City of Rockville

October 8, 2025

Mr. CJ Overly
BXP Shady Grove Lot 7, L.L.C., BXP Shady Grove Lot 8, L.L.C.
c/o Boston Properties, Inc.
2200 Pennsylvania Avenue, NW, Suite 200W
Washington, District of Columbia 20037

SUBJECT: 15825 Shady Grove Road – Shady Grove Innovation District – Development Stormwater Management Concept Approval; SMC2024-00010, STP2024-00492

Dear Mr. Overly:

The Development Stormwater Management (SWM) Concept (Concept) received on May 28, 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 = 1.05-inch, equivalent to 58 percent of the required ESD volume (ESD_V), which exceeds the level of ESD as established by the Pre-Application SWM Concept letter dated January 4, 2019.

This site is 4.3 acres and is identified as Lot 7, Danac Technological Park, situated at 15825 Shady Grove Road, southeast of the intersection of Shady Grove Road and Gaither Road. The proposed development includes the construction of lab/ office building and parking garage. The property is located in the Muddy Branch Watershed and Watts Branch Watershed and is zoned MXE (Mixed Use Zone). The on-site soils are predominately Urban Land which is classified as hydrologic soil group (HSG) D.

According to the Rockville City Code (Code), Chapter 19, Section 19-2, Definitions of the 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 81 percent impervious.

In accordance with the Code, Chapter 19, Section 19-45 of the Code, 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 6.93 acres which is 100 percent of the site, and the on-site impervious area subject to SWM is 3.15 acres.

Per the Code, Chapter 19, Section 19-46, SWM also must be provided for imperviousness in a portion of the adjacent Shady Grove Road and Gaither Road Right-of-Way (ROW). According to the submitted Concept, the total impervious area in the adjacent ROW subject to SWM is 0.63 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:

- Lab/ Office building and separate parking garage.

Total on-site impervious area subject to SWM = 3.15 acres.

Environmental Site Design Measures

- The Concept proposes to provide a minimum P_E = 1.05-inch equivalent to 58 percent of the required ESD_V in the following on-site measures:
  - 11 Micro-bioretention Facilities.

- Summary of ESD:
  - Total ESD_V provided = 12,122 cubic feet (cf.).
  - Total ESD_V required = 20,766 cf.
  - Percentage of ESD_V provided = 12,122 cf./ 20,766 cf. = 58 percent.

Structural Measures and/or Alternative Measures –

- Alternative Measures – Monetary contribution in-lieu of providing full ESD and in-lieu of providing Qp_{10} for the 3.15 acres of on-site impervious area.

ROW SUMMARY

Structural Measures and/or Alternative Measures –

- Alternative Measures – Monetary contribution in-lieu of providing WQ_V, Cp_V, and Qp_{10} for the 0.63 acres of impervious area in the adjacent ROW of Shady Grove Road and Gaither 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 58 percent of the required ESDv 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 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 the 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 11 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.
      iv) Overflow structures, underdrains, and tee configurations within the micro-bioretention facilities must be shown on the SWM construction plans and approved by DPW.
      v) Where proximity of the micro-bioretention facilities to the building and parking garage 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) 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.
      vii) SWM practices located within the public right-of-way must provide fall prevention barriers and follow Montgomery County Department of Transportation's (MCDOT) requirements for SWM facilities in the ROW. SWM practices adjacent to pedestrian and parking uses shall meet MCDPS WRTP-8 design guidelines for safe placement and fall prevention barriers.
      viii) Architectural/plumbing plans for the building must clearly detail the routing of roof runoff through the building to the micro-bioretention facilities and must be provided for review to DPW.
      ix) 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) 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.
4) The Applicant shall make a monetary contribution to the City Stormwater Fund as an Alternative to providing Cp_V, WQ_V, and 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.
    i) Monetary contribution is required for the following:
        - Impervious area used is based on the prorated area that is not treated by ESD practices. On-site ESD is provided for 58 percent of the required volume; therefore, 42 percent of the 3.15 acre (1.32 acre) must be provided by a SWM alternative (Monetary Contribution). Partial WQ_V is calculated at 50 percent of the WQ_V rate applied to the impervious area not treated. Partial Cp_V is calculated at 100 percent of the Cp_V rate applied to the impervious area not treated.
            a) Full On-site Qp_{10} for 3.15 acres.
            b) Full Contiguous ROW Cp_V, WQ_V, and Qp_{10} for 0.63 acres.
5) 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 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.
6) 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 the DPW.
7) 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.
8) Obtain approval of an FCP from the City Forester prior to DPW issuance of the SMP permit.
9) Required approvals and permits for drainage connections to existing storm drains in MCDOT easements and ROWs must be obtained prior to the issuance of a SMP.
10) Obtain approval from WSSC for any WSSC utilities crossing proposed ESD facilities prior the issuance of a 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/ktt

