



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).

Mr. Tim Helwig
September 10, 2025
Page 2

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

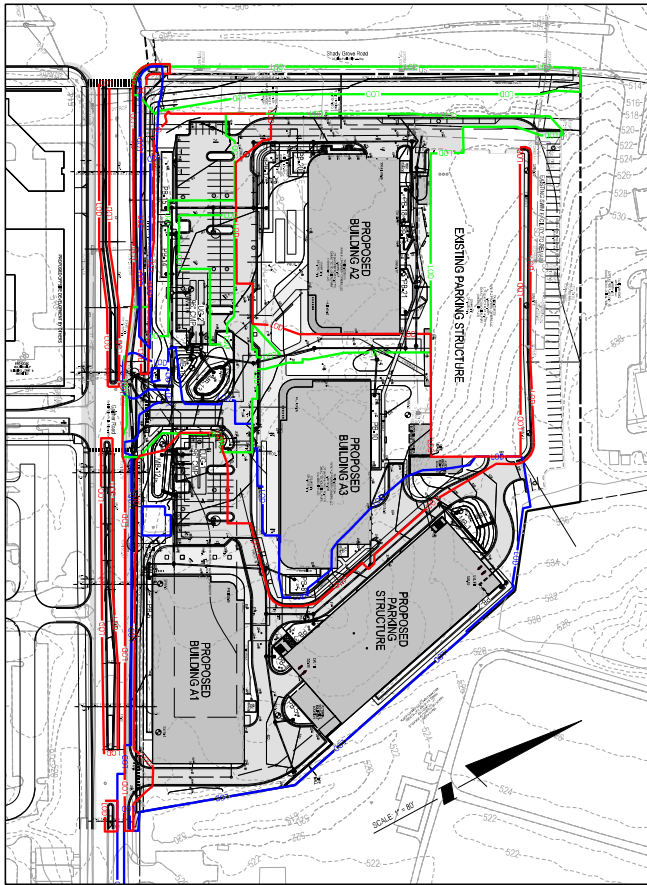
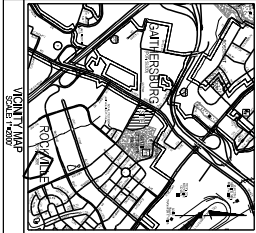
JKS/DJW/kmc

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



SCALE: 1"=80'

SHEET INDEX
COVER SHEET
PLAN VIEW
SECTION VIEW

BEFORE BEGINNING CONSTRUCTION
CONTACT
"MISS UTILITY"
WWW.MISSUTILITY.NET
1-800-257-7777
OR 811
ACT FAST & DIG DEEP
PROTECT YOUR INVESTMENT

SOLTESZ, INC.
ROCKVILLE OFFICE
2 BUSINESS PARK, SUITE 100, ROCKVILLE, MD 20850 P: 301.946.2700 F: 301.946.0887
E: info@soltesz.com
SOLTESZ.COM
CONTRACT NUMBER: 24-00002

OWNER: CITY OF ROCKVILLE
PROJECT: PARK PLAZA
DESIGNED BY: SOLTESZ, INC.
CHECKED BY: J. J. JONES
DATE: 10/15/2024

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

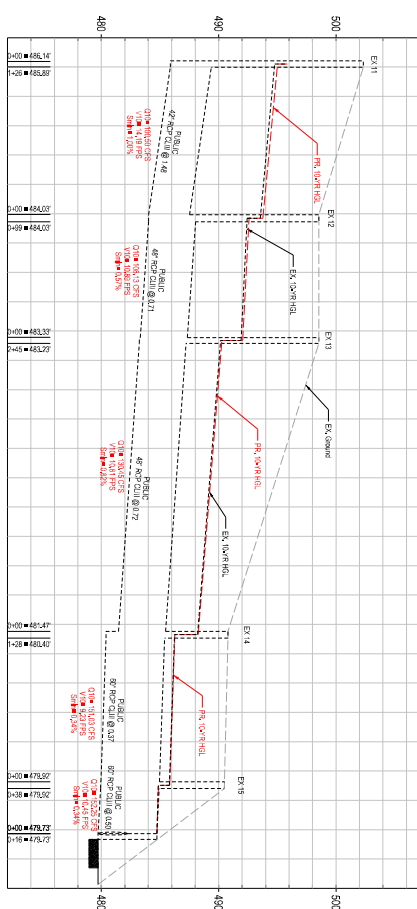
DESIGNED BY: J. J. JONES
CHECKED BY: J. J. JONES
DATE: 10/15/2024

SAFE CONVEYANCE STUDY
COVER SHEET

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
DESIGNED BY: J. J. JONES
CHECKED BY: J. J. JONES
DATE: 10/15/2024
OFFICIAL SEAL: [Seal of the State of Maryland]

NO.	REVISION	DATE	BY

PARK PLAZA
2024-00002
SCALE: 1"=80'
SHEET NO. 1 OF 3
FILE #

[illegible]

 DEPARTMENT OF PUBLIC WORKS CITY OF ROCKVILLE ROCKVILLE, MARYLAND 111 HARTMAN AVE.	DESIGNED <u> </u> JMS DRAWN <u> </u> JLT CHECKED <u> </u> JMS				
	SAFE CONVEYANCE STUDY STORM DRAIN PROFILES				
ROCKVILLE PLANNING DEPARTMENT 2002 2002 2101 N. MD. 20850 SUITE 10001 OWMERSHIP LOTS 3A, 3B, 3C	9/22/2025 017715 NUMBER	SCALE AS NOTED	SHEET NO. <u> </u> OF <u> </u> 3	FILE #	