



May 21, 2026

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

SUBJECT: 1455 Research Boulevard Safe Conveyance; SMC2025-00004, 2026-101-STP

Dear Mr. Spahr:

The Safe Conveyance Study for the above referenced project is conditionally approved. Staff has determined that the existing downstream storm drain system has the capacity to safely convey the proposed 10-year runoff from this project and that no system upgrades or mitigating measures are required for this application and the proposed development.

The site is 10.63 acres and is identified as Parcel 1, National Capital Research Park Subdivision located at 1455 Research Boulevard. The proposed development includes the construction of 198 residential units including 78 townhomes, 56 stacked townhomes, and 64 condominium flats. The property is in the Watts Branch Watershed and is zoned Mixed-Use Employment (MXE). The on-site impervious area subject to SWM is 7.04 acres. The total impervious area in the existing adjacent Right-of-Way (ROW) of Research Boulevard and Interstate 270 subject to SWM is 0.76 acres.

The development proposes to connect to existing public storm drain located at the property line between 1450 and 1550 Research Boulevard. Storm drain computations submitted with the Stormwater Management Concept Plan demonstrate the existing storm drain system has adequate capacity to safely collect and convey the runoff associated with the 10-year storm for the designed contributing area, including the proposed development

The Safe Conveyance Study is conditionally approved subject to the following conditions which must be addressed at the stages in the process as indicated below:

1. At final engineering, the Applicant shall demonstrate to the satisfaction of the Department of Public Works (DPW) that the existing public storm drain systems can safely collect runoff from the 10-year event according to Montgomery County design criteria. The proposed connection will be reviewed in conjunction with the DPW Public Works Permit (PWK).
2. At final engineering, the Applicant shall demonstrate to the satisfaction of DPW that all existing and proposed public storm drain infrastructures affected by the development can safely collect and convey runoff from the 10-year event.

Mr. Christopher Spahr

May 21, 2026

Page 2

3. At final engineering, the Applicant shall provide plans and documents to support verification of existing information used within the Safe Conveyance Study computations.
4. The limits of the downstream conveyance must be shown to the nearest stream or pond outfalls, to a point where three consecutive storm drain pipe runs are able to convey the proposed peak design discharge without surcharging the system, or to a distance of 500- feet of conveyance, as directed by DPW.

This Plan approval does not supersede or negate other required project approvals. The approval is contingent on meeting all other City and other governmental agency 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 may result in the requirement to submit a revised Safe Conveyance Study 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,



John Scabis, P.E.,
Chief of Engineering

JKS/YK/kmc

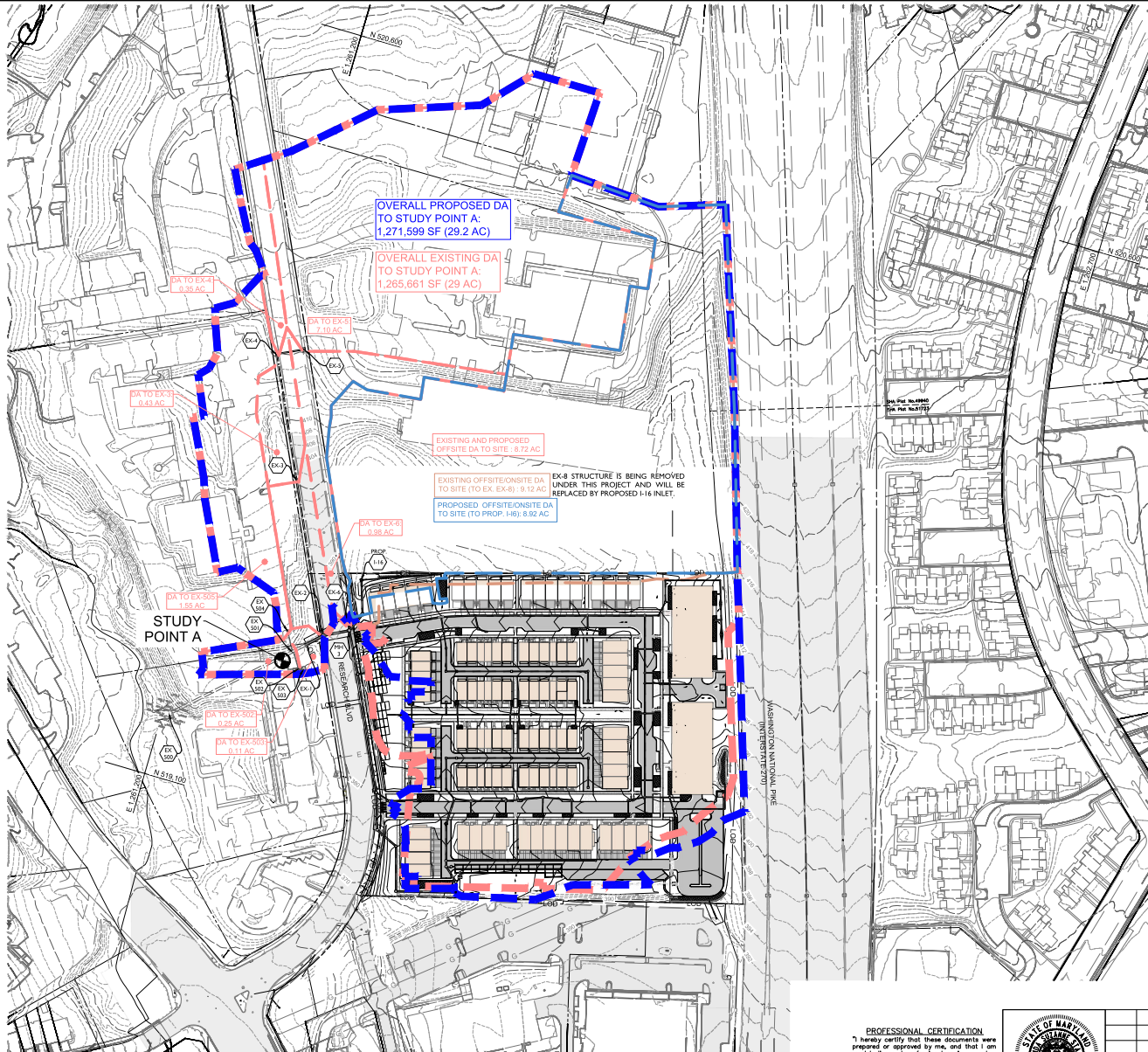
Attachments: 1455 Research Boulevard – Safe Conveyance Exhibit dated April 29, 2026.

