



- NOTES:**
- The site is located in the Planned OCRM - Office Commercial Residential Mix.
 - The site is located in Planning Area - Town Center 1.
 - The site is zoned MXNC - Mixed Use Neighborhood Commercial.
 - The subject property is comprised of Parcels N547 & N548 and is located at 622 Hungerford Drive, Rockville, Maryland 20850, found on Tax Map GR 33.
 - The site is ± 2.17 acres, found on Subdivision Plat No. 11941 - City Center, Lot 2, Block A, recorded at Liber 51091 Folio 65.
 - The site is shown in Maryland Coordinate System NAD83(2011), State Plane Coordinate System zone 1900 (MD), 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 FIRM Map #24031C0334D.
 - 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 MHT Preservation Easements.
 - The site soils are 400-Urban Land, taken from the USDA Natural Resource Conservation Service for Montgomery County Maryland, 2014.
 - 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 NRI/FSD.

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"

DEVELOPMENT TABLE:

Property Information	Required	Proposed
Zoning	MXNC	MXNC
Tract Area	94,673 sq. ft.	2,17 ac.
Proposed Dedications	755 sq. ft.	0.02 ac.
Site Area	93,918 sq. ft.	2.16 ac.
Lot 1 Area	34,334 sq. ft.	0.33 ac.
Lot 2 Area	34,336 sq. ft.	0.33 ac.
Lot 3 Area	34,236 sq. ft.	0.33 ac.
Development Program		
Residential Units	48	48
Rear Loaded Multi-Family (2 over 2)	48	48
MPDUs	Required	Proposed
Less than 50 dwelling units proposed	0	0
Build-to-line - 25.13.05.a.2(d)	Required	Proposed
Principal Arterial	70%	n/a
Building restriction lines & Build-to-lines - 25.17.08	Required	Proposed
2 over 2	85 ft.	>87 ft.
Building Height - 25.13.05.b.2(c)	Maximum Allowed	Proposed
2 over 2	65 ft. **	55 ft.
Building Setbacks - Sec 25.13.05.b.1	Minimum Required	Proposed
Minimum width at Front line	10 ft.	
Setback abutting Right-of-Way	0 ft. or 10 ft. min. if provided	>10 ft.
Side abutting Residential	25 ft. or height of building, whichever is greater	n/a
Side abutting Non-Residential	0 ft. or 10 ft. min. if provided	>10 ft.
Rear abutting Residential	25 ft. or height of building, whichever is greater	n/a
Rear abutting Non-Residential	0 ft. or 10 ft. min. if provided	n/a
Special Reg's-Sec.25.13.05.b.2(c)		
Open Space - Sec 25.13.05.b.2(c)	Minimum Required	Proposed
Open Area (includes Public Use Space)	35%	34,088 sq. ft.
Public Use Space	30%	9,392 sq. ft.
14%	20,900 sq. ft.	
12%	12,700 sq. ft.	
Parking - Sec 25.16.03(d)	Minimum Required	Proposed
2 over 2, 48 rear load units (2 per unit)	96	96
Excess / Visitor Parking	6	6
On-Street Parking		
Total Parking		102
Accessible Parking	Minimum Required	Proposed
Townhomes	1	1
Bicycle Parking	Minimum Required	Proposed
Short term Parking	0	0
Long term Parking	0	0

** 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.

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DESIGN TEAM
Owner / Developer:
Toll Mid-Atlantic LP Company, Inc.
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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.
19847 Century Boulevard, Suite 200
Germantown, Maryland 20878
301.948.4700
Attn: Randall Renfro



WASHINGTON SQUARE
Site Plan

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

ISSUE DATE: 2023.03.27

NO.	DATE	DESCRIPTION
1	2023.03.27	ISSUE FOR PERMIT
2		
3		
4		

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NUMBER: _____
DATE: 2025.01.13
SCALE: 1" = 20'
DRAWING TITLE: SITE PLAN

DRAWING NUMBER: SP-02

Site Plan
SCALE: 1" = 20'

GRAPHIC SCALE
1 INCH = 20 FT

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 36A of the Montgomery County Code.

Preliminary Not For Construction