SWM Concept Summary Table - POI #1
Contact Information for Design Engineer (for technical issues): *Brandon Fritz, bfritz@solteszco.com, (301) 948-2750*
General Property Information:
SM# *285667*
Type of Concept: *SWM Concept*
MNCP&PC 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_E/Proposed P_E: *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, email: bfritz@solteszco.com, Phone: 301-948-2750*
General Property Information:
SM# *285667*
Type of Concept: *SWM Concept*
MNCP&PC 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_E/Proposed P_E: *2.2 Inch / 1.1 Inch*
Target ESDv/Provided ESDv: *62,408 cu.ft. / 31467 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), Stormfilter (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@solteszco.com, (301) 948-2750*
General Property Information:
SM# *285667*
Type of Concept: *Site Development Stormwater Plan (Phase 1 Site Plan)*
MNCP&PC Process/No: *Preliminary Plan No. 120200140; Site Plan No. 820210080*
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.): *6.97 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_E/Proposed P_E: *2.0 Inch / 1.5 Inch*
Target ESDv/Provided ESDv: *15,366 cu.ft. / 11,477 cu.ft.*
ESD Measures: *Planter Box (3), Modular Wetland System(3)*
Structural Storage Required/Provided: *3,069 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 = *11,477 cu.ft.+ 5,323 cu.ft + 0 cu.ft. = 16,800 cu.ft.*
Other Information:

SWM Concept Summary Table - POI #2
Contact Information for Design Engineer (for technical issues): *Arun Gurung, email: agurung@solteszco.com, Phone: 301-948-2750*
General Property Information:
SM# *285667*
Type of Concept: *Site Development Stormwater Plan (Phase 1 Site Plan)*
MNCP&PC Process/No: *Preliminary Plan No. 120200140; Site Plan No. 820210080*
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.): *6.97 Acre*
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_E/Proposed P_E: *2.2 Inch / 1.1 Inch*
Target ESDv/Provided ESDv: *62,242 cu.ft. / 30,130 cu.ft.*
ESD Measures: *Planter Box (44), Modular Wetland System (3), Permeable Pavement (4), Green Roof (6), Bio-Swale (1)*
Structural Storage Required/Provided: *28,044 cu.ft./26,029 cu.ft.*
Structural Measures: *Bioretention (1), Stormfilter (5)*
Waiver Request/QL/QN/Both: *2,015 cu.ft. of structural volume provided by BIO #1 (POI #1)*
Provided ESDv + Structural Storage Provided + Requested to be Waived = *30,130 cu.ft. + 26,029 cu.ft. + 2,015 cu.ft.* = *58,174 cu.ft.*
Other Information: ** Provided by Bioretention (Bio #1) in POI #1*

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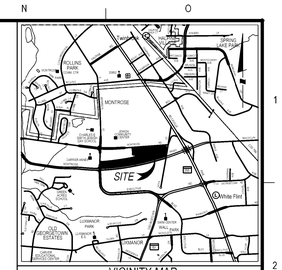
Stormwater Management Concept
Accepted
Mary M. Fertig, PE
June 30, 2020



VICINITY MAP
SCALE: 1"=2000'

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

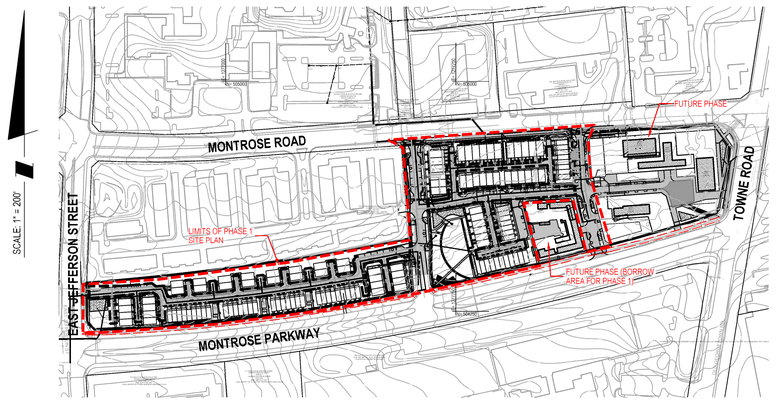
STORMWATER MANAGEMENT CONCEPT

⚠ SITE DEVELOPMENT STORMWATER PLAN FOR PHASE 1 SITE PLAN

ROCKVILLE (4TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SHEET INDEX

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



SCALE: 1" = 200'

LEGEND

- PROPERTY LINE
- SOIL LINE / HSG (28 / 400)
- 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

DEPARTMENT OF PERMITTING SERVICES

Marc Elrich, County Executive — Mitra Pedoeem, Director

June 30, 2020

Mr. Brandon Fritz, PE
Soltesz, Inc.
2 Research Place, Suite 100
Rockville, MD 20850

Re: Stormwater Management ***CONCEPT***
Request for Wilgus Tract
Preliminary Plan #: 122020140
SM File #: 285667
Tract Size/Zone: 12.88 ac/CR
Total Concept Area: 12.88 ac
Lots/Block: n/a
Parcel(s): N273, N279, N208, N174, N231
Watershed: Cabin John Creek/Class I

Dear Mr. Fritz:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via ESD measures including Micro-bioretention, Modular Wetland Systems, Green Roof, Permeable Paving and Structural measures including Bioretention and Proprietary Filter Cartridges.

