



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

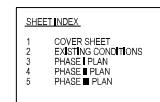
James Lapping, P.E.
Engineering Supervisor

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

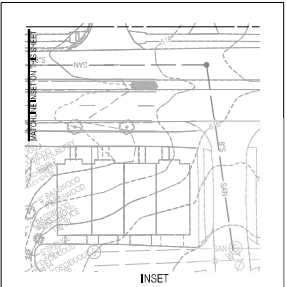
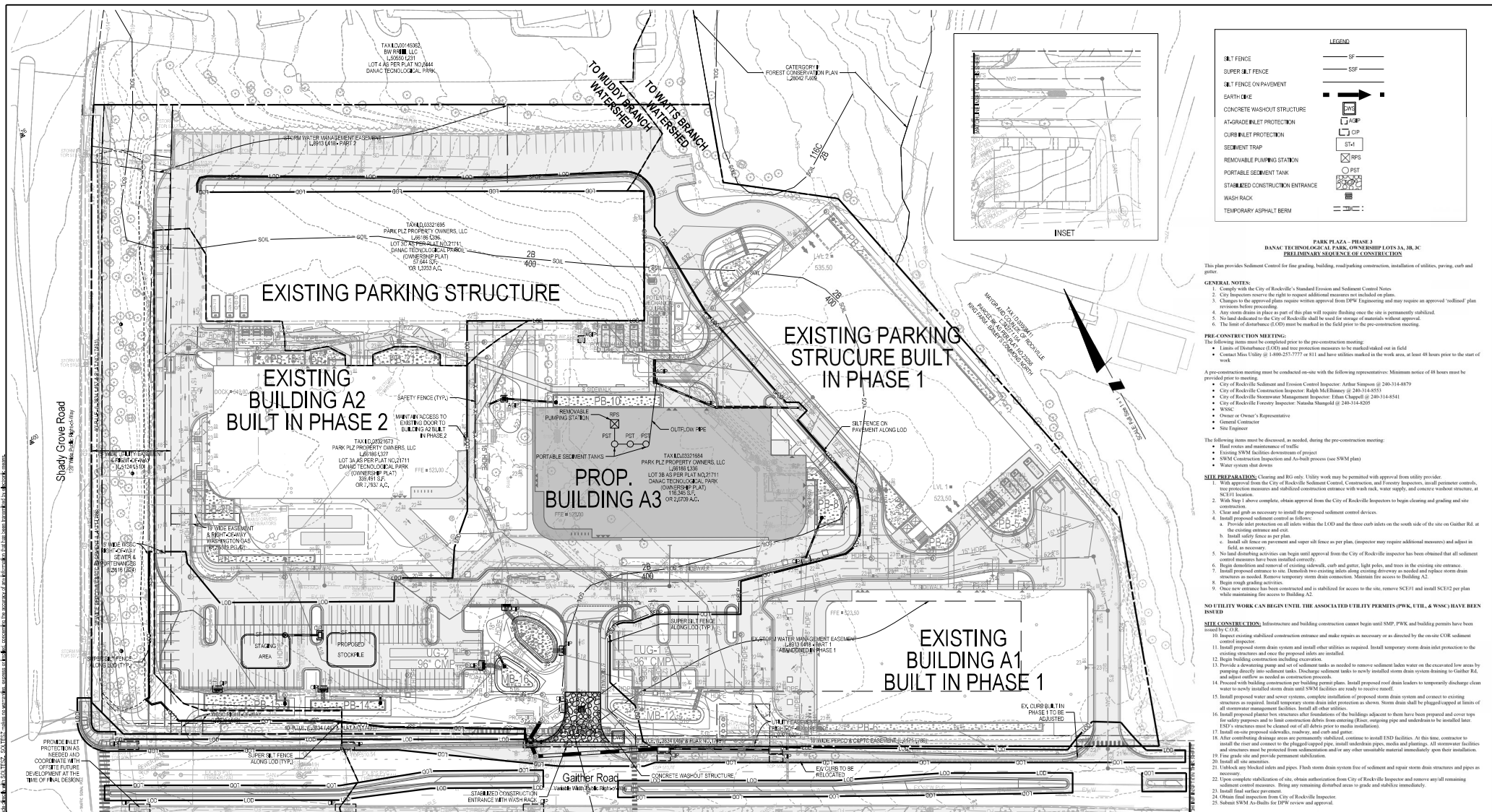
A vicinity map showing the location of the site (indicated by a small square) relative to GAITHERSBURG, MD and ROCKVILLE, MD. The map includes major roads and landmarks.



BEFORE BEGINNING CONSTRUCTION CONTACT "MISS UTILITY" AT WWW.MISSUTILITY.NET OR 1-800-257-7777 OR 811 AT LEAST 48 HOURS PRIOR TO EXCAVATION		SOLTESZ, INC. ROCKVILLE OFFICE 2 Research Plaza, Suite 100 Rockville, MD 20850 P-301,948,2750 F-301,948,9067 Engineering / Planning / Environmental Services www.soltesz.com		OWNER/DEVELOPER/APPLICANT PARK PLZ PROPERTY OWNER, LLC C/O MONDAY PROPERTY INC. 1000 WILSON BOULEVARD SUITE 700 ARLINGTON VA 22209 PHONE 703-364-2000 CONTACT PERSON: TIM HELLING TEL: 703-364-0923		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. <u>2095</u> EXPIRATION DATE: <u>02/07/2025</u> NAME <u>RYONDA D. SHARMA</u>				02/06/2025		<table border="1" style="width:100%; border-collapse: collapse;"> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </table>																																							
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		DESIGNED: <u>WK/DC</u> DRAFTED: <u>WCREM</u> CHECKED: <u>JCS</u>				COVER SHEET PRELIMINARY SEDIMENT CONTROL PLAN		PARK PLAZA 2097, 2099, 2101 GATHER ROAD DANAC TECHNOLOGICAL PARK, OWNERS: PLOTS 3A, 3B, 3C ROCKVILLE (4TH) CITY OF ROCKVILLE, MARYLAND		CITY FILE NUMBER																																									



