



May 26, 2026

Mr. Christopher Spahr
Pulte Home Company, L.L.C.
9302 Route 29, Suite 1000
Fairfax, Virginia 22031

SUBJECT: 1455 Research Boulevard – Preliminary Sediment Control Approval; SCP2026-00005, 2026-101-STP

Dear Mr. Spahr:

The Preliminary Sediment Control Plan (Plan) for the above referenced project is conditionally approved. Staff has determined that the Plan demonstrates the integration of Erosion and Sediment Control and Environmental Site Design measures into the Development Project, while protecting the natural resources, as required by the Rockville City Code (Code), Chapter 19, Section 19-97.

The site is identified as Parcel 1, National Capital Research Park subdivision located at 1455 Research Boulevard. The site is 10.63 acres and is currently improved with an office building and associated parking lot. The proposed development includes construction of 78 townhomes, 56 stacked townhomes, and two condominium buildings containing 64 units, surface parking lot, and associated public and private infrastructure. The property is in the Watts Branch Watershed and is zoned MXE (Mixed-Used Employment). The on-site soils are designated as Glenelg silt loam, which is classified in the B hydrologic soil group (HSG).

The Plan incorporates the 2011 Maryland Department of the Environment (MDE) Standards and Specifications for Soil Erosion and Sediment Control and includes a sequence of construction for demolition, building construction, stormwater management construction, and construction of associate infrastructure. A copy of your submitted Plan is attached.

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The Preliminary Sediment Control Plan associated with 2026-101-STP is approved subject to the following conditions, which must be addressed at the appropriate stage in the City of Rockville's (City) three-stage Erosion and Sediment Control process:

1. Submit a Sediment Control Permit (SCP) Application, including the application and plan review fee, which is based on the project's limits of disturbance, in conjunction with a final engineering Erosion and Sediment Control Plan for approval and permitting by the Department of Public Works (DPW) prior to any construction or site disturbance.

The submission should:

- a. Include all plans (24"x36"), computations, and supporting documentation as outlined in the Code, Chapter 19, Regulations and Sediment Control Checklist (available on the City's website).
 - b. Incorporate the MDE standard methods and practices and include a sequence of construction detailing specific construction steps associated with the project. Runoff must be diverted from best management practices (BMPs) during construction as required in the 2000 Maryland Stormwater Design Manual, Volumes I and II.
 - c. Sequencing and removal of sediment traps and basins must ensure that the plan contains sufficient details to demonstrate that controls are adequate to manage site runoff after removal. Runoff must be diverted away from the location of proposed stormwater BMPs, and inlet protection must follow the maximum drainage area limits.
2. Submit a sequence of construction to be approved with the SCP permit and a maintenance of traffic plan to be reviewed, approved and permitted with a Public Works (PWK) permit during the detailed engineering phase for pedestrian access, construction access, staging and parking. The maintenance of traffic plan for the construction period shall include, but not be limited to, the methods of maintaining pedestrian safety and access of the existing sidewalks, temporary closing of sidewalks for work in the streetscape zone, and pedestrian detours. The sequence and plans must also demonstrate compliance with the Code, Sec. 21-34(b) restricting public use of Right-of-Way prior to City acceptance and specifically requiring roadway and related improvements to be sufficiently complete and safe before any public access or use is authorized.
3. Obtain all other required permits for sediment control and site disturbance prior to any site activity, including the installation of any sediment control measures and an MDE Notice of Intent (NOI) to obtain authorization for the 2023 General Permit for Stormwater Associated with Construction Activity.
4. Post financial security based on the final approved Sediment Control construction cost estimate in a format acceptable to the City Attorney, either by cash, letter of credit or performance bond. Approval, which is coordinated through DPW staff, is required prior to permit issuance.

This Plan approval does not supersede or negate other required project approvals. The approval does not imply or infer the approval of methods or the sequence of construction. Further, the approval is contingent on meeting all other City and other governmental agency

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requirements including, but not limited to the requirements of Forestry, Traffic and Transportation, and Planning.

Any significant modification, revisions, or alterations to the proposed development as shown on the attached Plan may result in the requirement to submit a revised Preliminary Sediment Control Plan for approval by DPW.

If you have any questions, please contact Senior Civil Engineer Yi Kuo via email at ykuo@rockvillemd.gov or via telephone at 240-314-8520.

Sincerely,



James Lapping, P.E.
Engineering Supervisor

JDL/YK/ktt

Attachments: 1455 Research Blvd – Preliminary Sediment Control Plan, dated March 10, 2026.

cc: Shaun Ryan, Planning Supervisor
Christopher Davis, Senior Planner
Research Plaza Acquisitions, L.L.C.; c/o Rubenstein Partners
Pat Harris, Lerch, Early and Brewer, Chtd.
Randall Rentfro, Rodgers Consulting, Inc.
Permit plan, SCP2026-00005, 2026-101-STP