



## PLANNING COMMISSION

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**Meeting No. 01-25**  
**Wednesday, February 19, 2025 - 7:00 PM**

### AGENDA

Jaime Espinosa, Chair

Susan Pitman  
Eric Fulton

Shayan Salahuddin  
Meng Sun

Jim Wasilak, Staff Liaison  
Nicholas Dumais, Senior Assistant City Attorney

Rockville City Hall 111 Maryland Ave and  
Virtually via WebEx

Watch LIVE on Comcast Cable Rockville Channel 11 and online at <https://www.rockvillemd.gov>

See page 2 for more information

- 1. Convene**
- 2. Review and Action**
  - A.** Final Record Plat Application PLT2025-00626, to Resubdivide Record Lot 6, Block A of the Victory Court Subdivision, Located in the MXT (Mixed-Use Transition District) Zone and Rockville Heights Historic District at 107 Fleet Street; Habitat for Humanity Metro Maryland, Applicant
  - B.** Final Record Plat Application PLT2025-00631, to Resubdivide a Part of Record Lot 23, Block "A" of the Wheel of Fortune Subdivision, Located in the MXCD (Mixed-Use Corridor District) Zone at 11511 Fortune Terrace; PW Jones Associates, LLC, Applicant
  - C.** Time Extension Request EXT2025-00003, for a One-Year Time Extension to Fully Implement Approved Site Plan STP2016-00283 at 520 through 570 Gaither Road; FP 540 Gaither LLC and FP Redland Technology Center LP, Applicants
  - D.** Level 2 Site Plan Application STP2024-00490 to Permit Construction of 48 two-over-two Residential Condominium Units at 622 Hungerford Drive in the MXNC (Mixed-Use Neighborhood Commercial) Zone; Toll Mid-Atlantic LP Company, Inc., Applicant
- 3. Recommendation to Mayor and Council**

- A. Recommendation to Mayor and Council on Zoning Text Amendment TXT2025-00268, to Modify the Parking Requirement for Certain Residential Dwellings; Mayor and Council of Rockville, Applicant

**4. Commission Items**

- A. Staff Liaison Report
- B. Old Business
- C. New Business
- D. Minutes Approval
  - April 24, 2024
  - May 22, 2024
  - June 12, 2024
  - June 26, 2024
  - July 10, 2024
  - July 24, 2024
  - August 14, 2024
- E. FYI/Correspondence

**5. Adjourn**

**PLANNING COMMISSION**

**HYBRID MEETING AND PUBLIC HEARING PROCEDURE**

The Planning Commission meets in person in the Mayor and Council Chambers at Rockville City Hall, 111 Maryland Avenue. The public is invited to participate in person or virtually via Webex. Anyone wishing to participate virtually may do so per the instructions below.

**HYBRID MEETING AND PUBLIC HEARING PROCEDURE**

**1. Pre-meeting Platform: Webex**

- A. Applicant Access: Provided by Community Planning and Development Services/IT
- B. Access for Oral Testimony and Comment: Provided by CPDS/IT (see below)

**2. Pre-Meeting Preparations/Requirements:**

### A. Written Testimony and Exhibits

Written testimony and exhibits may be submitted by email to Jim Wasilak, Staff Liaison to the Planning Commission, at [jwasilak@rockvillemd.gov](mailto:jwasilak@rockvillemd.gov) or by regular mail to:

Jaime Espinosa, Chair  
Rockville Planning Commission  
111 Maryland Avenue  
Rockville, MD 20850

Written testimony must be received no later than nine (9) days in advance of the hearing in order to be distributed with the Planning Commission briefing materials. Written testimony and exhibits received after this date, until 4:00 pm on the day before the hearing, will be provided to the Planning Commission by email.

### B. Webex Orientation for Applicants

- i. Applicants must contact the planning case manager assigned to the Application no later than five(5) days in advance of the hearing in order to schedule Webex orientation, which must be completed prior to the hearing.

### C. Oral Testimony by Applicants and the Public

- i. Applicants – Applicants must provide to the planning case manager a list of presenters and witnesses who will testify on behalf of the Application to the planning case manager no later than five (5) days prior to the date of the hearing.
- ii. Public Testimony/Comment on an Application – Any member of the public who wishes to comment on an application must submit their name and email address to the Staff Liaison Jim Wasilak ([jwasilak@rockvillemd.gov](mailto:jwasilak@rockvillemd.gov)) no later than 9:00 am on the day of the hearing to be placed on the testimony list.

Members of the public who seek technical assistance from City staff must submit their name and email address to Jim Wasilak no later than two (2) days in advance of the hearing so that an orientation session may be scheduled.

If a member of the public is unable to meet the deadline to be placed on the testimony list, they can submit written testimony to the Staff Liaison to the Planning Commission by email to [jwasilak@rockvillemd.gov](mailto:jwasilak@rockvillemd.gov).

## 3. Conduct of Online Meeting and Public Hearing

### A. Rules of Procedure

The Meeting and Public Hearing will be held in accordance with the Planning Commission Rules of Procedure, including the order of testimony and applicable time limits on testimony. The Rules may be viewed here: <https://www.rockvillemd.gov/DocumentCenter/View/2023/Planning-Commission---Rules-of-Procedure>

## B. Oral Testimony

During the hearing, the Chair will sequentially recognize each person on the testimony list and ask the host to allow the speaker to speak. Each speaker must wait to be specifically recognized by the Chair before speaking.

If during the hearing a party wishes to speak, or a speaker wishes to request the opportunity to engage in cross-examination following specific testimony, the party must contact the Staff Liaison/Host by email at [jwasilak@rockvillemd.gov](mailto:jwasilak@rockvillemd.gov) with the specific request. The Host/Staff Liaison will inform the Commission. The Chair will determine if the party may be heard.

## C. Continuance of Hearing

The Planning Commission, at its discretion, reserves the right to continue the hearing until another date.

# HELPFUL INFORMATION FOR STAKEHOLDERS AND APPLICANTS

## A. GENERAL ORDER OF SESSION FOR DEVELOPMENT APPLICATIONS

1. Staff presentation
2. City Board or Commission comment
3. Applicant presentation (10 min.)
4. Public comment (3 min, or 5 min for the representative of an association)
5. Planning Commission Discussion and Deliberation
6. Decision or recommendation by vote

The Commission may ask questions of any party at any time during the proceedings.

## B. PLANNING COMMISSION BROADCAST

- Watch LIVE on Comcast Cable Rockville Channel 11 and online at: [www.rockvillemd.gov](http://www.rockvillemd.gov)
- Replay on Comcast Cable Channel 11:
  - o Wednesdays at 7:00 pm (if no live meeting)
  - o Sundays at 7:00 pm
  - o Mondays, Thursdays and Saturdays at 1:00 pm
  - o Saturdays and Sundays at 12:00 am (midnight)
- Video on Demand (within 48 hours of meeting) at: [www.rockvillemd.gov/VideoOnDemand](http://www.rockvillemd.gov/VideoOnDemand).

## C. NEW DEVELOPMENT APPLICATIONS

- For a complete list of all applications on file, visit: [www.rockvillemd.gov/DevelopmentWatch](http://www.rockvillemd.gov/DevelopmentWatch).

## D. ADDITIONAL INFORMATION RESOURCES

- Additional resources are available to anyone who would like more information about the planning and development review process on the City's web site at:

[www.rockvillemd.gov/cpds](http://www.rockvillemd.gov/cpds)

Maryland law and the Planning Commission's Rules of Procedure regarding ex parte (extra-record) communications require all discussion, review, and consideration of the Commission's business take place only during the Commission's consideration of the item at a scheduled meeting. Telephone calls and meetings with Commission members in advance of the meeting are not permitted. Written communications will be directed to appropriate staff members for response and included in briefing materials for all members of the Commission. Wednesdays at 7:00 pm (if no live meeting)



PLANNING COMMISSION Meeting Date: February 19, 2025  
Agenda Item Type: REVIEW AND ACTION  
Department: CPDS - DEVELOPMENT REVIEW  
Responsible Staff: NELSON ORTIZ

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## Subject

Final Record Plat Application PLT2025-00626, to Resubdivide Record Lot 6, Block A of the Victory Court Subdivision, Located in the MXT (Mixed-Use Transition) Zone and Rockville Heights Historic District at 107 Fleet Street; Habitat for Humanity Metro Maryland, Applicant

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## Department

CPDS - Development Review

## Recommendation

Staff recommend approval of Final Record Plat Application PLT2025-00626, based upon compliance with the Zoning Ordinance and subject to the conditions outlined within this staff report.



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## Overview

**Case:** Final Record Plat Application PLT2025-00626

**Location:** 107 Fleet Street

**Staff:** Nelson Ortiz, Principal Planner  
Community Planning and Development Services  
nortiz@rockvillemd.gov

**Applicant:** Habitat for Humanity Metro Maryland

8380 Colesville Road, Suite 700  
Silver Spring, MD 20910

**Filing Date:** July 23, 2024

**Planning**

**Commission Date:** February 19, 2025

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**Executive Summary**

Habitat for Humanity Metro Maryland (“Applicant”) proposes to resubdivide Record Lot 6, Block A, of the Victory Court subdivision into Lots 6A and 6B, to accommodate the construction of a two-story duplex building as authorized by Site Plan application STP2024-00481. Since the property lies within the Rockville Heights Historic District, the Historic District Commission (HDC) conducted a courtesy review of the project on November 16, 2023 and a final review on March 21, 2024, approving the project. Site Plan application STP2024-00481 and this plat are consistent with the HDC’s approval.

The Zoning Ordinance defines a Final Record Plat as:

*A map that illustrates a metes and bounds description of the property into a system of lot and block numbering, the naming of the tract (subdivision name), and the assignment of a plat number when recorded among the Land Records of Montgomery County, Maryland.*

Pursuant to Section 25.21.11.g of the Zoning Ordinance, the Planning Commission is the Approving Authority for Final Record Plats. The approval and recordation of a Final Record Plat creates record lots, which are then deemed buildable lots per the Zoning Ordinance.

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**Site Description**

**Location:** 107 Fleet Street (“Property”)

**Planning Area:** Planning Area 4 – West End & Woodley Gardens East-West

**Land Use Designation:** OCRM – Office Commercial Residential Mix

**Zoning District:** MXT (Mixed-Use Transition District) and Rockville Heights Historic District

**Plat Area:** 5,019 square feet (.115 acres)

**Surrounding Land Use and Zoning**

Location	Zoning	Planned Land Use	Existing Use
North	MXNC	OCRM – Office, Commercial and Residential Mix	Office
East	MXT	OCRM – Office, Commercial and Residential Mix	Residential
South	MXT	RM – Residential Multiple Unit	Multi-family
West	MXT	OCRM – Office, Commercial and Residential Mix	Residential

**Site Analysis**

The Property is zoned Mixed Use Transition (MXT) and located along the south side of Fleet Street between Maryland Avenue to the west and Monroe Street to the east. The existing lot is approximately .115 acres in size and measures approximately 60 feet wide by 84 feet deep. The Property is currently vacant, and the grade of the site rises from the front to the rear. Several mature trees border the front and rear lawn of the Property.

**Project Description**

The Applicant has filed this Final Record Plat application to implement Minor Site Plan application STP2024-00481. The Applicant intends to resubdivide the existing record lot into two separate lots, 6A and 6B. Proposed Lot 6A will have an area of 2,516 square feet and measure 29.81 feet wide by approximately 84 feet deep. Proposed Lot 6B will have an area of 2,503 square feet and measure 29.81 feet wide by 84 feet deep. A 10-foot public utility easement and a sidewalk easement, both dedicated through the previous plat, exist at the front of the proposed lots. Access to the lots will be provided from Fleet Street.

The Applicant seeks to construct a two-story duplex. Each unit will be located on its own record lot. The units were reviewed and recommended for approval by the HDC. The site plan was also reviewed for conformance with our development codes and was approved by the Chief of Zoning in November 2024.

**Project Analysis**

**Comprehensive Plan**

The proposal to construct a duplex on the subject Property is compliant with the City’s Comprehensive Plan. The Property is located within Planning Area 4. Several elements of the project are consistent with goals, policies, and actions outlined in the Planning Area 4 chapter of the Comprehensive Plan. These compatibilities are:

- “Assure that affordable housing is distributed throughout the city.” - page 293.
- “Encourage mixed-income and subsidized housing developments to be distributed throughout the city.” - page 293.
- “Preserve the historical setting, environment, and residential character of the surrounding neighborhood by ensuring that expansions or additions to historic structures are appropriate in mass, scale, parking location and design, and environmental setting to the main historic structure and surrounding neighborhood. Exterior modifications to historic properties, except as described in the Zoning Ordinance, must receive a Certificate of Approval from the Historic District Commission.” - page 308.

Additionally, the proposal is also consistent with many of the goals, polices and actions within the Housing Element of the Comprehensive Plan. These compatibilities include:

- Policy 2: “Promote diversity in the supply of housing to meet market demand and the wide range of community needs and household incomes.” - page 198.
- 2.2: “Work with neighborhoods to promote small-scale infill and redevelopment projects that will diversify the housing stock and lower per unit land costs for new housing, including townhouses, rowhouses, duplexes, triplexes, fourplexes, and small multiple-unit properties.” - page 199.
- Policy 7: “Assure that affordable housing is distributed equitably throughout the city.” - page 205.

### **Zoning Ordinance Compliance**

During the review of the site plan, staff found the proposal consistent with the Zoning Ordinance. All development standards including height, setback, open area and parking requirements will be met. Furthermore, the proposed building will meet the Zoning Ordinance’s special design regulations of the MXT Zone.

This Final Record Plat meets the conditions of approval as defined in Section 25.21.02, Final Record Plats, of the Rockville Zoning Ordinance.

### **Tree Planting**

Section 25.21.21 of the Zoning Ordinance requires tree planting in association with subdivision. The Applicant is required to plant trees in association with each newly subdivided residential lot. Both of the proposed residential lots are proposing to plant five (5) trees on the respective lots. The plantings exceed the lot tree requirements in Section 25.21.21.

Section 25.21.21 also requires the following:

*The subdivider shall plant at least one (1) street tree per forty (40) feet of lot frontage within the public right-of-way or if approved by the Approving Authority, adjacent to the public right-of-way. The species, location, and method of planting shall be approved by the Urban Forester or designated staff.*

The proposed subdivision results in approximately 60' of frontage within the public right-of-way. This results in a street tree planting requirement of two (2) trees. The applicant is proposing to plant two (2) trees adjacent to the public right-of-way. Staff finds this meets the requirements of Section 25.21.21 by providing trees adjacent to the right-of-way, should the Planning Commission choose to approve it.

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### **Previous Related Actions**

- At its June 23, 2010 meeting, the Planning Commission approved Level 2 Site Plan STP2010-00034. While the site plan included the subject property, the main purpose of the site plan was for the development of an 86-unit senior housing apartment building for independent elderly residents on a neighboring lot, 209 Monroe Street.
  - The Planning Commission approved Final Record Plat application PLT2011-00505 on October 27, 2010. The plat created a total of 7 lots and 2 outlots. Record Lot 6 (subject property) was one of the 7 lots. The plat was submitted as conditioned by the Level 2 Site Plan STP2010-00034 approval.
  - On November 8, 2024, the Chief of Zoning approved Minor Site Plan Amendment application STP2024-00481 to permit the construction of a two-story duplex on the Property and associated site improvements.
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### **Community Outreach**

Public notification of the Final Record Plat was made pursuant to the requirements of Section 25.21.11.d (Notice). Mailed notification was provided to all property owners within 750 feet from the subject property as required by the Zoning Ordinance. At the time of this report, no public testimony or inquiries have been received regarding the Final Record Plat application.

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### **Findings and Recommendation**

There are no required findings that need to be made as part of the approval for this Final Record Plat. The plat is in compliance with the approved site plan for the property.

Final Record Plat PLT2025-00626 meets the conditions of approval as defined in Section 25.21.02 – Final Record Plats, of the City of Rockville Zoning Ordinance.

Staff recommend approval of Final Record Plat Application PLT2025-00626, subject to the conditions articulated in this report.

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### **Conditions**

#### **Planning and Zoning**

1. The Final Record Plat submission must include the original mylar plat and three mylar copies.
2. The Final Record Plat application shall be submitted in an appropriate electronic format as specified in Section 25.21.10.d of the City of Rockville Zoning Ordinance.

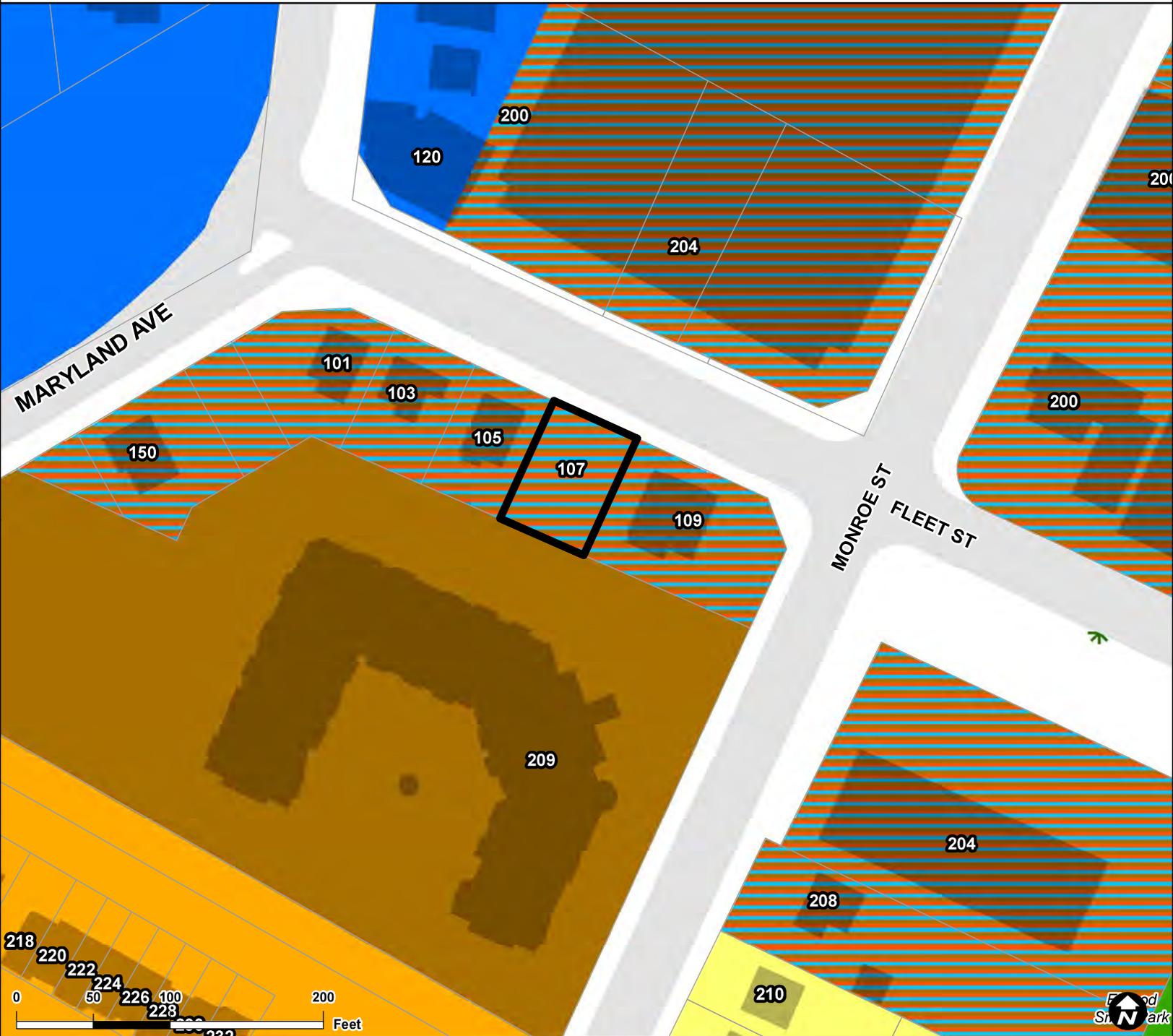
### **Department of Public Works Engineering**

3. Prior to issuance of any DPW permit and prior to the recordation of a Final Record Plat, the Applicant must submit for review and approval by the Office of the City Attorney all necessary deeds, easements, agreements, dedications, and declarations. Drafts of the documents must be included with the initial submission of the engineering plans and must be recorded prior to issuance of DPW permits, unless otherwise allowed by DPW. All dedicated easements must be referenced on the Final Record Plats.
4. If the Applicant proposes work within any easements that are held by entities other than the City and that are not proposed to be terminated or abandoned, the Applicant must demonstrate to DPW's satisfaction that the applicant has the authority to undertake such work prior to issuance of any DPW permit and prior to the recordation of the Final Record Plat.
5. The Record Plat must include:
  - a. All necessary easements and abandonments.

### **Attachments**

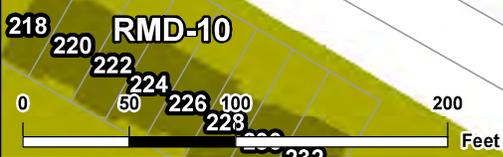
Aerial Map, Land Use Map, Zoning Map, Application, Plat





**Land Use Policy Designations**

- |  |   |  |
|--|---|--|
|  RD - Residential Detached      |  O - Office                                    |  I - Private Institution                      |
|  RA - Residential Attached      |  C - Commercial                                |  P - Public Park                              |
|  RF - Residential Flexible      |  CRM - Commercial and Residential Mix          |  OSP - Open Space Private                     |
|  RM - Residential Multiple Unit |  OCRM - Office, Commercial and Residential Mix |  SI - Service Industrial                      |
|  RO - Residential and/or Office |  CI - Civic and Public Institutional           |  SRM - Service Industrial and Residential Mix |
|  |   |  Potential Future Park Asterisk               |



Zoning Overlays	Zoning Districts	
Town Center Performance District	R-400 - Residential Estate	PD - Planned Development
South Pike	R-200 - Suburban Residential	MXB - Mixed-Use Business
Rockville Pike Core	R-150 - Low Density Residential	MXC - Mixed-Use Commercial
Twinbrook Metro Performance District	R-90 - Single Unit Detached Dwelling, Restricted Residential	MXCT - Mixed-Use Corridor Transition
Lincoln Park Conservation District	R-75 - Single Unit Detached Dwelling, Residential	MXCD - Mixed-Use Corridor District
Planned Developments	R-60 - Single Unit Detached Dwelling, Residential	MXE - Mixed-Use Employment
Residential Clusters	R-40 - Single Unit Semi-detached Dwelling, Residential	MXNC - Mixed-Use Neighborhood Commercial
Local Historic Districts	RMD-Infill - Residential Medium Density, Infill	MXT - Mixed-Use Transition
* Special Exceptions	RMD-10 - Residential Medium Density	MXTD - Mixed-Use Transit District
	RMD-15 - Residential Medium Density	PARK - Park Zone
	RMD-25 - Residential Medium Density	IL - Light Industrial



Application for  
**Subdivision Form**

**PLT**  
8/22

**City of Rockville**

Department of Community Planning and Development Services

111 Maryland Avenue, Rockville, Maryland 20850

Phone: 240-314-8200 • Fax: 240-314-8210 • E-mail: cpds@rockvillemd.gov • Website: www.rockvillemd.gov

**Type of Application:**

Preliminary Plan    Ownership Plat    Final Record Plat\*    Cluster Development

*\*For final plat application, please submit the Affidavit of Final Plat Action*

**Please Print Clearly or Type**

Property Address information 107 Fleet Street, Rockville, MD 20850

Property Size (Sq. Ft.) 5,009 SF Lot(s) 6

Zoning MXT Tax Account(s) 03690765, \_\_\_\_\_, \_\_\_\_\_

Proposed Subdivision Victory Court Lot 6A, 6B Block A

**Applicant Information:**

Please supply name, address, phone number and e-mail address for each.

Applicant Habitat for Humanity Metro Maryland, Attn: Ronald Spoor  
ronald.spoor@habitatmm.org; 8380 Colesville Road, Suite 700 Silver Spring, MD 20910

Property Owner Montgomery County  
EOB 101 Monroe Street, Rockville, MD 20850

Architect Muse Kirwan Architects; 7401 Wisconsin Avenue, Suite 500, Bethesda, MD 20814  
Lauren Cannon; Email: lcannon@musekirwan.com

Engineer IMEG: Address: 4601 Forbes Blvd., Suite 140, Lanham, MD 20706  
Sylke Knuppel; Email: sylke.s.knuppel@imegcorp.com; Phone: 240-296-1574

Attorney Lerch, Early & Brewer; 7600 Wisconsin Avenue, Suite 700, Bethesda, MD 20814  
Vince Biase; Email: vgbiase@lercheearly.com; Phone: 301-657-0168

**STAFF USE ONLY**

**Application Acceptance:**

Application # PLT2025-00626

Date Accepted \_\_\_\_\_

Staff Contact \_\_\_\_\_

**Application Intake:**

OR Date Received July 23, 2024

Reviewed by Fee: \$205.00

Date of Checklist Review \_\_\_\_\_

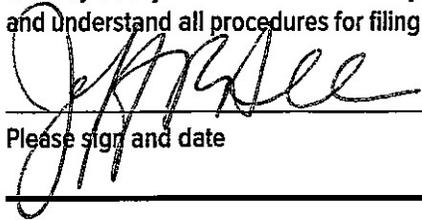
Deemed Complete: Yes  No

Project Identification 107 Fleet Street

Application is hereby made with the City of Rockville Planning Commission for appeal of a Subdivision Plan for the property described on page 1.

**A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.**

I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this application.

 5/29/2024  
Please sign and date

**Comments on Submittal: (For Staff Use Only)**

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Attached hereto and made a part of this application, I submit the necessary plans, specifications and other data or explanatory material as required by the Subdivision Regulation (Chapter 25, Article XV). All applications must include the original mylar and six (6) prints, showing the following:

**1. Surveyor's Certificate**

- a. Show all recordation of conveyance with dates.
- b. Establish pipes and monuments.
- c. Give area of street dedication in square feet and acreage.
- d. Plan is certified correct and is sealed by a Maryland registered surveyor.

**2. Owner's Dedication**

- a. Owner adopts plan of subdivision.
- b. Dedicate all streets to public use and/or to public use and private maintenance.
- c. Grant land as shown on the subdivision plan to proper HOA entity, Mayor and Council, etc.
- d. Establish minimum building restriction lines.
- e. All necessary easements to be established by plat including PUE's, (with PUE recordation information), grading and slope easements, sidewalk/bike path/pedestrian easements, utility easements, ingress/egress easements, etc.

**Note:** SWM easements to be shown on subdivision plan and locations verified with maintenance agreement location sketch. Forest Conservation easements are also established by a separate document but location should be shown on plat.

**3. Easements and Rights of Way**

- a. Show all existing easements.
- b. Abandon all unnecessary easements, rights of way by separate document, and reference on plat.
- c. Locations of new utilities or other public improvements outside of rights-of-way match locations of new easements being established or shown as future/recorded on plat.
- d. Establish 10 feet along all public roadways.

**4. Datum and North Arrow**

- a. Datum to be NAD 83/91 for new subdivisions, WSSC, original plat datum or other approved datum.
- b. North Arrow is shown on plat with datum and scale (maximum scale is 1" = 100').
- c. Show three (3) property corner coordinate values per plat.
- d. Minimum of two (2) monuments per block.

**5. Adjacent Parcels**

- a. Show all adjacent plat/deed and owner information.

**6. General Plat Information**

- a. Show all proposed or previously dedicated street names, and right-of-way widths. Give recordation information if applicable.
- b. Show all curve and line data.
- c. Show all lot numbers, blocks, and lot areas.
- d. Show all parcel letters, blocks, and parcel areas.
- e. All information shown on title block is correct and consistent with any predetermined subdivision name.
- f. Certification block for Planning Commission and City Manager.

**7. Plat of Corrections**

- a. For correction plats, all previous information to be corrected should be clearly identified as such (with the use of dashed lines, stippled numbers, etc.), and all new information to be established uses heavier line weights or other methods to clarify its intent.
- b. Final plat to be accompanied by digital submission (DWG or DXF format).



# Affidavit of Final Plat Action

City of Rockville  
Community Planning and Development Services

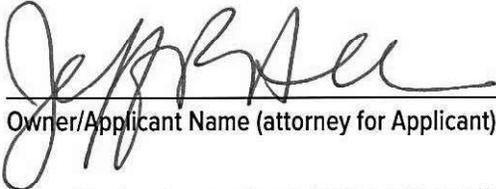
Section 25.21.11 (Final record plat approval procedures - Generally) of the City of Rockville Zoning Ordinance requires action by the Planning Commission on a final plat application within thirty (30) days from the time the City accepts the application.

By providing this Affidavit, I hereby request that the requirement for Planning Commission action on the final plat within thirty (30) days from application acceptance be extended to within sixty (60) days from application acceptance to allow thorough review of the application, coordinate staff comments, and allow time to prepare approval documents.

Application Number:

Plat Name: Victory Court; 6A, 6B, Block A

APPLICANT: Habitat for Humanity Metro Maryland

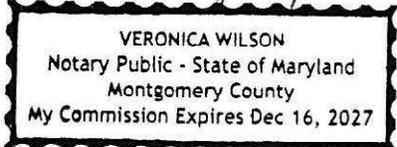
  
\_\_\_\_\_  
Owner/Applicant Name (attorney for Applicant)

Subscribed and sworn to me before a Notary Public in and for the State of Maryland,

County of Montgomery, on this 3<sup>rd</sup> day of June, 2024.

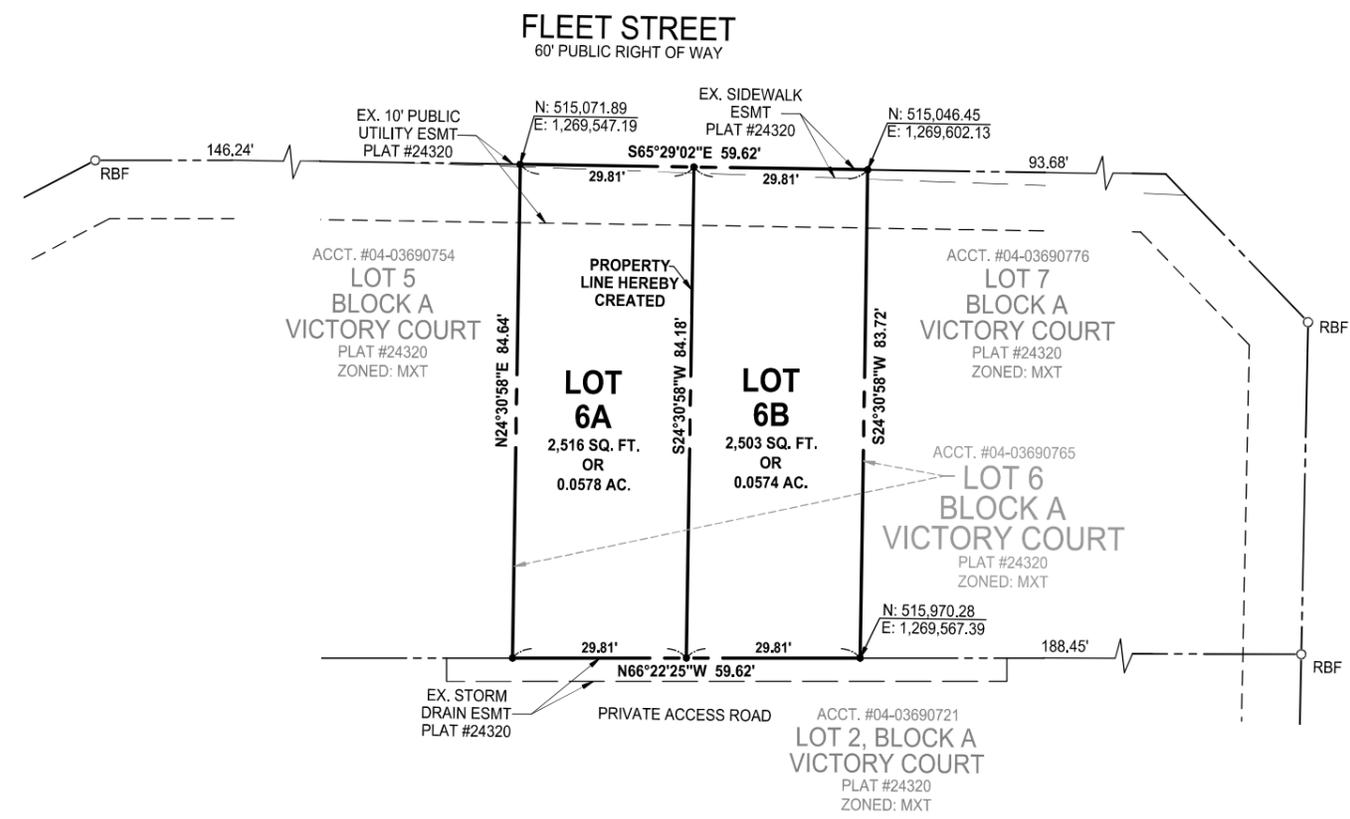
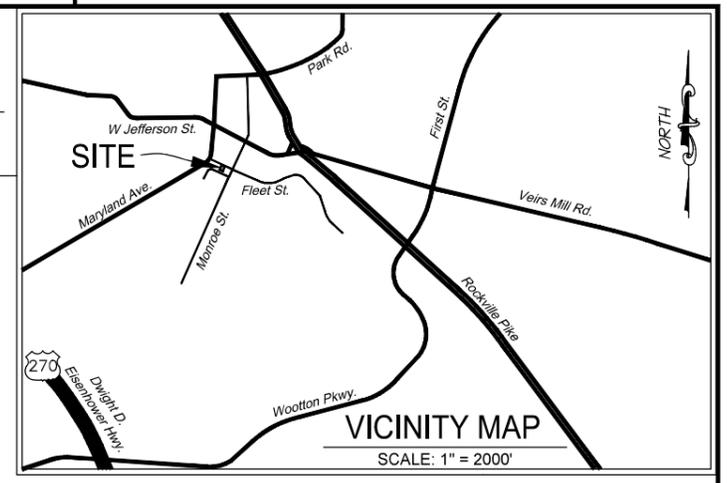
  
\_\_\_\_\_  
Notary Public

My Commission Expires: 12/16/2027





PLAT NO.



- ### GENERAL NOTES
1. THE PROPERTY SHOWN HEREON IS APPROVED FOR CITY OF ROCKVILLE PUBLIC WATER AND SEWER, WATER CATEGORY 1 AND SEWER CATEGORY 1.
  2. THIS PROPERTY IS SHOWN ON TAX MAP GR32.
  3. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
  4. THIS SURVEY IS BASED ON A BOUNDARY SURVEY CONDUCTED BY THIS FIRM ON MARCH 1, 2023.
  5. LOTS 6A AND 6B WILL BE SUBJECT TO FUTURE SWM EASEMENTS FOR MICRO-BIO PLANTER BOXES AND PERMEABLE PAVEMENT. THE FINAL LOCATION AND DIMENSION OF SWM EASEMENTS WILL BE DETERMINED AT TIME OF FINAL ENGINEERING AND PERMITTING.
  6. STORMWATER MANAGEMENT EASEMENTS WILL BE CREATED BY SEPARATE DOCUMENTS TO BE RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND FOLLOWING RECORDATION OF THIS PLAT.
  7. FOREST CONSERVATION EASEMENTS WILL BE RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND FOLLOWING RECORDATION OF THIS PLAT.

### OWNER'S CERTIFICATE

WE, MONTGOMERY COUNTY, OUR SUCCESSORS, OR ASSIGNS WILL CAUSE PERMANENT PROPERTY CORNER MARKERS SHOWN THUS (●) TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 25.21.25 OF THE ZONING ORDINANCE OF CITY OF ROCKVILLE, MARYLAND.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY EXCEPT AS SHOWN HEREON, AND THAT PARTY HAS INDICATED THEIR ASSENT TO THIS PLAT BY SIGNING BELOW.

NAME \_\_\_\_\_ DATE \_\_\_\_\_ WITNESS \_\_\_\_\_

NAME \_\_\_\_\_ DATE \_\_\_\_\_ WITNESS \_\_\_\_\_

### SURVEYOR'S CERTIFICATION

I, HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT IT IS A RESUBDIVISION OF A PORTION OF THE LANDS CONVEYED BY ELIZABETH KEISER ROBERTSON TO MONTGOMERY COUNTY, MARYLAND BY A DEED DATED AUGUST 26, 1969 AND RECORDED SEPTEMBER 3, 1969 IN LIBER 3897 AT FOLIO 737, ALSO BEING LOT 6, BLOCK A, VICTORY COURT AS RECORDED AS PLAT NUMBER 24320 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY MARYLAND. THE TOTAL AREA INVOLVED IN THIS PLAT IS 5,018 SQUARE FEET OR 0.1152 ACRES, NONE OF WHICH IS DEDICATED TO PUBLIC USE, AND THAT ALL PROPERTY CORNERS MARKED THUS (●) ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 25.21.25 OF THE ZONING ORDINANCE OF THE CITY OF ROCKVILLE, MARYLAND.



**Kerry Skinner**  
 Digitally signed by Kerry Skinner  
 DN: C=US, E=kerry.l.skinner@imgcorp.com,  
 O=IMEG, OU=Civil Engineering, CN=Kerry  
 Skinner  
 Date: 2024.10.29 13:14:08-04'00'

DATE \_\_\_\_\_ KERRY L. SKINNER  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO.: 21687  
 EXPIRATION DATE: DECEMBER 16, 2024

## SUBDIVISION RECORD PLAT LOT 6A AND 6B, BLOCK A VICTORY COURT

(BEING A RESUBDIVISION OF LOT 6, BLOCK A, VICTORY COURT PLAT #24320)

CITY OF ROCKVILLE 4TH ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 20' DATE: 3/01/2024



4601 FORBES BOULEVARD PH: 240.296.1574  
 SUITE 140 www.imegcorp.com  
 LANHAM, MD 20706  
 christopher consultants, ltd. now IMEG Corp.

**Forestry Informational Comment:**

The proposed subdivision requires compliance with Section 25.21.21.a of the Zoning Ordinance. This requires the applicant plant 1 street tree per 40' of lot fronting the public right-of-way, or adjacent to the public right-of-way, if approved by the planning commission. Staff find the proposed Redbud trees adjacent to the public right-of-way meet the requirement. As such, the requirement will be subject to planning commission approval.

**LEGEND**

--- PROPERTY LINE  
 --- ADJOINER LINE

RBF REBAR FOUND



Community Planning & Development Services  
 Received  
 December 12, 2024

**THE CITY OF ROCKVILLE PLANNING COMMISSION  
 ROCKVILLE, MARYLAND**

APPROVED \_\_\_\_\_  
 WITHOUT COMMITMENT TO THE INSTALLATION OF WATER, SEWER AND STREETS

CHAIR \_\_\_\_\_ CITY MANAGER \_\_\_\_\_

DATE RECORDED \_\_\_\_\_  
 PLAT NO. \_\_\_\_\_

### AREA TABULATION

	BEFORE SUBDIVISION	AFTER SUBDIVISION
LOT 6	5,019 SQUARE FEET OR 0.1152 ACRES	
LOT 6A		2,516 SQUARE FEET OR 0.0578 ACRES
LOT 6B		2,503 SQUARE FEET OR 0.0574 ACRES
TOTAL	5,019 SQUARE FEET OR 0.1152 ACRES	



PLANNING COMMISSION Meeting Date: February 19, 2025  
Agenda Item Type: REVIEW AND ACTION  
Department: PC - DEVELOPMENT REVIEW  
Responsible Staff: NELSON ORTIZ

---

## Subject

Final Record Plat Application PLT2025-00631, to Resubdivide a Part of Record Lot 23, Block "A" of the Wheel of Fortune Subdivision, Located in the MXCD (Mixed-Use Corridor District) Zone at 11511 Fortune Terrace; PW Jones Associates, LLC, Applicant

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## Department

CPDS - Development Review

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## Recommendation

Staff recommends approval of Final Record Plat Application PLT2025-00631, based upon compliance with the Zoning Ordinance and subject to the conditions outlined within this staff report.



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## Overview

**Case:** Final Record Plat Application PLT2025-00631

**Location:** 11511 Fortune Terrace

**Staff:** Nelson Ortiz, Principal Planner  
Community Planning and Development Services  
nortiz@rockvillemd.gov

**Applicant:** PW Jones Associates, LLC  
c/o EYA Homes, LLC  
4800 Hampden Lane, Suite 300  
Bethesda, MD 20814

**Filing Date:** October 17, 2024

**Planning**

**Commission Date:** February 19, 2025

---

**Executive Summary**

PW Jones Associates, LLC (“Applicant”) proposes to resubdivide part of Record Lot 23, Block “A”, of the Wheel of Fortune subdivision to create one lot that will accommodate the construction of a 48-unit condominium building, open and public use space areas, stormwater management and add parking spaces consistent with the latest site plan for the Property, STP2025-00497. This Final Record Plat is a 1.51-acre portion of the 13.15-acre Potomac Woods (now known as Northside) development site.

The Zoning Ordinance defines a Final Record Plat as:

*A map that illustrates a metes and bounds description of the property into a system of lot and block numbering, the naming of the tract (subdivision name), and the assignment of a plat number when recorded among the Land Records of Montgomery County, Maryland.*

Pursuant to Section 25.21.11.g of the Zoning Ordinance, the Planning Commission is the Approving Authority for Final Record Plats. The approval and recordation of a Final Record Plat creates record lots, which are then deemed buildable lots per the Zoning Ordinance.

**Background Information**

The 13.15-acre Potomac Woods development site was approved by the Planning Commission on August 11, 2021 through Level 2 Site Plan Application STP2020-00399. The approval authorized the redevelopment of the site into 99 townhouse units, 96 multi-family units, 213 multi-family senior housing units, inclusive of 139 independent living units and 74 assisted living/memory care units, retention of the existing 70,000 square foot fitness establishment and construction of a parking garage to serve the fitness establishment. The senior housing units were specifically approved for this 1.51-acre subject property. Minor site plan amendment STP2025-00497, approved in January 2025, replaced the senior housing units with a 48-unit condominium building.

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**Site Description**

**Location:** 11511 Fortune Terrace

**Planning Area:** Planning Area 13 – Potomac Woods, Potomac Springs, Falls Ridge, and Orchard Ridge

**Land Use Designation:** OCRM – Office Commercial Residential Mix

**Zoning District:** MXCD (Mixed-Use Corridor District)

**Plat Area:** 65,759 square feet (1.51 acres)

**Surrounding Land Use and Zoning**

<b>Location</b>	<b>Zoning</b>	<b>Planned Land Use</b>	<b>Existing Use</b>
<b>North</b>	MXCD	CI – Civic and public institutional	Light Industrial/Public Facility
<b>East</b>	Planned Development Tower Oaks	OCRM – Office, Commercial and Residential Mix	Office
<b>South</b>	MXCD and County	OCRM – Office Commercial Residential Mix	Commercial
<b>West</b>	R-90	RD - Residential Detached	Single-family Residential

**Site Analysis**

The property is zoned Mixed Use Corridor District (MXCD) and located along the north side of Fortune Terrace. The proposed lot is approximately 1.51 acres in size and is part of the 13.15-acre Potomac Woods development. The Potomac Woods development site is under construction and is currently improved with an approximately 70,000 SF health club (Lifetime Fitness), a parking garage, streets, alleys, temporary parking, and on-going residential construction. The overall development site is bounded by an office building to the west, Montgomery County’s public works facility to the north, I-270 to the east and Potomac Woods Plaza to the south of the site. The subject property is located within the Cabin John Creek Watershed and abuts I-270 at the southeast corner of the development site.

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**Project Description**

The Applicant has filed this Final Record Plat application to implement the Potomac Woods development as approved through Level 2 Site Plan application STP2020-00399 and its subsequent amendments.

The proposed lot, Lot 27, Block “A”, of the Wheel of Fortune subdivision, is approximately 1.51

acres and is bounded by Hillgate Place to the west, Interstate 270 to the east, open/public space serving the Potomac Woods development to the north, and the Park Potomac center to the south. Access to the lot will be provided from Hillgate Place. The proposed lot is subject to several easements as outlined in the plat drawing and notes.

Once the proposed plat is approved and recorded, permits for the site may be issued. As per the approved site plan for the property, a 48-unit condominium building will be constructed. The building will be 5-stories above a parking garage. The height of the building will be 75 feet. Also proposed is public and open space, stormwater management facilities and visitor parking.

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## **Project Analysis**

### **Comprehensive Plan**

This project is consistent with the *Rockville 2040 Comprehensive Plan* (“the Plan”). The Property is located within Planning Area 13 – Potomac Woods, Potomac Springs, Falls Ridge, and Orchard Ridge. The site is subject to Focus Area A1 within the Planning Area 13 chapter of the Plan. This Focus Area recommends for the redevelopment of Seven Locks Plaza, the office building at 1201 Seven Locks Road, and 11511 Fortune Terrace into mixed-use development with some combination of office, commercial, and residential uses, which the Applicant is proposing to increase with the addition of 48 residential condominium units to the overall development, replacing a previously-approved senior living facility. Additionally, the Focus Area recommendation requests “visual and noise buffering along I-270” (page 372), which the applicant proposes by providing open space, trees and a noise attenuation wall.

### **Zoning Ordinance Compliance**

During the review of the site plan, staff found the proposal consistent with the Zoning Ordinance. All development standards including height, setback, open area and parking requirements will be met. Furthermore, the proposed building will meet the Zoning Ordinance’s special design regulations of the MXCD Zone.

This Final Record Plat meets the conditions of approval as defined in Section 25.21.02, Final Record Plats, of the Rockville Zoning Ordinance.

### **Adequate Public Facilities Standards (APFS)**

Although the proposal for the subject property has changed from the original Level 2 site plan application, a determination was made as part of the site plan amendment that public facilities would remain adequate with the change of use.

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## **Previous Related Actions**

- On August 11, 2021, based on compliance with all applicable codes and regulations, the Planning Commission approved Level 2 Site Plan application STP2020-00399 to demolish an existing office building and construct approximately 408 housing units, including a new 4-story parking garage to serve the existing Lifetime Fitness at 11511 Fortune Terrace, based

on the findings and subject to conditions. The approval also included a waiver to the requirement to plant three trees per townhouse lot, finding that the applicant's request is consistent with the intent of the code.

- The Planning Commission approved Preliminary Plan application PLT2021-00591 on January 12, 2022. The Preliminary Plan was submitted in accordance with Section 25.21.09 of the Zoning Ordinance and sought to implement Level 2 Site Plan application STP2020-00399.
- On January 24, 2025, the Chief of Zoning approved Minor Site Plan Amendment application STP2025-00497. The amendment allowed the replacement of the Brightview Building (senior living, assisted living, and memory care units) on the proposed lot, with a 48-unit condominium building, amendment of open and public use space areas, additional parking spaces, and redesign of utilities and stormwater management.

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### **Community Outreach**

Public notification of the Final Record Plat was made pursuant to the requirements of Section 25.21.11.d (Notice). Mailed notification was provided to all property owners within 750 feet from the subject property as required by the Zoning Ordinance. At the time of this report, no public testimony or inquiries have been received regarding the Final Record Plat application.

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### **Findings and Recommendation**

There are no required findings that need to be made as part of the approval for this Final Record Plat. The plat is in compliance with the approved site plan for the property, as amended.

Final Record Plat PLT2025-00631 meets the conditions of approval as defined in Section 25.21.02 – Final Record Plats of the City of Rockville Zoning Ordinance.

Staff recommend approval of Final Record Plat Application PLT2025-00631, subject to the conditions articulated in this report.

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### **Conditions**

#### **Planning and Zoning**

1. The Final Record Plat submission must include the original mylar plat and three mylar copies.
2. The Final Record Plat applications shall be submitted in an appropriate electronic format as specified in Section 25.21.10.d of the City of Rockville Zoning Ordinance.
3. The Site Plan STP2025-00497 signature set for must be approved prior to plat recordation.

#### **Department of Public Works Engineering**

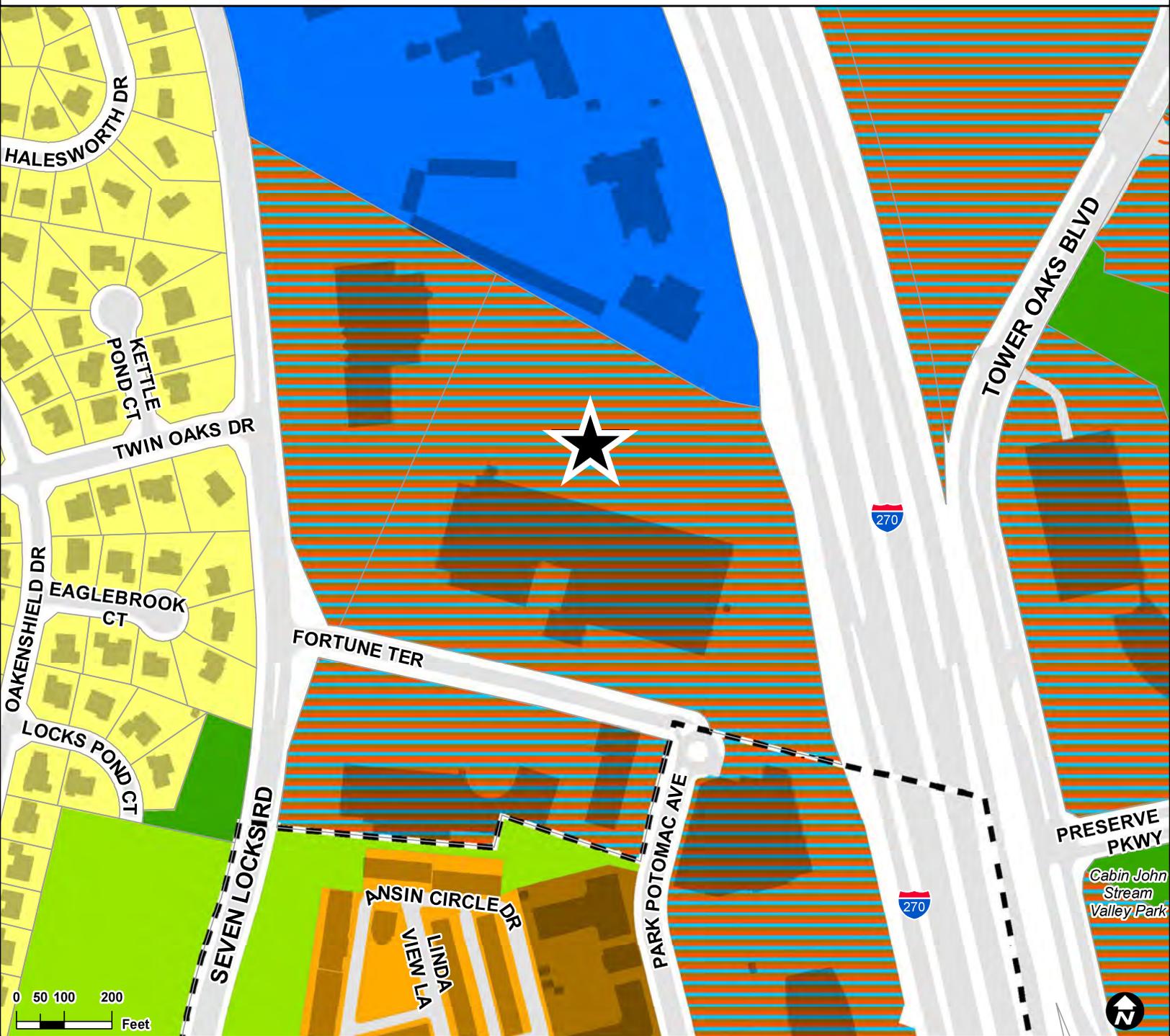
4. Prior to issuance of any DPW permit and prior to the recordation of a Final Record Plat, the Applicant must submit for review and approval by the Office of the City Attorney all necessary deeds, easements, agreements, dedications, and declarations. Drafts of the documents must be included with the initial submission of the engineering plans and must be recorded prior to issuance of DPW permits, unless otherwise allowed by DPW. All dedicated easements must be referenced on the Final Record Plats.

5. Prior to issuance of any DPW permit and prior to the recordation of the Final Record Plat, the Applicant must secure the termination or abandonment of all existing easements as necessary for the construction of the development, including all easements located in proposed rights-of-way. Termination or abandonment of such easements must be evidenced by recordation of a deed of termination or abandonment in the Montgomery County Land Records. Abandonment or termination of any easement granted to the City must be approved by the Mayor and Council of Rockville, and prior to recordation, any deed of abandonment or termination of an easement granted to the City must be reviewed and approved by DPW and must be in a form approved by the Office of the City Attorney.
6. If the Applicant proposes work within any easements that are held by entities other than the City and that are not proposed to be terminated or abandoned, the Applicant must demonstrate to DPW's satisfaction that the applicant has the authority to undertake such work prior to issuance of any DPW permit and prior to the recordation of the Final Record Plat.

