PLANNING COMMISSION

Meeting No. 09-26
Wednesday, July 22, 2026 - 7:00 PM

AGENDA

Meng Sun, Chair

Jaime Espinosa
Eric Fulton
Shayan Salahuddin
Jeff Zyontz
Susan Pitman

Jim Wasilak, Staff Liaison
Nicholas Dumais, Senior Assistant City Attorney

Rockville City Hall 111 Maryland Ave and
Virtually via WebEx
Watch LIVE on Comcast Cable Rockville Channel 11 and online at
https://www.rockvillemd.gov/services/rockville-11/

See page 2 for more information

1. Convene

2. Recommendation to Mayor and Council

Sectional Map Amendment MAP2026-127 to Rezone Property at 24 Martins Lane from R-60 to R-60 (HD) to Place the Property in the Historic District Overlay Zone; Historic District Commission of Rockville, Applicant

3. Review and Action

Level 2 Site Plan Application 2026-101-STP, to Permit Construction of 198 Dwelling Units with Associated Site Improvements along with Waivers for Landscape Requirements (2026-293-WAV) and Subdivision Requirements (2026-382-WAV) at 1455 Research Boulevard in the MXE (Mixed-Use Employment) Zone; Pulte Home Company, LLC, Applicant

4. Briefing

Briefing on the City of Rockville Trends Report

5. Commission Items

A. Staff Liaison Report

B. Old Business

C. New Business

Approval of a Resolution to Authorize the Chief of Zoning to Approve Final Record Plat Applications for Minor Subdivisions

D. Minutes Approval

- August 13, 2025
- February 25, 2026
- April 8, 2026
- April 22, 2026
- May 27, 2026

E. FYI/Correspondence

6. Adjourn

PLANNING COMMISSION

HYBRID MEETING AND PUBLIC HEARING PROCEDURE

The Planning Commission meets in person in the Mayor and Council Chambers at Rockville City Hall, 111 Maryland Avenue. The public is invited to participate in person or virtually via Webex. Anyone wishing to participate virtually may do so per the instructions below.

HYBRID MEETING AND PUBLIC HEARING PROCEDURE

1. Pre-meeting Platform: Webex

A. Applicant Access: Provided by Community Planning and Development Services/IT
B. Access for Oral Testimony and Comment: Provided by CPDS/IT (see below)

2. Pre-Meeting Preparations/Requirements:

A. Written Testimony and Exhibits

Written testimony and exhibits may be submitted by email to Jim Wasilak, Staff Liaison to the Planning Commission, at jwasilak@rockvillemd.gov or by regular mail to:

Meng Sun, Chair
Rockville Planning Commission

111 Maryland Avenue
Rockville, MD 20850

Written testimony must be received no later than nine (9) days in advance of the hearing in order to be distributed with the Planning Commission briefing materials. Written testimony and exhibits received after this date, until 4:00 pm on the day before the hearing, will be provided to the Planning Commission by email.

B. Webex Orientation for Applicants

i. Applicants must contact the planning case manager assigned to the Application no later than five(5) days in advance of the hearing in order to schedule Webex orientation, which must be completed prior to the hearing.

C. Oral Testimony by Applicants and the Public

i. Applicants – Applicants must provide to the planning case manager a list of presenters and witnesses who will testify on behalf of the Application to the planning case manager no later than five (5) days prior to the date of the hearing.
ii. Public Testimony/Comment on an Application – Any member of the public who wishes to comment on an application must submit their name and email address to the Staff Liaison Jim Wasilak (jwasilak@rockvillemd.gov) no later than 9:00 am on the day of the hearing to be placed on the testimony list.

Members of the public who seek technical assistance from City staff must submit their name and email address to Jim Wasilak no later than two (2) days in advance of the hearing so that an orientation session may be scheduled.

If a member of the public is unable to meet the deadline to be placed on the testimony list, they can submit written testimony to the Staff Liaison to the Planning Commission by email to jwasilak@rockvillemd.gov.

3. Conduct of Online Meeting and Public Hearing

A. Rules of Procedure

The Meeting and Public Hearing will be held in accordance with the Planning Commission Rules of Procedure, including the order of testimony and applicable time limits on testimony. The Rules may be viewed here: https://www.rockvillemd.gov/DocumentCenter/View/2023/Planning-Commission---Rules-of-Procedure

B. Oral Testimony

During the hearing, the Chair will sequentially recognize each person on the testimony list and ask the host to allow the speaker to speak. Each speaker must wait to be specifically recognized by the Chair before speaking.

If during the hearing a party wishes to speak, or a speaker wishes to request the opportunity

to engage in cross-examination following specific testimony, the party must contact the Staff Liaison/Host by email at jwasilak@rockvillemd.gov with the specific request. The Host/Staff Liaison will inform the Commission. The Chair will determine if the party may be heard.

C. Continuance of Hearing

The Planning Commission, at its discretion, reserves the right to continue the hearing until another date.

HELPFUL INFORMATION FOR STAKEHOLDERS AND APPLICANTS

A. GENERAL ORDER OF SESSION FOR DEVELOPMENT APPLICATIONS

1. Staff presentation
2. City Board or Commission comment
3. Applicant presentation (10 min.)
4. Public comment (3 min, or 5 min for the representative of an association)
5. Planning Commission Discussion and Deliberation
6. Decision or recommendation by vote

The Commission may ask questions of any party at any time during the proceedings.

B. PLANNING COMMISSION BROADCAST

- Watch LIVE on Comcast Cable Rockville Channel 11 and online at: www.rockvillemd.gov
- Replay on Comcast Cable Channel 11:
    - Wednesdays at 7:00 pm (if no live meeting)
    - Sundays at 7:00 pm
    - Mondays, Thursdays and Saturdays at 1:00 pm
    - Saturdays and Sundays at 12:00 am (midnight)
- Video on Demand (within 48 hours of meeting) at: www.rockvillemd.gov/VideoOnDemand.

C. NEW DEVELOPMENT APPLICATIONS

- For a complete list of all applications on file, visit: www.rockvillemd.gov/DevelopmentWatch.

D. ADDITIONAL INFORMATION RESOURCES

- Additional resources are available to anyone who would like more information about the planning and development review process on the City’s web site at: www.rockvillemd.gov/cpds

Maryland law and the Planning Commission's Rules of Procedure regarding ex parte (extra-record) communications require all discussion, review, and consideration of the Commission's business take place only during the Commission's consideration of the item at a scheduled meeting. Telephone calls and meetings with Commission members in advance of the meeting are not permitted. Written communications will be directed to appropriate staff members for response and included in briefing

materials for all members of the Commission. Wednesdays at 7:00 pm (if no live meeting)

PLANNING COMMISSION Meeting Date: July 22, 2026
Agenda Item Type: RECOMMENDATION TO MAYOR AND COUNCIL
Department: CPDS - COMPREHENSIVE PLANNING
Responsible Staff: MEGAN FLICK

Planning Commission Staff Report



Overview

Case: MAP2026-00127

Location: 24 Martins Lane

Staff: Megan Flick
Comprehensive Planning Division
240-314-8225
mflick@rockvillemd.gov

Applicant: City of Rockville Historic District Commission

Filing Date: July 6, 2026

Background

Section 25.14.01 of the Zoning Ordinance states that a property shall be evaluated for possible historic designation once an application for a demolition permit for the property has been filed. In advance of the anticipated filing of a demolition permit, the property owner and their designee filed Evaluation of Significance application 2026-331-EOS for the subject property on April 15, 2026.

On June 18, 2026, the Rockville Historic District Commission (HDC) found that the property met five of Rockville's nine adopted designation criteria. As such, the body voted 4-1 to recommend local historic designation of the site. This action by the HDC triggered the filing of a Sectional Map Amendment application to rezone the property from R-60 to R-60 HD (Historic District), applying the historic district overlay zone. This designation would require that any alterations to the buildings or site be reviewed and approved by the HDC.

As with all proposed sectional map amendments, the application is referred to the Planning Commission per Zoning Ordinance Sec. 25.06.01.g, which states that "The Commission may submit a written recommendation [to the Mayor and Council] which will be placed in the application file by the Clerk and become a part of the record on the application."

The Mayor and Council will take the Historic District Commission and Planning Commission recommendations into consideration before making a final decision on whether to designate the property as a local historic district.

Project Description

Sectional Map Amendment MAP2026-00127 proposes to rezone the property at 24 Martins Lane from R-60 to R-60 (HD) to Place the Property in the Historic District Overlay Zone.

Site Description

Comprehensive Plan Land Use:	Residential Detached (RD)
Zoning District:	R-60
Existing Use:	Residential
Parcel Area:	35,369 SF
Subdivision:	0503 (West End)
Building Floor Area:	1,524 SF
Dwelling Units:	1

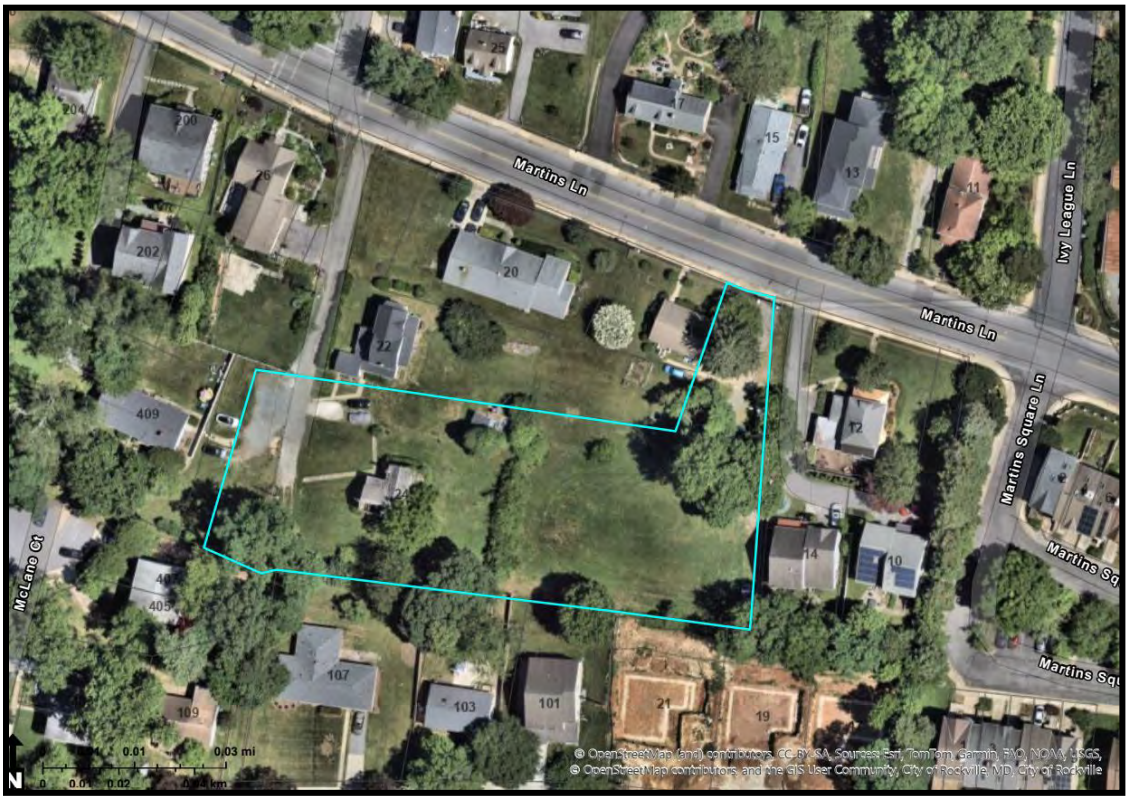
Surrounding Land Use and Zoning

	Zoning	Planned Land Use	Existing Use
North	R-60	Residential Detached	Residential
East	R-60	Residential Detached	Residential
South	R-60	Residential Detached	Residential
West	R-60 and R-40	Residential Detached	Residential

Site Analysis

Lot Description

The interior lot is a narrow yet deep half-acre lot that faces east to North Washington Street but is accessed by a lane west of the house that connects to Martins Lane. The lot is unique in that its direct frontage on Martins Lane is not where the vehicular access to the parcel is located. The lot is on the south side of Martins Lane, down a private drive that extends south from the street and crosses another parcel. However, the parcel does have a small amount of road frontage on Martins Lane, in the northeast corner of the parcel, located between 14 and 16 Martins Lane. The driveway access to the property does not use this frontage, however. The house is configured on a 35,369 square-foot lot and is surrounded by residential land uses.



Birdseye view of 24 Martins Lane.

Building Description

The two-story side-gable vernacular style house is estimated to have been built sometime between 1882 and 1897 and was later enlarged in the 1920s. The house is an example of a late-nineteenth century homestead, originally in a semi-rural setting, and has been commonly referred to as the Powell/Crutchfield House. The house is featured in the Rockville Historic Buildings Catalog, although it is not formally designated.

The Maryland Inventory of Historic Properties (MIHP) form completed for the property in 1988 describes the house as a 2 ½ story frame four-bay by one-bay vernacular house with a rear L-

shaped kitchen wing. The main north bay is an early 20th century addition. The tri-gabled roof was clad in composition shingles and the exterior finish is a large-pebbled stucco painted white. Two plain brick chimneys are located in the interior at the junction of the blocks and on the exterior on the northwest façade of the main block, respectively. The foundation is rusticated concrete block that is exposed on the east side. Typical vernacular character is formed by the simple block mass and original symmetrical fenestration rather than ornamentation. The windows vary, but 2/2 double sash windows originally flanked by wooden louvered shutters are original to the home, and first story windows are longer than second story windows. Door and window surrounds were originally plain unmitred stock, now nearly flush with the stucco. The only outbuildings original to the property that appear to still exist is a one-bay frame garage southwest of the house opening to the east, accessed by the asphalt lane and parking apron.

The house is in severe disrepair due to decades of vacancy and neglect. A structural report performed on the structure in 2022 determined "the property cannot be repaired or restored at this time," as "most of the structural members are either collapsed or rotten" and recommends that the structure be "entirely demolished and rebuilt." Throughout the structure, elements such as siding, doors, and windows are severely deteriorated. The roof has extensive damage and is collapsed in some areas. The house is currently overgrown with ivy and other invasives. The HDC staff report from the June 18 meeting (see Attachment A) provides a detailed description of the current condition of the home, along with additional photos.



Current front (east) elevation of the structure.



Front (east) elevation in 1988.



Current rear (west) elevation of structure.



Rear (west) elevation in 1988.

Family History

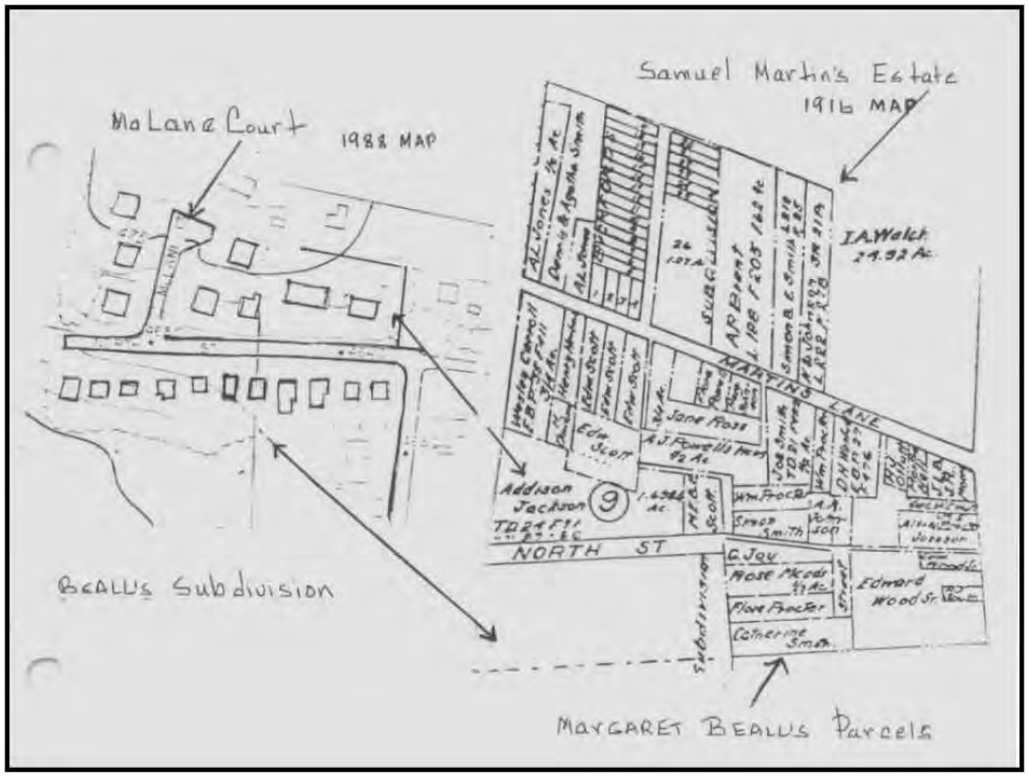
The home at 24 Martins Lane (previously 22A Martins Lane) was originally constructed by and for Flora Ross, whose parents had been enslaved in the Beall household on Commerce Lane, and later purchased their home from Margaret Beall. In 1882 and 1885 respectively, Flora Ross and her husband Adam J. Powell, who is buried in nearby Haiti Cemetery, purchased two additional parcels of land from Margaret Beall just south of the Ross family property. The original south section of the home at 24 Martins Lane is estimated to have been built sometime between 1882 and 1897 on the property which had been in the Ross-Powell family for a generation. In the 1920s, Flora (Ross) Powell built a large addition to the north of the house, nearly doubling its size.

Flora Ross Powell later purchased her parents' home at 22 Martins Lane from her sister and then sold it to her daughter Gertrude and husband George N. Prather. Gertrude Prather lived in the house at 22 Martins Lane and then a new home constructed nearby until she died in 1974. Gertrude and George Prather's daughter, Frances, and her husband Henry Crutchfield, lived with their family at 22 Martins Lane until Flora Powell died in 1945, when they then moved from 22 to 22A Martins Lane (now 24 Martins Lane) and lived with Mrs. Crutchfield's mother, Gertrude Prather McKnight, until she moved next door. Mr. and Mrs. Henry Crutchfield continued to live in the house built by Mrs. Crutchfield's grandparents at 24 Martins Lane until the property left family ownership in 2023. The Crutchfield family lived on this land for four generations, as detailed in the deed history below. Additional information on the family history can be found in Attachment B.

Project Vicinity – Historic Haiti Community

24 Martins Lane is a historic residential property located in a historically significant community in Rockville known as "Haiti," (pronounced hay-tie) on a street historically inhabited by freed Black families and descendants of formerly enslaved people. Haiti was established in the 1830s by Samuel Martin, a freed Black man, and is considered the oldest Black community in the city. Martins Lane itself once served as the dividing line between land owned by Margaret Beall and Samuel Martin, who owned property in the area as early as 1831. The Beall family sold numerous small parcels of their land to freed people and other Black families along Martins Lane and Middle Lane, both of which became two of Rockville's Black neighborhoods. The Martins Lane area in Haiti remained in the hands of the descendants of the original Martin, Wood, Ross, and Smith families for generations. Haiti Cemetery is located on the north side of the road, opposite the deeded lands on the south side, which serves as a burial ground for local Black families and is a designated local historic district (see Attachment C).

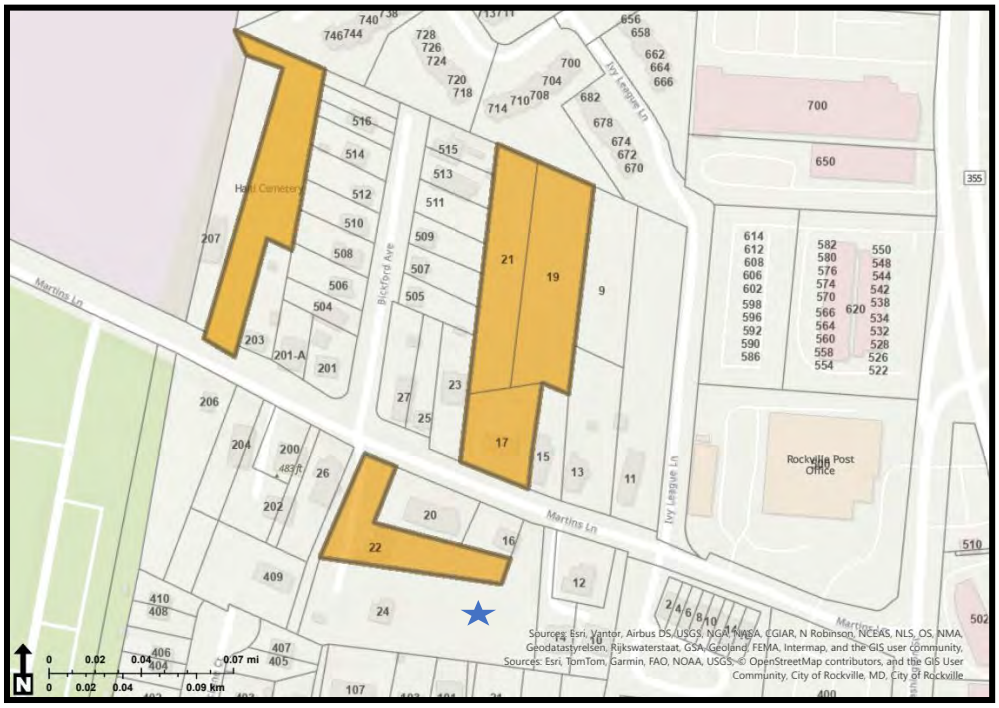
While the central portion of the community was settled by formerly enslaved people later in the 19th century, the southwestern portion was developed in the early 20th century as Black families and investors started purchasing building lots in "Beall's Subdivision." After 1940, modern development reached Bickford Avenue, with regular rows of similar homes, as well as McLane Court, which was subdivided for duplexes. The area contains three distinct geographic areas: Martin's Lane, Margaret Beall parcels, and Beall's Subdivision, in addition to the modern developments on McLane Court and Bickford Avenue.



Geographic Areas in the Haiti Community

Haiti was annexed into the City of Rockville in 1949 and remains a culturally significant community today. In addition to the physical development of traditional, vernacular 19th century house types, the Haiti/Martins Lane Community is united by family ties and institutional bonds, a legacy of self-sufficiency in a semi-rural setting, and a tradition of responses to the legal and economic restrictions of segregation.

There are three existing historic districts in the Haiti neighborhood: the Haiti Cemetery Historic District, the Hebron House Historic District (17-21 Martins Lane), and the Ross/Powell/Crutchfield House Historic District (22 Martins Lane).



Martins Lane Area Historic Districts

Project Analysis

Historic District Commission Evaluation of Significance

On June 18, 2026, in accordance with Section 25.14.04.d of the City of Rockville Zoning Ordinance, Rockville's Historic District Commission conducted an Evaluation of Significance to determine whether the property at 24 Martins Lane met any of the city's adopted designation criteria, and therefore, should be recommended to the Mayor and Council for historic designation. During the June 18 meeting, the HDC heard from 6 members of the public, who spoke in favor of historic designation for the property. Additionally, 8 pieces of written testimony were submitted to the record. The staff report from the HDC meeting can be found as Attachment A.

After deliberation, the HDC voted 4-1 in favor of recommending historic designation for this property. The HDC based their nomination on its belief that the property meets five designation criteria, as outlined below:

Historic Significance

a. *Represents the development, heritage, or cultural characteristics of the city.*
   The property represents the Black heritage of the city.

b. *Site of an important event in Rockville's history.*
   The site is one of the earliest Black settlements in the city.

c. *Identified with a person or group of persons who influenced the City's history.*
   The property is identified with Samuel Martin, an influential figure in the City's history who formed the earliest Black community in the city.

d. *Exemplified the cultural, economic, industrial, social, political, archeological, or historical heritage of the city.*
   The property is part of the earliest Black community in the city and exemplifies the cultural, social, and historical heritage of the city.

Architectural, Design, and Landscape Significance

a. *Embodies distinctive characteristics of a type, period, or method of construction.*
   The property embodies distinctive characteristics of early vernacular home construction in the city, dating back to 1906.

Consistence with the Comprehensive Plan

Two areas of the Rockville 2040 Comprehensive Plan (the Plan) are relevant to the analysis of consistency: the Historic Preservation Element and, because of the location of the property, the Planning Area 4 chapter.

<u>Historic Preservation Element</u>

Like all Elements in the Plan, the Historic Preservation Element is organized by Vision, Goals, Policies, and Actions. This analysis will discuss consistency using those organizational categories.

The Vision (p. 213) of the Historic Preservation Element is: *"Enhance the character of Rockville and contribute to its quality of life and local economy by proactively identifying and safeguarding its physical and cultural heritage to preserve the themes and periods of the city's history and development, no matter the era."* This vision clearly sets the stage for the historic designation of properties.

Action 1.1 (p. 219) calls for Rockville to *"Maintain the City's Certified Local Government (CLG) status. Rockville's historic preservation efforts and its HDC are recognized by the Maryland Historic Trust (MHT) as a Certified Local Government program. To remain in good standing as a CLG, the City must continue to meet certain agreed-upon requirements. The CLG agreement*

between the City of Rockville and the MHT states that the City will "continue to enforce state and local legislation for the designation and protection of historic properties." The local designation of 24 Martins Lane would be consistent with Action 1.1 by contributing to maintaining the City's CLG status.

Goal 5 and Action 10.1 (p. 228) speak to the need to pursue an equity and inclusion framework in historic preservation by developing a strategy for "*under-represented and diverse contexts, populations, and periods of development in Rockville to increase appreciation, understanding and equity in historic preservation.*" As noted earlier in the staff report, the Haiti neighborhood is considered one of the earliest Black communities in Rockville, with its roots tracing to the 1830s and homesteads formed by formerly enslaved people on the nearby Beall property. Many of the homes in this neighborhood are still owned by descendants of the original owners. Though several of the homes in this area, including 24 Martins Lane, are of modest, 19th century vernacular architecture, the area is culturally significant for its development pattern fueled by family ties and self-sufficiency in the eras of slavery and segregation.

Conversely, designation of the property may not be consistent with Action 4.9 of the Plan. Action 4.9 (p. 225) states to, "*ensure that all locally designated properties are compliant with building codes, to avoid demolition by neglect.*" The building at 24 Martins Lane is in significant disrepair. The structure is not currently safe for habitation due to its deteriorating condition. If the property were to be designated, it would likely be a candidate for enforcement of the city's demolition by neglect provisions in the new Zoning Ordinance due to its condition.

<u>Planning Area 4</u>
Guiding planning principles (p. 286) for Planning Area 4 include directives to "*maintain the historic character and identity of historic districts*" and "*celebrate and display the rich history of the planning area.*" Diving deeper, the Planning Area 4 chapter of the Plan has a section dedicated to historic preservation policies, and a subtopic dedicated to the Haiti/Martins Lane community. Policies within this section of the Plan include: "*generate public awareness and greater recognition of the Haiti/Martins Lane community*" and "*evaluate historic preservation of Haiti historic buildings and properties*" (p. 311). The evaluation of significance conducted by the HDC for 24 Martins Lane satisfies the latter two policies. If the site were to be designated as a historic district, the designation would serve as a celebration and display of the property's rich history, generate awareness of this community, and could play a role in maintaining the character and identity of the historic districts in this neighborhood.

Conformance with the Purpose of Historic District Zones
Historic District (HD) zoning is an overlay zone that does not change the underlying zoning, and requirements for "Use" and "Development Standards" are not affected or changed. The purpose for the HD Zone is outlined below, with staff's assessment of how the proposed Sectional Map Amendment conforms with the provisions of the purpose.

25.14.01 – Historic District Zones

a. *Purpose -The Historic District Zone is an overlay zone. The purpose of the zone is to:*

1. *Safeguard the heritage of the City by preserving sites, structures, or areas which reflect elements of cultural, social, economic, political, archaeological, or architectural history;*

   Historic District zoning would assure long-term preservation of this property and the larger Haiti community as the oldest Black community in Rockville.

2. *Stabilize and improve the property values of those sites and structures, and the adjacent*
   Neighborhood;

   Typically, Historic District zoning would be expected to provide a measure of stability for property values, as the HDC works to ensure that proposed alterations at a site are compatible with the historic significance of the property. As a result, property values in historic districts are often higher than property values of similar homes that are not in a historic district. In the case of 24 Martins Lane, designation may have the opposite impact. The structure is in a state of disrepair and anecdotally has become both an eyesore and safety concern with some members of the community. Its current state is not conducive to improving property values on or near the property.

   If designated, any alterations to the site would be required to come before the Historic District Commission for review and approval. Full restoration or rehabilitation of the structure is not probable, meaning most likely the property will either sit in its current condition or the property owner may seek a Certificate of Approval from the HDC to demolish the structure. If permission to demolish the existing structure is granted by the HDC, any future building on the property would also be subject to the HDC's review authority. Property values are unlikely to improve until/if redevelopment occurs on the property.

3. *Foster civic beauty;*

   Historic designation inserts the HDC as a review board to ensure that the historic character of properties is retained. In the case of 24 Martins Lane, there are no known plans for improvements to the dilapidated structure. In its current state, staff do not believe that designation of this property meets the intended purpose of the HD zone to foster civic beauty.

4. *Strengthen the local economy; and*

   Heritage resources can attract visitors who support the local economy (retail, restaurants, etc.). Given that this is a residential property with residential zoning, heritage tourism is unlikely to be generated from the designation of this site. Residential properties are tied to the local economy in that they generate property taxes and house residents who go on to spend dollars within the local community. The home is currently vacant, and its physical state has resulted in relatively low

property values. Future alterations to the site to make it livable may strengthen the local economy, though the impact is likely to be small.

5. *Promote the preservation and the appreciation of those sites and structures for the education and welfare of the residents of the City.*

   Historic designation provides an opportunity for residents to enjoy the City's heritage and further enables storytelling of the City's past. The history of the Haiti/Martins Lane community and the stories of those individuals, freed from enslavement who went on to prosper and build the neighborhood is certainly worthy of preservation and appreciation. The history of these Rockville residents is under-represented in the city's current preservation portfolio.

Community Outreach

Evaluation of Significance 2026-331-EOS was originally scheduled to be heard by the Historic District Commission at its May 21, 2026 meeting. At that meeting, the HDC moved to postpone the case to a later meeting due to the need to investigate additional information about the property's history. The application was then rescheduled and was heard at the June 18, 2026 meeting. Prior to both meetings, a sign was posted on the property and postcard notices sent to all property owners and residents within 500 feet of the property. These notifications occurred two weeks prior to the respective HDC meeting dates. As a result of this public outreach, 8 written comments were received on the case, and 6 individuals testified at the HDC meeting. The written testimony received on the case before the HDC is provided as Attachment D.

Noticing requirements of Section 25.05.03 of the Zoning Ordinance were met as required ahead of the July 22, 2026 Planning Commission meeting.

Recommendation

Staff recommends that the Planning Commission consider any recommendation that it may wish to make based on two areas of analysis: whether the proposed Sectional Map Amendment would 1) be consistent with the City's Comprehensive Plan; and 2) conform to the Purposes of Historic District Zone.

With regards to consistency with the Comprehensive Plan, staff finds that historic designation of 24 Martins Lane is consistent with most of the relevant visions, goals, policies and actions within the Historic Preservation Element and Planning Area 4 chapter. The one exception to this is Action 4.9 of the Historic Preservation Element, which appears to be in direct conflict with designation of the site.

With regards to conformity to the purposes of the Historic District zone, staff find the designation of 24 Martins Lane to be aligned with two of the five purposes of the zone, as outlined in Sec. 25.14.01 of the City Code.

Attachments

Attachment A - Staff Report for HDC 2026-331-EOS 24 Martins Lane, Attachment B - Powell Crutchfield MIHP Form (M; 26-16-10), Attachment C - Haiti MIHP Form (M; 26-16), Attachment D - Public Testimony

Historic District Commission Staff Report:
Evaluation of Significance (for demolition)
2026-331-EOS | 24 Martins Lane

MEETING DATE:	June 18, 2026
REPORT DATE:	June 11, 2026
FROM:	Megan Flick Principal Planner mflick@rockvillemd.gov
APPLICANTION:	Evaluation of Significance (demolition proposed)
APPLICANT:	Jason Ekus (Pavilion Real Estate) 4414 Hallet St, Rockville, MD 20853
OWNER:	NRHQ LLC 2 Alleghany Ctr Nova Tower 2 Ste 200 Pittsburgh, PA 15212
FILING DATE:	April 15, 2026
RECOMMENDATION:	Finding that although the property at 24 Martins Lane meets *Historic Significance Criteria a, b, c, and d,* and *Architectural, Design and Landscape Criteria a*, the property is in extreme disrepair as evidenced by the structural report, and as such staff recommends against historic designation due to neglect of the structure.

