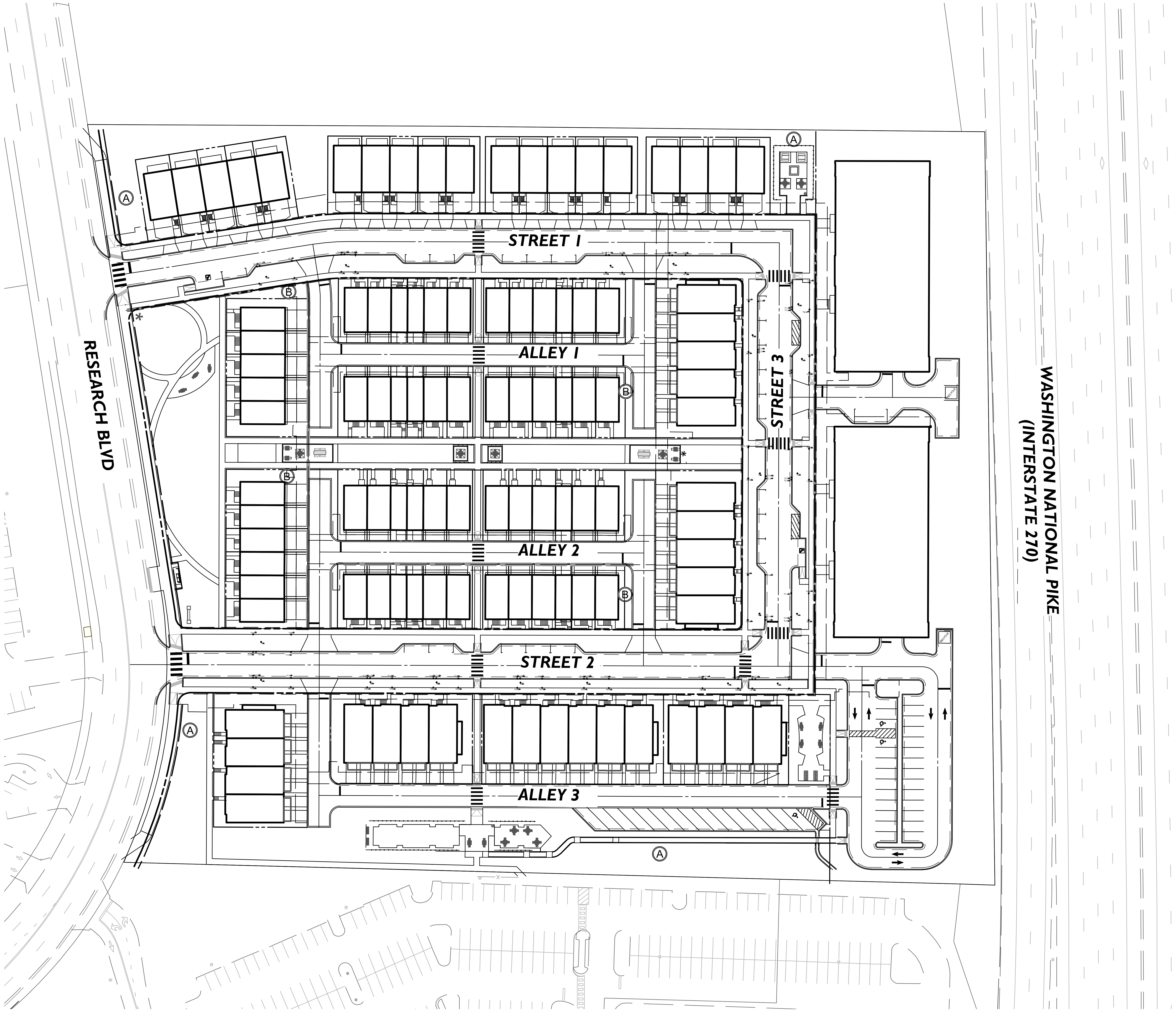
1455 RESEARCH BLVD

TYPE 2 SITE PLAN (2026-101-STP)

CITY OF ROCKVILLE, MARYLAND



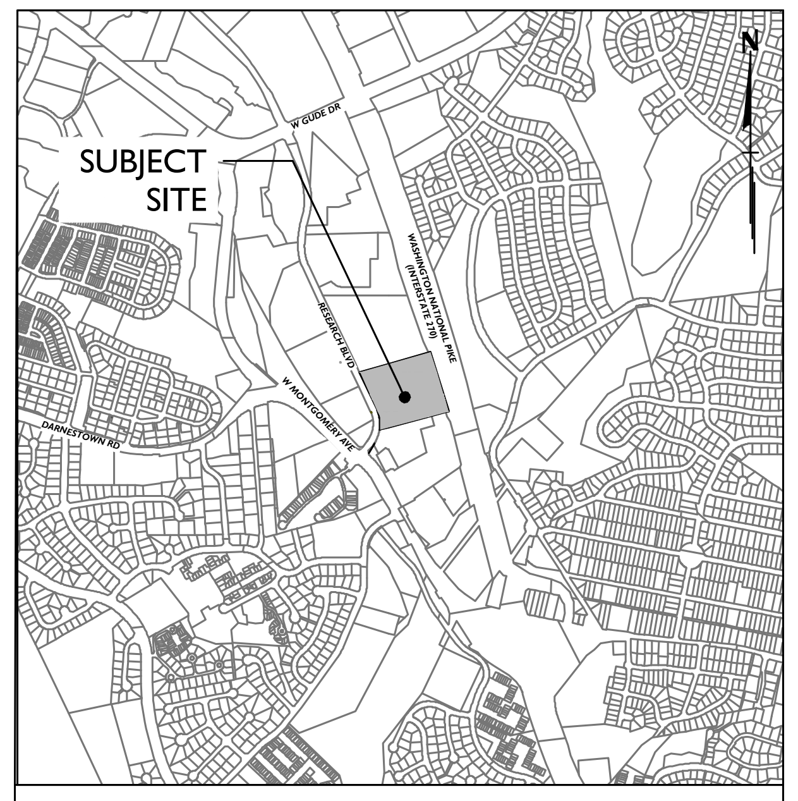
Cover Sheet
SCALE: 1" = 50'

NAD 83

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

1 INCH = 50 FT



VICINITY MAP
SCALE 1" = 2,000'

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SP-02.2	Site Plan Notes & Details
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SP-04	Open Area & Public Use Space
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EXB-11.1	Color Coded Utility & Landscape Plan Overlay
EXB-12	Parking Distribution Plan
EXB-13	Sight Distance Exhibit
EXB-13.1	Sight Distance Exhibit
EXB-13.2	Sight Distance Exhibit
EXB-13.3	Sight Distance Exhibit
EXB-13.4	Sight Distance Exhibit

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

DESIGN TEAM

Developer:
Pulte Home Company, LLC
9302 Route 29, Suite 1000
Fairfax, VA 22031
Attn: Chris Spahr

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

AMANDA SUZANNE STAMPER
26328

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: 01/15/28."

1455 RESEARCH BLVD
SITE PLAN - 2026-101-STP
WSSC GRID: 219NW09 & 219NW08, Tax Map: GR13
City Of Rockville, Rockville, Election District 04

ISSUE DATE	DESCRIPTION
2025.07.11	1st Submission
2025.12.09	2nd Submission
2026.03.12	3rd Submission
-	-
-	-

REVISIONS

NO	DATE	DESCRIPTION

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

PROJECT NUMBER	0377AS
DATE	2026.03.12
SCALE	1" = 50'
DRAWING TITLE	Cover Sheet
DRAWING NUMBER	SP-00

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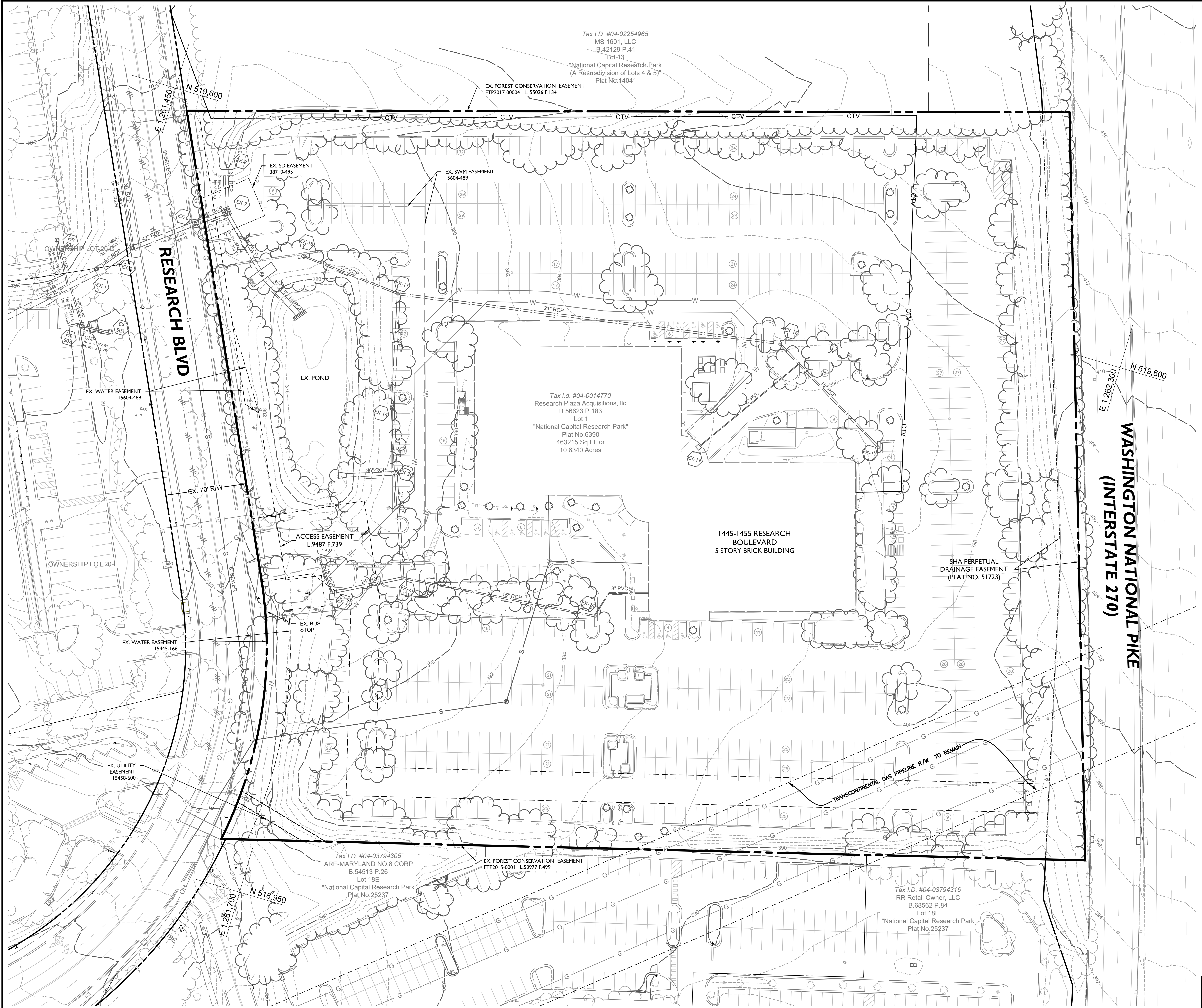
2026.04.28 - 09:46 AM


Tax I.D. #04-02254965
MS 1601, LLC
B.42129 P.41
Lot 13
"National Capital Research Park
(A Resubdivision of Lots 4 & 5)"
Plat No.14041
EX. FOREST CONSERVATION EASEMENT
FTP2017-00004 L. 55026 F.134
N 519,600
E 1,261,450
CTV
EX. SD EASEMENT
38710-495
EX. SWM EASEMENT
15604-489
8" SEWER
30" RCP
42" RCP
54" RCP
15" CMP
OWNERSHIP LOT 20-D
RESEARCH BLVD
EX. POND
EX. WATER EASEMENT
15604-489
15" RCP
53" HERCP
21" RCP
18" RCP
8" PVC
36" RCP
27" RCP
24" RCP
Tax i.d. #04-0014770
Research Plaza Acquisitions, llc
B.56623 P.183
Lot 1
"National Capital Research Park"
Plat No.6390
463215 Sq.Ft. or
10.6340 Acres
N 519,600
E 1,262,300
EX. 70' R/W
ACCESS EASEMENT
L.9487 F.739
OWNERSHIP LOT 20-E
EX. BUS STOP
EX. WATER EASEMENT
15445-166
1445-1455 RESEARCH
BOULEVARD
5 STORY BRICK BUILDING
SHA PERPETUAL
DRAINAGE EASEMENT
(PLAT NO. 51723)
WASHINGTON NATIONAL PIKE
(INTERSTATE 270)
EX. UTILITY
EASEMENT
15458-600
TRANSCONTINENTAL GAS PIPELINE R/W TO REMAIN
EX. FOREST CONSERVATION EASEMENT
FTP2015-00011 L.53977 F.499
Tax I.D. #04-03794305
ARE-MARYLAND NO.8 CORP
B.54513 P.26
Lot 18E
"National Capital Research Park
Plat No.25237
N 518,950
E 1,261,700
Tax I.D. #04-03794316
RR Retail Owner, LLC
B.68562 P.84
Lot 18F
"National Capital Research Park
Plat No.25237
N

Ex Condition Plan

SCALE: 1" = 40'

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

1 INCH = 40 FT

LEGEND

EXISTING

▬ ▬ ▬	BOUNDARY LINE
408	EXISTING CONTOURS
	EXISTING TREELINE
	EXISTING BUILDING
	EXISTING CURB & GUTTER
18" RCP	EXISTING STORM DRAIN
S	EXISTING SANITARY SEWER
W	EXISTING WATER LINE
	EXISTING ABANDONED WATER LINE
CTV	EXISTING CABLE T.V.
G	EXISTING GAS
E	EXISTING ELECTRIC
OH	EXISTING OVERHEAD ELECTRIC
PP	EXISTING UTILITY POLE
	EXISTING GUY WIRE
	EXISTING WATER VALVE
○	EXISTING CLEANOUT

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C:\ACC\ACCDocs\Rodgers Consulting\MC-CoR-1455 Research Blvd\Project Files\autocad\Plot Plans\Site Plan\SP-01 Existing Condition.dwg

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REVISIONS

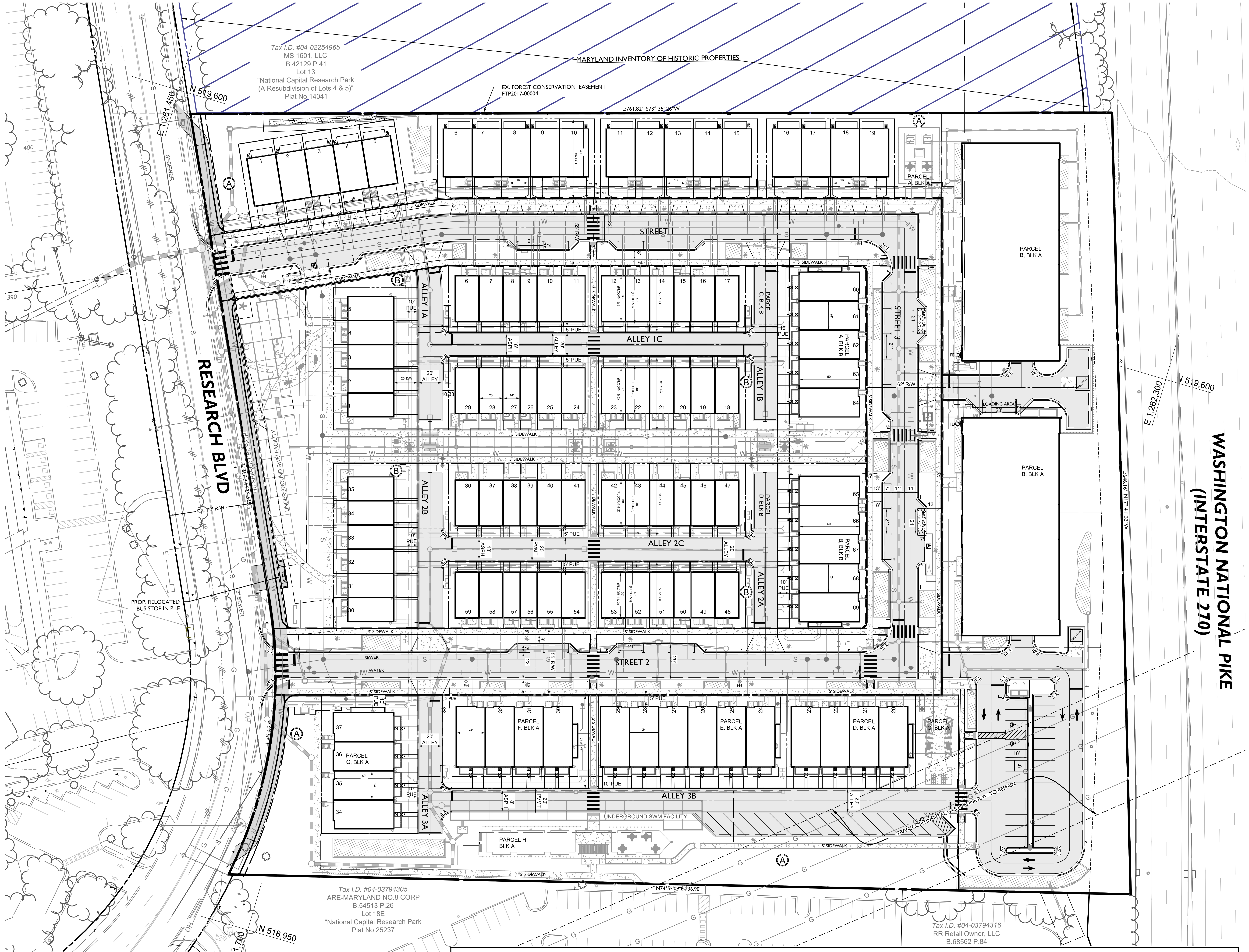
NO	DATE	DESCRIPTION

PROJECT NUMBER	0377AS
DATE	2026.03.12
SCALE	1" = 40'

DRAWING TITLE
Existing Condition

DRAWING NUMBER
SP-01

2026.04.29 - 01:44 PM


RESEARCH BLVD
WASHINGTON NATIONAL PIKE (INTERSTATE 270)
MARYLAND INVENTORY OF HISTORIC PROPERTIES
EX. FOREST CONSERVATION EASEMENT FTP2017-00004
Tax I.D. #04-02254965
MS 1601, LLC
B.42129 P.41
Lot 13
"National Capital Research Park
(A Resubdivision of Lots 4 & 5)"
Plat No.14041
L:761.82' S73° 35' 26"W
N 519,600
E 1,261,450
E 1,262,300
N 518,950
E 1,261,700
N74°55'09"E 736.90'
STREET 1
STREET 2
STREET 3
ALLEY 1A
ALLEY 1B
ALLEY 1C
ALLEY 2A
ALLEY 2B
ALLEY 2C
ALLEY 3A
ALLEY 3B
PARCEL A, BLK A
PARCEL B, BLK A
PARCEL A, BLK B
PARCEL B, BLK B
PARCEL C, BLK B
PARCEL D, BLK B
PARCEL C, BLK A
PARCEL D, BLK A
PARCEL E, BLK A
PARCEL F, BLK A
PARCEL G, BLK A
PARCEL H, BLK A
LOADING AREA
UNDERGROUND SWM FACILITY
PROP. RELOCATED BUS STOP IN P.I.E
5' SIDEWALK
10' PUE
Tax I.D. #04-03794305
ARE-MARYLAND NO.8 CORP
B.54513 P.26
Lot 18E
"National Capital Research Park
Plat No.25237
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RR Retail Owner, LLC
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- BOUNDARY LINE
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- EXISTING CABLE T.V.
- EXISTING GAS
- EXISTING ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING EASEMENT
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING WATER VALVE
- EXISTING CLEANOUT
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED STORMDRAIN
- PROPOSED BUILDING OUTLINE
- PROPOSED LOT LINE
- PROPOSED CURB & GUTTER
- PROPOSED DRY UTILITY
- PUBLIC UTILITY EASEMENT (PUE)
- PUBLIC IMPROVEMENT EASEMENT (PIE)
- PROPOSED SWM EASEMENT
- Ⓐ PROPOSED BLOCK
- PROPOSED BIKE RACKS
- PROPOSED LIGHT
- PROPOSED RETAINING WALL
- PROPOSED MICRO-BIO
- PROPOSED CONCRETE
- PROPOSED ROAD
- PROPOSED LOADING SPACE

SHEET NOTES:

1. The subject site is located in the Fallsgrove & Research Blvd Comprehensive Planning Area.
2. The site is zoned MXE - Mixed Use Employment.
3. The subject property is comprised of Parcel 1 and is located at 1455 Research Boulevard, Rockville, Maryland 20850, found on Tax Map GR13. Tax ID#00147700. Election District No.4
4. The site is +/- 10.6 acres, found on Subdivision Plat No. 6390 - Plat of Lot 1 "National Capital Research" Park.
5. The site is shown in Maryland Coordinate System NAD83(2011), State Plane Coordinate System zone 1900 (MD), US survey feet. Vertical datum is NAVD88.
6. Existing site improvements shown hereon are taken from an aerial photogrammetry survey flown on Nov. 2024 by McKenzie Snyder and supplemental compiled by Rodgers Consulting, Inc., and a field run survey by Rodgers Consulting, Inc., in November 2024.
7. The site's water service is within the City of Rockville.
8. The subject site is located within the Potomac River Montgomery County Watershed.
9. The subject site is not located within a 100-year floodplain, per FEMA FIRM Map #24031C0334D.
10. There are no streams or wetlands located on or within 200 feet of the site, per site investigation by Rodgers Consulting, Inc. November 2024.
11. No rare, threatened or endangered species were observed on site during field visits. Maryland Department of Natural Resources, Wildlife and Heritage Services confirmed on October 29,2024 that there are no records of State or Federal listed, candidate, proposed or rare plant or animal species with the project area.
12. The site does not have any structures listed on the National Register for Historic Places nor dies it have any MHT Preservation Easements.
13. The site soils are 1C Gailla silt loam, 8-15% slopes and 2B Glenelg silt loam, 3-8% slopes.
14. There are no forest stands onsite, as defined in the Forest and Tree Preservation City Code.
15. The site contains 88 significant trees, as shown on the NRI/FSD (2025-21-NRI), approved 4/29/2025.

DEVELOPMENT TABLE:

Property Information		
Zoning	**MXE**	
Gross Land Area	463,215 sq.ft.	10.63 ac.
Proposed Dedications	86,305 sq.ft.	1.98 ac.
Site Area	**376,910 sq.ft.**	**8.65 ac.**

Development Program	
Market Rate Residential Units	**168 du**
24' Townhomes (Front Load)	19 du
20' Townhomes (Rear Load)	47 du
2-Over-2 Stacked Units	48 du
Condominium Flats	54 du
MPDU Residential Units	**30 du**
14' Townhomes (Rear Load)	12 du
2-Over-2 Stacked Units	8 du
Condominium Flats	10 du
TOTAL UNIT COUNT	**198 du**

MPDUs	Required	Proposed
	15% - 30 DU	15% - 30 DU

Building Height - 25.13.05.b.2(c)	Maximum Allowed	Proposed
Front Load Townhome	120'	52 ft
Rear Load Townhome	120'	52 ft
2-Over-2 Stacked Units	120'	55 ft
Multifamily Condo	120'	75 ft

Building Setbacks - Sec 25.13.05.b.1.	Minimum Required	Proposed
Minimum width at Front line Setback abutting Right-of-Way	0 ft. or 10 ft. min. if provided	0
Side abutting Residential	25 ft. or 1/2 height of building, whichever is greater	n/a
Side abutting Non-Residential	0 ft. or 10 ft. min. if provided	0
Rear abutting Residential	25 ft. or 1/2 height of building, whichever is greater	0
Rear abutting Non-Residential	0 ft. or 10 ft. min. if provided	0

Open Space - Sec 25.13.05.b.2 (c)	Minimum Required*		Proposed	
	%	Sq. Ft.	%	Sq. Ft.
Open Area (includes Public Use Space)	20%	92,643 sq.ft.	34%	155,179 sq.ft.
Public Use Space	5%	23,161 sq.ft.	5.8%	27,092 sq.ft.

Parking - Sec 25.16.03(d)	Minimum Required			Proposed
	# of Bedrooms	# of Units	Base # Req	
Townhouse	3 bedrooms *(2 per D.U.)*	78 du	156 sp.	156 sp.
Townhouse Guest Parking (Provided on TH Driveways)	n/a	n/a	n/a	30 sp.
2-Over-2 Stacked Units	3 bedrooms *(2 per D.U.)*	56 du	112 sp.	112 sp.
Parcel B, Block A- Multifamily Parking - Garage (Includes 1 ADA Spaces)	1 bedroom *(1 per D.U.)* 2+ bedrooms (1.5 per D.U.)	0 du 32 du	0 sp. 48 sp.	43 sp.
Parcel C, Block A - Multifamily Parking - Garage (Includes 1 ADA Spaces)	1 bedroom *(1 per D.U.)* 2+ bedrooms (1.5 per D.U.)	0 du 32 du	0 sp. 48 sp.	43 sp.
Multifamily - Surface Parking (Includes 1 ADA Spaces)				10 sp.
Multifamily - Total		64 du	96 du	96 du
Guest Parking (Includes 3 ADA Spaces)	0.5 per D.U (TH & 2-over-2 Units)	104 du w/o guest parking in driveway	52 sp.	53 sp.
Total Parking		**198 du**	**416 sp.**	**447 sp.**

Accessible Parking	Minimum Required		Proposed
Surface Parking & On Street Parking	1 space per Block & 2 spaces for parking lot over 25 Spaces	4 sp.	5 sp.

Bicycle Parking - Sec 25.16.03	Minimum Required			Proposed
Parcel B, Block A - Multifamily Short term Parking (Bike Racks)	Multifamily (1 per 50 D.U.)	32 du	1 sp.	1 sp.
Parcel B, Block A - Multifamily Long term Parking (bike room provided inside secured building)	Multifamily (1 per 3 D.U.)	32 du	11 sp.	12 sp.
Parcel C, Block A - Multifamily Short term Parking (Bike Racks)	Multifamily (1 per 50 D.U.)	32 du	1 sp.	1 sp.
Parcel C, Block A - Multifamily Long term Parking (bike room provided inside secured building)	Multifamily (1 per 3 D.U.)	32 du	11 sp.	12 sp.

NOTE: LOADING SPACE TO ACCOMMODATE 20' MOVING TRUCK (OVERALL TRUCK DIMENSION: 26'-7" x 7'-8"), ADEQUATE FOR A 3 BEDROOM APARTMENT)

MEMBER ONE CALL SYSTEMS INTERNATIONAL

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WSSC GRID: 219NW09 & 219NW08, Tax Map: GR13
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-	-
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REVISIONS

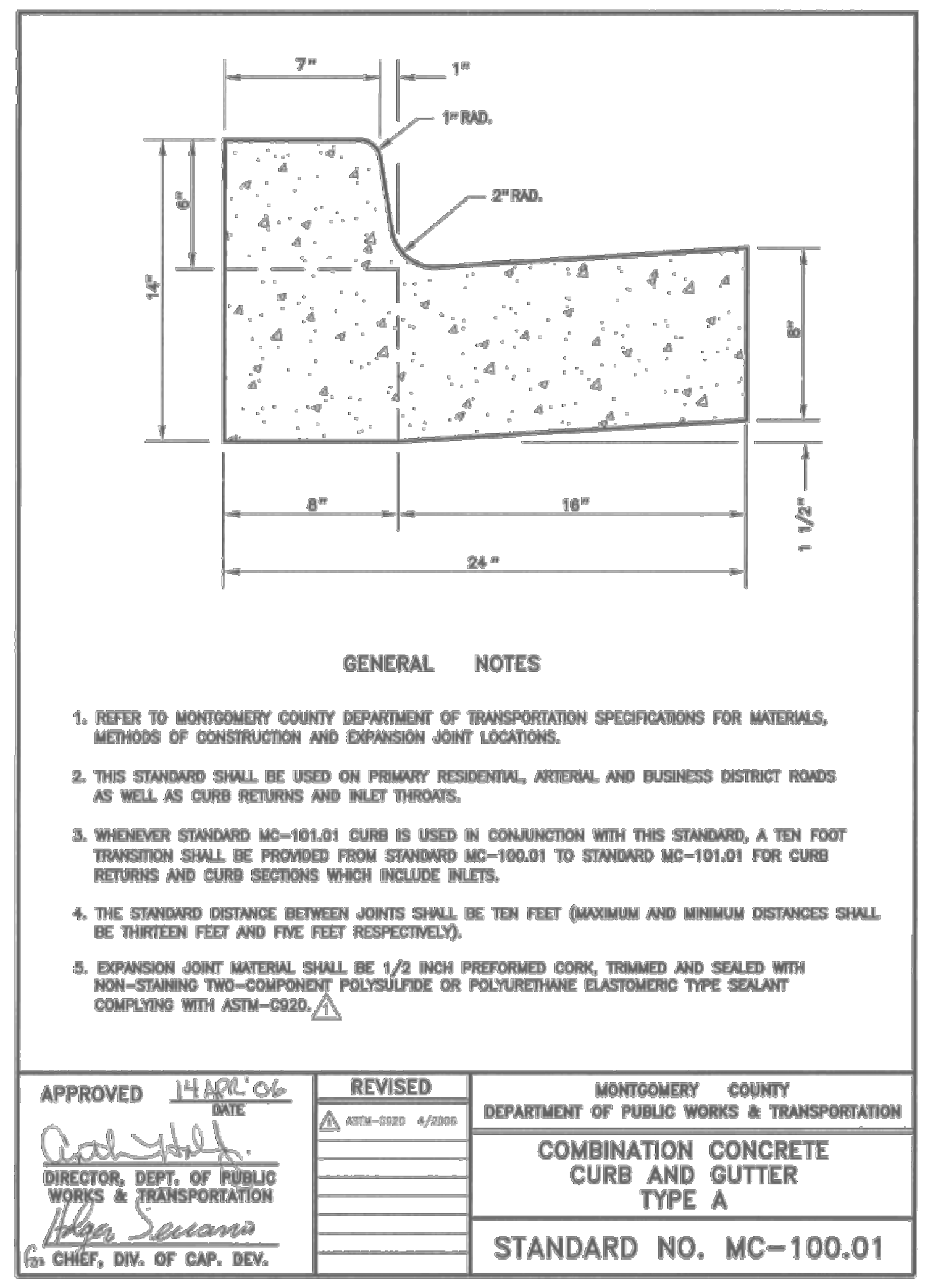
NO	DATE	DESCRIPTION

PROJECT NUMBER	0377AS
DATE	2026.03.12
SCALE	1" = 40'

DRAWING TITLE
Site Plan

DRAWING NUMBER **SP-02**

2026.04.29 - 02:40 PM


7"
1" RAD.
2" RAD.
6"
14"
8"
16"
24"
1 1/2"

GENERAL NOTES

1. REFER TO MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR MATERIALS, METHODS OF CONSTRUCTION AND EXPANSION JOINT LOCATIONS.
2. THIS STANDARD SHALL BE USED ON PRIMARY RESIDENTIAL, ARTERIAL AND BUSINESS DISTRICT ROADS AS WELL AS CURB RETURNS AND INLET THROATS.
3. WHENEVER STANDARD MC-101.01 CURB IS USED IN CONJUNCTION WITH THIS STANDARD, A TEN FOOT TRANSITION SHALL BE PROVIDED FROM STANDARD MC-100.01 TO STANDARD MC-101.01 FOR CURB RETURNS AND CURB SECTIONS WHICH INCLUDE INLETS.
4. THE STANDARD DISTANCE BETWEEN JOINTS SHALL BE TEN FEET (MAXIMUM AND MINIMUM DISTANCES SHALL BE THIRTEEN FEET AND FIVE FEET RESPECTIVELY).
5. EXPANSION JOINT MATERIAL SHALL BE 1/2 INCH PREFORMED CORK, TRIMMED AND SEALED WITH NON-STAINING TWO-COMPONENT POLYSULFIDE OR POLYURETHANE ELASTOMERIC TYPE SEALANT COMPLYING WITH ASTM-C920. 1

APPROVED 14 APR '06
DATE
DIRECTOR, DEPT. OF PUBLIC WORKS & TRANSPORTATION
CHIEF, DIV. OF CAP. DEV.

REVISED
1 ASTM-C920 4/2006

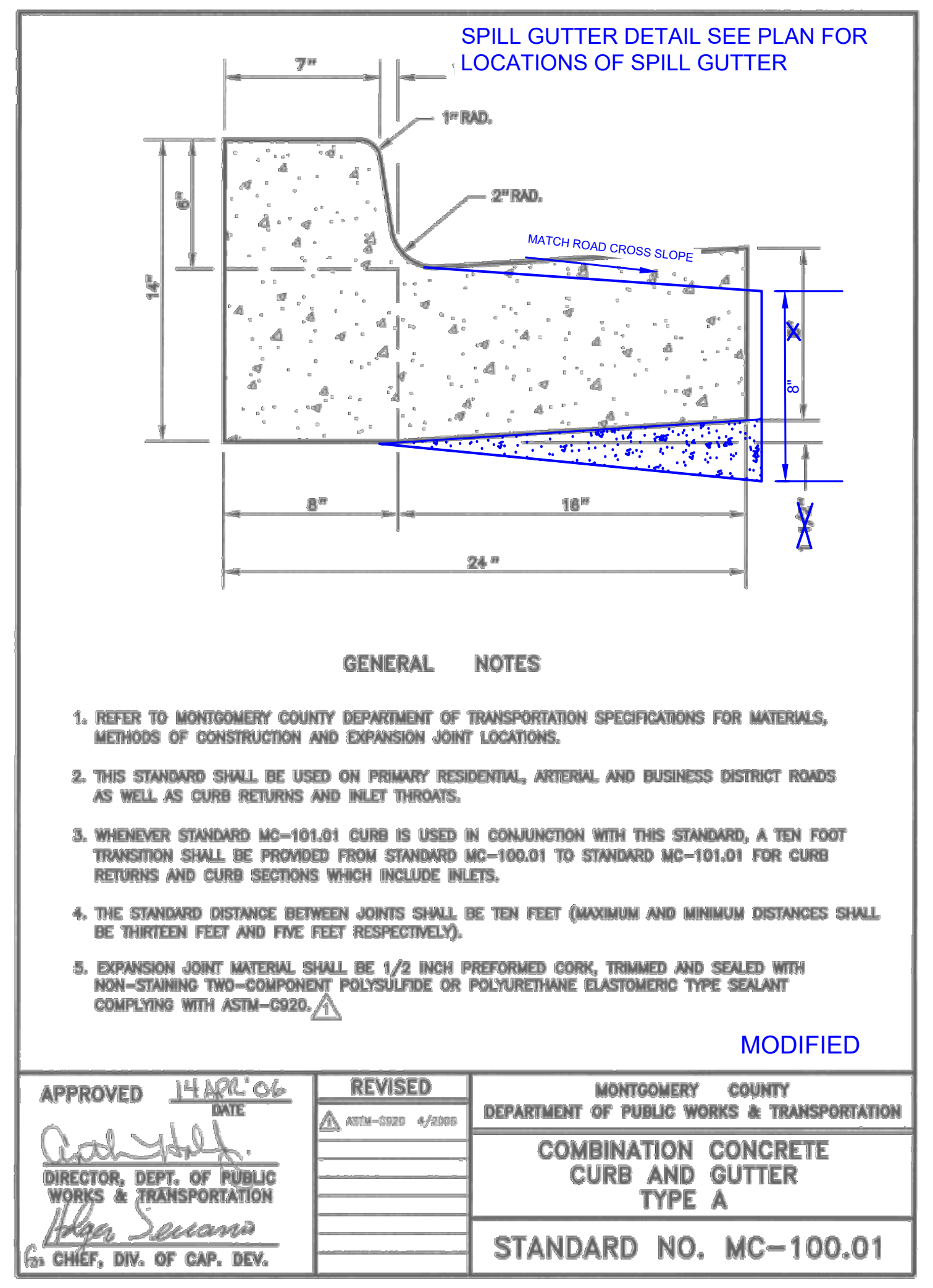
MONTGOMERY COUNTY
DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION

COMBINATION CONCRETE
CURB AND GUTTER
TYPE A

STANDARD NO. MC-100.01

1 6" TYPE 'A' CURB & GUTTER

NTS


SPILL GUTTER DETAIL SEE PLAN FOR LOCATIONS OF SPILL GUTTER
7"
1" RAD.
2" RAD.
MATCH ROAD CROSS SLOPE
6"
14"
8"
8"
16"
24"
MODIFIED

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REVISED
1 ASTM-C920 4/2006

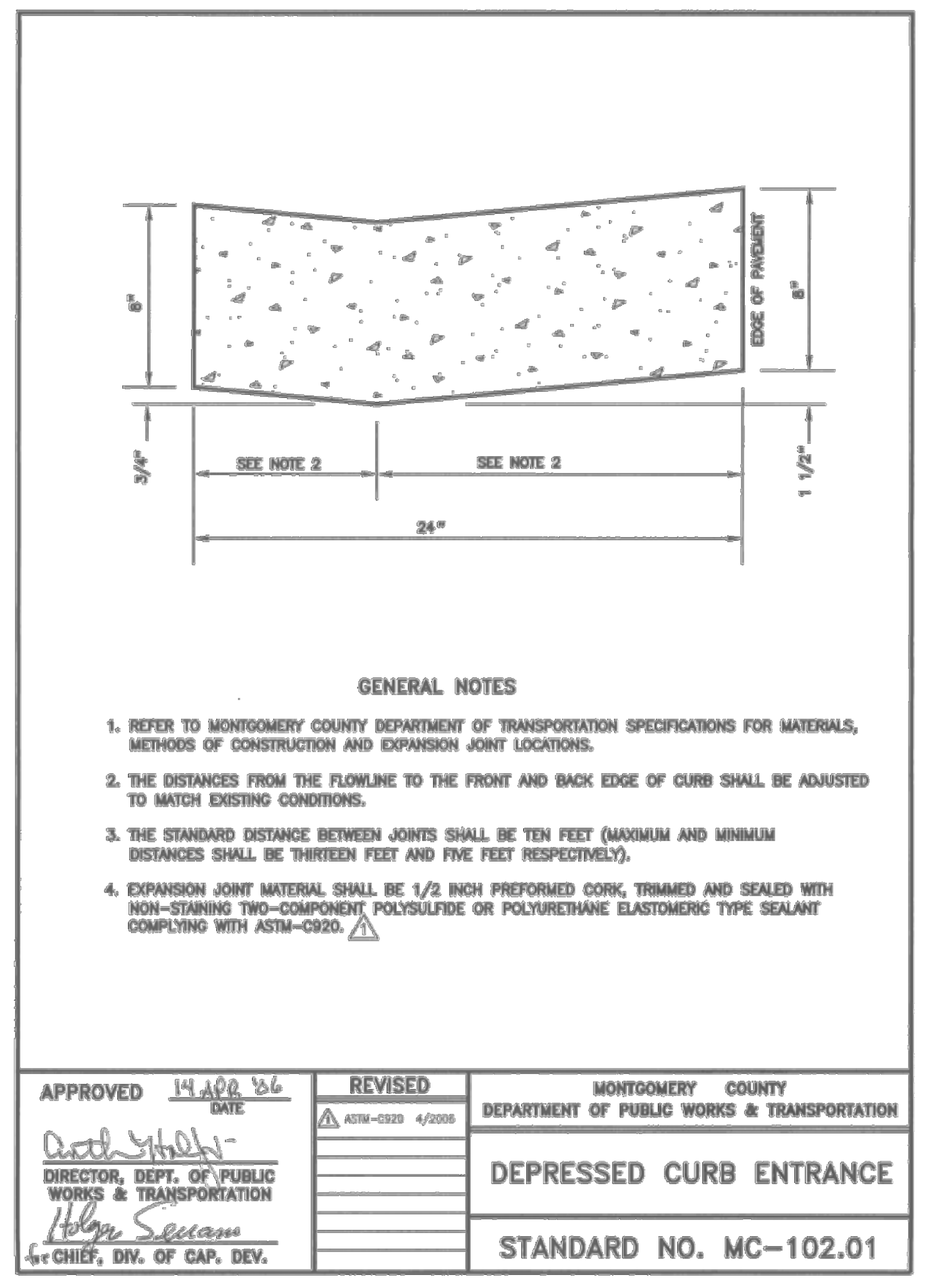
MONTGOMERY COUNTY
DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION

COMBINATION CONCRETE
CURB AND GUTTER
TYPE A

STANDARD NO. MC-100.01

1A SPILL CURB

NTS


EDGE OF PAVEMENT
SEE NOTE 2
SEE NOTE 2
24"
3/4"
1 1/2"
8"

GENERAL NOTES

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2. THE DISTANCES FROM THE FLOWLINE TO THE FRONT AND BACK EDGE OF CURB SHALL BE ADJUSTED TO MATCH EXISTING CONDITIONS.
3. THE STANDARD DISTANCE BETWEEN JOINTS SHALL BE TEN FEET (MAXIMUM AND MINIMUM DISTANCES SHALL BE THIRTEEN FEET AND FIVE FEET RESPECTIVELY).
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1 ASTM-C920 4/2006

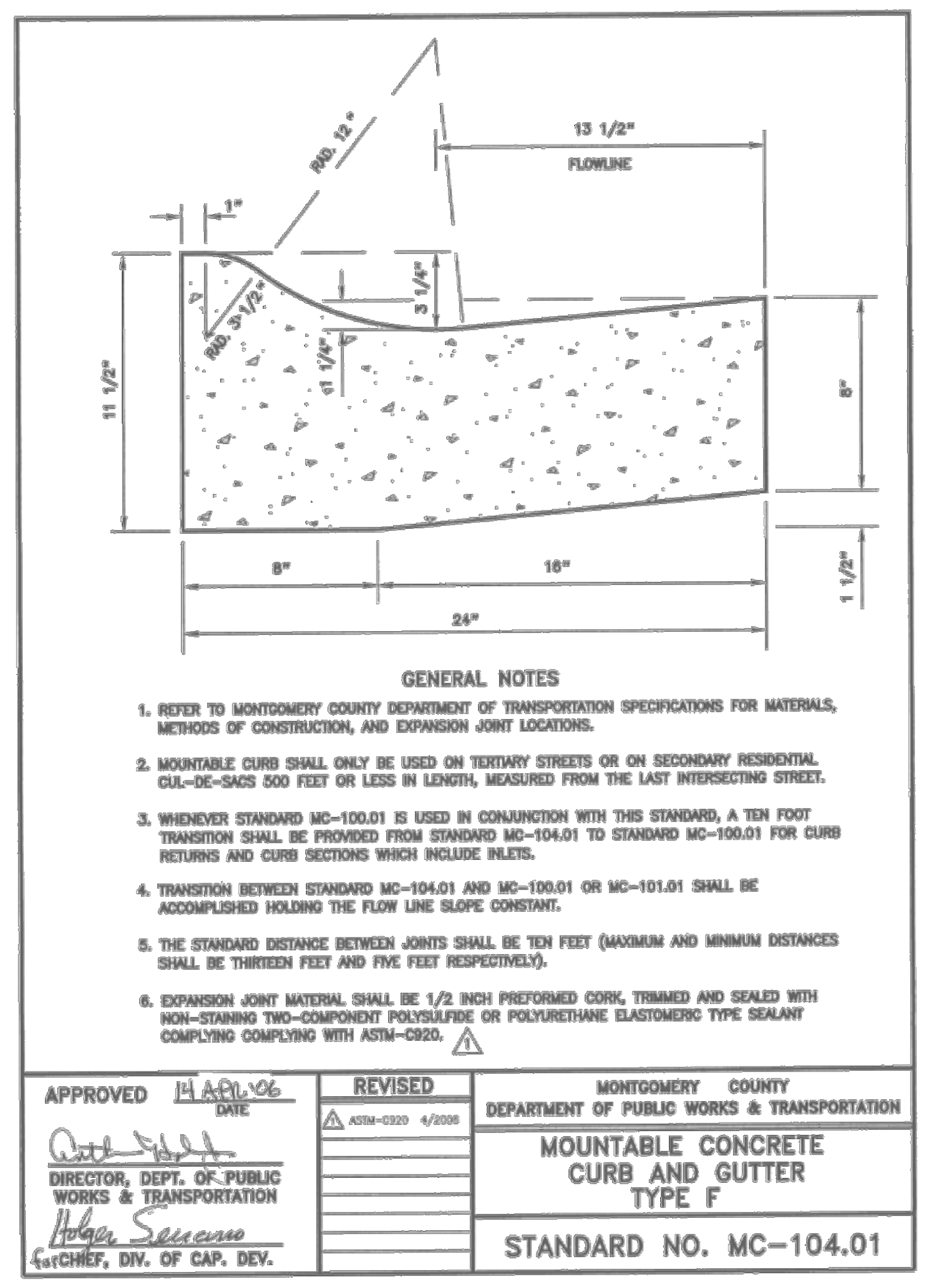
MONTGOMERY COUNTY
DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION

DEPRESSED CURB ENTRANCE

STANDARD NO. MC-102.01

2 DEPRESSED CURB

NTS


13 1/2"
FLOWLINE
1"
11 1/2"
8"
16"
24"
1 1/2"

GENERAL NOTES

1. REFER TO MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR MATERIALS, METHODS OF CONSTRUCTION, AND EXPANSION JOINT LOCATIONS.
2. MOUNTABLE CURB SHALL ONLY BE USED ON TERTIARY STREETS OR ON SECONDARY RESIDENTIAL CUL-DE-SACS 500 FEET OR LESS IN LENGTH, MEASURED FROM THE LAST INTERSECTING STREET.
3. WHENEVER STANDARD MC-100.01 IS USED IN CONJUNCTION WITH THIS STANDARD, A TEN FOOT TRANSITION SHALL BE PROVIDED FROM STANDARD MC-104.01 TO STANDARD MC-100.01 FOR CURB RETURNS AND CURB SECTIONS WHICH INCLUDE INLETS.
4. TRANSITION BETWEEN STANDARD MC-104.01 AND MC-100.01 OR MC-101.01 SHALL BE ACCOMPLISHED HOLDING THE FLOW LINE SLOPE CONSTANT.
5. THE STANDARD DISTANCE BETWEEN JOINTS SHALL BE TEN FEET (MAXIMUM AND MINIMUM DISTANCES SHALL BE THIRTEEN FEET AND FIVE FEET RESPECTIVELY).
6. EXPANSION JOINT MATERIAL SHALL BE 1/2 INCH PREFORMED CORK, TRIMMED AND SEALED WITH NON-STAINING TWO-COMPONENT POLYSULFIDE OR POLYURETHANE ELASTOMERIC TYPE SEALANT COMPLYING COMPLYING WITH ASTM-C920. 1

APPROVED 14 APR '06
DATE
DIRECTOR, DEPT. OF PUBLIC WORKS & TRANSPORTATION
CHIEF, DIV. OF CAP. DEV.

REVISED
1 ASTM-C920 4/2006

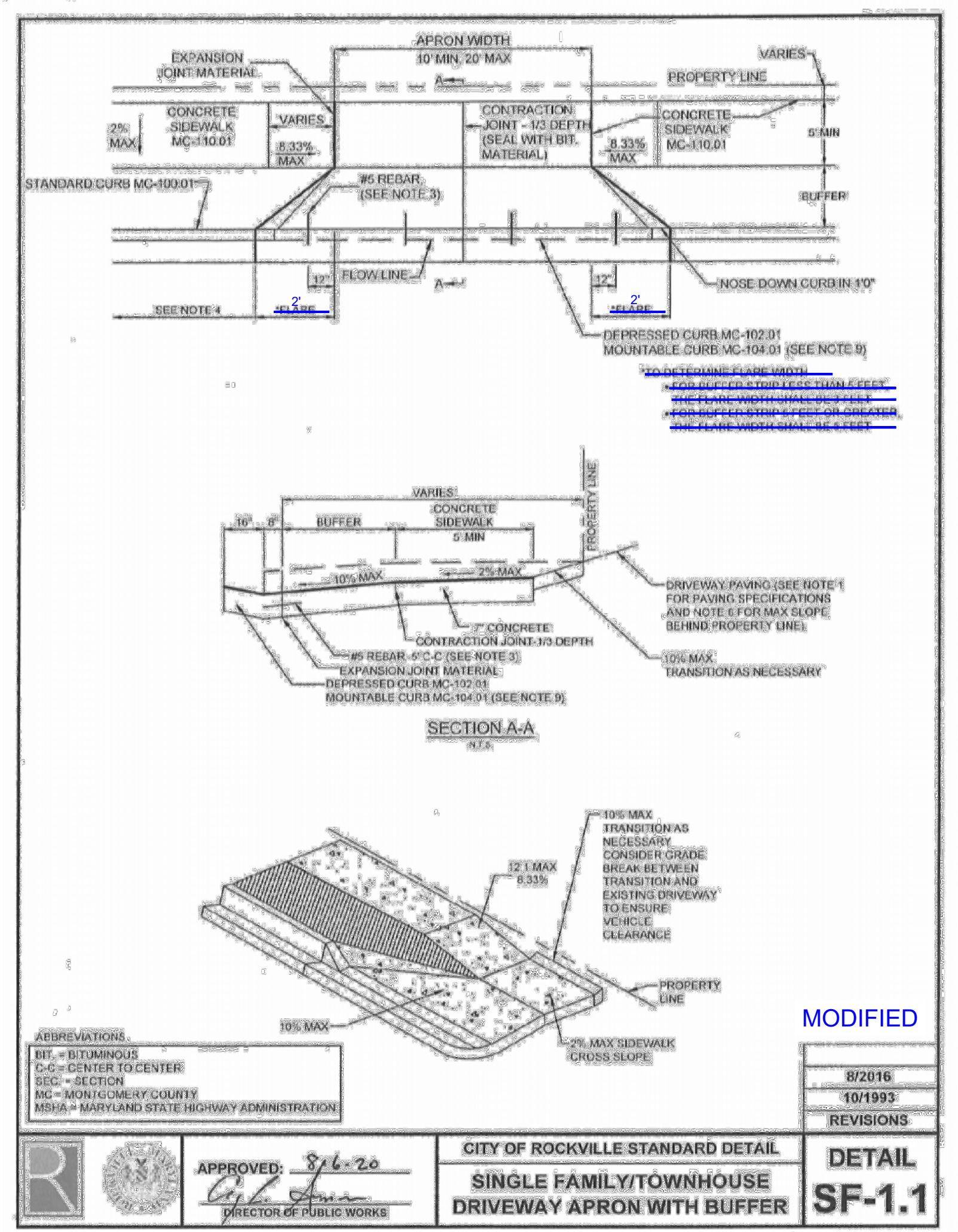
MONTGOMERY COUNTY
DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION

MOUNTABLE CONCRETE
CURB AND GUTTER
TYPE F

STANDARD NO. MC-104.01

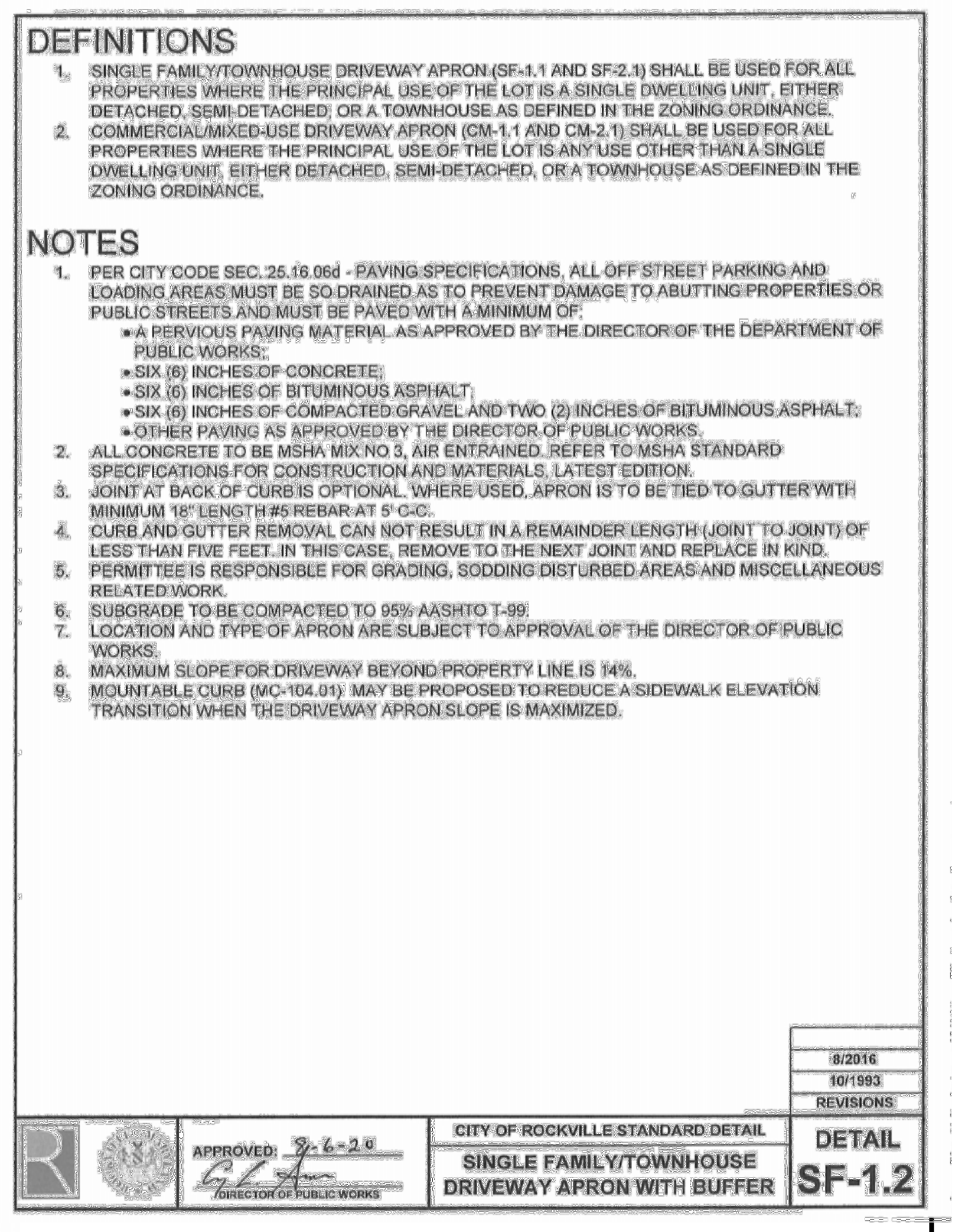
3 3" MOUNTABLE CURB

NTS


APRON WIDTH
PROPERTY LINE
SECTION A-A
MODIFIED
8/2016
10/1993
REVISIONS
APPROVED 3-6-20
DIRECTOR OF PUBLIC WORKS
CITY OF ROCKVILLE STANDARD DETAIL
SINGLE FAMILY/TOWNHOUSE DRIVEWAY APRON WITH BUFFER
DETAIL
SF-1.1

4 TH DRIVEWAY W/ BUFFER

NTS



DEFINITIONS

1. SINGLE FAMILY/TOWNHOUSE DRIVEWAY APRON (SF-1.1 AND SF-2.1) SHALL BE USED FOR ALL PROPERTIES WHERE THE PRINCIPAL USE OF THE LOT IS A SINGLE DWELLING UNIT, EITHER DETACHED, SEMI-DETACHED, OR A TOWNHOUSE AS DEFINED IN THE ZONING ORDINANCE.
2. COMMERCIAL/MIXED-USE DRIVEWAY APRON (CM-1.1 AND CM-2.1) SHALL BE USED FOR ALL PROPERTIES WHERE THE PRINCIPAL USE OF THE LOT IS ANY USE OTHER THAN A SINGLE DWELLING UNIT, EITHER DETACHED, SEMI-DETACHED, OR A TOWNHOUSE AS DEFINED IN THE ZONING ORDINANCE.

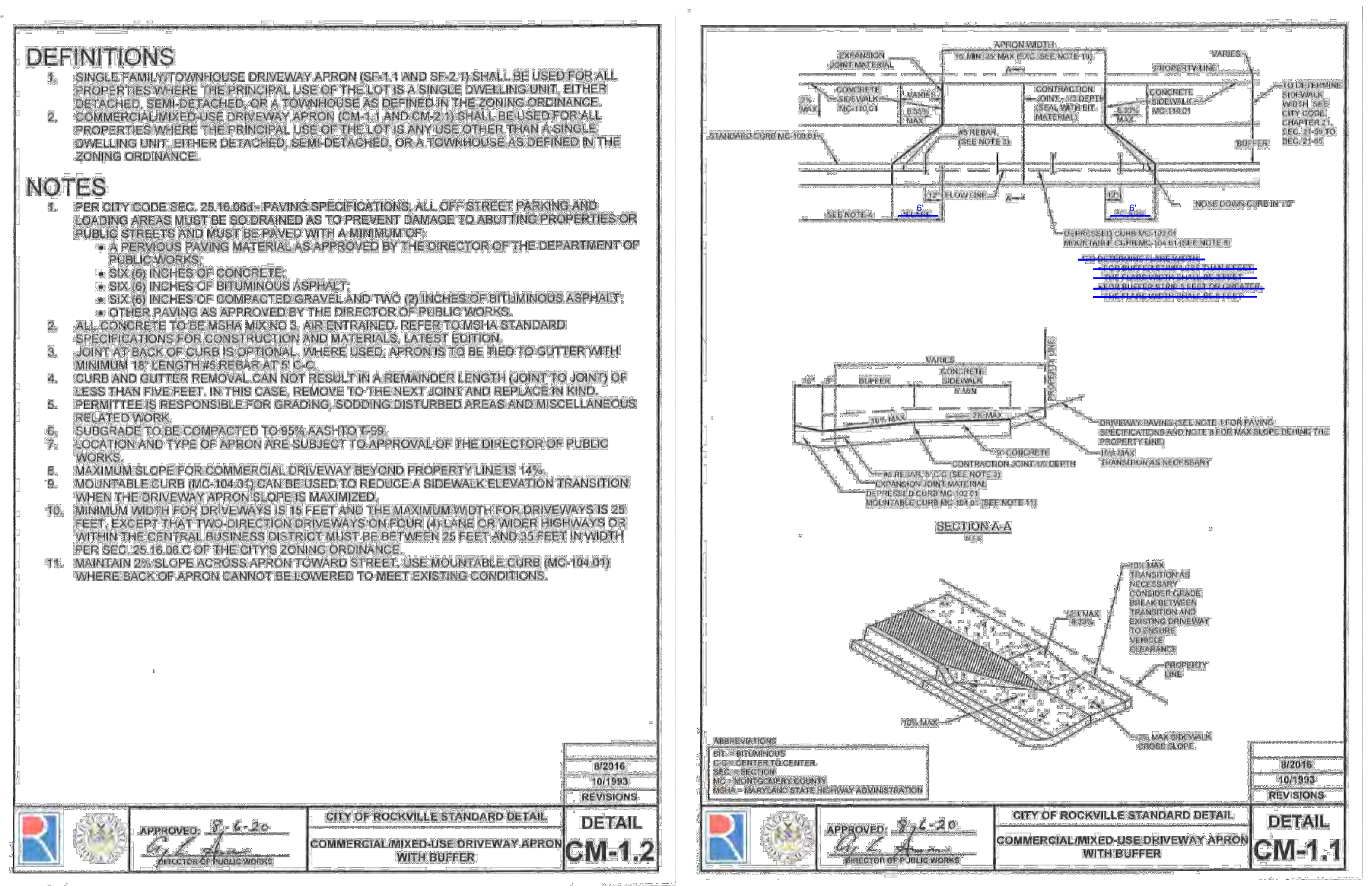
NOTES

1. PER CITY CODE SEC. 25.16.06d - PAVING SPECIFICATIONS, ALL OFF STREET PARKING AND LOADING AREAS MUST BE SO DRAINED AS TO PREVENT DAMAGE TO ABUTTING PROPERTIES OR PUBLIC STREETS AND MUST BE PAVED WITH A MINIMUM OF:
   - A PERVIOUS PAVING MATERIAL AS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS;
   - SIX (6) INCHES OF CONCRETE;
   - SIX (6) INCHES OF BITUMINOUS ASPHALT;
   - SIX (6) INCHES OF COMPACTED GRAVEL AND TWO (2) INCHES OF BITUMINOUS ASPHALT;
   - OTHER PAVING AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS.
2. ALL CONCRETE TO BE MSHA MIX NO 3, AIR ENTRAINED. REFER TO MSHA STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, LATEST EDITION.
3. JOINT AT BACK OF CURB IS OPTIONAL. WHERE USED, APRON IS TO BE TIED TO GUTTER WITH MINIMUM 18" LENGTH #5 REBAR AT 5' C-C.
4. CURB AND GUTTER REMOVAL CAN NOT RESULT IN A REMAINDER LENGTH (JOINT TO JOINT) OF LESS THAN FIVE FEET. IN THIS CASE, REMOVE TO THE NEXT JOINT AND REPLACE IN KIND.
5. PERMITTEE IS RESPONSIBLE FOR GRADING, SODDING DISTURBED AREAS AND MISCELLANEOUS RELATED WORK.
6. SUBGRADE TO BE COMPACTED TO 95% AASHTO T-99.
7. LOCATION AND TYPE OF APRON ARE SUBJECT TO APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.
8. MAXIMUM SLOPE FOR DRIVEWAY BEYOND PROPERTY LINE IS 14%.
9. MOUNTABLE CURB (MC-104.01) MAY BE PROPOSED TO REDUCE A SIDEWALK ELEVATION TRANSITION WHEN THE DRIVEWAY APRON SLOPE IS MAXIMIZED.

8/2016
10/1993
REVISIONS
APPROVED 3-6-20
DIRECTOR OF PUBLIC WORKS
CITY OF ROCKVILLE STANDARD DETAIL
SINGLE FAMILY/TOWNHOUSE DRIVEWAY APRON WITH BUFFER
DETAIL
SF-1.2

4.1 TH DRIVEWAY W/ BUFFER

NTS



DEFINITIONS

1. SINGLE FAMILY/TOWNHOUSE DRIVEWAY APRON (SF-1.1 AND SF-2.1) SHALL BE USED FOR ALL PROPERTIES WHERE THE PRINCIPAL USE OF THE LOT IS A SINGLE DWELLING UNIT, EITHER DETACHED, SEMI-DETACHED, OR A TOWNHOUSE AS DEFINED IN THE ZONING ORDINANCE.
2. COMMERCIAL/MIXED-USE DRIVEWAY APRON (CM-1.1 AND CM-2.1) SHALL BE USED FOR ALL PROPERTIES WHERE THE PRINCIPAL USE OF THE LOT IS ANY USE OTHER THAN A SINGLE DWELLING UNIT, EITHER DETACHED, SEMI-DETACHED, OR A TOWNHOUSE AS DEFINED IN THE ZONING ORDINANCE.

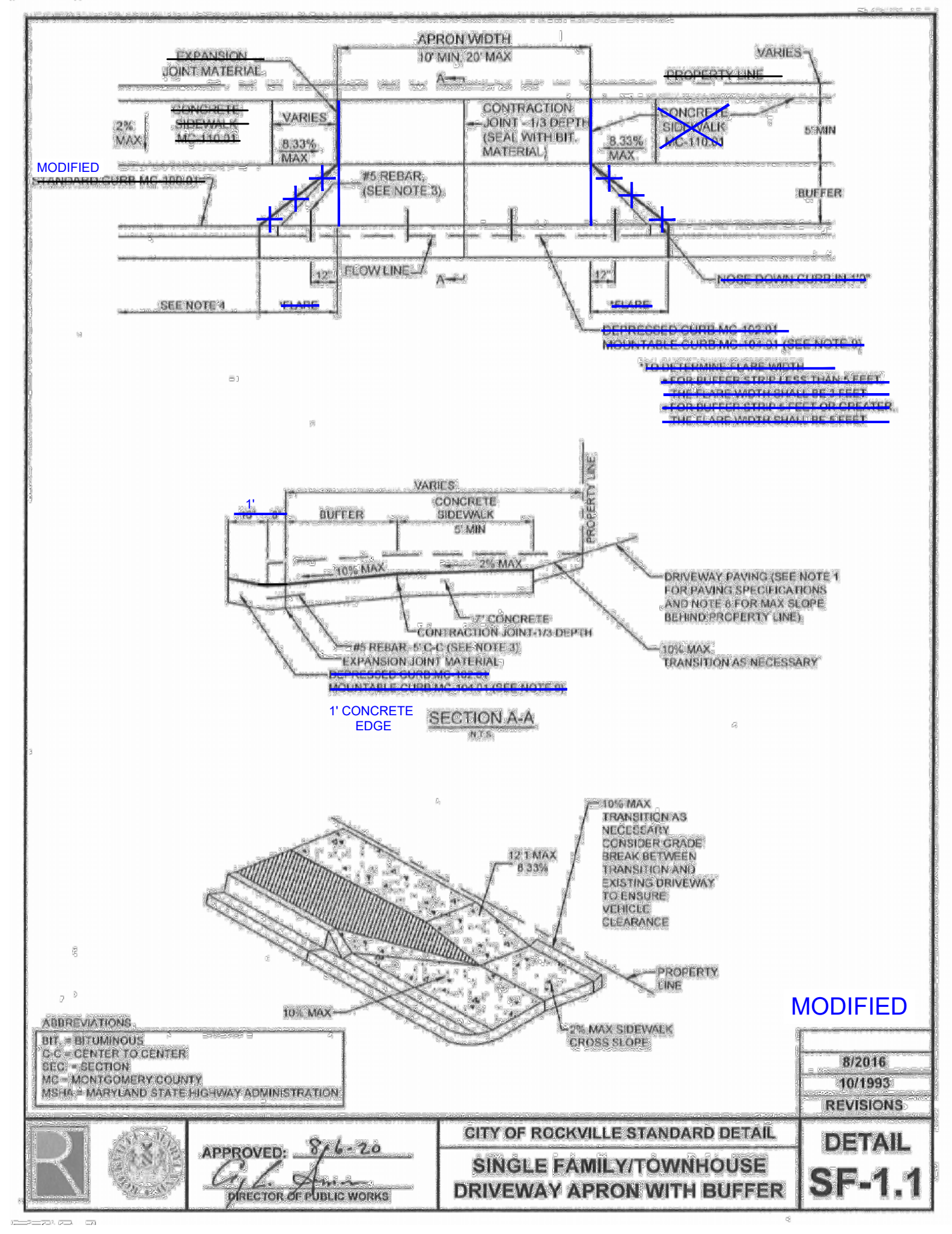
NOTES

1. PER CITY CODE SEC. 25.16.06d - PAVING SPECIFICATIONS, ALL OFF STREET PARKING AND LOADING AREAS MUST BE SO DRAINED AS TO PREVENT DAMAGE TO ABUTTING PROPERTIES OR PUBLIC STREETS AND MUST BE PAVED WITH A MINIMUM OF:
   - A PERVIOUS PAVING MATERIAL AS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS;
   - SIX (6) INCHES OF CONCRETE;
   - SIX (6) INCHES OF BITUMINOUS ASPHALT;
   - SIX (6) INCHES OF COMPACTED GRAVEL AND TWO (2) INCHES OF BITUMINOUS ASPHALT;
   - OTHER PAVING AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS.
2. ALL CONCRETE TO BE MSHA MIX NO 3, AIR ENTRAINED. REFER TO MSHA STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, LATEST EDITION.
3. JOINT AT BACK OF CURB IS OPTIONAL. WHERE USED, APRON IS TO BE TIED TO GUTTER WITH MINIMUM 18" LENGTH #5 REBAR AT 5' C-C.
4. CURB AND GUTTER REMOVAL CAN NOT RESULT IN A REMAINDER LENGTH (JOINT TO JOINT) OF LESS THAN FIVE FEET. IN THIS CASE, REMOVE TO THE NEXT JOINT AND REPLACE IN KIND.
5. PERMITTEE IS RESPONSIBLE FOR GRADING, SODDING DISTURBED AREAS AND MISCELLANEOUS RELATED WORK.
6. SUBGRADE TO BE COMPACTED TO 95% AASHTO T-99.
7. LOCATION AND TYPE OF APRON ARE SUBJECT TO APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.
8. MAXIMUM SLOPE FOR COMMERCIAL DRIVEWAY BEYOND PROPERTY LINE IS 14%.
9. MOUNTABLE CURB (MC-104.01) CAN BE USED TO REDUCE A SIDEWALK ELEVATION TRANSITION WHEN THE DRIVEWAY APRON SLOPE IS MAXIMIZED.
10. MINIMUM WIDTH FOR DRIVEWAYS IS 15 FEET AND THE MAXIMUM WIDTH FOR DRIVEWAYS IS 25 FEET, EXCEPT THAT TWO-DIRECTION DRIVEWAYS ON FOUR (4) LANE OR WIDER HIGHWAYS OR WITHIN THE CENTRAL BUSINESS DISTRICT MUST BE BETWEEN 25 FEET AND 35 FEET IN WIDTH PER SEC. 25.16.06.C OF THE CITY'S ZONING ORDINANCE.
11. MAINTAIN 2% SLOPE ACROSS APRON TOWARD STREET. USE MOUNTABLE CURB (MC-104.01) WHERE BACK OF APRON CANNOT BE LOWERED TO MEET EXISTING CONDITIONS.

8/2016
10/1993
REVISIONS
APPROVED 3-6-20
DIRECTOR OF PUBLIC WORKS
CITY OF ROCKVILLE STANDARD DETAIL
COMMERCIAL/MIXED-USE DRIVEWAY APRON WITH BUFFER
DETAIL
CM-1.2
APRON WIDTH
SECTION A-A
CITY OF ROCKVILLE STANDARD DETAIL
COMMERCIAL/MIXED-USE DRIVEWAY APRON WITH BUFFER
DETAIL
CM-1.1

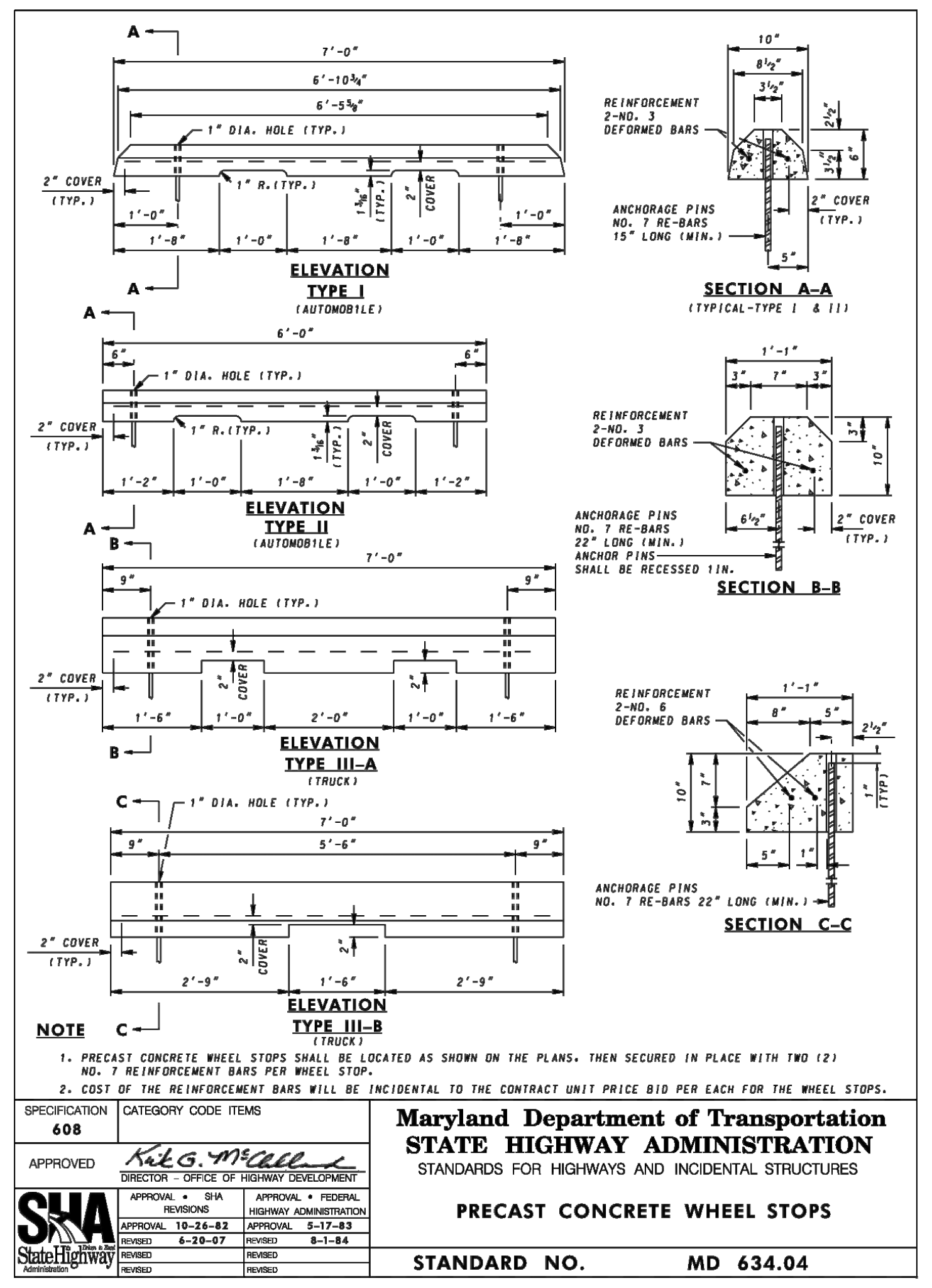
5 MIXED-USE DRIVEWAY APRON W/ BUFFER

NTS


APRON WIDTH
PROPERTY LINE
MODIFIED
CONCRETE EDGE
SECTION A-A
MODIFIED
8/2016
10/1993
REVISIONS
APPROVED 3-6-20
DIRECTOR OF PUBLIC WORKS
CITY OF ROCKVILLE STANDARD DETAIL
SINGLE FAMILY/TOWNHOUSE DRIVEWAY APRON WITH BUFFER
DETAIL
SF-1.1

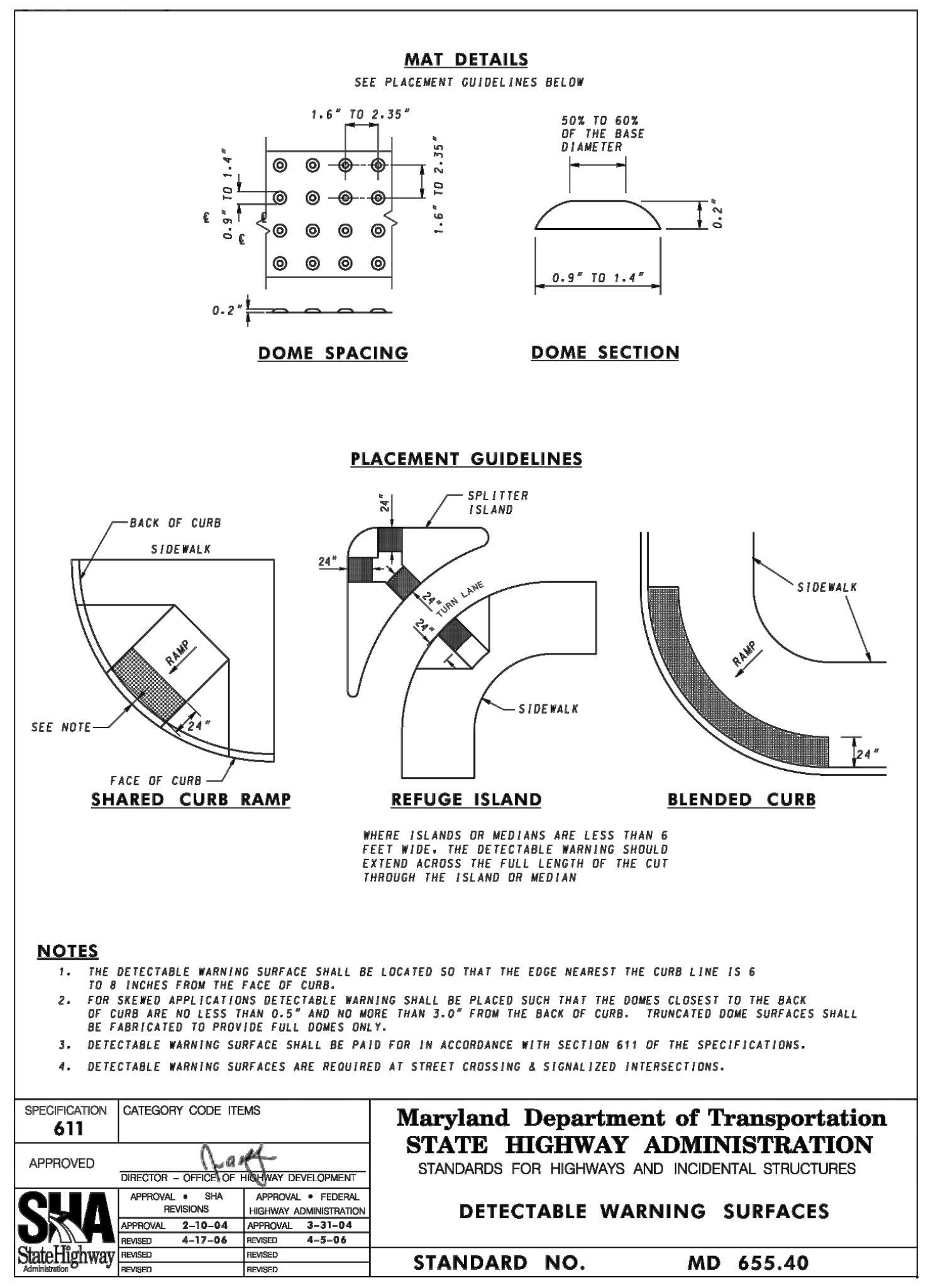
6 TH DRIVEWAY W/ BUFFER - ALLEYS

NTS


ELEVATION TYPE I (AUTOMOBILE)
SECTION A-A
ELEVATION TYPE II (AUTOMOBILE)
SECTION B-B
ELEVATION TYPE III-A (TRUCK)
SECTION C-C
ELEVATION TYPE III-B (TRUCK)
NOTE
Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
PRECAST CONCRETE WHEEL STOPS
STANDARD NO. MD 634.04

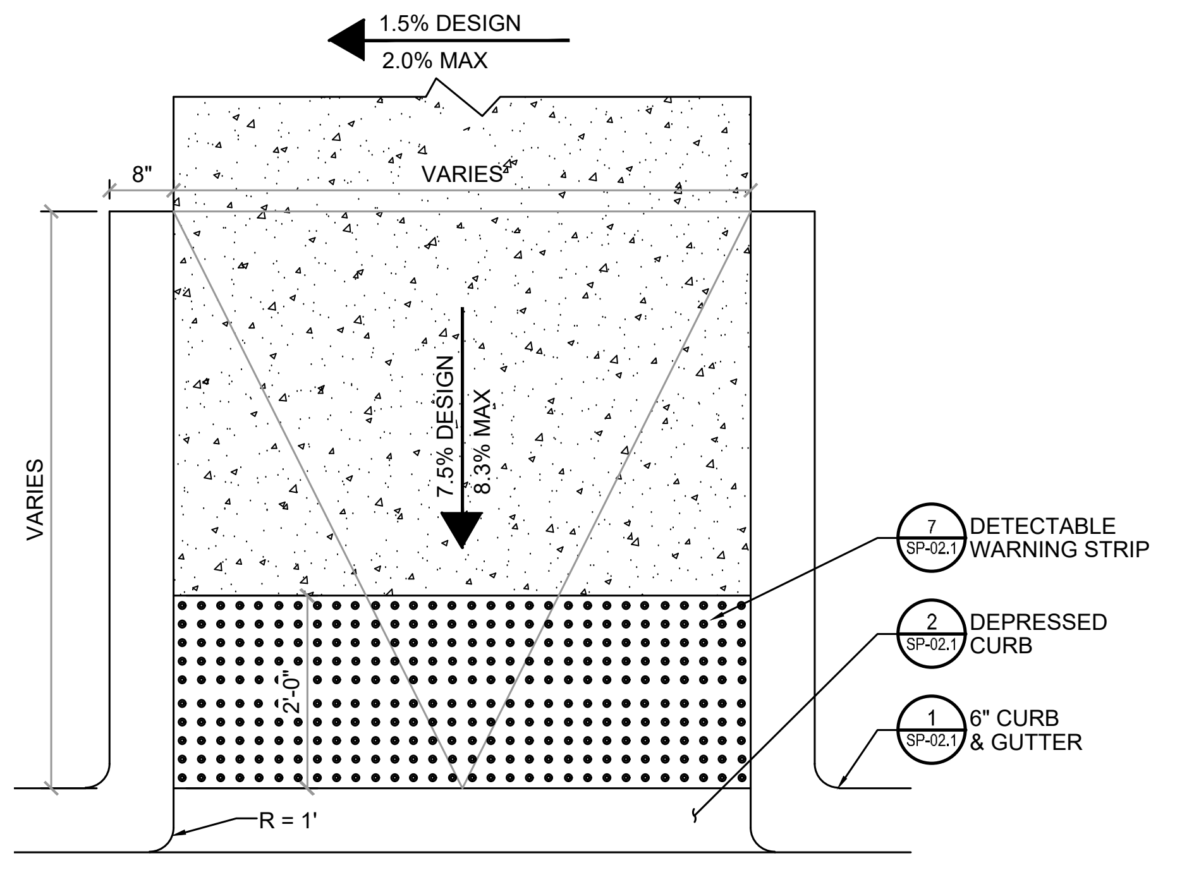
7 OPTIONAL WHEEL STOPS

NTS


MAT DETAILS
DOME SPACING
DOME SECTION
PLACEMENT GUIDELINES
SHARED CURB RAMP
REFUGE ISLAND
BLENDED CURB
NOTES
Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
DETECTABLE WARNING SURFACES
STANDARD NO. MD 655.40

8 DETECTABLE WARNING SURFACE

NTS


1.5% DESIGN
2.0% MAX
8"
VARIES
VARIES
7.5% DESIGN
8.3% MAX
2'-0"
R = 1'
7
SP-02.1
DETECTABLE WARNING STRIP
2
SP-02.1
DEPRESSED CURB
1
SP-02.1
6" CURB & GUTTER

NOTE:
2% MAXIMUM ADA CROSS SLOPE ALLOWANCE. CONTRACTOR TO INSURE 2% MAXIMUM SLOPE INSTALLED.