### **Attachments**

Aerial Map, Land Use Map, Zoning Map, Application, Plat



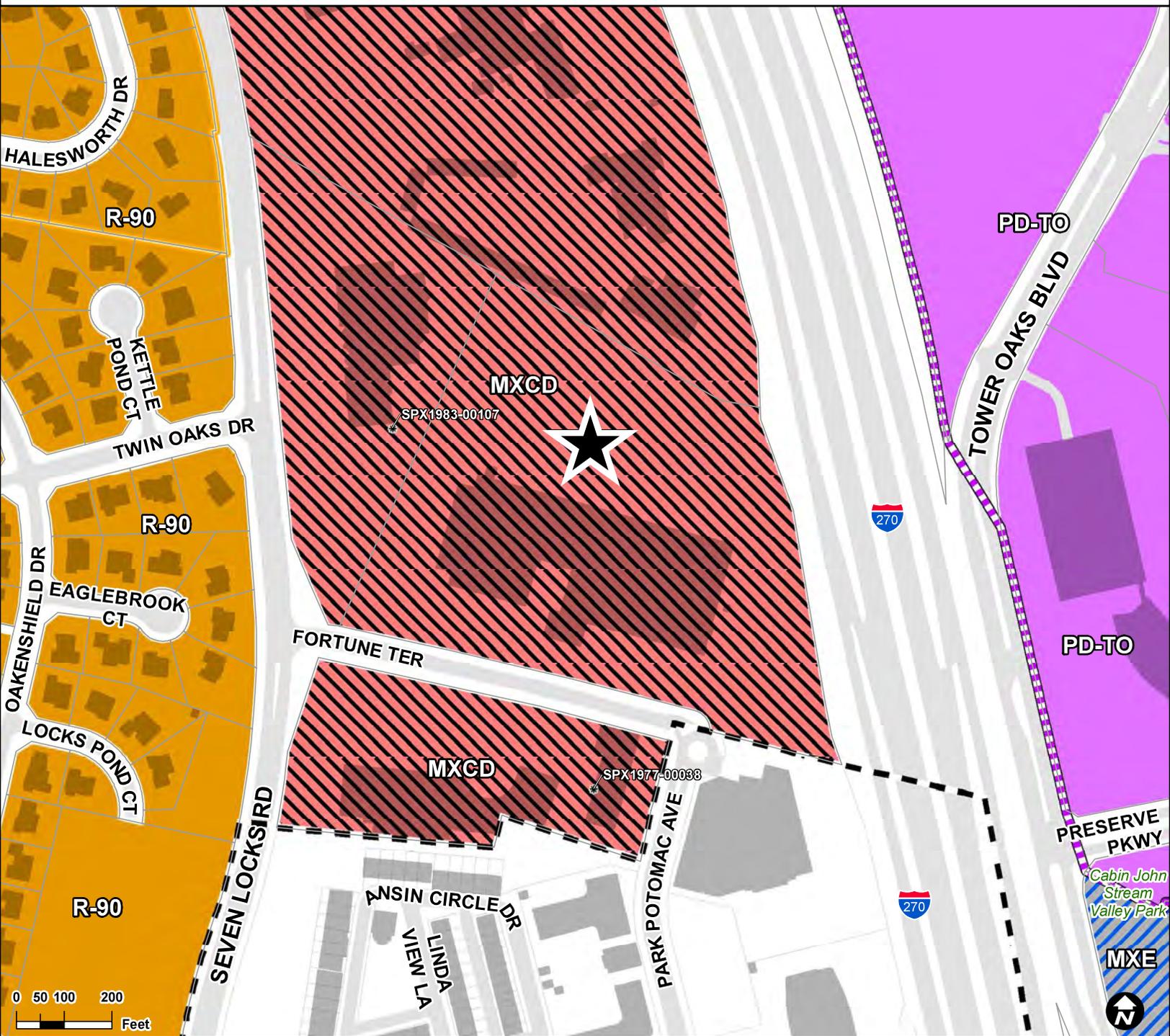


**Land Use Policy Designations**

- RD - Residential Detached
- RA - Residential Attached
- RF - Residential Flexible
- RM - Residential Multiple Unit
- RO - Residential and/or Office

- O - Office
- C - Commercial
- CRM - Commercial and Residential Mix
- OCRM - Office, Commercial and Residential Mix
- CI - Civic and Public Institutional

- I - Private Institution
- P - Public Park
- OSP - Open Space Private
- SI - Service Industrial
- SRM - Service Industrial and Residential Mix
- \* Potential Future Park Asterisk



- Zoning Overlays**
- Town Center Performance District
  - South Pike
  - Rockville Pike Core
  - Twinbrook Metro Performance District
  - Lincoln Park Conservation District
  - Planned Developments
  - Residential Clusters
  - Local Historic Districts
  - \* Special Exceptions

- Zoning Districts**
- R-400 - Residential Estate
  - R-200 - Suburban Residential
  - R-150 - Low Density Residential
  - R-90 - Single Unit Detached Dwelling, Restricted Residential
  - R-75 - Single Unit Detached Dwelling, Residential
  - R-60 - Single Unit Detached Dwelling, Residential
  - R-40 - Single Unit Semi-detached Dwelling, Residential
  - RMD-Infill - Residential Medium Density, Infill
  - RMD-10 - Residential Medium Density
  - RMD-15 - Residential Medium Density
  - RMD-25 - Residential Medium Density

- PD - Planned Development
- MXB - Mixed-Use Business
- MXC - Mixed-Use Commercial
- MXCT - Mixed-Use Corridor Transition
- MXCD - Mixed-Use Corridor District
- MXE - Mixed-Use Employment
- MXNC - Mixed-Use Neighborhood Commercial
- MXT - Mixed-Use Transition
- MXTD - Mixed-Use Transit District
- PARK - Park Zone
- IL - Light Industrial



Application for  
**Subdivision Form**

**City of Rockville**

Department of Community Planning and Development Services

111 Maryland Avenue, Rockville, Maryland 20850

**Phone:** 240-314-8200 • **Fax:** 240-314-8210 • **E-mail:** cpds@rockvillemd.gov • **Website:** www.rockvillemd.gov

**Type of Application:**

Preliminary Plan    Ownership Plat    Final Record Plat\*    Cluster Development

*\*For final plat application, please submit the Affidavit of Final Plat Action*

**Please Print Clearly or Type**

Property Address information 1151 Seven Locks Road, Potomac, MD 20854

Property Size (Sq. Ft.) 65,759 Lot(s) 1

Zoning MXCD Tax Account(s) 04-01820676 , \_\_\_\_\_ , \_\_\_\_\_

Proposed Subdivision Wheel of Fortune Lot 127 Block 'A'

**Applicant Information:**

Please supply name, address, phone number and e-mail address for each.

Applicant PW Jones Associates, LLC c/o EYA Homes, LLC 4800 Hampden Lane, Suite 300,  
Bethesda, MD 20874 Genevieve Jordan 301-634-8600 gjordan@eya.com

Property Owner \_\_\_\_\_

Architect \_\_\_\_\_

Engineer VIKA Maryland, LLC 20251 Century Blvd., Suite 400, Germantown, MD 20874  
Josh Price, jprice@vika.com 301-916-4100

Attorney \_\_\_\_\_

**STAFF USE ONLY**

**Application Acceptance:**

Application # PLT2025-00631  
Date Accepted \_\_\_\_\_  
Staff Contact \_\_\_\_\_

OR

**Application Intake:**

Date Received October 17, 2024  
Reviewed by Fee: \$841.50  
Date of Checklist Review \_\_\_\_\_  
Deemed Complete: Yes  No

Project Identification Potomac Woods

Application is hereby made with the City of Rockville Planning Commission for appeal of a Subdivision Plan for the property described on page 1.

**A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.**

I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this application.

 10/16/24  
Please sign and date

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**Comments on Submittal: (For Staff Use Only)**

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Attached hereto and made a part of this application, I submit the necessary plans, specifications and other data or explanatory material as required by the Subdivision Regulation (Chapter 25, Article XV). All applications must include the original mylar and six (6) prints, showing the following:

- 1. Surveyor's Certificate**
    - a. Show all recordation of conveyance with dates.
    - b. Establish pipes and monuments.
    - c. Give area of street dedication in square feet and acreage.
    - d. Plan is certified correct and is sealed by a Maryland registered surveyor.
  
  - 2. Owner's Dedication**
    - a. Owner adopts plan of subdivision.
    - b. Dedicate all streets to public use and/or to public use and private maintenance.
    - c. Grant land as shown on the subdivision plan to proper HOA entity, Mayor and Council, etc.
    - d. Establish minimum building restriction lines.
    - e. All necessary easements to be established by plat including PUE's, (with PUE recordation information), grading and slope easements, sidewalk/bike path/pedestrian easements, utility easements, ingress/egress easements, etc.
- Note:** SWM easements to be shown on subdivision plan and locations verified with maintenance agreement location sketch. Forest Conservation easements are also established by a separate document but location should be shown on plat.
- 3. Easements and Rights of Way**
    - a. Show all existing easements.
    - b. Abandon all unnecessary easements, rights of way by separate document, and reference on plat.
    - c. Locations of new utilities or other public improvements outside of rights-of-way match locations of new easements being established or shown as future/recorded on plat.
    - d. Establish 10 peus along all public roadways.
  
  - 4. Datum and North Arrow**
    - a. Datum to be NAD 83/91 for new subdivisions, WSSC, original plat datum or other approved datum.
    - b. North Arrow is shown on plat with datum and scale (maximum scale is 1" = 100').
    - c. Show three (3) property corner coordinate values per plat.
    - d. Minimum of two (2) monuments per block.
  
  - 5. Adjacent Parcels**
    - a. Show all adjacent plat/deed and owner information.
  
  - 6. General Plat Information**
    - a. Show all proposed or previously dedicated street names, and right-of-way widths. Give recordation information if applicable.
    - b. Show all curve and line data.
    - c. Show all lot numbers, blocks, and lot areas.
    - d. Show all parcel letters, blocks, and parcel areas.
    - e. All information shown on title block is correct and consistent with any predetermined subdivision name.
    - f. Certification block for Planning Commission and City Manager.
  
  - 7. Plat of Corrections**
    - a. For correction plats, all previous information to be corrected should be clearly identified as such (with the use of dashed lines, stippled numbers, etc.), and all new information to be established uses heavier line weights or other methods to clarify its intent.
    - b. Final plat to be accompanied by digital submission (DWG or DXF format).



# Affidavit of Final Plat Action

City of Rockville  
Community Planning and Development Services

Section 25.21.11 (Final record plat approval procedures - Generally) of the City of Rockville Zoning Ordinance requires action by the Planning Commission on a final plat application within thirty (30) days from the time the City accepts the application.

By providing this Affidavit, I hereby request that the requirement for Planning Commission action on the final plat within thirty (30) days from application acceptance be extended to within sixty (60) days from application acceptance to allow thorough review of the application, coordinate staff comments, and allow time to prepare approval documents.

Application Number:

Plat Name:

APPLICANT:

\_\_\_\_\_  
Owner/Applicant Name (attorney for Applicant)

Subscribed and sworn to me before a Notary Public in and for the State of \_\_\_\_\_,

County of \_\_\_\_\_, on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires:\_\_\_\_\_

**OWNER'S DEDICATION**

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION.

FURTHERMORE, AS OWNER OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH ARTICLE 21, SECTION 25.21.25 OF THE ROCKVILLE CITY CODE.

THERE ARE NO RECORDED SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED ON THIS PLAT, EXCEPT A CERTAIN DEED OF TRUST AND ASSIGNMENT OF LEASES AND RENTS RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AT BOOK 51265, PAGE 44. THE PARTIES OF INTEREST THERETO, HAVE INDICATED THEIR CONSENT BY CONSENT OF LIENHOLDER RECORDED SEPARATELY AMONG SAID LAND RECORDS.

MARSOL FORTUNE TERRACE LLC  
 DAFINK FORTUNE TERRACE LLC  
 SUFINK FORTUNE TERRACE LLC  
 SOLFAM FORTUNE TERRACE LLC  
 FORTUNE TERRACE INVESTMENT LLC  
 TASH DEVELOPMENT, LLC

DAVID B. FINK  
 AUTHORIZED SIGNATORY

WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT: THAT IT IS A PLAT OF PART OF THE PROPERTY ACQUIRED BY MARSOL FORTUNE TERRACE LLC, DAFINK FORTUNE TERRACE LLC, SUFINK FORTUNE TERRACE LLC, SOLFAM FORTUNE TERRACE LLC, FORTUNE TERRACE INVESTMENT LLC, AND TASH DEVELOPMENT, LLC, FROM ALLAN J. RILEY, TRUSTEE FOR THE ALLAN J. RILEY MARITAL TRUST, BY DEED DATED MAY 17, 2001 AND RECORDED MAY 21, 2001 IN LIBER 19179 AT FOLIO 74, AND ALSO BEING PART OF LOT 23, BLOCK 'A', WHEEL OF FORTUNE, RECORDED AS PLAT NO. 11932 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S DEDICATION HEREON, ALL PIPES SHOWN THUS  AND MONUMENTS SHOWN THUS  WILL BE SET AT FINISHED GRADE, IN ACCORDANCE WITH CHAPTER 25, ARTICLE 21, SECTION 25.21.25 OF THE ROCKVILLE CITY CODE.

THE TOTAL AREA OF THIS PLAN OF SUBDIVISION IS 65,759 SQUARE FEET OR 1.50962 ACRES OF LAND, OF WHICH NO PORTION IS DEDICATED TO PUBLIC USE.

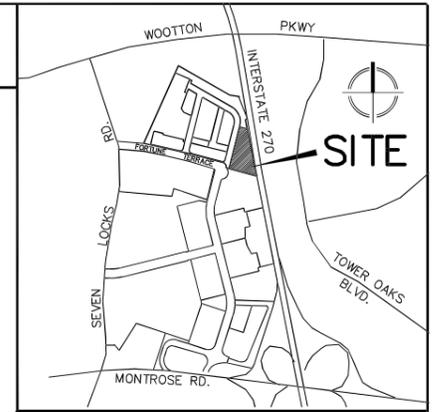
JOSHUA G. PRICE  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION No. 21846  
 LICENSE EXPIRES 05/31/2026

DATE

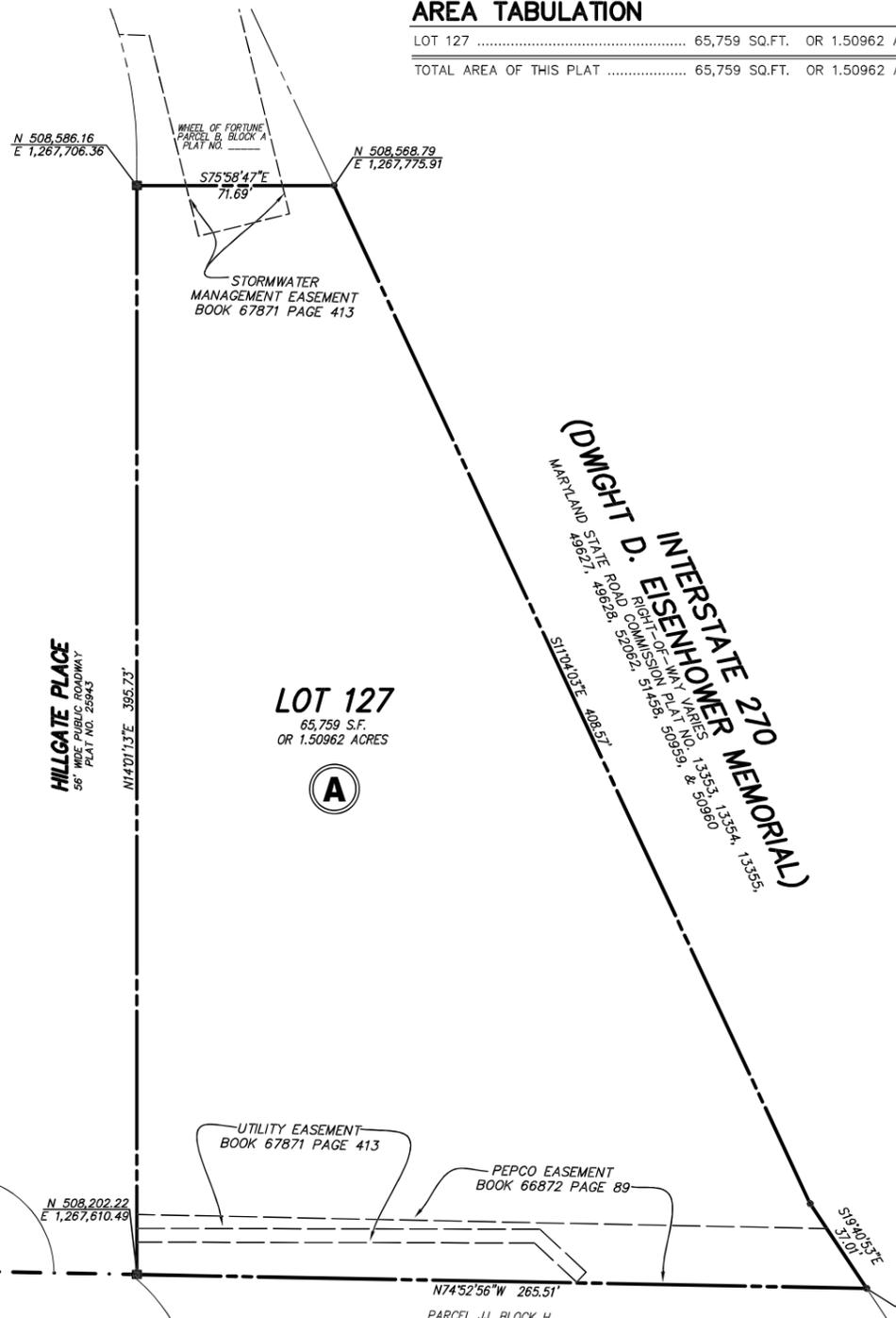
**PLAT NO.**

**AREA TABULATION**

LOT 127	65,759 SQ.FT. OR 1.50962 ACRES
TOTAL AREA OF THIS PLAT	65,759 SQ.FT. OR 1.50962 ACRES



**VICINITY MAP**  
 SCALE: 1" = 2000'



**NOTES:**

- 1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. GQ123 WITH A TAX ACCOUNT NO. OF 04-01820676.
- 2.) THE OVERALL PROPERTY IS ZONED MXCD (MIXED-USE CORRIDOR DISTRICT).
- 3.) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE COORDINATE SYSTEM (NAD83/91) AS BASED ON GPS OBSERVATIONS AND CHECKED WITH WSSC STATION 19936, BRASS DISK STAMPED "19936" IN CONCRETE ISLAND AT ROUTE 355 AND ROUTE 28 IN ROCKVILLE. NORTHING: 515229.678 EASTING: 1271022.532 ELEVATION: 439.302
- 4.) THIS SUBDIVISION PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE SUBDIVISION PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- 5.) LOT 127, BLOCK A, SHOWN HEREON IS SUBJECT TO A STORMWATER MANAGEMENT EASEMENT RECORDED IN BOOK 66718 AT PAGE 87 AND ALSO SUBJECT TO ADDITIONAL PROPOSED STORMWATER EASEMENTS ASSOCIATED WITH THE STP AMENDMENT FOR NORTH CONDO BUILDING. MAINTENANCE AGREEMENTS ARE TO BE CREATED AND RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND FOLLOWING RECORDATION OF THIS PLAT.
- 6.) THE PROPERTY SHOWN HEREON IS SUBJECT TO SITE PLAN STP2020-00399 APPROVAL, AS MAY BE AMENDED.
- 7.) UTILITY EASEMENTS WILL BE CREATED BY SEPARATE DOCUMENTS TO BE RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND FOLLOWING RECORDATION OF THIS PLAT.
- 8.) THIS PLAT IS SUBJECT TO A FOREST CONSERVATION EASEMENT RECORDED IN BOOK 66266 AT PAGE 372 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND SUBJECT TO A FOREST CONSERVATION PLAN.
- 9.) THE PROPERTY IS SUBJECT TO A WATER METER EASEMENT TO BE RECORDED BY SEPARATE DOCUMENT AND REFERENCED HEREIN.
- 10.) THIS PROPERTY IS SERVICED BY CITY OF ROCKVILLE PUBLIC WATER AND SEWER.

**LEGEND:**

S.F.	SQUARE FEET
L.	LIBER
F.	FOLIO
N	NORTHING
E	EASTING
ESMT	EASEMENT
H.O.A	HOMEOWNER'S ASSOCIATION
AC	ACRES

THE CITY OF ROCKVILLE PLANNING COMMISSION  
 ROCKVILLE, MARYLAND

APPROVED \_\_\_\_\_

WITHOUT COMMITMENT TO THE INSTALLATION OF WATER, SEWER AND STREETS

CHAIR

CITY MANAGER

DATE RECORDED \_\_\_\_\_

PLAT NO. \_\_\_\_\_

GRAPHIC SCALE



( IN FEET )  
 1 inch = 40 ft.

**PLAT 4  
 SUBDIVISION PLAT  
 LOT 127, BLOCK "A"  
 WHEEL OF FORTUNE**

(BEING A RESUBDIVISION OF PART OF LOT 23, BLOCK "A" WHEEL OF FORTUNE, PLAT NUMBER 11932)  
 4TH ELECTION DISTRICT  
 CITY OF ROCKVILLE  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 40' DATE: JANUARY 2025



**VIKA MARYLAND, LLC**  
 20251 Century Blvd., Suite 400  
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PLT2025-00631

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PLANNING COMMISSION Meeting Date: February 19, 2025  
Agenda Item Type: REVIEW AND ACTION  
Department: CPDS - DEVELOPMENT REVIEW  
Responsible Staff: CHRISTOPHER DAVIS



City of Rockville

## MEMORANDUM

February 5, 2025

TO: Planning Commission

FROM: Christopher Davis, Senior Planner

SUBJECT: Time Extension Request – STP2016-00283  
FP 540 Gaither, LLC & FP Redland Technology Center LP  
520, 530 & 540 Gaither Road, Rockville, Maryland 20850

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### Background

At its October 19, 2016 meeting the City of Rockville Planning Commission voted to approve the above-referenced site plan application. This approval allowed for three additional phases to be added to the existing office park known as Redland Technical Center. Phase One approved construction of a 2,500 square foot Café pavilion, landscape plaza and façade improvements to the existing building at 540 Gaither Road. Phases Two and Three were approved for construction of two Class “A” office buildings of up to 300,000 square feet, with structured and surface parking on the existing surface parking areas. A parking waiver of 1.5% was also approved to allow for a waiver of the construction of 25 parking spaces.

At its May 8, 2019 meeting, the City of Rockville’s Planning Commission voted to approve designs for the project. Specifically, this approval allowed for the 11<sup>th</sup> floors of the future buildings at 560 and 570 Gaither Road, to be set back 15 feet from the other floors. This approval satisfied condition #22 of the original site plan approval (STP2016-00283).

Section 25.07.06.c of the Zoning Ordinance states that all phases of a multi-building or multi-phase project which has received site plan approval must be commenced within eight (8) years from the effective date of site plan approval unless another time frame is provided by the Ordinance or by the terms of approval. A site plan approval will become void for those buildings or phases within a multiple building or phased development for which construction has not commenced within eight (8) years from the date of approval or the permit will expire. Section 25.07.06 of the Zoning Ordinance requires that the construction must commence pursuant to a validly issued building permit within two (2) years of the effective date of the

Planning Commission approval. However, the original approval specified that the Planning Commission may, for good cause shown, grant no more than two (2) extensions of not more than six (6) months each for any prior approval subject to the provisions of Section 25.05.08 “Extension of Implementation Period.”

The expiration of the site plan is based on the initial approval date of STP2016-00283. Thus, in accordance with the Planning Commission’s letter of approving the referenced site plan, dated November 28, 2016, said site plan approval was scheduled to expire on November 28, 2024. However, the applicant submitted the subject request on November 26, 2024, prior to formal expiration.

#### Request

The applicant has indicated that while Phase I of the project has been completed, Phases II and III for the construction of the two Class “A” office buildings, along with structured and surface parking have yet to commence due to challenges in securing tenants for such buildings resulting from the pandemic and related effects on the commercial office market. The applicant indicates that it is currently seeking to secure tenants for these office buildings but needs additional time beyond the original expiration date, and beyond the 6-month period allowed for a possible first extension, to fulfill the City’s requirements for implementation including obtaining the necessary building permits for the future building phases. Therefore, the applicant has requested the subject extension and specifically requests approval of both 6-month extension periods permitted under the terms of the prior approval, for a cumulative extension of twelve (12) months until November 28, 2025. The application submission for extension includes the applicant’s justification for the request and addresses the criteria for extension of the site plan implementation period established in Section 25.05.08 (See Attachment – Extension Application Materials).

#### Staff Recommendation

Based on assessment of the applicant’s submitted materials, staff recommends that the Planning Commission grant the request for a twelve (12) month extension of the implementation period of the site plan until November 28, 2025.

Should the Planning Commission grant the extension as requested, the site plan approval would remain in full force and effect until November 28, 2025, allowing the applicant an opportunity to fully satisfy all of the associated conditions of the project’s approval.

## **Attachments**

Extension Application Materials



Application for  
**Time Extension**

**EXT**  
2/09

**City of Rockville**  
Department of Community Planning and Development Services

111 Maryland Avenue, Rockville, Maryland 20850  
Phone: 240-314-8200 • Fax: 240-314-8210 • E-mail: cpds@ockvillemd.gov • Web site: www.rockvillemd.gov

**Please Print Clearly or Type**

Property Address Information 520, 530, and 540 Gaither Road

Property Name Redland Corporate Center

Project Description Multi-phase approval for additions to existing office park development, including an amenity café in Phase 1 (constructed), and two future office buildings in Phases 2 and 3, respectively.

SUBDIVISION Redland Tech Center Lot (S) Land Units 1, 2, and 3 Block \_\_\_\_\_

Zoning MXE Tax Account (S) 04-03370002 , 04-03370013 , 04-03370024

**Applicant Information:**

*Please supply Name, Address, Phone Number and E-mail Address*

Applicant FP 540 Gaither, LLC, and FP Redland Technology Center LP Attn: Jesse Abair  
255 Washington St, Newton, MA 02458 Ph: (617) 678-7466 Email: JABAIR@rmrgroup.com

Property Owner FP 540 Gaither, LLC, and FP Redland Technology Center LP Attn: Jesse Abair  
255 Washington St, Newton, MA 02458 Ph: (617) 678-7466 Email: JABAIR@rmrgroup.com

Architect N/A

Engineer N/A

Attorney Christopher M. Ruhlen, Lerch, Early & Brewer, 7600 Wisconsin Ave., Suite 700, Bethesda, MD 20814  
Ph: 301-841-3834; Email: cmruhlen@lercheearly.com

**STAFF USE ONLY**

**Application Acceptance:**

Application # EXT2025-00003

Pre-Application \_\_\_\_\_

Date Accepted \_\_\_\_\_

Staff Contact \_\_\_\_\_

**Application Intake:**

OR Date Received December 6, 2024

Reviewed by Fee: \$308.00

Date of Checklist Review \_\_\_\_\_

Deemed Complete: Yes  No

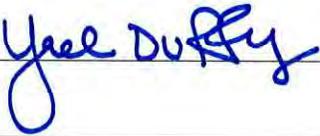
ORIGINAL APPLICATION NUMBER STP2016-00283

ORIGINAL APPLICATION APPROVAL DATE 11 / 28 / 2016 Amended May 24, 2019

DATE OF ANY PREVIOUS TIME EXTENSIONS GRANTED (IF ANY) N/A / \_\_\_\_\_ / \_\_\_\_\_

A TIME EXTENSION IS NECESSARY FOR THE FOLLOWING REASON (S) See attached letter for information.

***A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.***  
I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understood all procedures for filing this application.

Please sign here:  Yael Duffy, its President & Chief Operating Officer

**Application Checklist:**

Complete Application

Filing Fee

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**Comments on Submittal: (For Staff Use Only)**

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7600 Wisconsin Avenue, Suite 700 • Bethesda, MD 20814 • [lerchearly.com](http://lerchearly.com)

**Christopher M. Ruhlen**  
*Attorney*  
301-841-3834  
[cmruhlen@lerchearly.com](mailto:cmruhlen@lerchearly.com)

November 26, 2024

**VIA ELECTRONIC MAIL** ([cpds@rockvillemd.gov](mailto:cpds@rockvillemd.gov))

Community Planning and Development Services  
City of Rockville  
111 Maryland Avenue  
Rockville, MD 20850  
Attn: Mr. R. James Wasilak, Chief of Zoning

RE: Request for Extension of Implementation Period for Redland Technology Center Phases II & III, Site Plan Application STP2016-00283 (the “Site Plan”)

Dear Mr. Wasilak,

Our firm represents FP Redland Technology Center LP and FP 540 Gaither LLC (together, the “Applicant”) in connection with its property at the Redland Technology Center, located at 520, 530, and 540 Gaither Road in Rockville, Maryland (the “Property”). On behalf of the Applicant, we respectfully submit this request to extend the implementation period of the above-referenced Site Plan for an additional twelve (12) months, or until November 28, 2025 (the “Extension”).

The City of Rockville Planning Commission (“Planning Commission”) approved the Site Plan on October 19, 2016, and later amended it on May 8, 2019 to incorporate certain design revisions required under its initial approval.<sup>1</sup> As amended, the Site Plan allows three additional phases of development to be added to an existing office park on the premises. The first phase of the approved multi-phase development (“Phase I”) includes a café pavilion, landscaping, and various site improvements that were constructed on the Property several years ago. The second and third phases of development (“Phases II and III”) include two Class “A” office buildings of up to 300,000 square feet in total, with structured and surface parking provided on the existing surface parking areas in accordance with an approved parking waiver.

Pursuant to the Site Plan, the future office buildings and structured and surface parking spaces that are to be constructed in Phases II and III are intended to proceed as market conditions permit. However, the pandemic and its related effects on the commercial office market introduced certain logistical challenges with respect to securing tenants for the future phase buildings and implementing the Site Plan. While efforts to identify and secure potential tenants for the Property are ongoing at the present time, each of the future phase buildings remains to be constructed.

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<sup>1</sup> More specifically, the Planning Commission amended the Site Plan to incorporate upper story setbacks at the 11<sup>th</sup> floors into the designs of the approved future phase buildings to be constructed on the Property.  
6496196.1

Should the Applicant succeed in its efforts to secure tenants, the City will require the Applicant to submit, process, and obtain approval for building and other related permits prior to beginning any construction. Given that the Site Plan will expire on November 28, 2024, it will not be possible for the Applicant to submit such building permit applications to the City for a timely approval. As such, the Applicant is requesting this Extension under applicable provisions of the City's Zoning Ordinance ("Zoning Ordinance") and the terms of the Site Plan approval, as described below.

This letter addresses the applicable criteria of the Zoning Ordinance for the Extension in detail below and otherwise serves to satisfy the City's requirements for the submission of an implementation period extension request for a multi-phase or multi-building Site Plan.

### **I. Authority for Extension of Site Plan Implementation Period**

The Zoning Ordinance authorizes the Planning Commission to extend the implementation period of its prior approval of a multi-phase or multi-building site plan. More specifically, Section 25.07.06.c of the Zoning Ordinance provides as follows:

- c. Multi-phase or multi-building site plan approval. All phases of a multi-building or multi-phase project which has received site plan approval must be commenced within eight (8) years from the effective date of site plan approval unless another time frame is provided by this chapter or by the terms of approval. A site plan approval will become void for those buildings or phases within a multiple building or phased development for which construction has not commenced within eight (8) years from the date of the site plan approval or within such other time frame provided by this chapter or by the terms of approval. **Unless otherwise specifically provided by the terms of approval, no extension may be granted from the implementation period set forth in this subsection c.***

In this case, the terms of the Planning Commission's prior approval specifically provide for the potential extension of the Site Plan's implementation period. The City's corrected approval letter for the Site Plan, dated November 28, 2016 (the "Corrected Approval Letter," attached as Exhibit A), states as follows:

*Be advised that Section 25.07.06.c of the Ordinance states that, all phases of a multi-building or multi-phase project which has received site plan approval must be commenced within eight (8) years from the effective date of site plan approval. A site plan approval will become void for those buildings or phases within a multiple building or phased development for which construction has not commenced within eight (8) years from the date of approval or the permit will expire. Section 25.07.06 of the Zoning Ordinance requires that the construction must commence pursuant to a validly issued building permit within two (2) years of the effective date of the Planning Commission approval. **However, the Planning Commission may for good cause shown, grant no more than two (2) extensions of not more than six (6) months each for any prior approval subject to the provisions of Section 25.05.08 "Extension of Implementation Period."***

The Applicant acknowledges that the duration of time that will be necessary to secure tenants and permits for the future phase buildings is unknown. Thus, for purposes of efficiency, this Extension seeks the Planning Commission's approval for both extensions permitted under the terms of the prior approval, for a cumulative extension of twelve (12) months (*i.e.*, until November 28, 2025).

## **II. Basis for Approval**

For the Planning Commission to approve an extension to the implementation period of an approved Site Plan for a multi-phase or multi-building project, an applicant must demonstrate that the request satisfies certain criteria set forth in Section 25.05.08 of the Zoning Ordinance. The subject Extension satisfies each of these criteria as follows:

- a. In order to avoid expiration of the development approval, the implementation period may be extended only when all of the following conditions exist:*
- 1. The provisions of this chapter expressly allow the extension;*
  - 2. An extension request is filed prior to the expiration of the approval; and*
  - 3. The extension request is in writing and includes justification.*

As described in Section I of this letter, the applicable Zoning Ordinance provisions and the terms of the Planning Commission's approval for the Site Plan expressly allow for the requested Extension. Furthermore, this Extension request is being filed prior to the Site Plan approval's expiration on November 28, 2024, and has been submitted in writing with the requisite justification. Thus, the requested Extension application satisfies each of the provisions of Section 25.05.08.a above.

- b. Unless otherwise provided, authority to grant extensions of time shall rest with the Approving Authority that granted the original approval being extended.*

The Planning Commission has authority to approve the requested Extension, as the applicable approving authority for the original Site Plan.

- c. Extensions may be granted only upon good cause. In determining whether good cause has been shown, the Approving Authority must consider:*
- 1. The actions taken by the applicant to diligently pursue implementation of the approval, including but not limited to execution of required documents and pursuing other required approvals;*
  - 2. Whether the approved development complies with all the current provisions of this chapter and other applicable laws and with the current plan recommendations; and*
  - 3. Such other factors deemed to be relevant.*

The Extension satisfies the criteria of Section 25.05.08.c, which require the Applicant to demonstrate good cause for the approval of an extension to the implementation period of an

approved Site Plan. With respect to Section 25.05.08.c.1, the Applicant has diligently pursued implementation of the Site Plan approval to date. The Applicant's completion of the approved Phase I construction is evidence of its diligence, as is the processing and completion of the 2019 Site Plan amendment (which the conditions of the Planning Commission's 2016 approval required before the submission of any building permit applications for Phases II and III).

With respect to Section 25.05.08.c.2, the approved development continues to comply with the current provisions of the Zoning Ordinance, and the Extension does not propose any changes in this regard. The Site Plan also continues to conform with applicable master plan recommendations, including the current recommendations of the Rockville 2040 Comprehensive Plan (the "Comprehensive Plan"). The Comprehensive Plan recommends office development on the Property.

As noted above, the delay in implementing the Site Plan for the future phase buildings results solely from the challenges presented from the pandemic and its associated effects on the commercial office market, circumstances which are beyond the Applicant's control. Extending the implementation period of the Site Plan provides the Applicant with additional time to address these extenuating circumstances. Should the Planning Commission approve the Extension, the Applicant will be able to continue its efforts to secure tenants and obtain permits for the future phase buildings under the approved Site Plan, in accordance with the City's objectives for the Property.

*d. An extension of the implementation period of an approval does not allow any change from the conditions of the approval for which the extension is requested.*

The requested Extension does not propose any changes to the conditions of approval for the Site Plan. The Applicant will continue to adhere to the conditionals of approval set forth in the Planning Commission's November 28, 2016 approval letter, as amended by the Planning Commission's subsequent approval letter dated May 24, 2019 (a copy of which is attached as Exhibit B).

*e. The implementation period, including all extensions, of any development approval and/or related permit approval in effect on and after shall be tolled throughout the pendency of all administrative appeals of the development approval and/or related permit approval that are instituted at any time during the implementation period. The tolling shall start on the date the timely administrative appeal is filed. The tolling period shall end on the date of finality of the decision or final action of the appellate body with final jurisdiction.*

Not applicable, as no administrative appeals have been instituted in connection with the Site Plan.

\* \* \* \*

For the reasons described herein, the Applicant respectfully requests that the Planning Commission extend the implementation period of the Site Plan by an additional twelve (12) months, to allow the Applicant the opportunity to begin construction of the future phase buildings no later than

November 28, 2025. As described above, the requested Extension satisfies the applicable criteria of the Zoning Ordinance for approval of an extension applicable.

We appreciate the Planning Commission's consideration of this matter, and trust that you will let us know if you have any questions.

Sincerely,



Christopher M. Ruhlen

cc: Mr. John Foreman  
Mr. Jesse Abair  
Mary Marshall, Esq.

EXHIBIT A

City of Rockville Planning Commission  
Corrected Approval Letter dated November 28, 2016



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

**Correction Letter -Supersedes  
November 15, 2016 approval letter**

November 28, 2016

Mr. Charles Smiroldo  
First Potomac Realty Trust  
3201 Jermantown Road, Suite 300  
Fairfax, VA 22030

Dear Mr. Smiroldo:

Re: Site Plan Application SIP2016-00283, 550, 560 & 570 Gaither Road, Rockville, Maryland 20850

At its October 19, 2016 meeting, the City of Rockville Planning Commission voted to approve the subject application. Approval allows for three additional phases to be added to the existing office park. Phase One is construction of a 2,500 square foot Café pavilion, landscape plaza and façade improvements to the existing building at 540 Gaither Road. Phases Two and Three propose construction of two Class “A” office buildings of up to 300,000 square feet, with structured and surface parking on the existing surface parking areas. A parking waiver of 1.5% is also approved to allow for a waiver of the construction of 25 parking spaces.

The Planning Commission’s decision to approve the request is subject to the applicant’s compliance with the following conditions:

**Planning and Zoning**

1. Submission, for review and approval of the Chief of Zoning, eleven (11) copies of the site plan revised according to any revisions as required by the Planning Commission.

Mr. Charles Smiroldo

November 28, 2016

Page 2

2. Ensure compliance with Section 25.09.06.b. (Mechanical Equipment Screening)
3. Demonstrate compliance with the Green Building requirements (Article XIV of Chapter 5), prior to the release of building permits for Phases Two and Three.

**Inspection Services Division**

4. The new buildings must be built to the Fire and Life Safety Codes in place at the time of application for a building permit.

**Forestry Department**

5. The applicant is required to obtain a Forestry permit prior to the issuance of the sediment control and building permits. Conditions for issuance of the forestry permit are:
  - a. Submission and approval of a Final Forest Conservation Plan.
  - b. Execution of a Five-year Warranty and Maintenance Agreement in a form suitable to the City.
  - c. Submission of the Forestry permit application and fee to the City Forester's office.

**Traffic and Transportation**

6. All internal traffic control devices (i.e. signs, marking and devices placed on, over or adjacent to a roadway or pathway) to regulate, warn or guide pedestrians and/or vehicular traffic shall comply with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD). The signing and pavement marking plan shall be submitted to DPW and approved by the Chief of Traffic and Transportation. This plan shall be approved and included with the signature set.
7. The applicant shall provide 20 on-site short-term bicycle spaces by installing inverted "U" bicycle racks mounted in concrete spaced four feet apart. The configuration and orientation shall be that two bicycles can use one rack. The applicant must also provide 62 on-site long-term bicycle spaces.
  - a. Long term spaces can be provided by either installing bicycle lockers on a concrete surface or by incorporating a covered, locked bicycle room with racks into a building or parking garage. The method of providing the required spaces must be submitted to DPW for concurrence with detailed engineering. All required short term and long term spaces must be installed prior the issuance of the occupancy permit for each phase. See chart below.

Mr. Charles Smioldo  
 November 28, 2016  
 Page 3

Use	Short Term	Long Term
Office-Existing	18	71
Phase I: Restaurant-New	2	2
Phase II: Office-New	9	30
Phase III: Office-New	9	30

8. The applicant shall provide a total of six showers per gender and 60 clothing lockers per gender in accordance with the Zoning Ordinance. The shower and locker requirements for each gender, by phase is as follows:
- All required showers and lockers must be installed prior the issuance of the occupancy permit for each phase. See chart below

Use	Showers (per gender)	Clothing Lockers (per gender)
Office-Existing	6	0
Phase I: Restaurant-New	0	0
Phase II: Office-New	3	30
Phase III: Office-New	3	30

9. The applicant shall submit a Trip Reduction Plan that is in accordance with the CTR. Staff approval of the Trip Reduction Plan must be obtained prior to issuance of the occupancy permit for the proposed development in Phase III.
10. The applicant shall design, obtain permits from the City of Rockville, and construct the following improvements to satisfy the Transportation Improvement Contribution requirement of the CTR. The improvements must be completed prior to issuance of the occupancy permit for the second office building (Phase III):
- Gaither Road and King Farm Boulevard: The applicant will design, fund, and construct an exclusive left turn lane on the southbound approach of Gaither Road and an exclusive left turn lane on the northbound approach of Gaither Road, and the corresponding traffic signal upgrades at the intersection.
11. The applicant shall design and obtain permits from the City and/or the Maryland State Highway Administration, as applicable, and construct the following improvements to mitigate the traffic impact from the proposed development. Mitigation must be completed prior to issuance of the occupancy permit for the second office building (Phase III):
- MD 355 and West Gude Dr: Construct an additional eastbound left turn lane on West Gude Drive. Any necessary signal modifications will also be made due to the reconfigured lanes.

Mr. Charles Smioldo  
 November 28, 2016  
 Page 4

- b. Site Driveway and Redland Boulevard: Reconfigure the driveway egress to provide two outbound lanes; one will provide a left turn lane and the other will provide a right turn lane.
- 12. The City's Transportation Improvement Fee required by the CTR is \$1.50 per square foot of non-residential gross floor area and must be paid prior to the issuance of the building permit for each phase. The total fee for all three phases as proposed will be \$453,750.
- 13. The applicant shall pay the County's Development Impact Tax, as applicable, subject to the credits allowed by Montgomery County. The applicant shall submit a receipt of payment to the Inspection Services Division of the Department of Community Planning and Development Services and the Traffic and Transportation Division of the Department of Public Works prior to the issuance of any building permits.
- 14. During construction, the contractors will not be permitted to park in the residential neighborhood, east and north of the site. All parking for contractors must be provided on-site.

#### Public Art and Private Development

- 15. The project must comply with requirements subject to the rates that are in effect at the time of Permit Application.
- 16. Relocation of the art work (currently in the courtyard) must be in a place prior to the issuance of an occupancy permit for Phase one.

#### Department of Public Works

- 17. Comply with conditions of Water and Sewer Authorization letter dated October 4, 2016.
- 18. Comply with conditions of the Development SWM Concept Approval Letter dated September 21, 2016.
- 19. Comply with conditions of Preliminary Erosion and Sediment Control Letter dated September 21, 2016.
- 20. Submit, for review, approval and permit issuance by the DPW, the following detailed engineering plans, studies and computations, appropriate checklists, plan review and permit applications and associated fees. The following plans shall be submitted on 24"x36" sheets at a minimum scale of 1" = 30' unless otherwise approved by DPW. The Public Works Plan shall be submitted on City base sheet, all others may utilize non-City base sheet unless otherwise required by DPW.
  - a. Stormwater Management Plans (SWM) for on-site stormwater management;
  - b. Sediment Control Plans (SCP) for all disturbed areas;
  - c. Public Improvement Plans (PWK) for all work proposed within the public rights-of-way and any existing or required public easements.

Mr. Charles Smiroldo  
 November 28, 2016  
 Page 5

Submission, for review and approval by the City Attorney's office prior to DPW permit issuance, all necessary agreements, deeds, easements, dedications and declarations. Drafts of the required documents, with the exception of SWM easements and agreements which can be included at second submission, must be included with the initial submission of the PWK package and must be recorded prior to issuance of DPW permits, unless otherwise allowed by DPW.

21. Post sureties for all permits based on the approved construction estimate in a format acceptable to the City Attorney. Approval is coordinated through DPW staff.
22. Provide a setback on the 11<sup>th</sup> Floor for Phases 2 and 3, as they face Gaither Road, that will be presented for review and approval by the Commission prior to the issuance of building permits for either of the phases. The purpose of the setback is to ameliorate and soften the view of the upper stories as viewed from the residential area directly on the other side of Gaither Road.
23. The applicant is to hold a community meeting to convey the changes required in condition #22, prior to going before the Planning Commission.

The Planning Commission based their approval on the following findings, in accordance with Section 25.07.01.a.3.a, which states that a site plan application that does not implement a project plan or a special exception may be approved only if the applicable Approving Authority finds that the application will not:

- i. *Adversely affect the health or safety of persons residing or working in the neighborhood of the proposed development;*

Staff has found and the Planning Commission agreed, no evidence that expanding the office use on the site would adversely affect the health and safety of persons residing or working in or adjacent to this development. Due to the site topography the future buildings will be partially sunken into the existing grade. The parking garages will be wrapped with architectural screens to obscure views into the parking garage to minimize light impacts. The future office buildings will be on sensors so that lighting will automatically turn off at night when the buildings are not in use. The height and massing of the proposed office buildings will be diminished when viewed from Gaither Road by compliance with the required layback slope, the intervening property and existing landscape buffer. All of these were concerns the neighborhood expressed at the post application area meeting.

- ii. *Be detrimental to the public welfare or injurious to the property or improvements in the neighborhood;*

The proposed project will not significantly alter the office setting that has existed at this location since its approval in 2000, and will continue to operate much as it has in the past. While there is no residential area immediately abutting the

Mr. Charles Smiroldo  
 November 28, 2016  
 Page 6

subject property, there is an intervening parcel currently improved with a Shell Gas Station, that separates the property from direct frontage on Gaither Road. The intervening property has landscaping although not as dense and the majority are lower growing species than was previously approved due to the location of the new buildings. The Planning Commission has found that the landscaping that is being provided is adequate since the development is not immediately adjacent to residential. Based on the information presented, the proposed project will not be detrimental to the public welfare or injurious to the property or improvements in the neighborhood.

*iii. Overburden existing and programmed public facilities as set forth in Article 20 of this Chapter and as provided in the adopted Adequate Public Facilities Standards;*

The project is in full compliance with the Adequate Public Facilities Standards, and will not overburden site area roadways and streets, or water and sewer services. No significant impact on emergency services is anticipated because of the proposed development. Developments generating 350 or more trips are required to provide a Transportation Improvement Contribution. In addition, the applicant will be required to perform mitigation at two intersections (MD 355 and West Gude Drive and Site Driveway and Redland Boulevard). The thresholds for mitigation are only met in Phase III of the proposed development, phases I and II do not meet threshold for mitigation. The proposed mitigation will allow for the intersections to operate at an acceptable level of service, as permitted by the CTR.

*iv. Adversely affect the natural resources or environment of the City or surrounding area;*

The site is located within the Watts Branch watershed and contains a first order stream and wetlands in the western portion of the site. Almost the entire stream valley buffer is in forest and protected by an existing forest conservation easement. The project and associated improvements will not encroach into the stream valley and wetland buffers. Thus, the expansion of the existing use as office will not adversely affect the natural resources or the environment of the City or surrounding areas.

*v. Be in Conflict with the Plan;*

The project is not in conflict with the Master Plan, the plan acknowledges that that sites in the area are well suited to “higher density” office space given its location and visibility in the I-270 corridor. The proposed use and site design are in keeping with the intent of the Plan. Such use has existed on the site for over 16 years. Continued use of the property as office will not be in conflict with the Plan.

Mr. Charles Smirollo  
 November 28, 2016  
 Page 7

vi. *Constitute a violation of any provision of this Chapter or other applicable law; or*

The application complies with this requirement except for the Section 25.16.03., number of parking spaces required. As previously indicated, the applicant has applied for a waiver to account for the parking deficiency. The proposed buildings comply with all the development standards required in the MXE zone as indicated in Article 13 of the Zoning Ordinance.

vii. *Be incompatible with the surrounding uses or properties.*

The continued and planned use of the property complies with the Master Plan's land designation of the site area as a "science center, and is the location for the high technology industries and office facilities". The continued and proposed use is consistent with similar land uses found in the area. With approval of the parking waiver request, the site will conform to all applicable requirements of the Zoning Ordinance. The proposed development complies with the 30 degree layback slope, intended to reduce impacts on nearby residential units from commercial development. The Commission has required the applicant to provide a setback for the 11<sup>th</sup> floor to further ameliorate and soften the view of the upper stories as viewed from the residential area across Gaither Road. Subject to these conditions, Phases 2 & 3 will be more compatible with the surrounding uses and properties.

Be advised that Section 25.07.06.c of the Ordinance states that, all phases of a multi-building or multi-phase project which has received site plan approval must be commenced within eight (8) years from the effective date of site plan approval. A site plan approval will become void for those buildings or phases within a multiple building or phased development for which construction has not commenced within eight (8) years from the date of approval or the permit will expire. Section 25.07.06 of the Zoning Ordinance requires that the construction must commence pursuant to a validly issued building permit within two (2) years of the effective date of the Planning Commission approval. However, the Planning Commission may for good cause shown, grant no more than two (2) extensions of not more than six (6) months each for any prior approval subject to the provisions of Section 25.05.08 "Extension of Implementation Period".

Pursuant to Section 25.04.02.f of the Zoning Ordinance, any person aggrieved by a final decision of the Planning Commission may appeal same to the Circuit Court for Montgomery County, taken according to Maryland Rules set forth in Title 7, Chapter 200.

Mr. Charles Smiroldo  
 November 28, 2016  
 Page 8

Respectfully,

  
 R. James Wasilak, AICP  
 Chief of Zoning

RJW/nrw

Cc: Nicole Walters, Senior Planner  
 Bobby Ray, Planning Supervisor  
 Tim Diehl, Fire Marshal/Acting Chief of Inspection Services  
 Mark Wessel, Engineering Supervisor  
 Gregory Lyons, Senior Transportation Engineer  
 Elise Cary, Assistant City Forester  
 Jeffrey Ratteree, Principal Planner  
 Mr. & Mrs. Tim Moyer, homeowners  
 Mr. Bill Samuel, homeowner  
 Laurie M. Boyer, Director Rockville Economic Development

*P.S. Please read sign, and return a copy of the acknowledgment statement listed below.*

Note: Building permits will be issued only when all referenced conditions of approval have been met/satisfied and a copy of the following acknowledgement has been executed by the applicant and returned to the City's Planning Office. Please be advised that the Planning Commission's approval does not constitute approval by any agency or other department having jurisdiction over the planned site development.

**I ACKNOWLEDGE RECEIPT OF SITE PLAN STP2016-0283 AND AGREE TO COMPLY FULLY WITH THE CONDITIONS UPON WHICH APPROVAL WAS GRANTED. I FURTHER ACKNOWLEDGE THAT FAILURE TO COMPLY WITH THESE CONDITIONS MAY CAUSE APPROVAL TO BE REVOKED BY THE PLANNING COMMISSION.**

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(Applicant's Signature)

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EXHIBIT B

City of Rockville Planning Commission  
Approval Letter dated May 24, 2019



111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000  
[www.rockvillemd.gov](http://www.rockvillemd.gov)

May 24, 2019

FP Redland Technology Center and FP 540 Gaither LLC.,  
 c/o Mr. Chris M. Ruhlen  
 Lerch, Early and Brewer  
 7600 Wisconsin Avenue, Suite 700  
 Bethesda, Maryland 20814

Dear Mr. Ruhlen:

Re: Redland Technology Center Site Plan Application STP2016-00283,  
 Phases II & III -Future Buildings at 560 and 570 Gaither Road, Rockville, Maryland  
 20850

At its May 8, 2019 meeting, the City of Rockville's Planning Commission voted to approve the proposed design for the subject application. The approval allows for the 11<sup>th</sup> floors of the future buildings at 560 and 570 Gaither Road, to be set back 15 feet from the other floors. The application was filed to satisfy condition #22 of the original site plan approval (STP2016-00283).

The proposal will reduce the floor area by approximately 5,688 square feet. This reduction in size further reduces the total number of parking spaces required by 19 spaces (5,688 square feet/300 square feet). The reduction in the number of required parking spaces reduces the amount needed for the parking waiver, previously granted by the Planning Commission, to a parking reduction of only 6 spaces from the total.

The Planning Commission's decision to approve the request is subject to the applicant's compliance with the following conditions:

Mr. Chris M. Ruhlen  
May 24, 2019  
Page 2

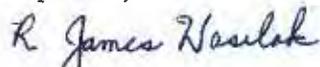
Conditions:

1. Continued adherence to all conditions previously approved in the Planning Commission's Corrected Approval letter dated November 28, 2016; and
2. Submission, for review and approval of the Chief of Zoning, of three copies of the renderings as approved by the Planning Commission.

Section 25.07.06.c of the Ordinance states that, all phases of a multi-building or multi-phase project which has received site plan approval must be commenced within eight (8) years from the effective date of site plan approval. A site plan approval will become void for those buildings or phases within a multiple building or phased development for which construction has not commenced within eight (8) years from the effective date of the original approval (November 28, 2016).

Pursuant to Section 25.04.02.f of the Zoning Ordinance, any person aggrieved by a final decision of the Planning Commission may appeal same to the Circuit Court for Montgomery County, taken according to Maryland Rules set forth in Title 7, Chapter 200.

Respectfully,



R. James Wasilak, AICP  
Chief of Zoning

RJW/nrw

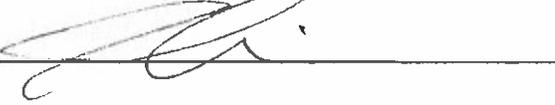
Cc: Nicole Walters, Senior Planner - CPDS  
Bobby Ray AICP, Planning Supervisor - CPDS  
Mr. Jesse Abair, RMR Group  
Mr. Ernest Ulibarri, RMR Group  
Mr. Patrick LaVay, Macris, Hendricks and Glascock, P.A.

*P.S. Please read sign, and return a copy of the acknowledgment statement listed below.*

Mr. Chris M. Ruhlen  
May 24, 2019  
Page 3

Commission's approval does not constitute approval by any agency or other department having jurisdiction over the planned site development.

