTACT: ELAINE KU
EMAIL: EKU@MAHANRYKIEL.COM

ATTORNEY

LERCH, EARLY & BREWER, CHTD
7600 WISCONSIN AVENUE, SUITE 700
BETHESDA, MD 20814
301-841-3832

CONTACT: PATRICIA HARRIS
EMAIL: PAHARRIS@LERCHEARLY.COM

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.** 60695 **EXPIRATION DATE:** 03/02/2027

NOTES AND DETAILS

SITE PLAN
PARK PLAZA

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: VERTICAL:	TAX MAP: FS62, 0000
DRAWING NO.	DATE: 9/25/2025
	DESIGNED: JS
	TECHNICIAN: JS
	CHECKED: JDS
SHEET SP-12 OF SP-12	CAD STD'S VERSION: ORD / NCS
PROJECT NO. 4290-00-00	

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Community Planning & Development Services
Received
October 13, 2025

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LEGEND

- FIRE ACCESS LANE
- FH — PROPOSED FIRE HYDRANT
- # — FIRE DEPT. KEY ACCESS BOX

47.00
7.00 21.75
AT-29 Germantown
feet
Width : 8.25
Track : 8.25
Lock to Lock Time : 6.0
Steering Angle : 33.2

SCALE: 1" = 30'

NON- SPRINKLERED
EXISTING PARKING STRUCTURE TO REMAIN

PARKING GARAGE
SPRINKLERED

BUILDING A2
SPRINKLERED

BUILDING A3
SPRINKLERED

BUILDING A1
SPRINKLERED

PROPOSED OFFSITE DEVELOPMENT BY OTHERS

Shady Grove Road
120' Wide Public Right-of-Way

Gaither Road
Variable Width Public Right-of-Way

TAX I.D.00145062
BW RRR III, LLC
L.50550 f.231
LOT 1 AS PER PLAT NO.84441
DANAC TECNOLOGICAL PARK

TAX I.D.0332189
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.336
LOT 3C AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)

TAX I.D.03366941 /
MAYOR AND COUNCIL OF ROCKVILLE
PARCEL "A" AS PER PLAT NO.19295
KING FARM VILLAGE CENTER NORTH

STORM WATER MANAGEMENT EASEMENT
L.39131 f.418 - PART 2

10' WIDE UTILITY EASEMENT & RIGHT-OF-WAY (L.5124 f.510)

10' WIDE EASEMENT & RIGHT-OF-WAY WASHINGTON GAS (BK.55529 PG.427)

15' WIDE WSSC RIGHT-OF-WAY SEWER & APPURTENANCES (L.5516 f.224)

10' WIDE PEPCO & DPC EASEMENT (L.4114 f.68)

WSSC RIGHT-OF-WAY (L.3639 f.533)

10' P.U.E. (L.38341 f.457 & PLAT NO.17481)

UTILITY & RIGHT-OF-WAY EASEMENT (BK.9071 f.221)

W SHARED USE PATH

5' SIDEWALK

6' SIDEWALK

8' SIDEWALK

FH

FDC

FIRE PUMP ROOM

FIRE COMMAND ROOM

R50' ACCESS

323' ACCESS PATH

337' ACCESS PATH

416' ACCESS PATH

295' ACCESS PATH

PROP. SIGN

WMH TOP:510.79

WMH TOP:510.83

EX. 16"W PVC WSSC Instl. 8/25/2012

PROPOSED FIRE ACCESS PLAN
PARK PLAZA
ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

SOLTESZ, INC.

ROCKVILLE OFFICE
2 Research Place, Suite 100
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NO.	REVISIONS	BY	DATE

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PARK PLZ PROPERTY OWNER, LLC C/O MONDAY PROPERTIES
1000 WILSON BOULEVARD, SUITE 700
ARLINGTON, VA 22209
703-284-0200

CONTACT: TIM HELMIG
EMAIL: THELMIG@MONDAYRE.COM

ARCHITECT

GENSLER
1 EAST PRATT STREET, SUITE 202
BALTIMORE, MD 21202
410-539-8776

CONTACT: PETER STUBB
EMAIL: PETER_STUBB@GENSLER.COM

LANDSCAPE ARCHITECT

MAHAN RYKIEL ASSOCIATES
3300 CLIPPER MILL ROAD
BALTIMORE, MD 21211
410-235-6001

CONTACT: ELAINE KU
EMAIL: EKU@MAHANRYKIEL.COM

ATTORNEY

LERCH, EARLY & BREWER, CHTD
7600 WISCONSIN AVENUE, SUITE 700
BETHESDA, MD 20814
301-841-3832

CONTACT: PATRICIA HARRIS
EMAIL: PAHARRIS@LERCHEARLY.COM

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.:** 50955 **EXPIRATION DATE:** 03/02/2027

OVERALL FIRE ACCESS PLAN

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: VERTICAL:	TAX MAP: FS92, 0000
1" = 30'	DATE: 10/6/2025
SHEET F-1 OF F-3	DESIGNED: JS; TECHNICIAN: JS; CHECKED: JDS; CAD STD'S. VERSION: ORD / NCS
PROJECT NO. 4290-00-00	

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REFERENCE GRID: A B C D E F G H I J K L M N O

Shady Grove Road
120' Wide Public Right-of-Way

Gaither Road
Variable Width Public Right-of-Way

TAX I.D.00145062
BW RRI III, LLC
L.50560 f.231
LOT 'A' AS PER PLAT NO.8444
DANAC TECNOLOGICAL PARK

TAX I.D.03321695
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.336
LOT 3C AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)

TAX I.D.03321673
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.327
LOT 3A AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)

TAX I.D.03321684
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.336
LOT 3B AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)

NON- SPRINKLERED
EXISTING PARKING STRUCTURE TO REMAIN

PARKING GARAGE
SPRINKLERED

BUILDING A1
SPRINKLERED

STORM WATER MANAGEMENT EASEMENT
L.8913 f.418 - PART 2

75' WIDE UTILITY EASEMENT
& RIGHT-OF-WAY
(L.5124 f.510)

10' WIDE EASEMENT
& RIGHT-OF-WAY
WASHINGTON GAS
(BK.55529 PG.42)

15' WIDE WSSC
RIGHT-OF-WAY
SEWER &
APPURTENANCES
(L.55181 f.24)

10' WIDE PEPCO & CAPITOL EASEMENT (L.4171 f.165)

WSSC RIGHT-OF-WAY
(L.3639 f.533)

10' P.U.E. (L.3834 f.457 & PLAT NO.17491)

ELECTRIC TRANSFORMERS & GENERATORS

TELECOMM VAULTS

UTILITY RIGHT-OF-WAY (PEPCO)
(L.9201 f.321)

EX. 16"W PVC
WSSC RIBBLASS 6.12

WMH
TOP:510.83

6' SIDEWALK

5' SIDEWALK

FIRE COMMAND ROOM

FIRE PUMP ROOM

291' ACCESS PATH

162' ACCESS PATH

R50' ACCESS

FDC

FH

LEGEND

FIRE ACCESS LANE

PROPOSED FIRE HYDRANT

FIRE DEPT. KEY ACCESS BOX

47.00
7.00 21.75
AT-29 Germantown
feet
Width : 8.25
Track : 8.25
Lock to Lock Time : 6.0
Steering Angle : 33.2

SCALE: 1" = 30'

30 15 0 30 60

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ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067
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NO.	REVISIONS	BY	DATE

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PARK PLZ PROPERTY OWNER, LLC C/O MONDAY PROPERTIES
1000 WILSON BOULEVARD, SUITE 700
ARLINGTON, VA 22209
703-284-0200

CONTACT: TIM HELMIG
EMAIL: THELMIG@MONDAYRE.COM

ARCHITECT

GENSLER
1 EAST PRATT STREET, SUITE 202
BALTIMORE, MD 21202
410-539-8776

CONTACT: PETER STUBB
EMAIL: PETER_STUBB@GENSLER.COM

LANDSCAPE ARCHITECT

MAHAN RYKIEL ASSOCIATES
3300 CLIPPER MILL ROAD
BALTIMORE, MD 21211
410-235-6001

CONTACT: ELAINE KU
EMAIL: EKU@MAHANRYKIEL.COM

ATTORNEY

LERCH, EARLY & BREWER, CHTD
7600 WISCONSIN AVENUE, SUITE 700
BETHESDA, MD 20814
301-841-3832

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LICENSE NO.: 60655 EXPIRATION DATE: 03/02/2027

PHASE I FIRE ACCESS PLAN

FIRE ACCESS PLAN
PARK PLAZA

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: VERTICAL:	TAX MAP: FS62, 0000
1" = 30'	DATE: 10/6/2025 DESIGNED: JS TECHNICIAN: JS CHECKED: JDS CAD STD'S, VERSION: ORD / NCS
SHEET F-2 OF F-3	
PROJECT NO. 4290-00-00	

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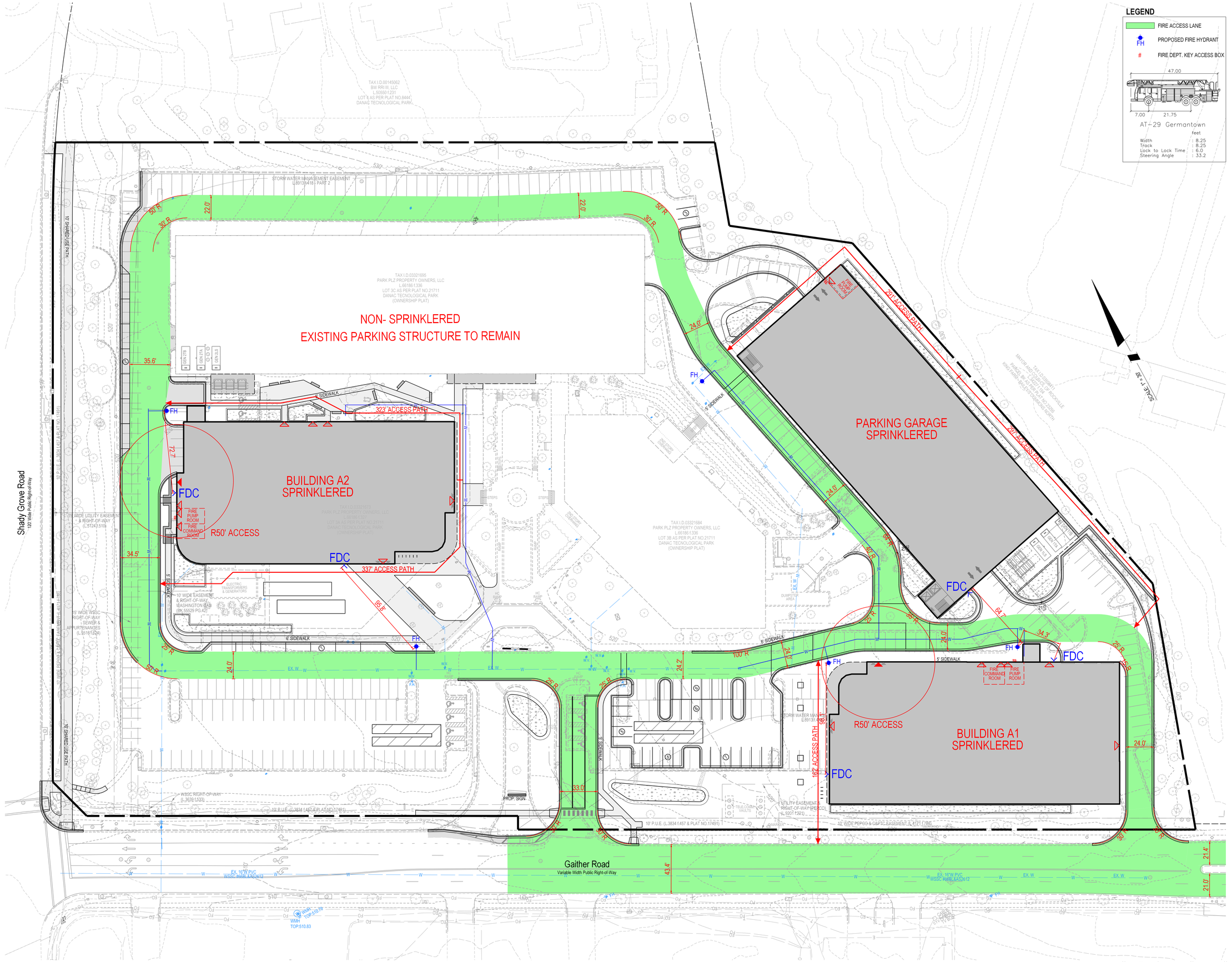
REFERENCE GRID: A B C D E F G H I J K L M N O



LEGEND

- FIRE ACCESS LANE
- FH — PROPOSED FIRE HYDRANT
- # — FIRE DEPT. KEY ACCESS BOX

AT-29 Germantown

	feet
Width	: 8.25
Track	: 8.25
Lock to Lock Time	: 6.0
Steering Angle	: 33.2

SOLTESZ, INC.

ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067
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1000 WILSON BOULEVARD, SUITE 700
ARLINGTON, VA 22209
703-284-0200

CONTACT: TIM HELMIG
EMAIL: THELMIG@MONDAYRE.COM

ARCHITECT

GENSLER
1 EAST PRATT STREET, SUITE 202
BALTIMORE, MD 21202
410-539-8776

CONTACT: PETER STUBB
EMAIL: PETER_STUBB@GENSLER.COM

LANDSCAPE ARCHITECT

MAHAN RYKIEL ASSOCIATES
3300 CLIPPER MILL ROAD
BALTIMORE, MD 21211
410-235-6001

CONTACT: ELAINE KU
EMAIL: EKU@MAHANRYKIEL.COM

ATTORNEY

LERCH, EARLY & BREWER, CHTD
7600 WISCONSIN AVENUE, SUITE 700
BETHESDA, MD 20814
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PHASE II FIRE ACCESS PLAN

FIRE ACCESS PLAN
PARK PLAZA

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: VERTICAL:	TAX MAP: FS62, 0000
1" = 30'	DATE: 10/6/2025 DESIGNED: JS TECHNICIAN: JS CHECKED: JDS CAD STD'S, VERSION: ORD / NCS
SHEET F-3 OF F-3	
PROJECT NO.: 4290-00-00	

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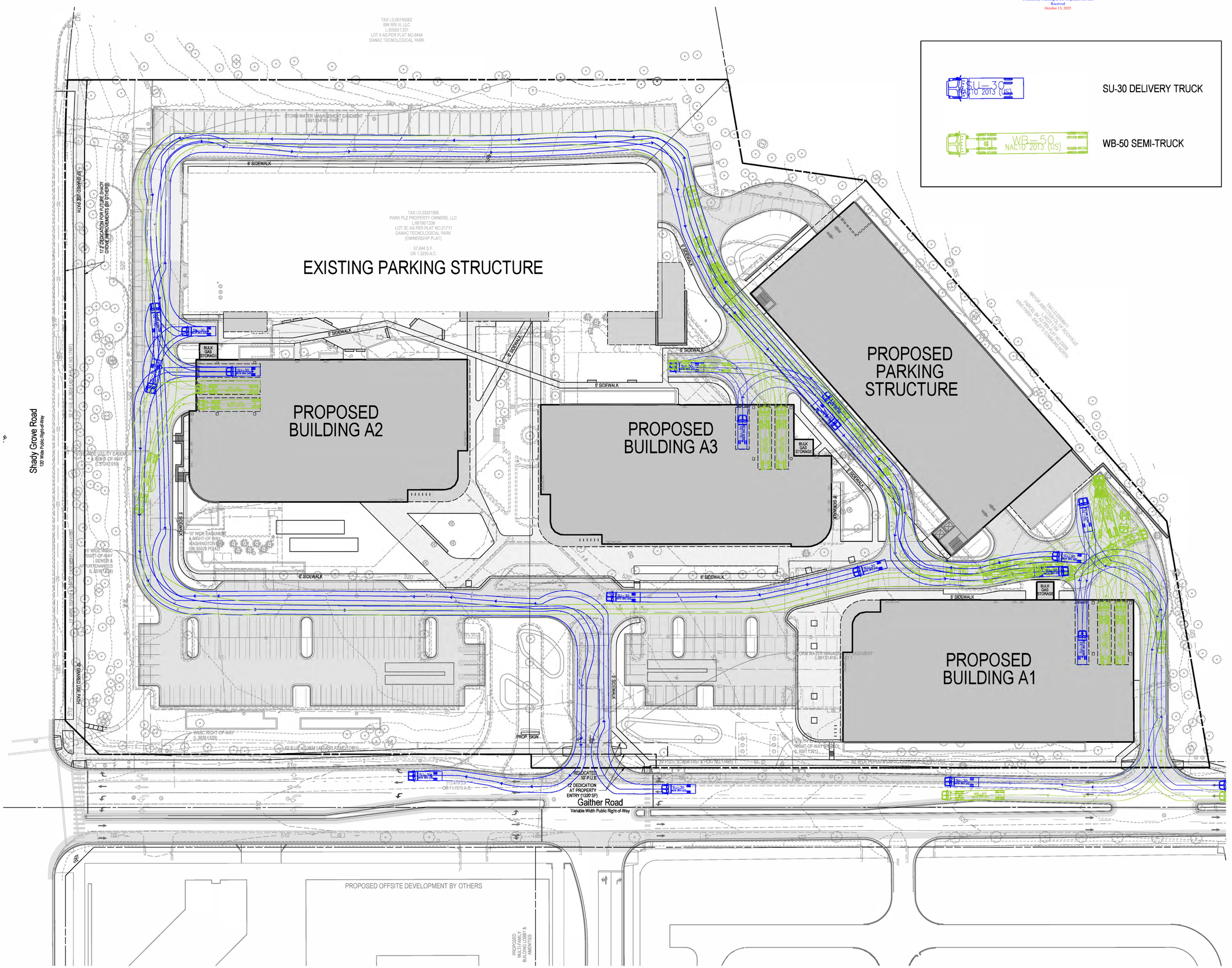
Community Planning & Development Services
Received
October 13, 2025



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2 Research Place, Suite 100
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ARLINGTON, VA 22209
703-284-0200

CONTACT: TIM HELMIG
EMAIL: THELMIG@MONDAYRE.COM

ENGINEER

SOLTESZ, INC.
2 RESEARCH PLACE, SUITE 100
ROCKVILLE, MD 20850
301-948-2750

CONTACT: JYOTIKA SHARMA
EMAIL: JSHARMA@SOLTESZCO.COM

ARCHITECT

GENSLER
1 EAST PRATT STREET, SUITE 202
BALTIMORE, MD 21202
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CONTACT: PETER STUBB
EMAIL: PETER_STUBB@GENSLER.COM

LANDSCAPE ARCHITECT

MAHAN RYKIEL ASSOCIATES
3300 CLIPPER MILL ROAD
BALTIMORE, MD 21211
410-235-6001

CONTACT: ELAINE KU
EMAIL: EKU@MAHANRYKIEL.COM

ATTORNEY

LERCH, EARLY & BREWER, CHTD
7600 WISCONSIN AVENUE, SUITE 700
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OVERALL TRUCK TURN EXHIBIT

TRUCK TURN EXHIBITS
PARK PLAZA

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

TAX MAP: FS62, 0000	ZONING CATEGORY: MXE
WSSC 200' SHEET: 221NW09	
SITE DATUM HORIZONTAL: _____ VERTICAL: _____	
1" = 30'	DATE: 10/7/2025
	DESIGNED: SC
	TECHNICIAN: RC
	CHECKED: JDS
SHEET E1-1 OF E1-.3	CAD STD'S. VERSION: ORD / NCS
PROJECT NO. 4290-00-00	

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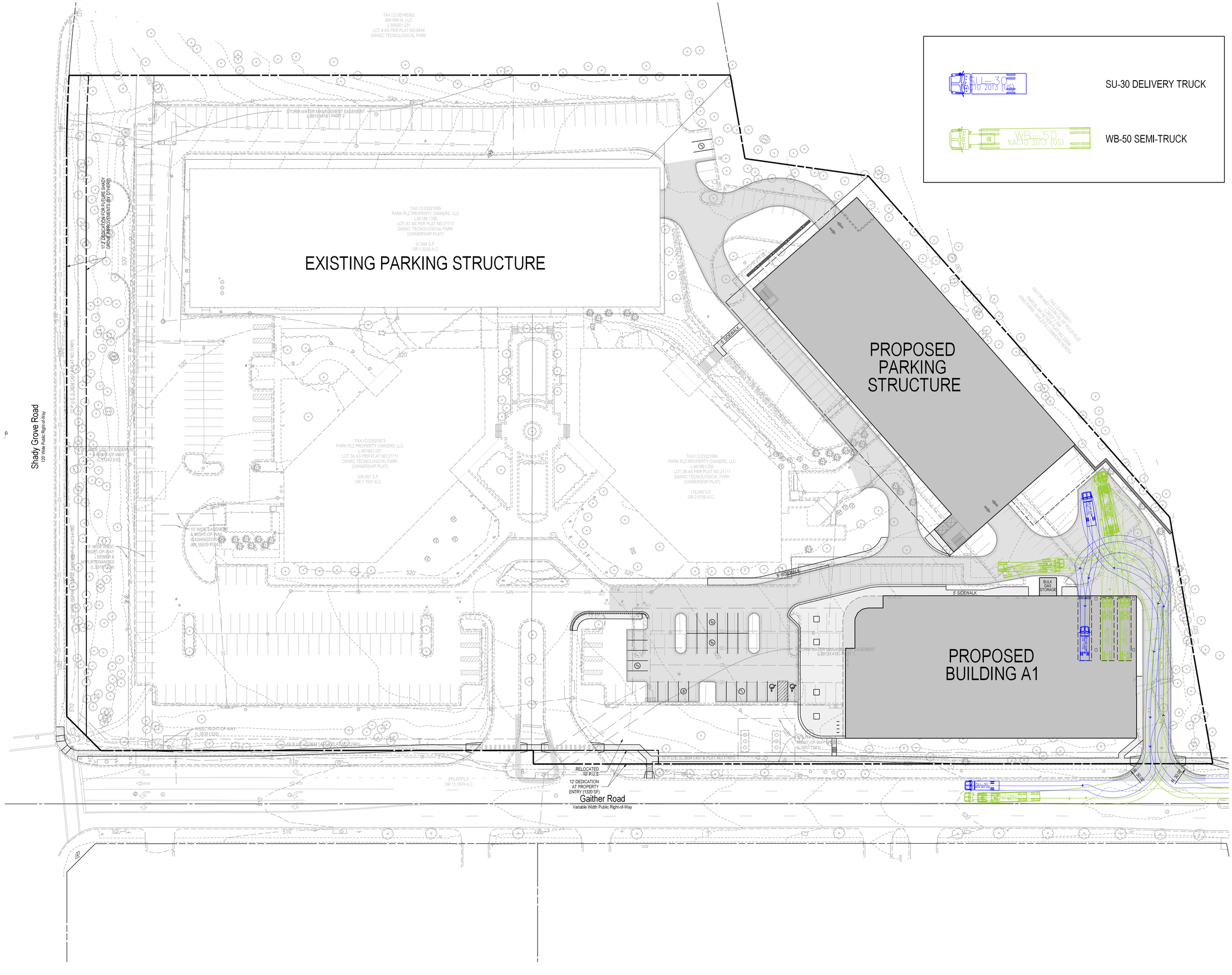

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NO.	REVISIONS	BY	DATE

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ENGINEER

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2 RESEARCH PLACE, SUITE 100
ROCKVILLE, MD 20850
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1 EAST PRATT STREET, SUITE 202
BALTIMORE, MD 21202
410-539-8776

CONTACT: PETER STUBB
EMAIL: PETER_STUBB@GENSLER.COM

LANDSCAPE ARCHITECT

MAHAN RYKIEL ASSOCIATES
3300 CLIPPER MILL ROAD
BALTIMORE, MD 21211
410-235-6001

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EMAIL: EKU@MAHANRYKIEL.COM

ATTORNEY

LERCH, EARLY & BREWER, CHTD
7600 WISCONSIN AVENUE, SUITE 700
BETHESDA, MD 20814
301-841-3832

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EMAIL: PAHARRIS@LERCHEARLY.COM

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LICENSE NO. 20595 **EXPIRATION DATE:** 03/02/2025

PHASE I TRUCK TURN EXHIBIT

TRUCK TURN EXHIBITS
PARK PLAZA

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

TAX MAP: FS82, 0000	ZONING CATEGORY: MXE
WSSC 200' SHEET: 221NW09	
SITE DATUM HORIZONTAL:_____ VERTICAL:_____	
1" = 30'	DATE: 10/6/2025
SHEET E1-2 OF E1-3	DESIGNED: SC TECHNICIAN: RC CHECKED: JDS CAD STD'S. VERSION: ORD / NCS
PROJECT NO. 4290-00-00	

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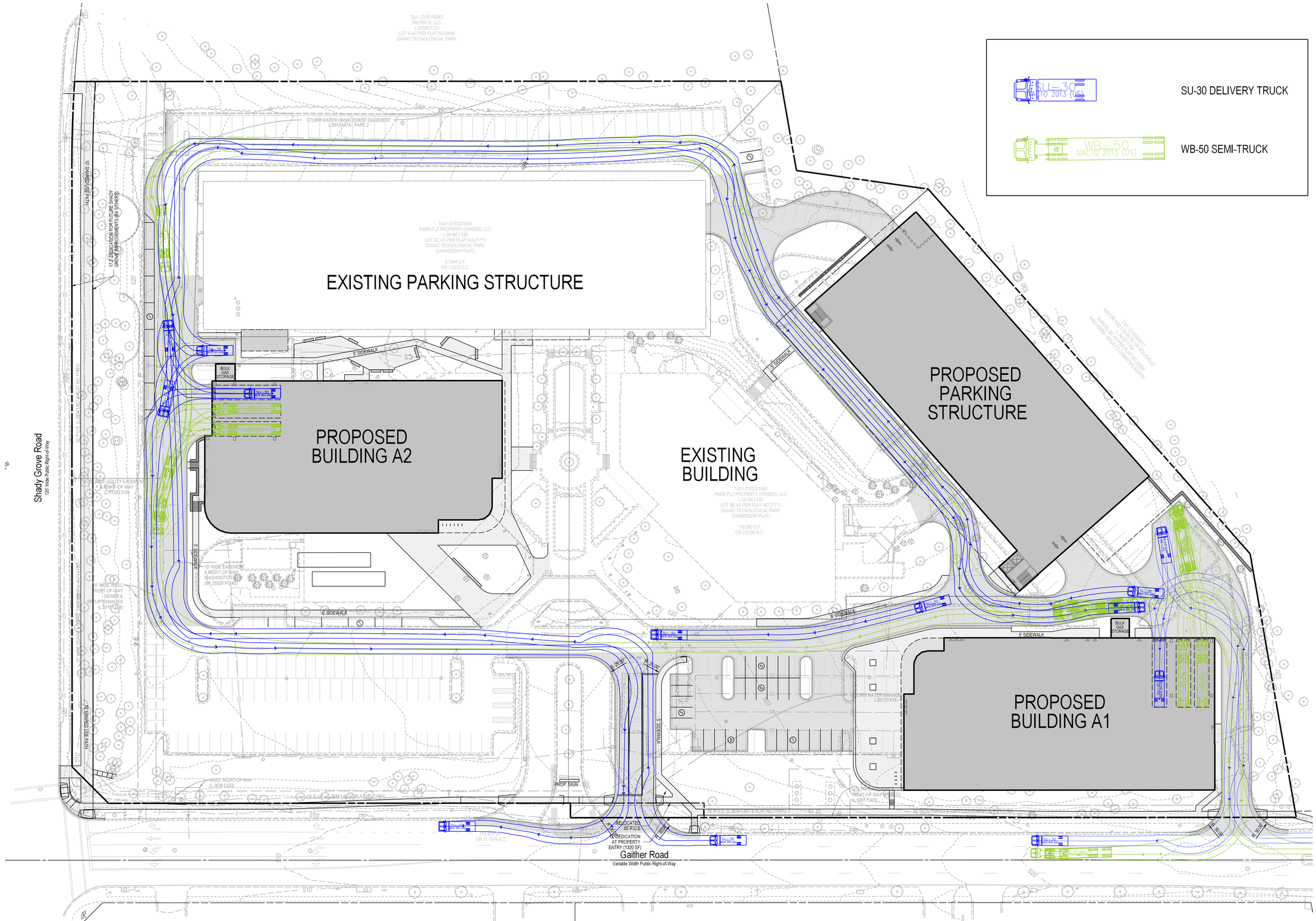

SOLTESZ, INC.
ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067
www.solteszco.com

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NO.	REVISIONS	BY	DATE

MISS UTILITY NOTE

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APPLICANT / PROPERTY OWNER

PARK PLZ PROPERTY OWNER, LLC C/O MONDAY PROPERTIES
1000 WILSON BOULEVARD, SUITE 700
ARLINGTON, VA 22209
703-284-0200

CONTACT: TIM HELMIG
EMAIL: THELMIG@MONDAYRE.COM

ENGINEER

SOLTESZ, INC.
2 RESEARCH PLACE, SUITE 100
ROCKVILLE, MD 20850
301-945-2750

CONTACT: JYOTIKA SHARMA
EMAIL: JSHARMA@SOLTESZCO.COM

ARCHITECT

GENSLER
1 EAST PRATT STREET, SUITE 202
BALTIMORE, MD 21202
410-539-8776

CONTACT: PETER STUBB
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LICENSE NO. 66695 , **EXPIRATION DATE:** 03/02/2026

PHASE II TRUCK TURN EXHIBIT

TRUCK TURN EXHIBITS
PARK PLAZA

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

TAX MAP: FS62, 0000	ZONING CATEGORY: MXE
WSSC 200' SHEET: 221NW09	
SITE DATUM HORIZONTAL: _____ VERTICAL: _____	
1" = 30'	DATE: 10/6/2025
	DESIGNED: SC
	TECHNICIAN: RC
	CHECKED: JDS
SHEET E1-3 OF E1-3	CAD STD'S. VERSION: ORD / NCS
PROJECT NO. 4290-00-00	

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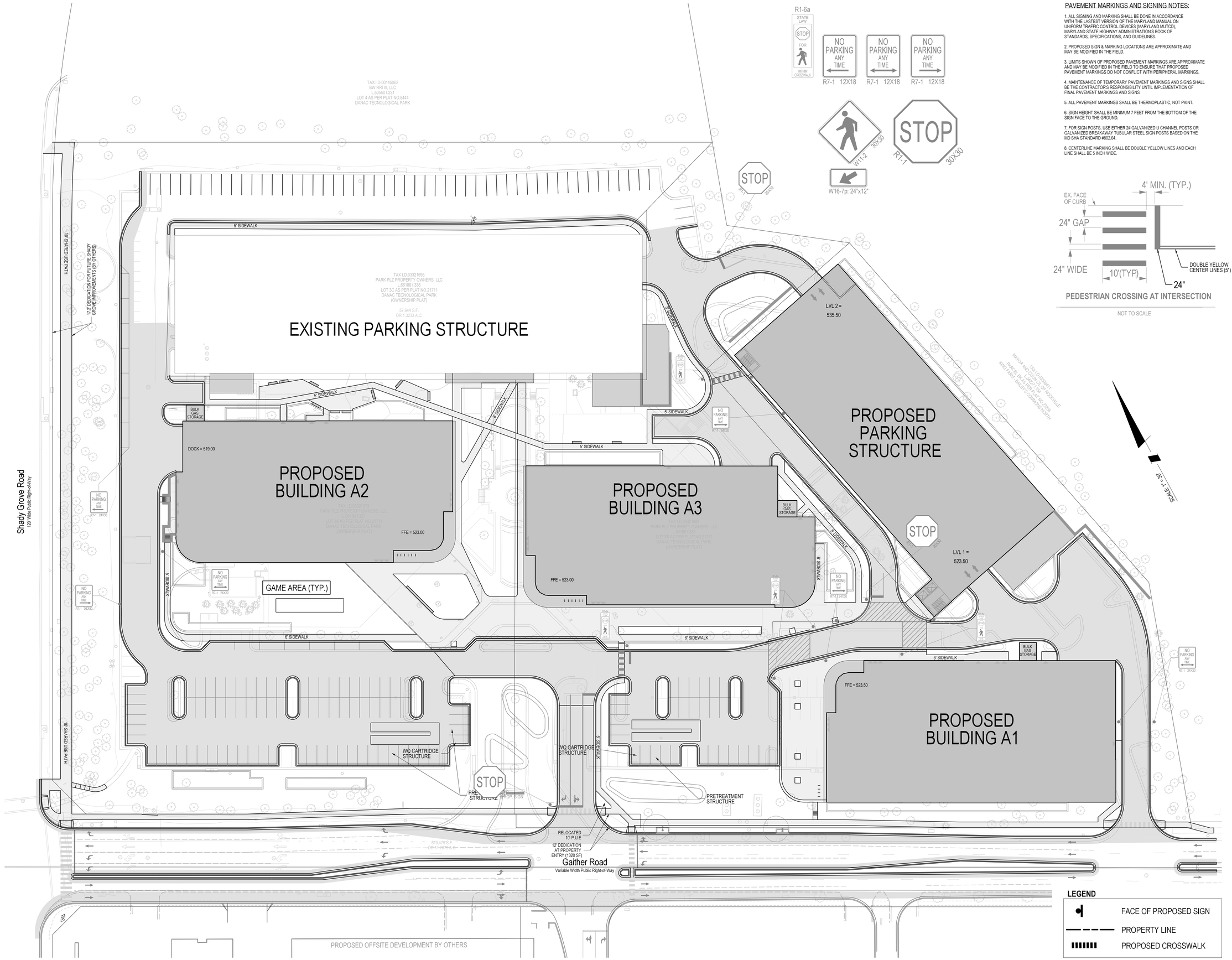

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PEDESTRIAN CROSSING AT INTERSECTION

NOT TO SCALE

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ROCKVILLE OFFICE
2 Research Place, Suite 100
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OVERALL STREET SIGN & PAVEMENT MARKING PLAN

EXHIBITS
PARK PLAZA

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: VERTICAL:	TAX MAP: FS62, 0000
1" = 30'	DATE: 10/6/2025 DESIGNED: AH TECHNICIAN: AH CHECKED: JDS CAD STD'S. VERSION: ORD / NCS
SHEET E2-1 OF E2-3	
PROJECT NO. 4290-00-00	

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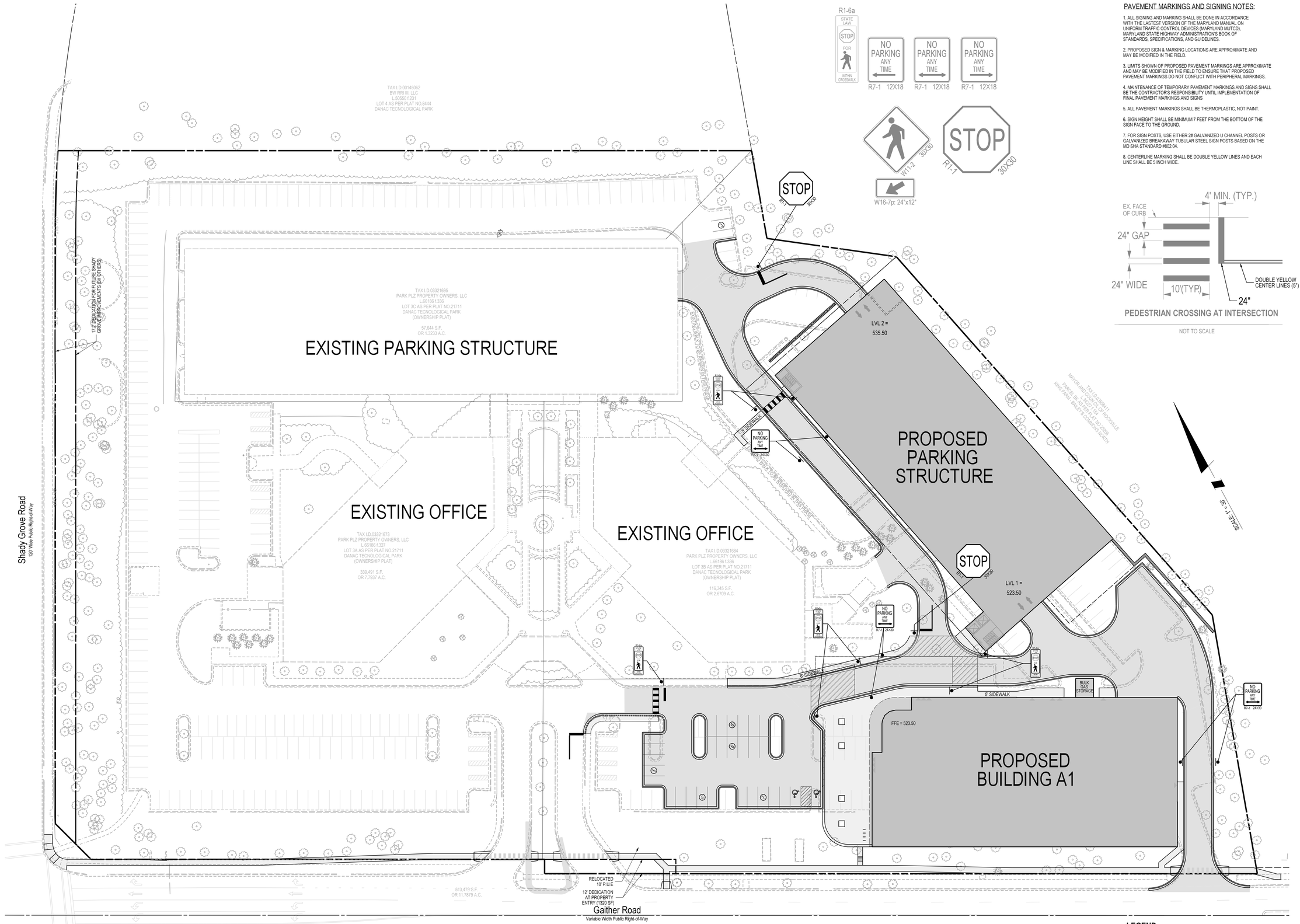

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PEDESTRIAN CROSSING AT INTERSECTION

NOT TO SCALE

LEGEND

- FACE OF PROPOSED SIGN
- PROPERTY LINE
- PROPOSED CROSSWALK

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ROCKVILLE OFFICE
2 Research Place, Suite 100
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ARLINGTON, VA 22209
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ARCHITECT

GENSLER
1 EAST PRATT STREET, SUITE 202
BALTIMORE, MD 21202
410-539-8776

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LANDSCAPE ARCHITECT

MAHAN RYKIEL ASSOCIATES
3300 CLIPPER MILL ROAD
BALTIMORE, MD 21211
410-235-6001

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PHASE I STREET SIGN & PAVEMENT MARKING PLAN

EXHIBITS
PARK PLAZA

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
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SHEET E2-2 OF E2-3	
PROJECT NO: 4290-00-00	

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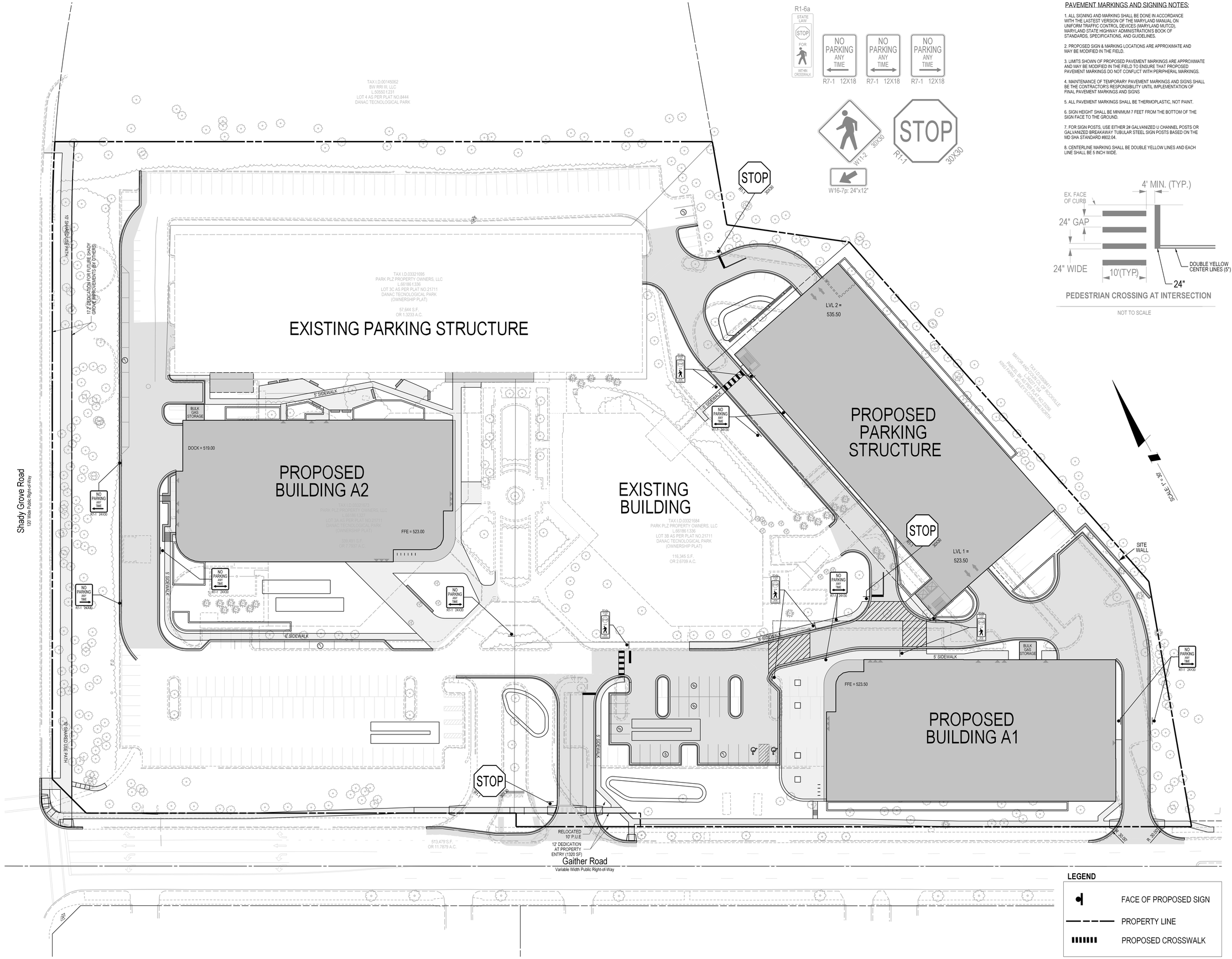

R1-6a STATE LAW STOP FOR WHEN CROSSWALK

NO PARKING ANY TIME R7-1 12X18 (×3)

W11-2 30X30

STOP R1-1 30X30

W16-7p: 24"x12"

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NOT TO SCALE

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PHASE II STREET SIGN & PAVEMENT MARKING PLAN

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LEGEND

VEHICLE CIRCULATION

PEDESTRIAN CIRCULATION

SCALE 1" = 30'

TAX I.D.00145062
BW RRI III, LLC
L.50560 f.231
LOT 4 AS PER PLAT NO.8444
DANAC TECNOLOGICAL PARK

TAX I.D.03321695
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.336
LOT 3C AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)

EXISTING PARKING STRUCTURE

PROPOSED BUILDING A2

PROPOSED BUILDING A3

PROPOSED PARKING STRUCTURE

PROPOSED BUILDING A1

10' SHARED USE PATH

17.2' DEDICATION FOR FUTURE SHADY GROVE IMPROVEMENTS (BY OTHERS)

5' SIDEWALK

6' SIDEWALK

BULK GAS STORAGE

PROP. SIGN

RELOCATED 10' P.U.E.

12' DEDICATION AT PROPERTY ENTRY (1320 SF)

Shady Grove Road
120' Wide Public Right-of-Way

Gaither Road
Variable Width Public Right-of-Way

PROPOSED OFFSITE DEVELOPMENT BY OTHERS

30 15 0 30 60

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CIRCULATION EXHIBIT

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SHEET E3-1 OF E3-4	
PROJECT NO. 4290-00-00	

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REFERENCE GRID A B C D E F G H I J K L M N O

OPEN AREA TABLE

NET TRACT AREA:	502,397 SF
OPEN AREA 185,980 SF	
OPEN AREA REQUIRED: 100,479 SF (20.00%)	
OPEN AREA PROVIDED: 186,036 SF (37.03%)	

SCALE 1" = 30'

TAX I.D.00145052
BW RRI III, LLC
L.50550 f.231
LOT 4 AS PER PLAT NO.8444
DANAC TECNOLOGICAL PARK

TAX I.D.03321695
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.336
LOT 3C AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)

EXISTING PARKING STRUCTURE

17.2' DEDICATION FOR FUTURE SHADY GROVE IMPROVEMENTS (BY OTHERS)

BULK GAS STORAGE

PROPOSED BUILDING A2

TAX I.D.03321673
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.327
LOT 3A AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)

PROPOSED BUILDING A3

TAX I.D.03321684
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.330
LOT 3B AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)

PROPOSED PARKING STRUCTURE

TAX I.D.03356411
MAYOR AND COUNCIL OF ROCKVILLE
PARCEL B-C, BEING LOT NO.1295
KING FARM VALLEY'S COMMUNITY FOURTH

PROPOSED BUILDING A1

Shady Grove Road
120' Wide Public Right-of-Way

RELOCATED 10' P.U.E.
12' DEDICATION AT PROPERTY ENTRY (1320 SF)

Gaither Road
Variable Width Public Right-of-Way

PROPOSED OFFSITE DEVELOPMENT BY OTHERS

30 15 0 30 60

SOLTESZ, INC.
ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067
www.solteszco.com

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Surveying
Planning
Environmental Sciences

NO.	REVISIONS	BY	DATE

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

APPLICANT / PROPERTY OWNER

PARK PLZ PROPERTY OWNER, LLC C/O MONDAY PROPERTIES
1000 WILSON BOULEVARD, SUITE 700
ARLINGTON, VA 22209
703-284-0200

CONTACT: TIM HELMIG
EMAIL: THELMIG@MONDAYRE.COM

ARCHITECT

GENSLER
1 EAST PRATT STREET, SUITE 202
BALTIMORE, MD 21202
410-539-8776

CONTACT: PETER STUBB
EMAIL: PETER_STUBB@GENSLER.COM

LANDSCAPE ARCHITECT

MAHAN RYKIEL ASSOCIATES
3300 CLIPPER MILL ROAD
BALTIMORE, MD 21211
410-235-6001

CONTACT: ELAINE KU
EMAIL: EKU@MAHANRYKIEL.COM

ATTORNEY

LERCH, EARLY & BREWER, CHTD
7600 WISCONSIN AVENUE, SUITE 700
BETHESDA, MD 20814
301-841-3832

CONTACT: PATRICIA HARRIS
EMAIL: PAHARRIS@LERCHEARLY.COM

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. 60695 **EXPIRATION DATE:** 03/02/2027

OPEN AREA EXHIBIT

EXHIBITS
PARK PLAZA

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: VERTICAL:	TAX MAP: FS62, 0000
1" = 30'	DATE: 10/6/2025
	DESIGNED: AH
	TECHNICIAN: AH
	CHECKED: JDS
SHEET E3-2 OF E3-4	CAD STD'S. VERSION: ORD / NCS
PROJECT NO. 4290-00-00	

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REFERENCE GRID A B C D E F G H I J K L M N O

PUBLIC USE AREA TABLE

NET TRACT AREA:	502,397 SF
PUBLIC USE AREA 49,240 SF	
PUBLIC USE AREA REQUIRED: 25,120 SF (5.00%)	
PUBLIC USE AREA PROVIDED: 49,240 SF (9.80%)	

SCALE 1" = 30'

TAX I.D.00145062
BW RRI III, LLC
L.50550 f.231
LOT 4 AS PER PLAT NO.8444
DANAC TECNOLOGICAL PARK

17.2' DEDICATION FOR FUTURE SHADY GROVE IMPROVEMENTS (BY OTHERS)

TAX I.D.03321695
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.336
LOT 3C AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)

57,644 S.F.
OR 1.3233 A.C.

EXISTING PARKING STRUCTURE

BULK GAS STORAGE

PROPOSED BUILDING A2

TAX I.D.03321673
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.327
LOT 3A AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)

339,491 S.F.
OR 7.7937 A.C.

PROPOSED BUILDING A3

TAX I.D.03321684
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.336
LOT 3B AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)

116,345 S.F.
OR 2.6708 A.C.

PROPOSED PARKING STRUCTURE

TAX I.D.03556411
MAYOR AND COUNCIL OF ROCKVILLE
L.30021 f.134
PARCEL B-C, REED PLAT NO.2295
KING PARK / BALLET'S COMMONS FOURTH

BULK GAS STORAGE

BULK GAS STORAGE

PROPOSED BUILDING A1

Shady Grove Road
120' Wide Public Right-of-Way

PROP. SIGN

RELOCATED 10' P.U.E
12' DEDICATION AT PROPERTY ENTRY (1320 SF)

513,479 S.F.
OR 11.7879 A.C.

Gaither Road
Variable Width Public Right-of-Way

PROPOSED OFFSITE DEVELOPMENT BY OTHERS

30 15 0 30 60

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Environmental Sciences

NO.	REVISIONS	BY	DATE

MISS UTILITY NOTE

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BALTIMORE, MD 21211
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301-841-3832

CONTACT: PATRICIA HARRIS
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PROFESSIONAL CERTIFICATION

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LICENSE NO. 60655 **, EXPIRATION DATE:** 03/02/2027

PUBLIC USE EXHIBIT

EXHIBITS
PARK PLAZA

ROCKVILLE (4th) ELECTION DISTRICT; MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: _____ VERTICAL: _____	TAX MAP: FS62, 0000
1" = 30'	DATE: 10/6/2025
	DESIGNED: AH
	TECHNICIAN: AH
	CHECKED: JDS
	CAD STD'S. VERSION: ORD / NCS
SHEET E3-3 OF E3-4	
PROJECT NO. 4290-00-00	

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REFERENCE GRID A B C D E F G H I J K L M N O

Shady Grove Road
120' Wide Public Right-of-Way

TAX I.D.00145062
BW RR III, LLC
L.50550 f.231
LOT 4 AS PER PLAT NO.8444
DANAC TECNOLOGICAL PARK

TAX I.D.03321695
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.336
LOT 3C AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)

TAX I.D.03321673
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.327
LOT 3A AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)

TAX I.D.03321684
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.336
LOT 3B AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)

TAX I.D.03808411
MAYOR AND COUNCIL OF ROCKVILLE
PARCEL B/K.E PER PLAT NO.12295
KING FARM / BALLET'S CORNER/ EARTH

SCALE 1" = 30'

EXISTING PARKING STRUCTURE

PROPOSED BUILDING A2

PROPOSED BUILDING A3

PROPOSED PARKING STRUCTURE

PROPOSED BUILDING A1

PROPOSED OFFSITE DEVELOPMENT BY OTHERS

45-WAY DUCT BACK (9H X 5V) APPROXIMATELY 65"W X 38"H

24-WAY GENERATOR DUCT BACK (6H X 4V) APPROXIMATELY 46"W X 30"H

NEW DUCTBANK FOR PEPCO PRIMARY

(3) 2500KVA TRANSFORMERS PER BUILDING AND (1) 150KVA TRANSFORMER FOR EXISTING GARAGE (IF NEEDED).

PEPCO SWITCH VAULT

MANHOLE FOR SECONDARY FEEDERS

45' WAY DUCT BACK (9H X 5V) APPROXIMATELY 65"W X 38"H

GENERATOR MANHOLE

24-WAY GENERATOR DUCT BACK (6H X 4V) APPROXIMATELY 46"W X 30"H

(3) 2500KVA TRANSFORMERS FOR BUILDING AND (1) 500KVA TRANSFORMER FOR GARAGE.