9 CONCRETE SIDEWALK ADA RAMP

NTS

1 1/2" BITUMINOUS CONCRETE SURFACE COURSE
1 1/2" BITUMINOUS CONCRETE SURFACE COURSE
5" GRADED AGGREGATE BASE COURSE
APPROVED SUBGRADE

1 1/2" BITUMINOUS CONCRETE SURFACE COURSE
1 1/2" BITUMINOUS CONCRETE SURFACE COURSE
3" BITUMINOUS CONCRETE BASE COURSE
4" GRADED AGGREGATE BASE COURSE
APPROVED SUBGRADE

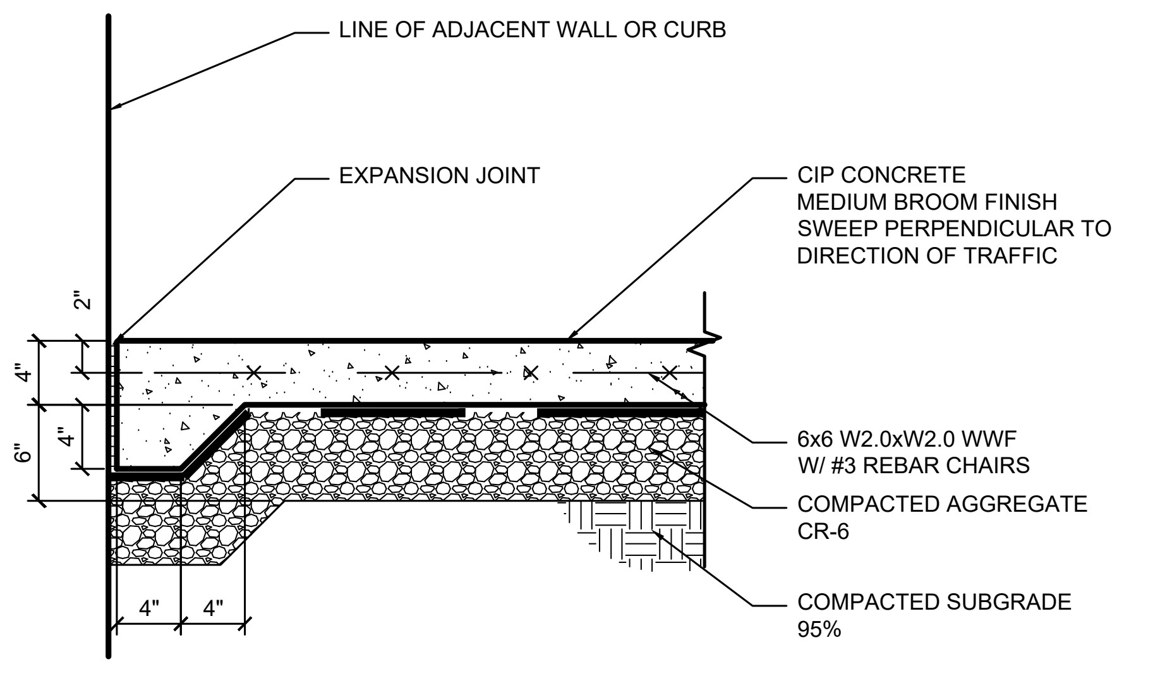
FINAL ADJUSTMENTS TO THE PAVEMENT DESIGN SECTIONS MAY BE REQUIRED BASED ON RESULTS OF CBR TEST TAKEN OF THE PAVEMENT SUBGRADES SOILS AT THE TIME OF CONSTRUCTION AND CITY OF ROCKVILLE - R.O.W INSPECTOR'S APPROVAL. THE ASPHALT CONCRETE AND BASE COURSE SHOULD BE IN ACCORDANCE WITH THE APPLICABLE MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS.

NOTES:

1. THE FIRST OR INTERMEDIATE SURFACE COURSE MUST BE PLACED AS SOON AS FIELD CONDITIONS ALLOW AFTER THE BITUMINOUS CONCRETE BASE HAS BEEN PLACED. NO TRAFFIC ALLOWED ON BASE COURSE UNTIL FIRST SURFACE COURSE HAS BEEN PLACED.
2. CONTRACTOR TO PREPARE SUBGRADE IN ACCORDANCE W/ SECTION 204 & 208 OF THE LATEST MDSHA STANDARDS & SPECIFICATIONS FOR CONSTRUCTION MATERIAL.
3. PAVING SECTION TO BE HELD 1-1/2" BELOW FINAL GRADE FOR CONSTRUCTION ROADWAY, FINAL SURFACE COURSE OF 1-1/2" TO BE ADDED WHEN CONSTRUCTION FOR FINAL BUILDING IS COMPLETE.
4. PAVEMENT SECTION AND SIZES TO BE DETERMINED BY GEOTECHNICAL ENGINEER.

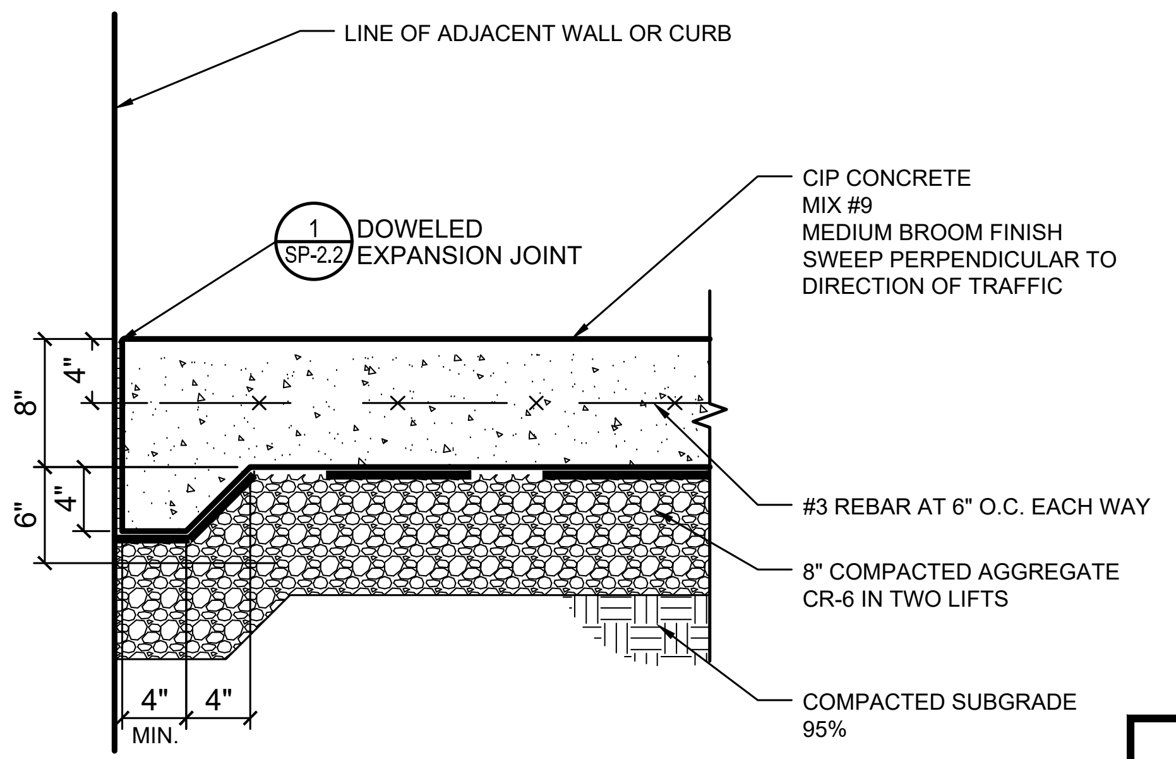
10 ROAD PAVEMENT SECTION

NTS


LINE OF ADJACENT WALL OR CURB
EXPANSION JOINT
CIP CONCRETE
MEDIUM BROOM FINISH
SWEEP PERPENDICULAR TO DIRECTION OF TRAFFIC
6x6 W2.0xW2.0 WWF
W/ #3 REBAR CHAIRS
COMPACTED AGGREGATE CR-6
COMPACTED SUBGRADE 95%
2"
4"
4"
6"
4"
4"

11 CONCRETE PAVING - PEDESTRIAN

1" = 1'-0"


LINE OF ADJACENT WALL OR CURB
1
SP-2.2
DOWELED EXPANSION JOINT
CIP CONCRETE
MIX #9
MEDIUM BROOM FINISH
SWEEP PERPENDICULAR TO DIRECTION OF TRAFFIC
#3 REBAR AT 6" O.C. EACH WAY
8" COMPACTED AGGREGATE CR-6 IN TWO LIFTS
COMPACTED SUBGRADE 95%
8"
4"
6"
4"
4"
4"
MIN.

12 VEHICULAR CONCRETE PAVING SECTION

1" = 1'-0"

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

C:\ACC\ACCDocs\Rodgers Consulting\MC-CoR-1455 Research Blvd\Project Files\autocad\Plot Plans\Site Plan\SP-02.1 - Site Plan Notes & Details.dwg

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

DESIGN TEAM

Developer:
Pulte Home Company, LLC
9302 Route 29, Suite 1000
Fairfax, VA 22031
Attn: Chris Spahr

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

AMANDA SUZANNE STAMPER
26328

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: 01/15/28."

1455 RESEARCH BLVD

SITE PLAN - 2026-101-STP

WSSC GRID: 219NW09 & 219NW08, Tax Map: GR13
City Of Rockville, Election District 04

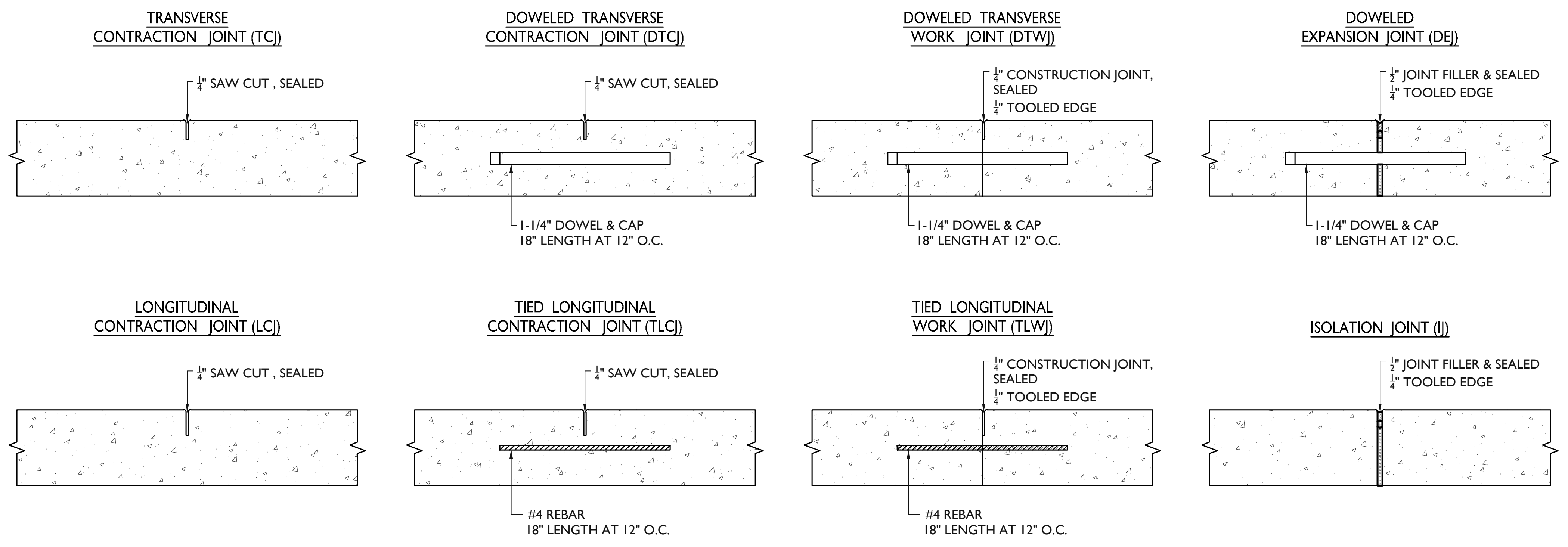
ISSUE

DATE	DESCRIPTION
2025.07.11	1st Submission
2025.12.09	2nd Submission
2026.03.12	3rd Submission
-	-
-	-

REVISIONS

NO	DATE	DESCRIPTION

PROJECT NUMBER 0377AS
DATE 2026.03.12
SCALE NTS
DRAWING TITLE
Site Plan Notes & Details
DRAWING NUMBER **SP-02.1**
2026.04.28 - 10:10 AM

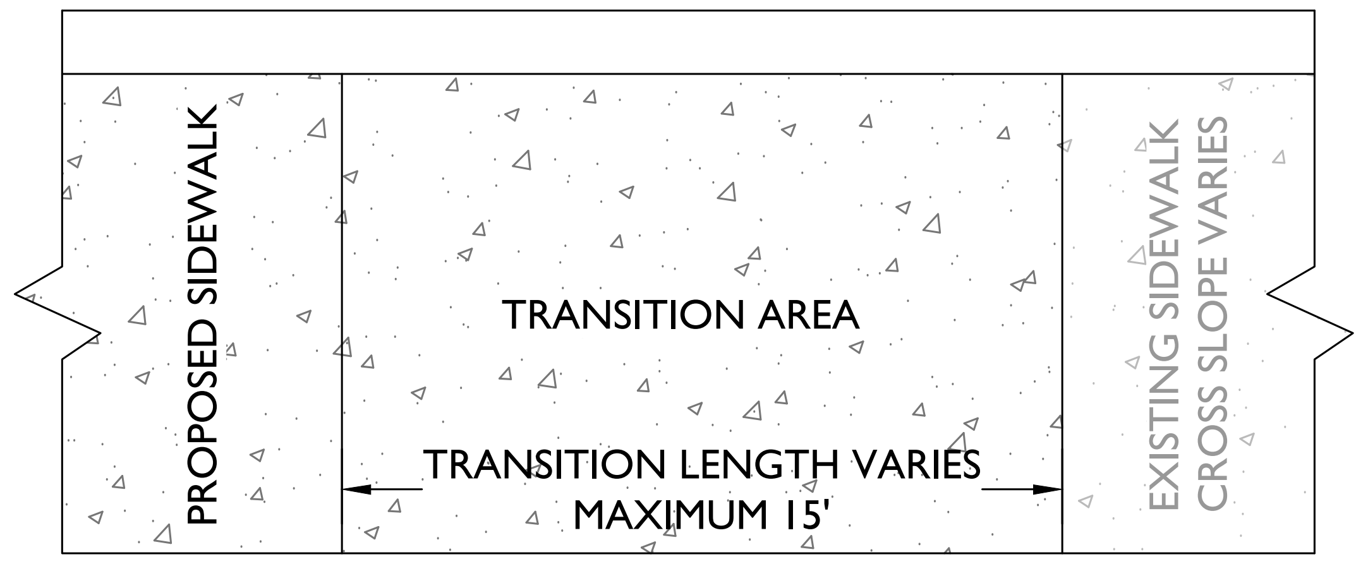

TRANSVERSE CONTRACTION JOINT (TCJ)
¼" SAW CUT , SEALED
DOWELED TRANSVERSE CONTRACTION JOINT (DTCJ)
¼" SAW CUT, SEALED
1-1/4" DOWEL & CAP 18" LENGTH AT 12" O.C.
DOWELED TRANSVERSE WORK JOINT (DTWJ)
¼" CONSTRUCTION JOINT, SEALED
¼" TOOLED EDGE
1-1/4" DOWEL & CAP 18" LENGTH AT 12" O.C.
DOWELED EXPANSION JOINT (DEJ)
½" JOINT FILLER & SEALED
¼" TOOLED EDGE
1-1/4" DOWEL & CAP 18" LENGTH AT 12" O.C.
LONGITUDINAL CONTRACTION JOINT (LCJ)
¼" SAW CUT , SEALED
TIED LONGITUDINAL CONTRACTION JOINT (TLCJ)
¼" SAW CUT, SEALED
#4 REBAR 18" LENGTH AT 12" O.C.
TIED LONGITUDINAL WORK JOINT (TLWJ)
¼" CONSTRUCTION JOINT, SEALED
¼" TOOLED EDGE
#4 REBAR 18" LENGTH AT 12" O.C.
ISOLATION JOINT (IJ)
½" JOINT FILLER & SEALED
¼" TOOLED EDGE

NOTES:

1. REFER TO MONTGOMERY COUNTY SPECIFICATIONS AND MSHA SPECIFICATION 520 FOR ADDITIONAL DETAILS.
2. REFER TO MSHA STANDARDS MD-572.21, MD-572.61, AND MD-572.61-01 FOR ADDITIONAL STEEL REQUIREMENTS.
3. REFER TO MSHA STANDARDS MD-572.92, MD-577.07 FOR ADDITIONAL JOINTS INFORMATION.
4. TRANSVERSE SAW CUT OR TOOLED JOINTS ARE TO BE 1/4-SLAB THICKNESS;
   LONGITUDINAL SAW CUT OR TOOLED JOINTS ARE TO BE 1/3-SLAB THICKNESS.
5. ALL JOINTS ARE TO BE SEALED.
6. CONTRACT TO COORDINATE LOCATION OF CURB AND / OR CURB & GUTTER JOINTS WITH CONCRETE PAVEMENT JOINTS.
7. WHERE CONCRETE PAVEMENT ADJOINS CONCRETE CURB AND / OR CURB & GUTTER LONGITUDINAL TIE DEVICES ARE TO BE PLACED PER MSHA STD-572.61

1 CONCRETE PAVING JOINTS

NTS

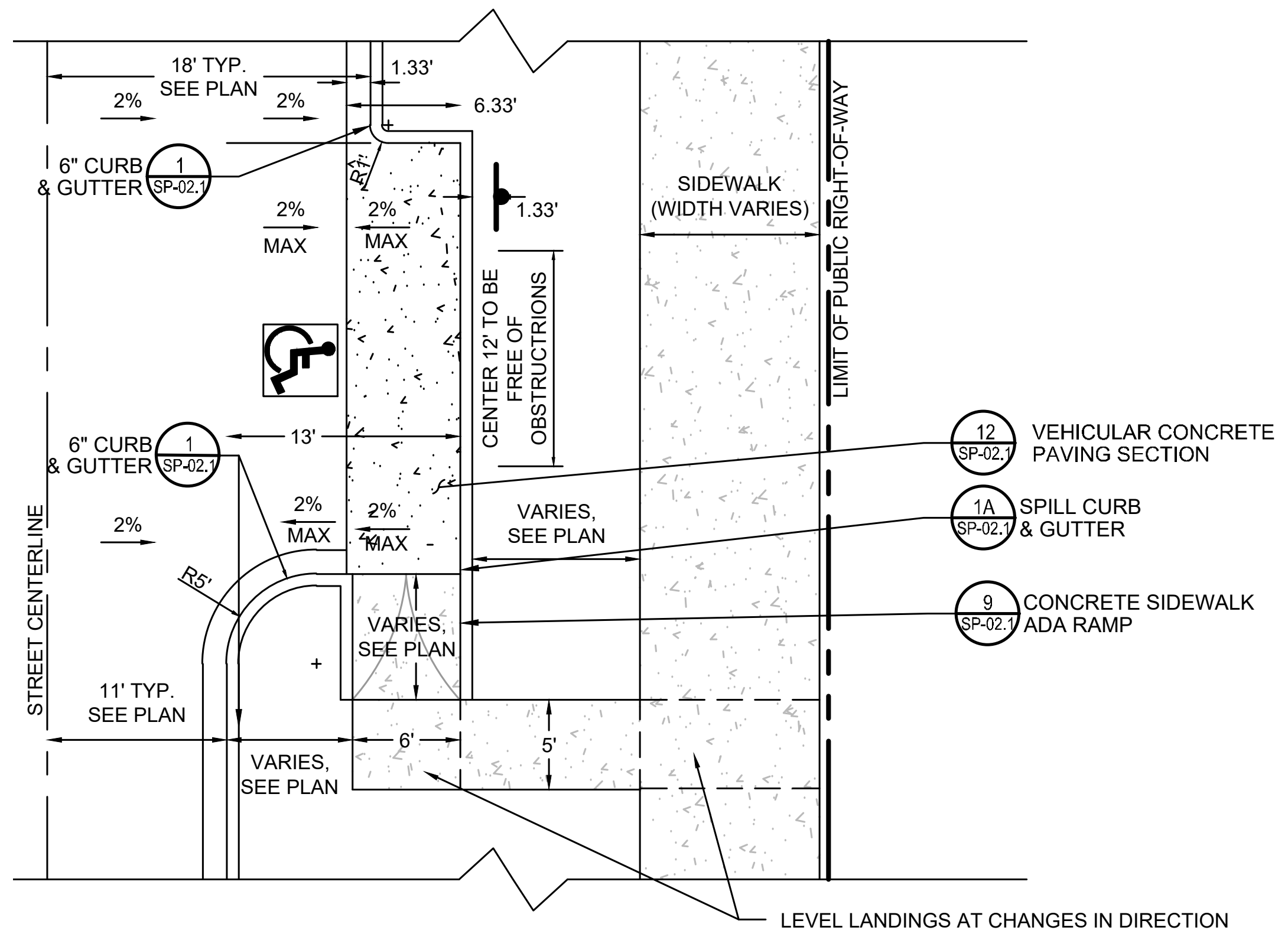

PROPOSED SIDEWALK
TRANSITION AREA
TRANSITION LENGTH VARIES
MAXIMUM 15'
EXISTING SIDEWALK CROSS SLOPE VARIES

NOTES:

1. REFER TO MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
2. TRANSITION SIDEWALK CROSS SLOPE FROM 1.5% PROPOSED TYPICAL TO EXISTING CROSS SLOPE AT A RATE OF 0.1% PER LINEAR FOOT. IF TRANSITION LENGTH EXCEEDS 15 LINEAR FOOT TRANSITION RATE MAY BE INCREASED TO A MAXIMUM OF 0.25% PER LINEAR FOOT.
3. TRANSITION LENGTH SHOULD BE EXTENDED TO SIDEWALK SCORE JOINT.

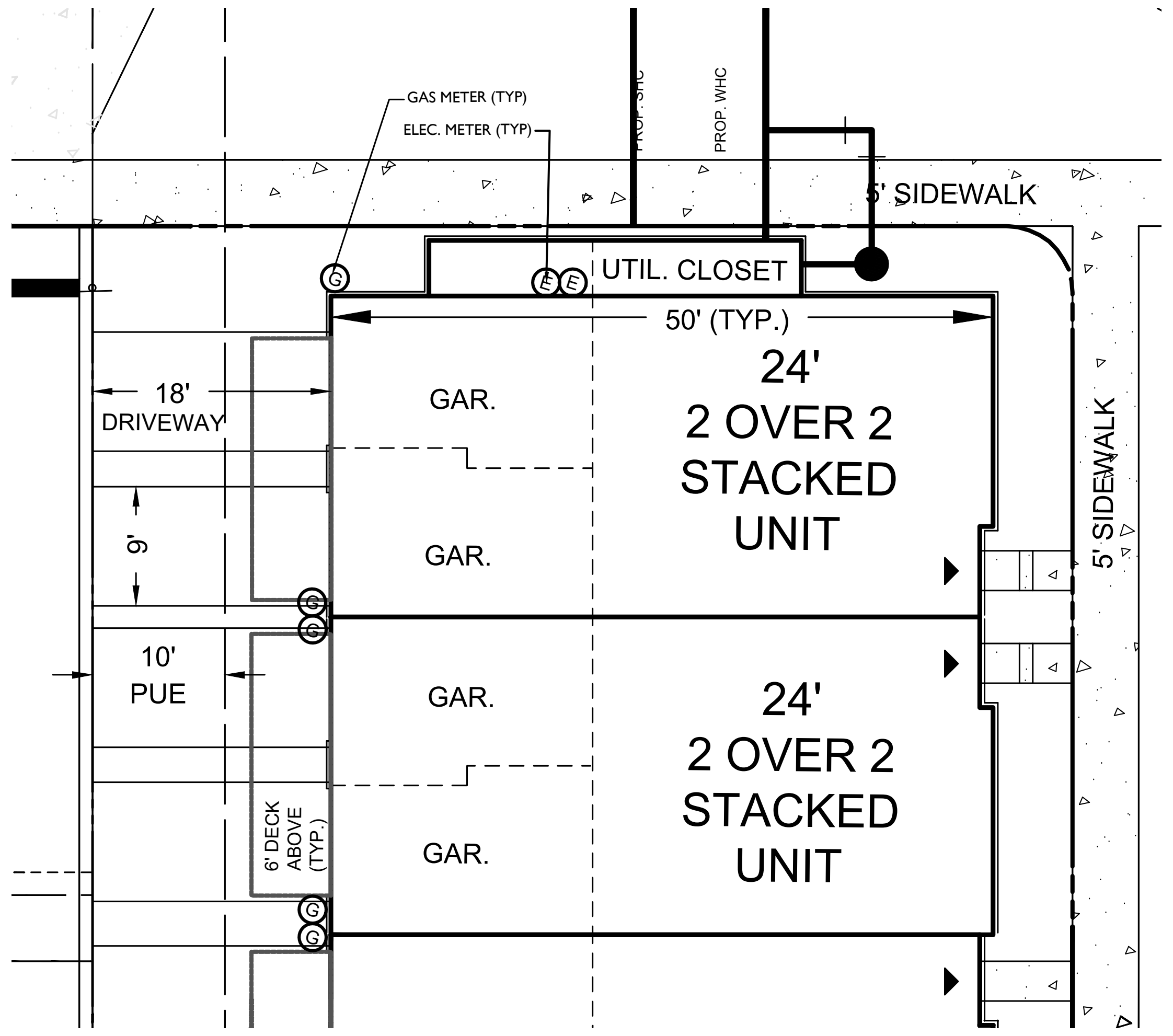
2 SIDEWALK SLOPE TRANSITION

NTS


18' TYP.
SEE PLAN
2%
2%
1.33'
6.33'
6" CURB & GUTTER
1 SP-02.1
R1'
2%
MAX
2%
MAX
1.33'
CENTER 12' TO BE FREE OF OBSTRUCTRIONS
SIDEWALK (WIDTH VARIES)
LIMIT OF PUBLIC RIGHT-OF-WAY
6" CURB & GUTTER
1 SP-02.1
13'
12 SP-02.1 VEHICULAR CONCRETE PAVING SECTION
1A SP-02.1 SPILL CURB & GUTTER
9 SP-02.1 CONCRETE SIDEWALK ADA RAMP
STREET CENTERLINE
2%
2%
MAX
2%
MAX
VARIES, SEE PLAN
R5'
VARIES, SEE PLAN
11' TYP.
SEE PLAN
VARIES, SEE PLAN
6'
5'
LEVEL LANDINGS AT CHANGES IN DIRECTION

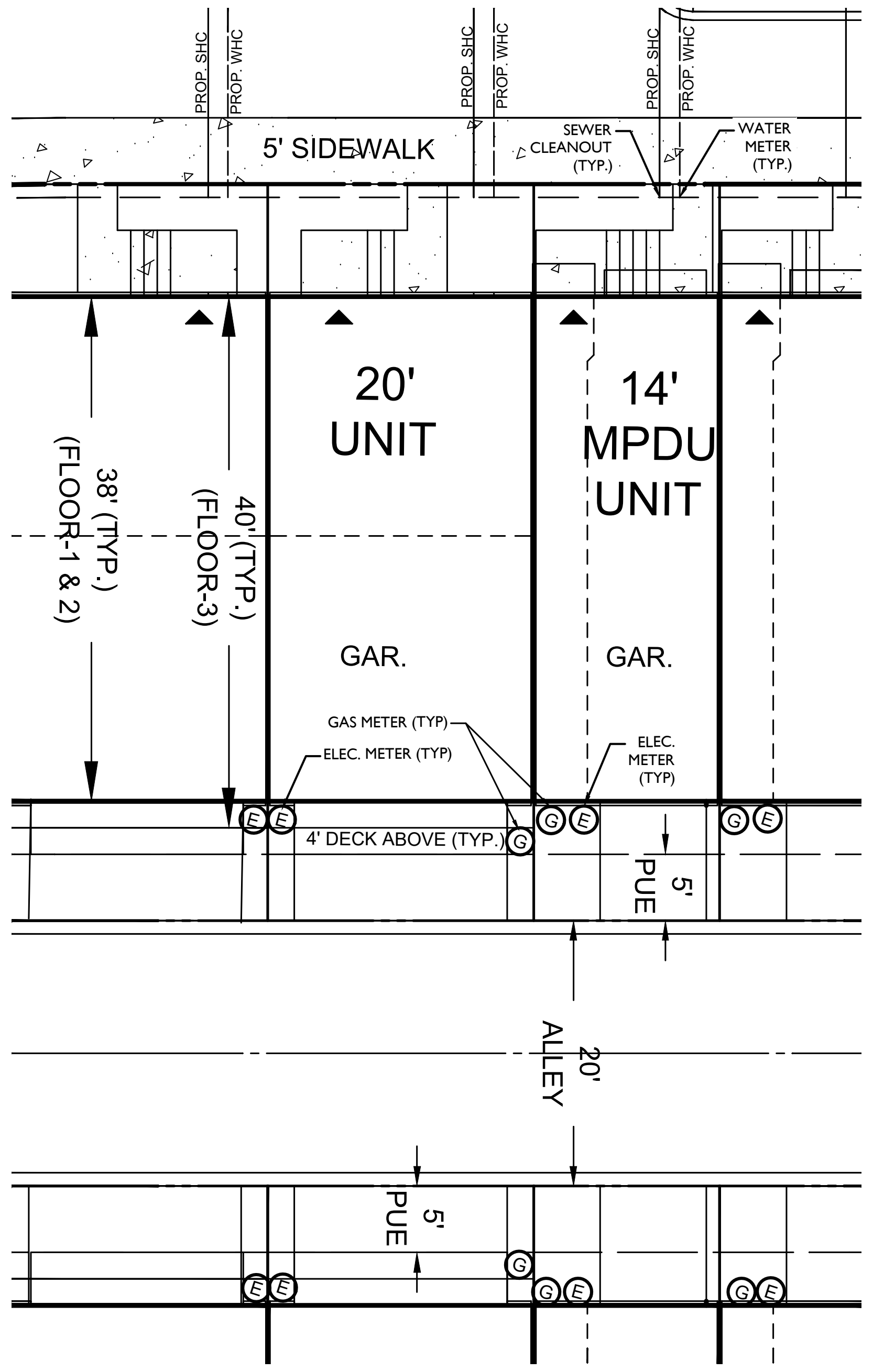
3 ADA ON-STREET PARALLEL PARKING

1" = 10'


GAS METER (TYP)
ELEC. METER (TYP)
PROP. SHC
PROP. WHC
5' SIDEWALK
UTIL. CLOSET
50' (TYP.)
18'
DRIVEWAY
GAR.
GAR.
24'
2 OVER 2
STACKED
UNIT
9'
10'
PUE
GAR.
GAR.
24'
2 OVER 2
STACKED
UNIT
6' DECK ABOVE (TYP.)
5' SIDEWALK

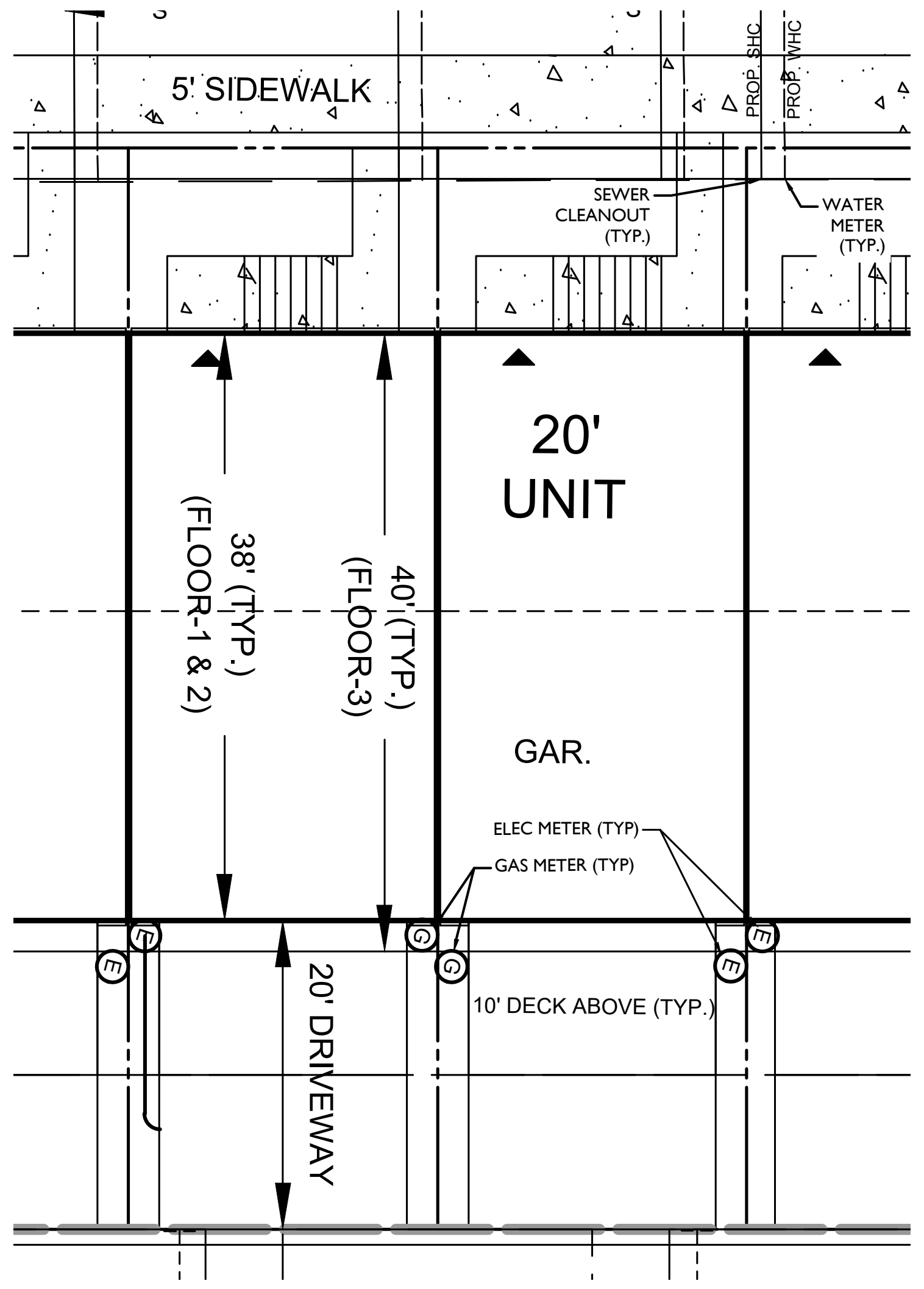
4 LOT TYPICALS - 2 OVER 2 STACKED UNIT

NTS


PROP. SHC
PROP. WHC
5' SIDEWALK
SEWER CLEANOUT (TYP.)
WATER METER (TYP.)
38' (TYP.) (FLOOR-1 & 2)
40' (TYP.) (FLOOR-3)
20'
UNIT
14'
MPDU
UNIT
GAR.
GAR.
GAS METER (TYP)
ELEC. METER (TYP)
ELEC. METER (TYP)
4' DECK ABOVE (TYP.)
5'
PUE
20'
ALLEY
5'
PUE

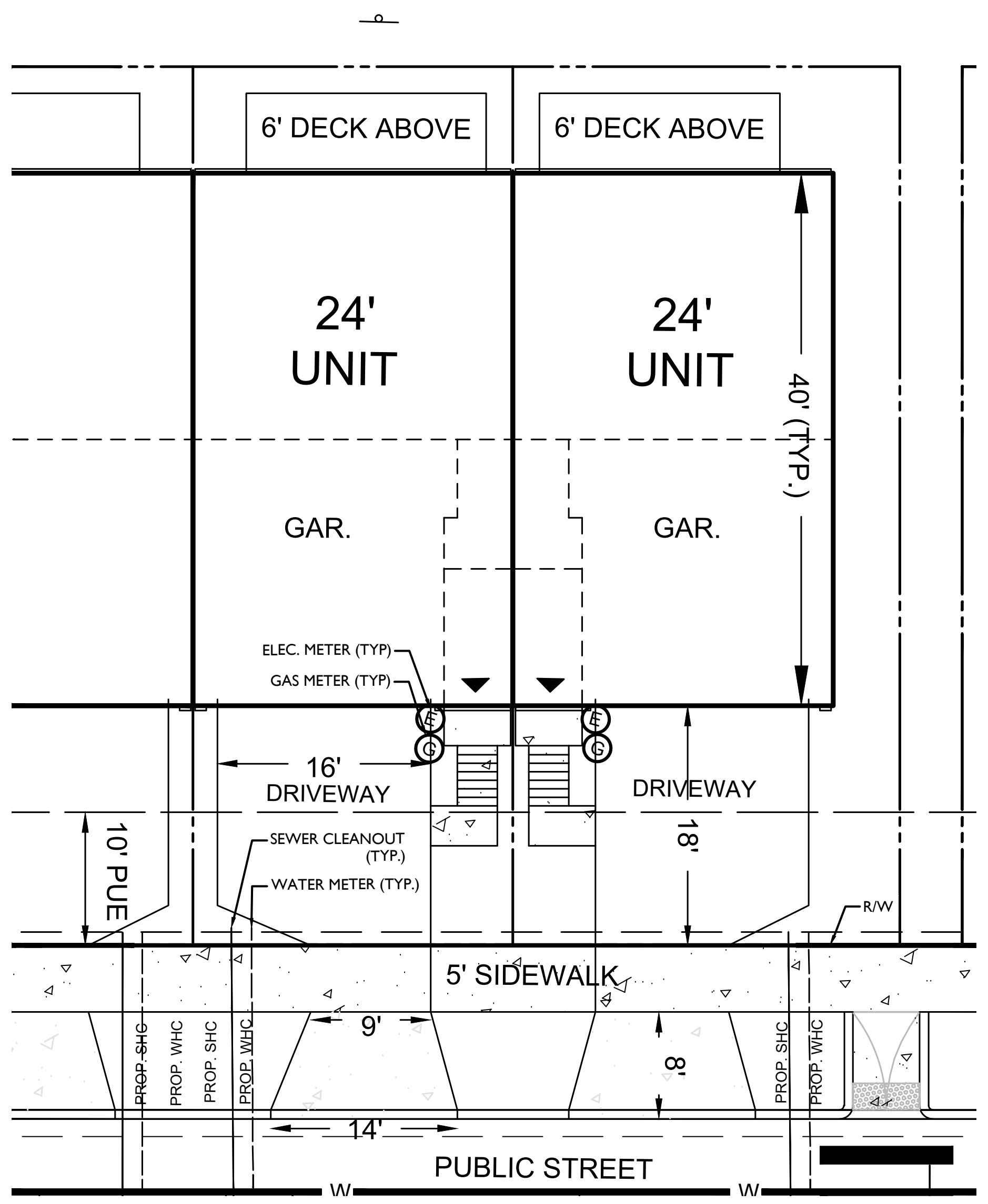
5 LOT TYPICALS - REAR ENTRY TH

NTS


5' SIDEWALK
PROP. SHC
PROP. WHC
SEWER CLEANOUT (TYP.)
WATER METER (TYP.)
38' (TYP.) (FLOOR-1 & 2)
40' (TYP.) (FLOOR-3)
20'
UNIT
GAR.
ELEC METER (TYP)
GAS METER (TYP)
20' DRIVEWAY
10' DECK ABOVE (TYP.)

6 LOT TYPICALS - REAR ENTRY TH - FRONTING RESEARCH BLVD.

NTS


6' DECK ABOVE
6' DECK ABOVE
24'
UNIT
24'
UNIT
40' (TYP.)
GAR.
GAR.
ELEC. METER (TYP)
GAS METER (TYP)
16'
DRIVEWAY
DRIVEWAY
18'
10' PUE
SEWER CLEANOUT (TYP.)
WATER METER (TYP.)
R/W
5' SIDEWALK
9'
8'
PROP. SHC
PROP. WHC
PROP. SHC
PROP. WHC
PROP. SHC
PROP. WHC
14'
PUBLIC STREET
W
W

7 LOT TYPICALS - FRONT ENTRY TH

NTS

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

C:\ACC\ACCDocs\Rodgers Consulting\MC-CoR-1455 Research Blvd\Project Files\autocad\Plot Plans\Site Plan\SP-02.1 - Site Plan Notes & Details.dwg

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

DESIGN TEAM

Developer:
Pulte Home Company, LLC
9302 Route 29, Suite 1000
Fairfax, VA 22031
Attn: Chris Spahr

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

AMANDA SUZANNE STAMPER
26328

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: 01/15/28."

1455 RESEARCH BLVD
SITE PLAN - 2026-101-STP

WSSC GRID: 219NW09 & 219NW08, Tax Map: GR13
City Of Rockville, Rockville, Election District 04

ISSUE

DATE	DESCRIPTION
2025.07.11	1st Submission
2025.12.09	2nd Submission
2026.03.12	3rd Submission
-	-
-	-

REVISIONS

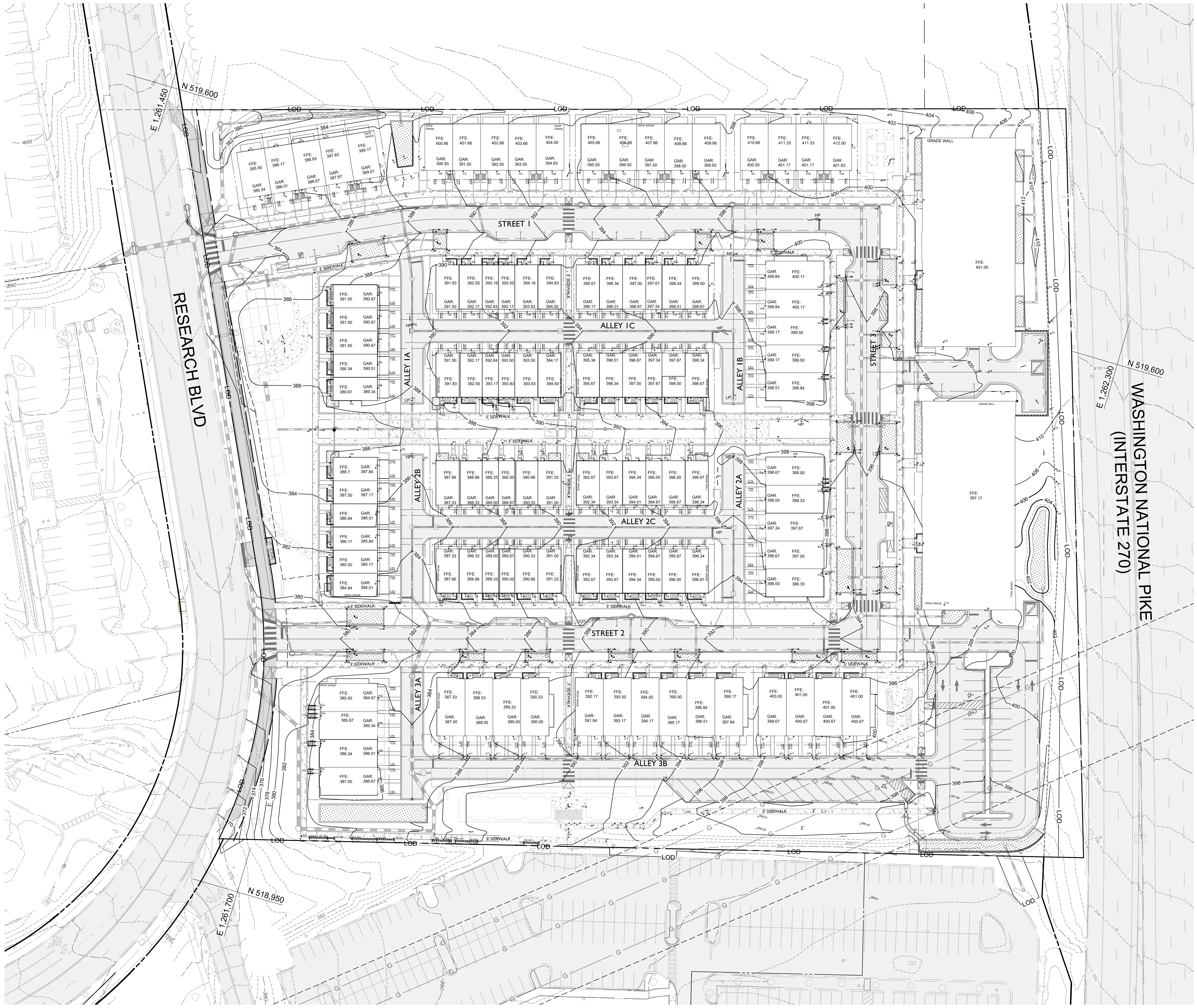
NO	DATE	DESCRIPTION

PROJECT NUMBER	0377AS
DATE	2026.03.12
SCALE	NTS

DRAWING TITLE
Site Plan Notes & Details

DRAWING NUMBER **SP-02.2**

2026.04.28 - 10:11 AM


RESEARCH BLVD
WASHINGTON NATIONAL PIKE (INTERSTATE 270)
STREET 1
STREET 2
STREET 3
ALLEY 1A
ALLEY 1B
ALLEY 1C
ALLEY 2A
ALLEY 2B
ALLEY 2C
ALLEY 3A
ALLEY 3B
5' SIDEWALK
GRADE WALL
DROP GRADE
LOD
N 519,600
E 1,261,450
N 518,950
E 1,261,700
E 1,262,300
FFE: 401.00
FFE: 397.17

LEGEND

▬ ▬ ▬	BOUNDARY LINE
- - 408 - -	EXISTING CONTOURS
—— 408 ——	PROPOSED CONTOURS
═══	PROPOSED CURB & GUTTER
—— LOD ——	LIMITS OF DISTURBANCE
— · —	PROPOSED LOT LINE
— — —	PUBLIC UTILITY EASEMENT
═══	PROPOSED STORMDRAIN
☐	PROPOSED UNDERGROUND SWM STORAGE
▨	PROPOSED RETAINING WALL
▒	PROPOSED MICRO-BIO
░	PROPOSED SIDEWALK
▭	PROPOSED ROAD

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

1 INCH = 40 FT

Grading Plan

SCALE: 1" = 40'

N

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Preliminary Not For Construction

C:\ACC\ACCDocs\Rodgers Consulting\MC-CoR-1455 Research Blvd\Project Files\autocad\Plot Plans\Site Plan\SP-03 Grading Plan.dwg

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CONSULTING
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SITE PLAN - 2026-101-STP

WSSC GRID: 219NW09 & 219NW08, Tax Map: GR13
City Of Rockville, Rockville, Election District 04

ISSUE DATE	DESCRIPTION
2025.07.11	1st Submission
2025.12.09	2nd Submission
2026.03.12	3rd Submission
-	-
-	-

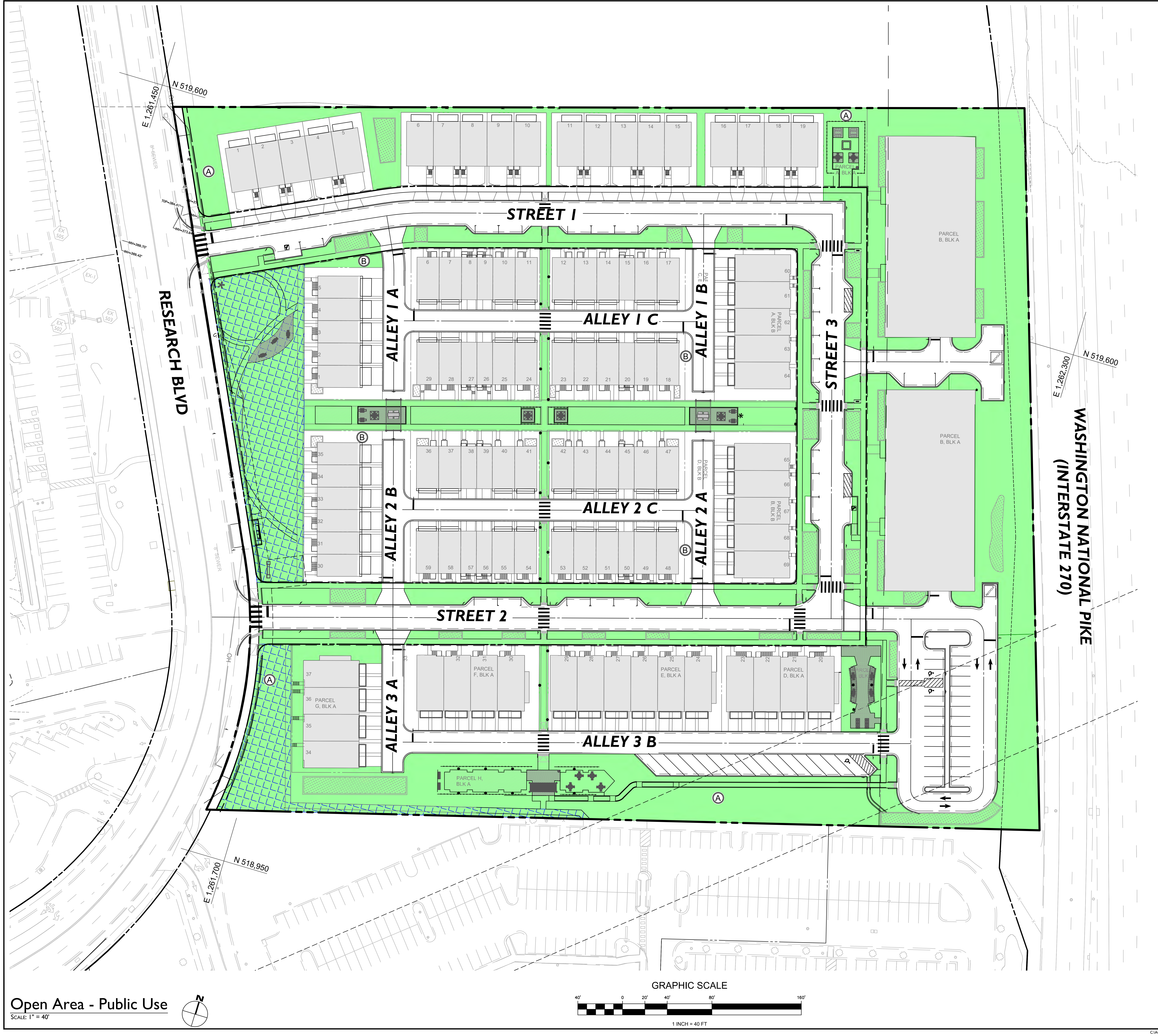
REVISIONS NO	DATE	DESCRIPTION

PROJECT NUMBER	0377AS
DATE	2026.03.12
SCALE	1" = 40'

DRAWING TITLE
Grading Plan

DRAWING NUMBER
SP-03

2026.04.28 - 10:12 AM


RESEARCH BLVD
WASHINGTON NATIONAL PIKE
(INTERSTATE 270)
STREET 1
STREET 2
STREET 3
ALLEY 1 A
ALLEY 1 B
ALLEY 1 C
ALLEY 2 A
ALLEY 2 B
ALLEY 2 C
ALLEY 3 A
ALLEY 3 B
N 519,600
E 1,261,450
N 519,600
E 1,262,300
N 518,950
E 1,261,700
PARCEL B, BLK A
PARCEL A, BLK B
PARCEL B, BLK B
PARCEL F, BLK A
PARCEL E, BLK A
PARCEL D, BLK A
PARCEL G, BLK A
PARCEL H, BLK A
A
B
GRAPHIC SCALE
40'
0
20'
40'
80'
160'
1 INCH = 40 FT

Open Area - Public Use

Scale: 1" = 40'

LEGEND

🟩 Open Area

▨ Public Use Space

— – – — Subject Site Property Line

1455 Research Open Area & Public Use Space

	1455 Reseach Blvd	
Required Open Area & Public Use Space		
	Area Description	Sq. Ft
	Net Tract Area	463,215 sf
	Required Open Area (Net Lot)	92,643 sf 20.0%
	Required Public Use Space (Net Lot)	23,161 sf 5.0%
Proposed Open Area & Public Use Space		
	Area Description	Sq. Ft
	Open Area (Includes Public Use Space)	154,013 sf 33%
	Public Use Space	27,092 sf 5.8%

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48 Hours Before Start Of Construction

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Preliminary Not For Construction

C:\ACC\ACCDocs\Rodgers Consulting\MC-CoR-1455 Research Blvd\Project Files\autocad\Plot Plans\Site Plan\SP-04 Open Area-Public Use.dwg

Pulte Homes

RODGERS CONSULTING

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

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1455 RESEARCH BLVD

SITE PLAN - 2026-101-STP

WSSC GRID: 219NW09 & 219NW08, Tax Map: GR13
City Of Rockville, Rockville, Election District 04

ISSUE DATE	DESCRIPTION
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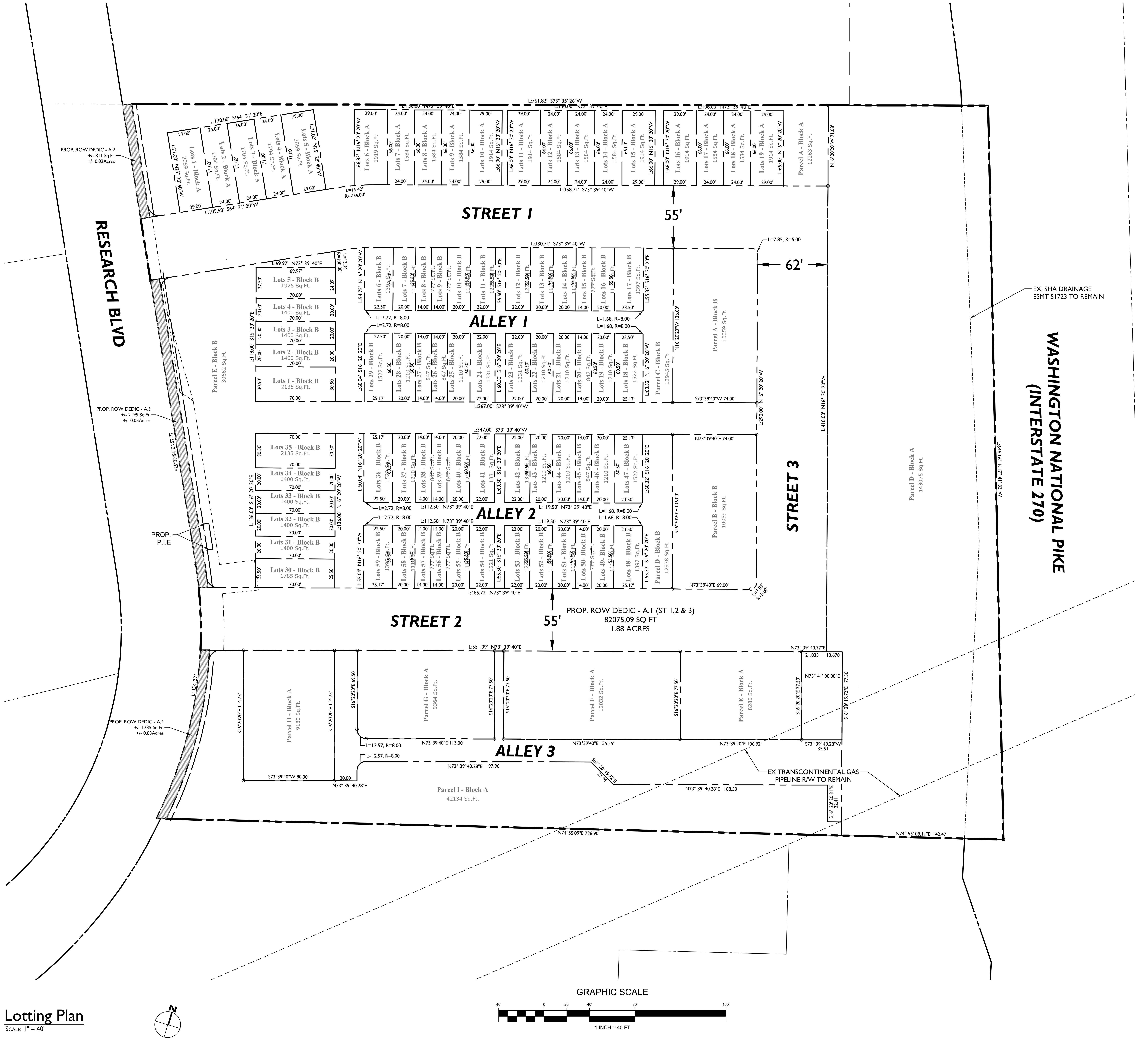
2025.12.09	2nd Submission
2026.03.12	3rd Submission
-	-
-	-

REVISIONS

NO	DATE	DESCRIPTION

PROJECT NUMBER	0377AS
DATE	2026.03.12
SCALE	1" = 40'
DRAWING TITLE	Open Area & Public Use Space
DRAWING NUMBER	**SP-04**

2026.04.28 - 10:29 AM


RESEARCH BLVD
WASHINGTON NATIONAL PIKE (INTERSTATE 270)
STREET 1
STREET 2
STREET 3
ALLEY 1
ALLEY 2
ALLEY 3
55'
55'
62'
L:761.82' S73° 35' 26"W
L:130.00' N64° 31' 20"E
L:109.58' S64° 31' 20"W
L:358.71' S73° 39' 40"W
L:330.71' S73° 39' 40"W
L:367.00' S73° 39' 40"W
L:347.00' S73° 39' 40"W
L:485.72' N73° 39' 40"E
L:551.09' N73° 39' 40"E
N74°55'09"E 736.90'
N74° 55' 09.11"E 142.47
PROP. ROW DEDIC - A.2
+/- 811 Sq.Ft.
+/- 0.02Acres
PROP. ROW DEDIC - A.3
+/- 2195 Sq.Ft.
+/- 0.05Acres
PROP. ROW DEDIC - A.4
+/- 1235 Sq.Ft.
+/- 0.03Acres
PROP. ROW DEDIC - A.1 (ST 1,2 & 3)
82075.09 SQ FT
1.88 ACRES
PROP. P.I.E
EX. SHA DRAINAGE ESMT 51723 TO REMAIN
EX TRANSCONTINENTAL GAS PIPELINE R/W TO REMAIN
Lots 1 - Block A 2059 Sq.Ft.
Lots 2 - Block A 1704 Sq.Ft.
Lots 3 - Block A 1704 Sq.Ft.
Lots 4 - Block A 1704 Sq.Ft.
Lots 5 - Block A 2059 Sq.Ft.
Lots 6 - Block A 1919 Sq.Ft.
Lots 7 - Block A 1584 Sq.Ft.
Lots 8 - Block A 1584 Sq.Ft.
Lots 9 - Block A 1584 Sq.Ft.
Lots 10 - Block A 1914 Sq.Ft.
Lots 11 - Block A 1914 Sq.Ft.
Lots 12 - Block A 1584 Sq.Ft.
Lots 13 - Block A 1584 Sq.Ft.
Lots 14 - Block A 1584 Sq.Ft.
Lots 15 - Block A 1914 Sq.Ft.
Lots 16 - Block A 1914 Sq.Ft.
Lots 17 - Block A 1584 Sq.Ft.
Lots 18 - Block A 1584 Sq.Ft.
Lots 19 - Block A 1914 Sq.Ft.
Parcel A - Block A 12263 Sq.Ft.
Lots 1 - Block B 2135 Sq.Ft.
Lots 2 - Block B 1400 Sq.Ft.
Lots 3 - Block B 1400 Sq.Ft.
Lots 4 - Block B 1400 Sq.Ft.
Lots 5 - Block B 1925 Sq.Ft.
Lots 6 - Block B
Lots 7 - Block B
Lots 8 - Block B 777 Sq.Ft.
Lots 9 - Block B 777 Sq.Ft.
Lots 10 - Block B
Lots 11 - Block B
Lots 12 - Block B
Lots 13 - Block B
Lots 14 - Block B
Lots 15 - Block B 777 Sq.Ft.
Lots 16 - Block B
Lots 17 - Block B 1397 Sq.Ft.
Lots 18 - Block B 1522 Sq.Ft.
Lots 19 - Block B 1210 Sq.Ft.
Lots 20 - Block B 847 Sq.Ft.
Lots 21 - Block B 1210 Sq.Ft.
Lots 22 - Block B 1210 Sq.Ft.
Lots 23 - Block B 1331 Sq.Ft.
Lots 24 - Block B 1331 Sq.Ft.
Lots 25 - Block B 1210 Sq.Ft.
Lots 26 - Block B 847 Sq.Ft.
Lots 27 - Block B 847 Sq.Ft.
Lots 28 - Block B 1210 Sq.Ft.
Lots 29 - Block B 1522 Sq.Ft.
Lots 30 - Block B 1785 Sq.Ft.
Lots 31 - Block B 1400 Sq.Ft.
Lots 32 - Block B 1400 Sq.Ft.
Lots 33 - Block B 1400 Sq.Ft.
Lots 34 - Block B 1400 Sq.Ft.
Lots 35 - Block B 2135 Sq.Ft.
Lots 36 - Block B
Lots 37 - Block B 1210 Sq.Ft.
Lots 38 - Block B
Lots 39 - Block B 847 Sq.Ft.
Lots 40 - Block B
Lots 41 - Block B 1331 Sq.Ft.
Lots 42 - Block B
Lots 43 - Block B 1210 Sq.Ft.
Lots 44 - Block B 1210 Sq.Ft.
Lots 45 - Block B 847 Sq.Ft.
Lots 46 - Block B 1210 Sq.Ft.
Lots 47 - Block B 1522 Sq.Ft.
Lots 48 - Block B 1397 Sq.Ft.
Lots 49 - Block B 777 Sq.Ft.
Lots 50 - Block B 777 Sq.Ft.
Lots 51 - Block B
Lots 52 - Block B
Lots 53 - Block B
Lots 54 - Block B 1221 Sq.Ft.
Lots 55 - Block B
Lots 56 - Block B 777 Sq.Ft.
Lots 57 - Block B 777 Sq.Ft.
Lots 58 - Block B
Lots 59 - Block B
Parcel A - Block B 10059 Sq.Ft.
Parcel B - Block B 10059 Sq.Ft.
Parcel C - Block B 12945 Sq.Ft.
Parcel D - Block B 12978 Sq.Ft.
Parcel E - Block B 30662 Sq.Ft.
Parcel D - Block A 143075 Sq.Ft.
Parcel E - Block A 8286 Sq.Ft.
Parcel F - Block A 12032 Sq.Ft.
Parcel G - Block A 9364 Sq.Ft.
Parcel H - Block A 9180 Sq.Ft.
Parcel I - Block A 42134 Sq.Ft.
GRAPHIC SCALE
40' 0 20' 40' 80' 160'
1 INCH = 40 FT

Lotting Plan

SCALE: 1" = 40'

CALL "MISS UTILITY" AT
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48 Hours Before Start Of Construction

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Preliminary Not For Construction

C:\ACC\ACCDocs\Rodgers Consulting\MC-CoR-1455 Research Blvd\Project Files\autocad\Plot Plans\Site Plan\SP-05 - Lotting Plan.dwg

RODGERS CONSULTING

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

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1455 RESEARCH BLVD

SITE PLAN - 2026-101-STP

WSSC GRID: 219NW09 & 219NW08, Tax Map: GR13
City Of Rockville, Rockville, Election District 04

ISSUE DATE	DESCRIPTION
2025.07.11	1st Submission
2025.12.09	2nd Submission
2026.03.12	3rd Submission
-	-
-	-

REVISIONS

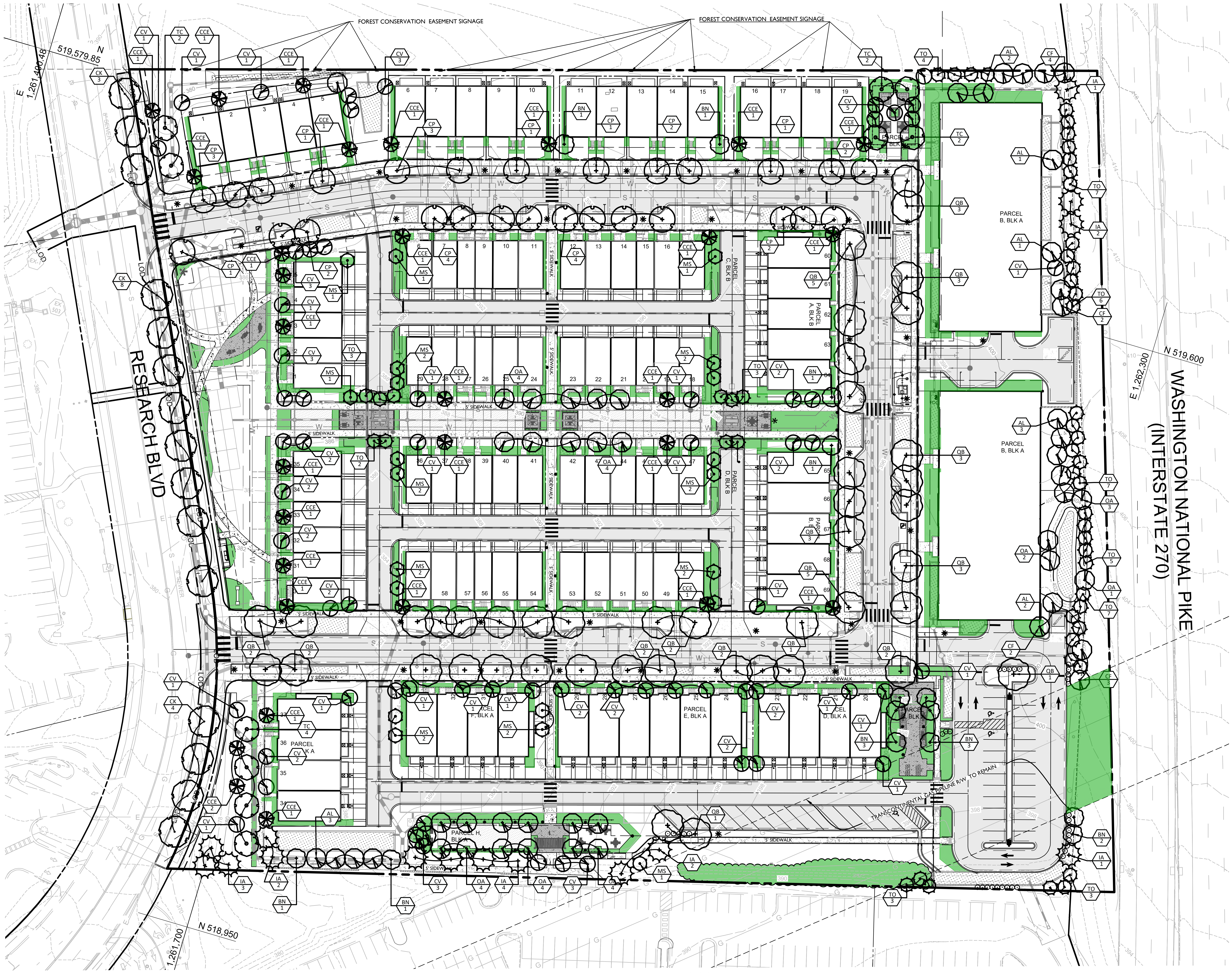
NO	DATE	DESCRIPTION

PROJECT NUMBER	0377AS
DATE	2026.03.12
SCALE	1" = 40'

DRAWING TITLE
Lotting Plan

DRAWING NUMBER
SP-05

2026.04.28 - 10:30 AM



Landscape Plan

SCALE: 1" = 40'

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

1 INCH = 40 FT

SHEET NOTES

1. REFER TO SHEET L-02 FOR ALL LANDSCAPE NOTES AND PLANT SCHEDULE.
2. ALTERNATES SHALL BE USED IN CASE OF SUBSTANTIAL PLANT FAILURE OR LACK OF AVAILABILITY AND SHALL BE SUBJECT TO CITY OF ROCKVILLE STAFF APPROVAL.
3. ALL UNDERSTORY WILL BE PROVIDED AT BUILDING PERMIT AS STANDARD LANDSCAPE OPTIONS WITH BUILDING UNIT TYPES.
4. PLANTING WITHIN THE GAS EASEMENT MAY BE LIMITED; ANY PROPOSED VEGETATION SHOULD BE NON-WOODY AND SUBJECT TO COORDINATION AND APPROVAL BY THE GAS COMPANY.

LEGEND

— · —	SITE BOUNDARY
✹	STREET LIGHTS
✳	BOLLARD LIGHTS
⊚	AREA LIGHTS
▨	STORMWATER MANAGEMENT FACILITIES
░	PROPOSED SIDEWALK
🟩	PROPOSED UNDERSTORY PLANTING AREA

PLANT SCHEDULE OVERALL

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	FIELD3
EVERGREEN TREES							
⊕	IA	15	ILEX OPACA	AMERICAN HOLLY	B&B		7`-9`
⊕	TO	52	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	B&B		7`-9`
ORNAMENTAL TREES							
⊕	AL	11	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	B&B	2.5"-3" CAL	
⊕	CCE	30	CERCIS CANADENSIS	EASTERN REDBUD	B&B	2.5"-3" CAL	
⊕	CV	64	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	B&B	2.5"-3" CAL	
⊕	CF	10	CORNUS FLORIDA	EASTERN DOGWOOD	B&B	2.5"-3" CAL	
⊙	MS	21	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	B&B	2.5"-3" CAL	
⊕	OA	31	OXYDENDRUM ARBOREUM	SOURWOOD TREE	B&B	2.5"-3" CAL	
SHADE TREES							
⊕	BN	14	BETULA NIGRA	RIVER BIRCH	B&B	2.5"-3" CAL	
⊕	CP	27	CELTIS OCCIDENTALIS 'JFS-KSU1'	PRAIRIE SENTINEL® HACKBERRY	B&B	2.5"-3" CAL	
⊙	CK	15	CLADRASTIS KENTUKEA	AMERICAN YELLOWWOOD	B&B	2.5"-3" CAL	
⊕	QB	44	QUERCUS BICOLOR	SWAMP WHITE OAK	B&B	2.5"-3" CAL	
⊙	TC	10	TILIA CORDATA	LITTLELEAF LINDEN	B&B	2.5"-3" CAL	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	
SHRUBS							
⊕	IG	36	ILEX GLABRA	INKBERRY HOLLY	5 GAL		

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Attn: Randall Rentfro

SEAL & SIGNATURE

Ryan D. White 3555

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1455 RESEARCH BLVD

SITE PLAN - 2026-101-STP

WSSC GRID: 219NW09 & 219NW08, Tax Map: GR13
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-	-
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REVISIONS

NO	DATE	DESCRIPTION

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Preliminary Not For Construction

PROJECT NUMBER	0377AS
DATE	2026.03.12
SCALE	1" = 40'

DRAWING TITLE
Landscape Plan

DRAWING NUMBER
L-01

C:\ACC\ACCDocs\Rodgers Consulting\MC-CoR-1455 Research Blvd\Project Files\autocad\Plot Plans\Site Plan\L-01 Landscape Plan.dwg

2026.04.29 - 09:30 AM

Planting Notes for Landscape Plans

NOVEMBER 2019

INSTALLATION OF PLANT MATERIAL

1. The Permittee is responsible for obtaining the approved Forest Conservation Plan/Landscape Plan and providing a copy to the Landscape Contractor. The Permittee shall ensure that the Landscape Contractor can secure the plants shown the FCP/Landscape Plan. Plant substitutions are not allowed. It is strongly recommended that plant material be secured from supplier by the project start date.
2. A pre-planting meeting is required before installation of landscaping, afforestation, or reforestation. The applicant must schedule an on-site pre-planting meeting with the City Forestry Inspector. Attendees must include the Permittee, landscape contractor, and Forestry Inspector. Trees and shrubs shall conform to the current edition of the American Standard for Nursery Stock (ANSI Z60.1).
3. Comply with appropriate City Soil Specification:
    - I. Soil Specification FOR TREE PLANTING WHERE EXISTING PAVEMENT OR OTHER IMPERVIOUS SURFACES WERE PREVIOUSLY LOCATED OR WHERE EXISTING GREENSPACE HAS BEEN SEVERELY DEGRADED[1]
        1. Site preparation
            - a. Demolish existing impervious surface and remove all existing asphalt, concrete, stone and construction materials to expose subsoil free of debris.
            - b. Excavate so that final planting bed will provide quality soil to a depth of forty-eight (48) inches, and to a radius of 10' minimum or to new hard edge of planting bed, whichever is less.
            - c. Loosen exposed subsoil below 48" by ripping 18" into the sub grade elevation.
            - d. Test to ensure that planting bed drains at a rate of at least 1 inch/per hour.
            - e. Install imported soil to fill excavated planting bed. Imported soil shall have a texture of LOAM, per the USDA soil classification system and a chemical composition compatible with healthy tree growth. When installing the soil, it should be installed in lifts or layers of < 12 inches (30 cm), tamping or watering (not both) between lifts to minimize potential settling.
        2. Immediately prior to installation of plant material, the soil must be tested and must have a pH range between 5.5 and 7 and a nutrient content which corresponds to an adequate rating, per current industry standards. Amend soil, if necessary, to achieve the current industry standard.
        3. The Forestry Inspector may require additional soil specifications, based on site conditions.
    - II. Soil Specification FOR PLANTING WHERE EXISTING GREEN SPACE HAS NOT BEEN PROTECTED FROM CONSTRUCTION IMPACTS BUT IS NOT SEVERELY DEGRADED.
        1. Site Preparation:
            - a. Remove all construction debris and top four to six inches of existing soil.
            - b. Test remaining existing soil to verify a pH range between 5.5 and 7, and has a nutrient content which corresponds to an adequate rating, per current industry standards.
            - c. Apply four (4) inches of mature compost evenly over the entire planting surface. (4" = 12 Cubic Yard/1,000 s.f.). Provide compost supplier information and specifications to the City Forestry Inspector for approval prior to install
            - d. Till the compost into the existing soil to a minimum depth of thirty-six (36) inches using the city's soil profile rebuilding specification.
            - e. If soil does not meet nutrient standards, mitigate soil chemistry to meet the chemical parameters.
        2. The Forestry Inspector may require additional soil specifications, based on site conditions.
    - III. Soil Specification FOR PLANTING WITHIN EXISTING GREEN SPACE AREAS WHICH HAVE BEEN PROTECTED FROM CONSTRUCTION IMPACTS (One of two options, as determined by Forestry Inspector) Refer to approved City of Rockville Detail A-7
        1. Test existing soil to verify it has a pH range between 5.5 and 7, and a nutrient content which corresponds to an adequate rating, per current industry standards. If soil does not meet nutrient standards, one of two options will be performed to mitigate the soil:
            - a. Option 1- Till Method- Depth of tilling for planting must be at least twenty-four (24) inches:
                - i. Apply four (4) inches of mature compost evenly over the entire planting surface (4" = 12 cubic yards/1,000 s.f.). Provide compost supplier information and specifications to the City Forestry Inspector for approval prior to install.
                - ii. Till the compost into the existing soil to a minimum depth of twenty-four (24") inches.
            - b. Option 2 – Aeration and Vertical Mulching
                - i. Using a 2- 3" Auger, drill a series of holes in the soil to a depth of twenty-four (24) inches.
                - ii. Begin at the edge of the hole dug for the root ball and continue drilling at one-foot intervals (maximum), in concentric rings around the tree out to ten (10) feet from the tree.
                - iii. Each hole must be refilled with mature compost.
            - c. The Forestry Inspector may require additional soil specifications, based on site conditions.
    - IV. Soil testing of the existing soil may be conducted with PRIOR approval from the City's Forestry Inspector to determine the number and location of the samples. The above requirements may be reduced if soil testing shows the following:
        1. Soil pH is between 5.5 and 7
        2. The top 24" of existing soil contains a minimum of 4-6% organic matter by weight
        3. The soil is free of contaminants
        4. The soil texture is sandy loam or loam
        5. The soil has an infiltration rate not less than 1" per hour
        6. The soil does not contain debris or stones greater than one inch
        7. The soluble salt content is less than 3 dS/m
        8. Consult the University of Maryland Extension website: http://extension.umd.edu/ for a listing of commercial soil testing facilities.
    - V. Soil preparation is required for street trees planted within the city's rights-of-way and private street trees, if they are part of the approved plan.
4. The depths and grades shown on plan drawings are final grades after settlement and shrinkage of the organic material. The contractor shall install the soil mix at a higher level to anticipate this reduction of volume. All grades are assumed to be 'as measured" to be prior to the addition of any surface compost till layer or mulch or sod.
5. All details of the planting plans regarding plant quality and proper planting will be discussed including but not limited to:
    - a. Plant quality.
    - b. Proper form for species.
    - c. Proper ratio of caliper size/height to container size/root ball size.
    - d. Proper pruning cuts if applicable in accordance with current ANSI A300 pruning standards (generally there should be no recent pruning).
    - e. No co-dominant stems or multiple trunks (unless approved by FCP or by The Forestry Inspector).
    - f. Sound graft union.
    - g. Free of girdling roots, or the ability to remove girdling roots without damaging the tree.
    - h. Trees shall be healthy, vigorous, insect/disease free, and without cankers/cracks or trunk damage.
6. Proper Installation
    - a. Root flare no higher than 3 inches from existing grade.
    - b. Exposed root flare (not graft); removing more than several inches of soil to expose the root flare may result in the rejection of the plant material.
    - c. Wire baskets/twine/burlap removed from at least the top half of root ball, or as directed by Forestry Inspector.
    - d. All burlap or twine removed completely.
    - e. No hose and wire; staking and strapping per City planting detail.
    - f. Planting Hole a minimum of twice the width of the root ball; could be greater. Planting detail assumes soil has been prepared per the city's specifications (Planting, #3).
    - g. Mulched properly, per City planting detail.
    - h. Wildlife protection installed, if required; type approved by the Forestry Inspector.
7. Trees not complying with the above requirements may be rejected at the discretion of the City Forestry Inspector.

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[1] See definitions section #9

2. A pre-planting meeting is required before installation of landscaping, afforestation, or reforestation. The applicant must schedule an on-site pre-planting meeting with the City Forestry Inspector. Attendees must include the Permittee, landscape contractor, and Forestry Inspector. Trees and shrubs shall conform to the current edition of the American Standard for Nursery Stock (ANSI Z60.1).
3. Comply with appropriate City Soil Specification:
    - I. Soil Specification FOR TREE PLANTING WHERE EXISTING PAVEMENT OR OTHER IMPERVIOUS SURFACES WERE PREVIOUSLY LOCATED OR WHERE EXISTING GREENSPACE HAS BEEN SEVERELY DEGRADED[1]
        1. Site preparation
            - a. Demolish existing impervious surface and remove all existing asphalt, concrete, stone and construction materials to expose subsoil free of debris.
            - b. Excavate so that final planting bed will provide quality soil to a depth of forty-eight (48) inches, and to a radius of 10' minimum or to new hard edge of planting bed, whichever is less.
            - c. Loosen exposed subsoil below 48" by ripping 18" into the sub grade elevation.
            - d. Test to ensure that planting bed drains at a rate of at least 1 inch/per hour.
            - e. Install imported soil to fill excavated planting bed. Imported soil shall have a texture of LOAM, per the USDA soil classification system and a chemical composition compatible with healthy tree growth. When installing the soil, it should be installed in lifts or layers of < 12 inches (30 cm), tamping or watering (not both) between lifts to minimize potential settling.
        2. Immediately prior to installation of plant material, the soil must be tested and must have a pH range between 5.5 and 7 and a nutrient content which corresponds to an adequate rating, per current industry standards. Amend soil, if necessary, to achieve the current industry standard.
        3. The Forestry Inspector may require additional soil specifications, based on site conditions.
    - II. Soil Specification FOR PLANTING WHERE EXISTING GREEN SPACE HAS NOT BEEN PROTECTED FROM CONSTRUCTION IMPACTS BUT IS NOT SEVERELY DEGRADED.
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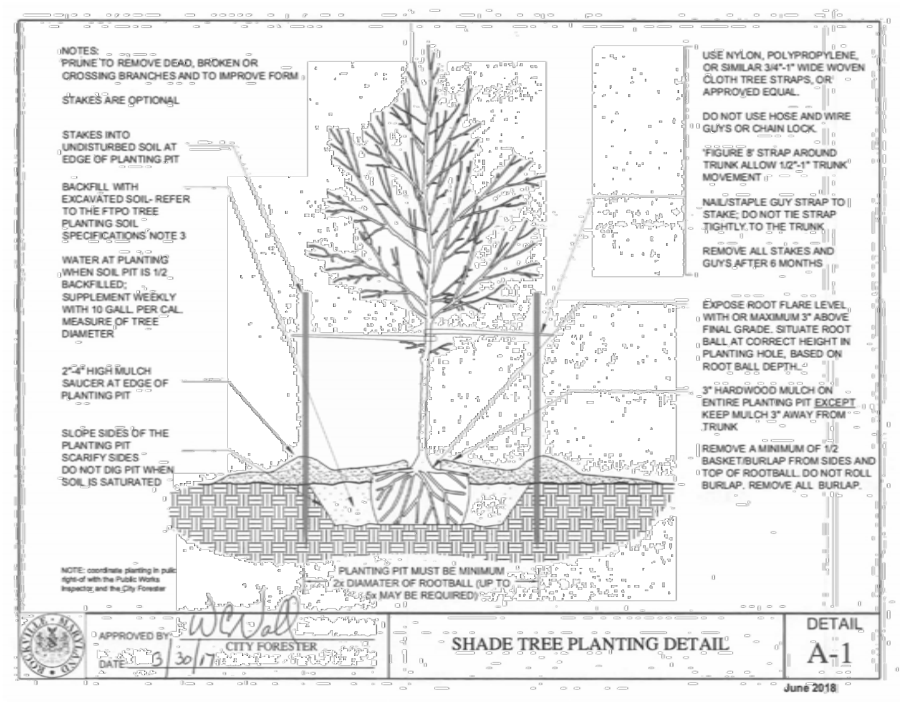
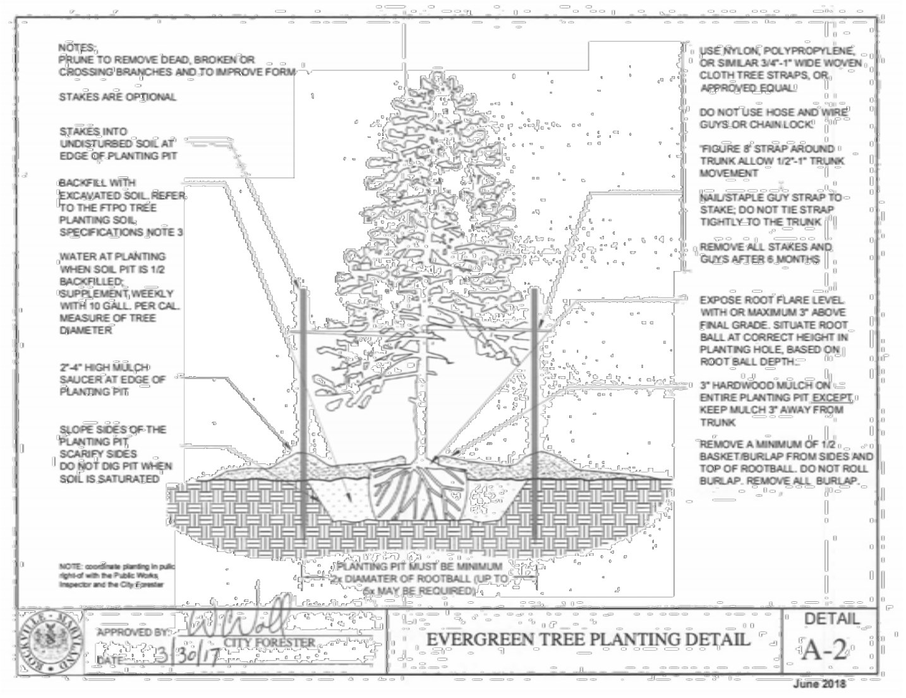
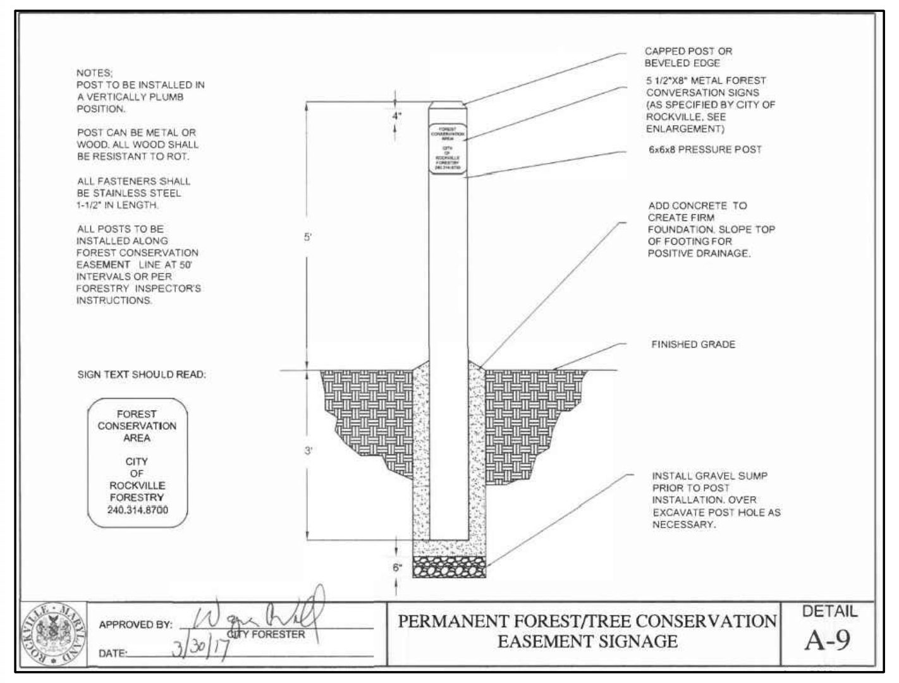
                - iii. Each hole must be refilled with mature compost.
            - c. The Forestry Inspector may require additional soil specifications, based on site conditions.