**I ACKNOWLEDGE RECEIPT OF SITE PLAN STP2016-00283 AND AGREE TO COMPLY FULLY WITH THE CONDITIONS UPON WHICH APPROVAL WAS GRANTED. I FURTHER ACKNOWLEDGE THAT FAILURE TO COMPLY WITH THESE CONDITIONS MAY CAUSE APPROVAL TO BE REVOKED BY THE PLANNING COMMISSION.**



(Applicant's Signature)

Jesse Abair

(Applicant's Name - Please Print)



PLANNING COMMISSION Meeting Date: February 19, 2025  
Agenda Item Type: REVIEW AND ACTION  
Department: CPDS - DEVELOPMENT REVIEW  
Responsible Staff: CHRISTOPHER DAVIS

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## Subject

Level 2 Site Plan Application STP2024-00490 to Permit Construction of 48 Two-over-two Residential Condominium Units at 622 Hungerford Drive in the MXNC (Mixed-Use Neighborhood Commercial) Zone; Toll Mid-Atlantic LP Company, Inc., Applicant

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## Department

CPDS - Development Review

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## Recommendation

Staff recommends approval of Level 2 Site Plan Application STP2024-00490 based on the findings and conditions of approval contained in this report.

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## Overview



**Case:** Level 2 Site Plan STP2024-00490

**Location:** 622 Hungerford Drive

**Staff:** Christopher Davis, Senior Planner  
Community Planning and Development Services  
240.314.8201  
[cdavis@rockvillemd.gov](mailto:cdavis@rockvillemd.gov)

**Applicant:** Toll Mid-Atlantic LP Company, Inc.

**Filing Date:** April 30, 2024

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### **Executive Summary**

Toll Mid-Atlantic LP Company, Inc., (the “Applicant”) has filed a Level 2 Site Plan application for the subject property located at 622 Hungerford Drive to permit construction of 48 two-over-two townhouse-style condominium units and associated site improvements (the “Project”).

The Planning Commission’s role is to conduct a review of the application at a public meeting, provide an opportunity for public comment and decide on the proposed site plan, as outlined in Section 25.07.01.a.3(a) and 25.07.05 of the Zoning Ordinance.

After a comprehensive review of the application, staff has found the application to be in compliance with all relevant City codes and policies. Based on the review, and as described in the proposed findings and recommended conditions, staff recommends approval of the subject site plan application.

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### **Site Description**

**Location:** 622 Hungerford Drive (the “Property”)

**Planning Area:** Area 1 – Town Center

**Land Use Designation:** OCRM – Office Commercial Residential Mix

**Zoning District:** MXNC (Mixed-Use Neighborhood Commercial)

**Existing Use:** Vacant (formerly commercial office townhouses)

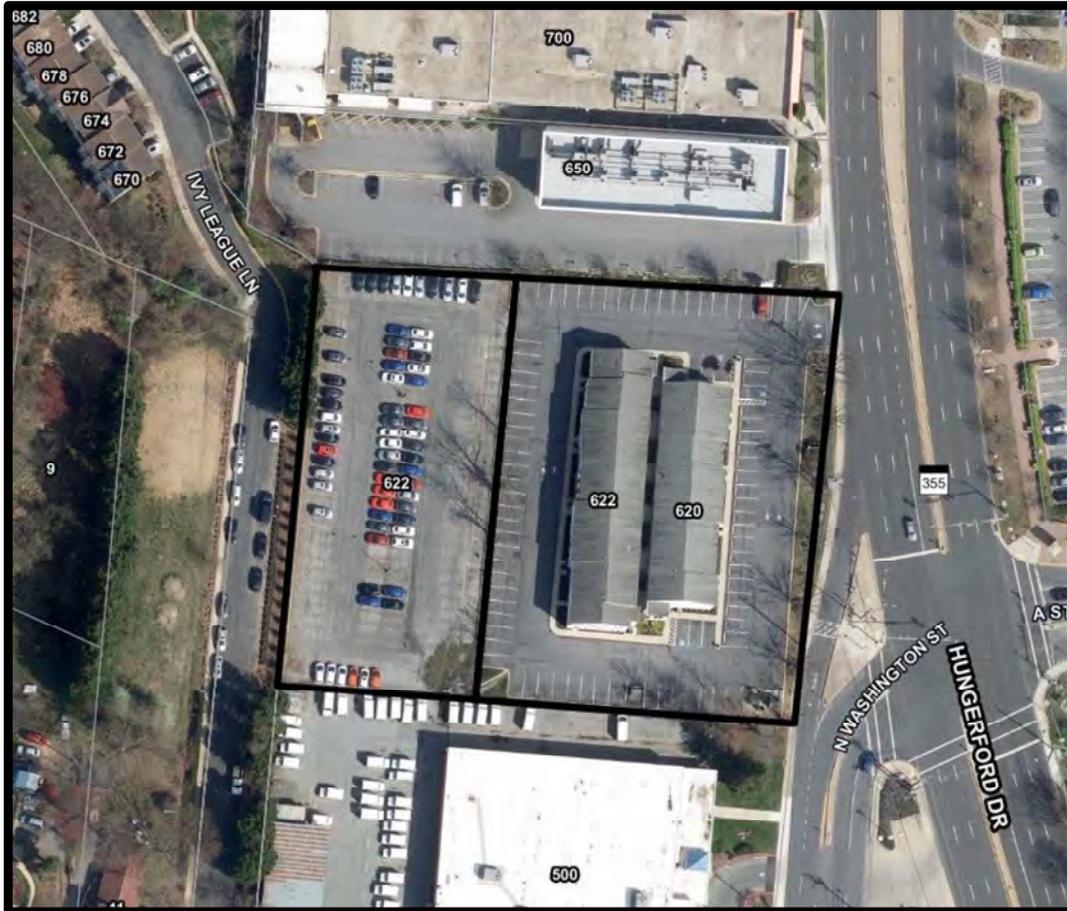
**Proposed Use:** Residential Condominiums

**Site Area:** 94,670 Square Feet (2.17 acres)

**Building Height:** 55 feet maximum

**Surrounding Land Use and Zoning**

	<b>Zoning</b>	<b>Planned Land Use</b>	<b>Existing Use</b>
<b>North</b>	MXCD (Mixed-Use Corridor District)	OCRM (Office Commercial Residential Mix)	Commercial
<b>East</b>	MXCD (Mixed-Use Corridor District)	OCRM (Office Commercial Residential Mix)	Commercial (Retail)
<b>South</b>	MXNC (Mixed-Use Neighborhood Commercial)	CI (Civic and Public Institutional)	Institutional (Post Office)
<b>West</b>	RMD-25 (Residential Medium Density)	RA (Residential Attached)	Residential (Townhomes)



**Figure 1: Aerial Parcel Map**

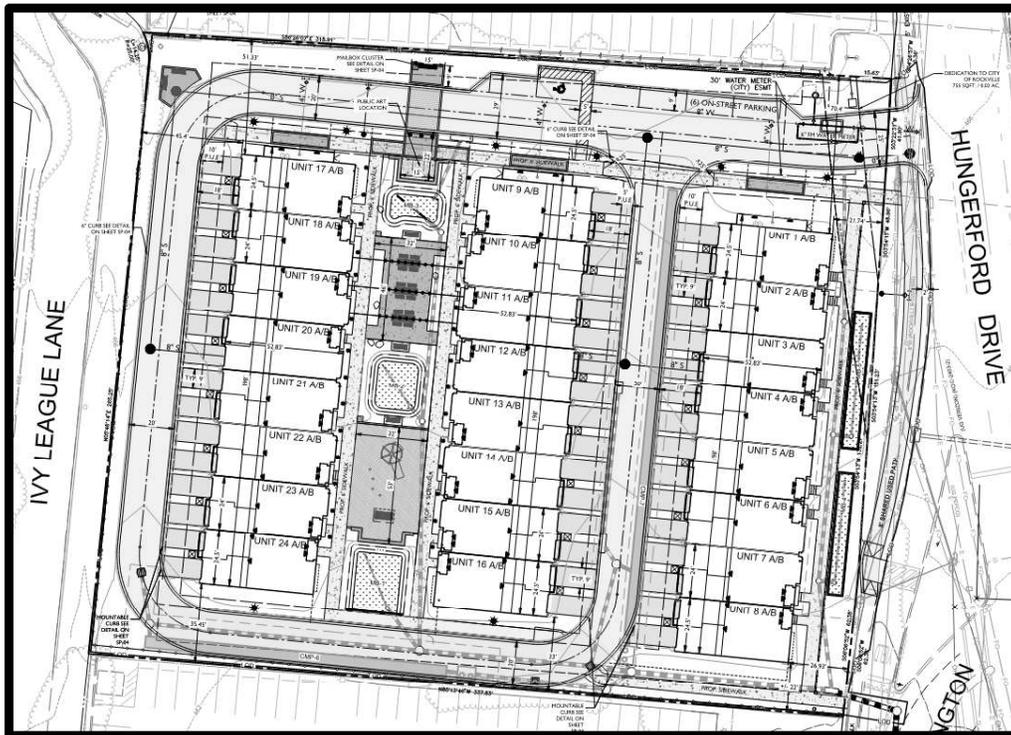
### Site Analysis

The site is comprised of a single record lot identified as Lot 2, Block A of the City Center subdivision found on Plat 11941 recorded on June 7, 1978. It is located at the northwest corner of the intersection Hungerford Drive (MD 355) and North Washington Street. The site is fairly square in shape with its frontage along Hungerford Drive being approximately 270 feet and the side property lines being approximately 340 feet. The property is zoned in MXNC (Mixed-Use Neighborhood Commercial) and located within Planning Area 1 (Town Center) of the Comprehensive Plan.

The Property is currently occupied by two rows of vacant commercial office townhouses that are 25,281 square feet of above grade area according to SDAT. The commercial townhouse buildings are situated toward the eastern side of the property and are surrounded by a surface parking lot. On the west side of the property is an additional parking lot that is delineated by a chain link fence. Per plat 11941, it appears this separate parking lot was previously leased to the abutting United States Postal Service property for additional parking for the Post Office.

## Project Description

The Applicant proposes to raze the existing commercial office buildings and redevelop the Property with 48 two-over-two condominium units. The “two-over-two stacked” dwelling type refers to two (2), two (2)-story townhouse-type units which are stacked one on top of the other to create a four (4)-story building.



**Figure 2: Site Plan**

The two-over-two units will be located centrally on the site and configured into three rows with each row having 16 units. The western and central rows of units will be oriented to the west while the eastern row of units will be oriented to the east and Hungerford Drive. The site will be accessed from Hungerford Drive in approximately the same location as the existing entrance, and each residential unit will be accessed by an internal central drive aisle loop which will provide vehicular access to each residential unit via a rear driveway. Each unit will provide the required two (2) parking spaces within the rear loaded garages and driveways. The proposed buildings will be four stories tall and will have a maximum building height of 55 feet. The units will incorporate a variety of architectural features, façade treatments and materials intended to create visual interest including façade projections, expression lines and elevations of varying materials and colors. Chapter 13.5 of the City code (Moderately Priced Housing) was revised by the Mayor and Council by their adoption of Ordinance No. 13A-24 on September 16, 2024, to update the unit threshold to 20 units for requiring the provision of MPDU units. At the time the subject application was submitted (April 30, 2024), the unit threshold for compliance with Chapter 13.5 was 50 units, above the 48-units proposed by the Applicant. Thus, the Project is not required to provide MPDU units with the proposed development.

Approximately 22% (20,900 square feet) of the subject property will remain as open space, exceeding the required 15%. The project also proposes to provide 14% (12,700 square feet) of the property as public use space, also exceeding the 10% requirement. As part of the amenities provided for the community, the Applicant proposes to provide the majority of the public use space in a central location between the western and center row of structures for use by both the public at large and the residents of the community. As detailed by the Applicant, such area has been designed as an open linear courtyard with seating, play elements and public art. The site will also be accompanied by new internal sidewalks that will provide pedestrian connections from each unit, the central courtyard and around the site to sidewalks along Hungerford Drive. The Applicant proposes to incorporate specialty sidewalk paving features as well as to provide wayfinding signage to assist in guiding users into the public use space.

While not required, the Applicant proposes to provide six (6) parking spaces at the northern end of the site abutting the internal drive aisle which can provide opportunities for visitor parking. The Applicant also proposes a seven-foot-wide landscaping buffer along the western Property line with new tree plantings to supplement the existing landscaping in this area and provide an enhanced visual barrier between the adjacent College Square townhome community along Ivy League Lane and the Property. A perimeter fence is also proposed to be provided along the western, southern and northern property lines.

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## **Project Analysis**

### **Master Plan**

The Project is located within Planning Area 1 (Town Center) of the *Rockville 2040 Comprehensive Plan* (the “Plan”). The Property is not identified by the Plan as a Focus Area or location of any proposed City project. However, the application does forward the general policy recommendation for the planning area to “increase the number of residents and housing density in Town Center, to provide additional housing options for residents across the full range of income levels and to provide additional demand for the commercial uses in this mixed-use environment” (page 263). The Project is compliant with the Plan and is also consistent with many of the broader objectives and goals within the housing element of the Plan. Additional details about this application’s compliance with the Plan can be found in the “Findings” section of this report.

### **Zoning**

This Project meets all relevant requirements of the Zoning Ordinance pertaining to site plans and development standards of the MXNC Zone. Details about the application’s compliance with the Zoning Ordinance can be found in the “Findings” section of this report.

### **Forestry**

This Project must meet all requirements of Chapter 10.5 of the City’s Forest and Tree Preservation Ordinance (FTPO) in addition to any additional City or State requirements.

Additional information on the forestry review can be found in the “Findings” section of this report.

**Street Trees**

The Applicant is proposing to remove 5 street trees within the adjacent Hungerford Drive (State Highway Authority) and North Washington Street (City of Rockville) rights-of-way. The Applicant is proposing to plant back 7 street trees within the rights-of-way.

**Traffic and Transportation**

**Trip Generation**

Staff has reviewed the request per the city’s Comprehensive Transportation Review (CTR). Trips generated by existing (and vested) development compared to the proposed trips generated by the residential development of 48 townhouse-style condo units were calculated using the latest ITE Trip Generation Manual, for AM and PM commuter peak hours. Below is the proposed development peak hour trip generation:

<b>Land Use</b>	<b>AM Peak</b>	<b>PM Peak</b>
<b>Proposed</b>		
48 residential units, Two-over-two Townhomes	19	24
Subtotal	19	24
<b>Existing Uses</b>		
25,281 SF Office	51	53
Subtotal	51	53
<b>Net Fewer Trips Generated</b>	<b>-32</b>	<b>-29</b>

As shown, the proposed residential development is expected to generate 32 and 29 fewer trips than the existing and approved office development that will be demolished to replace the morning and afternoon peak hour trips, respectively.

Based on the above trip generation findings, and per the requirements of the CTR, an on-site Transportation Report focusing on the adequacy of site access vehicle access points, on-site circulation, transit, pedestrian, bicycle accessibility and accommodations was submitted and reviewed by staff.

**Access and Circulation**

The property has frontage along Hungerford Drive (MD 355) with an existing limited (right-in/right-out) unsignalized access driveway onto MD 355. Vehicular access to the proposed residential development is expected to occur via this driveway that will be improved but will remain as a private access driveway. Hungerford Drive abuts the Property’s frontage and consists

of six lanes (three in each direction). Left turn lanes are provided at the adjacent signalized intersections of Hungerford Drive and Frederick Avenue north of the Property and Hungerford Drive and North Washington Street south of the Property's existing driveway access.

The largest vehicle anticipated to access the site is a firetruck. All loading, trash, and other related services will occur on site, and internal circulation throughout the site will be provided via an internal loop driveway. Deliveries and pick-ups are anticipated to take place along the internal loop driveway and not along Hungerford Drive.

As part of the required on-site report, the site access driveway and left/u-turn movements at the adjacent intersections were analyzed using the Highway Capacity Manual (HCM) methodology to ensure that these movements will continue to operate with acceptable delay with the redevelopment. This analysis shows that each of the studied intersections operates at LOS "A" under existing conditions and will continue to operate at LOS "A" with the redevelopment of the site when using this methodology. The results of the HCM analysis indicates that the site's driveway and left/u-turn movements at the adjacent intersections will operate with minimal delay and at LOS "B" or better. The results of the queue analysis performed along Hungerford Drive at the site entrance also indicate that average AM and PM peak hour queues will be less than 150 feet, and the site driveway will be blocked by the mainline queue only 2 percent of the time during the morning peak hour and only 7 percent of the time during the evening peak hour. Staff has deemed this to be an acceptable situation considering the proposed driveway location is as far north as possible within the site and provides the maximum clearance to the intersection. As outlined above, the proposed development results in a substantial net decrease in trips compared to the existing land use.

#### Passenger Vehicles

Based on the results of the level of service and queuing analyses staff has determined that the existing access configuration, a single right-in/right-out access, will continue to provide safe and efficient vehicular access to the site with the proposed redevelopment.

#### Pedestrian and Bicycle Access

The City of Rockville *Bikeway Master Plan* recommends a cycle track along Hungerford Drive and the subject property frontage. North Washington Street is improved with protected on-street bike lanes that extend from Martin's Lane to East Jefferson Street (MD 28). As shown on the submitted plan, the existing sidewalk along the site's frontage on Hungerford Drive will be replaced with a buffered 10' shared use path, as an acceptable interim improvement until the construction of the planned MDOT BRT project along MD 355 is constructed. This will be augmented by a network of onsite sidewalks that provide access to the MD 355 frontage.

#### Transit Access

The Rockville WMATA Metrorail, MARC and Amtrack Station is the nearest transit station, located approximately  $\frac{3}{4}$  miles south of the site along Hungerford Drive. The Rockville Metrorail station is on the WMATA Red Line which runs from the Shady Grove station in Rockville to Glenmont in Silver Spring and connects with the other five (5) Metrorail lines, allowing access to much of the

Washington, DC metropolitan area via transit. The Rockville MARC train station is served by the Brunswick MARC Line, traveling between Martinsburg, West Virginia and Union Station in the District of Columbia.

There are several bus-stops within the direct vicinity of the site. Montgomery County Ride-On Routes 45, 46, and 55 can be accessed at stops along Hungerford Drive, just north of the site, and North Washington Street, just south of the site. WMATA Metro Bus Routes Q2 and Q6 can be accessed at stops along Hungerford Drive, just south of the site.

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### **Community Outreach**

Pursuant to Section 25.07.05 of the Zoning Ordinance, a Level 2 Site Plan requires that the applicant reach out to the neighborhood and conduct two public area meetings: a pre-application area meeting held during the pre-application process, and a post-application area meeting held following submittal of the site plan application. The Applicant has complied with both requirements and associated notification requirements. The initial pre-application area meeting was held virtually on September 26, 2023. A virtual post-application area meeting was held on June 11, 2024.

The topics of discussion included concerns over buffering from the adjacent College Square townhome community and the desire to provide adequate landscaping along the western property edge so as not to negatively impact the Property's neighbors and also prevent pedestrian access. Participants also expressed a desire to have a point of contact with the proposed builders to ensure communication with the neighboring community during the construction process and ensure construction impacts are mitigated. Participants also raised concerns about potential parking from the Project occurring on the adjacent private entry road along Ivy League Lane and that the Applicant should work to ensure that the project does not cause parking for the Project to appear on Ivy League Lane. Finally, participants indicated that the Applicant should be aware of previous drainage issues occurring on Ivy League Lane and should ensure that the Project's design does not negatively impact any drainage on such private driveway.

In addressing such issues, the Applicant has proposed additional planting along the Property's western edge to supplement existing landscaping and to buffer the Project from the adjacent residential uses. The Applicant also noted that new fencing would be established along the western property boundary to also maintain a barrier and prevent pedestrian crossing over the private Ivy League Lane. The Applicant also expressed that as the Project moves forward, they will abide by all applicable rules for construction and will make efforts to coordinate with the adjacent residents and property owners to ensure construction impacts are mitigated. The Applicant has also provided additional parking spaces on the site to provide opportunities for visitor parking and minimize the need for any off-site parking.

Mailed notices for the Planning Commission meeting were sent out two weeks in advance of this Planning Commission meeting to surrounding properties owners and residents located 1,250 feet from the Project consistent with Section 25.07.03 of the Zoning Ordinance.

As of the date of this report, staff has received six (6) emails from the public providing commentary on the Project (see Attachment – Public Comments). The public comments have been received over time since the pre-application stage of the Project. Many of the issues noted in the area meetings, including concerns over buffering, parking and construction activities, have been also expressed in the public comments received. As noted above, the Applicant has included measures to address these issues including additional landscaping and fencing to address buffering, providing all parking on-site and indicating continued communication and collaboration with adjacent property owners about construction as the Project moves forward.

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## Findings

In accordance with Section 25.07.01.a.3.(a) of the Zoning Ordinance, a site plan application that does not implement a project plan or a special exception, may be approved only if the applicable Approving Authority finds that the application will not:

**1. Adversely affect the health or safety of persons residing or working in the neighborhood of the proposed development.**

The Project will not adversely affect the health or safety of persons residing or working in the surrounding neighborhood. The Project seeks to redevelop the site with additional housing encouraged in the Town Center by the Plan. The Property abuts non-residential properties to the north and south and is not immediately abutted by any residential uses. The Project will provide landscaping along the Property's western edge to supplement existing landscaping along the abutting private Ivy League Lane to further buffer the Project from residential uses to the west. The Project will meet all necessary Zoning Ordinance requirements established to promote the health, safety and welfare in the City. The redevelopment will also replace a vacant commercial office use with additional residential uses envisioned for the area and will help support commercial neighboring commercial uses in the Town Center area.

**2. Be detrimental to the public welfare or injurious to property or improvements in the neighborhood.**

Staff finds that the Project complies with all applicable ordinances and will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood. The Project will replace a vacant commercial office use surrounding by surface parking with new residential uses and associated site improvements. New residents occupying the Project will also help maintain the vitality of existing commercial and service uses in the Town Center area and beyond. The Project will also comply with all applicable City codes to ensure public safety. Staff finds no evidence that the Project is injurious to property or improvements in the neighborhood.

**3. Overburden existing and programmed public facilities as set forth in article 20 of the Zoning Code and as provided in the adopted adequate public facilities standards.**

Schools

The property is served by the Richard Montgomery Cluster Area (Beall Elementary School, Julius West Middle School and Richard Montgomery High School), and is located within a Turnover School Impact Area. Using the corresponding Montgomery County Student Generation Rates, FY2024-2025, the proposed 48-unit multifamily condominium development will generate the following number of students:

Student Generation For Housing Types – Turnover Area			
Grade Levels	MCPS Rates for Multi-Family Low Rise	# of Students Generated by Proposed Multi-Family Low Rise	Student Total
Elementary School	0.116	(0.116*48 units) = 5.57	<b>6</b>
Middle School	0.061	(0.061*48 units) =2.93	<b>3</b>
High School	0.081	(0.081*48 units) = 3.89	<b>4</b>

The current school standards of the Adequate Public Facilities Standards (APFS) utilize a seat deficit and capacity percentage calculation to determine adequacy. The maximum permitted capacity level is 120% and no more than a 110-seat capacity deficit in elementary schools and a 180-seat capacity deficit in middle schools. The proposed development meets these standards for all school levels as shown in the table below.

School Test: Seat Deficit > 110 Seats (Elem.) or > 180 (Middle) and Percent Utilization >120% (Elem., Middle, and HS) = Moratorium						
School Type (Richard Montgomery Cluster)	Projected 2029-30 Enrollment	Student Generated by Proposed Development	100% MCPS Program Capacity 2029-30	Enrollment Including Proposed Development	School Percent Utilization in 2029-2030	School Percent Utilization in 2029-30 with Proposed Development
Beall ES	440	6	663	446	66.4%	67.3%
Julius West MS	1,404	3	1,432	1,407	98.0%	98.3%
Richard Montgomery HS	2,604	4	2,236	2,608	116.5%	116.6%

#### Traffic and Transportation

Based on a multimodal and comprehensive on-site transportation review, staff finds the proposed redevelopment of the subject site with 48 two-over-two condominium units can be adequately accommodated by the existing and/or programmed transportation infrastructure with the recommended conditions.

#### Water and Sewer

In a letter dated January 22, 2025 (see Attachment – Water and Sewer Authorization Letter) the proposed development received Water and Sewer Authorization approval from the Department of Public Works (DPW) for connection to the City’s water and sanitary sewer systems. The Water and Sewer Authorization Approval Letter lists project specific conditions of approval.

#### **4. Adversely affect the natural resources or environment of the City or surrounding areas.**

##### Stormwater Management

Stormwater Management (SWM) for this project will be provided for all new and replacement impervious area as required by Chapter 19 of the Rockville City Code and in compliance with the Development SWM Concept Approval Letter dated January 22, 2025 (see Attachment – Development SWM Concept Approval Letter). The Development SWM Concept Approval Letter lists project specific conditions of approval. On-site SWM is being provided by the applicant through the construction of a combination of Environmental Site Design (ESD) measures including micro-bioretenion facilities and underground water quality structures. A monetary contribution is being provided by the applicant in lieu of providing on-site quantity management.

DPW reviewed and approved the adequacy of the existing downstream public storm drainage system in a Safe Conveyance Study Approval Letter dated January 22, 2025 (see Attachment – Safe Conveyance Letter). Staff has determined the storm drainage system to have sufficient capacity to convey the proposed 10-year runoff from this Project.

##### Erosion and Sediment Control

Erosion and Sediment Control for this project will be provided in compliance with the letter dated January 22, 2025 (see Attachment – Erosion and Sediment Control Letter). The letter lists project specific conditions of approval.

##### Natural Resources Inventory/Forest Stand Delineation

The City approved a Natural Resource Inventory/Forest Stand Delineation (see Attachment – NRI-FSD) on March 01, 2024 (FTP2024-00069). The NRI/FSD delineated no onsite forest.

##### Significant Trees

The approved NRI/FSD identifies a total of 17 on-site and 29 off-site significant trees. A significant tree is defined as a tree with a Diameter at Breast Height (DBH) of 12" or greater, when located outside a forest, or 24" or greater, when located inside a forest. Trees within 25' of the limit of disturbance are defined as significant down to 6" DBH.

#### Forest Conservation

The Preliminary Forest Conservation Plan (see Attachment – ‘PFCP’) was approved on December 12, 2024. The PFCP’s forest conservation worksheet requires a forest conservation requirement (via afforestation) of .33 acres. The afforestation requirement will be met through a fee-in-lieu of planting payment. The applicant provided justification for the fee-in-lieu payment, detailing the confluence of parking, stormwater management, and existing development maintenance requirements. Additionally, there are many easements and utilities on the site that further limit the viable planting space.

In addition to the forest conservation requirements (met via fee-in-lieu per the approved PFCP), the Applicant is planting a total of 18 replacement trees (shade trees) to offset the removal of 10 significant trees (on-site and off-site combined). The trees proposed for removal vary in size from 6" DBH to 25" DBH. Replacement trees must be planted at 2.5" caliper. The applicant is planting an additional 16 trees to meet the minimum tree cover requirement (.27 acres).

The Applicant is proposing to plant a total of 34 trees of varying species and size on the site. The Applicant’s final forest conservation plan, currently under review, is anticipated to be approved on the next submission, and will confirm compliance with Chapter 10.5.

#### Historic Resources

The property is not within a historic district and has no potential historic resources on site. As the existing commercial office townhouse buildings are proposed to be demolished, the subject property is required to be evaluated by the Historic District Commission (HDC). On March 21, 2024, the HDC reviewed the property for historic significance and voted to not recommend historic designation of the property.

### **5. Be in conflict with the Plan.**

This application is not in conflict with the *Rockville 2040 Comprehensive Plan*. The Project falls within Planning Area 1 – Town Center. As mentioned previously, the Project does contribute to increasing the number of residents and housing density in Town Center as well as provide additional housing options for residents consistent with the recommendations of the Plan. The Plan also designates the land use of the Property to be Office, Commercial and Residential Mix (OCRM), and thus anticipates the possibility of residential development on this property and in the surrounding area and is further permitted by the Property’s MXNC zoning.

**6. Constitute a violation of any provision of the Zoning Code or other applicable law.**

Staff has reviewed the proposed development for compliance with the Zoning Ordinance and finds it to be consistent with the requirements. The proposed land use is a permitted use in the MXNC Zone per the Land Use Table found in Section 25.13.03 and is also consistent with the Comprehensive Plan as mentioned previously in this report. The requirement under Section 25.13.06 (Additional design guidelines) and 25.13.07.e (Special design regulations for individual mixed-use zones – MXNC) will ensure that appropriate and thoughtful design is utilized in this Project.

The Zoning Ordinance requires 15% open space and 10% public use space, and the Applicant has reserved land areas beyond these thresholds to comply with these requirements. The central courtyard will provide an attractive public use space with additional outdoor furnishings to enhance this residential development and provide valuable open space consistent with an urban context for the benefit of residents and the general public.

Per Section 25.16.03, 96 vehicle parking spaces are required, and the Applicant proposes to exceed this requirement by providing a total of 102 parking spaces. The proposed 55 feet building height comports with the Zoning Ordinance’s requirement of 65 feet when providing public open and use space mentioned above. Conformance with the building code and other requirements will occur at the time of permitting or other applicable process.

Newly constructed sidewalks and pedestrian elements will be provided in accordance with the applicable codes.

<b>Setbacks</b>					
<b>Applicability</b>	<b>Public Right-of-Way Abutting</b>	<b>Side</b>		<b>Rear</b>	
		<b>Residential Land Abutting</b>	<b>Non-residential Land Abutting</b>	<b>Residential Land Abutting</b>	<b>Non-residential Land Abutting</b>
Required	None. 10' minimum if provided	25' or the height of the building, whichever is greater	None. 10' minimum if provided	25' or the height of the building, whichever is greater	None. 10' minimum provided if
Provided	21.7 feet	N/A	51.3 feet (north)	45.5 feet	N/A

			33 feet (south)		
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**7. Be incompatible with the surrounding uses or properties.**

Staff finds the Project is attractive, compatible and integrates well with the mix of uses in the surrounding neighborhood. The Project will add 48 residential units to the City’s housing inventory. The Property is adjacent commercial uses to the north, south and east beyond Hungerford Drive. Residential uses are located to the west of the property with the closest residential unit located approximately 130 feet from the Property. The Project will provide a transitional use from the townhomes and detached residences to the west to the more intense commercial uses to the east, north and south. As mentioned previously, the site will also provide additional plantings in particular to the Property’s western edge to buffer the development from the residential uses to the west. The site will also utilize its existing entrance for sole vehicular access from Hungerford Drive and no access is proposed from the western edge of the property. This will further minimize any impacts on the residences to the west. The Plan also anticipates the proposed use in this area of the City to further achieve a mixed-use environment of commercial, office and residences which are all located in close proximity of the site.

The Property is currently improved with largely impervious surface in the form of commercial office townhouse buildings and surface parking lots. The Project will reduce onsite imperviousness and construct modern stormwater management features to capture and treat stormwater as detailed on the Stormwater Management Concept Plan.

**Conditions**

Staff recommends approval Level 2 Site Plan STP2024-00490, based on the findings above and subject to the following conditions:

**Development & Zoning**

1. The proposed development will be implemented and constructed in a manner consistent with the plans, concept designs, graphic representation and all associated development tables included in the site plan signature set for Level 2 Site Plan application STP2024-00490.
2. The Applicant shall sign and return the approval letter prior to finalizing the site plan signature set. The approval letter shall be included in the stamp approved signature set.
3. The public use space, as specified on the plans, shall be completed and inspected prior to approval of occupancy permits for any residential units within the western or center row of structures.

**Forestry**

4. Before the issuance of any building, forestry, or public works permits, the applicant must obtain approval of a Final Forest Conservation Plan (Final FCP) and a landscape plan.
5. The Final FCP must be consistent with the PFCP approval issued on 12/12/2024. In addition to compliance with applicable codes, the Final FCP must meet the following requirements, unless modified by the City Forester, or designee:
  - a. Ensure that tree plantings meet the following minimum spacing requirements:
    - i. Shade trees spaced 20 feet apart;
    - ii. Evergreen and ornamental trees spaced 15 feet apart;
    - iii. All trees must be 10 feet from wet and dry utilities, except when under streets;
    - iv. All trees must be 15 feet from streetlights and driveways;
    - v. All trees must be 10 feet from inlets;
    - vi. Shade trees and large evergreens must be a minimum of 7 feet and ornamental trees and small evergreens must be a minimum of 5 feet from micro bioretention underdrain pipes (6" diameter and smaller); and
    - vii. Street trees may be planted atop stormwater conveyance pipes with a minimum 4 feet of cover and immediately behind curb.
  - b. Trees planted to meet FTPO requirements subject to long term protection may not be located within existing or proposed easements (excluding forest conservation easements).
  - c. Proposed tree locations must be consistent across all plans, including but not limited to the forest conservation plan, site plan, and landscape plan.
6. Before Final FCP approval, the applicant must coordinate final street tree species, locations, and proposed impacts with the City Forester, or designee.
7. Before planting new trees within existing green space or where pavement was previously located, the applicant must perform soil augmentation as required per the city's FTPO notes prior to installation of new trees. The current ordinance notes at the time of Final FCP submission shall be included on the Final FCP.
8. Before planting new trees, the applicant must show the areas of soil removal and replacement.
9. All submitted plans must use current city tree tables, FTPO notes and details.
10. Before pruning or cutting any trees within the right-of-way, the applicant must obtain and submit to the City Forester an MDNR Roadside Tree Permit for the work.
11. Any significant modification or revision to the approved Final FCP must be consistent with the Site Plan and submitted to the City Forester (or designee) for review and approval.
12. Before the issuance of any sediment control permit or building permit, the applicant must obtain a forestry permit. Before the issuance of the forestry permit, the applicant must:
  - a. submit the FTP permit application and fee;
  - b. obtain approval of a Final FCP consistent with the approved PFCP;
  - c. pay to the City any approved fee-in-lieu consistent with the requirements of the FTPO;

- d. execute a five-year warranty and maintenance agreement in a form acceptable to the City;
- e. post a bond or letter of credit approved by the City for eligible forestry improvements per the FTPO;
- f. execute and record a forest conservation easement in a form acceptable to the City;
- g. submit GIS data for the recorded forest conservation easement in a form acceptable to the City.

### **DPW – Engineering**

13. Submission for review, approval, and permit issuance by DPW of the following detailed engineering plans, studies and computations, appropriate checklists, plan review and permit applications and associated fees. The following plans shall be submitted on 24"x36" City base sheets at a minimum scale of 1"=30' unless otherwise approved by DPW.
  - a. Sediment Control Permit (SCP) – Submit Erosion and Sediment Control plans for all disturbed areas;
  - b. Stormwater Management Permit (SMP) – Submit Stormwater Management plans for on-site stormwater management;
  - c. Public Works Permit (PWK) – Submit plans for all off-site improvements and for work within the Hungerford Drive and North Washington Street public rights-of-way, and within any existing or required public easements. DPW will also review, approve and permit the construction of private improvements through the PWK permit, including collecting applicable fees. Final locations and dimensions of public improvements in the right-of-way including but not limited to water, sewer, and storm drain infrastructure, street signs, street trees, curb ramps, and streetlights will be determined in conjunction with the review of all Public Improvement Plans (PWK) and the Forestry Permit.
14. The Applicant must submit to DPW a maintenance of traffic plan to be reviewed, approved and permitted with the PWK permit. The plan shall include, but not be limited to, construction access, truck routing, staging and construction parking. The maintenance of traffic plan for the construction period must also include the methods of maintaining pedestrian safety and access on the existing sidewalks, temporary closing of sidewalks for work in the streetscape zone, and pedestrian detours. Long-term closures of the existing sidewalk on Hungerford Drive will not be permitted.
15. Prior to issuance of any DPW permit, the Applicant must submit for review and approval by the Office of the City Attorney all necessary deeds, easements, agreements, dedications, and declarations. Drafts of the documents must be included with the initial submission of the engineering plans and must be recorded prior to issuance of DPW permits, unless otherwise allowed by DPW.
16. Prior to issuance of any DPW permit, the Applicant must secure the termination or abandonment of all existing easements as necessary for the construction of the development, including all easements located in proposed rights-of-way. Termination or abandonment of such easements must be evidenced by recordation of a deed of termination or abandonment in the Montgomery County Land Records. Abandonment or termination of any easement granted to the City must be approved by the Mayor

and Council of Rockville, and prior to recordation, any deed of abandonment or termination of an easement granted to the City must be reviewed and approved by DPW and must be in a form approved by the Office of the City Attorney.

17. If the Applicant proposes work within any easements that are held by entities other than the City and that are not proposed to be terminated or abandoned, the Applicant must demonstrate to DPW's satisfaction that the applicant has the authority to undertake such work prior to issuance of any DPW permit.
18. Applicant must grant a Public Access Easement (PAE) across the entire width of the privately maintained drive aisles. The PAE must be granted by separate document reviewed and approved by DPW and in a format acceptable to the Office of the City Attorney and be recorded in the Montgomery County Land Records prior to DPW issuance of any PWK permit.
19. The Applicant must post sureties in a form approved by the Office of the City Attorney for all permits based on the approved construction estimate. A separate surety is required for private improvements permitted through a PWK. Approval of sureties is coordinated through DPW staff. Sureties for all public infrastructure must be submitted and approved prior to DPW permit issuance.
20. Except for permits associated with the demolition of the existing building, no DPW permits will be issued prior to the recordation of the deeds dedicating all necessary right-of-way to the City.
21. PWK permits must be issued for public infrastructure prior to the issuance of any building permits.
22. DPW will not approve any Demolition Permits until a Sediment Control Permit (SCP) for the area disturbed by the demolition is issued.
23. The Applicant shall comply with the conditions of the Development SWM Concept approval letter dated January 22, 2025.
24. The Applicant shall comply with the conditions of the Preliminary Erosion and Sediment Control approval letter dated January 22, 2025.
25. The Applicant shall comply with the conditions of the Safe Conveyance approval letter dated January 22, 2025.
26. The Applicant shall comply with the conditions of the Water & Sewer Authorization approval letter dated January 22, 2025.
27. Location of dry utilities shown on the Site Plan is conceptual. Unless otherwise approved by the Director of Public Works, the final layout of the dry utilities shall not impact the locations of the proposed storm drain, water, sanitary sewer, SWM facilities, street trees and other public improvements.
28. The Applicant must obtain all required permits from any agencies and jurisdictions including Maryland State Highway Administration (MDSHA) as applicable and for any work within their easements or public right-of-way.

#### **DPW - Traffic & Transportation**

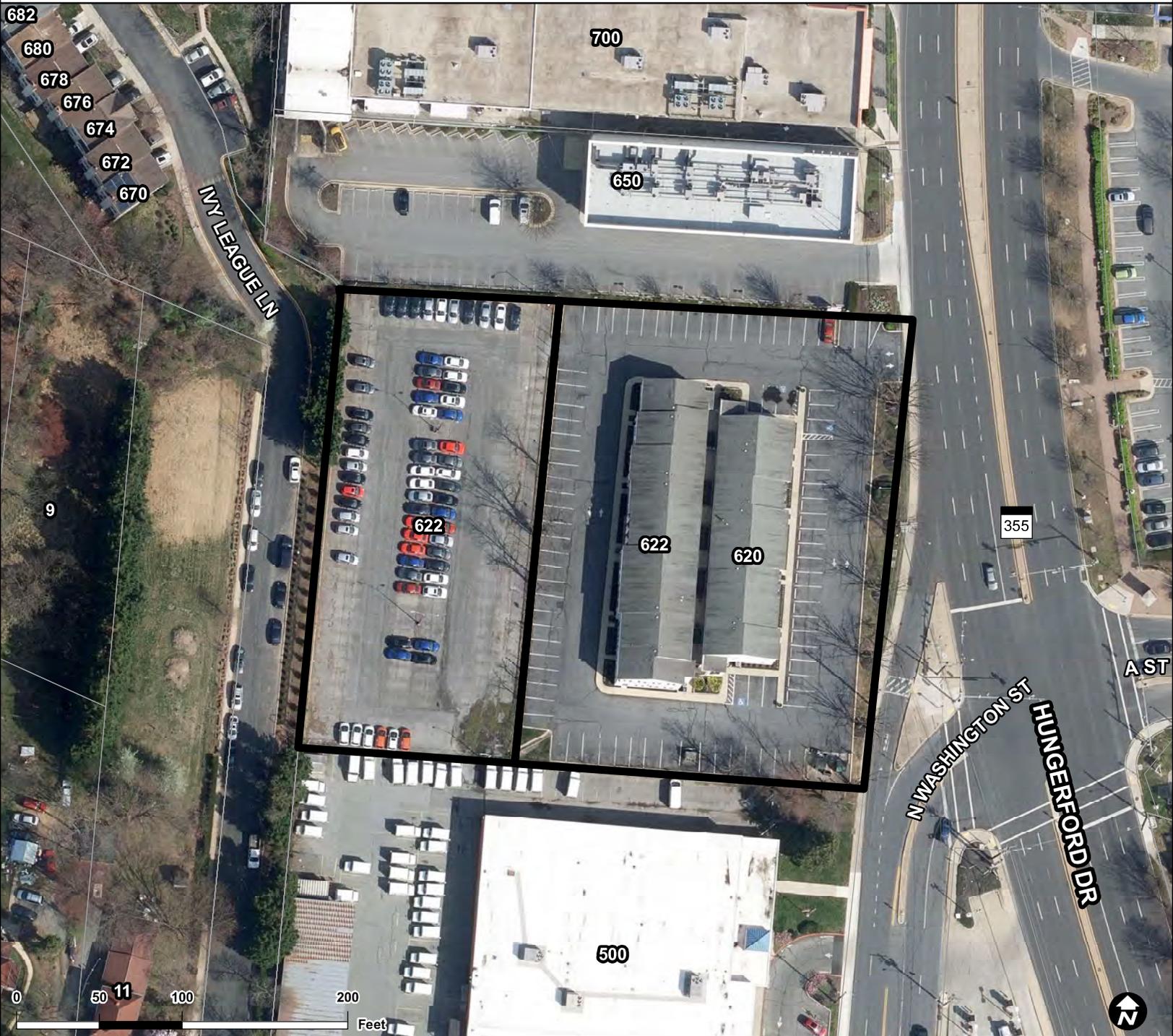
29. All internal traffic control devices (i.e. signs, marking and devices placed on, over or adjacent to a roadway or walkway) to regulate, warn or guide pedestrians and/or vehicular traffic shall comply with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD). The signing and pavement marking plans shall be submitted to DPW and approved by the Chief, Traffic and Transportation Division, and shall be included in the signature set.

### **Publicly Accessible Art in Private Development**

30. The Publicly Accessible Art in Private Development requirement applies to this project. Prior to issuance of a building permit, the Applicant must complete an application along with the required attachments including a final plan for staff approval.

### **Attachments**

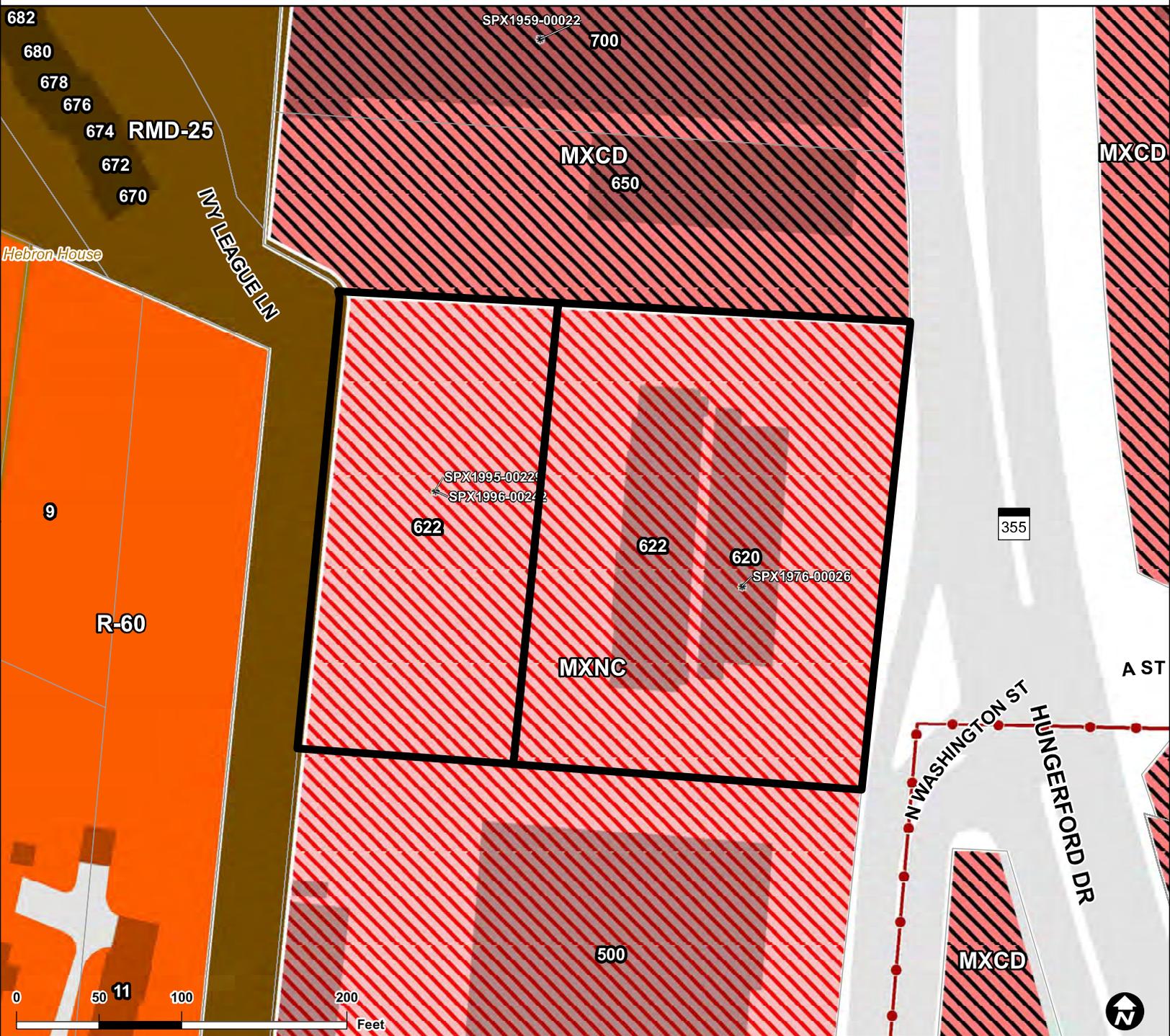
Aerial Map, Land Use Map, Zoning Map, Statement of Justification, Site Plan Documents, NRI-FSD, PFCP, Development SWM Concept Approval Letter, Preliminary Sediment Control Approval Letter, Safe Conveyance Letter, Water and Sewer Authorization Letter, Public Comments





**Land Use Policy Designations**

- |  |   |  |
|--|---|--|
|  RD - Residential Detached      |  O - Office                                    |  I - Private Institution                      |
|  RA - Residential Attached      |  C - Commercial                                |  P - Public Park                              |
|  RF - Residential Flexible      |  CRM - Commercial and Residential Mix          |  OSP - Open Space Private                     |
|  RM - Residential Multiple Unit |  OCRM - Office, Commercial and Residential Mix |  SI - Service Industrial                      |
|  RO - Residential and/or Office |  CI - Civic and Public Institutional           |  SRM - Service Industrial and Residential Mix |
|  |   |  Potential Future Park Asterisk               |



Zoning Overlays	Zoning Districts	
Town Center Performance District	R-400 - Residential Estate	PD - Planned Development
South Pike	R-200 - Suburban Residential	MXB - Mixed-Use Business
Rockville Pike Core	R-150 - Low Density Residential	MXC - Mixed-Use Commercial
Twinbrook Metro Performance District	R-90 - Single Unit Detached Dwelling, Restricted Residential	MXCT - Mixed-Use Corridor Transition
Lincoln Park Conservation District	R-75 - Single Unit Detached Dwelling, Residential	MXCD - Mixed-Use Corridor District
Planned Developments	R-60 - Single Unit Detached Dwelling, Residential	MXE - Mixed-Use Employment
Residential Clusters	R-40 - Single Unit Semi-detached Dwelling, Residential	MXNC - Mixed-Use Neighborhood Commercial
Local Historic Districts	RMD-Infill - Residential Medium Density, Infill	MXT - Mixed-Use Transition
* Special Exceptions	RMD-10 - Residential Medium Density	MXTD - Mixed-Use Transit District
	RMD-15 - Residential Medium Density	PARK - Park Zone
	RMD-25 - Residential Medium Density	IL - Light Industrial

**622 Hungerford Drive**  
**Statement of Justification**  
**Site Plan Application (Level 2)**

May 9, 2024

Updated January 9, 2025

**I. Introduction**

On behalf of the Applicant, Toll Mid-Atlantic LB Company Inc. (the “Applicant”) the contract purchaser of the property located at 622 Hungerford Drive (the “Property”), we are submitting this Level 2 Site Plan application to redevelop the Property from existing office townhouse condominiums to 48 two-over-two residential multi-family condominiums.

As discussed in more detail herein, since the original submission of the Site Plan in May 2024, the Applicant has made a number of revisions in response to Staff comments. These revisions include the following:

- The Property will be re-subdivided into a single record lot
- The internal access drives are referred to as Interior Driveways and will measure 20 feet in width (Zoning Code requires a minimum of 18 feet)
- Realignment of the Hungerford Drive frontage to provide an eight foot wide shared use path and a two foot wide landscaping panel
- Addition of a six foot wide sidewalk connection at the south portion of the site to provide pedestrian accessibility
- Right-of-way dedication at entrance has been expanded and encompasses 755 square feet and is depicted on the plans
- Addition of water meter vault near the vehicular entrance, with each building being sub-metered
- Minor adjustment to public open space to 12,700 square feet (14 percent)
- Revised tree type along the western property boundary to a columnar trees

**II. Project Description, Zoning and Surrounding Area**

**A. Existing Use and Conditions**

The Property is located on the west side of North Hungerford Drive at the convergence of North Washington Street and Hungerford Drive. The Property contains 94,673 square feet (2.17 acres) of gross tract area and is comprised of Parcel N 547 (the western parcel) and Parcel N 548 (the eastern parcel), as reflected on Plat No. 11941. The Property is currently improved with 25,281 square feet of townhouse-styled office units constructed in 1979, located on Parcel N 548, surrounded by a surface parking lot. Parcel N 547 is vacant and used for parking and is currently fenced off from Parcel N 547. The offices are located in two rows of townhouse type units with the eastern row setback from Hungerford Drive with surface parking and a drive aisle located

between the units and the front Property line. The existing entrance to the Property is located along the northern Property line.

## **B. Zoning**

The Property is zoned MXNC. The 2040 Comprehensive Plan designates the Property as OCRM, Office, Commercial and Residential Mixed Use. The Comprehensive Plan makes no specific recommendations with respect to the Property, although it does recommend that the City work with Montgomery County Department of Transportation and the State Highway Administration to develop appropriate solutions to the Route 355 corridor to improve street design, increase non-auto drive share and accommodate the Bus Rapid Transit.

## **C. Surrounding Area**

The Property is surrounded by a variety of land uses and zoning. Immediately to the south of the Property is the MXNC zoned post office site; to the west are single family R-60 zoned properties; to the northwest is College Square, a RMD-25 zoned multi-family condominium community; to the north is a MXCD zoned commercial building; and to the east, across Hungerford Drive are a variety of commercial properties, all located within the MXCD zone.

## **III. Proposed Plan**

The Applicant is proposing the development of 48 two-over-two multi-family ownership units (condominiums) on the Property, in three rows of eight structures, running parallel to Hungerford Drive (the “Project”). The existing Property consisting of two parcels will be re-subdivided into a single record lot with 755 square feet of dedication to accommodate the future Bus Rapid Transit, thus resulting in a net tract area of 93,918 square feet.

Each townhouse-type structure will contain two units, with one unit occupying floors 1 and 2, and the second unit occupying floors 3 and 4. The structures will be designed with a flat roof and will measure no more than 55 feet in height. Facades will include a brick veneer component which differs in amount from structure to structure in various shades of earth tones with variation in each building row, so each row of units feel like a composed and balanced design yet still provide variety throughout the community. Elevation designs include bay projections and window paneling details to add texture and depth to the facades. The units read as sophisticated, urban housing.

Access within the Property will be provided via an Interior Driveway system that intersects with Hungerford Drive at the northeast corner of the Property. The Interior Driveway extends along the northern portion of the Property and then in a north-south direction behind the backs of the residences with a southern connection provided between the western and middle Interior Driveways to provide for complete circulation. In general, the width of the Interior Driveway is 20 feet, except at the entrance where it widens to 25 feet.

Each unit will be provided two parking spaces – one space within the garage and one within the driveway outside the garage. Six additional guest parking spaces will be provided on site,

parallel to the northern property line. The Project is designed in accordance with the Zoning Ordinance design provisions as indicated by the development standards table set forth in Section V. below. The most eastern row of units is located 21.7 feet to 26.9 feet from the eastern property line and frames Hungerford Drive. A six foot wide sidewalk extending in front of the row will connect to the Hungerford Drive eight foot wide shared use path at the north and south end of the row. The shared use path tapers to five feet along its southern portion to connect to the existing sidewalk to the south of the Property. A six foot sidewalk extends along the southern Property line from the shared use path west to the Interior Driveway. In accordance with Staff's direction, while the frontage improvements have been designed based on present day conditions, they will accommodate BRT in the future, based on the current plans.

