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ESD FACILITY NO.	DRAINAGE AREA TO FACILITY	Runoff Coeff. 'C'
	S.F.	
PB-2	3,696	0.90
PB-3	3,696	0.90
PB-4	1,728	0.90
MWS-5	19,392	0.79
MWS-6	18,567	0.80
MWS-7	19,307	0.78
PB-10	3,696	0.90
PB-11	6,657	0.88
PB-13	6,641	0.74
PB-13A-13E	1,320	0.90
PB-14	11,252	0.79
PB-16	8,924	0.87
PB-17A-17I	5,472	0.90
PB-18	4,704	0.90
PB19A-19E	1,320	0.90
PB-21	2,292	0.90
PB-22	2,601	0.90
PB-23	2,612	0.90
PB-26	5,670	0.90
PB-28*	13,876	0.90
PB-30A	8,492	0.73
PB-30B	3,645	0.66
PB-31	6,212	0.70

PB-32A	6,425	0.65
PB-32B	5,555	0.63
PB-33A	4,513	0.61
PB-33B	2,677	0.59
PB-34A	2,412	0.76
PB-34B	3,897	0.77
PB-35A	3,338	0.76
PB-35B	2,579	0.84
PB-36A	1,688	0.69
PB-36B	3,180	0.80
PB-37A	4,459	0.84
PB-37B	2,163	0.70
BS-1	5,894	0.43
PB-38A	19,049	0.90
MWS_39	3,960	0.90
MWS_40	3,220	0.90
MWS_41	2,990	0.90
PP-1	1,600	0.90
PP-2	1,726	0.90
PP-3	950	0.90
PP-4	423	0.90
PP-5	1,843	0.90
GRF-1A	2,808	0.90
GRF-1B	5,196	0.90
GRF-2	4,608	0.90
GRF-3	3,360	0.90
GRF-5	5,701	0.90
GRF-6	4,592	0.90
GRF-7	5,830	0.90

\* IMPERVIOUS AREA ALSO TREATED BY GREEN ROOF

STRUCTURAL FACILITY NO.	DRAINAGE AREA TO FACILITY S.F.	Runoff Coeff. 'C'
BIO-1	33,625	0.74
BIO-12	42,594	0.81
STORMFILTER 1	24,666	0.72
STORMFILTER 2*	17,204	0.90
STORMFILTER 3*	13,833	0.90
STORMFILTER 4*	30,884	0.90
STORMFILTER 5	20,954	0.85