---

[1] See definitions section #9


NOTES:
PRUNE TO REMOVE DEAD, BROKEN OR CROSSING BRANCHES
STAKES ARE OPTIONAL
SHADE TREE PLANTING DETAIL
DETAIL
A-1
APPROVED BY
CITY FORESTER
DATE


NOTES:
PRUNE TO REMOVE DEAD, BROKEN OR CROSSING BRANCHES
STAKES ARE OPTIONAL
EVERGREEN TREE PLANTING DETAIL
DETAIL
A-2
APPROVED BY
CITY FORESTER
DATE



FOREST
CONSERVATION
AREA
CITY
OF
ROCKVILLE
FORESTRY
240.314.8700

FOREST CONSERVATION SIGN ENLARGEMENT

Lot Tree Requirement (Sec. 25.21.21)	
Lot Trees Required (See Lot Tree Calculation Table	163
Required Tree Replacement	74
Total Trees Required	**237**
Trees Provided on Lot	160
Provided Tree Replacement/ Supplemental Plantin	99
Total Lot Trees Provided	**259**

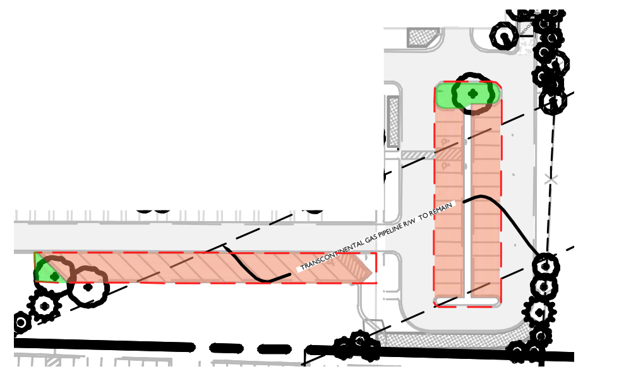
Frontage Tree Requirement (Research Blvd)	
Total Frontage	538
Trees Required (1 per 40 L.F.)	14
Total Provided	15

INTERNAL LANDSCAPING OF SURACE PARKING FACILITY	
Internal Area of Parking Lot	8506
Internal Landscape Area Required (5%)	426
Internal Landscape Area Provided	790

STREET TREES WITHIN PUBLIC ROW (Sec 25.21.21) (ST. 1)	
Total Frontage	1068
Trees Required (1 per 40 L.F.	27
Total Provided	27

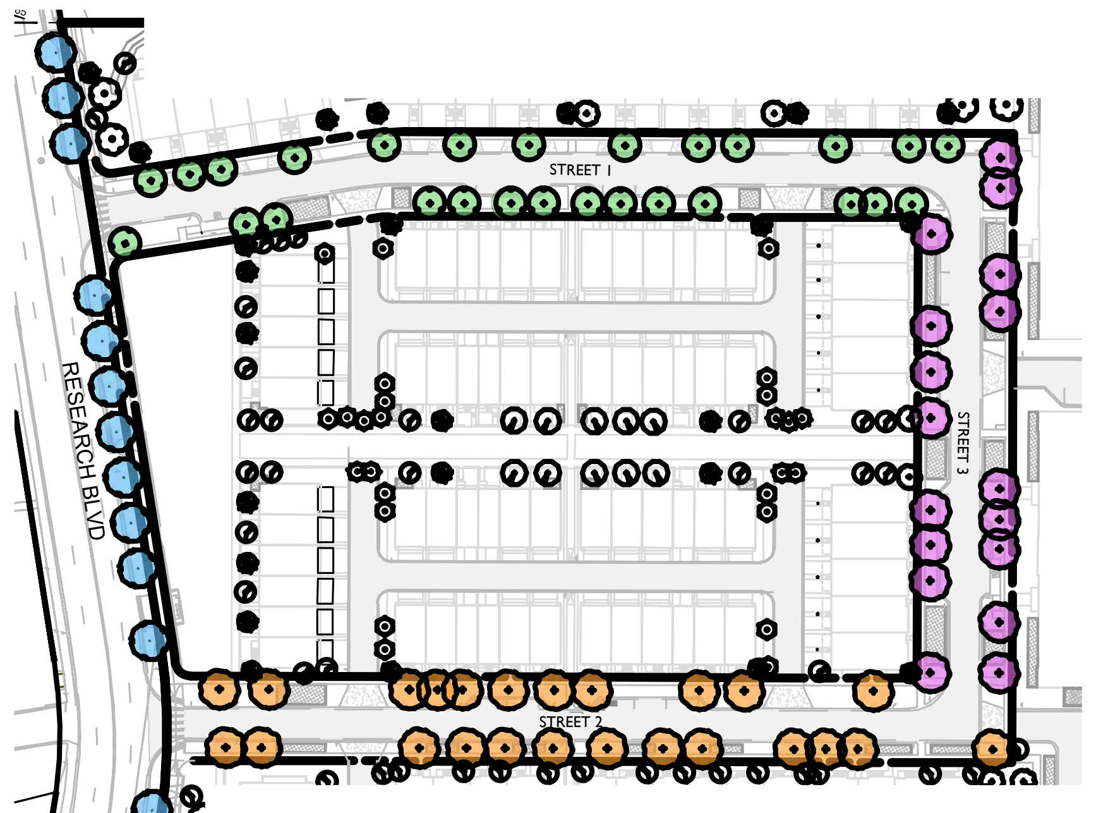
STREET TREES WITHIN PUBLIC ROW (Sec 25.21.21) (ST. 2)	
Total Frontage	960
Trees Required (1 per 40 L.F.	24
Total Provided	24

STREET TREES WITHIN PUBLIC ROW (Sec 25.21.21) (ST. 3)	
Total Frontage	644
Trees Required (1 per 40 L.F.	17
Total Provided	17



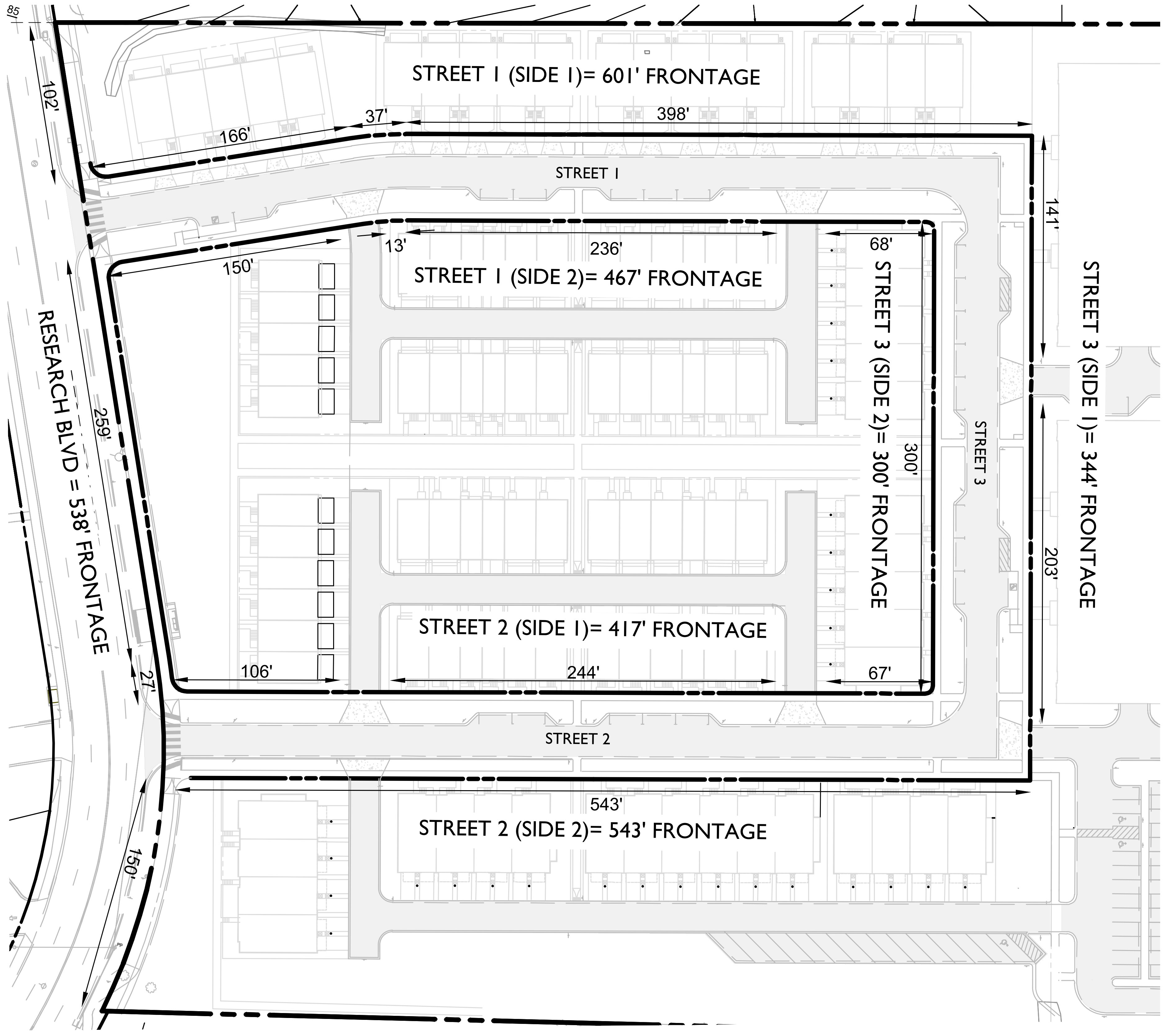
Internal Landscaping in Parking Facility

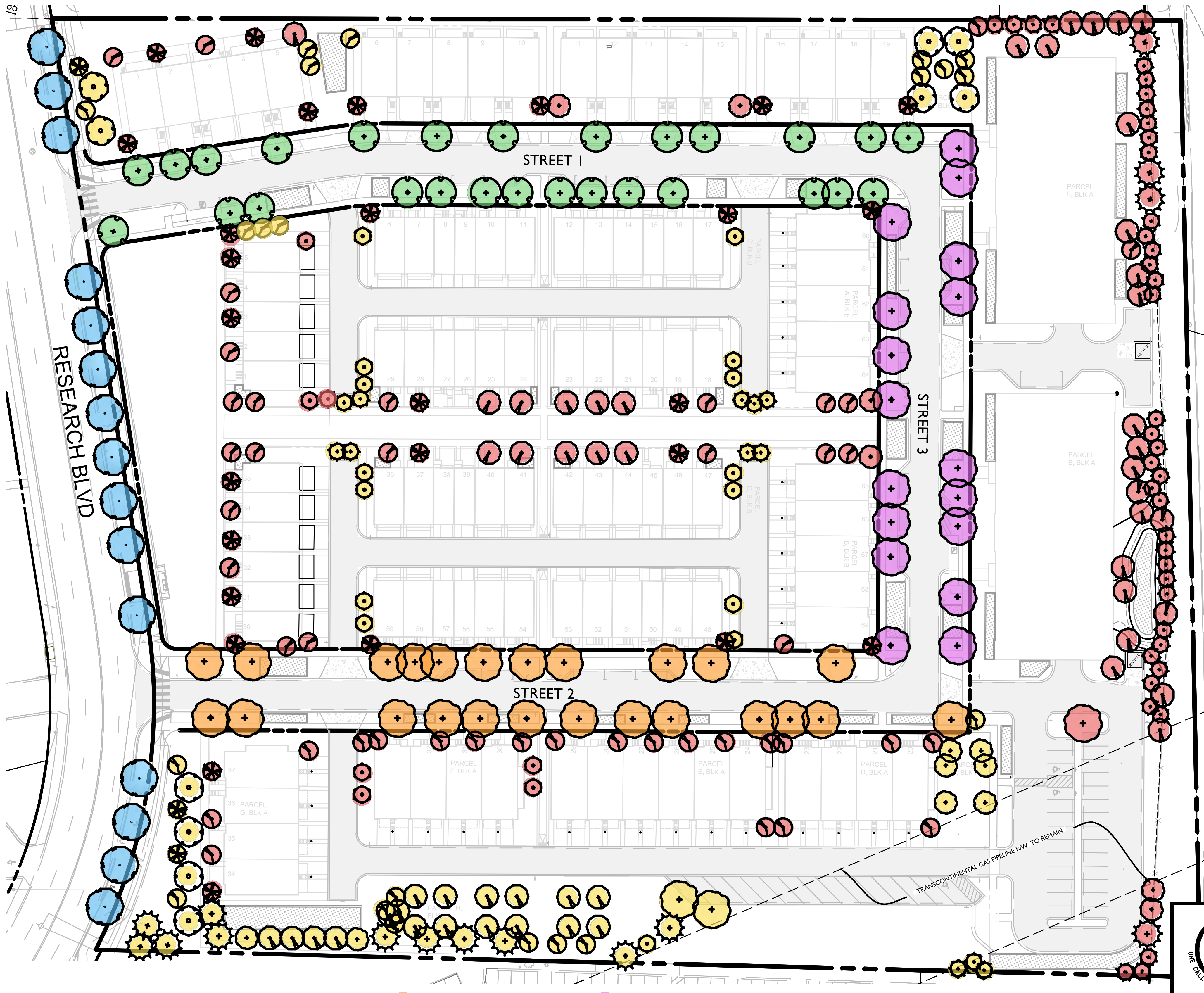
- ▨ PARKING AREA - 8,506 SF
- 🟩 LANDSCAPE AREA - 790 SF



Street Trees Within Public Right of Way Diagram

- ● STREET TREES - STREET 1
- ● STREET TREES - STREET 2
- ● STREET TREES - STREET 3
- ● STREET TREES - RESEARCH BLVD FRONTAGE


85
STREET 1 (SIDE 1)= 601' FRONTAGE
102'
166'
37'
398'
STREET 1
150'
13'
236'
68'
STREET 1 (SIDE 2)= 467' FRONTAGE
141'
STREET 3 (SIDE 2)= 300' FRONTAGE
300'
STREET 3
STREET 3 (SIDE 1)= 344' FRONTAGE
203'
RESEARCH BLVD = 538' FRONTAGE
259'
27'
106'
244'
67'
STREET 2 (SIDE 1)= 417' FRONTAGE
STREET 2
543'
STREET 2 (SIDE 2)= 543' FRONTAGE
150'



- ● STREET TREES - STREET 1
- ● STREET TREES - STREET 2
- ● STREET TREES - STREET 3
- ● STREET TREES - RESEARCH BLVD. FRONTAGE
- ● ON-LOT PLANTING
- ● SUPPLEMENTAL PLANTING

LOT TREE CALCULATION TABLE

	Lot #	Lot Area (SF)	Lot Tree Required	Tree Provided On Lot	Required Tree Replacement
Front Load Townhomes	A1	2059	2	2	0
	A2	1704	1	1	0
	A3	1704	1	1	0
	A4	1704	1	1	0
	A5	2059	2	2	0
	A6	1919	1	1	0
	A7	1584	1	0	2
	A8	1584	1	0	2
	A9	1584	1	0	2
	A10	1914	1	1	0
	A11	1914	1	1	0
	A12	1584	1	0	2
	A13	1584	1	0	2
	A14	1584	1	0	2
	A15	1914	1	1	0
	A16	1914	1	1	0
	A17	1584	1	0	2
	A18	1584	1	0	2
	A19	1914	1	1	0
2 over 2	A20	8286	5	5	0
	A21				
	A22				
	A23				
	A24	12032	7	7	0
	A25				
	A26				
	A27				
	A27				
	A29				
	A30	9364	5	9	0
	A31				
	A32				
	A33				
	A34	9180	5	5	0
	A35				
	A36				
	A37				
Rear Load Townhomes	B1	2135	2	4	0
	B2	1400	1	1	0
	B3	1400	1	1	0
	B4	1400	1	1	0
	B5	1925	1	3	0
	B6	1395	1	1	0
	B7	1110	1	0	2
	B8	777	1	0	2
	B9	777	1	0	2
	B10	1110	1	0	2
	B11	1221	1	0	2
	B12	1221	1	0	2
	B13	1110	1	0	2
	B14	1110	1	0	2
	B15	777	1	0	2
	B16	1110	1	0	2
	B17	1397	1	1	0
	B18	1522	1	1	0
	B19	1210	1	1	0
	B20	847	1	0	2
	B21	1210	1	1	0
	B22	1210	1	1	0
	B23	1331	1	1	0
	B24	1331	1	1	0
	B25	1210	1	1	0
	B26	847	1	0	2
	B27	847	1	0	2
	B28	1210	1	1	0
	B29	1522	1	1	0
	B30	1785	1	3	0
	B31	1400	1	1	0
	B32	1400	1	1	0
	B33	1400	1	1	0
	B34	1400	1	1	0
	B35	2135	2	3	0
	B36	1522	1	1	0
	B37	1210	1	1	0
	B38	847	1	0	2
	B39	847	1	0	2
	B40	1210	1	1	0
	B41	1331	1	1	0
	B42	1331	1	1	0
	B43	1210	1	1	0
	B44	1210	1	1	0
	B45	847	1	0	2
	B46	1210	1	1	0
	B47	1522	1	1	0
	B48	1397	1	1	0
	B49	1110	1	0	2
	B50	777	1	0	2
	B51	1110	1	0	2
	B52	1110	1	0	2
	B53	1221	1	0	2
	B54	1221	1	0	2
	B55	1110	1	0	2
	B56	777	1	0	2
	B57	777	1	0	2
	B58	1110	1	0	2
	B59	1396	1	1	0
2 over 2	B60	10059	6	4	4
	B61				
	B62				
	B63				
	B64				
	B65	10059	6	5	2
	B66				
	B67				
	B68				
	B69				
	B-Block A (Condos)	93369	47	70	0
	Totals		**163**	**160**	**74**

Lot Tree Required + Required Tree Replacement	163+74 = 237
Supplemental Planting Provided	99
Tree Provided on Lot + Supplemental Planting	160+99 = 259

MEMBER ONE CALL SYSTEMS INTERNATIONAL

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

C:\ACC\ACCDocs\Rodgers Consulting\MC-CoR-1455 Research Blvd\Project Files\autocad\Plot Plans\Site Plan\L-01 Landscape Plan.dwg

RODGERS CONSULTING

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

DESIGN TEAM

Developer:
Pulte Home Company, LLC
9302 Route 29, Suite 1000
Fairfax, VA 22031
Attn: Chris Spahr

Legal:
Lerch Early Brewer
7600 Wisconsin Avenue, Suite 700
Bethesda, Maryland 20814
301.347.3756
Attn: Patricia Harris

Land Planning / Landscape Architect / Civil Engineering:
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19847 Century Boulevard, Suite 200
Germantown, Maryland 20878
301.948.4700
Attn: Randall Rentfro

SEAL & SIGNATURE

Ryan D. White
3555

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3555, EXPIRATION DATE: 04/23/28."

1455 RESEARCH BLVD

SITE PLAN - 2026-101-STP

WSSC GRID: 219NW09 & 219NW08, Tax Map: GR13
City Of Rockville, Rockville, Election District 04

ISSUE DATE	DESCRIPTION
2025.07.11	1st Submission
2025.12.09	2nd Submission
2026.03.12	3rd Submission
-	-
-	-

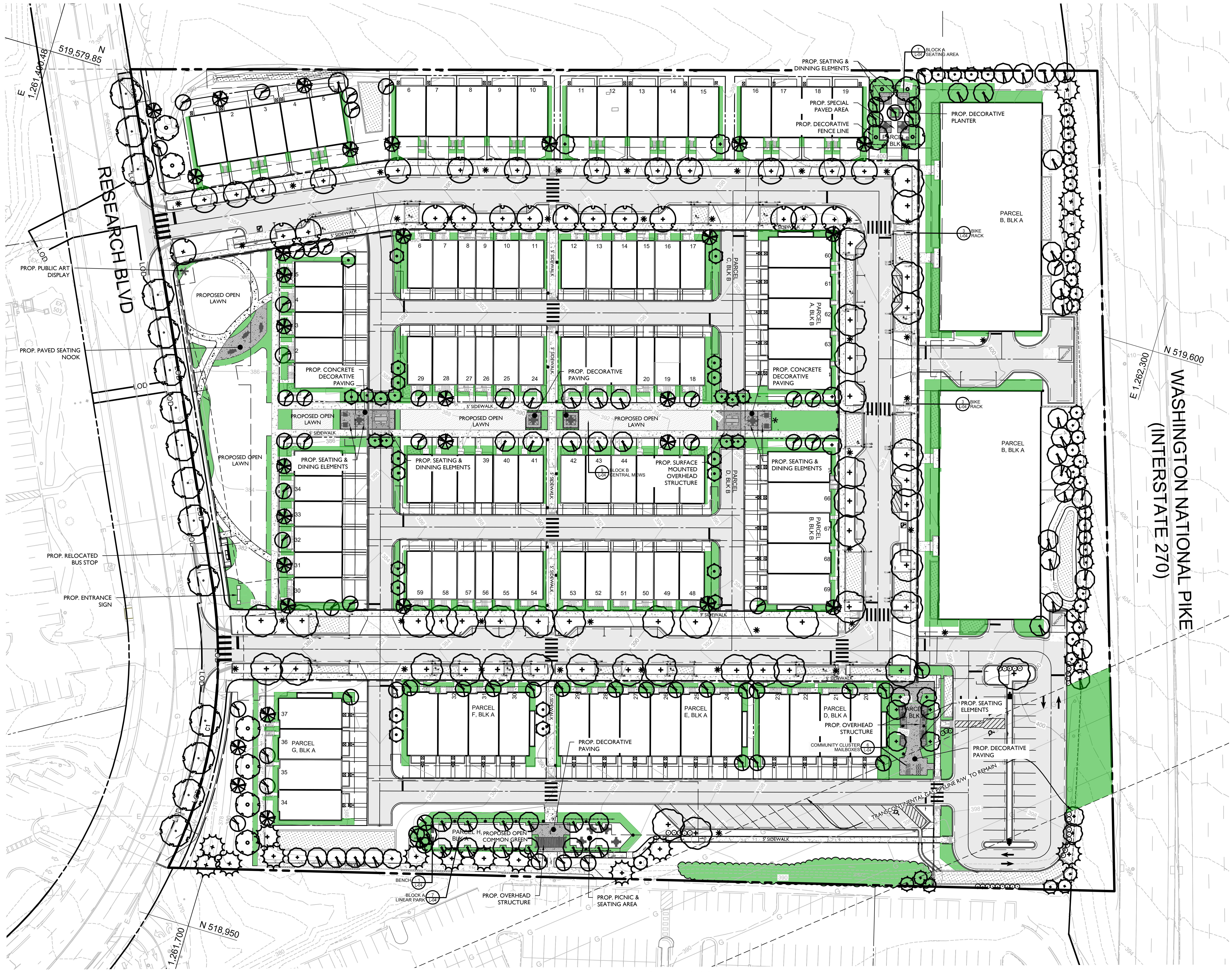
REVISIONS NO	DATE	DESCRIPTION

PROJECT NUMBER	0377AS
DATE	2026.03.12
SCALE	AS SHOWN

DRAWING TITLE
Landscape Details

DRAWING NUMBER **L-02**

2026.04.30 - 10:21 AM


519,579.85
N
E 1,261,400.48
RESEARCH BLVD
LOD
8" SEWER
EX 503
PROP. PUBLIC ART DISPLAY
PROP. PAVED SEATING NOOK
PROPOSED OPEN LAWN
PROP. RELOCATED BUS STOP
PROP. ENTRANCE SIGN
C1
N 518,950
E 1,261,700
5' SIDEWALK
PROP. CONCRETE DECORATIVE PAVING
PROP. SEATING & DINING ELEMENTS
PROP. SEATING & DINNING ELEMENTS
PROP. DECORATIVE PAVING
PROP. SURFACE MOUNTED OVERHEAD STRUCTURE
9 L-04 BLOCK B CENTRAL MEWS
PARCEL C, BLK B
PARCEL D, BLK B
PARCEL A, BLK B
PARCEL B, BLK B
PROP. SEATING & DINNING ELEMENTS
PROP. SPECIAL PAVED AREA
PROP. DECORATIVE FENCE LINE
7 L-04 BLOCK A SEATING AREA
PARCEL A, BLK
PROP. DECORATIVE PLANTER
PARCEL B, BLK A
3 L-04 BIKE RACK
RECYCLE
N 519,600
E 1,262,300
WASHINGTON NATIONAL PIKE (INTERSTATE 270)
PARCEL G, BLK A
PARCEL F, BLK A
PARCEL E, BLK A
PARCEL D, BLK A
PARCEL C, BLK
PROP. OVERHEAD STRUCTURE
COMMUNITY CLUSTER MAILBOXES 6 L-04
PROP. SEATING ELEMENTS
PROP. DECORATIVE PAVING
TRANSCONTINENTAL GAS PIPELINE R/W TO REMAIN
PARCEL H, BLK A
PROPOSED OPEN COMMON GREEN
BENCH 1 L-04
BLOCK A LINEAR PARK 7 L-04
PROP. OVERHEAD STRUCTURE
PROP. PICNIC & SEATING AREA

REC & AMENITY PLAN

SCALE: 1" = 40'

GRAPHIC SCALE
40'
0
20'
40'
80'
160'
1 INCH = 40 FT

SHEET NOTES

1. REFER TO SHEET L-02 FOR ALL LANDSCAPE NOTES AND PLANT SCHEDULE.
2. ALL UNDERSTORY WILL BE PROVIDED AT BUILDING PERMIT AS STANDARD LANDSCAPE OPTIONS WITH BUILDING UNIT TYPES.

LEGEND

▬	SITE BOUNDARY
✹	STREET LIGHTS
✳	BOLLARD LIGHTS
◉	AREA LIGHTS
▨	STORMWATER MANAGEMENT FACILITIES
░	PROPOSED SIDEWALK
🟩	PROPOSED UNDERSTORY PLANTING AREA
*	PROPOSED PUBLIC ART DISPLAY
-□-□-	PROPOSED DECORATE FENCE

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Ryan D. White 3555

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1455 RESEARCH BLVD

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WSSC GRID: 219NW09 & 219NW08, Tax Map: GR13
City Of Rockville, Rockville, Election District 04

ISSUE DATE	DESCRIPTION
2025.07.11	1st Submission
2025.12.09	2nd Submission
2026.03.12	3rd Submission
-	-
-	-

REVISIONS

NO	DATE	DESCRIPTION

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1-800257-7777
48 Hours Before Start Of Construction

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Preliminary Not For Construction

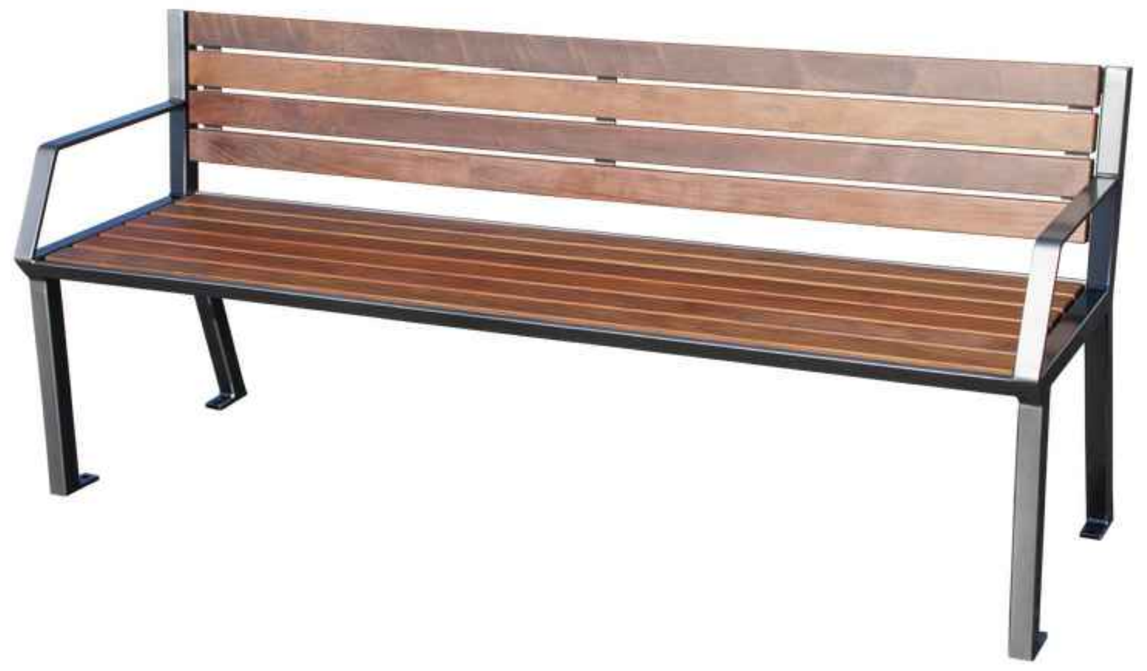
PROJECT NUMBER	0377AS
DATE	2026.03.12
SCALE	1" = 40'

DRAWING TITLE
Rec & Amenity Plan

DRAWING NUMBER
L-03

C:\ACC\ACCDocs\Rodgers Consulting\MC-CoR-1455 Research Blvd\Project Files\autocad\Plot Plans\Site Plan\L-03 Rec & Amenity Plan.dwg

2026.04.28 - 10:37 AM

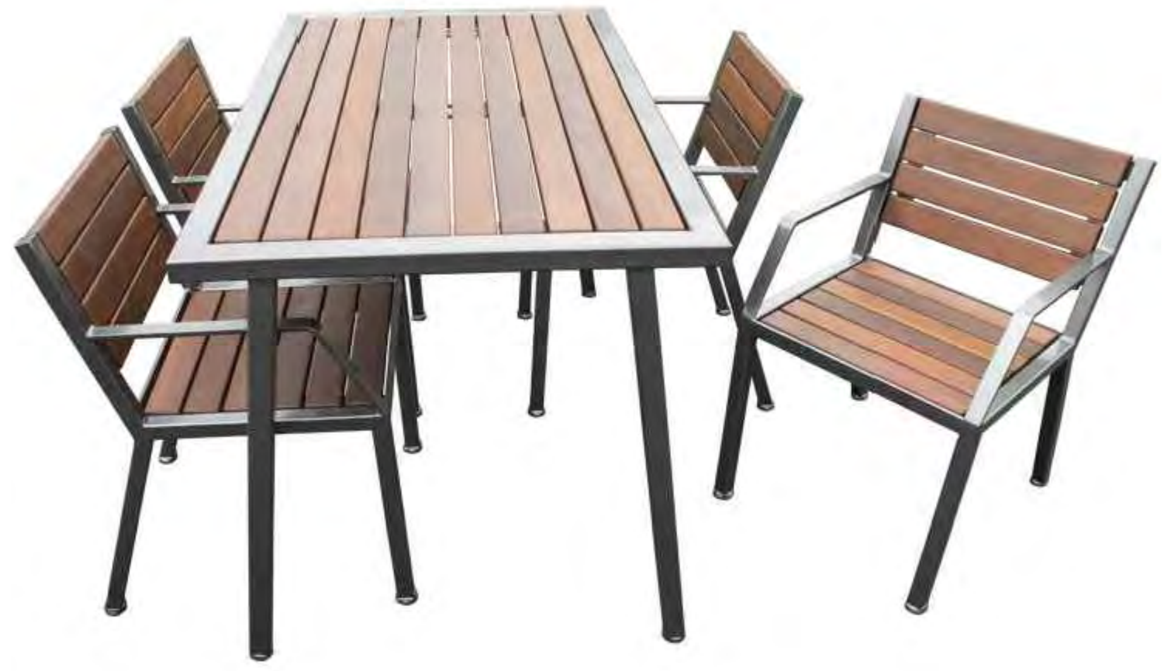


MODEL: ENZO BENCH WITH BACK
MFR: KEYSTONE RIDGE

OR APPROVED EQUAL

SIZE: 48" & 72" OPTIONS
FINISH: POWDERCOAT
COLOR: BLACK
MOUNTING: SURFACE MOUNT
OR FREE STANDING

1 BENCH

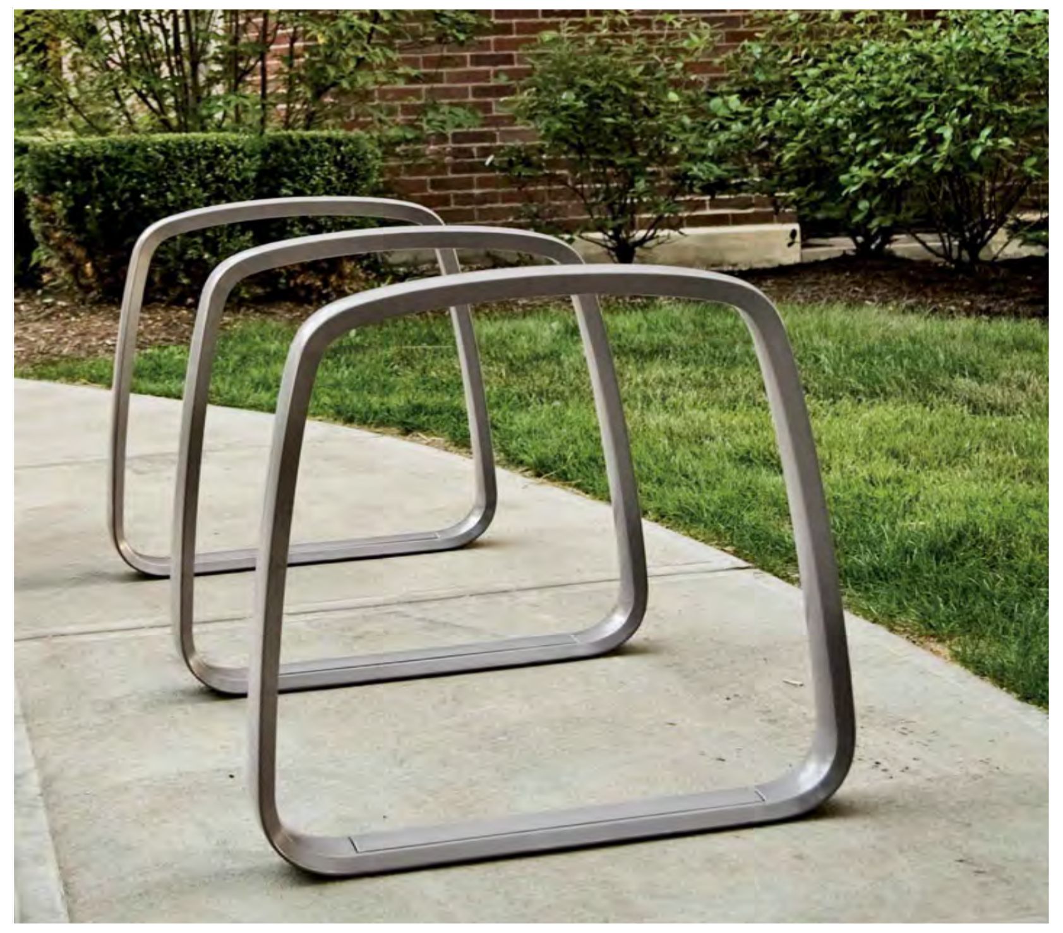


MODEL: ENZO RECTANGLE TABLE SET
MFR: KEYSTONE RIDGE

OR APPROVED EQUAL

SIZE: 54" x 65" X 31 5/8"
FINISH: POWDERCOAT
COLOR: BLACK
MOUNTING: SURFACE MOUNT
OR FREE STANDING

2 TABLE SET

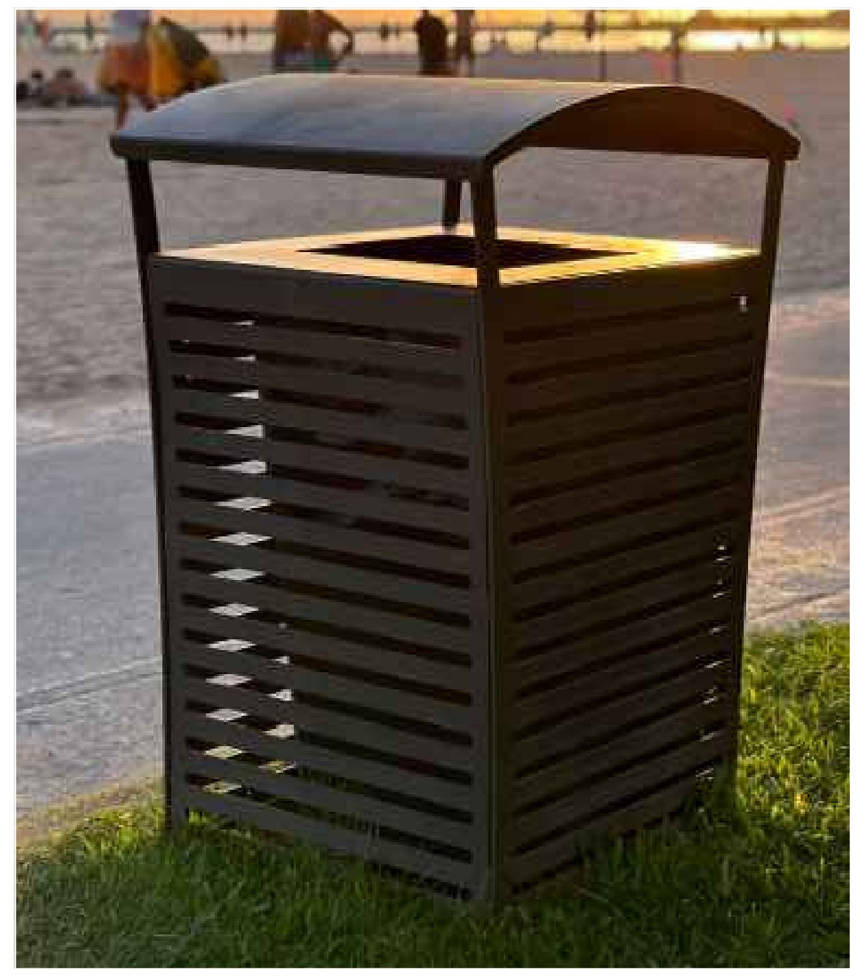


MODEL: RIDE
MFR: METRO40

OR APPROVED EQUAL

SIZE: 26" HEIGHT
FINISH: POWDERCOAT
COLOR: BLACK
MOUNTING: CONSEALED SURFACE MOUNT

3 BIKE RACK

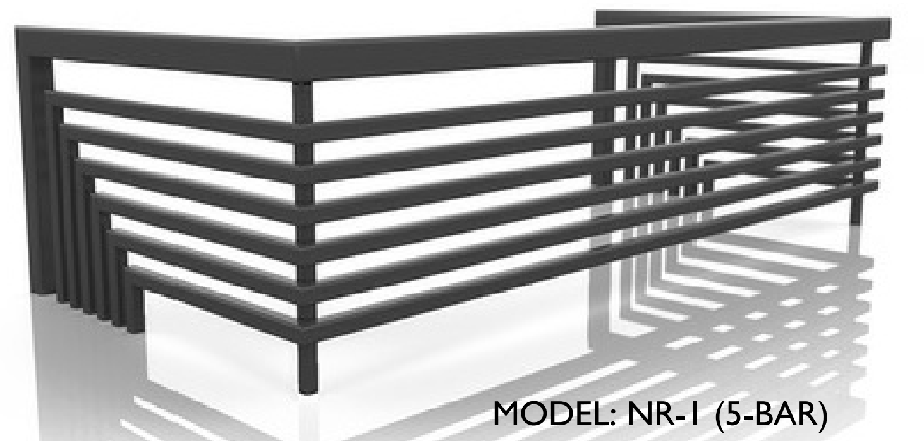


MODEL: EXPOSITION 45 GALLON TRASH RECEPTACLE / RECYCLER, SIDE DOOR
MFR: ANOVA

OR APPROVED EQUAL

SIZE: 44" x 30" x 24"
FINISH: POWDERCOAT
COLOR: BLACK
MOUNTING: SURFACE MOUNT

4 TRASH RECEPTACLE

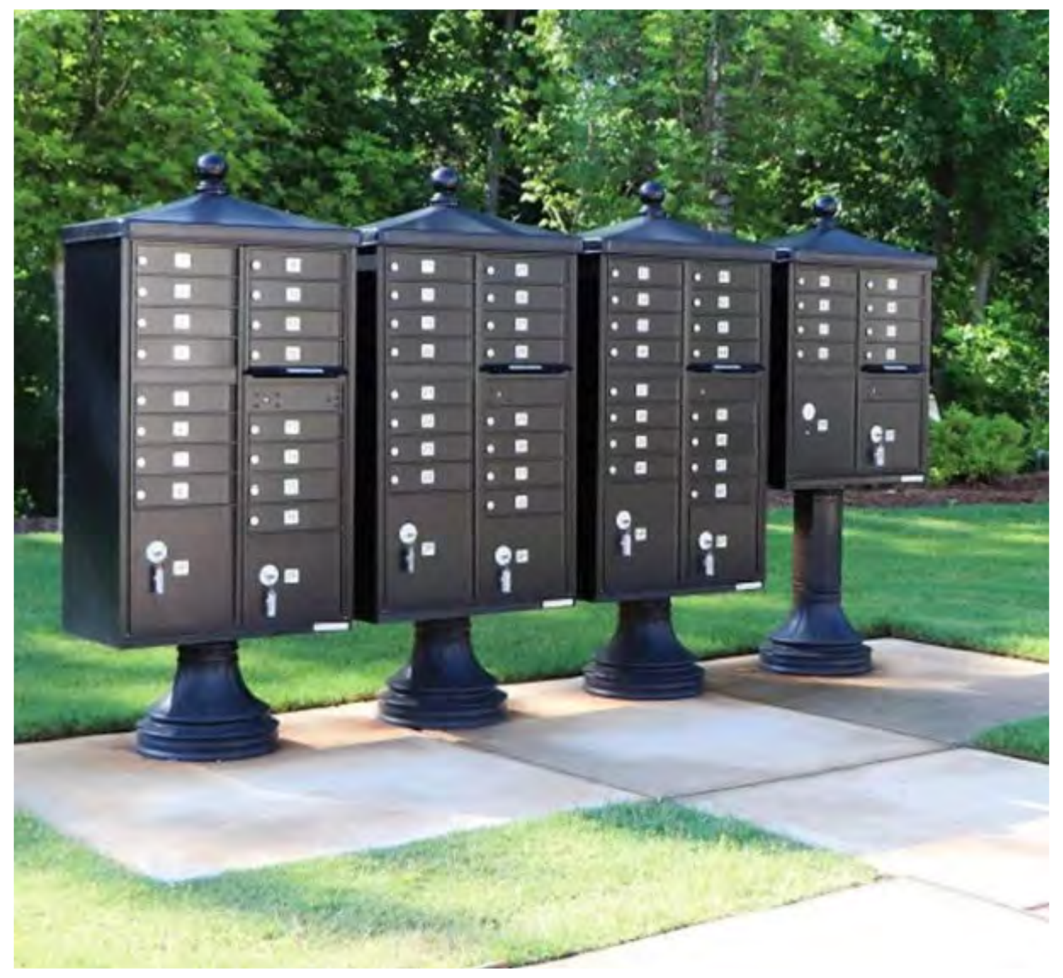


MODEL: NR-1 (5-BAR)
MFR: URBAN ACCESSORIES

OR APPROVED EQUAL

SIZE: 144' x 72' x 18"
FINISH: POWDERCOAT
COLOR: BLACK

5 BIO FACILITY FENCE



MODEL: SALABURY REGENCY DECORATIVE CLUSTER BOX
TYPE: CBU TYPE III (3316)
MFR: SALSBURY INDUSTRIES

OR APPROVED EQUAL

SIZE: VARIES PER OPTION
FINISH: POWDERCOAT
COLOR: BLACK
MOUNTING: EMBEDDED OR SURFACE MOUNT

6 COMMUNITY CLUSTER MAILBOXES

PHOTO CREDIT: Stefan Molinaro

7 BLOCK A SEATING AREA

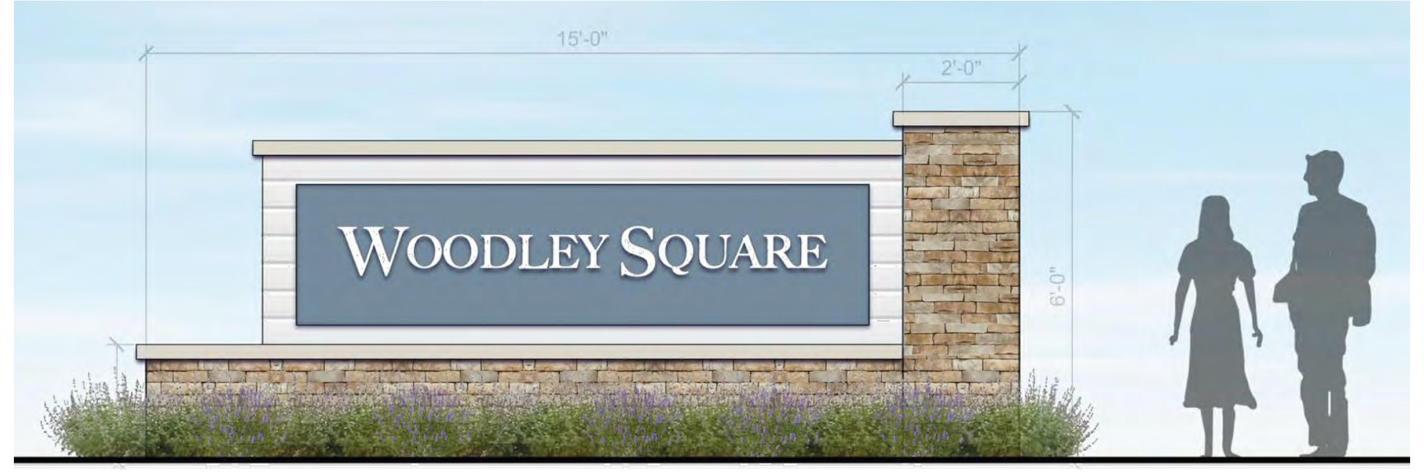
ILLUSTRATIVE CONCEPT PURPOSE ONLY

8 BLOCK A LINEAR PARK

ILLUSTRATIVE CONCEPT PURPOSE ONLY

9 BLOCK B CENTRAL MEWS

ILLUSTRATIVE CONCEPT PURPOSE ONLY



10 ENTRANCE SIGN

ILLUSTRATIVE CONCEPT PURPOSE ONLY

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

C:\ACC\ACCDocs\Rodgers Consulting\MC-CoR-1455 Research Blvd\Project Files\autocad\Plot Plans\Site Plan\L-04 Rec & Amenity Details.dwg

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

DESIGN TEAM

Developer:
Pulte Home Company, LLC
9302 Route 29, Suite 1000
Fairfax, VA 22031
Attn: Chris Spahr

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

Ryan D. White
3555

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3555, EXPIRATION DATE: 04/23/28."

1455 RESEARCH BLVD
SITE PLAN - 2026-101-STP

WSSC GRID: 219NW09 & 219NW08, Tax Map: GR13
City Of Rockville, Rockville, Election District 04

ISSUE

DATE	DESCRIPTION
2025.07.11	1st Submission
2025.12.09	2nd Submission
2026.03.12	3rd Submission
-	-
-	-

REVISIONS

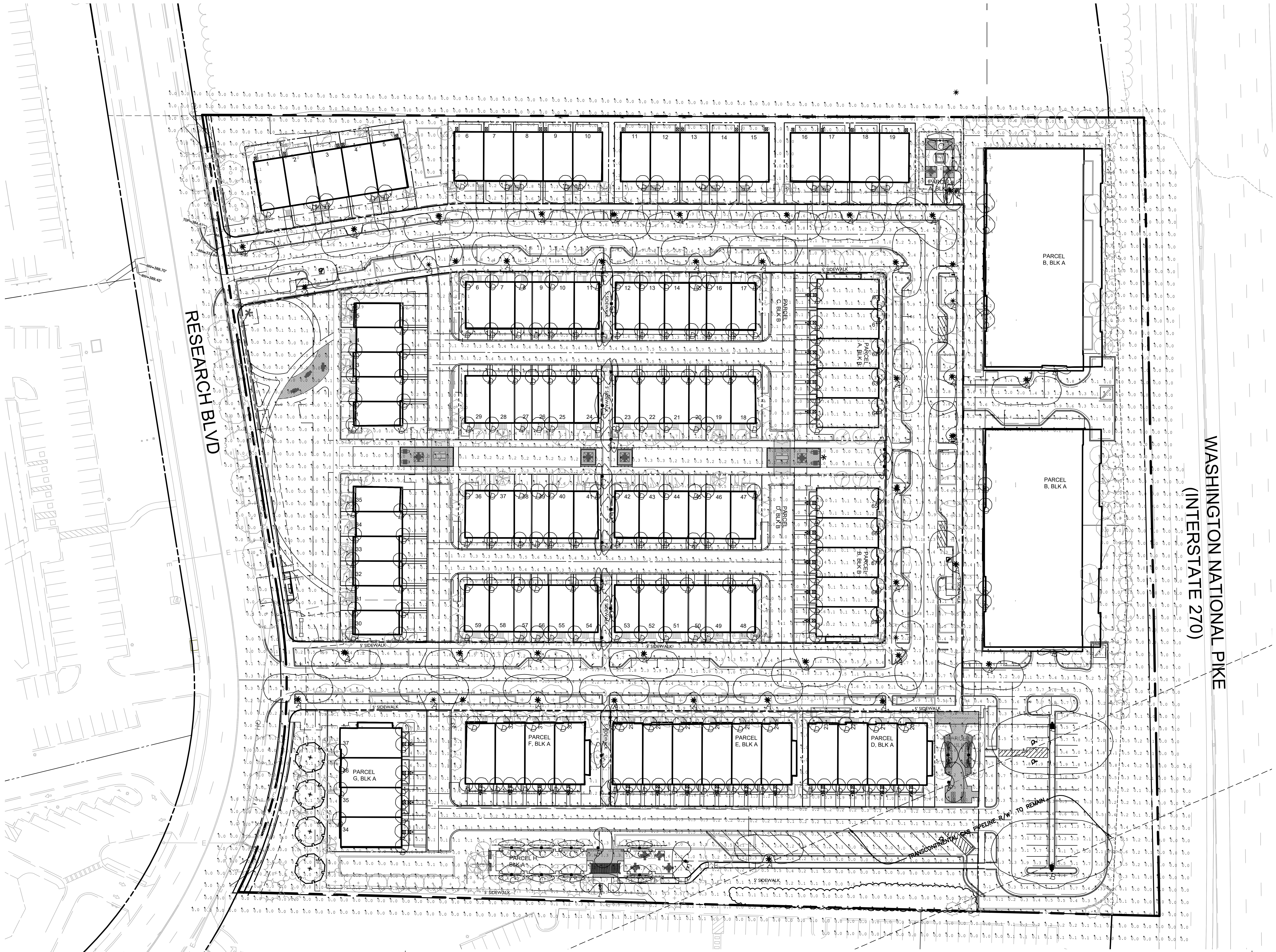
NO	DATE	DESCRIPTION

PROJECT NUMBER	0377AS
DATE	2026.03.12
SCALE	AS SHOWN

DRAWING TITLE
Rec & Amenity Details

DRAWING NUMBER
L-04

2026.04.28 - 10:51 AM



SHEET NOTES

1. REFER TO SHEET LL-02 FOR ALL LIGHTING NOTES AND FIXTURE SCHEDULE.
2. ALL ARCHITECTURAL SCONCE AND WALL PACK WERE CHOSEN TO ILLUMINATE BUILDING DOORWAYS AND ENTRANCES. THESE FIXTURES ARE SUBJECT TO CHANGE WITH THE ARCHITECTURE AND WILL BE DETERMINED AT BUILDING PERMIT PHASE.
3. STREETLIGHTING EQUIPMENT AND LOCATIONS WILL BE REVIEWED AND APPROVED WITH THE PWK PERMIT. APPROVAL OF THE SITE PLAN DOES NOT CONSTITUTE APPROVAL OF THE PUBLIC STREET LIGHTING ELEMENTS.
4. THIS PLAN IS IN COMPLIANCE WITH THE CITY LANDSCAPE, SCREENING, AND LIGHTING MANUAL GUIDELINES.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
✷	39	PUCL3 P05 30K FC3	Single	PUCL3 P05 30K FC3	A	0.910	3759	29.92	777.92	14
✷	28	MA30-L1L10-LD2-40K	Single	MA30-L1L10-LD2-40K	C	0.910	1231	13	364	3.5
◎	5	RADPT P1 27K PATH HS	Single	RADPT P1 27K PATH HS	F	0.910	2196	25.4134	101.654	12
▯	2	WDGE2 LED P0 27K 80CRI T1S	Single	WDGE2 LED P0 27K 80CRI T1S	E	0.910	636	6.8946	13.789	11
·	228	SYP400-L1L30-FLD	Single	SYP400-L1L30-FLD	D	0.910	3015	32	7296	7, 10
■	2	DSX1 LED P8 30K 80CRI T3LG EG	Single	DSX1 LED P8 30K 80CRI T3LG EGS-F	B	0.910	16645	215.77	431.54	25

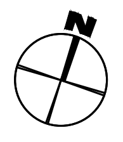
GRAPHIC SCALE

40'
0
20'
40'
80'
160'

1 INCH = 40 FT

Lighting Plan

SCALE: 1" = 40'



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Pulte Homes

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-	-
-	-

REVISIONS

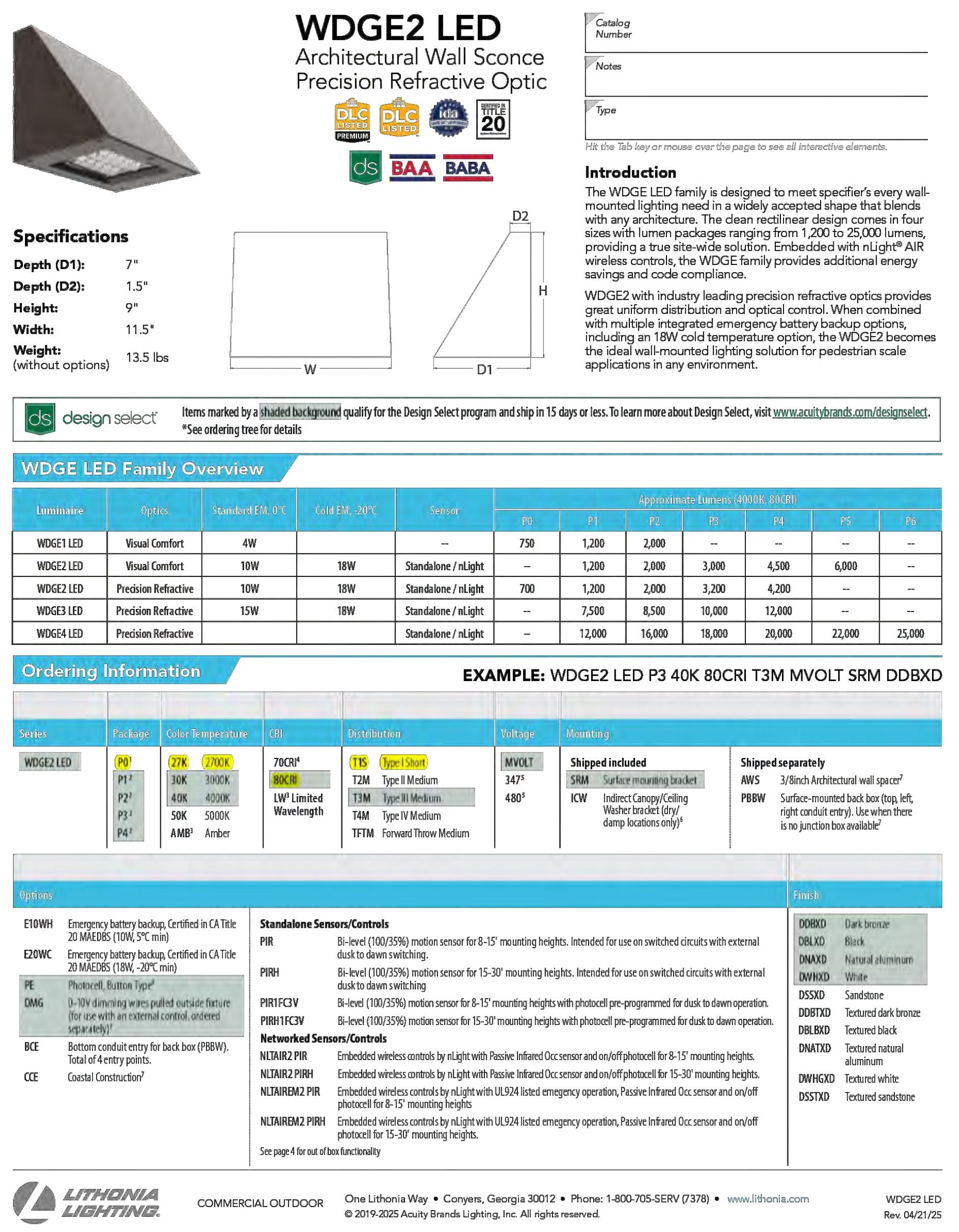
NO	DATE	DESCRIPTION

PROJECT NUMBER	0377AS
DATE	2026.03.12
SCALE	1" = 40'

DRAWING TITLE
Lighting Plan

DRAWING NUMBER
LL-01

2026.04.28 - 10:54 AM



WDGE2 LED
Architectural Wall Sconce
Precision Refractive Optic

Catalog Number
Notes
Type
Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1):	7"
Depth (D2):	1.5"
Height:	9"
Width:	11.5"
Weight: (without options)	13.5 lbs

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

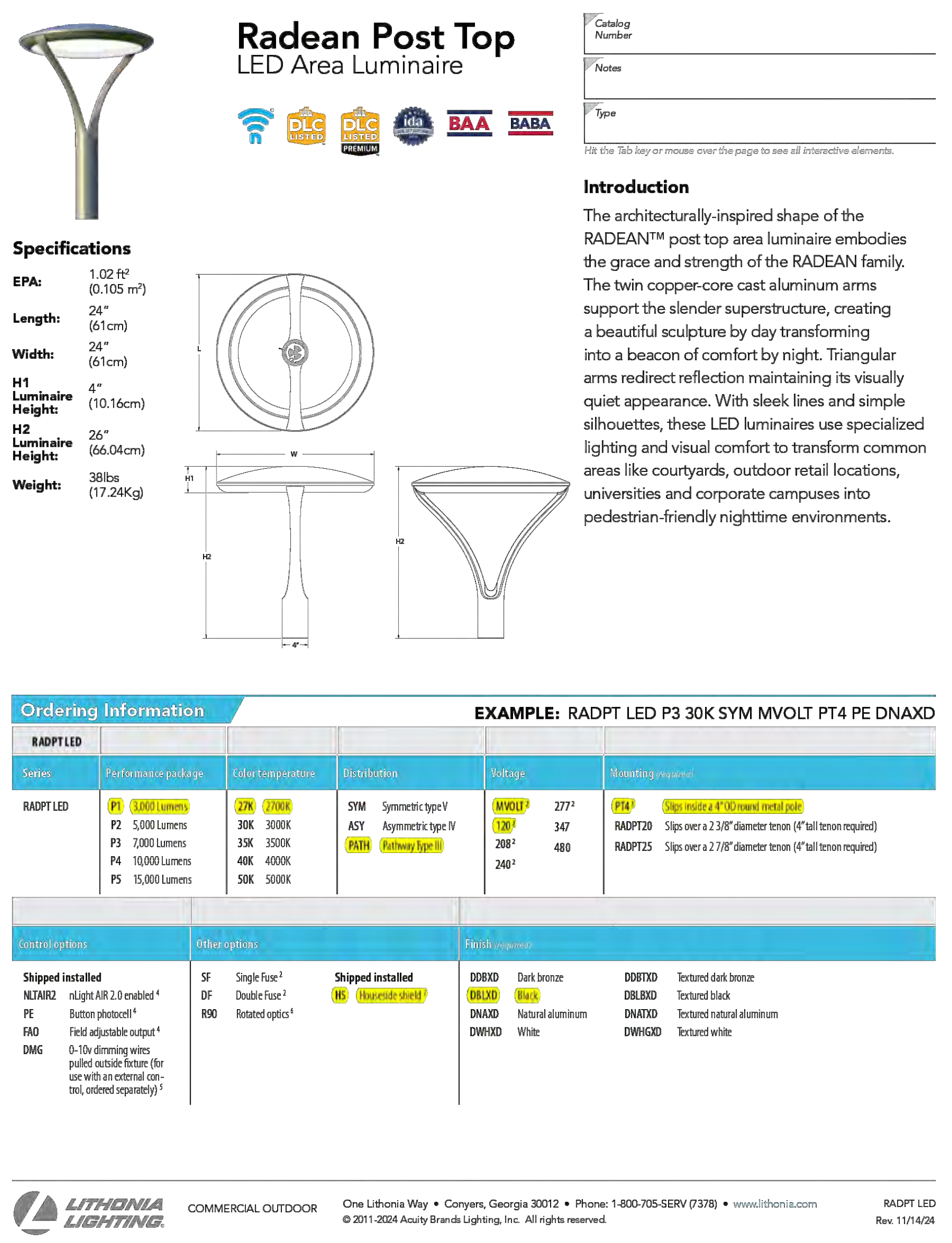
design select — Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	P0	P1	P2	P3	P4	P5	P6
					Approximate Lumens (4000K, 80CRI)						
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive	--	--	Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information — EXAMPLE: WDGE2 LED P3 40K 80CRI T3M MVOLT SRM DDBXD

LITHONIA LIGHTING — COMMERCIAL OUTDOOR



Radean Post Top
LED Area Luminaire

Catalog Number
Notes
Type
Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

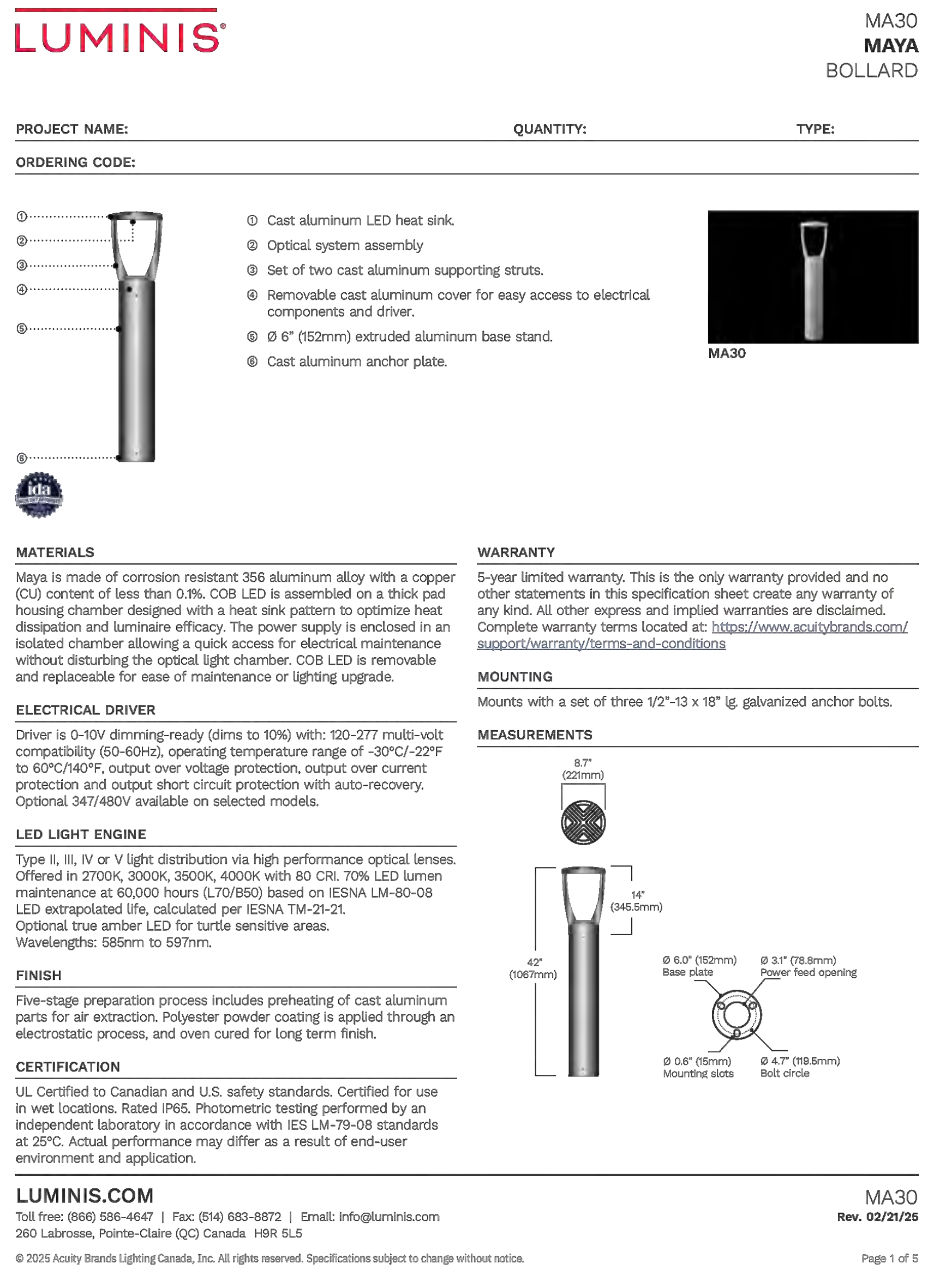
EPA:	1.02 ft² (0.105 m²)
Length:	24" (61cm)
Width:	24" (61cm)
H1 Luminaire Height:	4" (10.16cm)
H2 Luminaire Height:	26" (66.04cm)
Weight:	38lbs (17.24Kg)

Introduction

The architecturally-inspired shape of the RADEAN™ post top area luminaire embodies the grace and strength of the RADEAN family. The twin copper-core cast aluminum arms support the slender superstructure, creating a beautiful sculpture by day transforming into a beacon of comfort by night. Triangular arms redirect reflection maintaining its visually quiet appearance. With sleek lines and simple silhouettes, these LED luminaires use specialized lighting and visual comfort to transform common areas like courtyards, outdoor retail locations, universities and corporate campuses into pedestrian-friendly nighttime environments.

Ordering Information — EXAMPLE: RADPT LED P3 30K SYM MVOLT PT4 PE DNAXD

LITHONIA LIGHTING — COMMERCIAL OUTDOOR



LUMINIS®

MA30
MAYA
BOLLARD

PROJECT NAME: QUANTITY: TYPE:
ORDERING CODE:

① Cast aluminum LED heat sink.
② Optical system assembly
③ Set of two cast aluminum supporting struts.
④ Removable cast aluminum cover for easy access to electrical components and driver.
⑤ Ø 6" (152mm) extruded aluminum base stand.
⑥ Cast aluminum anchor plate.

MA30

MATERIALS

Maya is made of corrosion resistant 356 aluminum alloy with a copper (CU) content of less than 0.1%. COB LED is assembled on a thick pad housing chamber designed with a heat sink pattern to optimize heat dissipation and luminaire efficacy. The power supply is enclosed in an isolated chamber allowing a quick access for electrical maintenance without disturbing the optical light chamber. COB LED is removable and replaceable for ease of maintenance or lighting upgrade.

ELECTRICAL DRIVER

Driver is 0-10V dimming-ready (dims to 10%) with: 120-277 multi-volt compatibility (50-60Hz), operating temperature range of -30°C/-22°F to 60°C/140°F, output over voltage protection, output over current protection and output short circuit protection with auto-recovery. Optional 347/480V available on selected models.

LED LIGHT ENGINE

Type II, III, IV or V light distribution via high performance optical lenses. Offered in 2700K, 3000K, 3500K, 4000K with 80 CRI. 70% LED lumen maintenance at 60,000 hours (L70/B50) based on IESNA LM-80-08 LED extrapolated life, calculated per IESNA TM-21-21.
Optional true amber LED for turtle sensitive areas.
Wavelengths: 585nm to 597nm.

FINISH

Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

CERTIFICATION

UL Certified to Canadian and U.S. safety standards. Certified for use in wet locations. Rated IP65. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C. Actual performance may differ as a result of end-user environment and application.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: https://www.acuitybrands.com/support/warranty/terms-and-conditions

MOUNTING

Mounts with a set of three 1/2"-13 x 18" lg. galvanized anchor bolts.

MEASUREMENTS

8.7" (221mm)
14" (345.5mm)
42" (1067mm)
Ø 6.0" (152mm) Base plate
Ø 3.1" (78.8mm) Power feed opening
Ø 0.6" (15mm) Mounting slots
Ø 4.7" (119.5mm) Bolt circle

LUMINIS.COM
Toll free: (866) 586-4647 | Fax: (514) 683-8872 | Email: info@luminis.com
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5
MA30 Rev. 02/21/25

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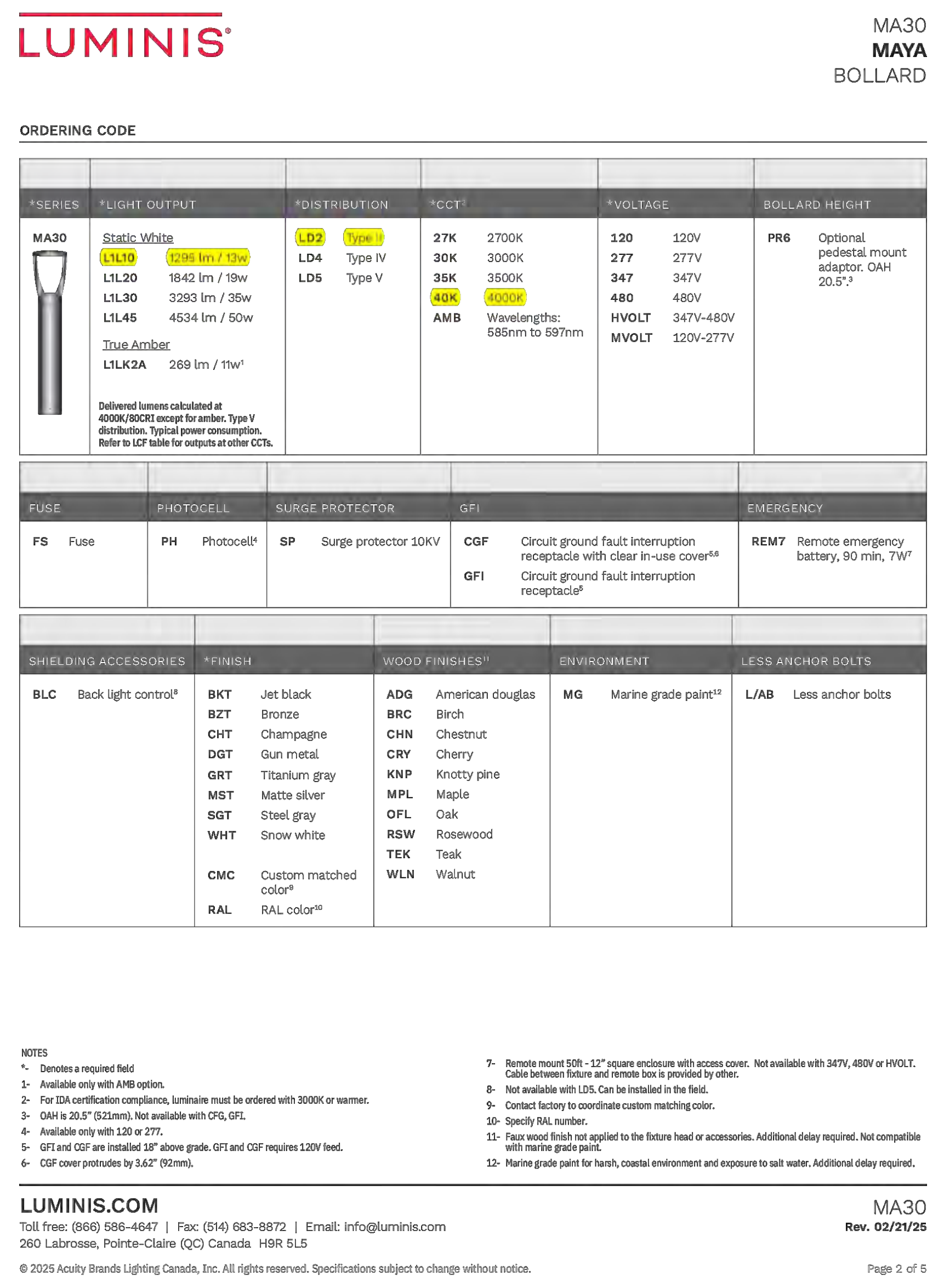
Page 1 of 5



LUMINIS®

MA30
MAYA
BOLLARD

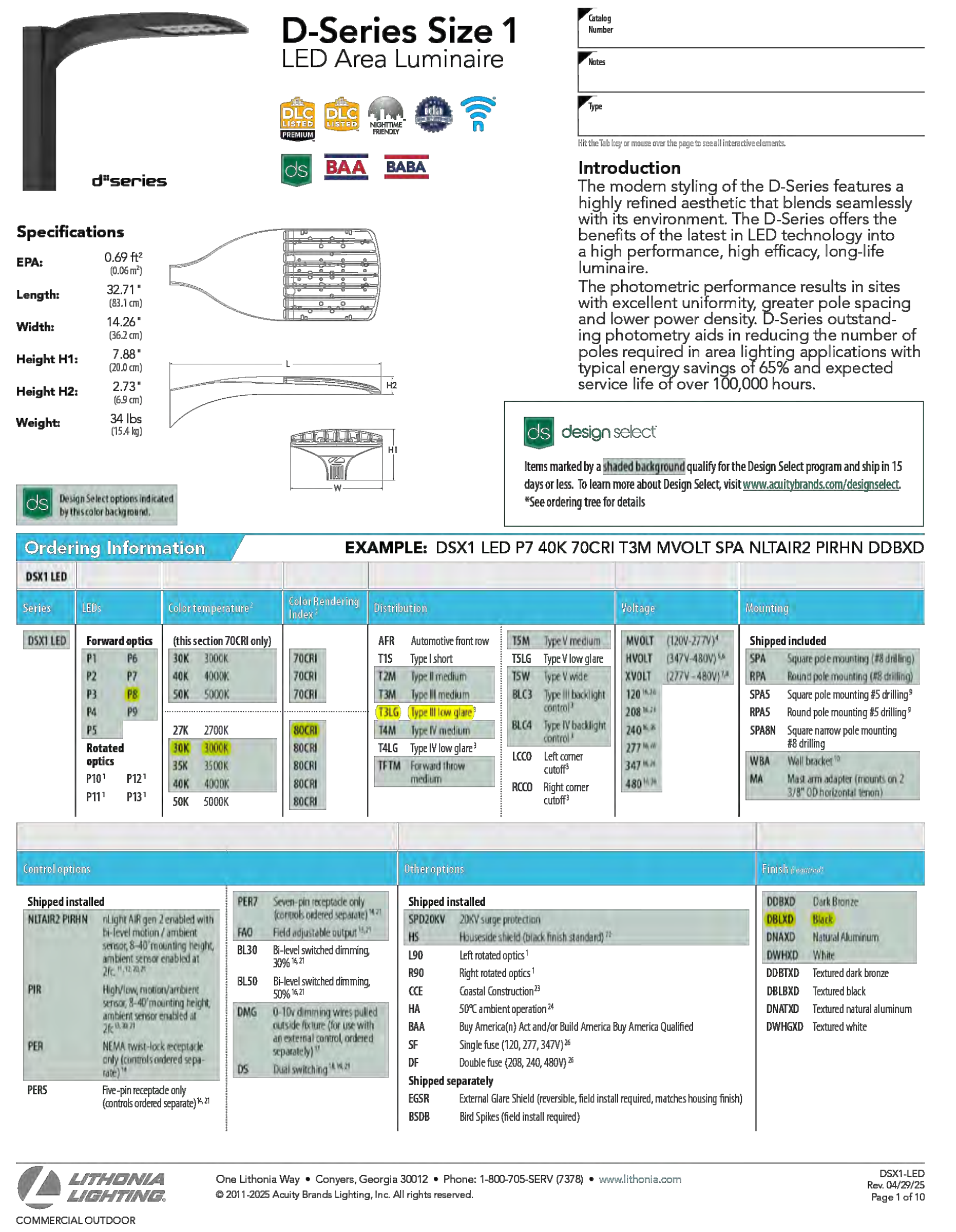
ORDERING CODE

LUMINIS.COM
MA30 Rev. 02/21/25
Page 2 of 5

③ WALL PACK
WDGE2 LED P0 27K 80CRI T1S OR APPROVED EQUAL

② AREA LIGHT
RADPT P1 27K PATH HS OR APPROVED EQUAL

① BOLLARD
MA30-L1L10-LD2-40K OR APPROVED EQUAL



D-Series Size 1
LED Area Luminaire

Catalog Number
Notes
Type
Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	0.69 ft² (0.06 m²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)

Design Select options indicated by this color background.