In accordance with the Zoning Ordinance requirements, given that the proposed height exceeds 45 feet, 15 percent (14,088 square feet) of open space is required of which 10 percent (9,392 square feet) must be public use space. The Project exceeds these requirements with 22 percent open space (20,900 square feet) and 14 percent (12,700 square feet) public use space. The vast majority of public use space will be located between the western and center row of structures for use by both the public at large and the residents of the community. The design of the public use space will invoke an English garden and involve an open linear courtyard with seating and play elements. The repetitive specialty sidewalk paving features will help guide users into the public space. Wayfinding signage will be provided at Hungerford Drive to further identify the public use space.

A seven foot wide buffer will be provided along the western Property line will be planted with columnar trees 25 foot on center to supplement the existing landscaping in this area and provide an enhanced visual barrier between the residential structures and Ivy League Way, a private street. Along the northern Property, a variable width landscape buffer, comprised of shade trees, evergreen trees and shrubs will be provided. A perimeter fence will be located along the north, south and west Property lines. Vehicular access to the Property is proposed in approximately the same location as the existing entrance, along the northern Property line and as noted, a pedestrian access path will be provided along the southern Property line.

#### **IV. City of Rockville 2040 Comprehensive Master Plan**

The Property is located in the northern portion of Planning Area 1, Rockville Town Center, and is designated OCRM (office, commercial and residential mix) on the Land Use Policy Map. There is no specific project designation for the Property, although it is located adjacent to Project P7 which calls for "MDOT SHA to study potential solutions to improving the intersection of North Washington Street and Hungerford Drive that increase safety and mobility for all modes." The Plan reaffirms the MXNC zoning for the Property.

The Project is consistent with and will further several of the objectives specific to the Town Center planning area, as follows:

- Accommodate a variety of densities and scales of development that are sensitive to an urban neighborhood environment and the demands of the marketplace (page 255)

- Increase the number of residents and housing density in Town Center to provide additional housing options for residents across the full range of income levels (page 263)
- Ensure that BRT routes are compatible with existing and planned land uses (page 262)

The Project will also further a number of the Comprehensive Plan’s overall goals and objectives, related particularly to housing and transportation, as follows:

- Foster sufficient market rate housing (page 193)
- Promote diversity in the supply of housing (page 198)
- Promote walking, rolling and bicycle modes (page 56)
- Maximize the use and value of transit assets and services (page 63)

**V. Compliance with the Mixed Use Neighborhood Commercial Development Standards**

The project complies with the development standards set forth in Section 25.13.05, as described below.

A. Subsection 25.13.05b(1)

The Project complies with the applicable development standards for the MXNC Zone set forth in Section 25.13.05.b:

	<b>Required/Permitted</b>	<b>Proposed</b>
Maximum Height (in feet)	Allows up to 65’ with 15% open area	55’ flat roof
Total Open Area Required	15% (14,088 SF)	(22%) 20,900 SF
Public Use Space Required w/in Open Area	10% (9,392 SF)	(14%) 12,700 SF
Minimum width at frontline	10’	>10’
Setbacks Abutting Public Right-of-Way	None, 10’ min. if provided	>10’
Side Setback Abutting Residential	25’ or height of building, whichever is greater	N/A
Side Setback Abutting Non-Residential Land	None; 10’ min. if provided	>10’
Rear Setback Abutting Residential	25’ or height of building, whichever is greater	N/A
Rear Setback Abutting Non-Residential Land	None; 10’ min. if provided	N/A

The Project complies with the Zoning Code's layback requirements pursuant to Section 25.13.05.2.(e) that requires that the structures cannot penetrate the 30 degree layback slope line, beginning at the property line of the residential property located on the west side of Ivy League Lane.

B. Subsection 25.13.06 - Additional Design Guidelines

The Project is located in one of the City's mixed use zones and thus the Project is subject to the additional design guidelines of subsection 25.13.06. Analysis of compliance with applicable additional design guidelines is provided below:

*a. Purpose*

The Project represents high quality development that is consistent with the intent and purpose of the additional design guidelines for mixed use zones.

*b. Aesthetic and visual characteristics for all zones.*

*1. Facades and exterior walls including sides and backs.*

The Project proposes high-quality urban design. The first floor includes a recessed entry leading to the two separate units. The façade of each row is broken down in a number of ways and most importantly, the façade treatment varies from unit to unit, adding visual interest. The varying façade treatments include different brick colors for each two-over-two unit, projected bays on some of the units, expression lines and varying window cornice designs. In addition, there is some slight variation in the front building line of the units. The overall result of these varying design applications is a handsome residential project. The side elevations include a base brick veneer along the first story to provide visual interest. One side of each row of structures will also include a five foot by 30 foot one-story utility closet. The rear elevations, which will be oriented toward the interior of the Property, include two separate garages on the first floor with the brick veneer treatment extending along the first story. Optional metal railings would create a Juliet balcony on some of the unit's main living area on the second and third stories of the structure. Outdoor living space on the rear portion of each unit's roof, will be provided for each upper story (the units occupying the third and fourth floors) unit.

*2. Roofs.*

The Zoning Ordinance calls for roof variation to add interest to and reduce the massive scale of "large buildings." The three rows of residential attached units certainly do not qualify as large buildings and there is no need for roof variation. The variation in the facades as well as the subtle variation in the front building line of each unit will nonetheless achieve the objective intended by this section.

*3. Materials and color.*

As explained and as evidenced by the submitted elevations, portions of the front facades of the structures include a brick veneer in a variety of rich colors. Various materials add accent to the

front façades. The side and rear elevations incorporate a combination of masonry (brick veneer) and horizontal siding, with metal railings.

4. *Items not allowed facing a public street.*

This provision is not applicable to single unit attached dwellings in a mixed-use zone.

5. *Entryways.*

This provision is applicable to nonresidential uses and customer entrances. As a single-use residential development, the Project does not incorporate customer entrances.

6. *Screening of mechanical equipment.*

The mechanical equipment for the lower level units will be located between the driveways at the rear of the structures and will be screened with landscaping. The mechanical equipment for the upper level units are located on the roofs of each structure and will be appropriately screened to mitigate noise and visual impacts.

c. *Site design and relationship to surrounding community.*

1. *Buffers.*

The Project will supplement the existing landscape buffer along the western Property line that is located on the College Square property. Currently, this landscaping area is approximately 2 feet in width. The Project will be adding an additional five feet of landscaping along the western Property line (seven foot wide total) to include columnar trees to enhance the visual buffer. Along the northern Property line a seven foot wide variable width landscape buffer will be provided with shade trees, evergreen trees and shrubs.

2. *Outdoor sales and storage.*

As a single-use residential development, the Project does not propose outdoor sales or storage of products.

3. *Trash recycling, waste oil/grease collection area.*

Trash and recycling collection will occur at each residence along the Interior Driveway. Each garage is designed with sufficient room to store the trash and recycling bins with the garages.

4. *Parking lots and structures.*

Each residence will have two parking spaces; one in the garage and one in the driveway with access off the Interior Driveway at the rear of each residence. In this manner, the parking is integrated into the overall community. In addition, parking for visitors in the event driveway parking is not available is provided in the six parking spaces located along the northern Property line.

*5. Pedestrian and bicycle flows.*

The Project includes a series of sidewalks. The eastern row of units along Hungerford Drive will include two lead sidewalks to the Hungerford Drive shared use path. A sidewalk along the southern side of the vehicular entrance will guide residents and visitors into the Project and to the public use space as well as to the front yards of the western row of houses. In addition, sidewalks running both north-south and east-west will be provided throughout the public use space. The improvements along the Hungerford Drive streetscape will include the eight foot wide shared use path.

*6. Central features and community spaces.*

The Project will provide a generous amount – 20,900 square feet, of open space, including 12,700 square feet devoted to public use space. The primary central feature will be the improved public use space in between the western and middle row of residences which will be improved to include a play area, benches and landscaping. A vertical art sculpture will be located at the northern end of the public use space and visible from Hungerford Drive to further attract visitors to this space. In addition, a lead walk with special paving and wayfinding will be provided at the vehicular entrance to the Project. The proposed location of the public use space ensures that it will be buffered from the heavily traveled Route 355 and that, consistent with the City's urban design guidelines, the residential structures will frame the Hungerford Drive frontage of the Property.

*7. Delivery and loading spaces, hours of operation.*

Parking is proposed at the rear of the building groups off of the Interior Driveways to ensure adequate access and visual screening. Trash and recycling will be picked-up at each residence, thereby eliminating the need for a centralized dumpster. Given the residential product type, a designated loading space is not provided.

*8. Ancillary uses.*

No ancillary uses are proposed.

*9. Noise abatement.*

The Project is proposed in conformance with the noise regulations set forth in Chapter 31B of the Montgomery County Code.

*10. Outdoor lighting.*

Outdoor lighting consisting of six private streetlights along the northern entrance, bollard lighting along the courtyard sidewalk, and catenary lighting over the courtyard seating area will be provided. The lighting will conform to the City's landscaping, screening, and lighting manual.

*11. Landscaping.*

The Project's landscaping is proposed in conformance with the City's landscaping, screening, and lighting manual.

*d. Mixed Use Neighborhood Commercial Zone (MXNC)*

*1. Building location*

Zoning Ordinance Section 25.17.08.b.1.(b) provides for an 85 foot building restriction line from the center line of Hungerford Drive. Accordingly, the eastern row of residences is located 87 feet from the center line.

*2. Uses by floor*

The Project is entirely residential.

*3. Façade*

The Project is designed in a townhouse style and will provide a variation in the façade design, with some units including projected bays. The brick veneer component on the front facades is varied to provide visual interest and all of the front doors and many of the windows include cornice lines. The result is a classic, sophisticated design.

*4. Fenestration*

Fenestration will be provided by individual framed windows, fitting for a residential design. A projected bay window will be included on some of the units.

*5. Sidewalks*

In order to provide accommodations for both pedestrians and bicyclists, an eight foot wide shared use path will be provided along the Property frontage. It is recognized that this is an interim condition until Hungerford Drive is reconstructed to accommodate the BRT.

*6. Parking*

Parking is provided in individual garages and the driveways at the back of the residences along the Interior Driveways, in compliance with the parking requirements. In this manner, the parking will not be visible from the street. In addition, six visitor spaces are provided along the northern Property line.

**VI. Adequate Public Facilities**

There are adequate public facilities with respect to transportation, schools, fire and rescue, and water and sewer to accommodate the proposed Project. Based on the Montgomery County student generation rates, the Project will generate four elementary school students (Beal Elementary), two middle school student (Julius West Middle), and two high school students (Richard Montgomery). The closest police station is located at 2 West Montgomery Avenue just

0.6 miles from the Property and the closest fire department is located at 380 Hungerford Drive, 1 mile from the Property and there is sufficient capacity at both to serve the Project.

As indicated by the Transportation Scoping Form, the proposed 48 dwelling units will generate 70 percent less AM and PM peak hour trips (i.e. 40 fewer AM trips and 40 fewer PM trips) than the existing commercial development.

The stormwater management concept plan, SMC2024-00005, was approved on March 29, 2024. Stormwater will be address by a series of micro-bioretenion units and underground structural storage pipes providing filtered treatment and a hydro-dynamic separator. The NRI/FSD was approved on March 1, 2024.

## **VII. Community Outreach**

The Applicant held a Pre-Application Meeting (“PAM”) on September 26, 2023 and had a subsequent meeting with representatives of College Square on January 4, 2024. The Post-Application civic meeting was held on June 11, 2024, subsequent to the filing of the Site Plan.

## **VIII. Findings**

The Project satisfies the required Site Plan findings set forth in Section 25.07.01 of the Zoning Ordinance in that the Project will not:

- A. Adversely affect the health or safety of persons residing or working in the neighborhood of the proposed development

The Property has been designed to be compatible with the surrounding neighborhood and as such will in no way adversely affect the health or safety of persons residing or working in the neighborhood. The Project is modest in height and density, at approximately 46 feet in height and only 48 total residential units proposed. There are no immediately adjacent residential uses and the closest home is located approximately 130 feet to the southwest of the southwest corner of the Property. The closest home directly to the west of the Property is approximately 380 feet away. The redevelopment of the Property will transform a tired, aesthetically unappealing commercial townhouse development into a new, attractive residential community.

- B. Be detrimental to the public welfare or injurious to property or improvements in the neighborhood

The proposed residential Project will in no way be detrimental to the public welfare or injurious to property or improvements in the neighborhood. In fact, the Project will have a positive impact on the neighborhood by replacing an unattractive commercial site that lacks a street presence with a new, contemporary residential community. In addition, the Project provides a new housing opportunity – a two-over-two product type that allows for home ownership of a residence that is smaller in size than the standard market townhouse.

C. Overburden existing and programmed public facilities as set forth in Article 20 of this Chapter and as provided in the adopted Adequate Public Facilities Standards

The Project represents a decrease in the number of peak hour trips, with 70 percent less overall trips – 40 fewer AM peak hour trips and 40 fewer PM peak hour trips. There is adequate available capacity at Beal Elementary, Julius West Middle, and Richard Montgomery High School to accommodate the anticipated number of students. There is sufficient police, fire and emergency services in proximity to the Property to ensure a prompt response time to the Project in the event of an emergency.

D. Adversely affect the natural resources or environment of the City or surrounding areas

The Project will not adversely affect the natural resources or environment of the City or surrounding area. The Project will convert an existing impervious site with little to no stormwater management to a developed site that satisfies the City's stormwater management requirements through the use of micro-bio retention areas and planters and increases the amount of pervious areas on the Property. There are no specimen trees on the Property and forest conservation and tree mitigation requirements will be satisfied on-site.

E. Be in conflict with the Plan

As discussed above, the Project is consistent with the City's Comprehensive Plan and will further a number of the Comprehensive Plan's goals and objectives.

F. Constitute a violation of any provision of this Chapter or other applicable law

The proposed Project complies with the provisions and laws of Rockville governing the development of the Property. As detailed earlier in this Statement, the Project complies with all of the MXNC development standards, including significantly exceeding the amount of required open space. The Project will comply with the City's Art in Private Development Ordinance by providing a commissioned sculpture along the northern end of the public use space between the western and middle row of residences. The Project will also satisfy the City's Forest Conservation requirements on-site and will comply with the City's Green Building Standards by minimizing the development's impact on the environment and meeting the applicable International Green Construction Code. The Historic District Commission on March 21, 2024 voted unanimously to support the demolition of the existing commercial buildings on the Property.

G. Be incompatible with the surrounding uses or property

The Project will be compatible with the surrounding uses. The height of the Project at +/- 46 feet is in keeping with the surrounding development. The Property is adjacent to commercial uses on the north and south and is approximately 130 feet away from the closest single family home. While a different product type, the two-over-two concept is compatible with the College Square townhouse styled condominiums that are located northeast of the Property. However,

given that the Property's vehicular and pedestrian access will only be from its western frontage, there will be little to no interaction between the two communities. Furthermore, the Applicant is proposing additional landscaping along the western boundary that will further enhance the existing landscaping buffer along the shared Property line.

## **IX. Conclusion**

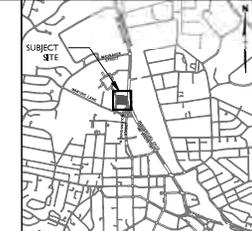
The proposed Site Plan provides an opportunity to convert an underutilized, dated commercial development into needed modestly scaled, for-sale residential development, in the northern portion of the Town Center.

For the reasons stated throughout this Application, we encourage the City's approval of this Level 2 Site Plan.

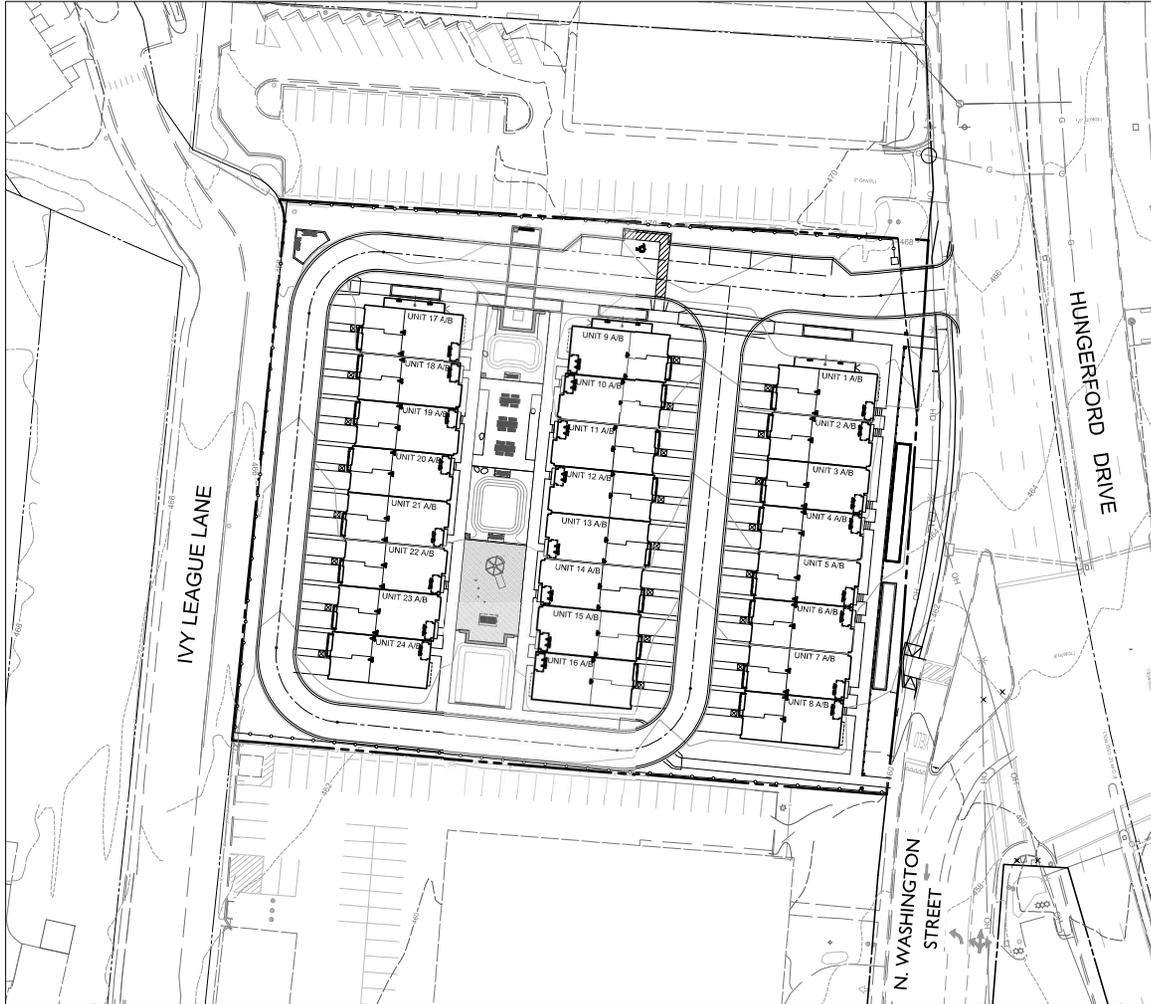
# WASHINGTON SQUARE

## TYPE 2 SITE PLAN (STP2024-00490)

### CITY OF ROCKVILLE, MARYLAND



VICINITY MAP  
 SCALE 1" = 2,000'



**SHEET INDEX**

- SITE PLAN -
- SP-00 - COVER
- SP-01 - EXISTING CONDITIONS
- SP-02 - SITE PLAN
- SP-03 - GRADING PLAN
- SP-04 - SITE PLAN DETAILS
- SP-05 - SITE AMENITY DETAILS
- SP-06 - OPEN AREA & PUBLIC USE EXHIBIT
- SP-07 - LOTTING PLAN

- LANDSCAPE & LIGHTING PLAN -
- L-01 - LANDSCAPE PLAN
- L-02 - LANDSCAPE NOTES & DETAILS
- L-03 - LIGHTING PLAN & DETAILS

- ARCHITECTURAL -
- A-01 - ILLUSTRATIVE ARCHITECTURE
- A-02 - FRONT ELEVATION
- A-03 - SIDE ELEVATION
- A-04 - REAR ELEVATION
- A-05 - FLOOR PLAN 1 & 2
- A-06 - FLOOR PLAN 3 & 4
- A-07 - FLOOR PLAN - ROOF

- SUPPORTING EXHIBITS -
- EXB-01 - FIRE PROTECTION PLAN
- EXB-02 - CIRCULATION PLAN
- EXB-03 - FIRE TRUCK TURNING MOVEMENT
- EXB-04 - GARBAGE TRUCK TURNING MOVEMENT
- EXB-05 - BRT ULTIMATE CONDITION
- EXB-06 - GRADE ESTABLISHMENT PLAN
- EXB-07 - ROAD SECTIONS
- EXB-08 - EASEMENT PLAN

**Toll Brothers**  
 AMERICA'S LUXURY HOME BUILDER™

**RODGERS CONSULTING**

11411 Easton Business Lane 200, Eastonville, Maryland 21041  
 P.O. Box 148-0700, P.O. Box 148-0700, Eastonville, Maryland 21041

DESIGN TEAM  
 Owner / Developer  
**Toll Mid-Atlantic LP Company, Inc.**  
 6731 Columbia Gateway Drive, Suite 120  
 Columbia, Maryland 21046  
 410.381.3263  
 Attn: Jeffrey S. Driscoll

Lead  
**Leitch Early Brewer**  
 7600 Wisconsin Avenue, Suite 700  
 Bethesda, Maryland 20814  
 301.347.3756  
 Attn: Patricia Harris

Lead Planning / Landscape Architect / Civil Engineering  
**Rodgers Consulting, Inc.**  
 19847 Century Boulevard, Suite 200  
 Germantown, Maryland 20878  
 301.948.4700  
 Attn: Randall Rendro



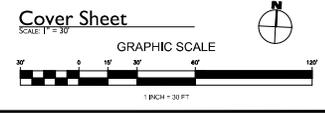
**WASHINGTON SQUARE**  
 Site Plan

WSSC Grid: 219NW07, Tax Map: HN23  
 City of Rockville, MD, Rockville, Election District 04

REV	DATE	DESCRIPTION
1	2025.01.27	ISSUE FOR PERMITTING
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PROJECT NUMBER: \_\_\_\_\_  
 DATE: 2025.01.13  
 SCALE: 1" = 30'  
 DRAWING TITLE: COVER SHEET



**CALL "MISS UTILITY" AT 1-800257-7777**  
 48 Hours Before Start Of Construction

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 58A of the Montgomery County Code.

Preliminary Not For Construction

**SP-00**



**NOTES:**

- This project property is comprised of Parcels #547 & #548 and is located at 423 Hungerford Drive, Rockville, Maryland 20850, found on Tax File GR-33.
- The site is ± 2.17 acres, found on Subdivision Plat No. 11941 - City Center, Lot 2, Block A, recorded at Liber S1091 Folio 45.
- The site is shown in Maryland Coordinate System NAD 83 (1011), using Plane Coordinate System zone 1900 (MD), US survey feet.
- Existing site improvements shown hereon are taken from an aerial photograph/survey flown on August 30, 2023 and compiled by Rodgers Consulting, Inc. in August-September 2023.

Curve Table						
Curve	Radius	Length	Tangent	Chord	Bearing	Delta
CT	25.00'	14.25'	7.33'	14.06'	N103°32'21"W	32°39'53"

**LEGEND**

- PROPERTY BOUNDARY
- 434 EXISTING CONTOUR
- 
- EXISTING BUILDING
- EXISTING ON-SITE PAVEMENT
- EXISTING OFF-SITE PAVEMENT
- EXISTING SPECIMEN TREE & CRITICAL ROOT ZONE

**Existing Conditions Plan**  
 SCALE: 1" = 20'



**CALL "MISS LITILITY" AT 1-800-357-7777**  
 48 Hours Before Start Of Construction

The excavator must notify all public utility companies with written ground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 54A of the Montgomery County Code.

Preliminary Not For Construction

**Toll Brothers**  
 AMERICA'S LUXURY HOME BUILDER

**RODGERS CONSULTING**

1907 Curry Station, Suite 200, Germantown, Maryland 20874  
 Tel: 301.946.4700, Fax: 301.946.4704, www.rodgers.com

DESIGN TEAM  
 Owner / Developer: **Toll Mid-Atlantic LP Company, Inc.**  
 6731 Columbia Gateway Drive, Suite 120  
 Columbia, Maryland 21046  
 410.381.3263  
 Attn: Jeffrey S. Driscoll

Legal  
**Leitch Early Brewer**  
 7600 Wisconsin Avenue, Suite 700  
 Bethesda, Maryland 20814  
 301.347.3756  
 Attn: Patricia Harris

Land Planning / Landscape Architect / Civil Engineering  
**Rodgers Consulting, Inc.**  
 1959 Lantana Boulevard, Suite 250  
 Germantown, Maryland 20878  
 301.946.4700  
 Attn: Randall Renfro

REAL & BONAFIDE

**WASHINGTON SQUARE**  
 Site Plan

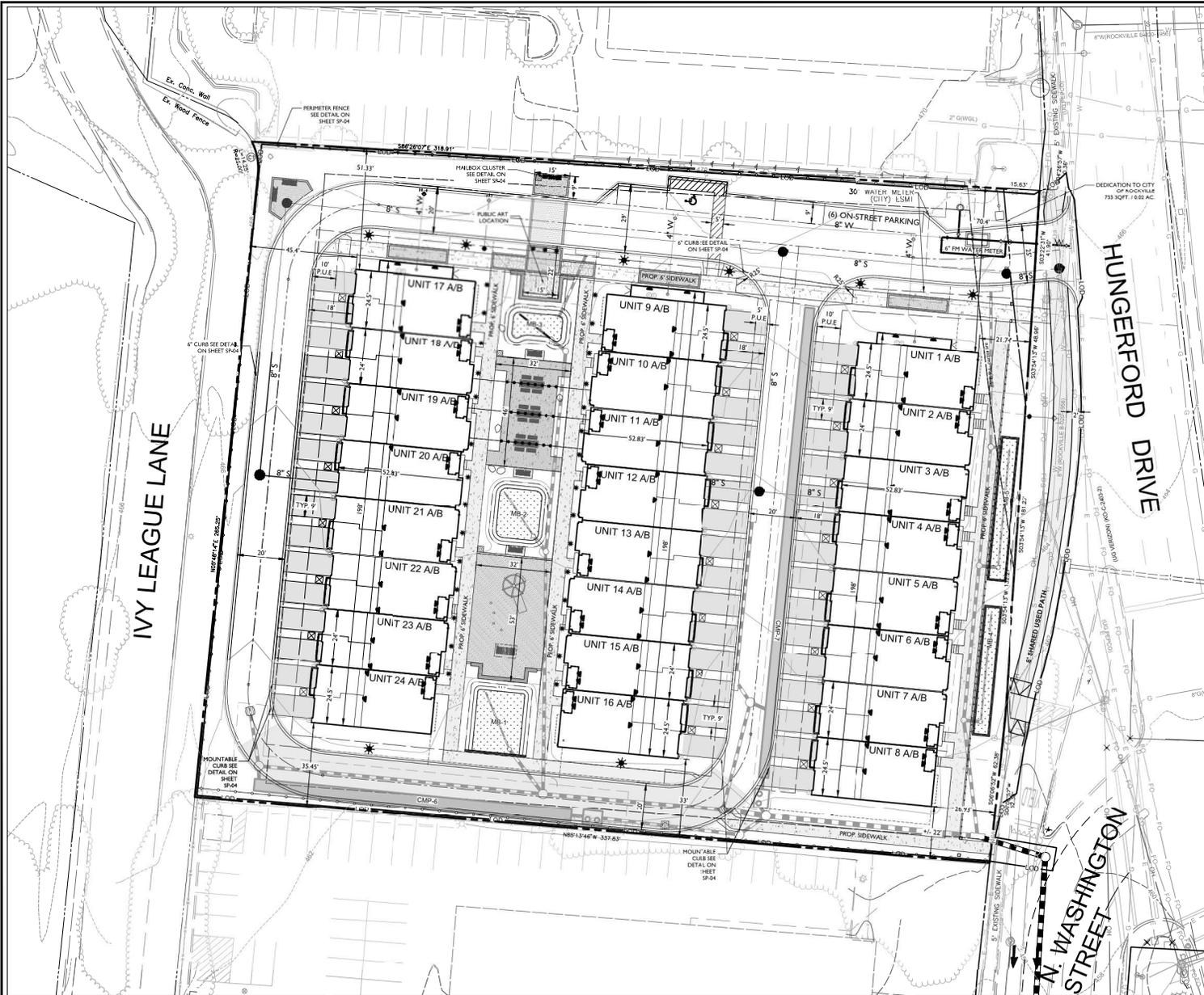
WSSC Grid: 219NW07, Tax Map: HN23  
 City Of Rockville, MD, Rockville, Election District 04

REVISED	NO.	DATE	DESCRIPTION

PROJECT NUMBER: \_\_\_\_\_  
 DATE: 2023.01.13  
 SCALE: 1/8" = 1' - 0"

DRAWING TITLE: **EXISTING CONDITIONS**

DRAWING NUMBER: **SP-01**



- NOTES:**
- The site is located in the Planned DCMT - Office/Commercial Residential Mix.
  - The site is located in Planning Area - Town Center 1.
  - The site is zoned RMOC - Mixed Use Neighborhood Commercial.
  - The subject property is comprised of Parcels N547 & N548 and is located at 623 Hungerford Drive, Rockville, Maryland 20850, found on Tax Map GR 33.
  - The site is a 2.17 acre, found on Subdivision Plat No. 11941 - City Center, Lot 2, Block A, recorded as Liber 3109, Folio 65.
  - The site is shown in Maryland Coordinate System NAD83(2011), State Plane Coordinate System zone 1900 (MDS), US survey feet.
  - Existing site improvements shown hereon are taken from an aerial photogrammetry survey flown on August 30, 2023 and compiled by Rodgers Consulting, Inc., and a field run survey by Rodgers Consulting, Inc. in August-September 2023.
  - The site's water service is within the City of Rockville.
  - The subject site is located within the Cabin John Creek Watershed.
  - The subject site is not located within a 100-year floodplain, per FEMA NRI Map 17040100203D.
  - There are no streams or wetlands located on or within 200 feet of the site, per site investigation by Rodgers Consulting, Inc. August 2023.
  - No rare, threatened or endangered species were observed during field visits. A request for possible state/federal listed rare, threatened, or endangered species within the project area was submitted to MDNR wildlife and heritage service Sept. 2023.
  - The site does not have any structures listed on the National Register for Historic Places nor does it have any NHPIT Preservation Easements.
  - The site soils are 40U-Urban Land, taken from the USDA Natural Resource Conservation Service for Montgomery County Maryland, 2016.
  - There are no forest stands onsite, as defined in the Forest and Tree Preservation City Code.
  - The site contains 16 significant trees, as shown on the NHPD.

Curve Table

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	25.00'	14.25'	7.33'	14.06'	N10°32'21"W	32°39'53"
C2	2012.23'	92.52'	46.27'	92.52'	S06°03'37"E	2°38'04"

**Toll Brothers**  
AMERICA'S LUXURY HOME BUILDER

**RODGERS CONSULTING**

1947 Century Boulevard, Suite 200  
Bethesda, Maryland 20814  
301.347.3736  
Aron Patricia Harris

**Toll Mid-Atlantic LP Company, Inc.**  
6731 Columbia Gateway Drive, Suite 170  
Columbia, Maryland 21046  
410.381.3263  
Aron Jeffery S. Driscoll

**Loch Early Brewer**  
7600 Wisconsin Avenue, Suite 700  
Bethesda, Maryland 20814  
301.347.3736  
Aron Patricia Harris

Lead Planning / Landscape Architect / Civil Engineering  
**Rodgers Consulting, Inc.**  
1947 Century Boulevard, Suite 200  
Bethesda, Maryland 20814  
301.347.3736  
Aron Patricia Harris

Professional Certification  
Professional Engineer  
Professional Surveyor

**WASHINGTON SQUARE**  
Site Plan

WSSC Grid: 219NW07, Tax Map: HN23  
City of Rockville, MD, Rockville, Election District 04

REV.	DATE	DESCRIPTION
1	2023.01.27	ISSUED FOR PERMITS
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REVISION	NO.	DATE	DESCRIPTION

**Site Plan**  
SCALE: 1" = 20'

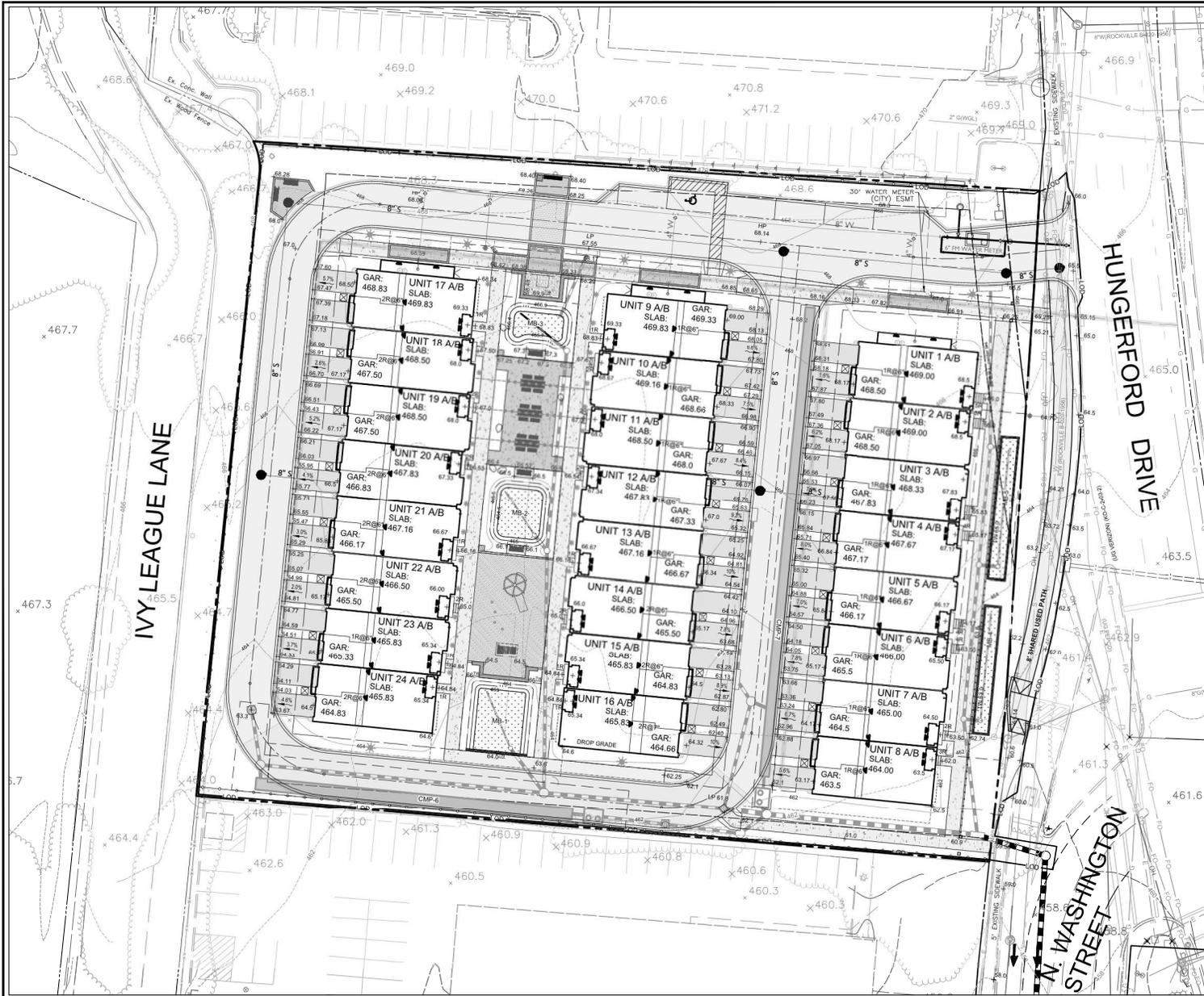
GRAPHIC SCALE  
1" = 20 FT

CALL "MISS UTILITY" AT  
1-800-257-7777  
48 Hours Before Start Of Construction

PROJECT NUMBER: \_\_\_\_\_  
DATE: 2025.01.13  
SCALE: 1" = 20'  
DRAWING TITLE: SITE PLAN  
DRAWING NUMBER: SP-02

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 56A of the Montgomery County Code.

Professional Not for Construction



**Grading Plan**  
SCALE: 1" = 20'

GRAPHIC SCALE



**CALL "MISS UTILITY" AT 1-800-257-7777**  
48 Hours Before Start Of Construction

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 56A of the Homeowners' Code.

**Toll Brothers**  
AMERICA'S LUXURY HOME BUILDER

**RODGERS CONSULTING**

Professional Services and Engineering  
 6731 Columbia Gateway Drive, Suite 120  
 Columbia, Maryland 21046  
 410.381.3263  
 Attn: Jeffrey S. Driscoll

**Lorch Early Brewer**  
 7600 Wilcoxon Avenue, Suite 700  
 Bethesda, Maryland 20814  
 301.347.3756  
 Attn: Patricia Harris

Lead Planning / Landscape Architect / Civil Engineering  
**Rodgers Consulting, Inc.**  
 19817 Century Boulevard, Suite 200  
 Germantown, Maryland 20878  
 301.948.4700  
 Attn: Randall Rendro



**WASHINGTON SQUARE**  
**Site Plan**  
 WSSC Grid: 219N07, Tax Map: HN23  
 City of Rockville, MD, Rockville, Election District 04

REV	DATE	DESCRIPTION
1	10/20/27	ISSUED FOR PERMIT
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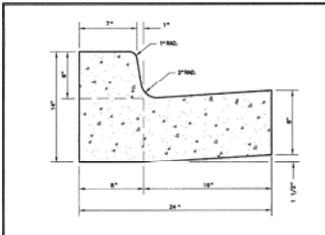
REV	DATE	DESCRIPTION
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PROJECT NUMBER: 2025.01.13  
 DATE: 11/13/25  
 DRAWING TITLE: GRADING PLAN

DRAWING NUMBER: **SP-03**  
 2025.01.13

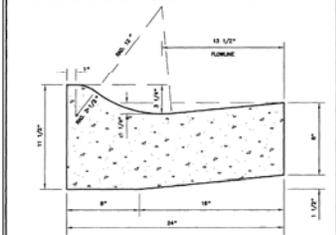


PROFESSIONAL CERTIFICATION  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional landscape architect under the laws of the State of Maryland, License No. 30350. Expiration Date: 06/30/2025.



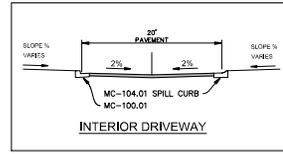
- GENERAL NOTES**
- REFER TO MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR MATERIALS, METHODS OF CONSTRUCTION AND EXPANSION JOINT LOCATIONS.
  - THIS STANDARD SHALL BE USED ON PRIMARY RESIDENTIAL, ARTERIAL AND BUSINESS DISTRICT ROADS AS WELL AS CURB RETURN AND RAMP THROUGH.
  - WHENEVER STANDARD MC-100.01 CURB IS USED IN CONJUNCTION WITH THIS STANDARD, A TEN FOOT TRANSITION SHALL BE PROVIDED FROM STANDARD MC-100.01 TO STANDARD MC-104.01 FOR CURB RETURNS AND CURB SECTIONS WHICH INCLUDE RAMP.
  - THE STANDARD DISTANCE BETWEEN JOISTS SHALL BE TEN FEET (MAXIMUM AND MINIMUM DISTANCES SHALL BE THIRTEEN FEET AND FIVE FEET RESPECTIVELY).
  - EXPANSION JOINT MATERIAL SHALL BE 1/2" HIGH PREFORMED CONCRETE TRIMMED AND SEALED WITH NON-FLUORINE TPO-CONTAINING POLYURETHANE OR POLYURETHANE ELASTOMER TYPE SOLANT COMPLYING WITH ASTM-5292.

APPROVED	DATE	REVISED	DATE
<i>[Signature]</i>			
DIRECTOR, DEPT. OF PUBLIC WORKS & TRANSPORTATION		MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION	
STANDARD NO. MC-100.01		COMBINATION CONCRETE CURB AND GUTTER TYPE A	

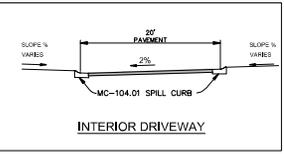


- GENERAL NOTES**
- REFER TO MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR MATERIALS, METHODS OF CONSTRUCTION, AND EXPANSION JOINT LOCATIONS.
  - MOUNTABLE CURB SHALL ONLY BE USED ON TYPICAL STREETS, OR ON RESIDENTIAL ROADS, 55'-0" OR GREATER TEN FEET OR LESS IN WIDTH, DERIVED FROM THE LAST PREVIOUS STREET.
  - WHENEVER STANDARD MC-104.01 IS USED IN CONJUNCTION WITH THIS STANDARD, A TEN FOOT TRANSITION SHALL BE PROVIDED FROM STANDARD MC-104.01 TO STANDARD MC-100.01 FOR CURB RETURNS AND CURB SECTIONS WHICH INCLUDE RAMP.
  - TRANSITION BETWEEN STANDARD MC-104.01 AND MC-100.01 OR MC-103.01 SHALL BE ACCOMPLISHED USING THE CURB AND GUTTER CURVING.
  - THE STANDARD DISTANCE BETWEEN JOISTS SHALL BE TEN FEET (MAXIMUM AND MINIMUM DISTANCES SHALL BE THIRTEEN FEET AND FIVE FEET RESPECTIVELY).
  - EXPANSION JOINT MATERIAL SHALL BE 1/2" HIGH PREFORMED CONCRETE TRIMMED AND SEALED WITH NON-FLUORINE TPO-CONTAINING POLYURETHANE OR POLYURETHANE ELASTOMER TYPE SOLANT COMPLYING WITH ASTM-5292.

APPROVED	DATE	REVISED	DATE
<i>[Signature]</i>			
DIRECTOR, DEPT. OF PUBLIC WORKS & TRANSPORTATION		MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION	
STANDARD NO. MC-104.01		MOUNTABLE CONCRETE CURB AND GUTTER TYPE E	

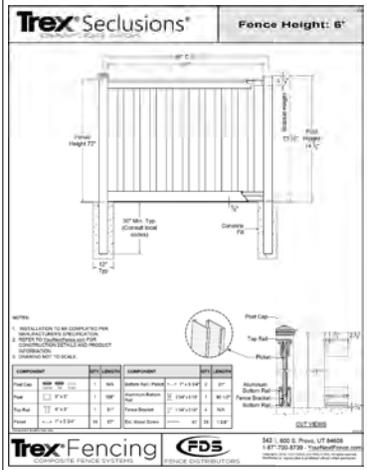


INTERIOR DRIVEWAY

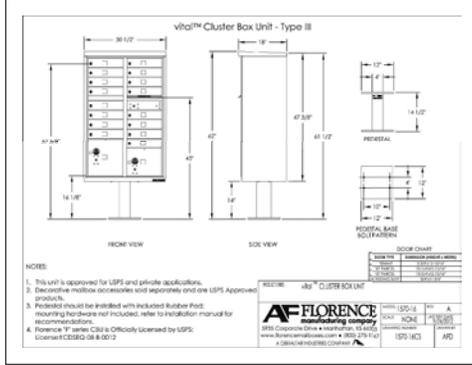


INTERIOR DRIVEWAY

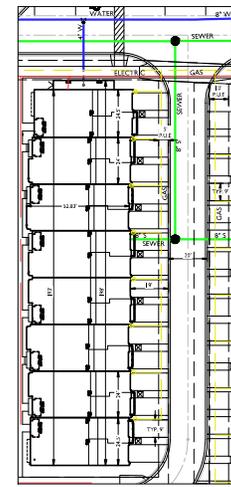
100' MINIMUM CONCRETE SURFACE COURSE	100' MINIMUM CONCRETE SURFACE COURSE
10' MINIMUM CONCRETE BASE COURSE	10' MINIMUM CONCRETE BASE COURSE
APPROVED SURFACE	APPROVED SURFACE



PERIMETER FENCE (OR EQUAL)  
SCALE: NTS



MAILBOX CLUSTER (OR EQUAL)  
SCALE: NTS



TYPICAL STICK DETAIL  
SCALE: 1" = 30'

**WASHINGTON SQUARE**  
Site Plan

WSSC Grid: 219NW07, Tax Map: 4N23  
City of Rockville, MD, Rockville, Election District 04

REV.	DATE	DESCRIPTION
1	2025.01.27	ISSUE FOR PERMITTING
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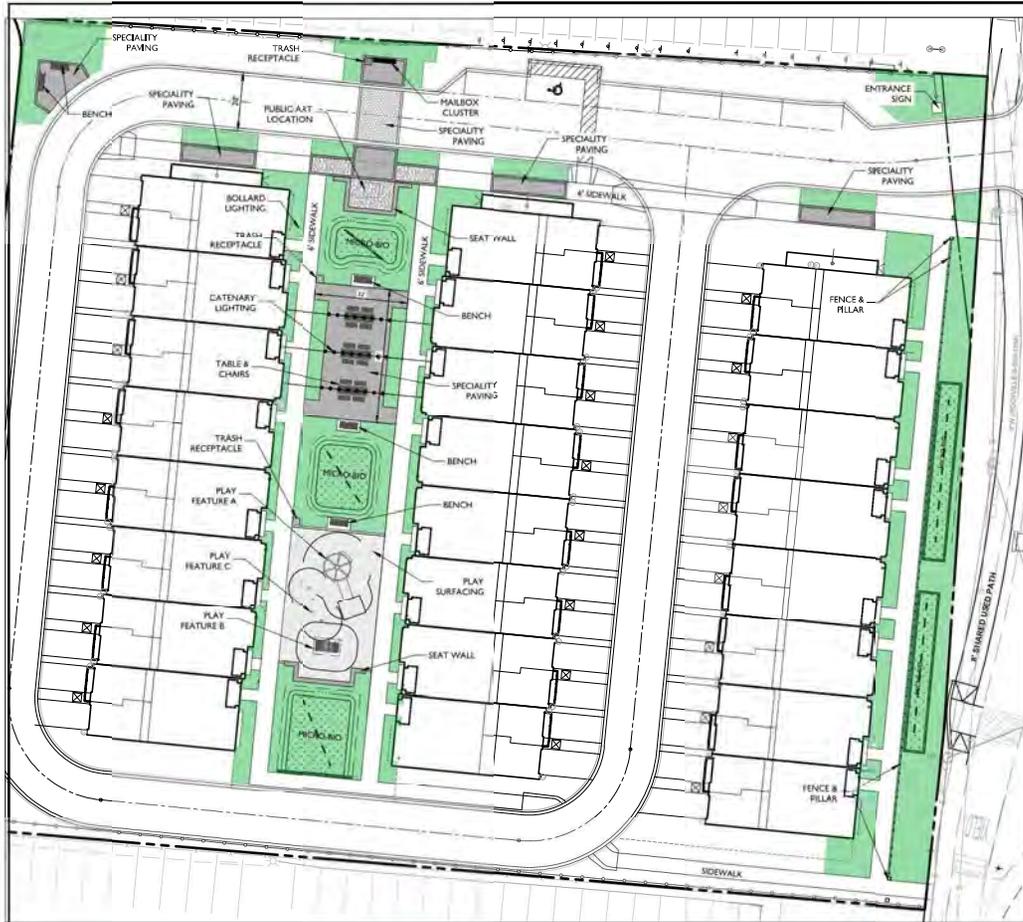
PROJECT NUMBER	-----
DATE	2025.01.13
SCALE	1" = 10'
DRAWING TITLE	SITE PLAN DETAILS

CALL "MISS UTILITY" AT 1-800-257-7777  
48 Hours Before Start Of Construction

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 56A of the Montgomery County Code.

Preliminary Not For Construction

**SP-04**



PLANTING AREA



FRONTAGE FENCE & PILLARS (OR EQUAL)  
SCALE: NTS



TRASH RECEPTACLE (OR EQUAL)  
SCALE: NTS

MFR- ULTRA SITE - LEXINGTON  
RECEPTACLE  
SIZE: 36 GALLON  
MATERIAL: POWDERCOAT  
COLOR: BLACK  
LID: RAIN BONNET



PUBLIC ART (OR EQUAL)  
SCALE: NTS  
NOTE: THE ARTWORK AND LOCATION  
SHOWN ARE CONCEPTUAL AND MAY  
CHANGE



BENCH (OR EQUAL)  
SCALE: NTS



PLAY FEATURE A (OR EQUAL)  
SCALE: NTS



PLAY FEATURE B (OR EQUAL)  
SCALE: NTS



PLAY FEATURE C (OR EQUAL)  
SCALE: NTS



SPECIALTY PAVING (OR EQUAL)  
SCALE: NTS



SEAT WALL (OR EQUAL)  
SCALE: NTS



TABLE & BENCH (OR EQUAL)  
SCALE: NTS



TABLE & BENCH (OR EQUAL)  
SCALE: NTS



CALL "MISS UTILITY" AT  
1-800-257-7777  
48 Hours Before Start Of Construction

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 56A of the Montgomery County Code.

Preliminary Not For Construction

**Toll Brothers**  
AMERICA'S LUXURY HOME BUILDER

**RODGERS CONSULTING**

1901 Crown Business Center 200 Government Center Plaza  
Ft. Lee, MD 21038 Phone: 410-381-3756 Fax: 410-381-3756  
DESIGN TEAM  
Owner / Developer  
**Toll Mid-Atlantic LP Company, Inc.**  
6731 Columbia Gateway Drive, Suite 120  
Columbia, Maryland 21046  
410.381.3263  
Attn: Jeffrey S. Driscoll

Lead  
**Lorch Early Brewer**  
7600 Wisconsin Avenue, Suite 700  
Bethesda, Maryland 20814  
301.347.3756  
Attn: Patricia Harris

Lead Planning / Landscape Architect / Civil Engineering  
**Rodgers Consulting, Inc.**  
18817 Century Boulevard, Suite 200  
Germantown, Maryland 20878  
301.948.4700  
Attn: Randall Rendro



10/20/2025

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**LEGEND**

- Open Area
- Public Use Space
- Subject Site Property Line

Open Space - See 25.1.1.01.b.2 (e)	Minimum Required*	Proposed
Open Area (Includes Public Use Space)	15%	14,888 sq. ft. 22%
Public Use Space	10%	9,992 sq. ft. 14%

\* MXNC zone. Building height may be increased up to a maximum of sixty-five (65) feet in accordance with the plan. If the plan makes no other recommendation, development between forty-five (45) feet and sixty-five (65) feet must provide fifteen (15) percent open area, of which ten (10) percent must be public use space.

**Open Area - Public Use**  
SCALE: 1" = 20'

GRAPHIC SCALE  
1 INCH = 20 FT

CALL "MISS UTILITY" AT 1-800-257-7777  
48 Hours Before Start Of Construction

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 24A of the Montgomery County Code.

Professional Not For Construction

**Toll Brothers**  
AMERICA'S LUXURY HOME BUILDER

**RODGERS CONSULTING**

1501 Century Business Ave. 300 Germantown/Project 2015  
PO Box 188300/Plant, GA 30138-8300  
Owner: Consultant  
**Toll Mid-Atlantic LP Company, Inc.**  
6731 Columbia Gateway Drive, Suite 120  
Columbia, Maryland 21046  
410.381.3263  
Attn: Jeffrey S. Driscoll

Logo  
**Lorch Early Brewer**  
7600 Wilcoxon Avenue, Suite 700  
Bethesda, Maryland 20814  
301.347.3756  
Attn: Patricia Harris

Land Planning / Landscape Architect / Civil Engineering  
**Rodgers Consulting, Inc.**  
19947 Century Boulevard, Suite 200  
Germantown, Maryland 20878  
301.948.4700  
Attn: Randall Rendro

SEAL & SIGNATURE  
PROFESSIONAL CERTIFICATION  
I hereby certify that the drawings were prepared or approved by me, and that I am a duly licensed professional landscape architect under the laws of the State of Maryland, License No. 8855. Expiration Date: 04/24/2026.

