



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

January 22, 2025

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

SUBJECT: 622 Hungerford Drive – Washington Square – 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:

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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.

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

Sincerely,



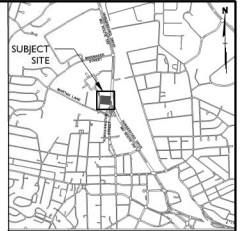
James Lapping, P.E.
Engineering Supervisor

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 at 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 Development
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 residential units.

Design and Quantities Certification

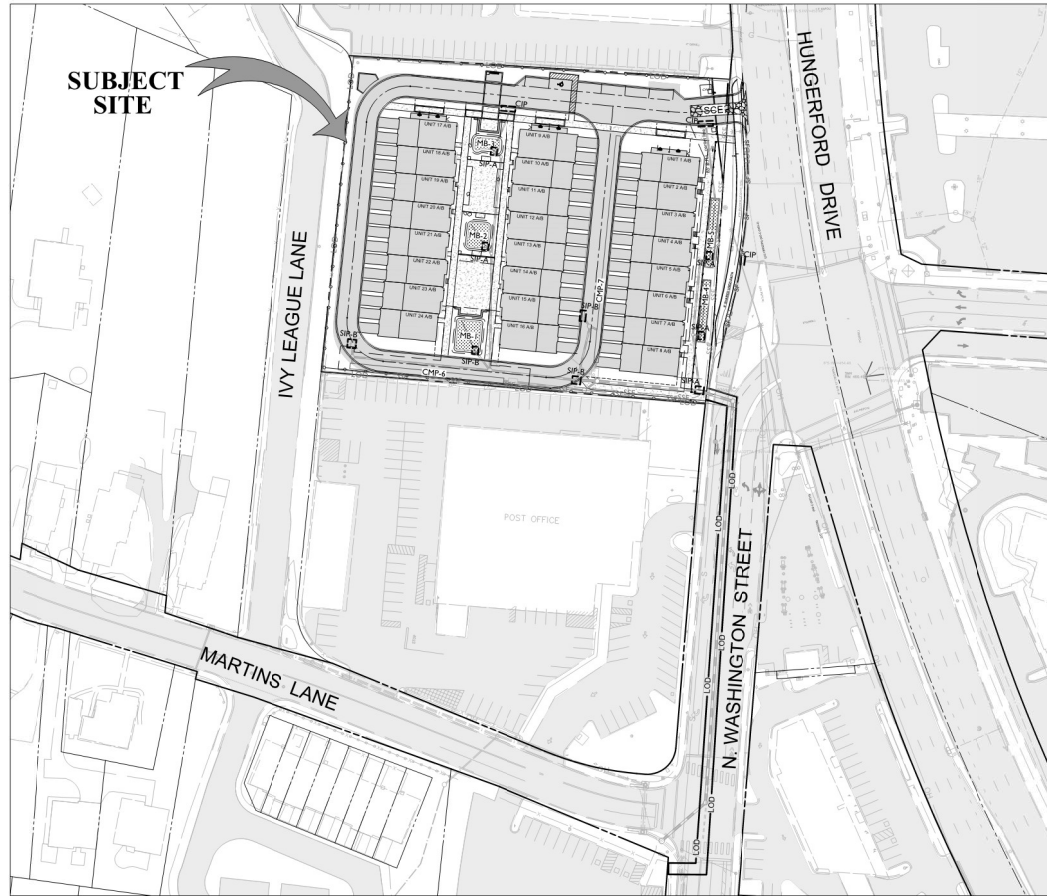
I hereby certify that this plan has been prepared in accordance with the latest Maryland Standards and Specifications for Soil Erosion and Sediment Control and the Ordinance of the City of Rockville. The estimated total amount of excavation and fill has been computed to be 724 cubic yards of excavation and 1,972 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 93,799 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 48,236 sq ft of which 47,551 sq ft is on-site and 715 sq ft is in the adjacent right-of-way.

Signature: 
Printed name and title: Amanda Stamper, Sr. Engineer
Date: 8/28/24
Maryland Registration number: 26328
Title and License Number: (Professional Engineer, Professional Land Surveyor, Registered Landscape Architect or Licensed Architect).

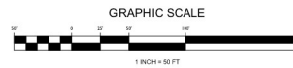
OWNER/DEVELOPER:
TOLL MID-ATLANTIC LP COMPANY, INC.
6731 COLUMBIA GATEWAY DRIVE, SUITE 120
COLUMBIA, MD 21046
410.381.3263
ATTN: JEFFREY DRISCOLL

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



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."



THIS PLAN IS FOR SEDIMENT CONTROL ONLY.

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



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

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

AS-BUILT PLAN APPROVAL
CHEF, CONSTRUCTION MANAGEMENT APPROVAL DATE

EROSION & SEDIMENT CONTROL
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 5
FILE #

APPROVAL OF REVISIONS AFTER INITIAL PLAN APPROVAL

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

SHEET NOTES

1. PIPES SHOWN ARE CONCEPTUAL AT THIS TIME.
2. ROOF DRAINAGE DIVIDES ARE CONCEPTUAL AT THIS TIME AND WILL BE ADJUSTED BASED ON UPDATED ARCHITECTURE AT SITE PLAN.