Introduction

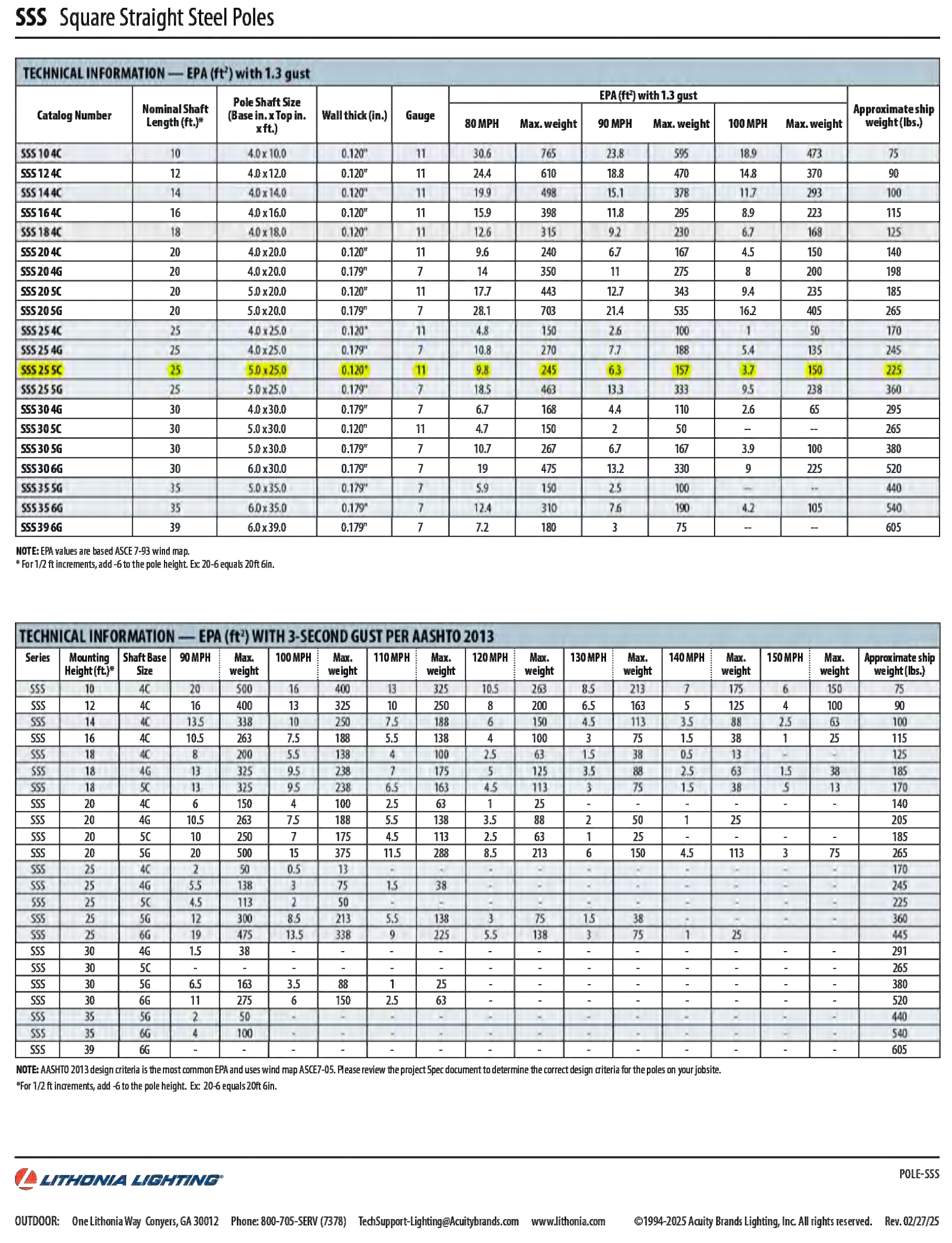
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

design select — Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Ordering Information — EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

LITHONIA LIGHTING — COMMERCIAL OUTDOOR

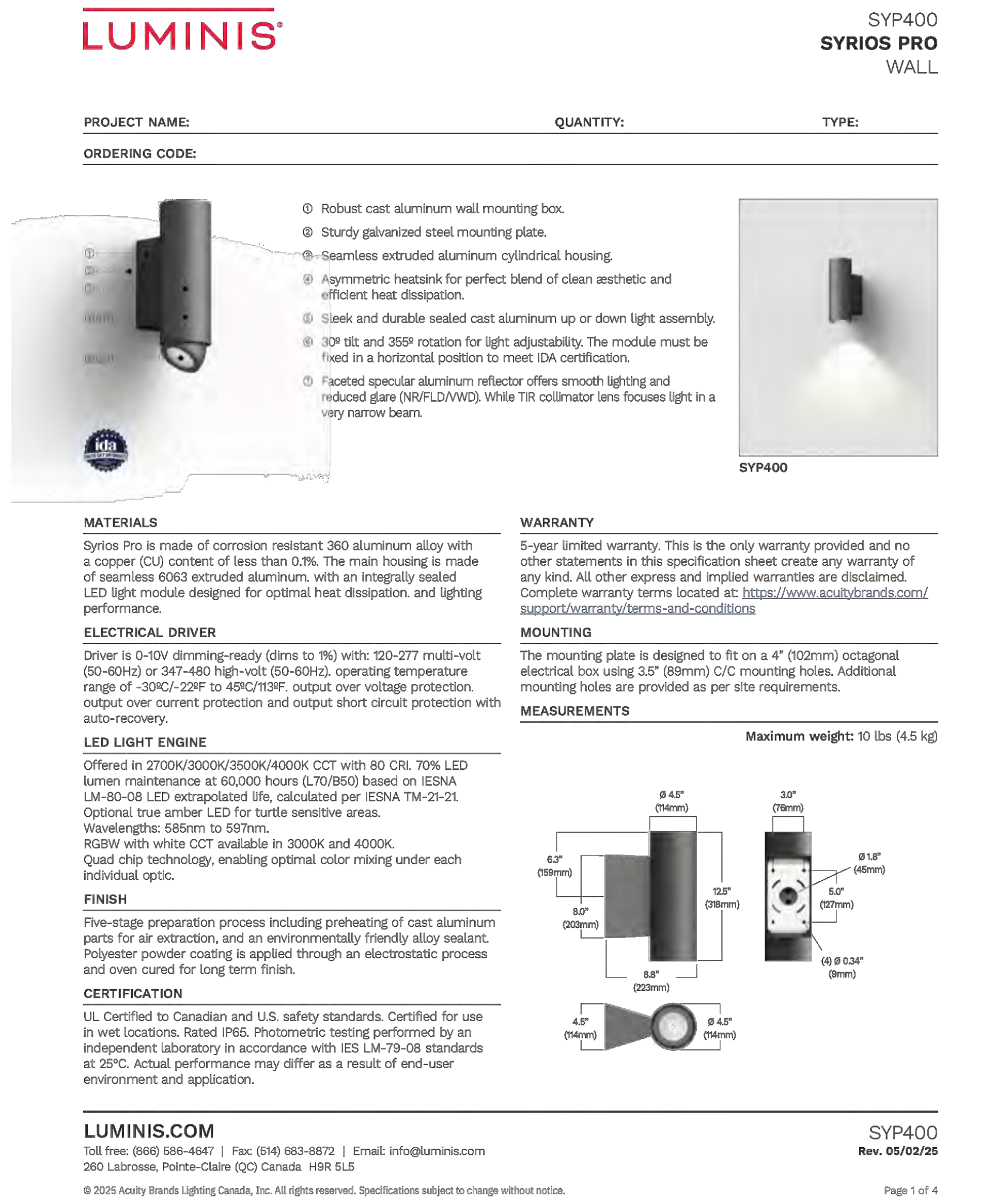


SSS Square Straight Steel Poles

TECHNICAL INFORMATION — EPA (ft²) with 1.3 gust

TECHNICAL INFORMATION — EPA (ft²) WITH 3-SECOND GUST PER AASHTO 2013

LITHONIA LIGHTING



LUMINIS®

SYP400
SYRIOS PRO
WALL

PROJECT NAME: QUANTITY: TYPE:
ORDERING CODE:

① Robust cast aluminum wall mounting box.
② Sturdy galvanized steel mounting plate.
③ Seamless extruded aluminum cylindrical housing.
④ Asymmetric heatsink for perfect blend of clean æsthetic and efficient heat dissipation.
⑤ Sleek and durable sealed cast aluminum up or down light assembly.
⑥ 30º tilt and 355º rotation for light adjustability. The module must be fixed in a horizontal position to meet IDA certification.
⑦ Faceted specular aluminum reflector offers smooth lighting and reduced glare (NR/FLD/VWD). While TIR collimator lens focuses light in a very narrow beam.

SYP400

MATERIALS

Syrios Pro is made of corrosion resistant 360 aluminum alloy with a copper (CU) content of less than 0.1%. The main housing is made of seamless 6063 extruded aluminum. with an integrally sealed LED light module designed for optimal heat dissipation. and lighting performance.

ELECTRICAL DRIVER

Driver is 0-10V dimming-ready (dims to 1%) with: 120-277 multi-volt (50-60Hz) or 347-480 high-volt (50-60Hz). operating temperature range of -30ºC/-22ºF to 45ºC/113ºF. output over voltage protection. output over current protection and output short circuit protection with auto-recovery.

LED LIGHT ENGINE

Offered in 2700K/3000K/3500K/4000K CCT with 80 CRI. 70% LED lumen maintenance at 60,000 hours (L70/B50) based on IESNA LM-80-08 LED extrapolated life, calculated per IESNA TM-21-21.
Optional true amber LED for turtle sensitive areas.
Wavelengths: 585nm to 597nm.
RGBW with white CCT available in 3000K and 4000K.
Quad chip technology, enabling optimal color mixing under each individual optic.

FINISH

Five-stage preparation process including preheating of cast aluminum parts for air extraction, and an environmentally friendly alloy sealant. Polyester powder coating is applied through an electrostatic process and oven cured for long term finish.

CERTIFICATION

UL Certified to Canadian and U.S. safety standards. Certified for use in wet locations. Rated IP65. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C. Actual performance may differ as a result of end-user environment and application.

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MOUNTING

The mounting plate is designed to fit on a 4" (102mm) octagonal electrical box using 3.5" (89mm) C/C mounting holes. Additional mounting holes are provided as per site requirements.

MEASUREMENTS

Maximum weight: 10 lbs (4.5 kg)

LUMINIS.COM
Toll free: (866) 586-4647 | Fax: (514) 683-8872 | Email: info@luminis.com
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5
SYP400 Rev. 05/02/25

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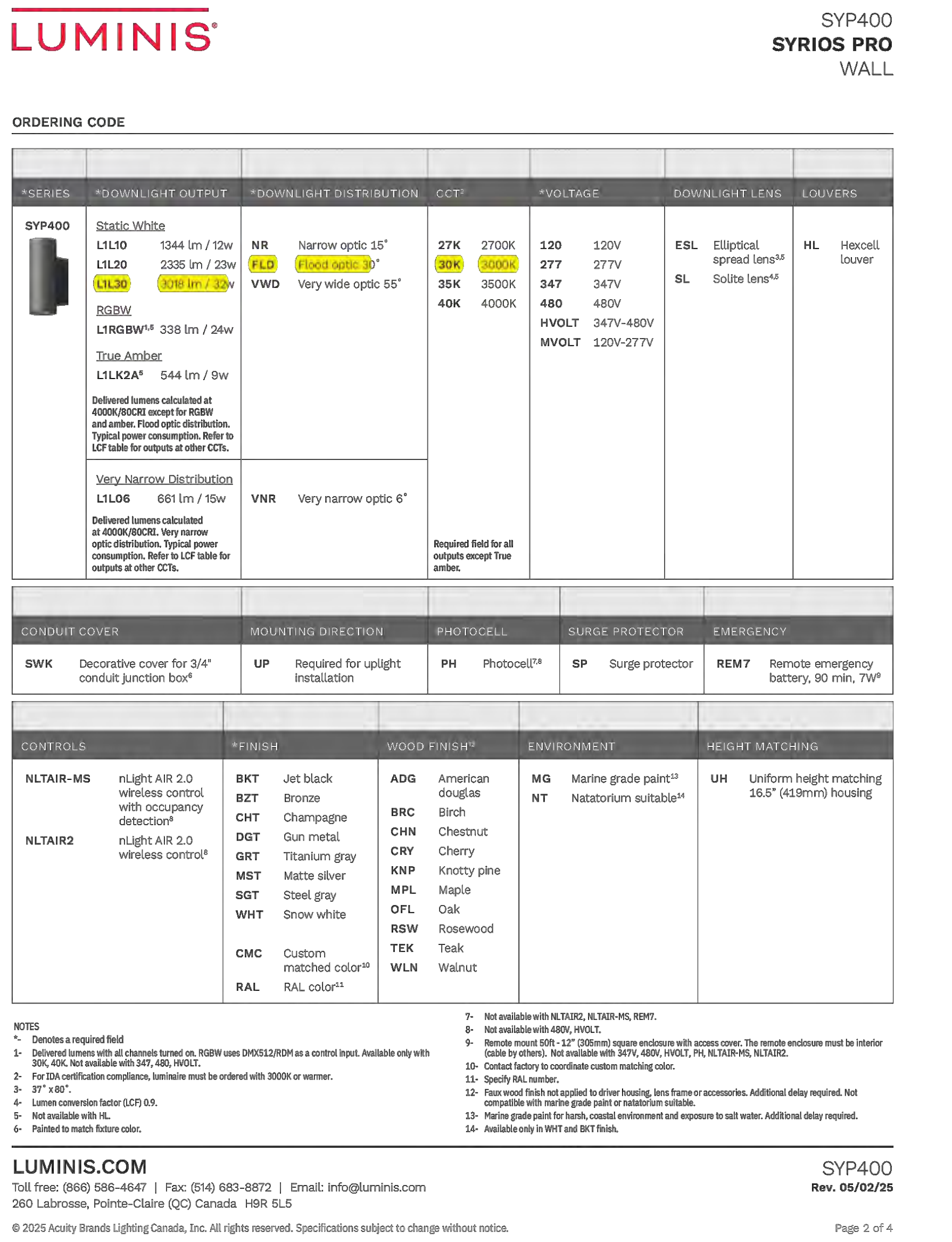
Page 1 of 4



LUMINIS®

SYP400
SYRIOS PRO
WALL

ORDERING CODE

LUMINIS.COM
SYP400 Rev. 05/02/25
Page 2 of 4

⑤ PARKING AREA LIGHT
RADPT P1 27K PATH HS OR APPROVED EQUAL

④ RESIDENTIAL SCONCE
SYP400-L1L30-FLD OR APPROVED EQUAL

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1455 RESEARCH BLVD
SITE PLAN - 2026-101-STP

WSSC GRID: 219NW09 & 219NW08, Tax Map: GR13
City Of Rockville, Rockville, Election District 04

ISSUE

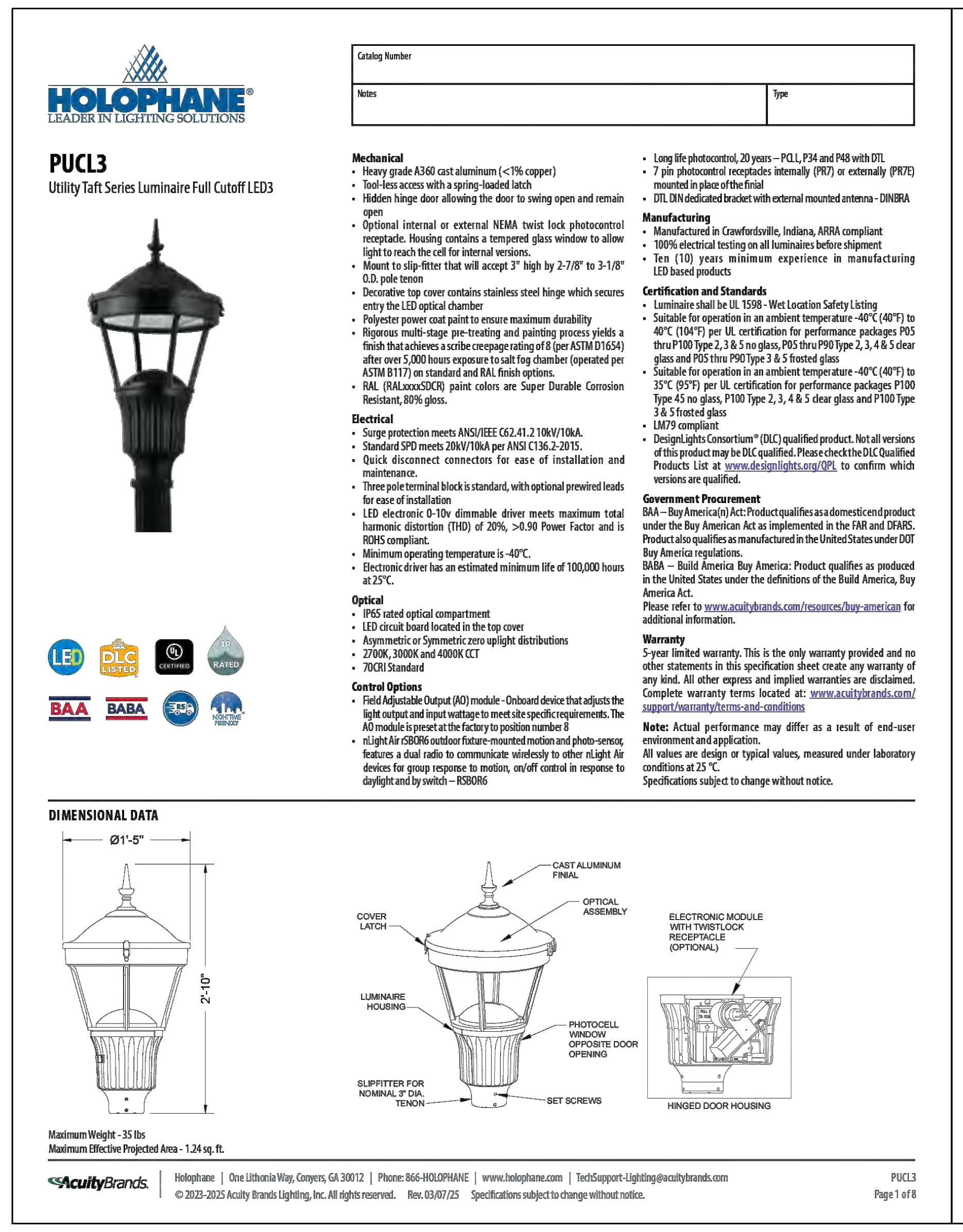
DATE	DESCRIPTION
2025.07.11	1st Submission
2025.12.09	2nd Submission
2026.03.12	3rd Submission
-	-
-	-

REVISIONS

NO	DATE	DESCRIPTION

PROJECT NUMBER	0377AS
DATE	2026.03.12
SCALE	AS SHOWN
DRAWING TITLE	Lighting Details
DRAWING NUMBER	LL-02

2026.04.28 - 10:54 AM



HOLOPHANE®
LEADER IN LIGHTING SOLUTIONS

Catalog Number
Notes | Type

PUCL3
Utility Taft Series Luminaire Full Cutoff LED3

Mechanical
- Heavy grade A360 cast aluminum (<1% copper)
- Tool-less access with a spring-loaded latch
- Hidden hinge door allowing the door to swing open and remain open
- Optional internal or external NEMA twist lock photocontrol receptacle. Housing contains a tempered glass window to allow light to reach the cell for internal versions.
- Mount to slip-fitter that will accept 3" high by 2-7/8" to 3-1/8" O.D. pole tenon
- Decorative top cover contains stainless steel hinge which secures entry the LED optical chamber
- Polyester power coat paint to ensure maximum durability
- Rigorous multi-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 8 (per ASTM D1654) after over 5,000 hours exposure to salt fog chamber (operated per ASTM B117) on standard and RAL finish options.
- RAL (RALxxxxSDCR) paint colors are Super Durable Corrosion Resistant, 80% gloss.

Electrical
- Surge protection meets ANSI/IEEE C62.41.2 10kV/10kA.
- Standard SPD meets 20kV/10kA per ANSI C136.2-2015.
- Quick disconnect connectors for ease of installation and maintenance.
- Three pole terminal block is standard, with optional prewired leads for ease of installation
- LED electronic 0-10v dimmable driver meets maximum total harmonic distortion (THD) of 20%, >0.90 Power Factor and is ROHS compliant.
- Minimum operating temperature is -40°C.
- Electronic driver has an estimated minimum life of 100,000 hours at 25°C.

Optical
- IP65 rated optical compartment
- LED circuit board located in the top cover
- Asymmetric or Symmetric zero uplight distributions
- 2700K, 3000K and 4000K CCT
- 70CRI Standard

Control Options
- Field Adjustable Output (AO) module - Onboard device that adjusts the light output and input wattage to meet site specific requirements. The AO module is preset at the factory to position number 8
- nLight Air rSBOR6 outdoor fixture-mounted motion and photo-sensor, features a dual radio to communicate wirelessly to other nLight Air devices for group response to motion, on/off control in response to daylight and by switch – RSBOR6
- Long life photocontrol, 20 years – PCLL, P34 and P48 with DTL
- 7 pin photocontrol receptacles internally (PR7) or externally (PR7E) mounted in place of the finial
- DTL DIN dedicated bracket with external mounted antenna - DINBRA

Manufacturing
- Manufactured in Crawfordsville, Indiana, ARRA compliant
- 100% electrical testing on all luminaires before shipment
- Ten (10) years minimum experience in manufacturing LED based products

Certification and Standards
- Luminaire shall be UL 1598 - Wet Location Safety Listing
- Suitable for operation in an ambient temperature -40°C (40°F) to 40°C (104°F) per UL certification for performance packages P05 thru P100 Type 2, 3 & 5 no glass, P05 thru P90 Type 2, 3, 4 & 5 clear glass and P05 thru P90 Type 3 & 5 frosted glass
- Suitable for operation in an ambient temperature -40°C (40°F) to 35°C (95°F) per UL certification for performance packages P100 Type 45 no glass, P100 Type 2, 3, 4 & 5 clear glass and P100 Type 3 & 5 frosted glass
- LM79 compliant
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Government Procurement
BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/resources/buy-american for additional information.

Warranty
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

LED | DLC LISTED | CERTIFIED | IP RATED | BAA | BABA | RS | NIGHTTIME FRIENDLY

DIMENSIONAL DATA

Ø1'-5"
2'-10"
CAST ALUMINUM FINIAL
OPTICAL ASSEMBLY
COVER LATCH
ELECTRONIC MODULE WITH TWISTLOCK RECEPTACLE (OPTIONAL)
LUMINAIRE HOUSING
PHOTOCELL WINDOW OPPOSITE DOOR OPENING
SLIPFITTER FOR NOMINAL 3" DIA. TENON
SET SCREWS
HINGED DOOR HOUSING

Maximum Weight - 35 lbs
Maximum Effective Projected Area - 1.24 sq. ft.

AcuityBrands. | Holophane | One Lithonia Way, Conyers, GA 30012 | Phone: 866-HOLOPHANE | www.holophane.com | TechSupport-Lighting@acuitybrands.com
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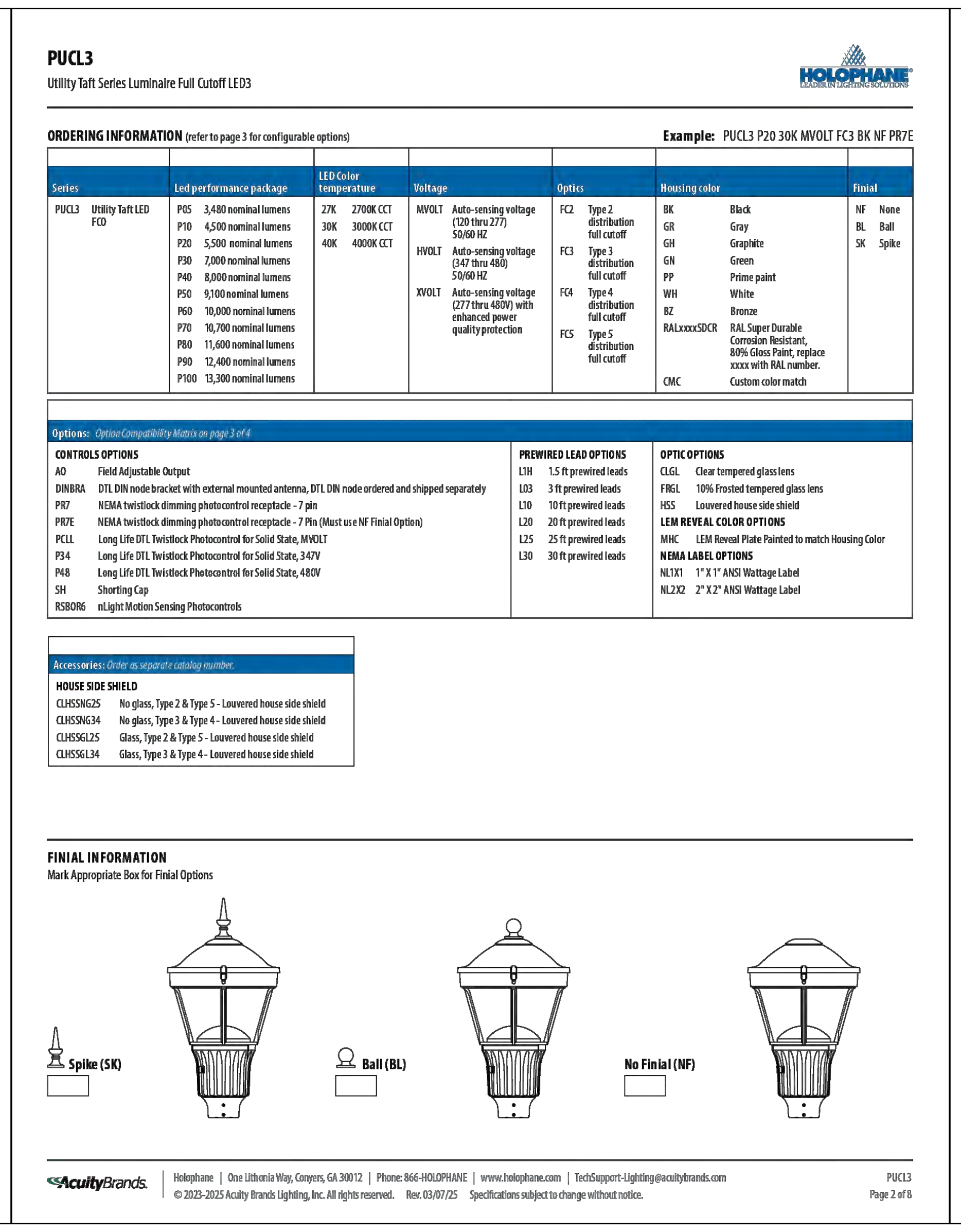
PUCL3
Page 1 of 8



PUCL3
Utility Taft Series Luminaire Full Cutoff LED3

HOLOPHANE®

ORDERING INFORMATION (refer to page 3 for configurable options) **Example:** PUCL3 P20 30K MVOLT FC3 BK NF PR7E

Series	Led performance package	LED Color temperature	Voltage	Optics	Housing color	Finial
PUCL3 Utility Taft LED FCO	P05 3,480 nominal lumens P10 4,500 nominal lumens P20 5,500 nominal lumens P30 7,000 nominal lumens P40 8,000 nominal lumens P50 9,100 nominal lumens P60 10,000 nominal lumens P70 10,700 nominal lumens P80 11,600 nominal lumens P90 12,400 nominal lumens P100 13,300 nominal lumens	27K 2700K CCT 30K 3000K CCT 40K 4000K CCT	MVOLT Auto-sensing voltage (120 thru 277) 50/60 HZ HVOLT Auto-sensing voltage (347 thru 480) 50/60 HZ XVOLT Auto-sensing voltage (277 thru 480V) with enhanced power quality protection	FC2 Type 2 distribution full cutoff FC3 Type 3 distribution full cutoff FC4 Type 4 distribution full cutoff FC5 Type 5 distribution full cutoff	BK Black GR Gray GH Graphite GN Green PP Prime paint WH White BZ Bronze RALxxxxSDCR RAL Super Durable Corrosion Resistant, 80% Gloss Paint, replace xxxx with RAL number. CMC Custom color match	NF None BL Ball SK Spike

Options: *Option Compatibility Matrix on page 3 of 4*

CONTROLS OPTIONS	PREWIRED LEAD OPTIONS	OPTIC OPTIONS
AO Field Adjustable Output DINBRA DTL DIN node bracket with external mounted antenna, DTL DIN node ordered and shipped separately PR7 NEMA twistlock dimming photocontrol receptacle - 7 pin PR7E NEMA twistlock dimming photocontrol receptacle - 7 Pin (Must use NF Finial Option) PCLL Long Life DTL Twistlock Photocontrol for Solid State, MVOLT P34 Long Life DTL Twistlock Photocontrol for Solid State, 347V P48 Long Life DTL Twistlock Photocontrol for Solid State, 480V SH Shorting Cap RSBOR6 nLight Motion Sensing Photocontrols	L1H 1.5 ft prewired leads L03 3 ft prewired leads L10 10 ft prewired leads L20 20 ft prewired leads L25 25 ft prewired leads L30 30 ft prewired leads	CLGL Clear tempered glass lens FRGL 10% Frosted tempered glass lens HSS Louvered house side shield **LEM REVEAL COLOR OPTIONS** MHC LEM Reveal Plate Painted to match Housing Color **NEMA LABEL OPTIONS** NL1X1 1" X 1" ANSI Wattage Label NL2X2 2" X 2" ANSI Wattage Label

Accessories: *Order as separate catalog number.*

HOUSE SIDE SHIELD	
CLHSSNG25	No glass, Type 2 & Type 5 - Louvered house side shield
CLHSSNG34	No glass, Type 3 & Type 4 - Louvered house side shield
CLHSSGL25	Glass, Type 2 & Type 5 - Louvered house side shield
CLHSSGL34	Glass, Type 3 & Type 4 - Louvered house side shield

FINIAL INFORMATION
Mark Appropriate Box for Finial Options

Spike (SK) ☐ Ball (BL) ☐ No Finial (NF) ☐

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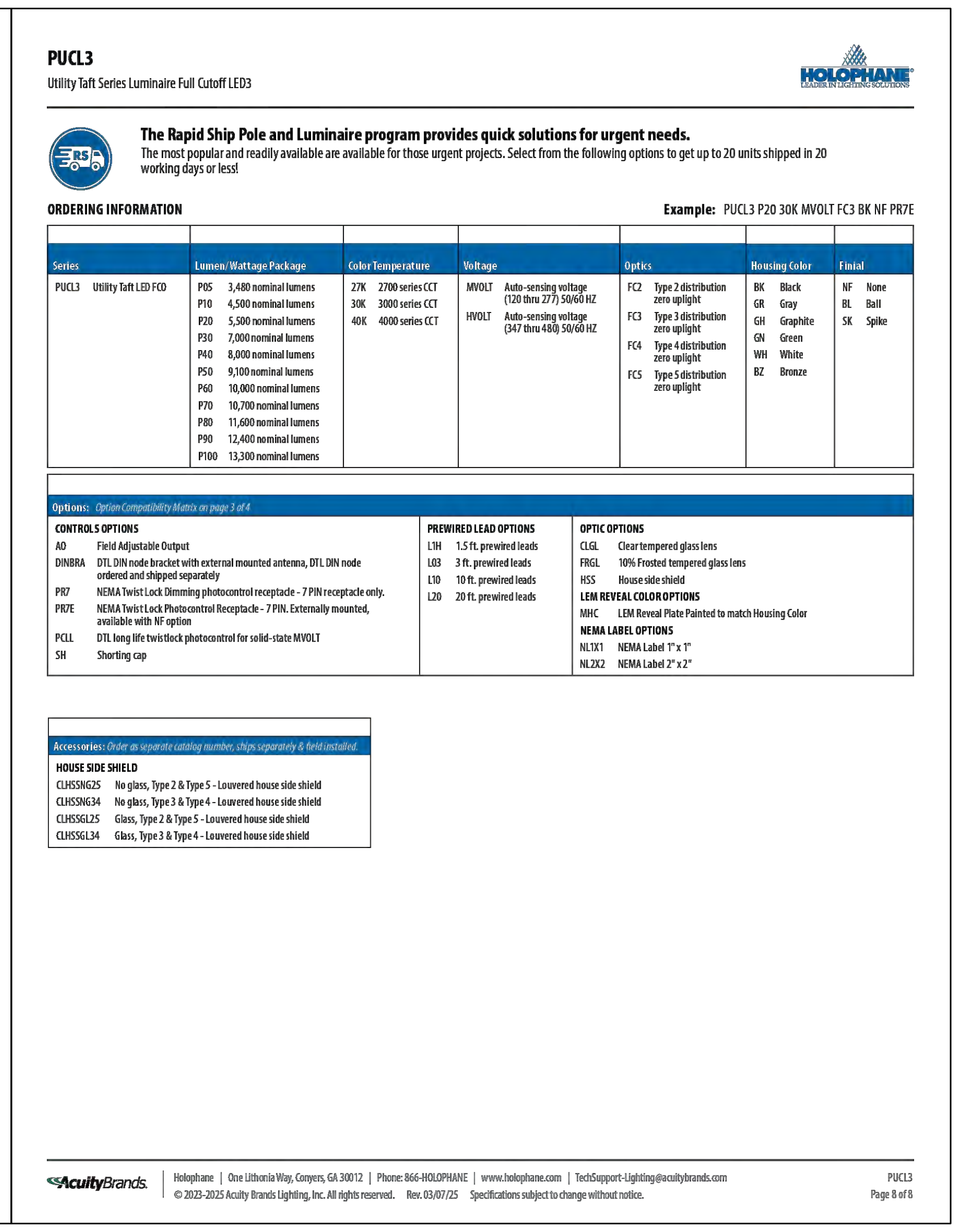
PUCL3
Page 2 of 8



PUCL3
Utility Taft Series Luminaire Full Cutoff LED3

HOLOPHANE®

The Rapid Ship Pole and Luminaire program provides quick solutions for urgent needs.
The most popular and readily available are available for those urgent projects. Select from the following options to get up to 20 units shipped in 20 working days or less!

ORDERING INFORMATION **Example:** PUCL3 P20 30K MVOLT FC3 BK NF PR7E

Series	Lumen/Wattage Package	Color Temperature	Voltage	Optics	Housing Color	Finial
PUCL3 Utility Taft LED FCO	P05 3,480 nominal lumens P10 4,500 nominal lumens P20 5,500 nominal lumens P30 7,000 nominal lumens P40 8,000 nominal lumens P50 9,100 nominal lumens P60 10,000 nominal lumens P70 10,700 nominal lumens P80 11,600 nominal lumens P90 12,400 nominal lumens P100 13,300 nominal lumens	27K 2700 series CCT 30K 3000 series CCT 40K 4000 series CCT	MVOLT Auto-sensing voltage (120 thru 277) 50/60 HZ HVOLT Auto-sensing voltage (347 thru 480) 50/60 HZ	FC2 Type 2 distribution zero uplight FC3 Type 3 distribution zero uplight FC4 Type 4 distribution zero uplight FC5 Type 5 distribution zero uplight	BK Black GR Gray GH Graphite GN Green WH White BZ Bronze	NF None BL Ball SK Spike

Options: *Option Compatibility Matrix on page 3 of 4*

CONTROLS OPTIONS	PREWIRED LEAD OPTIONS	OPTIC OPTIONS
AO Field Adjustable Output DINBRA DTL DIN node bracket with external mounted antenna, DTL DIN node ordered and shipped separately PR7 NEMA Twist Lock Dimming photocontrol receptacle - 7 PIN receptacle only. PR7E NEMA Twist Lock Photocontrol Receptacle - 7 PIN. Externally mounted, available with NF option PCLL DTL long life twistlock photocontrol for solid-state MVOLT SH Shorting cap	L1H 1.5 ft. prewired leads L03 3 ft. prewired leads L10 10 ft. prewired leads L20 20 ft. prewired leads	CLGL Clear tempered glass lens FRGL 10% Frosted tempered glass lens HSS House side shield **LEM REVEAL COLOR OPTIONS** MHC LEM Reveal Plate Painted to match Housing Color **NEMA LABEL OPTIONS** NL1X1 NEMA Label 1" x 1" NL2X2 NEMA Label 2" x 2"

Accessories: *Order as separate catalog number, ships separately & field installed.*

HOUSE SIDE SHIELD	
CLHSSNG25	No glass, Type 2 & Type 5 - Louvered house side shield
CLHSSNG34	No glass, Type 3 & Type 4 - Louvered house side shield
CLHSSGL25	Glass, Type 2 & Type 5 - Louvered house side shield
CLHSSGL34	Glass, Type 3 & Type 4 - Louvered house side shield

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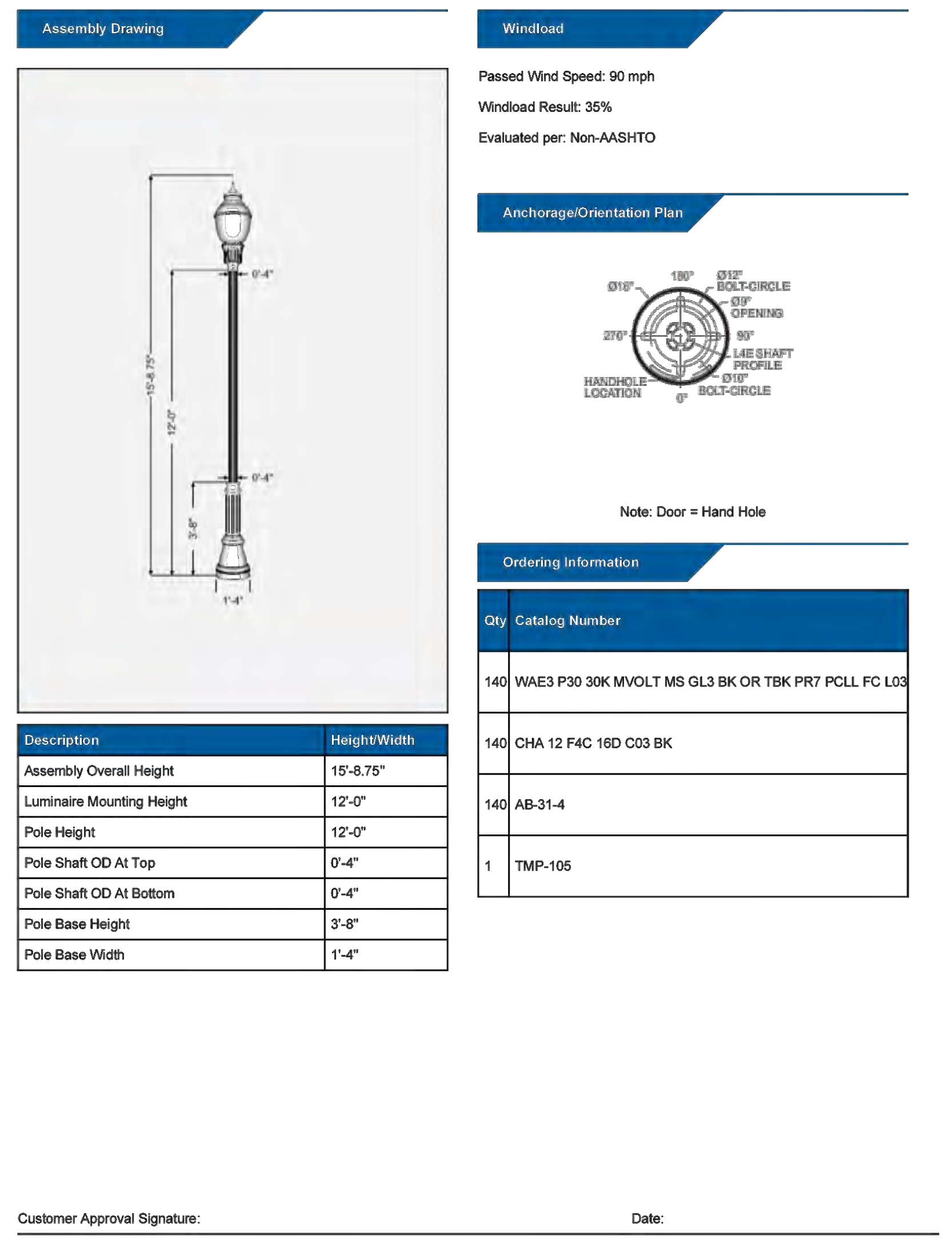
PUCL3
Page 8 of 8



Assembly Drawing

Description	Height/Width
Assembly Overall Height	15'-8.75"
Luminaire Mounting Height	12'-0"
Pole Height	12'-0"
Pole Shaft OD At Top	0'-4"
Pole Shaft OD At Bottom	0'-4"
Pole Base Height	3'-8"
Pole Base Width	1'-4"

Windload

Passed Wind Speed: 90 mph
Windload Result: 35%
Evaluated per: Non-AASHTO

Anchorage/Orientation Plan

Note: Door = Hand Hole

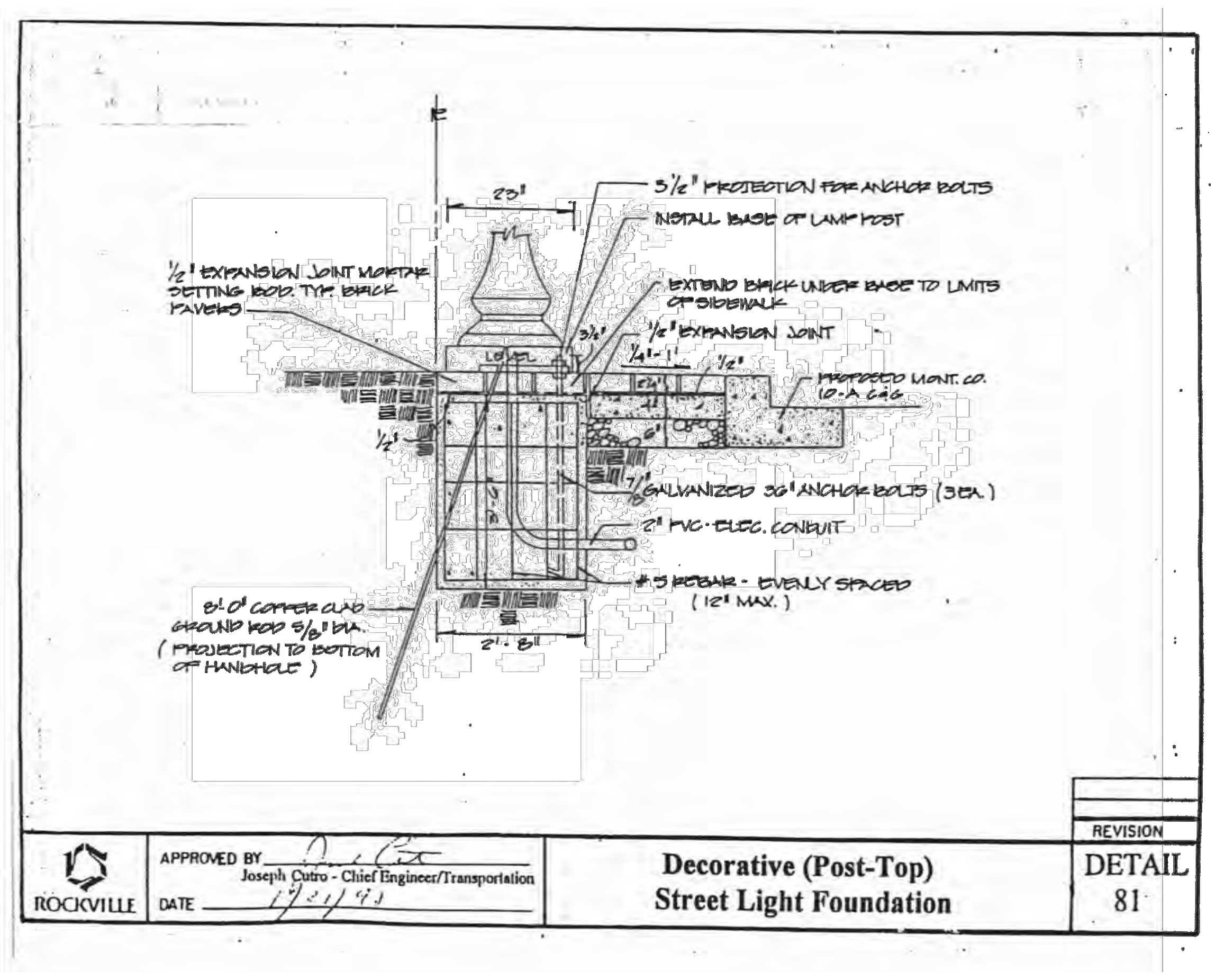
Ordering Information

Qty	Catalog Number
140	WAE3 P30 30K MVOLT MS GL3 BK OR TBK PR7 PCLL FC L03
140	CHA 12 F4C 16D C03 BK
140	AB-31-4
1	TMP-105

Customer Approval Signature: Date:

5 STREET LIGHT - WASHINGTON GLOBE

OR EQUAL, SUBJECT TO CITY OF ROCKVILLE



℄
23"
3½" PROTECTION FOR ANCHOR BOLTS
INSTALL BASE OF LAMP POST
½" EXPANSION JOINT MORTAR SETTING BED. TYP. BRICK PAVERS
EXTEND BRICK UNDER BASE TO LIMITS OF SIDEWALK
3½"
½" EXPANSION JOINT
LEVEL
¼"-1'
½"
PROPOSED MONT. CO. 10-A C&G
½"
6"
7/8" GALVANIZED 36" ANCHOR BOLTS (3 EA.)
2" PVC-ELEC. CONDUIT
#5 REBAR - EVENLY SPACED (12" MAX.)
8'-0" COPPER CLAD GROUND ROD 5/8" DIA. (PROJECTION TO BOTTOM OF HANDHOLE)
2'-8"
REVISION

ROCKVILLE
APPROVED BY
Joseph Cutro - Chief Engineer/Transportation
DATE 1/21/93

Decorative (Post-Top) Street Light Foundation

DETAIL 81

6 STREET LIGHT - DECORATIVE BASE

OR EQUAL, SUBJECT TO CITY OF ROCKVILLE

SHEET NOTES

1. ALL ARCHITECTURAL SCONCE AND WALL PACK WERE CHOSEN TO ILLUMINATE BUILDING DOORWAYS AND ENTRANCES. THESE FIXTURES ARE SUBJECT TO CHANGE WITH THE ARCHITECTURE AND WILL BE DETERMINED AT BUILDING PERMIT PHASE.
2. STREETLIGHTING EQUIPMENT AND LOCATIONS WILL BE REVIEWED AND APPROVED WITH THE PWK PERMIT. APPROVAL OF THE SITE PLAN DOES NOT CONSTITUTE APPROVAL OF THE PUBLIC STREET LIGHTING ELEMENTS.

MEMBER
ONE CALL SYSTEMS INTERNATIONAL

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

C:\ACC\ACCDocs\Rodgers Consulting\MC-CoR-1455 Research Blvd\Project Files\autocad\Plot Plans\Site Plan\LL-01-02 Lighting Plan & Details.dwg

Pulte Homes

RODGERS
CONSULTING

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

DESIGN TEAM

Developer:
Pulte Home Company, LLC
9302 Route 29, Suite 1000
Fairfax, VA 22031
Attn: Chris Spahr

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

Ryan D. White
3555

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3555, EXPIRATION DATE: 04/23/28."

1455 RESEARCH BLVD
SITE PLAN - 2026-101-STP

WSSC GRID: 219NW09 & 219NW08, Tax Map: GR13
City Of Rockville, Election District 04

ISSUE

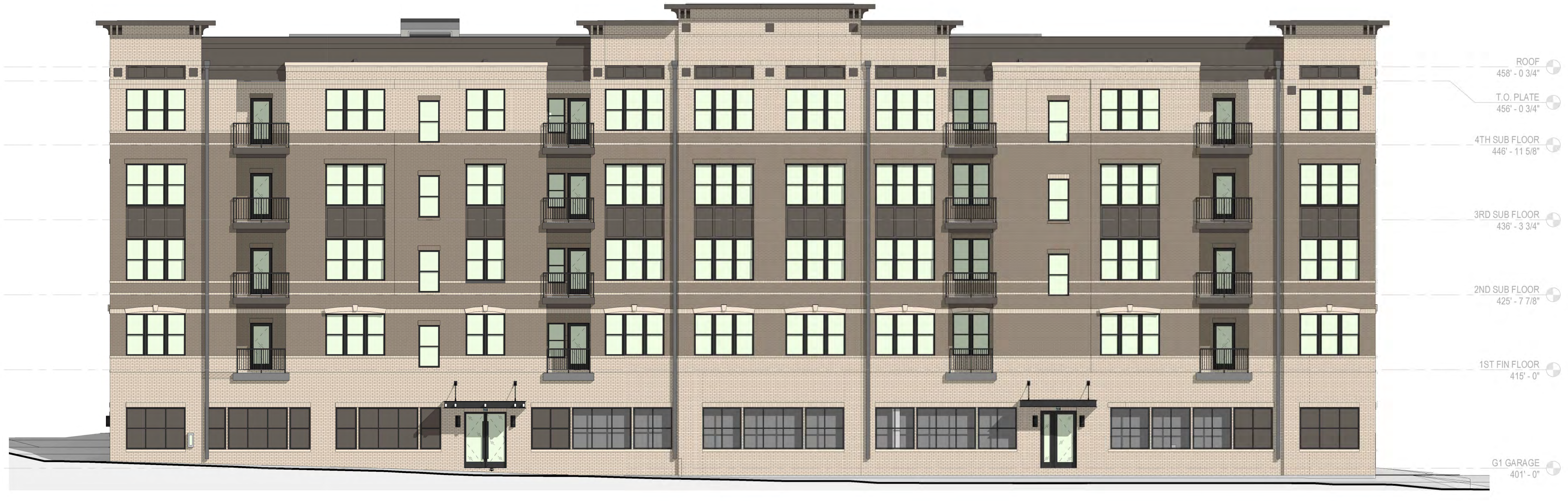
DATE	DESCRIPTION
2025.07.11	1st Submission
2025.12.09	2nd Submission
2026.03.12	3rd Submission
-	-
-	-

REVISIONS

NO	DATE	DESCRIPTION

PROJECT NUMBER 0377AS
DATE 2026.03.12
SCALE AS SHOWN
DRAWING TITLE
Lighting Details

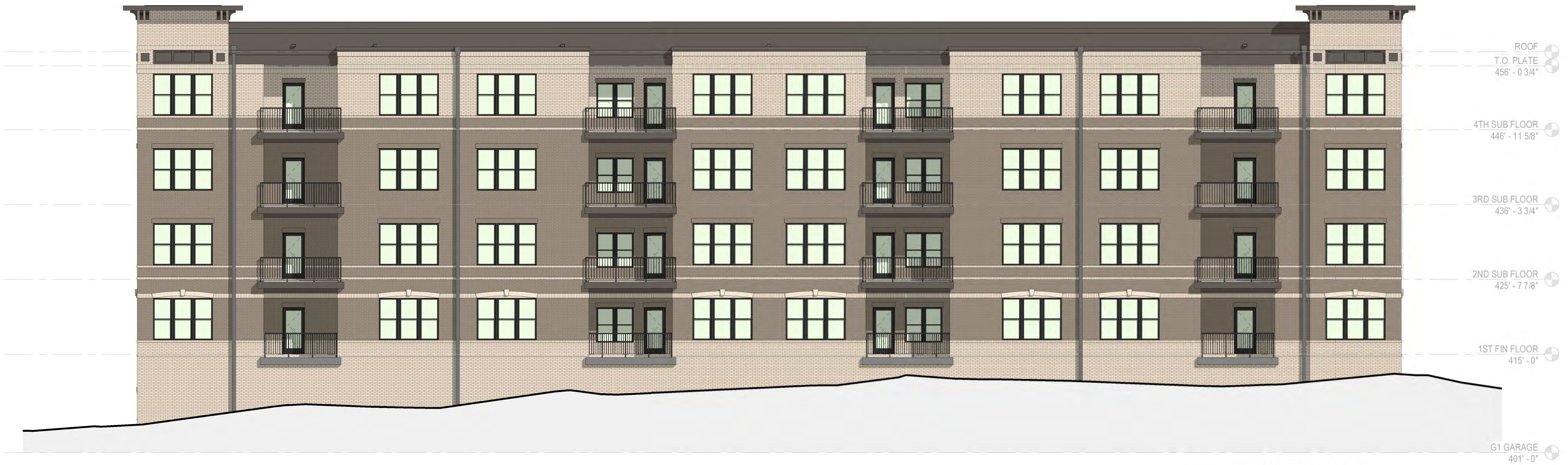
DRAWING NUMBER **LL-03**
2026.04.28 - 10:55 AM


ROOF
458' - 0 3/4"
T.O. PLATE
456' - 0 3/4"
4TH SUB FLOOR
446' - 11 5/8"
3RD SUB FLOOR
436' - 3 3/4"
2ND SUB FLOOR
425' - 7 7/8"
1ST FIN FLOOR
415' - 0"
G1 GARAGE
401' - 0"

1
A-201

FRONT ELEVATION

Scale: 1/8" = 1'-0"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436' - 3 3/4"
2ND SUB FLOOR
425' - 7 7/8"
1ST FIN FLOOR
415' - 0"
G1 GARAGE
401' - 0"

2
A-201

REAR ELEVATION

Scale: 1/8" = 1'-0"

NOTE: ELEVATIONS FOR ILLUSTRATIVE PURPOSES ONLY

FLOOR PLANS AND ELEVATION VIEWS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE WITH FINAL DESIGN AND BUILDING PERMIT APPLICATIONS.

FENESTRATION DETAILS, DOOR DETAILS, AND COLORS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE.

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Preliminary Not For Construction

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Attn: Randall Rentfro

SEAL & SIGNATURE

AMANDA SUZANNE STAMPER
26328

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1455 RESEARCH BLVD

SITE PLAN - 2026-101-STP

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2025.07.11	1st Submission
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-	-
-	-

REVISIONS

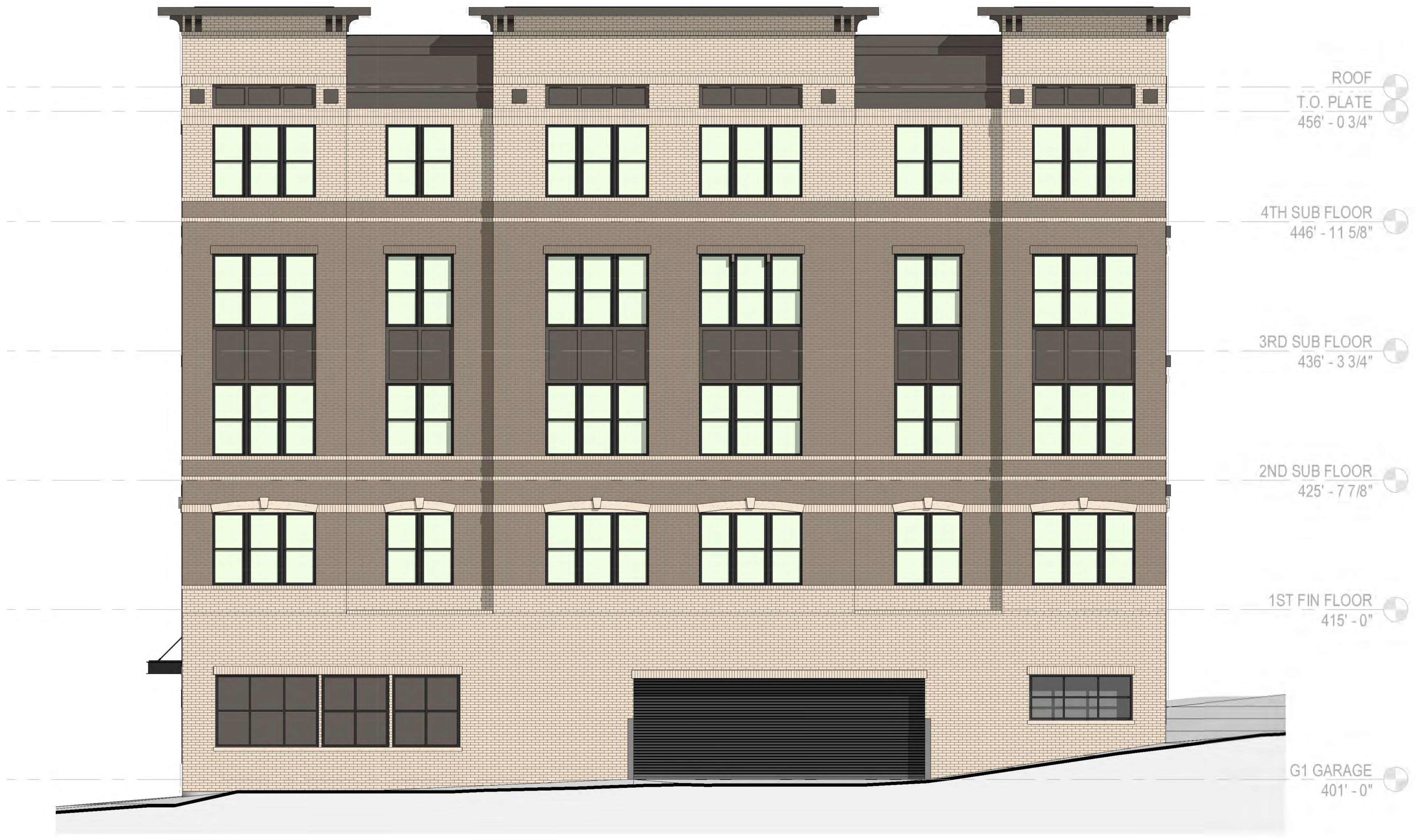
NO	DATE	DESCRIPTION

PROJECT NUMBER	0377AS
DATE	2026.04.28
SCALE	NTS

DRAWING TITLE
Illustrative
Architecture-Condominium

DRAWING NUMBER
A-01

2026.04.28 - 10:56 AM



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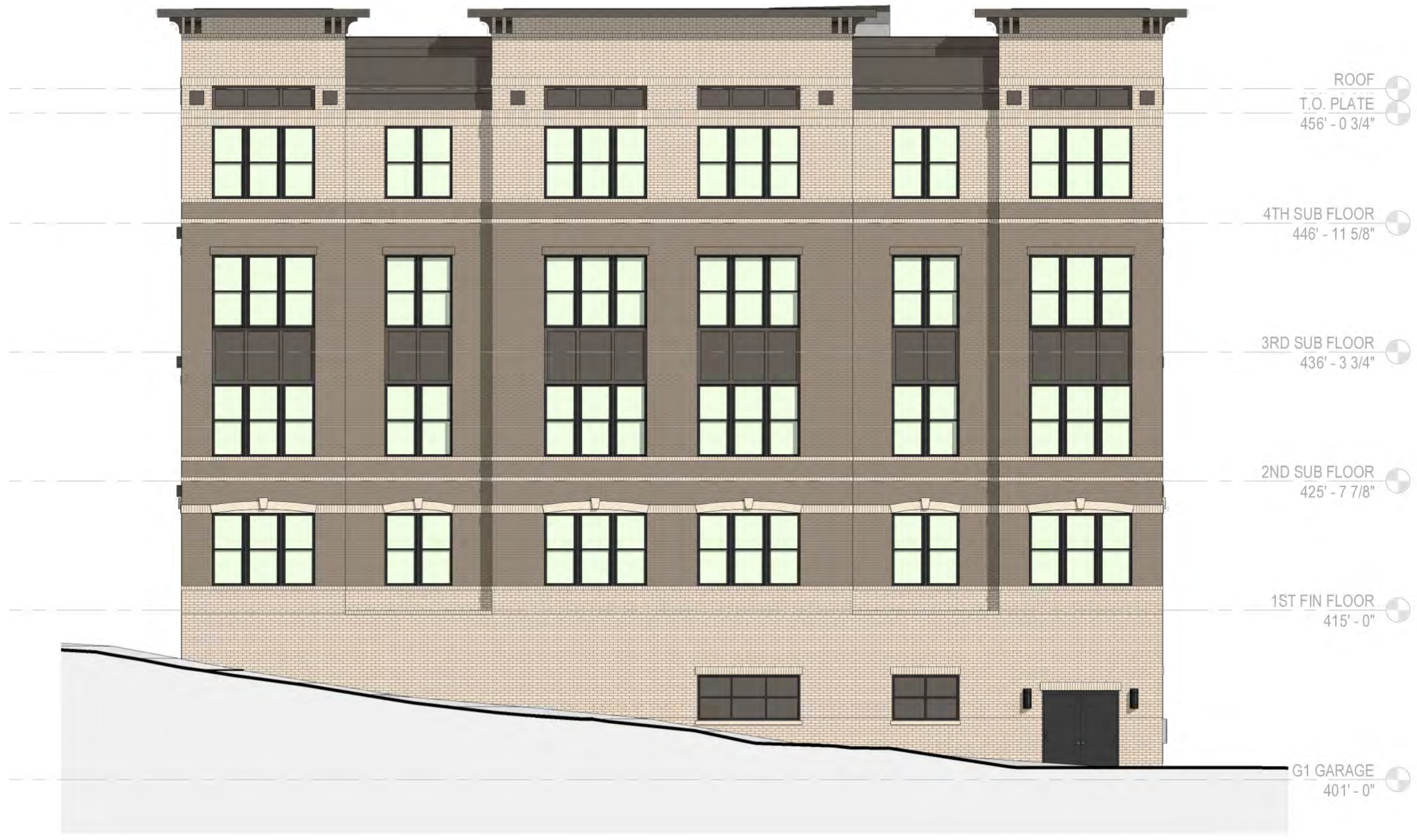
A-202

RIGHT ELEVATION

Scale: 1/8" = 1'-0"



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A-202

LEFT ELEVATION

Scale: 1/8" = 1'-0"

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Preliminary Not For Construction

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REVISIONS

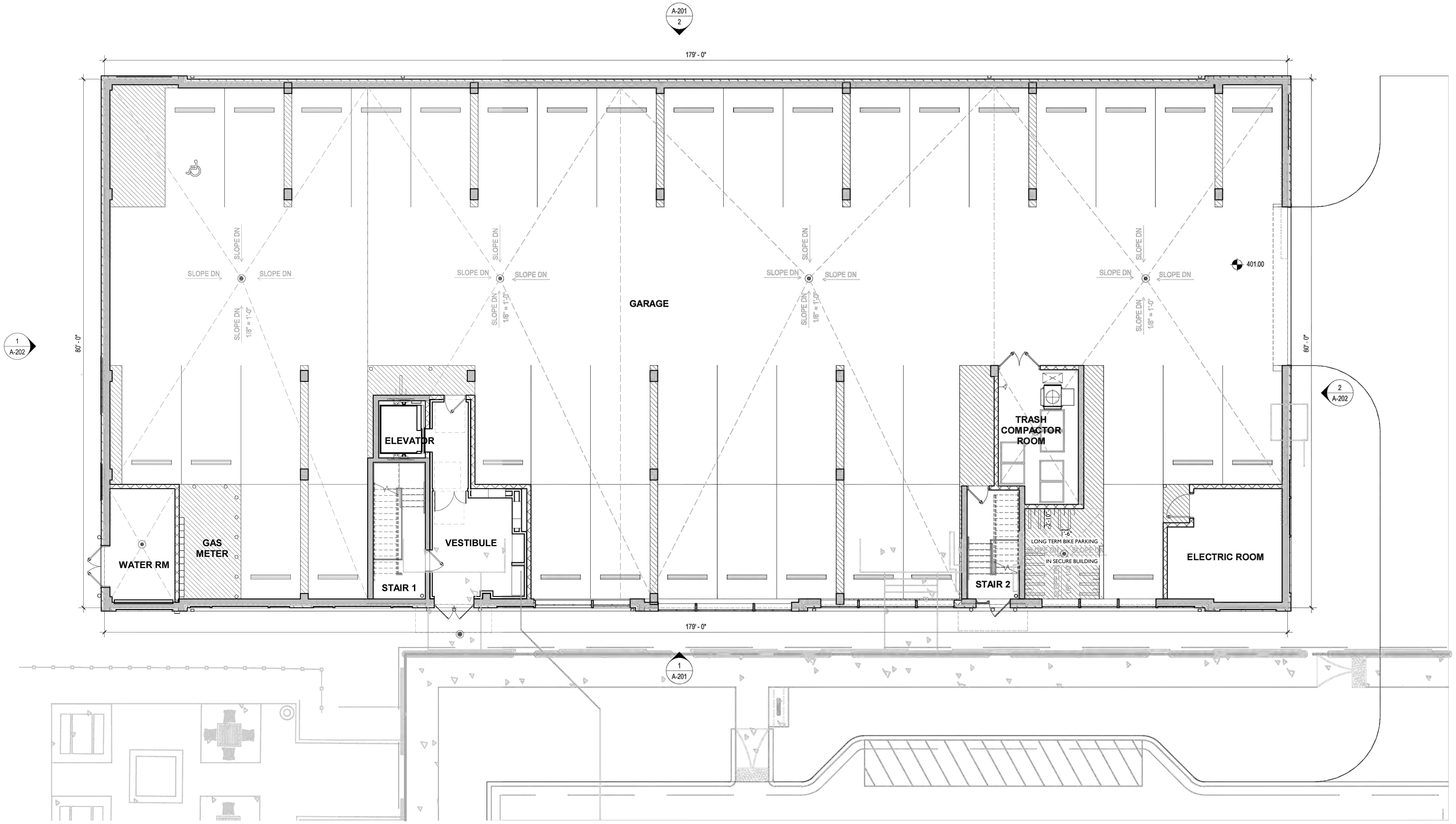
NO	DATE	DESCRIPTION

PROJECT NUMBER 0377AS
DATE 2026.04.28
SCALE NTS

DRAWING TITLE
Illustrative
Architecture-Condominium

DRAWING NUMBER **A-02**

2026.04.28 - 10:56 AM



Condominium Garage

SCALE: $\frac{1}{8}$"=1'-0"

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19847 Century Boulevard, Suite 200
Germantown, Maryland 20878
301.948.4700
Attn: Randall Rentfro

SEAL & SIGNATURE

AMANDA SUZANNE STAMPER
26328

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: 01/15/28."

1455 RESEARCH BLVD

SITE PLAN - 2026-101-STP

WSSC GRID: 219NW09 & 219NW08, Tax Map: GR13
City Of Rockville, Rockville, Election District 04

ISSUE DATE	DESCRIPTION
2025.07.11	1st Submission
2025.12.09	2nd Submission
2026.03.12	3rd Submission
-	-
-	-

REVISIONS

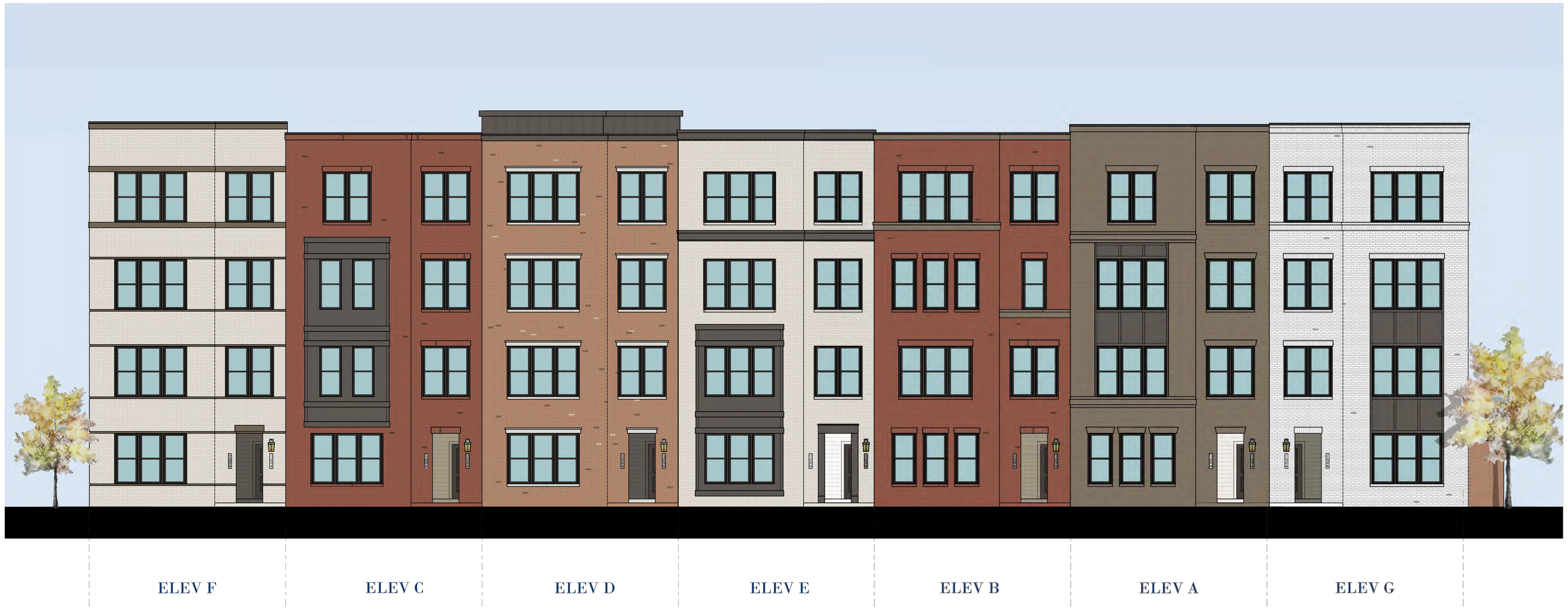
NO	DATE	DESCRIPTION

PROJECT NUMBER	0377AS
DATE	2026.04.28
SCALE	NTS

DRAWING TITLE
Architecture -
Condominium Garage

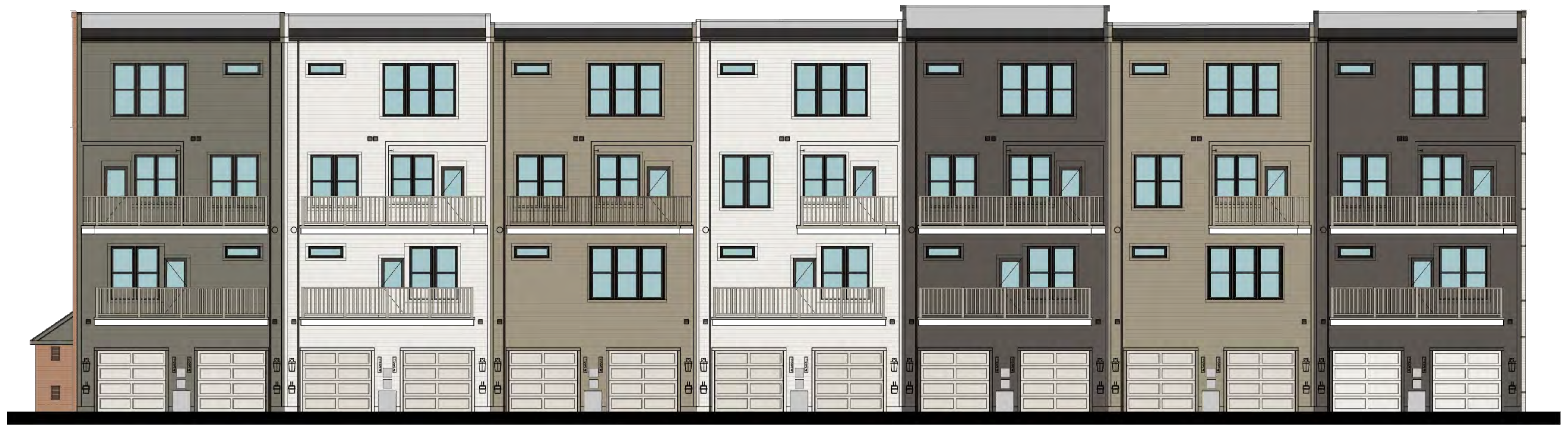
DRAWING NUMBER
A-03

2026.04.28 - 10:56 AM



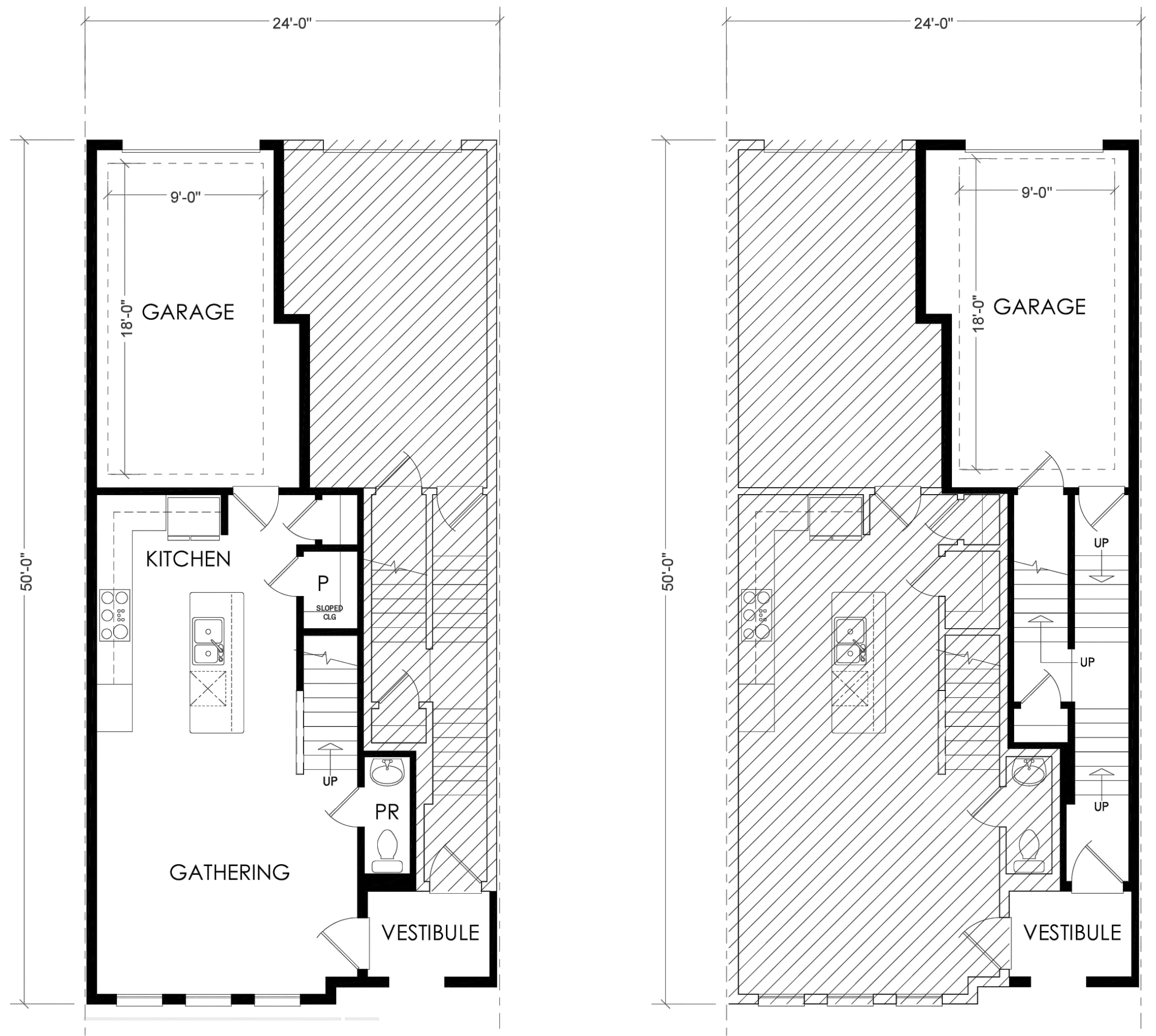
FRONT SAMPLE ELEVATION - STACKED TH

SCALE: 1/8" = 1'-0"



REAR ELEVATION - STACKED TH

SCALE: N.T.S.

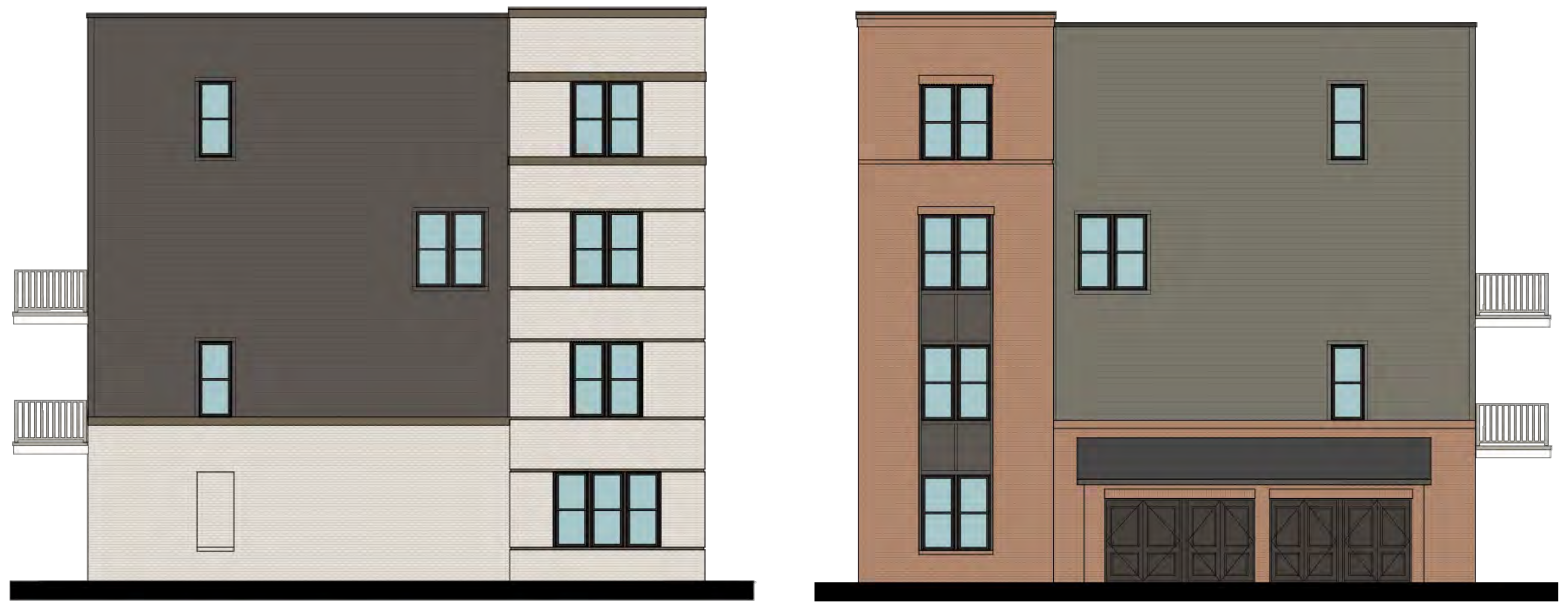


LOWER UNIT

UPPER UNIT

GARAGE PLANS - STACKED TH

SCALE: 1/8" = 1'-0"



SIDE ELEVATION - STACKED TH

SCALE: N.T.S.

