



111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000
www.rockvillemd.gov

January 22, 2025

Mr. Jeffrey Driscoll
Toll Mid-Atlantic LP Company, Inc.
6731 Columbia Gateway Drive, Suite 120
Columbia, Maryland 21046

SUBJECT: 622 Hungerford Drive – Washington Square – Safe Conveyance Study; SMC2024-00005,
STP2024-00490

Dear Mr. Driscoll:

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 conveyance upgrades (public storm drain extension) will be required for the proposed development.

The site is 2.17 acres and is identified as Lot 2, Block A of the City Center subdivision located at 622 Hungerford Drive. The proposed development includes the construction of 48 two-over-two residential condominiums. The property is in the Rock Creek Watershed and is zoned MXNC (Mixed-Use Neighborhood Commercial). The on-site impervious area subject to SWM is 1.55 acres. The total impervious area in the existing adjacent Right-of-way (ROW) of Hungerford Drive, N. Washington Street, and Ivy League Lane subject to SWM is 0.21 acres.

The development proposes to construct a public storm drain extension within N. Washington Street and connect to an existing public storm drain located at the intersection of N. Washington Street and Martins Lane. Storm drain computations submitted with the Stormwater Management Concept Plan demonstrate the existing storm drain system downstream of the proposed connection 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 from the proposed connection to the downstream junction (EX-100) 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. Jeffrey Driscoll

January 22, 2025

Page 2

2. At final engineering, the Applicant shall demonstrate to the satisfaction of DPW that all proposed private and public storm drain infrastructure affected by the development can safely collect and convey runoff from the 10-year event. Both the proposed public and private systems will be reviewed in conjunction with the PWK.
3. At final engineering, the Applicant shall provide plans and documents to support verification of existing information used within the Safe Conveyance Study computations.
4. The proposed storm drain extension must be designed and permitted by DPW through a Public Works Permit (PWK) prior to the Inspection Services Division (ISD) issuing any building permit on the site. Additionally, the proposed storm drain extension must be constructed and accepted by DPW and placed into service prior to ISD issuing an Occupancy Permit.
5. 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 Principal Civil Engineer Sean Murphy via email at smurphy@rockvillemd.gov or via telephone at 240-314-8535.

Sincerely,



John Scabis, P.E.
Chief of Engineering

JKS/SKM/kmc

Attachments: Washington Square – Downstream Storm Drain Analysis, dated January 17, 2025.

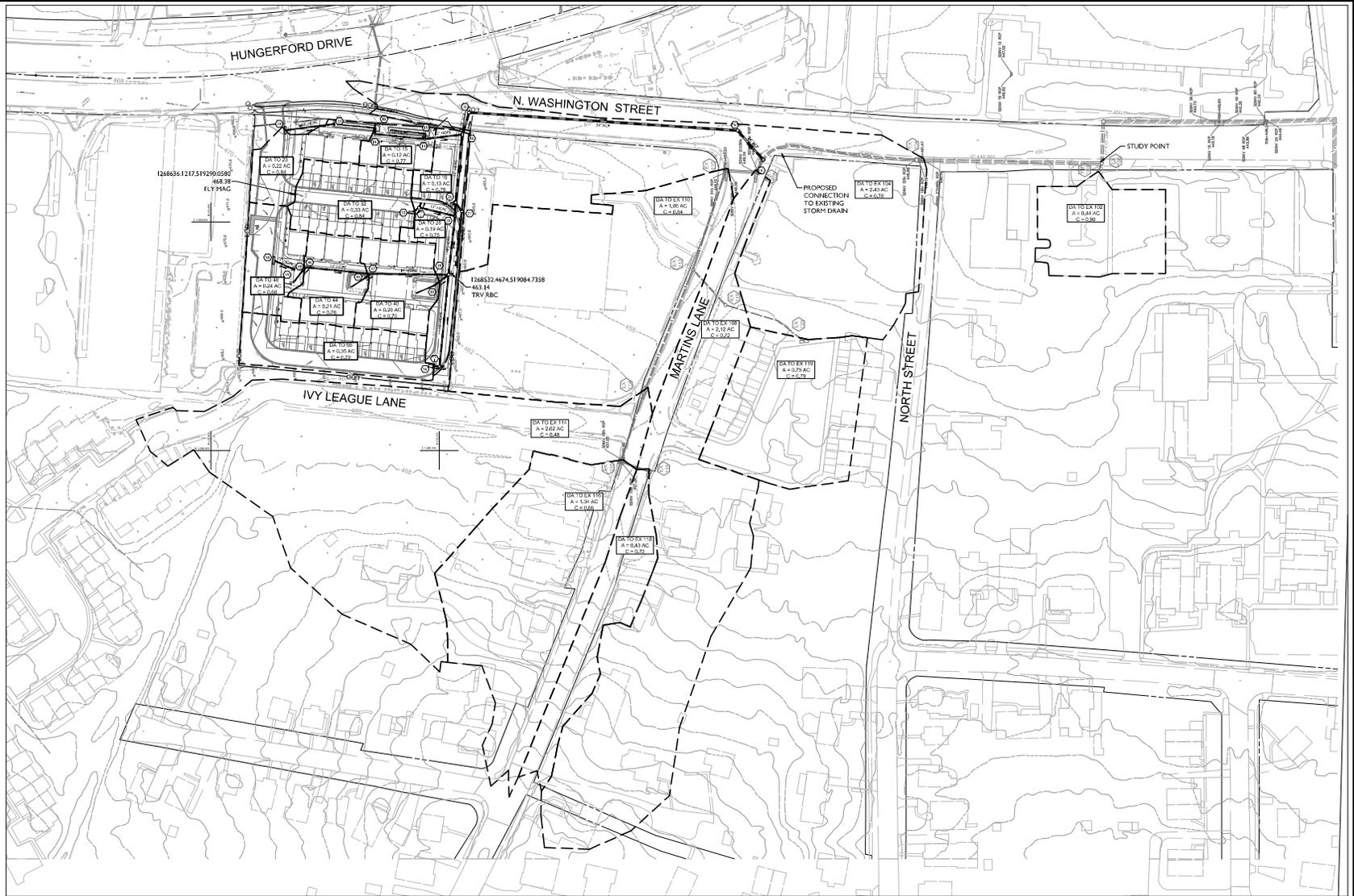
cc: James Lapping, P.E., Engineering Supervisor
Shaun Ryan, Planning Supervisor
Chris Davis, Senior Planner
Michael Rocks, Rockville Joint Venture A, L.C., c/o Allen Rocks, Inc.
Patricia Harris, Lerch, Early & Brewer, Chtd.
Randall Rentfro, Rodgers Consulting, Inc.
Permit plan, SMC2024-00005, STP2024-00490
Day file