Attachment: Shady Grove Innovation District/ Phase 2 Commercial – Development SWM Concept Plan, dated May 23, 2025.

cc: James Lapping, P.E., Engineering Supervisor
Shaun Ryan, Planning Supervisor
Kimia Zolfagharian, Principal Planner
Laurent Mounaud, VIKA
SWM Concept file
Permit plan, SMC2024-00010, STP2024-00492
Day file

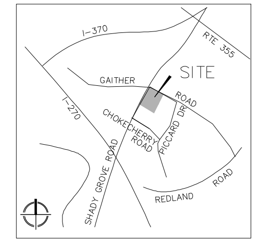
SHADY GROVE INNOVATION DISTRICT

DEVELOPMENT STORMWATER MANAGEMENT PLAN
PHASE 2 - COMMERCIAL

4TH ELECTION DISTRICT, CITY OF ROCKVILLE

MONTGOMERY COUNTY, MARYLAND

SMC2024-00010



VICINITY MAP
SCALE: 1"=2,000'

SWM CONCEPT SUMMARY TABLE
General Property Information
SMC# **2024-00010**
Type of Concept: *Stormwater Management Concept Development*
Development Review Process/Case No.: **STP2024-00492**
Property Address: *15825 Shady Grove Road, 2098, 2096, 2092 Gaither Road, Rockville MD 20850*
Property Legal Description: Lot: 7, 8 Block: N/A Subdivision: *Danac Technological Park*
Property Size (ac./sq.ft.): *30.55 acres / 1,331,105 square feet* (Project Plan PJT2017-00007 Area)
Total Concept Area (ac./sq.ft.): *4.3 acres / 187,631.8 square feet*
Zoning: *MXE*
Watershed: *Muddy Branch and Watts Branch Watersheds*
100 YR Floodplain: *n/a*
Ex. % impervious/Redevelopment or New Development: *81.03% over entire Project Plan PJT2017-00007 Area* *Redevelopment*
SWM Summary
Total On-Site Impervious Area subject to SWM: *3.15 acres (137,046 sq.ft.)*
Required P_E/Proposed P_E: *1.8 inches/ 1.05 inches*
Target ESDv/Provided ESDv: 20,766 *cu.ft./ 12,122 cu.ft.*
ESD Measures: 11 *Micro Bioretention Facilities*
Structural Storage Required/Provided: *WQv to be provided by SWM Pond constructed under previous phase*
Structural Measures: *SWM Pond constructed under a previous phase*
Qp10 (10-Year Quantity Control) Measures: *Monetary Contribution*
Contiguous Right-of-Way Impervious Area subject to SWM: *0.63 acres*
Contiguous Right-of-Way Cpv (Channel Protection Volume) & WQv (Water Quality Volume) Measures: *Monetary Contribution*
Contiguous Right-of-Way Qp10 (10-Year Quantity Control) Measures: *Monetary Contribution*

NOTE:
THIS DEVELOPMENT STORMWATER MANAGEMENT PLAN ASSUMES THE PROPOSED REGIONAL POND (SMP2025-00005) WILL BE BUILT PRIOR TO REQUESTING PERMIT ISSUANCE FOR PROPOSED PHASE 2 DEVELOPMENT.

OVERALL SWM FACILITY SUMMARY TABLE

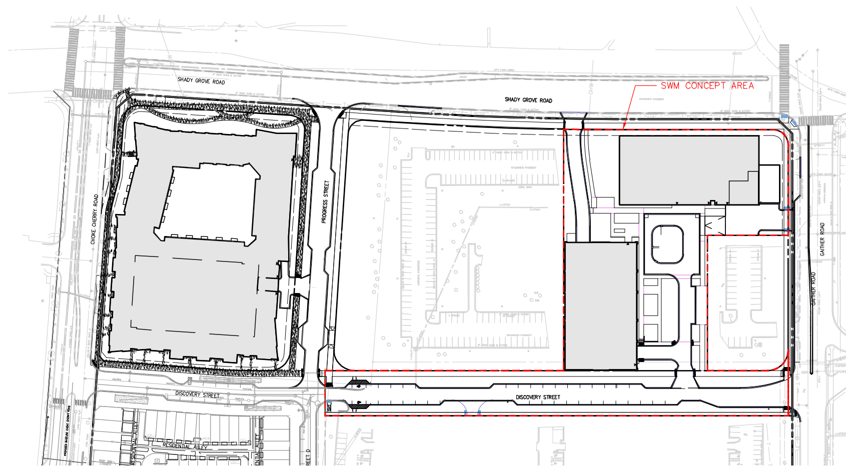
Micro Bio-retention Facility	Total DA (Ac.)	Impervious Area (Ac.)	Percent Impervious	Planter Area (sf)	Planting Media Depth (in)	ESD_{MIN} P_E=1" (cf)	VOL_{MAX} P_E=2.6" (cf)	ESDv Provided (cf)	P_E Achieved (in)
MBF-CM1	0.44	0.37	84%	984	36	1,287	3,330	2,566	2.0
MBF-CM2	0.22	0.19	86%	353	36	1,184	1,746	968	1.4
MBF-CM3	0.45	0.42	93%	1,331	24	2,608	3,767	2,662	1.8
MBF-CM4	0.17	0.11	65%	395	36	705	1,019	1,019	2.6
MBF-CM5	0.18	0.18	100%	352	24	1,117	1,645	704	1.1
MBF-CM6	0.14	0.13	93%	391	24	820	1,191	782	1.7
Total Onsite ESD Volume Provided =								**8,701**	**1.07**
MBF-D1	0.21	0.15	71%	233	48	525	1,366	652	1.2
MBF-D2	0.21	0.14	67%	259	48	498	1,294	725	1.4
MBF-D3	0.25	0.17	68%	292	48	601	1,562	818	1.4
MBF-D4	0.15	0.10	67%	135	48	356	924	378	1.0
MBF-D5	0.35	0.22	63%	303	48	784	2,038	848	1.1
Total Discovery St ROW ESD Volume Provided =								**3,422**	**1.01**
Total ESD Volume Provided =								**12,122**	**1.05**