NOTE: ELEVATIONS FOR ILLUSTRATIVE PURPOSES ONLY

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Preliminary Not For Construction

C:\ACC\ACCDocs\Rodgers Consulting\MC-CoR-1455 Research Blvd\Project Files\autocad\Plot Plans\Site Plan\A-01 Illustrative Architecture.dwg

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

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1455 RESEARCH BLVD

SITE PLAN - 2026-101-STP

WSSC GRID: 219NW09 & 219NW08, Tax Map: GR13
City Of Rockville, Election District 04

ISSUE DATE	DESCRIPTION
2025.07.11	1st Submission
2025.12.09	2nd Submission
2026.03.12	3rd Submission
-	-
-	-

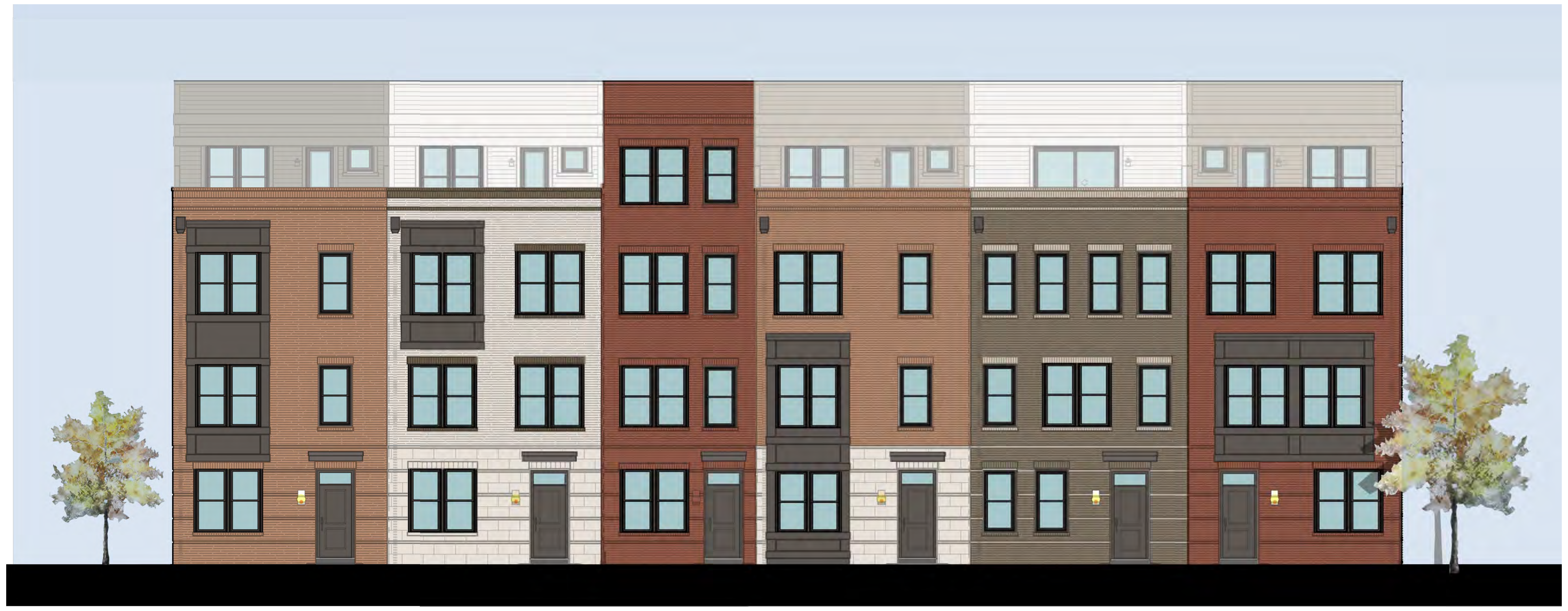
REVISIONS NO	DATE	DESCRIPTION

PROJECT NUMBER	0377AS
DATE	2026.04.28
SCALE	NTS

DRAWING TITLE
Illustrative
Architecture-2 Over 2
Stacked Units

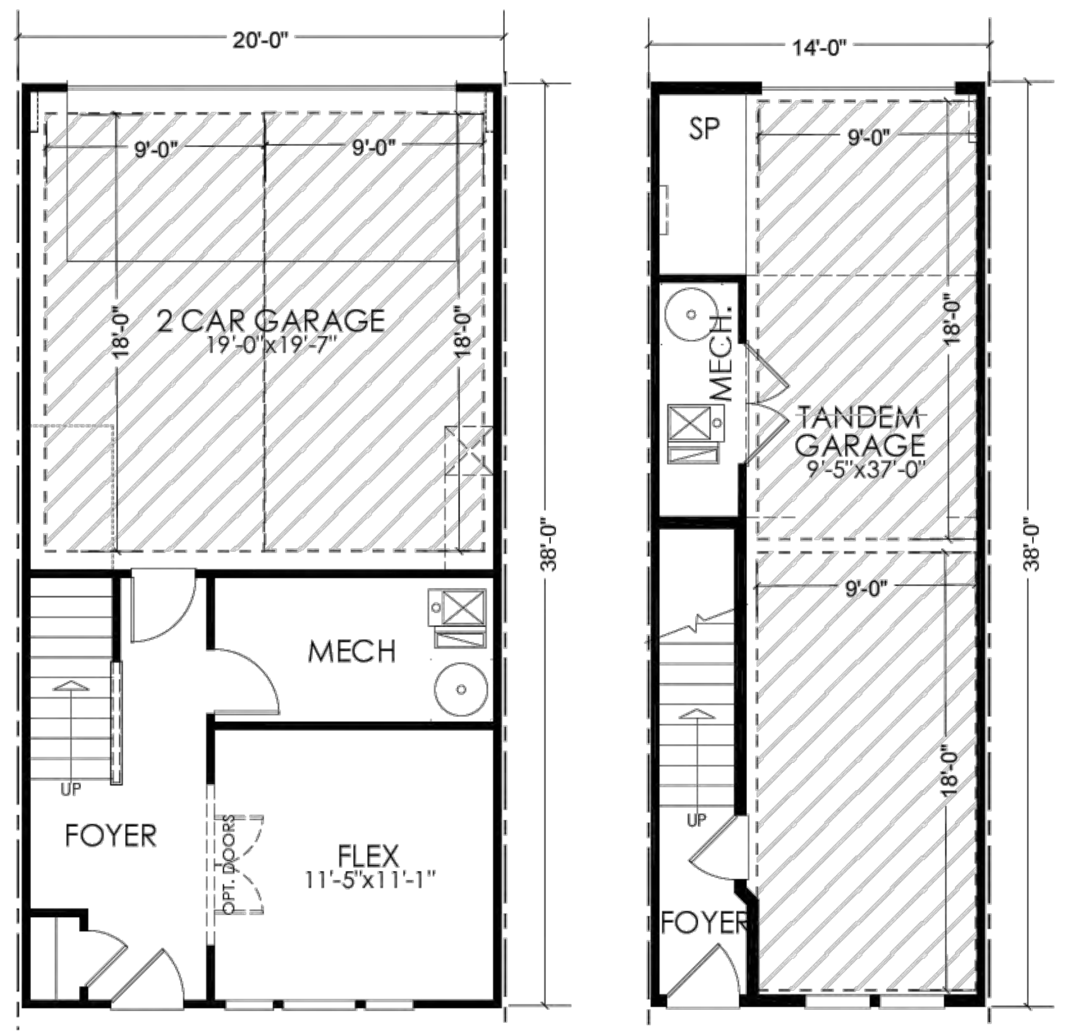
DRAWING NUMBER
A-04

2026.04.28 - 10:57 AM



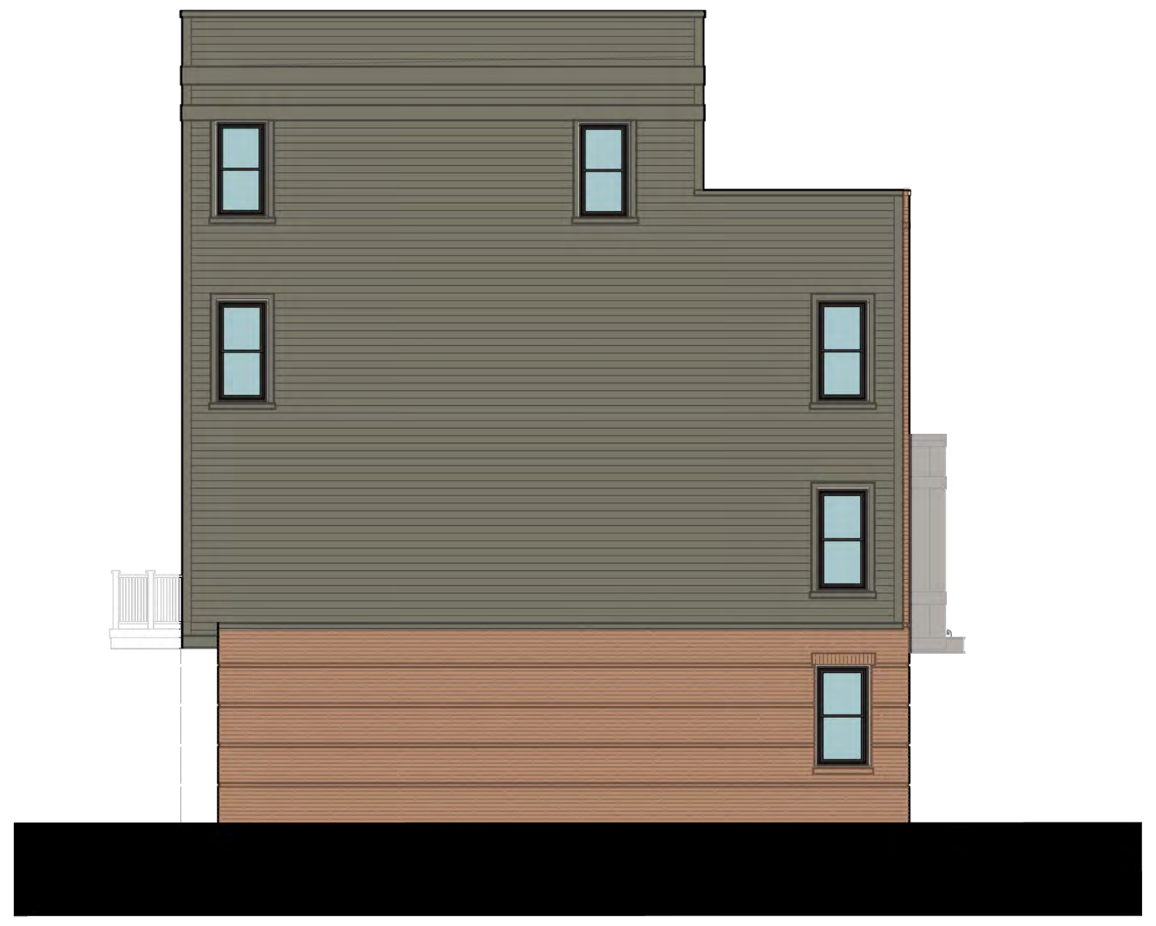
FRONT ELEVATION - REAR LOADED TOWNHOME - SAMPLE BUILDING

SCALE:1/8" = 1'-0"



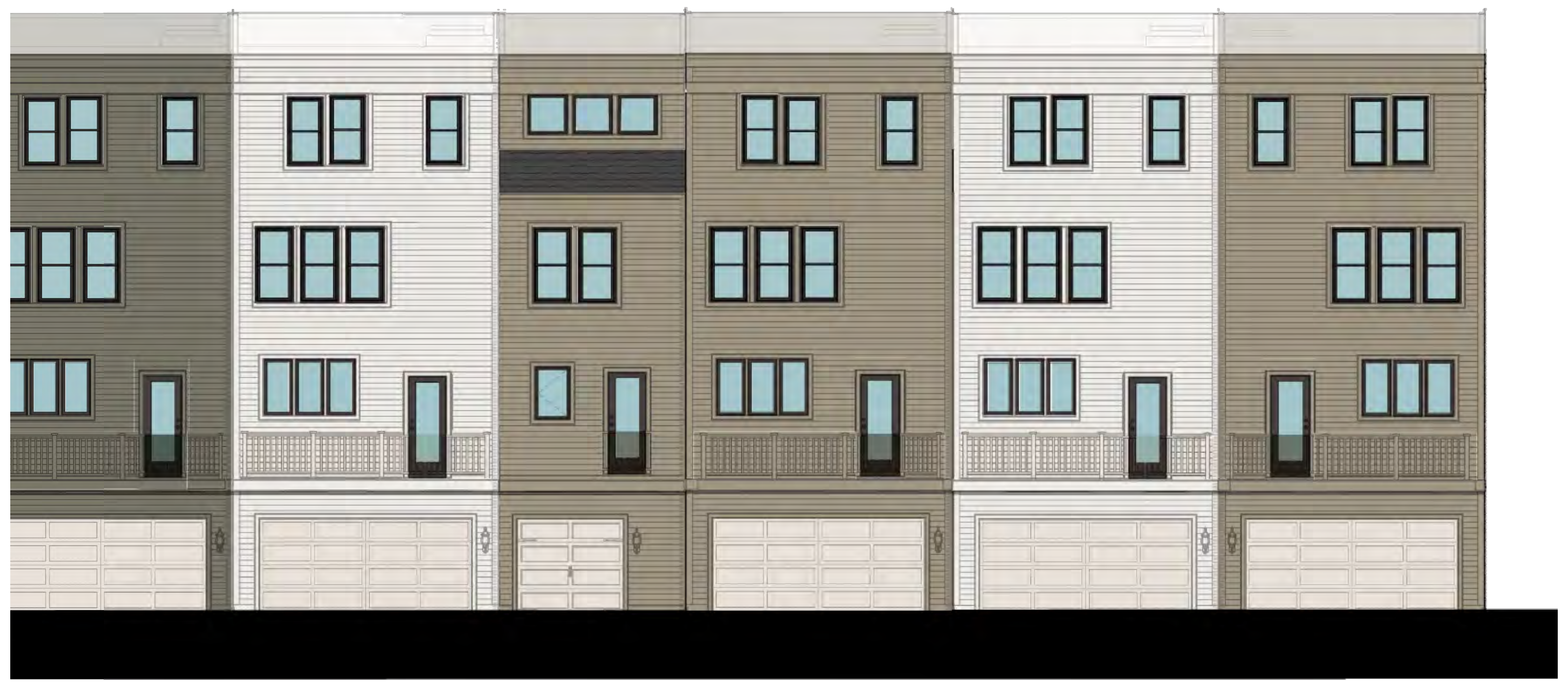
GARAGE PLANS - REAR LOADS

SCALE:1/8" = 1'-0"



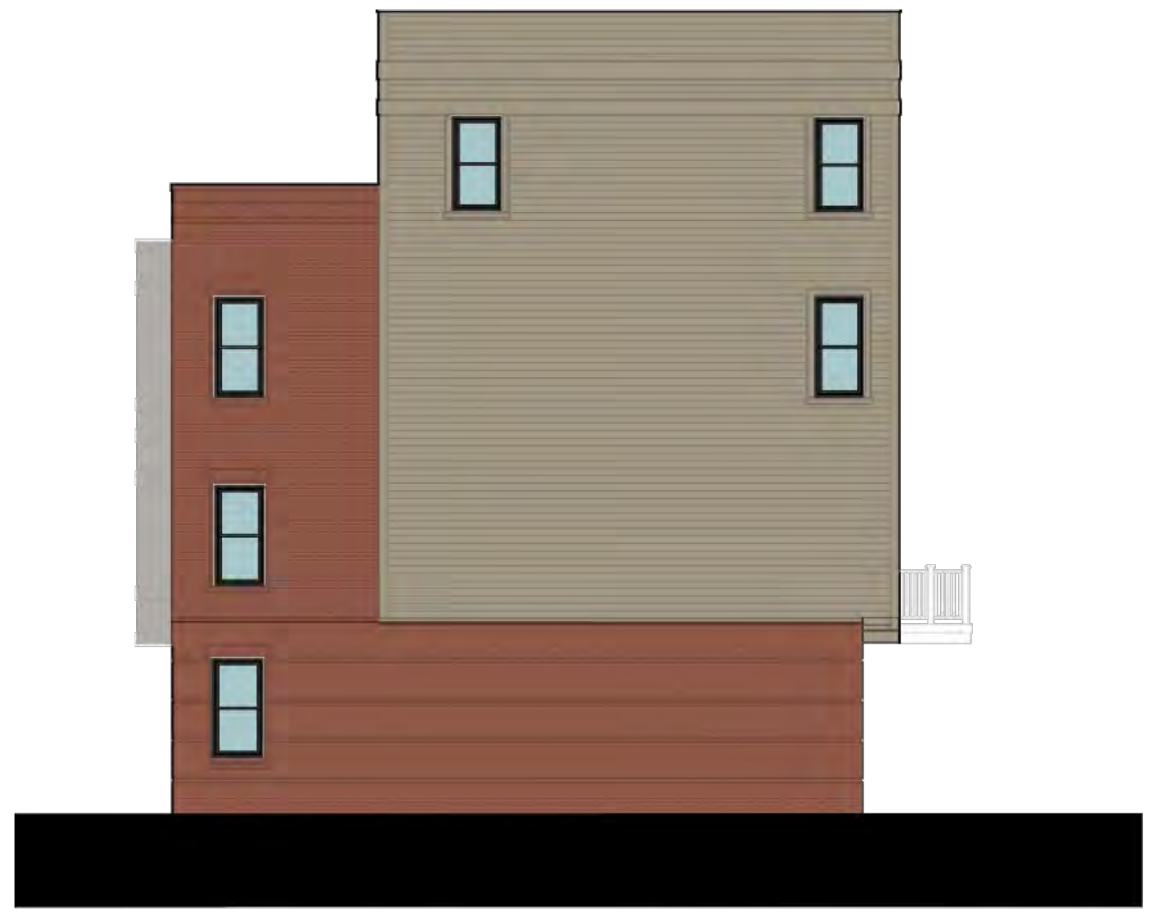
SIDE ELEVATION

N.T.S.



REAR ELEVATION - REAR LOADED TOWNHOME

N.T.S.



SIDE ELEVATION - HIGH-VIS

N.T.S.

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48 Hours Before Start Of Construction

MEMBER
ONE CALL SYSTEMS INTERNATIONAL

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1455 RESEARCH BLVD

SITE PLAN - 2026-101-STP

WSSC GRID: 219NW09 & 219NW08, Tax Map: GR13
City Of Rockville, Rockville, Election District 04

ISSUE DATE	DESCRIPTION
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2026.03.12	3rd Submission
-	-
-	-

REVISIONS

NO	DATE	DESCRIPTION

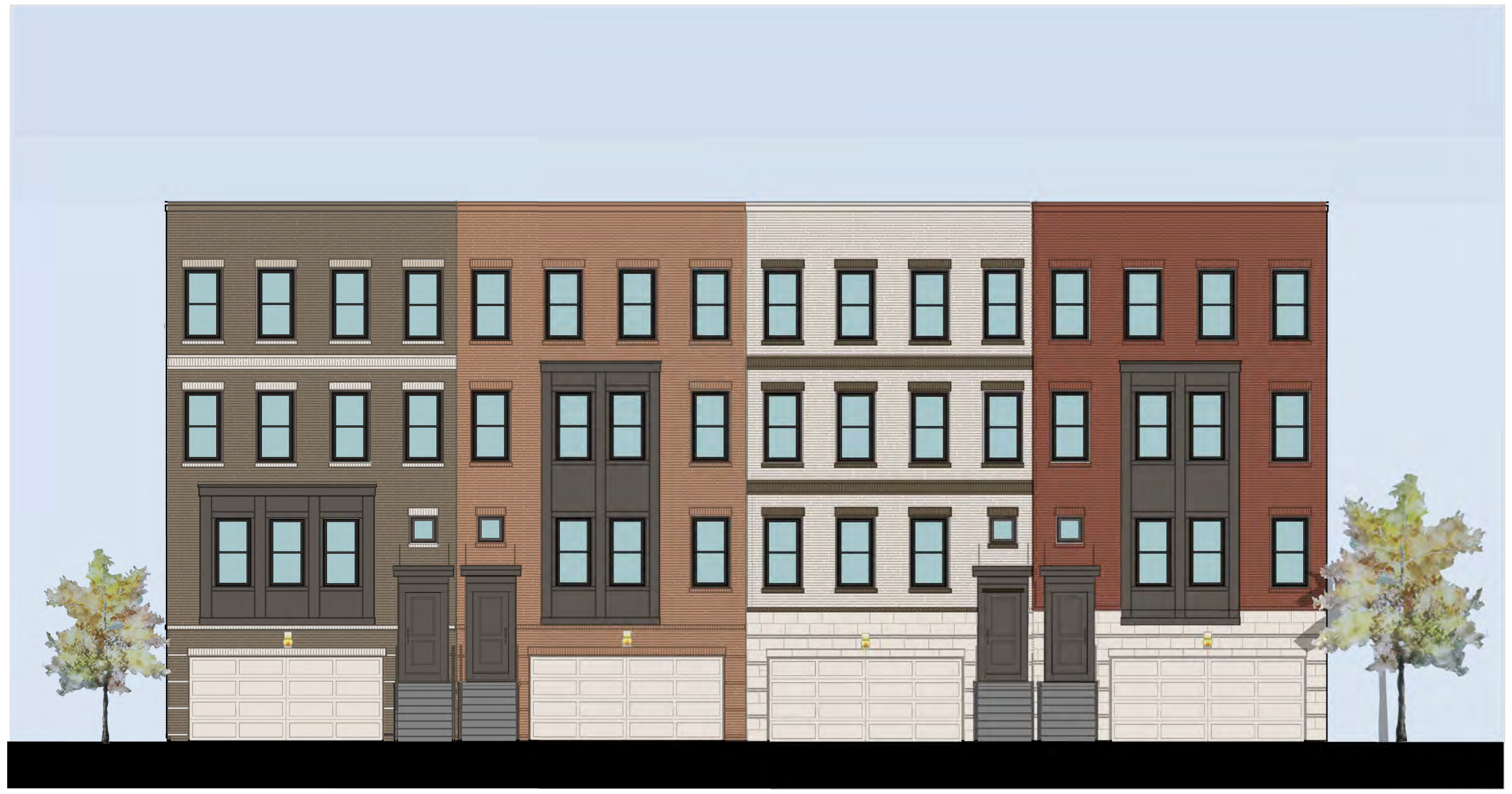
PROJECT NUMBER	0377AS
DATE	2026.04.28
SCALE	NTS

DRAWING TITLE
Illustrative
Architecture-Rear Load
TH

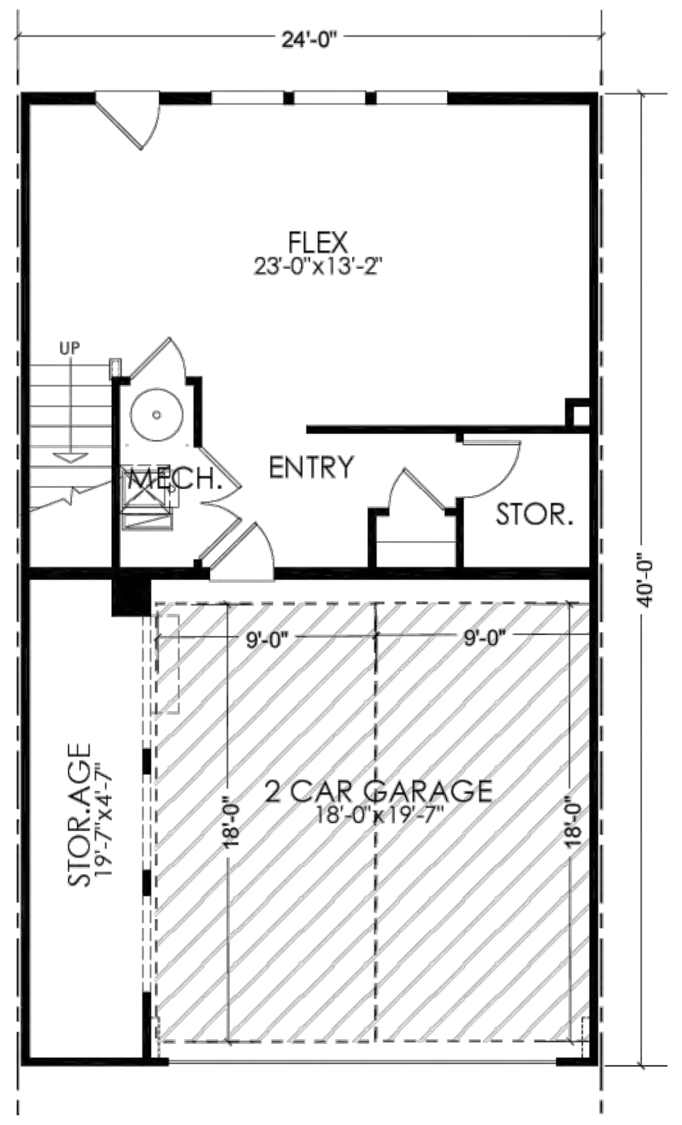
DRAWING NUMBER **A-05**

C:\ACC\ACCDocs\Rodgers Consulting\MC-CoR-1455 Research Blvd\Project Files\autocad\Plot Plans\Site Plan\A-01 Illustrative Architecture.dwg

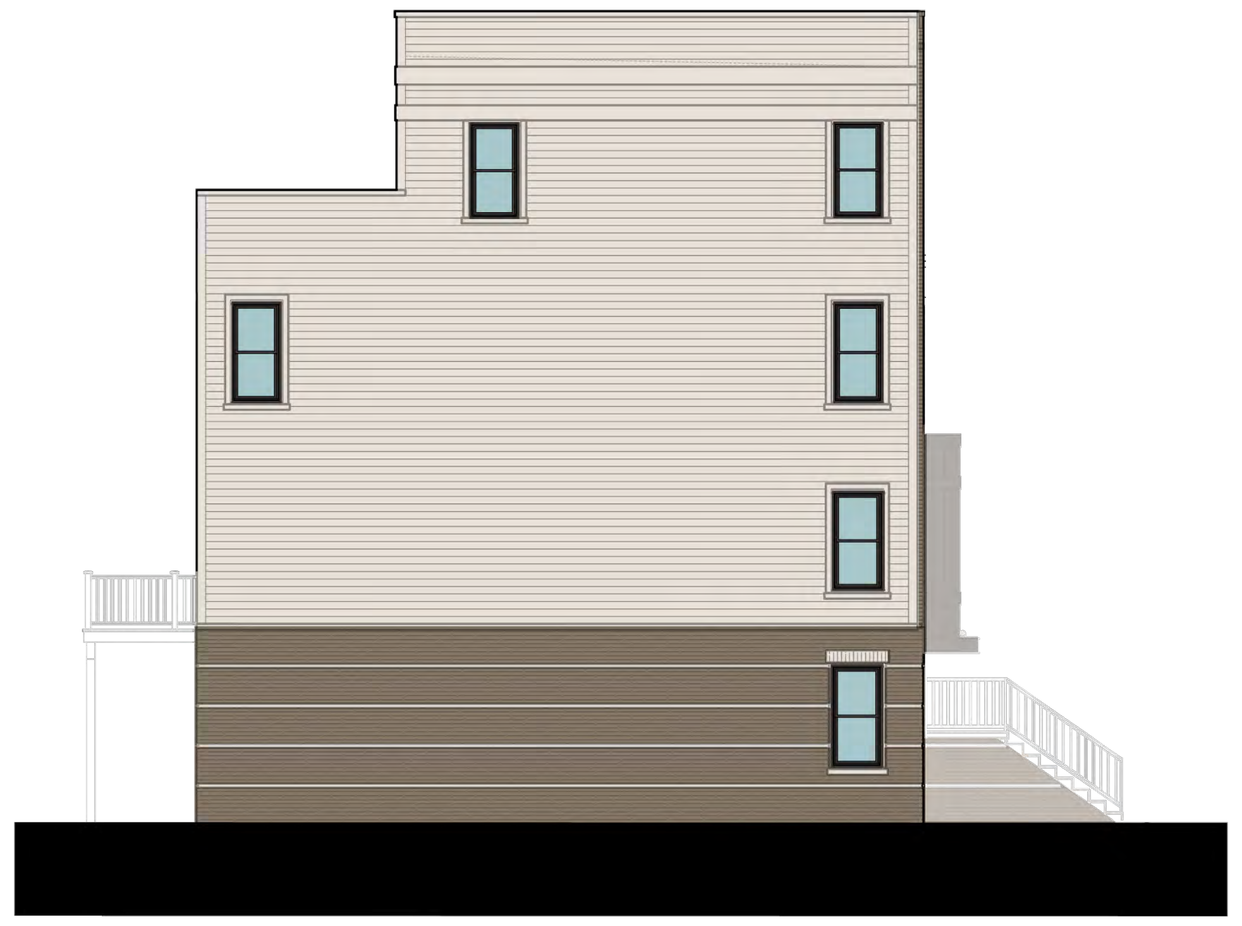
2026.04.28 - 10:57 AM



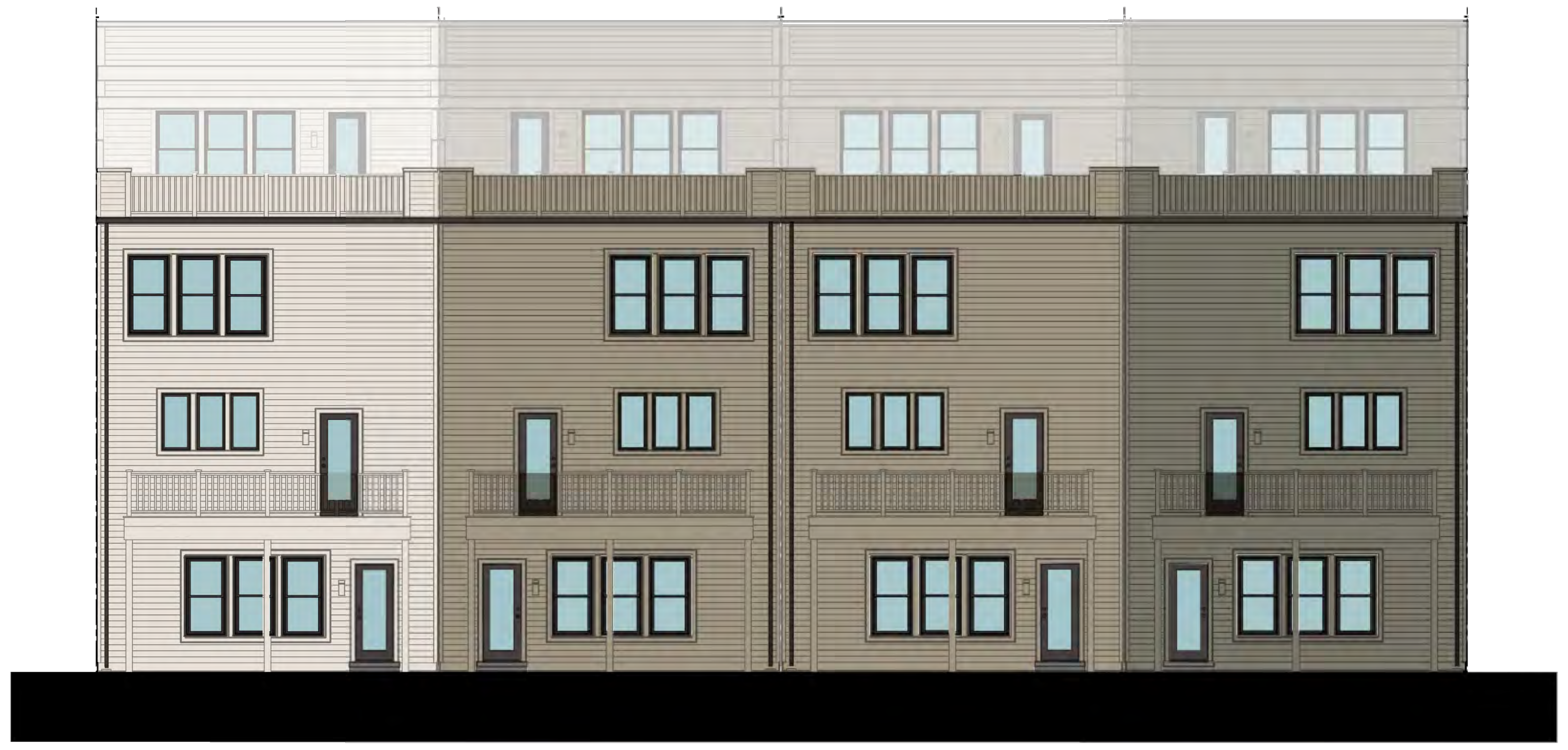
FRONT ELEVATION - FRONT LOADED TOWNHOME - SAMPLE BUILDING
SCALE:1/8" = 1'-0"



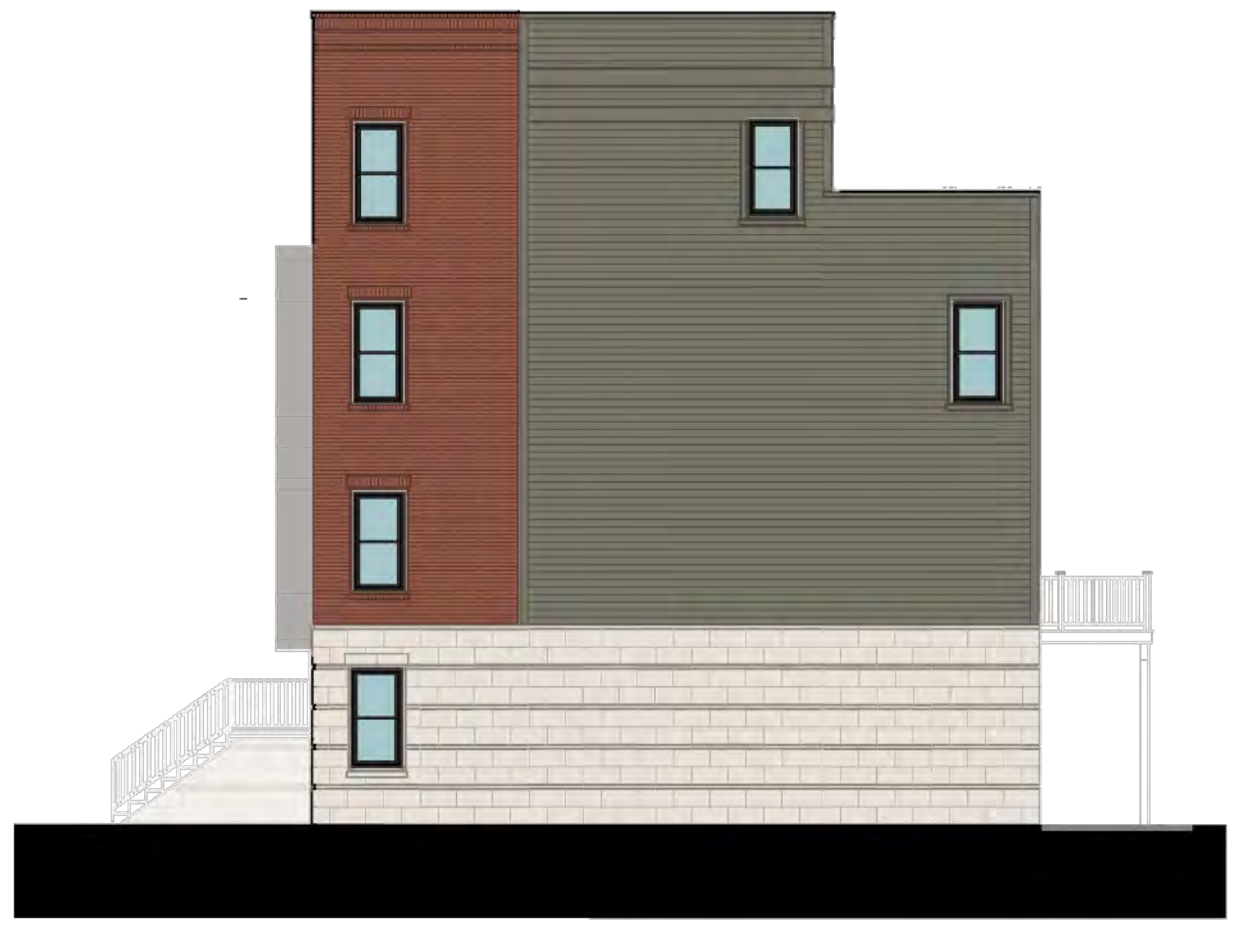
GARAGE PLAN - FRONT LOADS
SCALE:1/8" = 1'-0"



SIDE ELEVATION
N.T.S.



REAR ELEVATION - FRONT LOADED TOWNHOME
N.T.S.



SIDE ELEVATION - HIGH-VIS
N.T.S.

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Preliminary Not For Construction

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DESIGN TEAM

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1455 RESEARCH BLVD
SITE PLAN - 2026-101-STP

WSSC GRID: 219NW09 & 219NW08, Tax Map: GR13
City Of Rockville, Rockville, Election District 04

ISSUE

DATE	DESCRIPTION
2025.07.11	1st Submission
2025.12.09	2nd Submission
2026.03.12	3rd Submission
-	-
-	-

REVISIONS

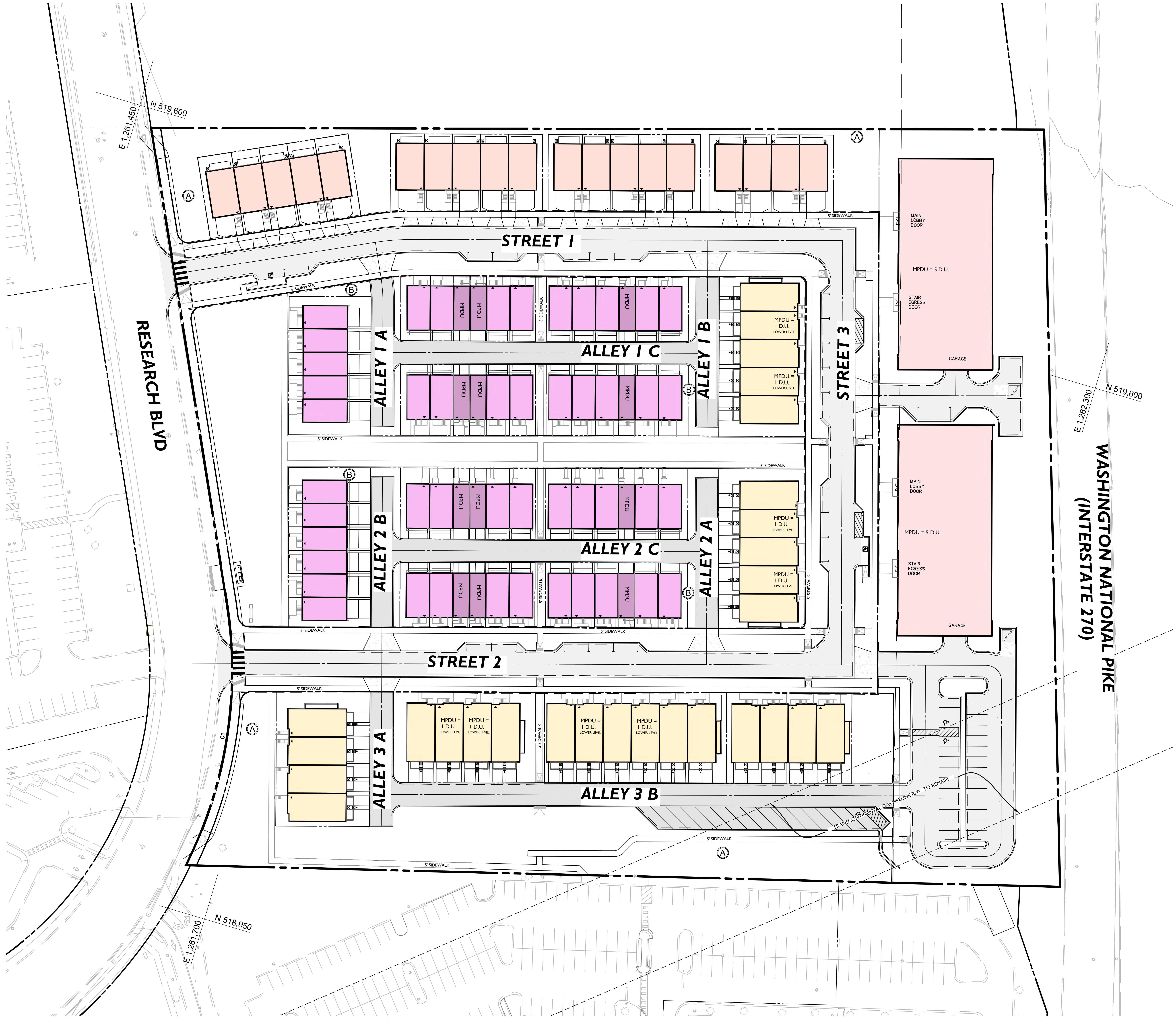
NO	DATE	DESCRIPTION

PROJECT NUMBER	0377AS
DATE	2026.04.28
SCALE	NTS

DRAWING TITLE
Illustrative
Architecture-Front Load
TH

DRAWING NUMBER **A-06**

2026.04.28 - 10:58 AM


STREET 1
STREET 2
STREET 3
ALLEY 1 A
ALLEY 1 B
ALLEY 1 C
ALLEY 2 A
ALLEY 2 B
ALLEY 2 C
ALLEY 3 A
ALLEY 3 B
RESEARCH BLVD
WASHINGTON NATIONAL PIKE
(INTERSTATE 270)
MPDU
MPDU = 1 D.U. LOWER LEVEL
MAIN LOBBY DOOR
MPDU = 5 D.U.
STAIR EGRESS DOOR
GARAGE
5' SIDEWALK
TRANSCONTINENTAL GAS PIPELINE R/W TO REMAIN
A
B
C1
N 519,600
E 1,261,450
E 1,262,300
N 518,950
E 1,261,700

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

1 INCH = 40 FT

Unit Type Exhibit

SCALE: 1" = 40'

UNIT COUNT

MARKET RATE

▨	24' TOWNHOME (FRONT LOAD) -	19
▨	20' TOWNHOME (REAR LOAD) -	47
▨	2-OVER-2 STACKED UNITS -	48
▨	CONDOMINIUM FLATS -	54
	TOTAL	168

MPDU RESIDENTIAL UNITS

▨	14' TOWNHOMES (REAR LOAD) -	12
▨	2-OVER-2 STACKED UNITS -	8
▨	CONDOMINIUM FLATS -	10
	TOTAL	30

TOTAL UNITS - 198

OVERALL UNIT COUNT

TOWNHOMES -	**78**
2-OVER-2 STACKED UNITS -	**56**
CONDOMINIUM FLATS -	**64**

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Preliminary Not For Construction

C:\ACC\ACCDocs\Rodgers Consulting\MC-CoR-1455 Research Blvd\Project Files\autocad\Plot Plans\Site Plan\EXB-01 Unit Type.dwg

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SITE PLAN - 2026-101-STP

WSSC GRID: 219NW09 & 219NW08, Tax Map: GR13
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2026.03.12	3rd Submission
-	-
-	-

REVISIONS

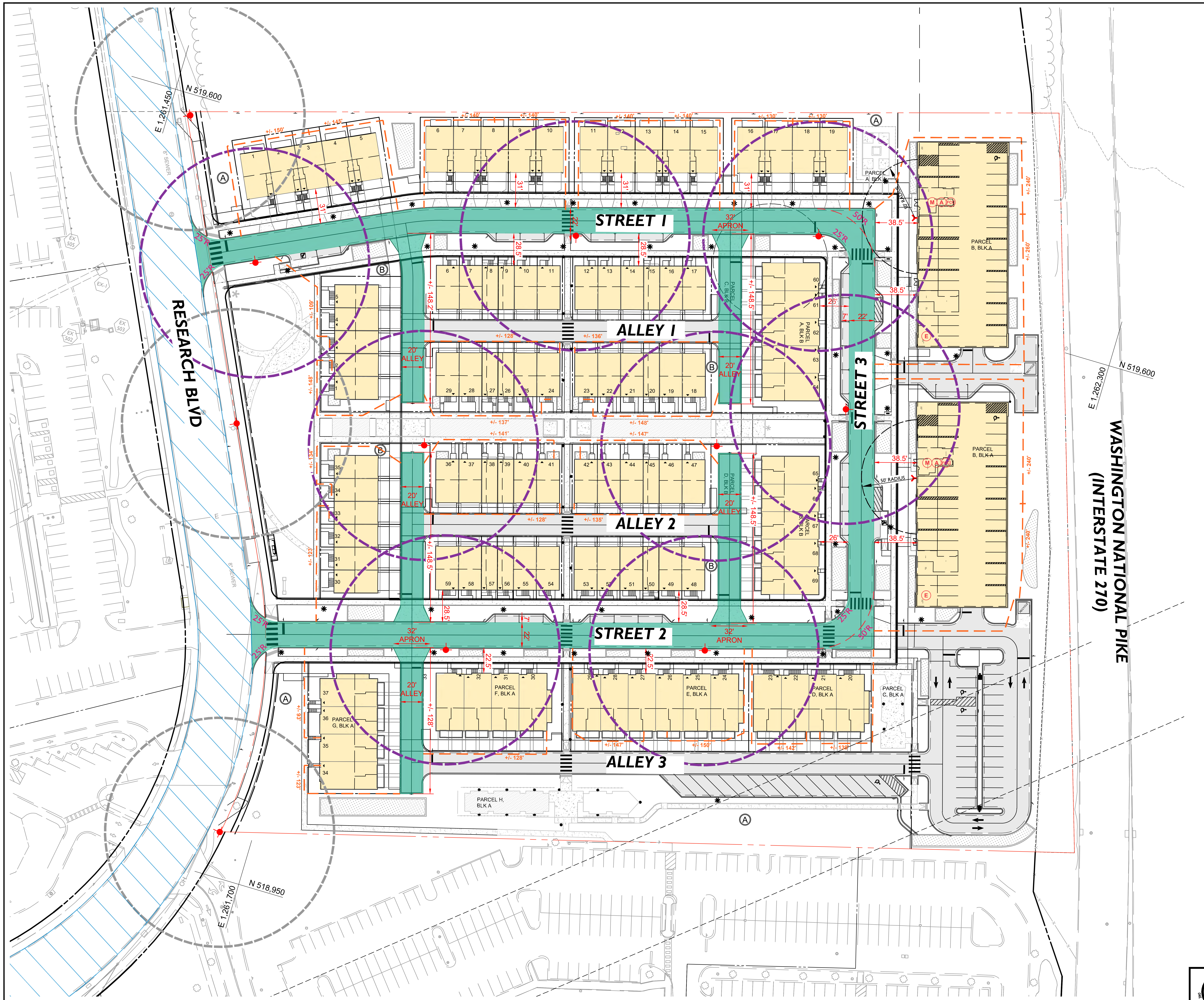
NO	DATE	DESCRIPTION

PROJECT NUMBER	0377AS
DATE	2026.03.12
SCALE	1" = 40'

DRAWING TITLE
Unit Type Exhibit

DRAWING NUMBER **EXB-01**

2026.04.28 - 11:03 AM


STREET 1
STREET 2
STREET 3
ALLEY 1
ALLEY 2
ALLEY 3
RESEARCH BLVD
WASHINGTON NATIONAL PIKE
(INTERSTATE 270)
N 519,600
E 1,261,450
N 519,600
E 1,262,300
N 518,950
E 1,261,700
PARCEL A, BLK B
PARCEL B, BLK A
PARCEL C, BLK B
PARCEL D, BLK B
PARCEL A, BLK B
PARCEL B, BLK B
PARCEL F, BLK A
PARCEL E, BLK A
PARCEL D, BLK A
PARCEL C, BLK A
PARCEL G, BLK A
PARCEL H, BLK A
32' APRON
20' ALLEY
25'R
50'R
50' RADIUS
38.5'
148.5'
+/- 148.2'
28.5'
22.5'
31'
22'
26'
7'

Fire Access Plan

SCALE: 1" = 40'

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

1 INCH = 40 FT

SHEET NOTES

1. Architecture shown hereon is conceptual and is to be determined and finalized at Building Permit Phase.
2. Fire Access lanes shown to provide pavement with tertiary roadway pavement and subgrade standards to support fire apparatus loads.
3. All proposed buildings are to be sprinklered with all portions of the building are located within 450' from fire access road.
4. Slopes can be no greater 4:1 or inaccessible obstructions can not be within 15' of the proposed exposed exterior walls.
5. All proposed bio facilities are to be no greater than 18" in depth from media to top of wall; if greater than 18" ladder and/or stairs are to be provided for access in & out.
6. All bio box locations and sizes are conceptual and will be determined at permitting stage.
7. All newly installed fire hydrant are to be placed no more than 7' away from a fire department access route.
8. Post signs at condominium garage entrances "No Fire Department vehicle access into parking garages.

LEGEND

RADIUS (TYP 100')	Existing Fire Hydrant
RADIUS (TYP 100')	Proposed Fire Hydrant
	FDC Location
M	Main Side Hinge Door
E	Egress Door
FCC	Fire Control Center
A	Annunciator Panel Location
🟩	Fire Access Route
▨	Proposed Building
	Subject Site Property Line
	Hose Pull
▲	Primary Egress

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Preliminary Not For Construction

C:\ACC\ACCDocs\Rodgers Consulting\MC-CoR-1455 Research Blvd\Project Files\autocad\Plot Plans\Site Plan\EXB-02 Fire Access Plan.dwg

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-	-
-	-

REVISIONS

NO	DATE	DESCRIPTION

PROJECT NUMBER 0377AS

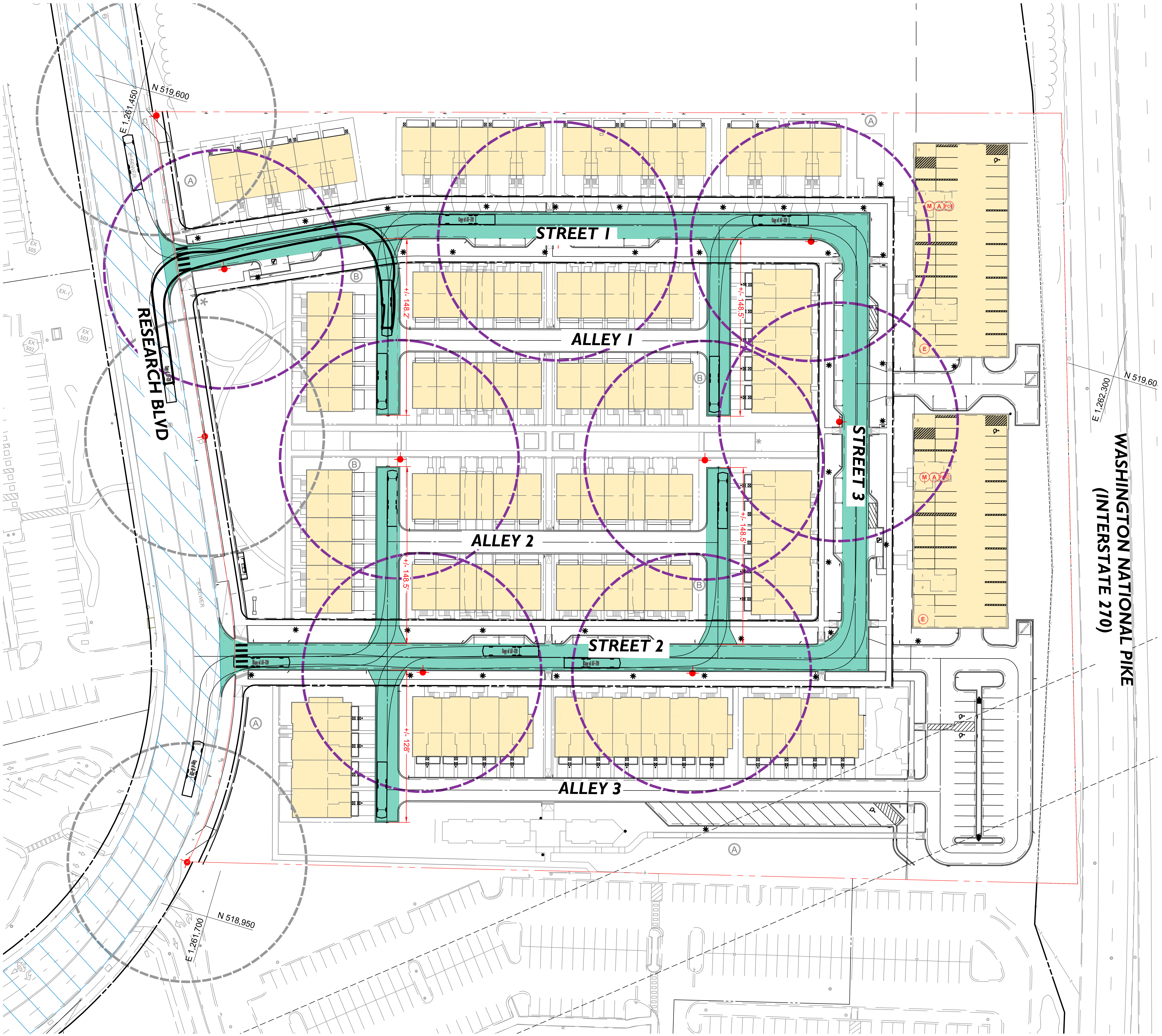
DATE 2026.03.12

SCALE 1" = 40'

DRAWING TITLE
Fire Access Plan

DRAWING NUMBER **EXB-02**

2026.04.28 - 11:04 AM



Fire Truck Movement
SCALE: 1" = 40'

SHEET NOTES

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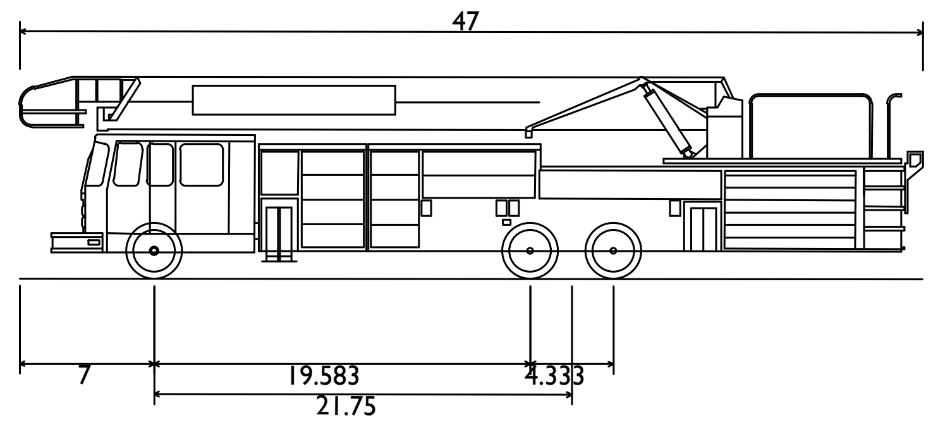
3. All proposed buildings are to be sprinklered with all portions of the building are located within 450' from fire access road.
4. Slopes can be no greater 4:1 or inaccessible obstructions can not be within 15' of the proposed exposed exterior walls.
5. All proposed bio facilities are to be no greater than 18" in depth from media to top of wall; if greater than 18" ladder and/or stairs are to be provided for access in & out.
6. All bio box locations and sizes are conceptual and will be determined at permitting stage.
7. All newly installed fire hydrant are to be placed no more than 7' away from a fire department access route.

LEGEND

RADIUS (TYP 100')	Existing Fire Hydrant
RADIUS (TYP 100')	Proposed Fire Hydrant
Y	FDC Location
M	Main Side Hinge Door
E	Egress Door
FCC	Fire Control Center
A	Annuciator Panel Location
🟩	Fire Access Route
🟨	Proposed Building
- - -	Subject Site Property Line
▲	Primary Egress



AT-729	
Overall Length	47.000ft
Overall Width	8.250ft
Overall Body Height	10.475ft
Min Body Ground Clearance	0.906ft
Track Width	8.250ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	33.20°

GRAPHIC SCALE
40' 0 20' 40' 80' 160'
1 INCH = 40 FT

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26328

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"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: 01/15/28."

1455 RESEARCH BLVD
SITE PLAN - 2026-101-STP

WSSC GRID: 219NW09 & 219NW08, Tax Map: GR13
City Of Rockville, Rockville, Election District 04

ISSUE DATE	DESCRIPTION
2025.07.11	1st Submission
2025.12.09	2nd Submission
2026.03.12	3rd Submission
-	-
-	-

REVISIONS
NO	DATE	DESCRIPTION

PROJECT NUMBER	0377AS
DATE	2026.03.12
SCALE	1" = 40'

DRAWING TITLE
Fire Truck Movement

DRAWING NUMBER **EXB-02.1**

C:\ACC\ACCDocs\Rodgers Consulting\MC-CoR-1455 Research Blvd\Project Files\autocad\Plot Plans\Site Plan\EXB-02.1 Fire Truck Movement.dwg
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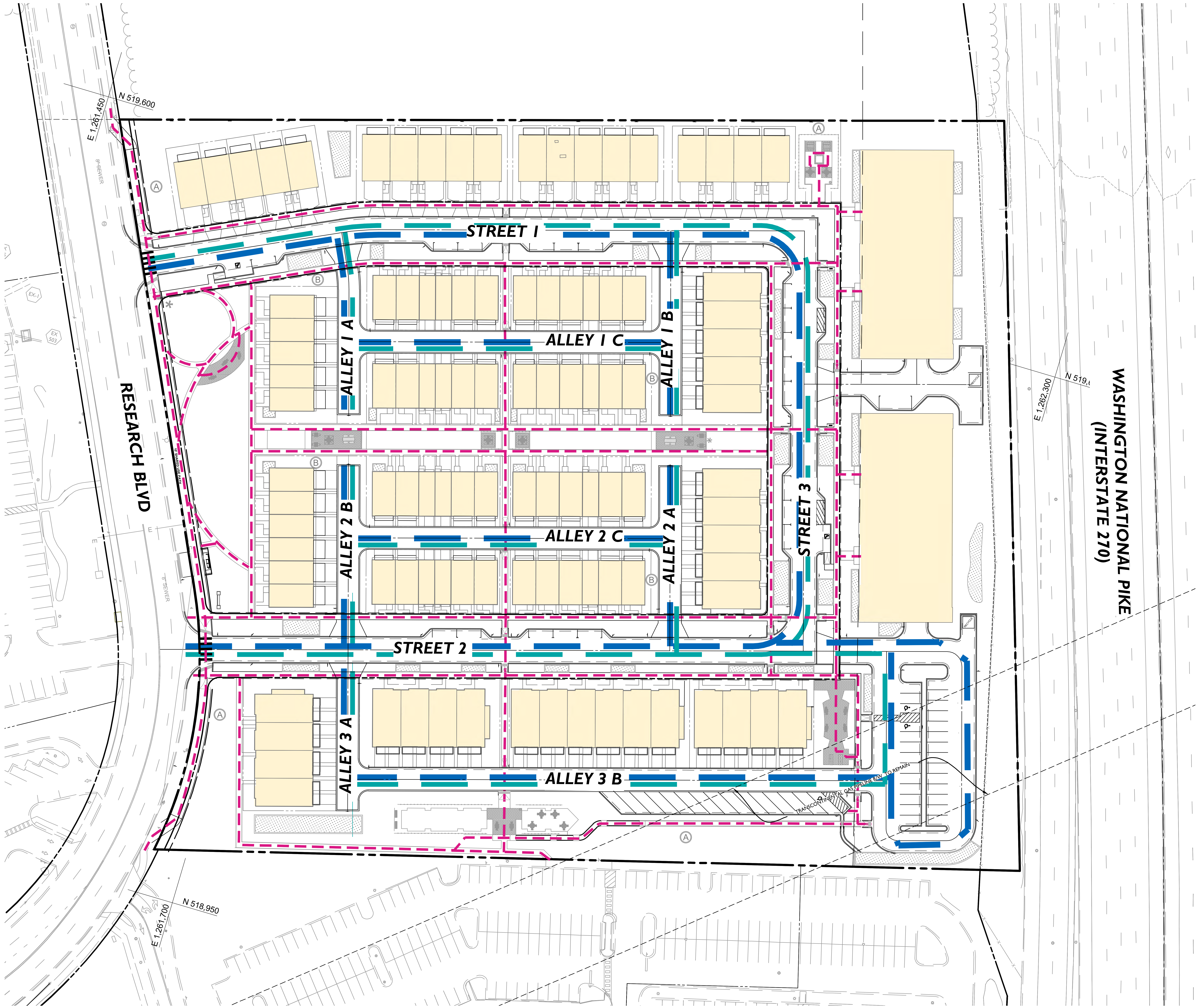

N 519,600
E 1,261,450
RESEARCH BLVD
STREET 1
ALLEY 1 A
ALLEY 1 B
ALLEY 1 C
ALLEY 2 A
ALLEY 2 B
ALLEY 2 C
STREET 2
STREET 3
ALLEY 3 A
ALLEY 3 B
TRANSCONTINENTAL GAS PIPELINE R/W TO REMAIN
WASHINGTON NATIONAL PIKE (INTERSTATE 270)
N 519,
E 1,262,300
N 518,950
E 1,261,700
A
B

LEGEND

▬ ▬	Vehicular - Residential
▬ ▬	Vehicular / Deliveries / Waste Management
- - - -	Pedestrian

Circulation Plan
SCALE: 1" = 40'

GRAPHIC SCALE
40' 0 20' 40' 80' 160'
1 INCH = 40 FT

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

DESIGN TEAM

Developer:
Pulte Home Company, LLC
9302 Route 29, Suite 1000
Fairfax, VA 22031
Attn: Chris Spahr

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
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SEAL & SIGNATURE

AMANDA SUZANNE STAMPER
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SITE PLAN - 2026-101-STP

WSSC GRID: 219NW09 & 219NW08, Tax Map: GR13
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ISSUE

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2026.03.12	3rd Submission
-	-
-	-

REVISIONS

NO	DATE	DESCRIPTION

CALL "MISS UTILITY" AT
1-800257-7777
48 Hours Before Start Of Construction

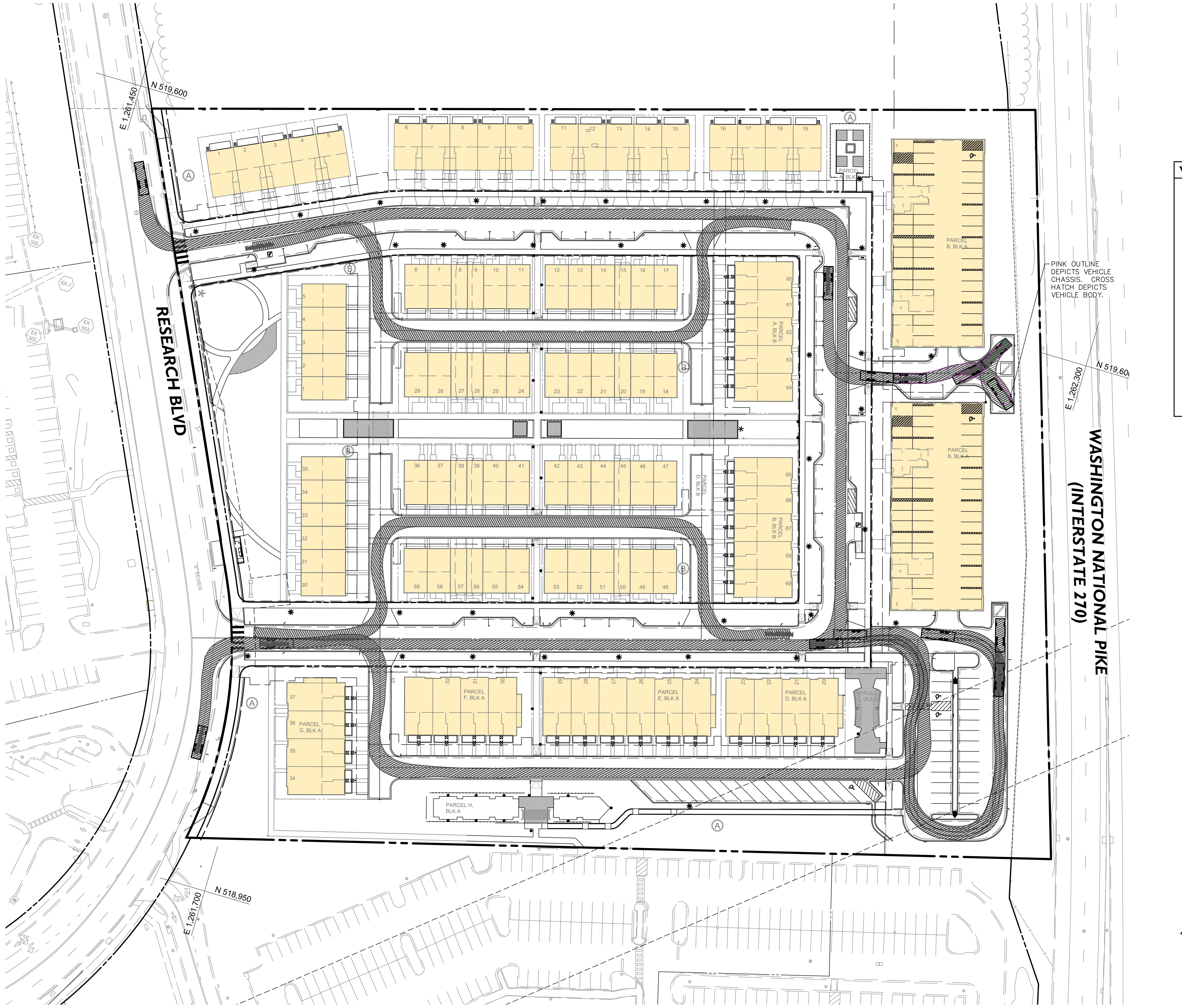
The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

Preliminary Not For Construction

PROJECT NUMBER	0377AS
DATE	2026.03.12
SCALE	1" = 40'
DRAWING TITLE	Circulation Plan
DRAWING NUMBER	EXB-03

C:\ACC\ACCDocs\Rodgers Consulting\MC-CoR-1455 Research Blvd\Project Files\autocad\Plot Plans\Site Plan\EXB-03 Circulation Plan.dwg

2026.04.28 - 11:06 AM


RESEARCH BLVD
WASHINGTON NATIONAL PIKE
(INTERSTATE 270)
N 519,600
E 1,261,450
N 518,950
E 1,261,700
E 1,262,300
N 519,600
PINK OUTLINE DEPICTS VEHICLE CHASSIS. CROSS HATCH DEPICTS VEHICLE BODY.
PARCEL A, BLK B
PARCEL B, BLK A
PARCEL D, BLK B
PARCEL F, BLK A
PARCEL E, BLK A
PARCEL D, BLK A
PARCEL G, BLK A
PARCEL H, BLK A
PARCEL A, BLK

Garbage Truck Movement

SCALE: 1" = 40'

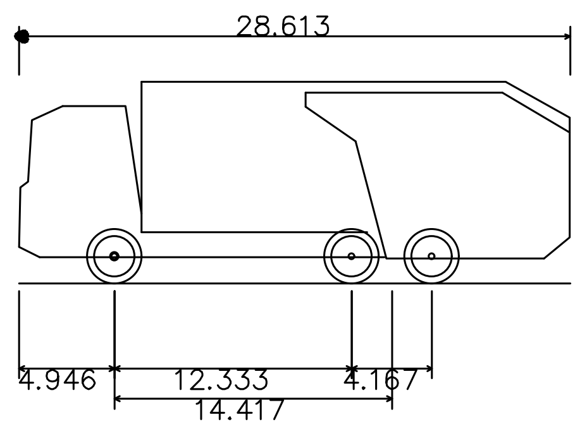
LEGEND

▨	TRASH TRUCK CIRCULATION ROUTE

SHEET NOTES

1. Condominium Buildings and two-over-two units will be serviced by private trash and recycle services

VEHICULAR INFORMATION


28.613
4.946
12.333
4.167
14.417

Mack TerraPro Cabover 6x4 MRU613 +
Wayne Curbtender 31cu yd

Overall Length	28.613ft
Overall Width	8.000ft
Overall Body Height	10.481ft
Min Body Ground Clearance	1.311ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	33.500ft

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

1 INCH = 40 FT

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48 Hours Before Start Of Construction

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Preliminary Not For Construction

C:\ACC\ACCDocs\Rodgers Consulting\MC-CoR-1455 Research Blvd\Project Files\autocad\Plot Plans\Site Plan\EXB-04 Garbage Truck Movement.dwg

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1455 RESEARCH BLVD

SITE PLAN - 2026-101-STP

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City Of Rockville, Rockville, Election District 04

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-	-
-	-

REVISIONS

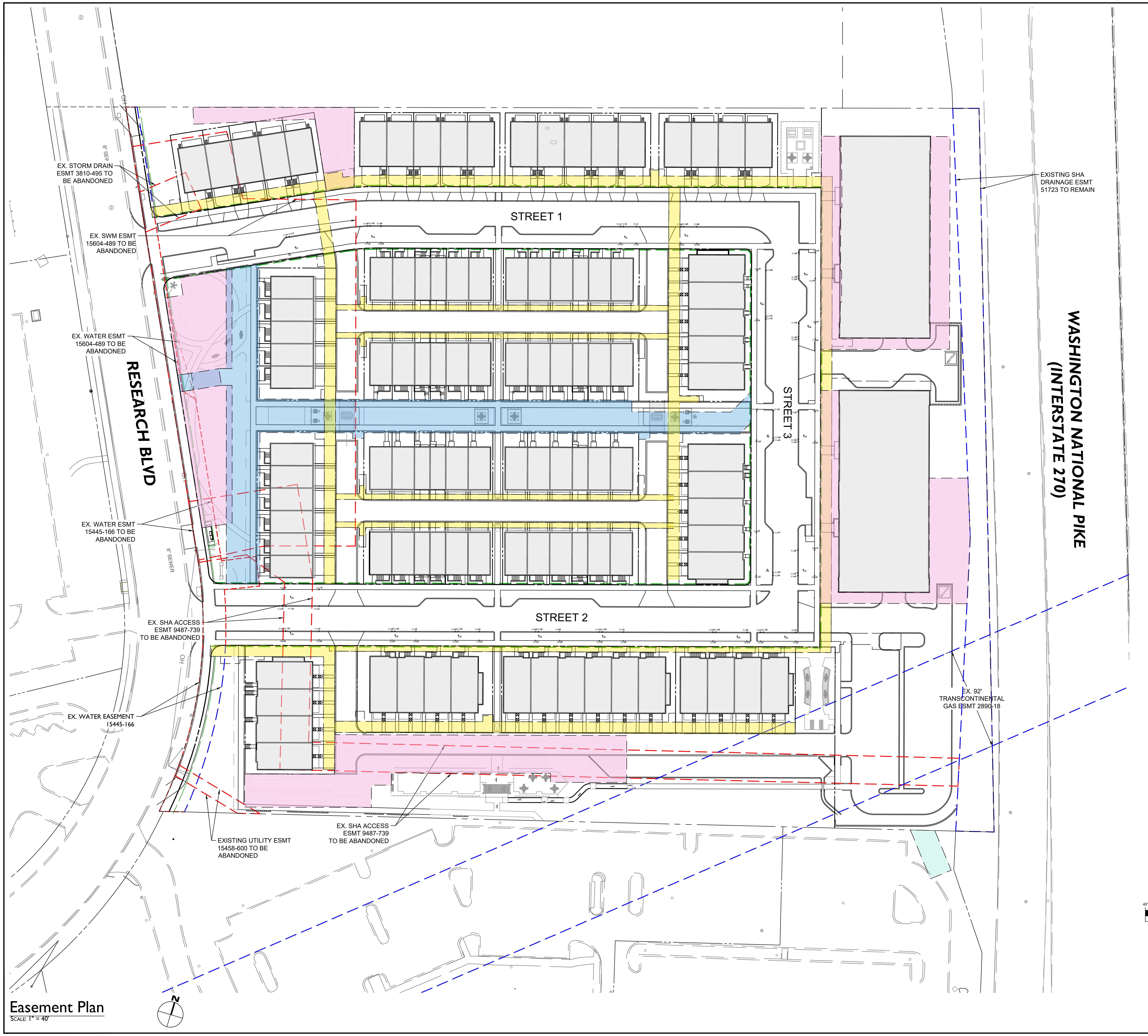
NO	DATE	DESCRIPTION

PROJECT NUMBER	0377AS
DATE	2026.03.12
SCALE	1" = 40'

DRAWING TITLE
Garbage Truck Movement

DRAWING NUMBER **EXB-04**

2026.04.28 - 11:15 AM



EX. STORM DRAIN ESMT 3810-495 TO BE ABANDONED

EX. SWM ESMT 15604-489 TO BE ABANDONED

EX. WATER ESMT 15604-489 TO BE ABANDONED

EX. WATER ESMT 15445-166 TO BE ABANDONED

EX. SHA ACCESS ESMT 9487-739 TO BE ABANDONED

EX. WATER EASEMENT 15445-166

EXISTING UTILITY ESMT 15458-600 TO BE ABANDONED

EX. SHA ACCESS ESMT 9487-739 TO BE ABANDONED

EXISTING SHA DRAINAGE ESMT 51723 TO REMAIN

EX. 92' TRANSCONTINENTAL GAS ESMT 2890-18

Easement Plan

SCALE: 1" = 40'

SHEET NOTES

1. EXISTING FEATURES AND CONTOURS ARE BASED ON AN AERIAL SURVEY PERFORMED BY RODGERS CONSULTING IN MARCH 2023.
2. REFER TO SHEET G-1.0 NOTES & COMPUTATION FOR PROJECT INFORMATION AND DETAILS.

LEGEND

🟦	PROPOSED WATER AND SEWER EASEMENT
🟨	PROPOSED UTILITY EASEMENT
▨	PROPOSED STORM DRAIN EASEMENT
🟪	PROPOSED STORMWATER MANAGEMENT EASEMENT
🟧	PROPOSED STORMWATER MANAGEMENT & UTILITY EASEMENT OVERLAP
🟦	PROPOSED STORMWATER MANAGEMENT & WATER & SEWER EASEMENT OVERLAP
🟩	PROPOSED UTILITY & WATER & SEWER EASEMENT OVERLAP
— - - —	PROPOSED RIGHT-OF-WAY
- - - -	EXISTING EASEMENT TO REMAIN
- - - -	EXISTING EASEMENT TO BE ABANDONED
- - - -	PROPOSED PUBLIC IMPROVEMENT EASEMENT

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

1 INCH = 40 FT

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48 Hours Before Start Of Construction

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Preliminary Not For Construction

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1455 RESEARCH BLVD

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City Of Rockville, Rockville, Election District 04

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-	-
-	-

REVISIONS

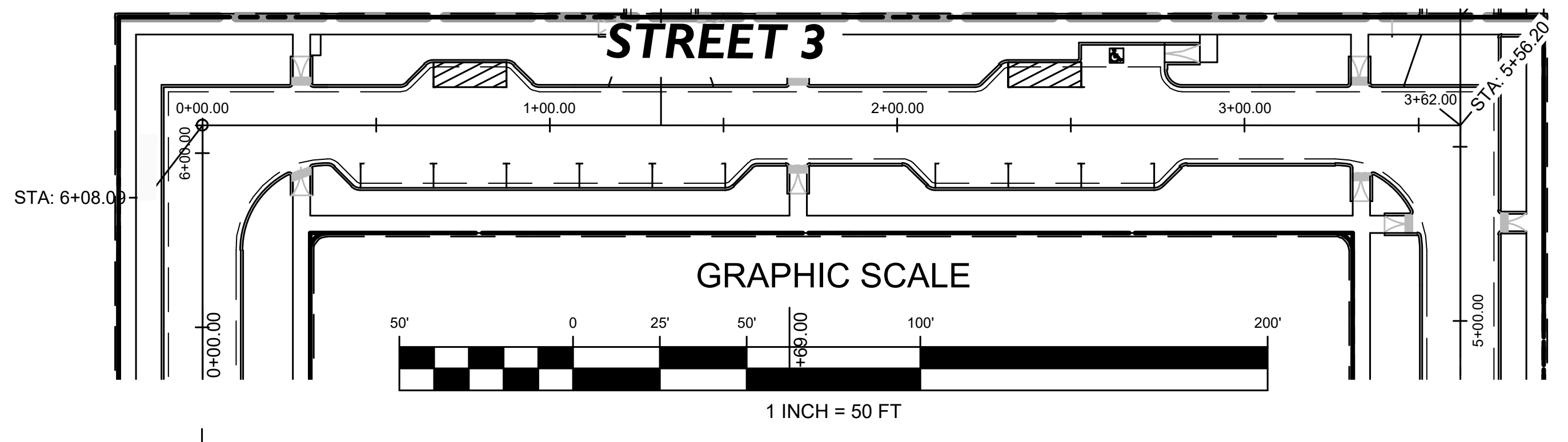
NO	DATE	DESCRIPTION

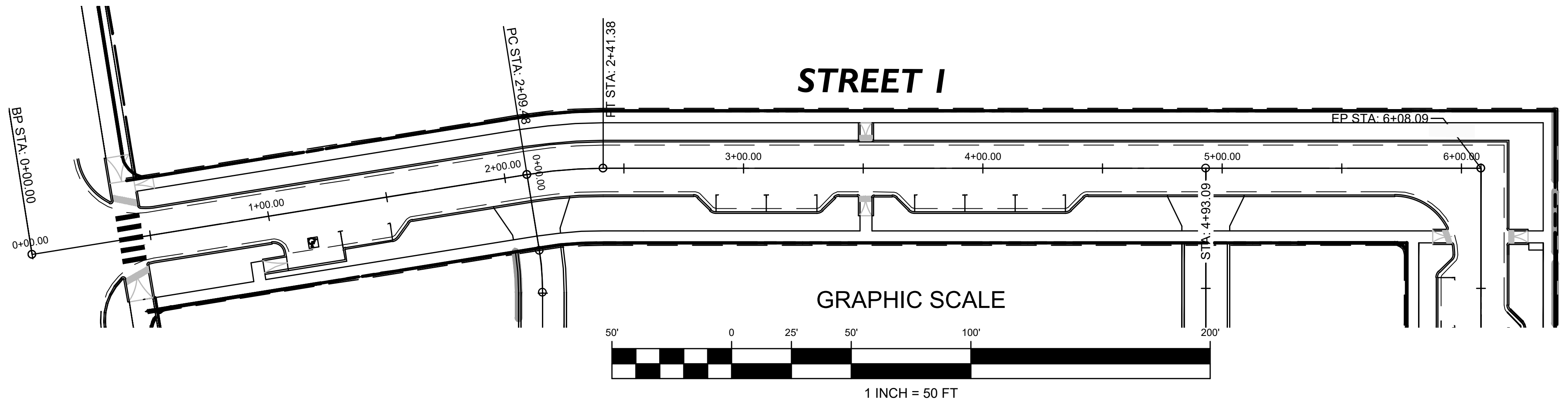
PROJECT NUMBER	0377AS
DATE	2026.03.12
SCALE	1" = 40'

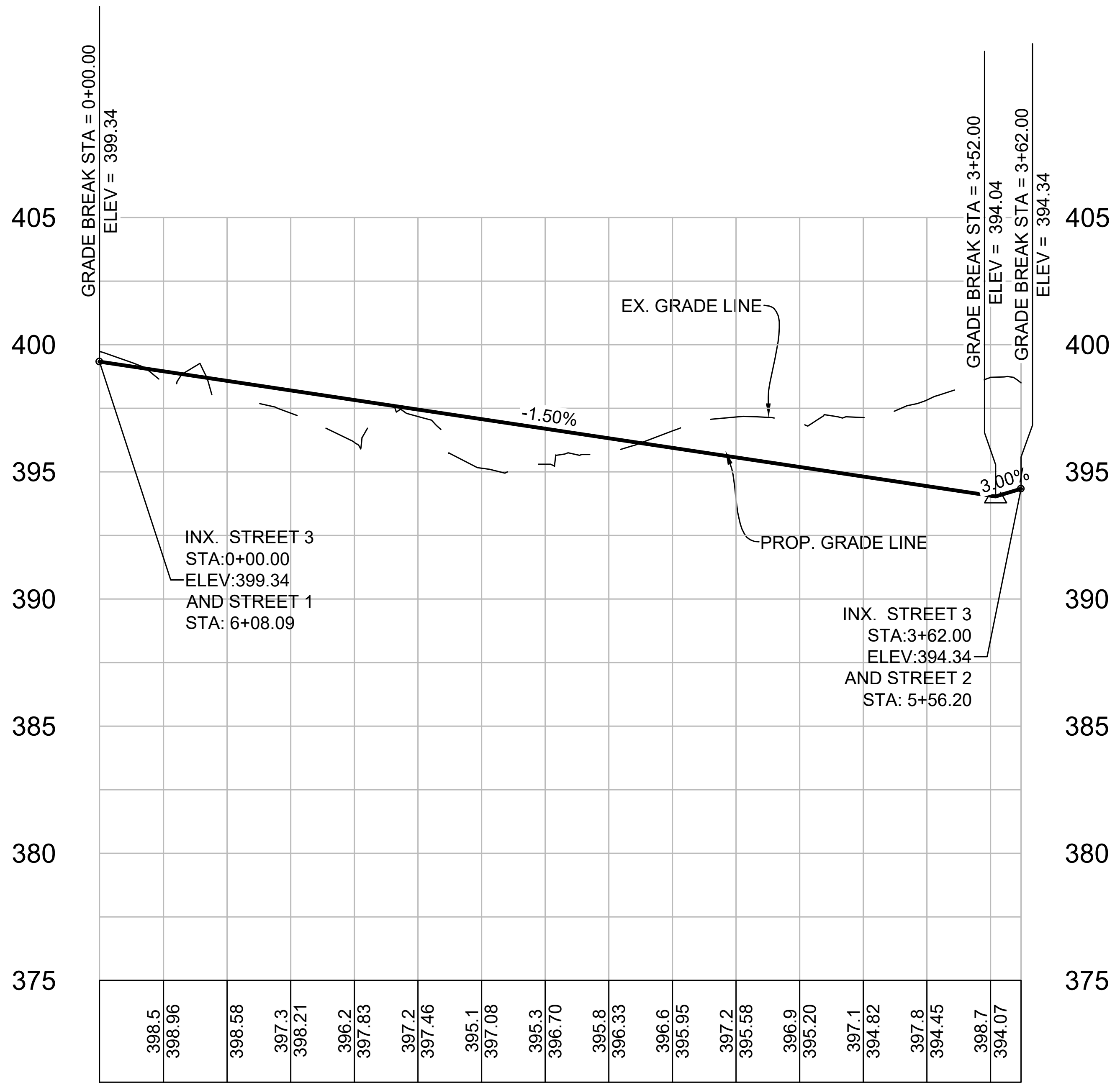
DRAWING TITLE
Easement Plan

DRAWING NUMBER **EXB-05**

2026.04.28 - 11:17 AM

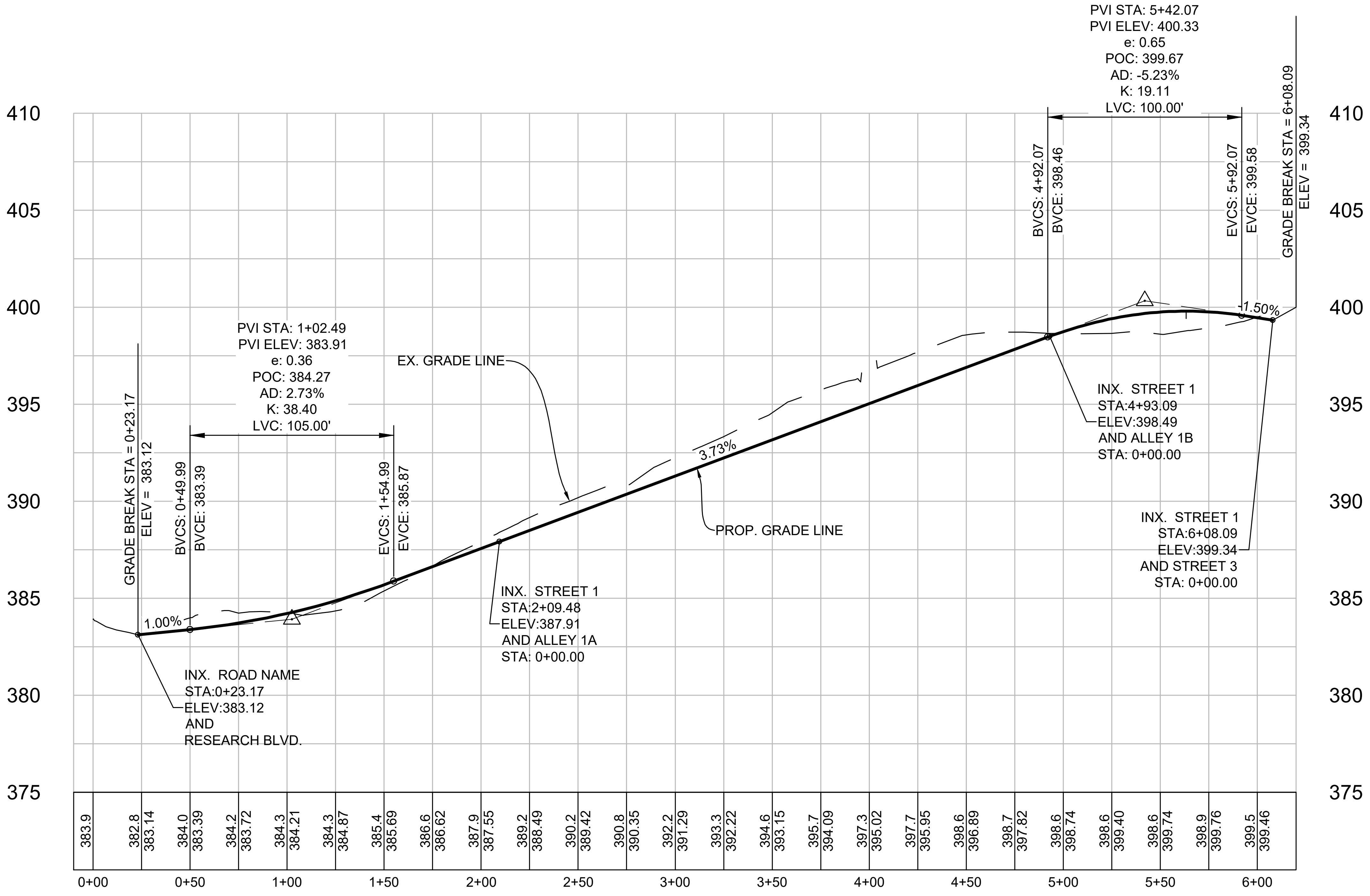

STREET 3
STA: 6+08.00
0+00.00
1+00.00
2+00.00
3+00.00
3+62.00
STA: 5+56.20
0+00.00
+69.00
5+00.00
GRAPHIC SCALE
50'
0
25'
50'
100'
200'
1 INCH = 50 FT


STREET 1
BP STA: 0+00.00
0+00.00
1+00.00
PC STA: 2+09.48
2+00.00
PT STA: 2+41.38
3+00.00
4+00.00
STA: 4+93.09
5+00.00
EP STA: 6+08.09
6+00.00
GRAPHIC SCALE
50'
0
25'
50'
100'
200'
1 INCH = 50 FT



STREET 3 PROFILE

H: 1" = 50'
V: 1" = 5'



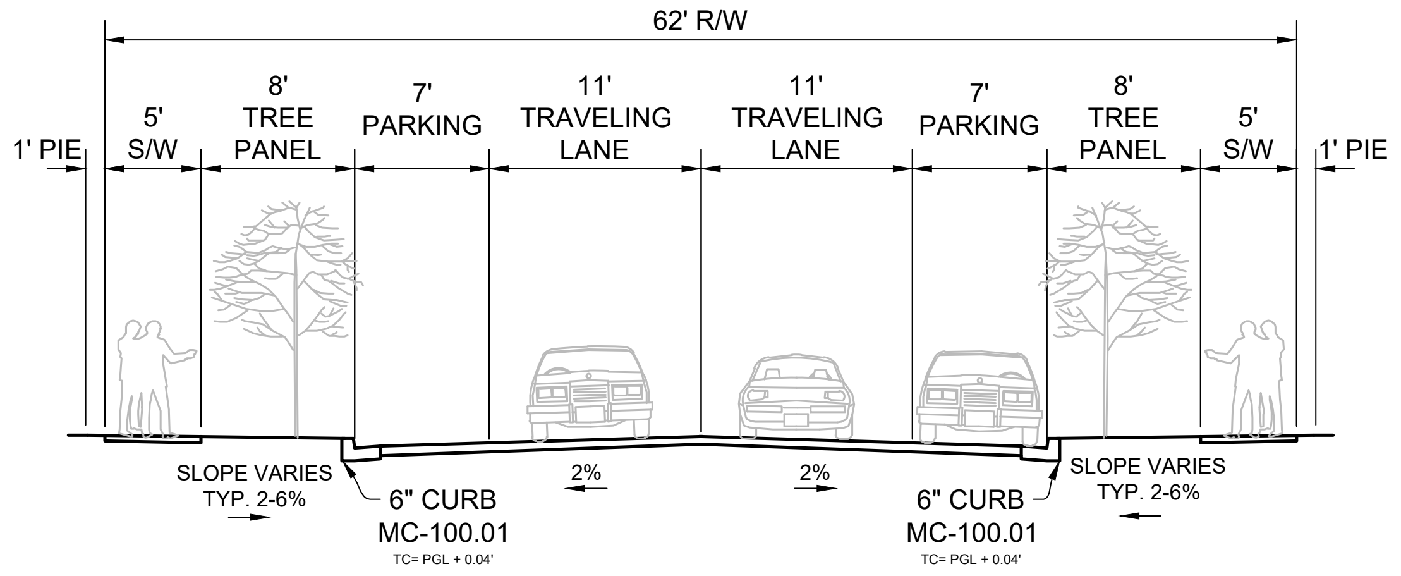
STREET 1 PROFILE

H: 1" = 50'
V: 1" = 5'

45A

(PARKING 2 SIDES)

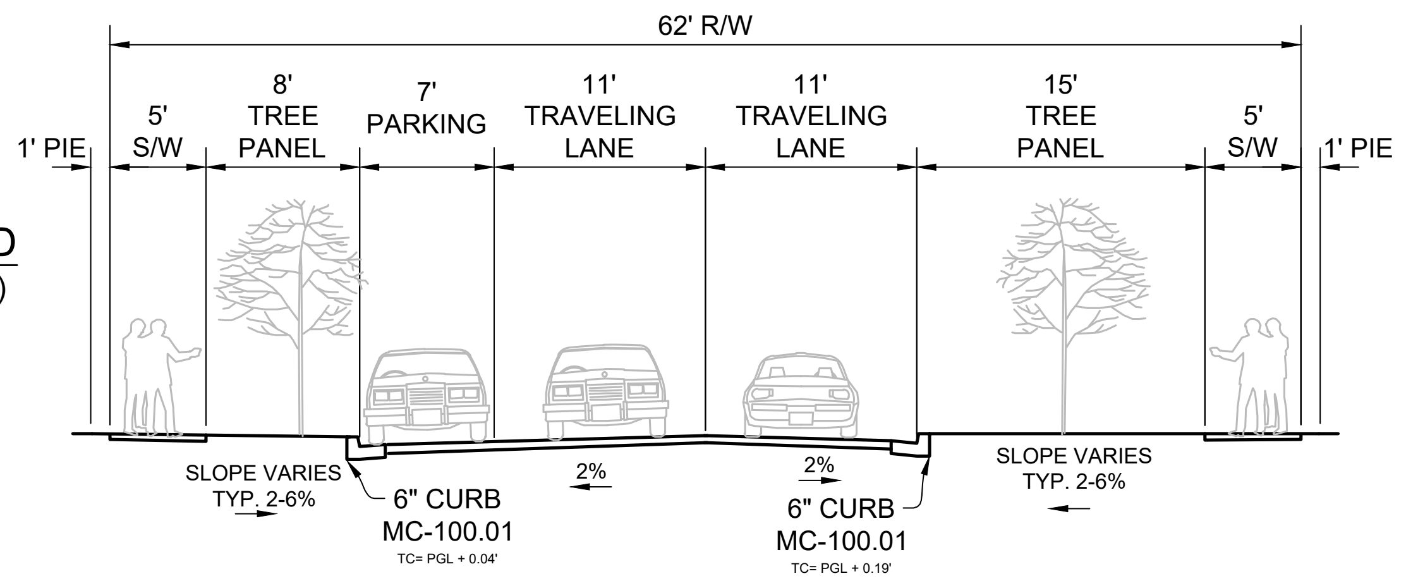
STREET 3
STA 0+56.15 - 0+96.94
STA 2+24.04 - 2+80.39