SITE DESCRIPTION

Location	West End
Land Use Designation	Residential Detached
Zoning District	R-60
Existing Use	Residential
Parcel Area	35,369 SF
Subdivision	0503 (West End)
Building Floor Area	1,524 SF
Dwelling Units	1



Birdseye View of 24 Martins Lane

This application was originally scheduled to be heard by the Historic District Commission (HDC) at its May 21 meeting. At that meeting, the HDC moved to postpone the case to a later meeting due to the need to investigate additional information about the property's history. The HDC Rules of Procedure state that once an item has been placed on the agenda and advertised, the postponement must come at the request of the Chair or two commissioners during the meeting for which the case is advertised. The Chair requested the postponement and all present commissioners voted in favor of postponement. When this type of postponement occurs for an

Evaluation of Significance, the case must be heard at the next regularly scheduled meeting unless otherwise specified. Therefore, the case is being heard at the June 18 meeting.

INITATION OF PROCESS

The owner filed an Evaluation of Significance application in anticipation of filing a demolition permit. In accordance with Section 25.14.01. of the Zoning Ordinance, and section 5-96(3) of the Rockville City Code, the HDC will evaluate a property for historic significance if the owner proposes demolition of a building. The owner is seeking to demolish the existing residential structure due to neglect and has provided a structural report detailing its deteriorating condition. See the attached structural report for more information (Exhibit F).

SITE ANALYSIS

Lot Description

The interior lot is a narrow yet deep half-acre lot that faces east to North Washington Street but is accessed by a lane west of the house that connects to Martins Lane. The lot is unique in that its direct frontage on Martins Lane is not where the vehicular access to the parcel is located. The lot is on the south side of Martins Lane, down a private drive that stretches south from the road and crosses another parcel. However, the parcel does have a small stretch of road frontage on Martins Lane, in the northeast corner of the parcel, located between 14 and 16 Martins Lane. The driveway access to the property does not use this frontage, however. The house is configured on a 35,369 square-foot lot and is surrounded by residential land uses.

BUILDING DESCRIPTION

The two-story side-gable Victorian style house is estimated to have been built sometime between 1882 and 1897 and was later enlarged in the 1920s. The house is an example of a late-nineteenth century homestead, originally in a semi-rural setting, and is commonly referred to as the Powell/Crutchfield House. The house is featured in the Rockville Historic Buildings Catalog, although it is not formally designated.

The Maryland Inventory of Historic Properties (MIHP) form (Exhibit G) describes the house as a 2 ½ story frame four-bay by one-bay vernacular house with a rear L-shaped ‘kitchen wing.’ The main north bay is an early 20th century addition. The tri-gabled roof was clad in composition shingles and the exterior finish is a large-pebbled stucco painted white. Two plain brick chimneys are located in the interior at the junction of the blocks and the exterior on the northwest façade of the main block, respectively. The foundation was rusticated concrete block which is exposed on the east side. Typical vernacular character is formed by the simple block mass and original symmetrical fenestration rather than ornamentation. The windows vary, but 2/2 double sash windows originally flanked by wooden louvered shutters are original to the home, and first story windows are longer than second story windows. Door and window surrounds were originally plan unmitred stock, now nearly flush with the stucco. The only outbuildings original to the property that appear to still exist is a one-bay frame garage southwest of the house opening to the east, accessed by the asphalt lane and parking apron.

The house is in severe disrepair due to decades of vacancy and neglect, as detailed in the attached structural report (Exhibit F). The structural engineer determined that “the property cannot

be repaired or restored at this time," as "most of the structural members are either collapsed or rotten" and recommends that the structure be "entirely demolished and rebuilt."

Front (East) Elevation

The front (east) façade of the house consists of a four-bay second story with four evenly spaced windows and a full-width shed-roofed one-story porch originally supported with six turned wooden columns on brick piers, later covered with plain stock boards which formed frames for screen panels. The screened-in porch has severely deteriorated and the door to the porch has fallen off, as have some of the railings on the porch. The steps up to the front porch are also in disrepair. Ivy has grown over the right side of the house.



Front (east) elevation in 2026.



Front (east) elevation in 1988.



Front (east) elevation in 1988.

North Side Elevation

The one-bay main block north façade is quite simple, with two double-hung windows centered and stacked on top of one another. There is an additional opening where there was once an attic window, and a gable roof. Ivy has grown on the side of the structure, and the siding is deteriorating. The foundation is also crumbling. The north side elevation also shows another wall seen in the right foreground of the photo and in the next photo. This wall has two smaller windows on the bottom with one double-hung window above, and also has deteriorating siding.



North side elevation.

Rear (West) Elevation

The three-bay rear (west) façade includes the north bay of the main block, the 2-1/2 story kitchen wing, and a two-story enclosed porch on the north façade of the kitchen. The main block has an exterior brick chimney near the north corner, with two stacked double-hung windows to the right. The back side of the house, the 'kitchen wing,' has a two-story enclosed porch on the north side with another set of smaller stacked windows, plus a double-hung window on the first story and additional window above on the second story. The attic window remains intact. The gable roof is in severe disrepair and has collapsed in a large area and the siding has been neglected.



Rear (west) elevation in 2026.



Rear (west) elevation in 1988.

South Side Elevation

The one-bay south façade is similar to the north. It contains two sets of stacked and centered double-hung windows with a smaller opening on the first floor where a window once existed. The smaller attic window is intact. The roof is in severe disrepair, with shingles falling off, and the siding and foundation have deteriorated.

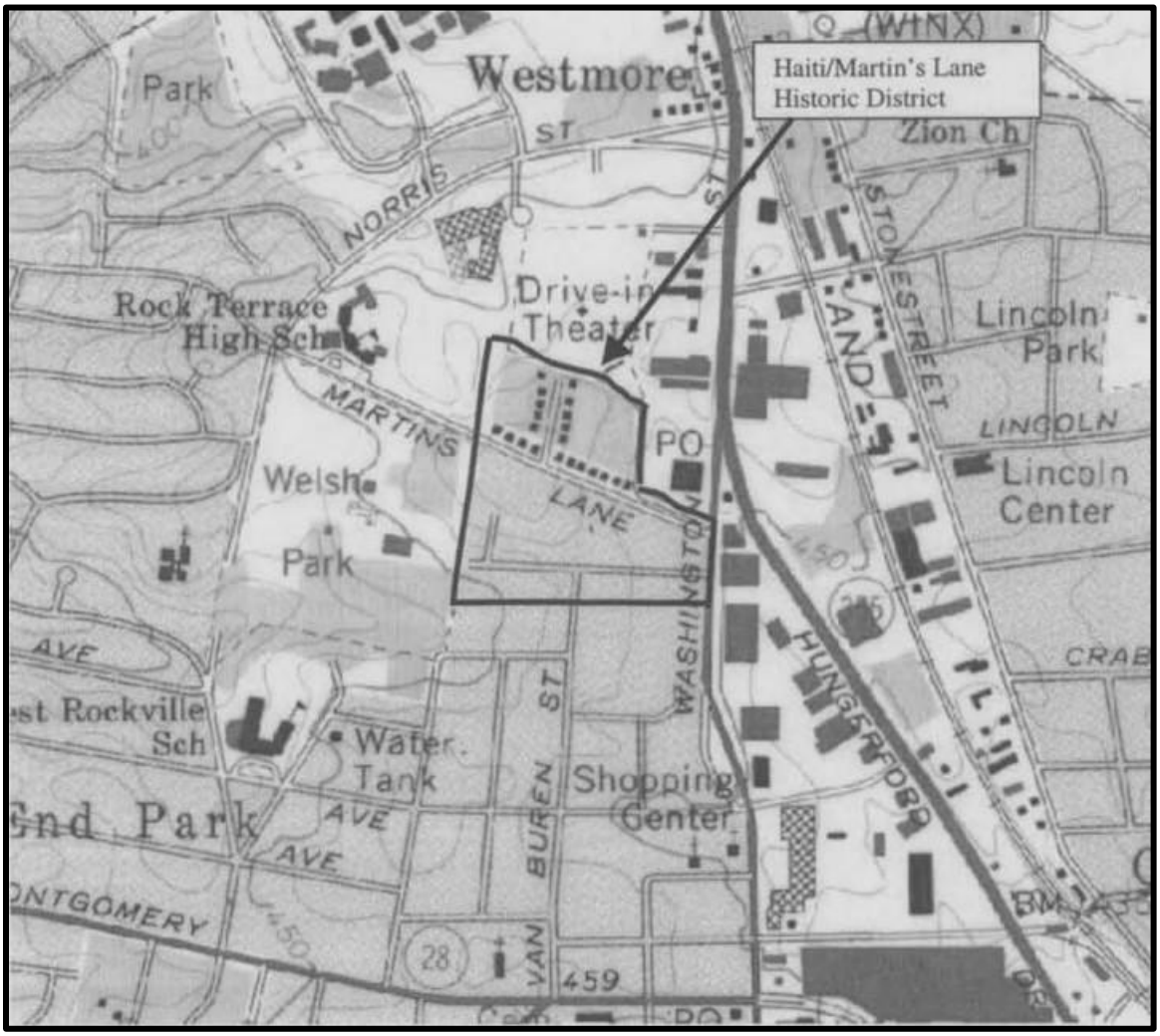


South side elevation.

SITE HISTORY

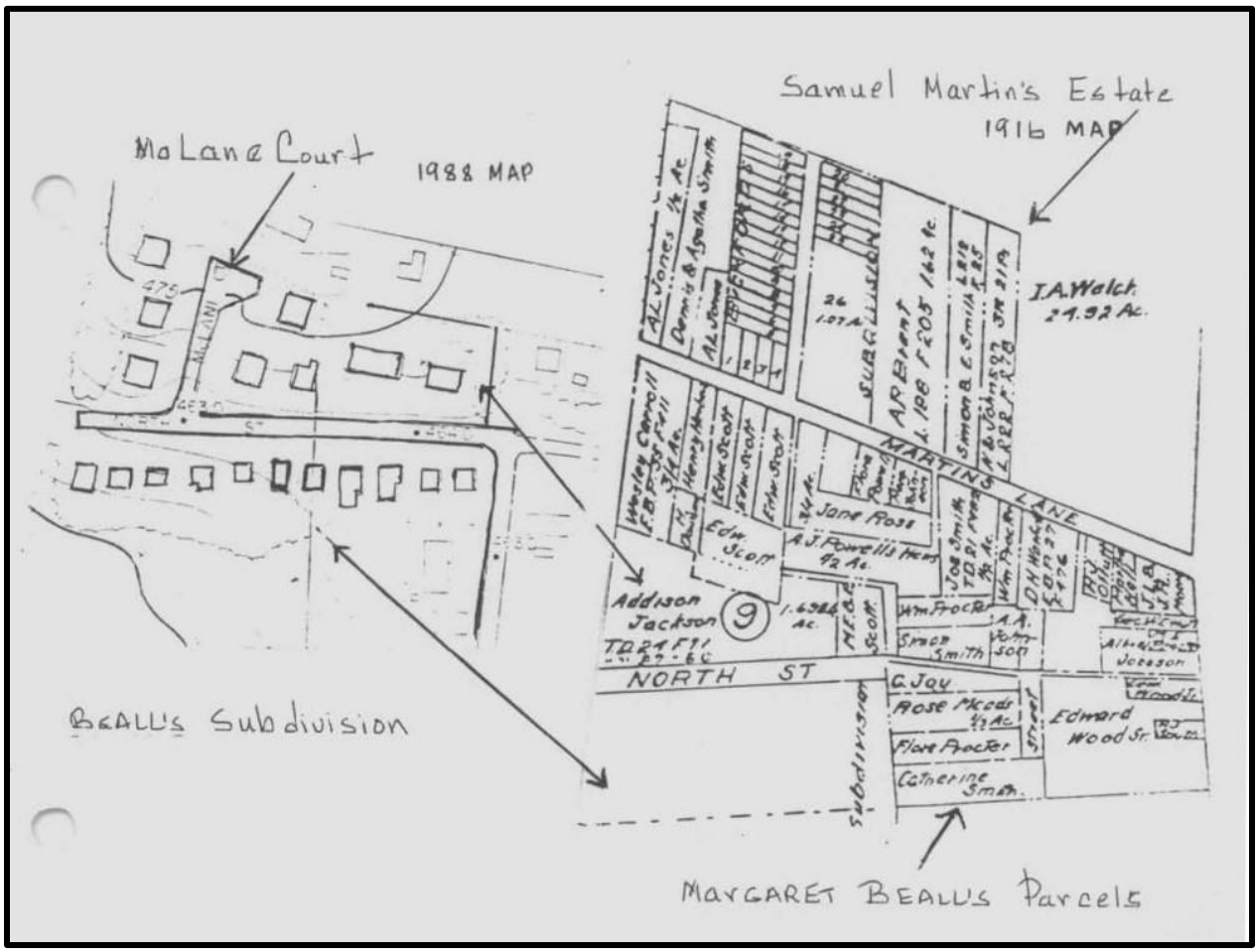
Historic Haiti Community

24 Martins Lane is a historic residential property located in a historically significant community in Rockville known as “Haiti,” on a street historically inhabited by freed Black families and descendants of formerly enslaved people. Haiti was established in the 1830s by Samuel Martin, a freed Black man, and is considered the oldest Black community in the city. Martins Lane itself once served as the dividing line between land owned by Margaret Beall and Samuel Martin, who owned property in the area as early as 1831. The Beall family sold numerous small parcels of their land to freed people and other Black families along Martins Lane in addition to Middle Lane, both of which became two of Rockville’s Black neighborhoods. The Martins Lane area in Haiti remained in the hands of the descendants of the original Martin, Wood, Ross, and Smith families for generations. Haiti Cemetery is located on the north side, opposite of the deeded lands on the south side, which serves as a burial ground for local Black families and is a designated local historic district. The Haiti/Martins Lane Historic District includes the cemetery and deeded lands.



Haiti/Martins Lane Historic District

While the central portion of the community was settled by formerly enslaved people later in the 19th century, the southwestern portion was developed in the early 20th century as Black families and investors started purchasing building lots in “Beall’s Subdivision.” After 1940, modern development reached Bickford Avenue with regular rows of similar buildings and McLane Court was subdivided for duplexes. The Haiti/Martin’s Lane survey district is approximately 28 acres and contains three distinct geographic areas: Martin’s Lane, Margaret Beall parcels, and Beall’s Subdivision, in addition to the modern developments on McLane Court and Bickford Avenue.



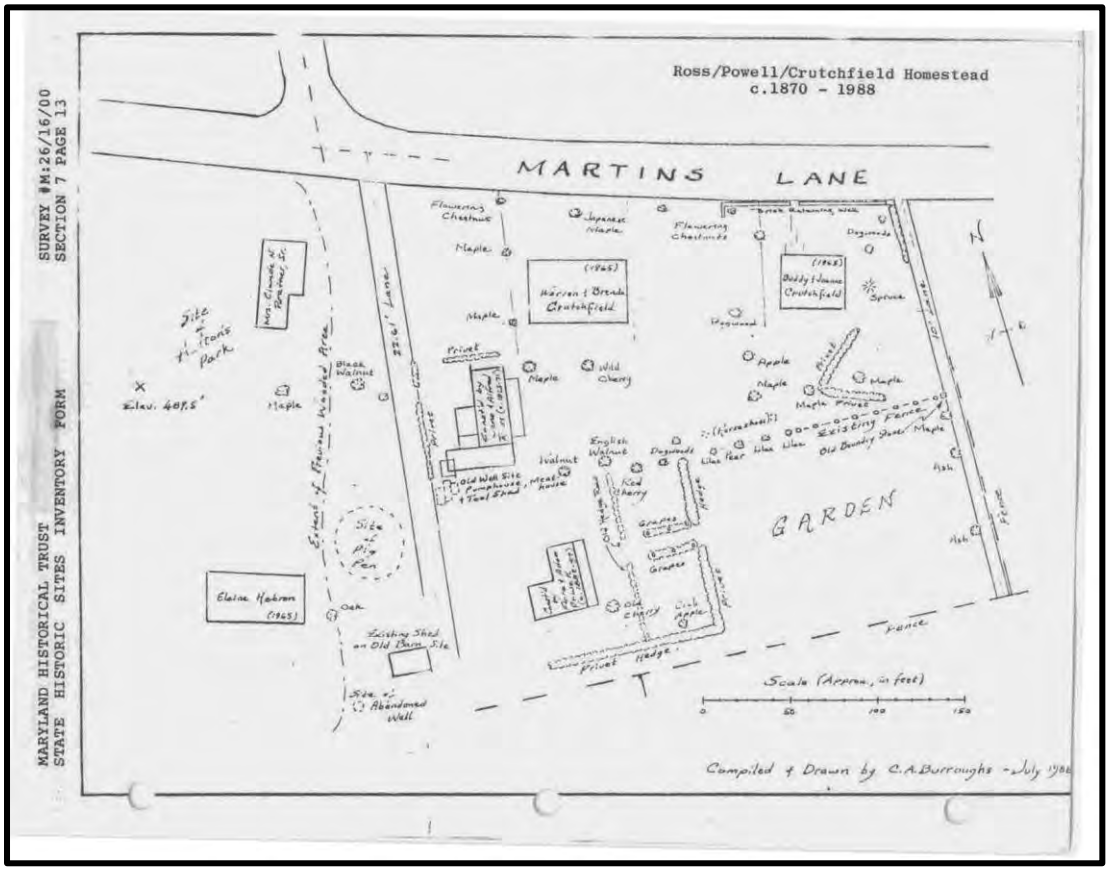
Geographic Areas in Haiti Community

Haiti was annexed into the City of Rockville in 1949 and remains a culturally significant community today. In addition to the physical development of traditional, vernacular 19th century house types, the Haiti/Martins Lane Community is united by family ties and institutional bonds, a legacy of self-sufficiency in a semi-rural setting, and a tradition of responses to the legal and economic restrictions of segregation. Additional information can be found in Exhibit G.

Family History

The home at 24 Martins Lane (previously 22A Martins Lane) was originally constructed by and for Flora Ross, whose parents had been enslaved in the Beall household on Commerce Lane, and later purchased their home from Margaret Beall. In 1882 and 1885 respectively, Flora Ross and her husband Adam J. Powell (who is buried in nearby Haiti Cemetery) purchased two additional parcels of land from Margaret Beall just south of the Ross family property. The original south section of the home at 24 Martins Lane is estimated to have been built sometime between 1882 and 1897 on the property which had been in the Ross-Powell family for a generation. In the 1920s, Flora (Ross) Powell built a large addition to the north of the house, nearly doubling its size.

Flora Ross Powell later purchased her parents' home at 22 Martins Lane from her sister and then sold it to her daughter Gertrude and husband George N. Prather. Gertrude Prather lived in the house at 22 Martins Lane and then a new home constructed nearby until she died in 1974. Gertrude and George Prather's daughter, Frances, and her husband Henry Crutchfield lived with their family at 22 Martins Lane until Flora Powell died in 1945, when they then moved from 22 to 22A Martins Lane (now 24 Martins Lane) and lived with Mrs. Crutchfield's mother, Gertrude Prather McKnight, until she moved next door. Mr. and Mrs. Henry Crutchfield continued to live in the house built by Mrs. Crutchfield's grandparents at 24 Martins Lane until they sold the property in 2023. The Crutchfield family lived on this land for four generations, as detailed in the deed history below. Additional information on the family history can be found in Exhibits G and H.



Ross/Powell/Crutchfield Homestead c.1870-1988.

OWNERSHIP HISTORY

Deed Research
24 Martins Lane
West End Park (0503)
Parcel 649

Liber/Folio	Date	Grantor	Grantee
40/332	9/14/1893	Margaret J. Beall et al	Flora (Ross) Powell
Unknown	Unknown	Flora (Ross) Powell	Gertrude P. McKnight and Chester McKnight
1318/410	11/5/1949	Gertrude P. McKnight and Chester McKnight	Frances P. Crutchfield
33471/660-663	12/1/06	Warren G. Crutchfield, Rep Estate of Frances P. Crutchfield	Gertrude Elaine (Crutchfield) Hebron
60927/223	9/15/2020	Gertrude Elaine (Crutchfield) Hebron	Gertrude E. Hebron and Kelly Rolaine Faison
66936/280	3/17/2023	Gertrude E. Hebron and Kelly Rolaine Faison	Blu Spot Investments LLC
69018/490	4/2/25	Blu Spot Investments LLC	LHome Mortgage Trust
69953/1	12/10/25	LHome Mortgage Trust	Kiavi Properties LLC
70021/430	12/17/25	Kiavi Properties LLC	NRHQ LLC

Staff received information from Peerless Rockville indicating a discrepancy in the historic deeds describing the parcel on which the property is located. Staff's position is that the chain of title is not relevant to the evaluation of significance review, as the significance of the property is being evaluated regardless of ownership. However, the city will require the applicant to address the discrepancy and demonstrate good title to the property before issuance of any demolition permit.

STAFF ANALYSIS

The evaluation of historic significance is based on the adopted Historic District Commission criteria per Appendix A of the Historic Resources Management Plan.

Historic Designation Criteria

The following criteria is used to assist in evaluating the significance of nominated properties. Standing structures and sites, including archaeological sites, must be determined to be significant in one or more of the following criteria to be found eligible for historic designation:

Historic Significance

a. Represents the development, heritage, or cultural characteristics of the city.
The property represents the Black heritage of the city.

b. Site of an important event in Rockville's history.
The site is one of the earliest Black settlements in the city.

c. Identified with a person or group of persons who influenced the City's history.
The property is identified with Samuel Martin, an influential figure in the City's history who formed the earliest Black community in the city.

d. Exemplified the cultural, economic, industrial, social, political, archeological, or historical heritage of the city.
The property is part of the earliest Black community in the city and exemplifies the cultural, social, and historical heritage of the city.

Architectural, Design, and Landscape Significance

a. Embodies distinctive characteristics of a type, period, or method of construction.
The property embodies distinctive characteristics of early vernacular home construction in the city, dating back to 1906.

b. Represents the work of a master architect, craftsman, or builder.
No, the property does not represent the work of a master architect, craftsman, or builder.

c. Possesses a style or elements distinctive to the region or City.
No, the vernacular house style is found elsewhere in the City and region.

d. Represents a significant architectural, design, or landscape entity in the City.
No, it is not a significant architectural, design, or landscape entity in Rockville.

e. Represents an established visual feature of the neighborhood or City because of its physical characteristics or landscape components.
No, there is nothing outstanding about the house or the landscape.

STAFF FINDINGS

The property meets the following adopted Historic District Commission criteria for historic designation:

Historic Significance

- A - Represents the development, heritage, or cultural characteristics of the city.
- B - Site of an important event in Rockville's history.
- C - Identified with a person or group of persons who influenced the City's history.
- D - Exemplified the cultural, economic, industrial, social, political, archeological, or historical heritage of the city.

Architectural, Design, and Landscape Significance

- A - Embodies distinctive characteristics of a type, period, or method of construction.

COMMUNITY OUTREACH

The required posting of the sign on the property occurred two weeks prior to the HDC meeting date and postcard notices were also sent out two weeks prior to the meeting to all property owners and residents within 500 feet of the property.

STAFF RECOMMENDATION

Finding that although the property at 24 Martins Lane meets *Historic Significance Criteria a, b, c, and d,* and *Architectural, Design and Landscape Criteria a*, the property is in extreme disrepair as evidenced by the structural report. As such, staff recommends against historic designation due to the severe neglect of the property and lack of integrity.

EXHIBITS

A. Aerial Map
B. Zoning Map
C. Definition and Criteria for Historic Resources in the City of Rockville
D. City of Rockville, Maryland Zoning Ordinance
E. Application
F. Structural Report
G. MIHP Forms
H. Public Testimony

EXHIBIT A – AERIAL MAP



EXHIBIT B – ZONING MAP





EXHIBIT C: DEFINITION AND CRITERIA FOR HISTORIC RESOURCES IN THE CITY OF ROCKVILLE

DEFINITION

Historic Resource: Includes architectural, historic, cultural, archaeological, and landscape resources significant to Rockville's development. Intangible resources such as folklore and oral histories are important, but for this purpose are to be considered supportive resources. Physical resources must retain their integrity, as defined by the Federal Register, September 29, 1983, Department of Interior Archeology and Historic Preservation; Secretary of the Interior's Standards- and Guidelines."

Integrity: the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period.

CRITERIA

Historic Significance

a. Represents the development, heritage, or cultural characteristics of the City; or

b. Is the site of an important event in Rockville's history; or

c. Is identified with a person or group of persons who influenced the City's history; or

d. Exemplified the cultural, economic, industrial, social, political, archeological, or historical heritage of the City.

Architectural, Design, and Landscape Significance

a. Embodies distinctive characteristics of a type, period, or method of construction; or

b. Represents the work of a master architect, craftsman, or builder; or

c. Possesses a style or elements distinctive to the region or City; or

d. Represents a significant architectural, design, or landscape entity in the City; or

e. Represents an established visual feature of the neighborhood or City because of its physical characteristics or landscape components.

EXHIBIT D: CITY OF ROCKVILLE, MARYLAND ZONING ORDINANCE

Article 14 – Special Zones

25.14.01 – Historic District Zones

a. *Purpose* –The Historic District Zone is an overlay zone. The purpose of the zone is to:

1. Safeguard the heritage of the City by preserving sites, structures, or areas which reflect elements of cultural, social, economic, political, archaeological, or architectural history;

2. Stabilize and improve the property values of those sites and structures, and the adjacent neighborhood;

3. Foster civic beauty;

4. Strengthen the local economy; and

5. Promote the preservation and the appreciation of those sites and structures for the education and welfare of the residents of the City.

b. *Location*

1. *Underlying Zoning* - The regulations of the Historic District Zones are in addition to the underlying residential or nonresidential zoning regulations.

2. *Established Location* – The Historic District Zones are depicted on the Zoning Map incorporated into these regulations in Article 2.

3. *Future Location* – The Mayor and Council may establish, change, layout, and define future Historic District Zones which are of local, state, or national or historical, archaeological, or architectural significance.

c. *Historic District Commission* – The Historic District Commission is subject to the provisions of Section 25.04.04.

d. *Designation of Properties*

1. *Initiation of Process* – The process of evaluating a property for possible historic designation due to its historic, archaeological, or architectural significance begins upon the occurrence of any of the following items in subsection (a) below. If the nomination application is filed by a person other than the property owner, the person making the nomination must provide notice of the nomination by first class mail to the property owner at the time of application. A copy of the notice must also be provided to the Historic District Commission.

    (a) The filing of an application nominating the property for historic designation by one (1) or more of the following:
        (i) The property owner;
        (ii) The Historic District Commission;
        (iii) The Mayor and Council;

(iv) The Planning Commission; or
(v) Any other person;

(b) The filing of an application by the property owner requesting the evaluation of the property for eligibility for historic designation; or

(c) The filing of an application for a demolition permit for the property; or

(d) The filing of a Natural Resources Inventory identifying a potentially significant historic resource on the property.

2. *Application Review* – Upon the filing of an application for nomination, evaluation, or demolition, the Chief of Planning must evaluate the subject property for compliance with the City's criteria for historic designation, and make a recommendation to the Historic District Commission.

3. *Historic District Commission Review and Decision*– The Historic District Commission will consider the application at a meeting of the Commission following notice given in accordance with the notice provisions of Section 25.05.03, to determine if the property meets the adopted City of Rockville Historic District Designation Criteria. If the Historic District Commission finds that a site meets the criteria to be eligible for historic designation, it will make a written recommendation that the Mayor and Council rezone the property to the Historic District Zone.

4. *Mayor and Council Authorization* – Upon receipt of the Historic District Commission's recommendation, the Mayor and Council may authorize the filing of a sectional map amendment (Section 25.06.01.b.2) to place the property in the Historic District Zone.

5. *Completion of Designation Process* – The designation process shall be complete upon the occurrence of any of the following:

    a) The determination of the Historic District Commission, that the property does not meet the criteria for historic designation; or

    b) The determination of the Mayor and Council not to authorize the filing of a sectional map amendment for historic rezoning;

    c) The determination of the Mayor and Council to take final action to grant or deny a map amendment for historic rezoning.

6. ***Restrictions on Property During Interim Historic Review Period*** – No exterior change may be made to any property identified in the Historic Building Catalog, as revised, that is the subject of an application for nomination, historic evaluation, or a demolition permit under this Section 25.14.01 until the designation process is complete, unless the property owner first obtains a Certificate of Approval from the Historic District Commission in accordance with the provision of Section 25.07.13.

   The restriction of this subsection will not apply for more than 210 days from the date of the filing of the application that initiated the historic designation review period.

25.07.13 – Certificate of Approval in Historic Districts

a. ***Requirement –*** A Certificate of Approval issued by the Historic District Commission is required prior to any actions affecting a site or exterior of a building or structure in a Historic District Zone consistent with the provisions of Article 66B of the Maryland Code for Historic Area Zoning.

b. ***Exceptions –*** A Certificate if Approval is not required for exterior paint colors, routine maintenance, normal gardening and landscaping, or driveway repairs. Routine maintenance is defined as repair or replacement of building and site features with features of the same design and same material.

M: 26/16/10

Powell/Crutchfield House

22A Martin's Lane, Rockville

Private

Built: 1882-1897

This house was constructed somewhere between 1882 and 1897 on property which at that time had been in the Ross-Powell family for a generation. Enlarged in the 1920s, the house is a well-preserved example of a late-nineteenth century homestead originally in a semi-rural setting but now urban. Heirs of Jane Carroll and Alfred Ross still occupy the property.

Survey No. M: 26/16/10

Magi No.

DOE __yes X no

Maryland Historical Trust
State Historic Sites Inventory Form

NR eligible: X yes ____ no
Contrib. element in H.D. X

1. Name (indicate preferred name)

historic: Powell/Crutchfield House

and/or common: Crutchfield House

2. Location

street & number: 22A Martin's Lane ____ not for publication

city, town: Rockville ____ vicinity of congressional district: 8th

state: Maryland county: Montgomery

3. Classification

Category	Ownership	Status	Present Use	
____ district	____ public	X occupied	____ agriculture	____ museum
X building(s)	X private	____ unoccupied	____ commercial	____ park
____ structure	____ both	____ work in progress	____ educational	X private residence
____ site	**Public Acquisition**	**Accessible**	____ entertainment	____ religious
____ object	____ in process	____ yes: restricted	____ government	____ scientific
	____ being considered	____ yes: unrestricted	____ industrial	____ transportation
	X not applicable	X no	____ military	____ other:

4. Owner of Property (give names and mailing addresses of all owners)

name: Mr. and Mrs. Henry Crutchfield

street & number: P.O. Box 282 telephone no.: 762-2932

city, town: Rockville state and zip code: Maryland 20850

5. Location of Legal Description

courthouse, registry of deeds, etc.: Montgomery County Courthouse liber

street & number: folio

city, town: Rockville state: Maryland

6. Representation in Existing Historical Surveys

title: Maryland-National Capital Park and Planning Commission

date: Historic Sites Inventory 1976 ____ federal X state X county ____ local

depository for survey records: Park Historian's Office

city, town: Derwood state: Maryland

7. Description

Survey No. M: 26/16/10

Condition		Check one	Check one
___ excellent	___ deteriorated	___ unaltered	✓ original site
✓ good	___ ruins	✓ altered	___ moved date of move _____
___ fair	___ unexposed		

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

This property is a well-preserved example of a late-nineteenth century homestead house originally in a semi-rural area, but now in an urban setting. Although the outbuildings are now gone, the berry patch, old orchard and fruit trees, and garden are extant and the location of the well, chicken house and hog lot are marked on a survey map. (See Attachment 7.2)

The subject, a well maintained vernacular house, faces east to North Washington but is accessed from a parking apron and lane west of the house and yard which proceeds north to Martin's Lane. The house is sited on an interior lot, a part of the generational enclave of the Carroll/Ross/Powell/Crutchfield family. The original 1860s family house, currently unoccupied, is to the north of 22A. Related modern family residences, primarily one-story brick ramblers and ranch houses, are to the north and south. The house is sited at the rear of the narrow, deep half-acre lot at the crest of a hill, formerly creating a sweeping view of lawn, garden, and orchard from North Washington Street. The view is now obscured by a townhouse development.

