



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).

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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. PILES 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.

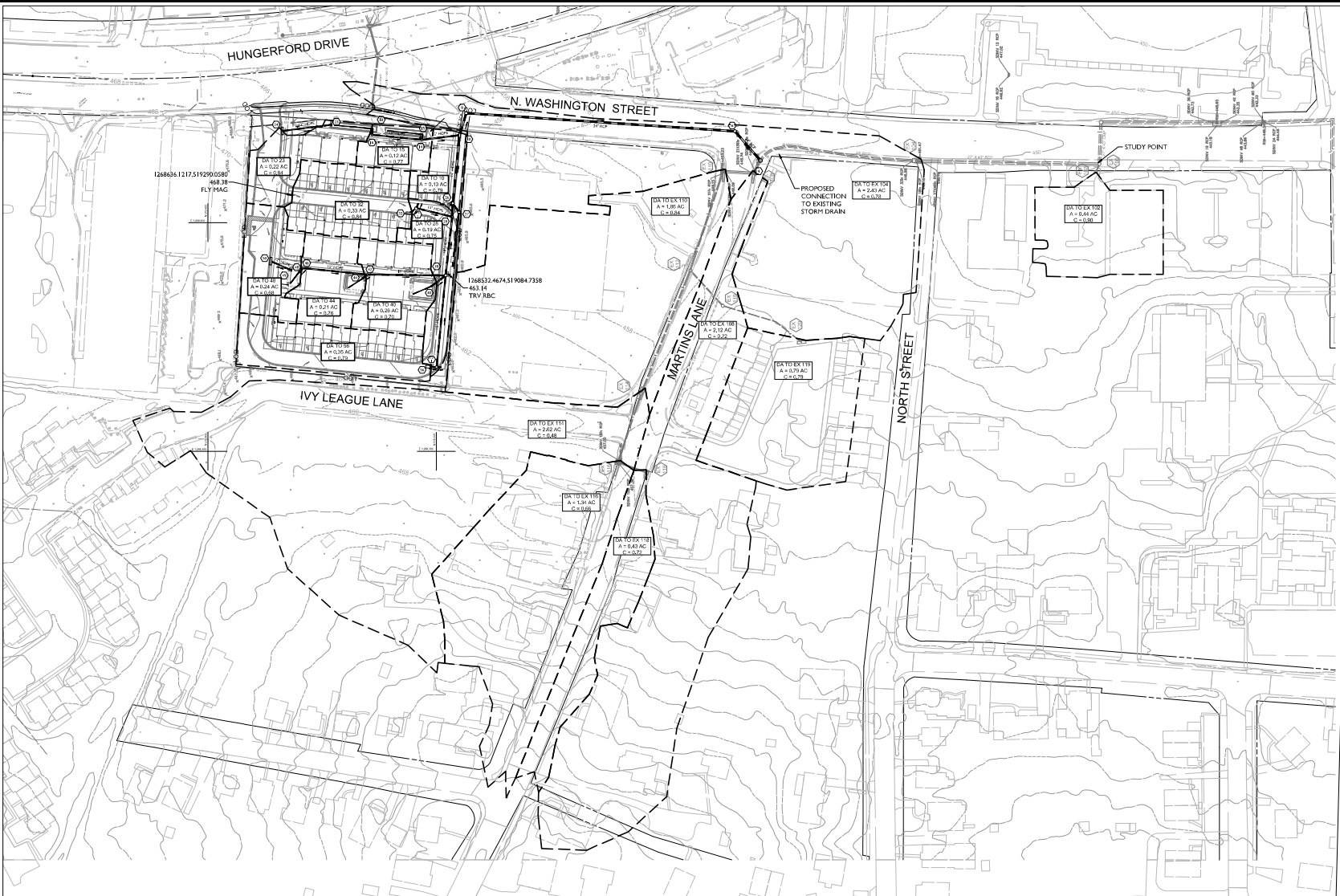
LEGEND

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

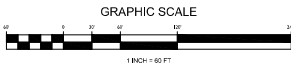
OWNER/DEVELOPER:
TOLL BROTHERS
6731 COLUMBIA GATEWAY DRIVE,
SUITE 120
COLUMBIA, MD 21046
410.381.3263
ATTN: JEFFREY DRISCOLL

LEGAL:
LERCH EARLY BREWER
7600 WISCONSIN AVENUE, SUITE
700
BETHESDA, MD 20814
301.347.3756
ATTN: PATRICIA HARRIS

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



STORM DRAIN PLAN
SCALE: 1" = 60'



PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared or
supervised by me, and that I am a duly licensed professional
engineer under the laws of the State of Maryland, License
No. 36338, Expiration Date: 1/15/26.



THIS PLAN IS FOR STORMWATER MANAGEMENT ONLY

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

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

DESIGN PLAN APPROVAL
PWP# NONE SOP#
SMP# REVIEWED BY
DIRECTOR OF PUBLIC WORKS APPROVAL DATE

AS BUILT PLAN APPROVAL
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 #

NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	OPW	DATE
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APPROVAL OF REVISIONS AFTER INITIAL PLAN APPROVAL