62' R/W
1' PIE
5' S/W
8' TREE PANEL
7' PARKING
11' TRAVELING LANE
11' TRAVELING LANE
7' PARKING
8' TREE PANEL
5' S/W
1' PIE
SLOPE VARIES TYP. 2-6%
6" CURB MC-100.01
TC= PGL + 0.04'
2%
2%
6" CURB MC-100.01
TC= PGL + 0.04'
SLOPE VARIES TYP. 2-6%

45A MODIFIED

(PARKING 1 SIDE)

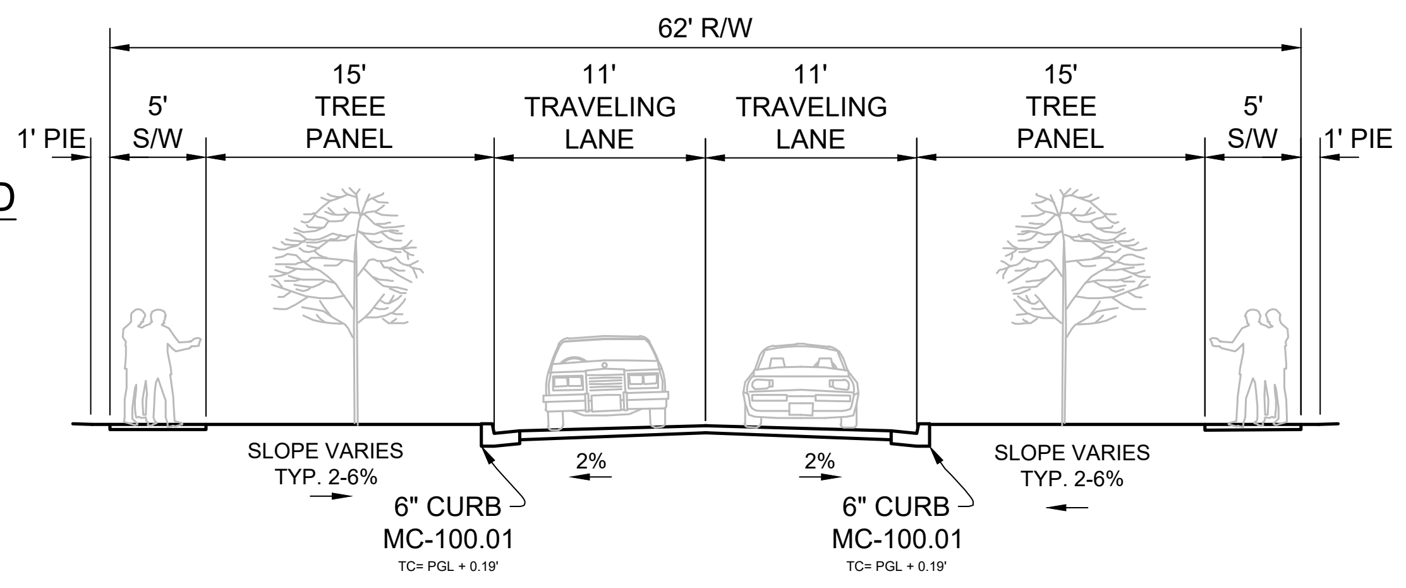
STREET 3
STA 0+45.32 - 0+58.15
STA 2+03.08 - 2+24.04


62' R/W
1' PIE
5' S/W
8' TREE PANEL
7' PARKING
11' TRAVELING LANE
11' TRAVELING LANE
15' TREE PANEL
5' S/W
1' PIE
SLOPE VARIES TYP. 2-6%
6" CURB MC-100.01
TC= PGL + 0.04'
2%
2%
6" CURB MC-100.01
TC= PGL + 0.19'
SLOPE VARIES TYP. 2-6%

45A MODIFIED

(NO PARKING)

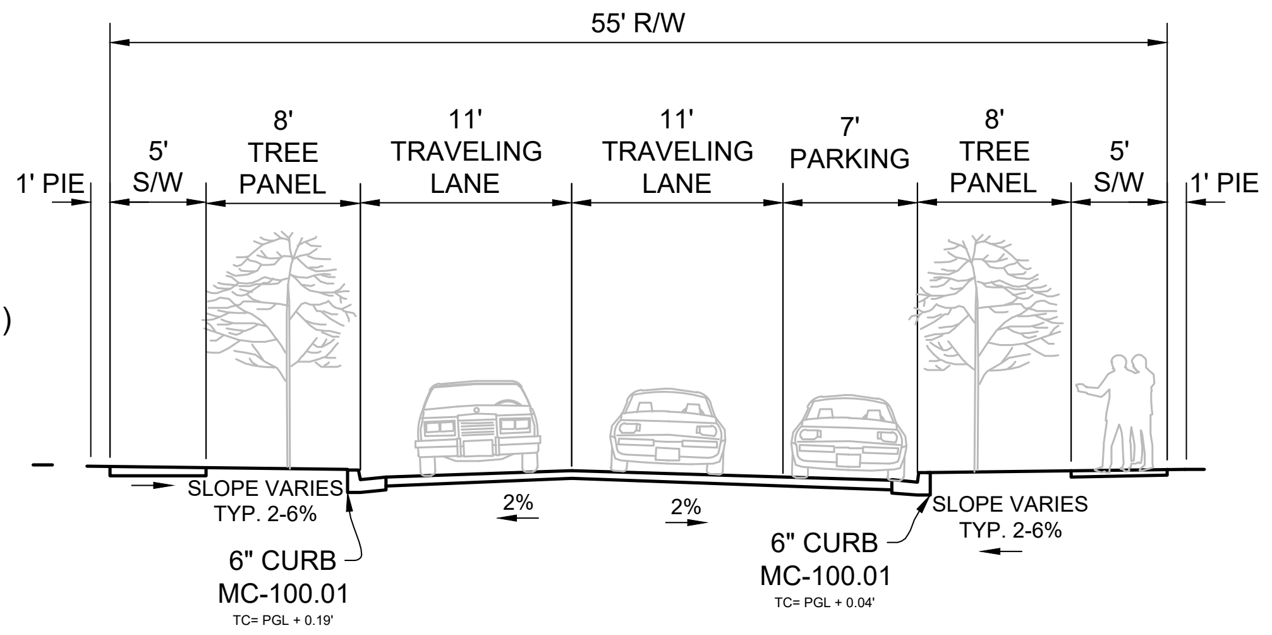
STREET 3
STA 1+58.36 - 2+03.08
STA 2+80.39 - 3+62.00


62' R/W
1' PIE
5' S/W
15' TREE PANEL
11' TRAVELING LANE
11' TRAVELING LANE
15' TREE PANEL
5' S/W
1' PIE
SLOPE VARIES TYP. 2-6%
6" CURB MC-100.01
TC= PGL + 0.19'
2%
2%
6" CURB MC-100.01
TC= PGL + 0.19'
SLOPE VARIES TYP. 2-6%

COR 45C

(PARKING 1 SIDE)

STREET 1
STA 1+03.07 - 1+58.00
STA 2+79.42 - 3+38.93
STA 3+63.25 - 4+42.76

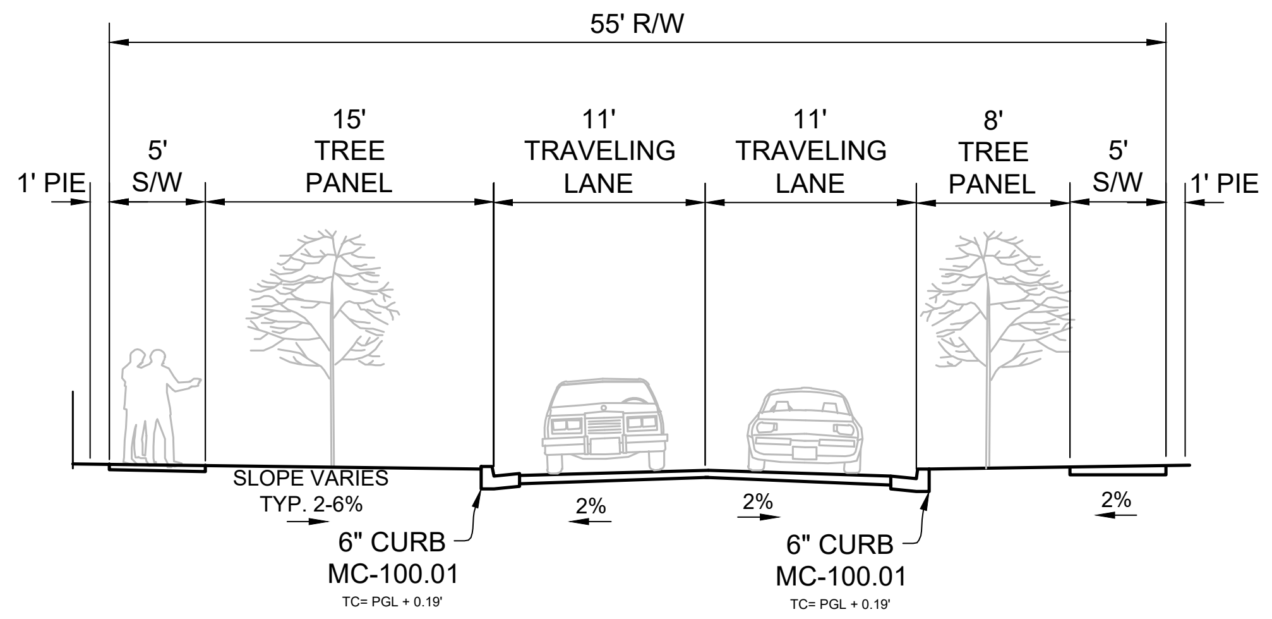

55' R/W
1' PIE
5' S/W
8' TREE PANEL
11' TRAVELING LANE
11' TRAVELING LANE
7' PARKING
8' TREE PANEL
5' S/W
1' PIE
SLOPE VARIES TYP. 2-6%
6" CURB MC-100.01
TC= PGL + 0.19'
2%
2%
6" CURB MC-100.01
TC= PGL + 0.04'
SLOPE VARIES TYP. 2-6%

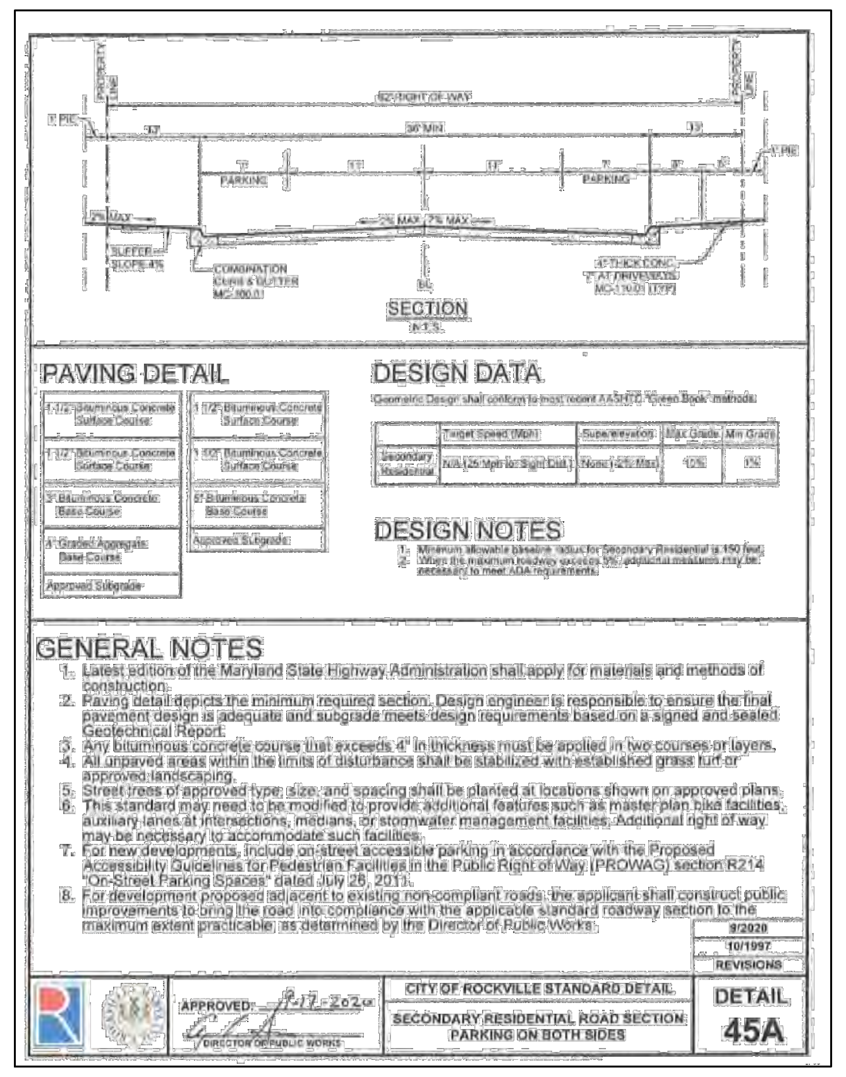
COR 45C MODIFED

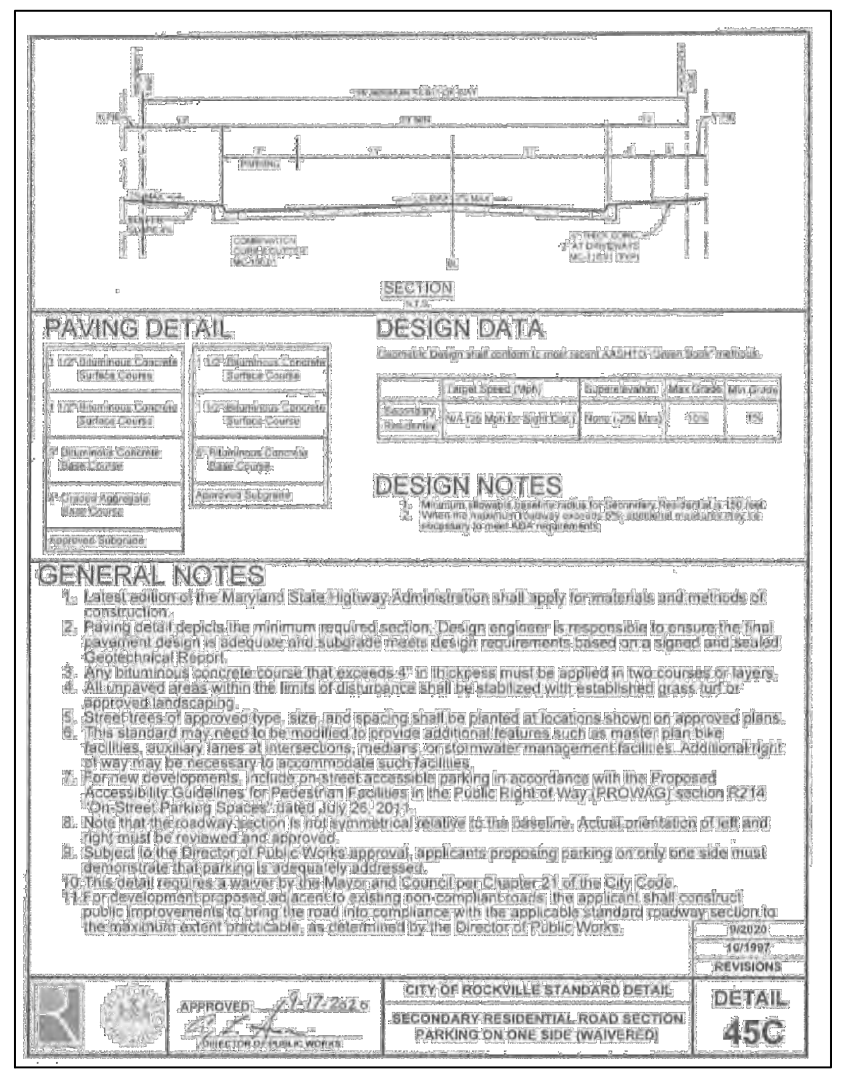
(NO PARKING)

NTS

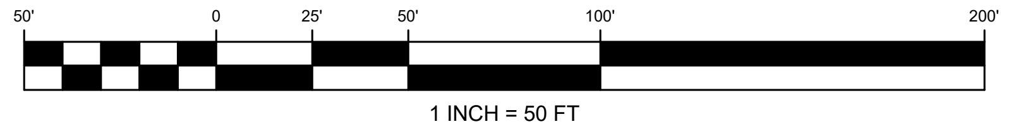
STREET 1
STA 0+49.83 - 1+03.07
STA 1+58.01 - 2+79.42
STA 4+42.76 - 6+08.09


55' R/W
1' PIE
5' S/W
15' TREE PANEL
11' TRAVELING LANE
11' TRAVELING LANE
8' TREE PANEL
5' S/W
1' PIE
SLOPE VARIES TYP. 2-6%
6" CURB MC-100.01
TC= PGL + 0.19'
2%
2%
6" CURB MC-100.01
TC= PGL + 0.19'
2%

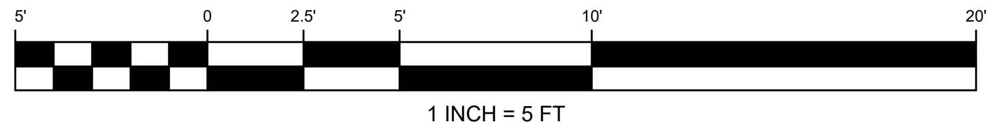

SECTION
PAVING DETAIL
DESIGN DATA
DESIGN NOTES
GENERAL NOTES
CITY OF ROCKVILLE STANDARD DETAIL
SECONDARY RESIDENTIAL ROAD SECTION PARKING ON BOTH SIDES
DETAIL
45A


SECTION
PAVING DETAIL
DESIGN DATA
DESIGN NOTES
GENERAL NOTES
CITY OF ROCKVILLE STANDARD DETAIL
SECONDARY RESIDENTIAL ROAD SECTION PARKING ON ONE SIDE (WAIVERED)
DETAIL
45C

HORIZONTAL GRAPHIC SCALE


50'
0
25'
50'
100'
200'
1 INCH = 50 FT

VERTICAL GRAPHIC SCALE


5'
0
2.5'
5'
10'
20'
1 INCH = 5 FT

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Preliminary Not For Construction

C:\ACC\ACCDocs\Rodgers Consulting\MC-CoR-1455 Research Blvd\Project Files\autocad\Plot Plans\Site Plan\EXB-06-09 Street & Alleys Profiles.dwg

Pulte Homes

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1455 RESEARCH BLVD

SITE PLAN - 2026-101-STP

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City Of Rockville, Rockville, Election District 04

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2026.03.12	3rd Submission
-	-
-	-

REVISIONS

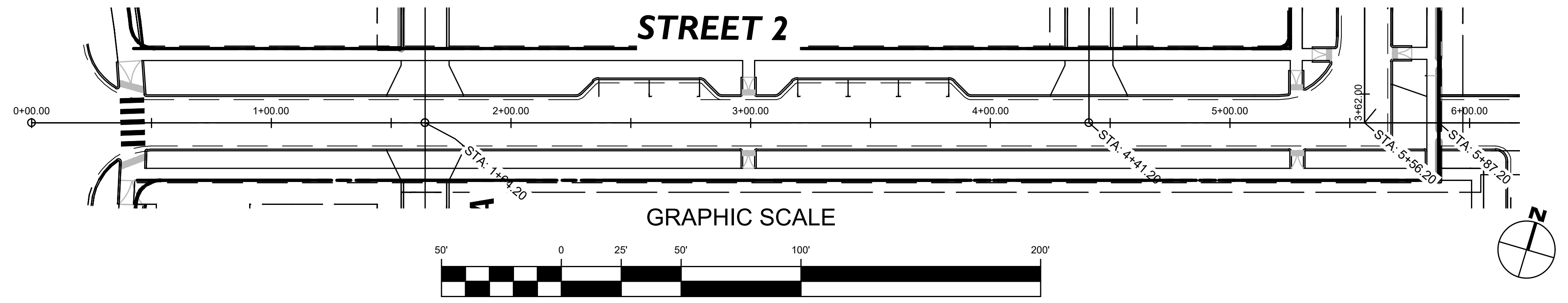
NO	DATE	DESCRIPTION

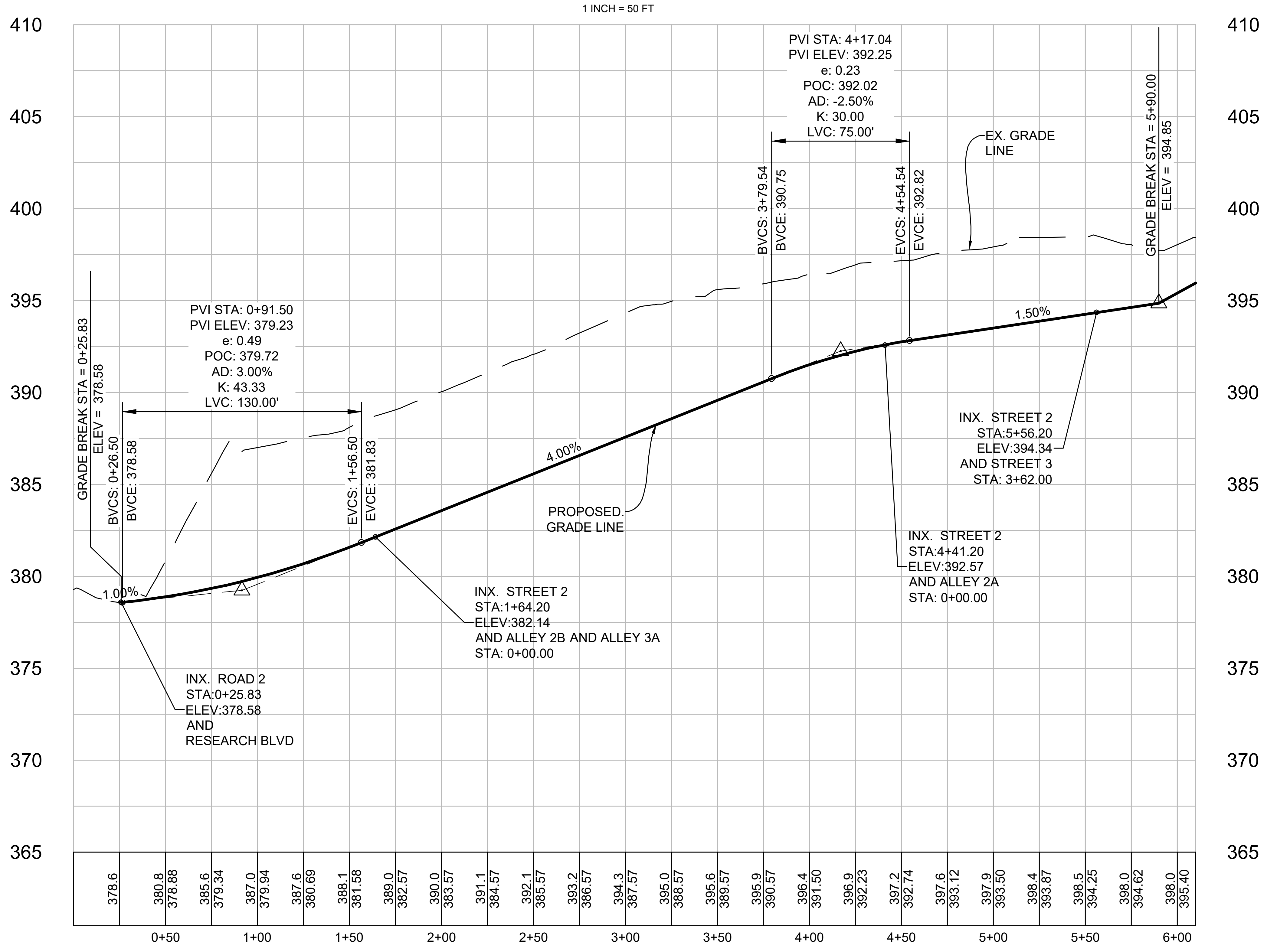
PROJECT NUMBER	0377AS
DATE	2026.03.12
SCALE	Profiles 1" = 50'

DRAWING TITLE
Public Street 1&3
Profiles and Sections

DRAWING NUMBER **EXB-06**

2026.04.29 - 11:00 AM

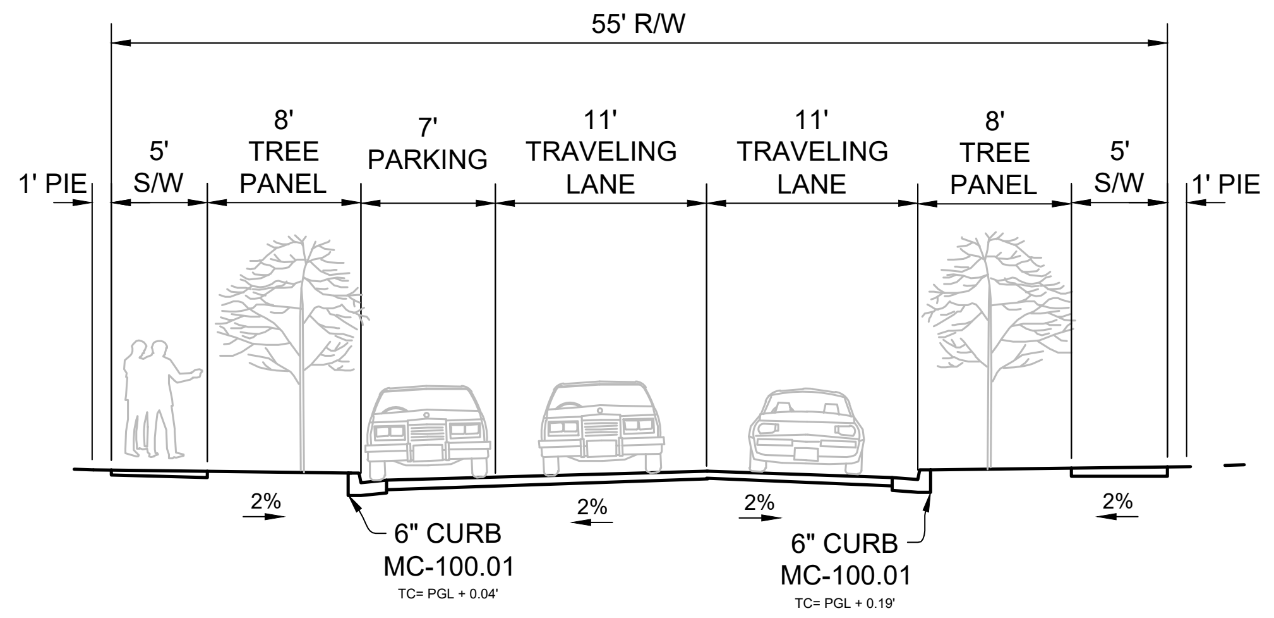

STREET 2
0+00.00
1+00.00
2+00.00
3+00.00
4+00.00
5+00.00
6+00.00
3+62.00
STA: 1+64.20
STA: 4+41.20
STA: 5+56.20
STA: 5+87.20
GRAPHIC SCALE
50'
0
25'
50'
100'
200'
1 INCH = 50 FT
N



STREET 2 PROFILE
H: 1" = 50'
V: 1" = 5'

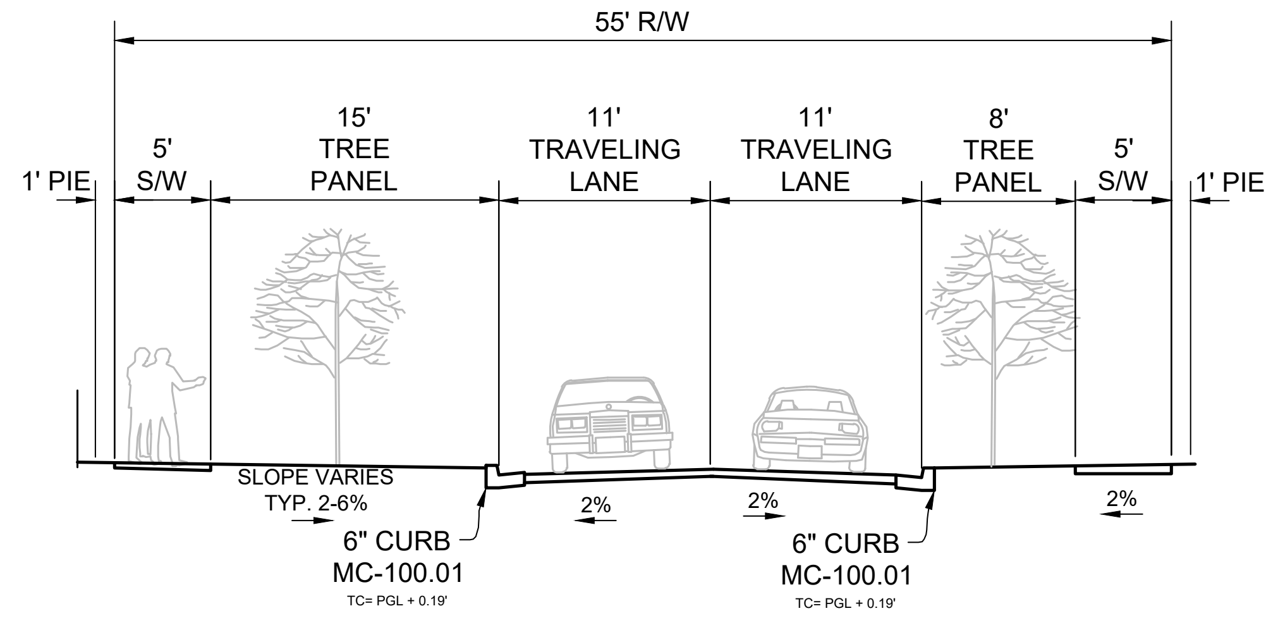
COR 45C
(PARKING 1 SIDE)
NTS

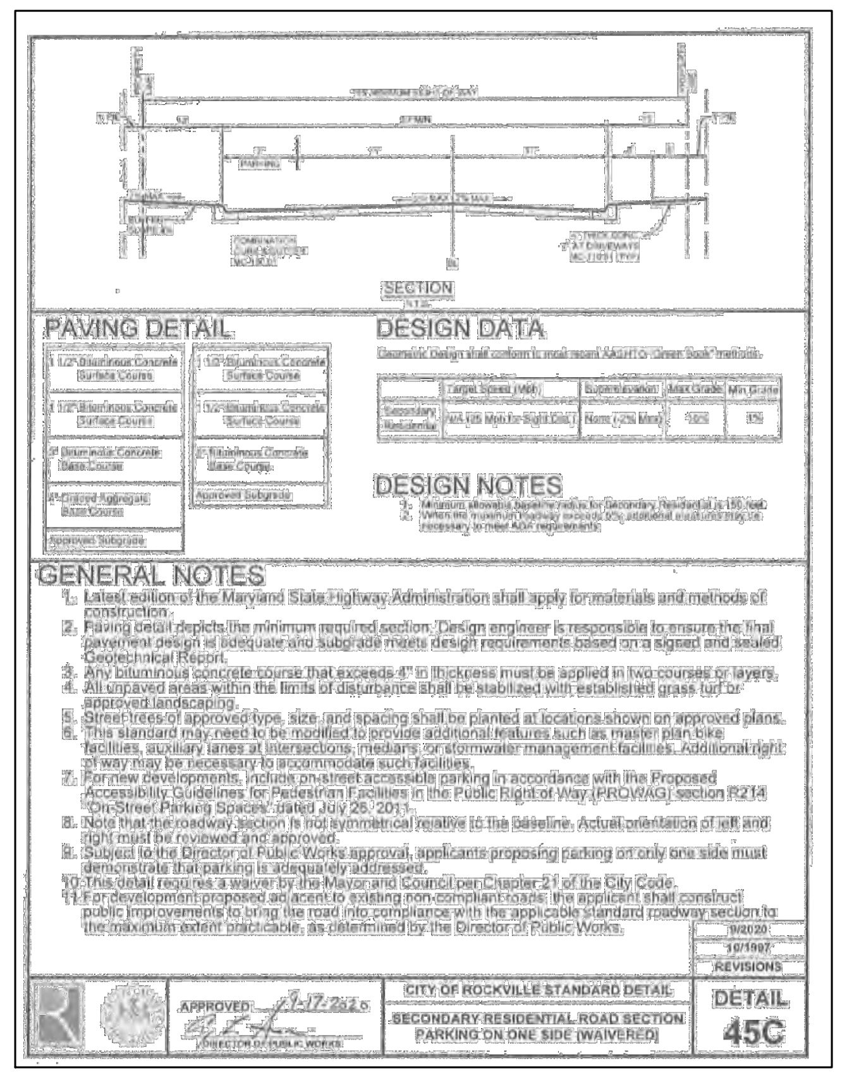
STREET 2
STA 2+27.23 - 2+87.05
STA 3+10.82 - 3+91.02


55' R/W
1' PIE
5' S/W
8' TREE PANEL
7' PARKING
11' TRAVELING LANE
11' TRAVELING LANE
8' TREE PANEL
5' S/W
1' PIE
2%
2%
2%
2%
6" CURB
MC-100.01
TC= PGL + 0.04'
6" CURB
MC-100.01
TC= PGL + 0.19'

COR 45C MODIFED
(NO PARKING)
NTS

STREET 2
STA 0+49.77 - 2+27.23
STA 2+87.05 - 3+10.82
STA 3+91.02 - 5+87.20


55' R/W
1' PIE
5' S/W
15' TREE PANEL
11' TRAVELING LANE
11' TRAVELING LANE
8' TREE PANEL
5' S/W
1' PIE
SLOPE VARIES
TYP. 2-6%
2%
2%
2%
6" CURB
MC-100.01
TC= PGL + 0.19'
6" CURB
MC-100.01
TC= PGL + 0.19'


SECTION

PAVING DETAIL

DESIGN DATA

DESIGN NOTES

GENERAL NOTES
1. Latest edition of the Maryland State Highway Administration shall apply for materials and methods of construction.
2. Paving detail depicts the minimum required section. Design engineer is responsible to ensure the final pavement design is adequate and subgrade meets design requirements based on a signed and sealed Geotechnical Report.
3. Any bituminous concrete course that exceeds 4" in thickness must be applied in two courses or layers.
4. All unpaved areas within the limits of disturbance shall be stabilized with established grass turf or approved landscaping.
5. Street trees of approved type, size, and spacing shall be planted at locations shown on approved plans.
6. This standard may need to be modified to provide additional features such as master plan bike facilities, auxiliary lanes at intersections, medians, or stormwater management facilities. Additional right of way may be necessary to accommodate such facilities.
7. For new developments, include on-street accessible parking in accordance with the Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right of Way (PROWAG) section R214 "On-Street Parking Spaces" dated July 26, 2011.
8. Note that the roadway section is not symmetrical relative to the baseline. Actual orientation of left and right must be reviewed and approved.
9. Subject to the Director of Public Works approval, applicants proposing parking on only one side must demonstrate that parking is adequately addressed.
10. This detail requires a waiver by the Mayor and Council per Chapter 21 of the City Code.
11. For development proposed adjacent to existing non-compliant roads, the applicant shall construct public improvements to bring the road into compliance with the applicable standard roadway section to the maximum extent practicable, as determined by the Director of Public Works.

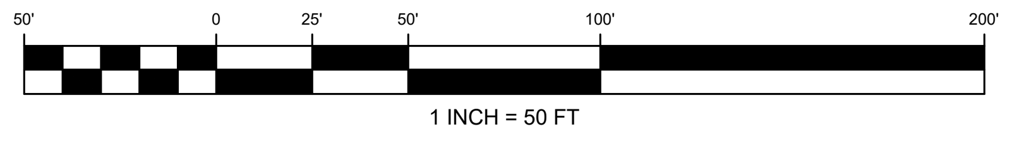
9/2020
10/1997
REVISIONS

APPROVED 9-17-2020
DIRECTOR OF PUBLIC WORKS

CITY OF ROCKVILLE STANDARD DETAIL
SECONDARY RESIDENTIAL ROAD SECTION
PARKING ON ONE SIDE (WAIVERED)

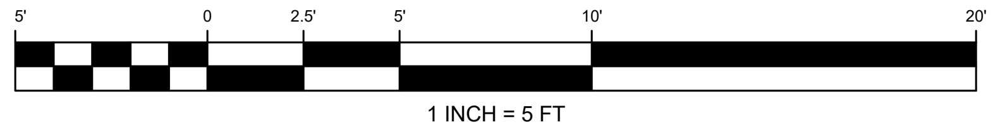
DETAIL
45C

HORIZONTAL GRAPHIC SCALE


50'
0
25'
50'
100'
200'

1 INCH = 50 FT

VERTICAL GRAPHIC SCALE



1 INCH = 5 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

C:\ACC\ACCDocs\Rodgers Consulting\MC-CoR-1455 Research Blvd\Project Files\autocad\Plot Plans\Site Plan\EXB-06-09 Street & Alleys Profiles.dwg

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

DESIGN TEAM

Developer:
Pulte Home Company, LLC
9302 Route 29, Suite 1000
Fairfax, VA 22031
Attn: Chris Spahr

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

AMANDA SUZANNE STAMPER
26328

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: 01/15/28."

1455 RESEARCH BLVD
SITE PLAN - 2026-101-STP

WSSC GRID: 219NW09 & 219NW08, Tax Map: GR13
City Of Rockville, Rockville, Election District 04

ISSUE DATE	DESCRIPTION
2025.07.11	1st Submission
2025.12.09	2nd Submission
2026.03.12	3rd Submission
-	-
-	-

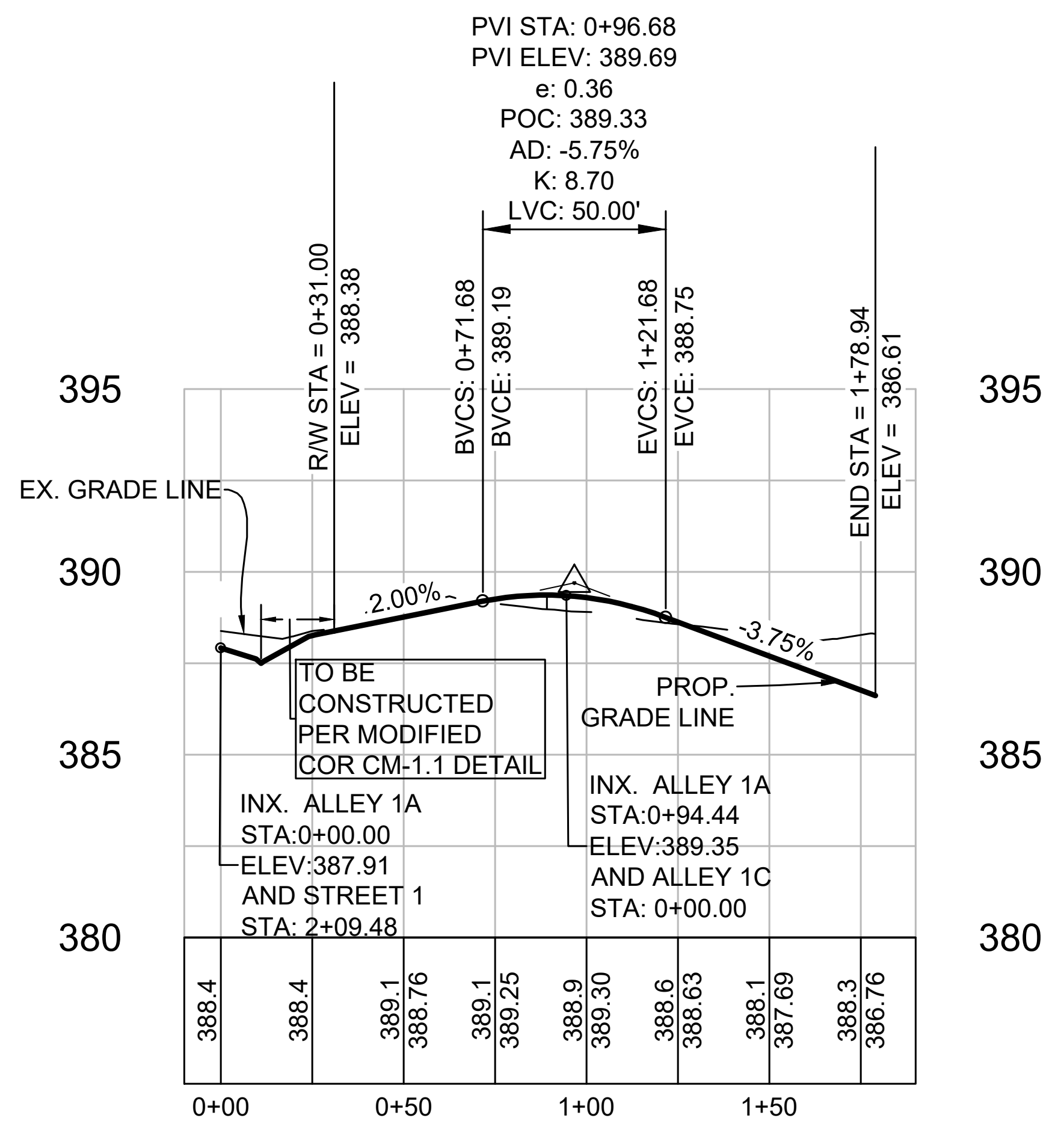
REVISIONS
NO DATE DESCRIPTION

PROJECT NUMBER	0377AS
DATE	2026.03.12
SCALE	1" = 50'

DRAWING TITLE
Public Street 2
Profile and Sections

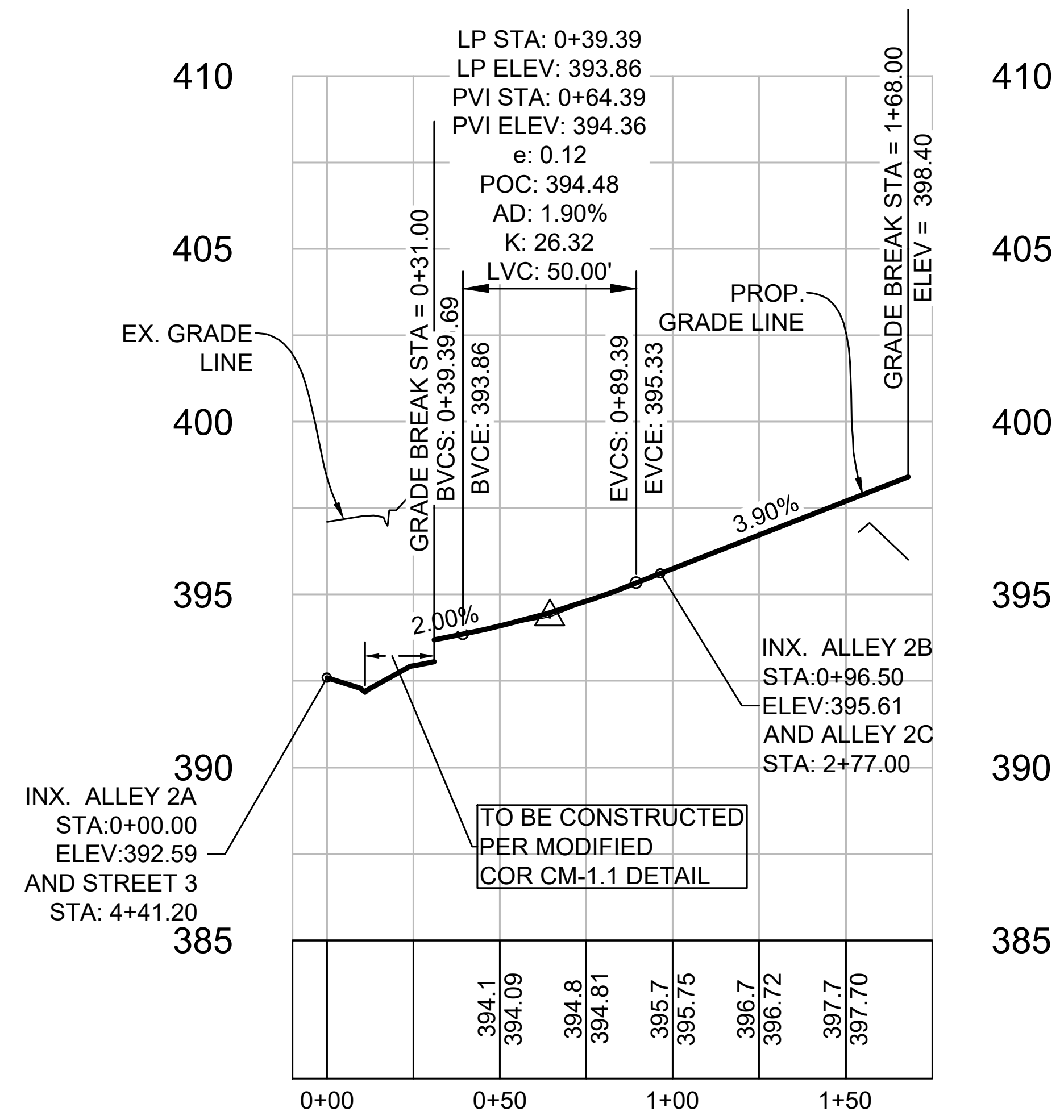
DRAWING NUMBER **EXB-07**

2026.04.29 - 11:03 AM


PVI STA: 0+96.68
PVI ELEV: 389.69
e: 0.36
POC: 389.33
AD: -5.75%
K: 8.70
LVC: 50.00'
R/W STA = 0+31.00
ELEV = 388.38
BVCS: 0+71.68
BVCE: 389.19
EVCS: 1+21.68
EVCE: 388.75
END STA = 1+78.94
ELEV = 386.61
EX. GRADE LINE
2.00%
-3.75%
TO BE CONSTRUCTED PER MODIFIED COR CM-1.1 DETAIL
PROP. GRADE LINE
INX. ALLEY 1A STA:0+00.00 ELEV:387.91 AND STREET 1 STA: 2+09.48
INX. ALLEY 1A STA:0+94.44 ELEV:389.35 AND ALLEY 1C STA: 0+00.00
395
390
385
380
388.4
388.4
389.1 388.76
389.1 389.25
388.9 389.30
388.6 388.63
388.1 387.69
388.3 386.76
0+00
0+50
1+00
1+50

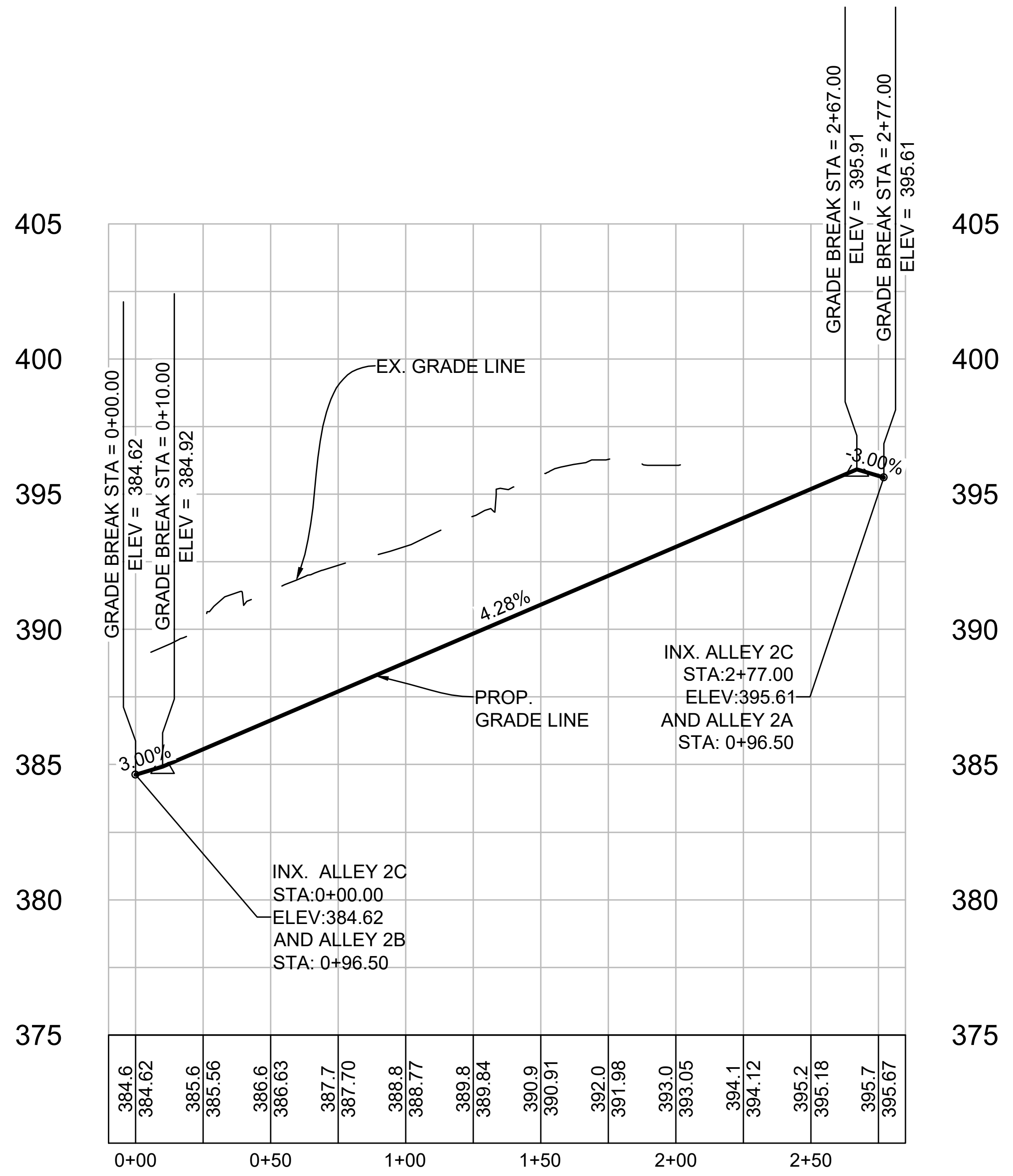
ALLEY 1A PROFILE

H: 1" = 50'
V: 1" = 5'


LP STA: 0+39.39
LP ELEV: 393.86
PVI STA: 0+64.39
PVI ELEV: 394.36
e: 0.12
POC: 394.48
AD: 1.90%
K: 26.32
LVC: 50.00'
GRADE BREAK STA = 0+31.00
BVCS: 0+39.39.69
BVCE: 393.86
EVCS: 0+89.39
EVCE: 395.33
GRADE BREAK STA = 1+68.00
ELEV = 398.40
EX. GRADE LINE
PROP. GRADE LINE
2.00%
3.90%
INX. ALLEY 2B STA:0+96.50 ELEV:395.61 AND ALLEY 2C STA: 2+77.00
INX. ALLEY 2A STA:0+00.00 ELEV:392.59 AND STREET 3 STA: 4+41.20
TO BE CONSTRUCTED PER MODIFIED COR CM-1.1 DETAIL
410
405
400
395
390
385
394.1 394.09
394.8 394.81
395.7 395.75
396.7 396.72
397.7 397.70
0+00
0+50
1+00
1+50

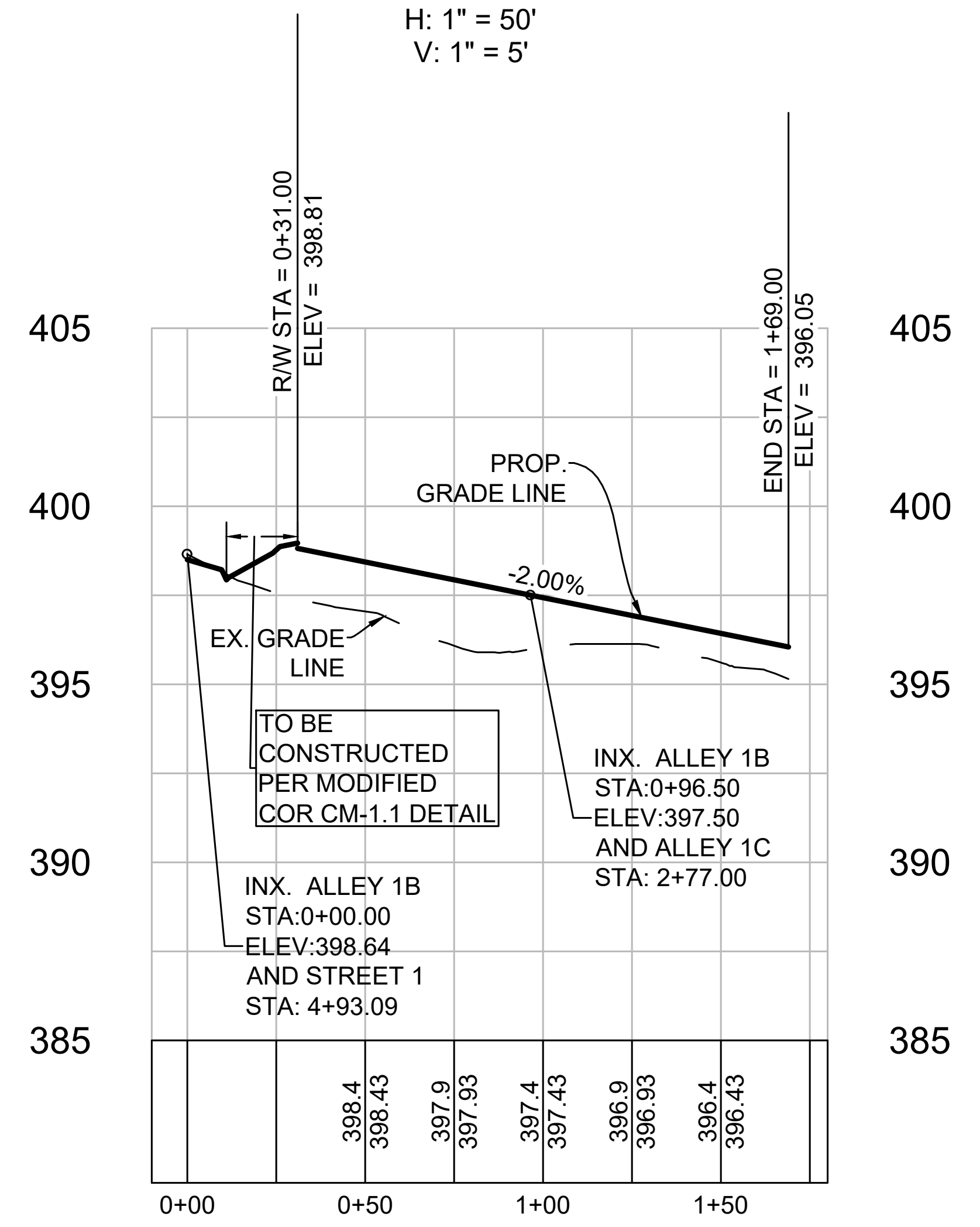
ALLEY 2A PROFILE

H: 1" = 50'
V: 1" = 5'


GRADE BREAK STA = 0+00.00
ELEV = 384.62
GRADE BREAK STA = 0+10.00
ELEV = 384.92
GRADE BREAK STA = 2+67.00
ELEV = 395.91
GRADE BREAK STA = 2+77.00
ELEV = 395.61
EX. GRADE LINE
3.00%
4.28%
-3.00%
PROP. GRADE LINE
INX. ALLEY 2C STA:2+77.00 ELEV:395.61 AND ALLEY 2A STA: 0+96.50
INX. ALLEY 2C STA:0+00.00 ELEV:384.62 AND ALLEY 2B STA: 0+96.50
405
400
395
390
385
380
375
384.6 384.62
385.6 385.56
386.6 386.63
387.7 387.70
388.8 388.77
389.8 389.84
390.9 390.91
392.0 391.98
393.0 393.05
394.1 394.12
395.2 395.18
395.7 395.67
0+00
0+50
1+00
1+50
2+00
2+50

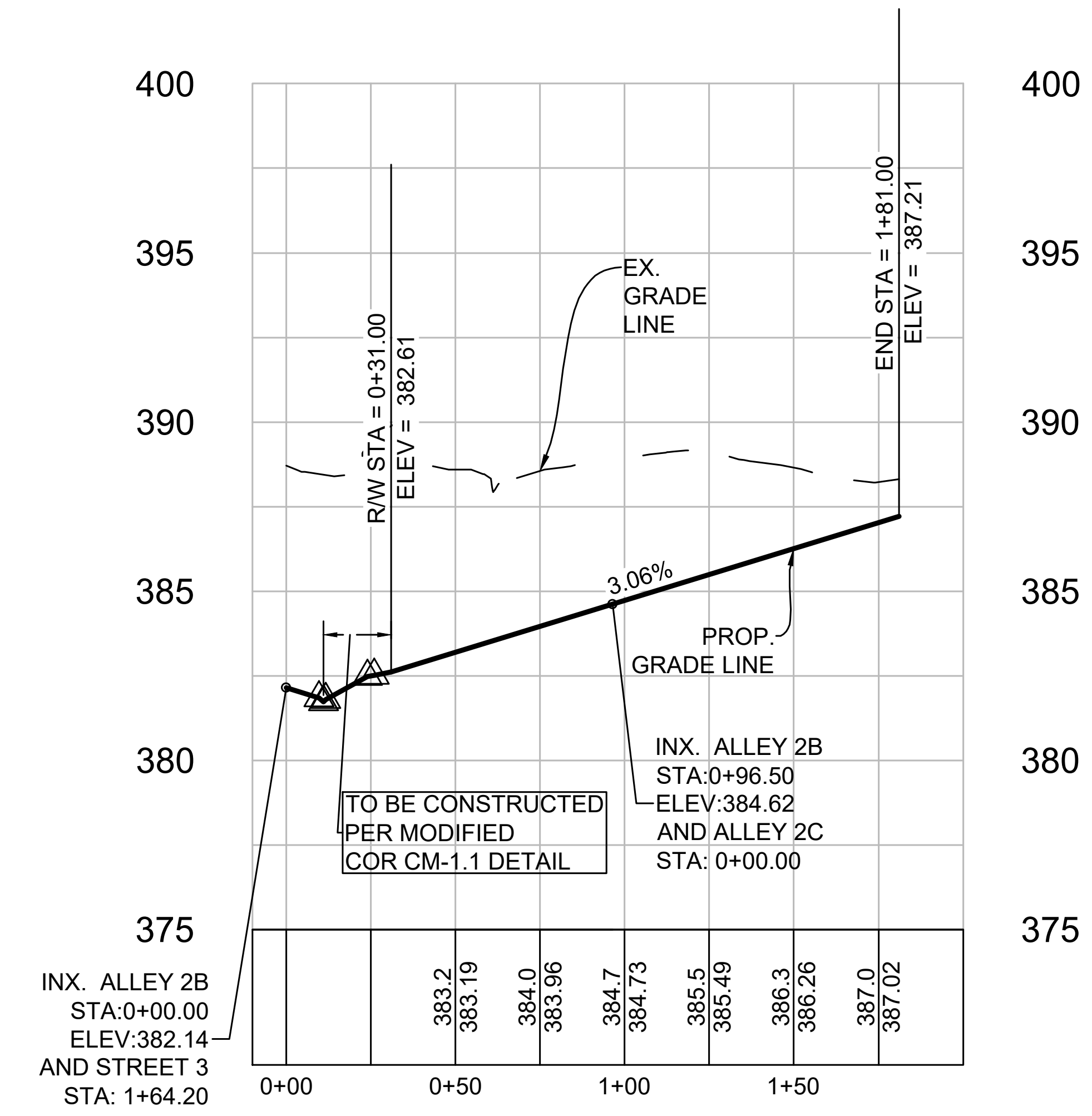
ALLEY 2C PROFILE

H: 1" = 50'
V: 1" = 5'


R/W STA = 0+31.00
ELEV = 398.81
END STA = 1+69.00
ELEV = 396.05
PROP. GRADE LINE
-2.00%
EX. GRADE LINE
TO BE CONSTRUCTED PER MODIFIED COR CM-1.1 DETAIL
INX. ALLEY 1B STA:0+96.50 ELEV:397.50 AND ALLEY 1C STA: 2+77.00
INX. ALLEY 1B STA:0+00.00 ELEV:398.64 AND STREET 1 STA: 4+93.09
405
400
395
390
385
398.4 398.43
397.9 397.93
397.4 397.43
396.9 396.93
396.4 396.43
0+00
0+50
1+00
1+50

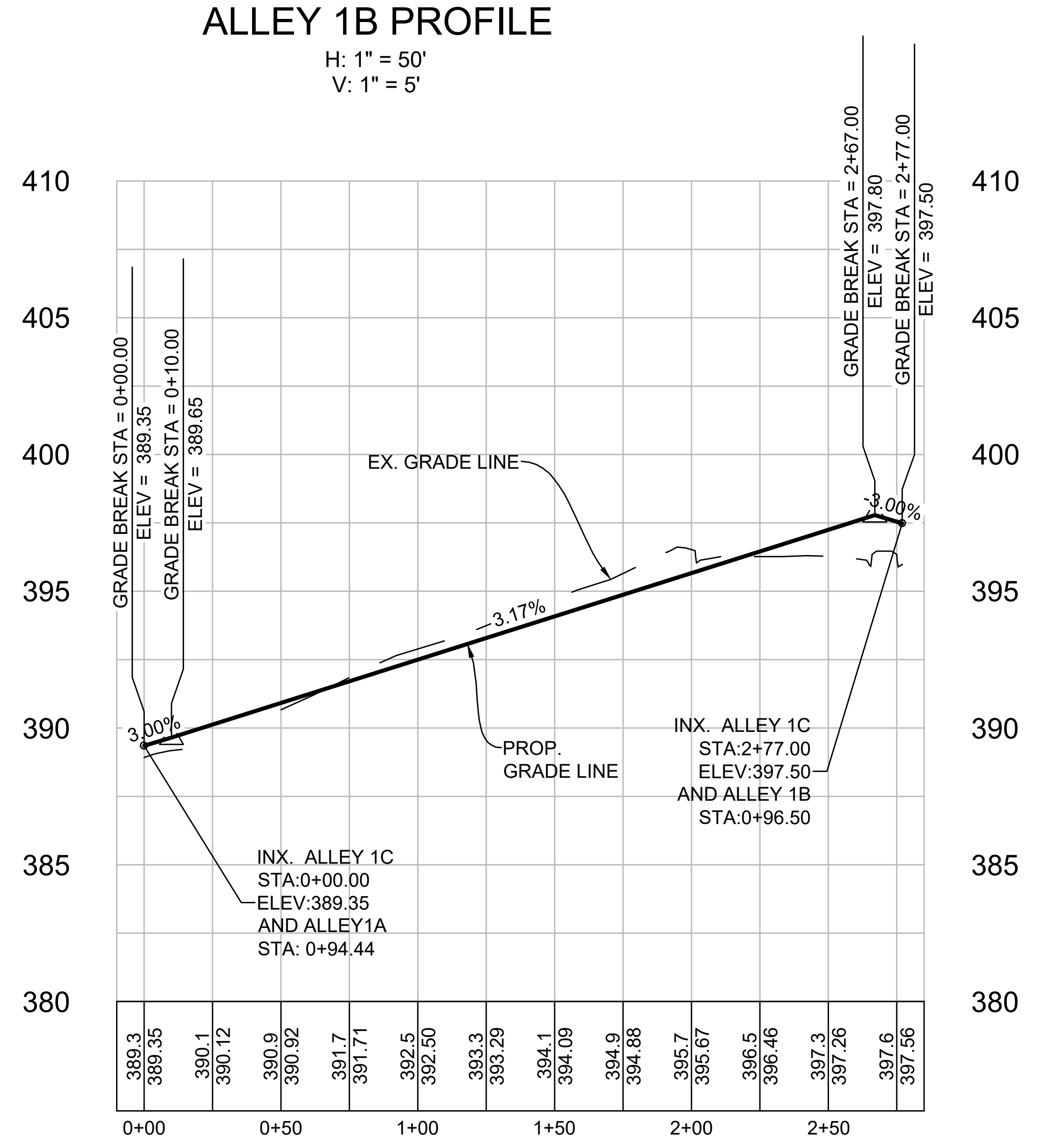
ALLEY 1B PROFILE

H: 1" = 50'
V: 1" = 5'


R/W STA = 0+31.00
ELEV = 382.61
END STA = 1+81.00
ELEV = 387.21
EX. GRADE LINE
3.06%
PROP. GRADE LINE
TO BE CONSTRUCTED PER MODIFIED COR CM-1.1 DETAIL
INX. ALLEY 2B STA:0+96.50 ELEV:384.62 AND ALLEY 2C STA: 0+00.00
INX. ALLEY 2B STA:0+00.00 ELEV:382.14 AND STREET 3 STA: 1+64.20
400
395
390
385
380
375
383.2 383.19
384.0 383.96
384.7 384.73
385.5 385.49
386.3 386.26
387.0 387.02
0+00
0+50
1+00
1+50

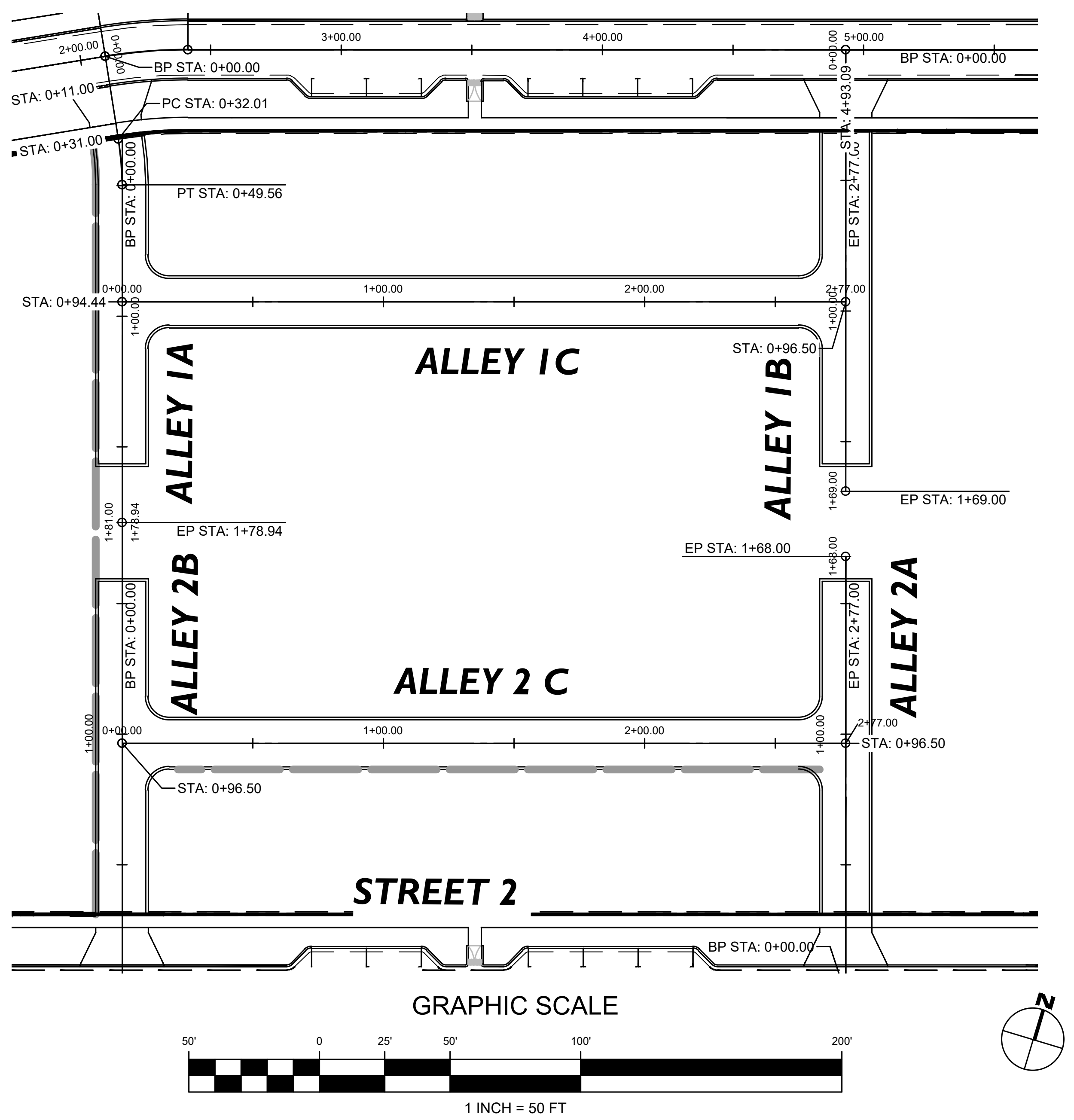
ALLEY 2B PROFILE

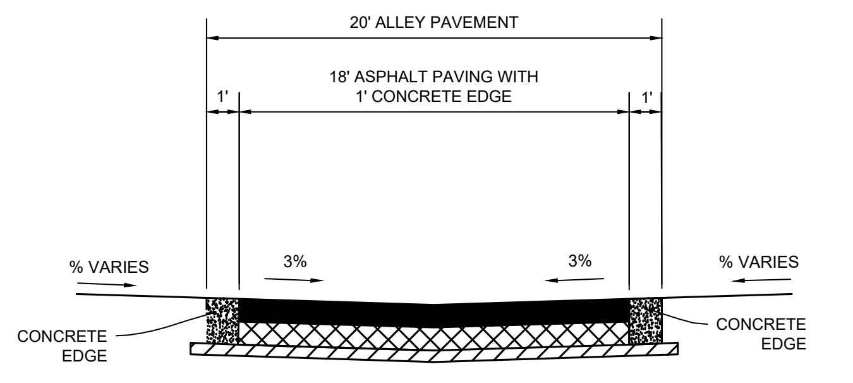
H: 1" = 50'
V: 1" = 5'


GRADE BREAK STA = 0+00.00
ELEV = 389.35
GRADE BREAK STA = 0+10.00
ELEV = 389.65
GRADE BREAK STA = 2+67.00
ELEV = 397.80
GRADE BREAK STA = 2+77.00
ELEV = 397.50
EX. GRADE LINE
3.00%
3.17%
-3.00%
PROP. GRADE LINE
INX. ALLEY 1C STA:2+77.00 ELEV:397.50 AND ALLEY 1B STA:0+96.50
INX. ALLEY 1C STA:0+00.00 ELEV:389.35 AND ALLEY1A STA: 0+94.44
410
405
400
395
390
385
380
389.3 389.35
390.1 390.12
390.9 390.92
391.7 391.71
392.5 392.50
393.3 393.29
394.1 394.09
394.9 394.88
395.7 395.67
396.5 396.46
397.3 397.26
397.6 397.56
0+00
0+50
1+00
1+50
2+00
2+50

ALLEY 1C PROFILE

H: 1" = 50'
V: 1" = 5'

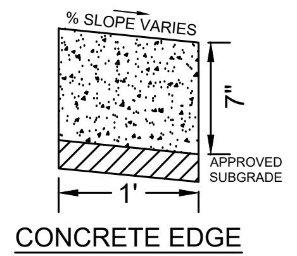

2+00.00
3+00.00
4+00.00
5+00.00
BP STA: 0+00.00
STA: 0+11.00
PC STA: 0+32.01
STA: 0+31.00
PT STA: 0+49.56
BP STA: 0+00.00
STA: 4+93.09
EP STA: 2+77.00
STA: 0+94.44
1+00.00
2+00.00
2+77.00
STA: 0+96.50
ALLEY 1C
ALLEY 1A
ALLEY 1B
EP STA: 1+69.00
EP STA: 1+78.94
EP STA: 1+68.00
ALLEY 2B
ALLEY 2 C
ALLEY 2A
STA: 0+96.50
STREET 2
BP STA: 0+00.00
GRAPHIC SCALE
50'
0
25'
50'
100'
200'
1 INCH = 50 FT
N


20' ALLEY PAVEMENT
18' ASPHALT PAVING WITH 1' CONCRETE EDGE
1'
1'
% VARIES
3%
3%
% VARIES
CONCRETE EDGE
CONCRETE EDGE

ALLEYS 1C & 2C

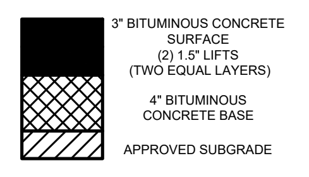
(DRIVEWAY ON BOTH SIDES)

NOTE: ALLEY EDGES OUTSIDE OF DRIVEWAYS (STUBS ENDING AT MEWS, SOUTH SIDE OF ALLEY 3) WILL TRANSITION TO STANDARD CURB.


% SLOPE VARIES
7"
APPROVED SUBGRADE
1'

CONCRETE EDGE DETAIL

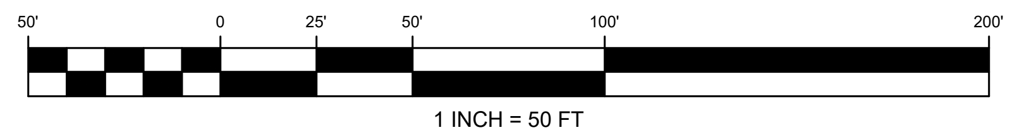
(NTS)


3" BITUMINOUS CONCRETE SURFACE (2) 1.5" LIFTS (TWO EQUAL LAYERS)
4" BITUMINOUS CONCRETE BASE
APPROVED SUBGRADE

ALLEY PAVING SECTION

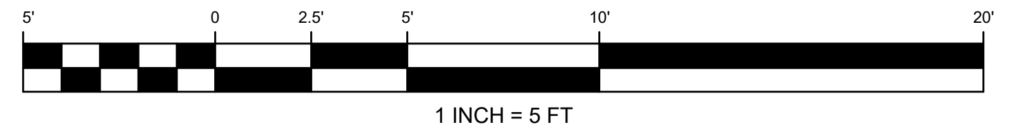
(NTS)

HORIZONTAL GRAPHIC SCALE


50'
0
25'
50'
100'
200'

1 INCH = 50 FT

VERTICAL GRAPHIC SCALE



1 INCH = 5 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

C:\ACC\ACCDocs\Rodgers Consulting\MC-CoR-1455 Research Blvd\Project Files\autocad\Plot Plans\Site Plan\EXB-06-09 Street & Alleys Profiles.dwg

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

DESIGN TEAM

Developer:
Pulte Home Company, LLC
9302 Route 29, Suite 1000
Fairfax, VA 22031
Attn: Chris Spahr

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

AMANDA SUZANNE STAMPER
26328

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: 01/15/28."

