

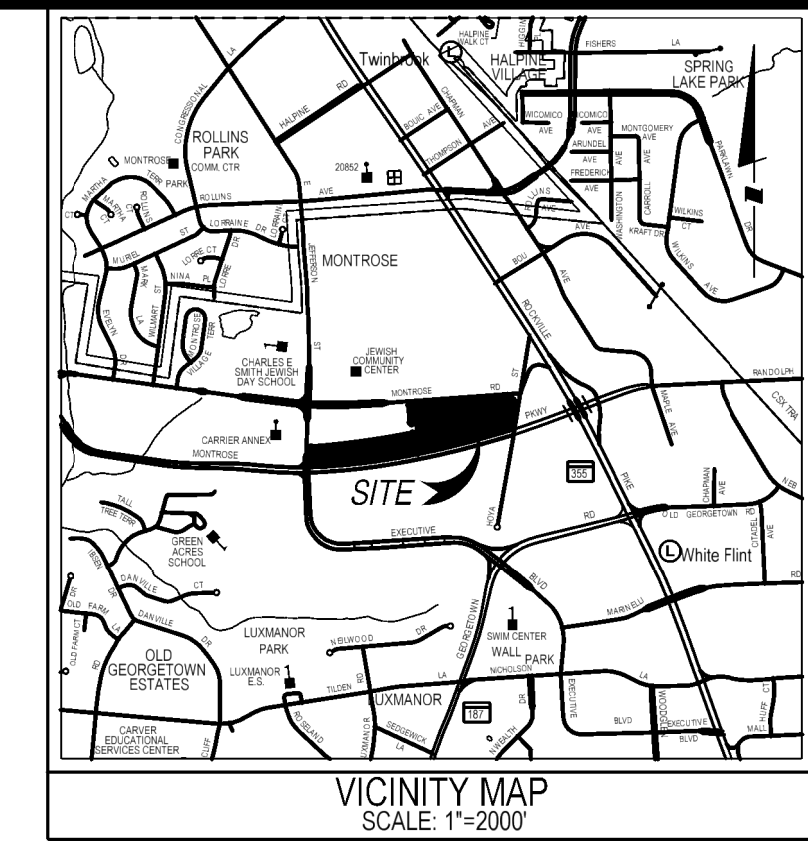
SWM Concept Summary Table - POI #1
 Contact Information for Design Engineer (for technical issues): Brandon Fritz, bfritz@soltesz.com, (301) 948-2750
 General Property Information:
 SMM# 285667
 Type of Concept: SWM Concept
 MNC&P Process/No: Preliminary Plan No. 120200140
 Property Address: 5 parcels surrounded by Montrose Road and Stone Henge Place at North, Towne Road at East, Montrose Parkway at South and East Jefferson Street at West.
 Property Legal Description: Parcels N273, N279, N208, N174 AND N231
 Property Size (ac./sq.ft.): 12.88 Acres
 Total Concept Area (ac./sq.ft.): 14.76 Acres
 Zoning: Current: CR, Proposed: CR
 Watershed and Stream Class: Cabin John Creek / Class I
 Special Protection Area: N/A
 100 YR Floodplain: N/A
 Ex. % Impervious/Redevelopment or New Development: 0% / New Development
SWM Summary:
 Target P_i/Proposed P_i: 2.0 Inch / 1.5 Inch
 Target ESDv/Provided ESDv: 14,969 cu.ft. / 11,425 cu.ft.
 ESD Measures: Planter Box (3), Modular Wetland System(3)
 Structural Storage Required/Provided: 3,112 cu.ft./5,270 cu.ft.
 Structural Measures: Bioretention #1
 Waiver Request/QL/QN/Both: No
 Provided ESDv + Structural Storage Provided + Requested to be Waived = 16,695 cu.ft.
 Other Information:

SWM Concept Summary Table - POI #2
 Contact Information for Design Engineer (for technical issues): Brandon Fritz, bfritz@soltesz.com, Phone: 301-948-2750
 General Property Information:
 SMM# 285667
 Type of Concept: SWM Concept
 MNC&P Process/No: Preliminary Plan No. 120200140
 Property Address: 5 parcels surrounded by Montrose Road and Stonehenge Place at North, Towne Road at East, Montrose Parkway at South and East Jefferson Street at West.
 Property Legal Description: Parcels N273, N279, N208, N174 AND N231
 Property Size (ac./sq.ft.): 12.88 Acres
 Total Concept Area (ac./sq.ft.): 14.76 Acres
 Zoning: Current: CR, Proposed: CR
 Watershed and Stream Class: Cabin John Creek / Class I
 Special Protection Area: N/A
 100 YR Floodplain: N/A
 Ex. % Impervious/Redevelopment or New Development: 6.8% / New Development
SWM Summary:
 Target P_i/Proposed P_i: 2.2 Inch / 1.1 Inch
 Target ESDv/Provided ESDv: 62,408 cu.ft. / 31,657 cu.ft.
 ESD Measures: Planter Box (49), Modular Wetland System (3), Permeable Pavement (5), Green Roof (6)
 Structural Storage Required/Provided: 27,930cu.ft./26,042 cu.ft.
 Structural Measures: Bioretention (1), Storm/Filter (5)
 Waiver Request/QL/QN/Both: 1888 cu.ft. of structural volume provided by BIO #1 (POI #1)
 Provided ESDv + Structural Storage Provided + Requested to be Waived = 57,509 cu.ft.
 Other Information:

SWM Concept Summary Table - POI #1
 Contact Information for Design Engineer (for technical issues): Arun Gurung, email: agurung@soltesz.com, (301) 948-2750
 General Property Information:
 SMM# 285667
 Type of Concept: SWM Site Development Concept (Phase-1)
 MNC&P Process/No: Preliminary Plan No. 120200140
 Property Address: 5 parcels surrounded by Montrose Road and Stone Henge Place at North, Towne Road at East, Montrose Parkway at South and East Jefferson Street at West.
 Property Legal Description: Parcels N273, N279, N208, N174 AND N231
 Property Size (ac./sq.ft.): 12.88 Acres
 Total Concept Area (ac./sq.ft.): 14.76 Acres
 Zoning: Current: CR, Proposed: CR
 Watershed and Stream Class: Cabin John Creek / Class I
 Special Protection Area: N/A
 100 YR Floodplain: N/A
 Ex. % Impervious/Redevelopment or New Development: 0% / New Development
SWM Summary:
 Target P_i/Proposed P_i: 2.0 Inch / 1.5 Inch
 Target ESDv/Provided ESDv: 14,969 cu.ft. / 11,477 cu.ft.
 ESD Measures: Planter Box (3), Modular Wetland System(3)
 Structural Storage Required/Provided: 3,112 cu.ft./5,323 cu.ft.
 Structural Measures: Bioretention #1
 Waiver Request/QL/QN/Both: No
 Provided ESDv + Structural Storage Provided + Requested to be Waived = 16,800 cu.ft.
 Other Information:

SWM Concept Summary Table - POI #2
 Contact Information for Design Engineer (for technical issues): Arun Gurung, email: agurung@soltesz.com, Phone: 301-948-2750
 General Property Information:
 SMM# 285667
 Type of Concept: SWM Site Development Concept (Phase-1)
 MNC&P Process/No: Preliminary Plan No. 120200140
 Property Address: 5 parcels surrounded by Montrose Road and Stonehenge Place at North, Towne Road at East, Montrose Parkway at South and East Jefferson Street at West.
 Property Legal Description: Parcels N273, N279, N208, N174 AND N231
 Property Size (ac./sq.ft.): 12.88 Acres
 Total Concept Area (ac./sq.ft.): 14.76 Acres
 Zoning: Current: CR, Proposed: CR
 Watershed and Stream Class: Cabin John Creek / Class I
 Special Protection Area: N/A
 100 YR Floodplain: N/A
 Ex. % Impervious/Redevelopment or New Development: 6.8% / New Development
SWM Summary:
 Target P_i/Proposed P_i: 2.2 Inch / 1.06 Inch
 Target ESDv/Provided ESDv: 62,408 cu.ft. / 30,188 cu.ft.
 ESD Measures: Planter Box (46), Modular Wetland System (3), Permeable Pavement (4), Green Roof (6), Bio-Swale (1)
 Structural Storage Required/Provided: 27,930cu.ft./26,042 cu.ft.
 Structural Measures: Bioretention (1), Storm/Filter (5)
 Waiver Request/QL/QN/Both: 1888 cu.ft. of structural volume provided by BIO #1 (POI #1)
 Provided ESDv + Structural Storage Provided + Requested to be Waived = 56,230 cu.ft.
 Other Information:

Stormwater Management Concept
 Accepted
 Mary M. Fertig, PE
 June 30, 2020



NORTHPARK AT MONTROSE

(WILGUS TRACT)

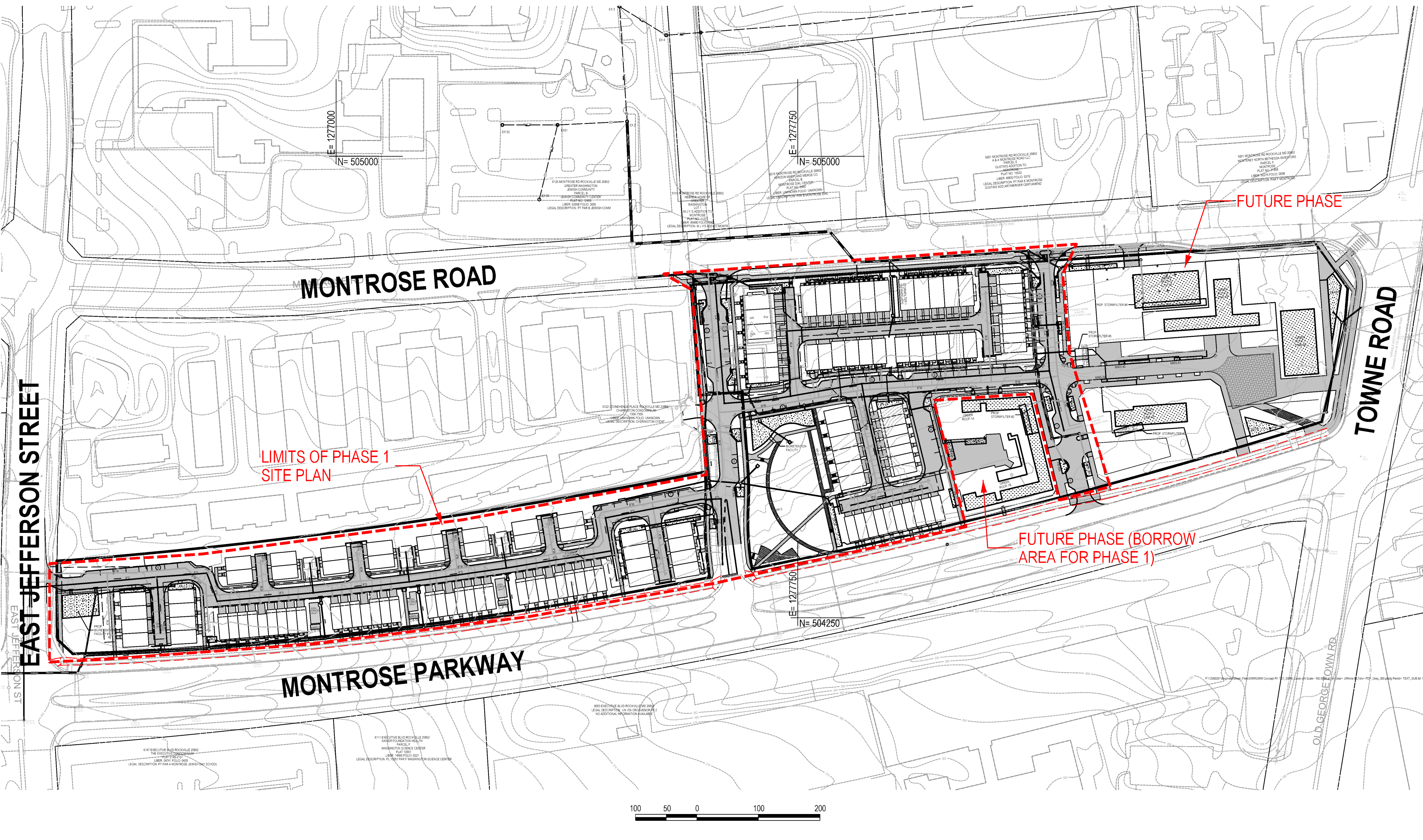
TO BE SUBDIVIDED INTO 107 LOTS FOR TOWNHOMES,
 2 LOTS FOR 2-2OVER2S, 1 LOT FOR LOW-RISE BLDG.,
 1 LOT FOR HIGH-RISE TOWERS, 11 PARCELS FOR PRIVATE ROADS AND ALLEYS,
 3 PARCELS FOR PARKS, 7 PARCELS FOR HOA, 2 PUBLIC ROADS