Built in the late 19th century, this 2-1/2 story frame four-bay by one-bay vernacular house with rear kitchen wing is L-shaped. The main block north bay is an early 20th century addition. The tri-gabled roof is clad in composition shingles and the exterior finish is a large-pebbled stucco painted white. There are two plain brick chimneys, an interior one at the junction of the blocks and an exterior chimney on the northwest facade of the main block. The foundation is rusticated concrete block which is exposed on the east side.

Typical of vernacular houses, 22A's character is formed by its simple block mass and (original) symmetrical fenestration rather than ornamentation. The windows vary, but 2/2 double sash windows flanked by wooden louvered shutters, are original and first story windows are longer than second story windows. Door and window surrounds are plain unmitred stock, now nearly flush with the stucco.

The four-bay east (front) second story facade has four evenly-spaced windows. There is an exterior six-light wooden door with a two-light

Continued on Attachment 7.1

Architectural Description
22A Martin's Lane

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transom in the south bay, a longer window in the south center bay, a six-light wood exterior door in the north center bay and another window in the north bay. There is a full-width shed-roofed one-story porch supported with six turned wooden columns on brick piers. The posts are now covered with plain stock boards which form frames for screen panels. There is no balustrade or steps. Lattice panels fill the area between the piers.

The one-bay main block north facade is quite simple. The attic gable has one four-light sash, and there is one 2/2 window centered on both second and first story. There are two three light basement lights in the foundation.

The one-bay south facade is like the north. It has a small four-light sash in the attic peak, and one window centered on each story. There is a very small opening to the west of the first floor window which may have had another small sash. There is one basement window in the foundation.

The three-bay west (rear) facade is formed from the north bay of the main block, the 2-1/2 story kitchen wing, and a two-story porch (now enclosed), on the north facade of the kitchen. The main block has an exterior brick chimney near the north corner, followed by a window on both first and second floor.

The kitchen wing has an enclosed two-story porch on the north side. The two-bay porch north facade, second story, has one 6/6 window and the first story has two 6-light single sashes of different sizes in the east bay. The porch sashes and windows have a slightly arched surround over the lintel, as does the modern exterior door in the west bay. The west facade has a two-light sash with arched surround in the second story porch and a six-light sash in the first story. The kitchen wing proper has a small four-light sash in the gable peak, one 2/2 window centered on the second story and a pair of small 6/6 windows slightly north of center on the first story. A door-sized area north of the pair appears to have been filled, as does the area around the windows. The south facade of the kitchen wing has one window first and second story with a very small opening,probably a small sash window, east of the main window on the first story.

Outbuildings

Garage: There is a one-bay frame garage southwest of the house opening to the east, accessed by the asphalt lane and parking apron.

8. Significance

Survey No. M:26/16/10

Period	Areas of Significance—Check and justify below				
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion	
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science	
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture	
___ 1600–1699	X architecture	___ education	___ military	___ social/ humanitarian	
___ 1700–1799	___ art	___ engineering	___ music	___ theater	
X 1800–1899	___ commerce	___ exploration/settlement	___ philosophy	___ transportation	
___ 1900–	___ communications	___ industry	___ politics/government	X other (specify)	
		___ invention		~~local history~~	

Specific dates ca. 1882-~~97~~ **Builder/Architect** None

check: Applicable Criteria: __A __B __C __D
and/or
Applicable Exception: __A __B __C __D __E __F __G

Level of Significance: __national __state __local

Prepare both a summary paragraph of significance and a general statement of history and support.

STATEMENT OF SIGNIFICANCE

This house was constructed somewhere between 1882 and 1897 on property which at that time had already been in the Ross-Powell family for a generation.

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA:Attachment 8.2
ROCKVILLE HISTORIC RESOURCES MANAGEMENT PLAN DATA: Attachment 8.2

HISTORIC CONTEXT

Alfred Ross and his wife Jane Carroll Ross had both been slaves or servants in the Beall household on Commerce Lane, purchasing the house in which they resided from Margaret Beall in 1871 (see MHT form M:26/16/1, 22 Martin's Lane). They had five children born between 1855 and 1861, one of whom was Flora, who was born in 1856. 1/

Flora Ross married Adam J. Powell in 1882; 2/ in that year and in 1885 the Powells purchased two parcels of land from Margaret Beall just south of the Ross family property. 3/ They constructed the south section of the subject house somewhere between that time and 1897. 4/

Adam Powell died on May 14, 1898, and was buried in Haiti Cemetery nearby. Flora Powell remained in the house, earning a living by taking in laundry. Sometime in the 1920s, 5/ Mrs. Powell doubled the size of the house with a large north addition; the contractor was a white man named Lambert who lived near First Street.

Continued on Attachment 8.1

Statement of Significance/ History (continued):
22A Martin's Lane

Flora Powell appears to have been a shrewd businesswoman. By the division of her father's estate in 1893, she received a 7943.8 square foot lot. 6/ Later she purchased several lots in Rockville, some with buildings on them; she owned a parcel on North Washington Street at Middle Lane. In 1926 Mrs. Powell purchased her parents' old home at 22 Martin's Lane from the heirs of her sister Maria Elizabeth Ross Scott; she sold it with an acre of land to her daughter Gertrude and husband George N. Prather the following year. 7/ Flora Powell died on September 19, 1945. Mrs. Prather, later Mrs. McKnight, lived at #22 Martin's Lane and then a new brick rambler constructed in 1967 nearby (409 McLane Court) until she died in 1974.

Gertrude and George Prather's daughter, Frances, and her husband Henry Crutchfield were married in 1931. Mr. Crutchfield had grown up on Middle Lane in Rockville; he worked for a family on Falls Road, then at Judd & Detweiler's print shop in Washington for many years before his retirement. 8/ Mr. and Mrs. Crutchfield and their family lived at 22 Martin's Lane until Flora Powell died in 1945. They then moved from 22 to 22A Martin's Lane, living with Mrs. Crutchfield's mother, Gertrude Prather McKnight, until she moved next door to 409 McLane Court.

Mr. and Mrs. Henry Crutchfield continue to live in the house constructed by Mrs. Crutchfield's grandparents, on land which has been in this Rockville family for four generations.

Footnotes:

1. U.S. Census Records.
2. Montgomery County Marriage Records.
3. Montgomery County Land Records, EBP27/255 (1882)-cost $60 for 1/2 acre; JA3/91 (1885) - cost $11.25 for 9 square perches (2025 square feet).
4. Montgomery County Assessment Records, 1885-1897; The first explicit reference is 1897: "Adam J. Powell, col'd, Martin's Lane 1/2 A. $75 land $250 improvement" also "$65 livestock, $50 furniture, $40 other property."
5. Ibid, 1923, Adam J. Powell's heirs - $1200 dwelling.
6. Land Records, op.cit., JA40/332 (1893).
7. Montgomery County Equity Records, Equity 4635; Land Records, 434/288.
8. Interview with Mr. and Mrs. Henry Crutchfield, 1988.

9. Major Bibliographical References

Survey No. M; 26/16/10

Montgomery County Land, Tax, Marriage and Equity Records. U.S. Census Records. Interviews with Mr. and Mrs. Henry Crutchfield, 1988. Deets and Maddox Atlas, 1916.

10. Geographical Data

Acreage of nominated property c. 1/2 acre

Quadrangle name _____ **Quadrangle scale** _____

UTM **References** do NOT complete UTM references

A	Zone	Easting	Northing	B	Zone	Easting	Northing
C				D			
E				F			
G				H			

Verbal boundary description and justification

Part of "Exchange and New Exchange Enlarged".

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Eileen McGuckian / Judy Christensen

organization Peerless Rockville **date** May, 1988

street & number P.O. Box 4262 **telephone** 762-0096

city or town Rockville **state** Maryland, 20850

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

PS-2746

Statement of Significance/ History (continued):
22A Martin's Lane

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA

Geographic Organization:

Piedmont

Chronological/Developmental Period(s):

Industrial/Urban Dominance A.D. 1870-1930

Prehistoric/Historic Period Theme(s):

Settlement/Political
Architecture/Landscape Architecture/Community Planning
Social/Educational/Cultural

Resource Type:

Category: Building
Setting: Urban
Historic Function(s) or Use(s): Domestic/Single Family/Residence
Known Design Source: None

ROCKVILLE HISTORIC RESOURCES MANAGEMENT PLAN DATA:

1. Geographic Organization: Piedmont, Montgomery County, Rockville

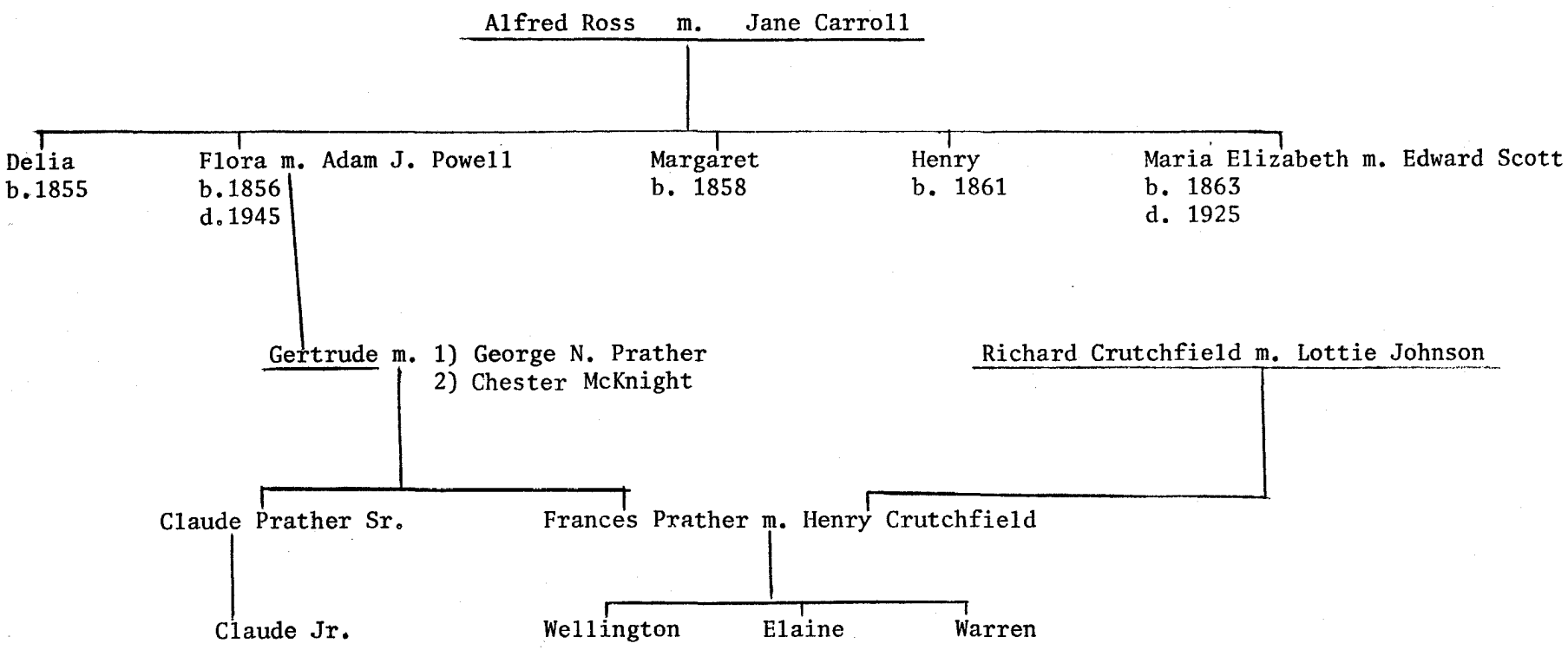
2. Chronological Period(s):
Maturation and Expansion of the County Seat A.D.1873-1931

3. Historic Context Theme(s): Architecture, Landscape Architecture, Community Planning (Black History); Social/Educational/Cultural

4. Resource Type:
Category : Building
Setting: Urban
Historic Function(s) or Use: Domestic/Single Dwelling/Residence
Known Design Source: None

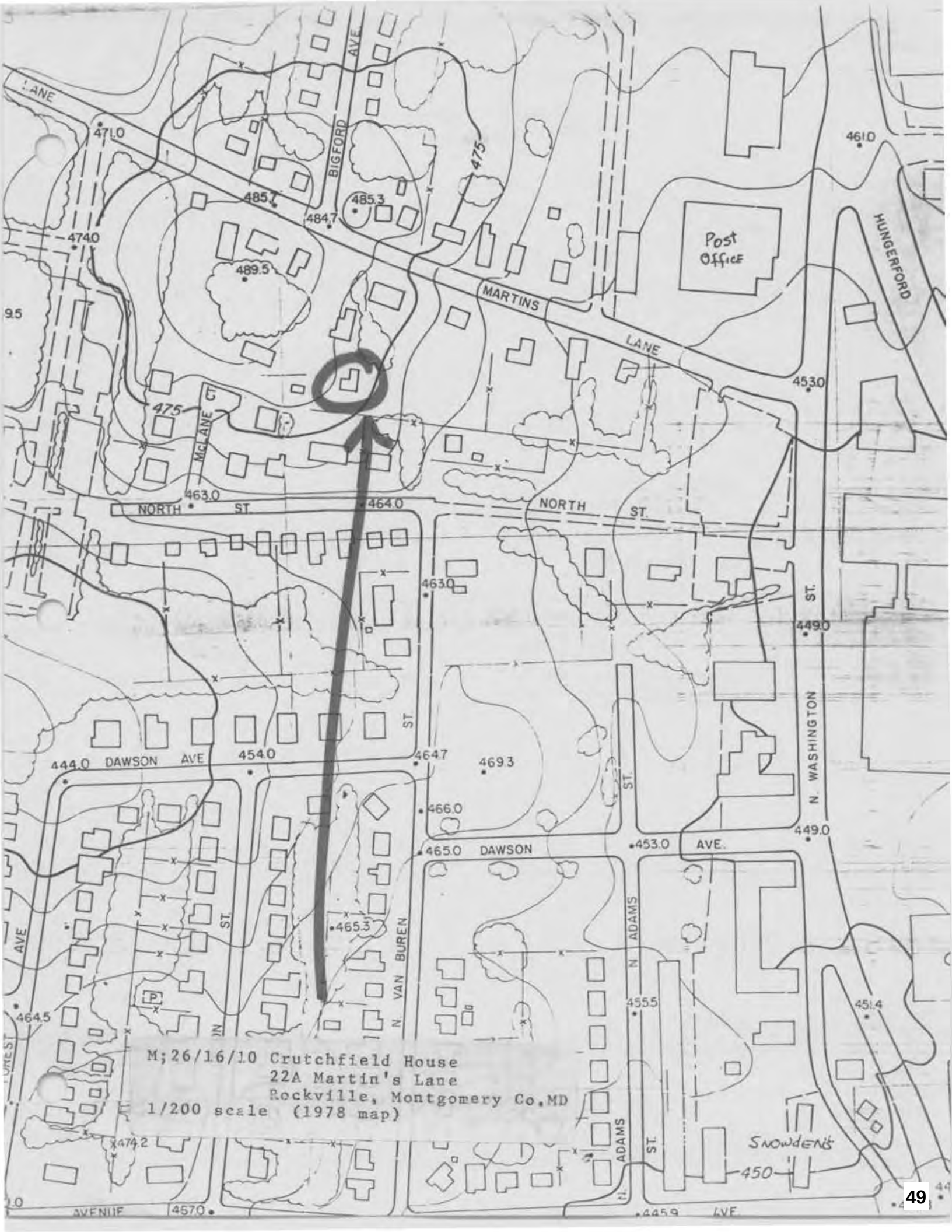
M: 26/16/10
Attachment 8.3

ROSS - POWELL - PRATHER - CRUTCHFIELD FAMILY



E. McGuckian 7/88

Powell/Crutchfield House
22A Martin's Lane, Rockville


LANE
BIGFORD AVE.
MARTINS LANE
Post Office
HUNGERFORD
MCLANE CT.
NORTH ST.
NORTH ST.
DAWSON AVE
DAWSON AVE.
N. WASHINGTON ST.
N. VAN BUREN ST.
N. ADAMS ST.
SNOWDENS
M;26/16/10 Crutchfield House
22A Martin's Lane
Rockville, Montgomery Co.MD
1/200 scale (1978 map)



Mi 26/16/10
Powell / Crutchfield House
22A Martins Lane
East (front) facade
J Christensen
5/88



Powell/Crutchfield house
M: 26/16/10
22A Martins Lane
Rockville Md.
West elevation
J Christiansen
5/88

MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes X
no ___

Property Name: Haiti/Martin's Lane Historic District Inventory Number: M: 26-16

Address: Martin's Lane, North Street, Bickford Ave, McLan City: Rockville Zip Code: 20850

County: Montgomery USGS Topographic Map: Rockville

Owner: various Is the property being evaluated a district? X yes

Tax Parcel Number: _____ Tax Map Number: _____ Tax Account ID Number: _____

Project: Rockville Housing Authority Rehab Agency: CDBG

Site visit by MHT staff: ___ no X yes Name: Tania Tully Date: 04/23/2003

Is the property is located within a historic district? ___ yes X no

If the property is within a district District Inventory Number: _____

NR-listed district ___ yes Eligible district ___ yes Name of District: _____

Preparer's Recommendation: Contributing resource ___ yes ___ no Non-contributing but eligible in another context ___ yes

If the property is not within a district (or the property is a district) Preparer's Recommendation: Eligible X yes ___ no

Criteria: X A ___ B X C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G ___ None

Documentation on the property/district is presented in:
MIHP Form, 1988

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

The black residential settlement known as Haiti, or Martin's Lane, has evolved over more than 50 years, through four distinct development patters. Samuel Martin, a free black, who settled here in the 1830s on the north side of Martin's Lane, left his land to a large family who subdivided, constructed upon, enjoyed, and then sold off their inheritances. The central portion of Haiti, generally situated between Martin's lane and North Street, and extending east to North Washington Street, was settled by former slaves and servants of the Beall family in the second half of the 19th century. The southwestern portion of Haiti, along the south side of North Street, was developed in the second quarter of the 20th century as black families and investors purchased building lots in "Beall's Subdivision." After 1940, modern development reached Bickford Avenue with regular rows of similar buildings and McLane Court was subdivided for duplexes. The community is united by family ties, institutional bonds, the survival of traditional, vernacular 19th century house types, a legacy of self-sufficiency in a semi-rural setting, and a tradition of responses to the legal and economic restrictions of segregation.

General characteristics of Haiti's vernacular houses:
1- Simple block massing - using square and rectangular forms, few bays and wings.
2- Simple roof plan - side or front gabled, hipped.
3- Plain exterior finish - stucco or clapboard. There is little use of varied siding types, [though some vinyl siding may be found].

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended X **Eligibility not recommended** ___

Criteria: X A ___ B X C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G ___ None

MHT Comments

TGT ✓
Tania Georgiou Tully **April 24, 2003**
Reviewer, Office of Preservation Services **Date**

Reviewer, NR Program 4/29/03 **Date**

4- Little ornamentation. Ornamentation was generally limited to novelty siding, turned posts, brackets, and balustrades.
5- Commonly available windows, doors and surrounds. Ornamental windows were limited.

General characteristics of the Haiti black community are:
1- Externally imposed boundaries with limited access.
2- Vernacular houses - often with many additions, alterations.
3- No, or very few houses older than 100 years.
4- Mixed age of buildings, many replacement buildings.
5- Open space.
6- Road system of alleys, lanes, short interior road systems, limited access.
7- Irregular subdivision of lots.
8- Large parcels owned collectively by one family or related families.
9- Irregular setback and orientation.

[All of the properties constructed in the mid 1960s or earlier are considered contributing to the district. None have been altered to the degree that they have lost their integrity.]

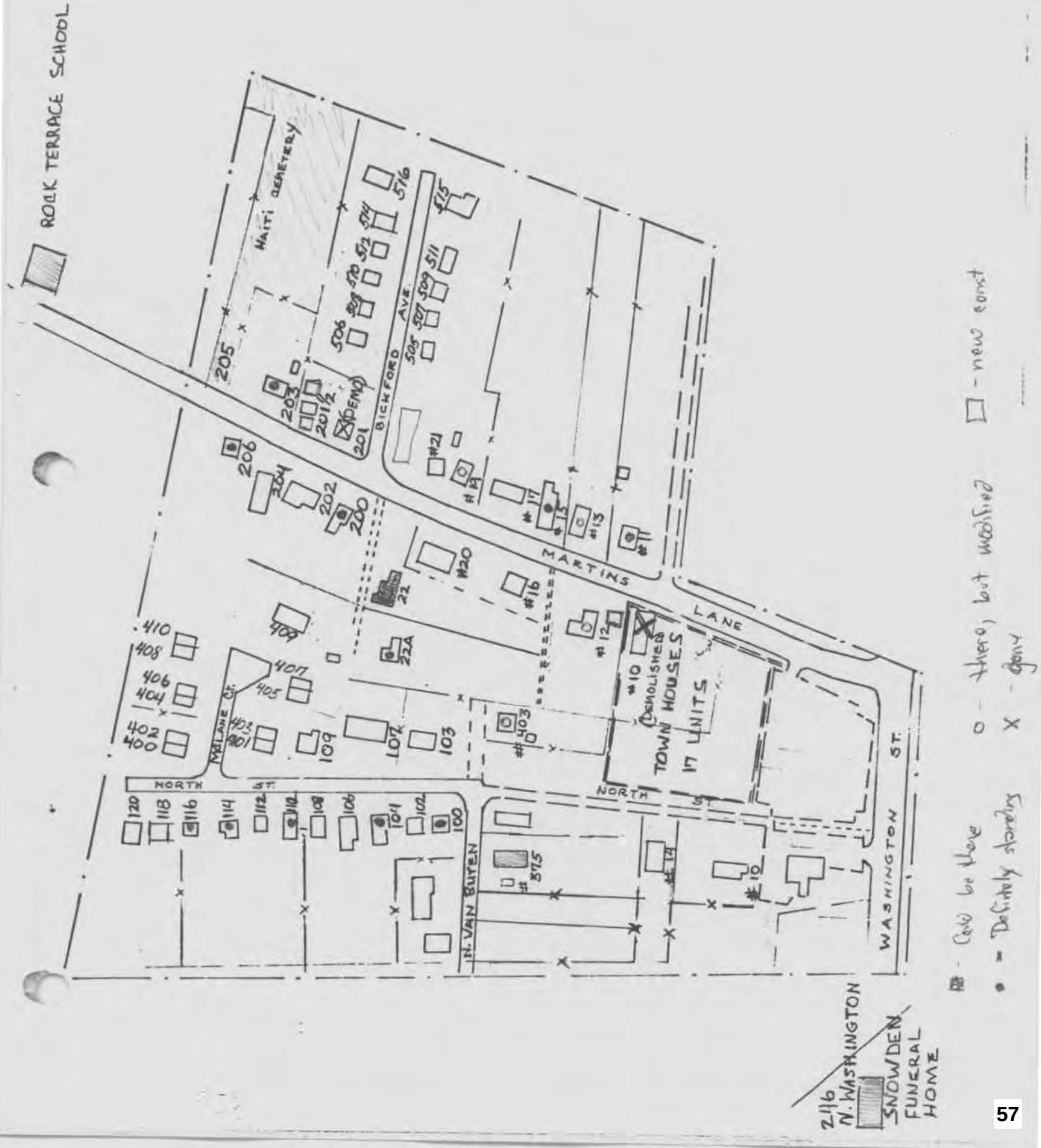
Prepared by: Judy Christensen, Peerless Rockville Date Prepared: 05/01/1988

Map of Haiti Survey District

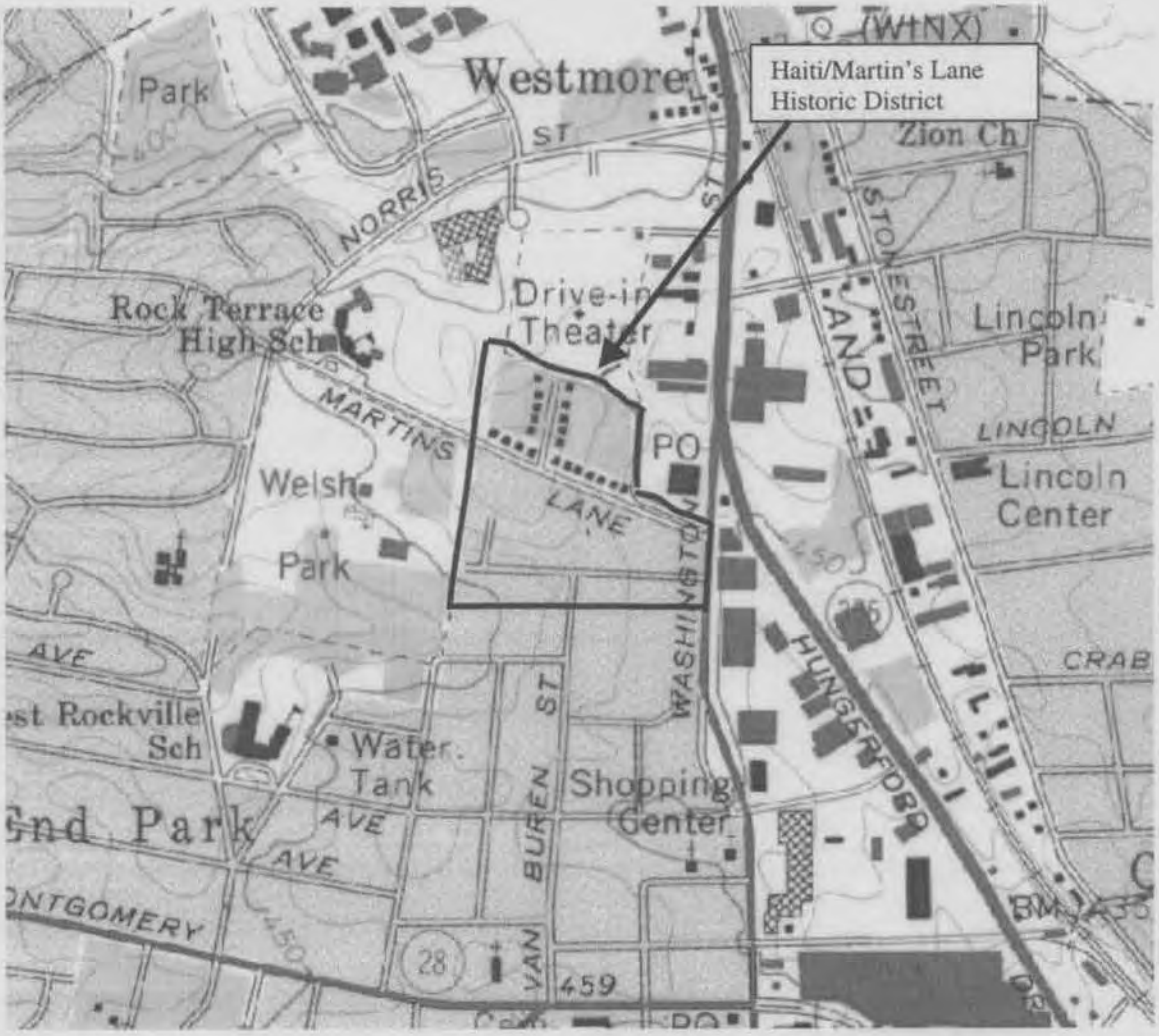


Map of Haiti Survey District

4/23/03



M:26-16
Haiti/Martin's Lane Historic District
Rockville, Montgomery County, MD
Rockville Quadrangle



(1)

M: 26-16



North St - South

(2)

M:26-16



North St

N Side

M:26-16

3



North St

M:26-16

4



North St

M:26-16

5



North St

M: 26-16

6



North St

M: 26-16



North St

M:26-16

8



North St

M:26-16

9



North St

M:26-16

10



North St

M:26-16

11



North St

12

M:26-16



North St

M:26-16

13



North St

M:26-16

14



McLaren Ct

15

M: 26-16



McLane Ct

16

M:26-16



McLean Ct

07

M:26-16



Martin's Lane

M:26-16

15



Martin's Lane

19

M:26-16



Martin's Lane

20

M:26-16



Morton's Lane

24

M:26-16



Martin's Lane

22

M:26-16



Martin's Lane

23

M:26-16



Martin's Lane

24

M:26-16



Martin's Lane

25

M:26-16



Martin's Lane

24

M:26-16



Martin's Lane

27

M:26-16



Brickyard

28

4:26-16



Backyard

29

H:26-16



Brickyard

30

M:26-16



Bickford

31

M:26-16



Bickford

32

M:26-16



Bideford

33

H:26-16



Bickford

3-1

M:26-16



Brickford

35

M:26-16



Martin's Land

36

M:26-16



Martin's Law

37

M: 26-16



Martin's Lane

38

M:26-16



Martin's Lane

39

M:26-16



Martin's Lane

M: 26/16/00

Haiti/Martin's Lane Survey District

Martin's Lane, North Van Buren Street, North Street,
Bickford Avenue, McLane Court, Rockville

Private

Built: 1860s - 1980s

The black residential settlement known as "Haiti" has evolved over more than 150 years, through four distinct development patterns. Samuel Martin, a free black who settled here in the 1830s, left his land to a large family who subdivided, constructed upon, enjoyed, and then sold off their inheritances. The central portion of the community was settled by former slaves and servants of the Beall family in the second half of the 19th century in the kinship homestead pattern typical of Montgomery County and Maryland. The southwestern portion was developed in the second quarter of the 20th century as black families and investors purchased building lots in "Beall's Subdivision". After 1940, modern development reached Bickford Avenue with regular rows of similar buildings, and McLane Court was subdivided for duplexes. The community is united by family and institutional bonds, the survival of traditional vernacular house types, and remarkably intact evidence of its character and development.

Survey No. M:26/16/00

Magi No.

DOE __yes __no

NR eligible: ____yes ____no
Contrib. element in H.D.____

Maryland Historical Trust
State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic: Haiti/Martin's Lane Survey District

and/or common:

2. Location

street & number: Martin's Lane, North Street, North Van Buren Street, McLane Court, and Bickford Avenue. ___ not for publication

city, town: Rockville ___ vicinity of congressional district: 8th

state: Maryland county: Montgomery(see map, page 2.1)

3. Classification

Category	Ownership	Status	Present Use	
X district	___ public	X occupied	___ agriculture	___ museum
___ building(s)	X private	X unoccupied	___ commercial	___ park
___ structure	___ both	X work in progress	___ educational	X private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	___ yes: restricted	___ government	___ scientific
	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
	X not applicable	X no	___ military	___ other:

4. Owner of Property (give names and mailing addresses of all owners)

name: Multiple Owners

street & number: telephone no.:

city, town: Rockville state and zip code: Maryland 20850

5. Location of Legal Description

courthouse, registry of deeds, etc.: Montgomery County Courthouse liber

street & number: folio

city, town: Rockville state: Maryland

6. Representation in Existing Historical Surveys

title: Maryland-National Capital Park and Planning Commission

date: Historic Sites Inventory 1976 ___ federal X state X county ___ local

depository for survey records: Park Historian's Office

city, town: Derwood state: Maryland

7. Description

Survey No. M:26/14/00

Condition		Check one	Check one
___ excellent	___ deteriorated	___ unaltered	X original site
X good	___ ruins	X altered	___ moved date of move _____
___ fair	___ unexposed		

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The Haiti/Martin's Lane survey district began as a 19th century free black settlement in a rural area eight blocks northwest of the courthouse in Rockville, Maryland. It is significant in that all four development periods are clearly evident, it has retained the proportion of open space to structures, it retains several early contributing structures, and descendents of the founders still occupy the land. The generational pattern was altered in the last 30 years when several houses were demolished by outsiders for more intense redevelopment. However, the community remains remarkably intact in its character and evidence of its development. (See survey district map, attachment 2.1.)

Haiti was annexed into the City of Rockville in 1949 but remained a semi-rural area with no sewer, water, or paved roads until 1951. The core of the survey district is approximately 28 acres. It rises from a North Washington Street elevation of 457 ft. to 489.5 ft. just south of Bickford Avenue, then declines.