MUDDY BRANCH WATERSHED SWM FACILITY SUMMARY TABLE

Micro Bio-retention Facility	Total DA (Ac.)	Impervious Area (Ac.)	Percent Impervious	Planter Area (sf)	Planting Media Depth (in)	ESD_{MIN} P_E=1" (cf)	VOL_{MAX} P_E=2.6" (cf)	ESDv Provided (cf)	P_E Achieved (in)
MBF-CM2	0.22	0.19	86%	353	36	1,184	1,746	968	1.4
MBF-CM4	0.17	0.11	65%	395	36	705	1,019	1,019	2.6
MBF-CM6	0.14	0.13	93%	391	24	820	1,191	782	1.7
Total Muddy Branch ESD Volume Provided =								**2,769**	**1.01**

WATTS BRANCH WATERSHED SWM FACILITY SUMMARY TABLE

Micro Bio-retention Facility	Total DA (Ac.)	Impervious Area (Ac.)	Percent Impervious	Planter Area (sf)	Planting Media Depth (in)	ESD_{MIN} P_E=1" (cf)	VOL_{MAX} P_E=2.6" (cf)	ESDv Provided (cf)	P_E Achieved (in)
MBF-CM1	0.44	0.37	84%	984	36	1,287	3,330	2,566	2.0
MBF-CM3	0.45	0.42	93%	1,331	24	2,608	3,767	2,662	1.8
MBF-CM5	0.18	0.18	100%	352	24	1,117	1,645	704	1.1
MBF-D1	0.21	0.15	71%	233	48	525	1,366	652	1.2
MBF-D2	0.21	0.14	67%	259	48	498	1,294	725	1.4
MBF-D3	0.25	0.17	68%	292	48	601	1,562	818	1.4
MBF-D4	0.15	0.10	67%	135	48	356	924	378	1.0
MBF-D5	0.35	0.22	63%	303	48	784	2,038	848	1.1
Total Watts Branch ESD Volume Provided =								**9,353**	**1.06**



100 50 0 100 150 300
SCALE: 1"=100'

STORMWATER MANAGEMENT CONCEPT GENERAL NOTES

1. ALL STORM DRAIN PIPES PROPOSED ARE EITHER REINFORCED CONCRETE PIPE (RCP), HIGH PERFORMANCE POLYPROPYLENE (HP) OR POLYVINYL CHLORIDE (PVC).
2. STORM DRAIN PIPE SIZES SHOWN ARE ESTIMATED AND ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING DESIGN.
3. QUANTITY AND LOCATION OF ENVIRONMENTALLY SENSITIVE DESIGN (ESD) MEASURES ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING DESIGN.
4. ALL WATER AND SEWER LINES SHOWN ARE APPROXIMATE AND ARE SUBJECT TO CHANGE UPON FINAL ENGINEERING DESIGN.
5. ALL UTILITY LAYOUTS SHOWN ON THIS CONCEPT PLAN ARE SUBJECT TO ADJUSTMENT IN LOCATION, SIZE AND CONFIGURATION DURING FINAL ENGINEERING TO ACCOMMODATE LOCATIONS OF TREES, DRY UTILITIES, STREET LIGHTS AND OTHER CONFLICTING FEATURES. LAYOUTS SHOWN HEREON ARE CONCEPTUAL AND NOT INTENDED TO REFLECT FINAL LOCATION OF THESE UTILITIES.
6. ESD PLANTER BOX FACILITIES IN THE PUBLIC RIGHT-OF-WAY SHALL HAVE A VERTICAL DROP (MEASURED FROM THE TOP OF WALL TO THE TOP OF THE FILTER MEDIA ELEVATION) OF LESS THAN 24-INCHES AND MUST PROVIDE AN 18-INCHES SAFETY FENCE/RAIL.
7. ESD PLANTER BOX FACILITIES SHALL FOLLOW THE BUILDING CODE FOR SAFETY FENCE REQUIREMENTS. A 42-INCH FENCE SHALL BE PROVIDED FOR VERTICAL DROP (MEASURED FROM THE TOP OF WALL TO THE TOP OF THE FILTER MEDIA ELEVATION) OF MORE THAN 30-INCHES AND A 18" SAFETY FENCE SHALL BE PROVIDED FOR VERTICAL DROP BETWEEN 24" AND 30".
8. ESD PLANTER BOXES SHALL BE OUTSIDE OF THE BUILDING FOUNDATION ZONE OF INFLUENCE. THE BUILDING FOUNDATION DESIGN SHALL TAKE INTO CONSIDERATION LOADS ASSOCIATED WITH THE ESD PLANTER BOX.

