

LEGEND (TYPICAL ALL SHEETS)

PROPOSED

- PROPOSED PROPERTY BOUNDARY
PROPOSED BUILDING
PROPOSED CONTOURS
PROPOSED CURB & GUTTER
PROPOSED EDGE OF PAVEMENT
PROPOSED SANITARY SEWER
PROPOSED WATER
PROPOSED CABLE T.V.
PROPOSED GAS LINE
PROPOSED TELEPHONE
PROPOSED FIBER OPTIC
PROPOSED ELECTRIC
PROPOSED LIMIT OF DISTURBANCE
PROPOSED SEWER MANHOLE
PROPOSED WATER VALVE
PROPOSED SIAMESE CONNECTION
PROPOSED FIRE HYDRANT
PROPOSED STREET LIGHTS
PROPOSED LEAN RAIL
PROPOSED WASTE RECEPTACLE
PROPOSED BIKE RACK

EXISTING

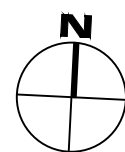
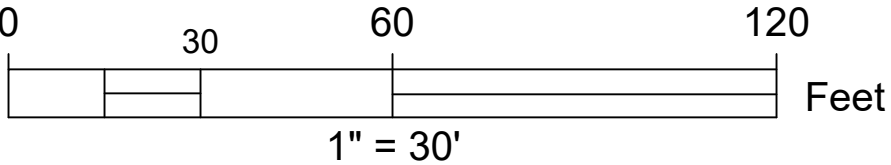
- BOUNDARY LINE
R/W DEDICATION
EXISTING CONTOURS
EXISTING TREELINE
EXISTING BUILDING
EXISTING CURB & GUTTER
EXISTING EDGE OF PAVEMENT
EXISTING STORM DRAIN
EXISTING SANITARY SEWER
EXISTING WATER LINE
EXISTING CABLE T.V.
EXISTING GAS
EXISTING TELEPHONE
EXISTING ELECTRIC
EXISTING TRAFFIC SIGNAL
EXISTING OVERHEAD ELECTRIC
EXISTING TRAFFIC SIGNAL
EXISTING UTILITY POLE
EXISTING PEPCO POLE
EXISTING GUY WIRE
EXISTING LAMP POST
EXISTING LIGHT POLE
EXISTING ELECTRIC ACCESS PANEL
EXISTING ELECTRIC MANHOLE
EXISTING TELEPHONE MANHOLE
EXISTING STORM DRAIN MANHOLE
EXISTING SANITARY MANHOLE
EXISTING WATER MANHOLE
EXISTING FIRE HYDRANT
EXISTING WATER METER
EXISTING TELEPHONE VAULT
EXISTING ELECTRIC VAULT
EXISTING FIBER OPTIC
EXISTING PLANTING PITS
EXISTING STORM DRAIN STRUCTURE
EXISTING GAS VALVE
EXISTING WATER VALVE

WASHINGTON SQUARE
PRE-APPLICATION SITE PLAN
CITY OF ROCKVILLE, MARYLAND



Cover Sheet

SCALE: 1" = 30'



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

N:\md-montgomery-city-of-rockville\washington square\autocad\plot-photos\pre-application\PSP-00 Cover Sheet.dwg 2023.09.29 - 05:31 PM

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NRI - FSD	
NRI-01	NRI_FSD

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

RODGERS
CONSULTING

19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 (Plan), Fx: 301.948.6256, www.rodgers.com

DESIGN TEAM
Owner / Developer:
Toll Brothers
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.
19847 Century Boulevard, Suite 200
Germantown, Maryland 20878
301.948.4700
Attn: Randall Rentfro

SEAL & SIGNATURE



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. 56854, Expiration Date: 12/31/24.