SHEET NOTES

1. PIPES SHOWN ARE CONCEPTUAL AT THIS TIME.
2. CROSSING DEPTHS OF EXISTING UTILITIES ARE BASED ON A COMBINATION OF FIELD SURVEY DATA AND AS-BUILT PLANS. ALL CROSSINGS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

LEGEND

- PROPOSED CONTOUR
- PROPOSED STRUCTURAL SWM
- EXISTING CONTOUR
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- - - DRAINAGE DIVIDE



OWNER/DEVELOPER:
 TOLL BROTHERS
 6731 COLUMBIA GATEWAY DRIVE,
 SUITE 120
 COLUMBIA, MD 21046
 410.381.3263
 ATTN: JEFFREY DRISCOLL

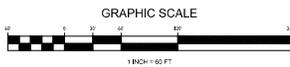
LEGAL:
 LERCH EARLY BREWER
 7600 WISCONSIN AVENUE, SUITE
 700
 BETHESDA, MD 20814
 301.447.3756
 ATTN: PATRICIA HARRIS

ENGINEER:
 RODGERS CONSULTING, INC.
 19847 CENTURY BOULEVARD,
 SUITE 200
 GERMANTOWN, MD 20874
 301.948.4700
 ATTN: RANDALL RENTFRO

BEFORE BEGINNING CONSTRUCTION
 CONTACT
 "MISS UTILITY"
 WWW.MISSUTILITY.NET
 OR
 1-800-257-7777
 OR 301-441-1111
 AT LEAST 48 HOURS
 PRIOR TO CONSTRUCTION

STORM DRAIN PLAN
 SCALE: 1" = 60'

NAD 83
 NGVD 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. 34328, Expiration Date: 11/31/26.



THIS PLAN IS FOR STORMWATER MANAGEMENT ONLY

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

DEPARTMENT OF PUBLIC WORKS CITY OF ROCKVILLE 111 MARYLAND AVE. ROCKVILLE, MARYLAND	DESIGN PLAN APPROVAL PWC# NONE SMP# _____ DIRECTOR OF PUBLIC WORKS APPROVAL DATE	AS BUILT PLAN APPROVAL SC# _____ REVIEWED BY _____ CHEF, CONSTRUCTION MANAGEMENT APPROVAL DATE	DEVELOPMENT STORMWATER MANAGEMENT CONCEPT PLAN Storm Drain Plan	WASHINGTON SQUARE CITY CENTER, LOT 2, BLOCK A Election District No. 4 City of Rockville, Maryland	DATE SUBMITTED 2024.10.08	SCALE AS SHOWN	SHEET NO. 6 OF 10	FILE #
	APPROVAL OF REVISIONS AFTER INITIAL PLAN APPROVAL					APPROVAL OF REVISIONS AFTER INITIAL PLAN APPROVAL	APPROVAL OF REVISIONS AFTER INITIAL PLAN APPROVAL	APPROVAL OF REVISIONS AFTER INITIAL PLAN APPROVAL