OWNER/DEVELOPER
BOSTON PROPERTIES, INC.
2200 PENNSYLVANIA AVE, NW
SUITE 200W
WASHINGTON, DC 20037
PHONE: 202-585-0800
ATTENTION: CJ OVERLY
EMAIL: coverly@bxp.com

CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
PHONE: 301-916-4100
ATTN: LAURENT G. MOUNAUD
EMAIL: mounaud@vika.com

SHEET INDEX

PROFESSIONAL SEAL

STATE OF MARYLAND
LAURENT G. MOUNAUD
No. 36749
PROFESSIONAL ENGINEER
10/01/2025

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. 36749, Expiration Date: JANUARY 21, 2027

LAURENT G. MOUNAUD
NAME

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

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

APPROVAL OF REVISIONS AFTER INITIAL PLAN 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

THIS PLAN IS FOR STORMWATER MANAGEMENT ONLY

DESIGNED ______
DRAFTED ______
CHECKED ______

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

DEVELOPMENT STORMWATER MANAGEMENT COVER SHEET

SHADY GROVE INNOVATION DISTRICT
PHASE 2
DANAC TECHNOLOGICAL PARK
SUBDIVISION 0201
ELECTION DISTRICT NO. 4 CITY OF ROCKVILLE, MARYLAND

DATE SUBMITTED: 05/23/2025
VIKA JOB NO. VM50554

SCALE

SHEET NO. 1 OF 4

FILE #

LAYOUT: SMC1-CM, Plotted By: laurent.mounaud
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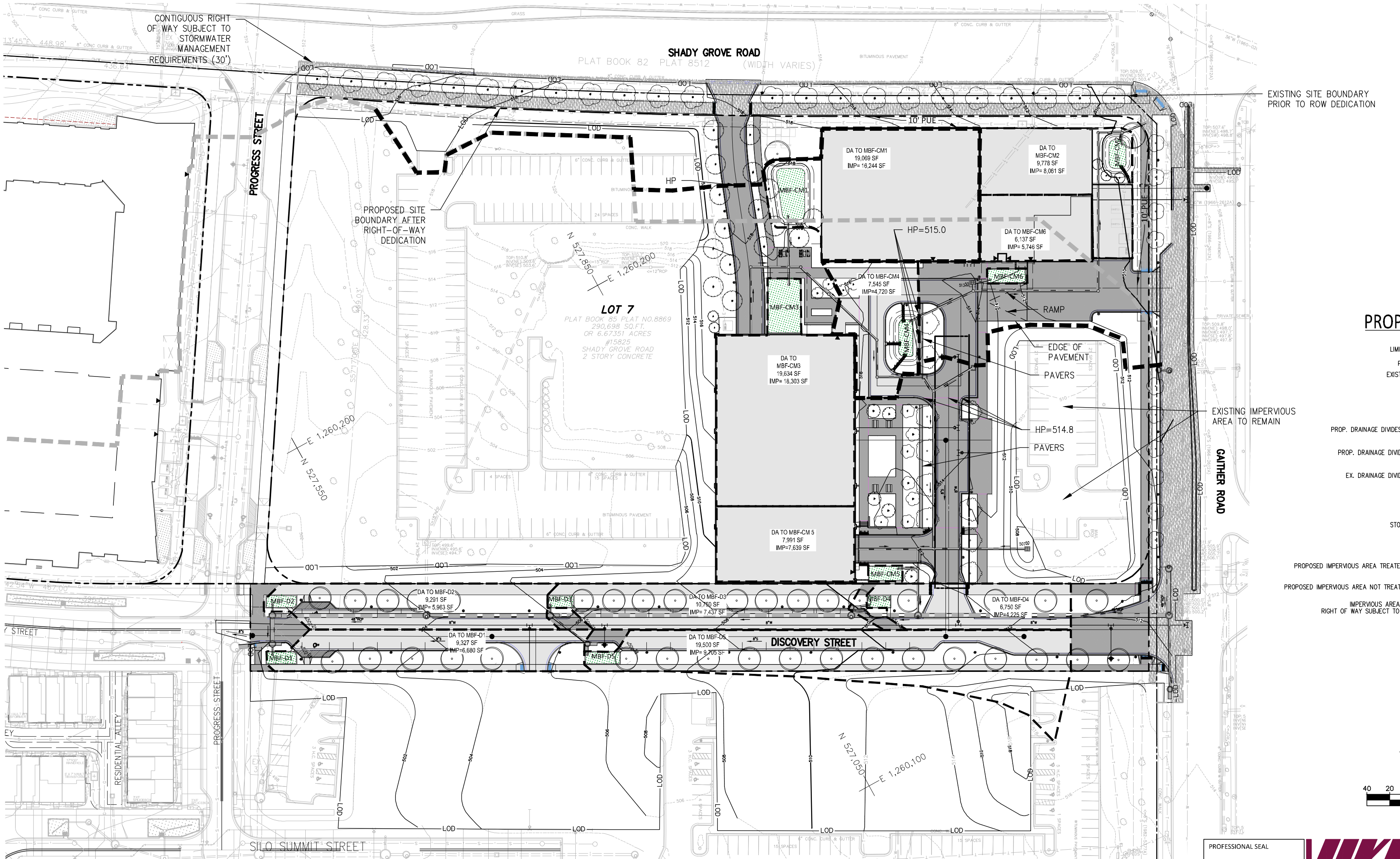

