



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.

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## **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.

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#### 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:

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#### 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.



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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

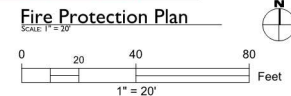
### BUILDING CODE SUMMARY

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 907.2.1.1.2  
 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: UNLIMITED (TABLE 506.2)  
 BUILD. HEIGHT (TO TOP OF CLG): 51'-11 3/4" (MEASURED FROM SLAB TO TOP OF ROOF)  
 MINIMUM TREAD DEPTH: 10"  
 MAXIMUM RISER HEIGHT: 7- 3/4"  
 RADON PROTECTION: PASSIVE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH APPENDIX AF, IRC 2021

FIXTURE UNIT CALCULATIONS - Sully					
PROJECT NAME: Washington Park 2 Over 2 Multifamily Units					
FIXTURE TYPE	QUANTITY	COMBINED CW & HW FIXTURE UNITS	TOTAL FU	WASTE FIXTURE UNITS 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
DRAINWASHING MACHINE - PRIVATE	1	1.4	1.4	2.0	2
KITCHEN SINK - PRIVATE	1	1.4	1.4	2.0	2
LAUNDRY TRAY (1 TO 3)	1	1.4	1.4	2.0	2
WASHING MACHINE - PRIVATE - (ULS)	1	1.4	1.4	2.0	2
TOTALS			17.8		25
			COMBINED WSFU		WASTE FU

FIXTURE UNIT CALCULATIONS - WALNEY					
PROJECT NAME: Washington Park 2 Over 2 Multifamily Units					
FIXTURE TYPE	QUANTITY	COMBINED CW & HW FIXTURE UNITS	TOTAL FU	WASTE FIXTURE UNITS 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
DRAINWASHING MACHINE - PRIVATE	1	1.4	1.4	2.0	2
KITCHEN SINK - PRIVATE	1	1.4	1.4	2.0	2
LAUNDRY TRAY (1 TO 3)	1	1.4	1.4	2.0	2
WASHING MACHINE - PRIVATE - (ULS)	1	1.4	1.4	2.0	2
TOTALS			17.8		25
			COMBINED WSFU		WASTE FU

FIXTURE UNIT CALCULATIONS - 3 BUILDING'S (48) 2-OVER-2'S					
PROJECT NAME: Washington Park 2 Over 2 Multifamily Units					
FIXTURE TYPE	QUANTITY	COMBINED CW & HW FIXTURE UNITS	TOTAL FU	WASTE FIXTURE UNITS FU/EACH	TOTAL FU
BATHROOM GROUP - PRIVATE - FLUSH TANK	144	3.6	518.4	5.0	720
BATHUB - PRIVATE	48	1.4	67.2	2.0	96
DRAINWASHING MACHINE - PRIVATE	48	1.4	67.2	2.0	96
KITCHEN SINK - PRIVATE	48	1.4	67.2	2.0	96
LAUNDRY TRAY (1 TO 3)	48	1.4	67.2	2.0	96
WASHING MACHINE - PRIVATE - (ULS)	48	1.4	67.2	2.0	96
TOTALS			864.4		1200
			COMBINED WSFU		WASTE FU
			185.8		240
			CONTINUOUS GPM (LOADS)		120
			5		120
			TOTAL BUILDING SERVICE GPM		358.8



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

THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED BY THE CITY OF ROCKVILLE. THE USER ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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 (Phone), Fax: 301.948.4700, www.rodgersconsulting.com

DESIGN TEAM  
 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:  
**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.**  
 1947 Century Boulevard, Suite 200  
 Germantown, Maryland 20878  
 301.948.4700  
 Attn: Randall Rentfro

REAL & SIGNATURE

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional. License No. 00015, Expiration Date: 06/30/2025

**WASHINGTON SQUARE**  
 Site Plan  
 Support Exhibit

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

REVISIONS:

NO.	DATE	DESCRIPTION
1	2023.03.17	Initial Submission
2		
3		
4		
5		

PROJECT NUMBER: 2025.01.13  
 DATE: 2025.01.13  
 SCALE: 1" = 20'  
 DRAWING TITLE: Fire Protection Site Plan  
 DRAWING NUMBER: EXB-01  
 2025.01.13 - 03.11.24