1455 RESEARCH BLVD

SITE PLAN - 2026-101-STP

WSSC GRID: 219NW09 & 219NW08, Tax Map: GR13
City Of Rockville, Election District 04

ISSUE DATE	DESCRIPTION
2025.07.11	1st Submission
2025.12.09	2nd Submission
2026.03.12	3rd Submission
-	-
-	-

REVISIONS

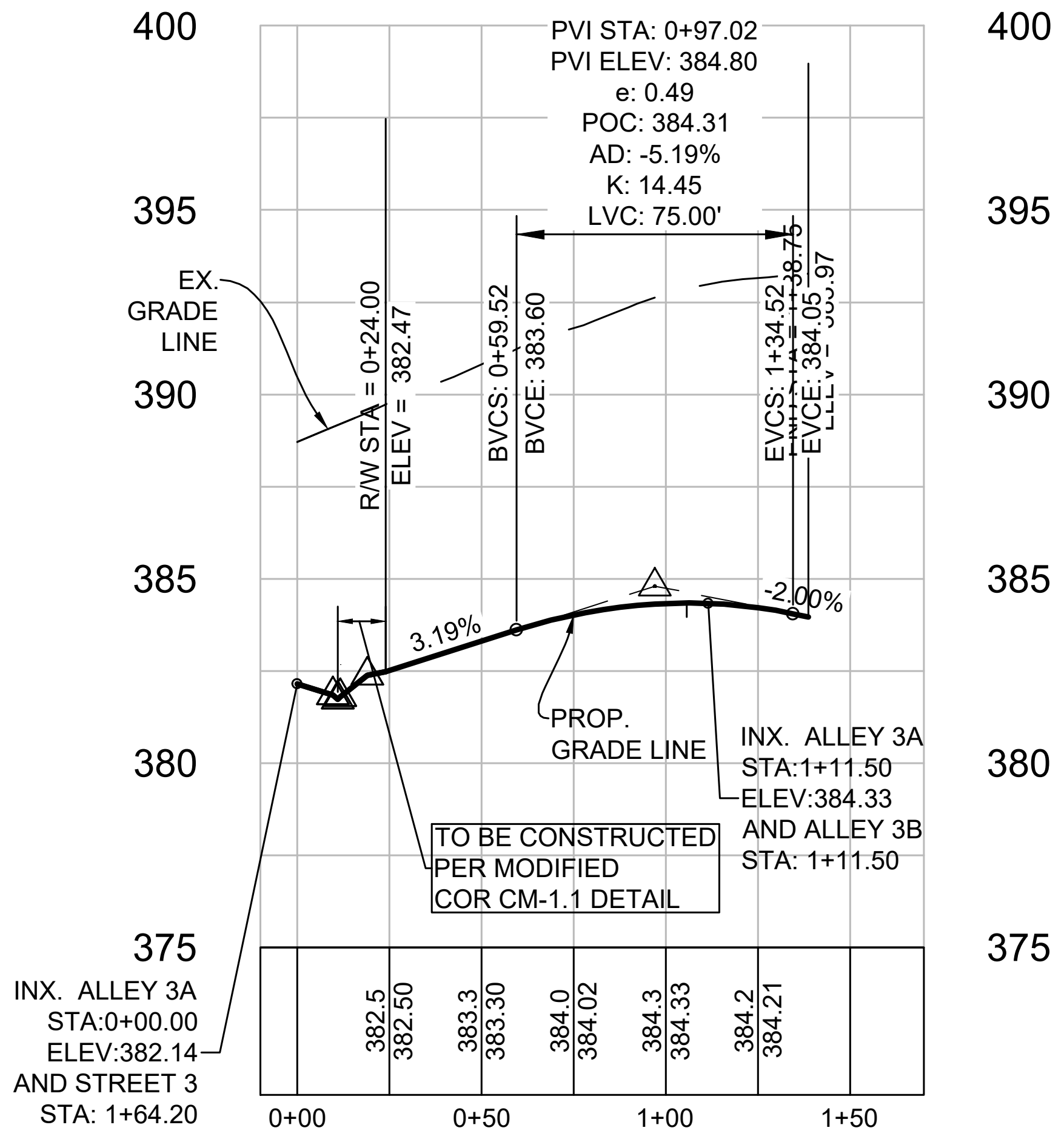
NO	DATE	DESCRIPTION

PROJECT NUMBER	0377AS
DATE	2026.03.12
SCALE	1" = 50'

DRAWING TITLE
Private Alleys A-F 2
Profiles and Sections

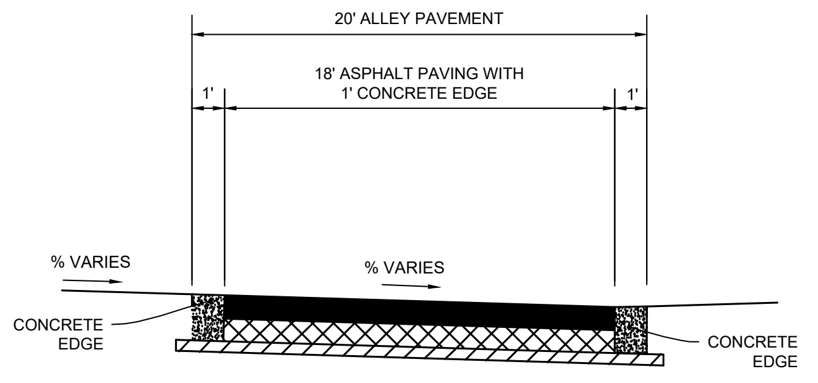
DRAWING NUMBER **EXB-08**

2026.04.29 - 11:03 AM


400
395
390
385
380
375
PVI STA: 0+97.02
PVI ELEV: 384.80
e: 0.49
POC: 384.31
AD: -5.19%
K: 14.45
LVC: 75.00'
EX. GRADE LINE
R/W STA = 0+24.00
ELEV = 382.47
BVCS: 0+59.52
BVCE: 383.60
EVCS: 1+34.52
EVCE: 384.05
3.19%
-2.00%
PROP. GRADE LINE
INX. ALLEY 3A
STA:1+11.50
ELEV:384.33
AND ALLEY 3B
STA: 1+11.50
TO BE CONSTRUCTED
PER MODIFIED
COR CM-1.1 DETAIL
INX. ALLEY 3A
STA:0+00.00
ELEV:382.14
AND STREET 3
STA: 1+64.20
382.5
382.50
383.3
383.30
384.0
384.02
384.3
384.33
384.2
384.21
0+00
0+50
1+00
1+50

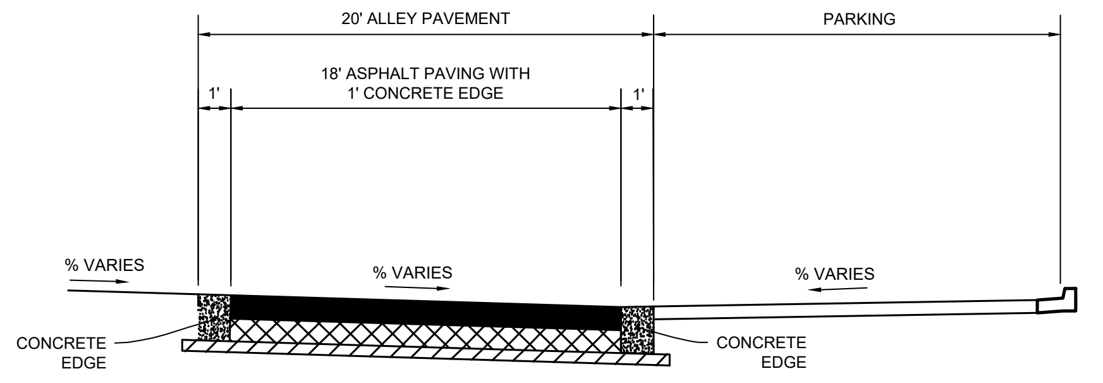
ALLEY 3A PROFILE

H: 1" = 50'
V: 1" = 5'


20' ALLEY PAVEMENT
18' ASPHALT PAVING WITH
1' CONCRETE EDGE
1'
1'
% VARIES
% VARIES
CONCRETE EDGE
CONCRETE EDGE

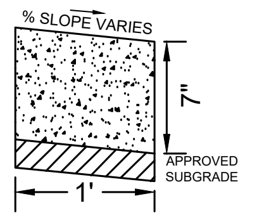
ALLEY 3A & 3B

STA 0+00.00 - 2+16.90
STA 4+22.96 - 4+63.67


20' ALLEY PAVEMENT
PARKING
18' ASPHALT PAVING WITH
1' CONCRETE EDGE
1'
1'
% VARIES
% VARIES
% VARIES
CONCRETE EDGE
CONCRETE EDGE

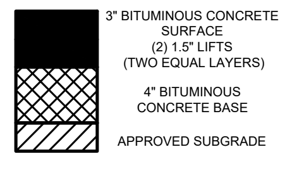
ALLEY 3B WITH PARKING

STA 2+16.90 - 4+22.96


% SLOPE VARIES
7"
1'
APPROVED SUBGRADE

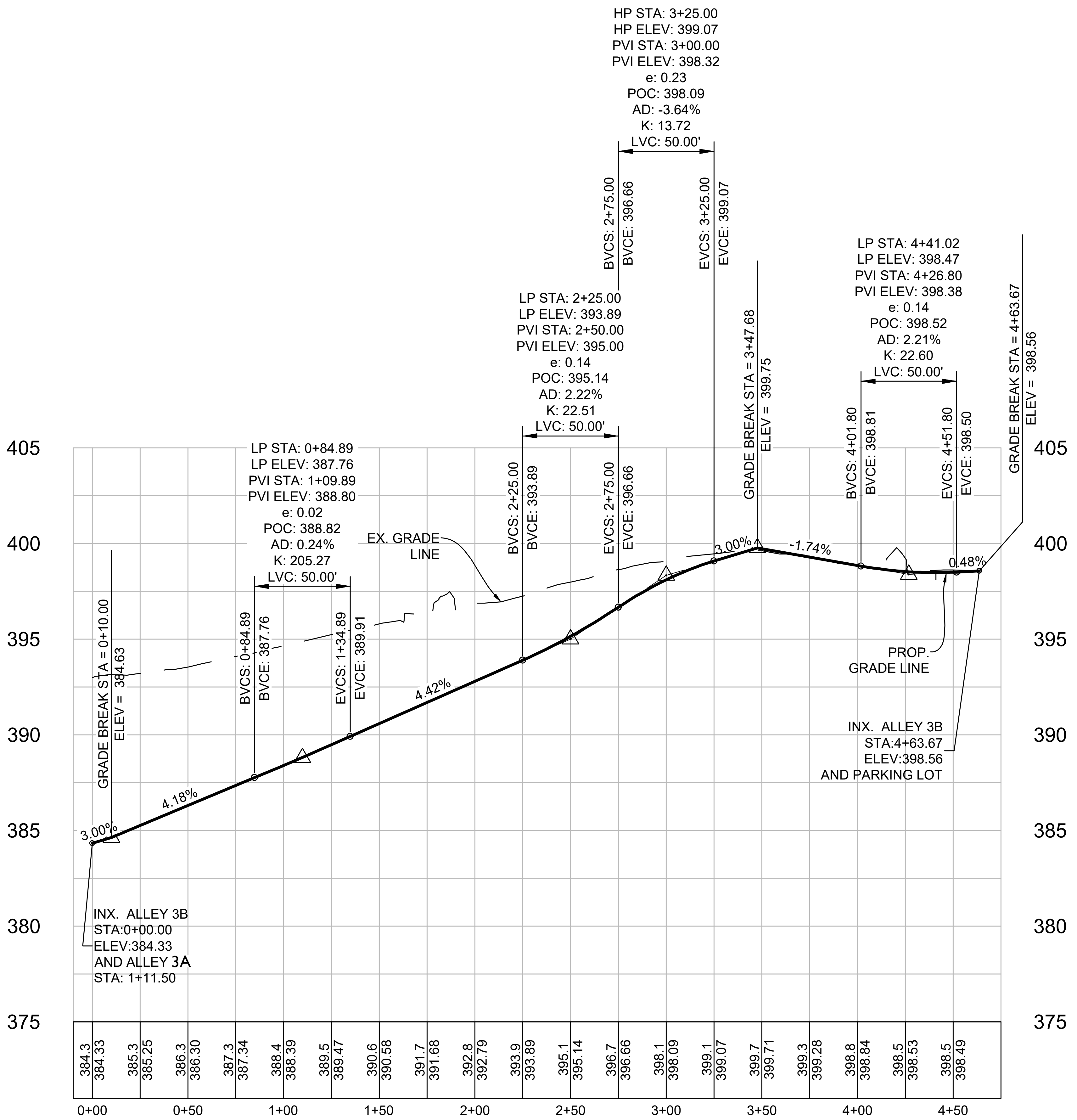
CONCRETE EDGE DETAIL

(NTS)

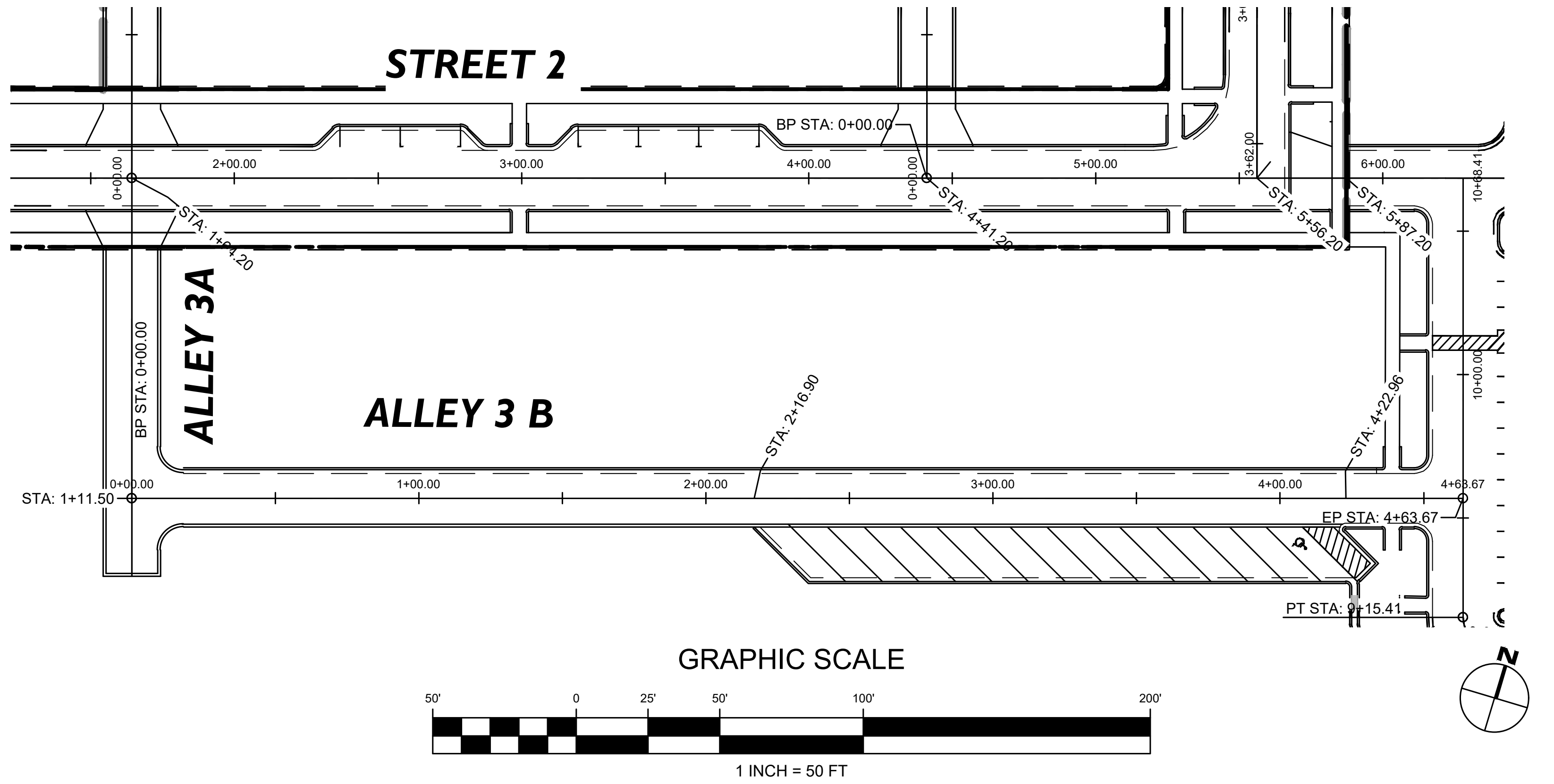

3" BITUMINOUS CONCRETE SURFACE
(2) 1.5" LIFTS
(TWO EQUAL LAYERS)
4" BITUMINOUS CONCRETE BASE
APPROVED SUBGRADE

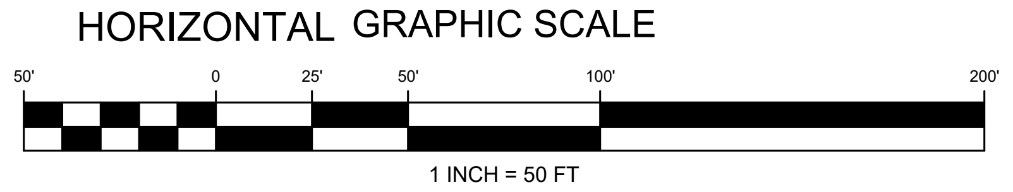
ALLEY PAVING SECTION

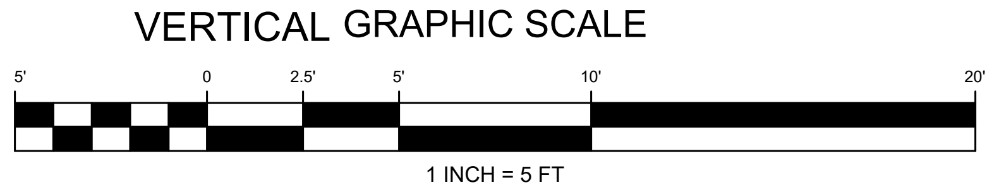
(NTS)


405
400
395
390
385
380
375
HP STA: 3+25.00
HP ELEV: 399.07
PVI STA: 3+00.00
PVI ELEV: 398.32
e: 0.23
POC: 398.09
AD: -3.64%
K: 13.72
LVC: 50.00'
BVCS: 2+75.00
BVCE: 396.66
EVCS: 3+25.00
EVCE: 399.07
LP STA: 2+25.00
LP ELEV: 393.89
PVI STA: 2+50.00
PVI ELEV: 395.00
e: 0.14
POC: 395.14
AD: 2.22%
K: 22.51
LVC: 50.00'
LP STA: 0+84.89
LP ELEV: 387.76
PVI STA: 1+09.89
PVI ELEV: 388.80
e: 0.02
POC: 388.82
AD: 0.24%
K: 205.27
LVC: 50.00'
EX. GRADE LINE
BVCS: 2+25.00
BVCE: 393.89
EVCS: 2+75.00
EVCE: 396.66
GRADE BREAK STA = 3+47.68
ELEV = 399.75
LP STA: 4+41.02
LP ELEV: 398.47
PVI STA: 4+26.80
PVI ELEV: 398.38
e: 0.14
POC: 398.52
AD: 2.21%
K: 22.60
LVC: 50.00'
BVCS: 4+01.80
BVCE: 398.81
EVCS: 4+51.80
EVCE: 398.50
GRADE BREAK STA = 4+63.67
ELEV = 398.56
GRADE BREAK STA = 0+10.00
ELEV = 384.63
BVCS: 0+84.89
BVCE: 387.76
EVCS: 1+34.89
EVCE: 389.91
3.00%
4.18%
4.42%
3.00%
-1.74%
0.48%
PROP. GRADE LINE
INX. ALLEY 3B
STA:4+63.67
ELEV:398.56
AND PARKING LOT
INX. ALLEY 3B
STA:0+00.00
ELEV:384.33
AND ALLEY 3A
STA: 1+11.50
384.3
384.33
385.3
385.25
386.3
386.30
387.3
387.34
388.4
388.39
389.5
389.47
390.6
390.58
391.7
391.68
392.8
392.79
393.9
393.89
395.1
395.14
396.7
396.66
398.1
398.09
399.1
399.07
399.7
399.71
399.3
399.28
398.8
398.84
398.5
398.53
398.5
398.49
0+00
0+50
1+00
1+50
2+00
2+50
3+00
3+50
4+00
4+50

ALLEY 3B PROFILE


STREET 2
BP STA: 0+00.00
2+00.00
3+00.00
4+00.00
5+00.00
6+00.00
0+00.00
STA: 1+64.20
STA: 4+41.20
3+62.00
STA: 5+56.20
STA: 5+87.20
10+68.41
ALLEY 3A
ALLEY 3 B
BP STA: 0+00.00
STA: 2+16.90
STA: 4+22.96
10+00.00
STA: 1+11.50
0+00.00
1+00.00
2+00.00
3+00.00
4+00.00
4+63.67
EP STA: 4+63.67
PT STA: 9+15.41
N
GRAPHIC SCALE
50'
0
25'
50'
100'
200'
1 INCH = 50 FT


HORIZONTAL GRAPHIC SCALE
50'
0
25'
50'
100'
200'
1 INCH = 50 FT


VERTICAL GRAPHIC SCALE
5'
0
2.5'
5'
10'
20'
1 INCH = 5 FT

CALL "MISS UTILITY" AT
1-800257-7777
48 Hours Before Start Of Construction

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Preliminary Not For Construction

C:\ACC\ACCDocs\Rodgers Consulting\MC-CoR-1455 Research Blvd\Project Files\autocad\Plot Plans\Site Plan\EXB-06-09 Street & Alleys Profiles.dwg

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

DESIGN TEAM

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Fairfax, VA 22031
Attn: Chris Spahr

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

AMANDA SUZANNE STAMPER
26328

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: 01/15/28."

1455 RESEARCH BLVD
SITE PLAN - 2026-101-STP

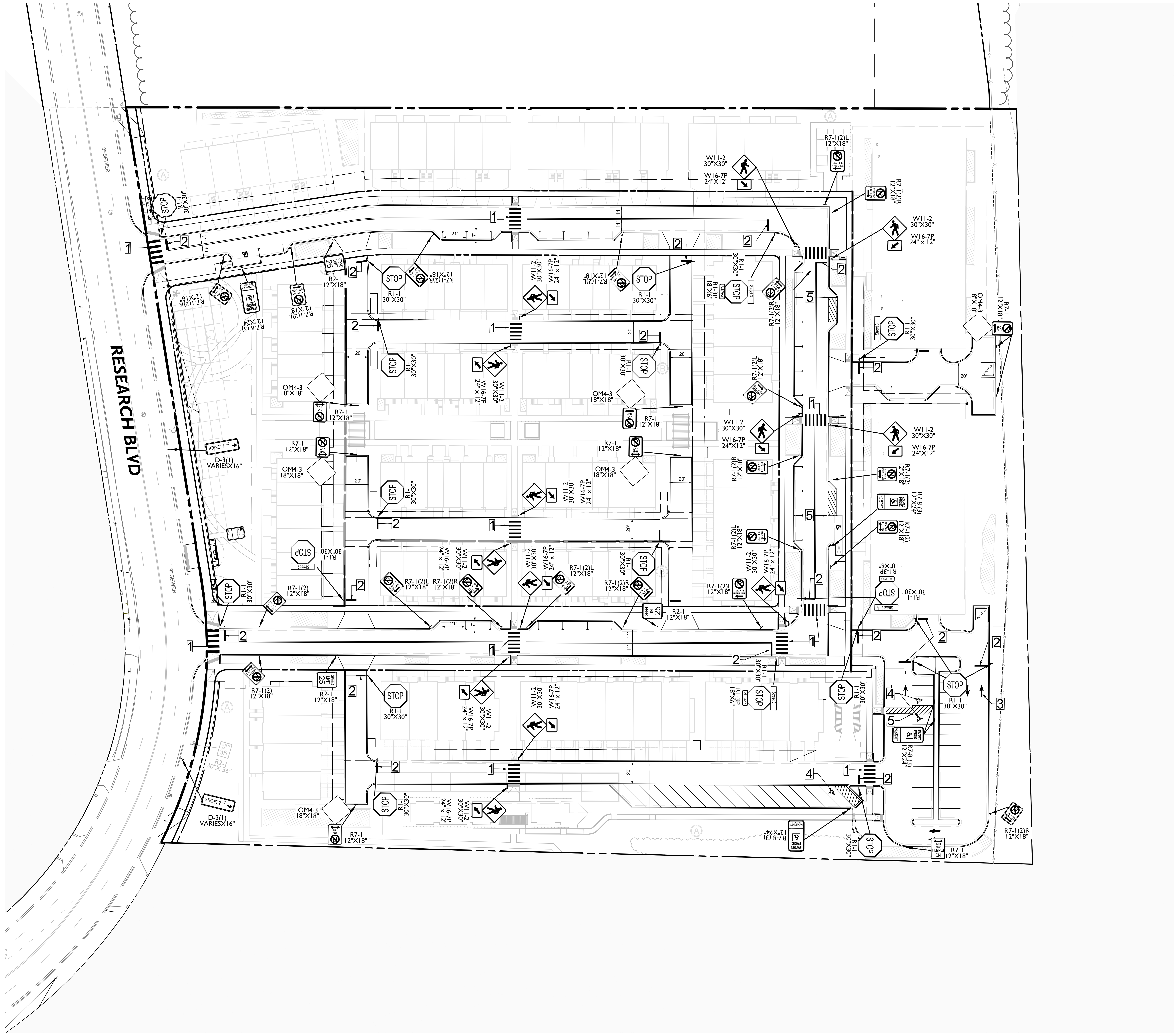
WSSC GRID: 219NW09 & 219NW08, Tax Map: GR13
City Of Rockville, Rockville, Election District 04

ISSUE DATE	DESCRIPTION
2025.07.11	1st Submission
2025.12.09	2nd Submission
2026.03.12	3rd Submission
-	-
-	-

REVISIONS

NO	DATE	DESCRIPTION

PROJECT NUMBER 0377AS
DATE 2026.03.12
SCALE 1" = 50'
DRAWING TITLE
Private Alleys G
Profile and Sections
DRAWING NUMBER **EXB-09**
2026.04.29 - 11:04 AM



Signing & Marking Plan
SCALE: 1" = 40'

SPECIAL NOTES

1. ALL SIGNING AND MARKING WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MD-MUTCD), MARYLAND STATE HIGHWAY ADMINISTRATION'S BOOK OF STANDARDS, SPECIFICATIONS AND GUIDELINES.
2. ALL SIGNS SHALL BE DONE ON DIAMOND GRADE REFLECTIVE SHEETING.
3. CROSSWALK MARKING SHALL BE DONE USING 24 INCHES WIDE WHITE HEAT APPLIED PREFORMED THERMOPLASTIC. ADA RAMPS SHALL BE PROVIDED AT ALL CROSSWALKS. CROSSWALK SHOULD BE DONE USING A LADDER PATTERN HATCHING AND THE SPACING BETWEEN THE HATCHING SHOULD BE TYPICALLY 36 INCHES.
4. STOP LINE SHOULD BE 24 INCH WIDE WHITE HEAT APPLIED PREFORMED THERMOPLASTIC. THE SPACING BETWEEN THE STOP LINE AND THE CROSSWALK MARKING SHALL BE 4 FEET AT A MINIMUM.
5. TRAVEL LANE MARKING SHALL BE DONE USING 5 INCHES WIDE WHITE REFLECTIVE LEAD FREE THERMOPLASTIC.
6. WHEN SIGNS ARE INSTALLED IN CONCRETE, A PVC SLEEVE SHALL BE PROVIDED USING 40 SCHEDULE PVC (4" DIAMETER).
7. NO PARKING SIGNS SHALL BE INSTALLED AT A 45 DEGREE ANGLE ON ROADWAYS.
8. PEDESTRIAN CROSSING SIGNS SHOULD BE INSTALLED AT MARKED CROSSWALKS AND THE BACKGROUND COLOR OF THE SIGNS SHOULD BE FLUORESCENT YELLOW GREEN (FYG).
9. SIGN HEIGHT SHALL BE MINIMUM 7 FEET HIGH FROM THE BOTTOM OF THE SIGN FACE TO THE GROUND.
10. "MAXIMUM FINE $250" SIGN (12"X6") SHALL BE PLACED UNDERNEATH ALL HANDICAPPED PARKING SIGNS.
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12. ALL STREET NAME SIGNS WILL BE ON A 9" EXTRUDED ALUMINUM BLANK WITH A MAXIMUM LENGTH OF 48". ALL LETTERING SHOULD BE COMPOSED OF INITIAL UPPER-CASE LETTERS 6" IN HEIGHT AND LOWER-CASE LETTERS 4.5" IN HEIGHT USING HIGHWAY FONTS. ON THE LEFT SIDE OF THE BLANK, THERE MUST BE ROOM FOR A 6"X6" CITY LOGO. IF THE LETTERING OF THE STREET NAME WILL NOT FIT ON A 48" LENGTH BLANK THAN THE CITY LOGO MAY BE OMITTED TO ALLOW THE LETTERING TO FIT ON THE BLANK.
13. PRIVATE STREET NAME SIGNS SHOULD HAVE WHITE BACKGROUND WITH BLACK LETTERING, BUT THE CITY LOGO WILL NOT BE ON THEM. LETTERING STANDARD SHALL BE THE SAME AS THOSE OF PROBLIC STREET NAME SIGNS EXCEPT THE CITY LOGO.
14. WHEN SIGN POSTS ARE NEEDED, 2# GALVANIZED "U" CHANNEL POSTS OR GALVANIZED BREAKAWAY TUBULAR STEEL SIGN POSTS

(MD SHA STANDARD # 802.04) CAN BE U

LEGEND

▯▯▯▯▯▯▯	EXISTING LANE MARKING (TO REMAIN)

LANE MARKING

1	PROPOSED PEDESTRIAN CROSSWALK MARKING (2' WHITE AT 36" SPACING)
2	24" SOLD WHITE THERMOPLASTIC SOLID STOP BAR MARKING
3	PROPOSED SOLID WHITE THERMOPLASTIC VEHICULAR LANE MARKING
4	ADA PARKING - WHITE
5	PROPOSED LOADING ZONE

SIGNAGE

STOP	PROPOSED SIGN
●	PROPOSED SIGN LOCATION

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

1 INCH = 40 FT

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48 Hours Before Start Of Construction

MEMBER ONE CALL SYSTEMS INTERNATIONAL

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SITE PLAN - 2026-101-STP

WSSC GRID: 219NW09 & 219NW08, Tax Map: GR13
City Of Rockville, Rockville, Election District 04

ISSUE DATE	DESCRIPTION
2025.07.11	1st Submission
2025.12.09	2nd Submission
2026.03.12	3rd Submission
-	-
-	-

REVISIONS

NO	DATE	DESCRIPTION

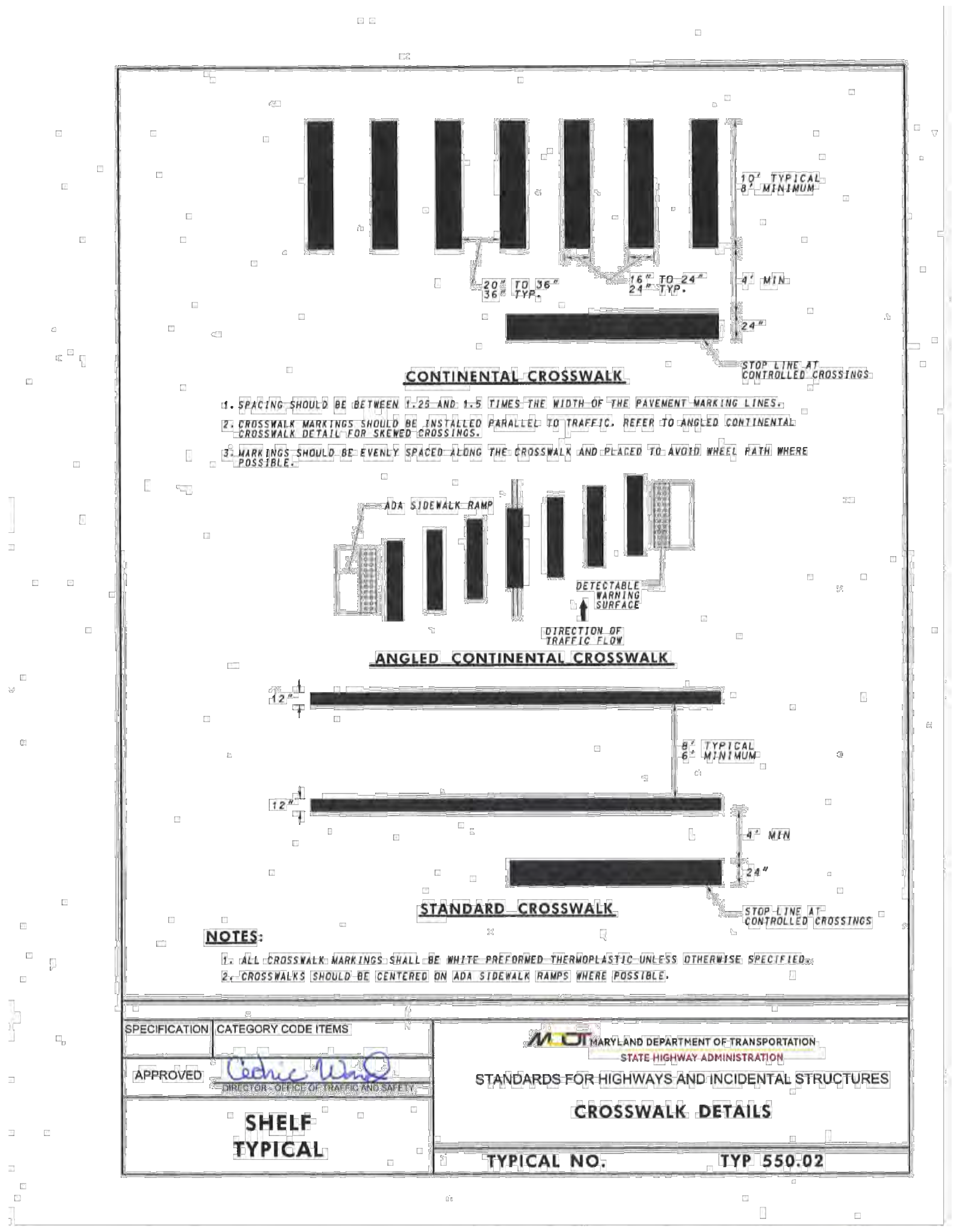
PROJECT NUMBER	0377AS
DATE	2026.03.12
SCALE	1" = 40'

DRAWING TITLE
Signing & Marking Plan

DRAWING NUMBER **EXB-10**

2026.04.28 - 11:39 AM

C:\ACC\ACCDocs\Rodgers Consulting\MC-CoR-1455 Research Blvd\Project Files\autocad\Plot Plans\Site Plan\EXB-10 - Signage & Lane Marking Plan.dwg


10' TYPICAL
8' MINIMUM
20" TO 36"
36" TYP.
16" TO 24"
24" TYP.
4' MIN
24"
STOP LINE AT CONTROLLED CROSSINGS
CONTINENTAL CROSSWALK
ADA SIDEWALK RAMP
DETECTABLE WARNING SURFACE
DIRECTION OF TRAFFIC FLOW
ANGLED CONTINENTAL CROSSWALK
12"
8' TYPICAL
6' MINIMUM
12"
4' MIN
24"
STOP LINE AT CONTROLLED CROSSINGS
STANDARD CROSSWALK

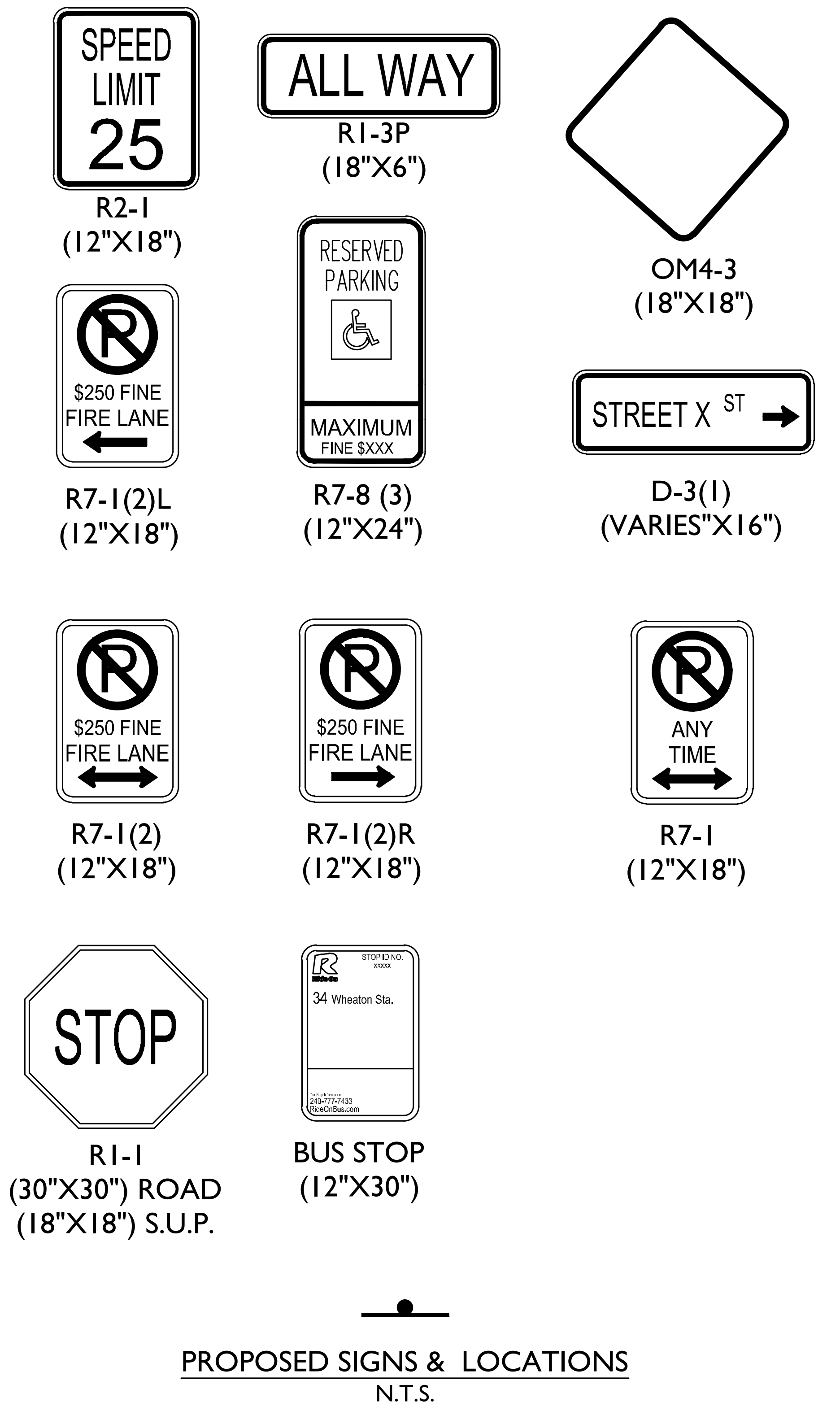
1. SPACING SHOULD BE BETWEEN 1.25 AND 1.5 TIMES THE WIDTH OF THE PAVEMENT MARKING LINES.
2. CROSSWALK MARKINGS SHOULD BE INSTALLED PARALLEL TO TRAFFIC. REFER TO ANGLED CONTINENTAL CROSSWALK DETAIL FOR SKEWED CROSSINGS.
3. MARKINGS SHOULD BE EVENLY SPACED ALONG THE CROSSWALK AND PLACED TO AVOID WHEEL PATH WHERE POSSIBLE.

NOTES:
1. ALL CROSSWALK MARKINGS SHALL BE WHITE PREFORMED THERMOPLASTIC UNLESS OTHERWISE SPECIFIED.
2. CROSSWALKS SHOULD BE CENTERED ON ADA SIDEWALK RAMPS WHERE POSSIBLE.

SPECIFICATION	CATEGORY CODE ITEMS	MARYLAND DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ADMINISTRATION STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES CROSSWALK DETAILS
APPROVED	Cedric Ward DIRECTOR, OFFICE OF TRAFFIC AND SAFETY	
SHELF TYPICAL		TYPICAL NO. TYP 550.02

3 CROSSWALK MARKING

NTS

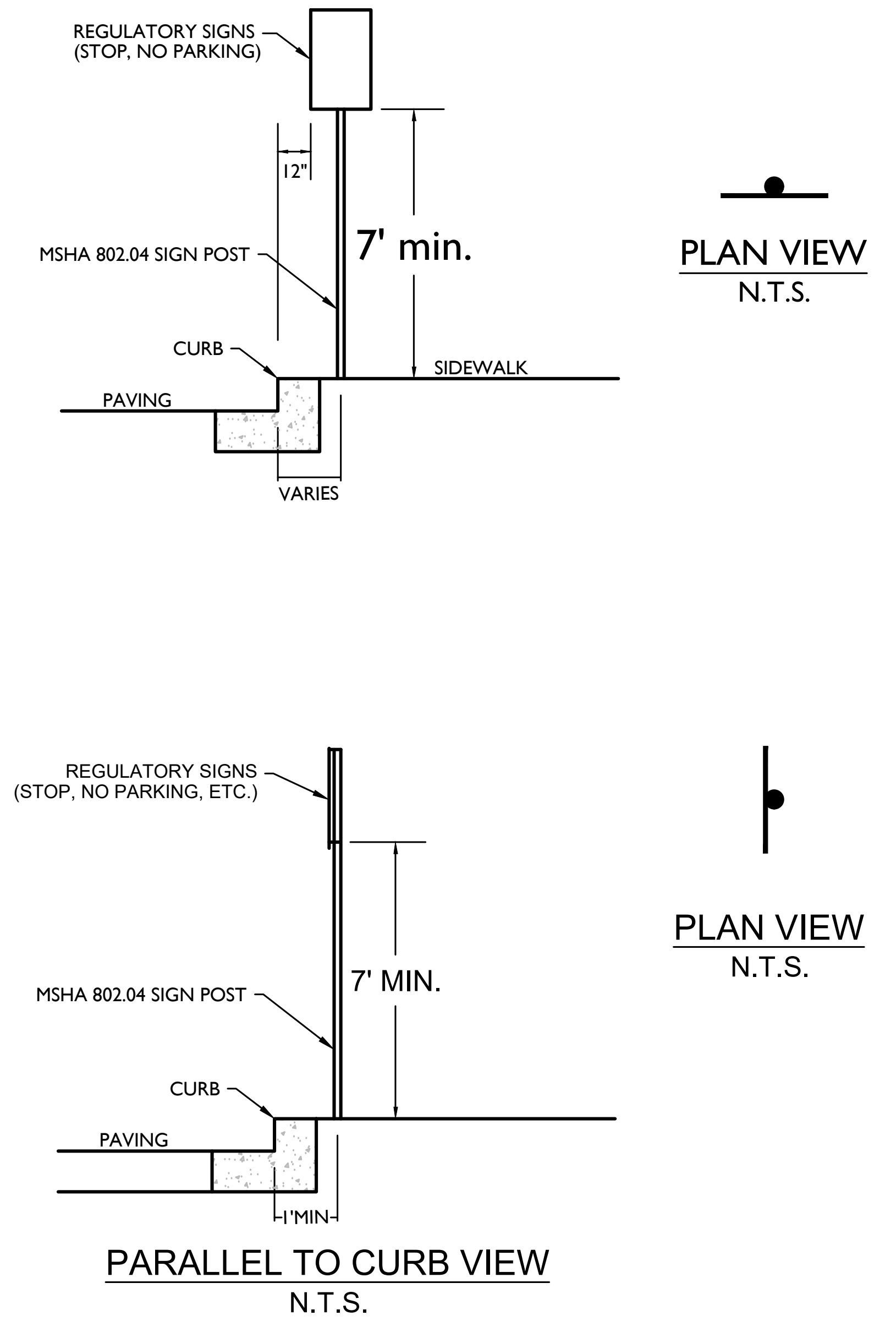

SPEED LIMIT 25
R2-1
(12"X18")
ALL WAY
R1-3P
(18"X6")
OM4-3
(18"X18")
$250 FINE
FIRE LANE
R7-1(2)L
(12"X18")
RESERVED PARKING
MAXIMUM
FINE $XXX
R7-8 (3)
(12"X24")
STREET X ST
D-3(1)
(VARIES"X16")
$250 FINE
FIRE LANE
R7-1(2)
(12"X18")
$250 FINE
FIRE LANE
R7-1(2)R
(12"X18")
ANY TIME
R7-1
(12"X18")
STOP
R1-1
(30"X30") ROAD
(18"X18") S.U.P.
STOP ID NO.
XXXXX
34 Wheaton Sta.
240-777-7433
RideOnBus.com
BUS STOP
(12"X30")

PROPOSED SIGNS & LOCATIONS

N.T.S.

2 PROPOSED SIGNS & LOCATIONS

NTS


REGULATORY SIGNS
(STOP, NO PARKING)
12"
7' min.
MSHA 802.04 SIGN POST
CURB
PAVING
SIDEWALK
VARIES
PLAN VIEW
N.T.S.
REGULATORY SIGNS
(STOP, NO PARKING, ETC.)
7' MIN.
MSHA 802.04 SIGN POST
CURB
PAVING
1'MIN
PLAN VIEW
N.T.S.

PARALLEL TO CURB VIEW

N.T.S.

NOTES:
1. ALL SIGNS AND MARKINGS SHALL BE IN CONFORMANCE WITH THE MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. ALL SIGNS TO BE PLACED ON METAL POSTS (BREAK-AWAY).

1 SIGN PLACEMENT DETAIL

NTS

SHEET NOTES

1. ALL SIGNAGE MARKING SHALL BE DONE IN ACCORDANCE WITH THE LATEST MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MD-MUTCD), MARYLAND STATE HIGHWAY ADMINISTRATION'S BOOK OF STANDARDS, SPECIFICATIONS AND GUIDELINES.
2. ALL SIGNS SHALL BE DONE ON DIAMOND GRADE REFLECTIVE SHEETING.
3. CROSSWALK MARKING SHALL BE DONE USING 12 INCHES WIDE WHITE HEAT APPLIED PREFORMED THERMOPLASTIC. ADA RAMPS SHALL BE PROVIDED AT ALL CROSSWALKS. WHEN CROSSWALK IS HATCHED, IT SHOULD BE DONE USING A LADDER PATTERN HATCHING AND THE SPACING BETWEEN THE HATCHING SHOULD BE 2 FEET.
4. STOP LINE SHOULD BE 24 INCH WIDE WHITE HEAT APPLIED PREFORMED THERMOPLASTIC. THE SPACING BETWEEN THE STOP LINE AND THE CROSSWALK MARKING SHALL BE 4 FEET AT A MINIMUM.
5. TRAVEL LANE MARKING SHALL BE DONE USING 5 INCHES WIDE WHITE REFLECTIVE LEAD FREE THERMOPLASTIC.
6. WHEN SIGNS ARE INSTALLED IN CONCRETE, A PVC SLEEVE SHALL BE PROVIDED USING 40 SCHEDULE PVC (4" DIAMETER).
7. NO PARKING SIGNS SHALL BE INSTALLED AT A 45 DEGREE ANGLE ON ROADWAYS.
8. PEDESTRIAN CROSSING SIGNS SHOULD BE INSTALLED AT MARKED CROSSWALKS AND THE BACKGROUND COLOR OF THE SIGNS SHOULD BE FLUORESCENT YELLOW GREEN (FYG).
9. SIGN HEIGHT SHALL BE MINIMUM 7 FEET HIGH FROM THE BOTTOM OF THE SIGN FACE TO THE GROUND.
10. "MAXIMUM FINE $250" SIGN (12"X6") SHALL BE PLACED UNDERNEATH ALL HANDICAPPED PARKING SIGNS.
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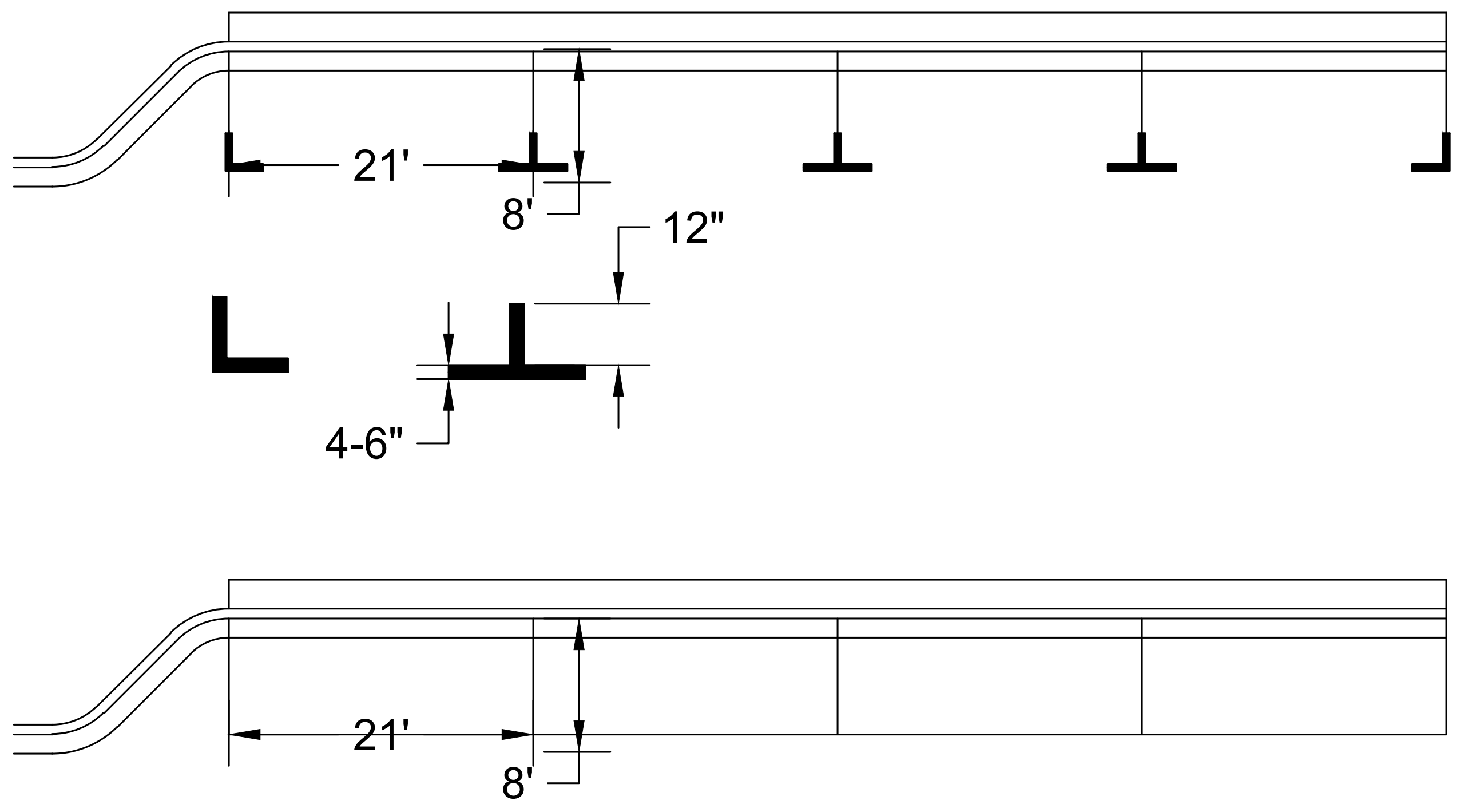
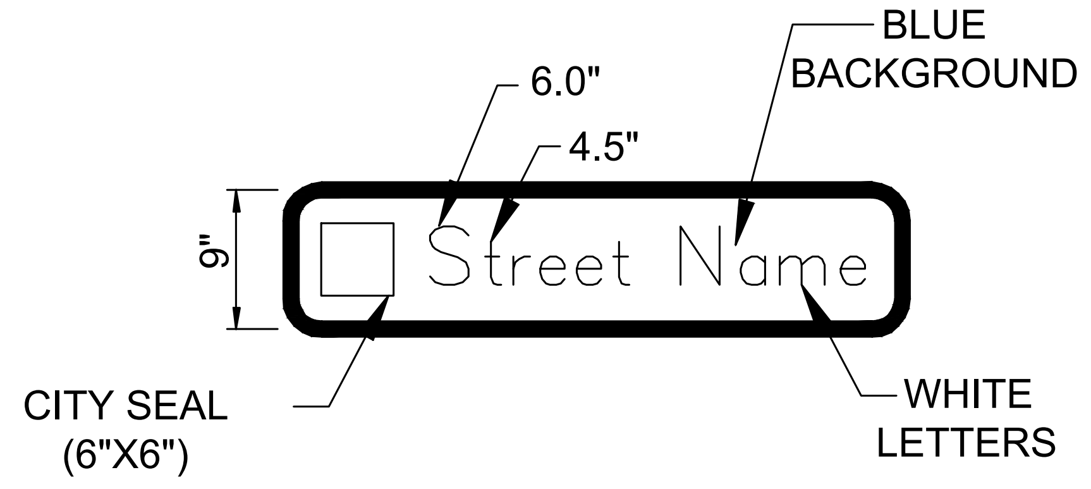
(MD SHA STANDARD # 802.04) CAN BE


OPTION 'A'
21'
8'
12"
4-6"
OPTION 'B'
21'
8'

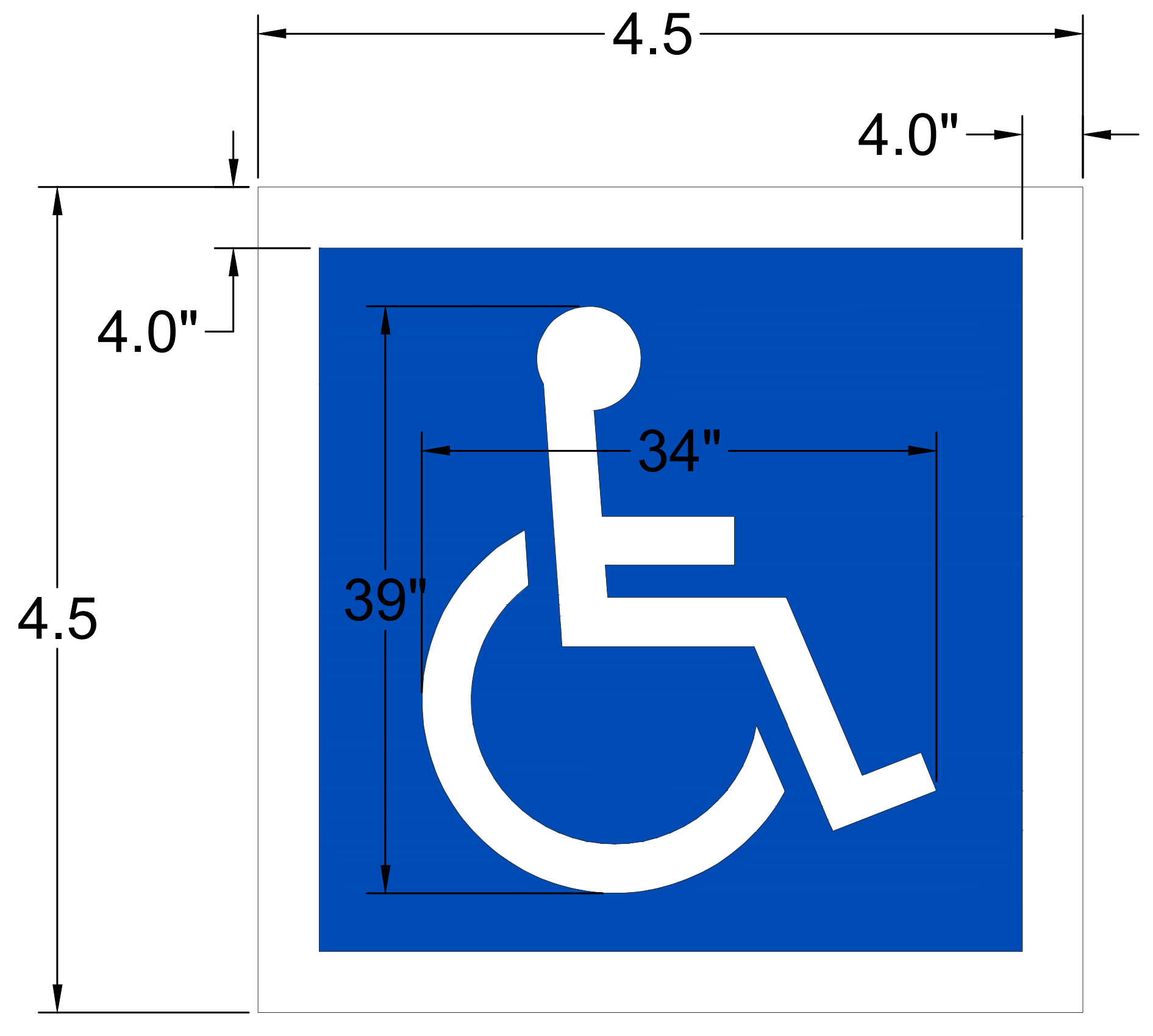
6 ON -STRRET PARKING SPACE MARKING

NTS


6.0"
4.5"
9"
Street Name
BLUE BACKGROUND
CITY SEAL
(6"X6")
WHITE LETTERS

5 PUBLIC STREET SIGN

NTS


4.5
4.0"
4.0"
34"
39"
4.5

4 ADA PAVEMENT MARKING

NTS

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1455 RESEARCH BLVD

SITE PLAN - 2026-101-STP

WSSC GRID: 219NW09 & 219NW08, Tax Map: GR13
City Of Rockville, Election District 04

ISSUE

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2025.07.11	1st Submission
2025.12.09	2nd Submission
2026.03.12	3rd Submission
-	-
-	-

REVISIONS

NO	DATE	DESCRIPTION

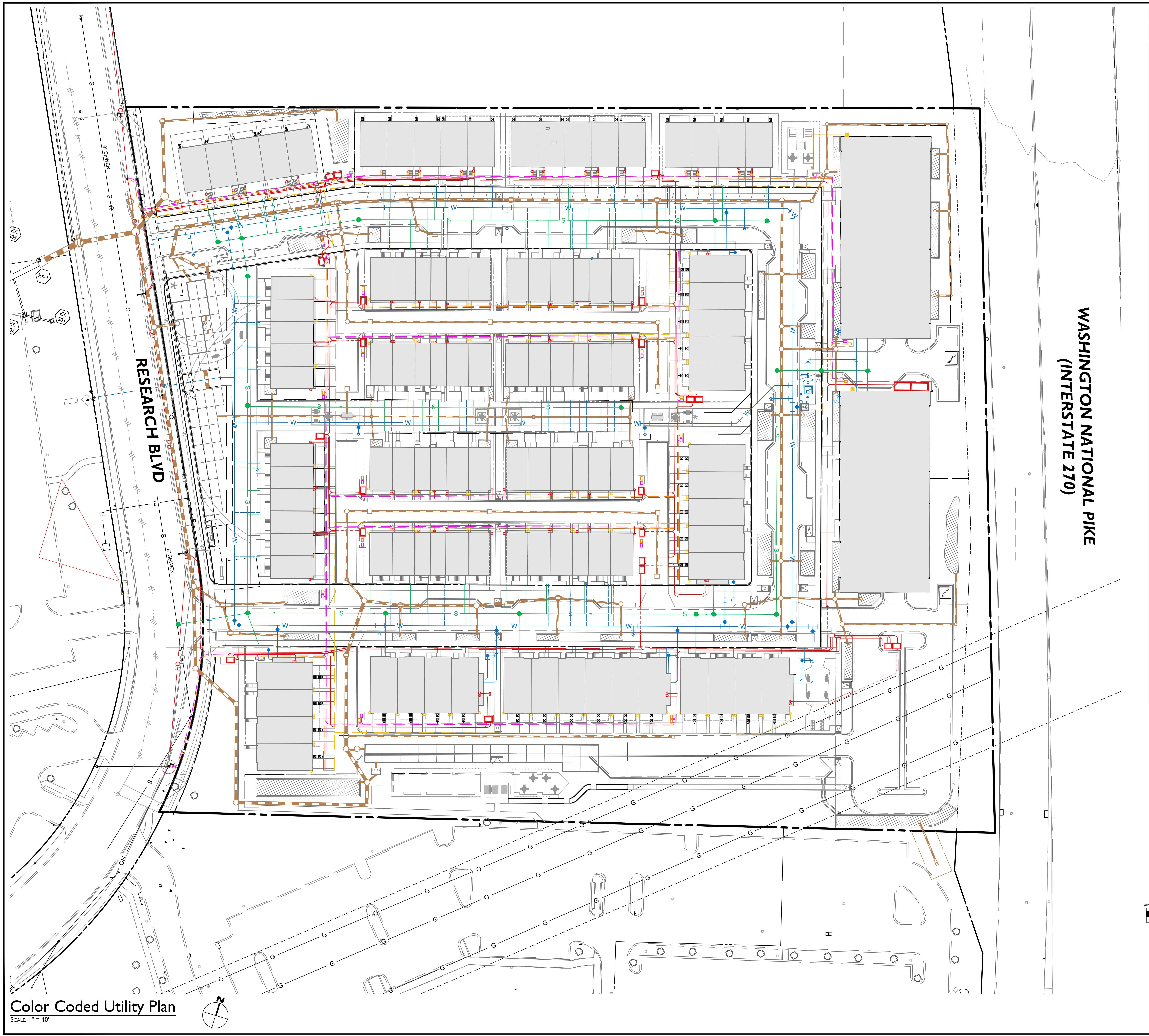
PROJECT NUMBER	0377AS
DATE	2026.03.12
SCALE	NTS

DRAWING TITLE
Signing & Marking Detail

DRAWING NUMBER **EXB-10.1**

C:\ACC\ACCDocs\Rodgers Consulting\MC-CoR-1455 Research Blvd\Project Files\autocad\Plot Plans\Site Plan\EXB-10.1 - Signage & Lane Details.dwg

2026.04.28 - 11:40 AM



Color Coded Utility Plan
SCALE: 1" = 40'

LEGEND

PROPOSED UTILITIES

▬ ▬ ▬	PROPOSED STORM DRAIN
—— S ——	PROPOSED SANITARY SEWER
—— W ——	PROPOSED WATER
——— ●	PROPOSED ELECTRIC
— — — ●	PROPOSED GAS
— — — —	PROPOSED PHONE
— — — —	PROPOSED CATV
○	PROPOSED STORM DRAIN MANHOLE
●	PROPOSED SEWER MANHOLE
⊖	PROPOSED WATER VALVE
	PROPOSED WATER METER VAULT
●	PROPOSED 2" WATER METER
Y	PROPOSED FDC CONNECTION
⌖	PROPOSED FIRE HYDRANT
▭	PROPOSED TRANSFORMER
▯	PROPOSED CATV STRUCTURE
▯	PROPOSED PHONE STRUCTURE
▨	PROPOSED GAS METER PADS

EXISTING UTILITIES

═══ ══ ══ : ═══	EXISTING STORM DRAIN
—— S ——	EXISTING SANITARY SEWER
—— W ——	EXISTING WATER LINE
—— CTV ——	EXISTING CABLE T.V.
—— G ——	EXISTING GAS
—— T ——	EXISTING TELEPHONE
—— E ——	EXISTING ELECTRIC
—— FO ——	EXISTING FIBER OPTIC
—— OH ——	EXISTING OVERHEAD ELECTRIC
E	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
FIBER OPTIC	EXISTING FIBER OPTIC
▭	EXISTING PLANTING PITS
Ⓓ	EXISTING STORM DRAIN STRUCTURE
⊙	EXISTING GAS VALVE
⊖	EXISTING WATER VALVE
○	EXISTING CLEANOUT

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

1 INCH = 40 FT

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C:\ACC\ACCDocs\Rodgers Consulting\MC-CoR-1455 Research Blvd\Project Files\autocad\Plot Plans\Site Plan\EXB-11 - Color Coded Utility Plan.dwg

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Lerch Early Brewer
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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

AMANDA SUZANNE STAMPER
26328

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: 01/15/28."

1455 RESEARCH BLVD
SITE PLAN - 2026-101-STP

WSSC GRID: 219NW09 & 219NW08, Tax Map: GR13
City Of Rockville, Election District 04

ISSUE

DATE	DESCRIPTION
2025.07.11	1st Submission
2025.12.09	2nd Submission
2026.03.12	3rd Submission
-	-
-	-

REVISIONS

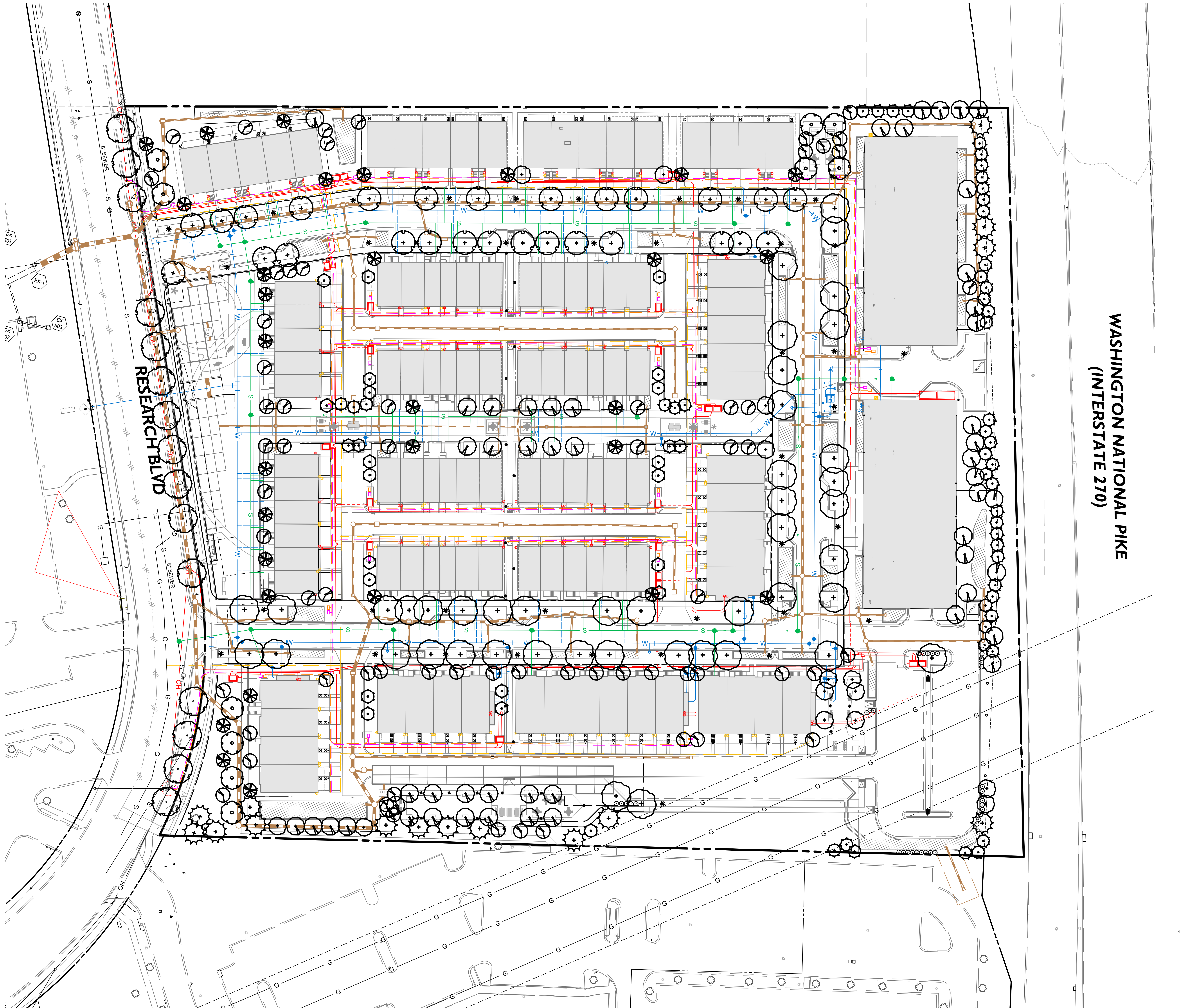
NO	DATE	DESCRIPTION

PROJECT NUMBER	0377AS
DATE	2026.03.12
SCALE	1" = 40'

DRAWING TITLE
Color Coded Utility Plan

DRAWING NUMBER **EXB-11**

2026.04.28 - 01:48 PM



Color Coded Utility &
Landscape Plan Overlay
SCALE: 1" = 40'

LEGEND

PROPOSED UTILITIES

▬	PROPOSED STORM DRAIN
▬	PROPOSED SANITARY SEWER
▬	PROPOSED WATER
—— ●	PROPOSED ELECTRIC
— — — ●	PROPOSED GAS
— — —	PROPOSED PHONE
— — —	PROPOSED CATV
○	PROPOSED STORM DRAIN MANHOLE
●	PROPOSED SEWER MANHOLE
	PROPOSED WATER VALVE
	PROPOSED WATER METER VAULT
●	PROPOSED 2" WATER METER
	PROPOSED FDC CONNECTION
	PROPOSED FIRE HYDRANT
▭	PROPOSED TRANSFORMER
▯	PROPOSED CATV STRUCTURE
▯	PROPOSED PHONE STRUCTURE
▨	PROPOSED GAS METER PADS

EXISTING UTILITIES

══ ══ ══	EXISTING STORM DRAIN
——S——	EXISTING SANITARY SEWER
——W——	EXISTING WATER LINE
——CTV——	EXISTING CABLE T.V.
——G——	EXISTING GAS
——T——	EXISTING TELEPHONE
——E——	EXISTING ELECTRIC
——FO——	EXISTING FIBER OPTIC
——OH——	EXISTING OVERHEAD ELECTRIC
E	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
FIBER OPTIC	EXISTING FIBER OPTIC
▭	EXISTING PLANTING PITS
Ⓓ	EXISTING STORM DRAIN STRUCTURE
⊙	EXISTING GAS VALVE
⊖	EXISTING WATER VALVE
○	EXISTING CLEANOUT

PROPOSED LANDSCAPE

	PROPOSED TREE
	PROPOSED ORNAMENTAL
	PROPOSED EVERGREEN
⊙	PROPOSED SHRUB

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

1 INCH = 40 FT

CALL "MISS UTILITY" AT
1-800257-7777
48 Hours Before Start Of Construction

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Preliminary Not For Construction

C:\ACC\ACCDocs\Rodgers Consulting\MC-CoR-1455 Research Blvd\Project Files\autocad\Plot Plans\Site Plan\EXB-11.1 - Color Coded Utility Plan & Landscape Overlay.dwg

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

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1455 RESEARCH BLVD

SITE PLAN - 2026-101-STP

WSSC GRID: 219NW09 & 219NW08, Tax Map: GR13
City Of Rockville, Election District 04

ISSUE DATE	DESCRIPTION
2025.07.11	1st Submission
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-	-
-	-

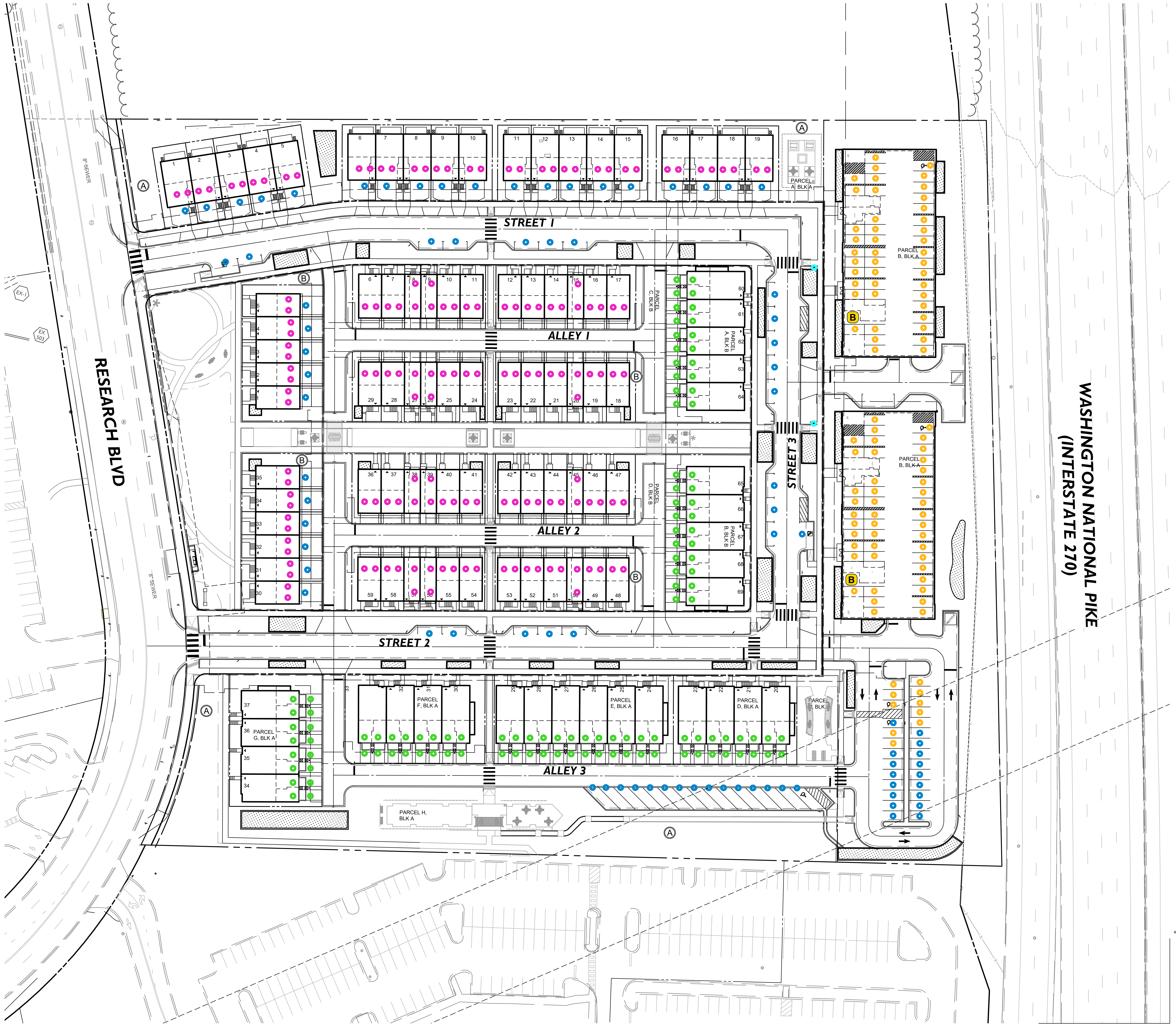
REVISIONS NO	DATE	DESCRIPTION

PROJECT NUMBER	0377AS
DATE	2026.03.12
SCALE	1" = 40'

DRAWING TITLE
Color Coded Utility &
Landscape Plan Overlay

DRAWING NUMBER **EXB-11.1**

2026.04.28 - 01:49 PM



Parking Distribution Plan

Scale: 1" = 40'

SHEET NOTES

1. This sheet is for illustrative purposes only to depict proposed parking breakdown to depict the City of Rockville guest parking policy.

LEGEND

- ● Proposed Townhouse Parking Spaces
- ● Proposed 2-Over-2 Stacked Unit Parking Spaces
- ● Proposed Multifamily Parking Spaces
- ● Proposed Guest Parking Spaces
- ● Proposed Short-Term Bicycle Parking (1 Bicycle Rack = 2 Spaces)
- B Proposed Long-Term Bicycle Parking

Parking - Sec 25.16.03(d)	Minimum Required			Proposed
	# of Bedrooms	# of Units	Base # Req	
Townhouse	3 bedrooms *(2 per D.U.)*	78 du	156 sp.	156 sp.
Townhouse Guest Parking (Provided on TH Driveways)	n/a	30 du w/ guest parking in driveway	30 sp.	30 sp.
2-Over-2 Stacked Units	3 bedrooms *(2 per D.U.)*	56 du	112 sp.	112 sp.
Parcel B, Block A- Multifamily Parking - Garage (Includes 1 ADA Spaces)	1 bedroom *(1 per D.U.)* 2+ bedrooms (1.5 per D.U.)	0 du 32 du	0 sp. 48 sp.	43 sp.
Parcel C, Block A - Multifamily Parking - Garage (Includes 1 ADA Spaces)	1 bedroom *(1 per D.U.)* 2+ bedrooms (1.5 per D.U.)	0 du 32 du	0 sp. 48 sp.	43 sp.
Multifamily - Surface Parking (Includes 1 ADA Spaces)				10 sp.
Multifamily - Total		64 du	96 du	96 du
Guest Parking (Includes 3 ADA Spaces)	0.5 per D.U (TH & 2-over-2 Units)	104 du w/o guest parking in driveway	52 sp.	53 sp.
Total Parking		**198 du**	**446 sp.**	**447 sp.**

Accessible Parking	Minimum Required		Proposed
Surface Parking & On Street Parking	1 space per Block & 2 spaces for parking lot over 25 Spaces	4 sp.	5 sp.

Bicycle Parking - Sec 25.16.03	Minimum Required			Proposed
Parcel B, Block A - Multifamily Short term Parking (Bike Racks)	Multifamily (1 per 50 D.U.)	32 du	1 sp.	1 sp.
Parcel B, Block A - Multifamily Long term Parking (bike room provided inside secured building)	Multifamily (1 per 3 D.U.)	32 du	11 sp.	12 sp.
Parcel C, Block A - Multifamily Short term Parking (Bike Racks)	Multifamily (1 per 50 D.U.)	32 du	1 sp.	1 sp.
Parcel C, Block A - Multifamily Long term Parking (bike room provided inside secured building)	Multifamily (1 per 3 D.U.)	32 du	11 sp.	12 sp.

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

1 INCH = 40 FT

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48 Hours Before Start Of Construction

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Preliminary Not For Construction

C:\ACC\ACCDocs\Rodgers Consulting\MC-CoR-1455 Research Blvd\Project Files\autocad\Plot Plans\Site Plan\EXB-12 - Parking Distribution Plan.dwg

Pulte Homes

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

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1455 RESEARCH BLVD

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City Of Rockville, Rockville, Election District 04

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-	-
-	-

REVISIONS

NO	DATE	DESCRIPTION

PROJECT NUMBER 0377AS

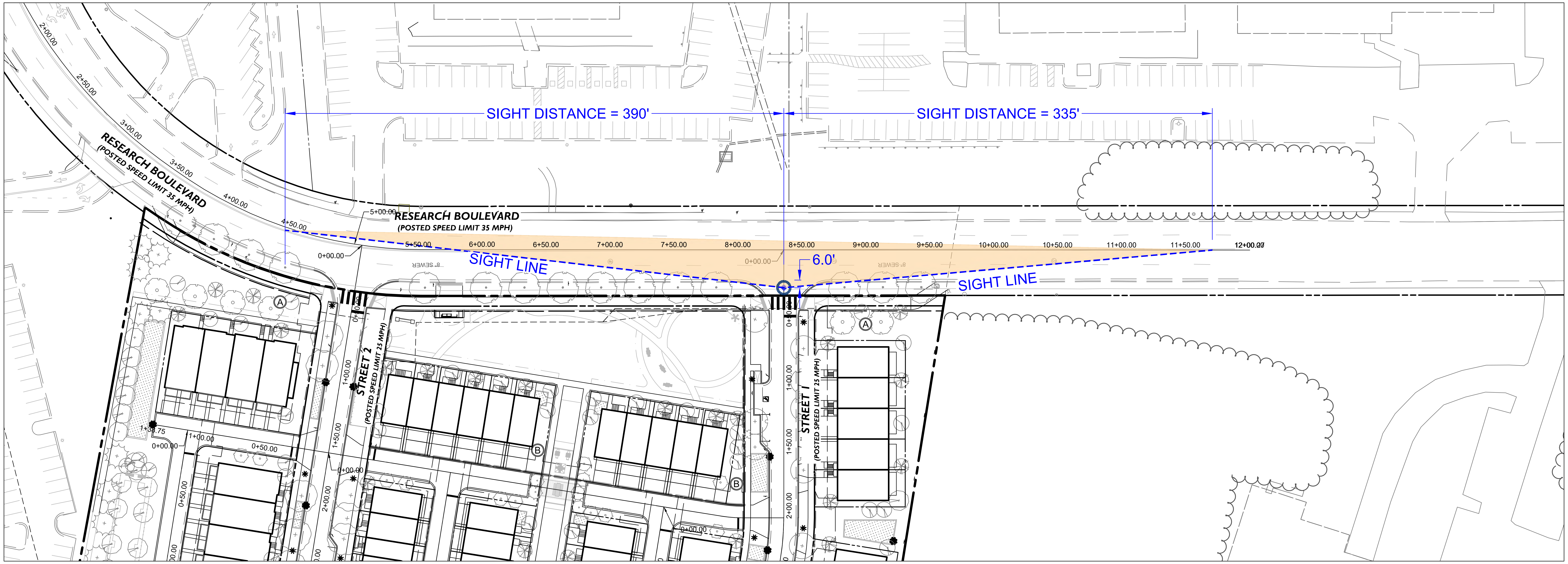
DATE 2026.03.12

SCALE 1" = 40'

DRAWING TITLE
Parking Distribution Plan

DRAWING NUMBER **EXB-12**

2026.04.28 - 04:34 PM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SIGHT LINE
SIGHT LINE
6.0'
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(POSTED SPEED LIMIT 25 MPH)
STREET 2
(POSTED SPEED LIMIT 25 MPH)
2+00.00
2+50.00
3+00.00
3+50.00
4+00.00
4+50.00
5+00.00
5+50.00
6+00.00
6+50.00
7+00.00
7+50.00
8+00.00
8+50.00
9+00.00
9+50.00
10+00.00
10+50.00
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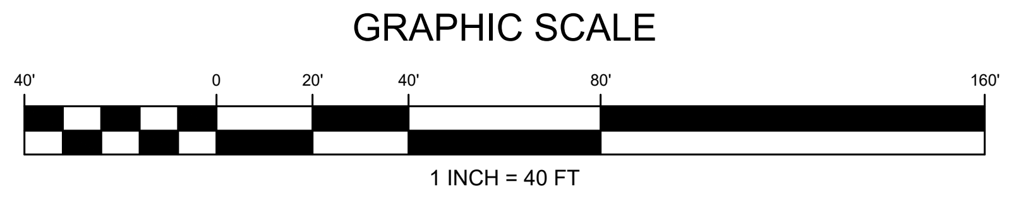
A
B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40'
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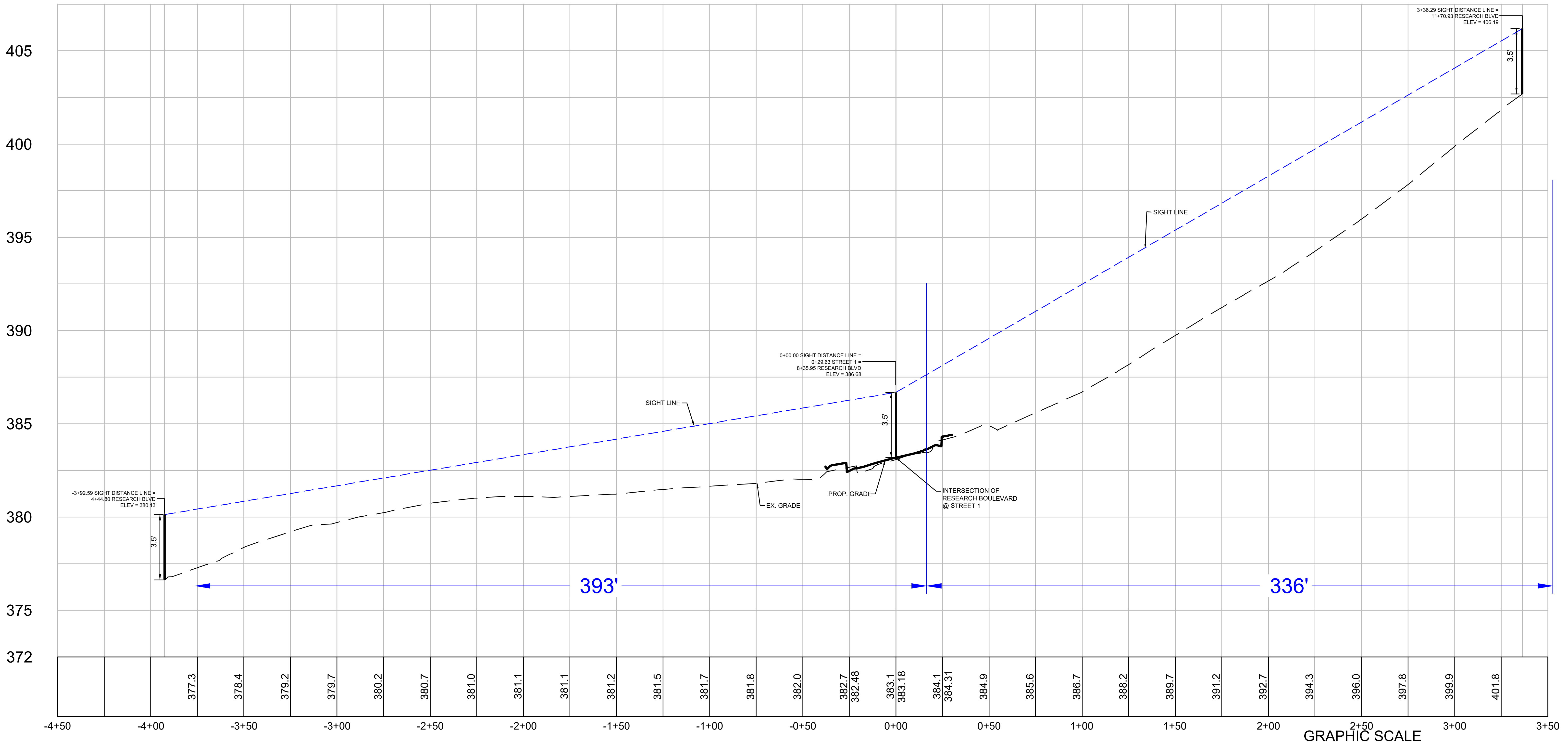
20'
40'
80'
160'
1 INCH = 40 FT



STREET 1 - RESEARCH BOULEVARD

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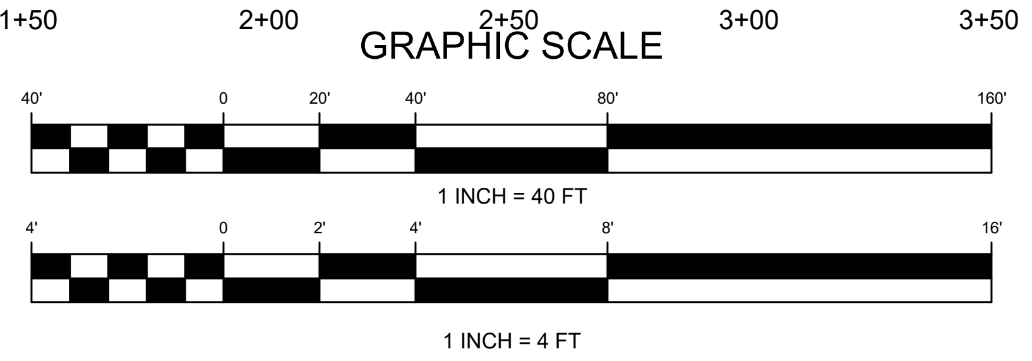
V SCALE: 4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40'
80'
160'
1 INCH = 40 FT
4'
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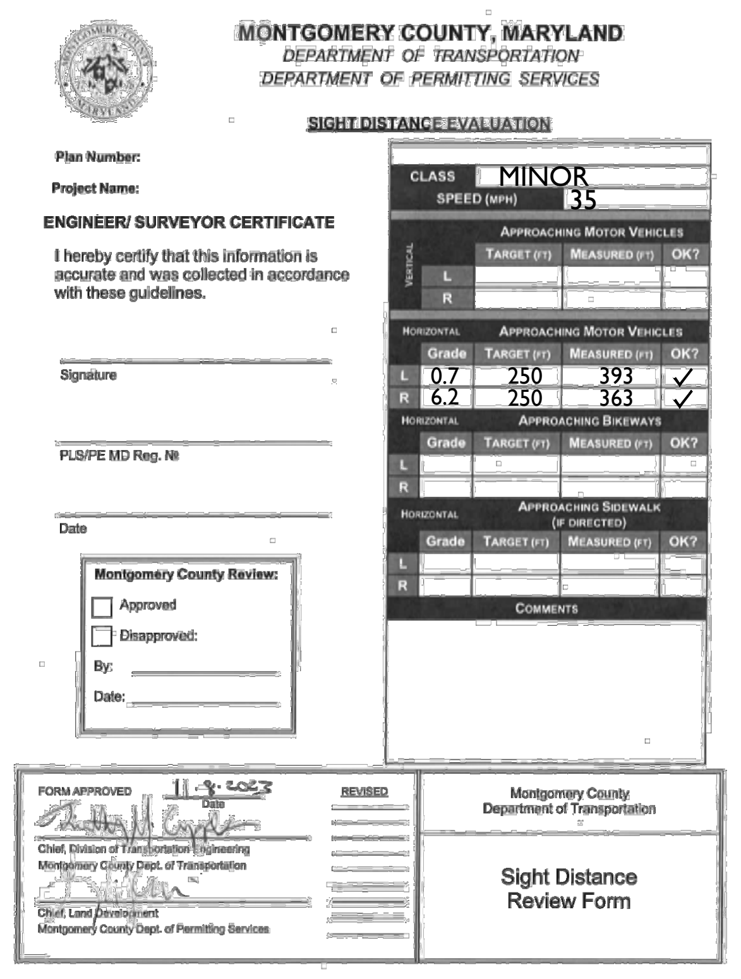
2'
4'
8'
16'
1 INCH = 4 FT



MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Plan Number:

Project Name:

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature

PLS/PE MD Reg. №

Date

Montgomery County Review:
☐ Approved
☐ Disapproved:
By:
Date:

CLASS	MINOR			
SPEED (MPH)	35			
VERTICAL	APPROACHING MOTOR VEHICLES			
		TARGET (FT)	MEASURED (FT)	OK?
L				
R				
HORIZONTAL	APPROACHING MOTOR VEHICLES			
	Grade	TARGET (FT)	MEASURED (FT)	OK?
L	0.7	250	393	✓
R	6.2	250	363	✓
HORIZONTAL	APPROACHING BIKEWAYS			
	Grade	TARGET (FT)	MEASURED (FT)	OK?
L				
R				
HORIZONTAL	APPROACHING SIDEWALK (IF DIRECTED)			
	Grade	TARGET (FT)	MEASURED (FT)	OK?
L				
R				
COMMENTS				

FORM APPROVED 11-8-2023
Date
Chief, Division of Transportation Engineering
Montgomery County Dept. of Transportation
Chief, Land Development
Montgomery County Dept. of Permitting Services