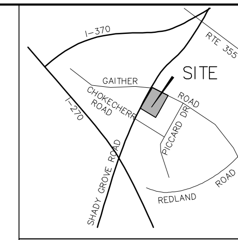

VICINITY MAP
SCALE 1"=2,000'

PROPOSED SWM LEGEND

- LIMITS OF DISTURBANCE
- PROP. RIGHT OF WAY
- EXISTING SITE BOUNDARY
- PROP. STORM DRAIN (PROP SD)
- PROP. DRAINAGE DIVIDES TO SWM FACILITIES
- PROP. DRAINAGE DIVIDES TO WATERSHEDS
- EX. DRAINAGE DIVIDES TO WATERSHEDS
- PROP. 2' CONTOUR (512)
- PROP. 2' CONTOUR (510)
- STORMWATER EASEMENT
- PROP. ESD FACILITY
- PROPOSED IMPERVIOUS AREA TREATED BY ESD FACILITY
- PROPOSED IMPERVIOUS AREA NOT TREATED BY ESD FACILITY
- IMPERVIOUS AREA WITHIN CONTIGUOUS RIGHT OF WAY SUBJECT TO SWM REQUIREMENTS

PLAN LEGEND

- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- EXISTING NATURAL GAS CONDUIT
- EXISTING OVERHEAD WIRES
- EXISTING TELEPHONE CONDUIT
- EXISTING SANITARY SEWER CONDUIT
- EXISTING STORM DRAIN CONDUIT
- EXISTING WATER CONDUIT
- LIMITS OF DISTURBANCE
- EXISTING STREAM VALLEY BUFFER
- 120' / 85' BUILDING HEIGHT ALLOWED / BUILDING HEIGHT ILLUSTRATED
- EXISTING GUY POLE
- EXISTING GAS VALVE
- EXISTING LIGHT POLE
- EXISTING PHONE PEDESTAL
- EXISTING PHONE MANHOLE
- EXISTING UTILITY POLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING ELECTRICAL JUNCTION BOX
- EXISTING ELECTRICAL MANHOLE
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING FIRE HYDRANT
- PROPOSED STORMWATER MANAGEMENT BIO
- EXISTING BOLLARD
- EXISTING SIGN POST
- EXISTING WOOD POST
- EXISTING CURB INLET
- EXISTING CONCRETE
- EXISTING SANITARY MANHOLE
- EXISTING TRAFFIC SIGNAL POLE
- EXISTING TREE
- EXISTING CABLE TELEVISION PEDESTAL
- EXISTING UNKNOWN UTILITY MANHOLE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING WATER VALVE
- DOOR LOCATION
- EXISTING GAS MANHOLE

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

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. 36749, Expiration Date: JANUARY 21, 2027