LEGEND

EXISTING IMPERVIOUS AREA
PROPOSED IMPERVIOUS AREA
PROPERTY BOUNDARY
LOD - PROPOSED LIMIT OF DISTURBANCE
SF - PROPOSED SILT FENCE
SSF - PROPOSED SUPER SILT FENCE
SCE - PROPOSED STABILIZED CONSTRUCTION ENTRANCE
SIP - PROPOSED STANDARD INLET PROTECTION
CIP - PROPOSED CURB INLET PROTECTION
MICRO-BIOTENTION
CMP - PROPOSED CMP
EXISTING TREE LINE
PROPOSED CONTOUR
EXISTING CONTOUR
PROPOSED STORM DRAIN
EXISTING STORM DRAIN

OWNER/DEVELOPER:
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ATTN: RANDALL RENTFRO

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"MISS UTILITY"
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OR
1-800-257-7777
OR 301-451-1111
AT LEAST 48 HOURS
PRIOR TO CONSTRUCTION

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

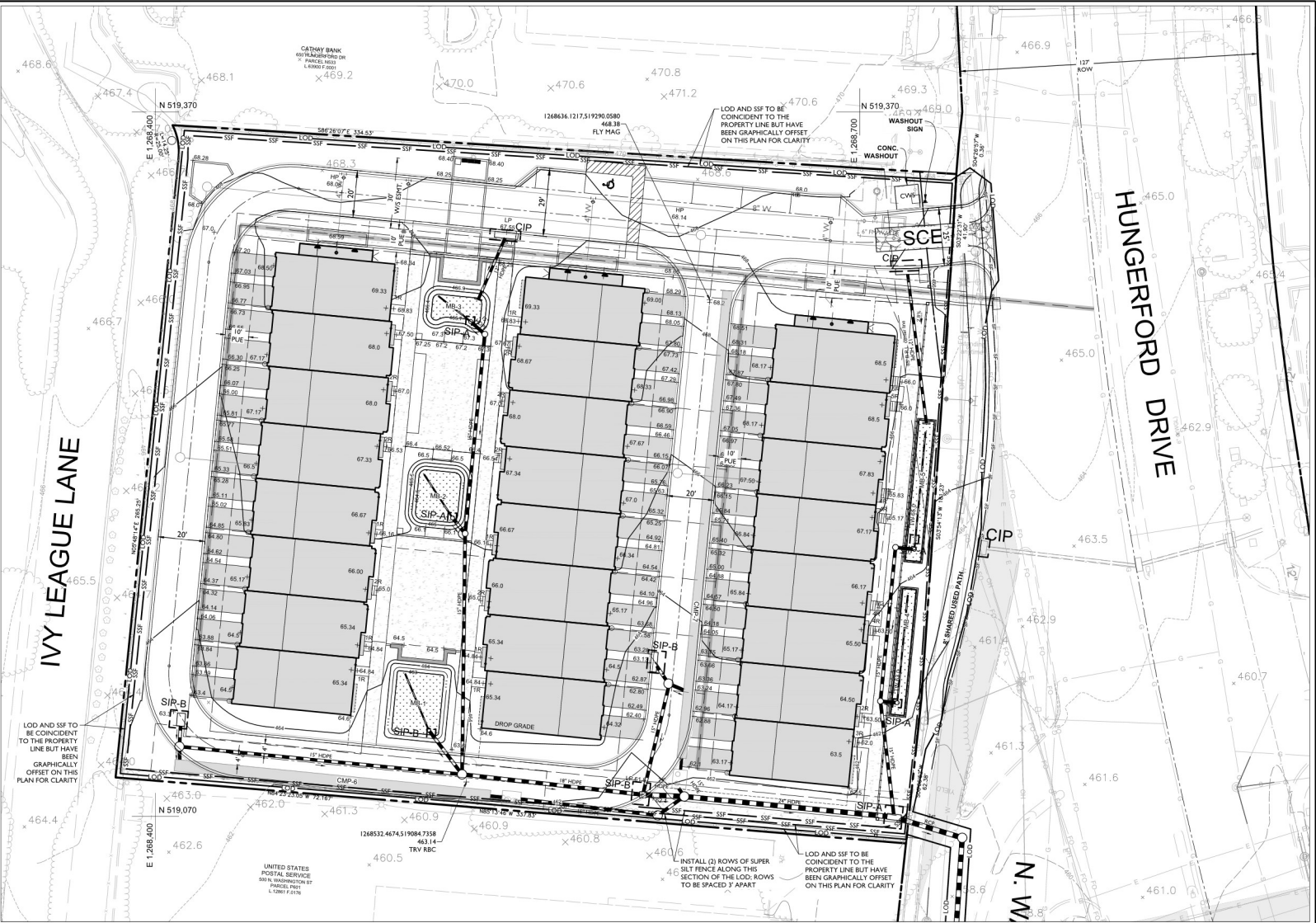
DESIGN PLAN APPROVAL
PWN# NONE SOP#
SMP# REVIEWED BY
DIRECTOR OF PUBLIC WORKS APPROVAL DATE

AS BUILT PLAN APPROVAL
CHIEF, CONSTRUCTION MANAGEMENT APPROVAL DATE

EROSION & SEDIMENT CONTROL
CONCEPT PLAN

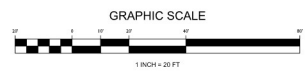
WASHINGTON SQUARE
CITY CENTER, LOT 2, BLOCK A
Election District No. 4 City of Rockville, Maryland

DATE SUBMITTED: 2024.10.08
SCALE: 1" = 20'
SHEET NO. 3 OF 5
FILE #



ESC CONCEPT PLAN
Scale: 1" = 20'

NAD 83
NGVD 88



PROFESSIONAL CERTIFICATION
"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 36338, Expiration Date: 11/15/26."



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