REVISED

Montgomery County
Department of Transportation

Sight Distance Review Form

Sight Distance Exhibit

SCALE: As Shown

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Preliminary Not For Construction

C:\ACC\ACCDocs\Rodgers Consulting\MC-CoR-1455 Research Blvd\Project Files\autocad\Plot Plans\Site Plan\EXB-13 - Sight Distance Exhibit.dwg

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

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REVISIONS

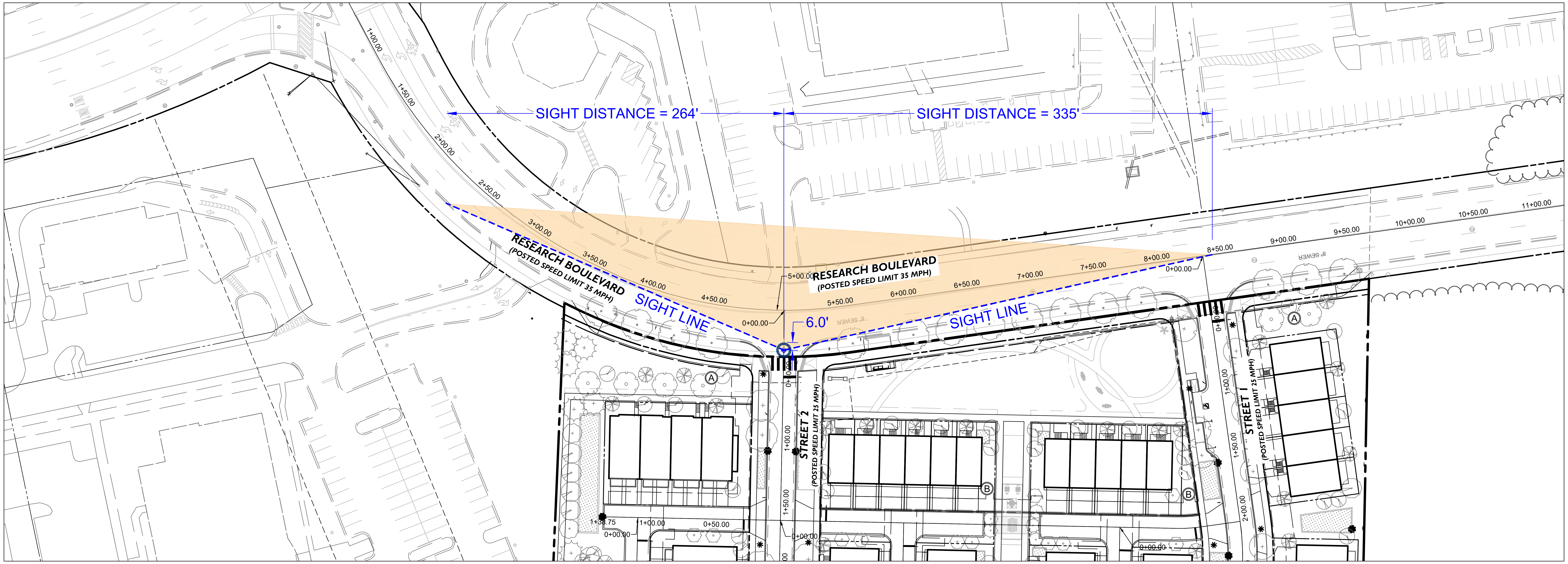
NO	DATE	DESCRIPTION

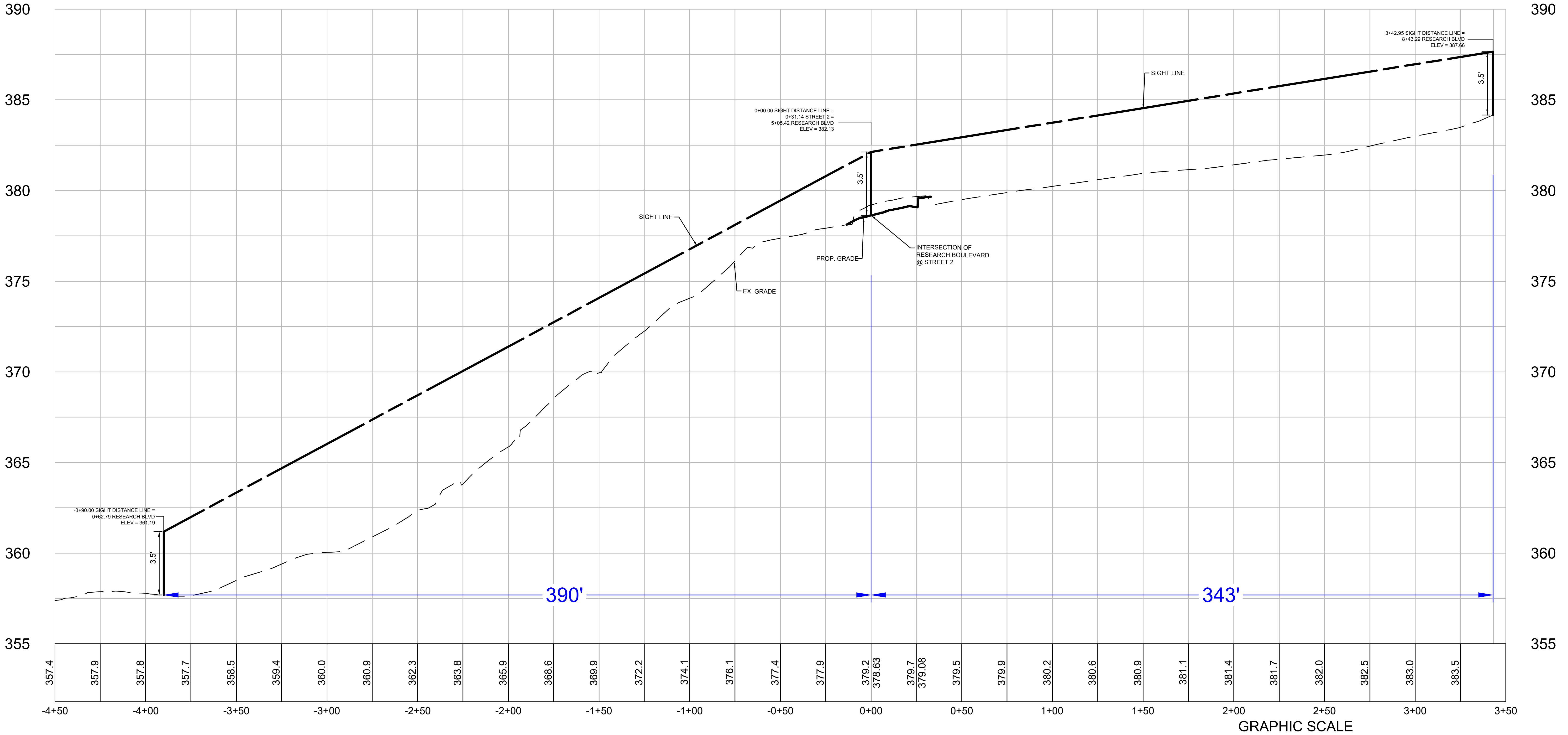
PROJECT NUMBER	0377AS
DATE	2026.03.12
SCALE	As Shown

DRAWING TITLE
Sight Distance Exhibit

DRAWING NUMBER **EXB-13**

2026.04.28 - 04:42 PM





GRAPHIC SCALE

40' 0 20' 40' 80' 160'

1 INCH = 40 FT

GRAPHIC SCALE

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1 INCH = 40 FT

4' 0 2' 4' 8' 16'

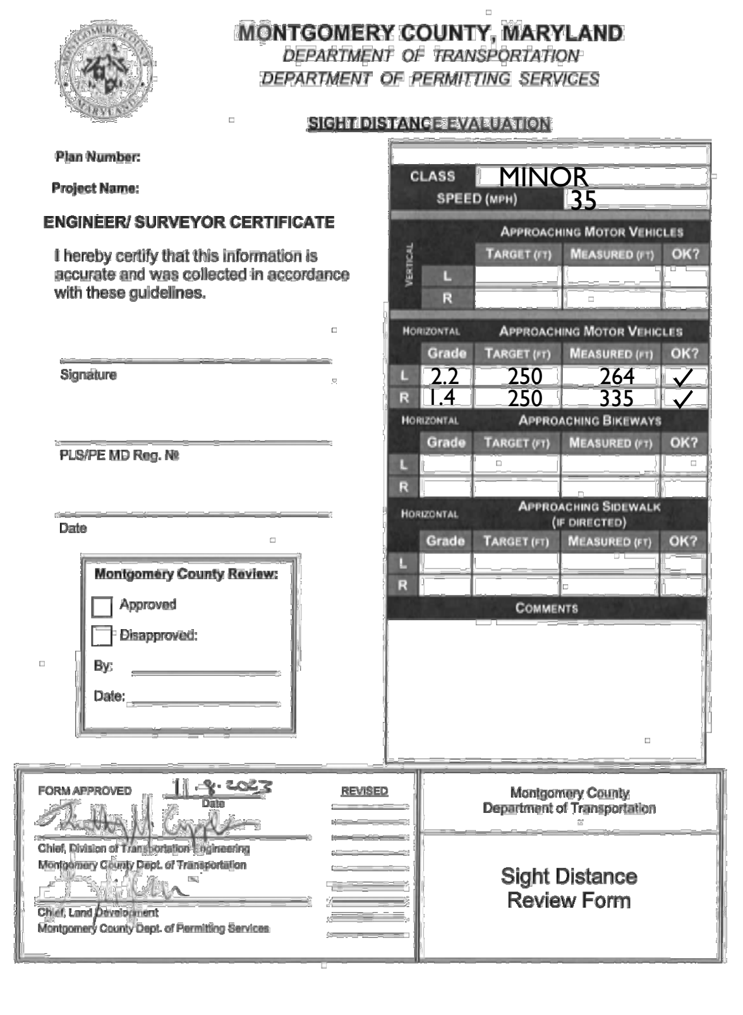
1 INCH = 4 FT

STREET 2 - RESEARCH BOULEVARD

H SCALE: 40
V SCALE: 4

Sight Distance Exhibit

SCALE: As Shown



MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Plan Number:
Project Name:

ENGINEER/ SURVEYOR CERTIFICATE

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☐ Disapproved:
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	Grade	TARGET (FT)	MEASURED (FT)	OK?
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R				
HORIZONTAL	APPROACHING SIDEWALK (IF DIRECTED)			
	Grade	TARGET (FT)	MEASURED (FT)	OK?
L				
R				
COMMENTS				

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Montgomery County Dept. of Transportation
Chief, Land Development
Montgomery County Dept. of Permitting Services

REVISED

Montgomery County
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REVISIONS

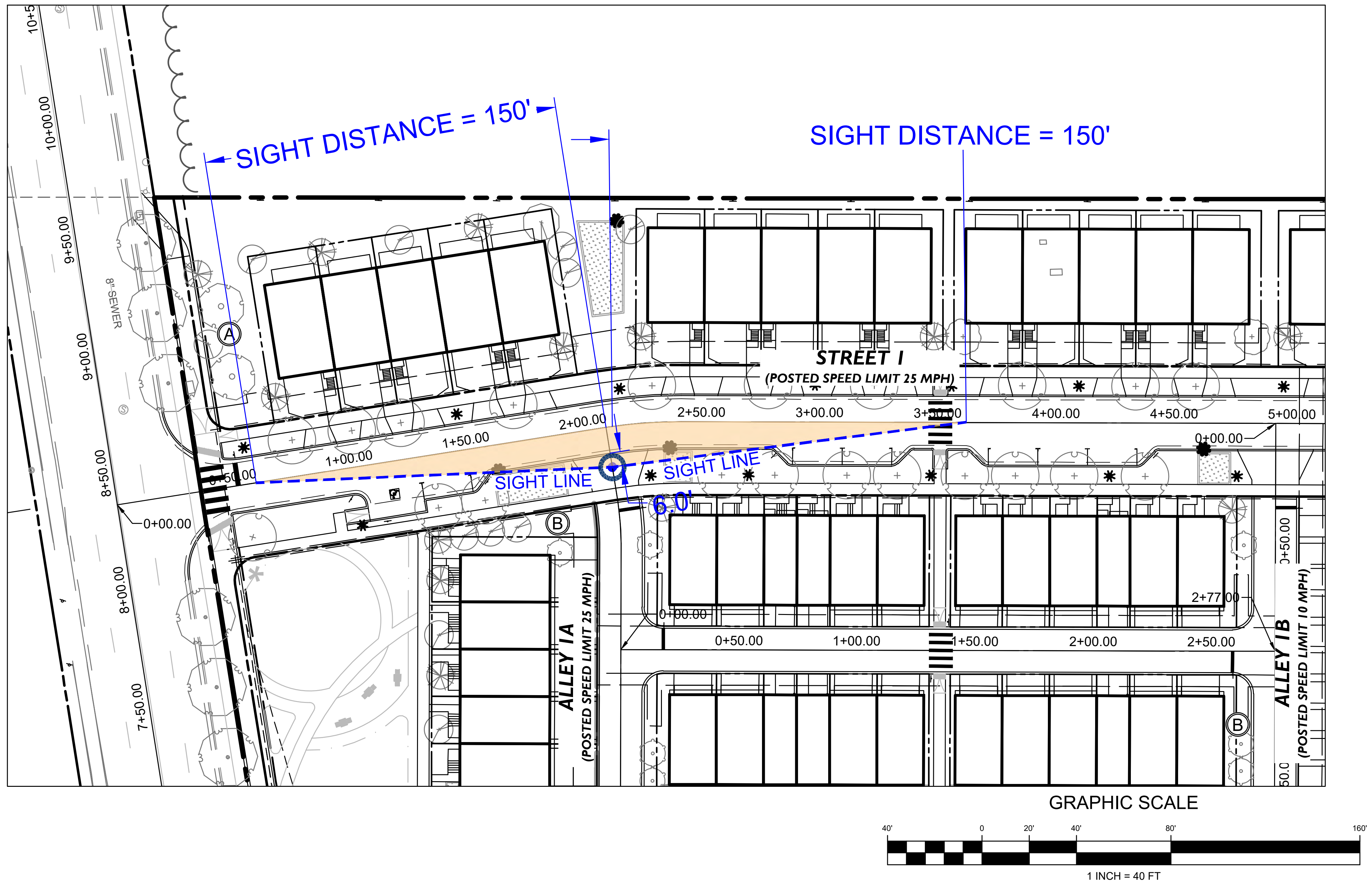
NO	DATE	DESCRIPTION

PROJECT NUMBER	0377AS
DATE	2026.03.12
SCALE	As Shown

DRAWING TITLE
Sight Distance Exhibit

DRAWING NUMBER **EXB-13.1**

2026.04.28 - 04:44 PM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SIGHT DISTANCE = 150'
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SIGHT LINE
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(POSTED SPEED LIMIT 25 MPH)
ALLEY 1B
(POSTED SPEED LIMIT 10 MPH)
8" SEWER
A
B
B
0+00.00
1+00.00
1+50.00
2+00.00
2+50.00
3+00.00
4+00.00
4+50.00
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7+50.00
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8+50.00
9+00.00
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GRAPHIC SCALE
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40'
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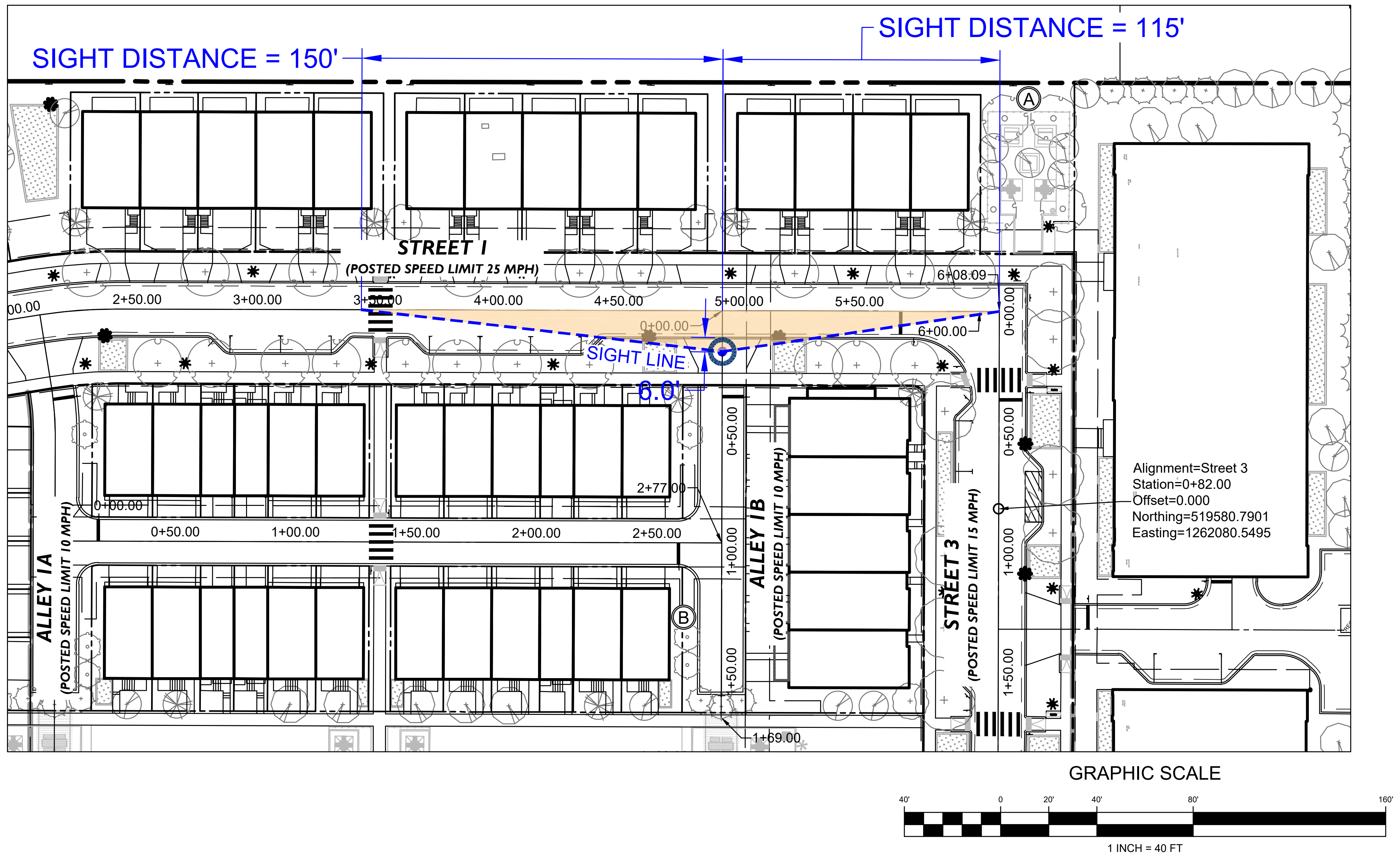
160'
1 INCH = 40 FT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SIGHT LINE
6.0'
ALLEY 1A
(POSTED SPEED LIMIT 10 MPH)
ALLEY 1B
(POSTED SPEED LIMIT 10 MPH)
STREET 3
(POSTED SPEED LIMIT 15 MPH)
A
B
2+50.00
3+00.00
4+00.00
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0+50.00
1+00.00
1+50.00
2+00.00
2+77.00
1+69.00
Alignment=Street 3
Station=0+82.00
Offset=0.000
Northing=519580.7901
Easting=1262080.5495
GRAPHIC SCALE
40'
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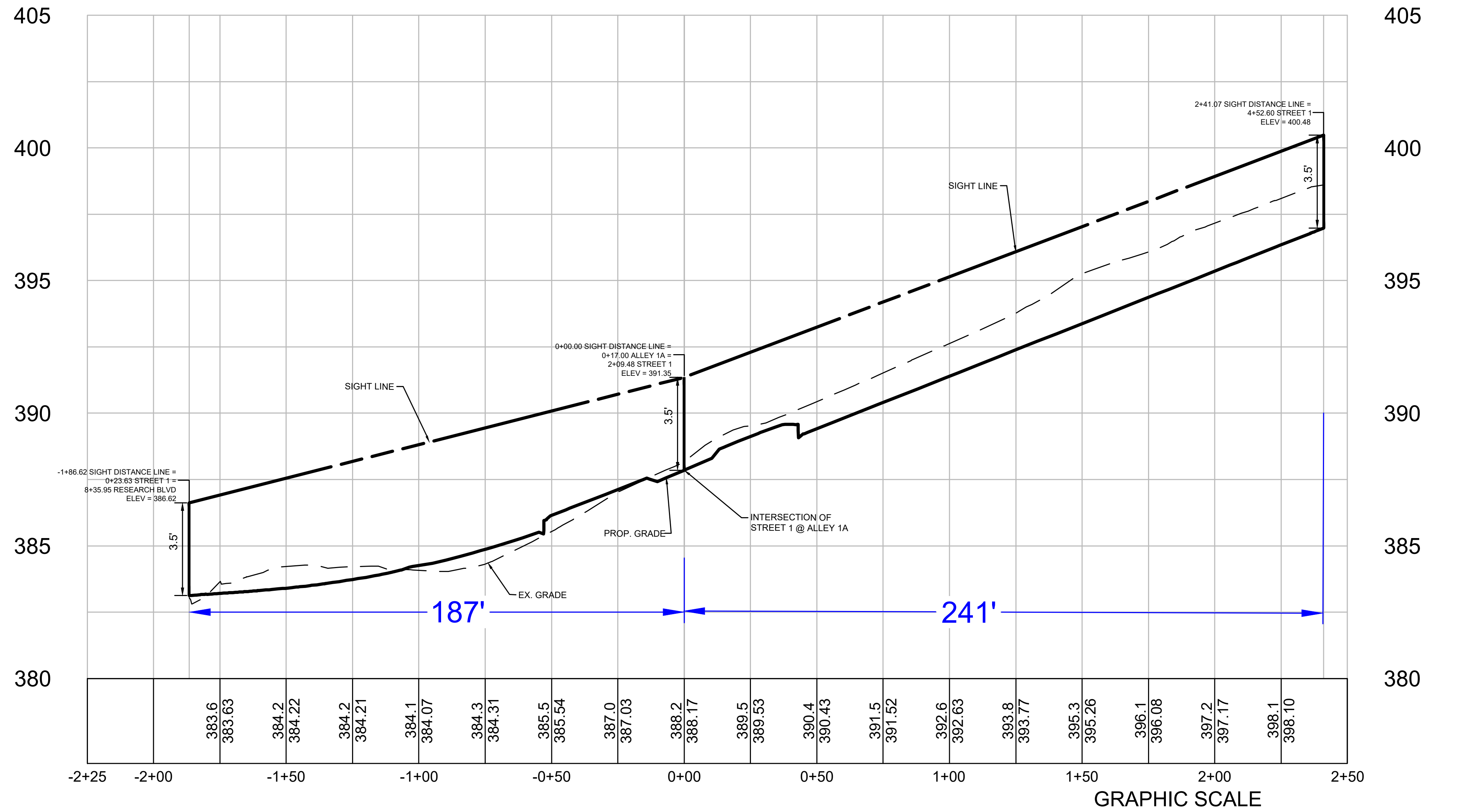
20'
40'
80'
160'
1 INCH = 40 FT

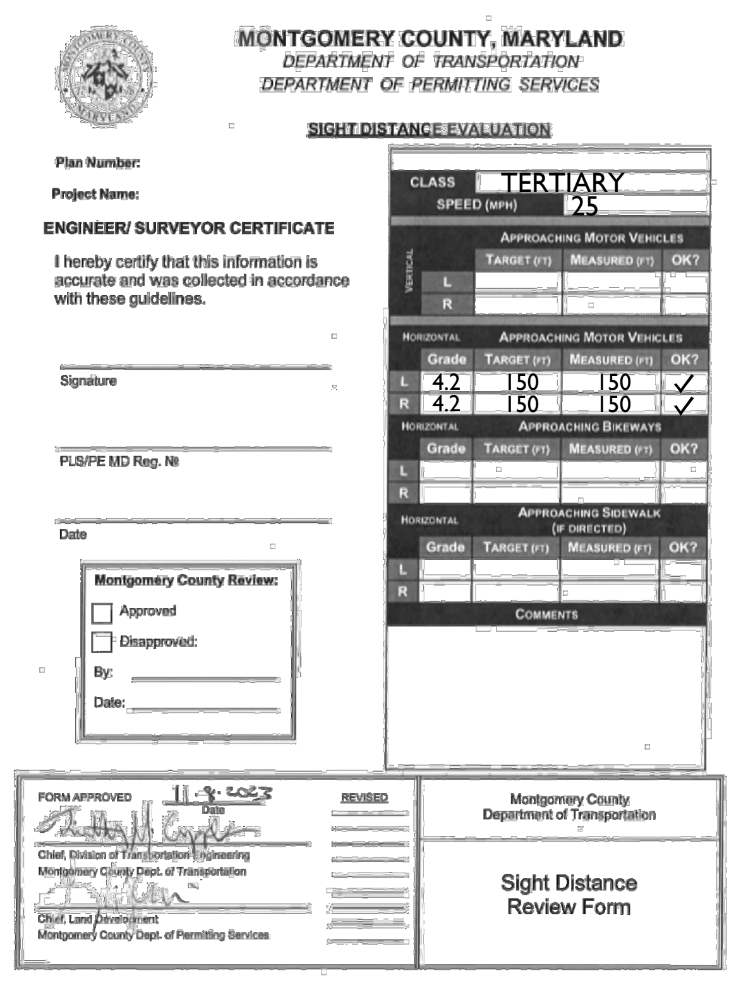


ALLEY 1A - STREET 1

H SCALE: 40
V SCALE: 4

40' 0 20' 40' 80' 160'
1 INCH = 40 FT

4' 0 2' 4' 8' 16'
1 INCH = 4 FT



MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Plan Number:

Project Name:

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature

PLS/PE MD Reg. №

Date

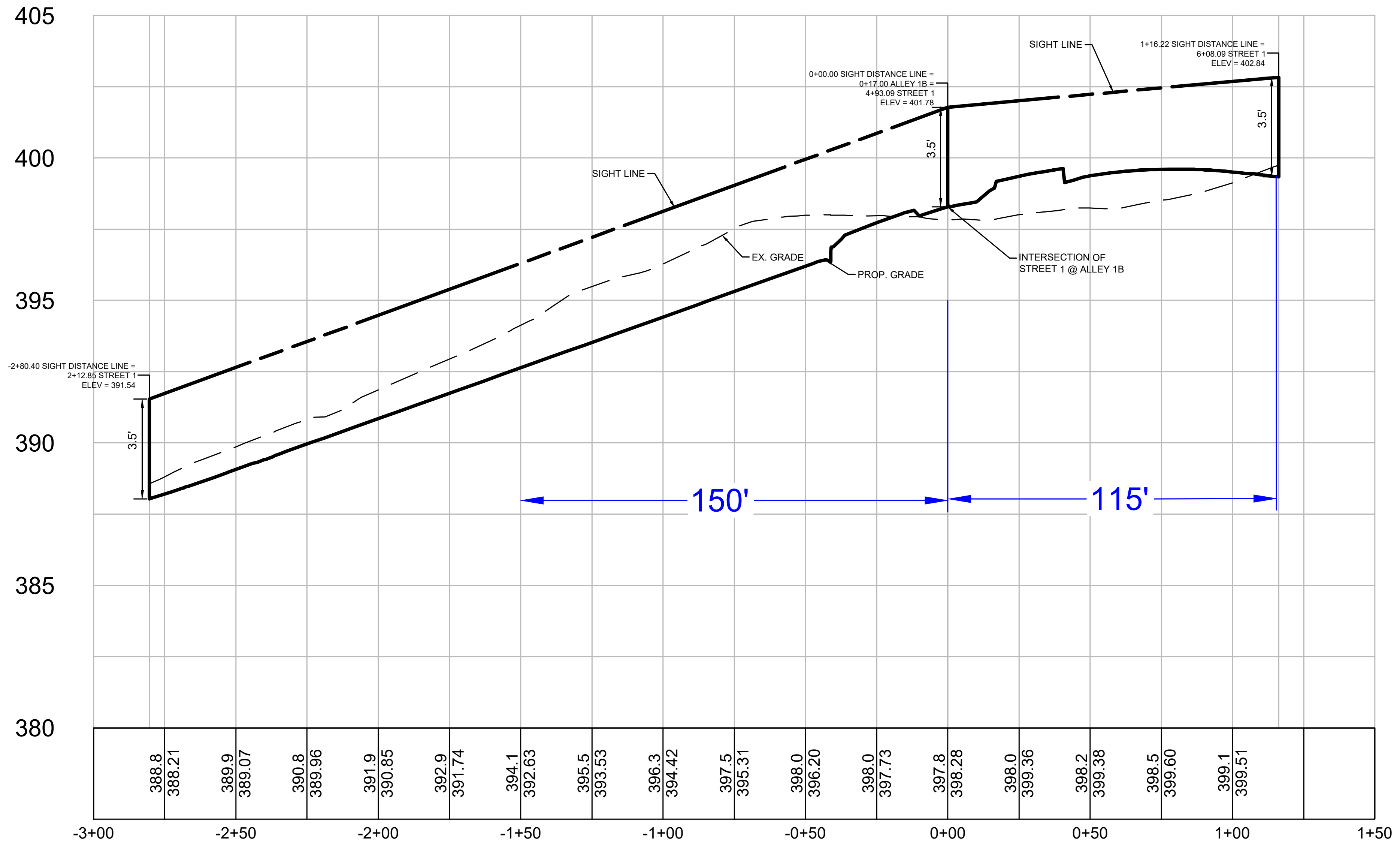
CLASS	TERTIARY			
SPEED (MPH)	25			
VERTICAL	APPROACHING MOTOR VEHICLES			
		TARGET (FT)	MEASURED (FT)	OK?
L				
R				
HORIZONTAL	APPROACHING MOTOR VEHICLES			
	Grade	TARGET (FT)	MEASURED (FT)	OK?
L	4.2	150	150	✓
R	4.2	150	150	✓
HORIZONTAL	APPROACHING BIKEWAYS			
	Grade	TARGET (FT)	MEASURED (FT)	OK?
L				
R				
HORIZONTAL	APPROACHING SIDEWALK (IF DIRECTED)			
	Grade	TARGET (FT)	MEASURED (FT)	OK?
L				
R				
COMMENTS				

Montgomery County Review:
☐ Approved
☐ Disapproved:
By:
Date:

FORM APPROVED 11-8-2023 Date
REVISED
Chief, Division of Transportation Engineering
Montgomery County Dept. of Transportation
Chief, Land Development
Montgomery County Dept. of Permitting Services

Montgomery County
Department of Transportation

Sight Distance Review Form

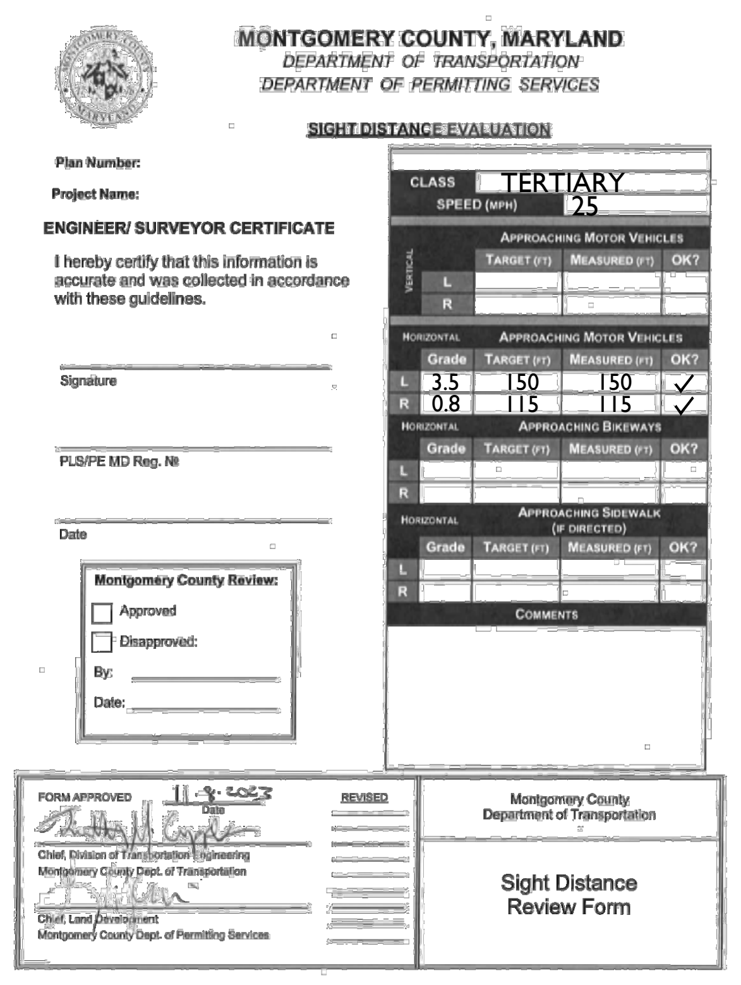


ALLEY 1B - STREET 1

H SCALE: 40
V SCALE: 4

40' 0 20' 40' 80' 160'
1 INCH = 40 FT

4' 0 2' 4' 8' 16'
1 INCH = 4 FT



MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Plan Number:

Project Name:

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CLASS	TERTIARY			
SPEED (MPH)	25			
VERTICAL	APPROACHING MOTOR VEHICLES			
		TARGET (FT)	MEASURED (FT)	OK?
L				
R				
HORIZONTAL	APPROACHING MOTOR VEHICLES			
	Grade	TARGET (FT)	MEASURED (FT)	OK?
L	3.5	150	150	✓
R	0.8	115	115	✓
HORIZONTAL	APPROACHING BIKEWAYS			
	Grade	TARGET (FT)	MEASURED (FT)	OK?
L				
R				
HORIZONTAL	APPROACHING SIDEWALK (IF DIRECTED)			
	Grade	TARGET (FT)	MEASURED (FT)	OK?
L				
R				
COMMENTS				

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26328

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1455 RESEARCH BLVD

SITE PLAN - 2026-101-STP

WSSC GRID: 219NW09 & 219NW08, Tax Map: GR13
City Of Rockville, Rockville, Election District 04

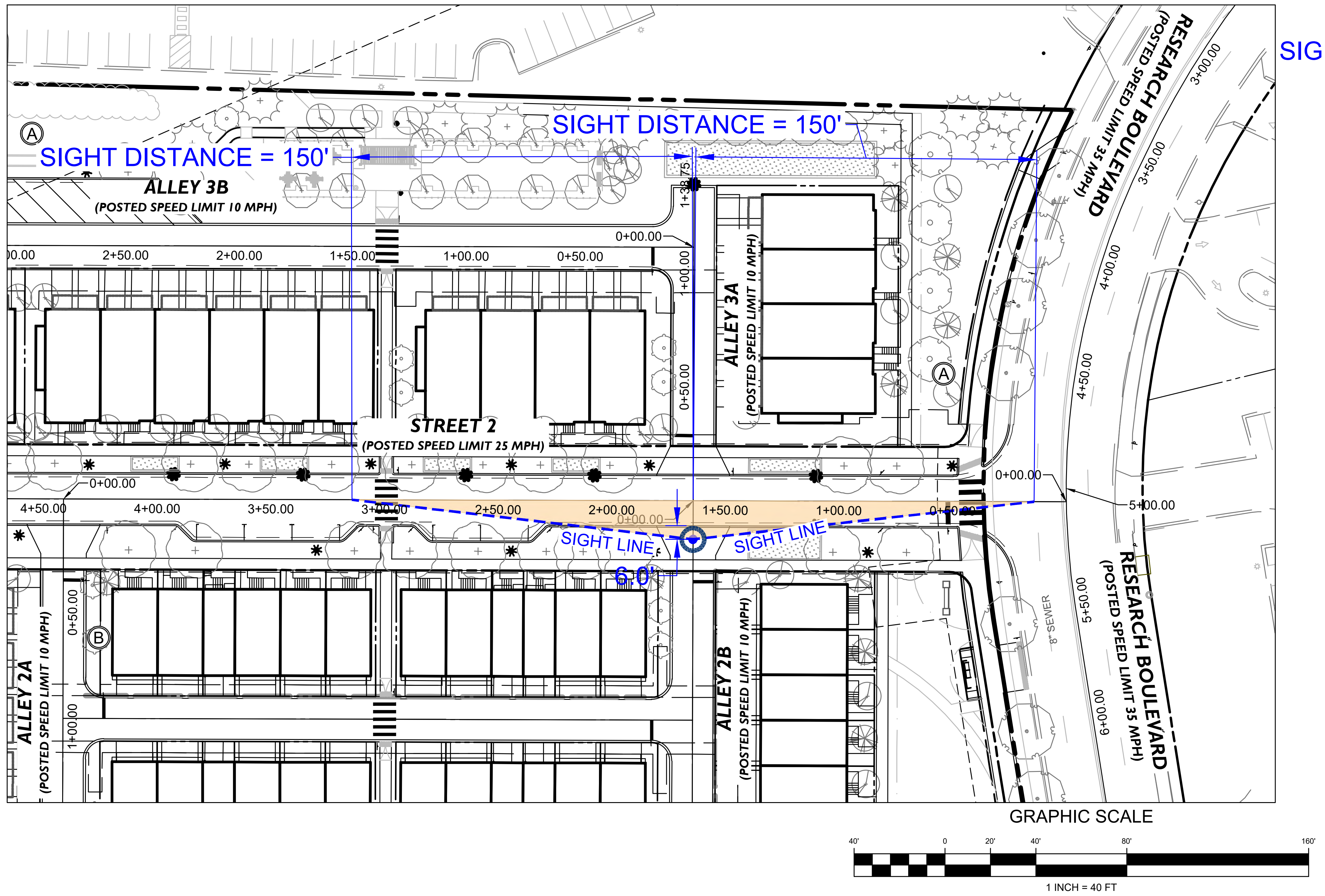
ISSUE DATE	DESCRIPTION
2025.07.11	1st Submission
2025.12.09	2nd Submission
2026.03.12	3rd Submission
-	-
-	-

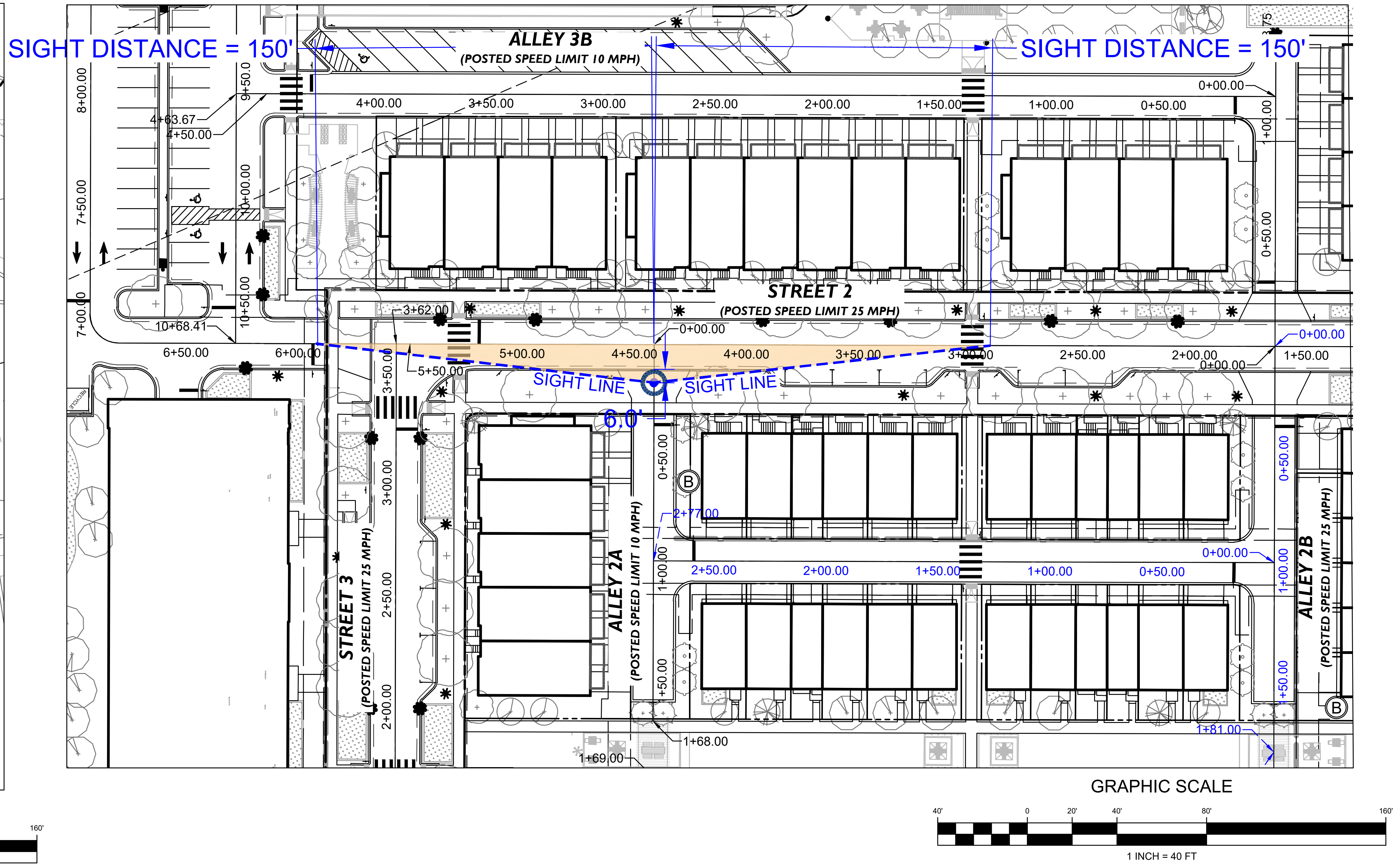
REVISIONS

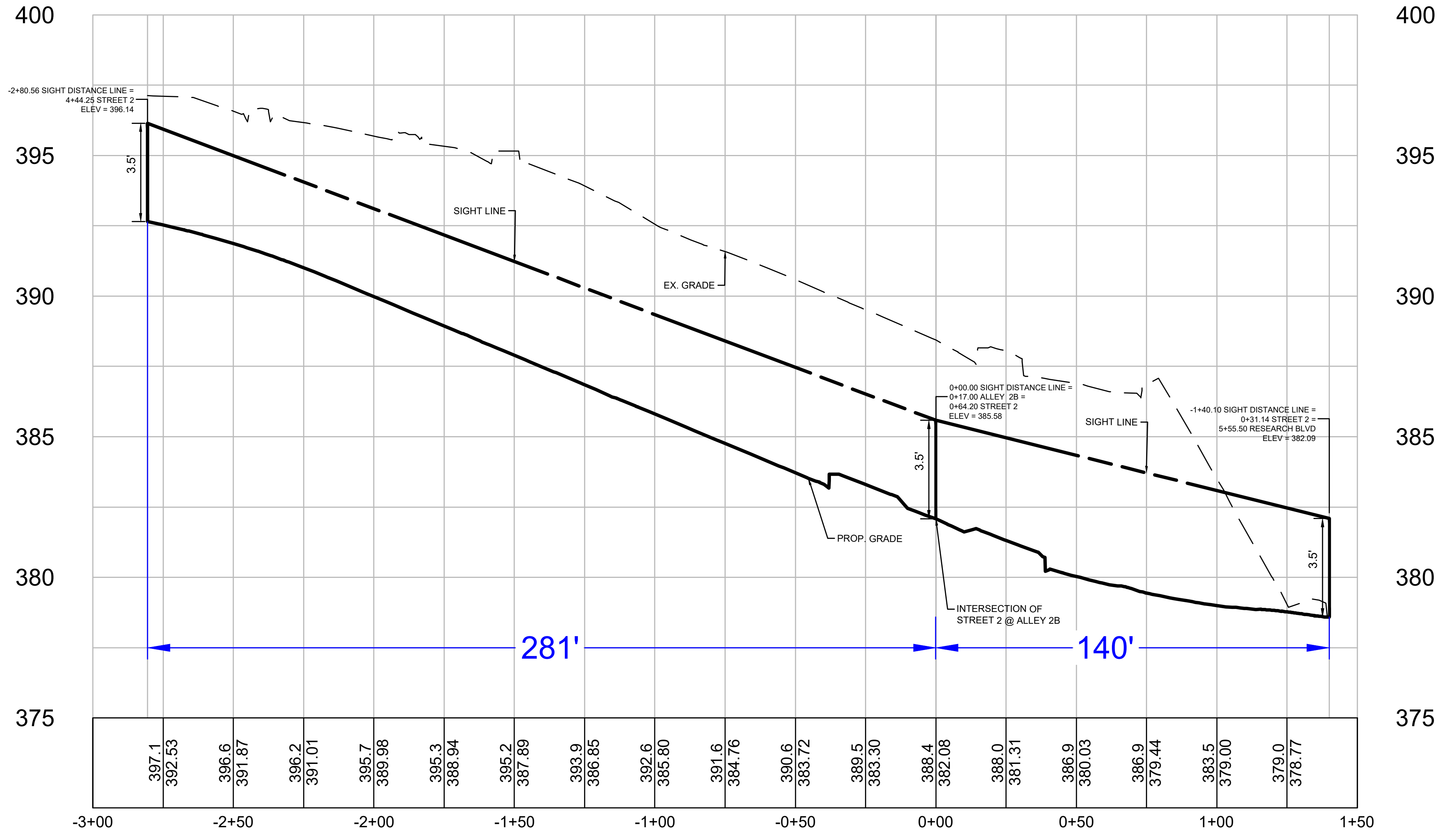
NO	DATE	DESCRIPTION

PROJECT NUMBER 0377AS
DATE 2026.03.12
SCALE As Shown
DRAWING TITLE
Sight Distance Exhibit
DRAWING NUMBER EXB-13.2

C:\ACC\ACCDocs\Rodgers Consulting\MC-CoR-1455 Research Blvd\Project Files\autocad\Plot Plans\Site Plan\EXB-13 - Sight Distance Exhibit.dwg
2026.04.28 - 04:45 PM


SIGHT DISTANCE = 150'
SIGHT DISTANCE = 150'
ALLEY 3B
(POSTED SPEED LIMIT 10 MPH)
ALLEY 3A
(POSTED SPEED LIMIT 10 MPH)
STREET 2
(POSTED SPEED LIMIT 25 MPH)
RESEARCH BOULEVARD
(POSTED SPEED LIMIT 35 MPH)
SIGHT LINE
SIGHT LINE
6.0'
ALLEY 2A
(POSTED SPEED LIMIT 10 MPH)
ALLEY 2B
(POSTED SPEED LIMIT 10 MPH)
A
B
GRAPHIC SCALE
40' 0 20' 40' 80' 160'
1 INCH = 40 FT


SIGHT DISTANCE = 150'
SIGHT DISTANCE = 150'
ALLEY 3B
(POSTED SPEED LIMIT 10 MPH)
STREET 2
(POSTED SPEED LIMIT 25 MPH)
SIGHT LINE
SIGHT LINE
6.0'
STREET 3
(POSTED SPEED LIMIT 25 MPH)
ALLEY 2A
(POSTED SPEED LIMIT 10 MPH)
ALLEY 2B
(POSTED SPEED LIMIT 10 MPH)
B
GRAPHIC SCALE
40' 0 20' 40' 80' 160'
1 INCH = 40 FT



GRAPHIC SCALE

ALLEY 2B - STREET 2

H SCALE: 40

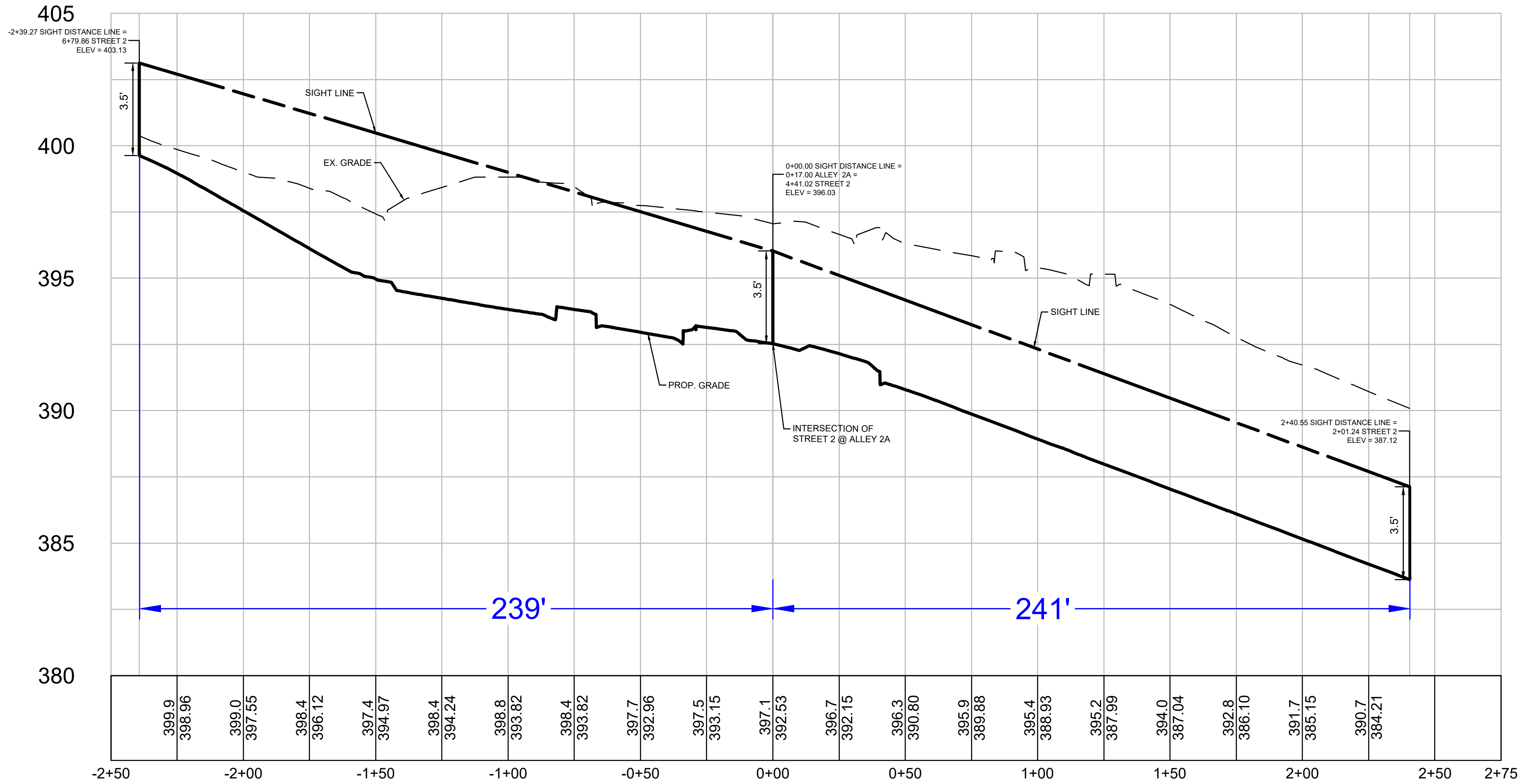
V SCALE: 4

40' 0 20' 40' 80' 160'

1 INCH = 40 FT

4' 0 2' 4' 8' 16'

1 INCH = 4 FT



ALLEY 2A - STREET 2

H SCALE: 40

V SCALE: 4

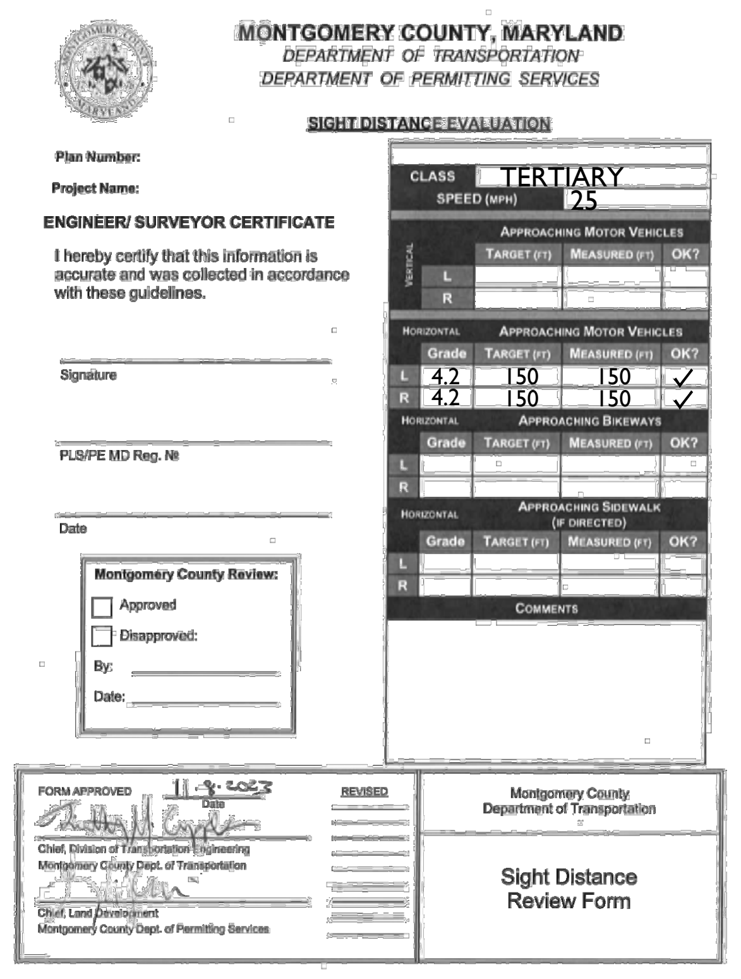
GRAPHIC SCALE

40' 0 20' 40' 80' 160'

1 INCH = 40 FT

4' 0 2' 4' 8' 16'

1 INCH = 4 FT



MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Plan Number:

Project Name:

ENGINEER/ SURVEYOR CERTIFICATE

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Montgomery County Review:
☐ Approved
☐ Disapproved:
By:
Date:

CLASS	TERTIARY			
SPEED (MPH)	25			
VERTICAL	APPROACHING MOTOR VEHICLES			
		TARGET (FT)	MEASURED (FT)	OK?
L				
R				
HORIZONTAL	APPROACHING MOTOR VEHICLES			
	Grade	TARGET (FT)	MEASURED (FT)	OK?
L	4.2	150	150	✓
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HORIZONTAL	APPROACHING BIKEWAYS			
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L				
R				
HORIZONTAL	APPROACHING SIDEWALK (IF DIRECTED)			
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L				
R				
COMMENTS				

FORM APPROVED 11-8-2023
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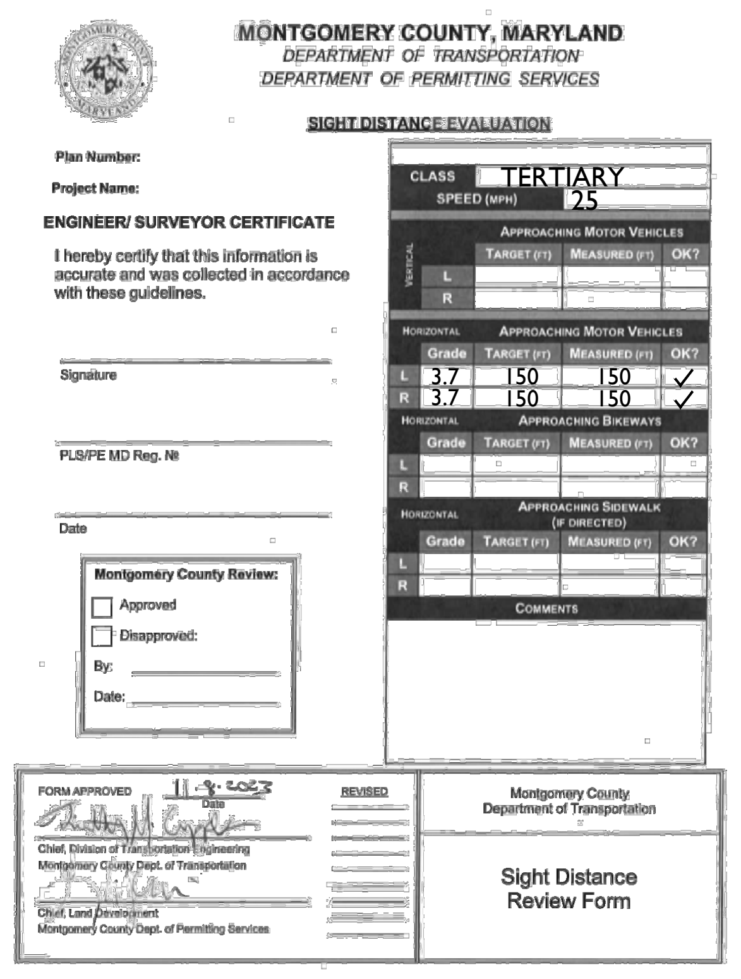
Chief, Division of Transportation Engineering
Montgomery County Dept. of Transportation
Chief, Land Development
Montgomery County Dept. of Permitting Services
REVISED

Montgomery County
Department of Transportation

Sight Distance Review Form



MONTGOMERY COUNTY, MARYLAND
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DEPARTMENT OF PERMITTING SERVICES

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L				
R				
HORIZONTAL	APPROACHING MOTOR VEHICLES			
	Grade	TARGET (FT)	MEASURED (FT)	OK?
L	3.7	150	150	✓
R	3.7	150	150	✓
HORIZONTAL	APPROACHING BIKEWAYS			
	Grade	TARGET (FT)	MEASURED (FT)	OK?
L				
R				
HORIZONTAL	APPROACHING SIDEWALK (IF DIRECTED)			
	Grade	TARGET (FT)	MEASURED (FT)	OK?
L				
R				
COMMENTS				

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SEAL & SIGNATURE

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1455 RESEARCH BLVD

SITE PLAN - 2026-101-STP

WSSC GRID: 219NW09 & 219NW08, Tax Map: GR13
City Of Rockville, Rockville, Election District 04

ISSUE DATE	DESCRIPTION
2025.07.11	1st Submission
2025.12.09	2nd Submission
2026.03.12	3rd Submission
-	-
-	-

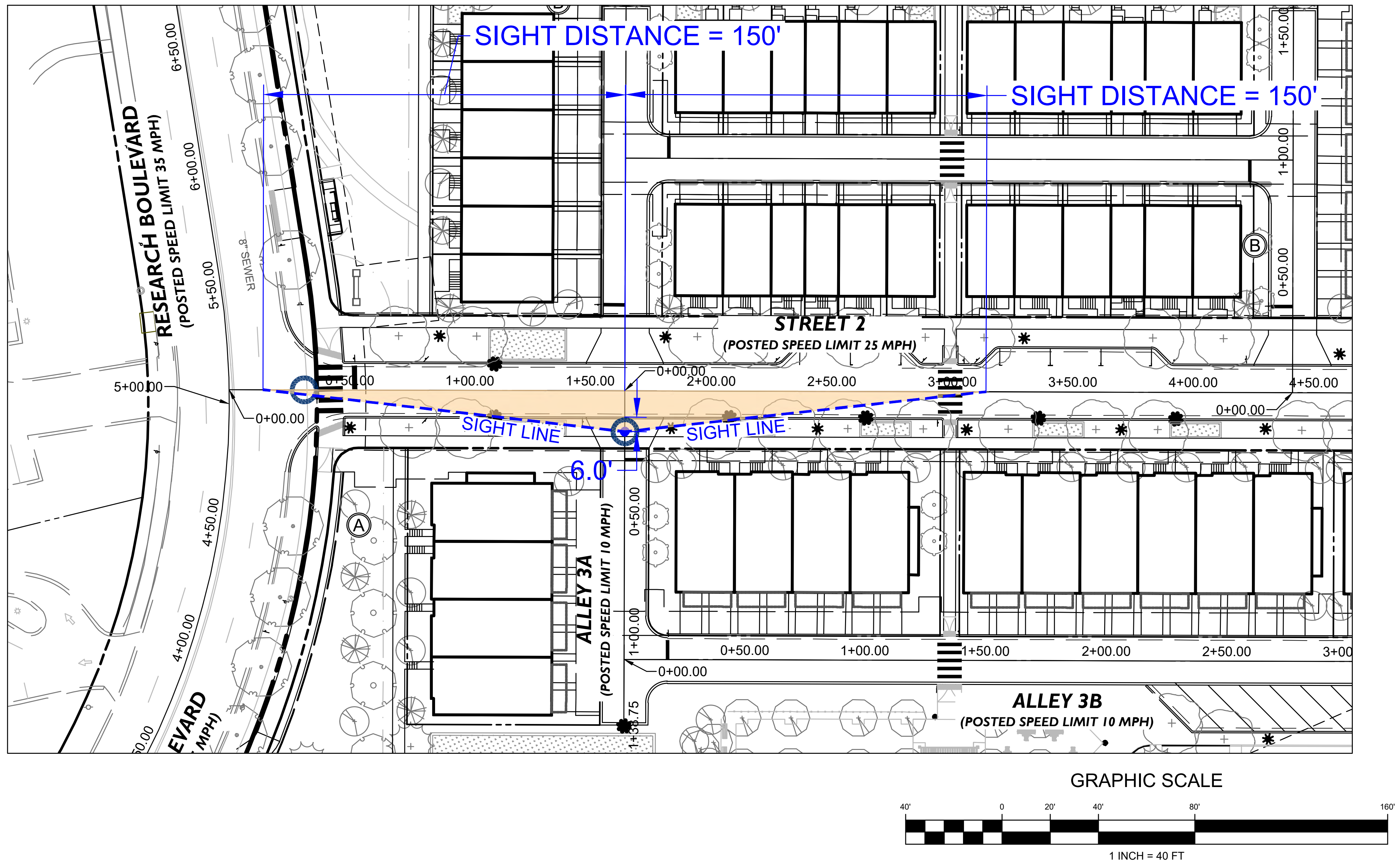
REVISIONS

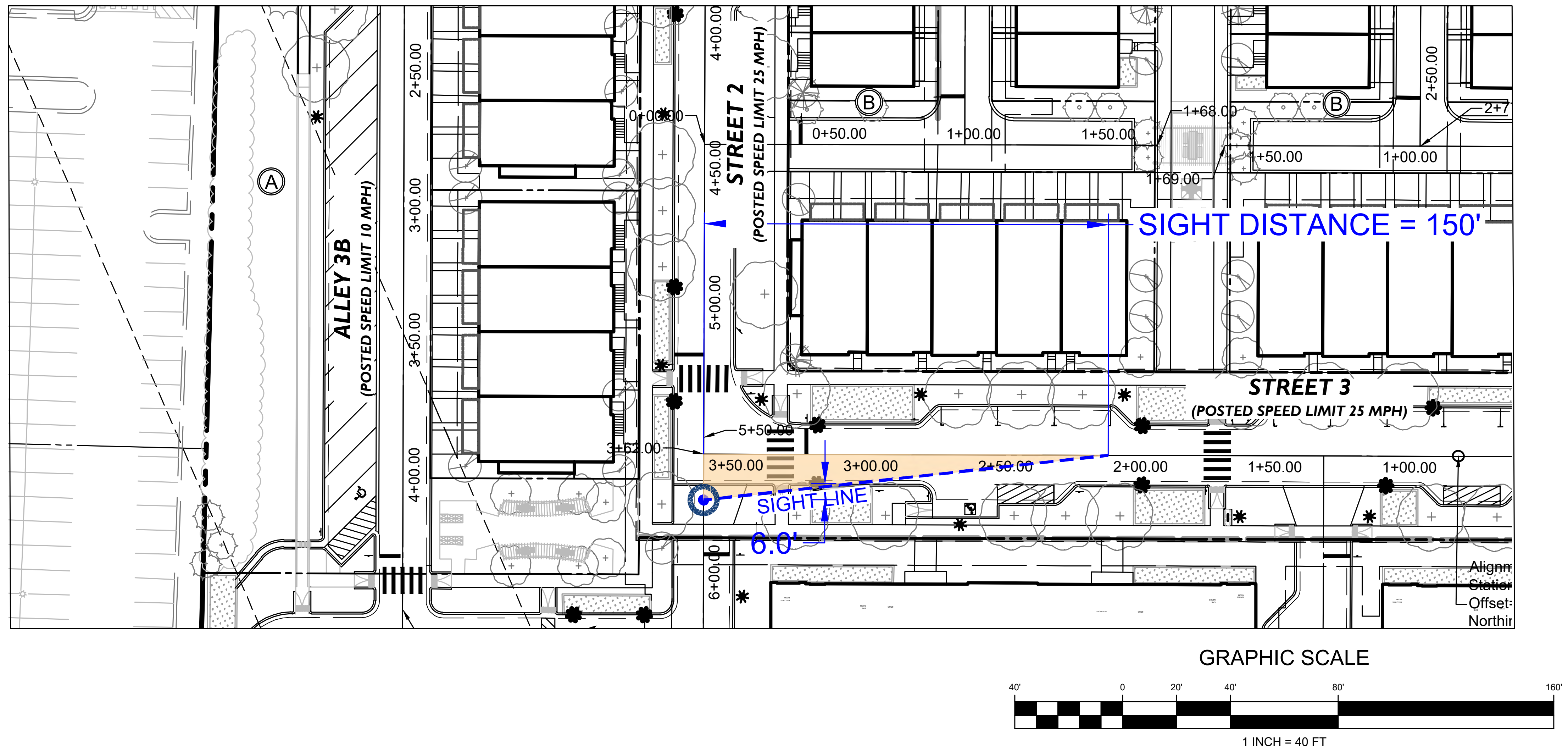
NO	DATE	DESCRIPTION

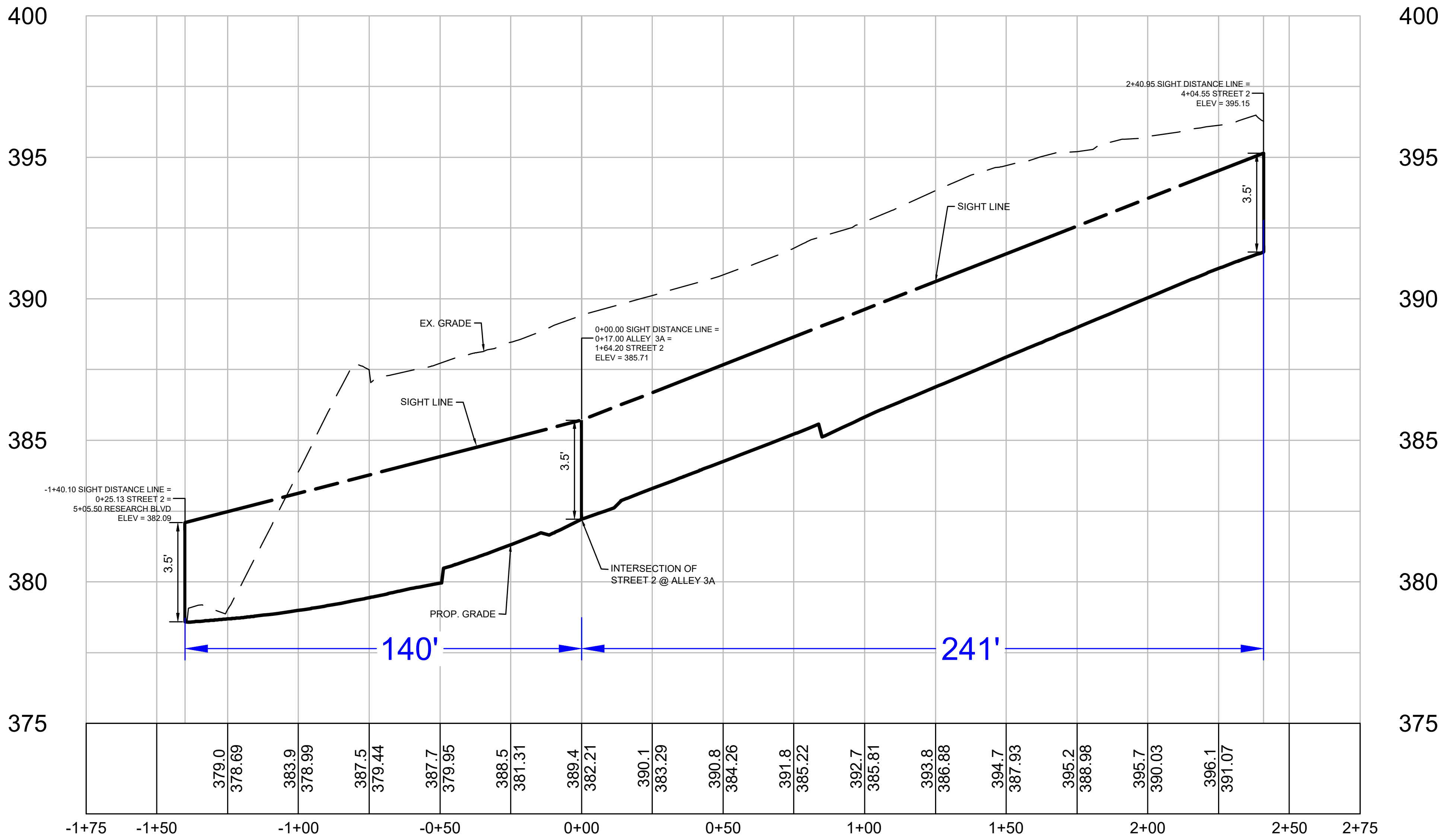
PROJECT NUMBER	0377AS
DATE	2026.03.12
SCALE	As Shown

DRAWING TITLE
Sight Distance Exhibit

DRAWING NUMBER **EXB-13.3**

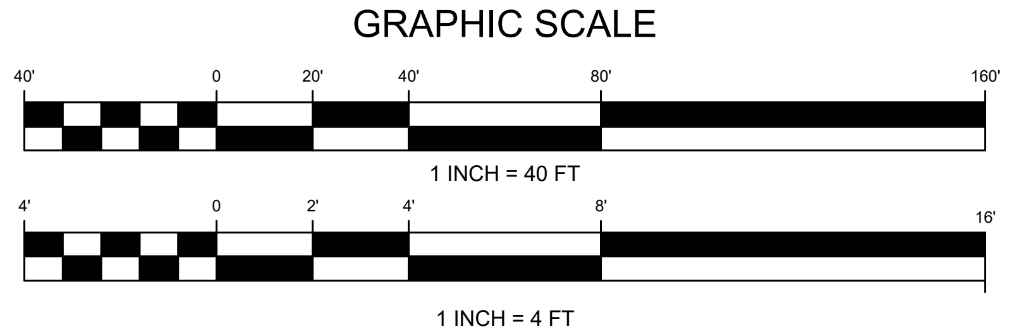

SIGHT DISTANCE = 150'
SIGHT DISTANCE = 150'
RESEARCH BOULEVARD
(POSTED SPEED LIMIT 35 MPH)
STREET 2
(POSTED SPEED LIMIT 25 MPH)
SIGHT LINE
SIGHT LINE
6.0'
ALLEY 3A
(POSTED SPEED LIMIT 10 MPH)
ALLEY 3B
(POSTED SPEED LIMIT 10 MPH)
0+00.00
0+50.00
1+00.00
1+50.00
2+00.00
2+50.00
3+00.00
3+50.00
4+00.00
4+50.00
5+00.00
5+50.00
6+00.00
6+50.00
A
B
GRAPHIC SCALE
40'
0
20'
40'
80'
160'
1 INCH = 40 FT

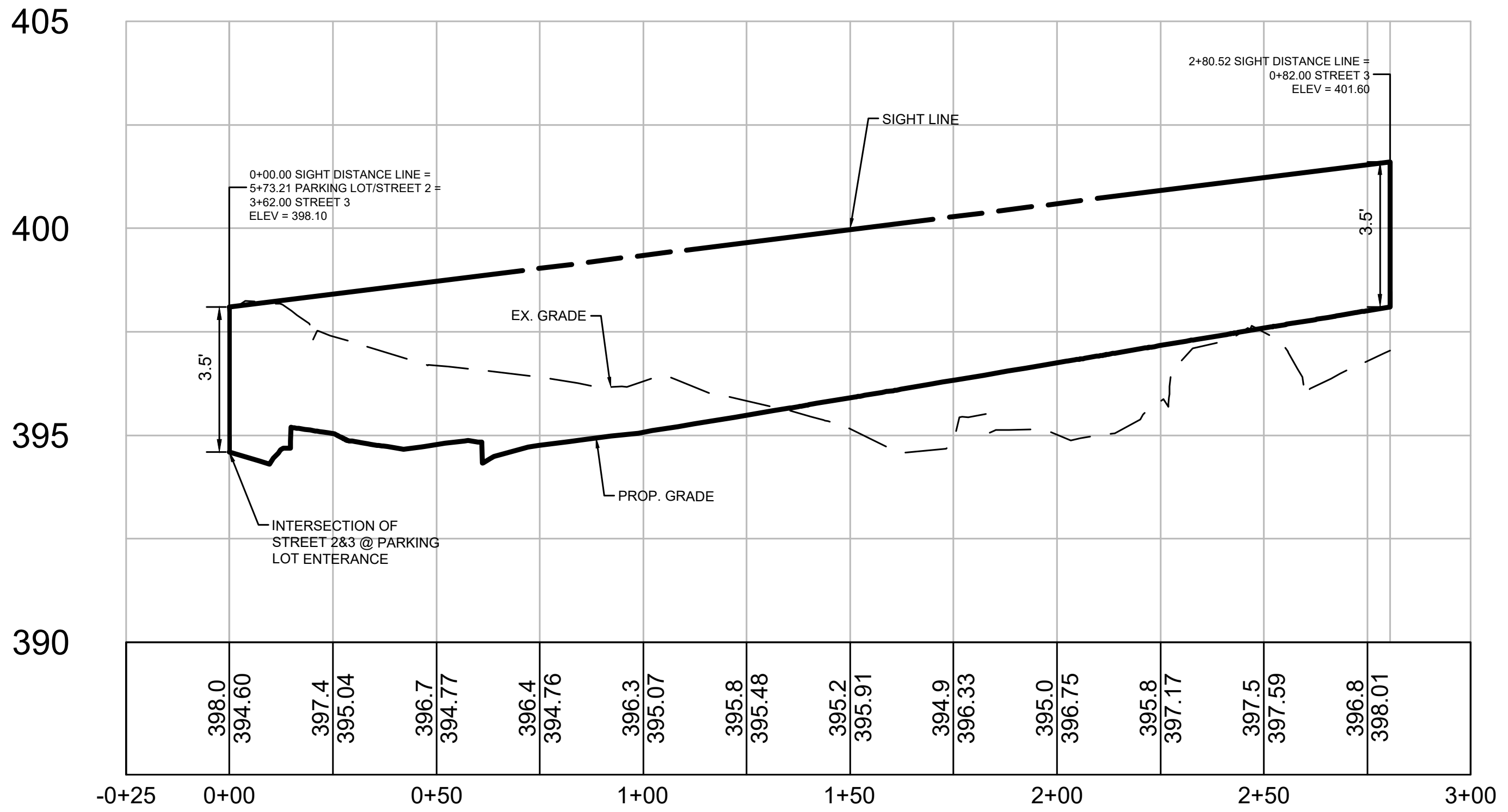

SIGHT DISTANCE = 150'
STREET 2
(POSTED SPEED LIMIT 25 MPH)
ALLEY 3B
(POSTED SPEED LIMIT 10 MPH)
STREET 3
(POSTED SPEED LIMIT 25 MPH)
SIGHT LINE
6.0'
3+62.00
3+50.00
3+00.00
2+50.00
2+00.00
1+50.00
1+00.00
1+68.00
1+69.00
5+50.00
A
B
GRAPHIC SCALE
40'
0
20'
40'
80'
160'
1 INCH = 40 FT



ALLEY 3A - STREET 2

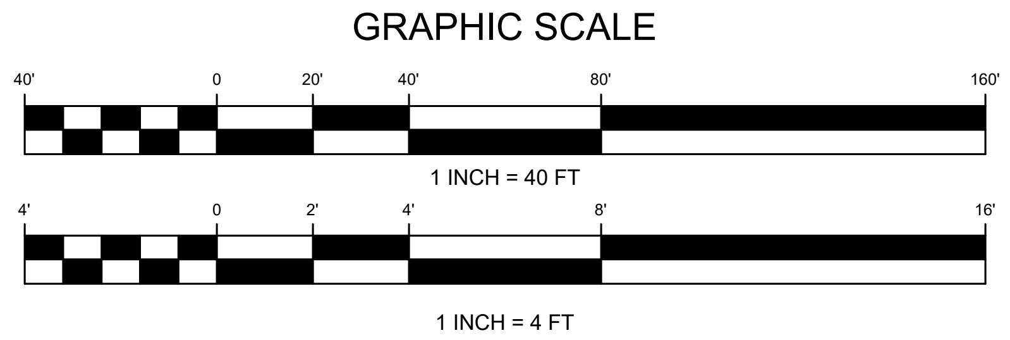
H SCALE: 40
V SCALE: 4

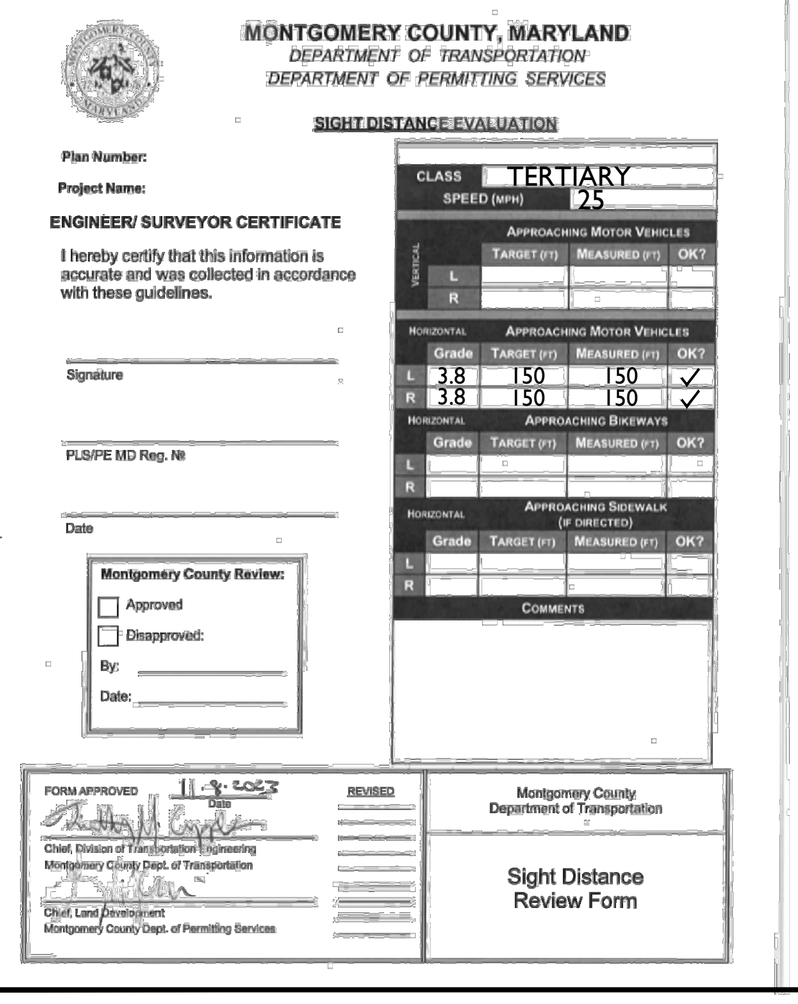

GRAPHIC SCALE
40'
0
20'
40'
80'
160'
1 INCH = 40 FT
4'
0
2'
4'
8'
16'
1 INCH = 4 FT



PARKING LOT - STREET 3

H SCALE: 40
V SCALE: 4


GRAPHIC SCALE
40'
0
20'
40'
80'
160'
1 INCH = 40 FT
4'
0
2'
4'
8'
16'
1 INCH = 4 FT



MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Plan Number:

Project Name:

ENGINEER/ SURVEYOR CERTIFICATE

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CLASS	TERTIARY			
SPEED (MPH)	25			
VERTICAL	APPROACHING MOTOR VEHICLES			
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L				
R				
HORIZONTAL	APPROACHING MOTOR VEHICLES			
	Grade	TARGET (FT)	MEASURED (FT)	OK?
L	3.8	150	150	✓
R	3.8	150	150	✓
HORIZONTAL	APPROACHING BIKEWAYS			
	Grade	TARGET (FT)	MEASURED (FT)	OK?
L				
R				
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L				
R				
COMMENTS				

FORM APPROVED 11-8-2023
Date
REVISED
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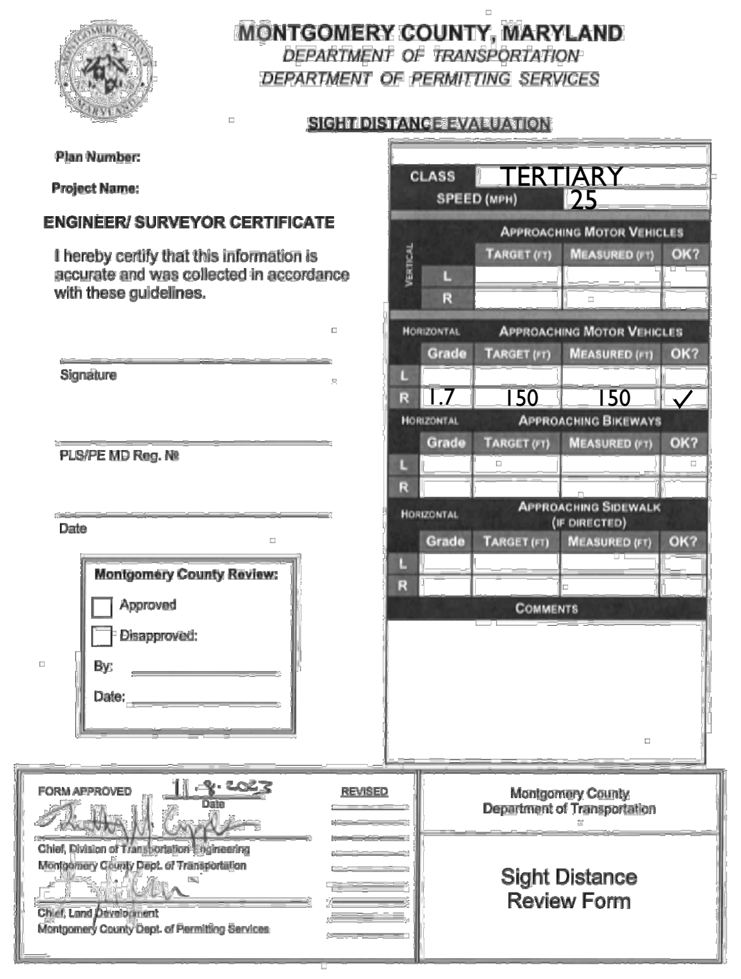
Sight Distance
Review Form



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L				
R				
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L				
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-	-
-	-

REVISIONS

NO	DATE	DESCRIPTION

PROJECT NUMBER	0377AS
DATE	2026.03.12
SCALE	As Shown

DRAWING TITLE
Sight Distance Exhibit

DRAWING NUMBER **EXB-13.4**

2026.04.28 - 04:48 PM