LAURENT G. MOUNAUD
NAME

PROFESSIONAL SEAL
STATE OF MARYLAND LAURENT G. MOUNAUD No. 36749 PROFESSIONAL ENGINEER
10/01/2025

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

APPROVAL OF REVISIONS AFTER INTIAL PLAN APPROVAL

DESIGNED ______
DRAFTED ______
CHECKED ______

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

DEVELOPMENT STORMWATER MANAGEMENT PLAN

SHADY GROVE INNOVATION DISTRICT
PHASE 2
DANAC TECHNOLOGICAL PARK
SUBDIVISION 0201
ELECTION DISTRICT NO. 4 CITY OF ROCKVILLE, MARYLAND

DATE SUBMITTED: 09/20/2024
VIKA JOB NO. VM50554
SCALE
SHEET NO. 2 OF 4
FILE #

LAYOUT: SMC2-CM, Plotted By: laurent.mounaud

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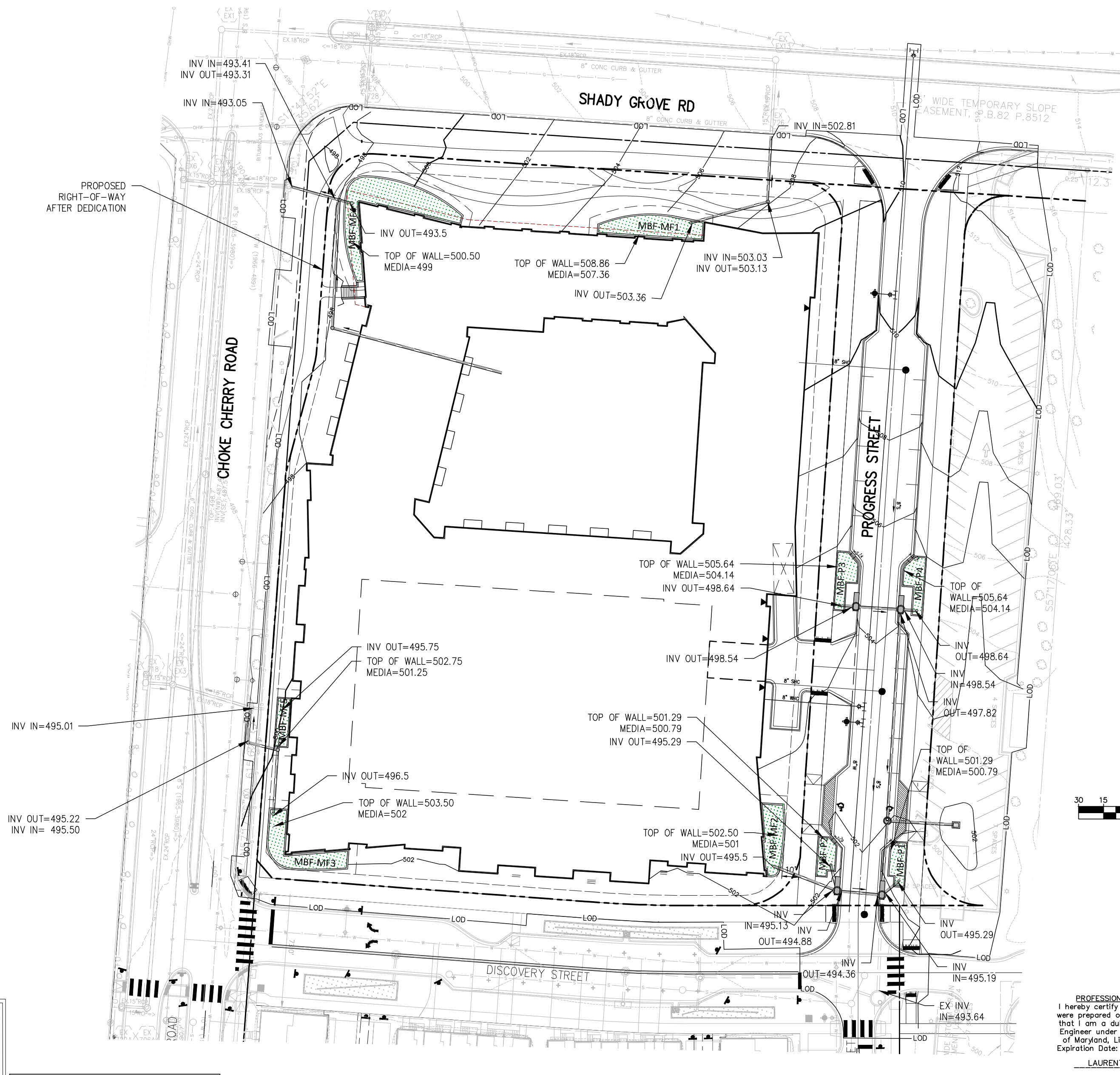
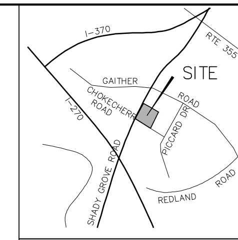




VICINITY MAP
SCALE 1"=2,000'