**WASHINGTON SQUARE**  
Site Plan

WSSC Grid: 219NW07, Tax Map: HN23  
City of Rockville, MD, Rockville, Election District 04

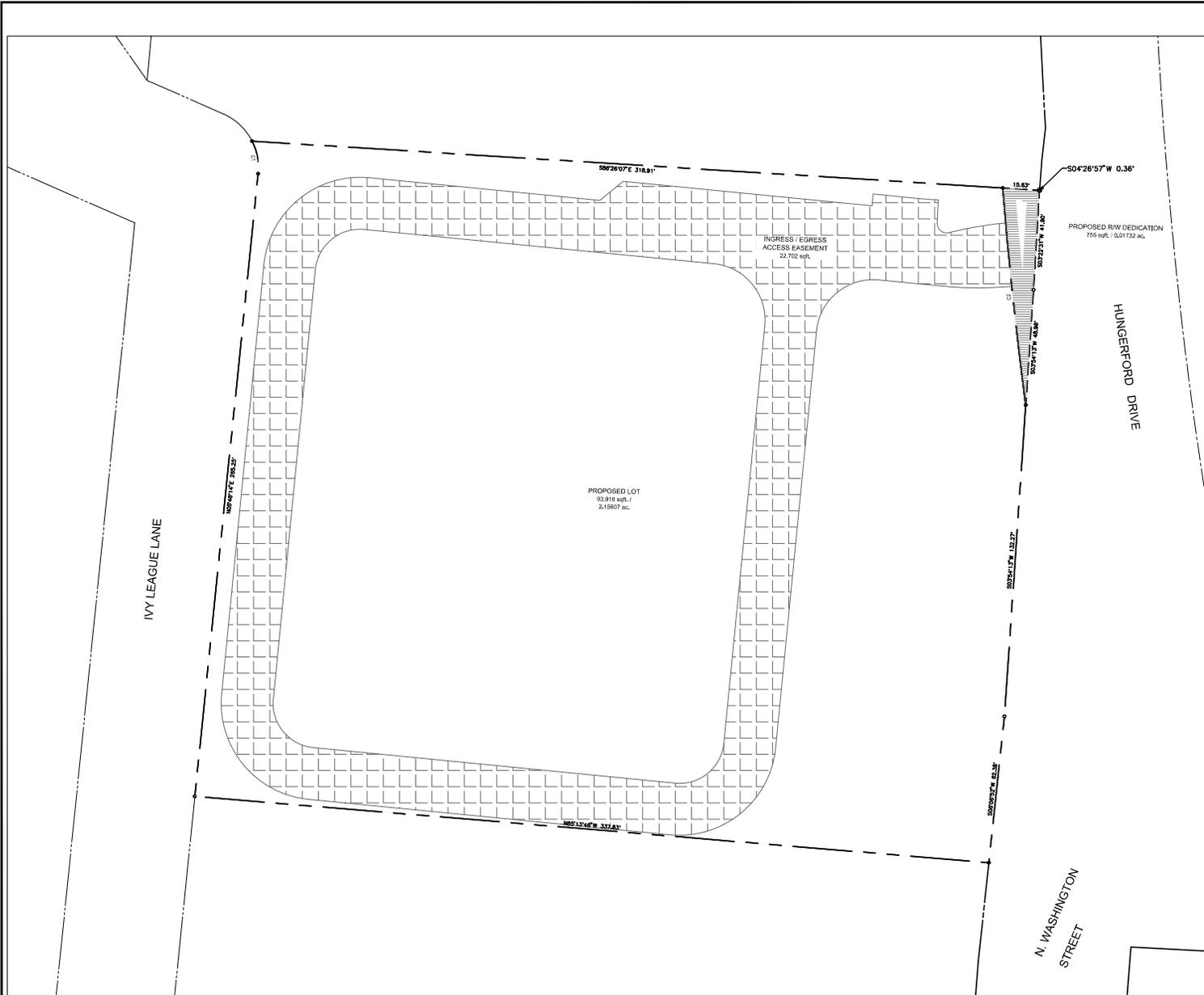
DATE	DISCUSSION
2025.01.27	www.montgomerycountymd.gov
"	"
"	"
"	"

REVISION	NO.	DATE	DESCRIPTION

PROJECT NUMBER	----
DATE	2025.01.13
SCALE	1" = 20'
DRAWING TITLE	OPEN AREA & PUBLIC USE SPACE
DRAWING NUMBER	SP-06
DATE	2025.01.13



Curve Table

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	25.00'	14.25'	7.33'	14.06'	N10°32'21\"/>	

**Toll Brothers**  
AMERICA'S LUXURY HOME BUILDER

**RODGERS CONSULTING**

1907 Carey Station, Suite 200, Germantown, Maryland 20874  
P: 301.946.4700 Fax: 301.946.4705 www.rodgers.com  
DIRECTOR  
Owner / Developer  
**Toll Mid-Atlantic LP Company, Inc.**  
6731 Columbia Gateway Drive, Suite 120  
Columbia, Maryland 21046  
410.381.3263  
Attn: Jeffery S. Driscoll

Legal  
**Lorch Early Brewer**  
7600 Wisconsin Avenue, Suite 700  
Bethesda, Maryland 20814  
301.347.3756  
Attn: Patricia Harris

Lead Planning / Landscape Architect / Civil Engineering  
**Rodgers Consulting, Inc.**  
1947 Century Boulevard, Suite 200  
Germantown, Maryland 20878  
301.946.4700  
Attn: Randall Rendro

SEALED SIGNATURE  
  
PROFESSIONAL CERTIFICATION  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional landscape architect under the laws of the State of Maryland, License No. 3553, Expiration Date: 06-23-2026

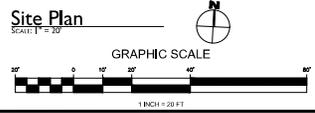
**WASHINGTON SQUARE**  
Site Plan  
WSSC Grid: Z19NW07, Tax Map: HN23  
City of Rockville, MD, Rockville, Election District 04

REV.	DATE	DESCRIPTION
1	2025.01.13	ISSUED FOR PERMITTING
2		
3		
4		

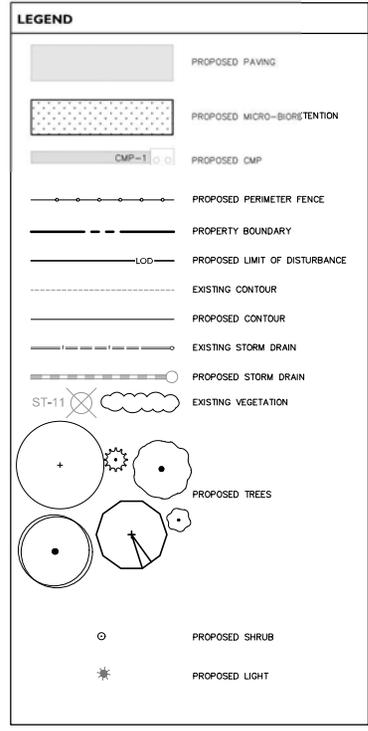
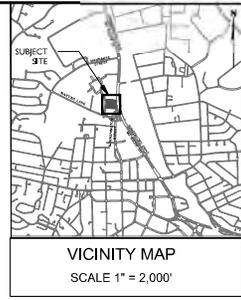
  

REVISION	NO.	DATE	DESCRIPTION

PROJECT NUMBER: \_\_\_\_\_  
DATE: **2025.01.13**  
SCALE: 1" = 20'  
DRAWING TITLE: **LOTTING PLAN**  
DRAWING NUMBER: **SP-07**



CALL "MISS UTILITY" AT 1-800-257-7777  
48 Hours Before Start Of Construction  
Preliminary Not For Construction



**Landscape Plan**  
SCALE: 1" = 20'

Community Planning & Development Services  
Revised: January 16, 2025

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	GALLON
<b>TREES</b>					
CC	7	CERCIS CANADENSIS	EASTERN REDBUD	15 GAL	
LS	30	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEET GUM	-	2.5" CAL
NS	4	NYSSA SYLVATICA	SOUR GUM	-	2.5" CAL
OS	10	QUERCUS ROBUR 'FASTIGIATA'	SKYROCKET™ ENGLISH OAK	-	2.5" CAL
TA	12	TILIA AMERICANA	AMERICAN LINDEN	-	2.5" CAL
<b>EVERGREEN TREES</b>					
PG	9	PICEA PUNGENS 'GLAUCA GLOBOSA'	COLORADO SPRUCE	B & B	
<b>SHRUBS</b>					
BL	48	BUXUS SEMPERVIRENS 'GREEN PILLAR'	GREEN PILLAR COMMON BOXWOOD	15 GAL	
RR	18	ROSA 'KNOCKOUT™'	ROSE	#3 CONT	
<b>EVERGREEN SHRUBS</b>					
IG	25	ILEX GLABRA	INKBERRY HOLLY	15 GAL	

**Right-of-Way Street Tree Planting**  
Tree Planting: Section 25.21.2

Linear Footage along Right of Way	285 LF
Required	1 Street Tree per 40 feet of lot footage 285 LF / 40 FT = 7 Trees Required
Provided	7 Trees Provided

**CALL "MISS UTILITY" AT 1-800-257-7777**  
48 Hours Before Start Of Construction

**Preliminary Not For Construction**

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 86A of the Montgomery County Code.

**Toll Brothers**  
AMERICA'S LUXURY HOME BUILDER

**RODGERS CONSULTING**  
Professional Services and Construction Management  
19917 Century Boulevard, Suite 200  
Germantown, Maryland 20878  
301.948.4700  
Attn: Randall Rendro

**WASHINGTON SQUARE**  
Landscape Plan

WSSC Grid: 219NW07, Tax Map: HN23  
City of Rockville, MD, Rockville, Election District 04

PROJECT NUMBER: 2025.01.13  
DATE: 1/16/25  
SCALE: 1" = 20'

**DRAWING NUMBER: L-01**



# Planting Notes for Landscape Plans

NOVEMBER 2011

### INSTALLATION OF PLANT MATERIAL

- The Permittee is responsible for obtaining the approved Forest Conservation Plan/Landscape Plan and providing a copy to the Landscape Contractor. The Permittee shall ensure that the Landscape Contractor can secure the plants shown in the Landscape Plan. Plant substitutions are not allowed. It is strongly recommended that plant material be secured from supplier by the project start date.
- A pre-planting meeting is required before installation of landscaping, afforestation, or reforestation. The applicant must schedule an on-site pre-planting meeting with the City Forestry Inspector. Attendees must include the Permittee, Landscape Contractor, and Forestry Inspector. Trees and shrubs shall conform to the current edition of the American Standard for Nursery Stock (ANSI Z60.3).
- Comply with appropriate City Soil Specifications
  - Soil Specification FOR TREE PLANTING WHERE EXISTING FOREST OR OTHER IMPERVIOUS SURFACES WERE PREVIOUSLY LOCATED OR WHERE EXISTING GREENSPACE HAS BEEN SEVERELY DEGRADED
    - Site Preparation
      - Demolish existing impervious surface and remove all existing asphalt, concrete, stone and construction materials to expose undisturbed free of debris.
      - Excavate so that final planting bed will provide quality soil to a depth of forty-eight (48) inches, and to a radius of 30' minimum or to new hard-edge of planting bed, whichever is less.
      - Loosen exposed subsoil below 48" by ripping 1/2" into the sub-grade elevation.
      - Test to ensure that planting bed drains at a rate of at least 1/2 inch per hour.
      - Install imported soil to fill excavated planting bed. Imported soil shall have a texture of LOAM, per the USDA soil classification systems and a chemical composition compatible with healthy tree growth. When installing the soil, it should be installed in lifts or layers of < 12 inches (30 cm), tamping or watering (not both) between lifts to improve aeration.
    - Immediately prior to installation of plant material, the soil must be tested and must have a pH range between 5.5 and 7 and a nutrient content which corresponds to an adequate rating, per current industry standards. Amend soil, if necessary, to achieve the current industry standard.
    - The Forestry Inspector may require additional soil specifications, based on site conditions.
  - Soil Specification FOR PLANTING WHERE EXISTING GREEN SPACE HAS NOT BEEN PROTECTED FROM CONSTRUCTION IMPACTS IS NOT STRICTLY OBSERVED
    - Site Preparation
      - Remove all construction debris and top four to six inches of existing soil.
      - Test remaining existing soil to verify a pH range between 5.5 and 7, and has a nutrient content which corresponds to an adequate rating, per current industry standards.
      - Apply four (4) inches of mature compost evenly over the entire planting surface (4" = 10 Cubic yards/1,000 sq ft). Provide compost supplier information and specifications to the City Forestry Inspector for approval prior to install.
      - Fill the compost into the existing soil to a minimum depth of thirty-six (36) inches using the city's soil profile regrading specifications.
        - If soil does not meet nutrient standards, mitigate soil chemistry to meet the chemical parameters.
      - The Forestry Inspector may require additional soil specifications, based on site conditions.
  - Soil Specification FOR PLANTING WITHIN EXISTING GREEN SPACE AREAS WHICH HAVE BEEN PROTECTED FROM CONSTRUCTION IMPACTS (Two of two options, as determined by Forestry Inspector) Refer to approved City of Rockville Detail A-1

- Test existing soil to verify it has a pH range between 5.5 and 7, and a nutrient content which corresponds to an adequate rating, per current industry standards. If soil does not meet nutrient standards, one of two options will be performed to mitigate the soil
  - Option 1 - 10 Method: Depth of filling for planting must be at least twenty-four (24) inches.
    - Apply four (4) inches of mature compost evenly over the entire planting surface (4" = 10 cubic yards/1,000 sq ft). Provide compost supplier information and specifications to the City Forestry Inspector for approval prior to install.
    - Fill the compost into the existing soil to a minimum depth of twenty-four (24) inches.
      - Aeration and vertical mixing.
      - Using a 2" - 3" Auger, drill a series of holes in the soil to a depth of twenty-four (24) inches.
      - Stem at the edge of the hole dig for the root ball and continue drilling at one-foot intervals (maximum), in concentric rings around the tree out to the (10) feet from the tree.
      - Each hole must be refilled with mature compost.
    - The Forestry Inspector may require additional soil specifications, based on site conditions.
  - Option 2 - Aeration and vertical mixing.
    - Using a 2" - 3" Auger, drill a series of holes in the soil to a depth of twenty-four (24) inches.
    - Stem at the edge of the hole dig for the root ball and continue drilling at one-foot intervals (maximum), in concentric rings around the tree out to the (10) feet from the tree.
    - Each hole must be refilled with mature compost.
- Soil testing of the existing soil must be conducted with PRIOR approval from the City's Forestry Inspector to determine the number and location of the samples. The above requirements may be reduced if soil testing shows the following:
  - Soil pH is between 5.5 and 7
  - The top 24" of existing soil contains a minimum of 4-6% organic matter by weight
  - The soil is free of contaminants
  - The soil texture is sandy loam or loam
  - The soil has an infiltration rate no less than 1" per hour
  - The soil does not contain debris or stones greater than one inch
  - The soluble salt content is less than 3 dS/m
  - Consult the University of Maryland Extension website: <http://extension.umd.edu> for a listing of commercial soil testing facilities.
- Soil preparation is required for street trees planted within the city's rights-of-way and private street trees, if they are part of the approved plan.
- The details and grades shown on plan drawings are final grades after settlement and shrinkage of the organic material. The contractor shall install the soil mix at a higher level to anticipate this reduction of volume. All grades are assumed to be "measured" to be prior to the addition of any surface compost till layer or mulch or soil.
- All details of the planting plans regarding plant quality and proper planting will be discussed including but not limited to:
  - Plant quality
  - Proper form for species
  - Proper ratio of caliper size/ratio to container size/root ball size
  - Proper pruning cuts if applicable in accordance with current ANSI A30 pruning standards (generally there should be no recent pruning)
  - No co-dominant stems or multiple trunks (unless approved by FCP or by the Forestry Inspector)
  - Sound graft unions
  - Free of arboring roots, or the ability to remove arboring roots without damaging the tree.
  - Trees shall be healthy, vigorous, insect/disease free, and without cankers/leads or trunk damage
- Proper Installation
  - Root flare no higher than 3 inches from existing grade
  - Exposed root flare (not graft), removing more than several inches of soil to expose the root flare may result in the rejection of the plant material
  - Wire baskets/hammers/burlap removed from at least the top half of root ball, or as directed by Forestry Inspector
  - All burlap or twine removed completely
  - No hole and wire trailing and strapping per City planting detail
  - Planting hole a minimum of twice the width of the root ball; could be greater. Planting depth (top of root ball) shall be as per the city's specifications (Planting #3)
  - Mulched per city planting detail
  - Wildlife protection installed, if required, type approved by the Forestry Inspector
- Trees not complying with the above requirements may be rejected at the discretion of the City Forestry Inspector

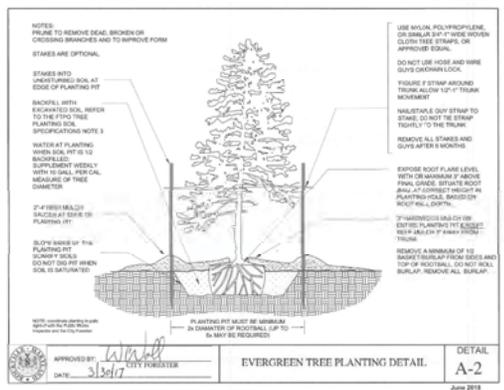
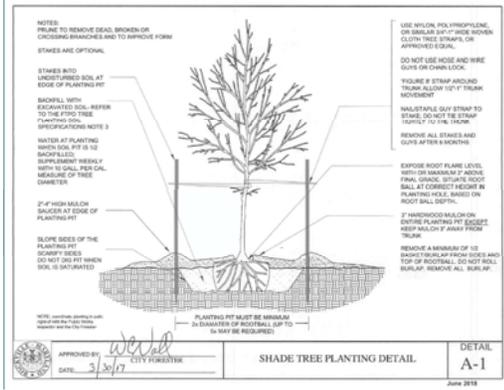
- Tree planting will generally not be permitted between the dates of June 1 and September 1, or when the ground is frozen
- DESTRUCTION
  - TODSO
    - Soil can be considered topsoil if it originates from a horizon of a natural soil or a mineral soil with 6-80% organic matter content, and a NEX's Textural class similar to low-development conditions A horizon soils for the site, or as specified by the City Forestry Division. The City Forestry Division will specify a LOAM texture in the absence of native conditions listed above. Blended soils shall not be used unless specified by the City Forestry Division. In addition, topsoil shall:
      - Be friable and well drained
      - Have a pH between 5.5-7
      - Have adequate matter content between 6-8%
      - Have low salinity as indicated by a soluble salt content which is less than 3 dS/m
      - Be free of debris, stones, gravel, trash, large sticks, heavy metals, and other deleterious contaminants, (if screening is used to remove debris, screen size must be 1/2 inch or larger)
      - Have a nutrient profile such that it has an adequate rating, per current industry standards
      - Be free of noxious weed seeds
  - Compost
    - Compost shall be composed of leaves, yard waste, or food waste. Biosolid based composts shall not be used. A compost sample with analysis shall be submitted for approval to the City Forestry Division before application.
    - Stability refers to the rate of biological breakdown, measured by carbon dioxide release. Maturity refers to completeness of the aerobic composting process and suitability (lack of plant toxicity) as a plant growth media, often measured by ammonia release and by plant growth tests. Compost manufacturers that subscribe to the US Composting Council's testing program may document stability as compost testing 7 or below in accordance with TMLCC 02.08.B, "Carbon Dioxide Evolution Rate". Maturity (suitability for plant growth) may be documented as compost testing greater than 80% in accordance with TMLCC 02.05.A, "Germination and Vigor". Compost is considered mature and stable if it tests at 6.0 or higher on the Solvita Compost Maturity Index Rating, which is a combination of Carbon Dioxide and Ammonia Maturity Tests (Test information and equipment available at [www.solvita.com](http://www.solvita.com))
    - Compost shall also be:
      - Free of weed seeds
      - Free of heavy metals or other deleterious contaminants
- Severely Degraded Soil
  - Soil shall be considered severely degraded if grade was lowered or raised more than 14 inches OR soil was constructed in this regard of the final grade OR soil was used as a staging area for construction materials, equipment or processes.

\* See Definitions section at

Page 1 of 8

Page 2 of 8

Page 3 of 8



CALL "MISS UTILITY" AT 1-800-257-7777  
48 Hours Before Start Of Construction

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 66A of the Montgomery County Code.

PROJECT NUMBER	----
DATE	2025.01.13
SCALE	1" = 20'
DRAWING TITLE	LANDSCAPE DETAILS
DRAWING NUMBER	L-02
REVISION	NO. DATE DESCRIPTION

**Toll Brothers**  
AMERICA'S LUXURY HOME BUILDER

**RODGERS CONSULTING**

PROJ. Center Harbor, Suite 200, Germantown, Maryland 20878  
Tel: 301.946.0700 Fax: 301.946.0701 www.rodgers.com

Owner: Developer  
**Toll Mid-Atlantic LP Company, Inc.**  
6731 Columbia Gateway Drive, Suite 120  
Columbia, Maryland 21046  
410.381.3263  
Attn: Jeffrey S. Orscollo

Lead Planner / Landscape Architect / Civil Engineering  
**Rodgers Consulting, Inc.**  
19947 Century Boulevard, Suite 200  
Germantown, Maryland 20878  
301.946.0700  
Attn: Randall Redford

PROFESSIONAL CERTIFICATION

1. I hereby certify that the documents were prepared or approved by me, and that I am a duly licensed professional of Landscape Architecture under the laws of the State of Maryland. License No. 3855. Expiration Date 04/23/2026.

**WASHINGTON SQUARE**  
Landscape Plan

WSSC Grid: 219NW07, #####  
City of Rockville, MD, Rockville, Election District 04







NOTE: ELEVATIONS FOR ILLUSTRATIVE PURPOSES ONLY

FLOOR PLANS AND ELEVATION VIEWS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE WITH FINAL DESIGN AND BUILDING PERMIT APPLICATIONS.

Community Planning & Development Services  
 Revised  
 January 16, 2025



The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 26A of the Montgomery County Code.

Preliminary Not For Construction

**Toll Brothers**  
 AMERICA'S LUXURY HOME BUILDER

**RODGERS CONSULTING**

1947 Century Boulevard, Suite 200, Germantown, Maryland 20874  
 Tel: 301.948.4700, Fax: 301.948.4700, www.rodgers.com

**DESIGN TEAM**

Owner / Developer:

**Toll Mid-Atlantic LP Company, Inc.**  
 6731 Columbia Gateway Drive, Suite 120  
 Columbia, Maryland 21046  
 410.381.3263  
 Attn: Jeffrey S. Driscoll

Legal:

**Lerch Early Brewer**  
 7600 Wisconsin Avenue, Suite 700  
 Bethesda, Maryland 20814  
 301.347.3756  
 Attn: Patricia Harris

Lead Planning / Landscape Architect / Civil Engineering:

**Rodgers Consulting, Inc.**  
 1947 Century Boulevard, Suite 200  
 Germantown, Maryland 20878  
 301.948.4700  
 Attn: Randall Rendro

SCALE & SIGNATURE

**WASHINGTON SQUARE**  
 Site Plan

Architecture Plan

WSSC Grid: Z19NW07, Tax Map: HN23  
 City of Rockville, MD, Rockville, Election District 04

REV	DATE	DESCRIPTION
01	2025.01.13	Final Submission

REVISION	NO	DATE	DESCRIPTION

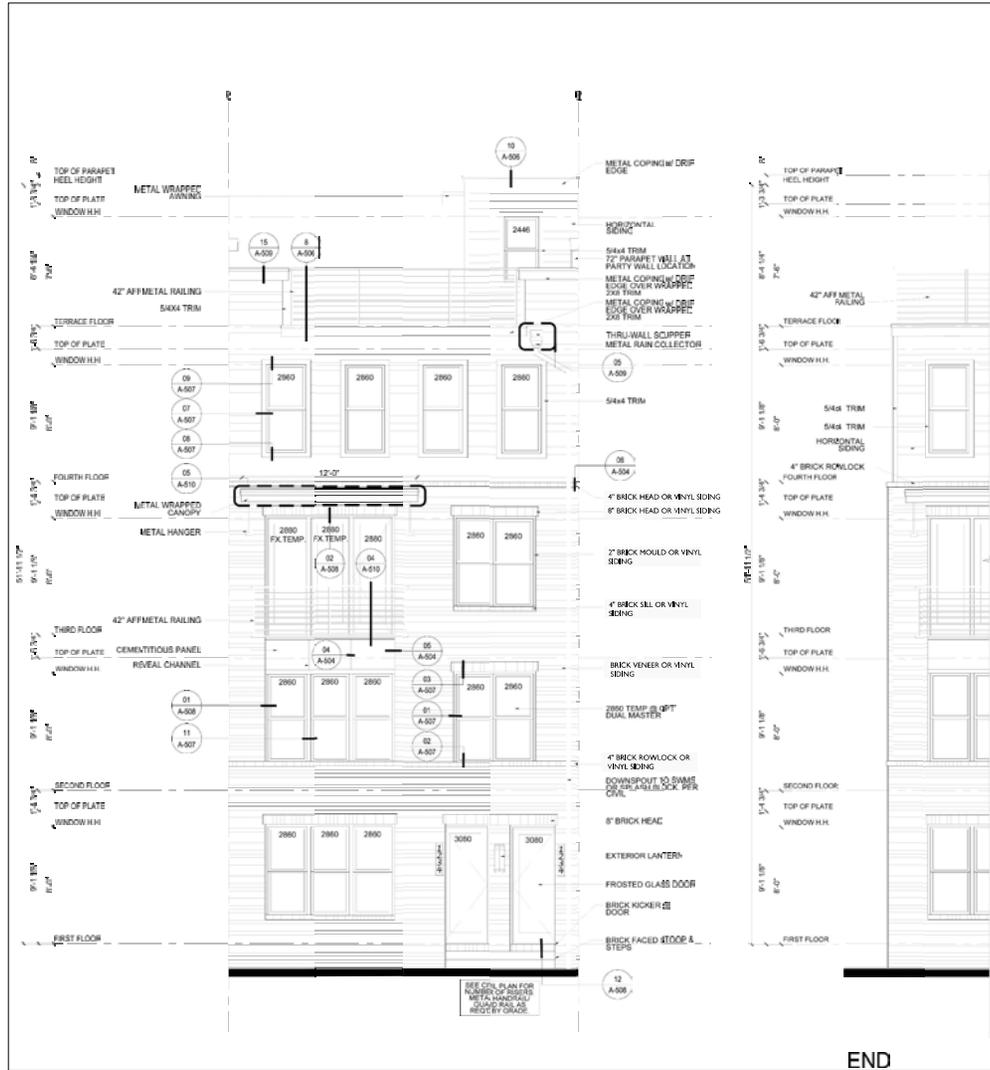
PROJECT NUMBER	----
DATE	2025.01.13
SCALE	NTS

DRAWING TITLE

Illustrative Architecture

DRAWING NUMBER

**A-01**



Front Elevation  
SCALE: NTS

FLOOR PLANS AND ELEVATION VIEWS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE WITH FINAL DESIGN AND BUILDING PERMIT APPLICATIONS.

Community Planning & Development Services  
Revised  
January 16, 2025



CALL "MISS UTILITY" AT  
1-800-257-7777  
48 Hours Before Start Of Construction

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 26A of the Montgomery County Code.

Preliminary Not For Construction

PROJECT NUMBER	----
DATE	2025.01.13
SCALE	NTS
DRAWING TITLE	Arch Elevation - Front

DRAWING NUMBER  
2025.01.13.01

A-02

WASHINGTON SQUARE  
Site Plan  
Architecture Plan

WSSC Grid: Z19NW07, Tax Map: HN23  
City of Rockville, MD, Rockville, Election District 04

DATE & SIGNATURE

Lead Planning / Landscape Architect / Civil Engineering  
Rogers Consulting, Inc.  
1947 Century Boulevard, Suite 200  
Germantown, Maryland 20878  
301.946.4700  
Attn: Randall Rendro

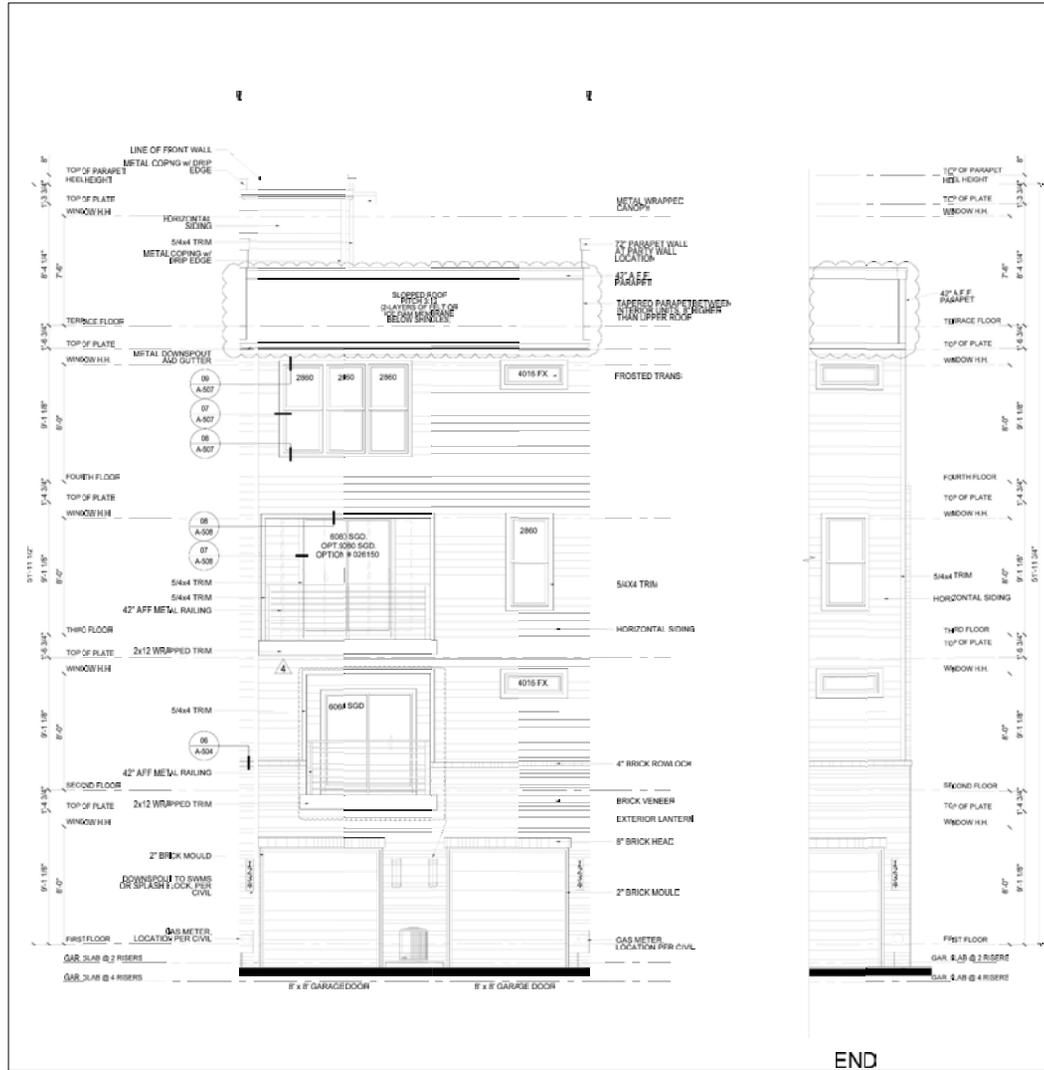
Lead  
Lerch Early Brewer  
7600 Wisconsin Avenue, Suite 700  
Bethesda, Maryland 20814  
301.347.3756  
Attn: Patricia Harris

DESIGN TEAM  
Owner / Developer  
Toll Mid-Atlantic LP Company, Inc.  
6731 Columbia Gateway Drive, Suite 120  
Columbia, Maryland 21046  
410.381.3263  
Attn: Jeffrey S. Driscoll

RODGERS CONSULTING

Toll Brothers  
AMERICA'S LUXURY HOME BUILDER





Rear Elevation  
SCALE: NTS

FLOOR PLANS AND ELEVATION VIEWS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE WITH FINAL DESIGN AND BUILDING PERMIT APPLICATIONS.



CALL "MISS UTILITY" AT  
1-800-257-7777  
48 Hours Before Start Of Construction

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 26A of the Montgomery County Code.

Preliminary Not For Construction

PROJECT NUMBER	----
DATE	2025.01.13
SCALE	NTS
DRAWING TITLE	Arch Elevation - Rear

DRAWING NUMBER  
2025.01.13.0219

A-04

WASHINGTON SQUARE  
Site Plan

Architecture Plan

WSSC Grid: Z19NW07, Tax Map: HN23  
City of Rockville, MD, Rockville, Election District 04

DATE & SIGNATURE

**Toll Brothers**  
AMERICA'S LUXURY HOME BUILDER

**RODGERS CONSULTING**

1142 Century Boulevard, Suite 200, Germantown, Maryland 20874  
Tel: 301.946.4700 Fax: 301.946.4705 www.rodgers.com

DESIGN TEAM

Owner / Developer

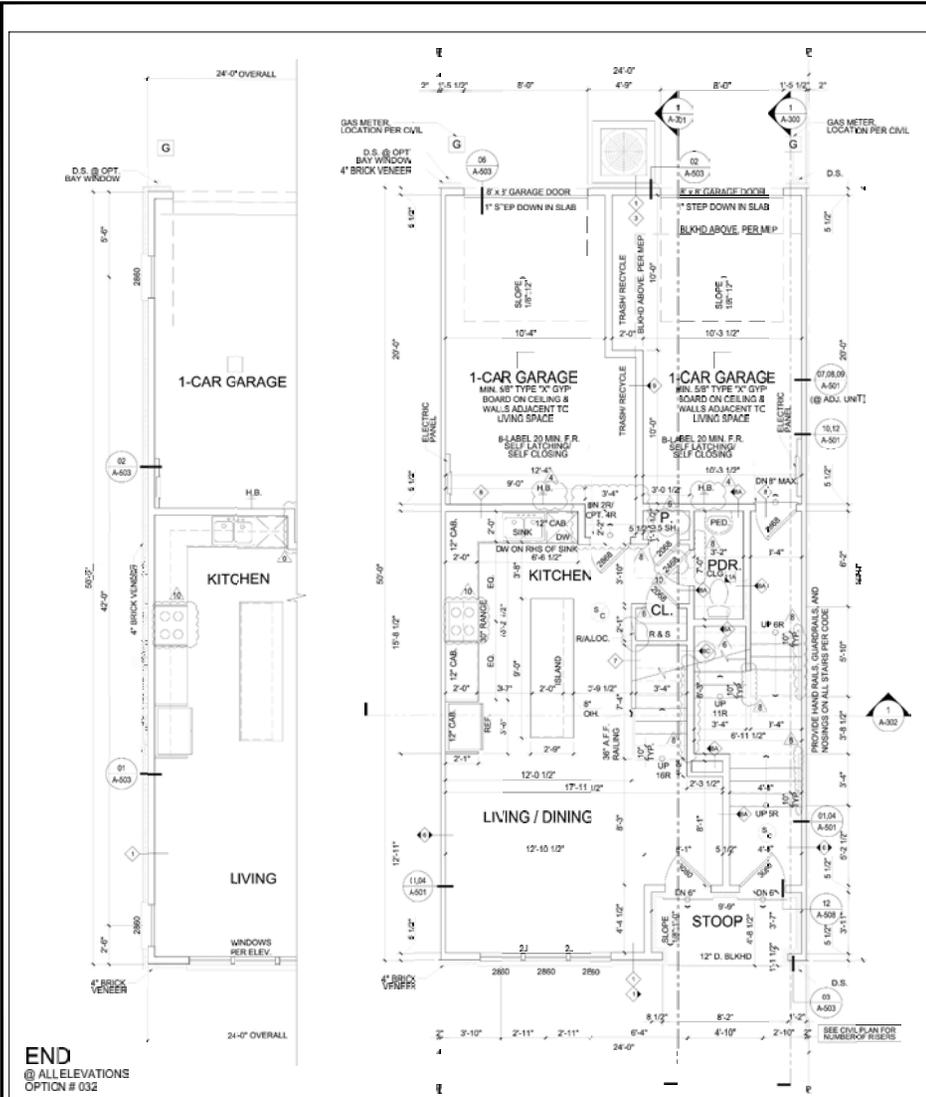
**Toll Mid-Atlantic LP Company, Inc.**  
6731 Columbia Gateway Drive, Suite 120  
Columbia, Maryland 21046  
410.381.3263  
Attn: Jeffrey S. Driscoll

Arch

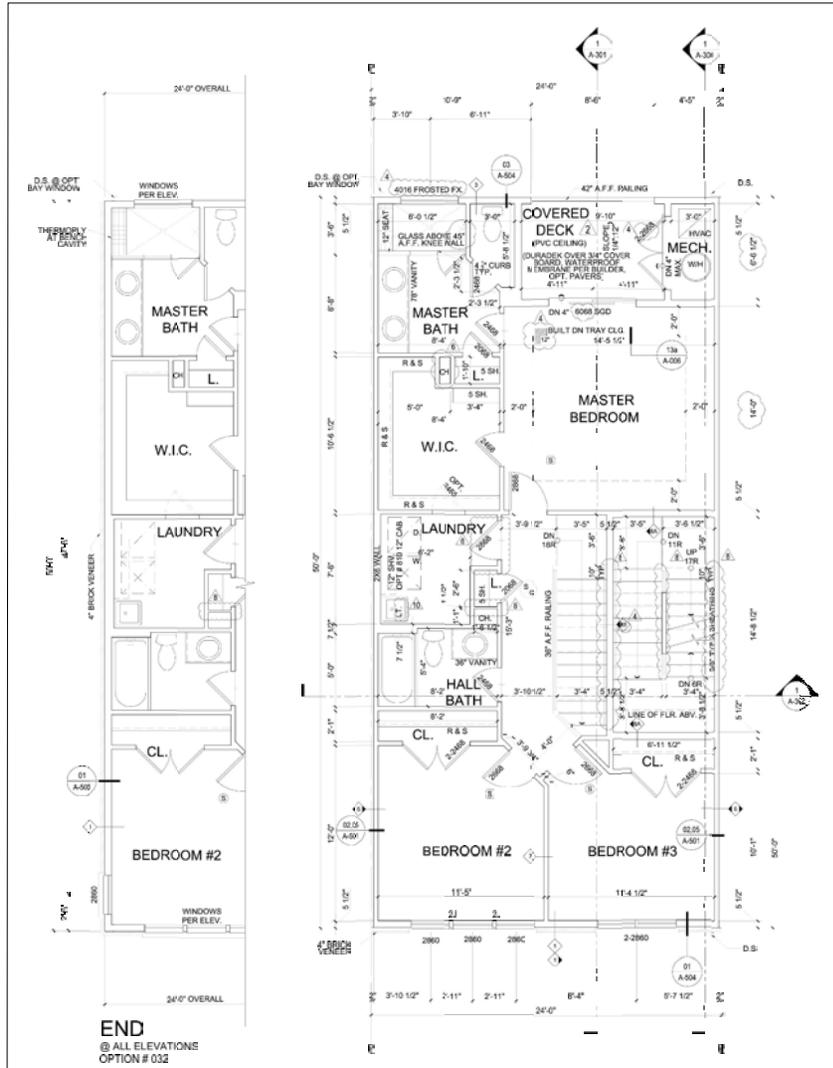
**Leitch Early Brewer**  
7600 Wisconsin Avenue, Suite 700  
Bethesda, Maryland 20814  
301.347.3756  
Attn: Patricia Harris

Lead Planning / Landscape Architect / Civil Engineering

**Rodgers Consulting, Inc.**  
1947 Century Boulevard, Suite 200  
Germantown, Maryland 20878  
301.946.4700  
Attn: Randall Rendro



1st Floor Plan  
SCALE: NTS



2nd Floor Plan  
SCALE: NTS

FLOOR PLANS AND ELEVATION VIEWS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE WITH FINAL DESIGN AND BUILDING PERMIT APPLICATIONS.

**CALL "MISS UTILITY" AT  
1-800257-7777  
48 Hours Before Start Of Construction**

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have their facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 55A of the Montgomery County Code.

Preliminary Not For Construction

1941 Century Boulevard, Suite 200, Germantown, Maryland 20878  
Tel: 301.946.4700 Fax: 301.946.4705 www.rodgers.com

DESIGN TEAM  
Owner / Developer  
**Toll Mid-Atlantic LP Company, Inc.**  
6731 Columbia Gateway Drive, Suite 120  
Columbia, Maryland 21046  
410.381.3263  
Attn: Jeffrey S. Driscoll

Lead Architect  
**Leitch Early Brewer**  
7600 Wisconsin Avenue, Suite 700  
Bethesda, Maryland 20814  
301.347.3756  
Attn: Patricia Harris

Lead Planning / Landscape Architect / Civil Engineering  
**Rodgers Consulting, Inc.**  
19947 Century Boulevard, Suite 200  
Germantown, Maryland 20878  
301.946.4700  
Attn: Randall Rendro

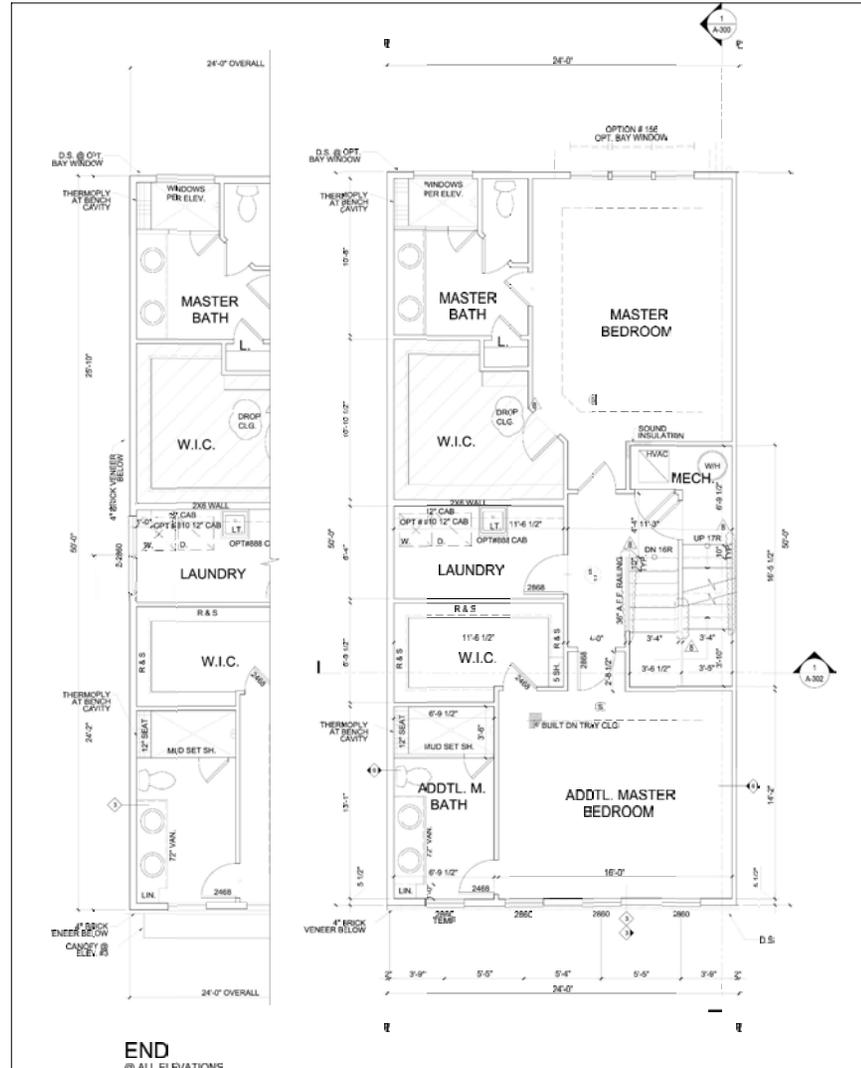
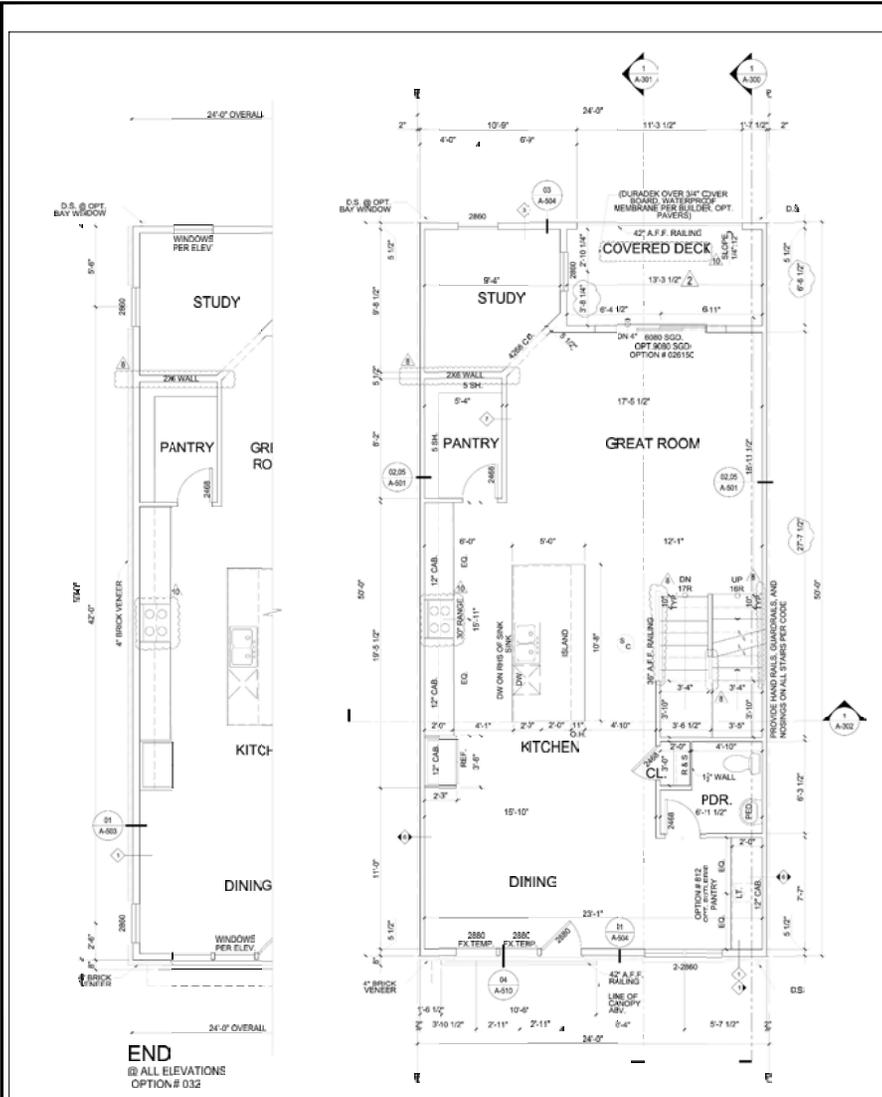
DATE & SIGNATURE

**WASHINGTON SQUARE**  
Site Plan  
Architecture Plan

WSSC Grid: 219NW07, Tax Map: HN23  
City of Rockville, MD, Rockville, Election District 04

REV	DATE	DESCRIPTION
01	2025.01.13	Final Submission

PROJECT NUMBER	
DATE	2025.01.13
SCALE	NTS
DRAWING TITLE	Arch Floor Plans - I & 2
DRAWING NUMBER	A-05



FLOOR PLANS AND ELEVATION VIEWS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE WITH FINAL DESIGN AND BUILDING PERMIT APPLICATIONS.

Community Planning & Development Services  
Revised  
January 16, 2025



CALL "MISS UTILITY" AT  
1-800-257-7777  
48 Hours Before Start Of Construction

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Preliminary Not For Construction

**Toll Brothers**  
AMERICA'S LUXURY HOME BUILDER

**RODGERS CONSULTING**

1942 Century Boulevard, Suite 200, Germantown, Maryland 20878  
Tel: 301.946.4700 Fax: 301.946.4700 www.rodgers.com

DESIGN TEAM

Owner / Developer

**Toll Mid-Atlantic LP Company, Inc.**

6731 Columbia Gateway Drive, Suite 120

Columbia, Maryland 21046

410.381.3263

Attn: Jeffrey S. Driscoll

Legal

**Lorch Early Brewer**

7600 Wisconsin Avenue, Suite 700

Bethesda, Maryland 20814

301.347.3756

Attn: Patricia Harris

Lead Planning / Landscape Architect / Civil Engineering

**Rodgers Consulting, Inc.**

1947 Century Boulevard, Suite 200

Germantown, Maryland 20878

301.946.4700

Attn: Randall Rendro

DESIGNER'S SIGNATURE

**WASHINGTON SQUARE**

Site Plan

Architecture Plan

WSSC Grid: 219NW07, Tax Map: HN23  
City of Rockville, MD, Rockville, Election District 04

DATE	DESCRIPTION
2025.01.27	Final Submission

REVISION NO.	DATE	DESCRIPTION
--------------	------	-------------

PROJECT NUMBER	-----
DATE	2025.01.13
SCALE	NTS
DRAWING TITLE	Arch Floor Plans - 3 & 4

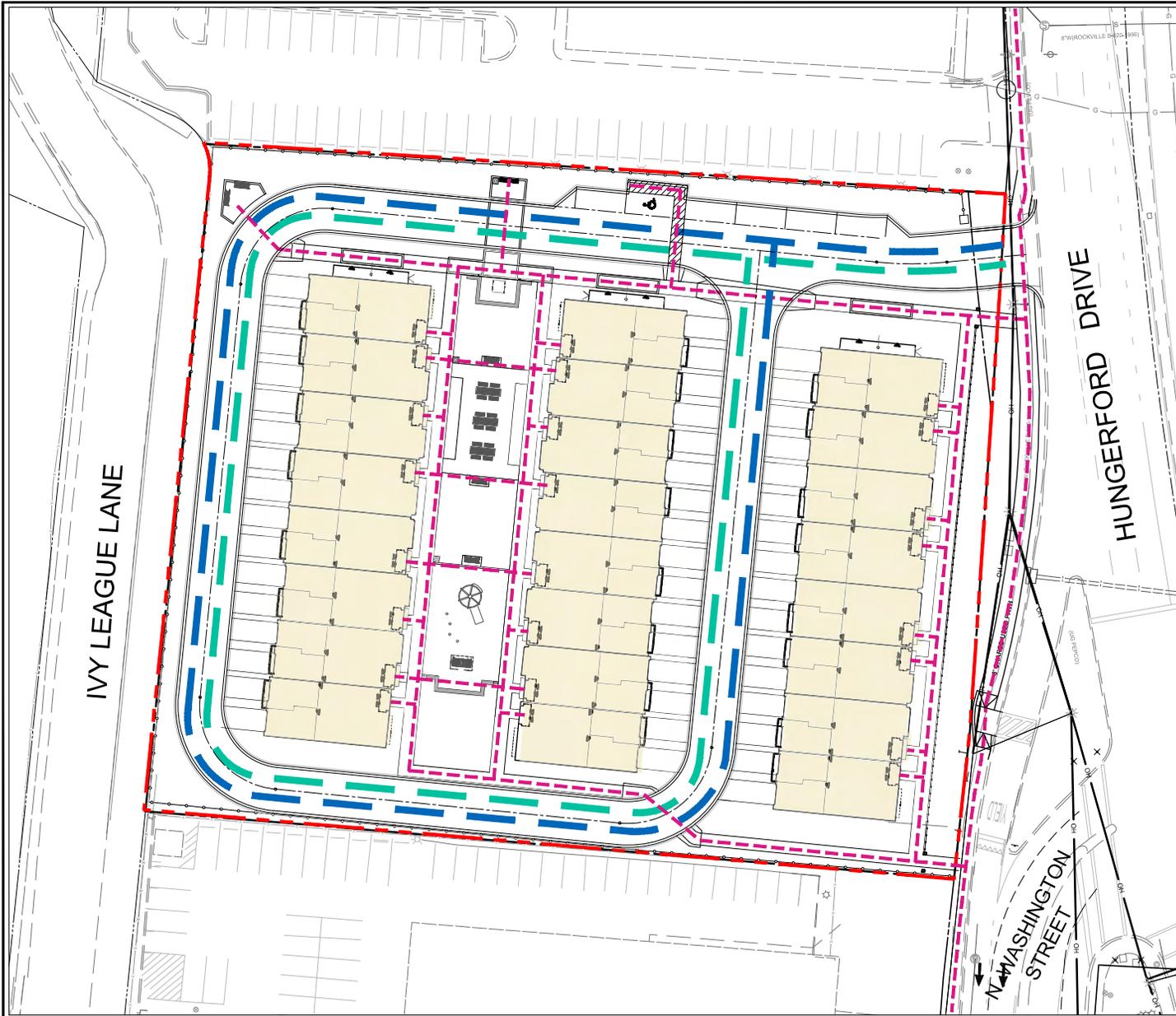
DRAWING NUMBER

2025.01.13.019

**A-06**







**LEGEND**

- Vehicle - Residential
- Vehicle - Fire Lane / Deliveries / Waste Management
- - - - - Pedestrian

**Toll Brothers**  
AMERICA'S LUXURY HOME BUILDER

**RODGERS CONSULTING**

1947 Century Boulevard, Suite 200, Germantown, Maryland 20878  
Tel: 301.948.4700 Fax: 301.948.4700 www.rodgers.com  
DESIGN TEAM  
Owner / Developer  
**Toll Mid-Atlantic LP Company, Inc.**  
6731 Columbia Gateway Drive, Suite 120  
Columbia, Maryland 21046  
410.381.3263  
Attn: Jeffrey S. Driscoll

Legal  
**Lorch Early Brewer**  
7600 Wisconsin Avenue, Suite 700  
Bethesda, Maryland 20814  
301.347.3756  
Attn: Patricia Harris

Land Planning / Landscape Architect / Civil Engineering  
**Rodgers Consulting, Inc.**  
1947 Century Boulevard, Suite 200  
Germantown, Maryland 20878  
301.948.4700  
Attn: Randall Renfro

SEAL & SIGNATURE

PROFESSIONAL CERTIFICATION  
I hereby certify that the documents were prepared or approved by me, and that I am a duly licensed professional landscape architect under the laws of the State of Maryland, License No. 3855, Expiration Date 04/23/2027.

**WASHINGTON SQUARE**  
Site Plan  
Support Exhibit

WSSC Grid: Z19NW07, Tax Map: HN23  
City of Rockville, MD, Rockville, Election District 04

DATE	DESCRIPTION
2023.03.27	Final Submission

REVISION	DATE	DESCRIPTION

**Circulation Plan**  
SCALE: 1" = 20'

0 20 40 80 Feet  
1" = 20'

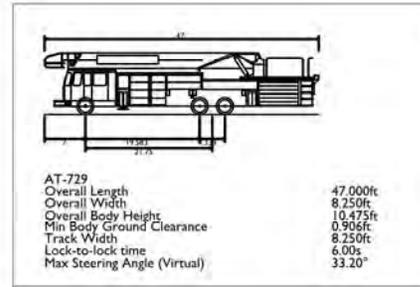
CALL "MISS UTILITY" AT 1-800-257-7777  
48 Hours Before Start Of Construction

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 5A of the Montgomery County Code.