MANHOLE FOR SECONDARY FEEDERS

NEW DUCTBANK FOR PEPCO PRIMARY

45-WAY DUCT BACK (9H X 5V) APPROXIMATELY 65"W X 38"H

GENERATOR MANHOLE

PEPCO SWITCH VAULT

NEW DUCTBANK FOR PEPCO PRIMARY

EXISTING PEPCO VAULTS ON PROPERTY

TO EXISTING PEPCO POLE SERVING PROPERTY

UG-1

UG-2
96" CMP

SWM-6

TRENCH DRAIN

BULK GAS STORAGE

5' SIDEWALK

6' SIDEWALK

8' SIDEWALK

15' HDPE

18" HDPE

24" HDPE

10' P.U.E. (L.3834 f.457 & PLAT NO.17491)

10' WIDE PEPCO & CaTV EASEMENT (L.41111 f.186)

10' WIDE UTILITY EASEMENT & RIGHT-OF-WAY (L.5124 f.510)

10' WIDE EASEMENT & RIGHT-OF-WAY WASHINGTON GAS (BK.5529 PG.427)

15' WIDE WSSC RIGHT-OF-WAY SEWER & APPURTENANCES (L.5518 f.244)

WSSC RIGHT-OF-WAY (L.3939 f.533)

STORM WATER MANAGEMENT EASEMENT L.8913 f.418 - PART 2

17' DEDICATION FOR FUTURE SHADY GROVE IMPROVEMENTS (BY OTHERS)

RELOCATED 10' P.U.E

12' DEDICATION AT PROPERTY ENTRY (1320 SF)

Gaither Road
Variable Width Public Right-of-Way

30 15 0 30 60

LEGEND

- PROPERTY LINE
- W — EXISTING WATER
- PROPOSED WATER
- PROPOSED FIRE HYDRANT
- SAN — EXISTING SEWER
- PROPOSED SEWER
- SD — EXISTING STORMDRAIN
- PROPOSED STORMDRAIN
- G — EXISTING GAS
- E — EXISTING ELECTRIC
- E — PROPOSED ELECTRIC
- PROPOSED STORMWATER FACILITY
- EX. LIGHTING FIXTURES

SOLTESZ, INC.
ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067
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NO.	REVISIONS	BY	DATE

MISS UTILITY NOTE

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APPLICANT / PROPERTY OWNER

PARK PLZ PROPERTY OWNER, LLC C/O MONDAY PROPERTIES
1000 WILSON BOULEVARD, SUITE 700
ARLINGTON, VA 22209
703-284-0200

CONTACT: TIM HELMIG
EMAIL: THELMIG@MONDAYRE.COM

ARCHITECT

GENSLER
1 EAST PRATT STREET, SUITE 202
BALTIMORE, MD 21202
410-539-8776

CONTACT: PETER STUBB
EMAIL: PETER_STUBB@GENSLER.COM

LANDSCAPE ARCHITECT

MAHAN RYKIEL ASSOCIATES
3300 CLIPPER MILL ROAD
BALTIMORE, MD 21211
410-235-6001

CONTACT: ELAINE KU
EMAIL: EKU@MAHANRYKIEL.COM

ATTORNEY

LERCH, EARLY & BREWER, CHTD
7600 WISCONSIN AVENUE, SUITE 700
BETHESDA, MD 20814
301-841-3832

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EMAIL: PAHARRIS@LERCHEARLY.COM

PROFESSIONAL CERTIFICATION

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LICENSE NO. 60655 **EXPIRATION DATE:** 03/02/2027

COLOR CODED UTILITY PLAN

EXHIBITS
PARK PLAZA

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: VERTICAL:	TAX MAP: FS62, 0000
GRAPHIC SCALE: 1" = 30'	DATE: 10/6/2025
	DESIGNED: AH
	TECHNICIAN: AH
SHEET E3-4 OF E3-4	CHECKED: JDS
	CAD STD'S. VERSION: ORD / NCS
PROJECT NO.: 4290-00-00	

P:\42900000\Exhibits\Color Coded Utility Plan\Color Coded Utility Plan.dgn Model= Color Coded Utility Plan [Sheet] Scale= 0.08333333 ' / in. User= NCollier PLTdrv= SPDF_Grey_150.pltcfg 10/6/2025 6:30:26 PM

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REFERENCE GRID A B C D E F G H I J K L M N O

Shady Grove Road
120' Wide Public Right-of-Way

TAX I.D.00145052
BW RIII III, LLC
L.50550 f.231
LOT 4 AS PER PLAT NO.8444
DANAC TECNOLOGICAL PARK

TAX I.D.03321695
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.336
LOT 3C AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)

STORM WATER MANAGEMENT EASEMENT L.29131 f.418 - PART 2

5' SIDEWALK

172' DEDICATION FOR FUTURE SHARED USE PATH (ABOVE IMPROVEMENTS BY OTHERS)

10' SHARED USE PATH

1 E-101

45-WAY DUCT BACK (9H X 5V) APPROXIMATELY 65"W X 38"H

24-WAY GENERATOR DUCT BACK (6H X 4V) APPROXIMATELY 46"W X 30"H

EXISTING PARKING STRUCTURE

(3) 2500KVA TRANSFORMERS PER BUILDING AND (1) 150KVA TRANSFORMER FOR EXISTING GARAGE (IF NEEDED).

PEPCO SWITCH VAULT

NEW DUCTBANK FOR PEPCO PRIMARY

GSN-2TB GSN-2TA GSN-3LS

15" HDPE

8'W

BULK GAS STORAGE

PEPCO SWITCH VAULT

PROPOSED BUILDING A2

TAX I.D.03321673
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.327
LOT 3A AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)

TO EXISTING PEPCO POLE SERVING PROPERTY

75' WIDE UTILITY EASEMENT & RIGHT-OF-WAY (L.51241 f.410)

10' WIDE EASEMENT & RIGHT-OF-WAY WASHINGTON GAS (L.55316 f.643)

10' WIDE PEPCO & LIGHTING EASEMENT (L.47717 f.780)

10' WIDE PEPCO & LIGHTING EASEMENT (L.3834 f.457 & PLAT NO.17491)

10' P.U.E. (L.3834 f.457 & PLAT NO.17491)

18" HDPE

24" HDPE

(4) TJ

(188) TJ

(90) TJ

SWM P-6

PROPOSED BUILDING A3

TAX I.D.03321684
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.339
LOT 3B AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)

24-WAY GENERATOR DUCT BACK (6H X 4V) APPROXIMATELY 46"W X 30"H

GENERATOR MANHOLE

TRENCH DRAIN

MANHOLE FOR SECONDARY FEEDERS

45' WAY DUCT BACK (9H X 5V) APPROXIMATELY 65"W X 38"H

(3) 2500KVA TRANSFORMERS FOR BUILDING AND (1) 500KVA TRANSFORMER FOR GARAGE.

MANHOLE FOR SECONDARY FEEDERS

NEW DUCTBANK FOR PEPCO PRIMARY

45-WAY DUCT BACK (9H X 5V) APPROXIMATELY 65"W X 38"H

GENERATOR MANHOLE

PEPCO SWITCH VAULT

PROPOSED PARKING STRUCTURE

TAX I.D.03320411
PARCEL BACK PROPERTY OWNERS, LLC
KING PARK VALLEY'S COMMUNITY CHURCH

PROPOSED BUILDING A1

NEW DUCTBANK FOR PEPCO PRIMARY

RELOCATED 10' P.U.E.

12' DEDICATION AT PROPERTY ENTRY (1320 SF)

Gaither Road
Variable Width Public Right-of-Way

EXISTING PEPCO VAULTS ON PROPERTY

PROPOSED OFFSITE DEVELOPMENT BY OTHERS

SCALE 1" = 30'

30 15 0 30 60

LEGEND

- PROPERTY LINE
- EXISTING WATER
- PROPOSED WATER
- PROPOSED FIRE HYDRANT
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING STORMDRAIN
- PROPOSED STORMDRAIN
- EXISTING GAS
- EXISTING ELECTRIC
- PROPOSED ELECTRIC
- PROPOSED SHADE TREE
- PROPOSED ORNAMENTAL TREES
- PROPOSED STORMWATER FACILITY
- EX. LIGHTING FIXTURES
- EXISTING GAS EASEMENT
- EXISTING PUBLIC UTILITY EASEMENT
- EXISTING SWM EASEMENT
- EXISTING UTILITY EASEMENT
- EXISTING WSSC EASEMENT
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED SWM EASEMENT
- EASEMENT TO BE ABANDONED

SOLTESZ, INC.
ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
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Environmental Sciences

NO.	REVISIONS	BY	DATE

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CONTACT: TIM HELMIG
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BALTIMORE, MD 21211
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CONTACT: ELAINE KU
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ATTORNEY

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LICENSE NO.: 60695 **EXPIRATION DATE:** 03/02/2027

LANDSCAPE & UTILITY PLAN

EXHIBITS
PARK PLAZA
ROCKVILLE (4TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: VERTICAL:	TAX MAP: FS62, 0000
1" = 30'	DATE: 10/6/2025 DESIGNED: AH TECHNICIAN: AH CHECKED: JDS CAD STD'S, VERSION: ORD / NCS
SHEET E4-1 OF E4-5	
PROJECT NO. 4290-00-00	

P:\42900000\Exhibits\Color Coded Utility Plan\Landscape Utility Plan.dgn Model= Color Coded Utility Plan [Sheet] Scale= 0.08333317 ' / in. User= NCollier PLTdrv= SPDF_Grey_150.pltcfg 10/6/2025 6:30:41 PM

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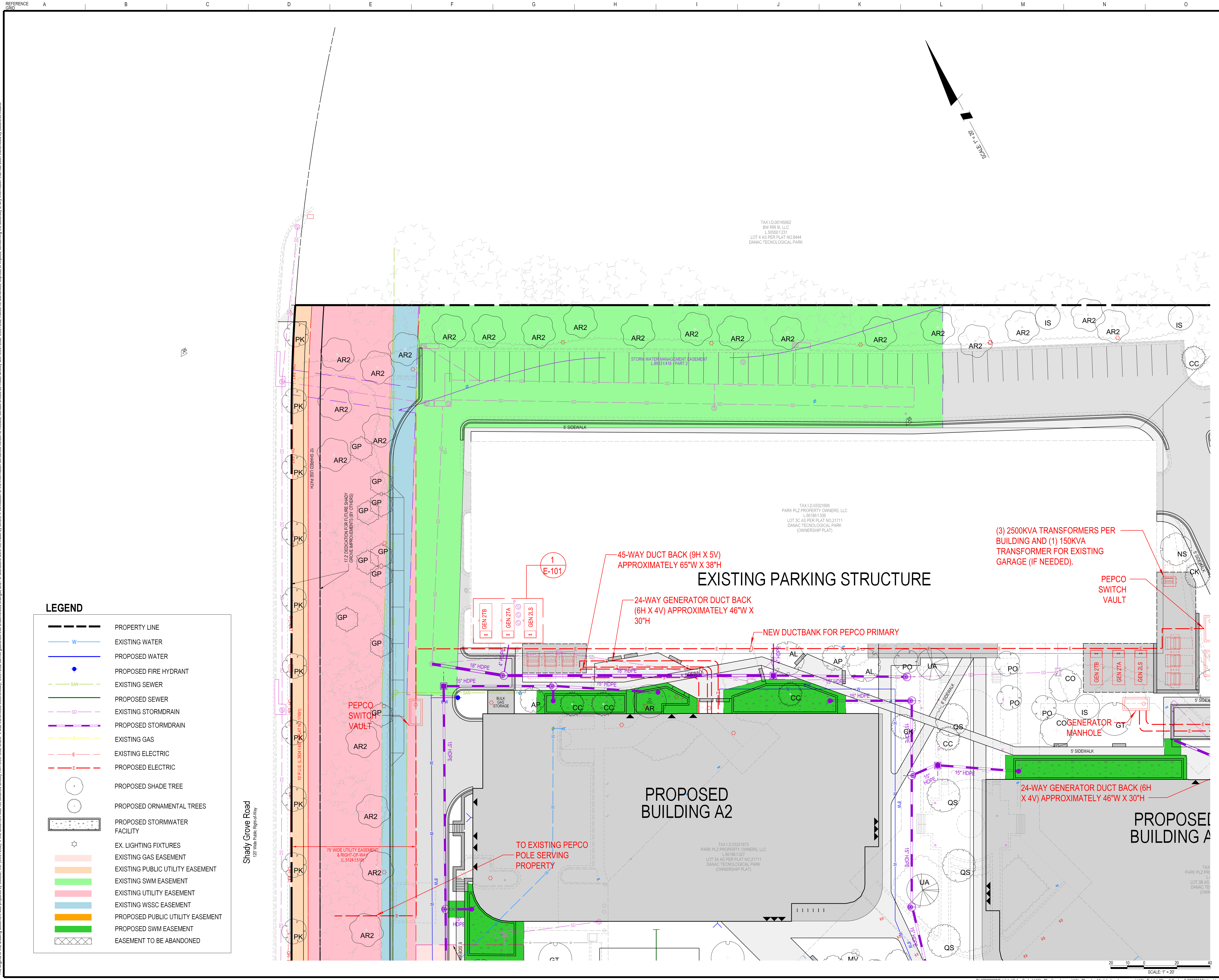

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ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067
www.solteszco.com

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NO.	REVISIONS	BY	DATE

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APPLICANT / PROPERTY OWNER

PARK PLZ PROPERTY OWNER, LLC C/O MONDAY PROPERTIES
1000 WILSON BOULEVARD, SUITE 700
ARLINGTON, VA 22209
703-284-0200

CONTACT: TIM HELMIG
EMAIL: THELMIG@MONDAYRE.COM

ARCHITECT

GENSLER
1 EAST PRATT STREET, SUITE 202
BALTIMORE, MD 21202
410-539-8776

CONTACT: PETER STUBB
EMAIL: PETER_STUBB@GENSLER.COM

LANDSCAPE ARCHITECT

MAHAN RYKIEL ASSOCIATES
3300 CLIPPER MILL ROAD
BALTIMORE, MD 21211
410-235-6001

CONTACT: ELAINE KU
EMAIL: EKU@MAHANRYKIEL.COM

ATTORNEY

LERCH, EARLY & BREWER, CHTD
7600 WISCONSIN AVENUE, SUITE 700
BETHESDA, MD 20814
301-841-3832

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LICENSE NO. 60695, **EXPIRATION DATE:** 03/02/2027

LANDSCAPE & UTILITY PLAN

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ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: ______ VERTICAL: ______	TAX MAP: FS62, 0000
ONE INCH 1" = 20'	DATE: 10/6/2025 DESIGNED: AH TECHNICIAN: AH CHECKED: JDS CAD STD'S. VERSION: ORD / NCS
SHEET E4-2 OF E4-5	
PROJECT NO. 4290-00-00	

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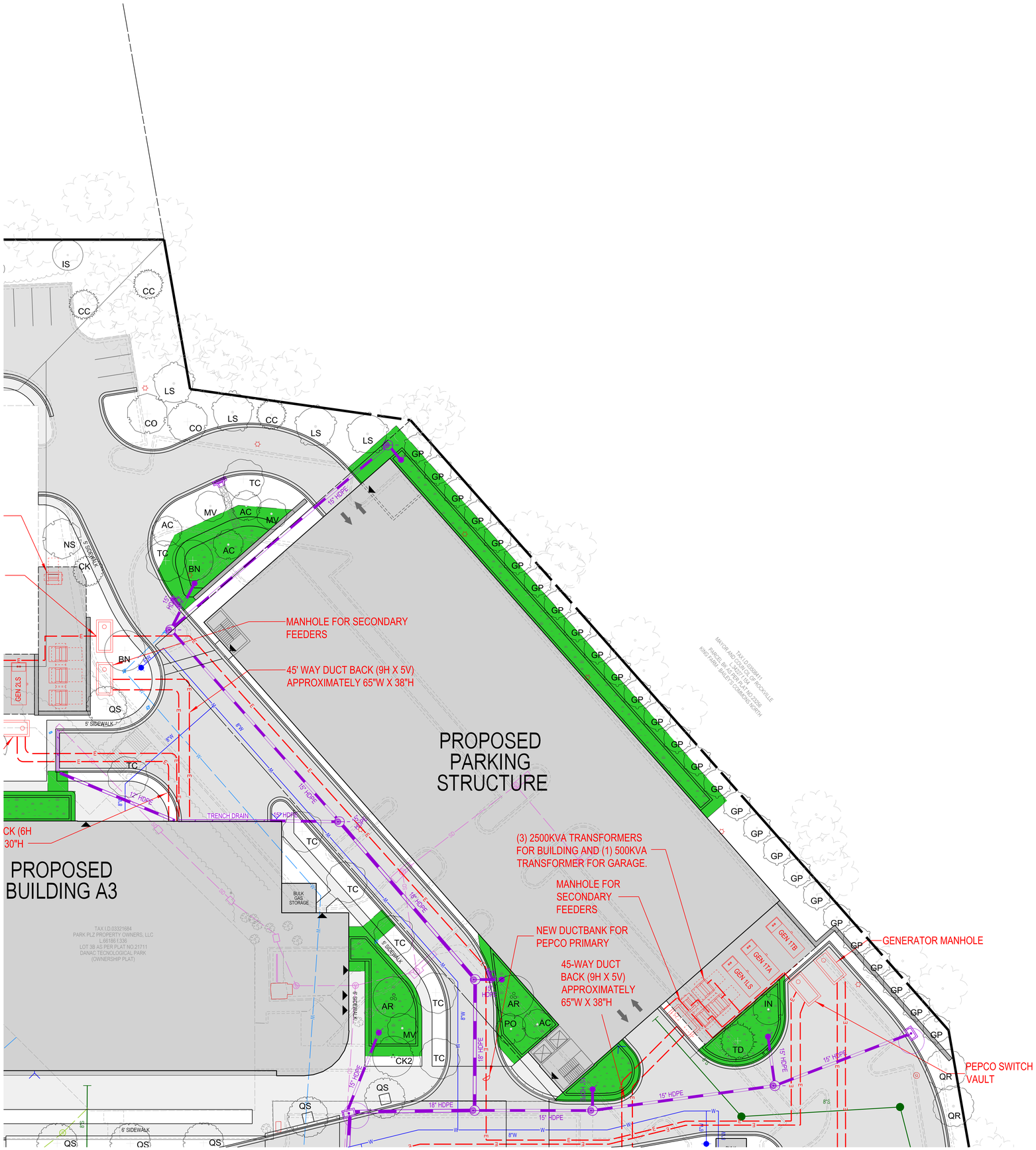

SCALE 1" = 20'

LEGEND

- PROPERTY LINE
- EXISTING WATER
- PROPOSED WATER
- PROPOSED FIRE HYDRANT
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING STORMDRAIN
- PROPOSED STORMDRAIN
- EXISTING GAS
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LANDSCAPE ARCHITECT

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3300 CLIPPER MILL ROAD
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410-235-6001

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SCALE: 1" = 20'

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REFERENCE GRID A B C D E F G H I J K L M N O

SCALE 1" = 20'

Shady Grove Road
120' Wide Public Right-of-Way

PROPOSED BUILDING A2

TO EXISTING PEPCO POLE SERVING PROPERTY

PEPCO SWITCH VAULT

24-WAY GENERATOR DUCT BACK (6H X 4V) APPROXIMATELY 46"W X 30"H

COGENERATOR MANHOLE

PRO BUILI

TAX I.D.03321673
PARK PLZ PROPERTY OWNERS, LLC
L.66186 f.327
LOT 3A AS PER PLAT NO.21711
DANAC TECNOLOGICAL PARK
(OWNERSHIP PLAT)

75' WIDE UTILITY EASEMENT & RIGHT-OF-WAY (L.5124 f.519)

10' P.U.E. (L.3834 f.457 & PLAT NO.17491)

10' WIDE EASEMENT & RIGHT-OF-WAY WASHINGTON GAS (L.55529 P.G.42)

15' WIDE WSSC RIGHT-OF-WAY UNDER 6 APPURTENANCES (L.5124 f.519)

10' WIDE PEPCO & CAPITOL EASEMENT (L.4171 f.186)

10' SHARED USE PATH

5' SIDEWALK

6' SIDEWALK

(4) TJ

(188) TJ

PROP. SIGN

RELOCATED 10' P.U.E.

12' DEDICATION AT PROPERTY ENTRY (1320 SF)

Gaither Road
Variable Width Public Right-of-Way

PROPOSED OFFSITE DEVELOPMENT BY OTHERS

OSED FAMILY LOBBY & ITIES

SCALE: 1" = 20'

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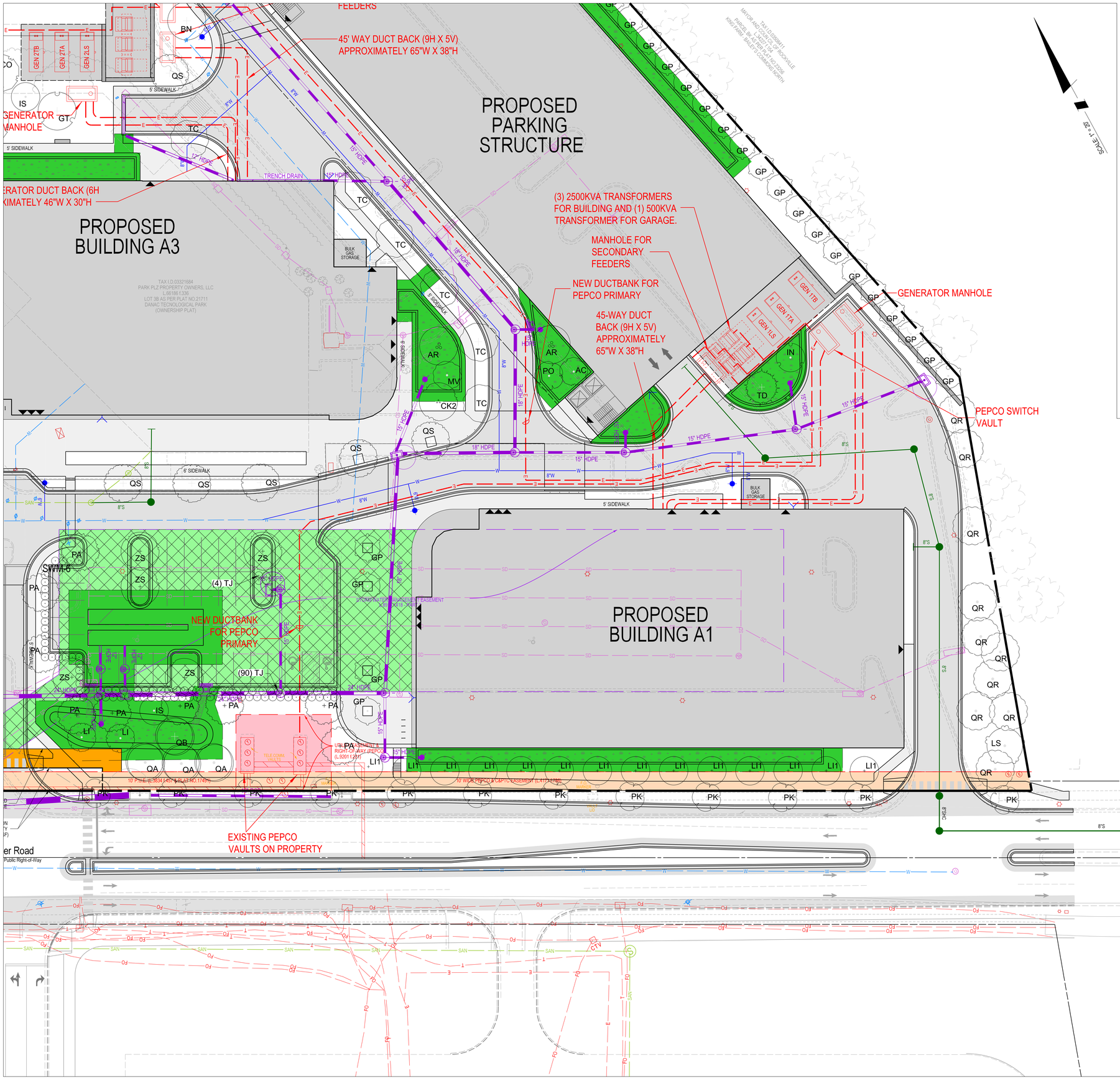

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BALTIMORE, MD 21211
410-235-6001

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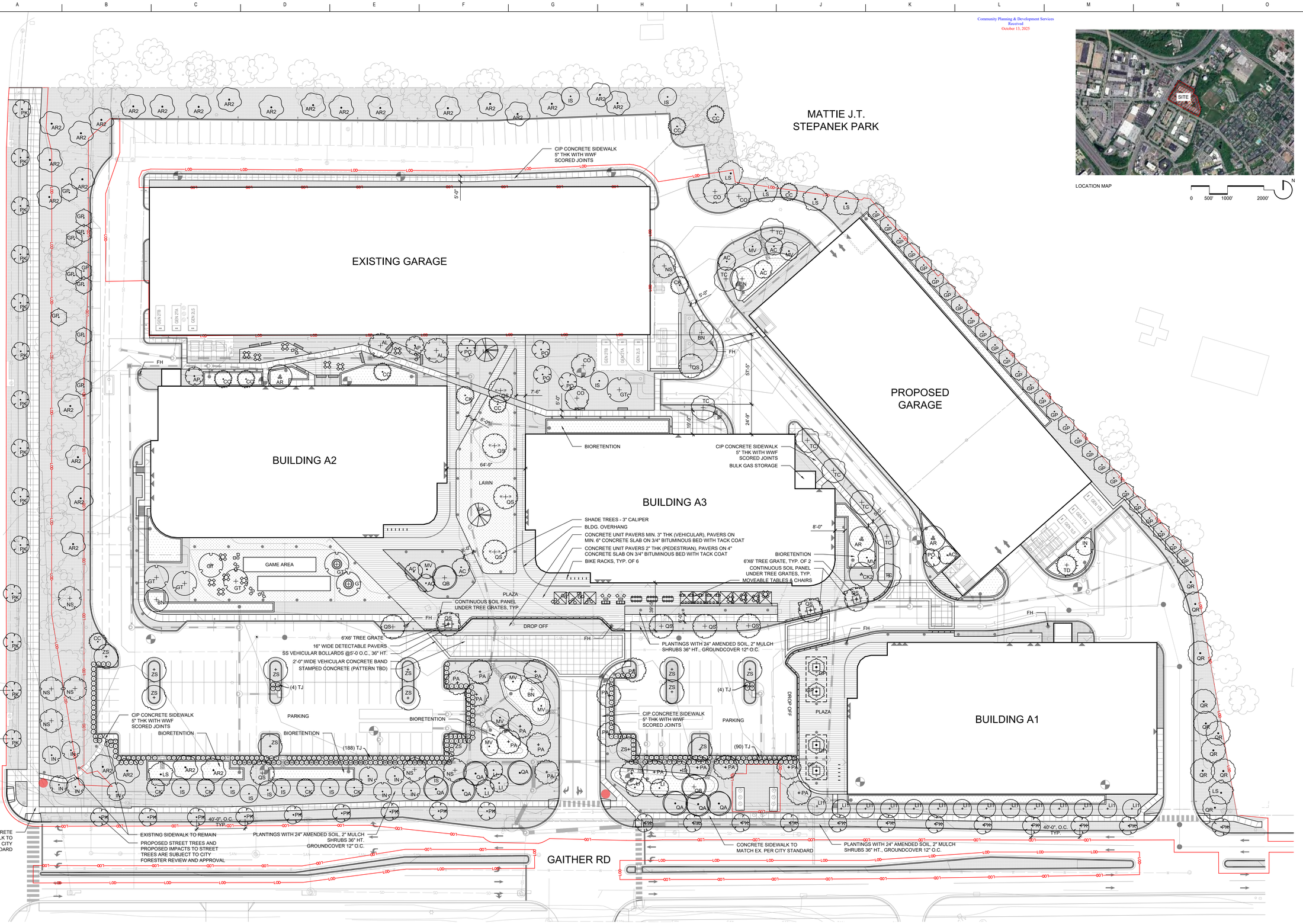
Community Planning & Development Services
Received
October 13, 2025



LOCATION MAP

0 500' 1000' 2000' N

1 OVERALL LANDSCAPE PLAN (FULL BUILD OUT)

1" = 30'-0"

LANDSCAPE STRIP AREA ADJOINING A STREET RIGHT-OF-WAY PHASE III	
TOTAL LENGTH OF FRONTAGE	1395 FT.
REQUIRED NUMBER OF TREES (1 TREE EVERY 40 FT)	35
PROVIDED NUMBER OF TREES	35

PERIMETER LANDSCAPE AREA FOR PARKING ADJOINING PROPERTY OTHER THAN A STREET RIGHT OF WAY PHASE III	
TOTAL LOT PERIMETER LENGTH	476 FT.
REQUIRED NUMBER OF TREES (1 SHADE TREE EVERY 40 FT)	12
PROVIDED NUMBER OF TREES	14
REQUIRED NUMBER OF SHRUBS (15 SHRUBS EVERY 40 FT)	180
PROVIDED NUMBER OF SHRUBS	188

INTERNAL LANDSCAPING OF SURFACE PARKING FACILITY REQUIREMENT PHASE III	
TOTAL PARKING AREA	22,252 SQ. FT.
REQUIRED LANDSCAPE AREA (5%)	1,113 SQ. FT.
PROVIDED LANDSCAPE AREA	1,146 SQ. FT.

LEGEND

- PLANTING BED
- LAWN
- BIORETENTION AREA
- SCORED CONCRETE PAVING, SEE DETAIL 1/L-5
- TREE GRATE (6' X 6' WITH 16" SQ. OPENING)
- POTENTIAL LOCATION OF WAYFINDING SIGNAGE
- BOLLARD
- BIKE RACK (17 TOTAL IN OVERALL PLAN = 34 BIKE PARKING SPACES)
- BENCH
- MOVEABLE TABLES & CHAIRS
- FH FIRE HYDRANT
- PROPOSED CONTOUR
- EXISTING CONTOUR

NOTES

1. REFER TO CIVIL DRAWINGS FOR BIO-RETENTION AREAS, CURBS, GUTTER, STREET DETAILS, AND MATERIALS.
2. SEE SHEET L-4 FOR PLANT LIST INFORMATION.
3. LANDSCAPING SHOWN WITHIN STORM WATER MANAGEMENT FACILITIES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY BE CHANGED AT THE TIME OF DETAILED PLAN REVIEW OF THE SEDIMENT CONTROL / STORM WATER MANAGEMENT PLANS BY THE COUNTY. DEPARTMENT OF PERMITTING SERVICES, WATER RESOURCES SECTION.
4. ALL TREES TO BE CENTERED IN PLANTER BEDS AS SHOWN AND TO BE PLANTED CLEAR OF ALL UNDERGROUND UTILITIES.
5. INCREMENTALLY CUT THE INNER RINGS OF TREE GRATES AS THE TREE INCREASES IN CALIPER, PER MANUFACTURERS' INSTRUCTIONS FOR TREE GRATE EXPANSION.
6. WHEN THE ROOT FLARE REACHES TO THE COLLAR, CUT THE PAVEMENT AROUND THE COLLAR TO ACCOMMODATE THE TREE, SUBJECT TO STAFF REVIEW AND APPROVAL.
7. AS-BUILT PAVING PATTERN MUST BE SUBSTANTIALLY SIMILAR TO THE PATTERN DEPICTED ON THE SITE PLAN, SUBJECT TO STAFF REVIEW AND APPROVAL.
8. TREE IMPACTS ON ADJACENT CITY PARK PROPERTY HAS BEEN ASSESSED ON-SITE WITH REC/PARKS STAFF ON AUGUST 14, 2024. TREE REPLACEMENTS WILL BE PROVIDED ON PARK PROPERTY. THE QUANTITY, LOCATIONS, AND SPECIES WILL BE DETERMINED BY RECREATION AND PARKS STAFF PRIOR TO PLANTING.
9. A PRE-PLANTING MEETING TO BE SCHEDULED BEFORE INSTALLATION OF LANDSCAPING, AFFORESTATION, OR REFORESTATION. ATTENDEES MUST INCLUDE THE PERMITTEE, LANDSCAPE CONTRACTOR, CITY FORESTRY INSPECTOR, AND HORTICULTURIST.
10. APPLICANT WILL REMOVE INVASIVES IN THE BUFFER ZONE BETWEEN MATTIE STEPANEK AND PARK PLAZA AT THE DISCRETION OF RECREATION AND PARKS STAFF.

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STATE OF MARYLAND · JINGPENG GU · 3429 · LANDSCAPE ARCHITECT

OVERALL LANDSCAPE PLAN (FULL BUILD OUT)

SITE PLAN
PARK PLAZA
OVERALL LANDSCAPE PLAN (FULL BUILD OUT)
ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

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SHEET L-1 OF L-6	
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SHADY GROVE RD

MATTIE J.T. STEPANEK PARK

EXISTING GARAGE

EXISTING BUILDING

EXISTING BUILDING

PROPOSED GARAGE

BUILDING A1

GAITHER RD

PLANTINGS WITH 24" AMENDED SOIL, 2" MULCH SHRUBS 36" HT., GROUNDCOVER 12" O.C.

BIORETENTION

CIP CONCRETE PAD

CIP CONCRETE SIDEWALK 5" THK WITH WWF SCORED JOINTS

BIORETENTION

CONCRETE UNIT PAVERS 2" THK (PEDESTRIAN), PAVERS ON 4" CONCRETE SLAB ON 3/4" BITUMINOUS BED WITH TACK COAT

SS VEHICULAR BOLLARDS @5'-0 O.C., 36" HT.

16" WIDE DETECTABLE WARNING PAVERS

CIP CONCRETE SIDEWALK 5" THK WITH WWF SCORED JOINTS

2'-0 WIDE CIP SCORED VEHICULAR CONCRETE BAND

STAMPED CONCRETE (PATTERN TBD)

BIORETENTION

BULK GAS STORAGE

CONCRETE UNIT PAVERS 2" THK (PEDESTRIAN), PAVERS ON 4" CONCRETE SLAB ON 3/4" BITUMINOUS BED WITH TACK COAT

SS VEHICULAR BOLLARDS @5'-0 O.C., 36" HT.

FH

2'-0 WIDE CIP SCORED VEHICULAR CONCRETE BAND

STAMPED CONCRETE (PATTERN TBD)

SS VEHICULAR BOLLARDS @5'-0 O.C., 36" HT.

BLDG. OVERHANG

16" WIDE DETECTABLE WARNING PAVERS

CIP CONCRETE SIDEWALK 5" THK WITH WWF SCORED JOINTS

EXISTING PLANTING AREA TO REMAIN

PARKING

DROP-OFF

PLAZA

CONTINUOUS SOIL PANEL UNDER TREE GRATES, TYP.

6'X6' TREE GRATE, TYP. OF 4

SHADE TREES - 3" CALIPER

CONCRETE UNIT PAVERS 2" THK (PEDESTRIAN), PAVERS ON 4" CONCRETE SLAB ON 3/4" BITUMINOUS BED WITH TACK COAT

BIKE RACKS, TYP. OF 5

4'-0" PATHWAY WITH STEPS AS NEEDED PER FINAL SITE GRADING

CONCRETE SIDEWALK TO MATCH EX. PER CITY STANDARD

CONCRETE SIDEWALK TO MATCH EX. PER CITY STANDARD

CONCRETE SIDEWALK TO MATCH EX. PER CITY STANDARD

BIORETENTION

PLANTINGS WITH 24" AMENDED SOIL, 2" MULCH, SHRUBS 36" HT., GROUNDCOVER 12" O.C.

EXISTING TELECOM VAULT TO REMAIN

BIORETENTION

CONCRETE SIDEWALK TO MATCH EX. PER CITY STANDARD

LOCATION MAP

0 500' 1000' 2000' N

1 PHASE I LANDSCAPE PLAN

1" = 30'-0"

0 15' 30' 60' N

PERIMETER LANDSCAPE AREA FOR PARKING ADJOINING PROPERTY OTHER THAN A STREET RIGHT OF WAY PHASE I	
TOTAL LOT PERIMETER LENGTH	227 FT.
REQUIRED NUMBER OF TREES (1 SHADE TREE EVERY 40 FT)	6
PROVIDED NUMBER OF TREES	10
REQUIRED NUMBER OF SHRUBS (15 SHRUBS EVERY 40 FT)	90
PROVIDED NUMBER OF SHRUBS	90

INTERNAL LANDSCAPING OF SURFACE PARKING FACILITY REQUIREMENT PHASE I	
TOTAL PARKING AREA	10,784 SQ. FT.
REQUIRED LANDSCAPE AREA (5%)	539 SQ. FT.
PROVIDED LANDSCAPE AREA	836 SQ. FT.

LEGEND

- PLANTING BED
- LAWN
- BIORETENTION AREA
- SCORED CONCRETE PAVING, SEE DETAIL 1/L-5
- TREE GRATE (6' X 6' WITH 16" SQ. OPENING)
- BOLLARD
- BIKE RACK (5 TOTAL PHASE I =10 BIKE PARKING SPACES)
- BENCH
- MOVEABLE TABLES & CHAIRS
- FH FIRE HYDRANT
- PROPOSED CONTOUR
- EXISTING CONTOUR

NOTES

1. REFER TO CIVIL DRAWINGS FOR BIO-RETENTION AREAS, CURBS, GUTTER, STREET DETAILS, AND MATERIALS.
2. SEE SHEET L-4 FOR PLANT LIST INFORMATION.
3. LANDSCAPING SHOWN WITHIN STORM WATER MANAGEMENT FACILITIES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY BE CHANGED AT THE TIME OF DETAILED PLAN REVIEW OF THE SEDIMENT CONTROL / STORM WATER MANAGEMENT PLANS BY THE COUNTY. DEPARTMENT OF PERMITTING SERVICES, WATER RESOURCES SECTION.
4. ALL TREES TO BE CENTERED IN PLANTER BEDS AS SHOWN AND TO BE PLANTED CLEAR OF ALL UNDERGROUND UTILITIES.
5. INCREMENTALLY CUT THE INNER RINGS OF TREE GRATES AS THE TREE INCREASES IN CALIPER, PER MANUFACTURERS' INSTRUCTIONS FOR TREE GRATE EXPANSION.
6. WHEN THE ROOT FLARE REACHES TO THE COLLAR, CUT THE PAVEMENT AROUND THE COLLAR TO ACCOMMODATE THE TREE, SUBJECT TO STAFF REVIEW AND APPROVAL.
7. AS-BUILT PAVING PATTERN MUST BE SUBSTANTIALLY SIMILAR TO THE PATTERN DEPICTED ON THE SITE PLAN, SUBJECT TO STAFF REVIEW AND APPROVAL.
8. TREE IMPACTS ON ADJACENT CITY PARK PROPERTY HAS BEEN ASSESSED ON-SITE WITH REC/PARKS STAFF ON AUGUST 14, 2024. TREE REPLACEMENTS WILL BE PROVIDED ON PARK PROPERTY. THE QUANTITY, LOCATIONS, AND SPECIES WILL BE DETERMINED BY RECREATION AND PARKS STAFF PRIOR TO PLANTING.
9. A PRE-PLANTING MEETING TO BE SCHEDULED BEFORE INSTALLATION OF LANDSCAPING, AFFORESTATION, OR REFORESTATION. ATTENDEES MUST INCLUDE THE PERMITTEE, LANDSCAPE CONTRACTOR, CITY FORESTRY INSPECTOR, AND HORTICULTURIST.
10. APPLICANT WILL REMOVE INVASIVES IN THE BUFFER ZONE BETWEEN MATTIE STEPANEK AND PARK PLAZA AT THE DISCRETION OF RECREATION AND PARKS STAFF.

SOLTESZ, INC.

ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067

www.solteszco.com

Engineering
Surveying
Planning
Environmental Sciences

NO.	REVISIONS	BY	DATE

MISS UTILITY NOTE

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APPLICANT / PROPERTY OWNER

PARK PLZ PROPERTY OWNER, LLC C/O MONDAY PROPERTIES
1000 WILSON BOULEVARD, SUITE 700
ARLINGTON, VA 22209
703-284-0200

CONTACT: TIM HELMIG
EMAIL: THELMIG@MONDAYRE.COM

ARCHITECT

GENSLER
1 EAST PRATT STREET, SUITE 202
BALTIMORE, MD 21202
410-539-8776

CONTACT: PETER STUBB
EMAIL: PETER_STUBB@GENSLER.COM

LANDSCAPE ARCHITECT

MAHAN RYKIEL ASSOCIATES
3300 CLIPPER MILL ROAD
BALTIMORE, MD 21211
410-235-6001

CONTACT: ELAINE KU
EMAIL: EKU@MAHANRYKIEL.COM

ATTORNEY

LERCH, EARLY & BREWER, CHTD
7600 WISCONSIN AVENUE, SUITE 700
BETHESDA, MD 20814
301-841-3832

CONTACT: PATRICIA HARRIS
EMAIL: PAHARRIS@LERCHEARLY.COM

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3429 , EXPIRATION DATE: 09/26/2025

STATE OF MARYLAND JINGPENG GU 3429 LANDSCAPE ARCHITECT

PHASE I LANDSCAPE PLAN

SITE PLAN
PARK PLAZA
PHASE I LANDSCAPE PLAN

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: VERTICAL:	TAX MAP: FS62, 0000
1" = 30'-0"	DATE: 09/23/2025
SHEET L-2 OF L-6	DESIGNED: JS TECHNICIAN: JS CHECKED: JDS CAD STD'S VERSION: ORD / NCS
PROJECT NO. 4290-00-00	

REFERENCE GRID A B C D E F G H I J K L M N O

SHADY GROVE RD

EXISTING GARAGE

BUILDING A2

MATTIE J.T. STEPANEK PARK

PROPOSED GARAGE

EXISTING BUILDING

BUILDING A1

GAITHER RD

BULK GAS STORAGE
BIORETENTION
CONCRETE UNIT PAVERS 2" THK (PEDESTRIAN), PAVERS ON 4" CONCRETE SLAB ON 3/4" BITUMINOUS BED WITH TACK COAT
BIORETENTION
CIP CONCRETE SIDEWALK 5" THK WITH WWF, SCORED JOINTS
BENCH
MOVEABLE TABLES & CHAIRS
BIORETENTION

CIP CONCRETE SIDEWALK 5" THK WITH WWF, SCORED JOINTS
BIORETENTION
PLANTINGS WITH 24" AMENDED SOIL, 2" MULCH SHRUBS 36" HT. GROUNDCOVER 12" O.C.
MOVEABLE TABLE & CHAIRS BENCH , TYP. OF 2
CONCRETE UNIT PAVERS 2" THK (PEDESTRIAN), PAVERS ON 4" CONCRETE SLAB ON 3/4" BITUMINOUS BED WITH TACK COAT
BLDG. OVERHANG
BIKE RACKS, TYP. OF 6
BENCH

GAME AREA
BOCCE
BOCCE
LAWN
PLAZA

BIORETENTION
CIP CONCRETE SIDEWALK 5" THK WITH WWF SCORED JOINTS
PARALLEL PARKING
SHADE TREES - 3" CALIPER

BIORETENTION
CONCRETE SIDEWALK TO MATCH EX. PER CITY STANDARD

CONCRETE SIDEWALK TO MATCH EX. PER CITY STANDARD

CONCRETE SIDEWALK TO MATCH EX. PER CITY STANDARD

(4) TJ
(90) TJ

42'-2" 5'-0" 5'-2" 5'-0" 7'-6" 53'-0" 5'-0" 24'-5" 22'-8" 5'-4" 4'-4"

1 PHASE II LANDSCAPE PLAN
1" = 30'-0"

0 15' 30' 60' N

LOCATION MAP

0 500' 1000' 2000' N

LEGEND

- PLANTING BED
- LAWN
- BIORETENTION AREA
- SCORED CONCRETE PAVING, SEE DETAIL 1/L-5
- TREE GRATE (6' X 6 WITH 16" SQ. OPENING)
- BOLLARD
- BIKE RACK (6 TOTAL PHASE II = 12 BIKE PARKING SPACES)
- BENCH
- MOVEABLE TABLES & CHAIRS
- FH FIRE HYDRANT
- PROPOSED CONTOUR
- EXISTING CONTOUR

NOTES

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SOLTESZ, INC.
ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067
www.solteszco.com
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NO.	REVISIONS	BY	DATE

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STATE OF MARYLAND · JINGPENG GU · 3429 · LANDSCAPE ARCHITECT

PHASE II LANDSCAPE PLAN

SITE PLAN
PARK PLAZA
PHASE II LANDSCAPE PLAN
ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: VERTICAL:	TAX MAP: FS62, 0000
1" = 30'-0"	DATE: 09/23/2025 DESIGNED: JS TECHNICIAN: JS CHECKED: JDS CAD STD'S. VERSION: ORD / NCS
SHEET L-3 OF L-6	
PROJECT NO. 4290-00-00	

NOTE: FINAL PLANT SELECTION WILL BE FROM THE FOLLOWING LIST OR APPROVED EQUAL IN COORDINATION WITH STAFF.

PLANTING SCHEDULE

EVERGREEN TREES

QTY	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	REMARKS
11	IS	Ilex opaca 'Satyr Hill' Satyr Hill American Holly	8` Ht.	B&B	Full to Ground, Matched
10	IN	Ilex x 'Nellie R. Stevens' Nellie R. Stevens Holly	8` Ht.	B&B	Full to Ground, Matched

ORNAMENTAL TREES

QTY	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	REMARKS
2	AP	Acer palmatum 'Bloodgood' Japanese Maple	2.0"-2.5" Cal.	B&B	Single Stem, Full Canopy, Specimen Quality
7	AC	Amelanchier canadensis Serviceberry	8`-10` Ht.	B&B	Multi-Stem, 3-5 canes, Matched
8	CC	Carpinus caroliniana American Hornbeam	2.5" Cal.	B&B	Single Stem, Full Canopy, Matched, Do Not Fall Dig
6	CK	Cornus kousa Kousa Dogwood	2.5" Cal.	B&B	Single Stem, Full Canopy, Matched
14	LI1	Lagerstroemia indica 'Natchez' Natchez Crape Myrtle	10` Ht.	B&B	Multi-Stem, 3-5 canes, Matched
5	LI	Lagerstroemia indica 'Tuscarora' Tuscarora Crape Myrtle	8`-10` Ht.	B&B	Multi-Stem, 3-5 canes, Matched
8	MV	Magnolia virginiana Sweetbay Magnolia	8`-10` Ht.	B&B	Multi-Stem, 3-5 canes, Matched
35	PK	Prunus serrulata 'Kwanzan' Kwanzan Cherry	2.5" Cal.	B&B	Single Stem, Full Canopy, Matched
5	PO	Prunus x 'Okame' Okame Cherry	2.5" Cal.	B&B	Single Stem, Full Canopy, Matched

SHADE TREES

QTY	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	REMARKS
3	AR	Acer rubrum 'Frank Jr.' Redpointe® Maple	3" Cal.	B&B	Central Leader, Full Canopy, Matched
28	AR2	Acer rubrum 'October Glory' October Glory Red Maple	3" Cal.	B&B	Central Leader, Full Canopy, Matched
2	AL	Acer saccharum 'Legacy' Sugar Maple	3" Cal.	B&B	Central Leader, Full Canopy, Matched
4	BN	Betula nigra River Birch Multi-Trunk	10` Ht.	B&B	Multi-Stem, 3-5 canes, Matched, Do Not Fall Dig
4	CO	Celtis occidentalis Common Hackberry	3" Cal.	B&B	Central Leader, Full Canopy, Matched
1	CK2	Cladrastis kentukea Yellow Wood	3" Cal.	B&B	Central Leader, Full Canopy, Matched
41	GP	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	2.5" Cal.	B&B	Central Leader, Full Canopy, Matched
7	GT	Gleditsia triacanthos 'Shademaster' Shademaster Honeylocust	3" Cal.	B&B	Central Leader, Full Canopy, Matched
6	LS	Liquidambar styraciflua 'Ward' Cherokee™ Sweet Gum	3" Cal.	B&B	Central Leader, Full Canopy, Matched, Do Not Fall Dig
7	NS	Nyssa sylvatica Black Gum	3" Cal.	B&B	Central Leader, Full Canopy, Matched, Do not Fall Dig
17	PA	Platanus x acerifolia 'Morton Circle' Exclamation Planetree	3" Cal.	B&B	Central Leader, Full Canopy, Matched
7	QA	Quercus alba White Oak	3" Cal.	B&B	Central Leader, Full Canopy, Matched, Do Not Fall Dig
2	QB	Quercus bicolor Swamp White Oak	3" Cal.	B&B	Central Leader, Full Canopy, Matched, Do Not Fall Dig
13	QS	Quercus phellos 'Hightower' Hightower Willow Oak	3" Cal.	B&B	Central Leader, Full Canopy, Matched, Do Not Fall Dig
10	QR	Quercus rubra Red Oak	3" Cal.	B&B	Central Leader, Full Canopy, Matched, Do Not Fall Dig
1	TD	Taxodium distichum 'Mickelson' Shawnee Brave™ Bald Cypress	3" Cal.	B&B	Central Leader, Full Canopy, Matched, Do Not Fall Dig
8	TC	Tilia cordata 'Greenspire' Greenspire Linden	3" Cal.	B&B	Central Leader, Full Canopy, Matched
2	UA	Ulmus americana 'Jefferson' Princeton Elm	3" Cal.	B&B	Central Leader, Full Canopy, Matched
13	ZS	Zelkova serrata 'Village Green' Japanese Zelkova	3" Cal.	B&B	Central Leader, Full Canopy, Matched, Do Not Fall Dig

SHRUBS

QTY	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	REMARKS
286	TJ	Taxus x media 'Densiformis' Densiformis Anglo-Japanese Yew	30" - 36" Ht.	B&B	Full, Matched

Planting Notes for Landscape Plans

NOVEMBER 2019

INSTALLATION OF PLANT MATERIAL

1. The Permittee is responsible for obtaining the approved Forest Conservation Plan/Landscape Plan and providing a copy to the Landscape Contractor. The Permittee shall ensure that the Landscape Contractor can secure the plants shown the FCP/Landscape Plan. Plant substitutions are not allowed. It is strongly recommended that plant material be secured from supplier by the project start date.
2. A pre-planting meeting is required before installation of landscaping, afforestation, or reforestation. The applicant must schedule an on-site pre-planting meeting with the City Forestry Inspector. Attendees must include the Permittee, landscape contractor, and Forestry Inspector. Trees and shrubs shall conform to the current edition of the American Standard for Nursery Stock (ANSI Z60.1).
3. Comply with appropriate City Soil Specification:
   - I. Soil Specification FOR TREE PLANTING WHERE EXISTING PAVEMENT OR OTHER IMPERVIOUS SURFACES WERE PREVIOUSLY LOCATED OR WHERE EXISTING GREENSPACE HAS BEEN SEVERELY DEGRADED[1]
     1. Site preparation
        a. Demolish existing impervious surface and remove all existing asphalt, concrete, stone and construction materials to expose subsoil free of debris.
        b. Excavate so that final planting bed will provide quality soil to a depth of forty-eight (48) inches, and to a radius of 10' minimum or to new hard edge of planting bed, whichever is less.
        c. Loosen exposed subsoil below 48" by ripping 18" into the sub grade elevation.
        d. Test to ensure that planting bed drains at a rate of at least 1 inch/per hour.
        e. Install imported soil to fill excavated planting bed. Imported soil shall have a texture of LOAM, per the USDA soil classification system and a chemical composition compatible with healthy tree growth. When installing the soil, it should be installed in lifts or layers of < 12 inches (30 cm), tamping or watering (not both) between lifts to minimize potential settling.
     2. Immediately prior to installation of plant material, the soil must be tested and must have a pH range between 5.5 and 7 and a nutrient content which corresponds to an adequate rating, per current industry standards. Amend soil, if necessary, to achieve the current industry standard.
     3. The Forestry Inspector may require additional soil specifications, based on site conditions.
   - II. Soil Specification FOR PLANTING WHERE EXISTING GREEN SPACE HAS NOT BEEN PROTECTED FROM CONSTRUCTION IMPACTS BUT IS NOT SEVERELY DEGRADED.
     1. Site Preparation:
        a. Remove all construction debris and top four to six inches of existing soil.
        b. Test remaining existing soil to verify a pH range between 5.5 and 7, and has a nutrient content which corresponds to an adequate rating, per current industry standards.
        c. Apply four (4) inches of mature compost evenly over the entire planting surface. (4" = 12 Cubic Yard/1,000 s.f.). Provide compost supplier information and specifications to the City Forestry Inspector for approval prior to install
        d. Till the compost into the existing soil to a minimum depth of thirty-six (36) inches using the city's soil profile rebuilding specification.
        e. If soil does not meet nutrient standards, mitigate soil chemistry to meet the chemical parameters.
     2. The Forestry Inspector may require additional soil specifications, based on site conditions.
   - III. Soil Specification FOR PLANTING WITHIN EXISTING GREEN SPACE AREAS WHICH HAVE BEEN PROTECTED FROM CONSTRUCTION IMPACTS (One of two options, as determined by Forestry Inspector) Refer to approved City of Rockville Detail A-7

[1] See definitions section #9

1. Test existing soil to verify it has a pH range between 5.5 and 7, and a nutrient content which corresponds to an adequate rating, per current industry standards. If soil does not meet nutrient standards, one of two options will be performed to mitigate the soil:
   a. Option 1- Till Method- Depth of tilling for planting must be at least twenty-four (24) inches:
      i. Apply four (4) inches of mature compost evenly over the entire planting surface (4" = 12 cubic yards/1,000 s.f.). Provide compost supplier information and specifications to the City Forestry Inspector for approval prior to install.
      ii. Till the compost into the existing soil to a minimum depth of twenty-four (24") inches.
   b. Option 2 – Aeration and Vertical Mulching
      i. Using a 2- 3" Auger, drill a series of holes in the soil to a depth of twenty-four (24) inches.
      ii. Begin at the edge of the hole dug for the root ball and continue drilling at one-foot intervals (maximum), in concentric rings around the tree out to ten (10) feet from the tree.
      iii. Each hole must be refilled with mature compost.
   c. The Forestry Inspector may require additional soil specifications, based on site conditions.