PROPOSED SWM LEGEND

LIMITS OF DISTURBANCE	LOD
PROP. RIGHT OF WAY	
EXISTING SITE BOUNDARY	
PROP. STORM DRAIN	PROP SD
PROP. ESD FACILITY	

30 15 0 30 60 120
SCALE: 1"=30'

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

PROFESSIONAL SEAL

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. 36749 Expiration Date: JANUARY 21, 2027

LAURENT G. MOUNAUD
NAME

10/01/2025

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

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

APPROVAL OF REVISIONS AFTER INITIAL PLAN APPROVAL

DESIGNED
DRAFTED
CHECKED

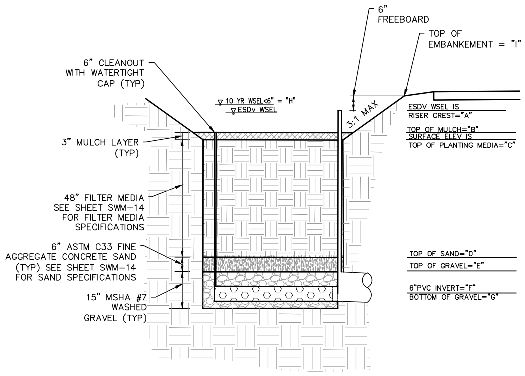
DEPARTMENT OF PUBLIC WORKS
CITY OF
ROCKVILLE
111 MARYLAND AVE. ROCKVILLE, MARYLAND

DEVELOPMENT STORMWATER MANAGEMENT CONCEPT - PHASE 2A INVERT STUDY

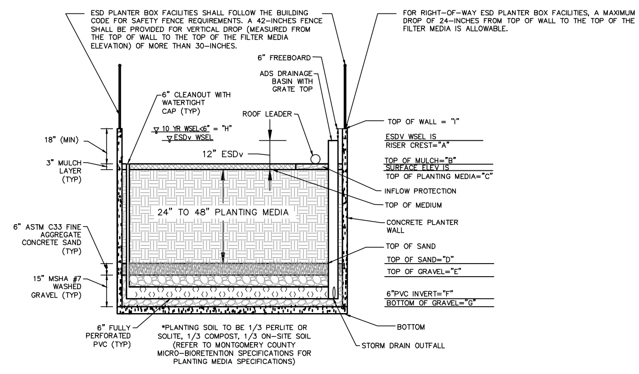
SHADY GROVE INNOVATION DISTRICT
PHASE 2
DANAC TECHNOLOGICAL PARK
SUBDIVISION 0201
ELECTION DISTRICT NO. 4 CITY OF ROCKVILLE, MARYLAND

DATE SUBMITTED: 05/23/2025
VIKA JOB NO. VM50554
SCALE
SHEET NO. 3 OF 4
FILE #

LAYOUT: SWC3-MF, Plotted By: laurent.mounaud



MICRO-BIORETENTION GRADED-IN
TYPICAL SECTION



*PLANTING SOIL TO BE 1/3 PERLITE OR SOLITE, 1/3 COMPOST, 1/3 ON-SITE SOIL (REFER TO MONTGOMERY COUNTY MICRO-BIORETENTION SPECIFICATIONS FOR PLANTING MEDIA SPECIFICATIONS)

MICRO-BIORETENTION PLANTER BOX
TYPICAL SECTION

PLANTER STYLE

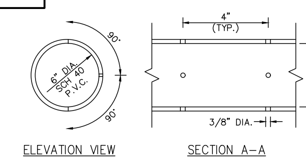
FACILITY	A	B	C	D	E	F	G	H	I
MBF-CM3	518	517.25	517	515	514.5	513.5	513.25	518.32	518.50
MBF-CM5	513	512.25	512	510	509.5	508.5	508.25	513.18	513.50
MBF-CM6	513	512.25	512	510	509.5	508.5	508.25	513.15	513.50

ROADSIDE BIO

FACILITY	A	B	C	D	E	F	G	H	I
MBF-D1	502.06	501.31	501.06	497.06	496.56	495.56	495.31	502.25	502.56
MBF-D2	502.23	501.48	501.23	497.23	496.73	495.73	495.48	502.38	502.73
MBF-D3	506.13	505.38	505.13	501.13	500.63	499.63	499.38	506.27	506.63
MBF-D4	510.44	509.69	509.44	505.44	504.94	503.94	503.69	510.53	510.94
MBF-D5	506.69	505.94	505.69	501.69	501.19	500.19	499.94	506.88	507.19

