



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-bioretenction facilities.
  - Two planter box micro-bioretenction facilities.
- Summary of ESD:
  - Total ESDV provided = 4,649 cubic feet (cf.).
  - Total ESDV required = 9,799 cf.
  - Percentage of ESDV provided =  $4,649 \text{ cf.} / 9,799 \text{ cf.} = 47 \text{ percent.}$

### **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-bioretenention 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-bioretenention and underground structural facilities.
    - iv) Overflow structures, underdrains, and tee configurations within the micro-bioretenention facilities must be shown on the SWM construction plans and approved by DPW.
    - v) Where proximity of the micro-bioretenention 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-bioretenention 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 WRTTP-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-bioretenention 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,



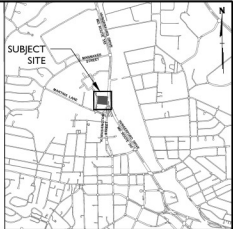
John Scabis, P.E.  
Chief of Engineering

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



VICINITY MAP  
SCALE 1" = 2,000'

SWM CONCEPT SHEET INDEX

NUMBER	SHEET TITLE
SMC0001	Cover Sheet
SMC0002	SWM 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



ESDv Summary										
Drainage Area	DA (ft <sup>2</sup> )	IHP, Area (ft <sup>2</sup> )	% IHP, Rv	Target ESDv (ft <sup>3</sup> )	Min ESDv (P=1%)	Max ESDv (P=2.4%)	ESDv Provided (ft <sup>3</sup> )	Pe Provided (in)	Facility Type	
DA #1	11,376	7,928	70	0.68	1,160	645	1,676	1,267	1.97	Micro-Bioretenation
DA #2	9,309	7,124	77	0.74	1,033	574	1,493	894	1.56	Micro-Bioretenation
DA #3	10,478	6,581	63	0.62	974	541	1,408	556	1.03	Micro-Bioretenation
DA #4	5,157	3,940	76	0.74	572	318	827	240	0.60	Micro-Bioretenation
DA #5	9,711	6,384	66	0.64	932	518	1,347	1,106	2.14	Micro-Bioretenation
DA #6	15,327	12,406	81	0.78	1,793	996	2,590	2,590	2.60	CMP Structure
DA #7	14,251	12,869	90	0.86	1,838	1,021	2,655	2,513	2.46	CMP Structure
Total ESDv Provided =							4,649	ft <sup>3</sup>	Additional ESDv Required	
Total ESDv Required =							9,799	ft <sup>3</sup>		
Total P <sub>1</sub> Provided =							0.85	in.	Structural Requirement Met	
Total P <sub>2</sub> Required =							1.80	in.		
Total Structural Provided =							5,104	ft <sup>3</sup>		
Additional WQv Required =							794	ft <sup>3</sup>	Structural Requirement Met	
Additional CPv Required =							4,181	ft <sup>3</sup>		
Total Structural Required =							4,976	ft <sup>3</sup>		

COVER SHEET  
SCALE: 1" = 50'



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. 26328, Expiration Date: 1/1/26."



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

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

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

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

	DEPARTMENT OF PUBLIC WORKS CITY OF ROCKVILLE 111 MARYLAND AVE. ROCKVILLE, MARYLAND	DESIGN PLAN APPROVAL		AS BUILT PLAN APPROVAL		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 #
		PWM# _____ NONE _____ SMP# _____ DIRECTOR OF PUBLIC WORKS APPROVAL DATE _____	SOP# _____ REVIEWED BY _____ CHIEF, CONSTRUCTION MANAGEMENT APPROVAL DATE _____								

## SHEET NOTES

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

## LEGEND

- EXISTING IMPERVIOUS AREA
- PROPOSED IMPERVIOUS AREA
- PROPOSED MICRO-BIORETENTION
- PROPOSED STRUCTURAL SWM
- SWM ACCESS EASEMENT
- SWM WRTP-B FENCE
- PROPERTY BOUNDARY
- PROPOSED LIMIT OF DISTURBANCE
- EXISTING TREE LINE
- 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 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



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

DESIGN PLAN APPROVAL  
PWN# \_\_\_\_\_ SOP# \_\_\_\_\_  
SMP# \_\_\_\_\_ REVIEWED BY \_\_\_\_\_  
DIRECTOR OF PUBLIC WORKS APPROVAL DATE \_\_\_\_\_

AS BUILT PLAN APPROVAL  
\_\_\_\_\_  
CHIEF, CONSTRUCTION MANAGEMENT APPROVAL DATE \_\_\_\_\_

DEVELOPMENT STORMWATER  
MANAGEMENT CONCEPT PLAN  
SWM Concept Plan

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

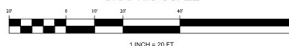
DATE SUBMITTED: 2024.10.08  
SCALE: 1" = 20'  
SHEET NO. 2 OF 10  
FILE # \_\_\_\_\_

## SWM CONCEPT PLAN

Scale: 1" = 20'



## GRAPHIC SCALE



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. 36328, Expiration Date: 1/15/26."



APPROVAL OF REVISIONS AFTER INITIAL PLAN APPROVAL

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



**SHEET NOTES**

1. PIPES SHOWN ARE CONCEPTUAL AT THIS TIME.  
2. ROOF DRAINAGE DIVIDES ARE BASED ON THE LATEST ROOF PLANS AND DOWNSPOUT 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

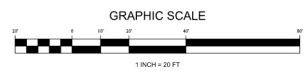
OWNER/DEVELOPER:  
TOLL BROTHERS  
6731 COLUMBIA GATEWAY DRIVE, SUITE 120  
COLUMBIA, MD 21046  
410.381.3263  
ATTN: JEFFREY DRISCOLL

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 RENTFRO



**PROPOSED DRAINAGE AREA MAP**  
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: 1/15/24."



THIS PLAN IS FOR STORMWATER MANAGEMENT ONLY

BEFORE BEGINNING CONSTRUCTION  
CONTACT  
"MISS UTILITY"  
WWW.MISSUTILITY.NET  
OR  
1-800-257-7777  
OR 311  
AT LEAST 48 HOURS  
PRIOR TO CONSTRUCTION

	DEPARTMENT OF PUBLIC WORKS CITY OF <b>ROCKVILLE</b> 111 MARYLAND AVE. ROCKVILLE, MARYLAND	DESIGN PLAN APPROVAL		AS BUILT PLAN APPROVAL		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 #
		DIRECTOR OF PUBLIC WORKS APPROVAL DATE	PWM# _____ SOP# _____ SMP# _____ REVIEWED BY _____	CHIEF, CONSTRUCTION MANAGEMENT APPROVAL DATE	APPROVAL OF REVISIONS AFTER INITIAL PLAN APPROVAL						