IV. Soil testing of the existing soil may be conducted with PRIOR approval from the City's Forestry Inspector to determine the number and location of the samples. The above requirements may be reduced if soil testing shows the following:
1. Soil pH is between 5.5 and 7
2. The top 24" of existing soil contains a minimum of 4-6% organic matter by weight
3. The soil is free of contaminants
4. The soil texture is sandy loam or loam
5. The soil has an infiltration rate not less than 1" per hour
6. The soil does not contain debris or stones greater than one inch
7. The soluble salt content is less than 3 dS/m
8. Consult the University of Maryland Extension website: http://extension.umd.edu/ for a listing of commercial soil testing facilities.

V. Soil preparation is required for street trees planted within the city's rights-of-way and private street trees, if they are part of the approved plan.

4. The depths and grades shown on plan drawings are final grades after settlement and shrinkage of the organic material. The contractor shall install the soil mix at a higher level to anticipate this reduction of volume. All grades are assumed to be 'as measured" to be prior to the addition of any surface compost till layer or mulch or sod.
5. All details of the planting plans regarding plant quality and proper planting will be discussed including but not limited to:
   a. Plant quality.
   b. Proper form for species.
   c. Proper ratio of caliper size/height to container size/root ball size.
   d. Proper pruning cuts if applicable in accordance with current ANSI A300 pruning standards (generally there should be no recent pruning).
   e. No co-dominant stems or multiple trunks (unless approved by FCP or by The Forestry Inspector).
   f. Sound graft union.
   g. Free of girdling roots, or the ability to remove girdling roots without damaging the tree.
   h. Trees shall be healthy, vigorous, insect/disease free, and without cankers/cracks or trunk damage.
6. Proper Installation
   a. Root flare no higher than 3 inches from existing grade.
   b. Exposed root flare (not graft); removing more than several inches of soil to expose the root flare may result in the rejection of the plant material.
   c. Wire baskets/twine/burlap removed from at least the top half of root ball, or as directed by Forestry Inspector.
   d. All burlap or twine removed completely.
   e. No hose and wire; staking and strapping per City planting detail.
   f. Planting Hole a minimum of twice the width of the root ball; could be greater. Planting detail assumes soil has been prepared per the city's specifications (Planting, #3).
   g. Mulched properly, per City planting detail.
   h. Wildlife protection installed, if required; type approved by the Forestry Inspector.
7. Trees not complying with the above requirements may be rejected at the discretion of the City Forestry Inspector.

8. Tree planting will generally not be permitted between the dates of June 1 and September 1, or when the ground is frozen.

9. DEFINITIONS
   a. Topsoil
      i. Soil can be considered topsoil if it originates from an A horizon of a natural soil or is a mineral soil with 4-6%% organic matter content, and a NRCS textural class similar to pre-development conditions A horizon soils for the site, or as specified by the City Forestry Division. The city Forestry Division will specify a LOAM texture in the absence of native conditions listed above. Blended soils shall not be used unless specified by the City Forestry Division. In addition, topsoil shall:
         1. Be friable and well drained
         2. Have a pH between 5.5-7.
         3. Have an organic matter content between 4-6%.
         4. Have low salinity as indicated by a soluble salt content which is less than 3 dS/m
         5. Be free of debris, stone, gravel, trash, large sticks, heavy metals, and other deleterious contaminants, (if screening is used to remove debris, screen size must be ¾ inch or larger).
         6. Have a nutrient profile such that it has an adequate rating, per current industry standards.
         7. Be free of noxious weed seeds
   b. Compost
      i. Compost shall be composed of leaves, yard waste, or food waste. Biosolid-based composts shall not be used. A compost sample with analysis shall be submitted for approval to the City Forestry Division before application.
      ii. Stability refers to the rate of biological breakdown, measured by carbon dioxide release. Maturity refers to completeness of the aerobic composting process and suitability (lack of plant toxicity) as a plant growth media, often measured by ammonia release and by plant growth tests. Compost manufacturers that subscribe to the US Composting Council's testing program may document stability as compost testing 7 or below in accordance with TMECC 05.08-B, "Carbon Dioxide Evolution Rate". Maturity (suitability for plant growth) may be documented as compost testing greater than 80% in accordance with TMECC 05.05-A, "Germination and Vigor". Compost is considered mature and stable if it tests at 6.0 or higher on the Solvita Compost Maturity Index Rating, which is a combination of Carbon Dioxide and Ammonia Maturity Tests (test information and equipment available at www.solvita.com).
      iii. Compost shall also be:
         1. Free of weed seeds.
         2. Free of heavy metals or other deleterious contaminants.
         3. Have a soluble salt content which is less than 3 dS/m.
   c. Severely Degraded Soil
      i. Soil shall be considered severely degraded if grade was lowered or raised more than 14 inches OR soil was compacted in lifts regardless of the final grade OR was used as a staging area for construction materials, equipment or processes.

SOLTESZ, INC.
ROCKVILLE OFFICE
2 Research Place, Suite 100
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PARK PLZ PROPERTY OWNER, LLC C/O MONDAY PROPERTIES
1000 WILSON BOULEVARD, SUITE 700
ARLINGTON, VA 22209
703-284-0200

CONTACT: TIM HELMIG
EMAIL: THELMIG@MONDAYRE.COM

ARCHITECT

GENSLER
1 EAST PRATT STREET, SUITE 202
BALTIMORE, MD 21202
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CONTACT: PETER STUBB
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LANDSCAPE ARCHITECT

MAHAN RYKIEL ASSOCIATES
3300 CLIPPER MILL ROAD
BALTIMORE, MD 21211
410-235-6001

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STATE OF MARYLAND · JINGPENG GU · 3429 · LANDSCAPE ARCHITECT

PLANTING SCHEDULE

SITE PLAN
PARK PLAZA
PLANTING SCHEDULE

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: _____ VERTICAL: _____	TAX MAP: FS62, 0000
1"=1" (1/16" INCH) AS SHOWN	DATE: 09/23/2025 DESIGNED: JS TECHNICIAN: JS CHECKED: JDS CAD STD'S. VERSION: ORD / NCS
SHEET: L-4 OF: L-6	
PROJECT NO.: 4290-00-00	

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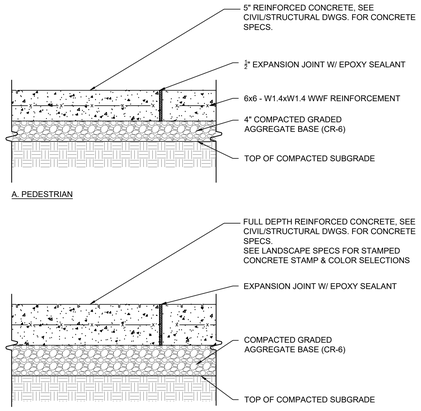
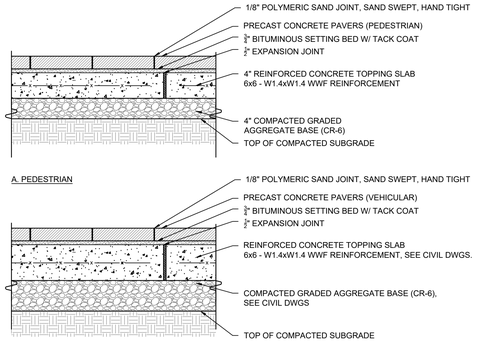


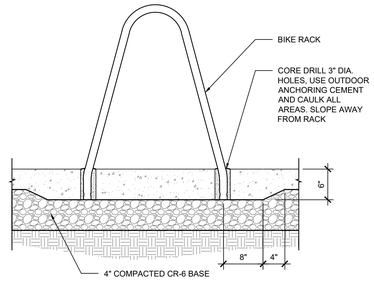
NOTES:
1. SEE STRUCTURAL FOR STRUCTURAL SLAB REINFORCEMENT AND LOADING REQUIREMENTS.
2. REFER TO LANDSCAPE PLANS FOR EXPANSION JOINT LOCATIONS (NOT TO EXCEED 20' O.C.)
3. CONTRACTOR TO SUBMIT EXPANSION JOINT MATERIAL COLOR OPTIONS TO LANDSCAPE ARCHITECT FOR APPROVAL.
3. FOR ALL ROADWAY SUBBASE, REINFORCEMENT & CONCRETE, SEE CIVIL DWGS. & SPECS
&. SEE LANDSCAPE SPECS FOR CONCRETE FINISH (STAMP/ TEXTURE) AND INTEGRAL COLOR
3. SEE MEP/ CIVIL FOR DRAINAGE/ DRAINS/ WATER CALCULATIONS ETC.
4. DETAIL FOR VEHICULAR CONCRETE IS SHOWN FOR DESIGN INTENT ONLY

1 CONCRETE SIDEWALK/ CROSSWALK
3/4" = 1'-0"



NOTES:
1. CONTRACTOR TO SUBMIT EXPANSION JOINT MATERIAL FOR COLOR SELECTIONS TO LANDSCAPE ARCHITECT FOR APPROVAL
2. FOR ALL ROADWAY SUBBASE & CONCRETE, SEE CIVIL DWGS. & SPECS

2 CONCRETE PAVERS
3/4" = 1'-0"



NOTE:
1. QUANTITY PER PLAN

PRODUCT INFORMATION

MANUFACTURER: LANDSCAPE FORMS INC.
431 LAWNDALE AVE.
KALAMAZOO, MI 49048
800.430.6209
LANDSCAPEFORMS.COM

MODEL: BOLA BIKE RACK
COLOR & FINISH: STAINLESS STEEL

OR EQUIVALENT, SUBJECT TO STAFF REVIEW AND APPROVAL

3 BIKE RACKS EXAMPLE
3/4"=1'-0"

PRODUCT INFORMATION

MANUFACTURER: FORMS + SURFACES

MODEL: HELIO (LIT & UN-LIT)
COLOR & FINISH: SS
OR EQUIVALENT, SUBJECT TO STAFF REVIEW AND APPROVAL

4 BOLLARD EXAMPLE
N.T.S.

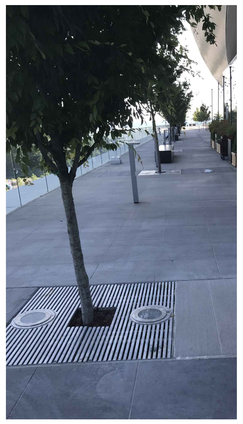
PRODUCT INFORMATION

MANUFACTURER: LANDSCAPE FORMS INC.
431 LAWNDALE AVE.
KALAMAZOO, MI 49048
800.430.6209
LANDSCAPEFORMS.COM

MODEL: AUSTIN
COLOR & FINISH: POWDER COATED; IPE WOOD

OR EQUIVALENT, SUBJECT TO STAFF REVIEW AND APPROVAL

5 BENCH EXAMPLE
N.T.S.



PRODUCT INFORMATION

MANUFACTURER: URBAN ACCESSORIES
MODEL: JAMISON
SIZE: 5' X 5' WITH 16" SQ. OPENING
COLOR & FINISH: BRUSHED ALUMINUM
OR EQUIVALENT, SUBJECT TO STAFF REVIEW AND APPROVAL

6 TREE GRATE EXAMPLE
N.T.S.

PRODUCT INFORMATION

MANUFACTURER: LANDSCAPE FORMS INC.
431 LAWNDALE AVE.
KALAMAZOO, MI 49048
800.430.6209
LANDSCAPEFORMS.COM

MODEL: CATENA
COLOR & FINISH: POWDER COATED
OR EQUIVALENT, SUBJECT TO STAFF REVIEW AND APPROVAL

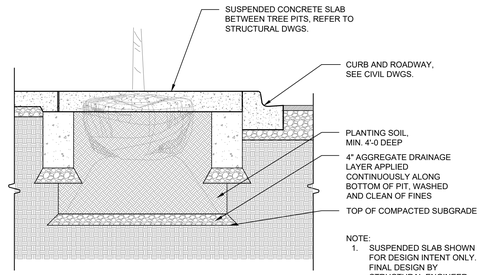
7 TABLE & CHAIRS EXAMPLE
N.T.S.

PRODUCT INFORMATION

MANUFACTURER: LANDSCAPE FORMS INC.
431 LAWNDALE AVE.
KALAMAZOO, MI 49048
800.430.6209
LANDSCAPEFORMS.COM

MODEL: SELECT
COLOR & FINISH: POWDER COATED
OR EQUIVALENT, SUBJECT TO STAFF REVIEW AND APPROVAL

8 TRASH & RECYCLE RECEPTACLE EXAMPLE
N.T.S.



NOTE:
1. SUSPENDED SLAB SHOWN FOR DESIGN INTENT ONLY. FINAL DESIGN BY STRUCTURAL ENGINEER.

9 CONTINUOUS SOIL PANEL
1/2" = 1'-0"

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ROCKVILLE OFFICE
2 Research Place, Suite 100
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NO.	REVISIONS	BY	DATE

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ARLINGTON, VA 22209
703-284-0200

CONTACT: TIM HELMIG
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ARCHITECT

GENSLER
1 EAST PRATT STREET, SUITE 202
BALTIMORE, MD 21202
410-539-8776

CONTACT: PETER STUBB
EMAIL: PETER_STUBB@GENSLER.COM

LANDSCAPE ARCHITECT

MAHAN RYKIEL ASSOCIATES
3300 CLIPPER MILL ROAD
BALTIMORE, MD 21211
410-235-6001

CONTACT: ELAINE KU
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STATE OF MARYLAND · JINGPENG GU · 3429 · LANDSCAPE ARCHITECT

HARDSCAPE DETAILS

SITE PLAN
PARK PLAZA
HARDSCAPE DETAILS
ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: VERTICAL:	TAX MAP: FS62, 0000
GRAPHIC SCALE: AS SHOWN	DATE: 09/23/2025
	DESIGNED: JS
	TECHNICIAN: JS
	CHECKED: JDS
SHEET L-5 OF L-6	CAD STD'S. VERSION: ORD / NCS
PROJECT NO. 4290-00-00	

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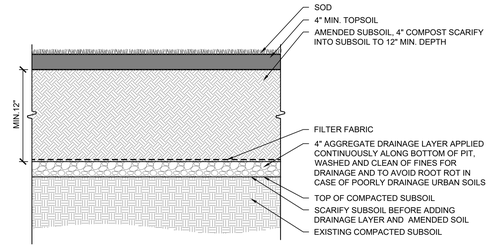
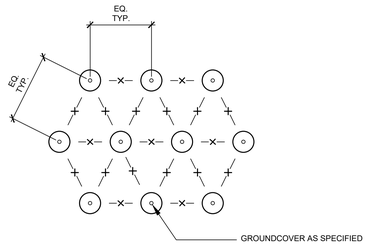


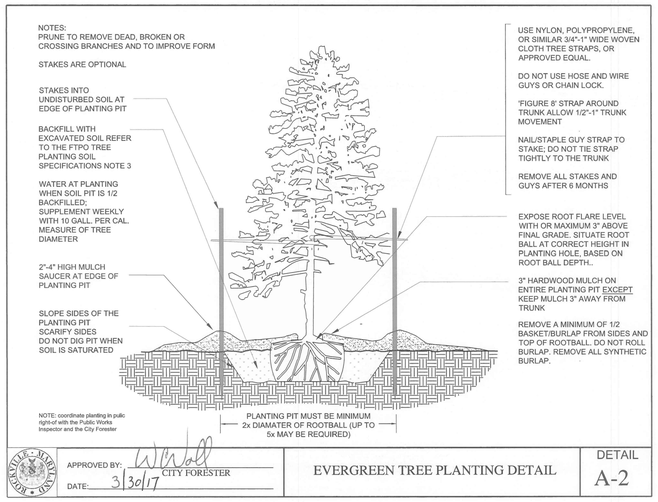
1 TURF/ LAWN

3/4"=1'-0"



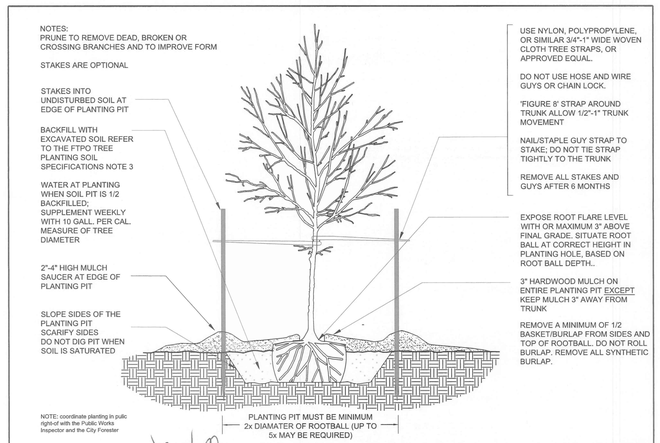
2 GROUNDCOVER SPACING

1"=1'-0"



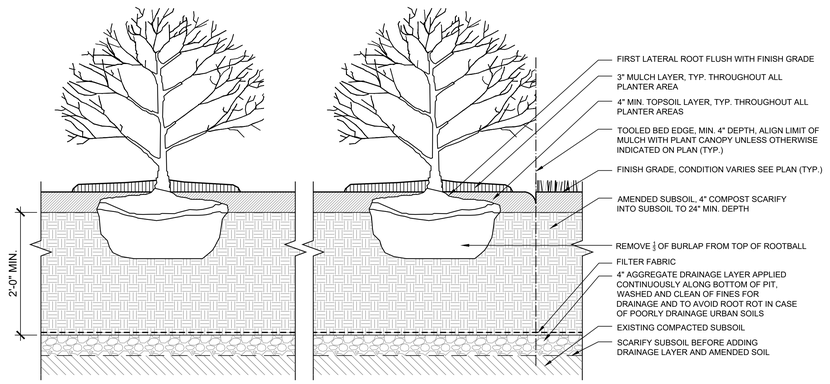
3 EVERGREEN TREE PLANTING (TYPICAL)

N.T.S.



4 SHADE TREE PLANTING (TYPICAL)

N.T.S.



5 SHRUBS PLANTING

1/2"=1'-0"

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ARCHITECT

GENSLER
1 EAST PRATT STREET, SUITE 202
BALTIMORE, MD 21202
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CONTACT: PETER STUBB
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LANDSCAPE ARCHITECT

MAHAN RYKIEL ASSOCIATES
3300 CLIPPER MILL ROAD
BALTIMORE, MD 21211
410-235-6001
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STATE OF MARYLAND · JINGPENG GU · 3429 · LANDSCAPE ARCHITECT

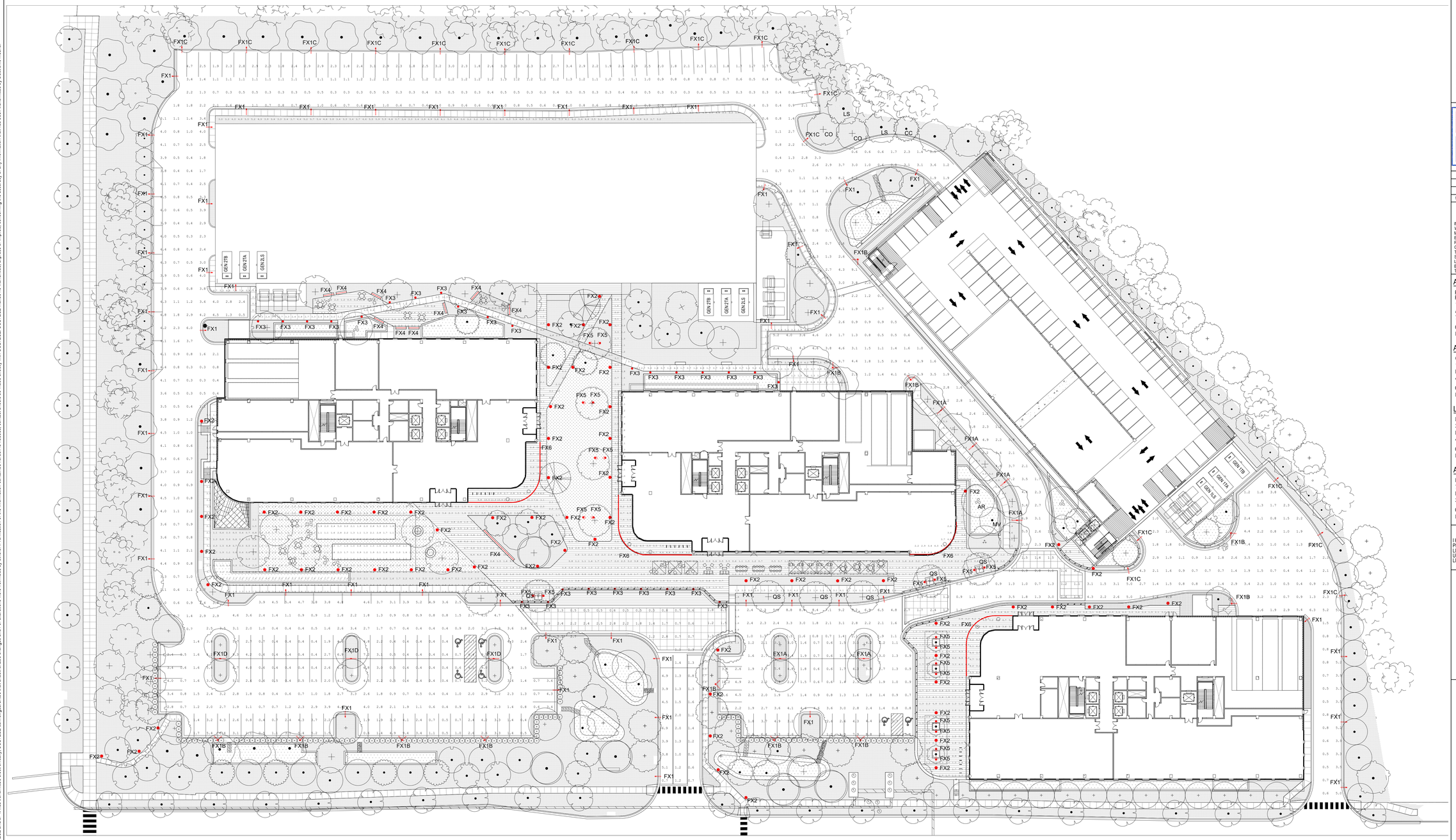
PLANTING DETAILS

SITE PLAN
PARK PLAZA
PLANTING DETAILS
ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: _____ VERTICAL: _____	TAX MAP: FS62, 0000
GRAPHIC SCALE: AS SHOWN	DATE: 09/23/2025
	DESIGNED: JS
	TECHNICIAN: JS
SHEET: L-6	CHECKED: JDS
OF: L-6	CAD STD'S. VERSION: ORD / NCS
PROJECT NO.: 4290-00-00	

JSchwartz

Community Planning & Development Services
Received
October 13, 2025



Calculation Summary				
Label	**Avg**	**Max**	**Min**	**Avg/Min**
Pathway - near Parking - Phase 1	2.69	8.0	0.8	3.36
Pathway - near Parking - Phase 3	2.78	5.5	1.1	2.53
Building Canopy A1 - Phase 1	4.39	5.3	2.6	1.69
Building Canopy A2 - Phase 3	4.31	7.6	2.2	1.96
Building Canopy A3 - Phase 2	7.50	18.6	2.2	3.41
Driveway Entry - Phase 3	2.14	7.5	0.5	4.28
Driveway NW - Phase 2	1.64	6.0	0.3	5.47
Drvieway - Phase 1	2.49	9.7	0.4	6.23
Parking - Phase 1	2.75	10.2	0.6	4.58
Parking - Phase 3	2.52	9.5	0.4	6.30
Pathway A2 - Phase 3	5.21	7.9	2.1	2.48
Pathway A2 to Garage - Phase 3	3.30	7.8	0.8	4.13
Pathway A3 to A2 - Phase 3	2.64	10.3	0.7	3.77
Pathway Center - Phase 3	2.73	19.8	0.5	5.46
Pathway Ext Garage - Phase 3	4.27	6.8	1.5	2.85
Pathway New Garage - Phase 1	2.78	5.0	1.5	1.85
Plaza A1 - Phase 1	2.99	7.1	0.5	5.98
Pathway A3 - Phase 2	4.04	24.8	0.7	5.77
Driveway - Phase 1 A1	2.27	7.4	0.4	5.68
Driveway - Phase 1 A1 to Garage	2.68	9.7	0.5	5.36

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SITE PLAN
PARK PLAZA
PLANTING DETAILS

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: VERTICAL:	TAX MAP: FS62, 0000
1" = 50' SCALE: AS SHOWN	DATE: 10/01/2025
	DESIGNED: MD
	TECHNICIAN:
	CHECKED: AR
SHEET LL-1 OF LL-4	CAD STD'S VERSION: ORD / NCS
PROJECT NO. 4290-00-00	

102

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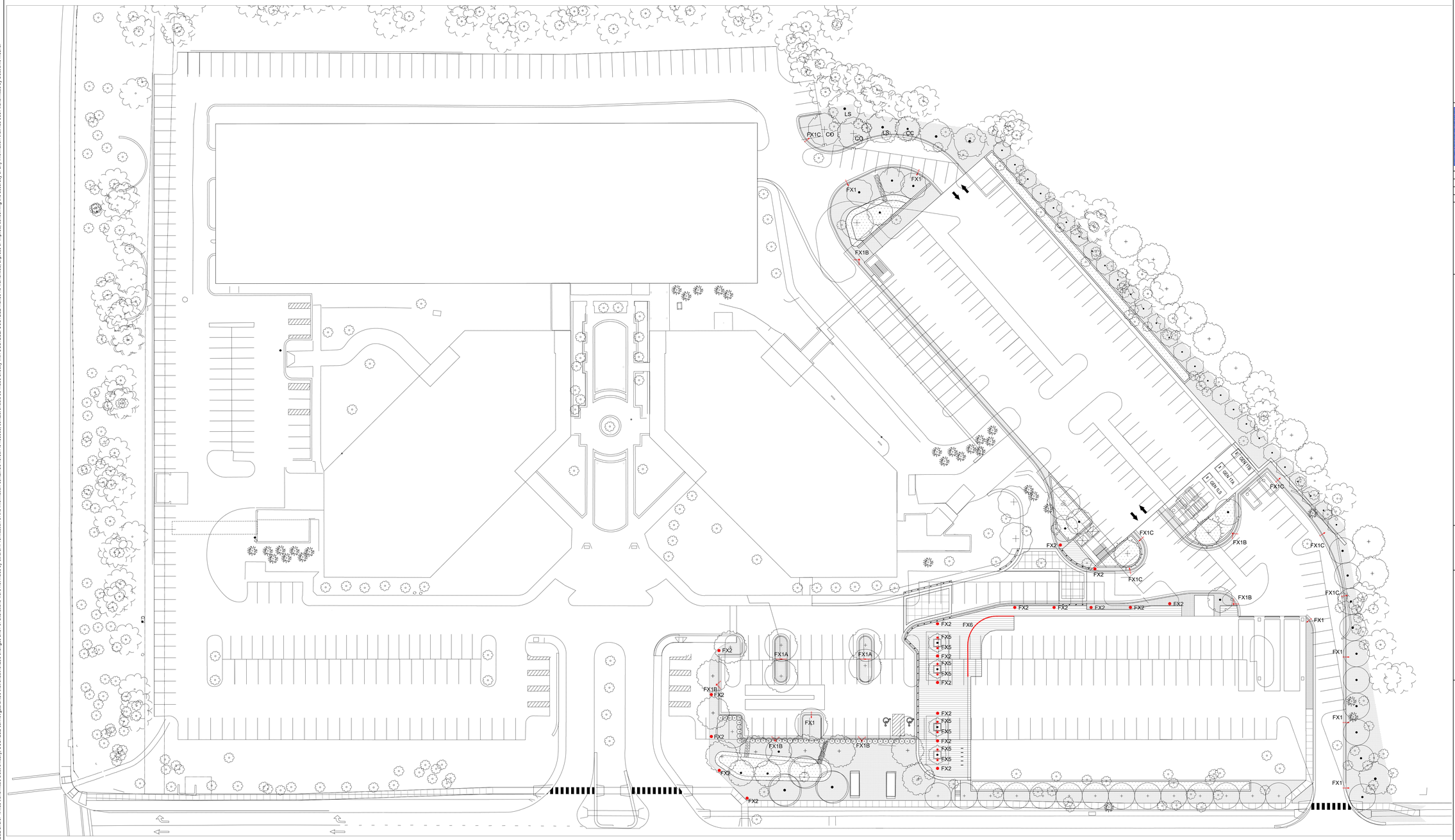

SOLTESZ, INC.

ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067

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NO.	REVISIONS	BY	DATE

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APPLICANT / PROPERTY OWNER

PARK PLZ PROPERTY OWNER, LLC C/O MONDAY PROPERTIES
1000 WILSON BOULEVARD, SUITE 700
ARLINGTON, VA 22209
703-284-0200

CONTACT: TIM HELMIG
EMAIL: THELMIG@MONDAYRE.COM

ARCHITECT

GENSLER
1 EAST PRATT STREET, SUITE 202
BALTIMORE, MD 21202
410-539-8776

CONTACT: PETER STUBB
EMAIL: PETER_STUBB@GENSLER.COM

LANDSCAPE ARCHITECT

MAHAN RYKIEL ASSOCIATES
3300 CLIPPER MILL ROAD
BALTIMORE, MD 21211
410-235-6001

CONTACT: ELAINE KU
EMAIL: EKU@MAHANRYKIEL.COM

ATTORNEY

LERCH, EARLY & BREWER, CHTD
7600 WISCONSIN AVENUE, SUITE 700
BETHESDA, MD 20814
301-841-3832

CONTACT: PATRICIA HARRIS
EMAIL: PAHARRIS@LERCHEARLY.COM

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PLANTING DETAILS

SITE PLAN
PARK PLAZA
PLANTING DETAILS

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
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SCALE: AS SHOWN	DATE: 10/01/2025
	DESIGNED: MD
	TECHNICIAN:
	CHECKED: AR
SHEET LL-2 OF LL-4	CAD STD'S: ORD / NCS
	VERSION:
PROJECT NO. 4290-00-00	

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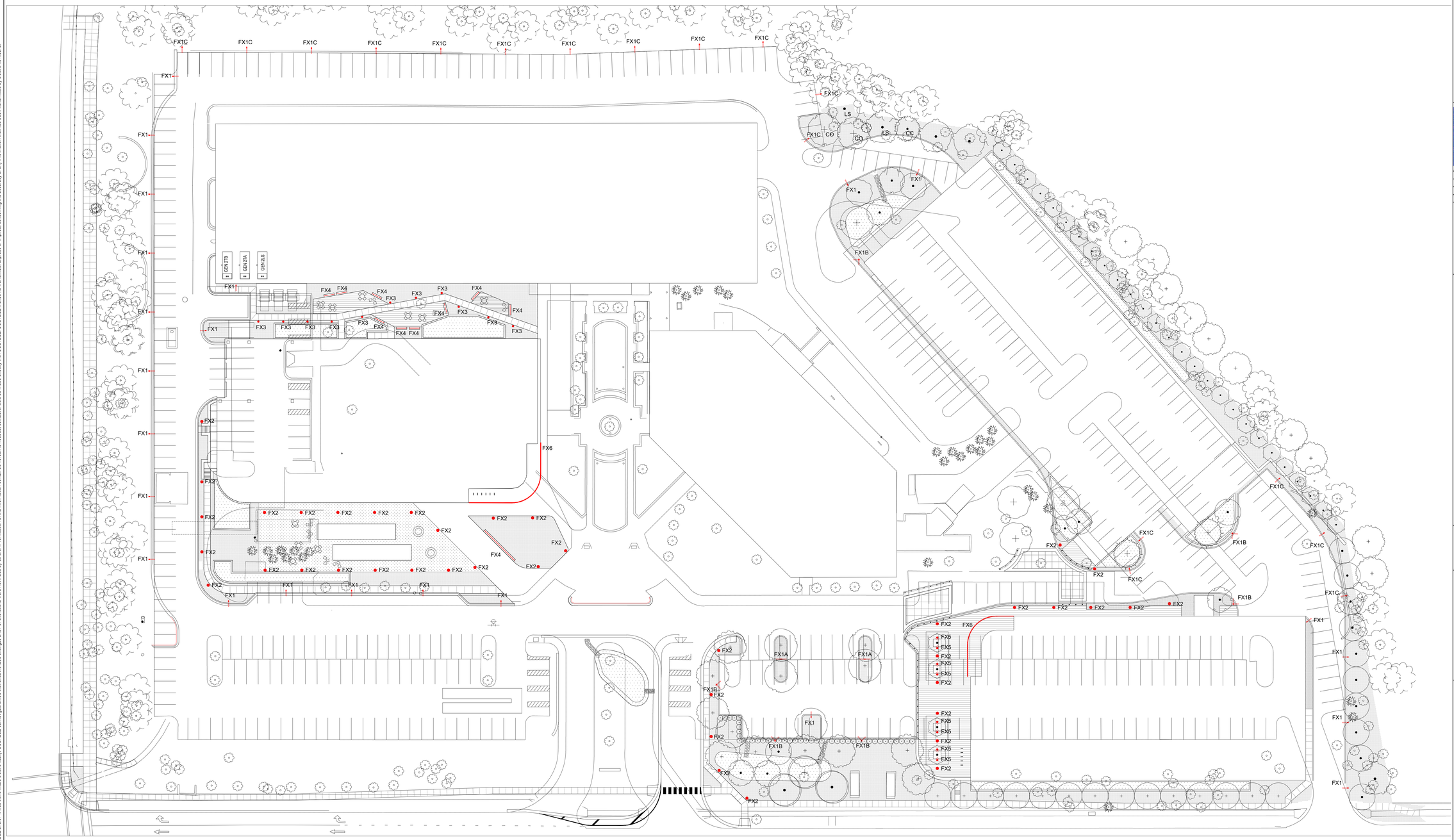

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703-284-0200

CONTACT: TIM HELMIG
EMAIL: THELMIG@MONDAYRE.COM

ARCHITECT

GENSLER
1 EAST PRATT STREET, SUITE 202
BALTIMORE, MD 21202
410-539-8776

CONTACT: PETER STUBB
EMAIL: PETER_STUBB@GENSLER.COM

LANDSCAPE ARCHITECT

MAHAN RYKIEL ASSOCIATES
3300 CLIPPER MILL ROAD
BALTIMORE, MD 21211
410-235-6001

CONTACT: ELAINE KU
EMAIL: EKU@MAHANRYKIEL.COM

ATTORNEY

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PLANTING DETAILS
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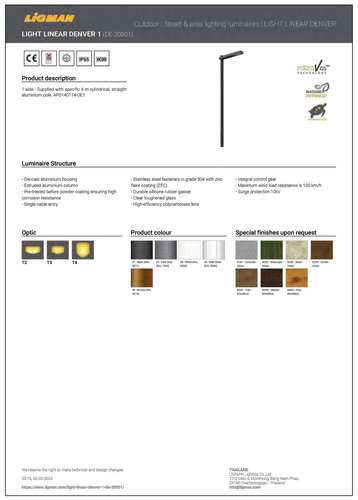
PROJECT NO. 4290-00-00	

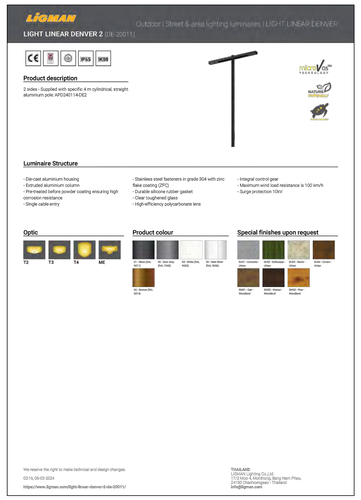
REFERENCE GRID A B C D E F G H I J K L M N O

LIGHTING SCHEDULE

TYPE	SYMBOL	DESCRIPTION	MANUFACTURER	NAME	LUMENS	WATTS
FX1		15 ' POLE MTD. SINGLE HEAD TYPE II FIXTURE	LIGMAN #UDE-20001-T2-W30-FINISH -120/277V-DIM OR APPROVED EQUAL	DENVER	3,543	54W
FX1A		15' POLE MTD. DOUBLE HEADS @ 180 DEG TYPE III FIXTURE	LIGMAN #UDE-20011-T3-W30-FINISH -120/277V-DIM OR APPROVED EQUAL	DENVER	7,146	108W
FX1B		15' POLE MTD. DOUBLE HEADS @ 90 DEG TYPE III FIXTURE	LIGMAN #UDE-20021-T3-W30-FINISH -120/277V-DIM OR APPROVED EQUAL	DENVER	7,146	108W
FX1C		15' POLE MTD. SINGLE HEAD TYPE III FIXTURE	LIGMAN #UDE-20001-T3-W30-FINISH -120/277V-DIM OR APPROVED EQUAL	DENVER	3,573	54W
FX1D		15' POLE MTD. DOUBLE HEADS @ 180 DEG TYPE III FIXTURE	LIGMAN #UDE-20012-T3-W30-FINISH -120/277V-DIM OR APPROVED EQUAL	DENVER	14,954	164W
FX2		12' LIGHT COLUMN WITH SYMMETRIC DISTRIBUTION	BEGA #B84064-K3-FINISH OR APPROVED EQUAL	B84064	2,349	48W
FX3		BOLLARD WITH SYMMETRIC DISTRIBUTION	BEGA #84061-K3-FINISH OR APPROVED EQUAL	B84061	1,374	23W
FX4		CONT. LINEAR LIGHT INTEGRATED IN UNDER BENCH DETAIL	QTRAN #ALTA-03-SW-4.0-30-ENC-TL-**-**-**-**-**-SST-FINISH-LENGTH PER LAYOUTS OR APPROVED EQUAL	ALTA	228	4W/LF
FX5		GROUND MTD. ADJUSTABLE TREE ACCENT FLOODLIGHT	BK #B-NSII-LED-E65-WFL-A9-FINISH-12-11 OR APPROVED EQUAL	NITE STAR II	409	7W
FX6		SURFACE MTD. CONT. FLEXIBLE LINEAR UPLIGHT INTEGRATED IN ARCHITECTURAL COVE	QTRAN #KURV-BK-SW-HE-PPS-FT-WET-30-VHO-ENC/TL-**-**-**-BK-LENGTH PER LAYOUTS OR APPROVED EQUAL	KURV	500	6W/LF



FX1/FX1C



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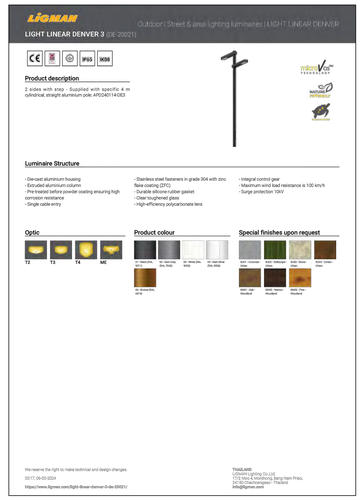

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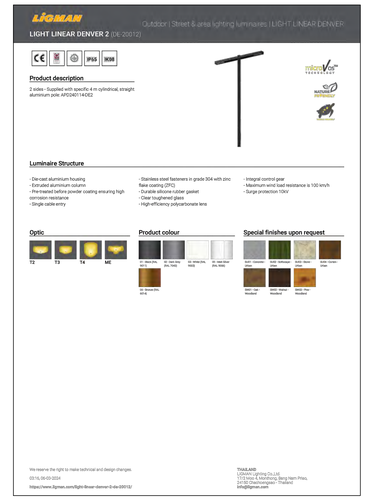

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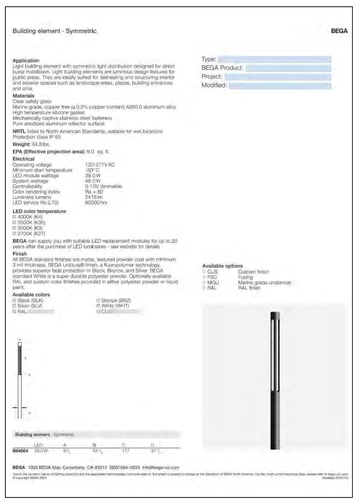

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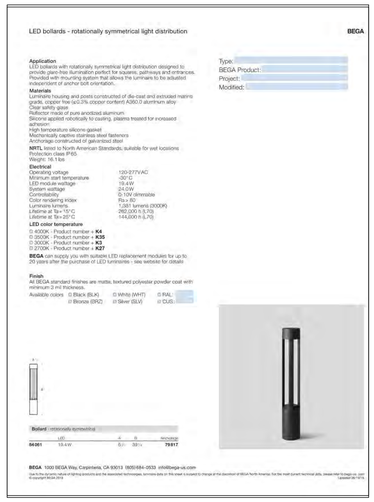
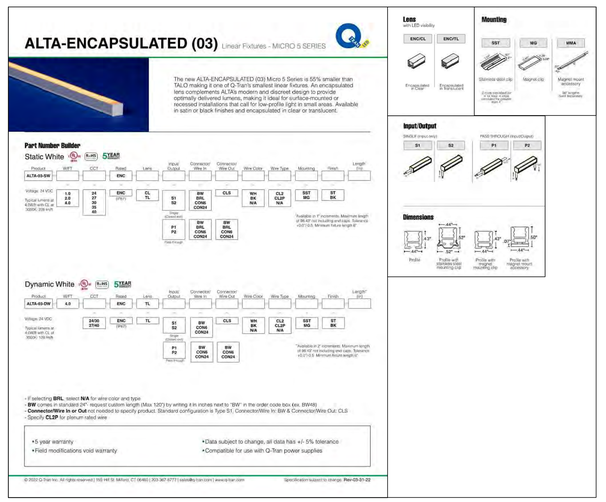


FX3



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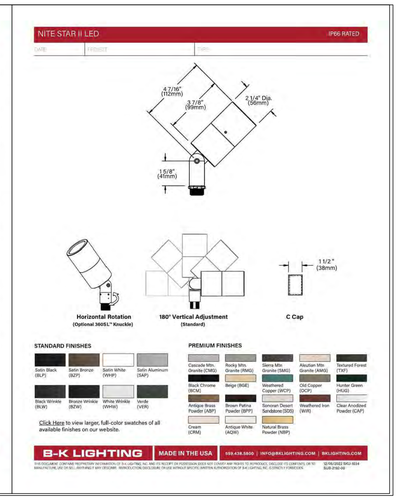
FX5



FX6

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ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067
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ARCHITECT

GENSLER
1 EAST PRATT STREET, SUITE 202
BALTIMORE, MD 21202
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LANDSCAPE ARCHITECT

MAHAN RYKIEL ASSOCIATES
3300 CLIPPER MILL ROAD
BALTIMORE, MD 21211
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ATTORNEY

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PARK PLAZA
PLANTING DETAILS
ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WSSC 200' SHEET: 221NW09	ZONING CATEGORY: MXE
SITE DATUM HORIZONTAL: VERTICAL:	TAX MAP: FS62, 0000
SCALE: AS SHOWN	DATE: 10/01/2025
	DESIGNED: MD
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SHEET: LL-4 OF: LL-4	CHECKED: AR
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PROJECT NO.: 4290-00-00	

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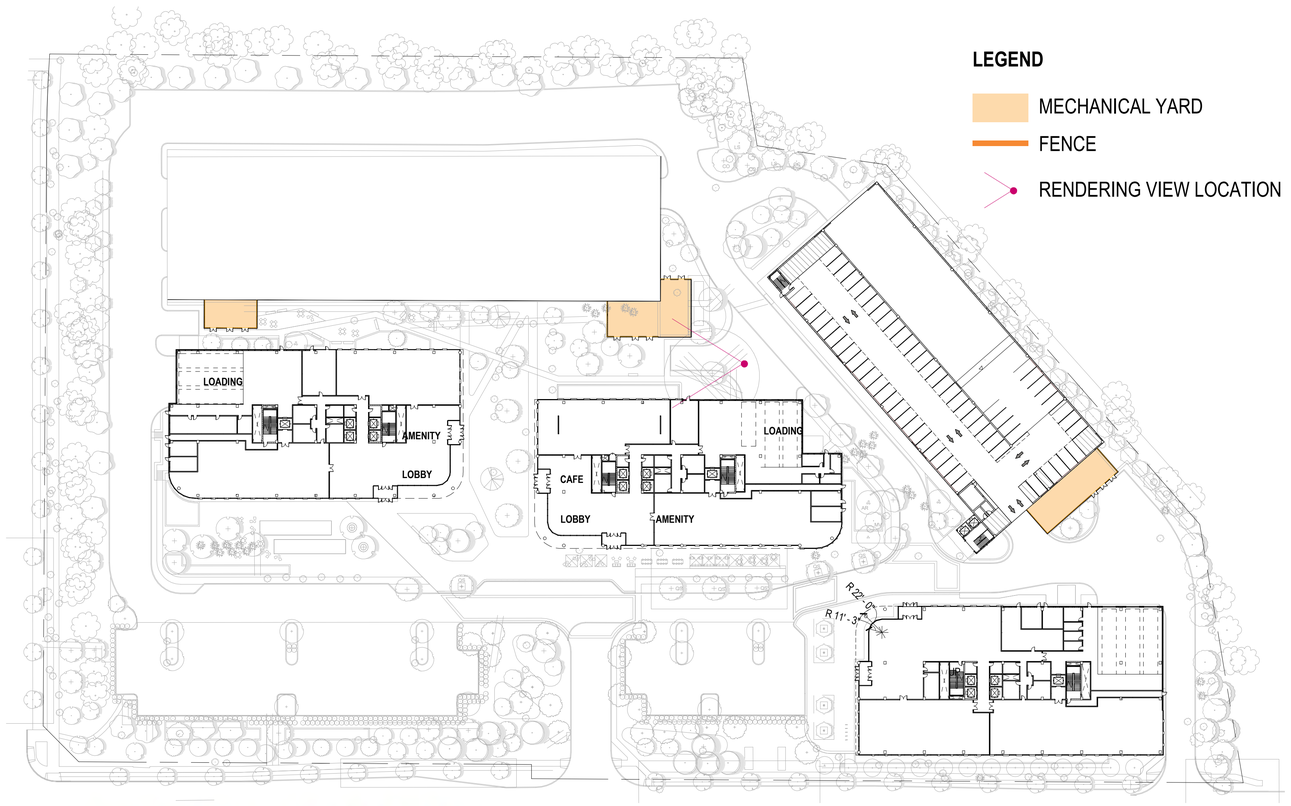
Community Planning & Development Services
Received
October 13, 2025



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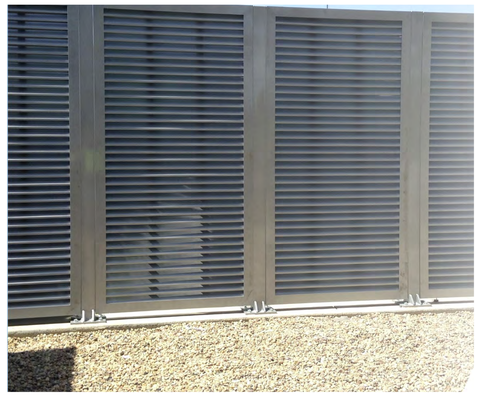

REFERENCE

SCREENING TO BE COMPATIBLE WITH BUILDING FACADE. MATERIAL PROPOSED: METAL SCREEN, PRECAST CONCRETE OR EQUIVALENT.