The original Martin farm and subsequent settlement went slightly past the top of the hill. The first buildings faced east, down the grade to North Washington Street, while later houses faced north and south onto Martin's Lane or North Street. The soil is clay improved by woods humus, with large outcroppings of white rock at Rock Terrace School one block west of the community. Ground water was readily obtainable as every property seems to have had a well, and some 20th century houses were built with septic systems, indicating that drainage was not a problem.

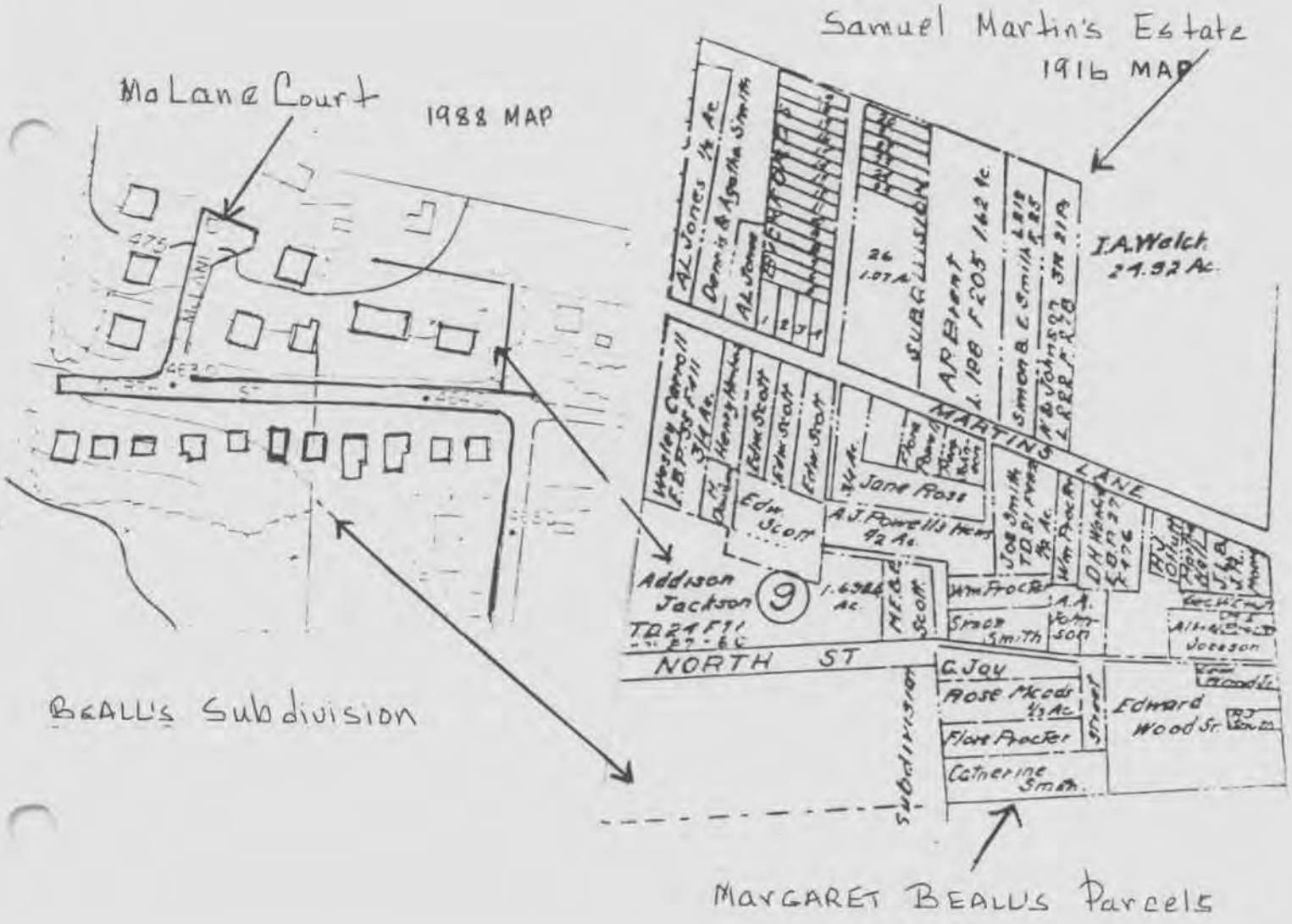
In 1988, the core area contains 53 buildings. Eleven of these are relatively new development: post-1940 construction on Bickford Avenue and five 1960s duplex residences on McLane Court. 37 buildings were built between 1860 and 1950, 19 of which have been surveyed and inventoried on 18 Maryland Historical Trust forms. Two related institutions have been surveyed, bringing the total to 21 inventoried structures.

Continued on Attachment 7.1

Haiti Survey District - Architectural Description

One of the surveyed houses was demolished in 1987 for a townhouse development and another on the 1988 preliminary survey list, a ca. 1920s Aladdin Company 1-1/2 story bungalow at 201 Martin's Lane, was condemned and demolished. Research has found that a number of houses were demolished through the years to build another house on the site.

The survey district has three distinct geographic areas with four different characters resulting largely from the history of its development. They are: (1) Martin's Lane, (2) Margaret Beall's parcels, and (3) Beall's Subdivision on North Street, and (4) the modern developments on McLane Court and Bickford Avenue.



Haiti Survey District - Architectural Description

Samuel Martin's Estate

Samuel Martin's 1830-40 farm was located on the north side of Martin's Lane. The 8-3/4 acre estate was divided into five long, narrow 1-3/4 acre lots which can still be identified. Subsequent lot subdivisions range from two 37,500 square foot lots to a platted subdivision of two lots into a street and 25 building lots. Some home sites formerly included orchards, gardens, chicken houses, hog pens, barns, and other agricultural uses and buildings. The area is now urban lawn, and only a few small outbuildings such as meat houses and sheds remain. None of the original farm buildings remain and no Martin family heirs occupy the property. Of the eight remaining structures on the north side of Martin's Lane, five were constructed between 1910 to 1930.

Margaret Beall's Parcels

Margaret Beall's parcels include the south side of Martin's Lane to North Street except the lots on the 100 block of North Street. It also includes two acres along the south side of North Street from North Van Buren Street to North Washington Street. These parcels were sold by Margaret Beall to three sibling slaves of the Beall household, and to other slaves and individuals between 1871 and 1900. Their heirs or relatives still occupy these properties except along North Washington Street (now redeveloped commercial) and a recent 17-unit townhouse development on Martin's Lane. This area is an example of a generational kinship community, a development pattern typical of rural or semi-rural black enclaves in Montgomery County and Maryland.

These parcels can be identified by the crazy-quilt land pattern created over the years when a corner or strip was given to a child or sold to a relative. Different frontage lengths produce a somewhat irregular rhythm of houses, and the setback is also somewhat irregular. Two of the oldest houses on Martin's Lane, 22 and 22A, face east to North Washington Street, while the rest face north or south. There is approximately a 100 year spread in the age of the buildings, from the late 1860s to the late 1960s. These sites were also used as small agricultural homesteads and have small outbuildings, hand pumps and wells, gardens, fruit trees, arbors, and berry patches remaining.

Beall's Subdivision on North Street

The south side of North Street remained largely undeveloped until the 1920s. The portions of Beall's subdivision between Dawson Avenue and North Street had been abandoned but North Street was resubdivided as block 10 and sold to individual owners. Except for the corner properties, these lots are regular long, narrow lots, 50' by 260' (13,000 sq. ft.) often emphasized by property line fences. The houses span 60 years from 1924 to the 1980s and are highly vernacular. Three

houses built in 1924 (100,104 and 114) conform to 19th century building practices and appear to be much earlier. The street has a regular building facade rhythm, having a house every 25 feet with a fairly consistent setback. Many of the rear yards were originally used for extensive gardens and chicken houses, but now are lawn with some gardens and arbors, and some with equipment and vehicle storage buildings.

Subdivisions built after 1940:

Bickford Avenue is a regular platted subdivision with 11 houses of similar size, (1 or 1-1/2 story cottages, cape cods, or ramblers), setbacks, and building facade rhythm, dating from the 1930s to 1970s.

McLane Court and North Street: The north side of the 100 block of North Street was block 9 of Margaret Beall's subdivision and consisted of small rental dwellings, the property of Addison Jackson until the 1960s. It now includes McLane Court, which has five duplexes, one 1967 single family dwelling, and three modern houses. It is a modern platted subdivision with regular wedged lots on a cul-de sac, consistent setback and building facade rhythm, and housing built in the same decade.

GENERAL PHYSICAL RESOURCE CHARACTERISTICS:

Cultural landscape, subdivision, open space, and boundaries:

The original black settlers of Haiti/Martins' Lane had first hand experiences with the agrarian practices, customs and limitations of the slave system in Maryland. As they were able to gain various civil rights, each was exercised within the immediate context of political, economic, environmental, social and cultural practices. The structures and landscapes formed manifested these influences.

The ability to own land was one of the most valued privileges among blacks in Maryland. Land ownership represented status, opportunity for prosperity, and potential stability for future generations. These concepts and values were exercised and passed on to descendents of the original Haiti/ Martin's Lane settlers.

Residents applied the practical knowledge and sensitivity of their rural and agrarian experiences and heritage to their own land. Though formal plans were usually not prepared, Haiti/Martin's Lane residents carefully considered how they would use the land before beginning work. Natural features such as topography, native materials, and strategic views were taken into account. Environmental phenomena such as drainage, sun exposure and prevailing winds were clearly considered and put to use. The result was a cultural, or vernacular, landscape composition which has served the settlement for more than a century.

Haiti Survey District - Architectural Description

As a generational community, Martin's Lane has been affected by the culture and kinship of its residents. This is definitely manifested in the subdivision of its landscape. Familial relationships and customs reduced the need to physically identify property lines and boundaries in the interior of the community. Fences, walls, hedgerows, and other boundary structures were generally used to contain and control livestock rather than people. Residents walked freely between houses and across property lines as they went about their daily domestic tasks and social routines. Property transfers to heirs by estate division were noted for civil records but were not always physically identified within the community. The divisions have intentionally respected much of the 19th century subdivision pattern.

Open space dominates the community. Originally, these areas were put into functional uses such as gardens, orchards, small animal pens, and multi-purpose work space. The earlier structures were sited and oriented as contributing parts or elements of a working rural compound. Because these continued to be productive into the 20th century the open spaces have become the main structural element for modern community development. Current residents view the open spaces as a quality of life amenity, as well as manifestations of their culture, heritage, and civil rights.

Therefore, in Haiti and along Martin's Lane, fences, alleys, and other natural boundaries did not defensively proclaim individual ownership. Fences enclosed gardens, chickens, and hogs which needed protection, but the rest was similar to common ground or community property. This attitude has persisted until recent times. One Haiti resident born in the 1930s and living near his birthplace recalls that as a child everyone was "family", directly related or not, and every door was literally open. He recalls that in his youth he never knocked on the door of any house in the community but opened it and entered as if it were his own. This recollection illustrates not only the depth and persistence of community cohesiveness but a value system that is reflected in the buildings, siting, and features of the area.

In many cases, and it seems true in the case of Haiti/Martin's Lane, the boundaries around the black community were largely external barriers which separated black and white communities. For example, the only boundary road and the only access road into Martin's property, was North Washington Street. North Van Buren was not paved to North Street until the 1950s. North Street itself was a small interior street with only a lane to North Washington. Between Haiti and Rockville were two large tracts of Beall-Dawson land which were undeveloped and largely treed, as was the (now) Municipal Swim Center land, providing a further barrier.

Haiti Survey District - Architectural Description

Vernacular Houses:

In general, a vernacular house or building is one built without benefit of an architect. Vernacular one-over-one (1/1) houses with one room on each floor or two-over-two (2/2) houses were built in Haiti on Martin's Lane to 1900. (206 Martin's Lane, #10 Martin's Lane) and larger three-bay, two-story houses one-or-two rooms deep with a center front-gabled wall dormer were built as late as 1924 on North Street (100, 104, and 114 North Street).

As Haiti families became more prosperous and mail-order pre-cut houses became common, simple architect-designed but mass-produced houses that a carpenter or skilled owner could erect became the new vernacular house. Foursquare houses (four rooms on each floor) such as #11 and #12 Martin's Lane are common to nearly every neighborhood built in the first quarter of the twentieth century. These were slightly more complex and generally required an experienced carpenter to erect.

S. Leonard Gray, a black builder from Virginia, married into the Johnson family of Rockville and built several houses on Martin's Lane. Raymond Le Roy Baker apprenticed under Gray and built several houses in Haiti and Lincoln Park. Helen Baker Weaver has said that her father, Raymond Baker, built Aladdin Homes. The 1917 house Raymond Baker built at #12 Martin's Lane appears to be Aladdin's "The Virginia" with minor alterations.

Although these mail-order houses are more sophisticated in design, engineering and finish, they retain the simplicity of plan and construction of earlier vernacular houses. Common to all but the most recent houses is a dominant emphasis on rectangular or square massing with plain, simple eaves, window and door surrounds and gables.

Summary:

The general characteristics of the Haiti historic black community are:

1) Externally imposed boundaries with limited access.
2) Vernacular houses - often with many additions, alterations.
3) No, or very few old (100 yrs or more), houses.
4) Mixed age of buildings, many replacement buildings.
5) Open space.
6) Road system of alleys, lanes, short interior road system, limited access.
7) Irregular subdivision (patchwork or crazy quilt)
8) Large parcels owned (collectively) by one family or related families.
9) Irregular setback and orientation.

Haiti Survey District - Architectural Description

General characteristics of Haiti's vernacular houses:

1) Simple block massing- using square and rectangular forms, few bays and wings.

2) Simple roof plan - side or front gabled, hipped. No complex multi-level combinations of hipped and cross-gable popular in Queen Anne and other styles of the period.

3) Plain exterior finish - stucco or clapboard. There is little use of varied siding types.

4) Little ornamentation. Ornamentation was generally limited to novelty siding, turned posts, brackets, and ballustrades. The Wood Cottage is a notable exception, using nearly all of these for a rich decorative effect.

5) Commonly available windows, (1/1 or 2/2 in the older site-built houses) doors, and surrounds. Mail-order houses were furnished with appropriate windows for the style which vary from 1/1 to 6/6 or craftsman vertical multi-pane upper sash over a single light lower sash. Ornamental windows are limited to diamond attic windows and fan-light in pre-cut colonials. Window and door surrounds in older houses are plain mitred or stock surrounds. Most pre-cut houses had mission/craftsman plain stock surrounds.

For specific architectural descriptions, please refer to MHT inventory forms # M:26/16/1 through M:26/16/20 inclusive. (See page 7.14 attached.)

8. Significance

Survey No. M:26/16/00

Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	X community planning	X landscape architecture	___ religion
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science
1500–1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600–1699	X architecture	___ education	___ military	___ social/ humanitarian
___ 1700–1799	___ art	___ engineering	___ music	___ theater
X 1800–1899	___ commerce	X exploration/settlement	___ philosophy	___ transportation
X 1900–	___ communications	___ industry	___ politics/government	X other (specify) black history
		___ invention		

Specific dates ca.1830s-present **Builder/Architect**

check: Applicable Criteria: __A __B __C __D
and/or
Applicable Exception: __A __B __C __D __E __F __G

Level of Significance: __national __state __local

Prepare both a summary paragraph of significance and a general statement of history and support.

STATEMENT OF SIGNIFICANCE

The black residential settlement known as Haiti, or Martin's Lane, has evolved over more than 150 years, through four distinct development patterns. Samuel Martin, a free black who settled here in the 1830s on the north side of Martin's Lane, left his land to a large family who subdivided, constructed upon, enjoyed, and then sold off their inheritances. The central portion of Haiti, generally situated between Martin's Lane and North Street, and extending east to North shington Street, was settled by former slaves and servants of the Beall family in the second half of the 19th century. The southwestern portion of Haiti, along the south side of North Street, was developed in the second quarter of the 20th century as black families and investors purchased building lots in "Beall's Subdivision". After 1940, modern development reached Bickford Avenue with regular rows of similar buildings and McLane Court was subdivided for duplexes. The community is united by family ties, institutional bonds, the survival of traditional, vernacular 19th century house types, a legacy of self-sufficiency in a semi-rural setting, and a tradition of responses to the legal and economic restrictions of segregation.

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA: Attachment 8.5
ROCKVILLE HISTORIC RESOURCES MANAGEMENT PLAN DATA: Attachment 8.5

HISTORIC CONTEXT

The area of East Middle Lane and North Washington Street called "Rockville" or "Back Lane" by older black residents was probably the earliest black settlement within the City limits. During the mid-18th century, the small colonial crossroads village developed around the intersection of Commerce Lane and Washington Street, extending down East Montgomery and north and south on Washington. Early structures were inns or taverns, craftsmen shops, and residences. They were owned and operated by white men of substance and would have

ntinued on attachment 8.1

employed slave or indentured labor to provide room and board, stabling, fodder and feed. Negro residences, situated in a poorly-drained area impractical to till or pasture, consisted of log one-or-two room dwellings. One-room "Negro Shanties" remained on the Sanborn and Perris Fire Insurance maps of Rockville in this area as late as 1892, along with geographical features such as "Frog Run", Ethiopian Hall, the Alley to Egypt Row, 11 other dwellings, and the Zion M.E. Colored Church. Unfortunately, other than these late maps, there appears to be no written record of the history, siting, or appearance of the area. However, the roots of many of Rockville's oldest black families undoubtably sprang from these undocumented beginnings.

The origin of the name "Haiti" (pronounced Hay-tie) is undocumented, but there is a suggestion of a familial link between Honore Martin, a merchant from the French West Indies, landowner, and Orphan's Court Judge, and free black landowner Samuel Martin. Among other parcels, Honore Martin owned Lot 32 (on the west side of Washington Street above Wood Lane) in the original town of Rockville, which by 1825 was shared by Samuel Martin, and by 1831 assessed solely to Samuel Martin. 1/

Honore Martin died in 1828, followed by Samuel Martin nine years later. 2/ A second Samuel Martin, born a slave of the Nichols family and freed about 1829, owned lot 32 by 1853, adding by 1865 a small farm just north of Rockville; the lane leading from the Frederick road to the farm became known as Martin's Lane. 3/

Samuel Martin, Jr. died in in 1873, leaving considerable fortune and property, as well as the respect of those who knew him. 4 His will left property to his wife Lavinia, son Thomas, daughters Miranda, Mary, Gaither, and Augusta, and to his grandchildren Charlotte Penny and William Brown; the 8-3/4 acre farm outside of Rockville was divided into five equal parts, each lot being 1-3/4 acre. The lots were numbered 1 through 5, from west to east. 5/

The Martin family inheritance was subdivided with each succeeding generation. Lot #1, the westernmost parcel inherited by Charlotte Penny, by the end of the 19th century held a house for her sister Agatha Smith and husband Dennis, the Jones family's summer house, and a small local cemetery. The 20th century saw continued but fewer burials, as well as replacement of the 19th century structure with a sophisticated catalog house. 6/

Lots #2 and #3 of Samuel Martin's estate were purchased from the family by a white real estate speculator from Washington, D.C. Nathan Bickford's 1892 subdivision included 25 lots averaging 3400 square

feet each, a 26th lot of 1.07 acres, and a 30' avenue which still carries Bickford's name. Dwellings were constructed on a number of these lots by the 1940s, including some for various members of the Martin family who spent their summers in the country. One of these cottages remains, enlarged into a craftsman-style permanent dwelling. 7/

Mary Watson subdivided her inheritance, Lot #4, into four lots in 1901, selling the largest parcel to Alfred P. Brent of Washington, D.C. seven years later. Brent built his house and barn here, later selling parcels to Henry Hartman and Clarence Hebron; the Hartmans built their house here about 1927, the Hebrons about 1941. 8/

Lot #5 came through the children of Miranda Watkins Martin. By 1911 it was divided between Arthur and Nora Johnson of Washington, D.C. and Arthur's sister Evelyn and her husband Simon Smith. The Johnsons had grown up near the Woodlawn Hotel (Chestnut Lodge), and several members of the family purchased lots in Haiti on Martin's Lane. Both families contracted with Arlington Builder S. Leonard Gray (who had married a Johnson sister) to build their houses in 1915 and 1916. 9/

The lane leading to the Martin farm was the divider between that family's holdings and those of the Bealls. Upton Beall, second Clerk of the Circuit Court and builder in 1815 of the Beall-Dawson house on Commerce Lane, owned more than 65 acres of land; it was bounded on the east by Adams and Washington Streets, on the south by Commerce Lane, on the west by what became Forest Avenue, and on the north by what became Martin's Lane. At his death in 1827 Upton Beall owned 23 slaves; his heirs owned 37 in 1850 and 52 ten years later. 10/

Between emancipation and her death in 1901, Margaret J. Beall, Upton's daughter deeded out close to 30 parcels of land for former slaves and servants of the family household. 11/ The parcel size and location varied, but many black families received land in the area north of Rockville and south of the Martin Land which was known as "Haiti".

In the area bounded by Martin's Lane, Frederick Road, and North Street, three former slaves settled. Edward Wood, Sr. and Alfred Ross, (who married Wood's sister Jane Carroll), each paid $5 in 1871 for "the use and occupation of the house and lot lying...near the town of Rockville, and now occupied by him...." Sibling Catherine "Kitty" Smith also bought her 3/10 acre lot for $5 in 1875, and by the following year had constructed a dwelling there. Margaret Beall retained "supervision and control", which she later relinquished.

Each of these three families is still represented by descendants who live on the family parcels in Haiti, although the Wood family no longer has an old house here. Catherine Smith's great-grandaughter

lives on her family land, in a house constructed in 1929. Alfred and Jane Ross' great-granddaughter and great-great-grandchildren live on their parcel, in and near family dwellings dating from the mid- and late 19th century. 12/

Other families who purchased land from Margaret Beall and constructed their homes in Haiti include the Carrolls, Hattons, Proctons, Smiths, Herberts, and Jacksons. In one instance the original house remains, but most have been replaced by second-generation dwellings. 13/

A 1930 subdivision of Addison Jackson's estate included an area south of the Ross-Powells down to North Street.

The southernmost, and last, section of Haiti to be developed is located on the south side of North Street, from Van Buren Street west. While oral tradition places a log dwelling house at the west end of this block, the area remained an unsold and undeveloped portion of Margaret J. Beall's 1893 "Beall's Subdivision of Part of Rockville" through the first quarter of the 20th century. While a number of lots had been sold by 1910, because of economic downturns and lack of interest, development was not as swift as anticipated or hoped, and the three Beall-Dawson heirs abandoned twelve blocks of the subdivision, including this section. By the time of resubdivision in 1926, sales had increased, and a number of black families and investors purchased 13,500 square foot building lots on North Street.

Because of its proximity to the black enclave of Haiti, North Street became known as the "first lane", with Martin's Lane termed the "second lane". The frame vernacular dwellings constructed on North Street included traditional 19th century house types, bungalows, and modest homes suitable for rental. Among the first owners were Cora Hodge, Rev. James S. Cole of Jerusalem M.E. Church, James Doy, and John Barcus. 14/

The residential community of Haiti supported and received support from a number of local institutions -- churches, schools, social and benevolent organizations, businesses, and the like. While most of these institutions were physically centered outside of Haiti's traditional boundaries, one representative lies adjacent to the community, at the west end of Martin's Lane. Rock Terrace School is the most recent and only remaining elementary school building which was used for black students in Rockville. It succeeds two previous colored elementary school buildings in Rockville, and symbolizes the segregated public education system which existed in Montgomery County from 1872 through 1961. Rock Terrace Elementary and Carver High School and Junior College were the keystones in a 30-acre educational campus planned and constructed for black students in the early 1950s. Rock Terrace continues as a public school, while Carver is utilized as administrative offices for the Board of Education. 15/

Acknowledgement of the alteration of Haiti's rural setting occurred with the area's annexation into the City of Rockville in 1949. The two lanes were paved in 1950; the City provided water and sewer provided the following year. With these encouragements, modest but solid dwellings were built on McLane Court, Bickford Avenue, and the north side of North Street. The central portions of Haiti filled in with the next generation of the Wood and Ross-Powell families. The community incorporated these new dwellings with the same grace and ease as it had in the past. Martin's Lane was widened in 1965 to further access large subdivisions to the west. Several old trees were lost, and increased traffic lessened the solitude of the semi-rural community.

Footnotes:

1. Montgomery County Tax Records, 1820,1825, 1831)
2. Montgomery County Equity Records -Samuel's Wife Helen, in an unprobated will dated 1837, devised lot 32 and her dwelling house to Horatio Clagett in return for support and care of her daughter Mahala, a slave of the Clagetts.
3. Tax Records,op. cit. 1865 Martinet and Bond Map.
4. The National Republican, August 15, 1873.
5. Montgomery County Judgment Records EBP14/120 (1873-83).
6. Maryland Historical Trust(MHT) State Historic Sites Inventory Forms M:26/16/12 and M:26/16/5.
7. MHT form M:26/16/9.
8. MHT form M:26/16/8.
9. MHT forms M:26/16/3 and M:26/16/4.
10. Inventory of Upton Beall's property, 1827; U.S. Census Records.
11. Montgomery County Land Records.
12. MHT forms M:26/16/1, M:26/16/10; M:26/16/11, M:26/16/14.
13. MHT forms M:26/16/6, M:26/16/15.
14. MHT forms M:26/16/16, M:26/16/17, M:26/16/18, M:26/16/19.
15. MHT form M:26/16/13.

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA

Geographic Organization:

Piedmont

Chronological/Developmental Period(s):

Agricultural-Industrial Transition A.D. 1815-1870
Industrial/Urban Dominance A.D. 1870-1930

Prehistoric/Historic Period Theme(s):

Settlement/Political
Architecture/Landscape Architecture/Community Planning
Social/Educational/Cultural

Resource Type:

Category: Building(s)
Setting: Urban
Historic Function(s) or Use(s): Domestic/Single Family/Residence
Known Design Source: None

ROCKVILLE HISTORIC RESOURCES MANAGEMENT PLAN DATA:

1. Geographic Organization: Piedmont, Montgomery County, Rockville

2. Chronological Period(s):
Development as Montgomery County Seat A.D. 1825-1873
Maturation and Expansion of the County Seat A.D.1873-1931

3. Historic Context Theme(s): Architecture, Landscape Architecture, Community Planning (Black History); Social/Educational/Cultural

4. Resource Type:
Category : Building(s)
Setting: Urban
Historic Function(s) or Use: Domestic/Single Dwelling/Residence
Known Design Source: None

9. Major Bibliographical References

Survey No. M:26-16-00

Montgomery County Land, Equity, Judgment, Will and Tax records. Maps and Plats; Oral Histories; Photographs; U.S. Census Records.

10. Geographical Data

Acreage of nominated property approximately 28 acres

Quadrangle name _____ **Quadrangle scale** _____

UTM References do NOT complete UTM references

		Zone	Easting	Northing
A				
B				
C				
D				
E				
F				
G				
H				

Verbal boundary description and justification 8-3/4 acres Samuel Martin's Estate. Block 10, section 2 of the Resubdivision of part of Margaret Beall's Subdivision of Part of Rockville. Jackson's Subdivision. Parts of "Exchange and New Exchange Enlarged" (See Survey Map, attachment 2.1)

List all states and counties for properties overlapping state or county boundaries

state	**code**	**county**	**code**
state	**code**	**county**	**code**

11. Form Prepared By

name/title	Eileen McGuckian / Judy Christensen / Everett Fly		
organization	Peerless Rockville	**date**	May, 1988
street & number	P.O. Box 4262	**telephone**	762-0096
city or town	Rockville	**state**	Maryland, 20850

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

PS-2746

M #26-16

MARYLAND HISTORICAL TRUST 1606974629

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON
"Haiti" on Martin's Lane

2 LOCATION

STREET & NUMBER
Martin's Lane, off N. Washington St.

CITY, TOWN
Rockville

__ VICINITY OF

CONGRESSIONAL DISTRICT
Ma

STATE
Maryland

COUNTY
Montgomery

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
√ DISTRICT	__ PUBLIC	__ OCCUPIED	__ AGRICULTURE	__ MUSEUM
__ BUILDING(S)	√ PRIVATE	__ UNOCCUPIED	__ COMMERCIAL	__ PARK
__ STRUCTURE	__ BOTH	__ WORK IN PROGRESS	__ EDUCATIONAL	√ PRIVATE RESIDENCE
__ SITE	PUBLIC ACQUISITION	√ ACCESSIBLE	__ ENTERTAINMENT	__ RELIGIOUS
__ OBJECT	__ IN PROCESS	__ YES: RESTRICTED	__ GOVERNMENT	__ SCIENTIFIC
	__ BEING CONSIDERED	__ YES: UNRESTRICTED	__ INDUSTRIAL	__ TRANSPORTATION
		__ NO	__ MILITARY	__ OTHER:

4 OWNER OF PROPERTY

NAME
various private owners

Telephone #:

STREET & NUMBER

CITY, TOWN

__ VICINITY OF

STATE, zip code

5 LOCATION OF LEGAL DESCRIPTION

Liber #:
Folio #:

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Montgomery County Courthouse

STREET & NUMBER

CITY, TOWN
Rockville

STATE
Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

__ FEDERAL __ STATE __ COUNTY __ LOCAL

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

M: 26-16

CONDITION		CHECK ONE	CHECK ONE
✓ EXCELLENT	DETERIORATED	UNALTERED	✓ ORIGINAL SITE
✓ GOOD	RUINS	✓ ALTERED	MOVED DATE
FAIR	UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This is a small residential community, near the "new" post office. There are a number of late-19th Century/early-20th Century frame houses here. Almost all of them are two-stories, and front on Martin's Lane-facing either north or south. There are two basic styles: The first (and probably oldest) is that which can generally be termed "Victorian". These buildings are typical of late-19th Century local architecture-i.e., they have three-bays, with an open porch on the main facade, and a center gable in the roof. However, it is interesting to note that here on Martin's Lane a number of dwellings are unusually narrow, having only two bays.

The other style seen here is the Colonial Revival type of two-story, square building with a steep hip-roof, that was popular throughout the county in the early 1900's. Most of these houses are fairly large, and several have additions to the rear. Like the Victorian houses, many are covered with German siding.

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

M:26-16

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	__ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
✓ 1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
✓ 1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
__1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

CONTINUE ON SEPARATE SHEET IF NECESSARY

M: 26-16

9 MAJOR BIBLIOGRAPHICAL REFERENCES

1) Thompson, Norma. WESTERN GATEWAY TO THE NATION'S CAPITAL, (1950).