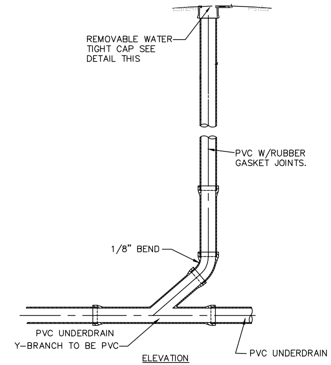
REGULAR BIO

FACILITY	A	B	C	D	E	F	G	H	I
MBF-CM1	518	517.25	517	514	513.5	512.5	512.25	518.29	518.50
MBF-CM2	510	509.25	509	506	505.5	504.5	504.25	510.14	510.50
MBF-CM4	514	513.25	513	510	509.5	508.5	508.25	514.14	514.50

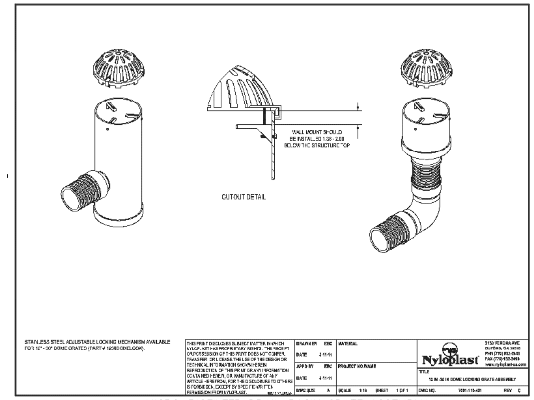


NOTE: PERFORATIONS WILL BE 3/8" DIAMETER AT 4" ON CENTER EVERY 90°

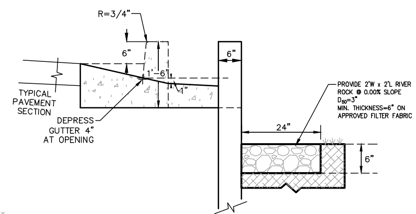
P.V.C PERFORATION DETAIL
N.T.S.



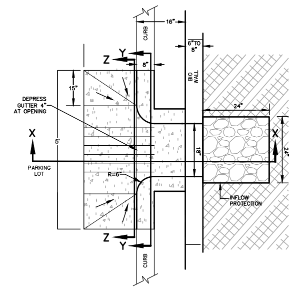
TYPICAL MICRO-BIOFILTER CLEANOUT DETAIL
NOT TO SCALE



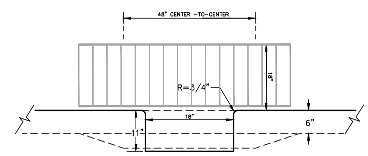
MICRO-BIOFILTER DRAIN BASIN GRATE ASSEMBLY



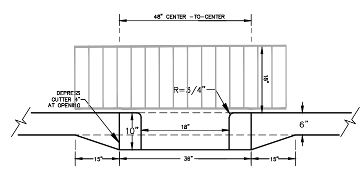
CURB CUT SECTION X-X
NOT TO SCALE



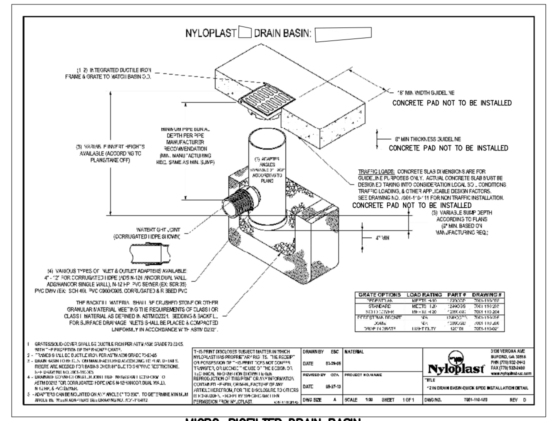
CURB CUT PLANVIEW
NOT TO SCALE



CURB CUT SECTION Y-Y
NOT TO SCALE



CURB CUT SECTION Z-Z
NOT TO SCALE

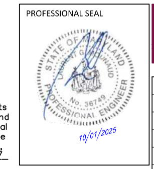


MICRO-BIOFILTER DRAIN BASIN

DETAILS FOR INFORMATION ONLY
NOT APPROVED BY THIS CONCEPT

BEFORE BEGINNING CONSTRUCTION
CONTACT
"MISS UTILITY"
AT
WWW.MISSUTILITY.NET
OR
1-800-257-7777
OR 811
AT LEAST 48 HOURS
PRIOR TO EXCAVATION

PROFESSIONAL SEAL



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THIS PLAN IS FOR STORMWATER MANAGEMENT ONLY

DESIGNED ______
DRAFTED ______
CHECKED ______

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CITY OF
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111 MARYLAND AVE. ROCKVILLE, MARYLAND

DEVELOPMENT STORMWATER MANAGEMENT DETAILS

SHADY GROVE INNOVATION DISTRICT
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SHEET NO. 4 OF 4

FILE #

LAYOUT: SMC4-CM, Plotted By: laurent.mounaud