MONDAY PROPERTIES

PARK PLZ PROPERTY OWNER, LLC C/O
MONDAY PROPERTIES
1000 Wilson Boulevard
Suite 700
Arlington, VA 22209
United States
CONTACT: TIM HELMIG
Tel 703.284.0200
Email: thelmig@mondayre.com

PARK PLAZA

SITE PLAN

1000 WILSON BOULEVARD, SUITE 700
ARLINGOTN, VA 22209

Gensler

1 East Pratt Street
Suite 202
Baltimore, MD 21202
United States
Tel 410.539.8776
Fax 410.539.8741

SOLTESZ
2 Research Place,
Suite 100
Rockville, MD 20850
Tel 301.948.2750

Thornton Tomasetti
840 Gessner Road
Suite 540
Huston, TX 77024
Tel 405.818.2241

James Posey Associates
Engineering Your Vision
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
Tel 410.265.6100

MAHAN RYKIEL ASSOCIATES INC
Whitehall Mill, 3300 Clipper Mill Road
Suite 200
Baltimore, MD 21211
Tel 410.235.6001

LIGHTING WORKSHOP
20 Jay Street
Suite 504
Brooklyn, NY 11201
Tel 413. 923.4117

△ Date	Description

Seal / Signature

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Project Name
PARK PLAZA

Project Number
19.8027.000

Description
SITE PLAN - GROUND FLOOR -SCREEN

Scale
As indicated

A0-A0.100

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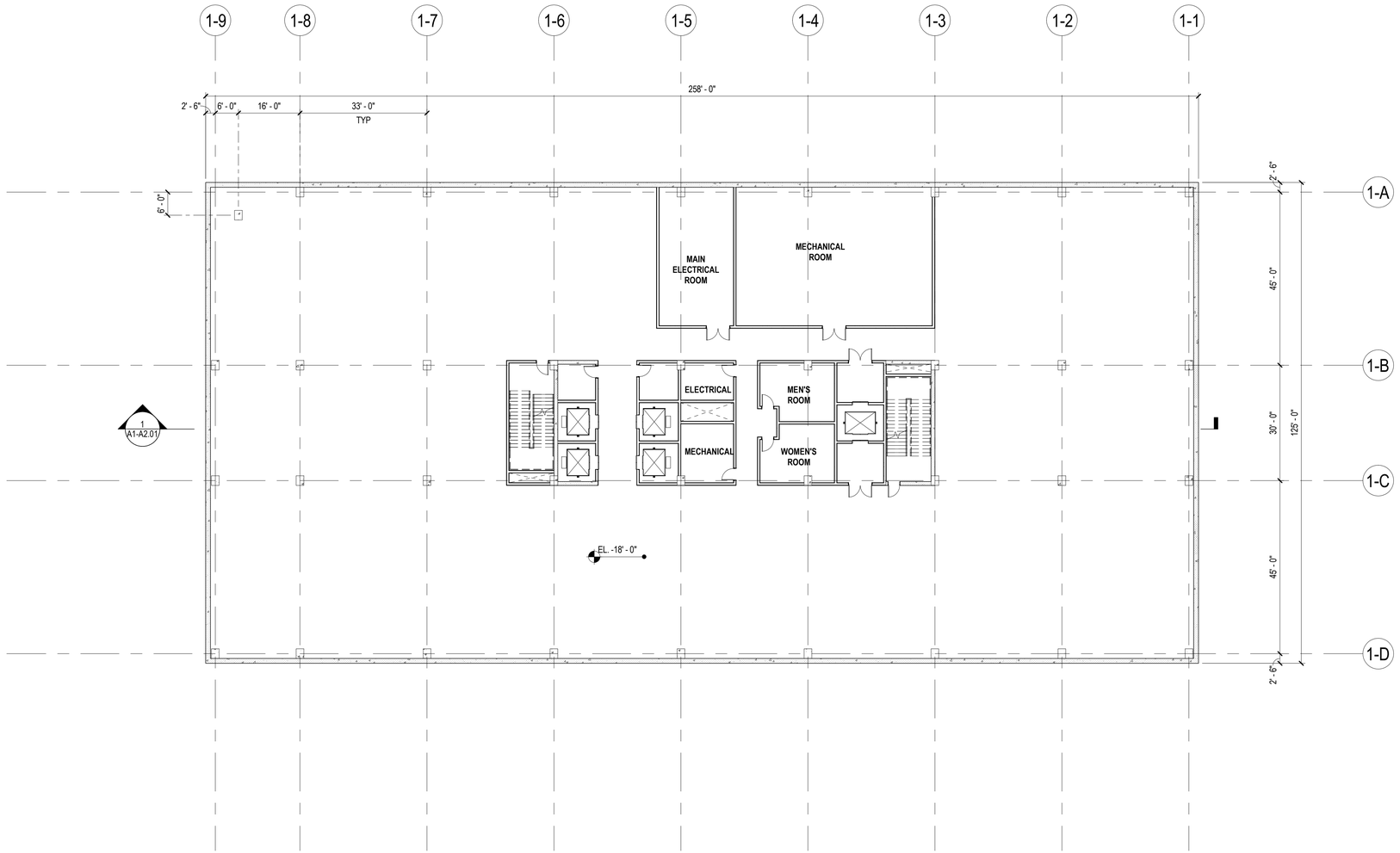

1 A1 - FLOOR PLAN - CELLAR
SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN

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Suite 700
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United States
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Tel 703.284.0200
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ARLINGOTN, VA 22209

Gensler

1 East Pratt Street
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Baltimore, MD 21202
United States
Tel 410.539.8776
Fax 410.539.8741

SOLTESZ
2 Research Place,
Suite 100
Rockville, MD 20850
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Thornton Tomasetti
840 Gessner Road
Suite 540
Huston, TX 77024
Tel 405.818.2241

James Posey Associates
Engineering Your Vision
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
Tel 410.265.6100

MAHAN RYKIEL ASSOCIATES INC
Whitehall Mill, 3300 Clipper Mill Road
Suite 200
Baltimore, MD 21211
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LIGHTING WORKSHOP

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A1 - FLOOR PLAN - CELLAR

Scale
1/16" = 1'-0"

A1-A1.100

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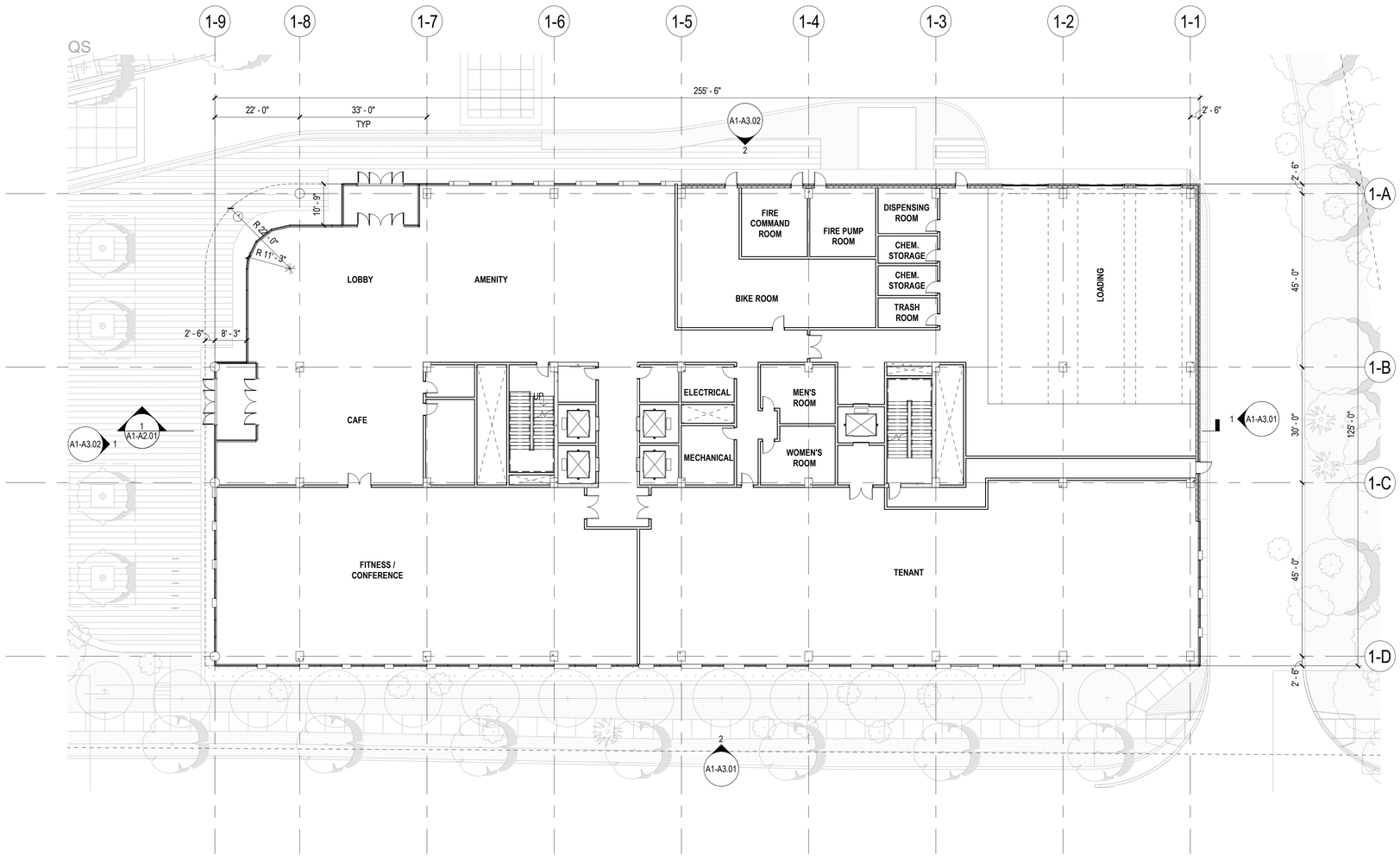

1 A1 - FLOOR PLAN - LEVEL 01
SCALE: 1/16" = 1'-0"

SHEET NOTES

1. INTERIOR TENANT / AMENITY DEMISING CONCEPTUAL AND SUBJECT TO CHANGE.

GENERAL NOTES

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MONDAY PROPERTIES

PARK PLZ PROPERTY OWNER, LLC C/O
MONDAY PROPERTIES
1000 Wilson Boulevard
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Arlington, VA 22209
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CONTACT: TIM HELMIG
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Description
A1 - FLOOR PLAN - LEVEL 01

Scale
As indicated

A1-A1.101

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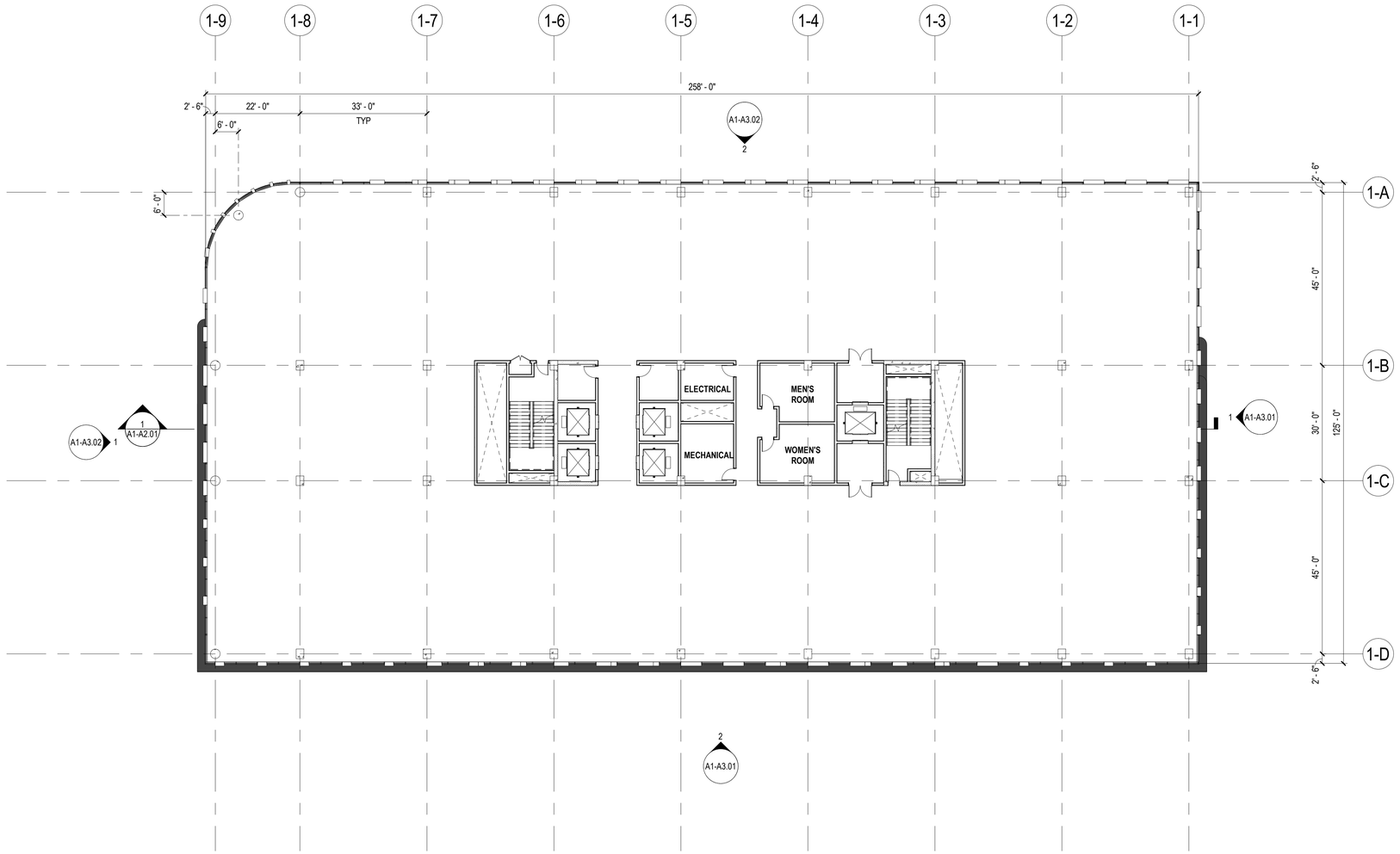

1 A1 - FLOOR PLAN - TYPICAL
SCALE: 1/16" = 1'-0"

SHEET NOTES

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Project Number
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Description
A1 - FLOOR PLAN - TYPICAL

Scale
1/16" = 1'-0"

A1-A1.104

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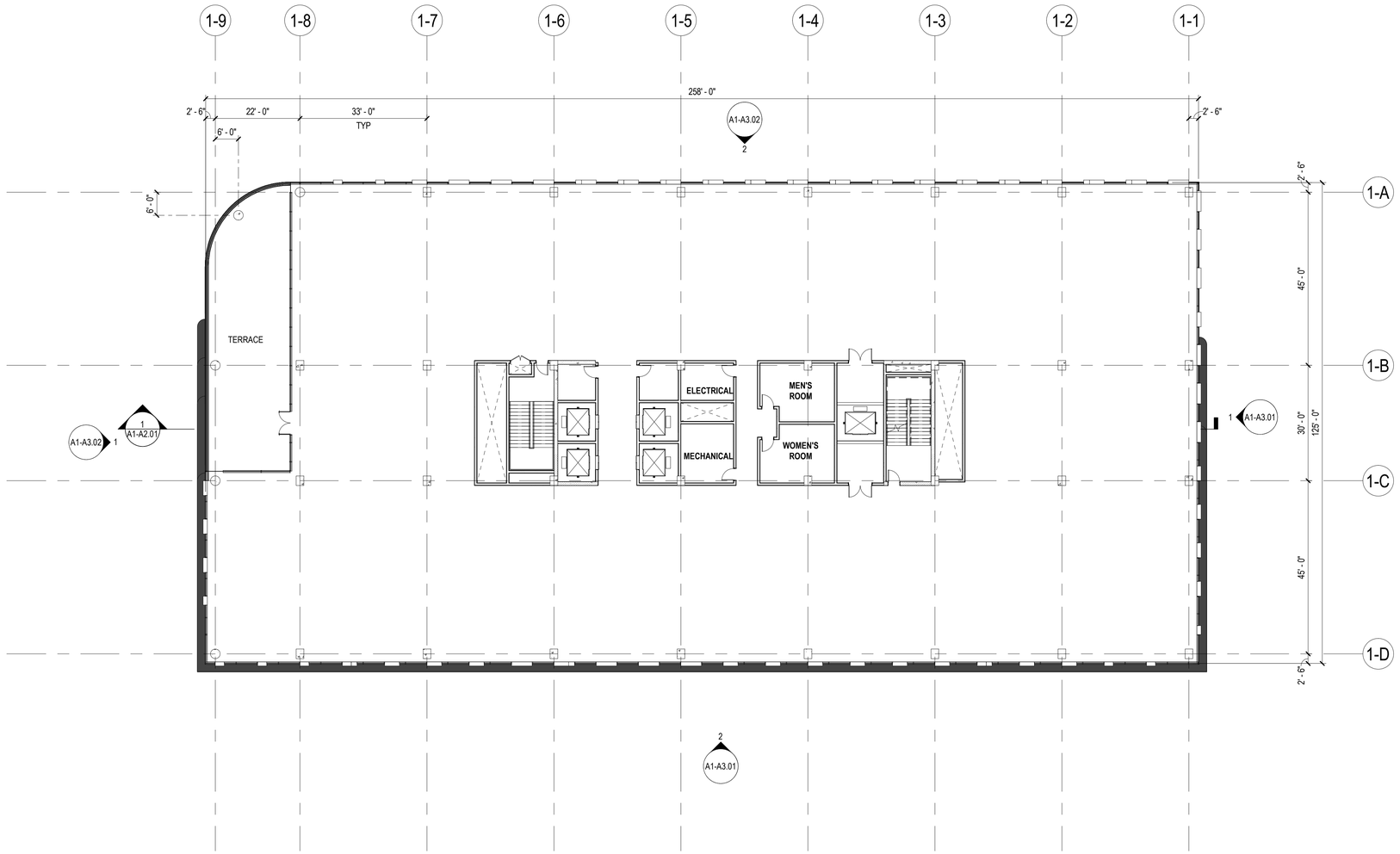

1 A1 - FLOOR PLAN - LEVEL 07 / TERRACE LEVEL

SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN

MONDAY PROPERTIES

PARK PLZ PROPERTY OWNER, LLC C/O
MONDAY PROPERTIES
1000 Wilson Boulevard
Suite 700
Arlington, VA 22209
United States
CONTACT: TIM HELMIG
Tel 703.284.0200
Email: thelmig@mondayre.com

PARK PLAZA

SITE PLAN

1000 WILSON BOULEVARD, SUITE 700
ARLINGOTN, VA 22209

Gensler

1 East Pratt Street
Suite 202
Baltimore, MD 21202
United States
Tel 410.539.8776
Fax 410.539.8741

SOLTESZ
2 Research Place,
Suite 100
Rockville, MD 20850
Tel 301.948.2750

Thornton Tomasetti
840 Gessner Road
Suite 540
Huston, TX 77024
Tel 405.818.2241

James Posey Associates
Engineering Your Vision
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
Tel 410.265.6100

MAHAN RYKIEL ASSOCIATES INC
Whitehall Mill, 3300 Clipper
Mill Road
Suite 200
Baltimore, MD 21211
Tel 410.235.6001

LIGHTING WORKSHOP
20 Jay Street
Suite 504
Brooklyn, NY 11201
Tel 413. 923.4117

△	Date	Description

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
PARK PLAZA

Project Number
19.8027.000

Description
A1 - FLOOR PLAN - LEVEL 07 / TERRACE LEVEL

Scale
1/16" = 1'-0"

A1-A1.107

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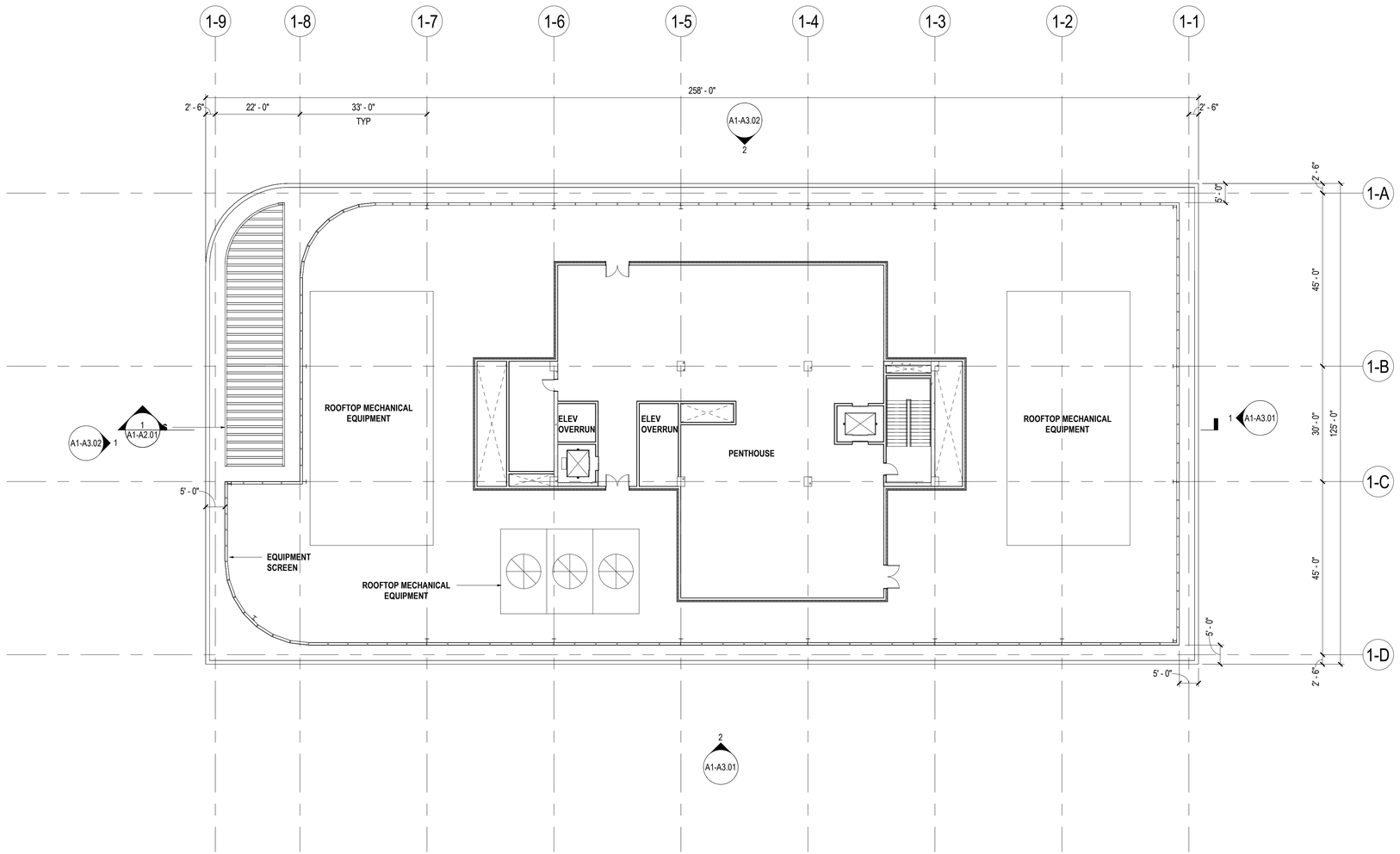

1 A1 - FLOOR PLAN - ROOF
SCALE: 1/16" = 1'-0"

SHEET NOTES

1. ROOF TOP MECHANICAL EQUIPMENT CONCEPTUAL AND SUBJECT TO CHANGE.

GENERAL NOTES

KEY PLAN

MONDAY PROPERTIES

PARK PLZ PROPERTY OWNER, LLC C/O
MONDAY PROPERTIES
1000 Wilson Boulevard
Suite 700
Arlington, VA 22209
United States
CONTACT: TIM HELMIG
Tel 703.284.0200
Email: thelmig@mondayre.com

PARK PLAZA

SITE PLAN

1000 WILSON BOULEVARD, SUITE 700
ARLINGOTN, VA 22209

Gensler

1 East Pratt Street
Suite 202
Baltimore, MD 21202
United States
Tel 410.539.8776
Fax 410.539.8741

SOLTESZ
2 Research Place,
Suite 100
Rockville, MD 20850
Tel 301.948.2750

Thornton Tomasetti
840 Gessner Road
Suite 540
Huston, TX 77024
Tel 405.818.2241

James Posey Associates
Engineering Your Vision
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
Tel 410.265.6100

MAHAN RYKIEL ASSOCIATES INC
Whitehall Mill, 3300 Clipper Mill Road
Suite 200
Baltimore, MD 21211
Tel 410.235.6001

LIGHTING WORKSHOP
20 Jay Street
Suite 504
Brooklyn, NY 11201
Tel 413. 923.4117

△	Date	Description

Seal / Signature

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Project Name
PARK PLAZA

Project Number
19.8027.000

Description
A1 - FLOOR PLAN - ROOF

Scale
As indicated

A1-A1.108

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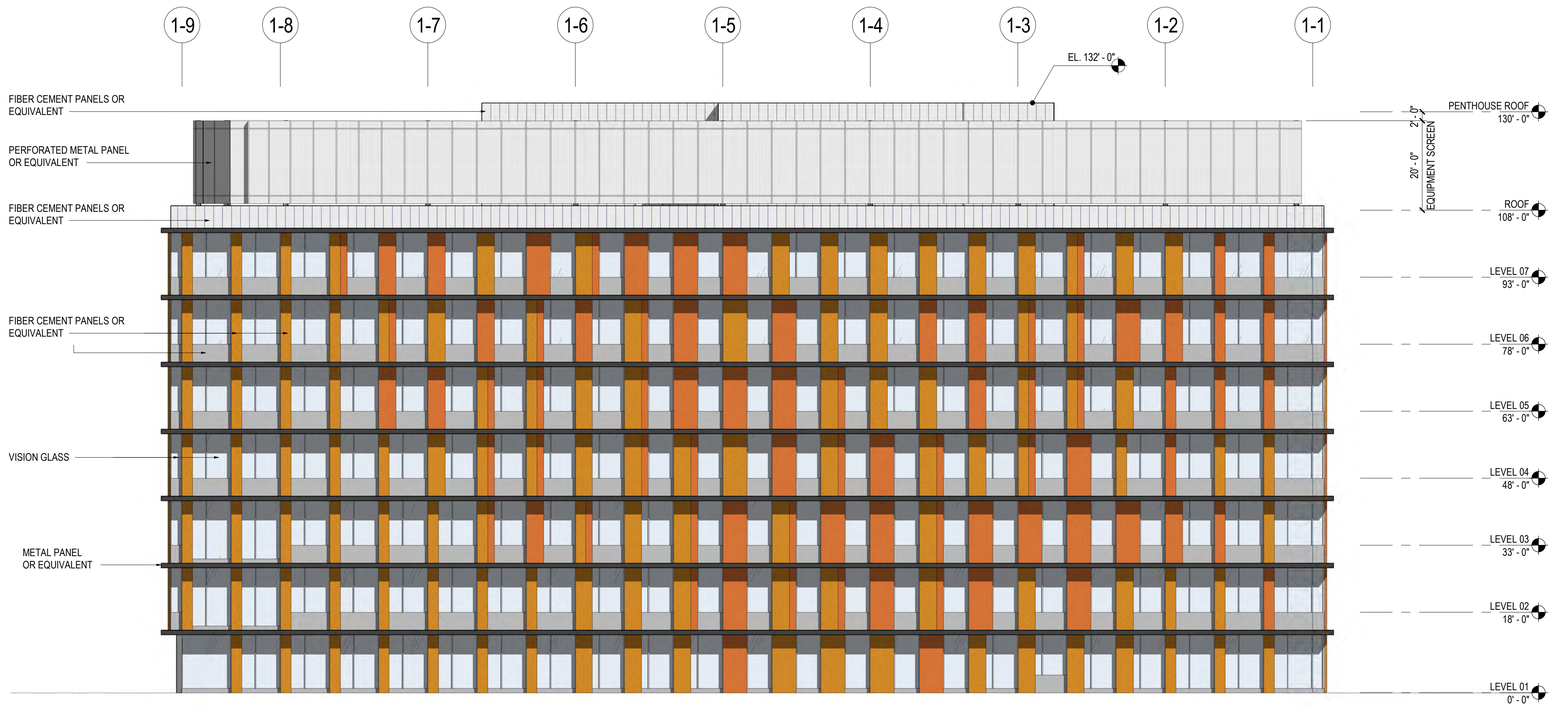
1 A1 - EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 A1 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN

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PARK PLZ PROPERTY OWNER, LLC C/O
MONDAY PROPERTIES
1000 Wilson Boulevard
Suite 700
Arlington, VA 22209
United States
CONTACT: TIM HELMIG
Tel 703.284.0200
Email: thelmig@mondayre.com

PARK PLAZA

SITE PLAN

1000 WILSON BOULEVARD, SUITE 700
ARLINGTON, VA 22209

Gensler

1 East Pratt Street
Suite 202
Baltimore, MD 21202
United States
Tel 410.539.8776
Fax 410.539.8741

SOLTESZ
2 Research Place,
Suite 100
Rockville, MD 20850
Tel 301.948.2750

Thornton Tomasetti
840 Gessner Road
Suite 540
Huston, TX 77024
Tel 405.818.2241

James Posey Associates
Engineering Your Vision
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
Tel 410.265.6100

MAHAN RYKIEL ASSOCIATES INC
Whitehall Mill, 3300 Clipper Mill Road
Suite 200
Baltimore, MD 21211
Tel 410.235.6001

LIGHTING WORKSHOP
20 Jay Street
Suite 504
Brooklyn, NY 11201
Tel 413. 923.4117

△	Date	Description

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
PARK PLAZA

Project Number
19.8027.000

Description
A1 - BUILDING ELEVATIONS

Scale
1/16" = 1'-0"

A1-A3.01

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1 A1 - WEST ELEVATION

SCALE: 1/16" = 1'-0"

2 A1 - NORTH ELEVATION

SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN

MONDAY PROPERTIES

PARK PLZ PROPERTY OWNER, LLC C/O
MONDAY PROPERTIES
1000 Wilson Boulevard
Suite 700
Arlington, VA 22209
United States
CONTACT: TIM HELMIG
Tel 703.284.0200
Email: thelmig@mondayre.com

Gensler
1 East Pratt Street
Suite 202
Baltimore, MD 21202
United States
Tel 410.539.8776
Fax 410.539.8741

SOLTESZ
2 Research Place,
Suite 100
Rockville, MD 20850
Tel 301.948.2750

Thornton Tomasetti
840 Gessner Road
Suite 540
Huston, TX 77024
Tel 405.818.2241

James Posey Associates
Engineering Your Vision
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
Tel 410.265.6100

MAHAN RYKIEL ASSOCIATES INC
Whitehall Mill, 3300 Clipper Mill Road
Suite 200
Baltimore, MD 21211
Tel 410.235.6001

LIGHTING WORKSHOP
20 Jay Street
Suite 504
Brooklyn, NY 11201
Tel 413. 923.4117

PARK PLAZA

SITE PLAN

1000 WILSON BOULEVARD, SUITE 700
ARLINGOTN, VA 22209

△ Date	Description

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
PARK PLAZA

Project Number
19.8027.000

Description
A1 - BUILDING ELEVATIONS

Scale
1/16" = 1'-0"

A1-A3.02

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1 A2 - FLOOR PLAN - CELLAR
SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN

MONDAY PROPERTIES

PARK PLZ PROPERTY OWNER, LLC C/O
MONDAY PROPERTIES
1000 Wilson Boulevard
Suite 700
Arlington, VA 22209
United States
CONTACT: TIM HELMIG
Tel 703.284.0200
Email: thelmig@mondayre.com

PARK PLAZA

SITE PLAN

1000 WILSON BOULEVARD, SUITE 700
ARLINGOTN, VA 22209

Gensler

1 East Pratt Street
Suite 202
Baltimore, MD 21202
United States
Tel 410.539.8776
Fax 410.539.8741

SOLTESZ
2 Research Place,
Suite 100
Rockville, MD 20850
Tel 301.948.2750

Thornton Tomasetti
840 Gessner Road
Suite 540
Huston, TX 77024
Tel 405.818.2241

James Posey Associates
Engineering Your Vision
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
Tel 410.265.6100

MAHAN RYKIEL ASSOCIATES INC
Whitehall Mill, 3300 Clipper Mill Road
Suite 200
Baltimore, MD 21211
Tel 410.235.6001

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20 Jay Street
Suite 504
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Tel 413. 923.4117

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Project Name
PARK PLAZA

Project Number
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Description
A2 - FLOOR PLAN - CELLAR

Scale
1/16" = 1'-0"

A2-A1.100

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1 A2 - FLOOR PLAN - LEVEL 01
SCALE: 1/16" = 1'-0"

SHEET NOTES

1. INTERIOR TENANT / AMENITY DEMISING CONCEPTUAL AND SUBJECT TO CHANGE.

GENERAL NOTES

KEY PLAN

MONDAY PROPERTIES

PARK PLZ PROPERTY OWNER, LLC C/O
MONDAY PROPERTIES
1000 Wilson Boulevard
Suite 700
Arlington, VA 22209
United States
CONTACT: TIM HELMIG
Tel 703.284.0200
Email: thelmig@mondayre.com

PARK PLAZA

SITE PLAN

1000 WILSON BOULEVARD, SUITE 700
ARLINGOTN, VA 22209

Gensler

1 East Pratt Street
Suite 202
Baltimore, MD 21202
United States
Tel 410.539.8776
Fax 410.539.8741

SOLTESZ
2 Research Place,
Suite 100
Rockville, MD 20850
Tel 301.948.2750

Thornton Tomasetti
840 Gessner Road
Suite 540
Huston, TX 77024
Tel 405.818.2241

James Posey Associates
Engineering Your Vision
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
Tel 410.265.6100

MAHAN RYKIEL ASSOCIATES INC
Whitehall Mill, 3300 Clipper Mill Road
Suite 200
Baltimore, MD 21211
Tel 410.235.6001

LIGHTING WORKSHOP
20 Jay Street
Suite 504
Brooklyn, NY 11201
Tel 413. 923.4117

△	Date	Description

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Project Name
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Project Number
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Description
A2 - FLOOR PLAN - LEVEL 01

Scale
As indicated

A2-A1.101

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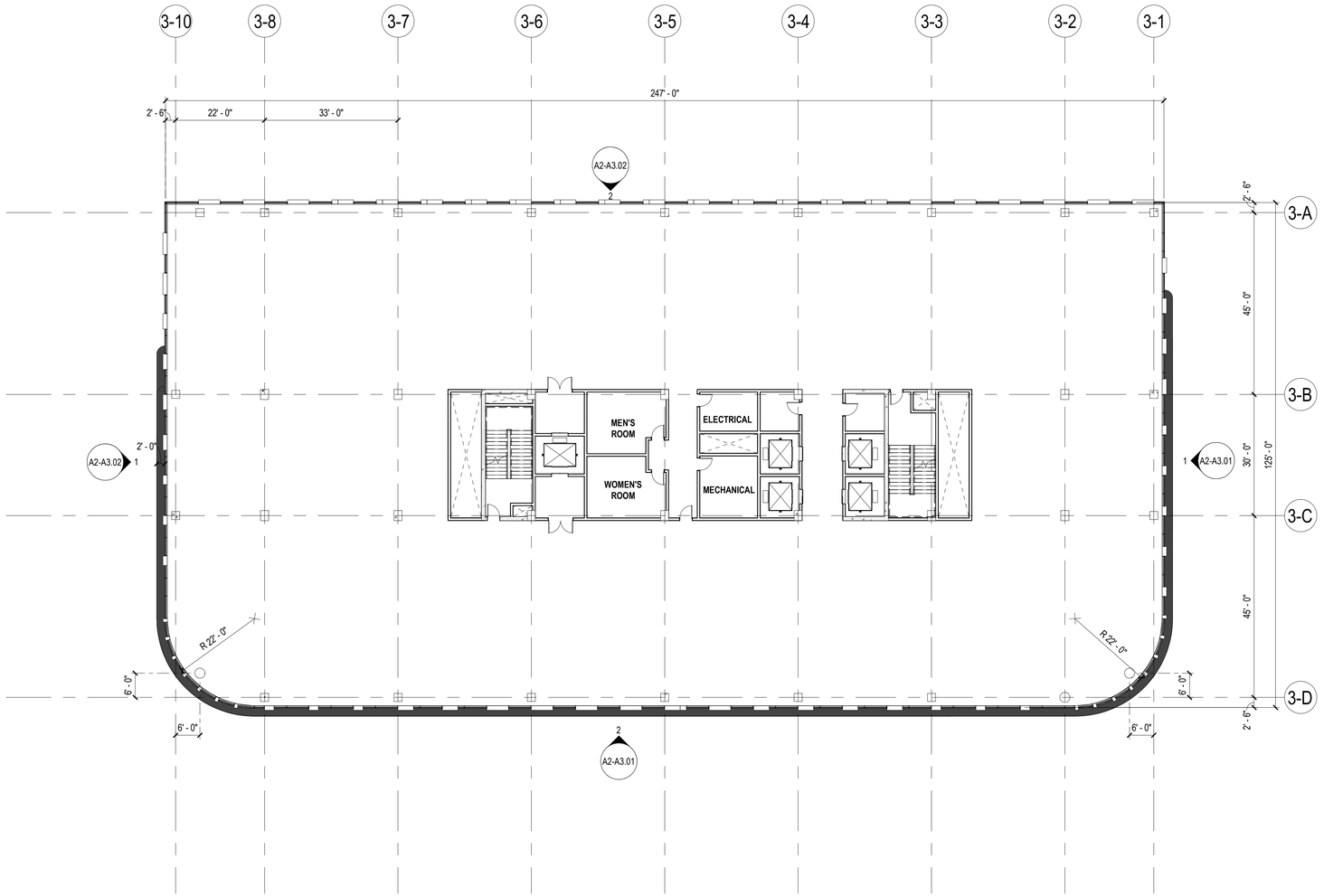

1 A2 - FLOOR PLAN - TYPICAL
SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN

MONDAY PROPERTIES

PARK PLZ PROPERTY OWNER, LLC C/O
MONDAY PROPERTIES
1000 Wilson Boulevard
Suite 700
Arlington, VA 22209
United States
CONTACT: TIM HELMIG
Tel 703.284.0200
Email: thelmig@mondayre.com

PARK PLAZA

SITE PLAN

1000 WILSON BOULEVARD, SUITE 700
ARLINGOTN, VA 22209

Gensler

1 East Pratt Street
Suite 202
Baltimore, MD 21202
United States
Tel 410.539.8776
Fax 410.539.8741

SOLTESZ
2 Research Place,
Suite 100
Rockville, MD 20850
Tel 301.948.2750

Thornton Tomasetti
840 Gessner Road
Suite 540
Huston, TX 77024
Tel 405.818.2241

James Posey Associates
Engineering Your Vision
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
Tel 410.265.6100

MAHAN RYKIEL ASSOCIATES INC
Whitehall Mill, 3300 Clipper
Mill Road
Suite 200
Baltimore, MD 21211
Tel 410.235.6001

LIGHTING WORKSHOP
20 Jay Street
Suite 504
Brooklyn, NY 11201
Tel 413. 923.4117

△	Date	Description

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
PARK PLAZA

Project Number
19.8027.000

Description
A2 - FLOOR PLAN - TYPICAL

Scale
1/16" = 1'-0"

A2-A1.104

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1 A2 - FLOOR PLAN - LEVEL 07 / TERRACE LEVEL
SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN

MONDAY PROPERTIES

PARK PLZ PROPERTY OWNER, LLC C/O
MONDAY PROPERTIES
1000 Wilson Boulevard
Suite 700
Arlington, VA 22209
United States
CONTACT: TIM HELMIG
Tel 703.284.0200
Email: thelmig@mondayre.com

PARK PLAZA

SITE PLAN

1000 WILSON BOULEVARD, SUITE 700
ARLINGOTN, VA 22209

Gensler

1 East Pratt Street
Suite 202
Baltimore, MD 21202
United States
Tel 410.539.8776
Fax 410.539.8741

SOLTESZ
2 Research Place,
Suite 100
Rockville, MD 20850
Tel 301.948.2750

Thornton Tomasetti
840 Gessner Road
Suite 540
Huston, TX 77024
Tel 405.818.2241

James Posey Associates
Engineering Your Vision
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
Tel 410.265.6100

MAHAN RYKIEL ASSOCIATES INC
Whitehall Mill, 3300 Clipper Mill Road
Suite 200
Baltimore, MD 21211
Tel 410.235.6001

LIGHTING WORKSHOP
20 Jay Street
Suite 504
Brooklyn, NY 11201
Tel 413. 923.4117

△	Date	Description

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
PARK PLAZA

Project Number
19.8027.000

Description
A2 - FLOOR PLAN - LEVEL 07 / TERRACE LEVEL

Scale
1/16" = 1'-0"

A2-A1.107

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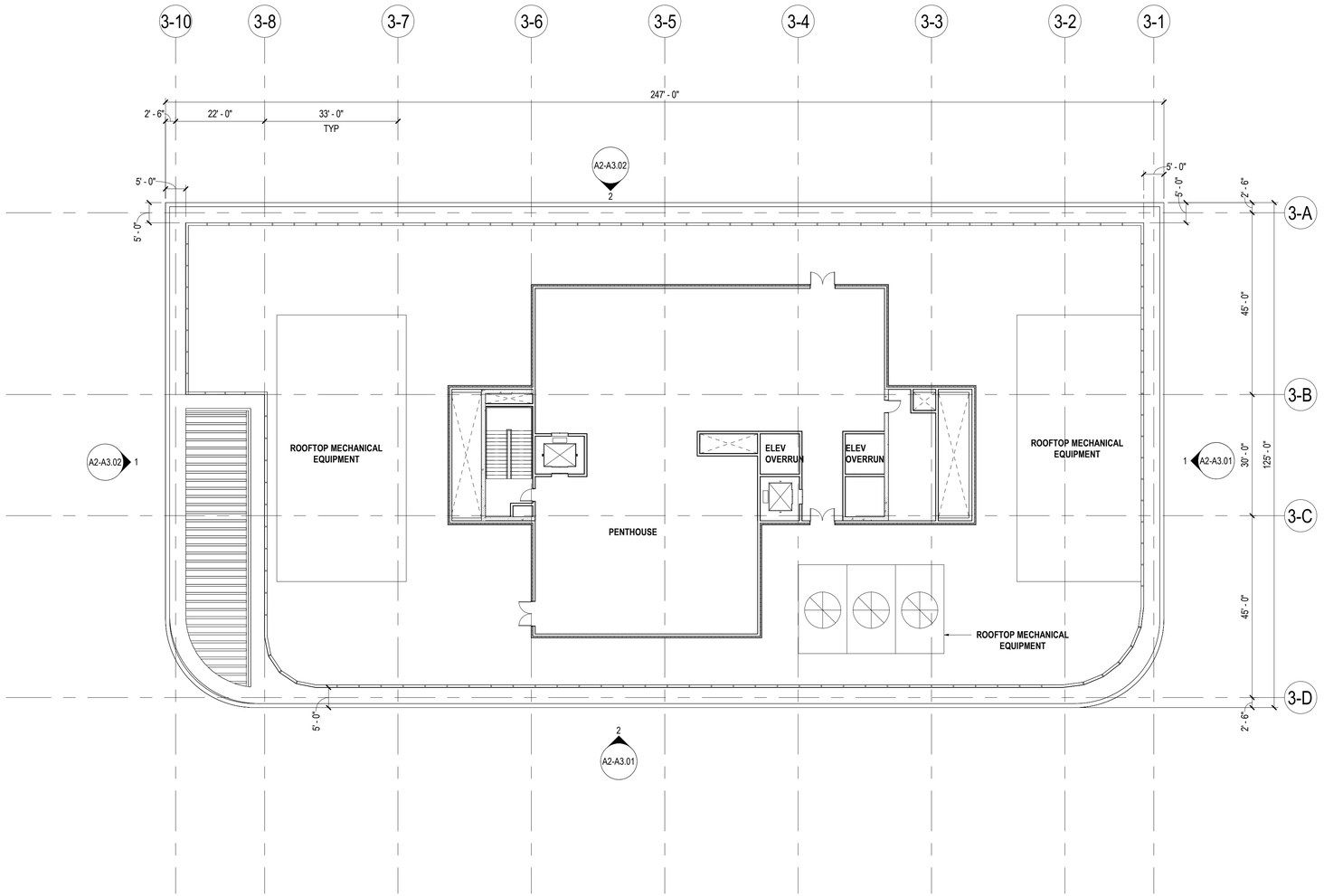

1 A2 - FLOOR PLAN - ROOF
SCALE: 1/16" = 1'-0"

SHEET NOTES

1. ROOF TOP MECHANICAL EQUIPMENT CONCEPTUAL AND SUBJECT TO CHANGE.

GENERAL NOTES

KEY PLAN

MONDAY PROPERTIES

PARK PLZ PROPERTY OWNER, LLC C/O
MONDAY PROPERTIES
1000 Wilson Boulevard
Suite 700
Arlington, VA 22209
United States
CONTACT: TIM HELMIG
Tel 703.284.0200
Email: thelmig@mondayre.com

PARK PLAZA

SITE PLAN

1000 WILSON BOULEVARD, SUITE 700
ARLINGOTN, VA 22209

Gensler

1 East Pratt Street
Suite 202
Baltimore, MD 21202
United States
Tel 410.539.8776
Fax 410.539.8741

SOLTESZ
2 Research Place,
Suite 100
Rockville, MD 20850
Tel 301.948.2750

Thornton Tomasetti
840 Gessner Road
Suite 540
Huston, TX 77024
Tel 405.818.2241

James Posey Associates
Engineering Your Vision
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
Tel 410.265.6100

MAHAN RYKIEL ASSOCIATES INC
Whitehall Mill, 3300 Clipper Mill Road
Suite 200
Baltimore, MD 21211
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LIGHTING WORKSHOP
20 Jay Street
Suite 504
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Tel 413. 923.4117

△	Date	Description

Seal / Signature

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Project Name
PARK PLAZA

Project Number
19.8027.000

Description
A2 - FLOOR PLAN - ROOF

Scale
As indicated

A2-A1.108

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1 A2 - EAST ELEVATION
SCALE: 1/16" = 1'-0"

2 A2 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN

MONDAY PROPERTIES

PARK PLZ PROPERTY OWNER, LLC C/O
MONDAY PROPERTIES
1000 Wilson Boulevard
Suite 700
Arlington, VA 22209
United States
CONTACT: TIM HELMIG
Tel 703.284.0200
Email: thelmig@mondayre.com

PARK PLAZA

SITE PLAN

1000 WILSON BOULEVARD, SUITE 700
ARLINGOTN, VA 22209

Gensler

1 East Pratt Street
Suite 202
Baltimore, MD 21202
United States
Tel 410.539.8776
Fax 410.539.8741

SOLTESZ
2 Research Place,
Suite 100
Rockville, MD 20850
Tel 301.948.2750

Thornton Tomasetti
840 Gessner Road
Suite 540
Huston, TX 77024
Tel 405.818.2241

James Posey Associates
Engineering Your Vision
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
Tel 410.265.6100

MAHAN RYKIEL ASSOCIATES INC
Whitehall Mill, 3300 Clipper Mill Road
Suite 200
Baltimore, MD 21211
Tel 410.235.6001

LIGHTING WORKSHOP

20 Jay Street
Suite 504
Brooklyn, NY 11201
Tel 413. 923.4117

△ Date	Description

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
PARK PLAZA

Project Number
19.8027.000

Description
A2 - BUILDING ELEVATION

Scale
1/16" = 1'-0"

A2-A3.01

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1 A2 - WEST ELEVATION
SCALE: 1/16" = 1'-0"

2 A2 - NORTH ELEVATION
SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN

MONDAY PROPERTIES

PARK PLZ PROPERTY OWNER, LLC C/O
MONDAY PROPERTIES
1000 Wilson Boulevard
Suite 700
Arlington, VA 22209
United States
CONTACT: TIM HELMIG
Tel 703.284.0200
Email: thelmig@mondayre.com

PARK PLAZA

SITE PLAN

1000 WILSON BOULEVARD, SUITE 700
ARLINGOTN, VA 22209

Gensler

1 East Pratt Street
Suite 202
Baltimore, MD 21202
United States
Tel 410.539.8776
Fax 410.539.8741

SOLTESZ
2 Research Place,
Suite 100
Rockville, MD 20850
Tel 301.948.2750

Thornton Tomasetti
840 Gessner Road
Suite 540
Huston, TX 77024
Tel 405.818.2241

James Posey Associates
Engineering Your Vision
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
Tel 410.265.6100

MAHAN RYKIEL ASSOCIATES INC
Whitehall Mill, 3300 Clipper
Mill Road
Suite 200
Baltimore, MD 21211
Tel 410.235.6001

LIGHTING WORKSHOP

20 Jay Street
Suite 504
Brooklyn, NY 11201
Tel 413. 923.4117

△ Date	Description

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
PARK PLAZA

Project Number
19.8027.000

Description
A2 - BUILDING ELEVATION

Scale
1/16" = 1'-0"

A2-A3.02

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1 A3 - FLOOR PLAN - CELLAR
SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN

MONDAY PROPERTIES

PARK PLZ PROPERTY OWNER, LLC C/O
MONDAY PROPERTIES
1000 Wilson Boulevard
Suite 700
Arlington, VA 22209
United States
CONTACT: TIM HELMIG
Tel 703.284.0200
Email: thelmig@mondayre.com

PARK PLAZA

SITE PLAN

1000 WILSON BOULEVARD, SUITE 700
ARLINGOTN, VA 22209

Gensler

1 East Pratt Street
Suite 202
Baltimore, MD 21202
United States
Tel 410.539.8776
Fax 410.539.8741

SOLTESZ
2 Research Place,
Suite 100
Rockville, MD 20850
Tel 301.948.2750

Thornton Tomasetti
840 Gessner Road
Suite 540
Huston, TX 77024
Tel 405.818.2241

James Posey Associates
Engineering Your Vision
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
Tel 410.265.6100

MAHAN RYKIEL ASSOCIATES INC
Whitehall Mill, 3300 Clipper Mill Road
Suite 200
Baltimore, MD 21211
Tel 410.235.6001

LIGHTING WORKSHOP
20 Jay Street
Suite 504
Brooklyn, NY 11201
Tel 413. 923.4117

△ Date	Description

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
PARK PLAZA

Project Number
19.8027.000

Description
A3 - FLOOR PLAN - CELLAR

Scale
1/16" = 1'-0"

A3-A1.100

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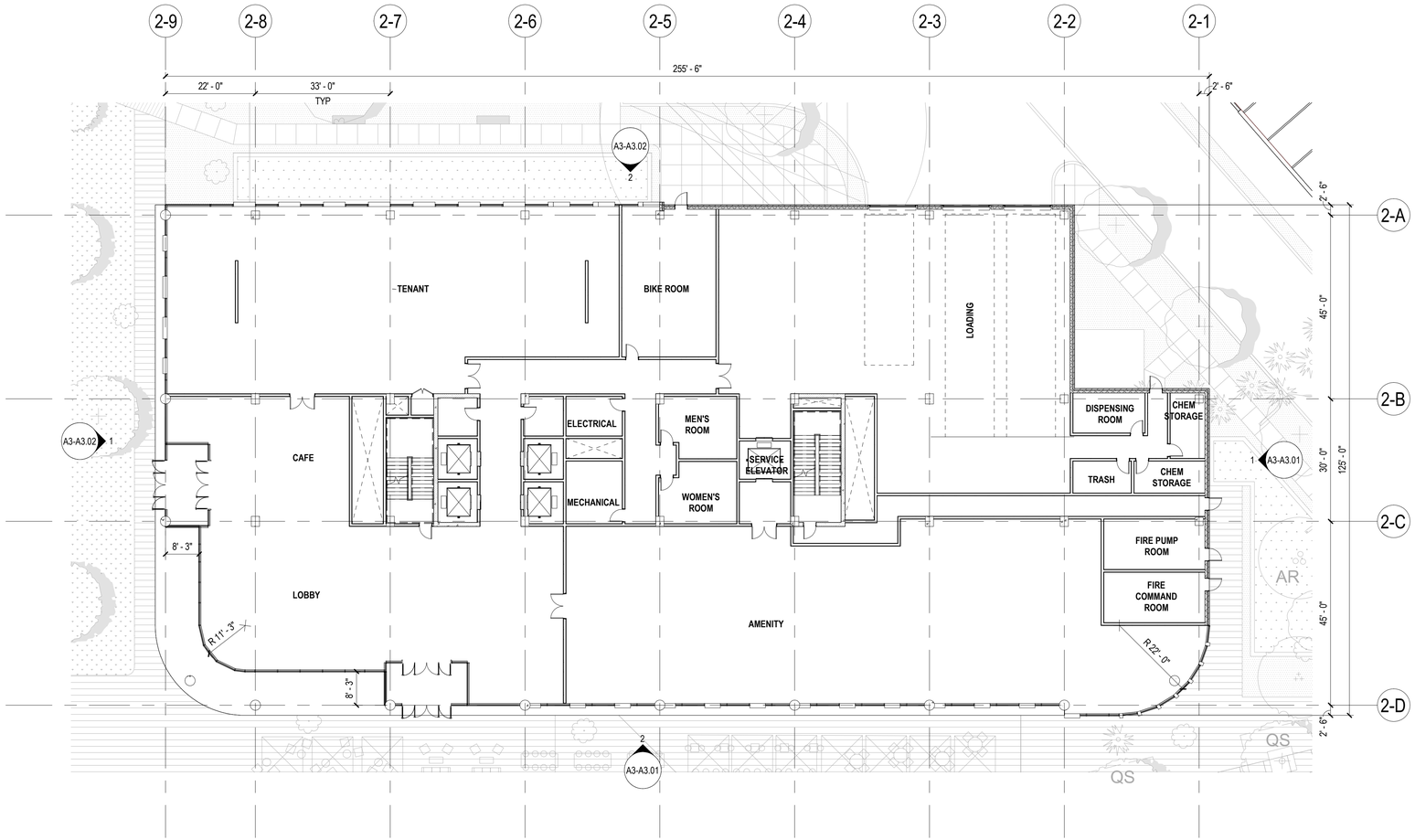

1 A3 - FLOOR PLAN - LEVEL 01
SCALE: 1/16" = 1'-0"

SHEET NOTES

1. INTERIOR TENANT / AMENITY DEMISING CONCEPTUAL AND SUBJECT TO CHANGE.

GENERAL NOTES

KEY PLAN

MONDAY PROPERTIES

PARK PLZ PROPERTY OWNER, LLC C/O
MONDAY PROPERTIES
1000 Wilson Boulevard
Suite 700
Arlington, VA 22209
United States
CONTACT: TIM HELMIG
Tel 703.284.0200
Email: thelmig@mondayre.com

PARK PLAZA

SITE PLAN

1000 WILSON BOULEVARD, SUITE 700
ARLINGOTN, VA 22209

Gensler

1 East Pratt Street
Suite 202
Baltimore, MD 21202
United States
Tel 410.539.8776
Fax 410.539.8741

SOLTESZ
2 Research Place,
Suite 100
Rockville, MD 20850
Tel 301.948.2750

Thornton Tomasetti
840 Gessner Road
Suite 540
Huston, TX 77024
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Baltimore, MD 21117
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Description
A3 - FLOOR PLAN - LEVEL 01