STORMWATER MANAGEMENT SITE DEVELOPMENT CONCEPT (PHASE 1)

POTOMAC (1st) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

SHEET INDEX

- 1. COVER SHEET
- 2. DRAINAGE AREA MAP
- 2A. DRAINAGE AREA MAP PHASE-1
- 3. PLAN VIEW - WEST SIDE
- 4. PLAN VIEW - EAST SIDE
- 5. DETAILS
- 6. DETAILS
- 7. DETAILS
- 8. PLAN VIEW EAST SIDE



LEGEND

- PROPERTY LINE
- SOIL LINE / HSG
- STORM DRAIN PIPE
- PROP. SEWER LINE
- PROP. WATER LINE
- PLANTER BOX / MICRO BIO /BIORETENTION
- PERMEABLE PAVEMENT
- GREEN ROOF
- MODULAR WETLAND SYSTEM (MWS)

Soil Name	Soil Number	Hydrologic Group	Avg. Slope (%)	Area (Acres)
Glenelg silt loam	2B	B	3 to 8 percent	12.88

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. 30287 EXPIRATION DATE: 05/15/2022

COVER SHEET
 SHEET 1 OF 8

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

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 UTILITIES DISCOVERED BY ENGINE TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-261-7777. 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR TWELVE (12) INCHES, WHOEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THE PLAN.

OWNER/DEVELOPER/APPLICANT
 WILGUS ASSOCIATES, LTD PARTNERSHIP, C/O WILCO
 7811 MONTROSE ROAD
 SUITE 200
 POTOMAC, MD 20854
 PHONE: (301) 399-1421
 BMAZZUCA@WILCO.COM
 ROBERT A. MAZZUCA

REVISIONS FOR SWM SITE DEVELOPMENT CONCEPT PHASE 1

NO.	DATE	REVISIONS
01	11/29/2020	ADD

DATE: OCTOBER 2020 CAD STANDARDS VERSION: 18 - NCS
 DESIGNED: A.G. TECHNICIAN: A.G.
 CHECKED: J.S.

MAP	ADC	GRID	5286
TAX MAP	G002	DRIVING CATEGORY	CR 23, 21, 14, 16, 19, 20, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
WSEC 200 SHEET	215 NW 05	SITE DATUM	
		HORIZONTAL	NAD83
		VERTICAL	NAD83

STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 MARY M. FERTIG, PE
 LICENSE NO. 11568 EXPIRATION DATE: 06/30/2022

SWM SITE DEVELOPMENT CONCEPT (PHASE 1)
NORTHPARK AT MONTROSE (WILGUS TRACT)
 RESIDUE PARCEL 5, ROCKVILLE FACILITY, PLAT BOOK 102 PLAT NO. 11588, RESIDUE PARCEL 7A, ROCKVILLE FACILITY, PLAT BOOK 104 PLAT NO. 11588, RESIDUE PARCEL C, WASHINGTON SCIENCE CENTER, PLAT BOOK 183 PLAT NO. 20343, RESIDUE PARCEL 7B, ROCKVILLE FACILITY, PLAT BOOK 104 PLAT NO. 11588, RESIDUE PARCEL R, WASHINGTON SCIENCE CENTER, PLAT BOOK 183 PLAT NO. 20343, RESIDUE PARCELS C, ROCKVILLE FACILITY, PLAT BOOK 102 PLAT NO. 11588
7811 MONTROSE ROAD
 POTOMAC (1ST) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

PROJECT NO: 1326-02-01
 SHEET 1 OF 8