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE _____ COUNTY _____

STATE _____ COUNTY _____

11 FORM PREPARED BY

NAME / TITLE

Michael F. Dwyer, Senior Park Historian

ORGANIZATION: M-NCPPC — DATE: Summer, 1975

STREET & NUMBER: 8787 Georgia Ave. — TELEPHONE: 589-1480

CITY OR TOWN: Silver Spring — STATE: Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

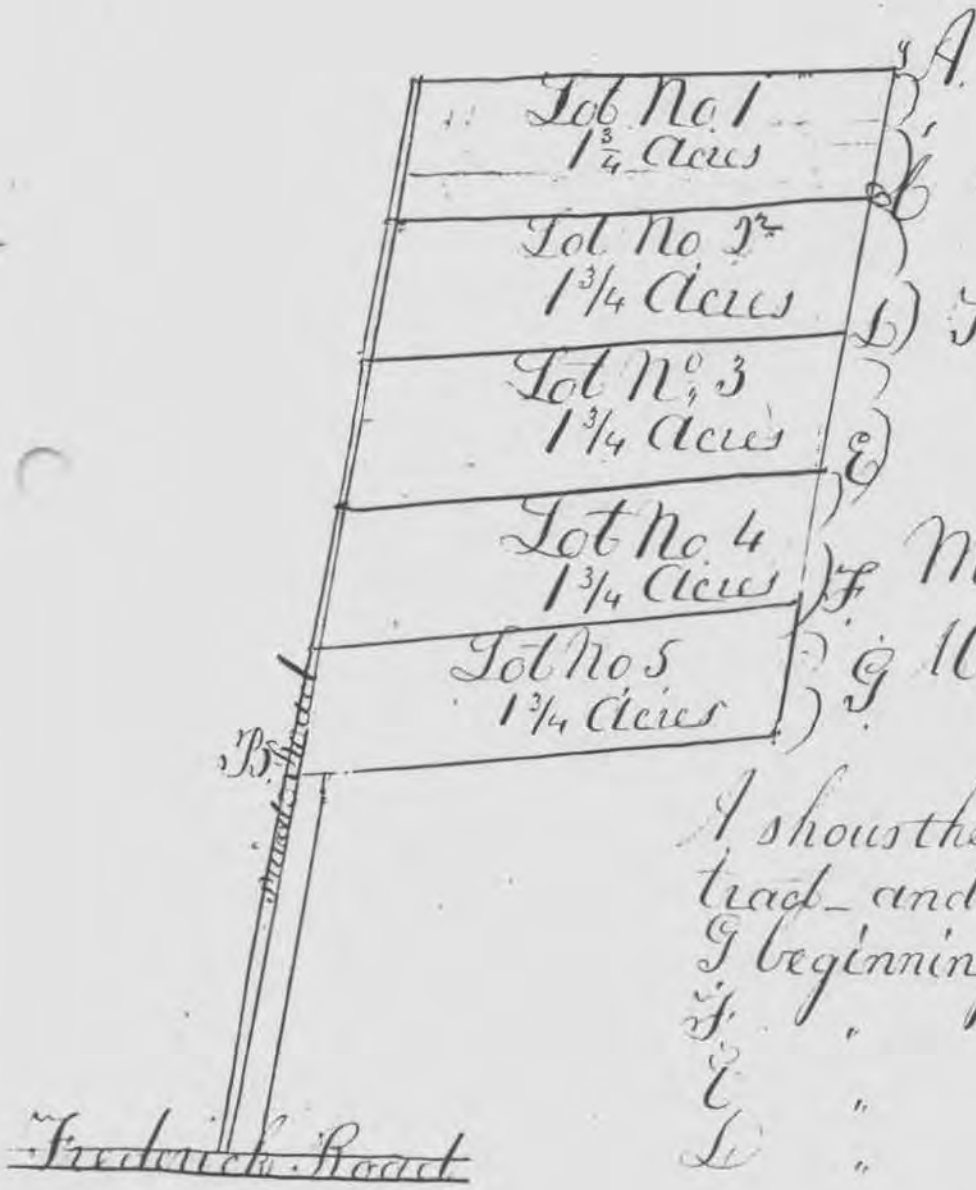
The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

PS-1106

M: 26/16/00 Haiti Survey Distr
Section 8 Page 6
Division of Samuel Martin's
Estate (1883)
Judgment Records, EBP14/125

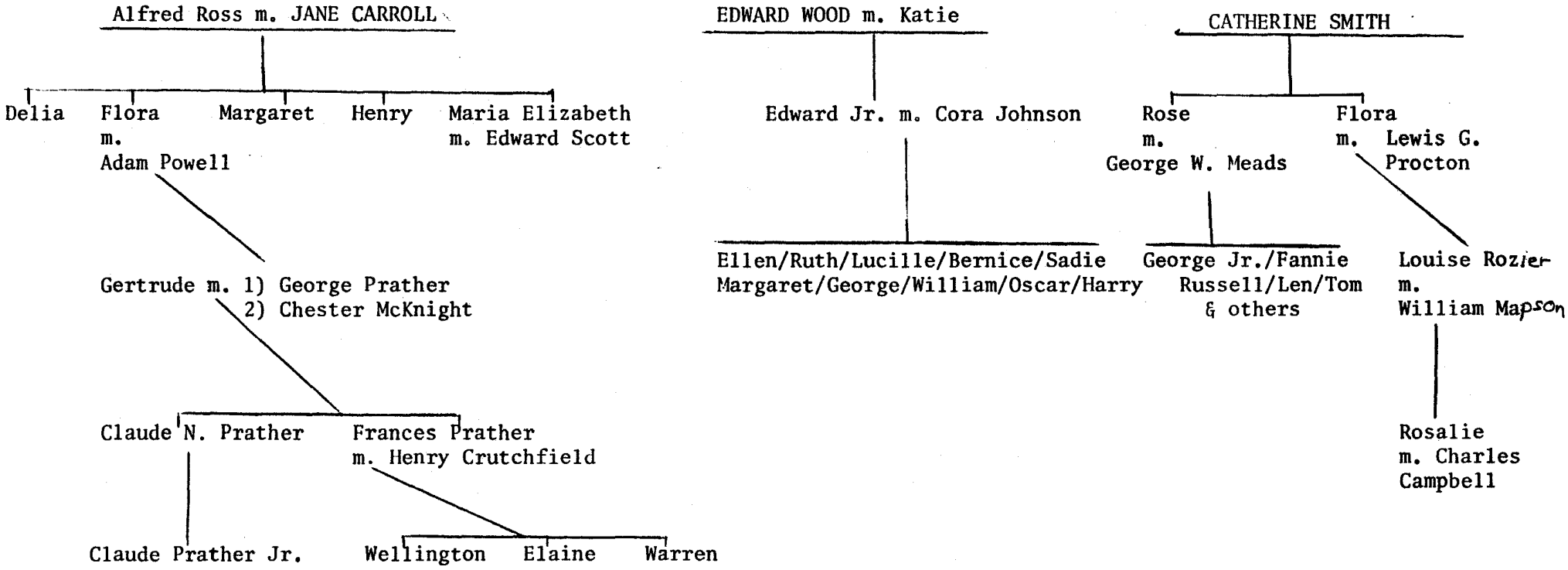
Plat No. 1
8 3/4 Acres.



A shows the beginning of whole tract and also of Lot No 5 (1)?
G beginning of Lot No 1
F " " " 2
E " " " 3
D " " " 4

By Scale of 12½
C. J. Townsend
Surveyor

Three Former Slaves at Beall-Lawson House and Their Families



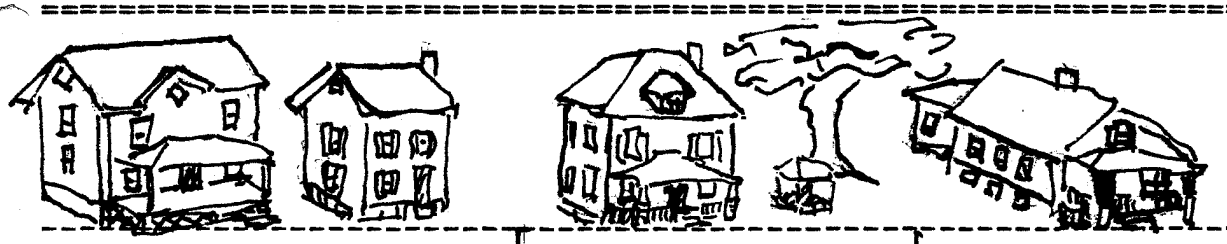
E. McGuckian 7/88

Peerless Rockville Historic Preservation, Ltd.
City of Rockville, Maryland

Model Resource Preservation Plan:
Historic Black Communities: Haiti/Martin's Lane

MHT Number	Planning Area	Name	Address: Rockville, Md. 20850
Previously inventoried in Haiti:			
M:26/16/1	4	Ross/Powell House	22 Martin's Lane
M:26/16/2	4	Old Carroll House	206 Martin's Lane
M:26/16/3	4	Talley House	11 Martin's Lane
M:26/16/4	4	Smith House	13 Martin's Lane
M:26/16/5	4	Haiti Cemetery	205 Martin's Lane
M:26/16/6	4	Procton/Proctor House	10 Martin's Lane
INVENTORIED 1988 CLG PROJECT			
M:26/16/00	4	Haiti/Martin's Lane/ Survey District	
M:26/16/7	4	Webster/Coles/Williams House	12 Martin's Lane
M:26/16/8	4	Brent/Hartman/Rollins House	15 Martin's Lane
M:26/16/9	4	William Wood Cottage	19 Martin's Lane
M:26/16/10	4	Powell/Crutchfield House	22A Martin's Lane
M:26/16/11	4	Claude Prather House	200 Martin's Lane
M:26/16/12	4	Alphonzo Lee House	203 Martin's Lane
M:26/16/13	4	Rock Terrace School	390 Martin's Lane
M:26/16/14	4	Meads/Rozier/Campbell House	375 N.Van Buren St.
M:26/16/15	4	Clarence Johnson House	403 N.Van Buren St.
M:26/16/16	4	Hodge/Dorsey House	100 North Street
M:26/16/17	4	Cole/Smith House	104 North Street
M:26/16/18	4	Doy/Crockett House	110 North Street
M:26/16/19	4	Barcus House & Barcus Cottage	114 North Street 116 North Street
M:26/16/20	4	Snowden Funeral Home	246 N. Washington

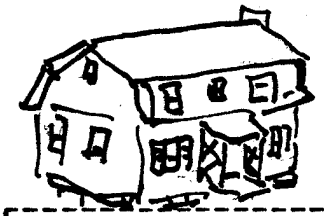
MATRIX OF HAITI HOUSING BY



VERNACULAR 2- OR 3-BAY, 2-1/2 STORY.	FOURSQUARE 2-1/2 STORY	FRONT GABLE 1 & 1-1/2 STORY
1850 - 1900	**1850 - 1900**	**1850 - 1900**
22 MARTIN'S LANE 22 A MARTIN'S LANE 206 MARTIN'S LANE	NONE	NONE
1901 - 1930	**1901 - 1930**	**1901 - 1930**
100 NORTH 104 NORTH 114 NORTH	11 MARTIN'S LANE 12 MARTIN'S LANE 13 MARTIN'S LANE (WITH ELL)	375 N. VAN BUREN 15 MARTIN'S LANE
1931 - 1960	**1931 - 1960**	**1931 - 1960**
NONE	NONE	506 BICKFORD 510 BICKFORD
1961 - 1988	**1961 - 1988**	**1961 - 1988**
NONE	NONE	14 NORTH 118 NORTH

ARCHITECTURAL STYLE AND AGE

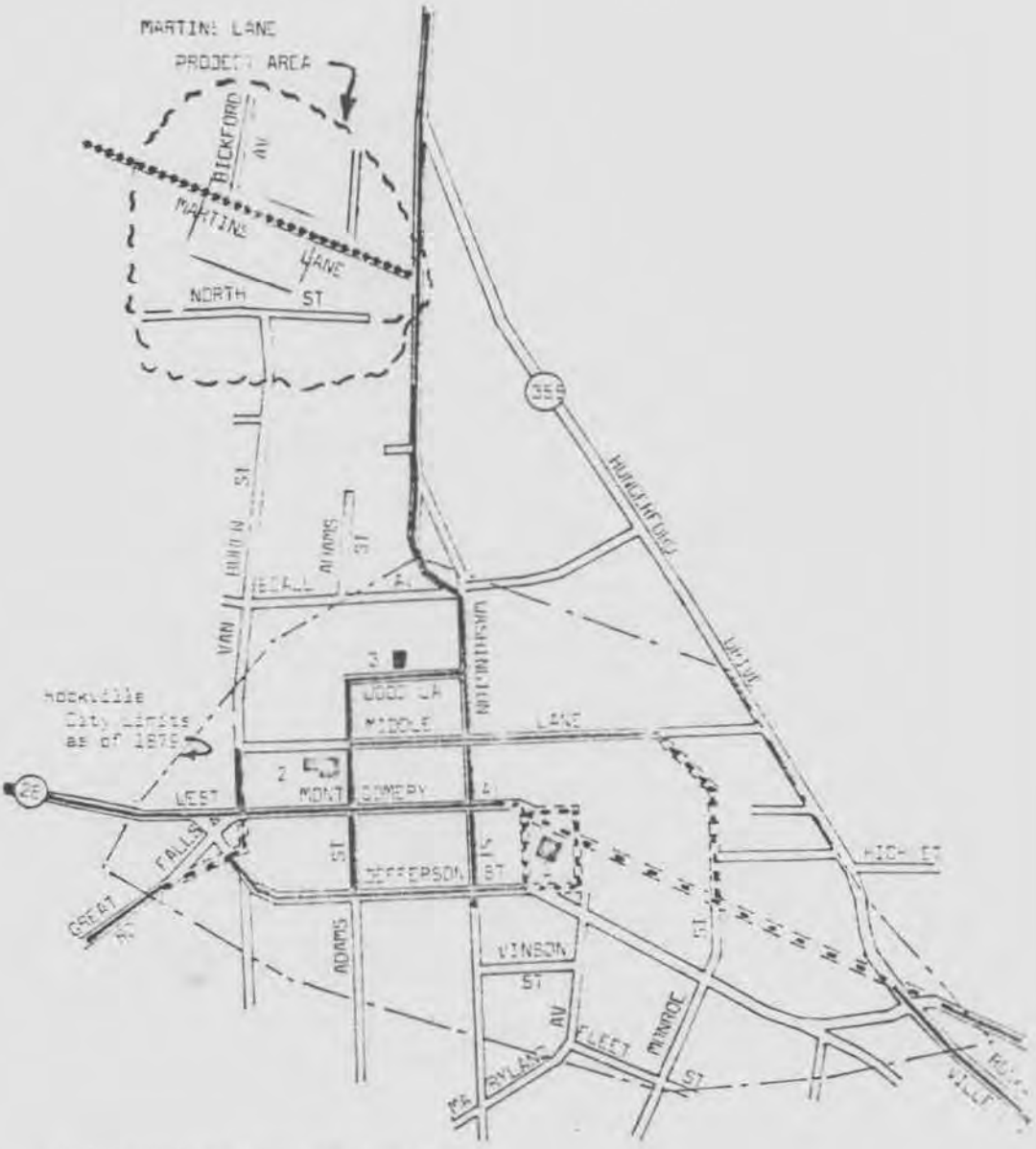






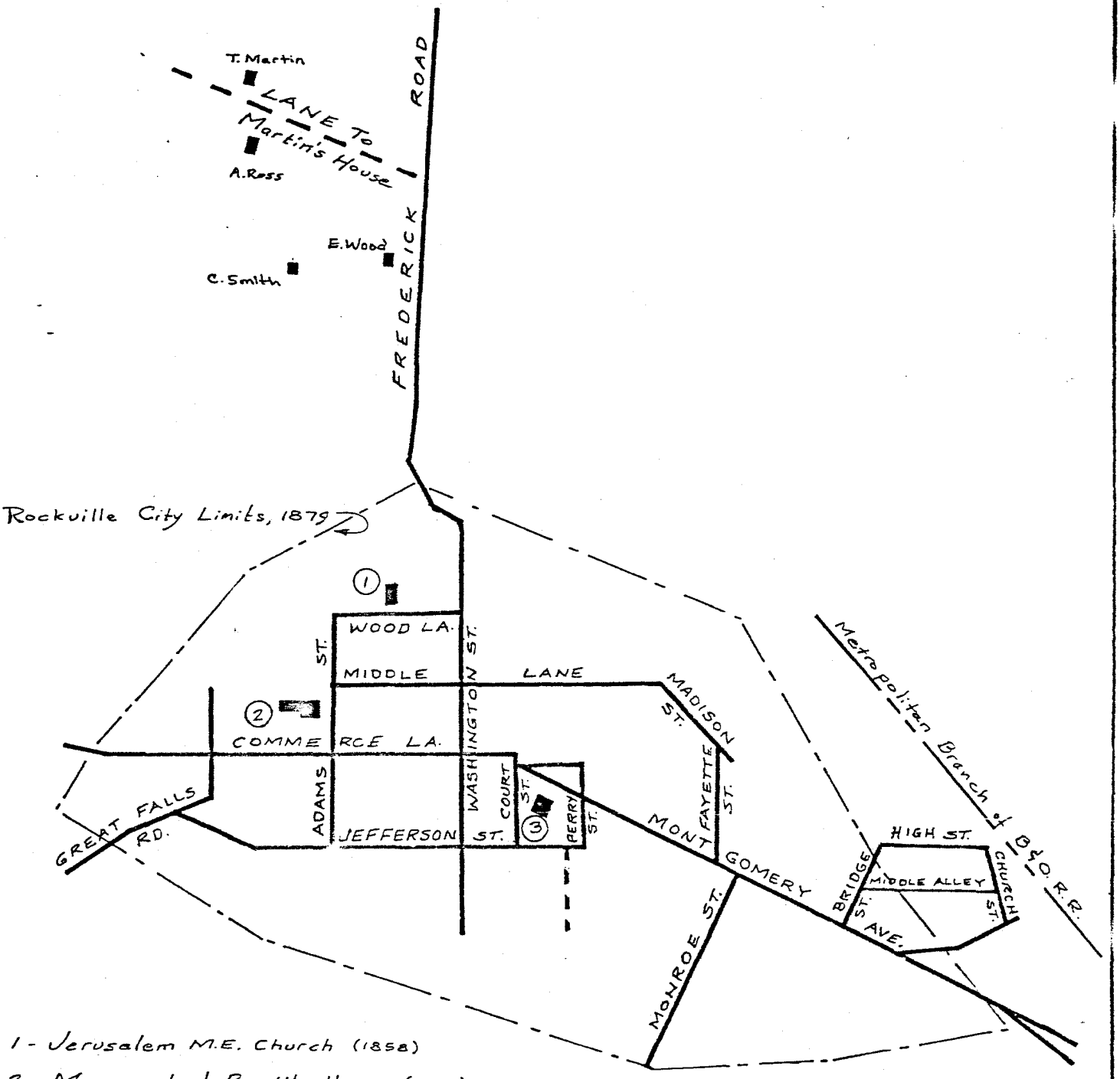
VERNACULAR 3-BAY COTTAGE 1 - STORY	DUTCH COLONIAL 2 - STORY	CAPE COD (CC) RAMBLER/RANCH (R) SPLIT LEVEL (SL)	DUPLEX (D)
1850 - 1900	**1850 - 1900**	**1850 - 1900**	**1850 - 1900**
NONE	NONE	NONE	NONE
1901 - 1930	**1901 - 1930**	**1901 - 1930**	**1901 - 1930**
19 MARTIN'S LANE 106 NORTH	203 MARTIN'S LANE	NONE	NONE
1931 - 1960	**1931 - 1960**	**1931 - 1960**	**1931 - 1960**
403 N.VAN BUREN 116 NORTH 112 NORTH 507 BICKFORD 509 BICKFORD 110 NORTH	NONE	21 MARTIN'S LANE(CC) 200 MARTIN'S LANE 201-1/2 MARTIN'S LA(CC) 108 NORTH(CC) 505 BICKFORD(CC) 508 BICKFORD(CC) 511 BICKFORD(CC) 512 BICKFORD(CC)	NONE
1961 - 1988	**1961 - 1988**	**1961 - 1988**	**1961 - 1988**
NONE	NONE	409 McLANE(R) 10 NORTH(R) 107 NORTH(R) 109 NORTH(R) 120 NORTH(R) 16 MARTIN'S LA(R) 20 MARTIN'S LA(R) 202 MARTIN'S LA(R) 204 MARTIN'S LA(R) 515 BICKFORD(R) 516 BICKFORD(R) 103 NORTH(SL) 20 NORTH(SL)	400 MCLANE 401 MCLANE 402 MCLANE 403 MCLANE 404 MCLANE 405 MCLANE 406 MCLANE 407 MCLANE 408 MCLANE 410 MCLANE

Haiti Survey District - Architectural Description

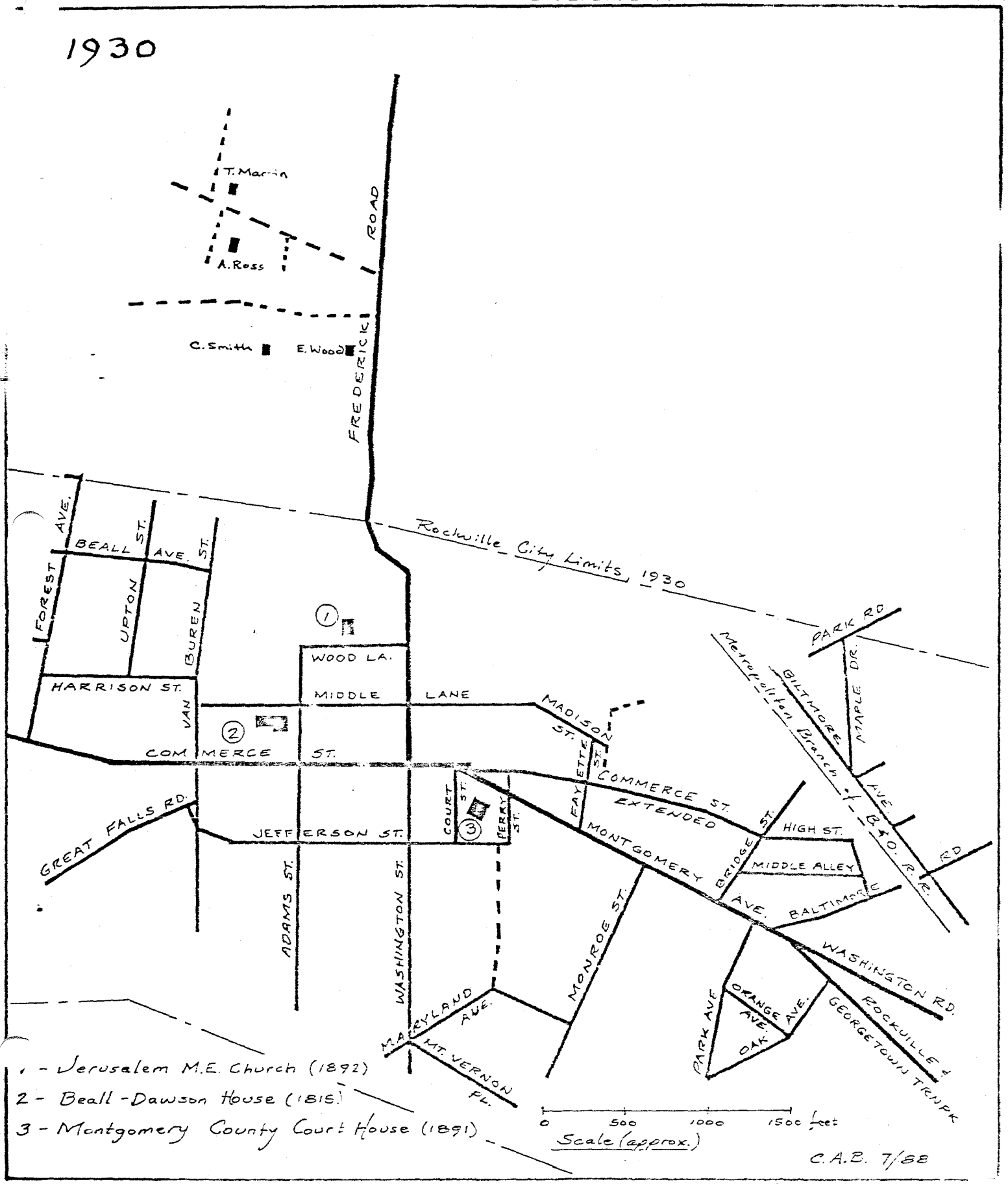


Haiti Survey District - Architectural Description

1879

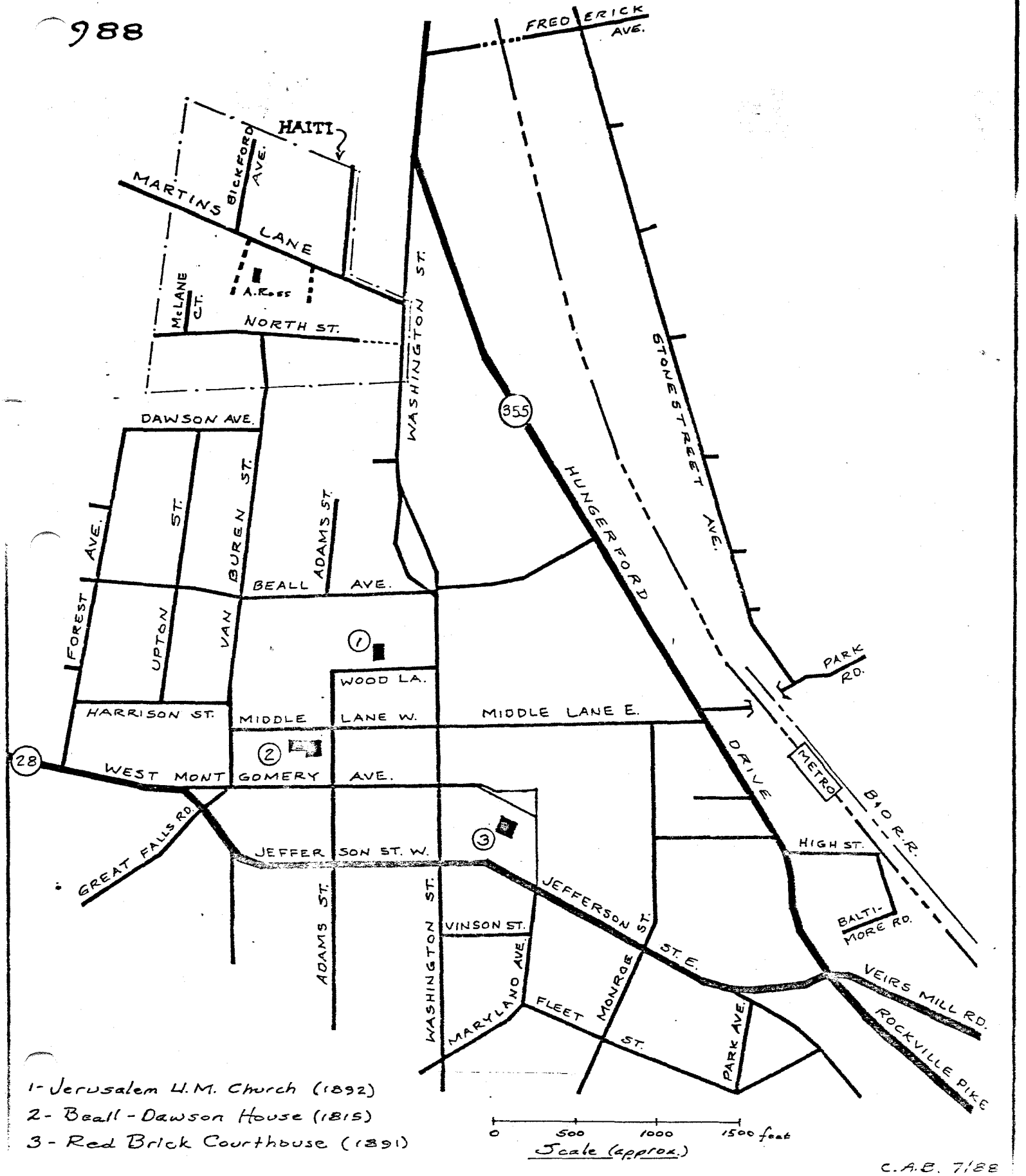


Haiti Survey District - Architectural Description



Haiti Survey District - Architectural Description

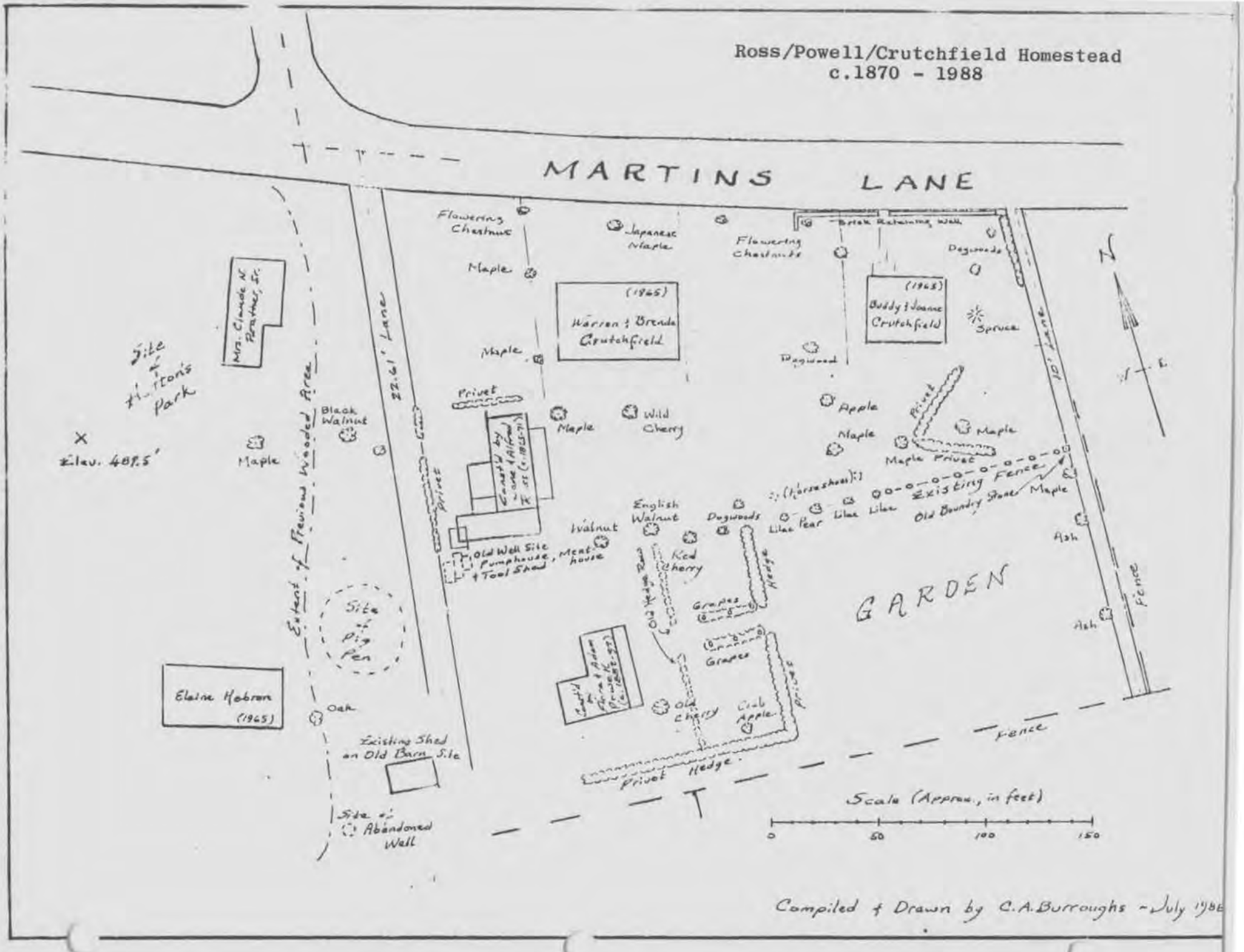
988



1- Jerusalem U.M. Church (1892)
2- Beall-Dawson House (1815)
3- Red Brick Courthouse (1891)