Scale
As indicated

A3-A1.101

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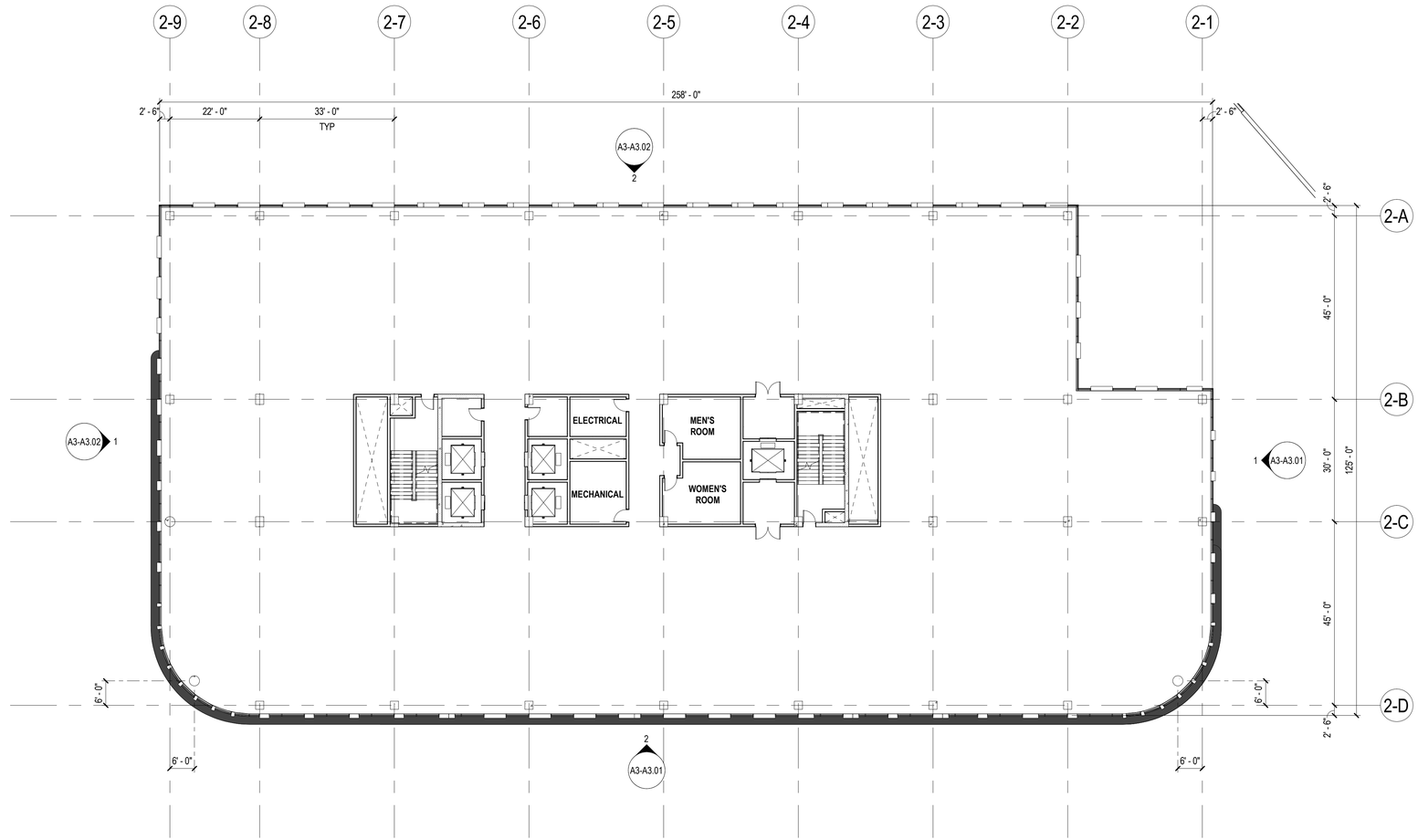

1 A3 - FLOOR PLAN - TYPICAL
SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN

MONDAY PROPERTIES

PARK PLZ PROPERTY OWNER, LLC C/O
MONDAY PROPERTIES
1000 Wilson Boulevard
Suite 700
Arlington, VA 22209
United States
CONTACT: TIM HELMIG
Tel 703.284.0200
Email: thelmig@mondayre.com

PARK PLAZA

SITE PLAN

1000 WILSON BOULEVARD, SUITE 700
ARLINGOTN, VA 22209

Gensler

1 East Pratt Street
Suite 202
Baltimore, MD 21202
United States
Tel 410.539.8776
Fax 410.539.8741

SOLTESZ
2 Research Place,
Suite 100
Rockville, MD 20850
Tel 301.948.2750

Thornton Tomasetti
840 Gessner Road
Suite 540
Huston, TX 77024
Tel 405.818.2241

James Posey Associates
Engineering Your Vision
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
Tel 410.265.6100

MAHAN RYKIEL ASSOCIATES INC
Whitehall Mill, 3300 Clipper Mill Road
Suite 200
Baltimore, MD 21211
Tel 410.235.6001

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20 Jay Street
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Brooklyn, NY 11201
Tel 413. 923.4117

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Description
A3 - FLOOR PLAN - TYPICAL

Scale
1/16" = 1'-0"

A3-A1.104

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1 A3 - FLOOR PLAN - LEVEL 07 / TERRACE LEVEL
SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN

MONDAY PROPERTIES

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MONDAY PROPERTIES
1000 Wilson Boulevard
Suite 700
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United States
CONTACT: TIM HELMIG
Tel 703.284.0200
Email: thelmig@mondayre.com

PARK PLAZA

SITE PLAN

1000 WILSON BOULEVARD, SUITE 700
ARLINGOTN, VA 22209

Gensler

1 East Pratt Street
Suite 202
Baltimore, MD 21202
United States
Tel 410.539.8776
Fax 410.539.8741

SOLTESZ
2 Research Place,
Suite 100
Rockville, MD 20850
Tel 301.948.2750

Thornton Tomasetti
840 Gessner Road
Suite 540
Huston, TX 77024
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Engineering Your Vision
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
Tel 410.265.6100

MAHAN RYKIEL ASSOCIATES INC
Whitehall Mill, 3300 Clipper Mill Road
Suite 200
Baltimore, MD 21211
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Suite 504
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Project Name
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Project Number
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Description
A3 - FLOOR PLAN - LEVEL 07 / TERRACE LEVEL

Scale
1/16" = 1'-0"

A3-A1.107

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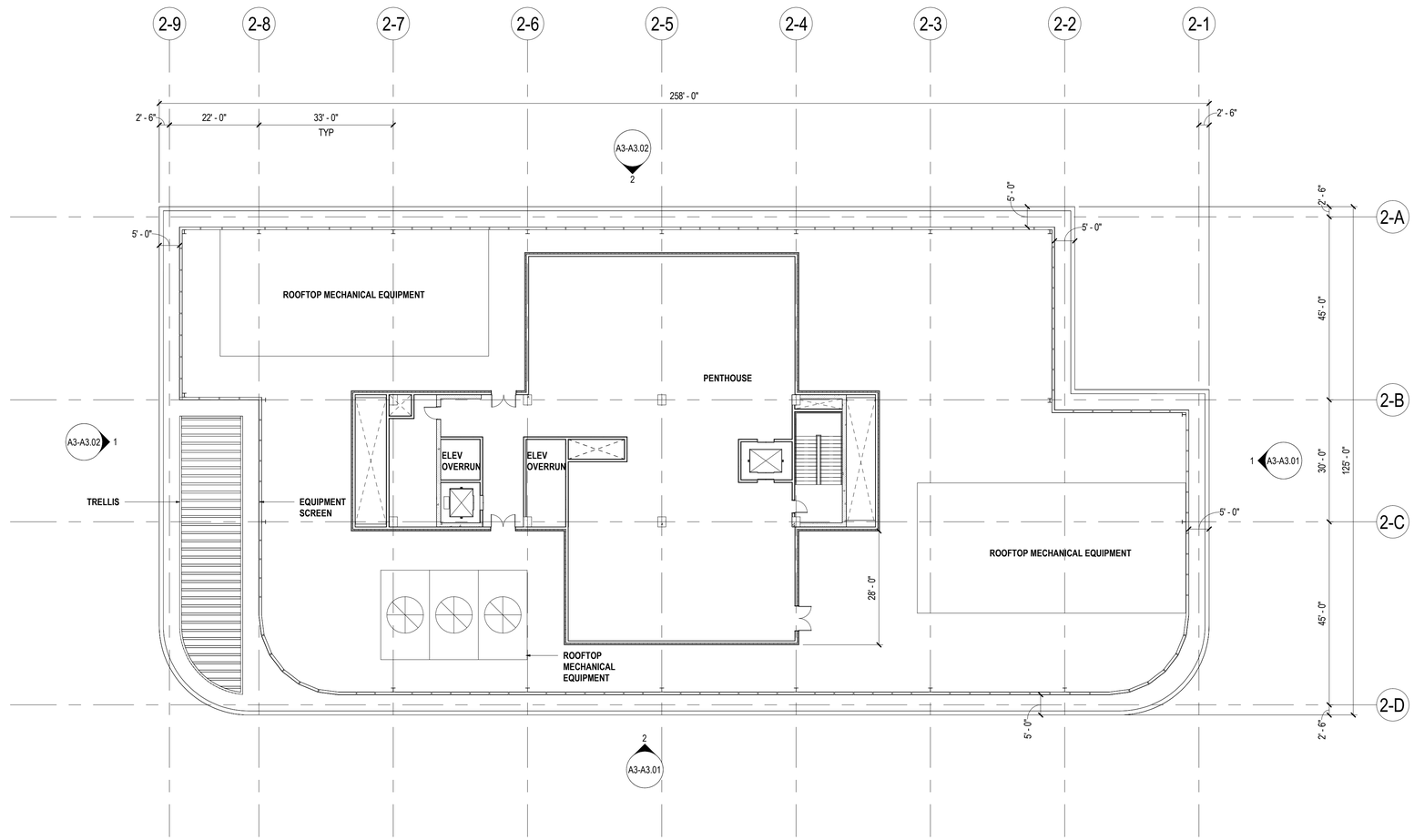

1 A3 - FLOOR PLAN - ROOF
SCALE: 1/16" = 1'-0"

SHEET NOTES

1. ROOF TOP MECHANICAL EQUIPMENT CONCEPTUAL AND SUBJECT TO CHANGE.

GENERAL NOTES

KEY PLAN

MONDAY PROPERTIES

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MONDAY PROPERTIES
1000 Wilson Boulevard
Suite 700
Arlington, VA 22209
United States
CONTACT: TIM HELMIG
Tel 703.284.0200
Email: thelmig@mondayre.com

PARK PLAZA

SITE PLAN

1000 WILSON BOULEVARD, SUITE 700
ARLINGOTN, VA 22209

Gensler

1 East Pratt Street
Suite 202
Baltimore, MD 21202
United States
Tel 410.539.8776
Fax 410.539.8741

SOLTESZ
2 Research Place,
Suite 100
Rockville, MD 20850
Tel 301.948.2750

Thornton Tomasetti
840 Gessner Road
Suite 540
Huston, TX 77024
Tel 405.818.2241

James Posey Associates
Engineering Your Vision
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
Tel 410.265.6100

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Whitehall Mill, 3300 Clipper Mill Road
Suite 200
Baltimore, MD 21211
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Description
A3 - FLOOR PLAN - ROOF

Scale
As indicated

A3-A1.108

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1 A3 - EAST ELEVATION
SCALE: 1/16" = 1'-0"

2 A3 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

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CONTACT: TIM HELMIG
Tel 703.284.0200
Email: thelmig@mondayre.com

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ARLINGOTN, VA 22209

Gensler

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Suite 202
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Fax 410.539.8741

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2 Research Place,
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Rockville, MD 20850
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Thornton Tomasetti
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Baltimore, MD 21117
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Baltimore, MD 21211
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Project Name
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Description
A3 - BUILDING ELEVATION

Scale
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A3-A3.01

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1 A3 - WEST ELEVATION
SCALE: 1/16" = 1'-0"

2 A3 - NORTH ELEVATION
SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN

MONDAY PROPERTIES

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United States
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Tel 703.284.0200
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SITE PLAN

1000 WILSON BOULEVARD, SUITE 700
ARLINGOTN, VA 22209

Gensler

1 East Pratt Street
Suite 202
Baltimore, MD 21202
United States
Tel 410.539.8776
Fax 410.539.8741

SOLTESZ
2 Research Place,
Suite 100
Rockville, MD 20850
Tel 301.948.2750

Thornton Tomasetti
840 Gessner Road
Suite 540
Huston, TX 77024
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James Posey Associates
Engineering Your Vision
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
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Description
A3 - BUILDING ELEVATION

Scale
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A3-A3.02

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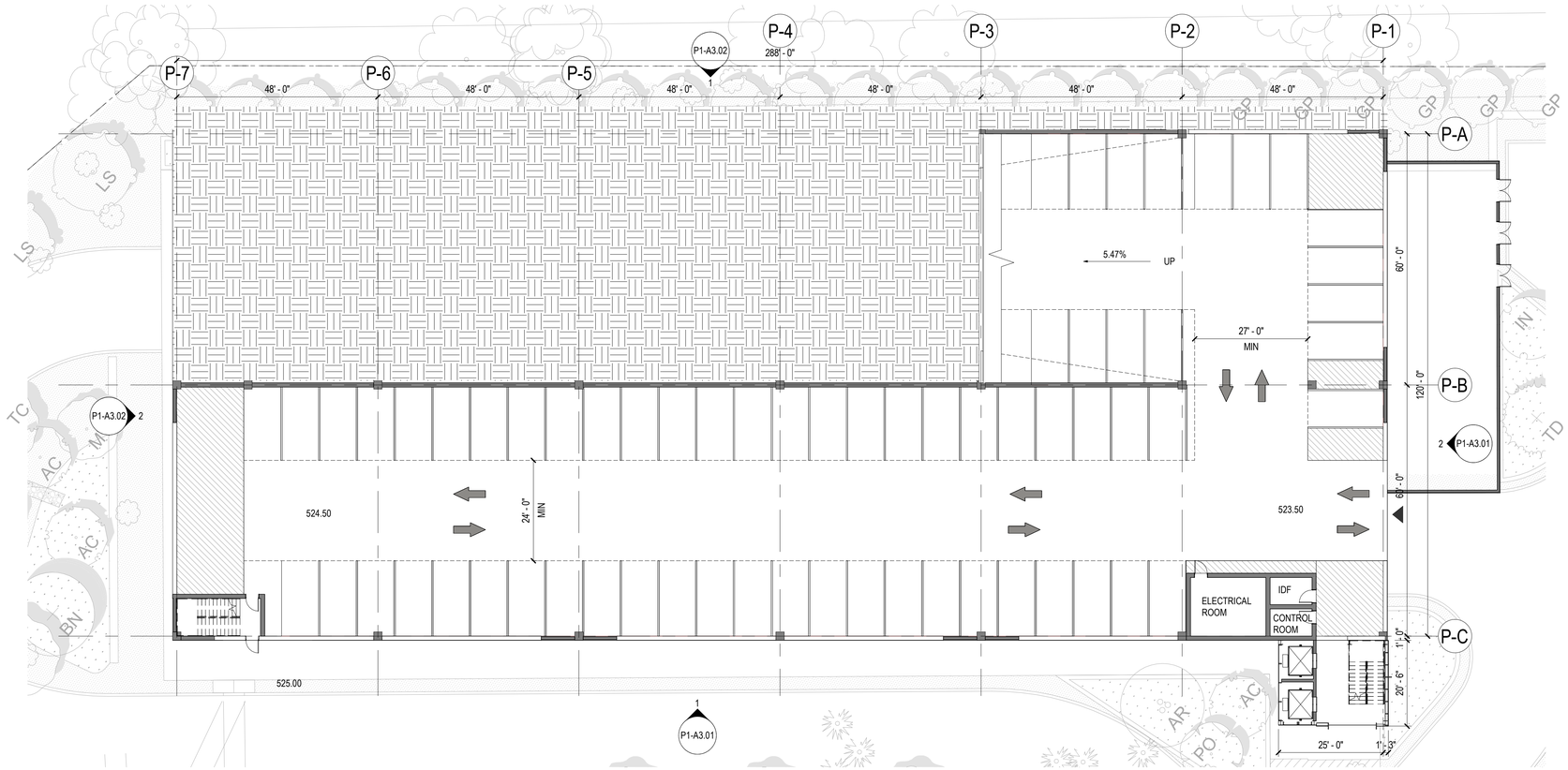

1 P1 - FLOOR PLAN - LEVEL 01
SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN

MONDAY PROPERTIES

PARK PLZ PROPERTY OWNER, LLC C/O
MONDAY PROPERTIES
1000 Wilson Boulevard
Suite 700
Arlington, VA 22209
United States
CONTACT: TIM HELMIG
Tel 703.284.0200
Email: thelmig@mondayre.com

PARK PLAZA

SITE PLAN

1000 WILSON BOULEVARD, SUITE 700
ARLINGTON, VA 22209

Gensler

1 East Pratt Street
Suite 202
Baltimore, MD 21202
United States
Tel 410.539.8776
Fax 410.539.8741

SOLTESZ
2 Research Place,
Suite 100
Rockville, MD 20850
Tel 301.948.2750

Thornton Tomasetti
840 Gessner Road
Suite 540
Huston, TX 77024
Tel 405.818.2241

James Posey Associates
Engineering Your Vision
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
Tel 410.265.6100

MAHAN RYKIEL ASSOCIATES INC
Whitehall Mill, 3300 Clipper Mill Road
Suite 200
Baltimore, MD 21211
Tel 410.235.6001

LIGHTING WORKSHOP

20 Jay Street
Suite 504
Brooklyn, NY 11201
Tel 413. 923.4117

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Description
P1 - FLOOR PLAN - LEVEL 01

Scale
1/16" = 1'-0"

P1-A1.101

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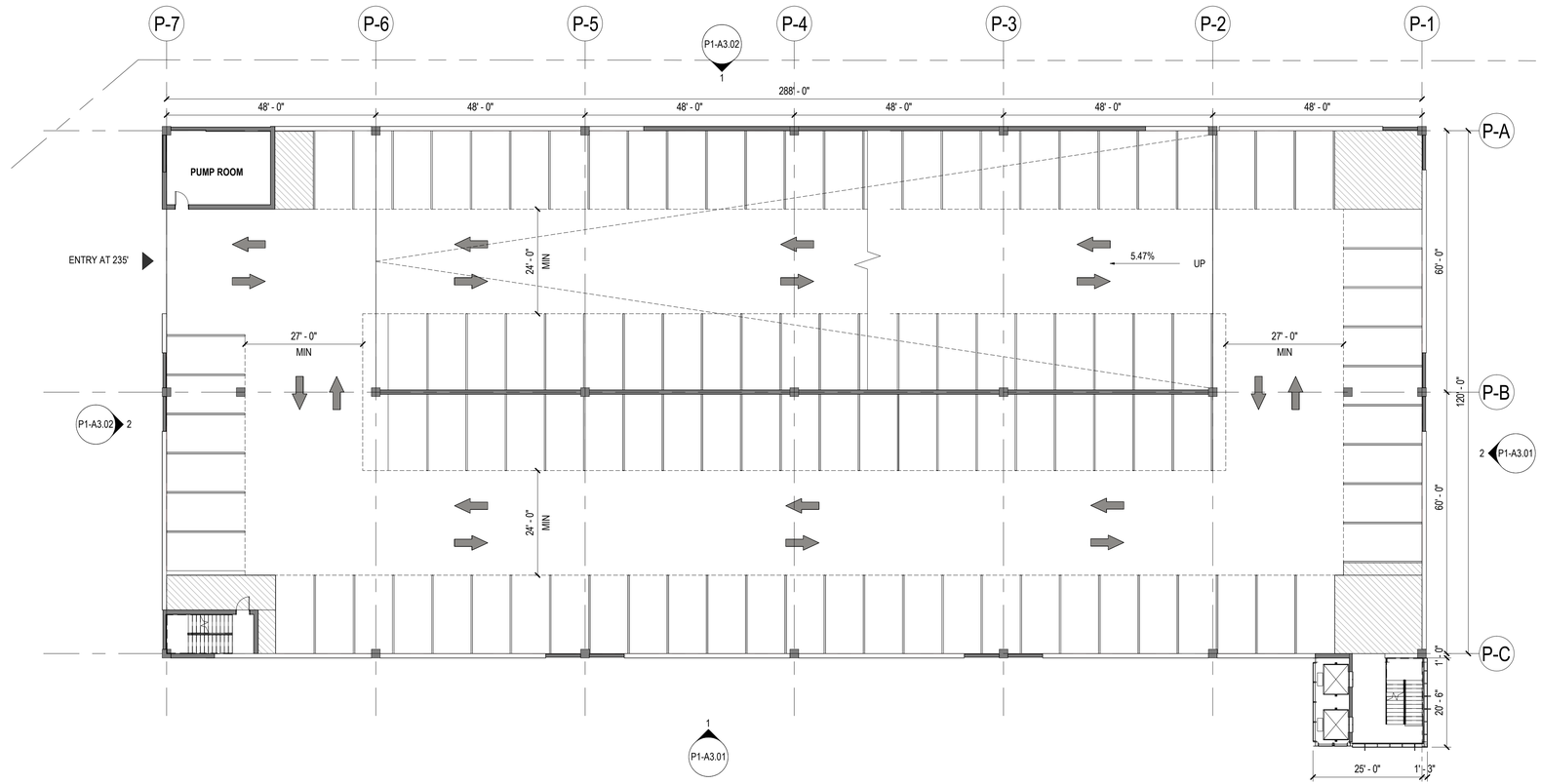

1 P1 - FLOOR PLAN - LEVEL 02
SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN

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PARK PLZ PROPERTY OWNER, LLC C/O
MONDAY PROPERTIES
1000 Wilson Boulevard
Suite 700
Arlington, VA 22209
United States
CONTACT: TIM HELMIG
Tel 703.284.0200
Email: thelmig@mondayre.com

PARK PLAZA

SITE PLAN

1000 WILSON BOULEVARD, SUITE 700
ARLINGOTN, VA 22209

Gensler

1 East Pratt Street
Suite 202
Baltimore, MD 21202
United States
Tel 410.539.8776
Fax 410.539.8741

SOLTESZ
2 Research Place,
Suite 100
Rockville, MD 20850
Tel 301.948.2750

Thornton Tomasetti
840 Gessner Road
Suite 540
Huston, TX 77024
Tel 405.818.2241

James Posey Associates
Engineering Your Vision
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
Tel 410.265.6100

MAHAN RYKIEL ASSOCIATES INC
Whitehall Mill, 3300 Clipper Mill Road
Suite 200
Baltimore, MD 21211
Tel 410.235.6001

LIGHTING WORKSHOP
20 Jay Street
Suite 504
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Tel 413. 923.4117

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Project Number
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Description
P1 - FLOOR PLAN - LEVEL 02

Scale
1/16" = 1'-0"

P1-A1.102

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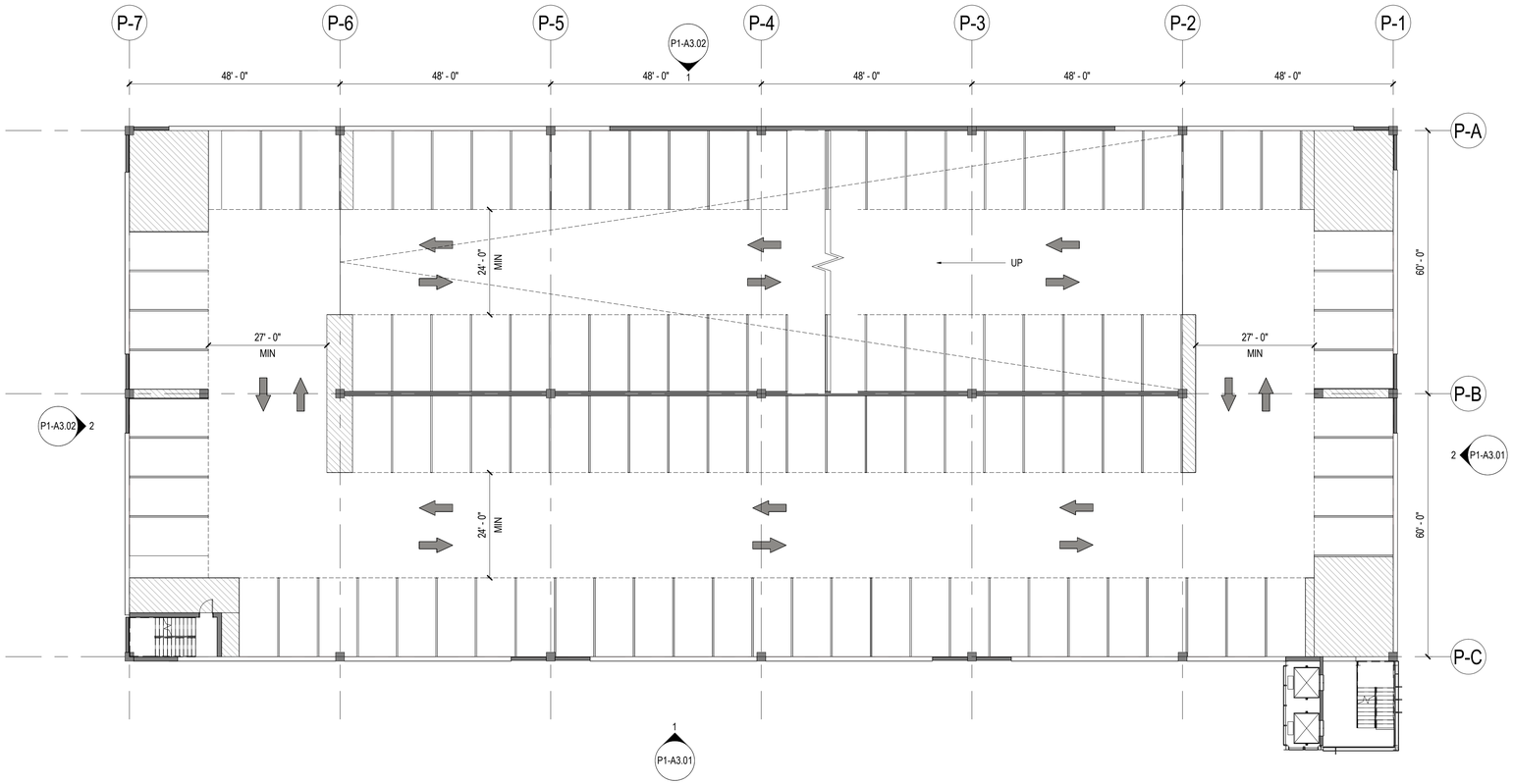

1 P1 - CONSTRUCTIO PLAN - LEVEL 03
SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN

MONDAY PROPERTIES

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MONDAY PROPERTIES
1000 Wilson Boulevard
Suite 700
Arlington, VA 22209
United States
CONTACT: TIM HELMIG
Tel 703.284.0200
Email: thelmig@mondayre.com

PARK PLAZA

SITE PLAN

1000 WILSON BOULEVARD, SUITE 700
ARLINGOTN, VA 22209

Gensler
1 East Pratt Street
Suite 202
Baltimore, MD 21202
United States
Tel 410.539.8776
Fax 410.539.8741

SOLTESZ
2 Research Place,
Suite 100
Rockville, MD 20850
Tel 301.948.2750

Thornton Tomasetti
840 Gessner Road
Suite 540
Huston, TX 77024
Tel 405.818.2241

James Posey Associates
Engineering Your Vision
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
Tel 410.265.6100

MAHAN RYKIEL ASSOCIATES INC
Whitehall Mill, 3300 Clipper
Mill Road
Suite 200
Baltimore, MD 21211
Tel 410.235.6001

LIGHTING WORKSHOP
20 Jay Street
Suite 504
Brooklyn, NY 11201
Tel 413. 923.4117

△ Date Description

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NOT FOR CONSTRUCTION

Project Name
PARK PLAZA

Project Number
19.8027.000

Description
P1 - FLOOR PLAN - TYPICAL LEVEL

Scale
1/16" = 1'-0"

P1-A1.103

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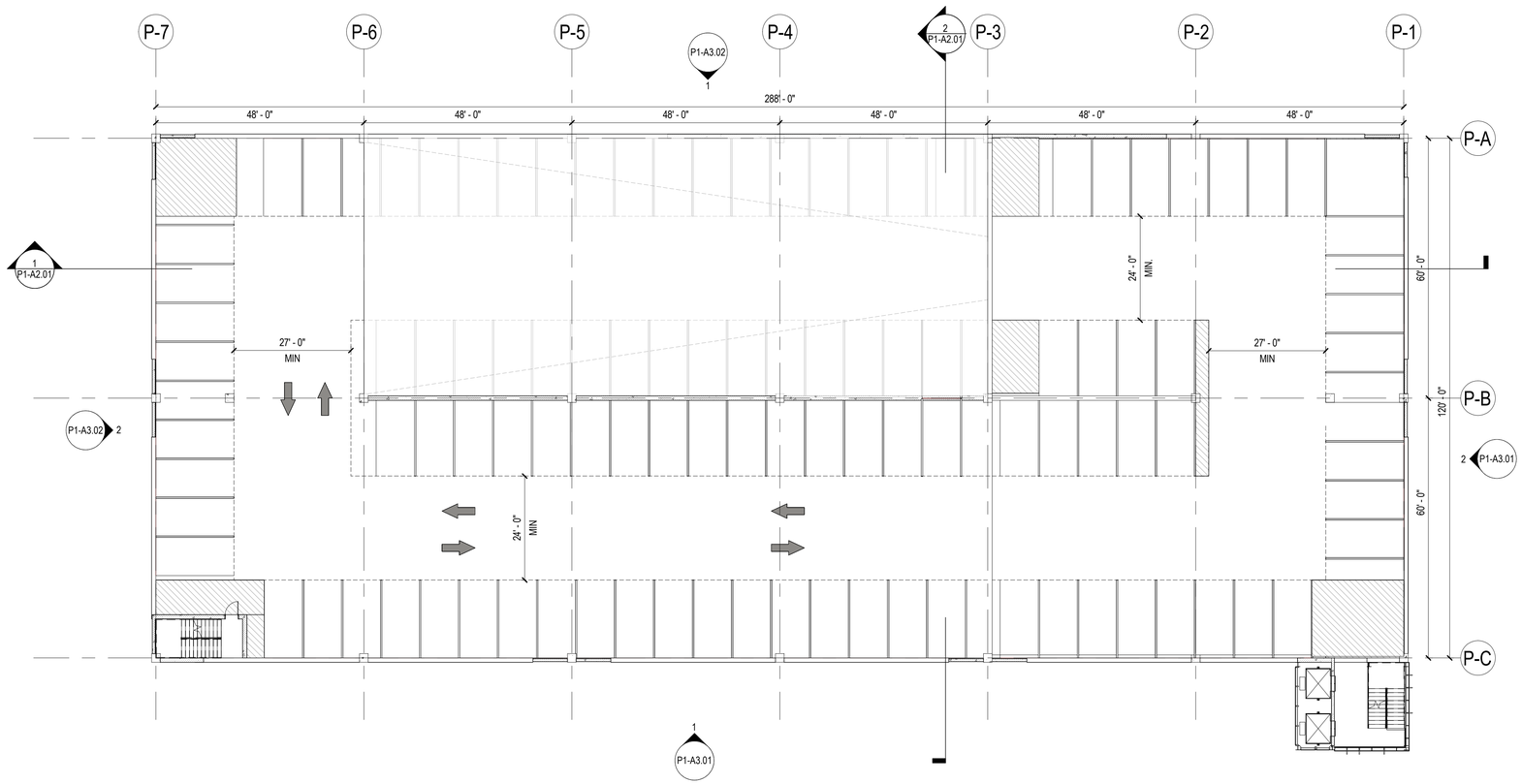

1 P1 - FLOOR PLAN - LEVEL 07
SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN

MONDAY PROPERTIES

PARK PLZ PROPERTY OWNER, LLC C/O
MONDAY PROPERTIES
1000 Wilson Boulevard
Suite 700
Arlington, VA 22209
United States
CONTACT: TIM HELMIG
Tel 703.284.0200
Email: thelmig@mondayre.com

PARK PLAZA

SITE PLAN

1000 WILSON BOULEVARD, SUITE 700
ARLINGOTN, VA 22209

Gensler

1 East Pratt Street
Suite 202
Baltimore, MD 21202
United States
Tel 410.539.8776
Fax 410.539.8741

SOLTESZ
2 Research Place,
Suite 100
Rockville, MD 20850
Tel 301.948.2750

Thornton Tomasetti
840 Gessner Road
Suite 540
Huston, TX 77024
Tel 405.818.2241

James Posey Associates
Engineering Your Vision
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
Tel 410.265.6100

MAHAN RYKIEL ASSOCIATES INC
Whitehall Mill, 3300 Clipper
Mill Road
Suite 200
Baltimore, MD 21211
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Suite 504
Brooklyn, NY 11201
Tel 413. 923.4117

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Project Name
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Project Number
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Description
P1 - FLOOR PLAN - ROOF

Scale
1/16" = 1'-0"

P1-A1.107

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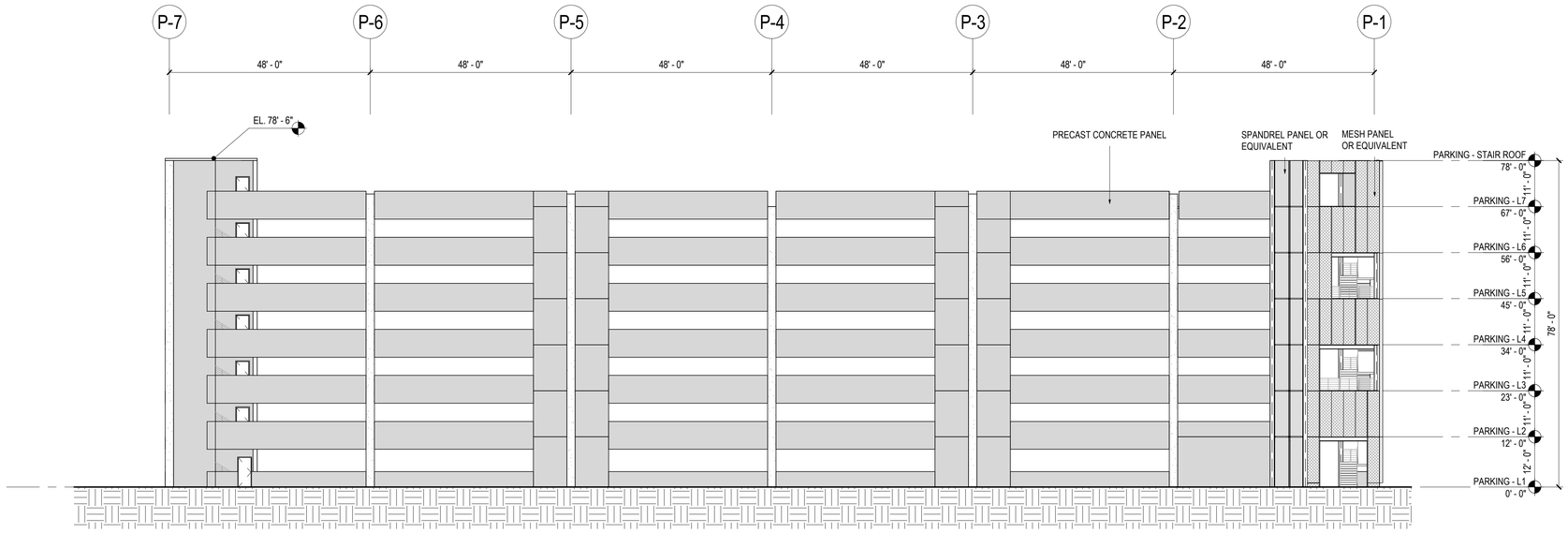
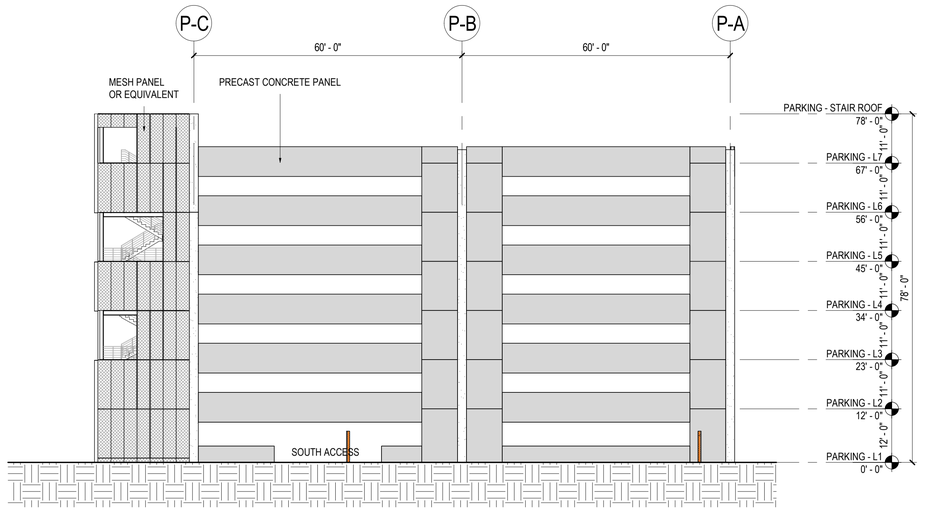


1 P1 - WEST ELEVATION

SCALE: 1/16" = 1'-0"



2 P1 - SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN

MONDAY PROPERTIES

PARK PLZ PROPERTY OWNER, LLC C/O
MONDAY PROPERTIES
1000 Wilson Boulevard
Suite 700
Arlington, VA 22209
United States
CONTACT: TIM HELMIG
Tel 703.284.0200
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PARK PLAZA

SITE PLAN

1000 WILSON BOULEVARD, SUITE 700
ARLINGOTN, VA 22209

Gensler

1 East Pratt Street
Suite 202
Baltimore, MD 21202
United States
Tel 410.539.8776
Fax 410.539.8741

SOLTESZ
2 Research Place,
Suite 100
Rockville, MD 20850
Tel 301.948.2750

Thornton Tomasetti
840 Gessner Road
Suite 540
Huston, TX 77024
Tel 405.818.2241

James Posey Associates
Engineering Your Vision
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
Tel 410.265.6100

MAHAN RYKIEL ASSOCIATES INC
Whitehall Mill, 3300 Clipper Mill Road
Suite 200
Baltimore, MD 21211
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Suite 504
Brooklyn, NY 11201
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Project Name
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Description
P1 - BUILDING ELEVATIONS

Scale
1/16" = 1'-0"

P1-A3.01

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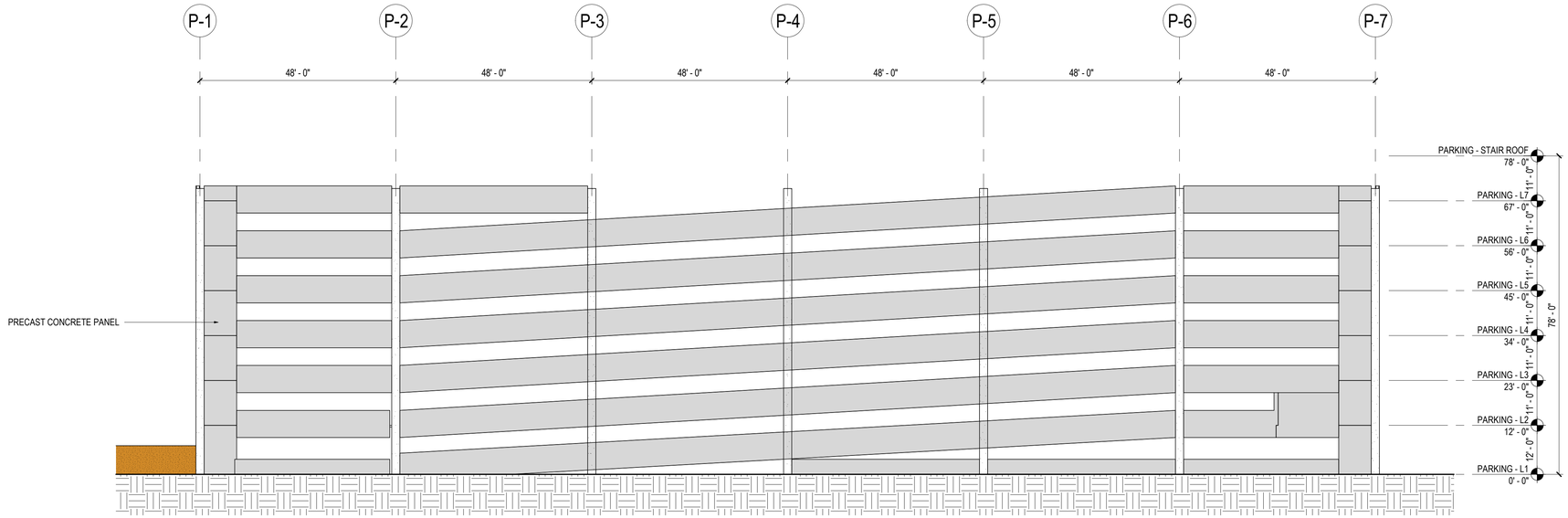
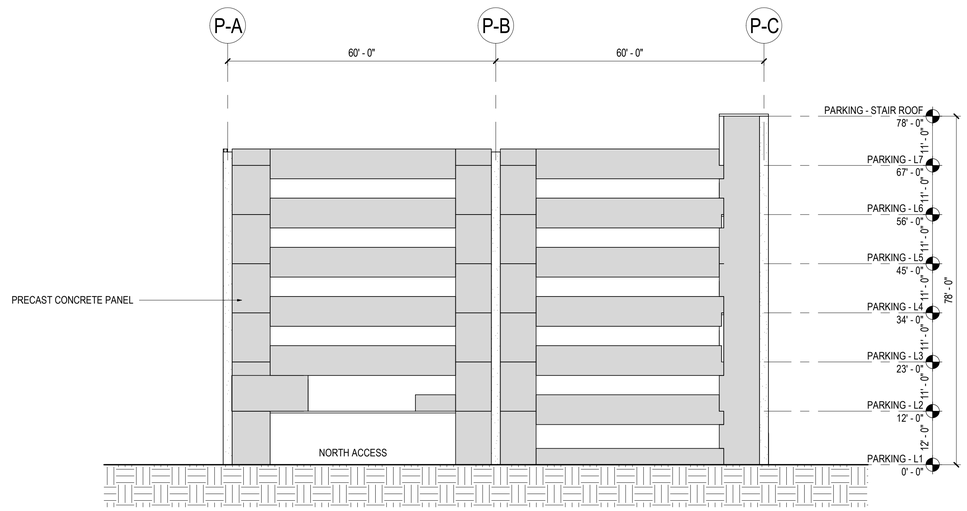


1 P1 - EAST ELEVATION

SCALE: 1/16" = 1'-0"



2 P1 - NORTH ELEVATION

SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN

MONDAY PROPERTIES

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MONDAY PROPERTIES
1000 Wilson Boulevard
Suite 700
Arlington, VA 22209
United States
CONTACT: TIM HELMIG
Tel 703.284.0200
Email: thelmig@mondayre.com

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1000 WILSON BOULEVARD, SUITE 700
ARLINGOTN, VA 22209

Gensler

1 East Pratt Street
Suite 202
Baltimore, MD 21202
United States
Tel 410.539.8776
Fax 410.539.8741

SOLTESZ
2 Research Place,
Suite 100
Rockville, MD 20850
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Thornton Tomasetti
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Project Name

PARK PLAZA

Project Number

19.8027.000

Description

P1 - BUILDING ELEVATIONS

Scale

1/16" = 1'-0"

P1-A3.02

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City of Rockville

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.

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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-bioretention facilities.
  - 10 planter box micro-bioretention 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 ESDv 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 Qp_{10} for the 6.41 acres of on-site impervious area.

Muddy Branch Watershed

- Alternative Measures – An existing underground structural facility provides WQv. and Monetary Contribution as stormwater management for providing Qp_{10} for the 1.80 acres of on-site impervious area.

Docusign Envelope ID: CA4DA37D-06D6-4195-8A73-8F912B59EFC8

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 ESDv and remaining CPv (WQv) 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 ESDv and WQv 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-bioretention and planter box micro-bioretention 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-bioretention facilities, planter box micro-bioretention facilities and underground structural facilities.

      iv) Overflow structures, underdrains, and tee configurations within the micro-bioretention facilities and planter box micro-bioretention facilities must be shown on the SWM

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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-bioretention facilities, planter box micro-bioretention 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-bioretention facilities and planter box micro-bioretention facilities.

viii) SWM practices adjacent to pedestrian and parking uses shall meet MCDPS WRTP-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-bioretention facilities and planter box micro-bioretention 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 Qp_{10} 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 Qp_{10} 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 Qp_{10} for 8.21 acres.
   b) Full Contiguous ROW Cp_V, WQ_V, and Qp_{10} 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

Docusign Envelope ID: CA4DA37D-06D6-4195-8A73-8F912B59EFC8

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 dwaterman@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

PARK PLAZA

DEVELOPMENT SWM PLAN

SMC2024-00002

LOD LEGEND

VICINITY MAP
SCALE 1"=2000'

SWM CONCEPT SUMMARY TABLE - PHASE 1

General Property Information

SMC# 2024-00002
Type of Concept: Development SWM Concept
Development Review Process/Case No.: Site Plan
Property Address: 2097, 2095, 2101 Gaither Road, Rockville, MD 20850
Property Legal Description: Subdivision: Damac Technological Park / Parcel(s)00 / Ownership Lots 3A, 3B, 3C
Property Size (ac./sq.ft.): 2.94 ac / 128,050 sq.ft (North - Muddy Branch Study Point); 8.62 ac. / 374,262 sq.ft. (South - Watts Branch Study Point)
Total Concept Area (ac./sq.ft.): 0.06 ac. / 2,538 sq.ft (North - Muddy Branch Study Point); 4.22 ac. / 183,675 sq.ft. (South - Watts Branch Study Point)
Zoning: MXE
Watershed: Muddy Branch, Watts Branch
100 YR Floodplain: N/A
Ex. % Impervious/Redevelopment or New Development: 69% Impervious =40% Redevelopment

SWM Summary

Total On-Site Impervious Area subject to SWM: 0.00 ac (North - Muddy Branch Study Point) and 3.11 ac (South - Watts Branch Study Point)
Required P_E/Proposed P_E: 3.9 in./0.0 in. (North - Muddy Branch Study Point) and 2.0 in. / 1.37 in. (South - Watts Branch Study Point)
Target ESDv/Provided ESDv: 31 cu.ft./0 cu.ft (North - Muddy Branch Study Point) and 21,823 cu.ft./17,140 cu.ft (South - Watts Branch Study Point)
ESD Measures: 2 Microbioretentions, 5 Planter Boxes
Structural Storage Required/Provided: 5,755 cf / 6,484 cf Structural Treatment Volume
Structural Measures: 96" CMP Storage
Qp10 (10-Year Quantity Control) Measures: Monetary Contribution - 0.86 ac
Contiguous Right-of-Way Impervious Area subject to SWM: 0.21 ac. / 18,256 sq.ft. (Shady Grove Rd.) and 0.58 ac. / 43,255 sq.ft. (Gaither Rd.)
Contiguous Right-of-Way Cpv (Channel Protection Volume) & WQv (Water Quality Volume) Measures:
Contiguous Right-of-Way Qp10 (10-Year Quantity Control) Measures:
Other Information:

SWM CONCEPT SUMMARY TABLE - PHASE 2

General Property Information

SMC# 2024-00002
Type of Concept: Development SWM Concept
Development Review Process/Case No.: Site Plan
Property Address: 2097, 2095, 2101 Gaither Road, Rockville, MD 20850
Property Legal Description: Subdivision: Damac Technological Park / Parcel(s)00 / Ownership Lots 3A, 3B, 3C
Property Size (ac./sq.ft.): 2.94 ac / 128,050 sq.ft (North - Muddy Branch Study Point); 8.62 ac. / 374,262 sq.ft. (South - Watts Branch Study Point)
Total Concept Area (ac./sq.ft.): 0.42 ac. / 18,321 sq.ft (North - Muddy Branch Study Point); 2.15 ac. / 115,110 sq.ft. (South - Watts Branch Study Point)
Zoning: MXE
Watershed: Muddy Branch, Watts Branch
100 YR Floodplain: N/A
Ex. % Impervious/Redevelopment or New Development: 69% Impervious =40% Redevelopment

SWM Summary

Total On-Site Impervious Area subject to SWM: 0.30 ac (North - Muddy Branch Study Point) and 1.44 ac (South - Watts Branch Study Point)
Required P_E/Proposed P_E: 3.9 in./0.0 in. (North - Muddy Branch Study Point) and 2.0 in. / 1.52 in. (South - Watts Branch Study Point)
Target ESDv/Provided ESDv: 759 cu.ft./0 cu.ft (North - Muddy Branch Study Point) and 11,782 cu.ft./8,482 cu.ft (South - Watts Branch Study Point)
ESD Measures: 1 Microbioretentions, 5 Planter Boxes
Structural Storage Required/Provided: 3,080 / 6,233 cf Structural Treatment Volume
Structural Measures: 96" CMP Storage
Qp10 (10-Year Quantity Control) Measures: Monetary Contribution - 0.86 ac (To be paid in Phase 1)
Contiguous Right-of-Way Impervious Area subject to SWM: 0.21 ac. / 18,256 sq.ft. (Shady Grove Rd.) and 0.58 ac. / 43,255 sq.ft. (Gaither Rd.)
Contiguous Right-of-Way Cpv (Channel Protection Volume) & WQv (Water Quality Volume) Measures:
Contiguous Right-of-Way Qp10 (10-Year Quantity Control) Measures:
Other Information:

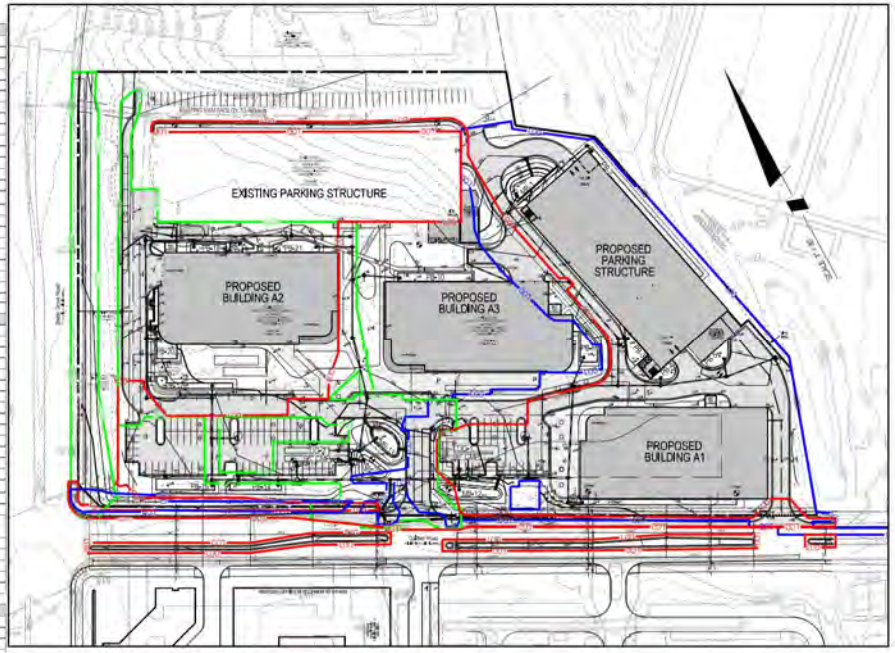
SWM CONCEPT SUMMARY TABLE - PHASE 3

General Property Information

SMC# 2024-00002
Type of Concept: Development SWM Concept
Development Review Process/Case No.: Site Plan
Property Address: 2097, 2095, 2101 Gaither Road, Rockville, MD 20850
Property Legal Description: Subdivision: Damac Technological Park / Parcel(s)00 / Ownership Lots 3A, 3B, 3C
Property Size (ac./sq.ft.): 2.94 ac / 128,050 sq.ft (North - Muddy Branch Study Point); 8.62 ac. / 374,262 sq.ft. (South - Watts Branch Study Point)
Total Concept Area (ac./sq.ft.): 0.24 ac. / 10,439 sq.ft (North - Muddy Branch Study Point); 5.55 ac. / 241,629 sq.ft. (South - Watts Branch Study Point)
Zoning: MXE
Watershed: Muddy Branch, Watts Branch
100 YR Floodplain: N/A
Ex. % Impervious/Redevelopment or New Development: 69% Impervious =40% Redevelopment