Preliminary Not For Construction

Community Planning & Development Services  
Revised  
January 16, 2025

PROJECT NUMBER: 13.01.2025  
DATE: 13.01.2025  
SCALE: 1" = 20'  
DRAWING TITLE: Circulation Plan  
DRAWING NUMBER: **EXB-02**  
2025.01.16.03.00



CALL "MISS LITILITY" AT  
 1-800257-7777  
 48 Hours Before Start Of Construction

The excavator must notify all public utility companies with written request facilities in the area of proposed excavation and have those facilities located by the utility companies prior to beginning excavation. The excavator is responsible for compliance with regulations of Eastern Shore of Maryland's County Code.

**Toll Brothers**  
 AMERICA'S LUXURY HOME BUILDER

**RODGERS CONSULTING**  
 1961 Conroy Business Park, Suite 200, Germantown, Maryland 20878  
 Tel: 301.448.4700, Fax: 301.448.4704, www.rodgersconsulting.com

20250113  
 Owner / Developer  
**Toll Mid-Atlantic LP Company, Inc.**  
 6731 Columbia Gateway Drive, Suite 120  
 Columbia, Maryland 21046  
 410.381.3263  
 Attn: Jeffrey S. Driscoll

Architect  
**Lerch Early Brewer**  
 7600 Wisconsin Avenue, Suite 700  
 Bethesda, Maryland 20814  
 301.347.3756  
 Attn: Patricia Harris

Land Planning / Landscape Architect / Civil Engineering  
**Rodgers Consulting, Inc.**  
 1957 Lantana Boulevard, Suite 200  
 Germantown, Maryland 20878  
 301.448.4700  
 Attn: Randall Reinke

Professional Seal  
 FREDERICK C. RODGERS  
 PROFESSIONAL CERTIFICATION  
 "I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer, architect, or landscape architect in the State of Maryland, License No. 2055, Expiration Date of 25.2028."

**WASHINGTON SQUARE**  
 Site Plan  
 Support Exhibit

WSSC Grid: 219NW07, Tax Map: HN23  
 City Of Rockville, MD, Rockville, Election District 04

REVISED	NO.	DATE	DESCRIPTION
2025.01.13	01		Final Submission

PROJECT NUMBER	DATE	SCALE	DRAWING TITLE
	2025.01.13	1" = 20'	Fire Truck Turning Movement

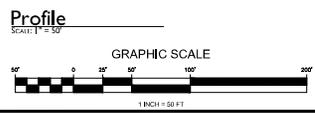
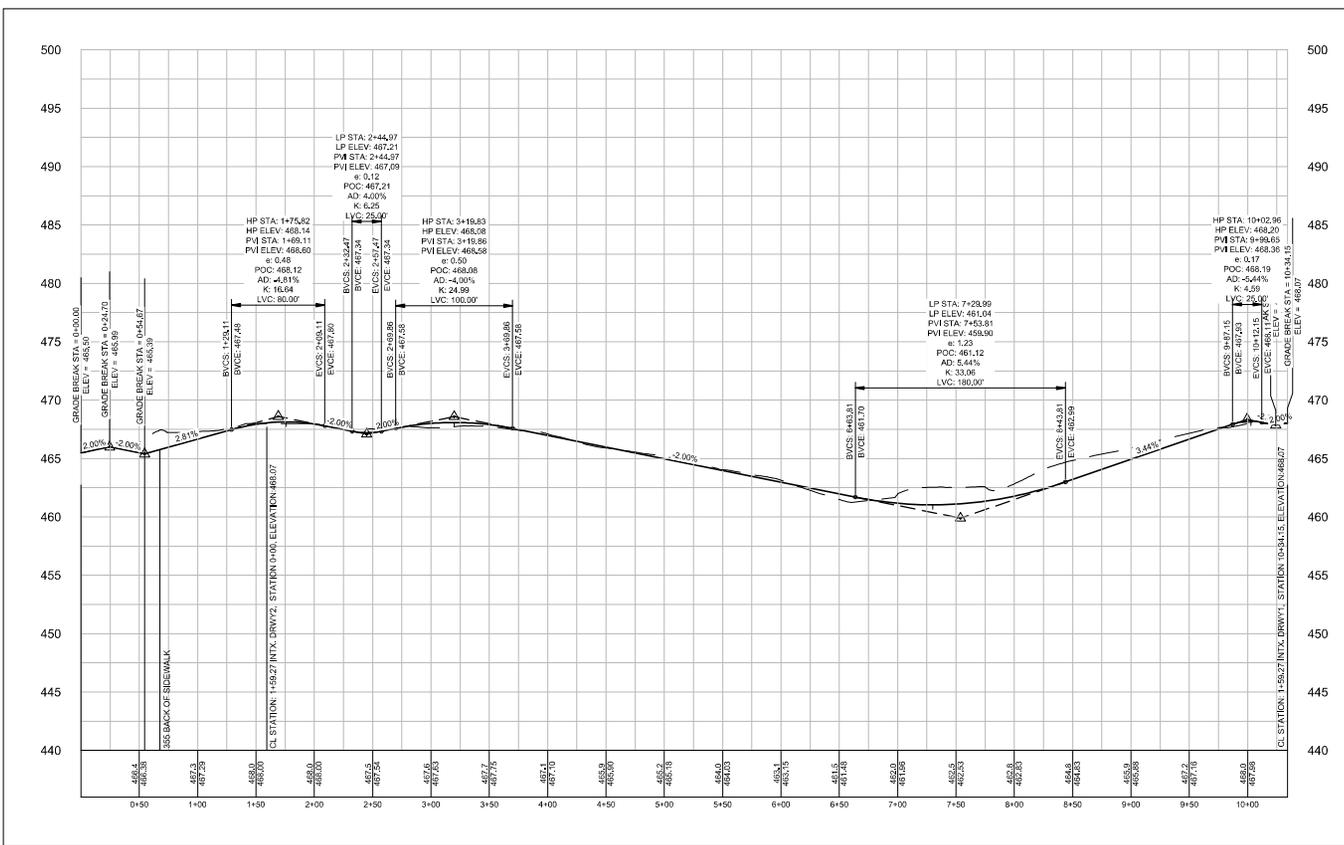
EXB-03







**WASHINGTON SQUARE**  
Site Plan  
WSSC Grid: 219NW07, Tax Map: HN23  
City of Rockville, MD, Rockville, Election District 04



**Profile**  
SCALE: 1" = 50'

**Graphic Scale**  
1" = 50 FT

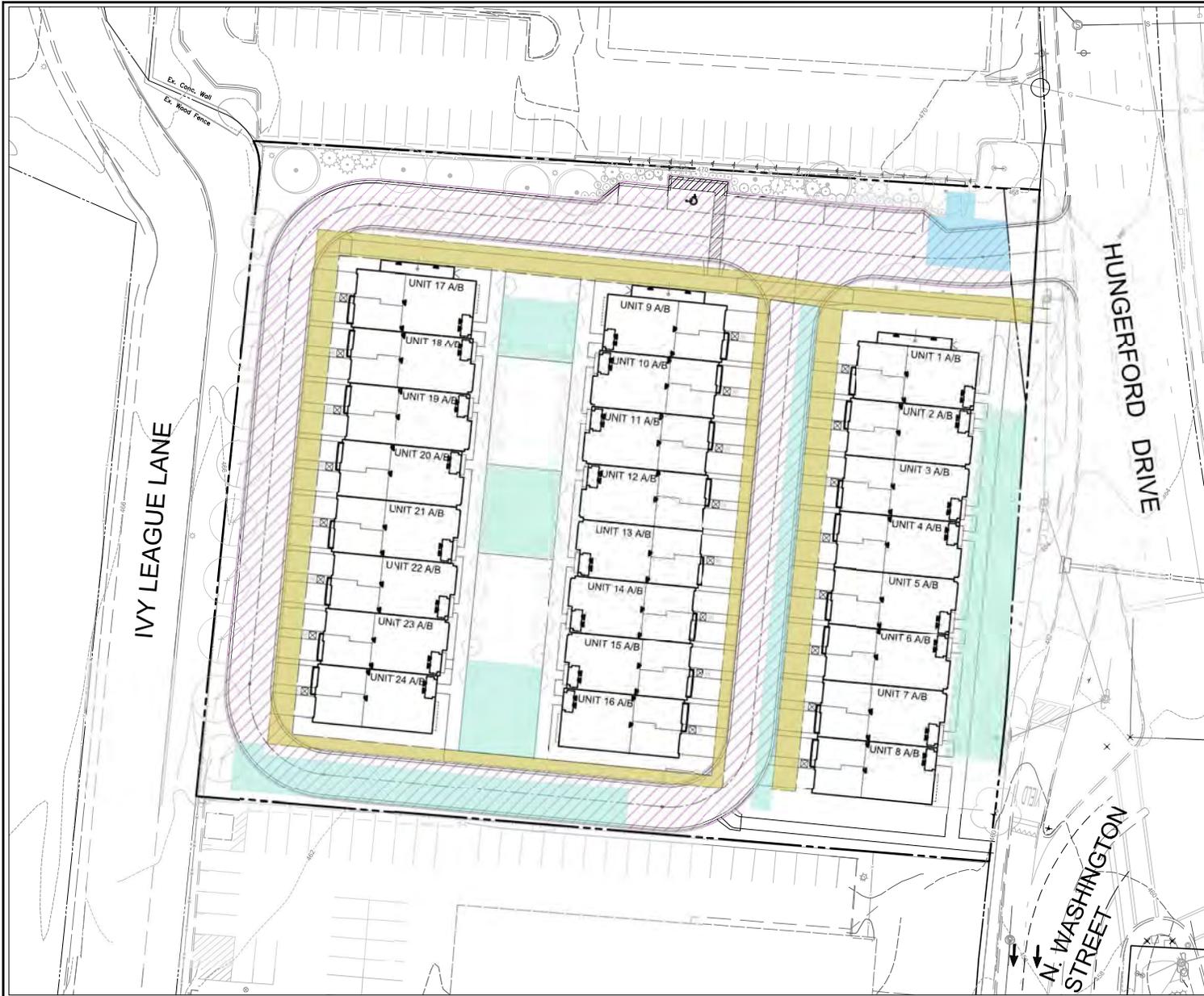
**CALL "MISS UTILITY" AT 1-800-257-7777**  
48 Hours Before Start Of Construction

**RENDER:**  
NO. DATE DESCRIPTION

PROJECT NUMBER	----
DATE	2025.01.13
SCALE	1" = 50'
DRAWING TITLE	GRADE ESTABLISHMENT PLAN
DRAWING NUMBER	EXB-06
DATE	2025.01.13

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 58A of the Homeowners Code.





**LEGEND**

- PROPOSED WATER METRE EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED EGRESS / EGRESS ACCESS EASEMENT
- PROPOSED STORMWATER EASEMENT
- PROPOSED PLANTING

**Toll Brothers**  
AMERICA'S LUXURY HOME BUILDER

**RODGERS CONSULTING**

1947 Century Boulevard, Suite 200  
Columbia, Maryland 21046  
301.347.3756  
Alex Jeffrey S. Driscoll

**Loch Early Brewer**  
7600 Wisconsin Avenue, Suite 700  
Bethesda, Maryland 20814  
301.347.3756  
Alex Patricia Harris

Land Planning / Landscape Architect / Civil Engineering  
**Rodgers Consulting, Inc.**  
1947 Century Boulevard, Suite 200  
Columbia, Maryland 21046  
301.347.4700  
Alex Randall Rendro



I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional Landscape Architect under the laws of the State of Maryland, License No. 9855, Expiration Date 04-23-2026.

REAL & SIGNATURE

PROFESSIONAL CERTIFICATION

WASHINGTON SQUARE  
Site Plan

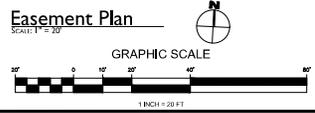
WSSC Grid: 219NW07, Tax Map: HN23  
City of Rockville, MD, Rockville, Election District 04

REV.	DATE	DESCRIPTION
1	2023.01.27	ISSUED FOR PERMITTING
2		
3		
4		
5		

REV.	DATE	DESCRIPTION

PROJECT NUMBER	
DATE	2025.01.13
SCALE	1" = 20'
DRAWING TITLE	EASEMENT PLAN

**EXB-08**



**CALL "MISS UTILITY" AT 1-800-257-7777**  
48 Hours Before Start Of Construction

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 56A of the Montgomery County Code.

Preliminary Not For Construction

Community Planning & Development Services  
Revised  
January 16, 2025







**LEGEND**

- PROPOSED PAVING
- PROPOSED MICRO-BIRETENTION
- PROPOSED EASEMENTS
- PROPOSED CMP-1
- PROPOSED PERIMETER FENCE
- PROPERTY BOUNDARY
- PROPOSED LIMIT OF DISTURBANCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING VEGETATION
- PROPOSED SHADE TREES
- PROPOSED EVERGREEN TREES
- PROPOSED SPACES
- PROPOSED LIGHT
- MINIMUM TREE COVER/SHADE/BIOTRENTATION TREE REPLACEMENT CREDIT MET CREDIT (14 Trees)
- REPLANTED SEMI-DWARF TREE



**JUSTIFICATION FOR FEE-IN-LIEU PAYMENT**

The afforestation requirement (14,375 SF) will be met with the payment of a fee-in-lieu. Currently, the site is significantly covered by pavement and existing buildings. The project includes the removal of existing buildings and the addition of residential condominiums within the property boundary including reconfiguration of associated parking spaces. The proposed building additions meet Code requirements and the required parking facilities for both the residential development is being provided. There is no existing forest onsite that could have been eligible for forest conservation credit. There are 18 trees required to be replanted as part of the significant tree replacement, and an additional 16 trees to meet the minimum tree cover requirement, with a total of 34 trees being planted on-site to meet both the significant tree placement and minimum tree cover requirement. The limitation of available space for afforestation requires that the entirety of the afforestation requirement (14,375 SF) must be met by fee-in-lieu. Parking, stormwater & storm drain systems, and the existing development maintenance has created a scenario where it would not be feasible to meet both the needs of the development and meet all forest conservation requirements on-site. There are many existing easements and utilities that limit the planting space on-site. There are also existing trees on-site that for various reasons cannot be used for credit and take up space that could have been used for a credit tree.

In order to provide adequate storm drain infrastructure to the development, Rodgers' is proposing a connection to the existing stormdrain down North Washington Street, in-between Martins Lane and North Street, and running parallel, onsite, to the southern portion of the property boundary. This connection results in the removal of 2 trees, off-site, adjacent to the southeastern corner of the property within an existing right-of-way. No trees will be removed until there is an approved Roadside Tree Project Permit from the Maryland Department of Natural Resources (MDNR) and an approved Roadside Tree Allowance from the City of Rockville. Due to the nature of the site design and stormwater management locations, the number of trees to be planted in certain locations is limited. Proposed design requirements for utilities, stormwater management and parking make it necessary and justified to meet the afforestation requirements by fee-in-lieu.

Final tree placement and species will be presented on the Final Forest Conservation Plan.

TRACT AREA (±)	ZONING	MFC REGULATED (±)	MFC UNREGULATED (±)	TOTAL (±)
107.022	RM-10	52%	48%	100%

Tree Type	Credit per Tree (SF)	Quantity of trees proposed for planting	Total Credit (SF)
Large Shade Tree	400	36	14,400
Medium Shade Tree	200	34	6,800
<b>Total Credit Trees Provided</b>	<b>600</b>	<b>70</b>	<b>21,200</b>

CASE NUMBER: FTP2024-00662  
 APPROVED BY: CITY OF ROCKVILLE PLANNING AND DEVELOPMENT SERVICES  
 12/12/2024  
 12/12/2024  
 AD DIRECTOR

REVISION	DATE	DESCRIPTION	BY	CHKD

**Preliminary Forest Conservation Plan**



DATE: 12/12/2024  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 RELEASE FOR: [Name]  
 BY: [Name]

**Washington Square**  
 City of Rockville, MD







111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000  
[www.rockvillemd.gov](http://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 – Development Stormwater Management  
Concept Approval; SMC2024-00005, STP2024-00490

Dear Mr. Driscoll:

The Development Stormwater Management (SWM) Concept (Concept) received on January 17, 2025, for the above referenced site is conditionally approved. Staff has determined that the Development SWM Concept, as described below, achieves the required level of on-site Environmental Site Design (ESD) to the Maximum Extent Practicable (MEP), PE = 0.85-inch, equivalent to 47 percent of the required ESD volume (ESDV), as established by the Pre-Application SWM Concept letter dated March 29, 2024.

This site is 2.17 acres and is identified as Lot 2, Block A of the City Center subdivision situated at 622 Hungerford Drive north of the intersection of N Washington Street and Hungerford Drive. The proposed development includes the construction of 48 two-over-two residential condominiums. The property is located in the Rock Creek Watershed and is zoned MXNC (Mixed-Use Neighborhood Commercial). The on-site soils are predominately Urban Land which is classified as hydrologic soil group (HSG) D.

According to the Rockville City Code (Code), Chapter 19, Section 19-2 Definitions of the Rockville City Code, the Site qualifies as Redevelopment because it proposes construction on a property where existing imperviousness is greater than 40 percent of the site. The property is currently 90 percent impervious.

In accordance with the Code, Chapter 19, Section 19-45, SWM is required for all new and replacement impervious area within the entire site area including all impervious area previously existing on the site that does not have SWM to current standards. According to the submitted Concept, the total limit of disturbance is 2.17 acres which is 100 percent of the site, and the on-site impervious area subject to SWM is 1.55 acres.

Per the Code, Chapter 19, Section 19-46, SWM also must be provided for imperviousness in a portion of the adjacent Hungerford Drive, N. Washington Street, and Ivy League Lane Rights-of-Way (ROW). According to the submitted Concept, the total impervious area in the adjacent ROW subject to SWM is 0.21 acres.

Mr. Jeffrey Driscoll  
January 22, 2025  
Page 2

Your proposed Development SWM Concept, as shown on the attachment, is summarized as follows:

**ON-SITE SUMMARY**

Proposed new or replacement impervious areas are summarized as:

- Residential – 48 two-over-two condominiums.
- Public/private infrastructure – drive aisles, driveways, sidewalks, associated site and utility improvements.

Total on-site impervious area subject to SWM = 1.55 acres.

**Environmental Site Design Measures**

- The Concept proposes to provide a minimum PE = 0.85-inch equivalent to 47 percent of the required ESDV in the following on-site measures:
  - Three graded micro-bioretenion facilities.
  - Two planter box micro-bioretenion facilities.
- Summary of ESD:
  - Total ESDV provided = 4,649 cubic feet (cf).
  - Total ESDV required = 9,799 cf.
  - Percentage of ESDV provided = 4,649 cf./9,799 cf. = 47 percent.

**Structural Measures and/or Alternative Measures – Structural Measures and Monetary Contribution**

- Alternative Measures – On-site underground stormwater structures with flow splitter and water quality devices which provide the remaining on-site WQV and CpV in-lieu of providing full ESDV.
- Alternative Measures – Monetary Contribution in-lieu of providing full Qp10 for the 1.55 acres of on-site impervious area.

**ROW SUMMARY**

**Structural Measures and/or Alternative Measures – Monetary Contribution**

- Alternative Measures – Monetary Contribution in-lieu of providing WQV, CpV, and Qp10 for the 0.21 acres of impervious area in the adjacent Hungerford Drive, N Washington Street and Ivy League Lane ROW.

**CONDITIONS OF APPROVAL**

Staff has determined that ESD to the MEP has been met. The next step in the City of Rockville (City) SWM approval process is submission of a SWM Construction Plan for review and approval by the Department of Public Works (DPW) prior to permit issuance. In accordance with the Code, Chapter 19, Section 19-44, SWM must be provided by one of the following methods, which are listed in order of priority respectively: on-site ESD measures, on-site structural measures, and alternative measures which may include a monetary contribution.

This Development SWM Concept is conditionally approved subject to the following conditions, which must be addressed at the stages in the process as indicated below:

- 1) Submit a Stormwater Management Permit (SMP) Application, including the application and plan review fee, which is based on an initially submitted SWM construction estimate, in conjunction with detailed SWM plans (24"x36") and computations signed and sealed by a Professional Engineer (PE) licensed in the State of Maryland, except as otherwise noted, for review and approval by the Department of Public Works (DPW).

Mr. Jeffrey Driscoll  
 January 22, 2025  
 Page 3

- 2) The submitted material must:
  - a) Demonstrate compliance with this Concept including locations, types, and sizing of ESD measures.
  - b) Include computations and construction details for review and approval by DPW:
    - i) Design shall be in conformance with the latest version of the Montgomery County Department of Permitting Services Design Specifications for micro-bioretenion facilities. Deviations from the specification must be approved by DPW.
    - ii) Computations and plans must show the ESDV water surface elevation.
    - iii) Utilize flow splitters, curb cuts, flow through inlets, or other methods approved by DPW to direct runoff for required volume to the micro-bioretenion and underground structural facilities.
    - iv) Overflow structures, underdrains, and tee configurations within the micro-bioretenion facilities must be shown on the SWM construction plans and approved by DPW.
    - v) Where proximity of the micro-bioretenion or underground structural facilities to the building is less than 10-feet, a licensed professional engineer in the State of Maryland must determine if any special treatment, including impermeable liners, is required. Evidence of such investigation and recommendation must be provided with the final engineering.
    - vi) The on-site structural water quality measure shall be designed to treat the remaining WQV and CpV. Plans must include structural drawings for the underground SWM facility with appropriate details and notes, sealed by a qualified PE licensed in the State of Maryland. (PE seal for structural components cannot be on the same sheet as PE seal for SWM unless it is the same engineer sealing both aspects of the design).
    - vii) Include the design, construction specifications, plant media depth, plant media specifications, planting schedule with types, sizes, and quantities of planting material for the micro-bioretenion facilities.
    - viii) SWM practices located within the public right-of-way must provide fall prevention barriers. SWM practices adjacent to pedestrian and parking uses shall meet MCDPS WRTP-8 design guidelines for safe placement and fall prevention barriers.
    - ix) Architectural/plumbing plans for the building must clearly detail the routing of roof runoff through the building to the micro-bioretenion or underground structural facilities and must be provided for review to DPW.
    - x) Include a landscape design that has been coordinated with the Forest Conservation Plan (FCP), where applicable. The plan should include a planting schedule with types, sizes, and quantities of planting material, planting details, and notes, signed and sealed by a Landscape Architect licensed in the State of Maryland. The plan should differentiate between what planting material will be approved, bonded, and permitted with the SWM plan and what will be part of the Forestry Permit. The Landscape plan must show all stormwater appurtenances including pipes, overflow structures, inflow protection, etc. to ensure there are no conflicts.
  - c) Identify paths for safe overland flow of the 100-year storm event with flow arrows.
  - d) Demonstrate that all components of the SWM system drain by gravity. Pumping of stormwater will not be permitted.
- 3) Storage provided exceeding the amount require to treat the one year, 24-hour design storm shall not be credited towards the total water quality (ESD or structural) volume provided.

Mr. Jeffrey Driscoll

January 22, 2025

Page 4

- 4) The Applicant shall make a monetary contribution to the City Stormwater Fund as an Alternative to providing Qp10 for any new or replacement impervious area created by the construction of the development not treated on-site; and as an Alternative to providing CpV, WQV, and Qp10 for the contiguous ROW. Calculations for the contribution shall be submitted with the SMP application utilizing the final engineering impervious area and the monetary contribution rate in effect at that time. The contribution must be paid prior to SMP permit issuance.  
Monetary contribution is required for the following:
  - a) Full On-site Qp10 for 1.55 acres.
  - b) Full Contiguous ROW CpV, WQV, and Qp10 for 0.21 acres.
- 5) The SWM facilities on-site shall be privately maintained. Submit to DPW staff a SWM Easement, Inspection, and Maintenance Agreement for the proposed SWM measures. The SWM Agreement is subject to review and approval by DPW and the City Attorney's Office and is to be executed by the property owner and other parties of interest.
- 6) Submit on-site Storm Drain plans (24"x36") and computations signed and sealed by a Professional Engineer (PE) licensed in the State of Maryland, except as otherwise noted, for review by the Department of Public Works (DPW).
- 7) Post financial security based on the final approved SWM construction cost estimate in a format acceptable to the City Attorney, either by letter of credit or performance bond. Approval, which is coordinated through DPW staff, is required prior to SMP permit issuance.
- 8) Obtain approval of an FCP from the City Forester prior to DPW issuance of the SMP permit.
- 9) Required approvals and permits for drainage connections to existing storm drains in Maryland State Highway Administration (MSHA) easements and ROWs must be obtained prior to the issuance of a Stormwater Management Permit (SMP).

This SWM approval does not supersede or negate other required project approvals. The Concept approval is contingent upon compliance of all other City and other governmental agency requirements including, but not limited to, City Forestry, Traffic and Transportation, and Planning and Development Services.

Any significant changes to the proposed development may result in the requirement to submit a revised Development SWM Concept with review fee for approval by DPW.

Mr. Jeffrey Driscoll  
January 22, 2025  
Page 5

If you have any questions, please contact Principal Civil Engineer Sean Murphy via email at [smurphy@rockvillemd.gov](mailto:smurphy@rockvillemd.gov) or via telephone at 240-314-8535.

Sincerely,



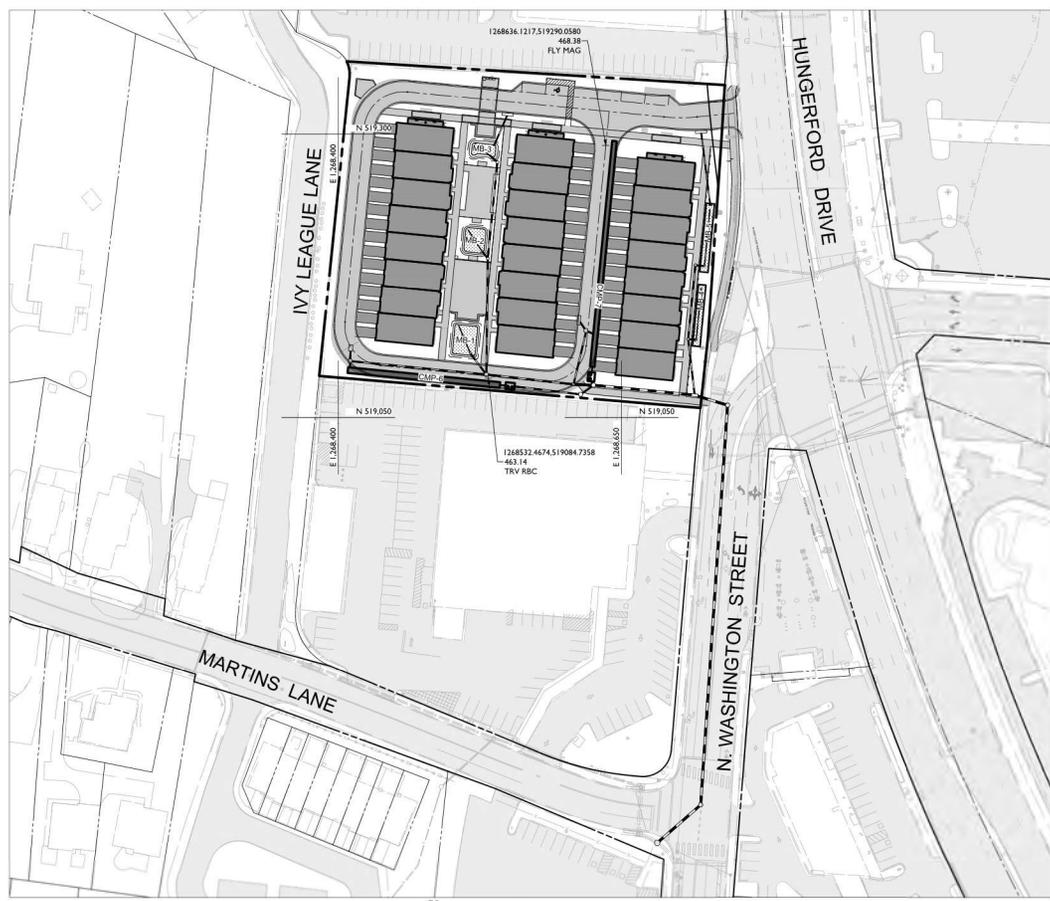
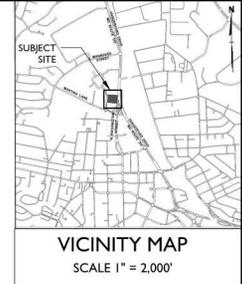
John Scabis, P.E.  
Chief of Engineering

JKS/SKM/kmc

Attachments: Washington Square – Development SWM Concept Plan, 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

# WASHINGTON SQUARE DEVELOPMENT STORMWATER MANAGEMENT CONCEPT PLAN SMC2024-00005



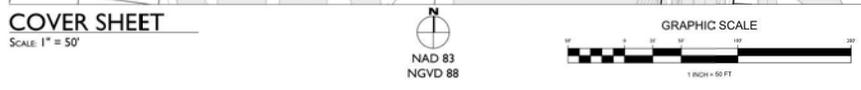
NUMBER	SHEET TITLE
SMC0001	Cover Sheet
SMC0002	IWM Concept Plan
SMC0003	Existing DA Map
SMC0004	Proposed DA Map
SMC0005	SWM Details
SMC0006	Storm Drain Plan
SMC0007	Storm Drain Profiles
SMC0008	Storm Drain Profiles
SMC0009	Storm Drain Profiles
SMC0010	Overland Relief Plan

Drainage Area	DA (#)	IMP. Area (ft <sup>2</sup> )	IS-IMP.	Rv	Target ESDv (ft <sup>3</sup> )	Min ESDv (P=1%)	Max ESDv (P=2.5%)	ESDv Provided (ft <sup>3</sup> )	Pe (in)	Facility Type
DA #1	1,376	7,929	70	0.68	1,160	645	1,676	1,267	1.97	Micro-Biosystem
DA #2	9,309	7,124	77	0.74	1,033	574	1,493	894	1.56	Micro-Biosystem
DA #3	10,478	6,581	63	0.62	974	541	1,408	556	1.03	Micro-Biosystem
DA #4	5,157	3,940	76	0.74	572	318	827	827	2.60	Micro-Biosystem
DA #5	9,711	6,384	66	0.64	932	518	1,347	1,106	2.14	Micro-Biosystem
DA #6	13,327	12,406	81	0.78	1,793	996	2,590	2,590	2.60	CHP Structure
DA #7	14,251	12,869	90	0.86	1,838	1,021	2,655	2,513	2.46	CHP Structure
Total ESDv Provided =								6,649	ft <sup>3</sup>	Additional ESDv Required
Total ESDv Required =								9,799	ft <sup>3</sup>	
Total P <sub>i</sub> Provided =								0.85	in	Structural Requirement Met
Total P <sub>i</sub> Required =								1.80	in	
Total Structural Provided =								5,104	ft <sup>3</sup>	Structural Requirement Met
Additional CPV Required =								794	ft <sup>3</sup>	
Total Structural Required =								4,976	ft <sup>3</sup>	

**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 RENTRO



**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. 2422, Expiration Date: 11/30/27."



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

DESIGN PLAN APPROVAL: \_\_\_\_\_  
AS BUILT PLAN APPROVAL: \_\_\_\_\_  
DIRECTOR OF PUBLIC WORKS APPROVAL DATE: \_\_\_\_\_  
CHIEF, CONSTRUCTION MANAGEMENT APPROVAL DATE: \_\_\_\_\_

DEVELOPMENT STORMWATER MANAGEMENT CONCEPT PLAN  
Cover Sheet

WASHINGTON SQUARE  
CITY CENTER, LOT 2, BLOCK A  
Election District No. 4 City of Rockville, Maryland

DATE SUBMITTED: 2024.10.08  
SCALE: 1" = 50'  
SHEET NO. 1 OF 10  
FILE #

**SHEET NOTES**

- PIPES SHOWN ARE CONCEPTUAL AT THIS TIME.
- ROOF DRAINAGE DIVIDES ARE BASED ON THE LATEST ROOF PLANS AND DOWNPOLUT LOCATIONS FROM ARCHITECT.

**LEGEND**

-  EXISTING IMPERVIOUS AREA
-  PROPOSED IMPERVIOUS AREA
-  PROPOSED MICRO-BIORETENTION
-  PROPOSED STRUCTURAL SWM
-  SWM ACCESS EASEMENT
-  SWM W/TP & FENCE
-  PROPERTY BOUNDARY
-  PROPOSED LIMIT OF DISTURBANCE
-  EXISTING TREE LINE
-  PROPOSED CONTOUR
-  EXISTING CONTOUR
-  PROPOSED STORM DRAIN
-  EXISTING STORM DRAIN

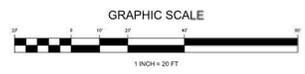


**OWNER/DEVELOPER:**  
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 6731 COLUMBIA GATEWAY DRIVE, SUITE 120  
 COLUMBIA, MD 21046  
 410.381.3263  
 ATTN: JEFFREY DRISCOLL

**LEGAL:**  
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 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 RENTRO

**SWM CONCEPT PLAN**  
 SCALE: 1" = 20'



**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. 36338, Expiration Date: 11/30/24"



THIS PLAN IS FOR STORMWATER MANAGEMENT ONLY



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

DESIGN PLAN APPROVAL  
 PWS# NONE SC#  
 SWP# REVIEWED BY:  
 DIRECTOR OF PUBLIC WORKS APPROVAL DATE

AS BUILT PLAN APPROVAL  
 DEVELOPMENT STORMWATER MANAGEMENT CONCEPT PLAN  
 SWM Concept Plan  
 CHIEF, CONSTRUCTION MANAGEMENT APPROVAL DATE

WASHINGTON SQUARE  
 CITY CENTER, LOT 2, BLOCK A  
 Election District No. 4 City of Rockville, Maryland

APPROVAL OF REVISIONS AFTER INITIAL PLAN APPROVAL		DATE SUBMITTED	SCALE	SHEET NO.	FILE #
DESCRIPTION OF REVISION	P.E. INITIAL	DATE	OFW	DATE	
		2024.10.08	1" = 20'	2	
				OF 10	

**SHEET NOTES**

- PIPES SHOWN ARE CONCEPTUAL AT THIS TIME.
- ROOF DRAINAGE DIVIDES ARE BASED ON THE LATEST ROOF PLANS AND DOWNPOL locations FROM ARCHITECT.

**LEGEND**

- EXISTING IMPERVIOUS AREA
- PROPOSED IMPERVIOUS AREA
- PROPOSED MICRO-BIORETENTION
- PROPOSED STRUCTURAL SWM
- PROPOSED SWM FACILITY DRAINAGE DIVIDE
- PROPERTY BOUNDARY
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN



**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 RENTRO

**PROPOSED DRAINAGE AREA MAP**  
 Scale: 1" = 20'



**PROFESSIONAL CERTIFICATION**  
 "I hereby certify that these documents were prepared, approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 36338, Expiration Date: 11/3/24"



REVISIONS CONTROL SHEET  
 CONTACT: "MDS UTILITY"  
 WWW.MDSUTILITY.NET  
 1-800-233-7371  
 410-811-1111  
 800-333-7371

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  
 PWS# NONE SC#  
 SWP#  
 REVIEWED BY:  
 DIRECTOR OF PUBLIC WORKS APPROVAL DATE

AS BUILT PLAN APPROVAL  
 CHIEF, CONSTRUCTION MANAGEMENT APPROVAL DATE

DEVELOPMENT STORMWATER  
 MANAGEMENT CONCEPT PLAN  
 Proposed DA Map

WASHINGTON SQUARE  
 CITY CENTER, LOT 2, BLOCK A  
 Election District No. 4 City of Rockville, Maryland

DATE SUBMITTED: 2024.10.08  
 SCALE: 1" = 20'  
 SHEET NO. 4 OF 10  
 FILE #





111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000  
[www.rockvillemd.gov](http://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 – Preliminary Sediment Control Approval;  
SCP2024-00024, STP2024-00490

Dear Mr. Driscoll:

The Preliminary Sediment Control Plan (Plan) for the above referenced project is conditionally approved. Staff has determined that the Plan demonstrates the integration of Erosion and Sediment Control and Environmental Site Design measures into the Development Project, while protecting the natural resources, as required by Rockville City Code, Chapter 19, Section 19-97.

The site is identified as Lot 2, Block A of the City Center subdivision located at 622 Hungerford Drive. The site is 2.17 acres and is currently improved with townhouse-styled office units with associated surface parking. The proposed development includes 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 soils are designated as Urban Land, which is classified in the D hydrologic soil group (HSG).

The Plan incorporates the 2011 Maryland Department of the Environment (MDE) Standards and Specifications for Soil Erosion and Sediment Control and includes a sequence of construction for demolition, building construction, stormwater management construction, utility installation, and construction of associated infrastructure. A copy of your submitted Plan is attached.

The Preliminary Sediment Control Plan associated with STP2024-00490 is approved subject to the following conditions, which must be addressed at the appropriate stage in the City's three-stage Erosion and Sediment Control process:

Mr. Jeffrey Driscoll

January 22, 2025

Page 2

1. Submit a Sediment Control Permit (SCP) Application, including the application and plan review fee, which is based on the project's limits of disturbance, in conjunction with a final engineering Erosion and Sediment Control Plan for approval and permitting by the Department of Public Works (DPW) prior to any construction or site disturbance.

The submission should:

- a. Include all plans (24"x36"), computations, and supporting documentation as outlined in the Code, Chapter 19, Regulations and Sediment Control Checklist (available on the City's website).
  - b. Incorporate the Maryland Department of the Environment (MDE) standard methods and practices and include a sequence of construction detailing specific construction steps associated with the project.
2. Submit a sequence of construction to be approved with the SCP permit and a maintenance of traffic plan to be reviewed, approved, and permitted with a PWK permit during the detailed engineering phase for pedestrian access, construction access, staging and parking. The maintenance of traffic plan for the construction period shall include, but not be limited to, the methods of maintaining pedestrian safety and access of the existing sidewalks, temporary closing of sidewalks for work in the streetscape zone, and pedestrian detours.
  3. Obtain all other required permits for sediment control and site disturbance prior to any site activity, including the installation of any sediment control measures and an MDE Notice of Intent (NOI) to obtain authorization for the 2023 General Permit for Stormwater Associated with Construction Activity.
  4. Post financial security based on the final approved Sediment Control construction cost estimate in a format acceptable to the City Attorney, either by cash, letter of credit, or performance bond. Approval, which is coordinated through DPW staff, is required prior to permit issuance.

This Plan approval does not supersede or negate other required project approvals. The approval does not imply or infer the approval of methods or the sequence of construction. Further, 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 as shown on the attached Plan may result in the requirement to submit a revised Preliminary Sediment Control Plan for approval by DPW.

Mr. Jeffrey Driscoll  
January 22, 2025  
Page 3

If you have any questions, please contact Principal Civil Engineer Sean Murphy via email at [smurphy@rockvillemd.gov](mailto:smurphy@rockvillemd.gov) or via telephone at 240-314-8535.

Sincerely,

*James Lapping*

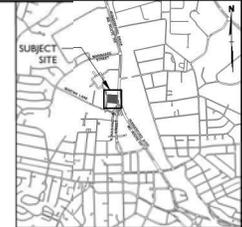
James Lapping, P.E.  
Engineering Supervisor.

JDL/SKM/kmc

Attachments: Washington Square – Preliminary Sediment Control Plan, dated January 17, 2025.

cc: 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, SCP2024-00024, STP2024-00490  
Day file

# WASHINGTON SQUARE CONCEPT EROSION & SEDIMENT CONTROL PLAN #SCP2024-00024



VICINITY MAP  
SCALE 1" = 2,000'

### Owner/Developer Certification

I/We hereby certify that any clearing, grading, construction or development, or all of these, will be done pursuant to this plan and that Responsible Personnel involved in the construction project will have a certification of training as a Department of the Environment approved training program for the control of sediment control conditions and requirements of the City of Rockville and the State of Maryland and its agencies are hereby made part of this plan.

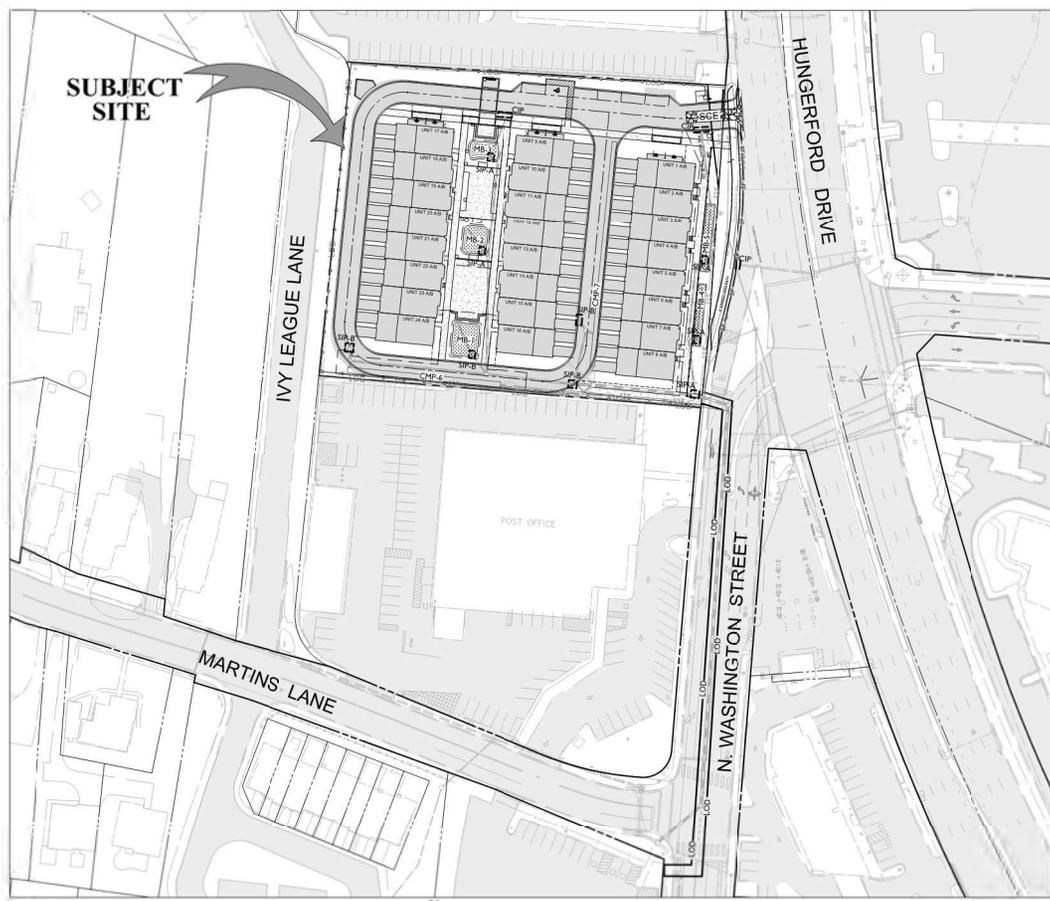
Signature: \_\_\_\_\_  
Printed name and title: Jeffrey Driscoll, Vice President, Land Construction  
Date: 3/28/24

The certificate of training for Responsible Personnel requirement may be waived by the City of Rockville on any project involving four or fewer contiguous units.

### Design and Quantities Certification

I hereby certify that this plan has been prepared in accordance with the latest Maryland Standards and Specifications for Soil Erosion and Sediment Control and the Ordinance of the Rockville City Code. The estimated total amount of excavation and fill has been computed to be 728 cubic yards of excavation and 1,922 cubic yards of fill and the total area to be disturbed as shown on these plans has been determined to be 102,824 square feet of which 92,299 is on-site and 9,037 is in the adjacent right-of-way. The impervious area subject to Stormwater Management shown on this plan is 223,800 square feet of which 223,800 is on-site and 0 is in the adjacent right-of-way.

Signature: \_\_\_\_\_  
Printed name and title: Amanda Stumper, Sr. Engineer  
Date: 3/28/24  
Maryland Registration number: 26328  
Title and License Number: (Professional Engineer, Professional Land Surveyor, Registered Landscape Architect or Licensed Architect)



COVER SHEET  
SCALE 1:50



PROFESSIONAL CERTIFICATION  
I hereby certify that this document was prepared by me and that I am a duly licensed professional engineer in the State of Maryland, License No. 26328, Erosion Control 1133467.



THIS PLAN IS FOR SEDIMENT CONTROL ONLY

Sheet List Table	
Sheet Number	Sheet Title
1	Cover Sheet
2	Existing Drainage Area Map
3	Concept Plan
4	Proposed DA Map
5	ESC Details

### SEQUENCE OF CONSTRUCTION

- PRIOR TO CLEARING TREES, INSTALLING SEDIMENT CONTROL MEASURES, OR GRADING, A PRE-CONSTRUCTION MEETING MUST BE CONDUCTED ON-SITE. PROVIDE AT LEAST 48 HOURS OF NOTICE TO THE FOLLOWING: CITY PROJECT INSPECTOR LISTED IN THE PERMIT, CITY FORESTRY INSPECTOR AT 240-314-8733, and IF REQUIRED BY EITHER A DPW AND/OR FORESTRY PERMIT, OR DPW SEDIMENT CONTROL INSPECTOR AT 240-314-8879. PRE-CONSTRUCTION MEETINGS WILL BE REQUIRED BY DPW PERMITS. INSPECTOR CONTACT INFORMATION TO BE CONFIRMED AT FINAL ENGINEERING AND WILL BE INCLUDED WITH EACH PERMIT.
- MISS UTILITY MUST BE CONTACTED AT 1-800-257-7777 OR H811 OR MISSUTILITY.NET SO THAT UTILITIES ARE MARKED PRIOR TO HOLDING ANY PRE-CONSTRUCTION MEETING.
- THE LIMITS OF DISTURBANCE MUST BE FIELD MARKED PRIOR TO THE PRE-CONSTRUCTION MEETING, CLEARING OF TREES, INSTALLATION OF SEDIMENT CONTROL MEASURES, CONSTRUCTION, OR OTHER LAND DISTURBING ACTIVITIES.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE OFF OF HUNGERSFORD DRIVE, CONCRETE WASHOUT, AND PERIMETER SUPER SILT FENCE AS SHOWN ON THE PLANS.
- ONCE THE SEDIMENT CONTROL DEVICES ARE INSTALLED, THE PERMITTEE MUST OBTAIN INSPECTION AND APPROVAL FROM THE CITY OF ROCKVILLE DEPARTMENT OF PUBLIC WORKS (DPW), CERTIFYING THAT THE LIMITS OF DISTURBANCE AND TREE PROTECTION MEASURES ARE CORRECTLY MARKED AND INSTALLED PRIOR TO COMMENCING ANY CLEARING OR GRADING.
- REMOVE EXISTING TREES AND VEGETATION ON-SITE.
- BEGIN DEMOLITION OF EXISTING BUILDINGS.
- REMOVE EXISTING PAVEMENT SURFACES.
- GRADE SITE AS SHOWN ON PLAN, INCLUDING DEPRESSIONS FOR FUTURE MICRO-BIO FACILITIES. DO NOT INSTALL MICRO-BIO FACILITY MATERIALS OR PLANTINGS.
- INSTALL WATER, SEWER, STORMDRAIN, AND UNDERGROUND SWM UTILITIES. INSTALL INLET PROTECTION AT ALL STORM DRAIN STRUCTURES AS EACH INLET IS INSTALLED.
- CONSTRUCT BUILDINGS.
- CONSTRUCT SIDEWALKS AND OTHER STREETScape FEATURES.
- PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO GRADE.
- PAVE SITE PER PLAN.
- ONCE ALL AREA DRAINING TO THE MICRO-BIO FACILITIES IS STABLE, AND WITH THE INSPECTOR'S PERMISSION, CONVERT THE "DEPRESSION" AREAS INTO THEIR ULTIMATE MICRO-BIO CONFIGURATION, INCLUDING INSTALLATION OF MICRO-BIO MATERIALS AND PLANTS.
- UPON COMPLETION OF ALL CONSTRUCTION AND PERMANENT SITE STABILIZATION, ALL SEDIMENT CONTROL STRUCTURES SHALL BE REMOVED UPON INSPECTION AND APPROVAL FROM THE CITY OF ROCKVILLE DEPARTMENT OF PUBLIC WORKS (DPW). AS-BUILT PLANS SHALL BE SUBMITTED FOR APPROVAL.

OWNER/DEVELOPER:  
TOLL MID-ATLANTIC LP COMPANY, INC.  
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



DESIGN PLAN APPROVAL

APP # \_\_\_\_\_ SOF # \_\_\_\_\_  
SMP # \_\_\_\_\_ REVIEWED BY \_\_\_\_\_  
DIRECTOR OF PUBLIC WORKS APPROVAL DATE \_\_\_\_\_

AS BUILT PLAN APPROVAL

EROSION & SEDIMENT CONTROL  
CONCEPT PLAN  
Cover Sheet

CHEF, CONSTRUCTION MANAGEMENT APPROVAL DATE \_\_\_\_\_

WASHINGTON SQUARE  
CITY CENTER, LOT 2, BLDG A

Project District: No. 4 City of Rockville, Maryland

DATE SUBMITTED: 2024-03-09

SCALE: 1:50

SHEET NO. 1 OF 5

FILE # \_\_\_\_\_





111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000  
[www.rockvillemd.gov](http://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](mailto: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.

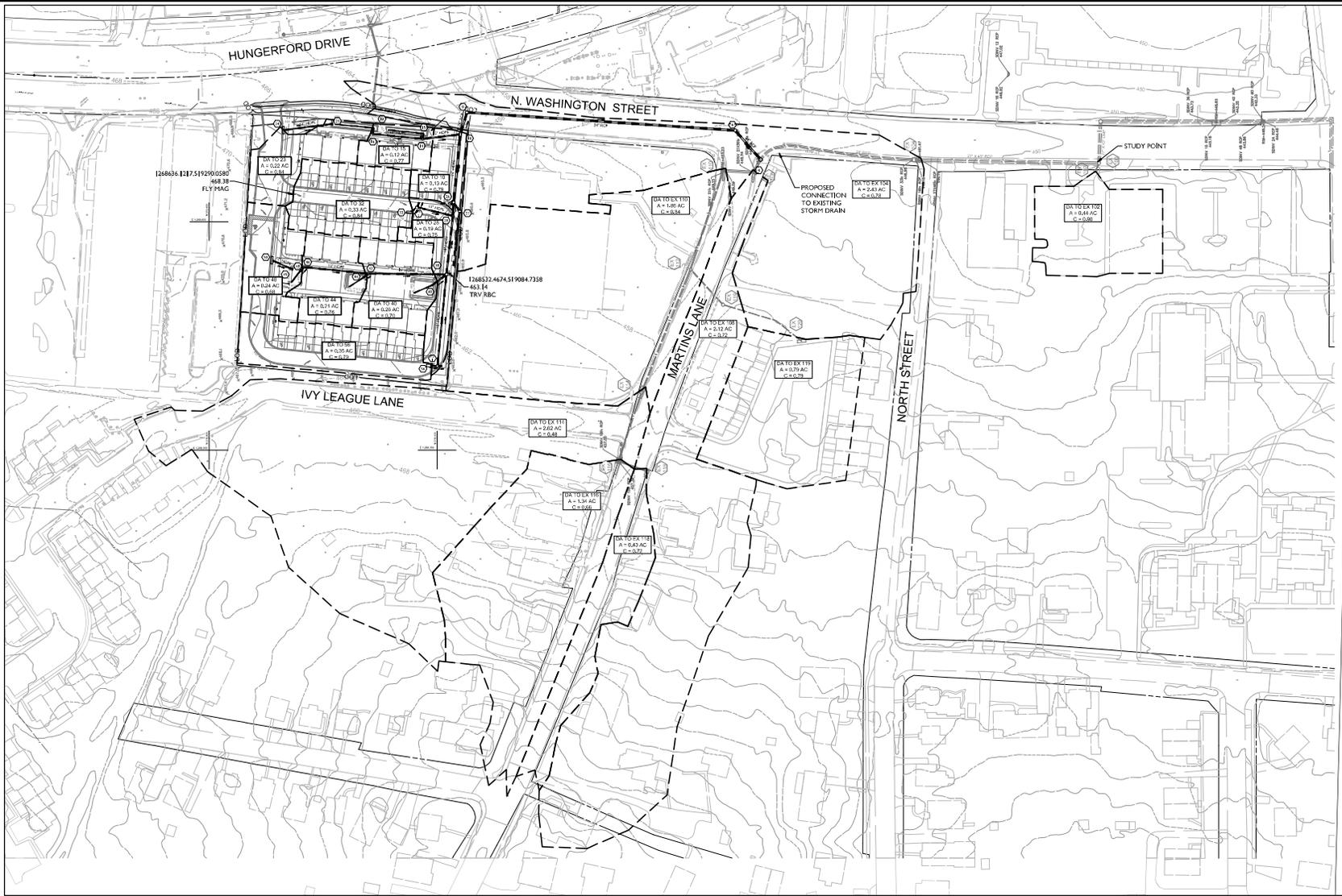
cc: James Lapping, P.E., Engineering Supervisor  
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Chris Davis, Senior Planner  
Michael Rocks, Rockville Joint Venture A, L.C., c/o Allen Rocks, Inc.  
Patricia Harris, Lerch, Early & Brewer, Chtd.  
Randall Rentfro, Rodgers Consulting, Inc.  
Permit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

**SHEET NOTES**

- PIPES SHOWN ARE CONCEPTUAL AT THIS TIME.
- 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  
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**ENGINEER:**  
 RODGERS CONSULTING, INC.  
 19847 CENTURY BOULEVARD,  
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 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'



**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 11/30/24."



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

THIS PLAN IS FOR STORMWATER MANAGEMENT ONLY

DEPARTMENT OF PUBLIC WORKS CITY OF ROCKVILLE 111 MARYLAND AVE. ROCKVILLE, MARYLAND	DESIGN PLAN APPROVAL PWC# _____ NONE _____ SC# _____ 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 # _____
	APPROVAL OF REVISIONS AFTER INITIAL PLAN APPROVAL			APPROVAL OF REVISIONS AFTER INITIAL PLAN APPROVAL



111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000  
[www.rockvillemd.gov](http://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 – Water and Sewer Authorization, Capacity, and Service; WSA2024-00003, STP2024-00490

Dear Mr. Driscoll:

A conditional water and sewer authorization is being granted based on the Site Plan Application and the Water and Sewer Authorization (WSA) Application to utilize City of Rockville (City) water and sewer for the above referenced project.