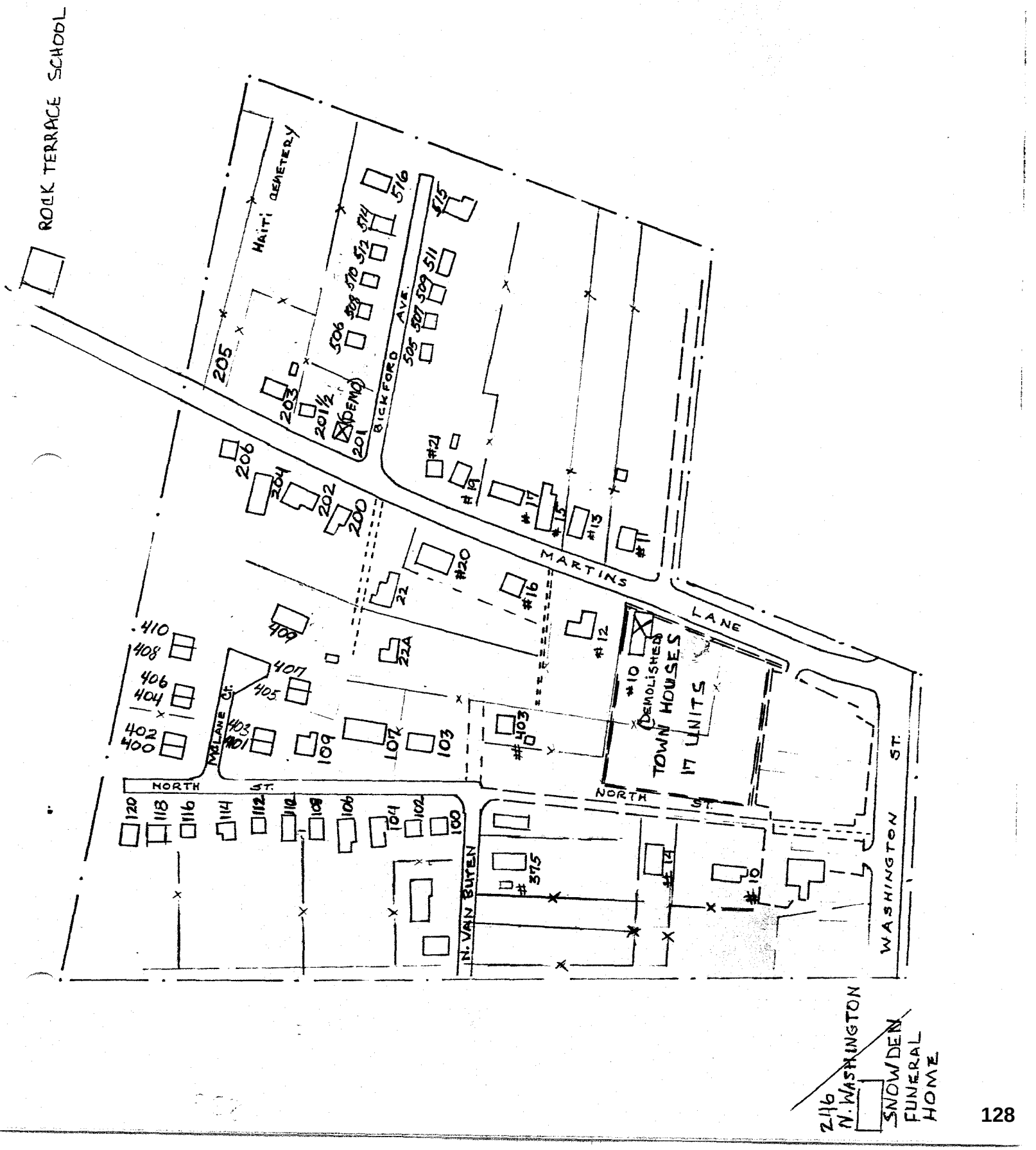
C.A.E. 7/88

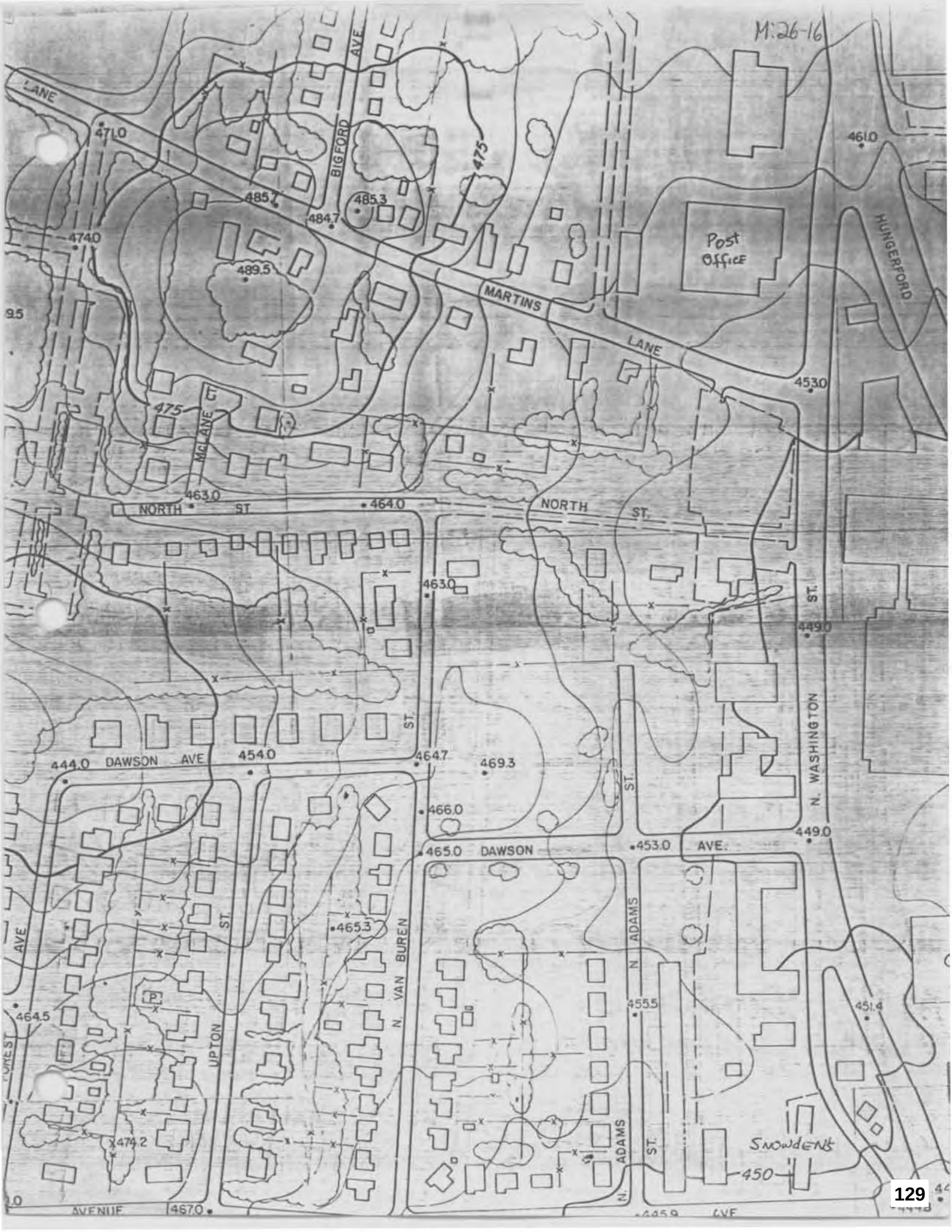
Ross/Powell/Crutchfield Homestead
c.1870 - 1988

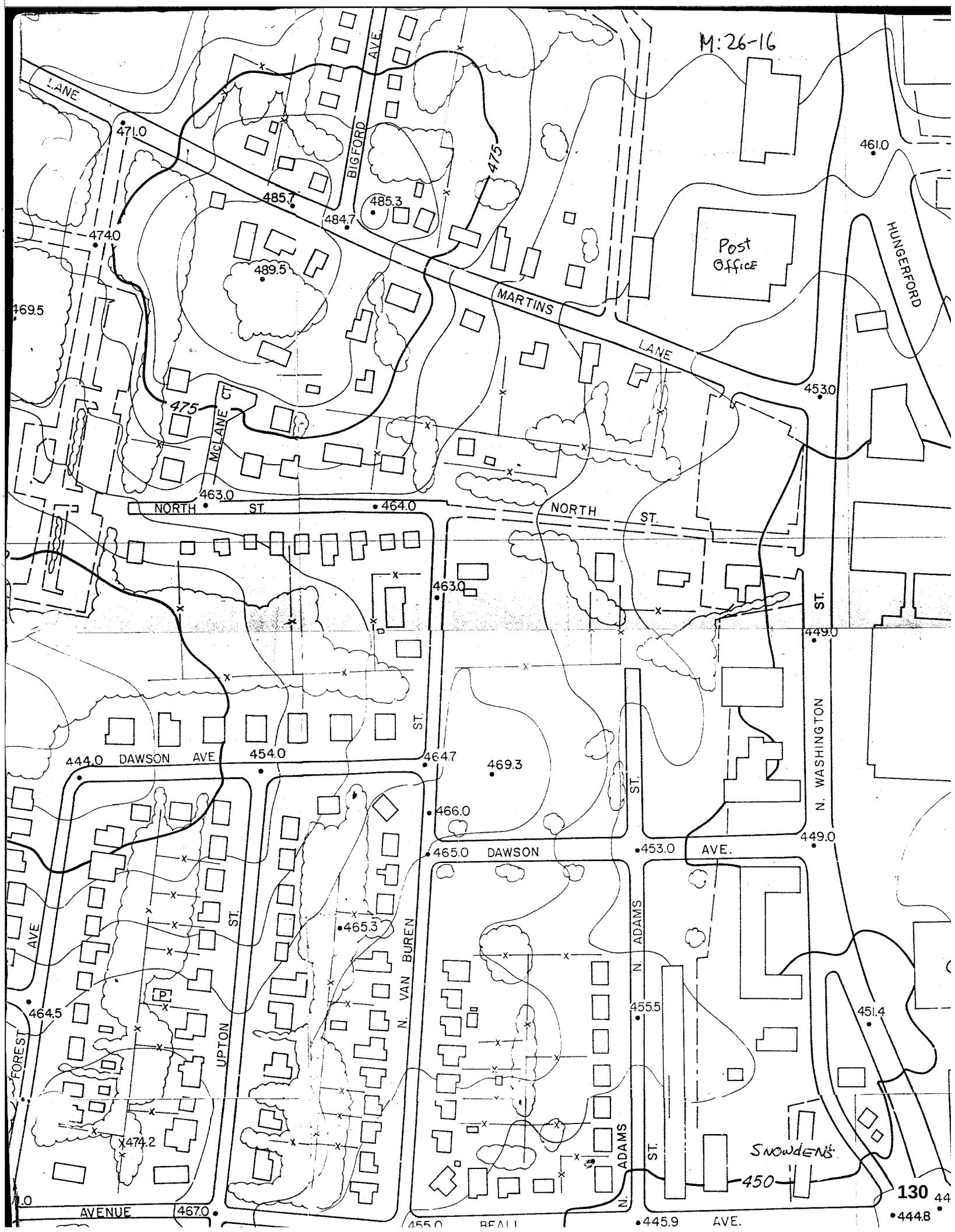


Compiled & Drawn by C.A. Burroughs - July 1988

Map of Haiti Survey District




M:26-16
LANE
471.0
BIGFORD
AVE
475
485.7
485.3
484.7
474.0
489.5
MARTINS
LANE
Post Office
461.0
HUNGERFORD
453.0
475
MCLANE CT
463.0
NORTH ST
464.0
NORTH ST.
463.0
449.0
ST.
444.0
DAWSON AVE
454.0
464.7
469.3
N. WASHINGTON
449.0
466.0
465.0
DAWSON
453.0
AVE.
465.3
N. VAN BUREN
N. ADAMS
455.5
451.4
464.5
UPTON
474.2
SNOWDENS
450
467.0
AVENUE


M:26-16
LANE
471.0
BIGFORD
AVE.
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MARTINS
LANE
Post
Office
461.0
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N. WASHINGTON
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N. VAN BUREN
N. ADAMS
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451.4
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FOREST AVE
UPTON ST.
474.2
SNOWDENS
450
130
AVENUE
467.0
445.9 AVE.
444.8

M:26-16



10 MARTIN'S LANE



11 MARTIN'S LANE

M:26-16



12 MARTIN'S LANE



13 MARTIN'S LANE

M:26-16



15 MARTIN'S LANE



19 MARTIN'S LANE

M:26-16



22 MARTIN'S LANE



22A MARTIN'S LANE

M: 26-16



200 MARTIN'S LANE

203 MARTIN'S LANE





ROCK TERRACE SCHOOL
390 MARTIN'S LANE

M:26-16



375 NORTH VAN BUREN

403 NORTH VAN BUREN



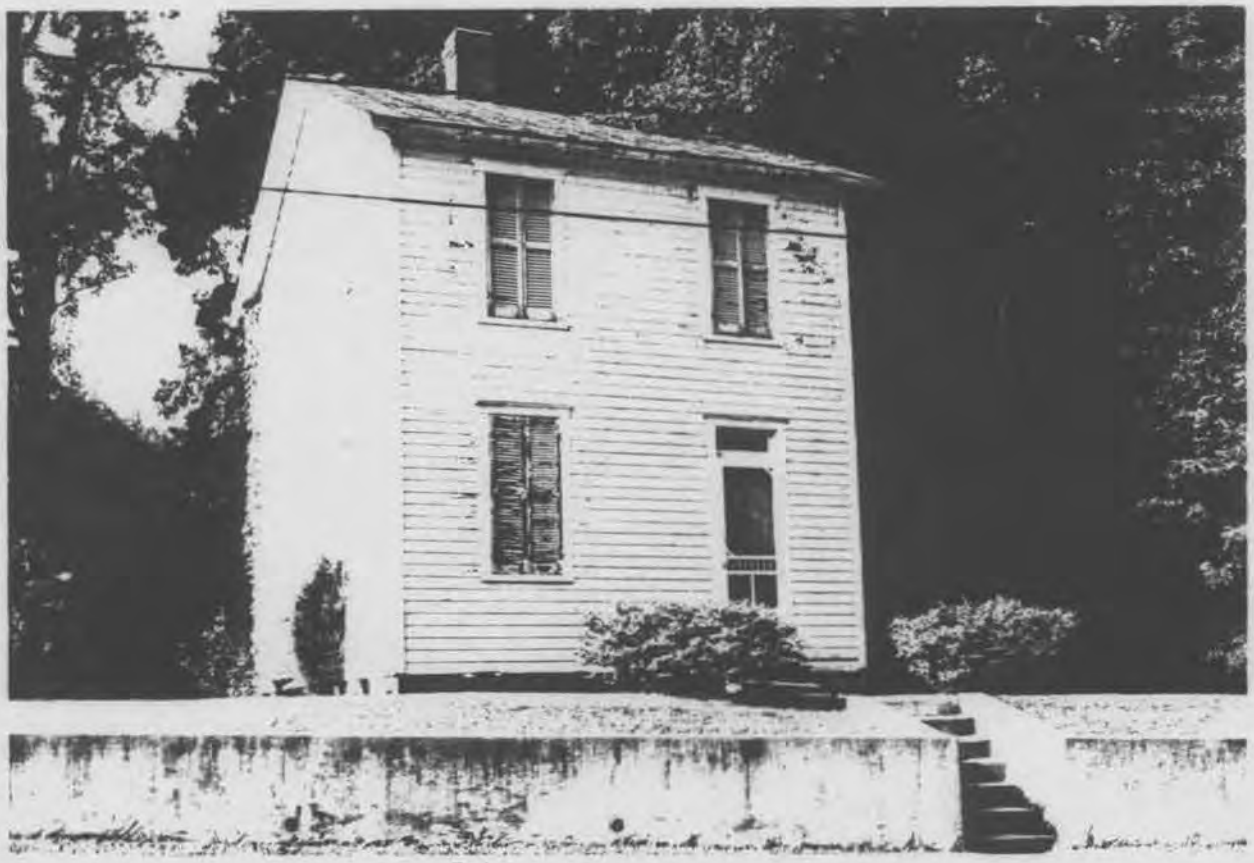


SNOWDEN FUNERAL HOME
246 NORTH WASHINGTON ST.

M:26-16



HAITI CEMETERY 205 MARTIN'S LANE



206 MARTIN'S LANE

M:26-16

100 NORTH STREET





104 NORTH STREET

110 NORTH STREET



M:26-16



114 NORTH STREET



116 NORTH STREET



NAME #26-16 "HAITI" / MARTIN'S LANE

LOCATION MARTIN'S LANE ROCKVILLE, MD

FACADE N

PHOTO TAKEN 5/27/76 MOWYER

Dear Members of the Historic District Commission,

I, Brenda Crutchfied, am writing to respectfully urge the Commission to deny any request to demolish the 24 Martins Lane property and to give full consideration to its preservation. It is part of the living story of African American history and my family history within the City of Rockville. Once such places are destroyed, the community loses an irreplaceable connection to the people, struggles, achievements, and daily lives that shaped our community better known as Haiti.

Rockville's African American history is deeply rooted in neighborhoods, burial grounds, and family homes that speak to generations of resilience, community-building, education, and civic life. Across Rockville, preserved historic places have helped document stories of segregation, neighborhood formation, and the longstanding presence of Black families and institutions. Given that I grew up in Rockville, I understand the significance of preserving the African American community. I grew up in Lincoln Park and when I got married, I moved to Haiti community. In the Spring of 2004, The Mayor and Council of Rockville erected a sign for the Haiti-Martins Lane Community. The sign states this neighborhood was established in the 1830's. 24 Martins Lane is the central property of the Haiti community which was owed by Samuel Martin who was a freed black man. All the properties are owned by my family. Haiti community is also located near Carver Education Service Center which was the only black high school during segregation in Montgomery County and is designated as a historical site.

To access this property, there is a shared ingress and egress that is owned by my family. My husband and brother-in-law created this path for family members to use to access 22 and 24 Martins Lane. 22 Martins Lane has been declared historical by the City of Rockville which is considered the homeplace. In 1909, 24 Martins Lane was built for my in-laws. The landscape and the interior of the property were beautiful. My husband and I lived in this property at the beginning of our marriage. It is very unfortunate that the City of Rockville did not declare 24 Martins Lane historical the same time that 22 Martins Lane was declared. The City of Rockville has pictures of me and my family for the historical significance of the African American family. The pictures were displayed in the Rockville Library. Located less than mile away is the Haiti Cemetery which is a historical black cemetery that former slaves are buried.

If the 24 Martins Lane is demolished, it would greatly affect the historical significance of the Haiti Community and the surrounding 5 properties. The surrounding properties were all owned by family, Crutchfield's and Prather's. The property still has good bones and will be able to be restored. If given the opportunity, my family and I will restore the property.

Brenda Crutchfield
[redacted]
Rockville, MD 20850
[redacted]

Outlook

24 Martins Lane testimony

From Gretchen Crutchfield [redacted]
Date Wed 5/20/2026 10:22 AM
To History <History@rockvillemd.gov>

WARNING - External email. Exercise caution.

To The Rockville Historic District Commission,

I, Gretchen Crutchfield, have been married to Wellington Nathaniel Crutchfield, Jr. for 36 years, and during that time I have come to deeply understand and appreciate the importance of the Crutchfield family history tied to 24 Martins Lane and the surrounding Haiti community in Rockville.

For the past 30 years, we have raised our family in the adjacent property at 22 Martins Lane. Over the years, I have been privileged to witness firsthand the reverence the reverence and pride the Crutchfield family holds for this property and the surrounding neighborhood. The home at 24 Martins Lane is not simply an aging structure — it is a rare and irreplaceable symbol of perseverance, family unity, and African American history in Rockville. Wellington's grandparents built this home, and generations of the Crutchfield family lived, worked, gathered, and built their lives there. The property stands as a testament to a time when African American families created strong, self-sustaining communities despite the barriers and inequities they faced.

The Haiti neighborhood represents one of the few remaining physical connections to Rockville's historic Black community. Families in this area shared not only land and homes, but traditions, values, faith, and mutual support that shaped generations. The destruction of 24 Martins Lane would erase an important part of that story and further diminish a cultural landscape that has already suffered tremendous loss over time.

What is especially troubling is that neighboring properties with shared historical significance have received historic protections, while 24 Martins Lane — a property equally tied to the same community history and family lineage — has not been afforded the same consideration. The home contributes directly to the integrity and historical character of the Haiti community and should be preserved as part of Rockville's commitment to protecting its cultural and architectural heritage.

Preservation of this structure matters not only to the Crutchfield family, but to the broader community and future generations who deserve the opportunity to see and understand the history that helped shape this city. Once demolished, this living piece of African American history can never be recreated. The family remains willing and committed to restoring the home and preserving its historic character so that its legacy may continue.

I respectfully urge the Historic District Commission and the City of Rockville to recognize the historical, cultural, and community value of 24 Martins Lane and take every possible step to preserve this important landmark.

Thank you for your consideration.

Sincerely,

Gretchen Crutchfield
[redacted]
Rockville, MD 20850
[redacted]

Dear Members of the Historic District Commission,

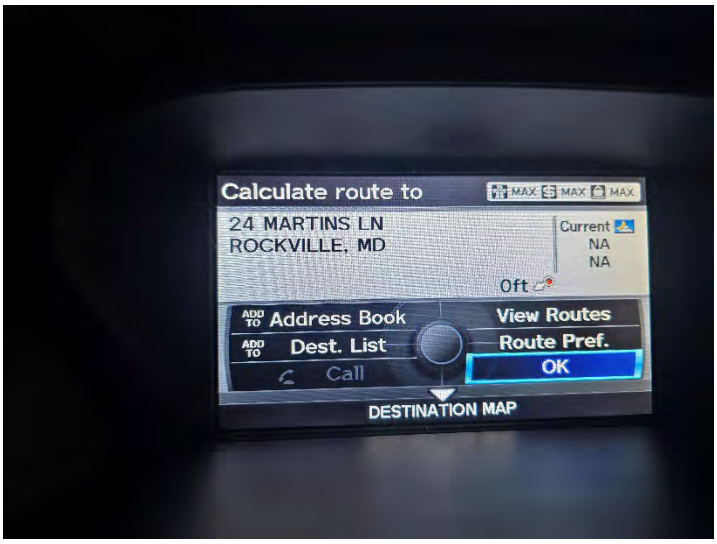
I am writing to respectfully urge the Commission to deny any request to demolish the 24 Martins Lane property and to give full consideration to its preservation. This site represents more than a structure alone; it is part of the living story of African American history and my family history within the City of Rockville. Once such places are destroyed, the community loses an irreplaceable connection to the people, struggles, achievements, and daily lives that shaped our community better known as Haiti.

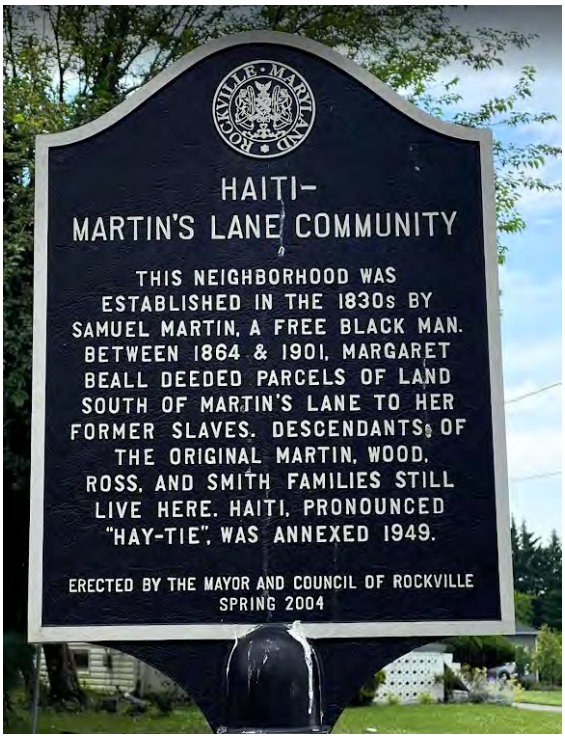
Rockville's African American history is deeply rooted in neighborhoods, burial grounds, and family homes that speak to generations of resilience, community-building, education, and civic life. Across Rockville, preserved historic places have helped document stories of segregation, neighborhood formation, and the longstanding presence of Black families and institutions. In the Spring of 2004, The Mayor and Council of Rockville erected a sign for the Haiti-Martins Lane Community (see sign below). The sign states this neighborhood was established in the 1830's. 24 Martins Lane is the central property of the Haiti community which was owed by Samuel Martin who was a freed black man (see graphic below). The land was subdivided into three adjacent properties, 16 Martins Lane, 20, Martins Lane and 22 Martins. All the properties are owned by my family. Once 24 Martins Lane was sold, I was not given a chance to purchase the property to restore it back to its original beauty.

To access this property, there is a shared ingress and egress that is owned by my family. My father and uncle created this path for family members to use to access 22 and 24 Martins Lane. 22 Martins Lane has been declared historical by the City of Rockville which is considered the homeplace. In 1909, 24 Martins Lane was built for my grandparents to live. The landscape and the interior of the property were beautiful. My cousin owns 16 Martins Lane, and my cousin currently lives at 22 Martins Lane. Growing up my cousins and I were able to run between houses. It is very unfortunate that the City of Rockville did not declare 24 Martins Lane historical the same time that 22 Martins Lane was declared. The City of Rockville has pictures of me and my family for the historical significance of the African American family. The pictures were displayed in the Rockville Library. Located less than mile away is the Haiti Cemetery which is a historical black cemetery that former slaves are buried.

If the 24 Martins Lane is demolished, it would greatly affect the historical significance of the Haiti Community and the surrounding 5 properties. The surrounding properties were all owned by family, Crutchfield's and Prather's. The property still has good bones and will be able to be restored. If given the opportunity, my family and I will restore the property.

I respectfully ask the Commission to protect this property from demolition and consider any available path toward preservation or designation.





Sincerely,
LaShane Crutchfield
[redacted]

Rockville, MD 20850
[redacted]

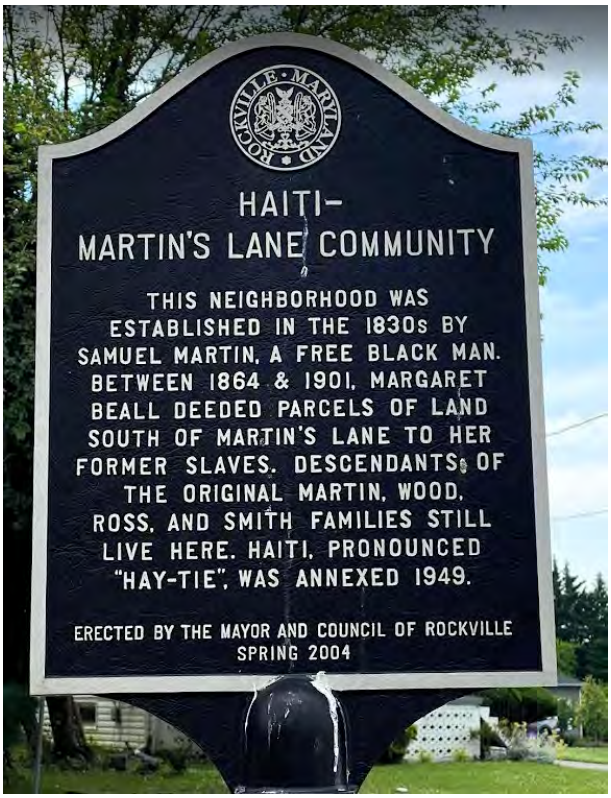
Dear Members of the Historic District Commission,

I, Nicole Crutchfield, am writing to respectfully urge the Commission to deny any request to demolish the 24 Martins Lane property and to give full consideration to its preservation. It is part of the living story of African American history and my family history within the City of Rockville. Once such places are destroyed, the community loses an irreplaceable connection to the people, struggles, achievements, and daily lives that shaped our community better known as Haiti.

In the Spring of 2004, The Mayor and Council of Rockville erected a sign for the Haiti-Martins Lane Community (see sign below). The sign states this neighborhood was established in the 1830's. 24 Martins Lane is the central property of the Haiti community which was owed by Samuel Martin who was a freed black man. The land was subdivided into three adjacent properties, 16 Martins Lane, 20, Martins Lane and 22 Martins. All the properties are owned by my family.

To access this property, there is a shared ingress and egress that is owned by my family. My father and uncle created this path for family members to use to access 22 and 24 Martins Lane. 22 Martins Lane has been declared historical by the City of Rockville which is considered the homeplace. In 1909, 24 Martins Lane was built for my grandparents to live. The landscape and the interior of the property were beautiful. My cousin owns 16 Martins Lane, and my cousin currently lives at 22 Martins Lane. Growing up my cousins and I were able to run between houses. It is very unfortunate that the City of Rockville did not declare 24 Martins Lane historical the same time that 22 Martins Lane was declared. The City of Rockville has pictures of me and my family for the historical significance of the African American family. The pictures were displayed in the Rockville Library. Located less than mile away is the Haiti Cemetery which is a historical black cemetery that former slaves are buried.

If the 24 Martins Lane is demolished, it would greatly affect the historical significance of the Haiti Community and the surrounding 5 properties. The surrounding properties were all owned by family, Crutchfield's and Prather's. The property still has good bones and will be able to be restored. If given the opportunity, my family and I will restore the property.



Sincerely,

Nicole Crutchfield
[redacted]
Rockville, MD 20850
[redacted]

Outlook

Demolition of Property located at 24 Martins Lane

From Wellington Crutchfield [redacted]
Date Wed 5/20/2026 10:18 AM
To Historic District Commission <HistoricDistrict@rockvillemd.gov>

WARNING - External email. Exercise caution.

To The Rockville Historic District Commission,

I, Wellington Nathaniel Crutchfield, Jr, am highly upset that the Historic District Commission is considering demolishing the 1909 structures (24 Martins Lane) with deep historic and family ties to the African American community. I share a boundary at 22 Martins Lane(which I'm the 7th generation to occupy) which is historical protected and I am confused why 24 Martins Lane was not historically protected in the same vein as 22 Martins Lane, which falls under the City of Rockville Historical guidelines. 24 Martins Lane holds a special importance in my heart because of family history. My grandparents built this house, and my father and his siblings grew up there. In fact, I share an ingress and egress with the house that my father and uncle paved by hand, which is the sole ingress and egress to 22 and 24 Martins Lane. The foundation is sound and we have family members who are willing to rebuild its former historic glory to preserve the house as it would have been in 1909. Unfortunately, we were not given the opportunity to bid on it. Now that we know it is slated for possible demolition, we have rallied as a family to save this important piece of Rockville architecture. To demolish the structure flies in the face of the City of Rockville's promise to restructure and preserve historical structures. Demolition of the property would affect the surrounding 5 properties in a negative manner and would destroy the compound known as Haiti. It was an oversight of the City of Rockville not to designate this property as historic when 22 Martins Lane was designated as historic. Currently there is nothing of this kind still standing in the City of Rockville. Due to the proximity of this property, any demolition will negatively impact on our historic property. It's place in Rockville's history cannot be denied.

Sincerely

Wellington Crutchfield Jr

Sent from Outlook

Outlook

24 Martins Lane

From Jane Wood <[redacted]>
Date Mon 6/15/2026 1:58 PM
To History <History@rockvillemd.gov>

WARNING - External email. Exercise caution.

Good afternoon, I am in favor of demolition of 24 Martins Lane, Rockville, MD. I live at 23 Martins Lane, Rockville, MD
You may or may not be aware that 24 Martins Lane has been vacant for 21 years. To my knowledge, no one in the Crutchfield family made an attempt to have the property deemed historic prior to its being sold. I was born and raised on Martins Lane and moved back to Martins Lane 18 years ago.

Additionally, I believe it is a health issue. We have a fox that lives on my side of Martins Lane as well as coyotes. I have seen them cross from my side of Martins Lane towards 24 Martins Lane. There are also big black birds that live in 24 Martins Lane.

I will not be at the meeting on Thursday. Thank you, Rev. Jane Wood

June 16, 2026

David Hill
[redacted].
Rockville, MD 20850

Peter Fosselman, Chair
Historic District Commission
City of Rockville
City Hall, Planning Dept.
111 Maryland Ave., 20850
[transmitted electronically]

Re: For HDC meeting of June 18, written testimony for 2026-331-EOS (24 Martins Lane)

Dear Chairman Fosselman, Commissioners and Staff,

Please enter the attached written testimony into the record of the subject HDC matter and consider its argument(s) and conclusion. While I attended the original May 16 HDC meeting intending to testify so at that time, I am unable to attend the deferred June 18 meeting. While I still wish to support the Crutchfield family and Haiti Community in this matter with my observations and rationale to you.