The following **items** will need to be addressed **prior to** Planning Board approval of the Site Plan:

1. **Prior to Planning Board approval of the Site Plan, this stormwater management concept must be formally revised and an approved Site Development Plan (SDP) Approval letter must be issued by DPS. If the Site Plan will be approved in stages, the Site Development Plan revision submittal must specifically refer to the appropriate phase.**
2. Required volume for Structural Stormwater Management must be calculated utilizing MDE guidance.
3. This approval is conceptual and future actions and approvals by MNCP&P or DPS may impact or reduce the development program shown on this concept.
4. At SDP stage, the applicant must demonstrate that the proposed level of compensation between the two Points of Interest is consistent with this approval.
5. At SDP stage the applicant must demonstrate that all non-residential developed lots achieve a minimum PE of 1" via ESD measures.
6. At SDP stage the applicant must demonstrate that there are no adverse impacts to the adjacent properties due to increases in runoff generated by this proposed development or demonstrate how they will be mitigated.

DPS 255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850 | 240-777-0311
www.montgomerycountymd.gov/permittingservices

Mr. Brandon Fritz, PE
June 30, 2020
Page 2 of 2

7. This concept proposes facilities that may impact the design and construction cost of adjacent buildings and footers. Additional information will be required at final engineering.

This list may not be all-inclusive and may change based on available information at the time.

This concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office, or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Mary Fertig at 240-777-6202 or at mary.fertig@montgomerycountymd.gov.

Sincerely,

Mark Etheridge

Mark C. Etheridge, Manager
Water Resources Section
Division of Land Development Services

MCE: mmf

cc: N. Braunstein
SM File # 285667

Point of Interest #1
ESD: Required/Provided: 14,969 cf / 11,425 cf
PE: Target/Achieved: 2.0"/1.5"
STRUCTURAL: 3,112 cf/5,270 cf includes 1,888 cf of compensation volume for POI#2
WAIVED: n/a

Point of Interest #2
ESD: Required/Provided 62,408 cf / 31,467 cf
PE: Target/Achieved: 2.2"/1.1"
STRUCTURAL: 27,930 cf /26,042 cf
WAIVED: n/a

SOLTESZ, INC.

Engineering
Surveying
Planning
Environmental Sciences

ROCKVILLE OFFICE
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www.soltesz.com

Rockville
Lanham
Waldorf
Leonardtown
Frederick
Soltesz DC, LLC

NO.	REVISIONS	BY	DATE
⚠	REVISIONS FOR SWM SITE DEVELOPMENT CONCEPT PHASE-1	AG	2/8/2021

DATE: APRIL 2021 | CAD STANDARDS VERSION: V8 - NCS
DESIGNED: A.G. | TECHNICIAN: A.G. | CHECKED: J.S.

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.

OWNER/DEVELOPER/APPLICANT

WILGUS ASSOCIATES, LTD PARTNERSHIP, C/O WILLCO
7811 MONTROSE ROAD
SUITE 200
POTOMAC, MD 20854
PHONE: (240) 399-1421
BMAZZUCA@WILLCO.COM
ROBERT A. MAZZUCA

MAP: ADC | GRID: 5285
TAX MAP: GG62 | ZONING CATEGORY: CR-2.0, C-2.0, R-1.50, H-200; CR-2.0, C-0.0, R-1.75, H-70; CRN-0.75, C-0.0, R-0.75, H-50
WSSC 200' SHEET: 215 NW 06
SITE DATUM: HORIZONTAL: NAD83 | VERTICAL: NAD83

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:** 05/18/2022

STATE OF MARYLAND — 30287 — PROFESSIONAL ENGINEER

COVER SHEET

STORM WATER MANAGEMENT CONCEPT
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. 11948
RESIDUE PARCEL Q, WASHINGTON SCIENCE CENTER, PLAT BOOK 183 PLAT NO. 20343, RESIDUE PARCEL 7B, ROCKVILLE FACILITY, PLAT BOOK 104 PLAT NO. 11948
RESIDUE PARCEL R, WASHINGTON SCIENCE CENTER, PLAT BOOK 183 PLAT NO. 20343, RESIDUE PARCEL 6, ROCKVILLE FACILITY, PLAT BOOK 102 PLAT NO. 11588
6060 MONTROSE ROAD
ROCKVILLE (4TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

1" = 200'
SHEET 1 OF 7 10
PROJECT NO. 1326-02-01

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