WASHINGTON SQUARE
Pre-Application Site Plan

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

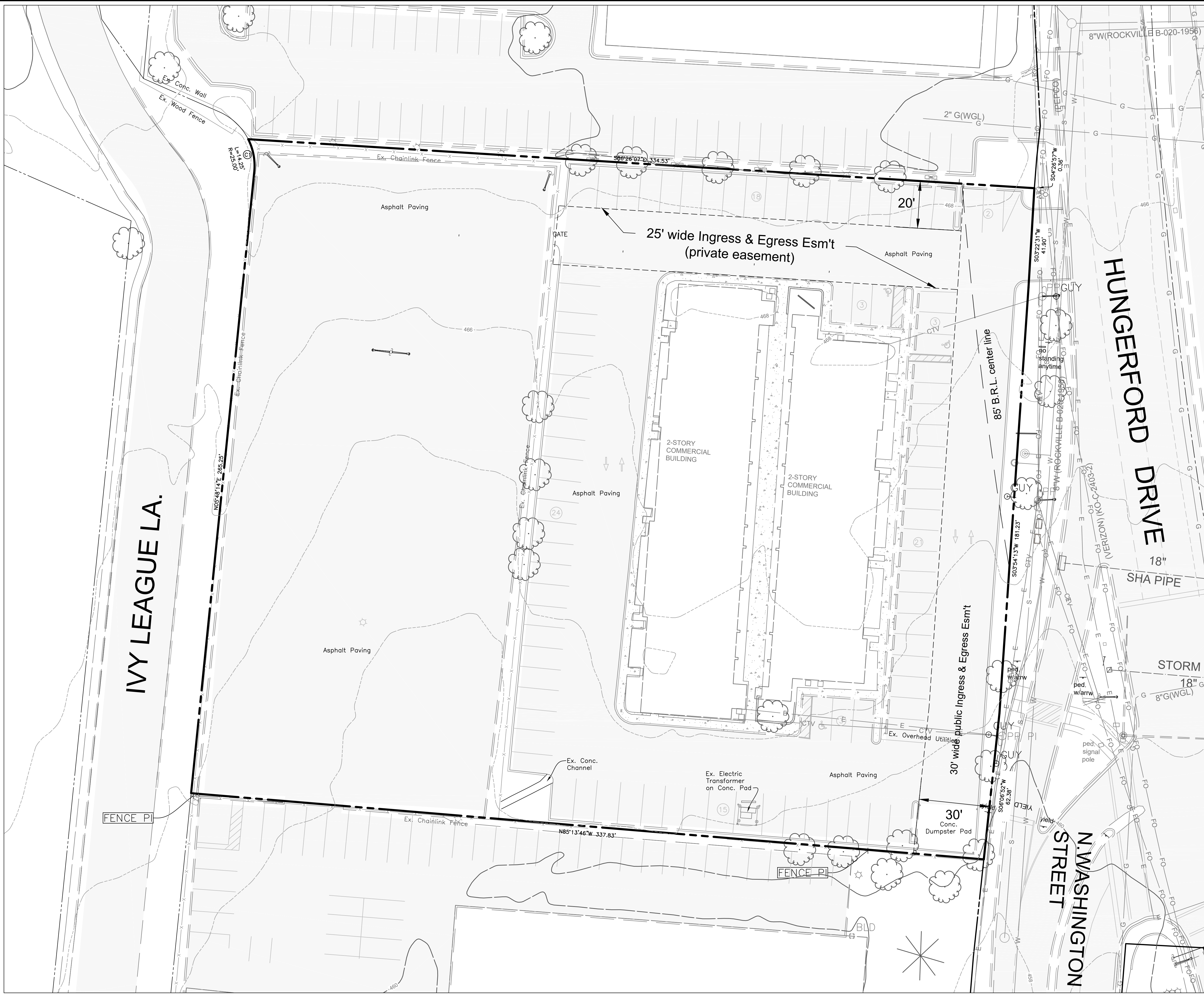
ISSUE DATE	DESCRIPTION
2023.09.29	Initial Submission

REVISIONS NO	DATE	DESCRIPTION
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PROJECT NUMBER	0696R
DATE	2023.09.29
SCALE	1" = 30'
DRAWING TITLE	Cover Sheet

DRAWING NUMBER

PSP-00



- NOTES:**
- 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.

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"

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WASHINGTON SQUARE

Pre-Application Site Plan

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

ISSUE DATE	DESCRIPTION
2023.09.29	Initial Submission

REVISIONS NO	DATE	DESCRIPTION
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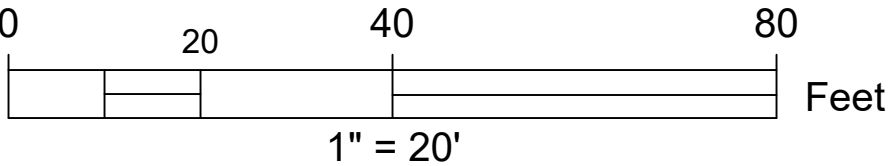
PROJECT NUMBER	0696R
DATE	2023.09.29
SCALE	1" = 20'
DRAWING TITLE	Existing Condition

DRAWING NUMBER

PSP-01

Ex Condition Plan

SCALE: 1" = 20'



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Preliminary Not For Construction

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

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"

* 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

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1. *Journal of the American Medical Association*, 1997; 278: 1039-1044.

DRAWING NUMBER **PSP-02**

2023.09.29 - 05:25 PM



LEGEND

Open Area

Public Use Space

Subject Site Property Line

Open Space - Sec 25.13.05.b.2 (c)	Minimum Required*		Proposed	
Open Area (includes Public Use Space)	15%	14,201 sq.ft.	27%	25,958 sq.ft.
Public Use Space	10%	9,468 sq.ft.	17%	16,336 sq.ft.

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WASHINGTON SQUARE

Pre-Application Site Plan

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

ISSUE DATE	DESCRIPTION
2023.09.29	Initial Submission

REVISIONS NO	DATE	DESCRIPTION

PROJECT NUMBER 0696R

DATE 2023.09.29

SCALE 1" = 20'

DRAWING TITLE Open Area & Public Use Space

DRAWING NUMBER PSP-03

Open Area - Public Use

SCALE: 1" = 20'

0 20 40 80

1" = 20'

Feet

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