\* IMPERVIOUS AREA ALSO TREATED BY GREEN ROOF

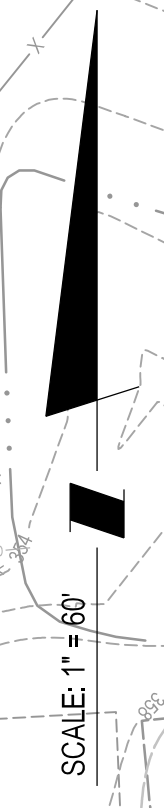
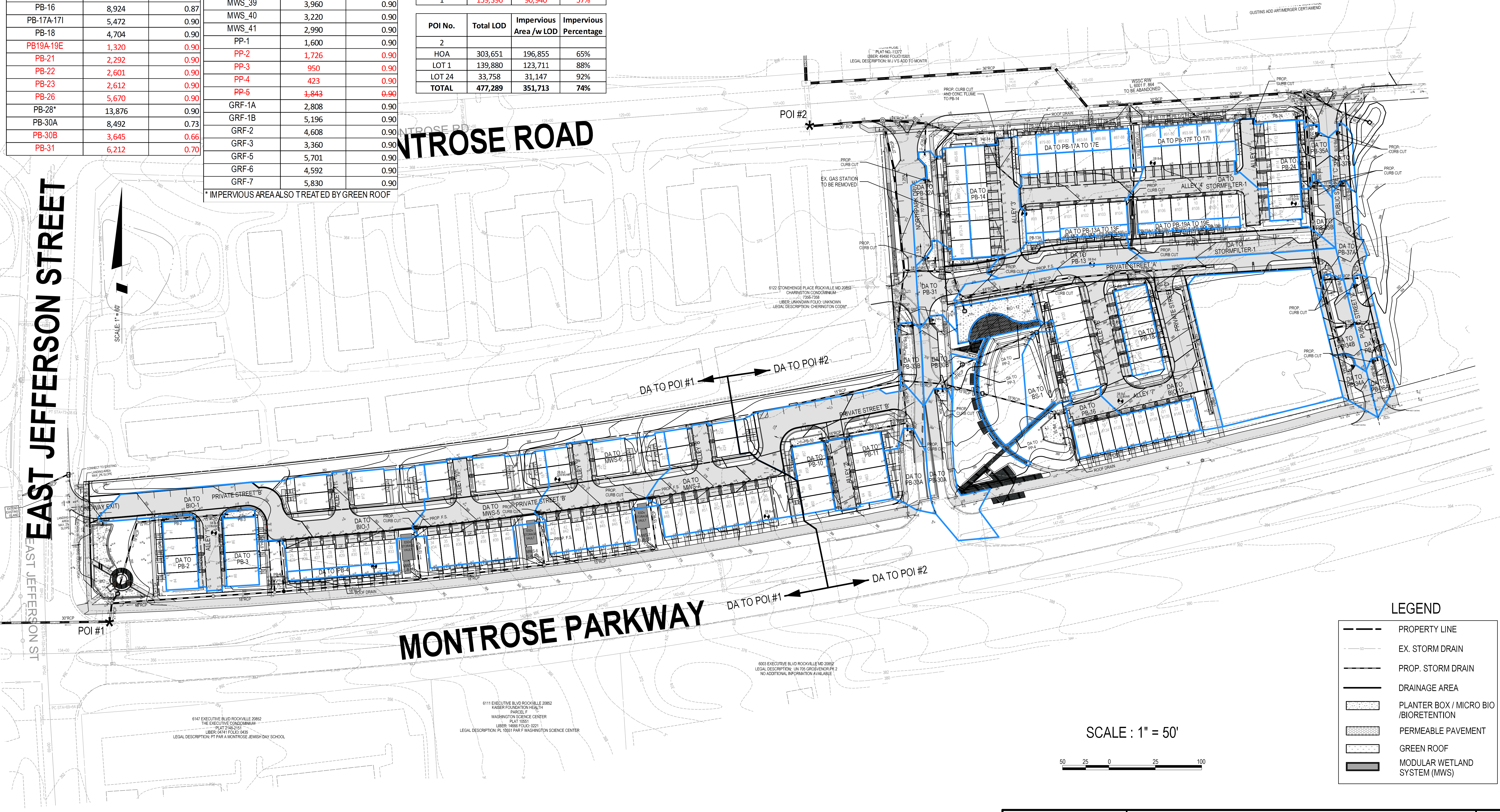
POI No.	Total LOD	Impervious Area /w LOD	Impervious Percentage
1	159,396	90,940	57%

POI No.	Total LOD	Impervious Area /w LOD	Impervious Percentage
2			
HOA	303,651	196,855	65%
LOT 1	139,880	123,711	88%
LOT 24	33,758	31,147	92%
TOTAL	477,289	351,713	74%

**EAST JEFFERSON STREET**

**MONTROSE ROAD**

**MONTROSE PARKWAY**



SCALE: 1" = 50'

SCALE: 1" = 50'



**LEGEND**

- PROPERTY LINE
- EX. STORM DRAIN
- PROP. STORM DRAIN
- DRAINAGE AREA
- PLANTER BOX / MICRO BIO / BIORETENTION
- PERMEABLE PAVEMENT
- GREEN ROOF
- MODULAR WETLAND SYSTEM (MWS)

**SOLTESZ, INC.**  
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Rockville  
 Lanham  
 Waldorf  
 Leonardtown  
 Frederick  
 Soltesz DC, LLC

NO.	REVISIONS FOR SWM SITE DEVELOPMENT CONCEPT PHASE 1	DATE	BY
AG		11/29/2020	

DESIGNED: A.G. DATE: OCTOBER 2020  
 CHECKED: J.S. DATE: 11/29/2020  
 CAD STANDARDS VERSION: 18 - NCS  
 TECHNICIAN: A.G.

**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 ORIGINATING BY ENGINEER 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 THIS PLAN.

**OWNER/DEVELOPER/APPLICANT**  
 WILGUS ASSOCIATES, LTD PARTNERSHIP, C/O WILCO  
 7811 MONTROSE ROAD  
 SUITE 200  
 POTOMAC, MD 20854  
 PHONE: (240) 396-1421  
 BMAZZUCA@WILCO.COM  
 ROBERT A. MAZZUCA

MAP	ADC	GRID	5285
TAX MAP	G02C	ZONING CATEGORY	CR-20 (C-1A, R-1A, R-20)
WSSC 200 SHEET	215 NW 06	DATE	08/18/2020
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. 30227 EXPIRATION DATE: 05/15/2022

**DRAINAGE AREA MAP - PHASE 1**

**SWM SITE DEVELOPMENT CONCEPT (PHASE 1)**  
**NORTH PARK 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. 20345, RESIDUE PARCEL R, ROCKVILLE FACILITY, PLAT BOOK 102 PLAT NO. 11588

**7811 MONTROSE ROAD**  
 POTOMAC (1ST) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

SHEET **2A**  
 OF **8**

PROJECT NO.  
 1125-02-01