SWM Summary

Total On-Site Impervious Area subject to SWM: 0.08 ac (North - Muddy Branch Study Point) and 2.20 ac (South - Watts Branch Study Point)
Required P_E/Proposed P_E: 3.9 in./0.0 in. (North - Muddy Branch Study Point) and 2.0 in. / 1.44 in. (South - Watts Branch Study Point)
Target ESDv/Provided ESDv: 782 cu.ft./0 cu.ft (North - Muddy Branch Study Point) and 15,154 cu.ft./11,162 cu.ft (South - Watts Branch Study Point)
ESD Measures: 1 Microbioretentions, 5 Planter Boxes
Structural Storage Required/Provided: 3,874 cf / 0 cf Structural Treatment Volume (req'd below/provided in Phase 1 and 2, to be provided in Phase 3)
Structural Measures: 96" CMP Storage (provided in Phase 1 and 2)
Qp10 (10-Year Quantity Control) Measures: Monetary Contribution - 0.86 ac (To be paid in Phase 1)
Contiguous Right-of-Way Impervious Area subject to SWM: 0.21 ac. / 8,738 sq.ft. (Shady Grove Rd.) and 0.58 ac. / 25,491 sq.ft. (Gaither Rd.)
Contiguous Right-of-Way Cpv (Channel Protection Volume) & WQv (Water Quality Volume) Measures:
Contiguous Right-of-Way Qp10 (10-Year Quantity Control) Measures:
Other Information:



SCALE: 1"=80'

SHEET INDEX

1 COVER SHEET
2 SWM SUMMARY TABLES
3 EXISTING CONDITIONS PLAN
4 OVERALL COMPOSITE SWM CONCEPT PLAN & DRAINAGE AREA MAP
5 OVERALL SWM PLAN
6 PHASE I SWM PLAN
7 PHASE II SWM PLAN
8 PHASE III SWM PLAN
9 TYPICAL DETAILS SHEET
10 HG-1 DETAILS
11 HG-2 DETAILS

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 Place, Suite 100 Rockville, MD 20850 P.301.948.2750 F.301.948.9067
Engineering • Surveying • Planning • Environmental Sciences www.soltesz.com

OWNER/DEVELOPER/APPLICANT

PARK PL 2 PROPERTY OWNER, LLC C/O MUNDY PROPERTIES
1900 WILSON BOULEVARD, 9TH FLOOR
ARLINGTON, VA 22209
PHONE # TBA/EMAIL
CONTACT PERSON: TIM MEUSE

02/25/2025

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. 28845
EXPIRATION DATE: 10/9/2025
JYOTIKA D. SHARMA
NAME

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

APPROVAL OF REVISIONS AFFECTING P.E. PLAN APPROVAL

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

DESIGNED: VB
DRAWN: KT
CHECKED: AD

DEVELOPMENT SWM PLAN

COVER SHEET

2097, 2095, 2101 GAITHER ROAD ROCKVILLE, MD 20850
DAMAC TECHNOLOGY PARK, PARCEL(S)00 PLOTS 3A, 3B, 3C

ROCKVILLE 14TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

DATE SUBMITTED: 2/25/2025
CITY PROJECT NUMBER: 0003
SCALE: 1" = 80'
SHEET NO. 1 OF 11
FILE #

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NORTH (MUDDY BRANCH) SWM SUMMARY TABLE - PHASE 1

Measure Number	Type of Measure	Facility Area / Dimension	Drainage Area (ac)	Impervious Area (ac)	% Impervious	R_v for ESD Calculations	ESD_v (cf) Min (P_E=1")	ESD_v (cf) Max (P_E=2.6")	ESD_v (cf) Provided (cf)	P_E Provided (in)
ESD										
Total			XX	XX					XX	XX
Structural										
Total			XX	XX					XX	XX
Does not drain to a SWM measure										
QN Waiver acres and % impervious										
QL Waiver acres and % impervious										
Right-of-Way										
QN Waiver acres and % impervious										
QL Waiver acres and % impervious										
Project Total			XX	XX	XX	XX			XX	XX

ESDv Required (cf)	31
	&fee-in-lieu
ESDv Provided (cf)	0
Structural Required	218 cf
Structural Provided	0 cf

NORTH (MUDDY BRANCH) SWM SUMMARY TABLE - PHASE 2

Measure Number	Type of Measure	Facility Area / Dimension	Drainage Area (ac)	Impervious Area (ac)	% Impervious	R_v for ESD Calculations	ESD_v (cf) Min (P_E=1")	ESD_v (cf) Max (P_E=2.6")	ESD_v (cf) Provided (cf)	P_E Provided (in)
ESD										
Total			XX	XX					XX	XX
Structural										
Total			XX	XX					XX	XX
Does not drain to a SWM measure										
QN Waiver acres and % impervious										
QL Waiver acres and % impervious										
Right-of-Way										
QN Waiver acres and % impervious										
QL Waiver acres and % impervious										
Project Total			XX	XX	XX	XX			XX	XX

ESDv Required (cf)	359
	&fee-in-lieu
ESDv Provided (cf)	0
Structural Required	1573 cf
Structural Provided	0 cf

NORTH (MUDDY BRANCH) SWM SUMMARY TABLE - PHASE 3

Measure Number	Type of Measure	Facility Area / Dimension	Drainage Area (ac)	Impervious Area (ac)	% Impervious	R_v for ESD Calculations	ESD_v (cf) Min (P_E=1")	ESD_v (cf) Max (P_E=2.6")	ESD_v (cf) Provided (cf)	P_E Provided (in)
ESD										
Total			XX	XX					XX	XX
Structural										
Total			XX	XX					XX	XX
Does not drain to a SWM measure										
QN Waiver acres and % impervious										
QL Waiver acres and % impervious										
Right-of-Way										
QN Waiver acres and % impervious										
QL Waiver acres and % impervious										
Project Total			XX	XX	XX	XX			XX	XX

ESDv Required (cf)	602
	&fee-in-lieu
ESDv Provided (cf)	0
Structural Required	914 cf
Structural Provided	0 cf

SOUTH (WATTS BRANCH) SWM SUMMARY TABLE - PHASE 1

Measure Number	Type of Measure	Facility Area / Dimension (sf)	Drainage Area (ac)	Impervious Area (ac)	% Imperviousness	R_v for ESD Calculations	ESD_v (cf) Min (P_E=1")	ESD_v (cf) Max (P_E=2.6")	ESD_v (cf) Provided (cf)	P_E Provided (in)
ESD										
MB-1	Micro-Bioretention	803	0.42	0.27	63%	0.62	950	2481	1486	1.77
PB-1	Planter Box	1374	0.46	0.43	93%	0.89	1480	3849	3844	3.08
PB-3	Planter Box	575	0.32	0.21	66%	0.62	736	1900	1890	2.57
PB-4	Planter Box	405	0.32	0.31	97%	0.92	1078	2750	1146	1.07
PB-5	Planter Box	691	0.42	0.27	64%	0.61	1275	3316	1946	1.45
PB-6	Planter Box	1375	0.46	0.43	93%	0.89	1480	3849	3849	3.00
MB-12	Micro-Bioretention	980	0.35	0.22	62%	0.61	769	2000	2000	2.86
Total			2.770	2.234			7,768	20,196	16,285	1.49
Structural										
UG-1	Underground Facility		4.62	3.48	75%				5,486	
Total			4.62	3.48					5,486	
Does not drain to a SWM measure										
QN Waiver acres and % impervious										
QL Waiver acres and % impervious										
Right-of-Way										
QN Waiver acres and % impervious										
QL Waiver acres and % impervious										
Project Total			2.770	2.234					16,285	1.49

ESDv Required (cf)	21,821
ESDv Provided (cf)	16,285
Structural Required	5,713 cf

SOUTH (WATTS BRANCH) SWM SUMMARY TABLE - PHASE 2

Measure Number	Type of Measure	Facility Area / Dimension (sf)	Drainage Area (ac)	Impervious Area (ac)	% Imperviousness	R_v for ESD Calculations	ESD_v (cf) Min (P_E=1")	ESD_v (cf) Max (P_E=2.6")	ESD_v (cf) Provided (cf)	P_E Provided (in)
ESD										
PB-17	Planter Box	746	0.37	0.21	57%	0.56	756	1975	1119	1.47
PB-18	Planter Box	475	0.16	0.15	93%	0.89	513	1333	1330	2.09
PB-19	Planter Box	269	0.10	0.09	93%	0.88	323	837	836	3.80
PB-20	Planter Box	634	0.21	0.20	93%	0.89	684	1778	1395	2.64
PB-21	Planter Box	942	0.29	0.27	93%	0.89	936	2441	2938	3.51
MB-13	Micro-Bioretention	796	0.33	0.19	57%	0.52	707	1838	1448	2.08
Total			0.84	0.85			2,228	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										
QN Waiver acres and % impervious										
QL Waiver acres and % impervious										
Right-of-Way										
QN Waiver acres and % impervious										
QL Waiver acres and % impervious										
Project Total			0.84	0.85					4,680	1.44

ESDv Required (cf)	11,782
ESDv Provided (cf)	8,482
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)	% Imperviousness	R_v for ESD Calculations	ESD_v (cf) Min (P_E=1")	ESD_v (cf) Max (P_E=2.6")	ESD_v (cf) Provided (cf)	P_E Provided (in)
ESD										
PB-8	Planter Box	479	0.17	0.14	83%	0.85	1161	3071	2461	3.08
PB-10	Planter Box		0.36	0.33	92%	0.88	1133	2947	2947	1.85
MB-13	Micro-Bioretention	1061	0.38	0.22	58%	0.57	786	2051	1444	1.63
PB-14	Planter Box	760	0.31	0.26	82%	0.79	892	2319	1586	1.78
PB-15	Planter Box	567	0.41	0.36	87%	0.83	1248	3236	1604	1.20
MB-16	Micro-Bioretention	1065	0.21	0.12	57%	0.56	430	1119	1119	2.60
Total			1.84	1.42			5,871	14,745	11,162	1.44
Structural										
Total			XX	YY					YY	ZZ
Does not drain to a SWM measure										
QN Waiver acres and % impervious										
QL Waiver acres and % impervious										
Right-of-Way										
QN Waiver acres and % impervious										
QL Waiver acres and % impervious										
Project Total			1.84	1.62					11,162	1.44

ESDv Required (cf)	15,554
ESDv Provided (cf)	11,162
Structural Required	3,874 cf
Structural Provided	0 cf (Provided in Phase 1 and 2)

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1200 WILSON BOULEVARD, SUITE 700
ARLINGTON, VA 22209
PHONE # 7032844200
CONTACT PERSON: TIM HELMS

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

DESIGNED WK
DRAFTED JT
CHECKED JDS

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EXPIRATION DATE: 07/07/2026
JYOTIKA D. SHARMA
NAME

02/25/2025

NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE
	APPROVAL OF REVISIONS AFTER INITIAL PLAN APPROVAL				

DEVELOPMENT SWM PLAN
SWM SUMMARY TABLES

2097, 2099, 2101 GAITHER ROAD ROCKVILLE, MD. 20850
DANAC TECHNOLOGICAL PARK, OWNERSHIP LOTS 3A, 3B, 3C
ROCKVILLE (4TH) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

DATE SUBMITTED: 2/25/2025
CITY IFB NUMBER XXXX
SCALE 1" = 80'
SHEET NO. 2 OF 11
FILE #

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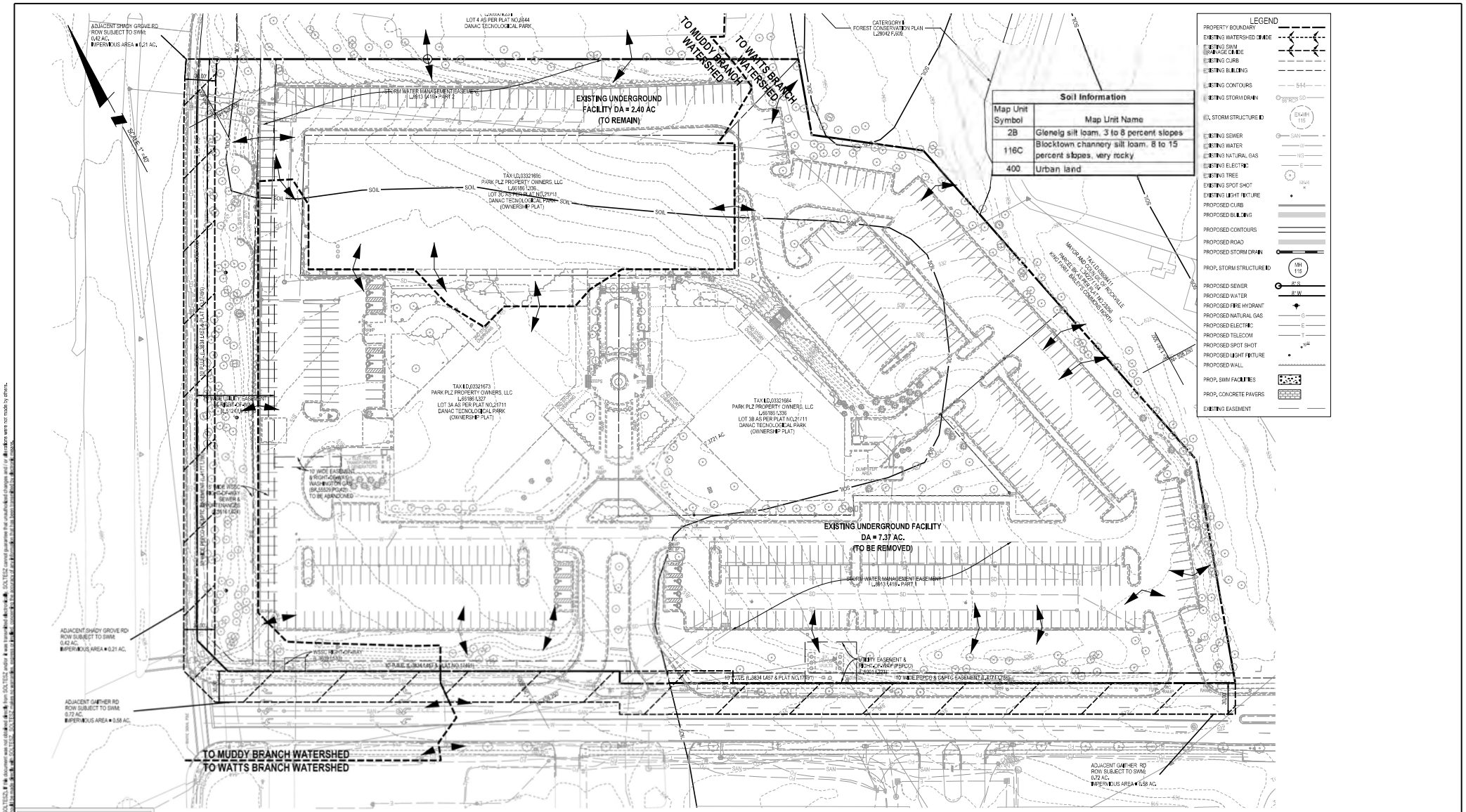

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OWNER/DEVELOPER/APPLICANT
PARK PLZ PROPERTY OWNER, LLC C/O MONDAY PROPERTIES
1200 WILSON BOULEVARD, SUITE 700
ARLINGTON, VA 22209
PHONE # 703-284-0200
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SCALE: 1"=40'

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NAME
02/25/2025

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CITY OF ROCKVILLE
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DEVELOPMENT SWM PLAN
EXISTING CONDITIONS PLAN

PARK PLAZA
2097, 2099, 2101 GAITHER ROAD ROCKVILLE, MD. 20850
DANAC TECHNOLOGICAL PARK, OWNERSHIP LOTS 3A, 3B, 3C
ROCKVILLE (4TH) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

DATE SUBMITTED: 2/25/2025
CITY IFB NUMBER XXXX
SCALE 1"=40'
SHEET NO. 3 OF 11
FILE #

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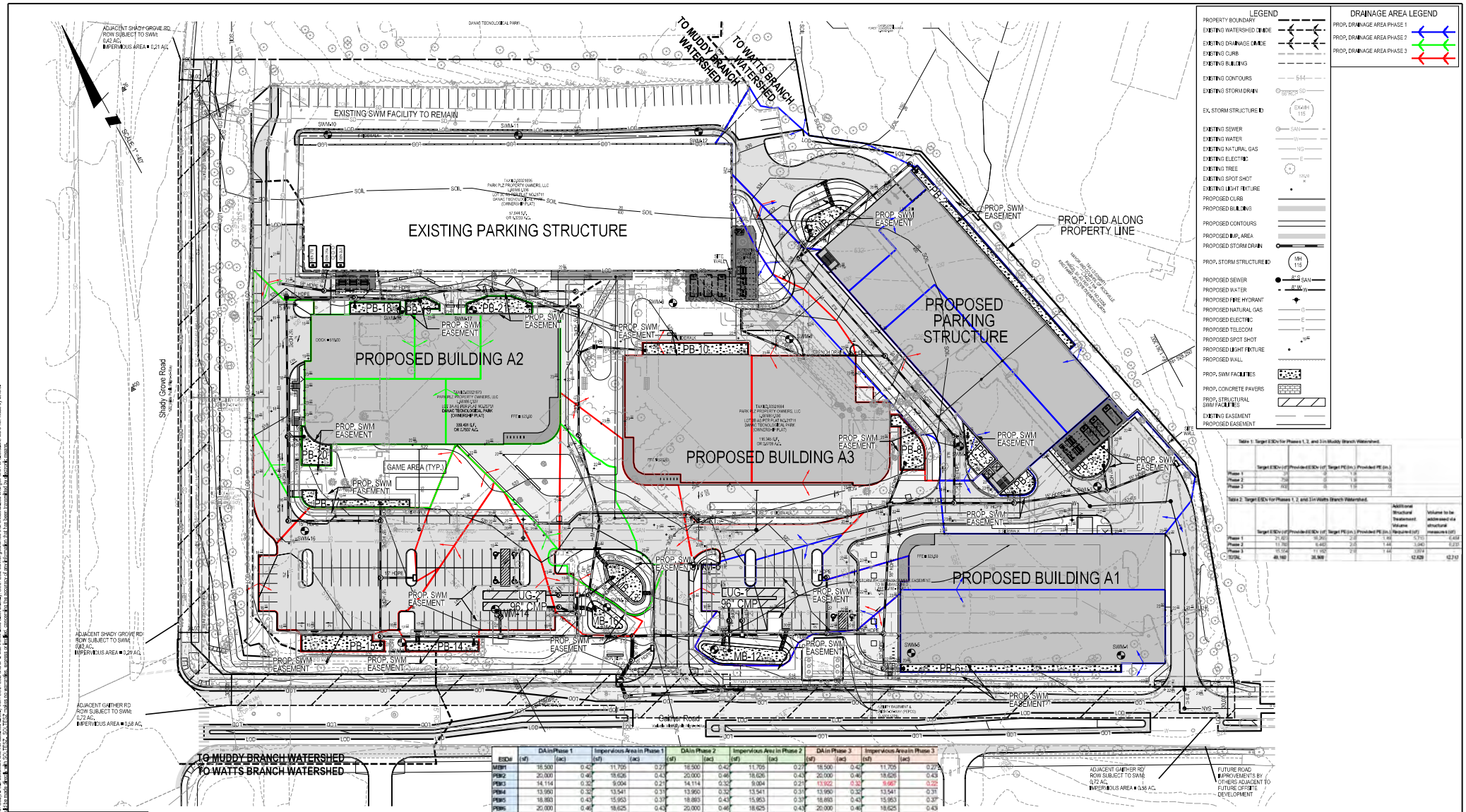

ESD#	DA in Phase 1 (sf)	DA in Phase 1 (ac)	Impervious Area in Phase 1 (sf)	Impervious Area in Phase 1 (ac)	DA in Phase 2 (sf)	DA in Phase 2 (ac)	Impervious Area in Phase 2 (sf)	Impervious Area in Phase 2 (ac)	DA in Phase 3 (sf)	DA in Phase 3 (ac)	Impervious Area in Phase 3 (sf)	Impervious Area in Phase 3 (ac)
MB#1	18,500	0.42	11,705	0.27	18,500	0.42	11,705	0.27	18,500	0.42	11,705	0.27
PB#2	20,000	0.46	18,626	0.43	20,000	0.46	18,626	0.43	20,000	0.46	18,626	0.43
PB#3	14,114	0.32	9,004	0.21	14,114	0.32	9,004	0.21	13,922	0.32	9,667	0.22
PB#4	13,950	0.32	13,541	0.31	13,950	0.32	13,541	0.31	13,950	0.32	13,541	0.31
PB#5	18,893	0.43	15,953	0.37	18,893	0.43	15,953	0.37	18,893	0.43	15,953	0.37
PB#6	20,000	0.46	18,625	0.43	20,000	0.46	18,625	0.43	20,000	0.46	18,625	0.43
MB#12	15,225	0.35	9,413	0.22	15,225	0.35	9,413	0.22	19,638	0.45	13,532	0.31
PB#7	N/A	N/A	N/A	N/A	16,137	0.37	9,250	0.21	18,701	0.43	11,948	0.27
PB#8	N/A	N/A	N/A	N/A	6,924	0.16	6,449	0.15	6,924	0.16	6,449	0.15
PB#9	N/A	N/A	N/A	N/A	4,351	0.10	4,052	0.09	4,351	0.10	4,052	0.09
PB#10	N/A	N/A	N/A	N/A	9,241	0.21	8,607	0.20	9,241	0.21	8,607	0.20
PB#11	N/A	N/A	N/A	N/A	12,655	0.29	11,813	0.27	12,655	0.29	11,813	0.27
MB#13	N/A	N/A	N/A	N/A	15,175	0.35	8,581	0.20	16,491	0.38	9,857	0.23
PB#15	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	15,902	0.37	14,867	0.34
PB#16	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	15,535	0.36	14,248	0.33
PB#14	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13,570	0.31	11,137	0.26
PB#15	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	17,992	0.41	15,609	0.36

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2 Research Place, Suite 100 Rockville, MD 20850 P.301.948.2750 F.301.948.6067
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OWNER/DEVELOPER/APPLICANT
PARK PLZ PROPERTY OWNER, LLC C/O MONDAY PROPERTIES
1000 WILSON BOULEVARD, SUITE 700
ARLINGTON, VA 22209
PHONE # 703-284-4230
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LICENSE NO. 69605
EXPIRATION DATE: 03-07-2025
JYOTIKA D. SHARMA
NAME

02/25/2025

NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE
	APPROVAL OF REVISIONS AFTER INITIAL PLAN APPROVAL				

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

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DEVELOPMENT SWM PLAN
OVERALL COMPOSITE SWM CONCEPT PLAN & DRAINAGE AREA MAP

2097, 2099, 2101 GAITHER ROAD ROCKVILLE, MD. 20850
DANAC TECHNOLOGICAL PARK, OWNERSHIP LOTS 3A, 3B, 3C

ROCKVILLE (4TH) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

DATE SUBMITTED: 2/25/2025
CITY IFB NUMBER XXXX
SCALE 1" = 40'
SHEET NO. 4 OF 11
FILE #

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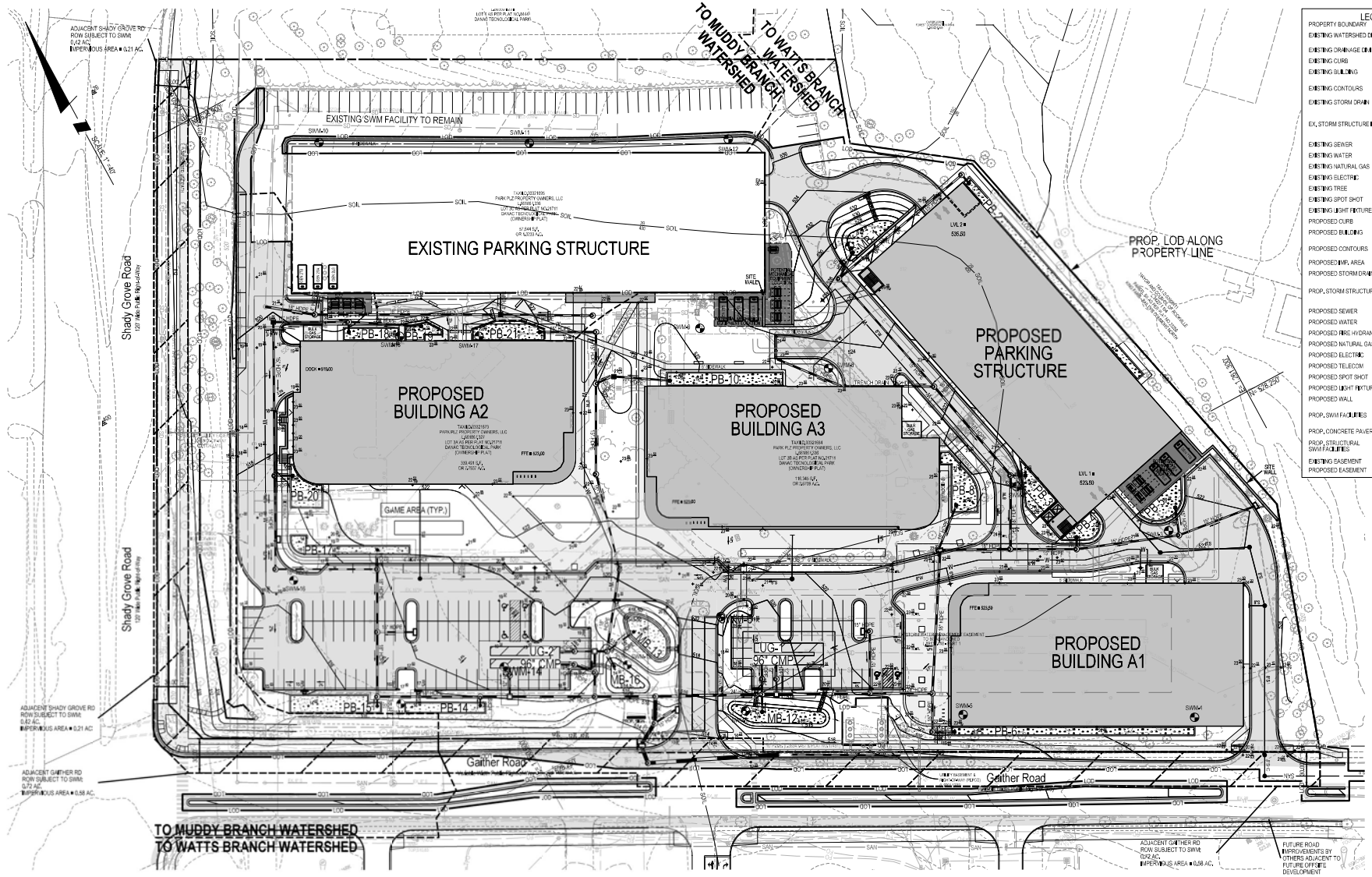

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PARK PLZ PROPERTY OWNER, LLC C/O MONDAY PROPERTIES
1200 WILSON BOULEVARD, SUITE 700
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DEVELOPMENT SWM PLAN
OVERALL SWM PLAN

2097, 2099, 2101 GAITHER ROAD ROCKVILLE, MD. 20850
DANAC TECHNOLOGICAL PARK, OWNERS OF LOTS 3A, 3B, 3C

ROCKVILLE (4TH) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

DATE SUBMITTED: 2/25/2025
CITY IFB NUMBER XXXX
SCALE 1" = 40'
SHEET NO. 5 OF 11
FILE #

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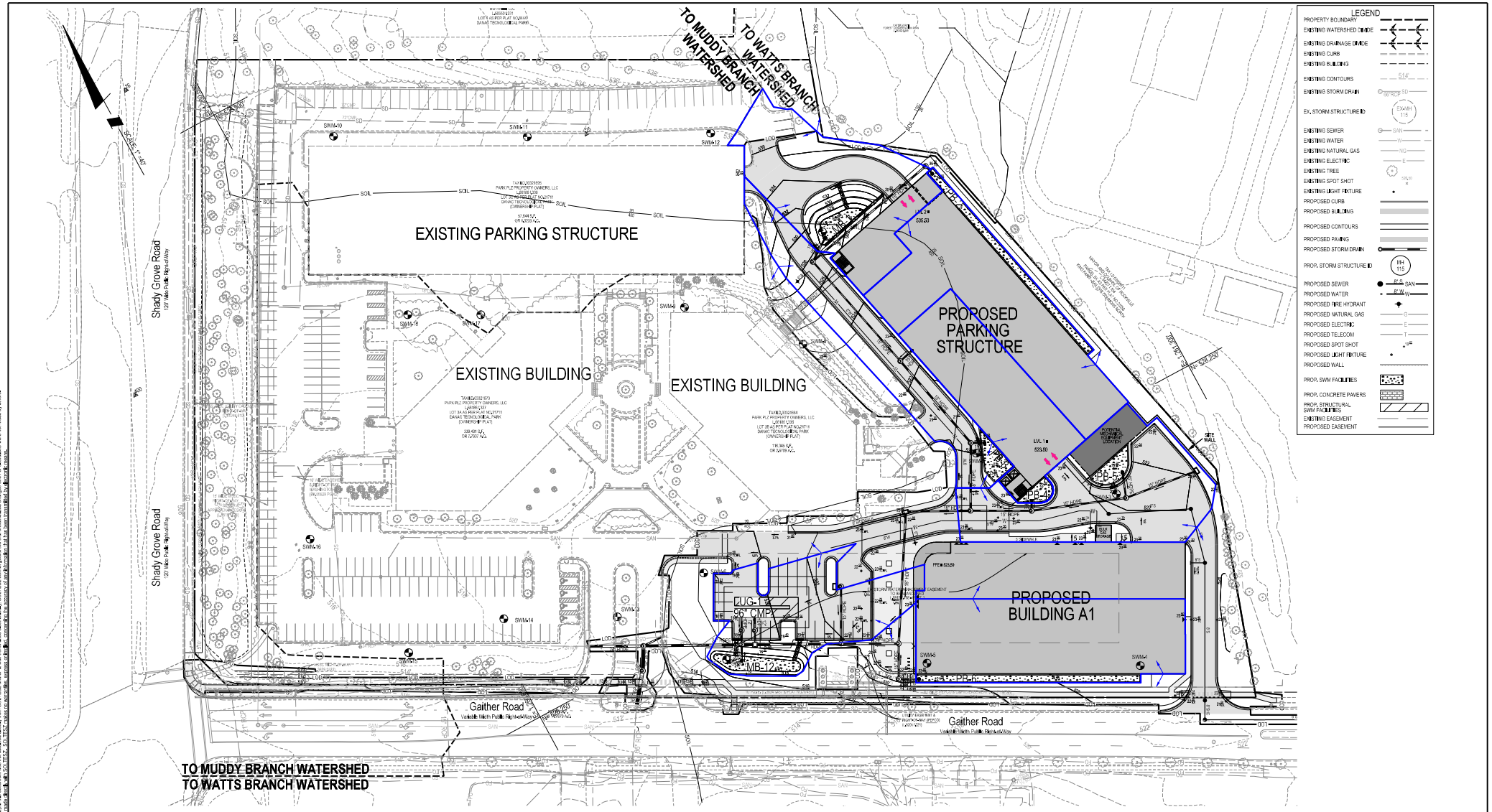

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DEVELOPMENT SWM PLAN
PHASE 1 SWM PLAN

2097, 2099, 2101 GAITHER ROAD ROCKVILLE, MD. 20850
DANAC TECHNOLOGICAL PARK, OWNERSHIP LOTS 3A, 3B, 3C
ROCKVILLE (4TH) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

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CITY WFB NUMBER XXXX
SCALE 1" = 40'
SHEET NO. 6 OF 11
FILE #

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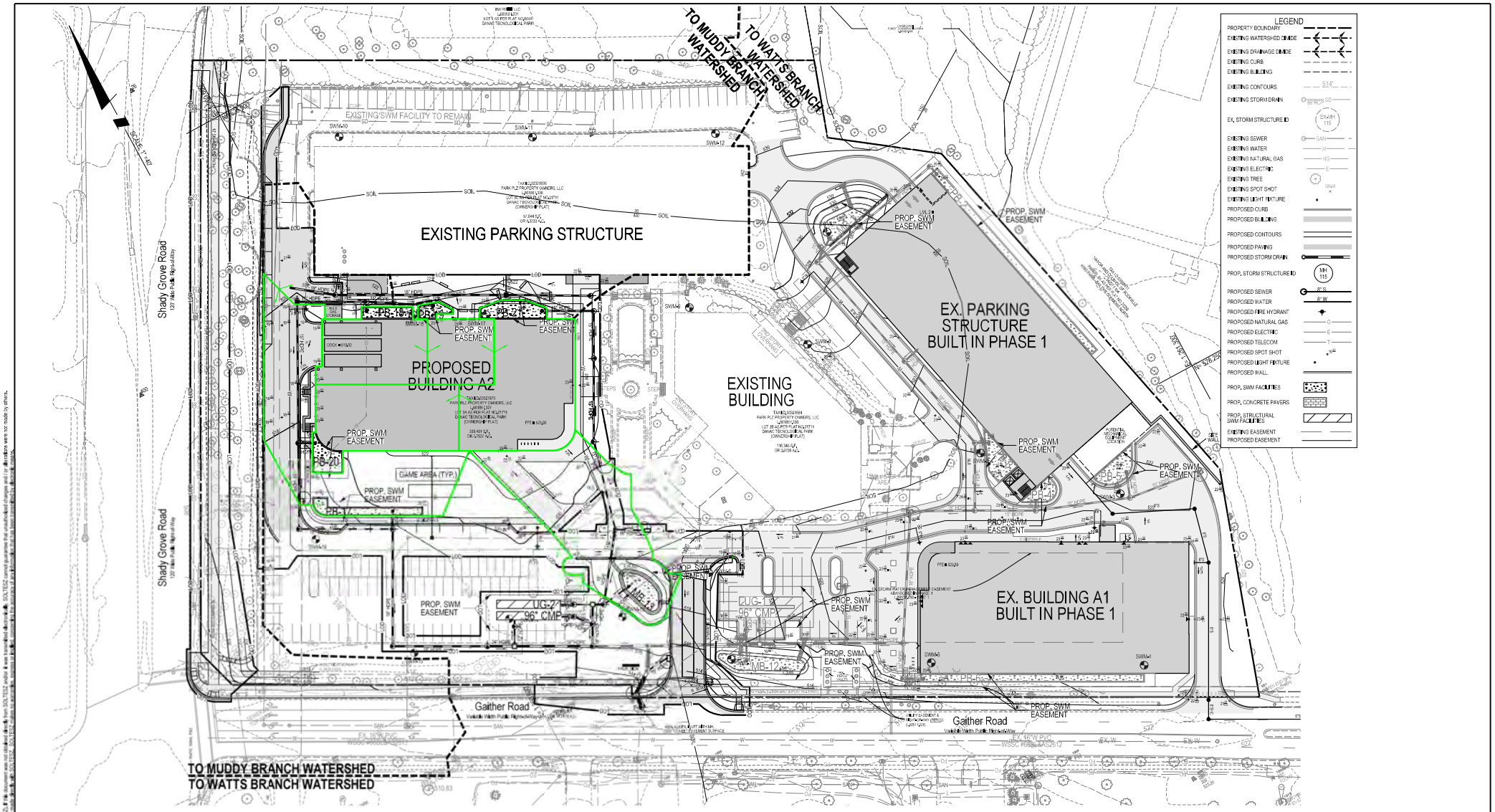

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JYOTIKA D. SHARMA
NAME

02/25/2025

NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE
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CITY OF ROCKVILLE
111 MARYLAND AVE. ROCKVILLE, MARYLAND

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DEVELOPMENT SWM PLAN

2097, 2099, 2101 GAITHER ROAD ROCKVILLE, MD. 20850
DANAC TECHNOLOGICAL PARK, OWNERSHIP LOTS 3A, 3B, 3C

ROCKVILLE (4TH) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

DATE SUBMITTED: 2/25/2025
CITY WFB NUMBER XXXX
SCALE 1" = 40'
SHEET NO. 7 OF 11
FILE #

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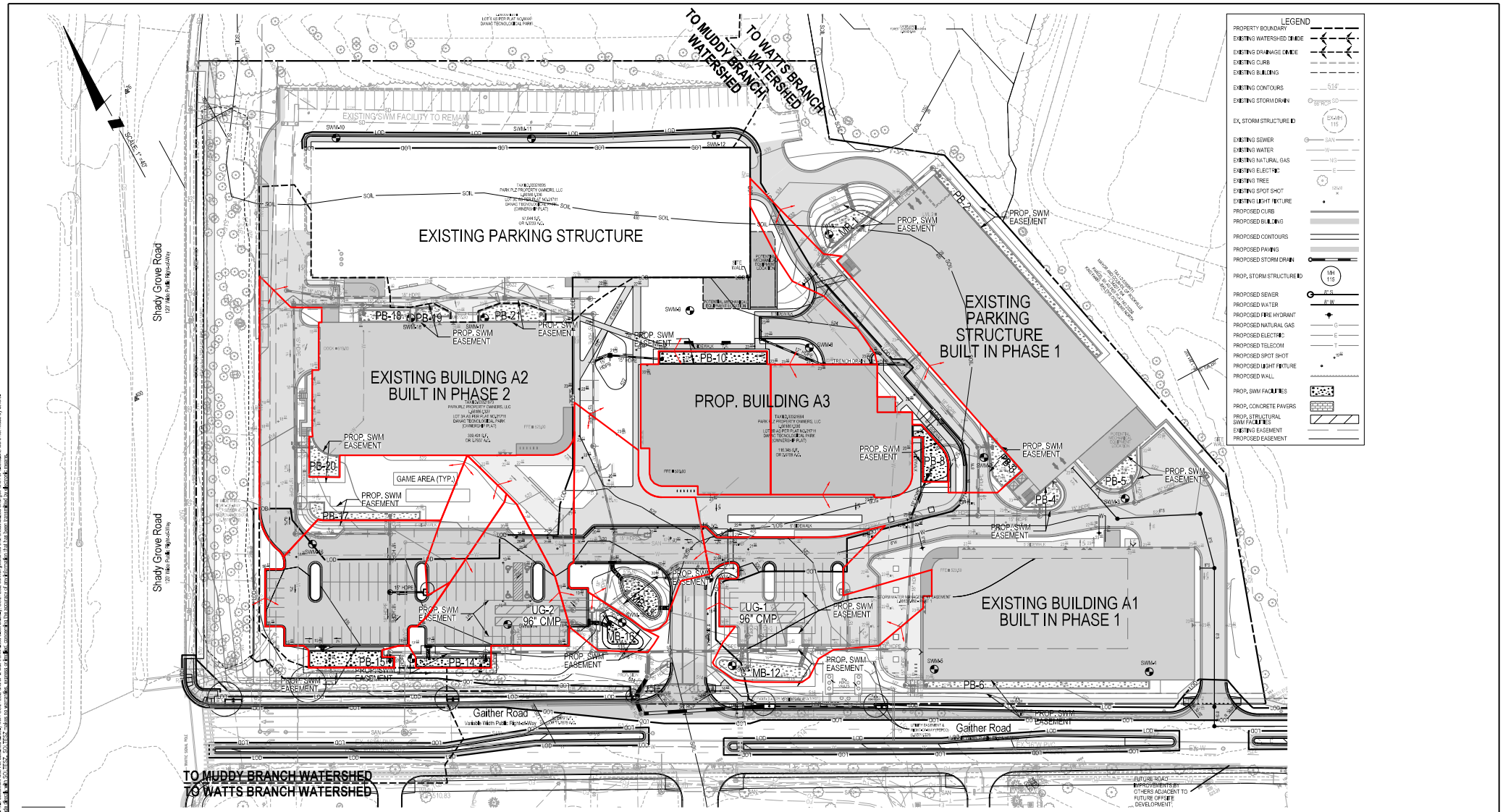

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NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE
	APPROVAL OF REVISIONS AFTER INITIAL PLAN APPROVAL				

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CITY OF ROCKVILLE
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DEVELOPMENT SWM PLAN
PHASE III SWM PLAN

2097, 2099, 2101 GAITHER ROAD ROCKVILLE, MD. 20850
DANAC TECHNOLOGICAL PARK, OWNERSHIP LOTS 3A, 3B, 3C
ROCKVILLE (4TH) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

DATE SUBMITTED: 2/25/2025
CITY IFB NUMBER XXXX
SCALE 1" = 40'
SHEET NO. 8 OF 11
FILE #

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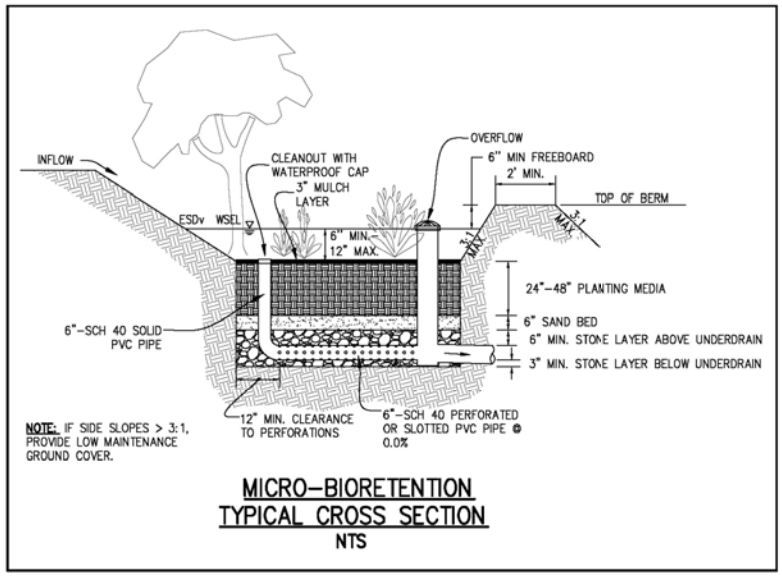
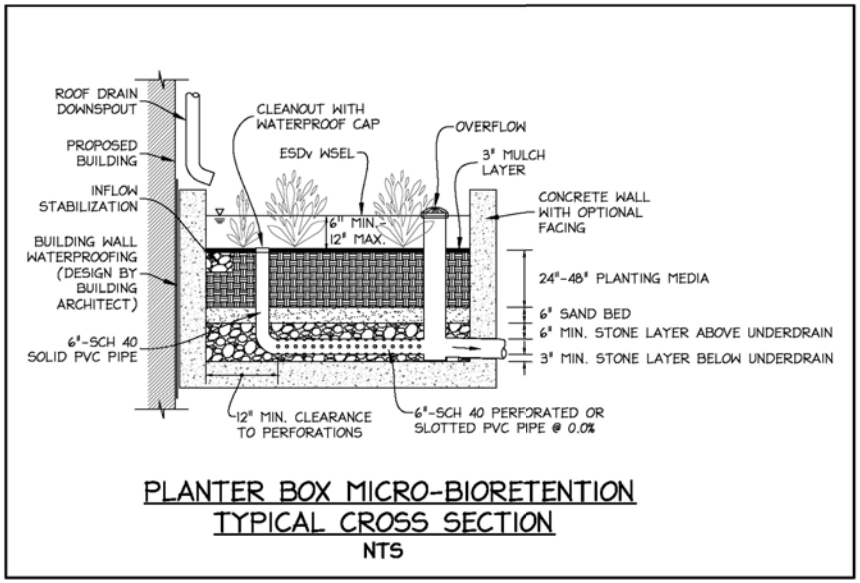


MICRO-BIORETENTION
TYPICAL CROSS SECTION
NTS



PLANTER BOX MICRO-BIORETENTION
TYPICAL CROSS SECTION
NTS

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OR
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OR 811
AT LEAST 48 HOURS
PRIOR TO EXCAVATION

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LICENSE NO. 60605
EXPIRATION DATE: 03-12-2025
JYOTIKA D. SHARMA
NAME

02/25/2025

NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE
	APPROVAL OF REVISIONS AFTER INITIAL PLAN APPROVAL				

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CITY OF
ROCKVILLE
111 MARYLAND AVE. ROCKVILLE, MARYLAND

DESIGNED WK
DRAFTED JT
CHECKED JDS

DEVELOPMENT SWM PLAN

TYPICAL DETAIL SHEET

2097, 2099, 2101 GAITHER ROAD ROCKVILLE, MD. 20850
DANAC TECHNOLOGICAL PARK, OWNERSHIP LOTS 3A, 3B, 3C

ROCKVILLE (4TH) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

DATE SUBMITTED: 2/25/2025
CITY IFB NUMBER XXXX
SCALE N/A
SHEET NO. 9 OF 11
FILE #

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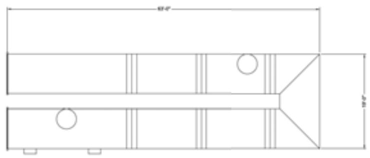
PROJECT SUMMARY

CALCULATION DETAILS
- LOADING = HS20/HS25

STORAGE SUMMARY
- PIPE STORAGE VOLUME = 6,484 CF

PIPE DETAILS
- DIAMETER = 96"
- CORRUGATION = 5x1
- GAGE = 14
- COATING = ALT2
- WALL TYPE = SOLID
- BARREL SPACING = 36"



NOTES
- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE. ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
- ALL RISERS AND STUBS ARE 2⅔" x ½" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- BAND TYPE TO BE DETERMINED UPON FINAL DESIGN.
- THE PROJECT SUMMARY IS REFLECTIVE OF THE DYODS DESIGN, QUANTITIES ARE APPROX. AND SHOULD BE VERIFIED UPON FINAL DESIGN AND APPROVAL. FOR EXAMPLE, TOTAL EXCAVATION DOES NOT CONSIDER ALL VARIABLES SUCH AS SHORING AND ONLY ACCOUNTS FOR MATERIAL WITHIN THE ESTIMATED EXCAVATION FOOTPRINT.
- THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.

ASSEMBLY
SCALE: 1" = 10'

DATE	REVISION DESCRIPTION	BY

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH CMP DETENTION SYSTEMS
CONTECH DYODS DRAWING

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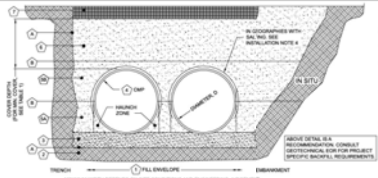
UG-1 WQv
Rockville, MD
DETENTION SYSTEM

SHEET NO. 1

TABLE 1:

DIAMETER, D	MIN. COVER	CORR. PROFILE
6"-10"	12"	1 1/2" x 1/4"
12"-48"	12"	2 2/3" x 1/2"
>48"-96"	12"	3" x 1", 5" x 1"
>96"	D/8	3" x 1", 5" x 1"

- STRUCTURAL BACKFILL MUST EXTEND TO LIMITS OF THE TABLE
- TOTAL HEIGHT OF COMPACTED COVER FOR CONVENTIONAL HIGHWAY LOADS IS MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT
- ULTRAFLO ALSO AVAILABLE FOR SIZES 18" - 120" WITH 3/4"x 3/4"x 7 1/2" CORRUGATION



INSTALLATION NOTES
1. WHEN PLACING THE FIRST LIFTS OF BACKFILL IT IS IMPORTANT TO MAKE SURE THAT THE BACKFILL IS PROPERLY COMPACTED UNDER AND AROUND THE PIPE HAUNCHES.
2. OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS, AS APPROVED BY SITE ENGINEER.
3. BACKFILL USING CONTROLLED LOW-STRENGTH MATERIAL (CLSM, "FLASH FILL" OR "FLOWABLE FILL") MAY BE USED WHEN THE SPACING BETWEEN THE PIPES WILL NOT ALLOW FOR PLACEMENT AND ADEQUATE COMPACTION OF THE BACKFILL. CONTACT CONTECH FOR FURTHER EVALUATION.
4. IF SALTING AGENTS FOR SNOW AND ICE REMOVAL ARE USED ON OR NEAR THE PROJECT, A GEOMEMBRANE BARRIER IS RECOMMENDED OVER THE UPPER HALF OF THE PIPE. THE GEOMEMBRANE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM A CHANGE IN THE SURROUNDING ENVIRONMENT OVER A PERIOD OF TIME. PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL INFORMATION.

TABLE 2: SOLID STANDARD

CMP DETENTION AND CMP DRAINAGE STANDARD BACKFILL SPECIFICATIONS

	MATERIAL LOCATION	MATERIAL SPECIFICATION	DESCRIPTION	
1	FILL ENVELOPE WIDTH	PER ENGINEER OF RECORD	MINIMUM TRENCH WIDTH MUST ALLOW ROOM FOR PROPER COMPACTION OF HAUNCH MATERIALS UNDER THE PIPE. THE SUGGESTED MINIMUM TRENCH WIDTH, OR EOR RECOMMENDATION: PIPE ≤ 12": D + 16" PIPE > 12": 1.5D + 12"	MINIMUM EMBANKMENT WIDTH (IN FEET) FOR INITIAL FILL ENVELOPE: PIPE < 24": 3.0D PIPE 24" - 144": D + 4'0" PIPE > 144": D + 10'0"
2	FOUNDATION	AASHTO 26.5.2 OR PER ENGINEER OF RECORD	PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND FOUNDATION BROUGHT BACK TO GRADE WITH A FILL MATERIAL APPROVED BY THE ENGINEER OF RECORD.	
3	BEDDING	AASHTO M 43: 3, 357, 4, 467, 5, 56, 57 (APPROVED REGIONAL EQUIVALENTS INCLUDE CA-7)	ENGINEER OF RECORD TO DETERMINE IF BEDDING IS REQUIRED. PIPE MAY BE PLACED ON THE TRENCH BOTTOM OF A RELATIVELY LOOSE, NATIVE SUITABLE WELL GRADED GRANULAR MATERIAL THAT IS ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE, 2" MIN DEPTH. THE BEDDING MATERIAL MAY BE SUITABLE FOUNDATION SOILS CONFORMING TO AASHTO SOIL CLASSIFICATIONS A1, A2, OR A3 WITH MAXIMUM PARTICLE SIZE OF 3" PER AASHTO 26.3.8.1	
4	CORRUGATED METAL PIPE			
5A	CRITICAL BACKFILL	AASHTO M 145: A-1, A-2, A-3 *	HAUNCH ZONE MATERIAL SHALL BE HAND SHOVELED OR SHOVEL SLICED INTO PLACE TO ALLOW FOR PROPER COMPACTION WITHOUT SOFT SPOTS. BACKFILL SHALL BE PLACED IN 8" +/- LOOSE LIFTS AND COMPACTED TO 90% STANDARD PROCTOR PER AASHTO T 99. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A THREE LIFT (24") DIFFERENTIAL BETWEEN ANY OF THE PIPES AT ANY TIME DURING THE BACKFILL PROCESS. THE BACKFILL SHOULD BE ADVANCED ALONG THE LENGTH OF THE SYSTEM TO AVOID DIFFERENTIAL LOADING. WELL GRADED GRANULAR MATERIAL WHICH MAY CONTAIN SMALL AMOUNTS OF SILT OR CLAY AND MAXIMUM PARTICLE SIZE OF 3" (PER AASHTO 26.3.8.1 AND 12.4.1.3).	
5B	BACKFILL	AASHTO M 145: A-1, A-2, A-3		
6	COVER MATERIAL	UP TO MIN. COVER - SEE 5A AND 5B ABOVE ABOVE MIN. COVER - PER ENGINEER OF RECORD	COVER MATERIAL MAY INCLUDE NON-BITUMINOUS, GRANULAR ROAD BASE MATERIAL WITHIN MIN COVER LIMITS	
7	RIGID OR FLEXIBLE PAVEMENT (IF APPLICABLE)	PER ENGINEER OF RECORD	FLEXIBLE PAVEMENT SHOULD NOT BE COUNTED AS PART OF THE FILL HEIGHT OVER THE CMP. FINAL BACKFILL MATERIAL SELECTION AND COMPACTION REQUIREMENTS SHALL FOLLOW THE PROJECT PLANS AND SPECIFICATIONS PER THE ENGINEER OF RECORD.	
A	OPTIONAL SIDE GEOTEXTILE	NONE	GEOTEXTILE LAYER IS RECOMMENDED ON SIDES OF EXCAVATION TO PREVENT SOIL MIGRATION.	
B	OPTIONAL GEOTEXTILE BETWEEN LAYERS	NONE	IF SOIL TYPES DIFFER AT ANY POINT ABOVE PIPE INVERT, A GEOTEXTILE LAYER IS RECOMMENDED TO BE PLACED BETWEEN THE LAYERS TO PREVENT SOIL MIGRATION.	