### **EXISTING CONDITIONS**

The development project is located at 622 Hungerford Drive, Lot 2, Block A of the City Center subdivision within the Rock Creek sewershed. The existing office building is currently served by an eight-inch City water main and an eight-inch sewer main located in the Hungerford Drive Right-of-Way (ROW) as shown on the attached exhibit (Washington Square Site Plan) dated January 16, 2025. The existing building connections are an existing metered 1-½-inch water connection and a four-inch (assumed) sewer connection located in the Hungerford Drive ROW.

### **DEVELOPMENT APPLICATION**

According to your application, the development consists of the following uses:

- Existing Use:
  - Office – 25,281 square feet – 3,362 gallons per day (gpd).
- Proposed Use:
  - Two-over-two residential condominiums – 48 dwelling units – 7,200 gpd.

According to your site plan and WSA application, water and sewer service connections to the existing infrastructure in the Hungerford Drive ROW, are proposed as follows:

- **Water** – The project proposes to install an eight-inch metered service connection from the existing 8-inch main in Hungerford Drive for fire protection and domestic service.
- **Sewer** – The project proposes to install an eight-inch service connection from the existing 8-inch main in Hungerford Drive.

Mr. Jeffrey Driscoli  
 January 22, 2025  
 Page 2

**FINDINGS**

**Adequate Public Facilities**

The City’s Adequate Public Facilities Ordinance (APFO) and the Rockville City Code (Code), Chapter 24, requires water and sewer infrastructure to be assessed for adequacy whenever a proposed development is being considered for approval. A finding is required that public water and sewer facilities are adequate, which may include mitigating the impacts needed to comply with the level of service established in the Water and Sewer Adequacy Standards per Section 24-12 of the Code. The Department of Public Works (DPW) finding as follows:

**Water**

- **Treatment Capacity** – The City’s water supply, less a reasonable reserve for fire flow, is adequate for the proposed development.
- **Fire Flow** – A minimum fire-flow of 1,000 gallons per minute (gpm) is available from the eight-inch water main along Hungerford Drive and is adequate for the proposed development.

**Sewer**

- **Treatment Capacity** – The Blue Plains Wastewater Treatment Plant has adequate treatment capacity for the proposed development, and the City has adequate available treatment capacity in its allocation at the Blue Plains Wastewater Treatment Plant.
- **Transmission** – The City has determined that the existing Rock Creek sewershed sewerage transmission has adequate capacity to serve the proposed development. Transmission capacity within the sewershed was created upon completion of the Capital Improvement Project for East Rockville Sewer Capacity Improvements (IFB-02-16).

**Service and System Integrity**

The City’s water service is assessed for system integrity. DPW findings are as follows:

- **System Redundancy** – The City’s existing water system on Hungerford Drive is acceptable for system redundancy.
- **Fire Hydrant Spacing** – The fire hydrant spacing along the water main in Hungerford Drive does not meet the recommended spacing of 300-feet on average.

The City’s sewer service is assessed for system integrity. DPW findings are as follows:

- **Sewer System** – The City’s sewer service is sufficient for the development project.

**CONDITIONS OF APPROVAL**

The following list of conditions must be addressed for DPW to authorize building connections to the City’s water and sewer systems and/or issue City permits. The Site Plan, Detailed Engineering Plan, and Building Plan approval and permitting processes must incorporate the construction of any required mitigation.

- **Water Service Conditions** - The findings of adequacy of and the authorization to utilize the City’s water system are dependent on the following:

**Water Mains**

An onsite private water main extension is required from the proposed development to the existing water infrastructure within Hungerford Drive. The water main shall be sized and constructed to comply with the Code, Chapter 24, and shall meet all requirements specified in the City’s Water and Sewer Notes and the latest edition of Washington Suburban Sanitary Commission (WSSC) Standards and Specifications Section 02510 – Water Distribution System. The location and details of the proposed infrastructure will be reviewed and approved by DPW at the final engineering phase. The onsite private water extension shall be permitted by Inspection Services Division (ISD) with the Plumbing Permit.

Mr. Jeffrey Driscoll  
 January 22, 2025  
 Page 3

#### Fire Hydrants

The Applicant must construct one (1) public fire hydrant located within 100 feet of the building's Fire Department Connection (FDC) and at an overall spacing of 300-feet on the eight-inch main in Hungerford Drive to meet City's design standards for hydrant spacing and fire flow requirements. All public fire hydrants shall be located within the public ROW and shall not be located on dead end mains beyond service connections.

The Applicant must construct one private fire hydrant located appropriately throughout the development and within 100 feet of the buildings' FDC. The Applicant must obtain approval from the ISD to ensure that any on-site hydrants provide adequate fire flow for fire suppression.

#### Water Meter

Water meters shall comply with the Code, Chapter 24. Where multiple buildings are proposed on one record lot, parcel or ownership lot, the property owner shall comply with the Code, Section 24-32(d), including the requirements to privately sub-meter each building and to execute a declaration of covenants stating the additional requirements that may be necessary in the event the owner seeks to create multiple lots, parcels or ownership lots in the future.

The water meter for the proposed development shall be located outside the building in a vault adjacent to the Hungerford Drive ROW within an easement to the City, unless otherwise approved by the Director of Public Works. The meter's location shall provide adequate horizontal and overhead clearance for the City to maintain the infrastructure. The size and specific location of the water meter shall be determined during the final engineering phase. A water meter easement must be provided at no cost to the City and approved by the City Attorney. The easement must be recorded in the Montgomery County Land Records prior to DPW issuing Public Works Permit (PWK).

#### Water Service Connections

All water service connections for the development shall connect to the water main in Hungerford Drive. Separate water service connections to Rockville mains are required for each separate lot, and any future ownership lot. The size and location of the proposed connections to the water main must be approved and permitted by DPW at the final engineering phase through a PWK permit. If lots or ownership lots contain multiple buildings, each building must be sub-metered separately. The property owner shall own the sub-meter and be responsible for maintaining it and invoicing the building occupant. Water service connections (from the ROW to the buildings) shall be privately maintained in all areas that are not within public ROW or an easement to the City. The size and location of the water service connections must be approved and permitted by DPW and the ISD at the final engineering phase.

#### Water Infrastructure Location

The water mains, fire hydrants, water meters (and associated easements), and water service connection locations must be coordinated with the other public improvements within the proposed ROW, including, but not limited to, street trees, streetlights, sewer house connections, and Stormwater Management (SWM) facilities. The final location of the water mains, fire hydrants, water meters, valves, and water service connections will be reviewed, approved, and permitted by DPW and ISD at the final engineering phase.

- **Sewer Service Conditions** - The findings of adequacy of and the authorization to utilize the City's sewer system are dependent on the following:

Mr. Jeffrey Driscoll  
 January 22, 2025  
 Page 4

Sewer Mains

An onsite private sewer extension is required from the proposed development to the existing sanitary sewer infrastructure within Hungerford Drive. The sewer main shall be sized and constructed to comply with the Code, Chapter 24, and shall meet all requirements specified in the City’s Standard Water and Sewer Notes and the latest edition of WSSC Standards and Specifications Section 02530 – Sanitary Sewage System. The private sewer main shall terminate at a new manhole installed at the property line and shall connect to the public sewer main in Hungerford Drive at a manhole adjacent to the proposed development. The location and details of the proposed infrastructure will be reviewed and approved by DPW at the final engineering phase. The onsite private sewer extension shall be permitted by ISD with the Plumbing Permit.

Sewer Service Connections

All sewer service connections for the development shall connect to the sewer main in Hungerford Drive. Separate sewer service connections to Rockville mains are required for each separate lot, and any future ownership lot. The size and location of the proposed connections to the sewer main must be approved and permitted by DPW at the final engineering phase through a PWK permit. Sewer service connections (from the ROW to the buildings) shall be privately maintained in all areas that are not within public ROW or an easement to the City. The size and location of the sewer service connections must be approved and permitted by DPW and the ISD at the final engineering phase.

Sewer Infrastructure Location

The sewer mains, sewer cleanouts, and sewer service connection locations must be coordinated with the other public improvements within the proposed ROW, including, but not limited to, street trees, streetlights, water house connections, water meters, fire hydrants, and Stormwater Management (SWM) facilities. The final location of the sewer mains, sewer cleanouts, and sewer service connections will be reviewed, approved, and permitted by DPW and ISD at the final engineering phase for each phase of development.

- **Final Engineering and Permitting** - The Applicant must submit associated applications, plan review and permitting fees, and construction documents to DPW for review, approval, and permitting at the final engineering stage. The Applicant must obtain permits from DPW and ISD, and any other agencies having authority.
- **General Conditions** - The DPW permits must be issued prior to ISD issuing building permits. Additionally, the permitted work must be constructed, accepted by DPW, and placed into service prior to ISD issuing an occupancy permit for the building.

The PWK covers the water and sewer service connections from the public water and sewer main to the ROW and the ISD Plumbing Permit covers the water and sewer service connections from the ROW to the buildings, including the water meter and appurtenances.

Easement Conditions

The Applicant will be required to provide a water meter easement to the City for the proposed water meter serving the development. The easement must be of sufficient dimensions as deemed by DPW and in a location acceptable to the City. The easement must be provided at no cost to the City and approved by the City Attorney. The easements must be recorded in the Montgomery County Land Records prior to DPW issuing PWK permits.

Mr. Jeffrey Driscoll  
January 22, 2025  
Page 5

Capital Contribution

The Applicant will be required to pay a water and sewer Capital Contribution charge per the Code. The charge, which is based on the domestic water meter size, must be paid to ISD in accordance with the fee schedule in effect at the time of building permit issuance and prior to ISD's issuance of the building permits.

Any substantial changes or revisions to the proposed development information may require a modification, revision, or deletion of these conditions.

If you have any questions, please contact Principal Civil Engineer Sean Murphy via email at [smurphy@rockvillemd.gov](mailto:smurphy@rockvillemd.gov) or via telephone at 240-314-8535.

Sincerely,



John Scabis, P.E.  
Chief of Engineering

JKS/SKM/kmc

Attachments: Washington Square – Site Plan, dated January 16, 2025.

cc: James Lapping, P.E., Engineering Supervisor  
Shaun Ryan, Planning Supervisor  
Christopher Davis, Senior Planner  
Kina Campbell, Chief of Inspection Services  
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, WSA2024-00003, STP2024-00490  
Day file





**LEGEND**

- Existing Fire Hydrant
- Proposed Fire Hydrant
- FDC Location
- Main Side Hinge Door (Set of 2)
- Fire Access Route
- Proposed Building
- Subject Site Property Line

**BUILDING CODE SUMMARY**

USE GROUP:	R3
CONSTRUCTION TYPE:	VB
STORIES ABOVE GRADE:	4, WITH ACCESSIBLE TERRACE
ELEVATOR PROVIDED:	NO
ACCESSIBLE UNITS:	NO
CARBON MONOXIDE DETECTORS:	PROVIDED PER IBC 915.1
SMOKE DETECTORS:	PROVIDED PER IBC 907.2.11.2
SPRINKLERED:	YES - TO COMPLY WITH NFPA 13R, IBC 903.2.8.1
SPRINKLER TYPE PROVIDED:	13R
ALLOWABLE HEIGHT:	4 STORY / <60'-0" (SECTION 504.3 / TABLE 504.3)
AREA ALLOWABLE:	LIMITED (TABLE 506.2)
BUILD HEIGHT (TO TOP OF CLG):	51'-1 1/2" (MEASURED FROM SLAB TO TOP OF ROOF)
MINIMUM TREAD DEPTH:	10"
MAXIMUM RISER HEIGHT:	7- 1/2"
RADON PROTECTION:	PASSIVE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH APPENDIX AF, IRC, 2021

**Toll Brothers**  
AMERICA'S LUXURY HOME BUILDER

**RODGERS CONSULTING**  
1947 Century Boulevard, Suite 200  
Germantown, Maryland 20878  
301.798.4700

**Toll Mid-Atlantic LP Company, Inc.**  
6731 Columbia Gateway Drive, Suite 120  
Columbia, Maryland 21046  
410.381.3263  
Attn: Jeffery S. Driscoll

**Lepi Lorch Early Brewer**  
7600 Wisconsin Avenue, Suite 700  
Bethesda, Maryland 20814  
301.347.3756  
Attn: Patricia Harris

**Rodgers Consulting, Inc.**  
1947 Century Boulevard, Suite 200  
Germantown, Maryland 20878  
301.798.4700  
Attn: Randall Renfro

**WASHINGTON SQUARE**  
Site Plan  
Support Exhibit

WSSC Grid: 219NW07, Tax Map: HN23  
City of Rockville, MD, Rockville, Election District 04

**FIXTURE UNIT CALCULATIONS - Sully**

PROJECT NAME:	Washington Park 2 Over 2 Multifamily Units				
FIXTURE TYPE	QUANTITY	COMBINED ON & OFF FUTURE UNITS	TOTAL FU	FU/EACH	TOTAL FU
BATHROOM GROUP - PRIVATE - FLUSH TANK	3	3.6	10.8	5.0	15
BATHUB - PRIVATE	1	1.4	1.4	2.0	2
DISHWASHER MACHINE - PRIVATE	1	1.4	1.4	2.0	2
REFrigerator - PRIVATE (LAUNDRY TRAY (1 TO 3))	1	1.4	1.4	2.0	2
WASHING MACHINE - PRIVATE - (W.B.)	1	1.4	1.4	2.0	2
<b>TOTALS</b>			<b>17.8</b>		<b>25</b>
			COMBINED WSPU		WASTE FU

**FIXTURE UNIT CALCULATIONS - WALNEY**

PROJECT NAME:	Washington Park 2 Over 2 Multifamily Units				
FIXTURE TYPE	QUANTITY	COMBINED ON & OFF FUTURE UNITS	TOTAL FU	FU/EACH	TOTAL FU
BATHROOM GROUP - PRIVATE - FLUSH TANK	3	3.6	10.8	5.0	15
BATHUB - PRIVATE	1	1.4	1.4	2.0	2
DISHWASHER MACHINE - PRIVATE	1	1.4	1.4	2.0	2
REFrigerator - PRIVATE (LAUNDRY TRAY (1 TO 3))	1	1.4	1.4	2.0	2
WASHING MACHINE - PRIVATE - (W.B.)	1	1.4	1.4	2.0	2
<b>TOTALS</b>			<b>17.8</b>		<b>25</b>
			COMBINED WSPU		WASTE FU

**FIXTURE UNIT CALCULATIONS - 3 BUILDINGS (48) 2-OVER-2'S**

PROJECT NAME:	Washington Park 2 Over 2 Multifamily Units				
FIXTURE TYPE	QUANTITY	COMBINED ON & OFF FUTURE UNITS	TOTAL FU	FU/EACH	TOTAL FU
BATHROOM GROUP - PRIVATE - FLUSH TANK	144	3.6	518.4	5.0	229
BATHUB - PRIVATE	48	1.4	67.2	2.0	24
DISHWASHER MACHINE - PRIVATE	48	1.4	67.2	2.0	24
CUTLERY TRAY - PRIVATE (LAUNDRY TRAY (1 TO 3))	48	1.4	67.2	2.0	24
WASHING MACHINE - PRIVATE - (W.B.)	48	1.4	67.2	2.0	24
<b>TOTALS</b>			<b>864.0</b>		<b>1200</b>
			COMBINED WSPU		WASTE FU
WSPU - GPM (NON-COMPLIANT) TABLE 504.3 (1 OF 10)					108.0
CONTINUOUS GPM LOADS (WASTE FU)					0
<b>TOTAL BUILDING SERVICE GPM</b>					<b>108.0</b>

**Fire Protection Plan**  
SCALE: 1" = 20'

CALL "MISS UTILITY" AT 1-800-257-7777  
48 Hours Before Start Of Construction

**EXB-01**

DATE: 2023.01.17  
DESCRIPTION: Final Submission

PROJECT NUMBER: 2025.01.13  
SCALE: 1" = 20'

DRAWING TITLE: Fire Protection Site Plan

DRAWING NUMBER: EXB-01

November 17, 2024

Dear Ms. Harris,

It was a pleasure to meet you (virtually) at the Development Review Committee meeting for 622 Hungerford Drive on November 9. I had a previous commitment and, unfortunately, was unable to attend the pre-application meeting on September 26, 2023. As you know, I live in College Square so I will be close neighbors with residents of the proposed development. I have lived in College Square for over 30 years, long enough to pay off my mortgage, and appreciate the amenities of living in Town Center. I intend to stay and nice new neighbors is an attractive proposition to me.

However, the proposed plan does not meet the luxury home standard for which Toll Brothers is known. Rather, densely placed townhouses on a small lot evokes Levittown. Has the developer considered building higher to reduce the footprint of the building and beautify the lot? I could imagine taller buildings framed by trees, plants and flowers in front. Such landscaping would stand out along this section of MD355 and would attract potential residents to come see the development and want to live there. Currently, the area is a transportation corridor; the new development at 622 Hungerford could demonstrate attractively landscaped sidewalks and bike lanes.

The higher the building and smaller the footprint, the more greenspace would be available for landscaping and the more desirable and enticing the properties would be. Rockville and most of the DC Metro area is known for beautiful gardens and Toll Brothers is known for building beautiful properties in scenic, green locations. Why not rethink this development to create an enticing Toll Brothers neighborhood along Hungerford? It would be precedent-setting for this section of Hungerford and would introduce Rockville to Toll Brothers in a much more positive light than would the current proposal.

Since the development is on MD355 in the Town Center Planning area and less than 1 mile from the Rockville Metro Station, the city may be open to higher buildings in this location.

Thanks for your consideration.

Sincerely,

Nancy Breen, PhD Economist  
713 Ivy League Lane  
Rockville, MD 20850

**From:** [nancy.breen@yahoo.com](mailto:nancy.breen@yahoo.com)  
**To:** [Christopher Davis](#)  
**Cc:** [Tyree Dodson](#)  
**Subject:** FW: 622 Hungerford Drive Pre-proposal  
**Date:** Sunday, October 29, 2023 9:07:26 PM

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**WARNING - External email. Exercise caution.**

Good day Mr. Davis,

On Wednesday, I visited City Hall to learn more about the plan to build on 622 Hungerford Drive. I live at 713 Ivy League Lane, which abuts the 2-acre property where the new development is proposed. Your colleague, Tyree Dodson, referred me to you as the Rockville city planner assigned to this proposal.

Washington Square's Attorney Patricia Harris held a pre-proposal meeting, which I was unable to attend due to a prior engagement. Two board members of College Square (Ivy League Lane) did attend and they shared their concerns at the College Square Board meeting – which I attended; the board agreed that their concerns would be shared directly with Ms Harris. I agree with their concerns.

My own concerns are broader than those of the board. Because my concerns are fundamental to the design of the new development, I would like to share them with you as early as possible in the development process for the city's and the developer's consideration. As you know, the current plan is to build 48 units: 2 over 2 townhouse units with 2 garage and 2 parking pad spaces for each unit ([PSP-00 Cover Sheet \(rockvillemd.gov\)](#)). It is unclear to me whether the 48 units would house 48 households or 96 households. For that reason, I phoned you on Friday (10/27) and asked you to call me back on Monday (10/28) or Tuesday (10/29). I left my landline number (301 279 0681); however, I will be travelling on Monday, so please call me on my cell (**301 520 7112**).

My concern is with the overall design of the project.

The site is less than 1 mile from the Rockville Metro Station and directly abuts MD 355. These features and its location in a mixed-use neighborhood commercial (MXNC) zoning area give the developers a lot of flexibility. Are there limits? The current plan called for townhouse units covering the entire property with very little greenspace. Why not build a tall apartment building with the same or even more units and use the rest of the land for greenspace: trees, gardens, and lawns come to mind. This would be a more efficient, environmental and attractive use of the land than crowding 48 townhouse units on this 2-acre plot with very little greenspace.

Another issue that concerns me is egress. Egress from Washington Street to the property, as it appears on the plan ([PSP-00 Cover Sheet \(rockvillemd.gov\)](#)), would be a safety hazard. Egress from MD 355, which is the current egress to the property, would enable access to the property only by southbound traffic. Northbound traffic would need to make a U-turn to enter the property.

Finally, in addition to being a resident at College Square, I chair the Rockville Bicycle Advisory Committee. Wide sidewalks and bike lanes consistent with the Rockville Pike Plan are not apparent in the current plan for Washington Square. The sidewalk just north of Ivy League Lane at the Carver Center/School Board is wide and – at a minimum – the sidewalk for the Washington Square development should be equally wide.

From the Rockville website ([622 Hungerford Drive | Rockville, MD - Official Website \(rockvillemd.gov\)](https://www.rockvillemd.gov)), I understand that the next interaction with the developer will be a virtual meeting on November 9 at 11am. Please confirm and let me know whether residents can participate or simply observe.

Development Review Committee Meeting 11/9/2023 Meeting Scheduled for 11:00 AM

[Join the virtual meeting](#)

Meeting Number: 2633 013 0220

Meeting Password: jNVTqrYb872

Join by Phone: +1-408-418-9388 United States Toll

Thanks for your consideration. I look forward to hearing from you and learning more about the November 9 Development Review meeting.

Sincerely,

Nancy

Nancy Breen, PhD (she/her)

Economist

Resident, 713 Ivy League Lane (College Square)

Chair, Rockville Bicycle Advisory Committee

[Rockville Bicycle Advisory Committee | Rockville, MD - Official Website \(rockvillemd.gov\)](https://www.rockvillemd.gov)

**From:** [Roselie Bright](#)  
**To:** [jdriscoll@tollbrothers.com](mailto:jdriscoll@tollbrothers.com)  
**Cc:** [Christopher Davis](#)  
**Subject:** 622 Hungerford Dr. Case #STP2024-00490  
**Date:** Thursday, June 13, 2024 2:07:54 PM

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**WARNING - External email. Exercise caution.**

Hi Mr. Jeffrey S. Driscoll, VP, Toll Mid-Atlantic LP Company, Inc.,

I was unable to attend the hearing on Jun 11, 2024, so I apologize if these questions and points were already mentioned there. I'm a resident near the site who is very concerned about the impacts of the climate crisis on my area and the world. I recognize that my comments have nothing to do with permitting law; they are offered in the spirit of being a good neighbor.

1. I applaud conversion of office space to residential space in the current market.
2. I applaud building moderate housing near public transportation.
3. What is the reason for demolishing the existing buildings, rather than converting them?
4. If the existing site will be completely redeveloped, I believe it makes sense to make it as green as reasonably possible, by doing the following:
  - a. Don't install oil or natural gas burning furnaces or appliances. Both emit unnecessary levels of air pollution and pose unnecessary risks of fire or explosions. Existing gas lines should be capped at the street. There should never be any new projects that use either one.
  - b. Installing geothermal wells is much easier on an undeveloped than a developed site. Geothermal has great advantages for efficient air conditioning, which will become increasingly important as summers get hotter. It is also efficient during the winter. The associated air cooling/heating equipment can be readily installed in each unit's interior utility area, and don't have to be outside making noise. Operating power can be entirely supplied by solar panels.
  - c. Installing solar panels can make a lot of sense when the architecture plans are designed to optimize their use. The buildings and roofs can be angled to take the best advantage of the sun. Solar panel canopies can be installed on the south-facing walls. Solar panels can be used to shade parking spaces.
  - d. Installing the infrastructure to enable residents to easily install electric vehicle chargers at their parking areas.
  - e. Solar panel canopies over common visitor parking spaces can be used to power community lighting, stored in batteries, and sold back to the utility, to help pay for maintenance of common areas.
  - f. In addition to reducing ongoing utility bills, solar and geothermal energy generation qualify for energy credits.

g. Exterior colors and materials that reflect heat should be used.

h. Investigating whether there are other green design options to consider.

Please consider that your initial investments into making this site more energy efficient will be a big draw for buyers and renters. It will also place Toll Mid-Atlantic in the vanguard and be good for public relations.

Sincerely,

Roselie A. Bright, Sc.D. (Doctor of Science in Epidemiology, with an emphasis on Environmental Health)

CC: Case Planner Chris Davis, Senior Planner, Community Planning & Development Services, City of Rockville, MD

**From:** [sailpink \(null\)](#)  
**To:** [Christopher Davis](#)  
**Cc:** [Alena Proctor](#)  
**Subject:** College Square concerns 622 Hungerford Dr. project  
**Date:** Thursday, June 6, 2024 5:13:22 PM

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WARNING - External email. Exercise caution.

Hi Chris,

Thank you for taking the time to hear our community concerns today. Here r ones we discussed:

1. Storm water management concerns-Our community spent around \$30,000 in 2020 to correct major drainage issue along fence that currently borders Washington Square project. We do not want our successful efforts to correct drainage negatively impacted during construction.
2. Toll Brothers have indicated they intend to replace the fence between the 2 properties along Ivy League Lane (our private street). We want NO access in the fence between the 2 properties. Ivy League Lane is our private access road so technically an access would be trespassing.
3. Trees-I know Shayda from Dept of Forestry forwarded u my concerns about Toll Bros proposed trees along their side of fence. The London Plane trees are not MD native trees & their canopy eventually will expand to interfere with growth of arborvitae & skip laurels we have planted there. In addition they drop fruit which would make a mess on cars that park along there-Ivy League is the overflow parking for r community. City of Rockville has always insisted we plant native trees.
4. We would appreciate more transparent communication between Toll Brothers & r community as project progresses-especially with regards to hours of construction & start date of project. We would like to have a contact person from Toll Brothers (not just their attorney) to address concerns that arise as project progresses.

As u know from r conversation, my husband & I will be out of country till June 25 so we will not be able to attend either June meeting. My contact is below & my husband. I'm also including our property manager's e-mail as another key person of contact.

Mr. Weilin Chang will attend June 11 meeting. He is a resident & board member.

We have resided in College Square for 40 years & hope to continue to do so. We hope we can work with the City of Rockville & Toll Brothers to minimize impact on r community.

Here are contact people for our community:

Property Manager: Alena Proctor  
[aproctor@arabisrealty.com](mailto:aproctor@arabisrealty.com)

Jim Keough (my husband)[jimkeough@aol.com](mailto:jimkeough@aol.com)

Sincerely,  
Sheri Hite-Keough  
[sailpink@aol.com](mailto:sailpink@aol.com)  
Owner/Board Member  
College Square Condominiums  
823 Ivy League Lane  
Rockville MD 20850

Sent from my iPhone

**From:** [Harris, Patricia A.](#)  
**To:** [John Foreman](#); [Christopher Davis](#)  
**Subject:** FW: 622 Hungerford Drive development  
**Date:** Thursday, June 6, 2024 2:52:16 PM

---

**WARNING - External email. Exercise caution.**

FYI – for your records.

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**Patricia A. Harris**, Attorney  
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**From:** Chris Moldes <[cdmoldes@gmail.com](mailto:cdmoldes@gmail.com)>  
**Sent:** Wednesday, June 5, 2024 8:59 PM  
**To:** Harris, Patricia A. <[paharris@lerchearly.com](mailto:paharris@lerchearly.com)>  
**Subject:** 622 Hungerford Drive development

Good evening,

I'm a condo owner at 501 Hungerford Drive #349, and I just received the notice if the post-application meeting on June 11th. I won't be able to attend, but I wanted to voice my support - any additional housing is good in my book.

Best,

Chris

**From:** [sailpink@aol.com](mailto:sailpink@aol.com)  
**To:** [Shayda Musavi](#)  
**Cc:** [Alena Marie Proctor](#); [Christopher Davis](#)  
**Subject:** Landscape Plan 622 Hungerford Drive-Washington Square  
**Date:** Thursday, May 23, 2024 7:06:08 PM

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**WARNING - External email. Exercise caution.**

Good evening Shayda,

My name is Sheri Keough and I am an owner and board member of the College Square Condominium Association. I am also the chair of our landscaping committee and have worked with the City of Rockville on tree planting in our neighborhood. I have reviewed the April 2024 Site Plan for 622 Hungerford Drive posted on the City of Rockville website and have a number of concerns related to the landscaping plan along the adjoining property line on western side of Washing Square project and Ivy League Lane-the access road into our community. In working with City of Rockville Forestry Department, our community has always had to submit a tree plan and have been advised that trees native to Maryland should be planted.

My concerns regarding the landscaping plan in the Washington Square Landscaping plan that could impact the 16 arborvitae and row of skip laurels we planted there in 2020 at great expense are listed below. In the four years since, the arborvitae and skips have grown significantly in height and with providing both the desired screening and curb appeal to our community.

I object to the 10 trees (6 London Plane Trees and 4 Sour Gum trees) that are to be planted so close to the fence that will in time encroach over our property line and the 16 arborvitae planted on our side of the fence. The Landscape Plan clearly shows this encroachment which could be as much as 25 feet as the canopy of London Plane trees can be 60-75 foot wide at maturity. Approximately 25 foot of the tree canopy would overhang the existing arborvitae, skip laurels, our private access road (Ivy League Lane) and cars parked along the east side of the access road. (Note-The 16 arborvitae were left off this Landscaping Plan even though the Skip Laurels further from the property line were shown.) The London Plane trees are non -Native Maryland trees and produce messy fruit that would litter our property and cars parked along the private road. Likewise, the sour gum trees drop fruit that would have the same impact.

I would appreciate any input or thoughts you have on this situation-specifically on the proposed selection of trees. I am more than happy to work with the City or a representative from Toll Brothers to select trees in that area that will be mutually acceptable to both parties.

Thank you in advance for your attention to our concerns,  
Sheri Hite-Keough  
823 Ivy League Lane

Rockville MD 20850



PLANNING COMMISSION Meeting Date: February 19, 2025  
Agenda Item Type: RECOMMENDATION TO MAYOR AND COUNCIL  
Department: CPDS - ZONING REVIEW & OTHER  
Responsible Staff: JIM WASILAK

## Planning Commission Memo

**MEETING DATE:** February 19, 2025

**REPORT DATE:** February 12, 2025

**RESPONSIBLE STAFF:** Jim Wasilak, AICP

### **SUBJECT:**

Recommendation to Mayor and Council on Zoning Text Amendment TXT2025-00268, to Modify the Parking Requirement for Certain Residential Dwellings; Mayor and Council of Rockville, Applicant

### **BACKGROUND:**

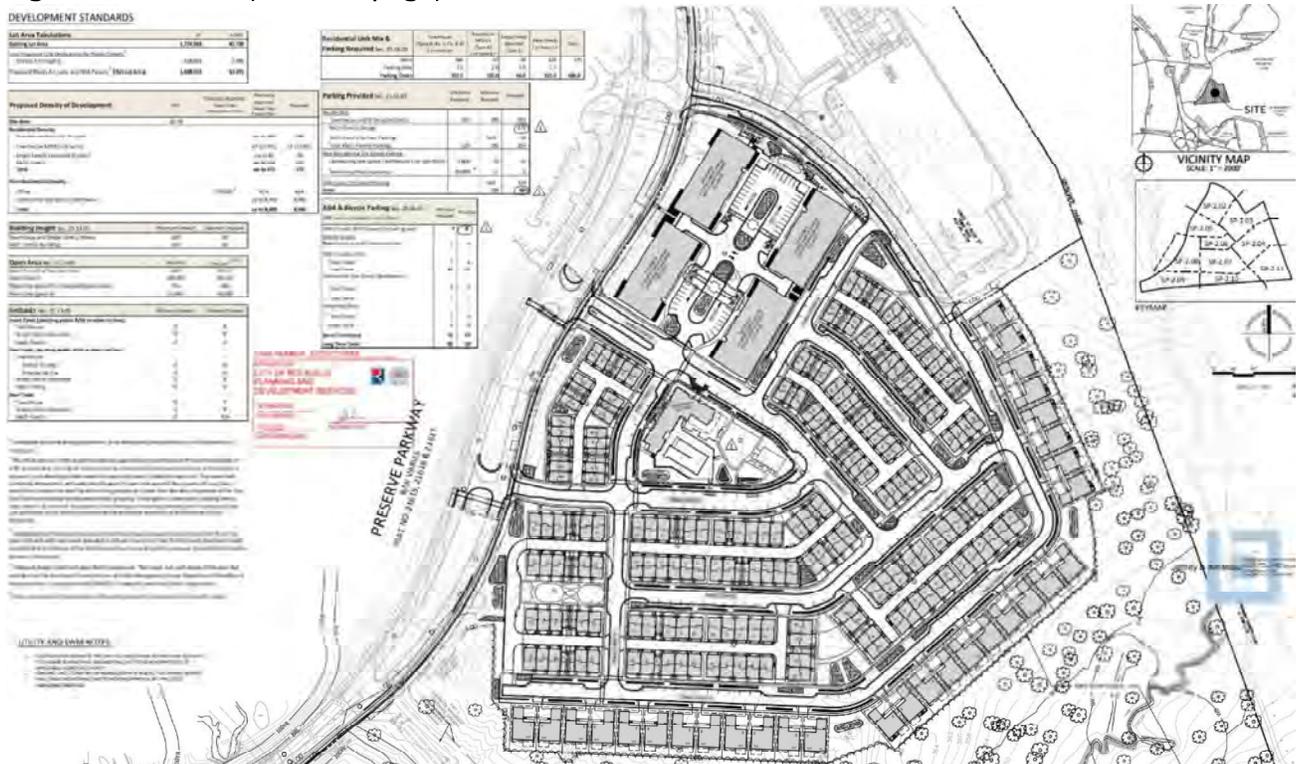
The subject zoning text amendment was authorized for filing on January 13, 2025. It is intended to address the issue of parking spaces for certain Moderately Priced Dwelling Unit (MPDU) townhouses that were constructed with insufficient width to meet zoning requirements in the Preserve at Tower Oaks development. City staff have worked with affected homeowners and the Homeowners Association (HOA) on potential solutions since the issue was discovered. The resulting proposed text amendment represents the solution that has received the most positive feedback.

### **Site Plan Approval**

In January 2017, the developer of the Preserve at Tower Oaks, EYA, submitted Level 2 Site Plan Application STP2017-00308 to implement the approved project plan amendment to the Tower Oaks Planned Development for 40.5 acres on Preserve Parkway. On October 11, 2017, the Planning Commission approved the site plan allowing for construction of 30 single unit detached dwellings, 217 townhouse dwellings and 128 condominium units, as well as a 7,000 square foot community center. Of the 217 townhomes, 51 are Moderately Priced Dwelling Units

(MPDUs). The illustration below depicts the site plan of the Preserve at Tower Oaks development.

**Figure 1.** Site Plan (see next page)



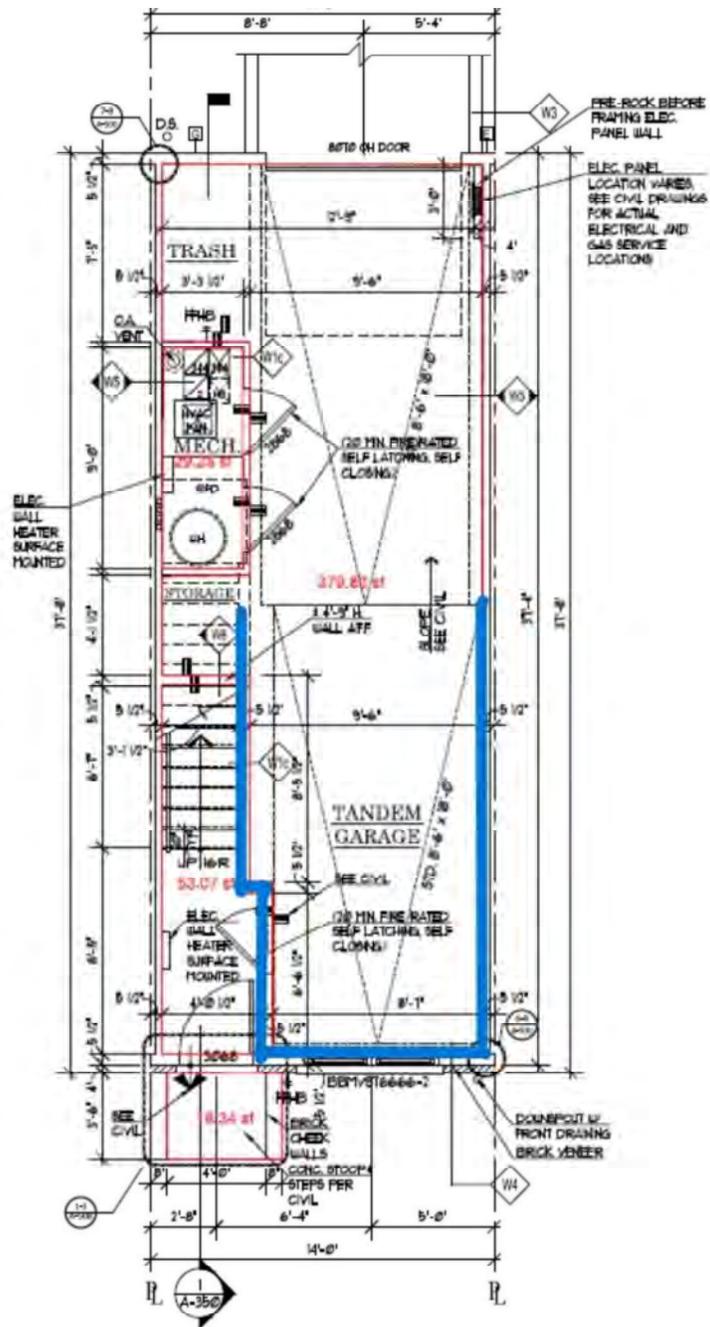
### Garage Width Issue

Several years ago, City staff learned of the garage width issue specific to the MPDU townhouses, known as the Allan Model, at the Tower Oaks development site when a resident complained about the width of one of their tandem parking spaces. Following the review of the approved garage drawings for the townhouses and confirmation by field staff that one of the spaces did not meet the 9-foot minimum width, staff reached out to the developer, EYA, to request a meeting to discuss the error in their drawings and construction regarding the garage width. Subsequently, EYA corrected the width of the Allan Model townhome garages for those units to be constructed, resulting in 35 units with garages below the minimum required dimension and 16 with the correct dimensions.

The Zoning Ordinance requires a minimum of two code-compliant parking spaces be provided for each townhouse unit, at a dimension of 9 feet by 18 feet. As mentioned above, the tandem garage for the Allan Model townhouses did not meet this dimension. During the review of the construction plans and the master set for the building permits and inspections, staff missed that the entire garage space in the Allan Model townhouses did not measure 9 feet by 18 feet in dimension. These errors by staff and EYA led to 35 Allan Model garages to be constructed with the front 7 feet of one of the parking spaces measuring 8 feet, 7 inches in width - 5 inches less than the requirement. Specifically, while the rear tandem space of these 35 units at 9 feet 6

inches exceeds the 9-foot minimum width requirement, the front tandem space has an 8 feet 6-inch width (6 inches less than required) for about a third (1/3) of the 18 feet length of that space (see drawing below). By having one parking space that does not meet minimum size requirements, 35 Allan Model units in the development are out of conformance with the Zoning Ordinance.

In addition to the garage width issue for the 35 units, some homes have a step leading into the unit from the garage, which further encroaches into the garage width. This step, although not a violation, impacts the effective use of the garage space for parking.



1 GROUND FLOOR PLAN  
 W/ OPT. LOFT FLOOR PLAN 1/4"=1'-0"

### Unpermitted Construction

Some Allan Model Townhouse owners have undertaken unpermitted conversions of noncompliant garages into habitable living space without receiving building permits. Staff has issued four notices of violations for this construction because it was not permitted and would not be allowed since the garage parking is required to meet the Zoning Ordinance.

Also, a representative from the Homeowners Association Board of Directors identified six additional townhomes that may have performed unpermitted construction work within their garages. The representative also informed staff that unpermitted, unapproved garage modifications are against the HOA's Declaration of Covenants. Staff has reviewed the pictures provided by the representative of the garages for the six additional units and believe that they are also in violation of performing construction within the garages without any city permits and removing one of the two required parking spaces. Staff has placed the resolution of these violations on hold pending the city addressing the non-compliant garage issue.

Based upon emails and feedback from some of the Allan Model owners, they believe that additional living space should be allowed in the one garage space that does not meet the ordinance requirements, especially since nine of the units only have one bathroom on an upstairs floor.

### **Options Considered**

The garage width issue is a very difficult one, given that a design with a key fault was mistakenly approved and then constructed and 35 such units were later sold and are now occupied by residents. There are no perfect solutions to this dilemma, but staff explored several options to resolve this matter.

### Reducing Required Garage Width

One option that staff considered was to initiate a new zoning text amendment (ZTA) to allow 8 feet 6 inches for the width of parking spaces only upon certain conditions, so as not to change the minimum requirement city-wide. These conditions could narrowly define the circumstance in which it would apply. This could be accomplished in such a way as to apply to the Tower Oaks Development situation and potentially, a very limited number of other developments, if they meet certain criteria. This could be a viable option because it would remove the current zoning noncompliance at the site, does not require monetary investment from the owners or the city, potentially would improve the salability of the units with a future resale, and is consistent with the parking width standards of several other area jurisdictions, including Montgomery County, Fairfax County, Arlington County, and Baltimore County.

Reducing the required garage width was considered by the previous Mayor and Council who were not interested in reducing an already narrow garage width. In addition, approving this garage width would not address the complaints of the Allan Model owners who stated they are not using the non-compliant space because of its size.

### Requiring EYA to Fix the Garage Width

Although challenging to achieve, staff believed that this option should be pursued. This option was also supported by the HOA Board to resolve this issue. Staff decided that EYA representatives needed to offer all affected owners an opportunity to correct the garage width. In May, staff invited all Allan Model owners with noncompliant garages, the HOA Board and EYA representatives to a meeting to discuss this option. In the meeting, EYA representatives presented how they could correct the garage width without the need for residents to leave their home. Owners who were present asked questions to understand the process and the outcomes. Although several owners who were present did not support this option, staff directed EYA representatives to provide the offer to the owners and an opportunity to meet to discuss the modification. After several months and several notices, representatives received 13 answers and only a few chose to make the modification.

In October, staff held a follow-up meeting with the Allan Model owners, the HOA Board and EYA representatives to provide the results of the offer to modify the garages and to present the next step. Due to the limited acceptance of the modification, staff informed those present at the meeting that a ZTA would be presented to the Mayor and Council as an option to resolve this matter.

#### ZTA to Require One Parking Space Per Lot for Certain Townhome Units

Staff then recommended that the Mayor and Council initiate a Zoning Ordinance Text Amendment to address the issue of townhouse units that were constructed with one of the required parking spaces not meeting the minimum width dimension of nine (9) feet.

If approved, the ZTA will only require one parking space per lot for certain townhome units in Rockville. As proposed, this ZTA will:

1. Only apply to townhouse MPDUs within Planned Developments (PDs);
2. Require on-street parking spaces be provided at a rate of 0.5 spaces per townhouse unit within the approved site plan containing the affected units to ensure sufficient parking exists; or
3. Allow for the reduction if a major point of pedestrian access from the unit's development is within seven-tenths of a mile (3,696 feet) walking distance of a transit station entrance shown on the Washington Metropolitan Area Transit Authority Adopted Regional Rail Transit System or a bus stop or there is a parking facility available to the public within 1,000 feet of this major point of pedestrian access.

Item two is an important condition because there is still a need for parking spaces for the owners of the Allan Model Townhomes. Based on the illustrated site plan shown above, a minimum of 109 available public on-street parking spaces should be provided within the development to meet the proposed requirement. A total of 116 on-street spaces are available, not counting spaces for the community center, with most spaces located directly in front of the townhome units. The HOA representatives were concerned about the available spaces for visitors if the homeowners were using the spaces. In response, EYA completed a parking survey and resulted in showing

there was ample space for both homeowners and visitors to have access to available public spaces (see Attachment 2 above - Tower Oaks Parking Study Performed by EYA).

The effect of the ZTA is expected to resolve issues at Tower Oaks by:

- Allowing the smaller non-compliant garage space to not be considered as a parking space;
- Allowing for construction in the area containing the noncompliant parking space; and
- Removing the current zoning noncompliance status for such units while not changing the minimum city-wide requirement for two (2) spaces per lot per townhouse unit with three or more bedrooms.

The proposed ZTA allows for the Chief of Zoning to reduce the amount of required parking for a townhouse MPDU in a site plan that has been approved prior to the adoption date of the ordinance. This allows the amendment to apply to the previously approved MPDUs in Tower Oaks.

If the ZTA is approved, staff will require any owner of an Allan Model Townhome who has existing construction or desires future construction within any garage to submit for and receive a building permit and follow-up inspections to ensure this construction is safe and meets the city's building and fire codes. Although not applicable to the city, the owners will need to separately address compliance with HOA covenants.

#### **Public Notification and Engagement**

Staff has held three meetings with Allan Model Townhome owners. Staff also sent letters to all Allan Model Townhome owners and the Reserve at Tower Oaks HOA to notify them of this meeting, the process, and opportunities for public feedback. Staff will provide notification to the public and follow the city's required notifications for public hearings.

Public comment received is included at Attachment 3.

#### **Recommendation**

Staff recommends approval of the application as submitted.

#### **Next Steps**

The Mayor and Council will hold a public hearing following the Commission's recommendation. Following a discussion of the merits of the application and public testimony received, a decision will be made.

The required steps and tentative dates for the ZTA process are:

- The Planning Commission hold a briefing and public hearing, and make a recommendation to the Mayor and Council (February 2025)
- Mayor and Council hold a public hearing (March 3, 2025)

- Mayor and Council discuss their ZTA and testimony and provide direction to staff on next steps (March 3, 2025)

### **Attachments**

Attachment 1 - Townhouse Parking ZTA, Attachment 2 - Tower Oaks Parking Study Performed by EYA, Attachment 3 - Tower Oaks SWM Cmte letter 10Feb2025, Attachment 4 - Reserve at Tower Oaks HOA letter 021125

ORDINANCE NO. \_\_\_\_\_

ORDINANCE: To amend City Code Chapter 25, titled “Zoning Ordinance,” to reduce the number of parking spaces required for deed-restricted affordable townhouse units

**BE IT ORDAINED BY THE MAYOR AND COUNCIL OF ROCKVILLE, MARYLAND** that Chapter 25 of the Rockville City Code entitled “Zoning Ordinance” be amended as follows:

**Chapter 25**  
**ZONING ORDINANCE**

\* \* \*

**ARTICLE 16. – PARKING AND LOADING**

**Sec. 25.16.03. – Number of spaces required.**

- a. *Employee calculation.* For the purposes of this article, the number of employees for a use shall be computed on the basis of the maximum number of persons to be employed at any one (1) time other than at changes of shifts.
- b. *Handicapped spaces.* The number of spaces required includes spaces for the handicapped and aged as set forth in the Maryland Code for the Handicapped.
- c. *Prohibited uses of parking areas and loading spaces.* No parking area or loading space can be used for the storage, sale, repair, dismantling, or servicing of any vehicles, equipment, materials, or supplies.
- d. *Table of space requirements.* The number of parking spaces for both vehicles and bicycles required for each class of land use are as shown in the following table:

Use Category	Use	Auto Parking Spaces		Bicycle Parking Spaces			Additional Requirements
		Unit Measure	Base Number Required	Unit Measure	Short Term Space	Long Term Space	
Residential	Dwelling, single unit detached	Per dwelling unit	2	Dwelling unit	0	0	
	Dwelling, single unit semi-detached	Per dwelling unit	2	Dwelling unit	0	0	
	Dwelling, rowhouse	Per dwelling unit	1.5	Dwelling unit	0	0	

Dwelling, townhouse	For 1 or 2 bedrooms	1.5	Dwelling unit	0	0	See Sec. 25.16.03.k.
	For 3 or more bedrooms	2				
Dwelling, two-unit detached	Per dwelling unit	1	Dwelling unit	0	0	
Dwelling, single unit attached	Per dwelling unit	2	Dwelling unit	0	0	
Dwelling, multiple-unit	For 0 (zero) bedrooms	1	Dwelling unit	1 per 50	1 per 3	In the RMD-Infill zone, a multiple-unit dwelling must only provide a minimum of 2 vehicular parking spaces.
	For 1 bedroom	1				
	For 2 or more bedrooms	1.5				
Live-work unit	For 1 or 2 bedrooms	2	Unit	1 per 5	1 per 3	
	For 3 or more bedrooms	2				

\* \* \*

j. *Provisions for off-site parking.*

1. The parking requirements set forth in section 25.16.03 may be met with the execution of a formal agreement in a form satisfactory to the Chief of Zoning and the City Attorney to use off-site parking spaces for some or all of the required parking.
2. In the case of parking in connection with alcoholic beverage production, the Approving Authority may consider the availability of on-street parking to serve patrons for periodic tours or tasting events.

k. *Reduced parking for affordable townhouse dwelling units.*

1. One off-street parking space is required for each townhouse dwelling unit that is a Moderately Priced Dwelling Unit, as defined in Chapter 13.5, provided that:
  - a. The unit is located in a PD zone;
  - b. Public on-street parking, visitor parking, and other unrestricted parking on the unit's approved site plan exceeds 0.5 spaces per dwelling unit; and
  - c. A major point of pedestrian access from the unit's development is within seven-tenths of a mile (3,696 feet) walking distance of a transit station entrance shown on the Washington Metropolitan Area Transit Authority Adopted Regional Rail

Transit System or a bus stop or there is a parking facility available to the public within 1,000 feet of this major point of pedestrian access.

2. The Chief of Zoning may reduce the off-street parking required by a site plan approved before [date of ordinance enactment] for any townhouse dwelling unit that is a Moderately Priced Dwelling Unit upon finding that the unit meets the requirements of section 25.16.03.k.1.

\* \* \* \* \*

I hereby certify that the foregoing is a true and correct copy of an ordinance adopted by the Mayor and Council at its meeting of \_\_\_\_\_, 2024.

\_\_\_\_\_

Sara Taylor-Ferrell,  
City Clerk/Director of Council Operations

## MEMORANDUM



1420 Spring Hill Road,  
Suite 610,  
Tysons, VA 22102  
703-917-6620  
[WellsandAssociates.com](http://WellsandAssociates.com)

**TO:** Jason Sereno  
Vice President of Development  
EYA, LLC

**FROM:** Michael J. Workosky, PTP, TOPS, TSOS  
John F. Cavan, P.E., PTOE  
Griffin P. Kuhn

**RE:** Tower Oaks Parking Assessment  
Rockville, Maryland

**SUBJECT:** Parking Operations Assessment

**Date:** December 4, 2023

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### Introduction

This memorandum summarizes the results of parking assessment for the Tower Oaks residential development that was performed to assess current site operations and address community concerns regarding parking use and occupancy. As shown on Figure 1, the Tower Oaks community is located on the east side of Preserve Parkway, east of Interstate 270, south of Wootton Parkway and west of the Woodmont Country Club, in Rockville, Maryland.

The existing residential development consists of a mix of multifamily, townhouse, and single-family detached residential units. Approximately 147 on-street spaces serve the townhouse units and community center and are the subject of this parking assessment. The townhouses also include garages in each unit to serve residents.

The multifamily units are served by parking garages within the buildings and adjacent surface lots. Parking for the single-family detached units is provided by garage in each unit. Because parking for the multifamily units and single-family detached homes is served by spaces within the building or unit, parking for these uses was not assessed in this study.

For ease of reading, all figures and tables are attached at the end of this document.

## MEMORANDUM

### Current Parking Operations

Based on a field reconnaissance of the subject site during a typical weekday in August 2023 prior to the data collection effort, the following observations of current conditions were made:

- Parking for the multifamily residential buildings appears to be accommodated by the parking garage beneath each building and the adjacent surface lots. Sufficient unoccupied spaces in the surface lots were observed that would indicate that spillover to other parts of the site is unlikely.
- Parking for the single-family homes is accommodated by garages within each unit. In addition, residents were observed using their driveways for additional parking, limiting the use of on-street parking.
- Residents of the townhome units were observed using the garage spaces within each unit. The alleys serving these townhouses were generally free of any parked vehicles. Some residents or residential visitors were observed parking in the on-street parking spaces and walking to the townhouse units.
- The on-street parking spaces were not signed for particular uses (e.g. guest, community center, etc.) or restricted.
- The on-street parking spaces near the community center appeared to be mostly occupied and residents were observed driving to the community center. Parking appeared to be available on other streets within the site. It is noted that a portion of the parking spaces were blocked off by construction/utility work, but these activities did not seem to have a significant effect on overall operations of the site.

In order to obtain a better understanding of the operations described above, parking occupancy counts and license plate surveys were conducted over a three-day period. The results of counts and surveys are described in the following sections.

## MEMORANDUM

### On-Site Parking Occupancy

Parking occupancy counts were collected at Tower Oaks on Sunday, August 27 from 3:00 PM to 12:00 AM, Monday, August 28 and Tuesday, August 29, 2023 from 6:00 AM to 12:00 AM. The counts were delineated into various blocks within the property. These dates were specifically chosen to collect the data since it reflects that last weekend that the pool was open to residents and public schools started on Monday. Fair weather conditions with temperatures ranging from mid-80s to 90 degrees were experienced during this period.