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LEGEND

1' FENCE	---
SUPER 1' FENCE	---
1' FENCE ON PAVEMENT	---
EARTH DIKE	---
CONCRETE WASHOUT STRUCTURE	---
AT-GRADE INLET PROTECTION	---
CURB INLET PROTECTION	---
SEDIMENT TRAP	---
REMOVABLE PUMPING STATION	---
PORTABLE SEDIMENT TANK	---
STABILIZED CONSTRUCTION ENTRANCE	---
WASH RACK	---
TEMPORARY ASPHALT BERM	---

PARK PLAZA - PHASE 3
DANAC TECHNOLOGICAL PARK, OWNERSHIP LOTS 3A, 3B, 3C
PRELIMINARY SEDIMENT CONTROL PLAN

This plan provides Sediment Control for fine grading, building, road/parking construction, installation of utilities, paving, earth and other.

- 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 "redline" plan revision 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 new perimeter measures to be marked and out in the 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 preconstruction 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 @ 240-314-6879
- City of Rockville Construction Inspector: Ralph McElroy @ 240-314-6555
- City of Rockville Stormwater Management Inspector: Ethan Chappell @ 240-314-6541
- City of Rockville Erosion Inspector: Nanda Shengul @ 240-314-6205
- WNSC
- Owner's Representative
- General Contractor
- Site Engineer

- The following items must be discussed at meeting during the pre-construction meeting:
- Road notes 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 Erosion Inspectors, install perimeter controls, perimeter measures and stabilized construction entrance with rock rack, water supply, and concrete washout structure, at SUEI 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 sites within the LOD and the three curb cuts on the south side of the site on Gather Rd. at the existing entrance and exit.
 - b. Install safety fence as per plan.
 - c. Install all fence on pavement and atop all fences 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 sidewalks along existing driveway as needed and replace storm drain structure as needed. Restore 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 SCEP1 and install SCEP2 per plan while maintaining fire access to Building A2.

NO UTILITY WORK CAN BEGIN UNTIL THE ASSOCIATED UTILITY PERMITS (PWK, UTIL, & WNSC) HAVE BEEN ISSUED BY C-3.

- SITE CONSTRUCTION:** Infrastructure and building construction can begin until SMP, PWK, and building permits have been issued by C-3.
- 10. Before installing stabilized construction entrance and make repairs as necessary or as directed by the on-site C-3 sediment control inspector.
 - 11. Install proposed storm drain system and install other utilities as necessary. Install temporary storm drain inlet protection in the existing structures and once the proposed inlets are installed.
 - 12. Begin building construction including excavations.
 - 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 flowing to Gather Rd. and adjust outfall as needed as construction proceeds.
 - 14. Proceed with building construction per building permit plan. 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 structure as required. Install temporary storm drain inlet protection as shown. Storm drain shall be plugged/sealed at limits of stormwater management facilities. Install all other utilities.
 - 16. Install proposed planter box structures after foundation of the buildings adjacent to them have been prepared and cover tops for safety purposes and to limit construction debris from entering (Rear, ongoing pipe and underdrains to be installed later).
 - 17. Install on-site proposed sidewalks, roadway, and curb and gutter.
 - 18. After completing drainage area as previously submittal, continue to install END facilities. At this time, contractor to install the river and connect to the plugged capped pipe, install underdrain pipes, media and plantings. All stormwater facilities and measures must be provided from sedimentation and/or any structural material immediately upon their installation.
 - 19. Final grade site and provide permanent stabilization.
 - 20. Install all site measures.
 - 21. Unblock any blocked inlets and pipes. Flush storm drain system free of sediment and repair storm drain structures and pipes as needed.
 - 22. Upon complete stabilization of site, obtain authorization from City of Rockville Inspector and remove any/all remaining sedimentation measures. Bring any remaining disturbed areas to grade and stabilize immediately.
 - 23. Install final surface pavement.
 - 24. Obtain final inspection from City of Rockville Inspector.
 - 25. Submit SWM As-Built 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

SOLTESZ, INC.
ROCKVILLE OFFICE
2 Research Plaza, 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 OWNERS, LLC C/O
MICHAYL PROPERTIES
1000 WILSON BOULEVARD SUITE 700
ARLINGTON, VA 22209
PHONE: 703-264-6200
CONTACT PERSON: TIF FELLING
TEL: 703-264-6200

02/06/2025

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

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. 20091
EXPIRATION DATE: 12/31/2025
JYOTIKA D. DHARMA
NAME

PHASE III PLAN
PRELIMINARY SEDIMENT CONTROL PLAN

PARK PLAZA
2067, 2099, 2101 GATHER ROAD
DANAC TECHNOLOGICAL PARK, OWNERSHIP LOTS 3A, 3B, 3C
ROCKVILLE (4TH)
CITY OF ROCKVILLE, MARYLAND

DATE SUBMITTED: 02/07/2025
CITY # IN NUMBER
SCALE: 1"=40'
SHEET NO. 5
OF 5
FILE #



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

DESIGNED: WK/JC
DRAWN: WK/REM
CHECKED: JDS

DATE: 02/07/2025
BY: JYOTIKA D. DHARMA
CHECKED: JDS