NOTES:
- FOR MULTIPLE BARREL INSTALLATIONS, THE RECOMMENDED STANDARD SPACING BETWEEN PARALLEL PIPE RUNS SHALL BE THE PIPE DIAMETER /2 BUT NO LESS THAN 12" FOR DIAMETERS <72". FOR 72" AND LARGER DIAMETERS, THE MINIMUM SPACING IS 36". CONTACT YOUR CONTECH REPRESENTATIVE FOR NONSTANDARD SPACING.
- * APPROVED REGIONAL EQUIVALENTS FOR SECTION 5A INCLUDE CA-7, CODOT #67, MIDOT 2G, 34G, OR 21AA STONE OR GRAVEL; #8, #57; MIDOT 6A, 2G, 3G, 34G.

MANUFACTURER RECOMMENDED BACKFILL
NOT TO SCALE

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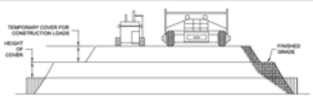

CONSTRUCTION LOADS

FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT-OF-COVER SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE TABLE BELOW. THE USE OF HEAVY CONSTRUCTION EQUIPMENT NECESSITATES GREATER PROTECTION FOR THE PIPE THAN FINISHED GRADE COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.

PIPE SPAN, INCHES	AXLE LOADS (kips)			
	18-50	50-75	75-110	110-150
	MINIMUM COVER (FT)			
12-42	2.0	2.5	3.0	3.0
48-72	3.0	3.0	3.5	4.0
78-120	3.0	3.5	4.0	4.0
126-144	3.5	4.0	4.5	4.5

*MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

CONSTRUCTION LOADING DIAGRAM
SCALE: N.T.S.

SPECIFICATION FOR DESIGNED DETENTION SYSTEM

SCOPE
THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE DESIGNED DETENTION SYSTEM DETAILED IN THE PROJECT PLANS.

MATERIAL
THE MATERIAL SHALL CONFORM TO THE APPLICABLE REQUIREMENTS LISTED BELOW:

ALUMINIZED TYPE 2 STEEL COILS SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-274 OR ASTM A-92.

THE GALVANIZED STEEL COILS SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-218 OR ASTM A-929.

THE POLYMER COATED STEEL COILS SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-246 OR ASTM A-742.

THE ALUMINUM COILS SHALL CONFORM TO THE APPLICABLE OF AASHTO M-197 OR ASTM B-744.

CONSTRUCTION LOADS
CONSTRUCTION LOADS MAY BE HIGHER THAN FINAL LOADS. FOLLOW THE MANUFACTURER'S OR NCSPA GUIDELINES.

PIPE
THE PIPE SHALL BE MANUFACTURED IN ACCORDANCE TO THE APPLICABLE REQUIREMENTS LISTED BELOW:

ALUMINIZED TYPE 2: AASHTO M-36 OR ASTM A-760

GALVANIZED: AASHTO M-36 OR ASTM A-760

APPOLYMER COATED: AASHTO M-245 OR ASTM A-762

ALUMINUM: AASHTO M-196 OR ASTM B-745
APPLICABLE
HANDLING AND ASSEMBLY
SHALL BE IN ACCORDANCE WITH NCSPA (NATIONAL CORRUGATED STEEL APPLICABLE ASSOCIATION) FOR ALUMINIZED TYPE 2, GALVANIZED OR POLYMER COATED STEEL. SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR ALUMINUM PIPE.
REQUIREMENTS
INSTALLATION
SHALL BE IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, SECTION 26, DIVISION II DIVISION II OR ASTM A-798 (FOR ALUMINIZED TYPE 2, GALVANIZED OR POLYMER COATED STEEL) OR ASTM B-788 (FOR ALUMINUM PIPE) AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. IF THERE ARE ANY INCONSISTENCIES OR CONFLICTS THE CONTRACTOR SHOULD DISCUSS AND RESOLVE WITH THE SITE ENGINEER.

IT IS ALWAYS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.

NOTE:
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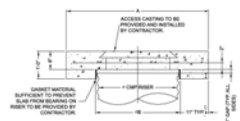
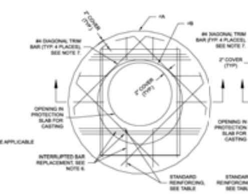


SECTION VIEW

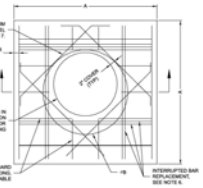
REINFORCING TABLE

Ø CMP RISER	A	Ø B	REINFORCING	**BEARING PRESSURE (PSF)
24"	Ø 4' / 4'X4'	26"	#5 @ 12" OCEW / #5 @ 12" OCEW	2,410 / 1,780
30"	Ø 4'-6" / 4'-6" X 4'-6"	32"	#5 @ 12" OCEW / #5 @ 12" OCEW	2,120 / 1,530
36"	Ø 5' / 5' X 5'	38"	#5 @ 10" OCEW / #5 @ 10" OCEW	1,890 / 1,350
42"	Ø 5'-6" / 5'-6" X 5'-6"	44"	#5 @ 10" OCEW / #5 @ 9" OCEW	1,720 / 1,210
48"	Ø 6' / 6' X 6'	50"	#5 @ 9" OCEW / #5 @ 8" OCEW	1,600 / 1,100

** ASSUMED SOIL BEARING CAPACITY



ROUND OPTION PLAN VIEW



SQUARE OPTION PLAN VIEW

NOTES:
1. DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION.
2. DESIGN LOAD HS25.
3. EARTH COVER = 1' MAX.
4. CONCRETE STRENGTH = 3,500 psi
5. REINFORCING STEEL = ASTM A615, GRADE 60.
6. PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLANE.
7. TRIM OPENING WITH DIAGONAL #4 BARS, EXTEND BARS A MINIMUM OF 12" BEYOND OPENING, BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.
8. PROTECTION SLAB AND ALL MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
9. DETAIL DESIGN BY DELTA ENGINEERING, BINGHAMTON, NY.

MANHOLE CAP DETAIL
SCALE: N.T.S.

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SHEET NO. 1

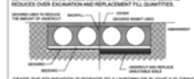
CMP DETENTION INSTALLATION GUIDE

PROPER INSTALLATION OF A FLEXIBLE UNDERGROUND DETENTION SYSTEM WILL ENSURE LONG-TERM PERFORMANCE. THE CONFIGURATION OF THESE SYSTEMS OFTEN REQUIRES SPECIAL CONSTRUCTION PRACTICES THAT DIFFER FROM CONVENTIONAL FLEXIBLE PIPE CONSTRUCTION. CONTECH ENGINEERED SOLUTIONS STRONGLY SUGGESTS SCHEDULING A PRE-CONSTRUCTION MEETING WITH YOUR LOCAL SALES ENGINEER TO DETERMINE IF ADDITIONAL MEASURES, NOT COVERED IN THIS GUIDE, ARE APPROPRIATE FOR YOUR SITE.

FOUNDATION

CONSTRUCT A FOUNDATION THAT CAN SUPPORT THE DESIGN LOADING APPLIED BY THE PIPE AND ADJACENT BACKFILL WEIGHT AS WELL AS MAINTAIN ITS INTEGRITY DURING CONSTRUCTION.

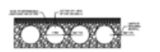
IF SOFT OR UNSUITABLE SOILS ARE ENCOUNTERED, REMOVE THE POOR SOILS DOWN TO A SUITABLE DEPTH AND THEN BUILD UP TO THE APPROPRIATE ELEVATION WITH A COMPETENT BACKFILL MATERIAL. THE STRUCTURAL FILL MATERIAL GRADATION SHOULD NOT ALLOW THE MIGRATION OF FINES, WHICH CAN CAUSE SETTLEMENT OF THE DETENTION SYSTEM OR PAVEMENT ABOVE. IF THE STRUCTURAL FILL MATERIAL IS NOT COMPATIBLE WITH THE UNDERLYING SOILS AN ENGINEERING FABRIC SHOULD BE USED AS A SEPARATOR. IN SOME CASES, USING A STIFF REINFORCING GEOGRID REDUCES OVER EXCAVATION AND REPLACEMENT FILL QUANTITIES.



GRADE THE FOUNDATION SUBGRADE TO A UNIFORM OR SLIGHTLY SLOPING GRADE. IF THE SUBGRADE IS CLAY OR RELATIVELY NON-POROUS AND THE CONSTRUCTION SEQUENCE WILL LAST FOR AN EXTENDED PERIOD OF TIME, IT IS BEST TO SLOPE THE GRADE TO ONE END OF THE SYSTEM. THIS WILL ALLOW EXCESS WATER TO DRAIN QUICKLY, PREVENTING SATURATION OF THE SUBGRADE.

GEOMEMBRANE BARRIER

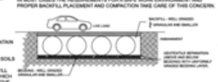
THE RESISTIVITY OF A PROJECT SITE MAY CHANGE OVER TIME DUE TO THE USE OF VARIOUS SALTING, DE-ICING, AND AGRICULTURAL AGENTS APPLIED ON OR NEAR THE AREA. TO MITIGATE THE POTENTIAL IMPACT OF THESE AGENTS, AN HDPE MEMBRANE LINER WILL BE INSTALLED ON THE CROWN OF EACH PIPE, CREATING AN IMPERMEABLE BARRIER. THIS MEASURE IS DESIGNED TO PROTECT THE SYSTEM FROM ENVIRONMENTAL CHANGES THAT COULD LEAD TO PREMATURE CORROSION AND REDUCE THE OVERALL SERVICE LIFE.



IN-SITU TRENCH WALL

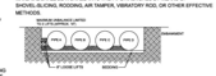
IF EXCAVATION IS REQUIRED, THE TRENCH WALL NEEDS TO BE CAPABLE OF SUPPORTING THE LOAD THAT THE PIPE SHEDS AS THE SYSTEM IS LOADED. IF SOILS ARE NOT CAPABLE OF SUPPORTING THESE LOADS, THE PIPE CAN DEFLECT. PERFORM A SIMPLE SOIL PRESSURE CHECK USING THE APPLIED LOADS TO DETERMINE THE LIMITS OF EXCAVATION BEYOND THE SPRING LINE OF THE OUTER MOST PIPES.

IN MOST CASES THE REQUIREMENTS FOR A SAFE WORK ENVIRONMENT AND PROPER BACKFILL PLACEMENT AND COMPACTION TAKE CARE OF THIS CONCERN.



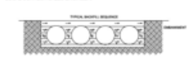
BACKFILL PLACEMENT

MATERIAL SHALL BE WORKED INTO THE PIPE HAUNCHES BY MEANS OF SHOVEL-SLICING, RODDING, AIR TAMPER, VIBRATORY ROD, OR OTHER EFFECTIVE METHODS.

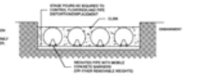


IF AASHTO T99 PROCEDURES ARE DETERMINED INFEASIBLE BY THE GEOTECHNICAL ENGINEER OF RECORD, COMPACTION IS CONSIDERED ADEQUATE WHEN NO FURTHER YIELDING OF THE MATERIAL IS OBSERVED UNDER THE COMPACTOR, OR UNDER FOOT, AND THE GEOTECHNICAL ENGINEER OF RECORD (OR REPRESENTATIVE THEREOF) IS SATISFIED WITH THE LEVEL OF COMPACTION.

FOR LARGE SYSTEMS, CONVEYOR SYSTEMS, BACKHOES WITH LONG REACHES OR DRAGLINES WITH STONE BUCKETS MAY BE USED TO PLACE BACKFILL. ONCE MINIMUM COVER FOR CONSTRUCTION LOADING ACROSS THE ENTIRE WIDTH OF THE SYSTEM IS REACHED, ADVANCE THE EQUIPMENT TO THE END OF THE RECENTLY PLACED FILL, AND BEGIN THE SEQUENCE AGAIN UNTIL THE SYSTEM IS COMPLETELY BACKFILLED. THIS TYPE OF CONSTRUCTION SEQUENCE PROVIDES ROOM FOR STOCKPILED BACKFILL DIRECTLY BEHIND THE BACKHOE, AS WELL AS THE MOVEMENT OF CONSTRUCTION TRAFFIC. MATERIAL STOCKPILES ON TOP OF THE BACKFILLED DETENTION SYSTEM SHOULD BE LIMITED TO 8- TO 10-FEET HIGH AND MUST PROVIDE BALANCED LOADING ACROSS ALL BARRELS. TO DETERMINE THE PROPER COVER OVER THE PIPES TO ALLOW THE MOVEMENT OF CONSTRUCTION EQUIPMENT SEE TABLE 1, OR CONTACT YOUR LOCAL CONTECH SALES ENGINEER.



WHEN FLOWABLE FILL IS USED, YOU MUST PREVENT PIPE FLOATATION. TYPICALLY, SMALL LIFTS ARE PLACED BETWEEN THE PIPES AND THEN ALLOWED TO SET-UP PRIOR TO THE PLACEMENT OF THE NEXT LIFT. THE ALLOWABLE THICKNESS OF THE CLSM LIFT IS A FUNCTION OF A PROPER BALANCE BETWEEN THE UPLIFT FORCE OF THE CLSM, THE OPPOSING WEIGHT OF THE PIPE, AND THE EFFECT OF OTHER RESTRAINING MEASURES. THE PIPE CAN CARRY LIMITED FLUID PRESSURE WITHOUT PIPE DISTORTION OR DISPLACEMENT, WHICH ALSO AFFECTS THE CLSM LIFT THICKNESS. YOUR LOCAL CONTECH SALES ENGINEER CAN HELP DETERMINE THE PROPER LIFT THICKNESS.

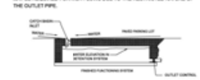


CONSTRUCTION LOADING

TYPICALLY, THE MINIMUM COVER SPECIFIED FOR A PROJECT ASSUMES H-20 LIVE LOAD. BECAUSE CONSTRUCTION LOADS OFTEN EXCEED DESIGN LIVE LOADS, INCREASED TEMPORARY MINIMUM COVER REQUIREMENTS ARE NECESSARY. SINCE CONSTRUCTION EQUIPMENT VARIES FROM JOB TO JOB, IT IS BEST TO ADDRESS EQUIPMENT SPECIFIC MINIMUM COVER REQUIREMENTS WITH YOUR LOCAL CONTECH SALES ENGINEER DURING YOUR PRE-CONSTRUCTION MEETING.

ADDITIONAL CONSIDERATIONS

BECAUSE MOST SYSTEMS ARE CONSTRUCTED BELOW-GRADE, RAINFALL CAN RAPIDLY FILL THE EXCAVATION; POTENTIALLY CAUSING FLOATATION AND MOVEMENT OF THE PREVIOUSLY PLACED PIPES. TO HELP MITIGATE POTENTIAL PROBLEMS, IT IS BEST TO START THE INSTALLATION AT THE DOWNSTREAM END WITH THE OUTLET ALREADY CONSTRUCTED TO ALLOW A ROUTE FOR THE WATER TO ESCAPE. TEMPORARY DIVERSION MEASURES MAY BE REQUIRED FOR HIGH FLOWS DUE TO THE RESTRICTED NATURE OF THE OUTLET PIPE.



CMP DETENTION SYSTEM INSPECTION AND MAINTENANCE

UNDERGROUND STORMWATER DETENTION AND INFILTRATION SYSTEMS MUST BE INSPECTED AND MAINTAINED AT REGULAR INTERVALS FOR PURPOSES OF PERFORMANCE AND LONGEVITY.

INSPECTION

INSPECTION IS THE KEY TO EFFECTIVE MAINTENANCE OF CMP DETENTION SYSTEMS AND IS EASILY PERFORMED. CONTECH RECOMMENDS ONGOING, ANNUAL INSPECTIONS. SITES WITH HIGH TRASH LOAD OR SMALL OUTLET CONTROL ORIFICES MAY NEED MORE FREQUENT INSPECTIONS. THE RATE AT WHICH THE SYSTEM COLLECTS POLLUTANTS WILL DEPEND MORE ON SITE SPECIFIC ACTIVITIES RATHER THAN THE SIZE OR CONFIGURATION OF THE SYSTEM.

INSPECTIONS SHOULD BE PERFORMED MORE OFTEN IN EQUIPMENT WASHDOWN AREAS, IN CLIMATES WHERE SANDING AND/OR SALTING OPERATIONS TAKE PLACE, AND IN OTHER VARIOUS INSTANCES IN WHICH ONE WOULD EXPECT HIGHER ACCUMULATIONS OF SEDIMENT OR ABRASIVE/CORROSIVE CONDITIONS. A RECORD OF EACH INSPECTION IS TO BE MAINTAINED FOR THE LIFE OF THE SYSTEM.

MAINTENANCE

CMP DETENTION SYSTEMS SHOULD BE CLEANED WHEN AN INSPECTION REVEALS ACCUMULATED SEDIMENT OR TRASH IS CLOGGING THE DISCHARGE ORIFICE.

ACCUMULATED SEDIMENT AND TRASH CAN TYPICALLY BE EVACUATED THROUGH THE MANHOLE OVER THE OUTLET ORIFICE. IF MAINTENANCE IS NOT PERFORMED AS RECOMMENDED, SEDIMENT AND TRASH MAY ACCUMULATE IN FRONT OF THE OUTLET ORIFICE. MANHOLE COVERS SHOULD BE SECURELY SEATED FOLLOWING CLEANING ACTIVITIES. CONTECH SUGGESTS THAT ALL SYSTEMS BE DESIGNED WITH AN ACCESS/INSPECTION MANHOLE SITUATED AT OR NEAR THE INLET AND THE OUTLET ORIFICE. SHOULD IT BE NECESSARY TO GET INSIDE THE SYSTEM TO PERFORM MAINTENANCE ACTIVITIES, ALL APPROPRIATE PRECAUTIONS REGARDING CONFINED SPACE ENTRY AND OSHA REGULATIONS SHOULD BE FOLLOWED.

ANNUAL INSPECTIONS ARE BEST PRACTICE FOR ALL UNDERGROUND SYSTEMS. DURING THIS INSPECTION, IF EVIDENCE OF SALTING/DE-ICING AGENTS IS OBSERVED WITHIN THE SYSTEM, IT IS BEST PRACTICE FOR THE SYSTEM TO BE RINSED, INCLUDING ABOVE THE SPRING LINE SOON AFTER THE SPRING THAW AS PART OF THE MAINTENANCE PROGRAM FOR THE SYSTEM.

MAINTAINING AN UNDERGROUND DETENTION OR INFILTRATION SYSTEM IS EASIEST WHEN THERE IS NO FLOW ENTERING THE SYSTEM. FOR THIS REASON, IT IS A GOOD IDEA TO SCHEDULE THE CLEANOUT DURING DRY WEATHER.

THE FOREGOING INSPECTION AND MAINTENANCE EFFORTS HELP ENSURE UNDERGROUND PIPE SYSTEMS USED FOR STORMWATER STORAGE CONTINUE TO FUNCTION AS INTENDED BY IDENTIFYING RECOMMENDED REGULAR INSPECTION AND MAINTENANCE PRACTICES. INSPECTION AND MAINTENANCE RELATED TO THE STRUCTURAL INTEGRITY OF THE PIPE OR THE SOUNDNESS OF PIPE JOINT CONNECTIONS IS BEYOND THE SCOPE OF THIS GUIDE.

CONTECH ENGINEERED SOLUTIONS LLC — CONTECH CMP DETENTION SYSTEMS — DYODS

DYO61714 Park Plaza
UG-1 WQv
Rockville, MD
DETENTION SYSTEM

SHEET NO. 1

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OR
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OR 811
AT LEAST 48 HOURS PRIOR TO EXCAVATION

THIS PLAN IS FOR STORMWATER MANAGEMENT ONLY

SOLTESZ, INC.
ROCKVILLE OFFICE
2 Research Place, Suite 100 Rockville, MD 20850 P.301.948.2750 F.301.948.9067
Engineering // Surveying // Planning // Environmental Sciences www.solteszco.com

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

02/25/2025

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. 60695
EXPIRATION DATE: 03-02-2025
JYOTIKA D. SHARMA
NAME

STATE OF MARYLAND — JYOTIKA D SHARMA — 60695 — PROFESSIONAL ENGINEER

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

APPROVAL OF REVISIONS AFTER INITIAL PLAN APPROVAL

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

DESIGNED WK
DRAFTED JT
CHECKED JDS

DEVELOPMENT SWM PLAN
UG-1 DETAILS

2097, 2099, 2101 GAITHER ROAD ROCKVILLE, MD, 20850
DANAC TECHNOLOGICAL PARK, OWNERSHIP LOTS 3A, 3B, 3C
ROCKVILLE (4TH) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

DATE SUBMITTED: 2/25/2025
CITY IFB NUMBER XXXX
SCALE N/A
SHEET NO. 10 OF 11
FILE #

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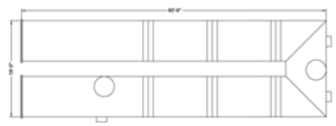
PROJECT SUMMARY

CALCULATION DETAILS
- LOADING = HS20/HS25

STORAGE SUMMARY
- PIPE STORAGE VOLUME = 6,233 CF

PIPE DETAILS
- DIAMETER = 96"
- CORRUGATION = 5x1
- GAGE = 14
- COATING = ALT2
- WALL TYPE = SOLID
- BARREL SPACING = 36"



NOTES
- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE. ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
- ALL RISERS AND STUBS ARE 2⅔" x ½" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- BAND TYPE TO BE DETERMINED UPON FINAL DESIGN.
- THE PROJECT SUMMARY IS REFLECTIVE OF THE DYODS DESIGN, QUANTITIES ARE APPROX. AND SHOULD BE VERIFIED UPON FINAL DESIGN AND APPROVAL. FOR EXAMPLE, TOTAL EXCAVATION DOES NOT CONSIDER ALL VARIABLES SUCH AS SHORING AND ONLY ACCOUNTS FOR MATERIAL WITHIN THE ESTIMATED EXCAVATION FOOTPRINT.
- THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.

ASSEMBLY
SCALE: 1" = 10'

DATE	REVISION DESCRIPTION	BY

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH CMP DETENTION SYSTEMS
CONTECH DYODS DRAWING

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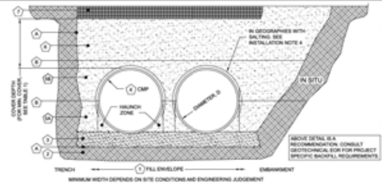
Rockville, MD
DETENTION SYSTEM

SHEET NO. 1

TABLE 1:

DIAMETER, D	MIN. COVER	CORR. PROFILE
6"-10"	12"	1 1/2" x 1/4"
12"-48"	12"	2 2/3" x 1/2"
>48"-96"	12"	3" x 1", 5" x 1"
>96"	D/8	3" x 1", 5" x 1"

- STRUCTURAL BACKFILL MUST EXTEND TO LIMITS OF THE TABLE
- TOTAL HEIGHT OF COMPACTED COVER FOR CONVENTIONAL HIGHWAY LOADS IS MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT
- ULTRAFLO ALSO AVAILABLE FOR SIZES 18" - 120" WITH 3/4"x 3/4"x 7 1/2" CORRUGATION



INSTALLATION NOTES

1. WHEN PLACING THE FIRST LIFTS OF BACKFILL IT IS IMPORTANT TO MAKE SURE THAT THE BACKFILL IS PROPERLY COMPACTED UNDER AND AROUND THE PIPE HAUNCHES.
2. OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS, AS APPROVED BY SITE ENGINEER.
3. BACKFILL USING CONTROLLED LOW-STRENGTH MATERIAL (CLSM, "FLASH FILL" OR "FLOWABLE FILL") MAY BE USED WHEN THE SPACING BETWEEN THE PIPES WILL NOT ALLOW FOR PLACEMENT AND ADEQUATE COMPACTION OF THE BACKFILL. CONTACT CONTECH FOR FURTHER EVALUATION.
4. IF SALTING AGENTS FOR SNOW AND ICE REMOVAL ARE USED ON OR NEAR THE PROJECT, A GEOMEMBRANE BARRIER IS RECOMMENDED OVER THE UPPER HALF OF THE PIPE. THE GEOMEMBRANE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM A CHANGE IN THE SURROUNDING ENVIRONMENT OVER A PERIOD OF TIME. PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL INFORMATION.

TABLE 2: SOLID STANDARD

CMP DETENTION AND CMP DRAINAGE STANDARD BACKFILL SPECIFICATIONS

	MATERIAL LOCATION	MATERIAL SPECIFICATION	DESCRIPTION	
1	FILL ENVELOPE WIDTH	PER ENGINEER OF RECORD	MINIMUM TRENCH WIDTH MUST ALLOW ROOM FOR PROPER COMPACTION OF HAUNCH MATERIALS UNDER THE PIPE. THE SUGGESTED MINIMUM TRENCH WIDTH, OR EOR RECOMMENDATION: PIPE ≤ 12": D + 16" PIPE > 12": 1.5D + 12"	MINIMUM EMBANKMENT WIDTH (IN FEET) FOR INITIAL FILL ENVELOPE: PIPE < 24": 3.0D PIPE 24" - 144": D + 4'0" PIPE > 144": D + 10'0"
2	FOUNDATION	AASHTO 26.5.2 OR PER ENGINEER OF RECORD	PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND FOUNDATION BROUGHT BACK TO GRADE WITH A FILL MATERIAL APPROVED BY THE ENGINEER OF RECORD.	
3	BEDDING	AASHTO M 43: 3, 357, 4, 467, 5, 56, 57 (APPROVED REGIONAL EQUIVALENTS INCLUDE CA-7)	ENGINEER OF RECORD TO DETERMINE IF BEDDING IS REQUIRED. PIPE MAY BE PLACED ON THE TRENCH BOTTOM OF A RELATIVELY LOOSE, NATIVE SUITABLE WELL GRADED GRANULAR MATERIAL THAT IS ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE, 2" MIN DEPTH. THE BEDDING MATERIAL MAY BE SUITABLE FOUNDATION SOILS CONFORMING TO AASHTO SOIL CLASSIFICATIONS A1, A2, OR A3 WITH MAXIMUM PARTICLE SIZE OF 3" PER AASHTO 26.3.8.1	
4			CORRUGATED METAL PIPE	
5A	CRITICAL BACKFILL	AASHTO M 145: A-1, A-2, A-3 *	HAUNCH ZONE MATERIAL SHALL BE HAND SHOVELED OR SHOVEL SLICED INTO PLACE TO ALLOW FOR PROPER COMPACTION WITHOUT SOFT SPOTS. BACKFILL SHALL BE PLACED IN 8" +/- LOOSE LIFTS AND COMPACTED TO 90% STANDARD PROCTOR PER AASHTO T 99. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A THREE LIFT (24") DIFFERENTIAL BETWEEN ANY OF THE PIPES AT ANY TIME DURING THE BACKFILL PROCESS. THE BACKFILL SHOULD BE ADVANCED ALONG THE LENGTH OF THE SYSTEM TO AVOID DIFFERENTIAL LOADING. WELL GRADED GRANULAR MATERIAL WHICH MAY CONTAIN SMALL AMOUNTS OF SILT OR CLAY AND MAXIMUM PARTICLE SIZE OF 3" (PER AASHTO 26.3.8.1 AND 12.4.1.3).	
5B	BACKFILL	AASHTO M 145: A-1, A-2, A-3		
6	COVER MATERIAL	UP TO MIN. COVER - SEE 5A AND 5B ABOVE; ABOVE MIN. COVER - PER ENGINEER OF RECORD	COVER MATERIAL MAY INCLUDE NON-BITUMINOUS, GRANULAR ROAD BASE MATERIAL WITHIN MIN COVER LIMITS	
7	RIGID OR FLEXIBLE PAVEMENT (IF APPLICABLE)	PER ENGINEER OF RECORD	FLEXIBLE PAVEMENT SHOULD NOT BE COUNTED AS PART OF THE FILL HEIGHT OVER THE CMP. FINAL BACKFILL MATERIAL SELECTION AND COMPACTION REQUIREMENTS SHALL FOLLOW THE PROJECT PLANS AND SPECIFICATIONS PER THE ENGINEER OF RECORD.	
A	OPTIONAL SIDE GEOTEXTILE	NONE	GEOTEXTILE LAYER IS RECOMMENDED ON SIDES OF EXCAVATION TO PREVENT SOIL MIGRATION.	
B	OPTIONAL GEOTEXTILE BETWEEN LAYERS	NONE	IF SOIL TYPES DIFFER AT ANY POINT ABOVE PIPE INVERT, A GEOTEXTILE LAYER IS RECOMMENDED TO BE PLACED BETWEEN THE LAYERS TO PREVENT SOIL MIGRATION.	

NOTES:
- FOR MULTIPLE BARREL INSTALLATIONS, THE RECOMMENDED STANDARD SPACING BETWEEN PARALLEL PIPE RUNS SHALL BE THE PIPE DIAMETER /2 BUT NO LESS THAN 12" FOR DIAMETERS <72". FOR 72" AND LARGER DIAMETERS, THE MINIMUM SPACING IS 36". CONTACT YOUR CONTECH REPRESENTATIVE FOR NONSTANDARD SPACING.
- * APPROVED REGIONAL EQUIVALENTS FOR SECTION 5A INCLUDE CA-7, CODOT #67, MIDOT 2G, 34G, OR 21AA STONE OR GRAVEL; #8, #57, MIDOT 6A, 2G, 3G, 34G.

MANUFACTURER RECOMMENDED BACKFILL
NOT TO SCALE

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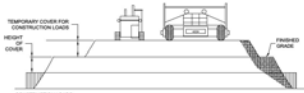

CONSTRUCTION LOADS

FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT-OF-COVER SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE TABLE BELOW. THE USE OF HEAVY CONSTRUCTION EQUIPMENT NECESSITATES GREATER PROTECTION FOR THE PIPE THAN FINISHED GRADE COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.

PIPE SPAN, INCHES	AXLE LOADS (kips)			
	18-50	50-75	75-110	110-150
	MINIMUM COVER (FT)			
12-42	2.0	2.5	3.0	3.0
48-72	3.0	3.0	3.5	4.0
78-120	3.0	3.5	4.0	4.0
126-144	3.5	4.0	4.5	4.5

*MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

CONSTRUCTION LOADING DIAGRAM
SCALE: N.T.S.

SPECIFICATION FOR DESIGNED DETENTION SYSTEM

SCOPE
THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE DESIGNED DETENTION SYSTEM DETAILED IN THE PROJECT PLANS.

MATERIAL
THE MATERIAL SHALL CONFORM TO THE APPLICABLE REQUIREMENTS LISTED BELOW.

ALUMINIZED TYPE 2 STEEL COILS SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-274 OR ASTM A-92.

THE GALVANIZED STEEL COILS SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-218 OR ASTM A-929.

THE POLYMER COATED STEEL COILS SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-246 OR ASTM A-742.

THE ALUMINUM COILS SHALL CONFORM TO THE APPLICABLE OF AASHTO M-197 OR ASTM B-744.

CONSTRUCTION LOADS
CONSTRUCTION LOADS MAY BE HIGHER THAN FINAL LOADS. FOLLOW THE MANUFACTURER'S OR NCSPA GUIDELINES.

PIPE
THE PIPE SHALL BE MANUFACTURED IN ACCORDANCE TO THE APPLICABLE REQUIREMENTS LISTED BELOW.

ALUMINIZED TYPE 2: AASHTO M-36 OR ASTM A-760

GALVANIZED: AASHTO M-36 OR ASTM A-760

POLYMER COATED: AASHTO M-245 OR ASTM A-762

ALUMINUM: AASHTO M-196 OR ASTM B-745

HANDLING AND ASSEMBLY
SHALL BE IN ACCORDANCE WITH NCSPA'S (NATIONAL CORRUGATED STEEL PIPE ASSOCIATION) FOR ALUMINIZED TYPE 2, GALVANIZED OR POLYMER COATED STEEL. SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR ALUMINUM PIPE.

INSTALLATION
SHALL BE IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, SECTION 26, DIVISION II OR ASTM A-798 (FOR ALUMINIZED TYPE 2, GALVANIZED OR POLYMER COATED STEEL) OR ASTM B-788 (FOR ALUMINUM PIPE) AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. IF THERE ARE ANY INCONSISTENCIES OR CONFLICTS THE CONTRACTOR SHOULD DISCUSS AND RESOLVE WITH THE SITE ENGINEER.

IT IS ALWAYS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.

NOTE:
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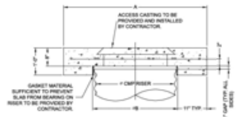
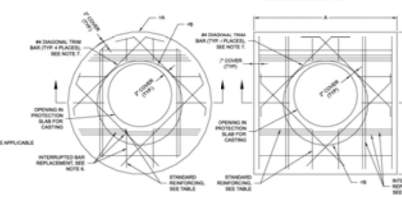


SECTION VIEW

REINFORCING TABLE

# CMP RISER	A	# B	REINFORCING	**BEARING PRESSURE (PSF)
24"	Ø 4' 4'X4'	26"	#5 @ 12" OCEW #5 @ 12" OCEW	2,410 1,780
30"	Ø 4'-6" 4'-6" X 4'-6"	32"	#5 @ 12" OCEW #5 @ 12" OCEW	2,120 1,530
36"	Ø 5' X 5'	38"	#5 @ 10" OCEW #5 @ 10" OCEW	1,890 1,350
42"	Ø 5'-6" 5'-6" X 5'-6"	44"	#5 @ 10" OCEW #5 @ 9" OCEW	1,720 1,210
48"	Ø 6' X 6'	50"	#5 @ 8" OCEW #5 @ 8" OCEW	1,600 1,100

** ASSUMED SOIL BEARING CAPACITY



ROUND OPTION PLAN VIEW **SQUARE OPTION PLAN VIEW**

NOTES:
1. DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION.
2. DESIGN LOAD HS25.
3. EARTH COVER = 1' MAX.
4. CONCRETE STRENGTH = 3,500 psi
5. REINFORCING STEEL = ASTM A615, GRADE 60.
6. PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLANE.
7. TRIM OPENING WITH DIAGONAL #4 BARS, EXTEND BARS A MINIMUM OF 12" BEYOND OPENING, BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.
8. PROTECTION SLAB AND ALL MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
9. DETAIL DESIGN BY DELTA ENGINEERING, BINGHAMTON, NY.

MANHOLE CAP DETAIL
SCALE: N.T.S.

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DETENTION SYSTEM

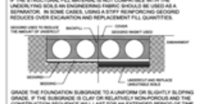
CMP DETENTION INSTALLATION GUIDE

PROPER INSTALLATION OF A FLEXIBLE UNDERGROUND DETENTION SYSTEM WILL ENSURE LONG-TERM PERFORMANCE. THE CONFIGURATION OF THESE SYSTEMS OFTEN REQUIRES SPECIAL CONSTRUCTION PRACTICES THAT DIFFER FROM CONVENTIONAL FLEXIBLE PIPE CONSTRUCTION. CONTECH ENGINEERED SOLUTIONS STRONGLY SUGGESTS SCHEDULING A PRE-CONSTRUCTION MEETING WITH YOUR LOCAL SALES ENGINEER TO DETERMINE IF ADDITIONAL MEASURES, NOT COVERED IN THIS GUIDE, ARE APPROPRIATE FOR YOUR SITE.

FOUNDATION

CONSTRUCT A FOUNDATION THAT CAN SUPPORT THE DESIGN LOADING APPLIED BY THE PIPE AND ADJACENT BACKFILL WEIGHT AS WELL AS MAINTAIN ITS INTEGRITY DURING CONSTRUCTION.

IF SOFT OR UNSUITABLE SOILS ARE ENCOUNTERED, REMOVE THE POOR SOILS DOWN TO A SUITABLE DEPTH AND THEN BUILD UP TO THE APPROPRIATE ELEVATION WITH A COMPETENT BACKFILL MATERIAL. THE STRUCTURAL FILL MATERIAL GRADATION SHOULD NOT ALLOW THE MIGRATION OF FINES, WHICH CAN CAUSE SETTLEMENT OF THE DETENTION SYSTEM OR PAVEMENT ABOVE. IF THE STRUCTURAL FILL MATERIAL IS NOT COMPATIBLE WITH THE UNDERLYING SOILS AN ENGINEERING FABRIC SHOULD BE USED AS A SEPARATOR. IN SOME CASES, USING A STIFF REINFORCING GEOGRID REDUCES OVER EXCAVATION AND REPLACEMENT FILL QUANTITIES.



GRADE THE FOUNDATION SUBGRADE TO A UNIFORM OR SLIGHTLY SLOPING GRADE. IF THE SUBGRADE IS CLAY OR RELATIVELY NON-POROUS AND THE CONSTRUCTION SEQUENCE WILL LAST FOR AN EXTENDED PERIOD OF TIME, IT IS BEST TO SLOPE THE GRADE TO ONE END OF THE SYSTEM. THIS WILL ALLOW EXCESS WATER TO DRAIN QUICKLY, PREVENTING SATURATION OF THE SUBGRADE.

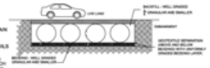
GEOMEMBRANE BARRIER

THE RESISTIVITY OF A PROJECT SITE MAY CHANGE OVER TIME DUE TO THE USE OF VARIOUS SALTING, DE-ICING, AND AGRICULTURAL AGENTS APPLIED ON OR NEAR THE AREA. TO MITIGATE THE POTENTIAL IMPACT OF THESE AGENTS, AN HDPE MEMBRANE LINER WILL BE INSTALLED ON THE CROWN OF EACH PIPE, CREATING AN IMPERMEABLE BARRIER. THIS MEASURE IS DESIGNED TO PROTECT THE SYSTEM FROM ENVIRONMENTAL CHANGES THAT COULD LEAD TO PREMATURE CORROSION AND REDUCE THE OVERALL SERVICE LIFE.

IN-SITU TRENCH WALL

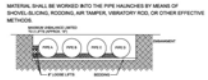
IF EXCAVATION IS REQUIRED, THE TRENCH WALL NEEDS TO BE CAPABLE OF SUPPORTING THE LOAD THAT THE PIPE SHEDS AS THE SYSTEM IS LOADED. IF SOILS ARE NOT CAPABLE OF SUPPORTING THESE LOADS, THE PIPE CAN DEFLECT. PERFORM A SIMPLE SOIL PRESSURE CHECK USING THE APPLIED LOADS TO DETERMINE THE LIMITS OF EXCAVATION BEYOND THE SPRING LINE OF THE OUTER MOST PIPES.

IN MOST CASES THE REQUIREMENTS FOR A SAFE WORK ENVIRONMENT AND PROPER BACKFILL PLACEMENT AND COMPACTION TAKE CARE OF THIS CONCERN.



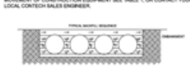
BACKFILL PLACEMENT

MATERIAL SHALL BE WORKED INTO THE PIPE HAUNCHES BY MEANS OF SHOVEL-SLICING, RODDING, AIR TAMPER, VIBRATORY ROD, OR OTHER EFFECTIVE METHODS.

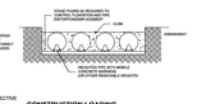


IF AASHTO T99 PROCEDURES ARE DETERMINED INFEASIBLE BY THE GEOTECHNICAL ENGINEER OF RECORD, COMPACTION IS CONSIDERED ADEQUATE WHEN NO FURTHER YIELDING OF THE MATERIAL IS OBSERVED UNDER THE COMPACTOR, OR UNDER FOOT, AND THE GEOTECHNICAL ENGINEER OF RECORD (OR REPRESENTATIVE THEREOF) IS SATISFIED WITH THE LEVEL OF COMPACTION.

FOR LARGE SYSTEMS, CONVEYOR SYSTEMS, BACKHOES WITH LONG REACHES OR DRAGLINES WITH STONE BUCKETS MAY BE USED TO PLACE BACKFILL. ONCE MINIMUM COVER FOR CONSTRUCTION LOADING ACROSS THE ENTIRE WIDTH OF THE SYSTEM IS REACHED, ADVANCE THE EQUIPMENT TO THE END OF THE RECENTLY PLACED FILL, AND BEGIN THE SEQUENCE AGAIN UNTIL THE SYSTEM IS COMPLETELY BACKFILLED. THIS TYPE OF CONSTRUCTION SEQUENCE PROVIDES ROOM FOR STOCKPILED BACKFILL DIRECTLY BEHIND THE BACKHOE, AS WELL AS THE MOVEMENT OF CONSTRUCTION TRAFFIC. MATERIAL STOCKPILES ON TOP OF THE BACKFILLED DETENTION SYSTEM SHOULD BE LIMITED TO 8- TO 10-FEET HIGH AND MUST PROVIDE BALANCED LOADING ACROSS ALL BARRELS. TO DETERMINE THE PROPER COVER OVER THE PIPES TO ALLOW THE MOVEMENT OF CONSTRUCTION EQUIPMENT SEE TABLE 1, OR CONTACT YOUR LOCAL CONTECH SALES ENGINEER.



WHEN FLOWABLE FILL IS USED, YOU MUST PREVENT PIPE FLOATATION. TYPICALLY, SMALL LIFTS ARE PLACED BETWEEN THE PIPES AND THEN ALLOWED TO SET-UP PRIOR TO THE PLACEMENT OF THE NEXT LIFT. THE ALLOWABLE THICKNESS OF THE CLSM LIFT IS A FUNCTION OF A PROPER BALANCE BETWEEN THE UPLIFT FORCE OF THE CLSM, THE OPPOSING WEIGHT OF THE PIPE, AND THE EFFECT OF OTHER RESTRAINING MEASURES. THE PIPE CAN CARRY LIMITED FLUID PRESSURE WITHOUT PIPE DISTORTION OR DISPLACEMENT, WHICH ALSO AFFECTS THE CLSM LIFT THICKNESS. YOUR LOCAL CONTECH SALES ENGINEER CAN HELP DETERMINE THE PROPER LIFT THICKNESS.

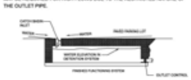


CONSTRUCTION LOADING

TYPICALLY, THE MINIMUM COVER SPECIFIED FOR A PROJECT ASSUMES H-20 LIVE LOAD. BECAUSE CONSTRUCTION LOADS OFTEN EXCEED DESIGN LIVE LOADS, INCREASED TEMPORARY MINIMUM COVER REQUIREMENTS ARE NECESSARY. SINCE CONSTRUCTION EQUIPMENT VARIES FROM JOB TO JOB, IT IS BEST TO ADDRESS EQUIPMENT SPECIFIC MINIMUM COVER REQUIREMENTS WITH YOUR LOCAL CONTECH SALES ENGINEER DURING YOUR PRE-CONSTRUCTION MEETING.

ADDITIONAL CONSIDERATIONS

BECAUSE MOST SYSTEMS ARE CONSTRUCTED BELOW-GRADE, RAINFALL CAN RAPIDLY FILL THE EXCAVATION; POTENTIALLY CAUSING FLOATATION AND MOVEMENT OF THE PREVIOUSLY PLACED PIPES. TO HELP MITIGATE POTENTIAL PROBLEMS, IT IS BEST TO START THE INSTALLATION AT THE DOWNSTREAM END WITH THE OUTLET ALREADY CONSTRUCTED TO ALLOW A ROUTE FOR THE WATER TO ESCAPE. TEMPORARY DIVERSION MEASURES MAY BE REQUIRED FOR HIGH FLOWS DUE TO THE RESTRICTED NATURE OF THE OUTLET PIPE.



CMP DETENTION SYSTEM INSPECTION AND MAINTENANCE

UNDERGROUND STORMWATER DETENTION AND INFILTRATION SYSTEMS MUST BE INSPECTED AND MAINTAINED AT REGULAR INTERVALS FOR PURPOSES OF PERFORMANCE AND LONGEVITY.

INSPECTION

INSPECTION IS THE KEY TO EFFECTIVE MAINTENANCE OF CMP DETENTION SYSTEMS AND IS EASILY PERFORMED. CONTECH RECOMMENDS ONGOING, ANNUAL INSPECTIONS. SITES WITH HIGH TRASH LOAD OR SMALL OUTLET CONTROL ORIFICES MAY NEED MORE FREQUENT INSPECTIONS. THE RATE AT WHICH THE SYSTEM COLLECTS POLLUTANTS WILL DEPEND MORE ON SITE SPECIFIC ACTIVITIES RATHER THAN THE SIZE OR CONFIGURATION OF THE SYSTEM.

INSPECTIONS SHOULD BE PERFORMED MORE OFTEN IN EQUIPMENT WASHDOWN AREAS, IN CLIMATES WHERE SANDING AND/OR SALTING OPERATIONS TAKE PLACE, AND IN OTHER VARIOUS INSTANCES IN WHICH ONE WOULD EXPECT HIGHER ACCUMULATIONS OF SEDIMENT OR ABRASIVE/CORROSIVE CONDITIONS. A RECORD OF EACH INSPECTION IS TO BE MAINTAINED FOR THE LIFE OF THE SYSTEM.

MAINTENANCE

CMP DETENTION SYSTEMS SHOULD BE CLEANED WHEN AN INSPECTION REVEALS ACCUMULATED SEDIMENT OR TRASH IS CLOGGING THE DISCHARGE ORIFICE.

ACCUMULATED SEDIMENT AND TRASH CAN TYPICALLY BE EVACUATED THROUGH THE MANHOLE OVER THE OUTLET ORIFICE. IF MAINTENANCE IS NOT PERFORMED AS RECOMMENDED, SEDIMENT AND TRASH MAY ACCUMULATE IN FRONT OF THE OUTLET ORIFICE. MANHOLE COVERS SHOULD BE SECURELY SEATED FOLLOWING CLEANING ACTIVITIES. CONTECH SUGGESTS THAT ALL SYSTEMS BE DESIGNED WITH AN ACCESS/INSPECTION MANHOLE SITUATED AT OR NEAR THE INLET AND THE OUTLET ORIFICE. SHOULD IT BE NECESSARY TO GET INSIDE THE SYSTEM TO PERFORM MAINTENANCE ACTIVITIES, ALL APPROPRIATE PRECAUTIONS REGARDING CONFINED SPACE ENTRY AND OSHA REGULATIONS SHOULD BE FOLLOWED.

ANNUAL INSPECTIONS ARE BEST PRACTICE FOR ALL UNDERGROUND SYSTEMS. DURING THIS INSPECTION, IF EVIDENCE OF SALTING/DE-ICING AGENTS IS OBSERVED WITHIN THE SYSTEM, IT IS BEST PRACTICE FOR THE SYSTEM TO BE RINSED, INCLUDING ABOVE THE SPRING LINE SOON AFTER THE SPRING THAW AS PART OF THE MAINTENANCE PROGRAM FOR THE SYSTEM.

MAINTAINING AN UNDERGROUND DETENTION OR INFILTRATION SYSTEM IS EASIEST WHEN THERE IS NO FLOW ENTERING THE SYSTEM. FOR THIS REASON, IT IS A GOOD IDEA TO SCHEDULE THE CLEANOUT DURING DRY WEATHER.

THE FOREGOING INSPECTION AND MAINTENANCE EFFORTS HELP ENSURE UNDERGROUND PIPE SYSTEMS USED FOR STORMWATER STORAGE CONTINUE TO FUNCTION AS INTENDED BY IDENTIFYING RECOMMENDED REGULAR INSPECTION AND MAINTENANCE PRACTICES. INSPECTION AND MAINTENANCE RELATED TO THE STRUCTURAL INTEGRITY OF THE PIPE OR THE SOUNDNESS OF PIPE JOINT CONNECTIONS IS BEYOND THE SCOPE OF THIS GUIDE.

DYO63766 Park Plaza
UG-2 WQv
Rockville, MD
DETENTION SYSTEM

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OR
1-800-257-7777
OR 811
AT LEAST 48 HOURS PRIOR TO EXCAVATION

THIS PLAN IS FOR STORMWATER MANAGEMENT ONLY

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ARLINGTON, VA 22209
PHONE # 703-284-0200
CONTACT PERSON: TIM HELMIG

02/25/2025

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. 60695
EXPIRATION DATE: 03-02-2025
JYOTIKA D. SHARMA
NAME

STATE OF MARYLAND · JYOTIKA D SHARMA · 60695 · PROFESSIONAL ENGINEER

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

APPROVAL OF REVISIONS AFTER INITIAL PLAN APPROVAL

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

DESIGNED WK
DRAFTED JT
CHECKED JDS

DEVELOPMENT SWM PLAN

UG-2 DETAILS

2097, 2099, 2101 GAITHER ROAD ROCKVILLE, MD, 20850
DANAC TECHNOLOGICAL PARK, OWNERSHIP LOTS 3A, 3B, 3C
ROCKVILLE (4TH) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

DATE SUBMITTED: 2/25/2025
CITY IFB NUMBER XXXX
SCALE N/A
SHEET NO. 11 OF 11
FILE #

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City of Rockville

May 16, 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 – Preliminary Sediment Control Approval; SCP2024-00022, STP2024-00482

Dear Mr. Helwig:

The Preliminary Sediment Control Plan (Plan) for the above referenced project is conditionally approved. Staff has determined that the Plan demonstrates the integration of Erosion and Sediment Control and Environmental Site Design measures into the Development Project, while protecting the natural resources, as required by Rockville City Code (Code), Chapter 19, Section 19-97.

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

The Plan incorporates the 2011 Maryland Department of the Environment (MDE) Standards and Specifications for Soil Erosion and Sediment Control and includes a sequence of construction for the demolition of two existing buildings and construction of three buildings, a parking garage and associated infrastructure. A copy of your submitted Plan is attached.

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The Preliminary Sediment Control Plan associated with STP2024-00482 is approved subject to the following conditions, which must be addressed at the appropriate stage in the City of Rockville's (City) three-stage Erosion and Sediment Control process:

1. Submit a Sediment Control Permit (SCP) Application, including the application and plan review fee, which is based on the project's limits of disturbance, in conjunction with a final engineering Erosion and Sediment Control Plan for approval and permitting by the Department of Public Works (DPW) prior to any construction or site disturbance.

The submission should:

   a. Include all plans (24"x36"), computations, and supporting documentation as outlined in the Code. Chapter 19, Regulations and Sediment Control Checklist (available on the City's website).
   b. Incorporate the MDE standard methods and practices and include a sequence of construction detailing specific construction steps associated with the project.

2. Submit a sequence of construction to be approved with the SCP permit and a maintenance of traffic plan to be reviewed, approved and permitted with a PWK permit during the detailed engineering phase for pedestrian access, construction access, staging and parking. The maintenance of traffic plan for the construction period shall include, but not be limited to, the methods of maintaining pedestrian safety and access of the existing sidewalks, temporary closing of sidewalks for work in the streetscape zone, and pedestrian detours.

3. Obtain all other required permits for sediment control and site disturbance prior to any site activity, including the installation of any sediment control measures and an MDE Notice of Intent (NOI) to obtain authorization for the 2023 General Permit for Stormwater Associated with Construction Activity.

4. Post financial security based on the final approved Sediment Control construction cost estimate in a format acceptable to the City Attorney, either by cash, letter of credit or performance bond. Approval, which is coordinated through DPW staff, is required prior to permit issuance.

This Plan approval does not supersede or negate other required project approvals. The approval does not imply or infer the approval of methods or the sequence of construction. Further, the approval is contingent on meeting all other City and other governmental agency requirements including, but not limited to the requirements of Forestry, Traffic and Transportation, and Planning.

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Any significant modification, revisions, or alterations to the proposed development as shown on the attached Plan may result in the requirement to submit a revised Preliminary Sediment Control Plan for approval by DPW.