cc: James Lapping, P.E., Engineering Supervisor
Shaun Ryan, Planning Supervisor
Christopher Davis, Senior Planner
Research Plaza Acquisitions, LLC; c/o Rubenstein Partners
Pat Harris, Lerch, Early & Brewer, Chtd.
Randall Rentfro, Rodgers Consulting, Inc.
SWM Concept file
Permit plan, SMC2025-00004, 2026-101-STP

SHEET NOTES

1. STUDY POINT 'A' IS DETERMINED BY THE CITY OF ROCKVILLE FOR SAFE CONVEYANCE STUDY.

- LEGEND**
- SITE BOUNDARY
 - EXISTING CONTOURS
 - EXISTING PAVEMENT
 - FENCE
 - EXISTING STORM DRAIN LINE
 - PROPOSED BUILDINGS
 - PROPOSED PAVEMENT
 - PROPOSED STORM DRAIN
 - PROPOSED SWM ESD FACILITY
 - PROPOSED SWM STRUCTURAL VAULTS
 - EXISTING OVERALL DA TO STUDY POINT 'A'
 - PROPOSED OVERALL DA TO STUDY POINT 'A'
 - EXISTING OFFSITE DA TO EXISTING OFFSITE STORM DRAIN INLETS
 - EXISTING OFFSITE DA TO EXISTING ONSITE STORM DRAIN INLETS
 - PROPOSED OFFSITE DA TO PROPOSED OFFSITE STORM DRAIN INLET



SAFE CONVEYANCE EXHIBIT
SCALE: 1" = 100'



THIS PLAN IS FOR STORMWATER MANAGEMENT ONLY

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: 1/15/28.



NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE

BEFORE BEGINNING CONSTRUCTION
CONTACT
"MISS UTILITY"
WWW.MISSUTILITY.NET
OR
1-800-253-7777
OR 301-441-4143
PRIOR TO DISCUSSION

DEPARTMENT OF PUBLIC WORKS
CITY OF
ROCKVILLE
111 MARYLAND AVE. ROCKVILLE, MARYLAND

DIRECTOR OF PUBLIC WORKS
APPROVAL DATE

DESIGN PLAN APPROVAL

PK# _____ SCP# _____
SAP# _____ REVIEWED BY _____
APPROVAL DATE

AS BUILT PLAN APPROVAL

CHIEF, CONSTRUCTION MANAGEMENT
APPROVAL DATE

STORMWATER MANAGEMENT
CONCEPT PLAN
Safe Conveyance
Exhibit

1455 RESEARCH BLVD
ROCKVILLE, PARCEL 1

Election District No. 4 City of Rockville, Maryland

DATE SUBMITTED:
2026/04/29

SCALE
1" = 100'

SHEET
NO. 8
OF 8

PRELIMINARY - NOT FOR CONSTRUCTION