Sincerely,



David Hill

Former Interim Commissioner, MoCo Planning Board & MNCPPC
Former Commissioner (inc. Chair), City of Rockville, Planning Commission
Former Commissioner, City of Rockville, 2006 RORZOR Commission [zoning re-write]
Former Co-Chair, City of Rockville, 2002 Charter Review Commission
Former Commissioner (inc. Chair), City of Rockville, Board of Appeals
Former Officer & Director, Peerless Rockville

Written testimony for 2026-331-EOS (24 Martins Lane), HDC Meeting, June 18, 2026
Davd Hill, [redacted]., Rockville, MD 20850

This testimony pertaining to HDC 2026-331-EOS for 24 Martins Lane addresses three points:

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1) Illogic

    a. The matter before and in the bailiwick of the HDC is historical significance, not the end consideration of a demolition permit. The crux of what the applicant is applying for and staff is recommending in their report, is that the condition of the structure on the property is poor and therefore the HDC should not find the property to have historical significance. That is taking procedural liberty (a short cut) to an eventual approval desired by the applicant to make way for other development plans. A potentially historically significant property may be both significant and have structures in poor condition at the same time. I propose that is the case here. The HDC role in this process is to pass judgement on historical significance, not structural integrity alone or predominating.
    b. It appears uncontroversial that under City of Rockville ordinance relative to Historic Resources, Exhibit C, Critieria, Historic[al] Significance, all four of the required criteria are met. Staff finds and recommends so. I suggest the mentioned support for item C, could go further beyond Samuel Martin, as later members of the Haiti community are historical figures as well in City history. Is there anything else relevant for the HDC to conclude this is a historically significant property? All the criteria under this direct category are met. Staff also finds criteria A, and I argue below also criteria E, seem fulfilled in the supporting "Architectural, Design, and Landscape Significance" criteria. Leaving a net preponderance of all criteria fulfilled. This is a strong outcome that this property is indeed historically significant (since only one criteria could produce a favorable recommendation by the HDC). I further point out that to make the overriding position by applicant and staff that poor structural condition trumps historical criteria is not explicit in the definition of "Integrity" in the same section: "*the authenticity of a property's historic identity, evidenced by the survival of physical characteristics*...." First this refers to a property, not just the foremost structure. Second, this property does have further characteristics than just the house focused upon [see below for more].

2) Historical Integrity of the Haiti Community

    While historically the Haiti Community was formed in three chunks, well described in the staff report, the modern orientation of structures devolves to two nodes: along Martins Lane (with Bickford Ave.) and along North Street (with McClane Ct.) The large parcel and mostly open landscaping of 24 Martins Lane, plus the private drive access

nearby, is the glue between these two nodes. This is critical to the contiguity of the Haiti Community. Create a barrier to sight lines and casual movement by and through this property leaves the Haiti Community fractured in two. I foresee that North Street+ will ostensibly become part of West End and a curtailed Haiti will survive only along Martins Lane (impoverished spatially by the perceptual reduction). The extant Haiti Historic District will similarly have trouble with relevance. From this observation, I assert that criteria E under "Architectural, Design, and Landscape Significance" should be answered in the affirmative. Indeed the mostly open landscaping (or even historic trees, bushes and plantings) does "*Represents an established visual feature of the neighborhood or City because of its physical characteristics or landscape components*." This is not to say that no to scale and similar density structures might be built on this large parcel, yet they require proportion and spacing to hold together the nodes of the Haiti Community.

3) Future Replacement Development

While considering future development to the site is a forward looking perspective, I suggest that overriding historical criteria to approve demolition is equally forward looking, so equitably inbounds now for passing consideration. The worst outcome here would be demolition of even poor condition historic fabric without a viable way forward. A first technical zoning problem exists in building anything residential on this parcel. Such requires public right-of-way access and commensurate with its density. The tenuous property stem at the NE corner may be inadequate for density and forms a new pipestem situation. Pipestem development was prohibited without exacting waiver under the Giamo administration of the City. I have lost track of its current status, but someone should investigate. Further and larger, It takes little imagination to foresee what is proposed and likely as replacement development. You must only look to the tight, urban textured townhouses contiguous to Hiati at Martins Lane Square and Ivy League Square. These urban density townhouses are indeed the ostensible target of near Town Center housing policy and national trends. However, such is in tension with the historical texture of the Haiti community as outlined in #2 above. Tight sticks of three story plus townhouses will be a visual wall and dividing force through the center of the Haiti Historic District (as described above). Which will the City prioritize is beyond the purview of the HDC. Your role is to pronounce on whether historical significance is at stake in an anticipated demolition permit decision which will carry forward to further infill development. Not to make a prejudged outcome for the larger housing and planning decisions that should be informed by your recommendation on impact on historical resources (bringing this testimony full circle).

Thank you for your attention and consideration.

VF-ROCKVILLE MARTIN'S LANE
HAITI

MONDAY, JULY 11, 1988 ...

The Washington Post

METRO

Rockville Library
Reference

Community Clings to Its Heritage

Rockville Blacks Feel Boom Pressure

By Eugene L. Meyer
Washington Post Staff Writer

First came the 17 town houses, which quickly sold for up to $189,000, all to outsiders. Then, Mabel Hebron's husband was barely in the grave when a real estate agent called to ask if her property was for sale. Aaron Williams was offered $250,000 for his house and lot. Several other neighbors have received persistent calls from developers avariciously eyeing their land.

The object of all this interest is Martin's Lane, a close-knit black community of about 20 modest houses on large lots at the edge of booming, downtown Rockville. Named for a free black man who owned some of the land before the Civil War, the lane that now is considered prime real estate once was a dead-end dirt road nobody wanted to pave—much less develop.

But times have changed, and the tiny community of intermarried families stands at a critical crossroad. The issue residents face is whether to cash in on the opportunities at hand or stay put.

"Some people feel the land is so valuable, you can make a lot of money," said Warren G. Crutchfield, 52, a Martin's Lane resident living on land deeded to his slave ancestor, Jane Carroll Ross. "But personally, I feel some things must be preserved. They see the dollar signs; I see history."

In dealing with this predicament, residents are being studied, guided and lobbied by Peerless Rockville, a preservation group dedicated to saving buildings—and in this instance a community.

"We started out thinking just about the buildings, but it's a way of life," said Eileen McGuckian, Peerless Rockville's executive director. "If the people left Martin's Lane, it simply would not be there. A kinship community would be shattered."

McGuckian is attempting to document the lane's rich history and to rally residents against the forces of change.

Despite such efforts, it may be just a matter of time before change overtakes Martin's Lane.

It now is part of a road that bypasses Rockville and leads to I-270. The Rockville Metrorail station is just blocks away.

See MARTIN'S LANE, D7, Col. 1



PHOTOS BY CRAIG HERNDON—THE WASHINGTON POST

Members of the Crutchfield, Prather and Wood families are part of the long history of Martin's Lane in Rockville.



Several markers in the Martin's Lane cemetery date to the 1800s.

Martin's Lane

MARTIN'S LANE, From D1

A high-rise General Electric office building faces the lane. A new post office, Paisano's Pizza and town houses adjoin it.

The land along the lane is zoned to allow as many as seven houses per acre.

The land itself is worth more than the houses, the city's historic district commission said last year.

"This inevitably makes the area a target of interest for more intense development despite the stated city policy of neighborhood preservation," the commission noted in a report highlighting urban "stresses."

The community also is threatened by the simple fact of age: Rosalie Mapson Campbell is 80; Oscar Wood, 87; Henry and Frances Crutchfield, 82 and 74; Mabel Hebron, 74; Aaron Williams, 70; Adele White, 74.

"I really wouldn't want to see it go," White said, "but I'll be going myself, eventually."

Some of the residents are widows living alone. In many cases, their children and grandchildren live elsewhere.

"There are still a lot of us who grew up on that hill who keep in contact," said Clarence Hebron Jr., 43, who works for General Motors in St. Louis.

"If any decision is made [to sell], it'll be made as a group because that's how close we are. But I know of one or two people willing to sell."

Claude Prather Jr., 39, reluctantly, is one. "I'm content here, right now," he said.

But development, he added, "is inevitable. Slowly but surely, it will come our way. Eventually, there will be something done up here. This is a lot of land for the older people to maintain."

For now, Prather mows his mother's lawn next door. Warren and Wellington (Buddy) Crutchfield do the same for their parents and for other elderly neighbors. They also maintain the cemetery, which the Crutchfields own.

Martin's Lane is like one big family, residents uniformly said.

The lane was named after Samuel Martin, a freed slave who owned the land on the north side as early as 1831.

His son, Samuel Martin Jr., died in 1873, and divided the land among his five daughters.

For years, Martins populated the land and were buried in the tiny cemetery that remains, well shaded and hidden from the street.

Samuel Martin left another, perhaps unintended, legacy: the community name of Haiti (pronounced Hay-tie), suggesting a possible familial link to Honore Martin, a Rockville merchant and slave owner from the French West Indies.



PHOTOS BY CRAIG HERNDON—THE WASHINGTON POST

Development in the area around Martin's Lane has increased the amount of traffic in the neighborhood in recent years.



Mabel Hebron was called about selling her property after her husband died.

Few people still call the community Haiti, and the Martin lots were sold to other black Rockville residents, who built frame and brick houses there beginning in 1916. Today, there are no Martin descendants living on the lane.

The south side of the lane remains almost entirely in the hands of descendants of three slave sisters owned by Margaret Beall, whose manor home, the Beall-Dawson House, includes the county historical society a few blocks away.

"They say she was very good to her slaves," said Rosalie Campbell, a great-granddaughter of one of the sisters. Indeed, Beall sold large tracts to her former slaves for nominal sums.

Their names were and are Smith, Ross, Crutchfield, Prather, Carroll and Wood. In the sociological scheme of black Rockville, they were solidly middle class. Although many worked for white families as domestics and handymen, others were teachers, schooled in Washington's then-segregated system because Montgomery County had no high school for blacks until 1927. Several attended Dunbar, the District's academically elite segregated high school for blacks.

The Martin's Lane settlement stood in marked contrast to the area a few blocks south around Middle Lane, a low-income black ghetto razed in the 1950s to make way for shopping centers.

On Martin's Lane lived the likes of bugle-playing William Wood, who founded the Rockville Memorial Day parade, civil rights leader and postal worker Alphonzo Lee, and Claude Prather's father, a successful businessman who owned an ice house, store and pool hall in Rockville.

In 1936, residents offered to mortgage their houses to finance a civil rights suit on behalf of black teachers.

Despite their higher status, there were slights and fights.

There was no water or sewer service until 1951, two years after Martin's Lane was annexed by Rockville.

The lane was not even paved until 1950, when it was surfaced to serve Rock Terrace Elementary, the last of the segregated schools built in the county. The school opened in 1952.

In the 1960s, residents united against city efforts to change the street name to Nelson the extension of Martin's Lane that passes through newer, more expensive and mostly white subdivisions.

The extension turned the formerly quiet lane into what Claude Prather calls a "very high-profile street," with commuters cutting through.

"Shucks, it's just like being on the side of a highway," said James (Buddy) Carroll, 67, whose parents' vacant frame house may be Martin Lane's oldest. "Some people fly through here like they're on a race track. It's gotten to be a nuisance."

But it was the town houses that set off the loudest alarms. The first was occupied in December, and all were sold by April, at prices ranging from $169,000 to $189,000—far beyond the means of the Martin's Lane residents.

None of the residents of the town houses is black. The three-bedroom units face an interior court, not the street or community.

"I like to see a little progress," Carroll said, "but I don't like to see it go beyond my pocketbook. Where are you gonna go, as high as things are?"

Still, the real estate people call. "When they start talking, I say 'No thanks,' and hang up," said Rosie Wood, 69.

Added Aaron Williams, who married into the Martin's Lane clan, "Some of the neighbors up here, you would probably hasten the end of their life if they had to leave this place. I don't care how fabulous [the offer] was."

Residents of Martin's Lane say they have something money can't buy.

"It's one of the last dynasties in Rockville," said Kelly Davis, 26. Vowed her mother, Brenda Crutchfield Davis, "We will be here till Thy Kingdom come."

ROCK/HAITI—(MARTIN'S LANE)

City council hears report on Haiti-Martin Lane area

by Mary O'C. LoJacono

At a recent Rockville mayor and council meeting, Haiti-Martin's Lane was described as an "integral and multi-dimensional part of the city" that should be preserved for future generations of the original inhabitants.

At the meeting, members listened to a comprehensive report on historical black communities in Rockville, especially the community surrounding Martin's Lane and known as Haiti (pronounced Haytie) to the older residents.

Eileen McGuckian, project director and researcher for Peerless Rockville, was commissioned partly by the city to research the area last year. Her report to the council was accompanied by a 52-page report and analysis of the area, its people, its history and its development over the years.

McGuckian was joined in her presentation by Everett L. Fly, the project adviser, who also travels the country as an adviser with Entourage Inc. for similar projects.

McGuckian offered background information about the area with slides of homes, many of which are still standing, and of plots of land subdivided throughout 150-plus years of the communities' existence.

She said she was impressed with the "rich history" of the neighborhood. By "listening to stories . . . and looking at old photographs," offered to her by the many descendants of the original developers, she was able to put the pieces of the community together. "It was like a jigsaw puzzle," she said.

Eileen McGuckian . . . was commissioned partly by the city to research the area last year.

The Haiti community was begun circa 1830 by a free black named Samuel Martin. He owned eight and three-quarters acres of land north of Martin's Lane, which was later subdivided in to five equal plots for his children and grandchildren.

From Martin's Lane to North Street, the central part of the Haiti community began to sprout when former slaves and servants of the Beall family in the second half of the 19th century.

The community continued to grow as black investors and blacks from other areas began to buy into the already established community.

McGuckian pointed out that the land was usually divided equally among the relatives of the elderly homeowners.

In addition, she added, the houses are only part of the rich traditions of the community. In what she called a "generational kinship community," McGuckian called attention to the fifth generation Crutchfields, who continue to live on the land.

Fly then told the council members about the uniqueness of this community. He said it is typical in many ways to other old communities, but, because of its integrity, it is one of the few communities of its kind. "The human and cultural resources," said Fly, give the community its integrity.

The early settlement date of 1830 is also atypical of most early black developments, he continued.

And finally, he said, the continuity of the neighborhood as a black community and the number of relatives of the original dwellers still living there is "incredible."

The council was pleased with the research. Councilwoman Viola Hovsepian said, "It brings back a lot of memories."

When asked what the city can do to preserve the unique characteristics of the neighborhood, McGuckian offered some suggestions.

She said making the community a historic district "may or may not be the answer." She compared it to "throwing the baby out with the bathwater . . . You can't throw the people out and save the buildings," she said, and preserve the neighborhood. She said the people are as important to the neighborhood as the buildings and landscape.

McGuckian said the city could "provide support" to the residents. She said they are constantly being approached—up to four or five times a week—by developers who want to buy their land.

She also said, "The economic pressures for the next generations to find affordable housing" is increasing. She said the next generation should be able to live on the land of their forefathers.

"The challenge is survival," McGuckian said.

The council will expect another report from Peerless Rockville as the research continues.

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Carol Stuart Watson

The Beall-Dawson House, c. 1815
home of the Montgomery County Historical Society
103 W. Montgomery Ave., Rockville, Maryland

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HAITI, AN HISTORIC BLACK COMMUNITY

by Eileen McGuckian

Montgomery County has always had a substantial black population. Although there were few large plantations, slave owners and slaves were scattered around the County, as were free blacks. By 1860, slaves comprised 30 percent of the County's population, while free blacks represented 8 percent. Blacks, free and slave, have resided in and near Rockville since the town's establishment as the seat of County government in 1776.

Editor's Note: Eileen McGuckian is Executive Director of Peerless Rockville Historic Preservation, Ltd., an organization dedicated since 1974 to preserving structures of historic and architectural significance in the Rockville area.

Four black communities are associated with Rockville. The oldest area, called "Rockville" or "The Lane" and located along North Washington Street and East Middle Lane, probably developed concurrently with the town. The next oldest, Haiti, situated north of town along the Frederick Road, was established as early as 1830. Settlements on Falls Road followed in the 1840's with Lincoln Park 50 years later. These neighborhoods were linked by common schools, churches, and activities.

Haiti[1] is Rockville's oldest surviving black community. Important in building its rich heritage were free black Samuel Martin and his heirs, slaves formerly owned by the Beall family, black builders, and investors. Descendants of these early residents live in Haiti today, providing a tightly interwoven kinship community.

The community of Haiti is significant for its early settlement date, its variety of development patterns, the contributions of its residents to Rockville and the County, the integrity of its buildings and landscape, and its historical relationship to institutions, families, and events. The purchase of land from former slave owners, settlement by freedmen, continuation of a kinship community, existence of vernacular architecture, and pattern of replacement housing are representative of Montgomery County rural black communities. However, the existence of such an intact nineteenth-century cultural landscape in any urban area is highly unusual.

Haiti possesses a distinct sense of place. The landscape reflects the life which has gone on there for 150 years. The homesteads, with their buildings, gardens, and hedgerows, are still arranged to provide basic needs. Open space formerly used for extensive gardens and livestock continues to define the community and reflect its development patterns. Buildings include simple nineteenth-century dwellings hand-built in the traditional manner, mail-order pre-cut houses, homes constructed by local black builders, and replacement homes for succeeding generations of the original families.

SAMUEL MARTIN AND MARTINS LANE

The first mention of Samuel Martin was in the U.S. Census of 1790, where he was listed as head of a household of four non-whites. Thirty-five years later, Martin was assessed by Montgomery County for a lot he shared with Honore Martin, a local merchant and Orphans Court Judge; the relationship between the two men is unknown. The lot, number 32 in the original town of Rockville, located on the west side of Washington Street above Wood Lane, by 1831 was assessed solely to Samuel. When he died in 1837, Samuel Martin left "a log dwelling house 40' by 16' and a paled garden in good order"[2] on a half acre of land, livestock, produce, and furniture.

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1. The name "Haiti" is not an uncommon one for black settlements in America, its nineteenth-century association with independence and freedom for blacks often producing fear among southern whites. How Montgomery County's Haiti was named is unknown, but we do know that its history begins with the story of a free black named Samuel Martin.

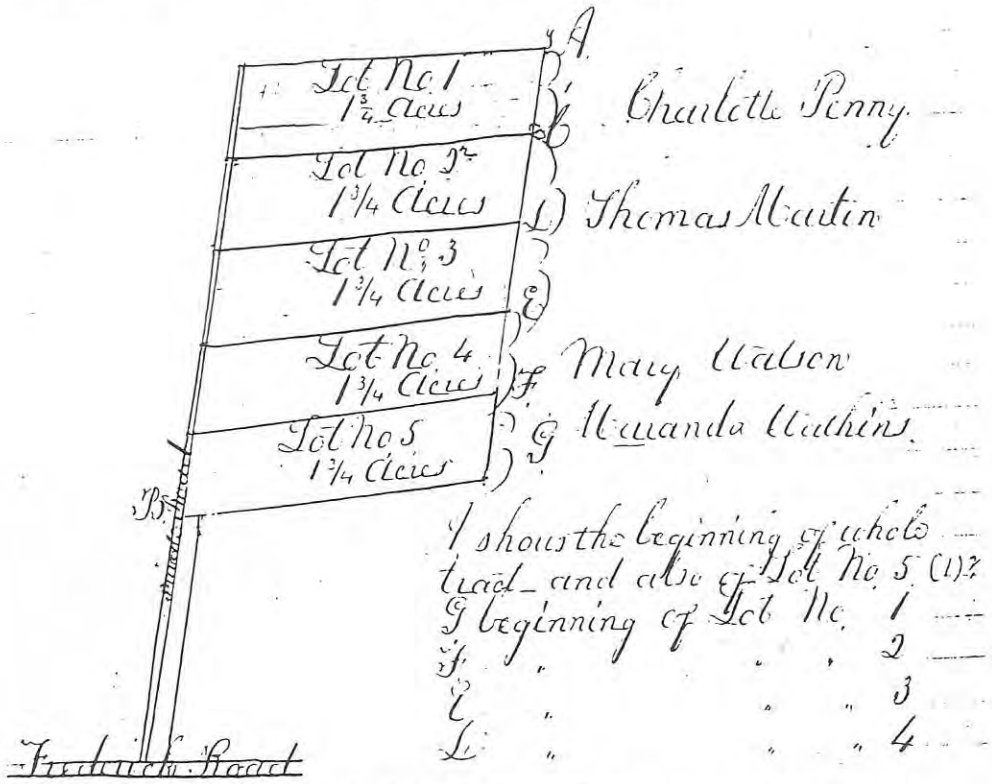
2. Inventory of the estate of Samuel Martin, 1837.

Martin's wife Helen, in preparing her will the following year, left the property to a Doctor Horatio Clagett of Washington County in return for his care and supervision of her daughter Mahala, who was then Clagett's slave. The will was not probated and eventually, through the court, lot 32 became the property of Samuel Martin, Jr.

Samuel, Jr., also owned 8 3/4 acres of "Exchange and New Exchange Enlarged." This property was along the Frederick Road, to the north of town, and adjacent to the extensive holdings of Upton Beall. The lane leading into Martin's homestead, which was also the northern boundary line of the Beall property, has for the last century and a half been known as "Martins Lane."

Samuel Martin, Jr., died in 1873, leaving a considerable estate, as well as the respect of those who knew him. His will divided the property among his wife, children, and grandchildren. The farm north of Rockville was divided into five equal parts, each of which was 1 3/4 acre. The lots, numbered from west to east, are shown on the plat of the division of Samuel Martin's estate.

The Martin family inheritance was subdivided with each succeeding generation. Lot 1, the westernmost parcel inherited by Charlotte Penny, by the end of the nineteenth century held a house for her sister Agatha Smith and her husband Dennis, the Abraham Jones family's summer house, and a small local burying ground. The cemetery, begun by the Smiths selling plots in their rear yard, holds many Haiti residents, the first of whom was Charlotte Penny (1889).



Plat Showing Division of Samuel Martin, Jr.'s, Estate
This plat is taken from Montgomery County Judgment Records, Book EBP 14, page 125.

In 1924, Alphonzo Lee purchased the Jones property. He contracted with local black builder Raymond LeRoy Baker to construct a two-story Dutch Colonial frame house there, choosing Sears & Roebuck's "Chatham" model for the design. Mr. Lee, a postal worker who was a major force in Montgomery County's civil rights movement for 40 years, made his home here until his death in 1974.

Lots 2 and 3 of Samuel Martin, Jr.'s, estate were sold by Thomas Martin to a white real estate speculator from Washington, D.C. Nathan Bickford's 1892 subdivision included 25 lots averaging 3400 square feet each, a lot of 1.07 acres, and a 30-foot avenue which carries Bickford's name. Dwellings were constructed on a number of these lots by the 1940's. Some were built by Mr. Baker, others were built for members of the Martin family who returned to Haiti in the summer. One of these cottages still stands (19 Martins Lane), enlarged by William Wood into a craftsman-style permanent dwelling.

Mary Watson subdivided her inheritance, Lot 4, into four lots in 1901, selling the largest to Alfred P. Brent of Washington, D.C., seven years later. Brent built his house and barn here, later selling parcels to Henry Hartman and Clarence Hebron. The Hartmans built their house at 15 Martins Lane about 1927, the Hebrons at 17 Martins Lane about 1941.

Lot 5 came through the children of Miranda Watkins Martin. By 1911, it was divided between Arthur and Nora Johnson of Washington and Arthur's sister Evelyn and her husband Simon Smith. The Johnsons had grown up near the Woodlawn Hotel (now Chestnut Lodge), and several members of the family purchased lots on Martins Lane. Both families contracted with Arlington builder S. Leonard Gray (who had married a Johnson sister) to build their houses (11 and 13 Martins Lane) in 1915 and 1916.

THE BEALL FAMILY AND ITS SLAVES

The area of Haiti situated south of Martins Lane had been owned by the Bealls since the late eighteenth century. Members of the Beall family had figured prominently in Rockville from the town's establishment as the seat of Montgomery County; in 1776, Brooke Beall, a wealthy Georgetown merchant, was appointed the first Clerk of the Court. Upton Beall, succeeding his father in office, set up housekeeping in Rockville.

Beall and his second wife, Jane Neale Robb, constructed their Federal-style brick dwelling house in Rockville between 1813 and 1820. They relied upon slave labor to farm and mill their Potomac River property and to operate their household in Rockville. The inventory of Upton Beall's estate at his death in 1827 included 25 slaves, most of whom probably lived on the outlying plantation. Others lived in the brick mansion house or in separate slave dwellings on the 67½ acres in Rockville. Either housing arrangement would have fit into the pattern for antebellum Montgomery County where most slaveowners held fewer than ten slaves.

The Montgomery County Historical Society, utilizing historic and architectural evidence, has determined that a small number of Beall slaves lived above the brick kitchen of the Beall-Dawson house. Two small rooms, originally separated from the rest of the second floor and reached only by an enclosed stairway from the kitchen, were used by slaves whose duties required their presence in the main house. This relationship continued even after Emancipation, as evidenced by the 1870 census.

50.

"Margaret Bell" was shown as aged 50 and "keeping house"; in her household were former slave Catherine Smith ("servant"), two young male black farm laborers, a 64-year-old black male blacksmith, and four young black girls, at least two of whom were Smith's daughters.

Jane Neale Robb Beall died in 1849, and the three Beall daughters -- Matilda, Jane, and Margaret -- inherited the property, including 21 slaves.

The family, particularly Upton and his daughter Margaret, appear to have had a somewhat benevolent and paternalistic attitude toward the blacks who were their slaves. We know several instances of Upton's concern for individuals, and Margaret permitted certain families to reside some distance away from the direct control of the main house. However, although education of free Negroes and slaves was not forbidden by Maryland law, the three Haiti residents known to have been Beall slaves could not read or write, and the Bealls did not manumit their slaves much before slavery was abolished in the State on November 1, 1864.

THE ALFRED ROSS FAMILY, SLAVE AND FREE

One of the 21 slaves inherited by the three Beall daughters at their mother's death in 1849 was Alfred, listed as age 21. A decade later, on the eve of the Civil War, the sisters owned 51 slaves (including Alfred and three listed as fugitives) and three "slave houses." Where did Alfred and his family live?

By 1866, the Alfred Ross family appears as a separate household, on land owned by Margaret Beall. Alfred Ross, "negro," was assessed for $200 worth of livestock and $100 in household furniture; no land or "improvements" were mentioned. Meetings of the newly formed Clinton A.M.E. Zion Church were held at the Ross house until the congregation built their own house of worship.

Alfred Ross appeared on the 1870 census as age 35, born in Maryland, owning $100 worth of personal property, and unable to read or write. His wife Jane Kept house, and most of the five children in the household attended school.

Alfred Ross purchased "the use and occupation of the house and lot ... now occupied by him" from Margaret J. Beall on June 23, 1871, for $5.00. The deed specified that "the said Margaret J. Beall during her life shall supervise and control the management of said house and lot."[3] The supervision clause was removed in 1893 when the land passed to newly widowed Jane Ross and her children.

Alfred and Jane Ross's house was located at the northern end of the Beall property, close to the lane leading from the Frederick Road to Samuel Martin's homestead. It was sited on high ground to catch the breezes and views of the Frederick Road below. That it was located a good distance from the main house indicated a measure of trust on the part of the Bealls and autonomy for the slave family. Slaves valued their homes for their privacy from whites.

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3. Land Records of Montgomery County, Maryland, Book EBP 9, page 477.

It is likely that Alfred Ross constructed his own dwelling, for he described himself to the census enumerator in 1870 as a carpenter. Slaves customarily built their own houses, those built by freedmen after the Civil War being the most telling evidence. During slavery, specialization was rare, and slave artisans were versatile men capable of many tasks.

In constructing his home, Ross was likely to have followed the traditions with which he was familiar. He probably shaped his building materials by hand, obtaining most locally from their natural state. He likely believed the typical one-and-one-half story dwelling with fieldstone foundation, exterior weatherboards, centered chimney, little ornamentation, and gable roof most appropriate for a rural Montgomery County slave dwelling of the nineteenth century.

Studies of extant examples and memoirs of individuals such as Josiah Henson suggest that the Ross house would have contained one room and a fireplace on the first level and a sleeping loft above. It probably featured two items which Frederick Douglass described in his autobiography: a ladder stairway and a "hole dug in front of the fireplace beneath which Grandmamma kept her sweet potatoes"[4] out of the frost. Even in slave times, the house extended beyond its four walls, the outbuildings and work places being used in ways which resemble indoor activities today.

Alfred Ross probably would have made the furniture for his home -- a modest bedstead, table and chair, maybe a dresser, and pegs or nails on a wall for hanging clothing not being worn.

We all are indebted to Alfred Ross's heirs that this house still stands today, at 22 Martins Lane. An investigation suggests that the original structure was a one-and-one-half story log and timber framed dwelling of approximately 20 feet by 17 feet. It sat on a shallow fieldstone foundation, surmounted by huge log sills. The east-west joists are large logs which retain their bark and are hewn on the upper plane.

From examination of the attic emerges a picture of a house whose outer walls have been raised, perhaps more than once. An intriguing ledge running on the inside of the second-floor exterior walls may indicate the height of the loft story of the original dwelling.

In the years after the Civil War, the Rosses worked hard, their family grew, and they prospered. They improved the appearance and utility of their homestead as they could afford to, adding glazed windows, wood-burning stoves, and more rooms. They constructed additional outbuildings -- a meat house, chicken house, privy, hog pens, and barns. They planted fruit trees and gardens near the house, utilizing the remaining land for cornfields, pasture, and a source of wood.

Five years after taking title, Ross was assessed at $400 for the house and lot, $50 for household property, one cow valued at $20, and "implements" (agricultural or

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4. Frederick Douglass, *Life and Times of Frederick Douglass* (Hartford, CT: Park Publishing Co., 1882), p. 30.

carpentry tools?) worth $15. The family kept cows, chickens, horses, and hogs; they built a stable and a summer kitchen.

Ross probably made the handsome four-paneled doors still in the house and may have had a hand in constructing a traditional frame dwelling next door for his daughter Flora and her husband Adam J. Powell. This house, oriented to face the Frederick Road, was the second of several family homes to be built nearby.



Descendants of Alfred and Jane Ross, July 1988
Photograph by Craig Herndon, *The Washington Post*

At the time of his death, Alfred Ross's estate consisted of the dwelling on almost one-half acre and three adjoining lots of over 7000 square feet each. Lot 1 with the old house went to Maria Eliza Ross, the unmarried daughter, who made a home for her mother and then kept the property until her own death in 1925.

A sizeable two-story north addition, one room with projecting bay and cross gable, was made to the original house during Maria's ownership. The two sections were joined physically and visually by a full-length front porch, new entrance door and stairway, beaded German siding on the front, and re-orientation of the house to face down the hill toward Frederick Road. The result was a stylish Victorian vernacular dwelling with a center-hall plan.

Later, another one-story, one-room addition was made to the west of the original block. The old kitchen, initially a separate structure, was joined to the one-room addition by an enclosed porch on the south.

The Ross house was successively owned by Flora Powell, her daughter Gertrude McKnight, granddaughter Frances Crutchfield, and now by her great-grandson Warren Crutchfield. The sixth generation of the Ross family now lives within a stone's throw of the original slave dwelling. This family is a representative and important part of the Haiti community.

OTHER HOMES CONSTRUCTED ON BEALL LAND

Between Emancipation and her death in 1901, Margaret J. Beall deeded close to 30 parcels of land to former slaves and servants of the Beall family. The parcel size and location varied, but many black families purchased land in the area north of Rockville and south of the Martin land.

Besides Alfred and Jane Ross, two other Haiti families who can be traced back to slavery are those of Edward Wood and Catherine "Kitty" Smith. Oral traditions of both families trace them to Beall ownership. Both purchased sizeable parcels near the Rosses at nominal prices in the 1870's, and both are ably represented by family members still living on that land. Unfortunately, the first- and second-generation Wood and Smith homes survive only in recollection.

Other families who purchased land from Margaret Beall and constructed their homes in Haiti include the Carrolls, Hattons, Proctons, Smiths, Herberts, and Jacksons.