The results are summarized in Table 1 and graphically on Figures 2 through 4. The hourly variation for each of the study days is shown on Charts 1 through 3. The results are summarized below:

**Sunday, August 27, 2023.** As shown in Table 1, the peak parking accumulation occurred at 7:00 PM when 111 vehicles were parked in the on-street spaces, corresponding to an overall occupancy of 76 percent. As shown on Figure 2, the north and east blocks experienced the highest percentage of occupied spaces at 87 and 88 percent occupancy, respectively. The hourly distribution shown on Chart 1 indicates that the greatest variation occurs within the north block that serves the community center that experiences an increased parking demand at 7:00 PM.

**Monday, August 28, 2023.** As shown in Table 1, the peak parking accumulation occurred at 6:00 AM and 11:00 PM when 101 vehicles were parked in the on-street spaces, corresponding to an overall occupancy of 69 percent. As shown on Figure 3, the north and east blocks experienced the highest percentage of occupied spaces at 73 and 78 percent occupancy, respectively. The hourly distribution shown on Chart 2 indicates that the greatest variation occurs within the north and south blocks, which experiences higher parking demands during the early morning and late evening periods.

**Tuesday, August 29, 2023.** As shown in Table 1, the peak parking accumulation occurred at 6 AM 102 vehicles were parked in the on-street spaces, corresponding to an overall occupancy of 69 percent. As shown on Figure 4, the east block experienced the highest percentage of occupied spaces at 83 percent occupancy. The hourly distribution shown on Chart 3 indicates that the greatest variation occurs within the north and east blocks, which experiences higher parking demands during the early morning and late evening periods.

### Parking Turnover Analysis

In order to assess the turnover rate of parking throughout the study days, license plate surveys were conducted within the site to identify the number of vehicles parked on-street for greater than six hours. The results of these surveys are summarized below.

# WELLS + ASSOCIATES

## MEMORANDUM

**Sunday, August 27, 2023.** License plate surveys were conducted at 3:00 PM and 12:00 midnight and the results are shown below:

	3 PM	12 Midnight
Total License Plates Surveyed	164	168
Unique License Plates	74	78
Percent Unique Plates	45%	46%

As shown above, slightly below half of the vehicles observed were parked for only one of the survey periods indicating that over half of vehicles parked in the early afternoon remained overnight.

**Monday, August 28, 2023.** License plate surveys were conducted at 6:00 AM, 12:00 Noon, and 12:00 Midnight and the results are shown below:

	6 AM	12 Noon	12 Midnight
Total License Plates Surveyed	162	126	168
Unique License Plates	26	35	32
Percent Unique Plates	16%	28%	19%

As shown above, the percentage of vehicles parked for only one survey period ranged from 16 percent to 28 percent. The highest proportion of unique vehicles occurred during the midday period. These results indicate that a significant proportion of on-street parking may be occupied by residents parked throughout the day or during both the early morning and late-night hours.

**Tuesday, August 29, 2023.** License plate surveys were conducted at 6:00 AM, 12:00 Noon, and 12:00 Midnight and the results are shown below:

	6 AM	12 Noon	12 Midnight
Total License Plates Surveyed	167	132	176
Unique License Plates	14	44	32
Percent Unique Plates	8%	33%	18%

As shown above, the percentage of vehicles parked for only one survey period ranged from eight (8) percent to 33 percent. The highest proportion of unique vehicles occurred during the midday period. These results indicate that a significant proportion of on-street parking may be occupied by residents parked throughout the day or during both the early morning and late-night hours.

## MEMORANDUM

### Preserve Parkway Parking Operations

In addition to the on-site parking data collection described above, parking occupancy counts were conducted along Preserve Parkway to assess the on-street parking operations of the roadway. The counts were conducted for both the northbound and southbound approaches and divided into the following roadway segments:

- **North Segment** – Between Wootton Parkway and Royal Fern Place adjacent to Clyde’s and the 1 Preserve Parkway office building. A parking supply of 32 spaces (12 northbound and 20 southbound) is estimated to be available (individual spaces are not delineated).
- **Middle Segment** – Between Royal Fern Place and Bellflower Lane adjacent to Clyde’s and the multifamily residential buildings. A parking supply of 27 spaces (13 northbound and 14 southbound) is estimated to be available.
- **South Segment** – South of Bellflower Lane adjacent to the townhouse units. A parking supply of 24 spaces (12 northbound and 12 southbound) is estimated to be available.

On-street parking is unrestricted in these areas during both weekdays and weekends. The on-street parking occupancy data is shown on Charts 4 through 6 and summarized below.

**Sunday, August 27, 2023.** As shown on Chart 4, parking along northbound Preserve Parkway only occurred within the south segment adjacent to the townhomes. The observed parking along this segment (8 to 10 parked vehicles) was generally consistent throughout this period, indicating that these vehicles may be associated with the residential uses.

Along southbound Preserve Parkway, on-street parking was observed along each of the three segments. The north and middle segments experience peak parking occupancies at 4:00 PM (13 and 8 parked vehicles) with parking occupancy decreasing in the late evening, indicating that the majority of parking demand may be associated with the Clyde’s restaurant. The south segment experienced generally stable parking demand (7 to 10 parked vehicles) throughout the period, indicating that these vehicles may be associated with the residential uses.

Based on the data described above, a maximum of 20 residential vehicles were observed parked on Preserved Parkway at 8 PM.

**Monday, August 28, 2023.** As shown on Chart 5, parking along northbound Preserve Parkway generally only occurred within the south segment adjacent to the townhomes. While there were brief decreases in parking demand in the morning and early afternoon periods, parking occupancy along this segment was consistent (10 to 11 parked vehicles) during most other times of the day, indicating that these vehicles may be associated with the residential uses.

## MEMORANDUM

Along southbound Preserve Parkway, minimal on-street parking (3 vehicles or fewer) was observed along north segment. Parking along the middle generally occurred between 10 AM and 9:00 PM with nine (9) to 11 parked vehicles, indicating that the majority of parking demand may be associated with the Clyde's restaurant. The south segment experienced peak parking occupancy (up to 8 vehicles) during the early morning and late evening periods, indicating that these vehicles may be associated with the residential uses.

Based on the data described above, a maximum of 19 residential vehicles were observed parked on Preserved Parkway at 9 AM.

**Tuesday, August 29, 2023.** As shown on Chart 6, parking along northbound Preserve Parkway only occurred within the south segment adjacent to the townhomes. While there were brief decreases in parking demand in the late morning and early afternoon periods, parking occupancy along this segment was consistent (9 to 12 parked vehicles) during most other times of the day, indicating that these vehicles may be associated with the residential uses.

Along southbound Preserve Parkway, minimal on-street parking (2 vehicles or fewer) was observed along north segment. Parking along the middle generally occurred between 10:00 AM and 9:00 PM with a peak of 13 parked vehicles, indicating that the majority of parking demand may be associated with the Clyde's restaurant. The south segment experienced peak parking occupancy (up to 9 vehicles) during the early morning and late evening periods, indicating that these vehicles may be associated with the residential uses.

Based on the data described above, a maximum of 20 residential vehicles were observed parked on Preserved Parkway between 7 AM to 9 AM.

### Parking Analysis Summary

The results of the parking operations assessment are summarized as follows:

1. The overall results indicate that a maximum of 76 percent of the available on-street parking spaces (111 occupied spaces/147 space supply) within the property were occupied at 7:00 PM on Sunday, August 27, 2023. The maximum parking occupancy reached 69 percent on both Monday and Tuesday, August 28<sup>th</sup> and 29<sup>th</sup>, respectively. This indicates that 36 to 46 spaces are available during the peak hours.
2. Parking adjacent to the community center in the north and east blocks realized a maximum parking occupancy of 87 to 88 percent (74 of 85 spaces occupied) at 7:00 PM on Sunday. Given the demand for parking in this area, it may be beneficial to designate a

## MEMORANDUM

portion of on-street parking spaces for community center patrons. These restrictions could be designed for times when the center is in operation to better manage parking.

3. The results of the turnover surveys showed that approximately one-half of the spaces turned over on Sunday within the site, indicating that half of the parked vehicles remained overnight. The weekday results showed a lower turnover of approximately 28 to 33 percent, indicating that the majority of parked vehicles remained parked throughout the day and overnight. The portion of turnover parking is likely related to visitors.
4. Consider implementing time restrictions on a portion of on-street parking spaces to limit the amount of time vehicles can be parked. License plate survey data indicates that a majority of parked vehicles were observed during multiple periods of each of the survey days. Time restrictions would increase turnover and create additional visitor spaces. In addition, residents should be encouraged to utilize their garage parking spaces provided within each residential unit. This would ensure that on-street parking spaces are available to visitors.
5. It appears that some residents and/or visitors are parking along Preserve Parkway. The maximum occupancy occurring during the early morning and late evening hours was approximately 20 vehicles. Given the surplus of parking within the site, these vehicles could be accommodated but would not likely use available spaces since they are not in proximity to their destination.

Questions regarding this document should be directed to Wells + Associates.

O:\Projects\9001-9500\9156 Tower Oaks Parking\Documents\Report\Tower Oaks Parking Assessment (12.4.2023).docx

## MEMORANDUM

Table 1  
Tower Oaks Parking Assessment  
On-Street Parking Occupancy <sup>(1)</sup> <sup>(2)</sup>

	Sunday August 27, 2023		Monday August 28, 2023		Tuesday August 29, 2023	
Time	Spaces Occupied	Percent Occupied	Spaces Occupied	Percent Occupied	Spaces Occupied	Percent Occupied
6:00 AM	-	-	101	69%	102	69%
7:00 AM	-	-	94	64%	94	64%
8:00 AM	-	-	90	61%	88	60%
9:00 AM	-	-	86	59%	80	54%
10:00 AM	-	-	77	52%	75	51%
11:00 AM	-	-	78	53%	75	51%
12:00 PM	-	-	72	49%	67	46%
1:00 PM	-	-	82	56%	72	49%
2:00 PM	-	-	78	53%	80	54%
3:00 PM	83	56%	71	48%	79	54%
4:00 PM	91	62%	70	48%	83	56%
5:00 PM	92	63%	82	56%	91	62%
6:00 PM	102	69%	77	52%	82	56%
7:00 PM	111	76%	90	61%	84	57%
8:00 PM	101	69%	89	61%	78	53%
9:00 PM	96	65%	95	65%	82	56%
10:00 PM	102	69%	99	67%	90	61%
11:00 PM	97	66%	101	69%	96	65%
12:00 AM	102	69%	96	65%	98	67%
<b>Total On-street Spaces Provided:</b>			<b>147</b>			

(1) Based on counts collected by Wells + Associates, Inc.

(2) Excludes vehicles parked on Preserve Parkway



**Figure 1**  
Site Location

 NORTH  
Tower Oaks Parking Study,  
City of Rockville, Maryland

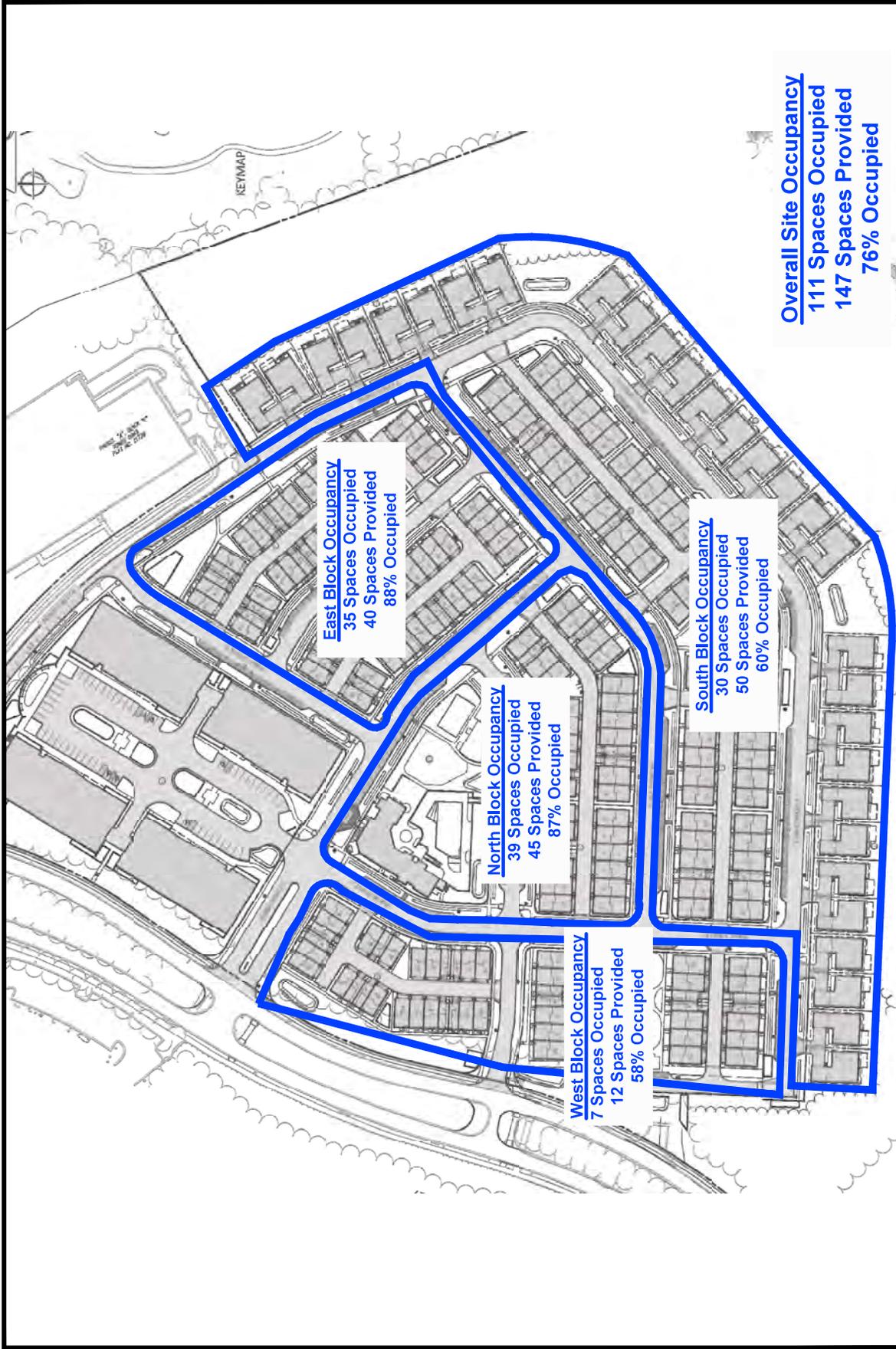
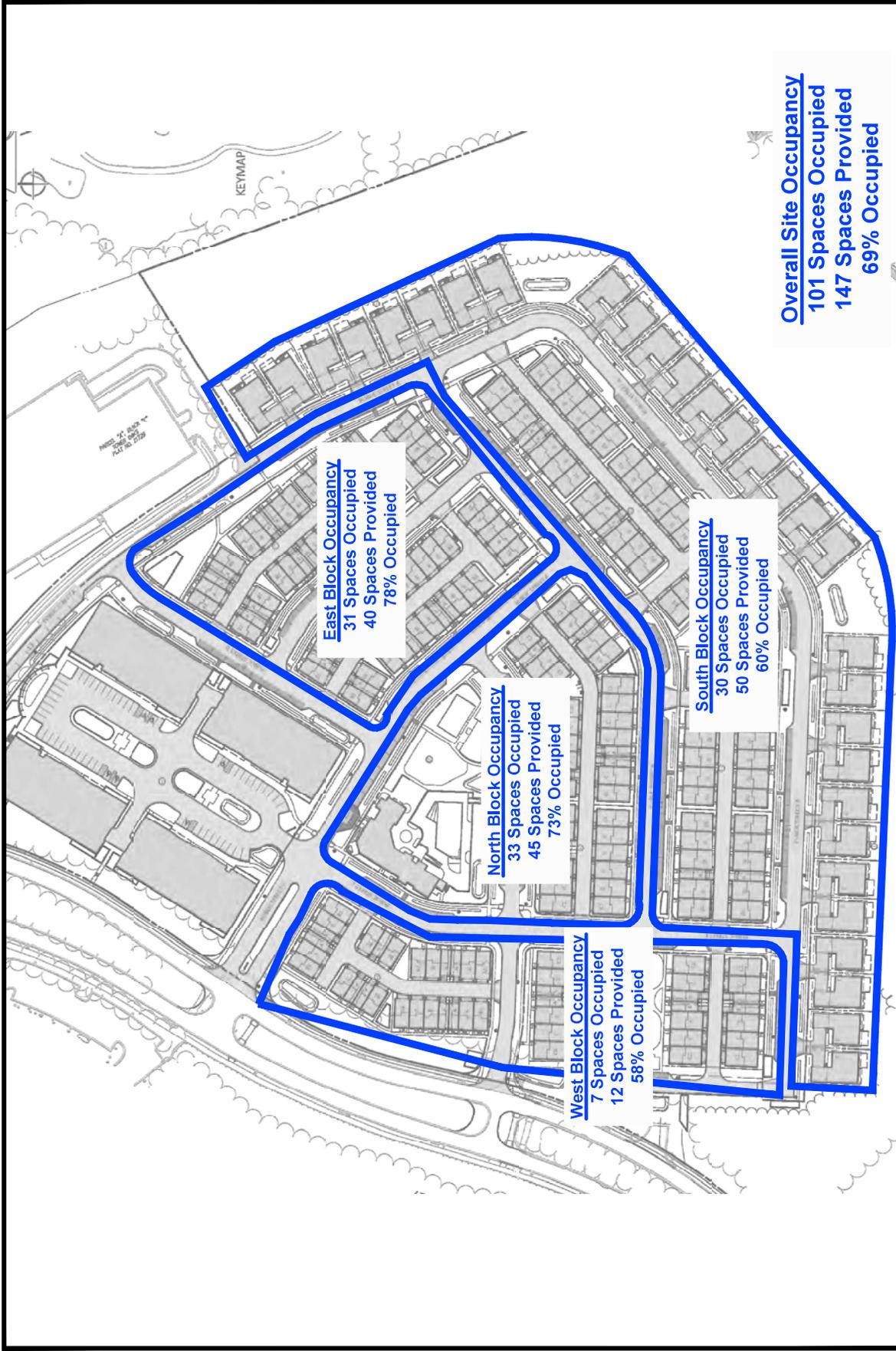


Figure 2

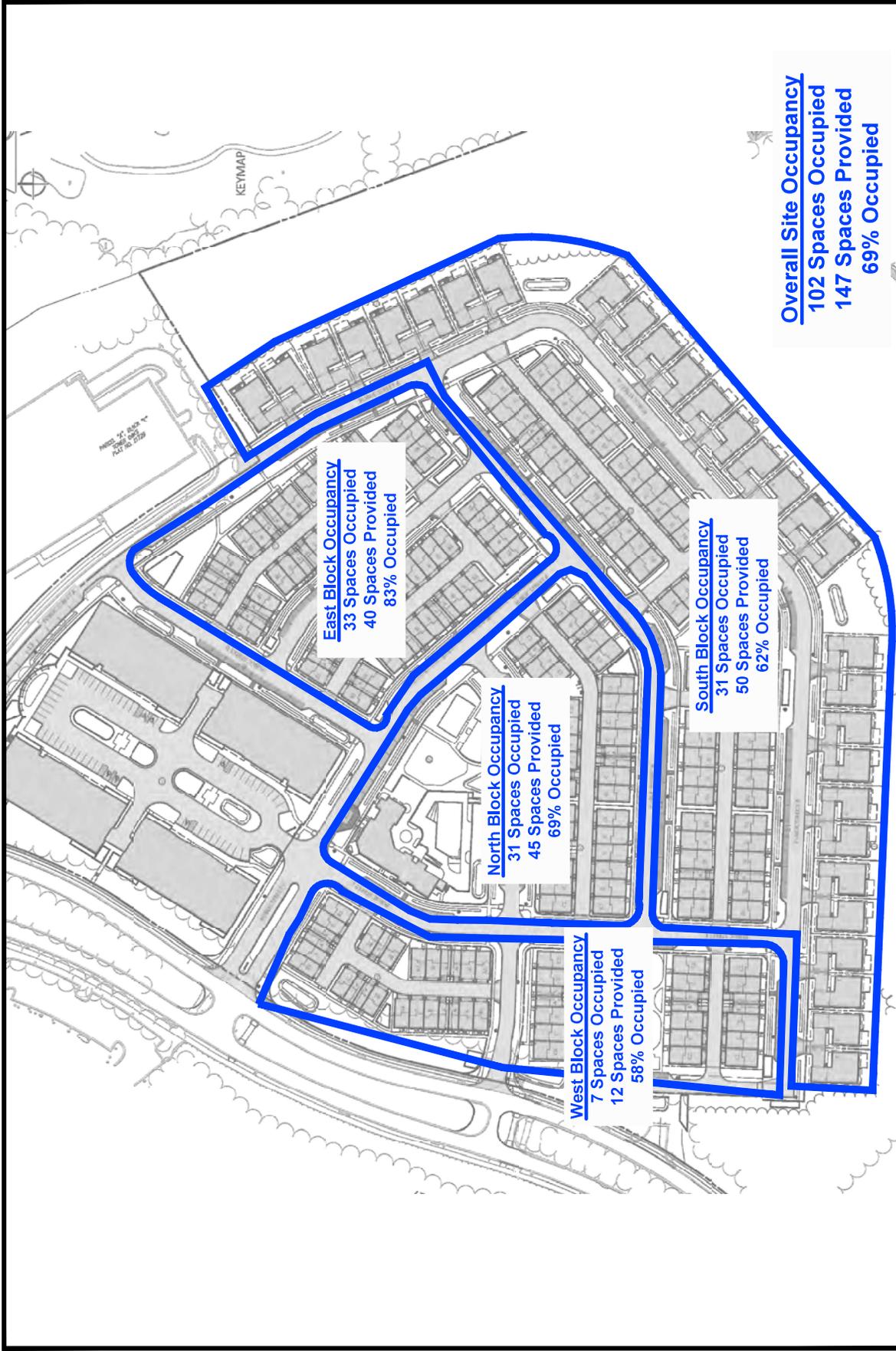
Sunday Peak Hour On-Street Parking Occupancy  
August 27th, 2023 at 7 PM

← NORTH  
Tower Oaks Parking Study  
City of Rockville, Maryland



**Figure 3**  
Monday Peak Hour Parking Occupancy  
August 28th, 2023 at 11 PM

 NORTH  
Tower Oaks Parking Study  
City of Rockville, Maryland

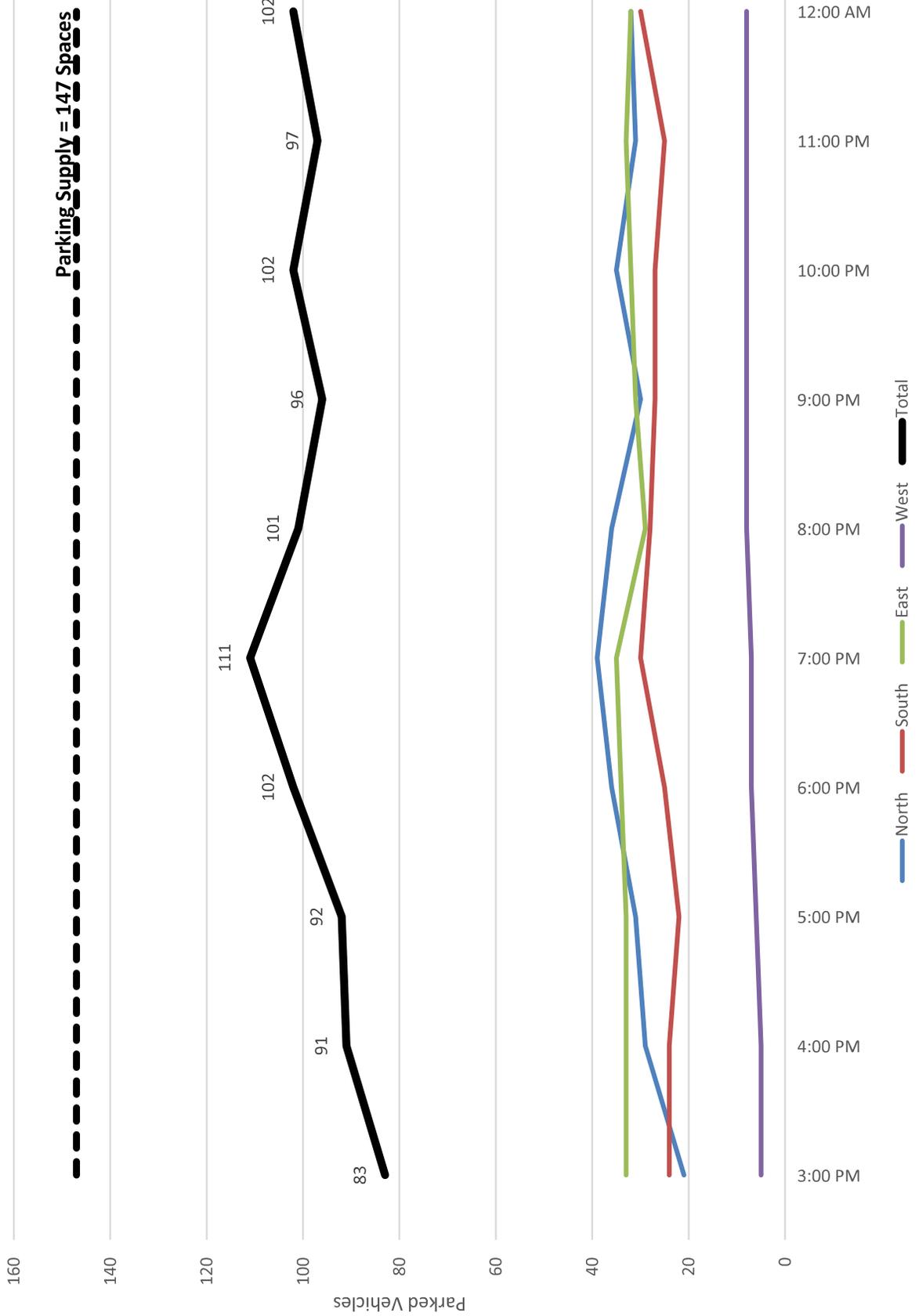


← NORTH  
Tower Oaks Parking Study  
City of Rockville, Maryland

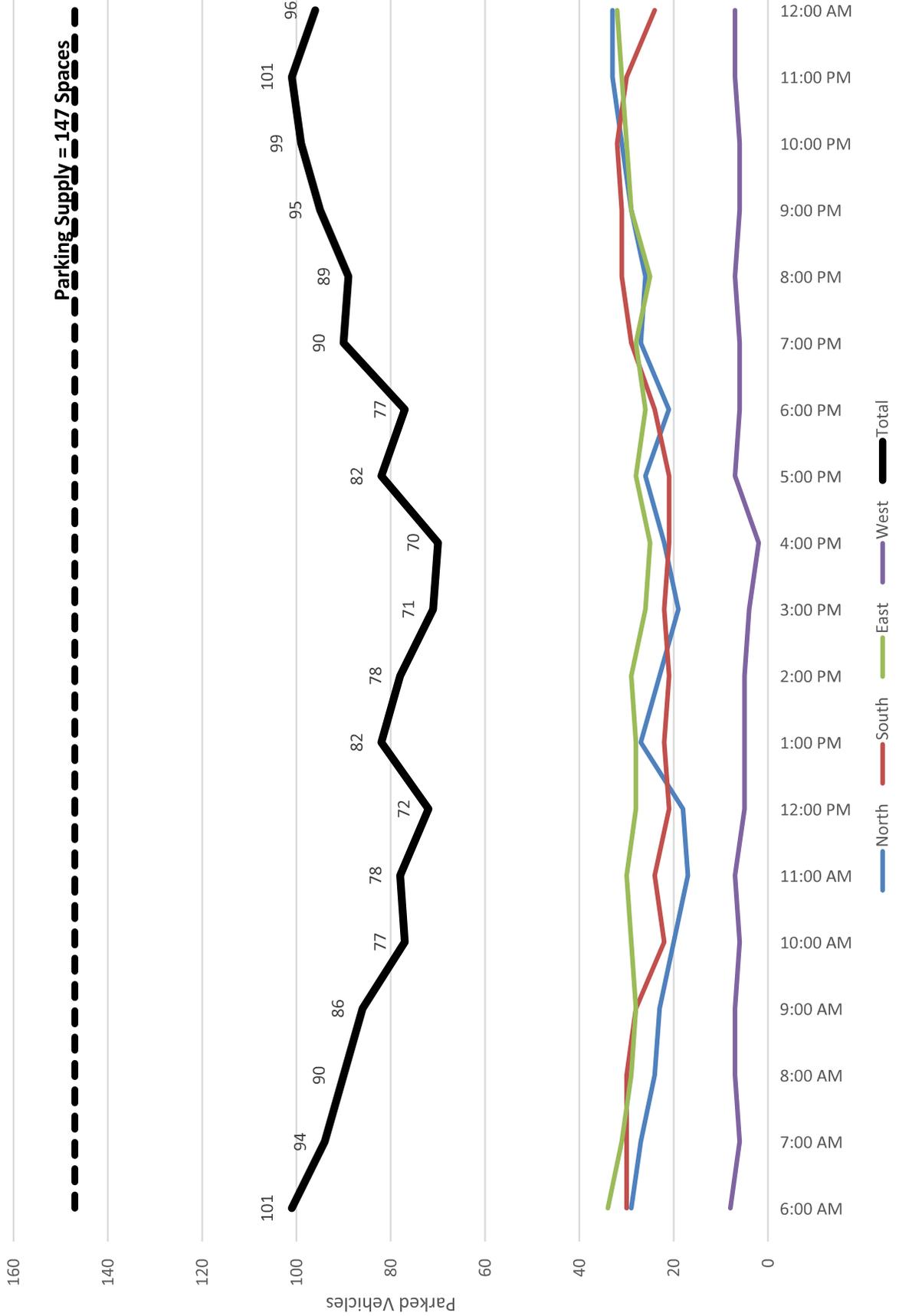
**Figure 4**  
Tuesday Peak Hour On-Street Parking Occupancy  
August 29th, 2023 at 6 AM



**Chart 1 - On-Street Parking Occupancy  
(Sunday, August 27, 2023)**



**Chart 2 - On-Street Parking Occupancy  
(Monday, August 28, 2023)**



**Chart 3 - On-Street Parking Occupancy  
(Tuesday, August 29, 2023)**

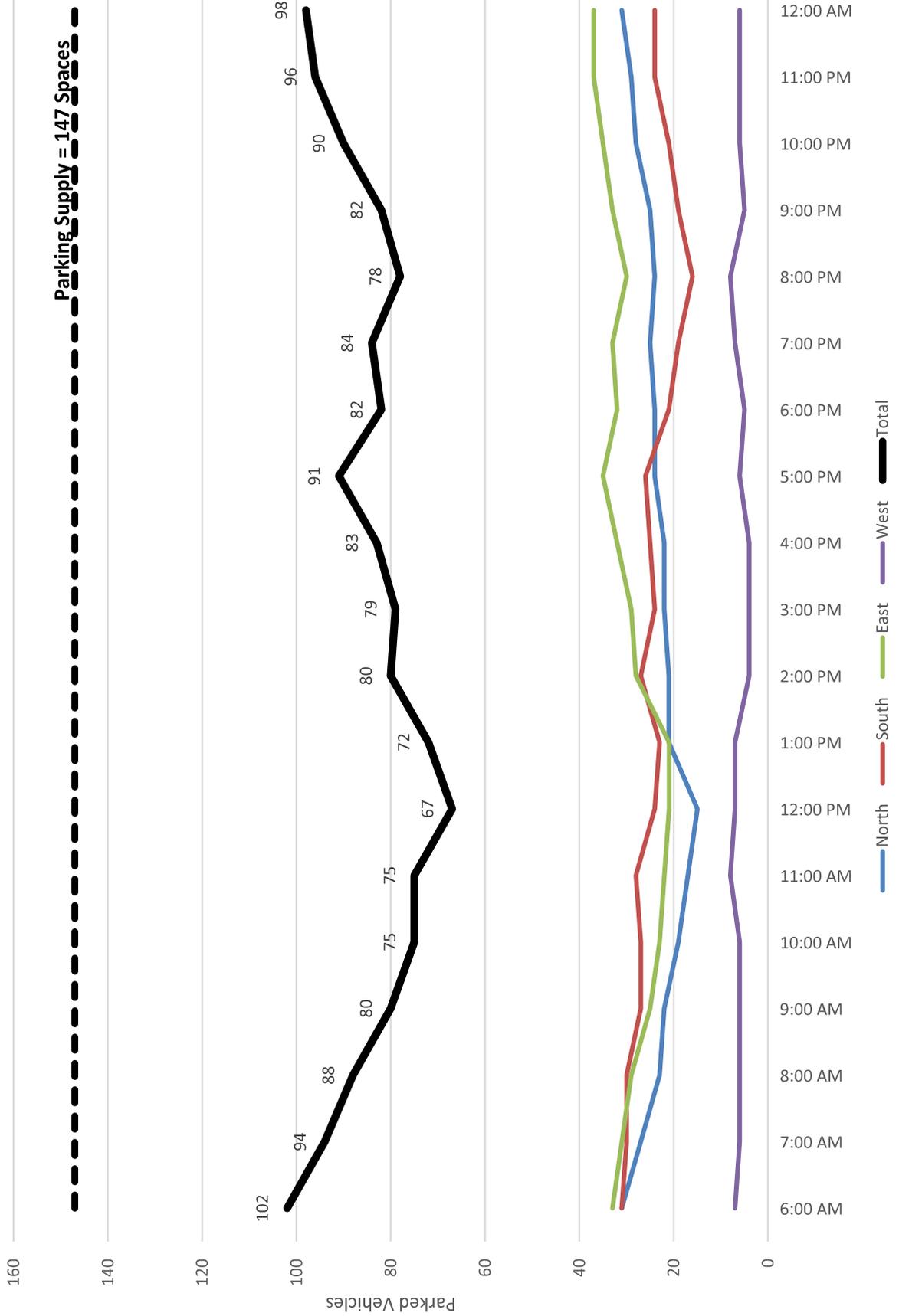


Chart 4 - Preserve Parkway On-Street Parking Occupancy  
(Sunday, August 27, 2023)

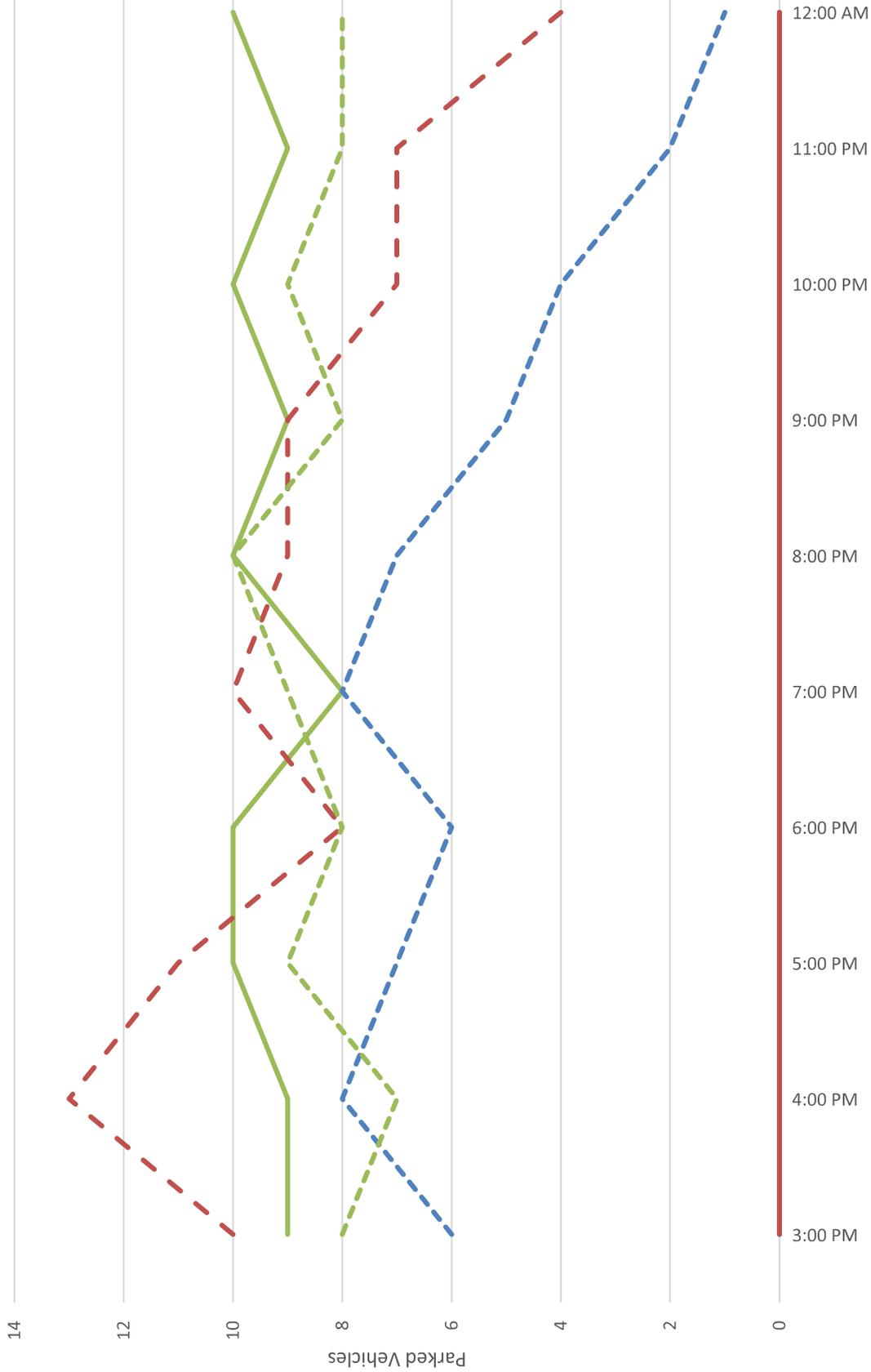


Chart 5 - Preserve Parkway On-Street Parking Occupancy  
(Monday, August 28, 2023)

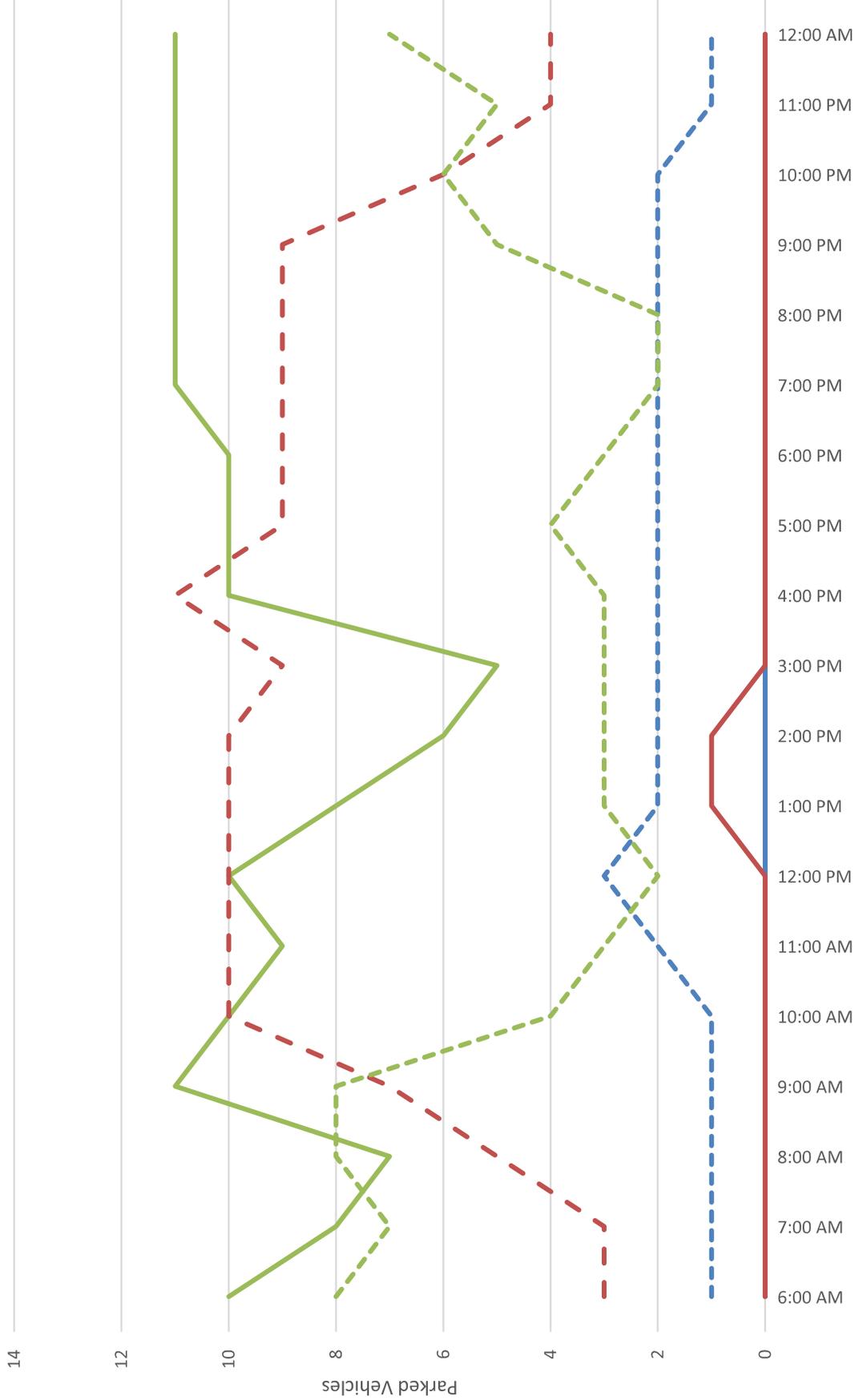
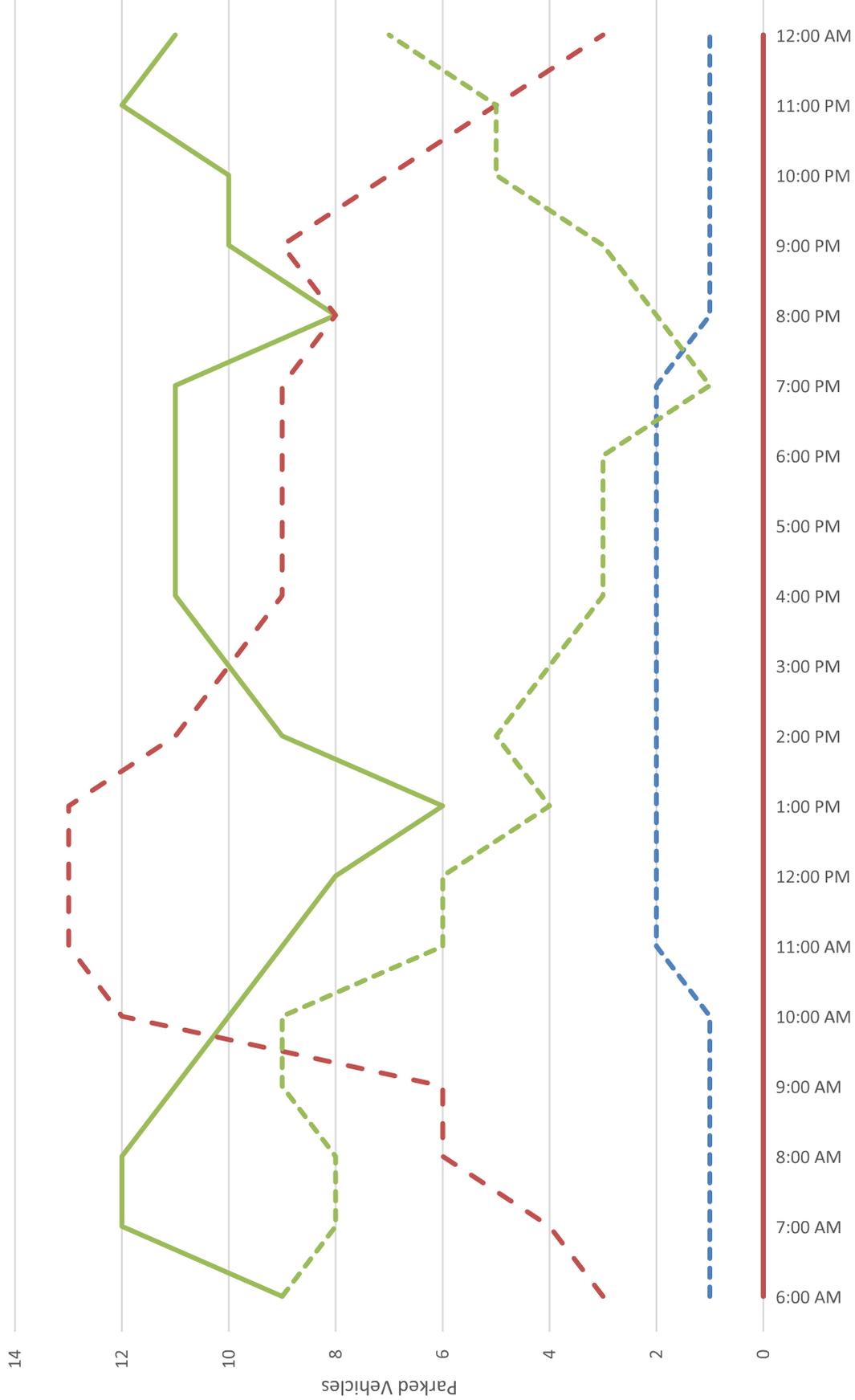


Chart 6 - Preserve Parkway On-Street Parking Occupancy  
(Tuesday, August 29, 2023)



COMMENTS ON PROPOSED ZTA FOR THE RESERVE AT TOWER OAKS COMMUNITY  
City of Rockville Planning Commission  
By Storm Water Management Committee of Tower Oaks Homeowners Association,  
February 12, 2025

The Storm Water Management Committee (SWM Committee) of the Homeowners Association of the Reserve at Tower Oaks submits these comments on Zoning Text Amendment TXT2025-00268. We ask the Planning Commission to postpone final action, in particular on the accompanying parking plan, to consider the impact other pending changes in the community would have on street parking.

Please note that while our homeowners' association had made the homeowners generally aware of the pending zoning text amendment (ZTA), we did not know that it would affect parking until the Mayor and Council meeting of January 13. At our request, the City has provided more information, and we hope that meetings with City staff will further clarify some of the issues.

The ZTA would amend Chapter 25, Article 16, Section 25.16.03 of the zoning ordinance to allow (retroactively) allocated street parking in a ratio as low as 0.5 spaces per unit in new developments as long as there is a bus stop within a .7-mile walking distance. This amendment is addressed to our already-built development. It would permit a parking plan with significantly decreased parking ratios compared to the ratio shown in the City-approved site plan that homeowners signed as part of the development standards incorporated into our buyers' contracts (0.66 spaces per unit).

The Committee supports the amendment to the extent it addresses problems with the town home garages of the Moderately Priced Dwelling Units (MPDUs) and offers relief to the MPDU owners. But as to parking, two other problems with design created unexpected and unnecessary challenges for all our residents: (1) bioswales make it dangerous to walk from our homes to the street and (2) visitors as well as homeowners already have a difficult time finding parking.



The Board of the Homeowners Association and the SWM Committee have been negotiating with the City and EYA for more than four years for safe crossings across the bioswales (ditches) that run parallel to most of the townhomes, between the townhomes and the street, as shown in the photo. These ditches are part of our storm water management system, and they make going from the street to the sidewalk not only dangerous for many of us, but in fact impossible for people with

mobility or vision limitations. We must go out of way an unreasonable distance to go to or across the street from our homes or to be picked up or dropped off.

EYA has agreed to install some paved crossovers, and there will be no street parking allowed in front of those crossings that have curb ramps. Without mitigating measures, which we would like to explore with the City, these changes will further decrease available street parking, which already is inadequate. Approving the decreased on-street parking ratio that is part of the ZTA would be premature and would prejudice resolution of these issues.

Specifically, we anticipate that five or more parking spaces would be lost with curb ramps at the accessible crossings, and more with parking prohibited at all crossings, including the flat grassy crossings as shown in the photo above. (No one can use a crossing if a car is parked on the street in front of it.) In addition, our counts show that because of haphazard parallel parking in unmarked spaces, total available parking already is decreased from the approved parking plan by about eight spaces. Parking space numbers will be further reduced when a loading zone is provided near the community building, as shown on the official approved plans. The community also needs more than one accessible street parking space for its 375 homes.

Once these issues are resolved, the parking provided may not even meet the proposed standards of 0.5 spaces per unit.

There are other issues with the ZTA's parking scheme. First, it allows decreased parking numbers when there is a bus stop less than .7 mile away. The reasoning is that if residents and visitors can take a bus, they do not need or will not drive as many cars and thus will not need as much parking. But this stop serves only one bus line, #81, a Ride On bus that runs only on weekdays and only during rush hour, and less frequently on holidays. It goes to two Metro stations, and the bus trip takes 27 to 41 minutes vs. a car trip of six to 12 minutes. Of course, the service could be terminated or changed at any point, especially with potential cuts to transportation funding. The bus is not a dependable or convenient alternative to adequate parking.

We also question whether the existence of the bus stop meets the City's own criteria for reducing the parking ratio. Section 25.16.03 (h) of the zoning ordinance allows parking reductions if a transit station entrance (not a bus stop) is within seven-tenths of a mile or if there are three bus routes in the immediate vicinity. The latter possibility was not addressed in the study.

There are also several problems with EYA's parking study submitted in support of the proposal. First, it seems based on different numbers of planned and existing parking spaces from those shown in the City-approved plans. Second, it was conducted on August 27, 28, and 29, 2023, the Sunday through Tuesday before Labor Day. During that week, street parking was probably the least occupied of the entire year, because many people would have driven their cars to the beach or other locations for vacation (the week before school started). The study also does not take into account whether some parking areas were actually full but could not absorb more cars because of haphazard parking in unstriped spaces (e.g., there are spaces planned for ten cars, only eight cars were parked, but they were parked in a way to leave no room for more cars). Our own informal surveys show a much lower

parking availability rate, and we know from experience that visitors have difficulty parking close to their destination on holidays and weekend evenings in particular. Service people often park illegally for the same reason.

Another reason for our crowded parking is that even though they have two-car garages, some of the townhomes and single-family homes house an adult couple and their adult child, each with a car; so one car must be parked on the street. In our row of six town homes, at one time three of the homes housed three adults with cars. With many workers in the area now at risk of losing their jobs with the federal government, or with NGOs or other entities that rely on federal funds, we can anticipate more young adults or young families may be moving in with their parents, as we saw during COVID, exacerbating the parking situation.

It is important to reconcile all these concerns soon, so that further zoning amendments are not required in light of the future bioswale crossings and other factors affecting parking. We would like to explore possible approaches to ensuring adequate and more efficient parking at Tower Oaks. These might include the following:

1. Marking (striping) the parallel street parking spaces for more efficient use of the spaces.
2. Allowing some spaces to be shorter than the standard 21 feet, perhaps with some spaces for smaller cars, with accompanying pavement markings and/or signs.
3. Designating some spaces for visitors only, not for homeowners.
4. Removing the current “no parking” signs on Royal Fern Place by Preserve Parkway and allocating those as long-term residential parking, freeing up more central parking spaces.
5. At the accessible bioswale crossovers, allowing for perpendicular curb ramps and decreased width at the bottom of the ramp, to minimize space taken from parking.
6. Installing parking areas on both sides of some streets, which would entail one-way traffic on those streets.

We seek a brief delay so that the City can bring all parties together to cooperatively resolve these questions with a comprehensive approach and then move forward quickly. Until all these related issues are addressed, we cannot know whether the ZTA will indeed support adequate parking for our community.

David Saffan, Alan Ispass, and Irene Bowen on behalf of the Stormwater Management Committee

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**The Reserve at Tower Oaks Homeowners Association - Zoning Text Amendment Meeting -  
Wednesday, February 12, 2025 - Notice of Appearance and Official Comments**

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**From** Kim M. O'Halloran-Perez <KO'Halloran-Perez@reesbroome.com>

**Date** Tue 2/11/2025 1:01 PM

**To** Jim Wasilak <jwasilak@rockvillemd.gov>

**Cc** David Gibson <gibsonpac@gmail.com>; Ricky Barker <rbarker@rockvillemd.gov>

**WARNING - External email. Exercise caution.**

Mr. Wasilak – this firm serves as legal counsel to the Reserve at Tower Oaks Homeowners Association. The Board of Directors for the Reserve at Tower Oaks requested that our firm speak on its behalf via Webex attendance for the hearing tomorrow evening.

The Board of Directors officially supports the City's proposed Zoning Text Amendment ("ZTA") for the Allan model townhomes in the Association with the following caveats:

- Each Allan model townhome within the Association was delivered with a garage that is 36 feet long.
- Each townhome was sold to each current owner with extensive recorded Association covenants - one of which required the garage for the townhome to be used exclusively for the parking and storage of vehicles.
- The Board is aware of the code issue impacting some of the Allan model townhomes, which impacts the width of each garage, but not the length of each garage.
- The intent of the City approvals for the Association was to have the garage on each lot serve as the primary parking for each lot.
- Most community owners use their garage as it was intended for the parking and storage of vehicles as required by the recorded Association covenants.
- With these considerations in mind, the Board would like any ZTA enacted by the City to clarify that the garage for the affected Allan town homes must have available "at least twenty feet (20') lengthwise to accommodate the parking of one standard size vehicle" in the garage for each impacted Allan model townhome.

We believe that if the ZTA is customized as suggested above, it will be consistent with the original development considerations that have the garage on each lot serve as the primary parking space for each owner.

Thank you for your consideration and please email me the link to participate via WebEx at tomorrow's meeting at [kohalloran@reesbroome.com](mailto:kohalloran@reesbroome.com).

**Kimberley M. O'Halloran-Perez | Rees Broome, PC**

Shareholder

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