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

Sincerely,

James Lapping

James Lapping, P.E.
Engineering Supervisor

JDL/DJW/kmc

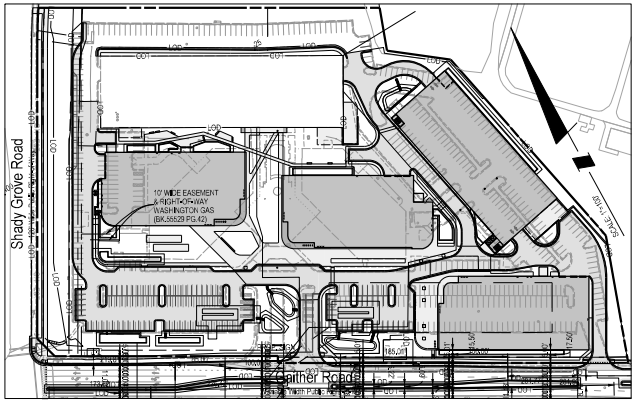
Attachments: 2101 Gaither Road (Park Plaza) – Preliminary Sediment Control Plan, dated February 7, 2025.

cc: Shaun Ryan, Planning Supervisor
Kimia Zolfagharian, Principal Planner
Wing-Mei Ko, Soltesz
Permit plan, SCP2024-00022, STP2024-00482
Day file

PARK PLAZA

PRELIMINARY SEDIMENT CONTROL PLAN

SCP2024-00022



SHEET INDEX

1 COVER SHEET
2 EXISTING CONDITIONS
3 PHASE I PLAN
4 PHASE II PLAN
5 PHASE III PLAN

VICINITY MAP
SCALE: 1"=2000'

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OR 811
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COVER SHEET
PRELIMINARY SEDIMENT CONTROL PLAN

PARK PLAZA
2097, 2099, 2101 GAITHER ROAD
DANAC TECHNOLOGICAL PARK, OWNERSHIP LOTS 3A, 3B, 3C
ROCKVILLE (4TH) CITY OF ROCKVILLE, MARYLAND

DATE SUBMITTED: 02/07/2025
CITY IFB NUMBER
SCALE 1"=100'
SHEET NO. 1 OF 5
FILE #

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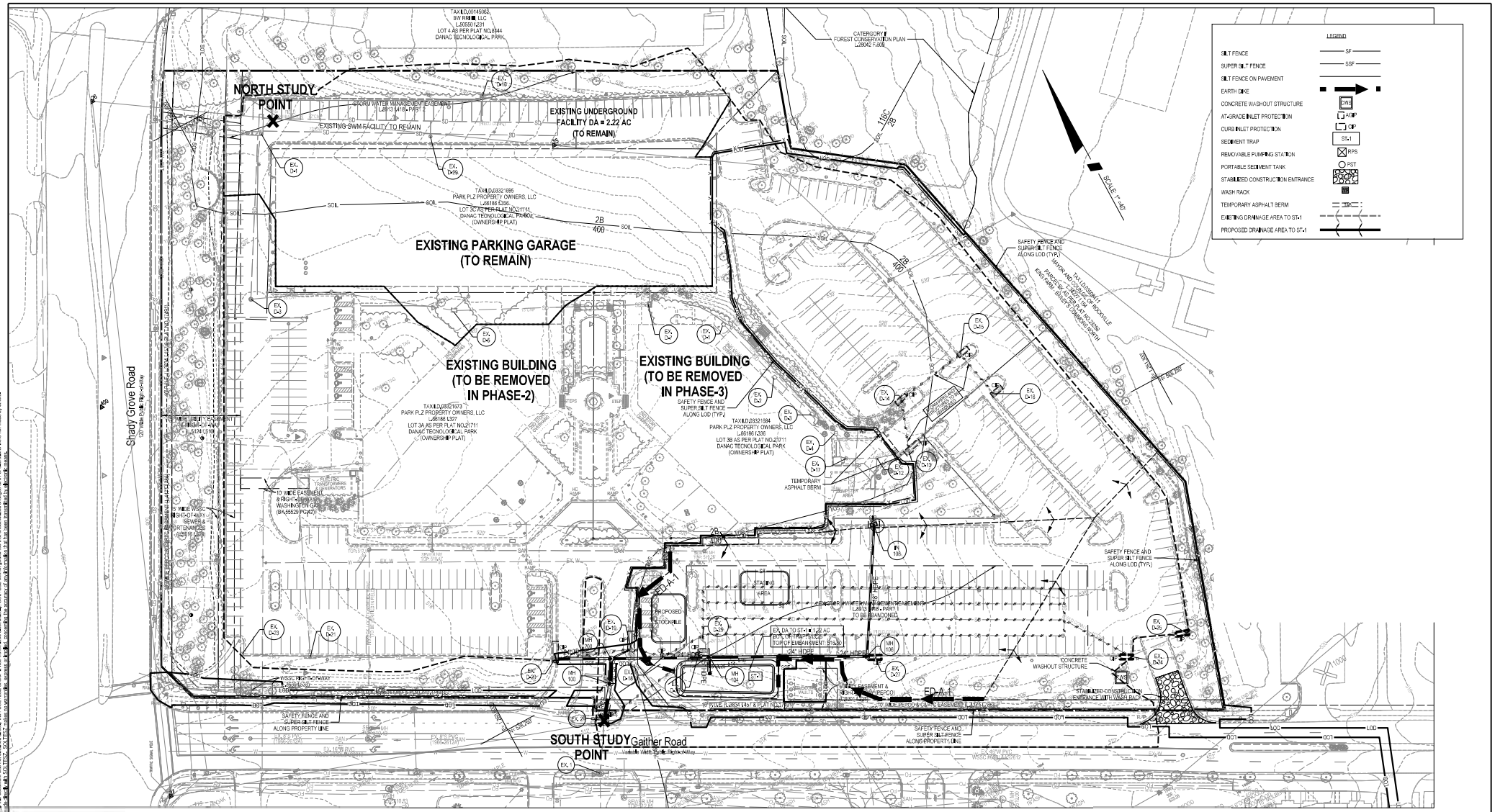

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ARLINGTON, VA 22209
PHONE # 703-284-0330
CONTACT PERSON: TIM HELWIG
THELWIG@MONDAYRE.COM

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EXISTING CONDITIONS
PRELIMINARY SEDIMENT CONTROL PLAN

PARK PLAZA
2097, 2099, 2101 GAITHER ROAD
DANAC TECHNOLOGICAL PARK, OWNERSHIP LOTS 3A, 3B, 3C
ROCKVILLE (4TH) CITY OF ROCKVILLE, MARYLAND

DATE SUBMITTED:	SCALE	SHEET	FILE #
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CITY I.F.B. NUMBER		OF 5	

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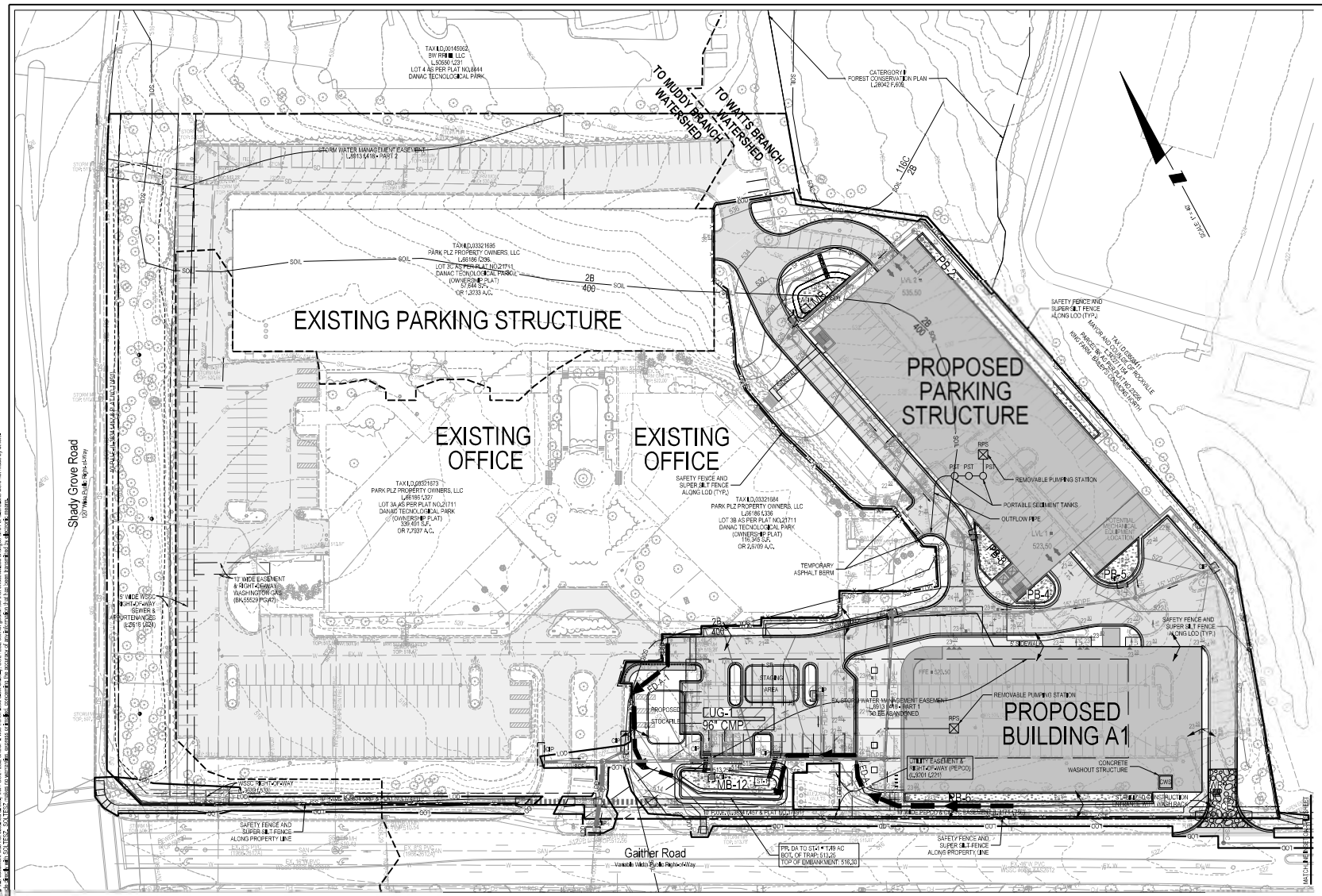

LEGEND

SILT FENCE	SF
SUPER SILT FENCE	SSF
SILT FENCE ON PAVEMENT	
EARTH DIKE	
CONCRETE WASHOUT STRUCTURE	CWS
AT-GRADE INLET PROTECTION	AGIP
CURB INLET PROTECTION	CIP
SEDIMENT TRAP	ST-1
REMOVABLE PUMPING STATION	RPS
PORTABLE SEDIMENT TANK	PST
STABILIZED CONSTRUCTION ENTRANCE	SCE
WASH RACK	
TEMPORARY ASPHALT BERM	TAB
EXISTING DRAINAGE AREA TO ST-1	
PROPOSED DRAINAGE AREA TO ST-1	

PARK PLAZA - PHASE I (SITE CONSTRUCTION)
DANAC TECHNOLOGICAL PARK, OWNERSHIP LOTS 3A, 3B, 3C
PRELIMINARY SEQUENCE OF CONSTRUCTION

This plan provides Sediment Control for fine grading, building, road/parking construction, installation of utilities, parking, curb and gutter.

GENERAL NOTES:

1. Comply with the City of Rockville's Standard Erosion and Sediment Control Notes
2. City Inspectors reserve the right to require additional measures not included on plans.
3. Changes to the approved plans require written approval from DPW Engineering and may require an approved 'redlined' plan revisions before proceeding.
4. Any storm drains in place as part of this plan will require flushing once the site is permanently stabilized.
5. No land disturbance in the City of Rockville shall be used for storage of materials without approval.
6. The limit of disturbance (LOD) must be marked in the field prior to the pre-construction meeting.

NO UTILITY WORK CAN BEGIN UNTIL THE ASSOCIATED UTILITY PERMITS (PWK, UTIL, & WSSC) HAVE BEEN ISSUED

SITE CONSTRUCTION: Infrastructure and building construction cannot begin until SMP, PWK and building permits have been issued by C.O.R.

1. Inspect existing stabilized construction entrance and make repairs as necessary or as directed by the on-site COR sediment control inspector.
2. Install proposed storm drain systems from proposed connections at the existing manhole and install other utilities as required. Install temporary storm drain inlet protection for the existing structures and once the proposed inlets are installed.
3. Begin building construction including excavation. Contractor to install earth dikes as necessary to minimize positive drainage to ST-1 at all times.
4. Provide a removable pumpsite station at proposed Building A1 to pump sediment laden water into ST-1.
5. Provide a dewatering pump and set of sediment tanks as needed at the proposed garage to remove sediment laden water on the excavated low areas by pumping directly into sediment tanks. Discharge sediment tanks to newly installed storm drains MH.
6. Proceed with building construction per building permit plans. Install proposed roof drain leaders to temporarily flow to ST-1 or to discharge clean water to newly installed storm drain until SWM facilities are ready to receive runoff.
7. Install proposed water and sewer systems, complete installation of proposed storm drain system and connect to existing structures as required. Install temporary storm drain inlet protection as shown. Storm drain shall be plugged/capped at limits of all stormwater management facilities. Install all other utilities.
8. Install proposed planter box structures after foundations of the buildings adjacent to them have been prepared and cover tops for safety purposes and to limit construction debris from entering (Rear, outgoing pipe and underdrain to be installed later. ESD's structures must be cleaned out of all debris prior to media installation).
9. Install on-site proposed sidewalks, roadway, and curb and gutter.
10. After contributing drainage areas are permanently stabilized, contractor to install ESD facilities. At this time, contractor to install the riser and connect to the plugged/capped pipe, install underdrain pipes, media and plantings. All stormwater facilities and structures must be protected from sedimentation and/or any other unwanted material immediately upon their installation.
11. Remove earth dikes and bring those areas to final grade.
12. Dewater sediment trap ST-1 with approval of City of Rockville Inspector. Pump to discharge directly to a filter bag. Install final storm drain as required for MB-12. Remove sediment trap and associated structures, and install MB-12.
13. Fine grade site and provide permanent stabilization
14. Install all site amenities.
15. Unblock any blocked inlets and pipes. Flush storm drain system free of sediment and repair storm drain structures and pipes as necessary.
16. Upon complete stabilization of site, obtain authorization from City of Rockville Inspector and remove any/all remaining sediment control measures. Bring any remaining disturbed areas to grade and stabilize immediately.
17. Install final surface pavement.
18. Obtain final inspection from City of Rockville Inspector.
19. Submit SWM As-Builts for DPW review and approval.

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

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PHASE I PLAN
PRELIMINARY SEDIMENT CONTROL PLAN

PARK PLAZA
2097, 2099, 2101 GAITHER ROAD
DANAC TECHNOLOGICAL PARK, OWNERSHIP LOTS 3A, 3B, 3C
ROCKVILLE (4TH) CITY OF ROCKVILLE, MARYLAND

DATE SUBMITTED: 02/07/2025
CITY IFB NUMBER
SCALE 1"=40'
SHEET NO. 3 OF 5
FILE #

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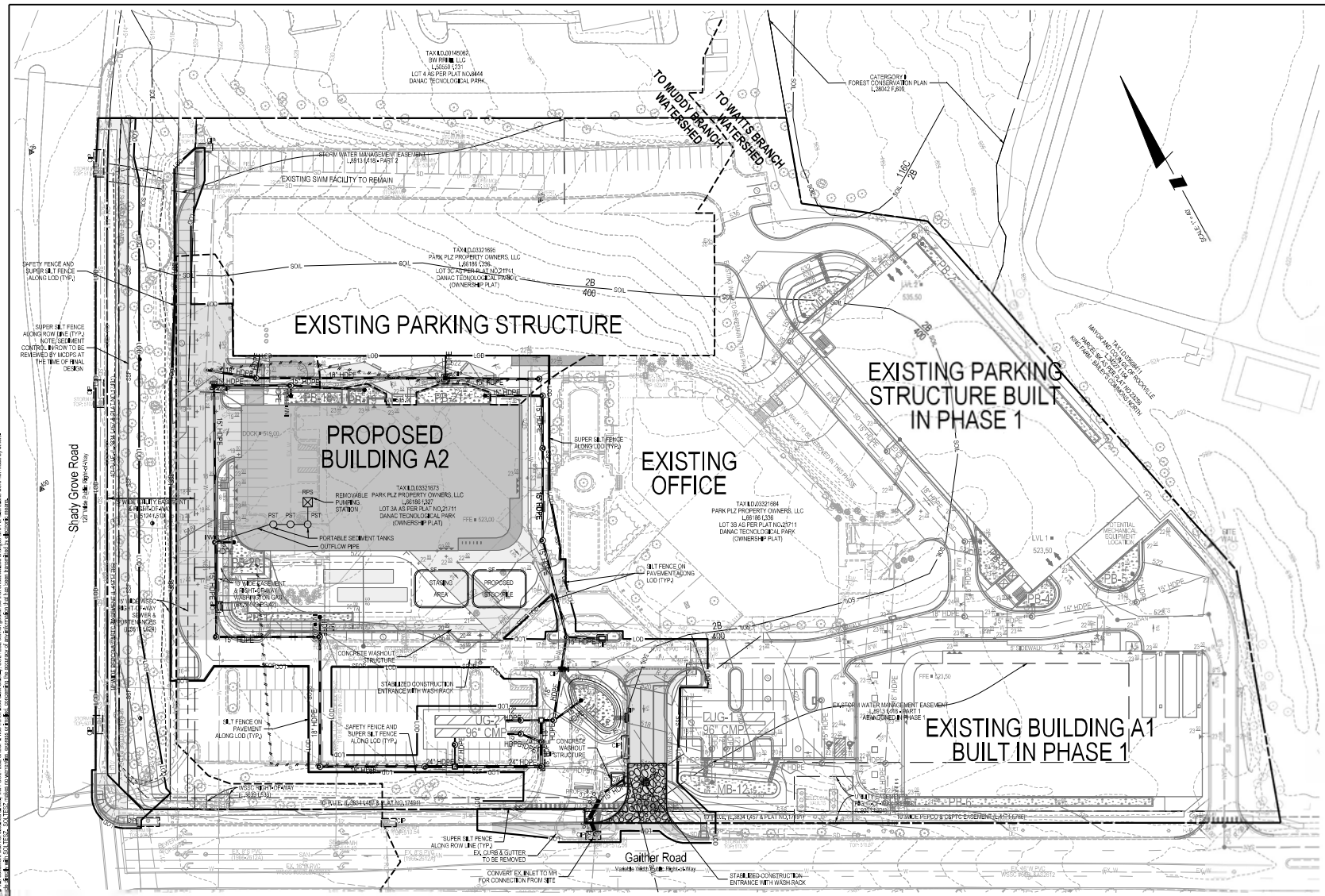

LEGEND

SILT FENCE	SF
SUPER SILT FENCE	SSF
SILT FENCE ON PAVEMENT	
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CURB INLET PROTECTION	CIP
SEDIMENT TRAP	ST-1
REMOVABLE PUMPING STATION	RPS
PORTABLE SEDIMENT TANK	PST
STABILIZED CONSTRUCTION ENTRANCE	
WASH RACK	
TEMPORARY ASPHALT BERM	

PARK PLAZA – PHASE 2
DANAC TECHNOLOGICAL PARK, OWNERSHIP LOTS 3A, 3B, 3C
PRELIMINARY SEQUENCE OF CONSTRUCTION

This plan provides Sediment Control for fine grading, building, road/parking construction, installation of utilities, paving, curb and gutter.

GENERAL NOTES:
1. Comply with the City of Rockville's Standard Erosion and Sediment Control Notes
2. City Inspectors reserve the right to request additional measures not included on plans.
3. Changes to the approved plans require written approval from DPW Engineering and may require an approved 'redlined' plan revisions before proceeding.
4. Any storm drains in place as part of this plan will require flushing once the site is permanently stabilized.
5. No land dedicated to the City of Rockville shall be used for storage of materials without approval.
6. The limit of disturbance (LOD) must be marked in the field prior to the pre-construction meeting.

PRE-CONSTRUCTION MEETING:
The following items must be completed prior to the pre-construction meeting:
- Limits of Disturbance (LOD) and tree protection measures to be marked/staked out in field
- Contact Miss Utility @ 1-800-257-7777 or 811 and have utilities marked in the work area, at least 48 hours prior to the start of work

A pre-construction meeting must be conducted on-site with the following representatives: Minimum notice of 48 hours must be provided prior to meeting.
- City of Rockville Sediment and Erosion Control Inspector: Arthur Simpson @ 240-314-8879
- City of Rockville Construction Inspector: Ralph McElhinney @ 240-314-8553
- City of Rockville Stormwater Management Inspector: Ethne Chappell @ 240-314-8241
- City of Rockville Forestry Inspector: Natasha Shangold @ 240-314-8205
- WSSC
- Owner or Owner's Representative
- General Contractor
- Site Engineer

The following items must be discussed, as needed, during the pre-construction meeting:
- Haul routes and maintenance of traffic
- Existing SWM facilities downstream of project
- SWM Construction Inspection and As-built process (see SWM plan)
- Water system shut downs

SITE PREPARATION: Clearing and RG only. Utility work may be permitted with approval from utility provider.
1. With approval from the City of Rockville Sediment Control, Construction, and Forestry Inspectors, install perimeter controls, tree protection measures and stabilized construction entrance with wash rack, water supply, and concrete washout structure.
2. With Step 1 above complete, obtain approval from the City of Rockville Inspectors to begin clearing and grading and site construction.
3. Clear and grub as necessary to install the proposed sediment control devices.
4. Install proposed sediment control as follows:
   a. Provide inlet protection on all inlets within the LOD and the three curb inlets to remain on the south side of the site on Gaither Rd. at the existing entrance and exit.
   b. Install safety fence as per plan.
   c. Install silt fence on pavement and super silt fence as per plan, (inspector may require additional measures) and adjust in field as necessary.
5. No land disturbing activities can begin until approval from the City of Rockville inspector has been obtained that all sediment control measures have been installed correctly.
6. Install new storm drain pipes to connect to existing storm drain installed in Phase 1.
7. Begin demolition and removal of existing sidewalk, curb and gutter, light poles, trees, and other utilities
8. Begin rough grading activities.
9. Existing storm drain inlets to remain during rough grading activities with inlet protection provided as per note 4a.

NO UTILITY WORK CAN BEGIN UNTIL THE ASSOCIATED UTILITY PERMITS (PWK, UTIL, & WSSC) HAVE BEEN ISSUED

SITE CONSTRUCTION: Infrastructure and building construction cannot begin until SMP, PWK and building permits have been issued by C.O.R.
10. Inspect existing stabilized construction entrance and make repairs as necessary or as directed by the on-site COR sediment control inspector.
11. Install proposed storm drain system from proposed connection at the existing manhole and install other utilities as required. Install temporary storm drain inlet protection to the existing structures and once the proposed inlets are installed.
12. Install new entrance from Gaither Rd and adjust stabilized construction entrance as necessary.
13. Begin building construction including excavation.
14. Provide a dewatering pump and set of sediment tanks as needed to remove sediment laden water on the excavated low areas by pumping directly into sediment tanks. Discharge sediment tanks to newly installed storm drain system draining to Gaither Rd, and adjust outflow as needed as construction proceeds.
15. Proceed with building construction per building permit plans. Install proposed roof drain leaders to temporarily discharge clean water to newly installed storm drain until SWM facilities are ready to receive runoff.
16. Install proposed water and sewer systems, complete installation of proposed storm drain system and connect to existing structures as required. Install temporary storm drain inlet protection as shown. Storm drain shall be plugged/canned at limits of all stormwater management facilities. Install all other utilities.
17. Install proposed planter box structures after foundations of the buildings adjacent to them have been prepared and cover tops for safety purposes and to limit construction debris from entering (Riser, outgoing pipe and underdrain to be installed later. ESD's structures must be cleaned out of all debris prior to media installation).
18. Install on-site proposed sidewalks, roadway, and curb and gutter.
19. After contributing drainage areas are permanently stabilized, continue to install ESD facilities. At this time, contractor to install the riser and connect to the plugged/capped pipe, install underdrain pipes, media and plantings. All stormwater facilities and structures must be protected from sedimentation and/or any other unsuitable material immediately upon their installation.
20. Fine grade site and provide permanent stabilization.
21. Install all site amenities.
22. Unblock any blocked inlets and pipes. Flush storm drain system free of sediment and repair storm drain structures and pipes as necessary.
23. Upon complete stabilization of site, obtain authorization from City of Rockville Inspector and remove any/all remaining sediment control measures. Bring any remaining disturbed areas to grade and stabilize immediately.
24. Install final surface pavement.
25. Obtain final inspection from City of Rockville Inspector.
26. Submit SWM As-Builts for DPW review and approval.

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

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ARLINGTON, VA 22209
PHONE # 703-284-0330
CONTACT PERSON: TIM HELMIG
THELMIG@MONDAYRE.COM

02/06/2025

PROFESSIONAL CERTIFICATION
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LICENSE NO. 20391
EXPIRATION DATE: 09/27/2027
JYOTIKA D. SHARMA
NAME

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

APPROVAL OF REVISIONS AFTER INITIAL PLAN APPROVAL

SCALE: 1" = 40'

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

DESIGNED WK / DC
DRAFTED WK/REM
CHECKED JDS

PHASE II PLAN
PRELIMINARY SEDIMENT CONTROL PLAN

PARK PLAZA
2097, 2099, 2101 GAITHER ROAD
DANAC TECHNOLOGICAL PARK, OWNERSHIP LOTS 3A, 3B, 3C
ROCKVILLE (4TH) CITY OF ROCKVILLE, MARYLAND

DATE SUBMITTED:	SCALE	SHEET	FILE #
02/07/2025	1" = 40'	NO. 4	
CITY I/F# NUMBER		OF 5	

P:\4290000\Planning\Prod\Sheet_Files\Preliminary_SedimentControl_Sheet.dgn Model: 04_Phase II [Sheet] Scale: 0.28333317 / 1 in. User: WKo PLTdrv: PDF_Grey_30%.tbl 2/6/2025 4:03:19 PM

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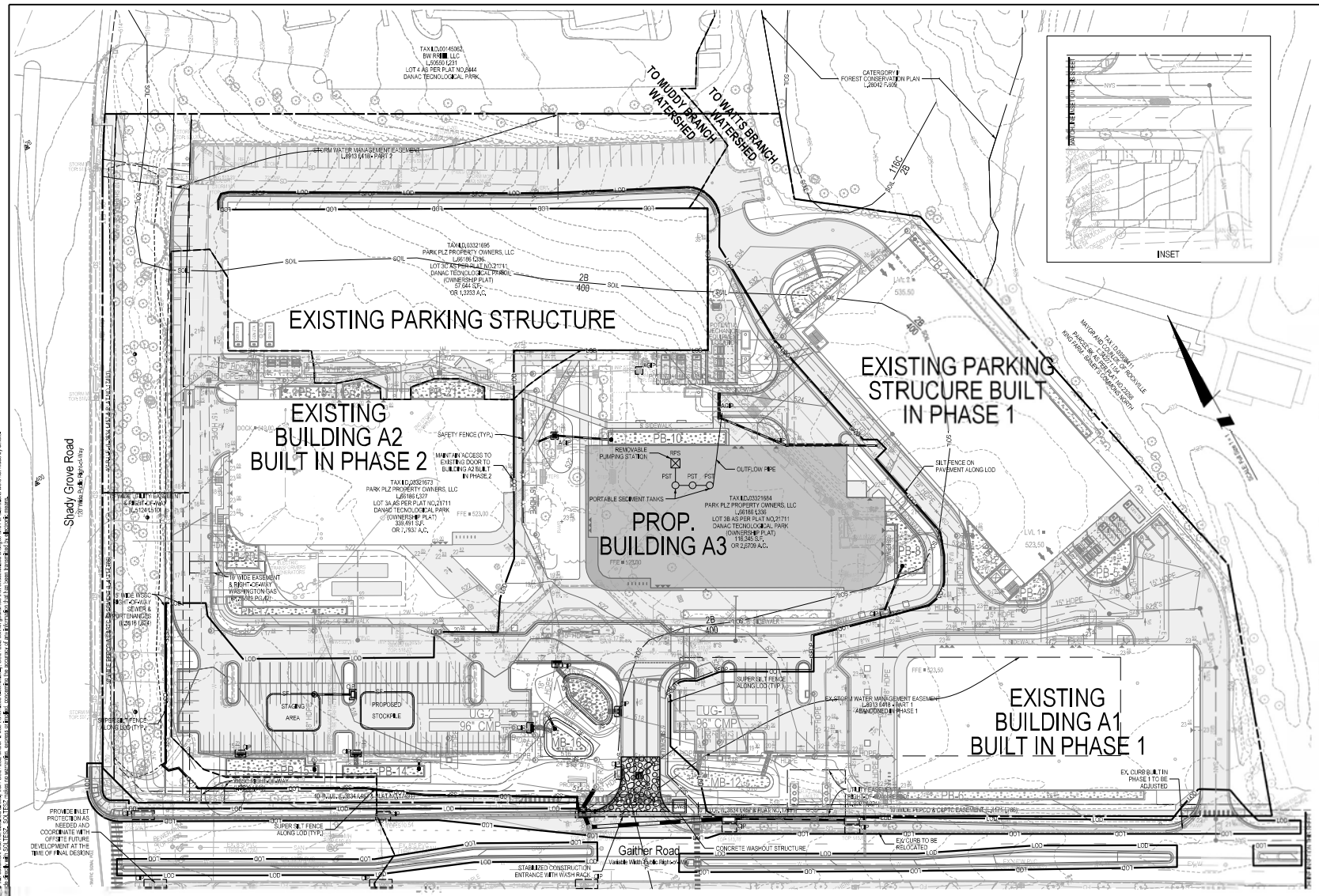

LEGEND

SILT FENCE	SF
SUPER SILT FENCE	SSF
SILT FENCE ON PAVEMENT	
EARTH DIKE	
CONCRETE WASHOUT STRUCTURE	CWS
AT-GRADE INLET PROTECTION	AGP
CURB INLET PROTECTION	CIP
SEDIMENT TRAP	ST-1
REMOVABLE PUMPING STATION	RPS
PORTABLE SEDIMENT TANK	PST
STABILIZED CONSTRUCTION ENTRANCE	
WASH RACK	
TEMPORARY ASPHALT BERM	

PARK PLAZA – PHASE 3
DANAC TECHNOLOGICAL PARK, OWNERSHIP LOTS 3A, 3B, 3C
PRELIMINARY SEQUENCE OF CONSTRUCTION

This plan provides Sediment Control for fine grading, building, road/parking construction, installation of utilities, paving, curb and gutter.

GENERAL NOTES:
1. Comply with the City of Rockville's Standard Erosion and Sediment Control Notes
2. City Inspectors reserve the right to request additional measures not included on plans.
3. Changes to the approved plans require written approval from DPW Engineering and may require an approved 'redlined' plan revisions before proceeding.
4. Any storm drains in place as part of this plan will require flushing once the site is permanently stabilized.
5. No land dedicated to the City of Rockville shall be used for storage of materials without approval.
6. The limit of disturbance (LOD) must be marked in the field prior to the pre-construction meeting.

PRE-CONSTRUCTION MEETING:
The following items must be completed prior to the pre-construction meeting:
- Limits of Disturbance (LOD) and tree protection measures to be marked/staked out in field
- Contact Miss Utility @ 1-800-257-7777 or 811 and have utilities marked in the work area, at least 48 hours prior to the start of work

A pre-construction meeting must be conducted on-site with the following representatives: Minimum notice of 48 hours must be provided prior to meeting.
- City of Rockville Sediment and Erosion Control Inspector: Arthur Simpson @ 240-314-8879
- City of Rockville Construction Inspector: Ralph McElhaney @ 240-314-8553
- City of Rockville Storm/water Management Inspector/ Ethan Clappell @ 240-314-8541
- City of Rockville Forestry Inspector: Natasha Shangold @ 240-314-8205
- WSSC
- Owner or Owner's Representative
- General Contractor
- Site Engineer

The following items must be discussed, as needed, during the pre-construction meeting:
- Haul routes and maintenance of traffic
- Existing SWM facilities downstream of project
- SWM Construction Inspection and As-built process (see SWM plan)
- Water system shut downs

SITE PREPARATION: Clearing and RG only. Utility work may be permitted with approval from utility provider.
1. With approval from the City of Rockville Sediment Control, Construction, and Forestry Inspectors, install perimeter controls, tree protection measures and stabilized construction entrance with wash rack, water supply, and concrete washout structure, at SCE#1 location.
2. With Step 1 above complete, obtain approval from the City of Rockville Inspectors to begin clearing and grading and site construction.
3. Clear and grub as necessary to install the proposed sediment control devices.
4. Install proposed sediment control as follows:
   a. Provide inlet protection on all inlets within the LOD and the three curb inlets on the south side of the site on Gaither Rd. at the existing entrance and exit.
   b. Install safety fence as per plan.
   c. Install silt fence on pavement and super silt fence as per plan, (inspector may require additional measures) and adjust in field, as necessary.
5. No land disturbing activities can begin until approval from the City of Rockville inspector has been obtained that all sediment control measures have been installed correctly.
6. Begin demolition and removal of existing sidewalk, curb and gutter, light poles, and trees in the existing site entrance.
7. Install proposed entrance to site. Demolish two existing inlets along existing driveway as needed and replace storm drain structures as needed. Remove temporary storm drain connection. Maintain fire access to Building A2.
8. Begin rough grading activities.
9. Once new entrance has been constructed and is stabilized for access to the site, remove SCE#1 and install SCE#2 per plan while maintaining fire access to Building A2.

NO UTILITY WORK CAN BEGIN UNTIL THE ASSOCIATED UTILITY PERMITS (PWK, UTIL, & WSSC) HAVE BEEN ISSUED

SITE CONSTRUCTION: Infrastructure and building construction cannot begin until SMP, PWK and building permits have been issued by C.O.R.
10. Inspect existing stabilized construction entrance and make repairs as necessary or as directed by the on-site COR sediment control inspector.
11. Install proposed storm drain system and install other utilities as required. Install temporary storm drain inlet protection to the existing structures and once the proposed inlets are installed.
12. Begin building construction including excavation.
13. Provide a dewatering pump and set of sediment tanks as needed to remove sediment laden water on the excavated low areas by pumping directly into sediment tanks. Discharge sediment tanks to newly installed storm drain system draining to Gaither Rd. and adjust sediment tanks as needed as construction proceeds.
14. Proceed with building construction per building permit plans. Install proposed roof drain leaders to temporarily discharge clean water to newly installed storm drain until SWM facilities are ready to receive runoff.
15. Install proposed water and sewer systems, complete installation of proposed storm drain system and connect to existing structures as required. Install temporary storm drain inlet protection as shown. Storm drain shall be plugged/capped at limits of all stormwater management facilities. Install all other utilities.
16. Install proposed planter box structures after foundations of the buildings adjacent to them have been prepared and cover tops for safety purposes and to limit construction debris from entering (Riser, outgoing pipe and underdrain to be installed later. ESD volumes must be cleaned out of all debris prior to media installation).
17. Install on-site proposed sidewalks, roadway, and curb and gutter.
18. After establishing drainage areas are permanently stabilized, continue to install ESD facilities. At this time, contractor to install the riser and connect to the plugged/capped pipe, install underdrain pipes, media and plantings. All stormwater facilities and structures must be protected from sedimentation and/or any other unsuitable material immediately upon their installation.
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25. Submit SWM As-Builts for DPW review and approval.

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

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CONTACT PERSON: TIM HELMIG
THELMIG@MONDAYRE.COM

02/06/2025

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LICENSE NO. 20391
EXPIRATION DATE: 09/07/2027
JYOTIKA D. SHARMA
NAME

NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE
	APPROVAL OF REVISIONS AFTER INITIAL PLAN APPROVAL				

SCALE: 1"=40'

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

DESIGNED WK / DC
DRAFTED WK/REM
CHECKED JDS

PHASE III PLAN
PRELIMINARY SEDIMENT CONTROL PLAN

PARK PLAZA
2097, 2099, 2101 GAITHER ROAD
DANAC TECHNOLOGICAL PARK, OWNERSHIP LOTS 3A, 3B, 3C
ROCKVILLE (4TH) CITY OF ROCKVILLE, MARYLAND

DATE SUBMITTED: 02/07/2025
CITY I/F# NUMBER
SCALE 1"=40'
SHEET NO. 5 OF 5
FILE #

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City of Rockville

September 10, 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 – Safe Conveyance Study; SMC2024-00002, STP2024-00482

Dear Mr. Helwig:

The Safe Conveyance Study for the above referenced project is conditionally approved. Staff has determined that the existing downstream storm drain system has the capacity to safely convey the proposed 10-year runoff from this project and that no system upgrades or mitigating measures are required for this application and the proposed development.

The site is 11.8 acres and is identified as Parcels 3A, 3B and 3C, Subdivision 0201 located at 2097, 2099, and 2101 Gaither Road. The proposed development includes the construction of three life sciences buildings and a parking garage. The property is in the Muddy Branch Watershed and Watts Branch Watershed and is zoned MXE (Mixed Use Employment). The on-site impervious area subject to SWM is 8.4 acres. The total impervious area in the existing adjacent Right-of-Way (ROW) of Gaither Road and Shady Grove Road subject to SWM is 0.87 acres.

The development proposes to connect to an existing storm drain inlet located at Gaither Road. Storm drain computations submitted with the Stormwater Management Concept Plan demonstrate the existing storm drain system has adequate capacity to safely collect and convey the runoff associated with the 10-year storm for the designed contributing area, including the proposed development.

The Safe Conveyance Study is conditionally approved subject to the following conditions which must be addressed at the stages in the process as indicated below:

1. At final engineering, the Applicant shall demonstrate to the satisfaction of the Department of Public Works (DPW) that the existing public storm drain system can safely collect runoff from the 10-year event according to Montgomery County design criteria. The proposed connection will be reviewed in conjunction with the DPW Public Works Permit (PWK).

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2. At final engineering, the Applicant shall demonstrate to the satisfaction of the Department of Public Works (DPW) that the existing public storm drain system can safely collect runoff from the 10-year event according to Montgomery County design criteria. The proposed connection will be reviewed in conjunction with the DPW Public Works Permit (PWK).
3. At final engineering, the Applicant shall demonstrate to the satisfaction of DPW that all existing and proposed public storm drain infrastructure affected by the development can safely collect and convey runoff from the 10-year event. Mitigating measures may be required to be constructed with the project's Public Improvements Plan and Permit (PWK).
4. The limits of the downstream conveyance must be shown to the nearest stream or pond outfall, to a point where three consecutive storm drain pipe runs are able to convey the proposed peak design discharge without surcharging the system, or to a distance of 500 feet of conveyance, as directed by DPW.

This Plan approval does not supersede or negate other required project approvals. The approval is contingent on meeting all other City and other governmental agency requirements including, but not limited to the requirements of forestry, traffic and transportation, and planning.

Any significant modification, revisions, or alterations to the proposed development may result in the requirement to submit a revised Safe Conveyance Study for approval by DPW.

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

Sincerely,

John Scabis, P.E.
Chief of Engineering

JKS/DJW/kmc

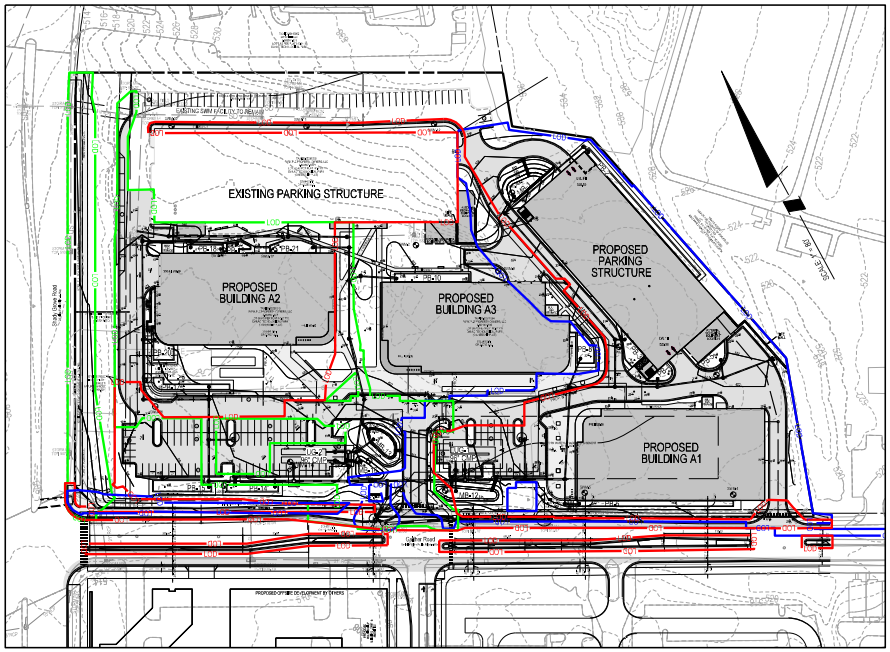
Attachments: 2101 Gaither Road – Safe Conveyance Study, dated August 1, 2025
Park Plaza – Safe Conveyance Study

cc: James Lapping, P.E., Engineering Supervisor
David Waterman, Senior Civil Engineer
Shaun Ryan, Planning Supervisor
Christopher Davis, Principal Planner
Patricia Harris, Lerch, Early and Brewer
Jyotika Sharma, Soltesz
Permit plan, SMC2024-00002, STP2024-00482
Day file

PARK PLAZA

SAFE CONVEYANCE STUDY - CITY OF ROCKVILLE

SMC2024-00002



80 40 0 80 160

SCALE: 1"=80'

SHEET INDEX

1 COVER SHEET
2 PLAN VIEW
3 PROFILE VIEW

VICINITY MAP
SCALE: 1"=2000'

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PHONE # 703-284-0200
CONTACT PERSON: TIM HELWIG

9/9/2025

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LICENSE NO. 20591
EXPIRATION DATE: 05-04-2027
JYOTIKA D. SHARMA
NAME

NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE
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DEPARTMENT OF PUBLIC WORKS
CITY OF
ROCKVILLE
111 MARYLAND AVE, ROCKVILLE, MARYLAND

DESIGNED WK
DRAFTED JT
CHECKED JDS

SAFE CONVEYANCE STUDY

COVER SHEET

PARK PLAZA
2097, 2099, 2101 GAITHER RD, ROCKVILLE MD, 20850
SUBDIVISION: 0201, OWNERSHIP LOTS 3A, 3B, 3C

ROCKVILLE (4TH) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

DATE SUBMITTED: 9/9/2025
CITY IFB NUMBER

SCALE 1" = 80'

SHEET NO. 1 OF 3

FILE #

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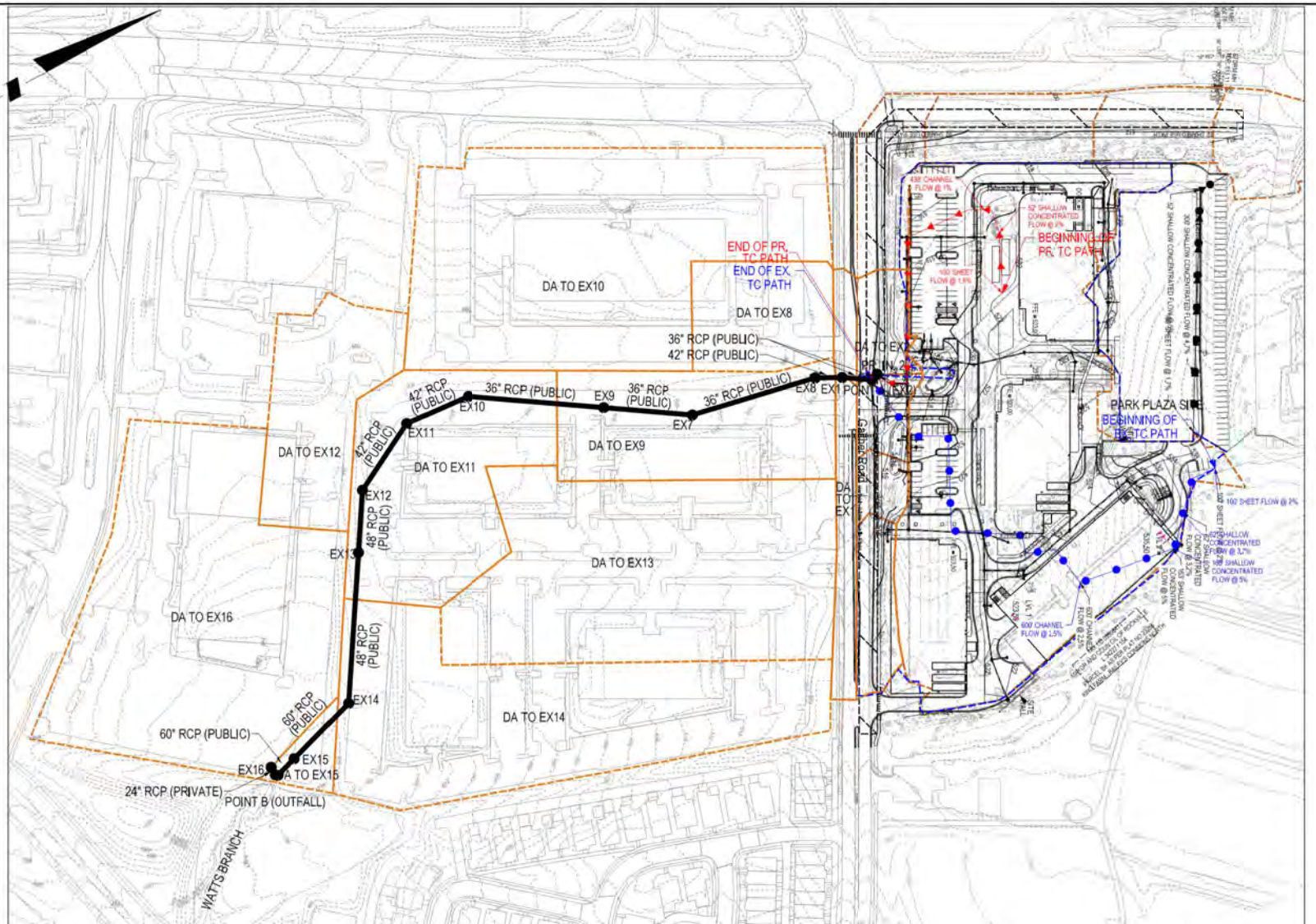

Analysis Point	Drainage Area (AC)
SITE (EXISTING)	8.45
SITE (PROPOSED)	7.86
POINT A (EX 2)	0.65
EX 1	0.93
EX8	0.95
EX 9	1.94
EX 10	4.58
EX 11	2.42
EX 12	1.44
EX 13	4.21
EX 14	3.88
EX 15	0.23
EX 16	4.82

Existing Tc to Gaither Rd	0.186	hr	11.16 min
Proposed Tc to Gaither Rd	0.187	hr	11.22 min

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

DESIGNED WK
DRAFTED JT
CHECKED RS

SAFE CONVEYANCE STUDY
DRAINAGE AREA MAP

PARK PLAZA
2097, 2099, 2101 GAITHER RD. ROCKVILLE MD, 20850
SUBDIVISION 0201, OWNERSHIP LOTS 3A, 3B, 3C
ROCKVILLE (4TH) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

DATE SUBMITTED: 9/9/2025
CITY BTR NUMBER
SCALE 1" = 80'
SHEET NO. 2 OF 3
FILE #

P:\2500\0201\Exhibits\Downstream Analysis\Downstream Analysis Model\ Downstream Outfall Exhibit.dwg [Sheet] Scale= 0.0033317 " by User JTH at Plotted: 9/9/2025 3:32:19 PM

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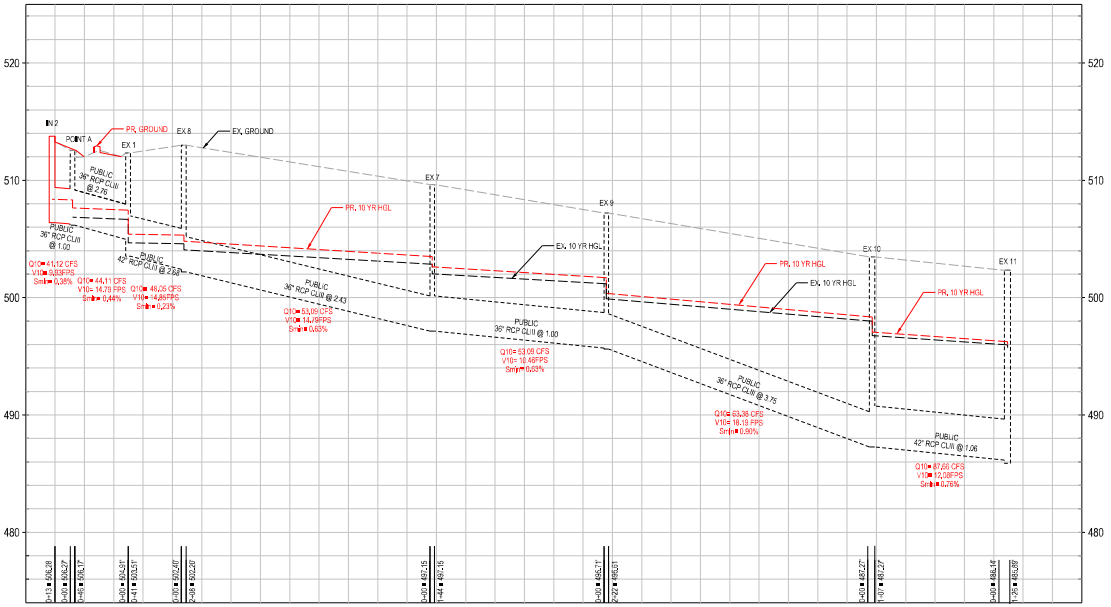
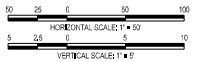
SAFE CONVEYANCE STUDY PROFILE: PR. IN 2 TO EX 11

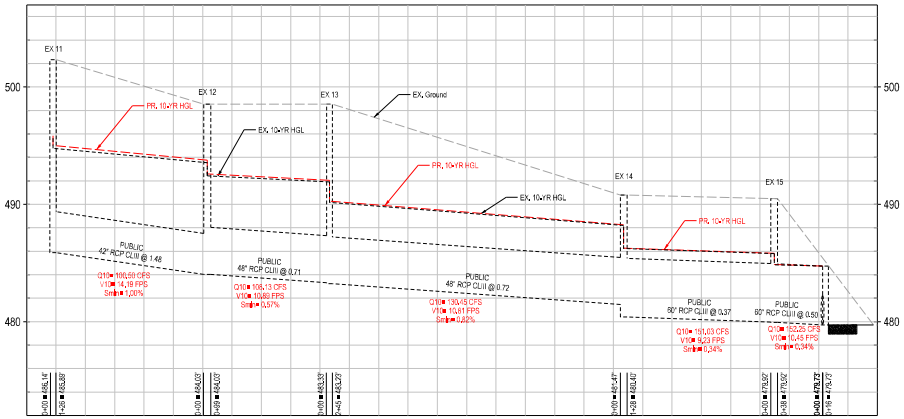


PROFILE SCALE

HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

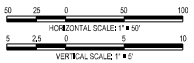


SAFE CONVEYANCE STUDY PROFILE: EX. 11 TO EX. 15



PROFILE SCALE

HORIZONTAL: 1"=50'
VERTICAL: 1"=5'



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SOLTESZ, INC.
ROCKVILLE OFFICE
2 Research Place, Suite 100 Rockville, MD 20850 P.301.948.2750 F.301.948.9067
Engineering // Surveying // Planning // Environmental Sciences www.soltesz.com

OWNER/DEVELOPER/APPLICANT
PARK PLZ PROPERTY OWNER, LLC C/O
MONDAY PPOERTIES
1000 WILSON BOULEVARD, SUITE 700
ARLINGTON, VA 22209
PHONE # 703-528-0200
CONTACT PERSON: TIM HELMIG

9/9/2025

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. 20595
EXPIRATION DATE: 07-07-2027
JYOTIKA D. SHARMA
NAME

NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE
	APPROVAL OF REVISIONS AFTER INITIAL PLAN APPROVAL				

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

DESIGNED WK
DRAFTED JT
CHECKED JDS

SAFE CONVEYANCE STUDY
STORM DRAIN PROFILES

PARK PLAZA
2097, 2099, 2101 GAITHER RD, ROCKVILLE MD, 20850
SUBDIVISION: 0201, OWNERSHIP LOTS 3A, 3B, 3C
ROCKVILLE (4TH) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

DATE SUBMITTED: 9/9/2025
CITY WFB NUMBER
SCALE AS NOTED
SHEET NO. 3 OF 3
FILE #

P:\42900000\Engineer\Data_Files\DR_StormDrain\dgn Model= COR Safe Conveyance Study Profile [Sheet] Scale= 0.08333317 " In, User= JTH PLTdrv= SPDF_Grey_150.pltcfg 9/9/2025 3:23:35 PM