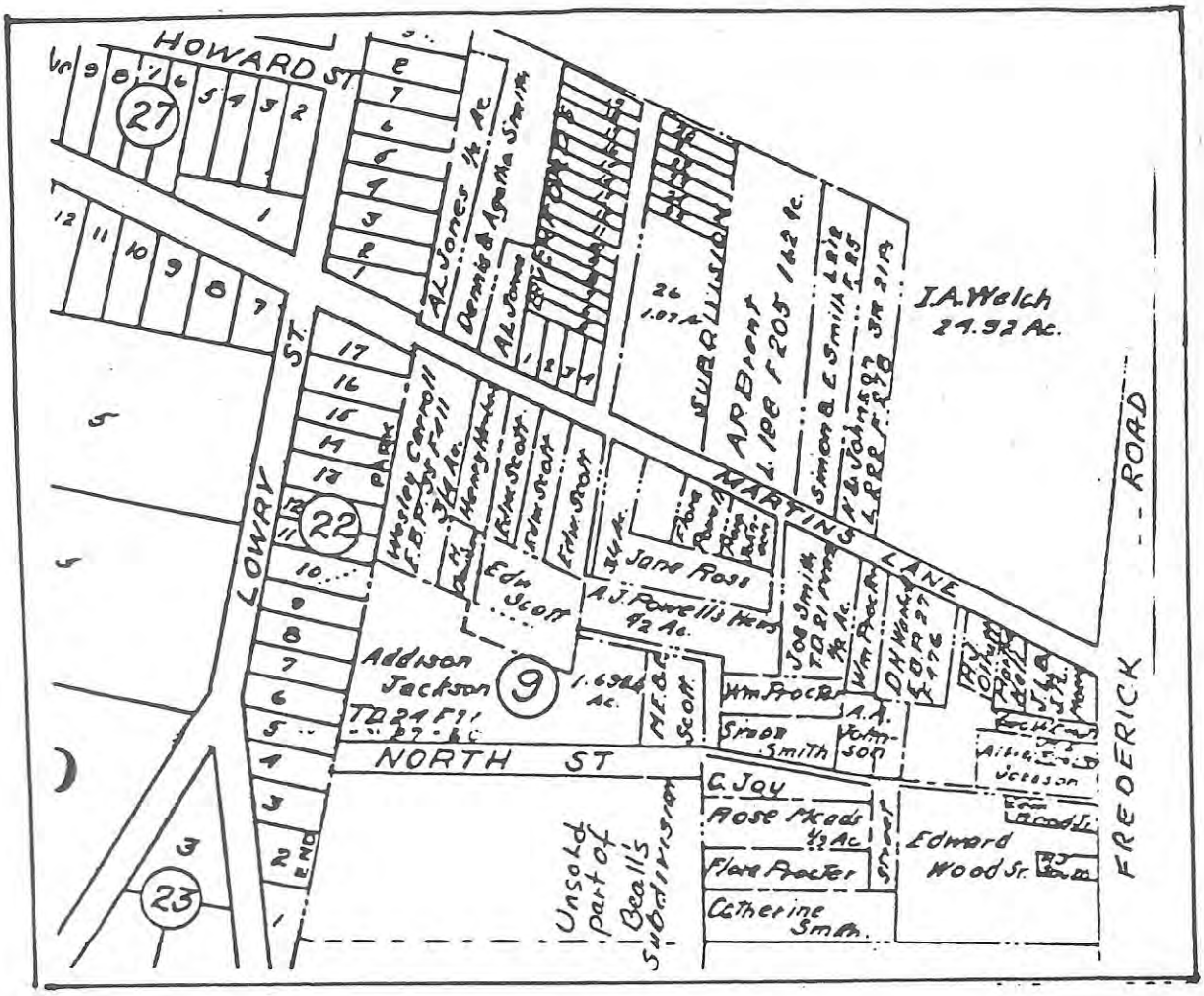
The Wesley Carroll house at 206 Martins Lane is a particularly fine example of a late nineteenth-century vernacular dwelling constructed for a black family. Like the original block of the Ross house and others studied in Haiti and elsewhere in Montgomery County, its tone is one of verticality and modest scale. A comparison of this 1887 house with the one built by Alfred Ross indicates a strong continuity in architectural traditions from slavery to freedom. The two homes reflect changes in the economic and social status of their occupants; leaving behind the slave strategy of "making do," the free landowners could focus on building or adding rooms for specific functions, comforts as well as necessities, and even some decorative elements.

The southernmost portion of Haiti to be developed is located on the south side of North Street, from Van Buren Street west. While oral tradition places a log dwelling house at the west end of this block, the area remained an unsold and undeveloped portion of Margaret J. Beall's 1893 "Beall's Subdivision of Part of Rockville" through the first quarter of the twentieth century.

A number of lots had been sold by 1910, but, because of economic downturns and lack of interest, development was not as swift as anticipated or hoped. Margaret Beall's three heirs abandoned 12 blocks of the subdivision, including this section. By the time of resubdivision in 1926, sales had increased, and a number of black families and investors purchased 13,500-square-foot building lots on North Street.

As it was absorbed into the black enclave, North Street became known as the "first lane" of Haiti, with Martins Lane termed the "second lane." The frame vernacular buildings constructed on North Street included traditional nineteenth

century house types, bungalows, and modest homes suitable for rental. Among the first owners were Cora Hodge, Rev. James S. Cole of Jerusalem M.E. Church, James Doy, and John Barcus.



Haiti, from Deets & Maddox Real Estate Atlas, 1916

HAITI IN THE TWENTIETH CENTURY

By 1900, Haiti had approximately 15 homes and a population of 60. Residents included a large number of laborers (on the railroad, in businesses, in service industries) and household workers (laundress, cook, butler), but there was a growing group of teachers and government workers. Parents were actively involved in improving the education provided at Rockville Colored Elementary School but often boarded their older children in Washington so they could attend high school.

By the 1920's and 1930's, an increasing number of Haiti residents took jobs with the Federal Government, commuting downtown by train, trolley, and automobile to opportunities which were not yet available to blacks in Montgomery County. They voiced their discontent with the inequalities of separate school systems, segregated

public facilities, and other attitudes and limitations faced by blacks in Maryland at that time. When the barriers of segregation were challenged in Montgomery County, Haiti residents were in the forefront. For example, when black teacher-principal William Gibbs sued the Board of Education for salary parity with white teachers, Martins Lane residents offered their mortgages as collateral so that NAACP attorney Thurgood Marshall could press the case.

A wave of construction in the first quarter of the twentieth century brought another generation of residents and dwellings to Haiti. In addition to those built on Samuel Martin's old homestead, other "American Four-Squares" and bungalows were added to the architecture of the community. Some of these were designs taken from Sears or Aladdin Homes catalogues. A number were constructed by black builder S. Leonard Gray or by his apprentice, Raymond LeRoy Baker.

The residential community of Haiti supported and received support from a number of local institutions -- churches, schools, social and benevolent organizations, and businesses. Services and socials at Jerusalem, Clinton, and Mt. Calvary Churches provided entertainment, encouraged the needy, and united the community. Camp Meeting at Emory Grove, Fair Days, school field days, and parades were all occasions to have a picnic and a band at Hatton's Park on Martins Lane, or a baseball game at the Oddfellow's property on Middle Lane. Benevolent societies such as the Oddfellows and the Galilean Fishermen offered insurance and a burial site as well as social events.

While not all of those organizations still exist in Rockville, the churches remain active, three schools (Rock Terrace, Carver, and Lincoln) constructed for blacks still exist, and two black-owned businesses (Snowden Funeral Home and Hebron Press) are alive and well today.

Although suburbia has reached Haiti, the community retains many of the physical characteristics which distinguish it from other historic developments, black and white, in Rockville. The pattern of subdividing homesteads for succeeding generations played a major role in the location of property lines, buildings, and open space which are so important to this neighborhood.

Haiti was annexed into the City of Rockville in 1949. The two lanes were paved in 1950; the City provided water and sewer the following year. With these encouragements, modest but solid dwellings were built on McLane Court, Bickford Avenue, and the north side of North Street.

The central portions of Haiti filled in with the next generation of the Wood and Ross families, and the community incorporated these new dwellings with grace. Martins Lane was widened in 1965 to further access large subdivisions to the west. Several old trees were lost, and increased traffic lessened the solitude of the semi-rural community.

* * *

Peerless Rockville set out to document the history of Haiti's buildings but quickly learned that it is the inseparable combination of people, buildings, and the cultural landscape which comprises the fabric of this important black community. The close-knit relationships which have existed for generations, 150 years of building

traditions, and the character of the neighborhood's open space are equally significant components of Haiti.

Today, while there are immediate and long-term threats to the continuation of this historic black community, there also exist many positive aspects which have contributed to its survival in the past and will be a force for its preservation in the future.

ACKNOWLEDGMENTS

This Story is based on a study, begun in 1988, by Peerless Rockville with cooperation and funding provided by Haiti residents, the City of Rockville, and the Maryland Historical Trust. The study was prompted by the realization of the pressures for more intense residential and commercial development on the community of Haiti because of its proximity to Maryland Route 355, the Rockville Metro Station, and Rockville's Town Center and the recognition that black communities in Montgomery County are rapidly disappearing because of such pressures. The study is continuing in 1989 with a small grant from the American Association for State and Local History matched by Peerless Rockville, the City of Rockville, and the efforts of volunteers.

The author wishes to acknowledge the work of Judith Christensen, Anne Cissel, Nina Clarke, Marilyn Harper, Everett Fly, Jean Russo, and numerous other individuals who contributed their time and expertise.

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HAIT / (MARTIN'S LANE)

Need to preserve county's black heritage is growing

by Eileen McGuckian

The need to record and preserve the black heritage of Rockville and Montgomery County is a persistent and growing concern. It has acquired a sense of urgency as dramatic changes have come to the city and to the county.

Homes have been demolished. Roads have been built and widened. Office buildings and townhouses have sprouted. As older residents have passed on, old photographs and family documents have been lost. Entire century-old black communities have been obliterated in all but memory.

The community of Martin's Lane, off North Washington Street near the "new" post office and municipal pool, is at a juncture. The community's history still exists in its buildings, in its families, in photographs and memories, but it is becoming increasingly obvious that time is running out. We must assemble and document the remaining pieces of Martin's Lane history while they are still available.

With these concerns in mind, Peerless Rockville, residents of Martin's Lane, the City of Rockville, and the Maryland Historical Trust have joined to document the community's past and to plan for its future. Funded through the State Certified Local Government program, with local resources providing matching funds and "in-kind" services such as labor and materials, this project will unfold in phases through June 1988.

Residents of Martin's Lane, Peerless Rockville members, and others have already begun to research the history and development of Rockville's oldest black neighborhood. They have learned that a free black named Samuel Martin owned a small farm just north of the small town of Rockville, and that each generation of his heirs divided it into smaller parcels to provide the streetscape of the north side of Martin's Lane.

PEERLESS ROCKVILLE HISTORIC PRESERVATION, LTD

They have also learned that houses on the south side of the road were in some way associated with the Beall family, who lived in the large brick house on West Montgomery Avenue. One family, the Woods, has begun to document its history and hold reunions annually.

There is so much to learn. What are the institutions which save the community identity, provided historical continuity and served cultural needs? Who are the community's families and how have they provided for succeeding generations? How does Martin's Lane's experience compare and contrast with that of other black communities in Rockville, in Montgomery County, in Maryland, and elsewhere in the United States?

Our task is to locate, identify, record and interpret the historical resources of Martin's Lane before they are lost. We will look at people, buildings, and institutions, using primary source materials to document the community's evolution from rural farmstead to urban neighborhood. At the same time, we will survey the remaining buildings, cataloguing house types, comparing and contrasting with other structures, and analyzing evolution and integrity.

Older buildings in the Martin's Lane-North Street area have been identified, and some 15 will be documented in depth.

Volunteers are needed to look through old records, photographs, papers and artifacts, to talk to older residents about family and community memories, and to organize materials.

In the spring, we'll begin to interpret what we've found, presenting it to the public in exhibit and workshop form.

In June, we will return to the community, to the mayor and council, and to interested groups to share our findings.

While documentation of historic black communities has been done elsewhere in Montgomery County, the scope of this project is unequalled in Maryland. And, it's Peerless Rockville's first venture into full-scale community history. For further information, or to participate call project director Eileen McGuckian at 762-0096.

Mont. Journal 3/24/88

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HAITI

Holding On to a Rich Heritage

In Downtown Rockville, One Family Recalls 150 Years of History

By Barbara Ruben
Special to The Washington Post

Warren Crutchfield can look out the windows of his brick rambler on Martin's Lane in Rockville to the white frame house where he grew up, just a few dozen feet away. His 88-year-old mother lives in a white stucco house behind that. And across the street and down a grassy path, his great-grandfather and innumerable aunts, uncles and cousins are buried in a cemetery shaded by locust and oak trees.

Crutchfield, 64, is the fifth generation of his family to live in a community where many residents can trace their roots back to freed slaves who settled in the area. Martin's Lane takes its name from Samuel Martin, a freed slave who owned land on the north side of the street as early as 1831. Land on the south side of the street once was part of a vast plantation owned by Margaret Beall, who sold the land to former slaves for nominal sums.

Old-timers call the tiny, close-knit African American community Haiti (pronounced Hay-tie), possibly because slaves who once worked there came from the French West Indies. Others simply refer to it as Martin's Lane, a street lined by tidy bungalows, century-old homes and newer ramblers. Kinship Park, a small city park just south of Martin's Lane, takes its name from the close ties of families in the community.

"The generation behind us told us, 'This is your forefathers' land. It is yours to take care of,' " Crutchfield said. "That's something we would like to instill in the next generation."

During Crutchfield's childhood in the neighborhood in the 1940s, his grandmother held teas with white linen tablecloths underneath apple and pear trees in the yard, which also included a chicken coop and pig pen. Large unfenced lots filled with bikes and basketball hoops still stretch behind the houses.

See MARTIN'S LANE, *H3, Col. 3*



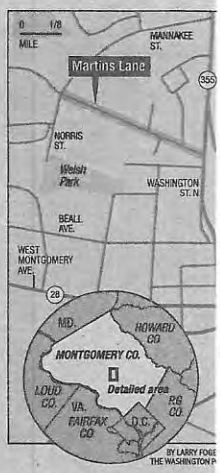
PHOTOS BY MICHAEL C. BONFIGLI FOR THE WASHINGTON POST



Warren Crutchfield stands in front of an original portion of the 150-year-old house he grew up in. Left, Mabel Hebron, Elaine Crutchfield-Hebron, and Jamil Crutchfield, Frances, LaShane and Nicole Crutchfield.

WHERE WE LIVE

Martin's Lane



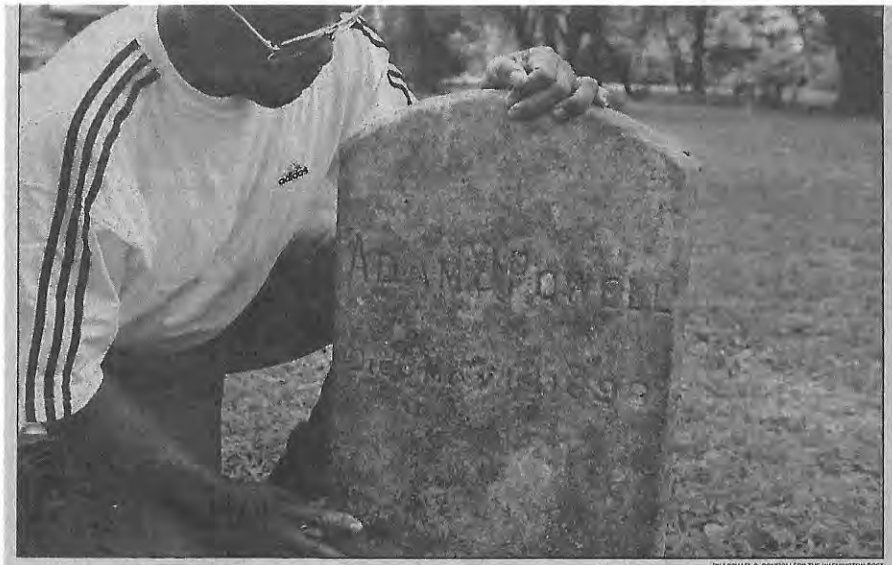
BOUNDARIES: Martin's Lane runs from North Washington Street on the east to Norris Street on the we

HOME MARKET: A new four-bedroom, four-bathroom colonial hou sold for $395,000 on Martin's Lar last month. Since July 1999, three three-bedroom town houses on Martin's Square Lane have sold for $189,000 to $207,900. A new co lonial, scheduled to begin construc tion in the fall, is for sale at $409,000.

SCHOOLS: Margaret Beall Eleme tary, Julius West Middle and Rich ard Montgomery High schools.

WITHIN A FIVE-MINUTE WALK Restaurants and many stores, including Giant and CVS; a post offic Rockville Municipal Swim Center.

WITHIN A 10-MINUTE WALK: Rockville Metro station, Montgomery College.



BY MICHAEL C. BONFIGLI FOR THE WASHINGTON POST

Warren Crutchfield visits his grandfather's grave at the cemetery across the street from his house.

Their Forefathers' Land

MARTIN'S LANE, *From H1*

But today the 12-acre community lies in the shadow of downtown Rockville; county municipal buildings are only a few blocks away, as is the Metro and the burgeoning mini-malls of Hungerford Drive and Washington Street. Martin's Lane is now some of the last undeveloped land in the downtown area, which translates to pressure on the residents.

Mabel Hebron, who came to Martin's Lane during World War II, lives across the street from Crutchfield. She and her husband paid $800 for the two acres on which they built a house.

When her husband died 12 years ago, developers wasted no time in knocking on her door.

"My husband was barely in his grave, and here they came offering me money to sell the place," said Hebron, 85. "But I told them no, and I've told everyone else coming around no. They're building around everywhere, and no one's safe."

Crutchfield knows that as well as anyone. From his back yard, he can see a mound of rust-brown-colored earth dug up for two new $400,000 colonial-style homes being built on a subdivided lot. In 1987, 17 town houses rose at the end of Martin's Lane on a new street called Martin's Square Lane.

"The market is such that new construction in infill sites is so in demand that as soon as you can get people in to see a house, not just the floor plans, it sells relatively quickly," said Marc Fleisher, a real estate agent with Long & Foster, who sold one of the two new homes while it was still under construction in July. The second house will be built later this year.

Fleisher cites the community's proximity to the Metro, downtown Rockville and shopping as part of its allure.

Crutchfield said he and his family in five of the houses on the south side of the lane could reap $3 million to $4 million if they sold to developers. But he is not interested.

"We have a rich heritage we're trying to keep. But it's very difficult trying to maintain it because everyone is chasing the almighty dollar," said Crutchfield, a retired physical education teacher who taught at Sherwood High School in Olney. "Every day, every single day, there's a postcard in the mail to let us know if we sell, they'll buy."

But if there's a rush to develop the area now, progress initially came slowly to Martin's Lane, which remained gravel until 1950. And then it was paved mainly to provide access to Rock Terrace Elementary School, the last segregated school built in Montgomery County, now used to teach students with developmental disabilities.

There was no water or sewer service until 1951. Residents say their community was bypassed because it was African American.

But residents have fond memories of the days before the sloping street was paved.

"We used to sled down the hill at night, and when we'd get ourselves back up to the top, our mothers would be waiting with hot chocolate," said Elaine Crutchfield-Hebron, 61, who has married twice, both times to men in the community.

"It's a beautiful neighborhood. We always had someone to take care of us, there was always someone home in one of the houses. You could just stop over and you'd get invited to dinner. We didn't have to worry about day care or anything like that," said Crutchfield-Hebron, Warren Crutchfield's sister.

Today, the traffic on Martin's Lane is far too heavy for sledding, however. James "Buddy" Carroll, 78, who has lived on the lane his whole life, likens cut-through traffic on the road to a race track.

"It takes you I don't know how long to get out of your driveway. Sometimes I just sit and sit there waiting for a break in the cars," he said. The once-quiet lane connects to Nelson Street, which passes through newer subdivisions and winds around to Interstate 270.

Carroll lives next door to the house he grew up in, the oldest house in the community. Built in the 1880s, the small, blue two-story house has been unoccupied since Carroll's mother died in the early 1990s. Carroll's great-grandfather, Wesley Carroll, a farmhand at the Beall plantation, bought three-quarters of an acre from Margaret Beall for $145. He then borrowed $500 to build the house.

Carroll's two daughters live with him. But Warren Crutchfield's two daughters no longer live on Martin's Lane.

LaShane Crutchfield, 32, lives in Silver Spring and teaches technology education at Walter Johnson High School in Bethesda.

"If I had a choice I'd try to stay right in this neighborhood, but the prices are too high," she said. "My grandfather would say he wanted to keep things the same for his children and his grandchildren, the same as his great-grandparents' children. And that would be nice. If I had children, I would stay here."

Megan Flick

From: Rick and Lisa Gundling <[redacted]>
Sent: Thursday, June 18, 2026 2:41 PM
To: Megan Flick
Cc: Katie Gerbes
Subject: Re: Opposition to Application 2026-331-EOS

WARNING - External email. Exercise caution.

Thank you, Megan. I don't think we'll be able to make it tonight, so the link would be great.

Also, I just noticed that in the Notice we received, it says that the request is for "Evaluation of Signficiance (demolition proposed)." I realized that it didn't say anything about the proposal for the 23 townhomes in that field, or turning the driveway into a two-lane road.

So, for clairification, if that house is demolished, we have no opinon about that at this time, as we don't know the details yet.

We are opposed to a two-lane road and 23 townhomes taking its place, if that's what's being planned.

Thanks so much,
Lisa Gundling

From: Megan Flick <mflick@rockvillemd.gov>
Sent: Thursday, June 18, 2026 2:27 PM
To: Rick and Lisa Gundling [redacted]
Cc: Katie Gerbes <kgerbes@rockvillemd.gov>
Subject: RE: Opposition to Application 2026-331-EOS

Thank you for providing testimony. Do you plan to attend tonight's meeting and testify in person? If so, I can add you to the speakers list. Otherwise, I can send you the link to the meeting if you wish to participate virtually.

Please let me know, thanks!

Megan Flick, AICP
Principal Planner
Community Planning & Development Services
P. 240-314-8225
www.rockvillemd.gov

From: Rick and Lisa Gundling [redacted]>
Sent: Thursday, June 18, 2026 2:18 PM
To: History <History@rockvillemd.gov>
Subject: Opposition to Application 2026-331-EOS

WARNING - External email. Exercise caution.

Dear Historic District Commission,

We own [redacted] Martins Lane in Rockville and we oppose turning the driveway next to ours into a two-lane road, as referenced in Application 2026-331-EOS.

Thank you.

Sincerely,

Rick & Lisa Gundling
[redacted] Martins Lane
Rockville, MD 20850

PLANNING COMMISSION Meeting Date: July 22, 2026
Agenda Item Type: REVIEW AND ACTION
Department: CPDS - DEVELOPMENT REVIEW
Responsible Staff: CHRISTOPHER DAVIS

Subject

Level 2 Site Plan Application 2026-101-STP, to Permit Construction of 198 Dwelling Units with Associated Site Improvements along with Waivers for Landscape Requirements (2026-293-WAV) and Subdivision Requirements (2026-382-WAV) at 1455 Research Boulevard in the MXE (Mixed-Use Employment) Zone; Pulte Home Company, LLC, Applicant

Department

CPDS - Development Review

Recommendation

Staff recommends approval of Level 2 Site Plan Application 2026-101-STP and the associated waivers for landscape requirements (2026-293-WAV) and subdivision requirements (2026-382-WAV) based on the findings and conditions of approval contained in this report.

Overview



Case(s): Level 2 Site Plan 2026-101-STP
Landscape Waiver 2026-293-WAV
Subdivision Waiver 2026-382-WAV

Location: 1455 Research Boulevard

Staff: Christopher Davis, Principal Planner
Community Planning and Development Services
240.314.8201
cdavis@rockvillemd.gov

Applicant: Pulte Home Company, LLC

Filing Date: July 14, 2025

Executive Summary

Pulte Home Company, LLC, (the "Applicant") has filed a Level 2 Site Plan application for the subject property located at 1455 Research Boulevard (the "Property) to permit construction of 198 dwelling units, including 78 townhomes, 56 two-over-two units and 64 multifamily condo units, along with associated site improvements (the "Project").

The Planning Commission's role is to conduct a review of the application at a public meeting, provide an opportunity for public comments and decide on the proposed site plan, as outlined in Section 25.07.01.a.3(a) and 25.07.05 of the Zoning Ordinance.

After a comprehensive review of the application, staff finds the application to be in compliance with all relevant City codes and policies. Based on the review, and as described in the proposed findings and recommended conditions, staff recommends approval of the subject site plan application.

Site Description

Location: 1455 Research Boulevard (the "Property")

Planning Area: Area 15 – Fallsgrove and Research Boulevard

Land Use Designation: O – Office

Zoning District: MXE (Mixed-Use Employment)

Existing Use: Office (228,221 Square Feet)

Proposed Use: Residential Townhomes and Condominiums

Site Area: 463,215 Square Feet (10.63 acres)

Building Height: 75 feet maximum

Surrounding Land Use and Zoning

	Zoning	Planned Land Use	Existing Use
North	MXE (Mixed-Use Employment)	O – Office	Office
East	N/A	N/A (I-270 abutting Right-of-Way	Abutting I-270 Right-of-Way
South	MXE (Mixed-Use Employment)	O – Office	Office
West	MXE (Mixed-Use Employment)	O – Office (beyond abutting Research Blvd)	O – Office (beyond abutting Research Blvd)



Figure 1: Aerial Parcel Map

Site Analysis

The site is comprised of a single record lot identified as Lot 1 of the National Capital Research Park subdivision found on Plat 6390 recorded on July 31, 1961. It is located on the east side of Research Boulevard approximately 350 feet northeast of its intersection with West Montgomery Avenue (MD28). The site is fairly square in shape except for its western frontage along Research Boulevard, which observes a slight curve along the southwest corner nearing the intersection with MD28. The site experiences a gradual increase in topography from west to east. The Property abuts an office use site to the north and is buffered from such site by dense tree planting and existing forest. Office uses also abut the site to south. The site is situated between the roadways of Research Boulevard to the west and Interstate 270 to east. Vehicular access is provided to the site via two existing driveways from Research Boulevard. The property is zoned MXE (Mixed-Use Employment) and located within Planning Area 15 (Fallsgrove and Research Boulevard) of the Comprehensive Plan.

The Property is currently improved with a 5-story office building containing 228,221 square feet of above grade area and constructed in 1998 according to SDAT. The office building is situated towards the center of the site and is surrounded by a large surface parking lot. The site is accompanied by perimeter landscaping and tree plantings, along with interior landscaped drive-aisle islands. An existing stormwater management pond is located on the property between Research Boulevard and the existing office building, which will be replaced with updated stormwater management facilities in conjunction with the proposed residential development. An approximately 100-foot-wide Transcontinental gas line right-of-way runs diagonally across a portion of the Property and is further detailed in this report.

Project Description

The Applicant proposes to raze the existing commercial office building and redevelop the Property with 198 residential units composed of 78 townhomes, 56 two-over-two units and 64 multifamily condo units. The townhomes will be provided in two configurations including front-loaded units located along the northern boundary of the site, with the remaining rear-loaded units located in the central portion of the site. The two-over-two units will be located in the southern third of the site. The multifamily condo units will be provided in two (2) buildings located along the site's eastern boundary abutting I-270.

The development will be arranged around three (3) new public streets which will form a connected loop around the site to two (2) improved access points from Research Boulevard. The public streets will be accompanied by sidewalks on either side as well as on-site visitor parking spaces in portions of the public streets. The residences in the central core and toward the southern third of the site will include alleys which will connect from the public streets to the rear-loaded garages of the units. Additional visitor parking will also be provided in the southeastern corner of the site along the southernmost alley and within an abutting parking lot.

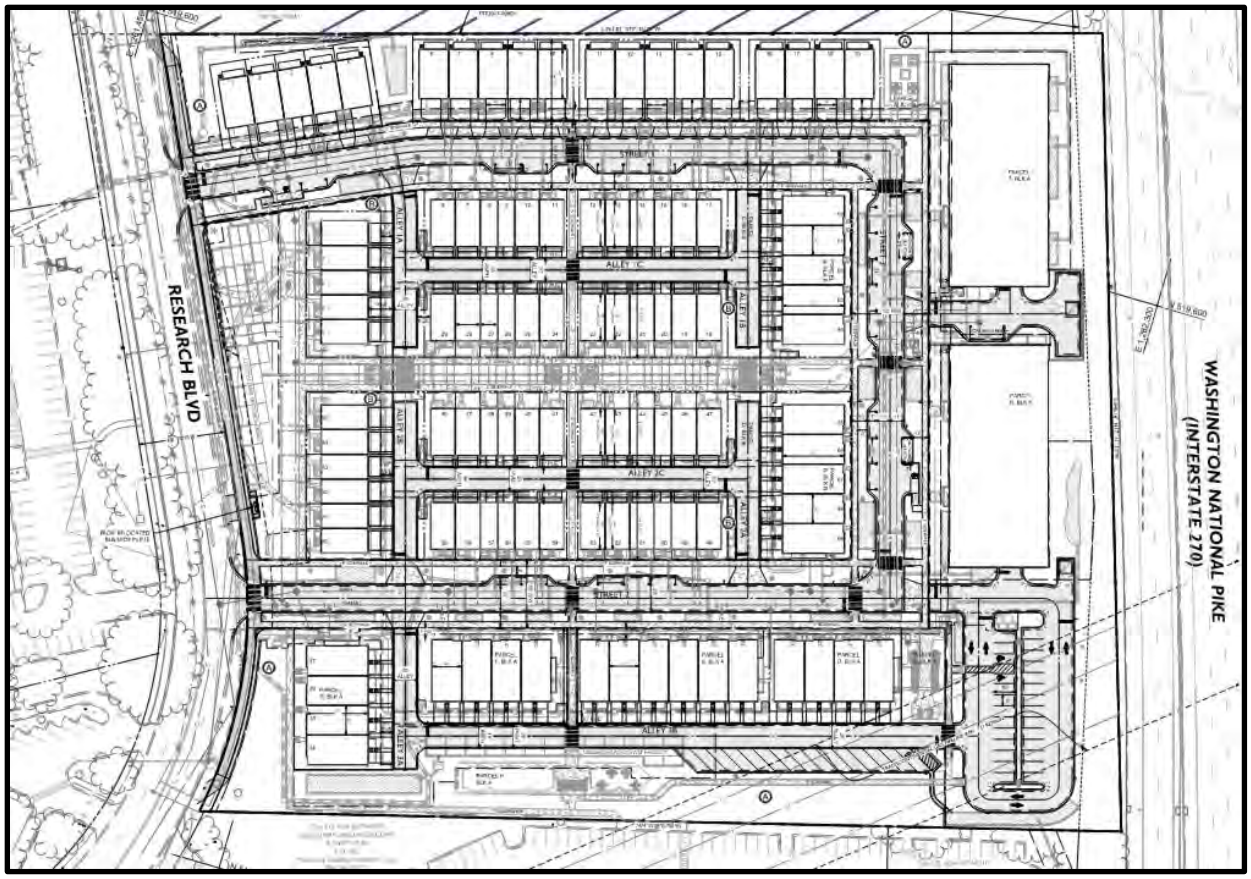


Figure 2: Site Plan

The "two-over-two stacked" dwelling type refers to two (2), two (2)-story townhouse-type units which are stacked one on top of the other to create a four (4)-story building. Each of the townhome and two-over-two units will provide the required parking spaces within the garages and driveways of such units. The townhomes and two-over-two units will have a maximum height of 55 feet and the two (2) multifamily buildings will be slightly taller at 75 feet. Both the multifamily buildings and attached units will incorporate a variety of architectural features, façade treatments and materials intended to create visual interest including façade projections, expression lines and elevations of varying materials and colors. The proposed development is proposed to provide the required 15% of the total (30 units) as MPDUs in accordance with Chapter 13.5 of the City Code (Moderately Priced Housing). The MPDUs will be provided in each proposed dwelling type including, 12 townhomes, 8 two-over-twos and 10 multifamily condos.

Approximately 34% (155,179 square feet) of the subject property will remain open space, exceeding the required 20%. The project also proposes providing 5.8% (27,092 square feet) of the property as public use space, also exceeding the 5% requirement. As part of the amenities provided for the community, the Applicant proposes to provide the public use space in a large open area which will provide a green buffer between the proposed residences and Research Boulevard along the frontage of the site. As detailed by the Applicant, this area will be improved with enhanced landscaping, a large multi-purpose lawn, seating, play elements and public art. Additional green area includes a green central spine fronting townhomes on either side which will provide a common gathering area. Additional open space will be provided along the southern property line in a linear park concept that will include picnic seating areas, open common green areas, tree plantings and additional landscaping, and an overhead arbor structure to help define the area.

The proposed internal sidewalks will provide a complete pedestrian network around the site and to the proposed on-site green areas.

While not required by the Zoning Ordinance, the Applicant proposes to provide 53 visitor parking spaces which will be distributed throughout the site as previously mentioned, and are being provided in conjunction with the Applicant's requested waiver from Chapter 21 of City Code (also known as the "Road Code"), which was decided by the Mayor and Council as detailed later in this report.

Project Analysis

Master Plan

The Project is located within Planning Area 15 (Fallsgrove and Research Boulevard) of the *Rockville 2040 Comprehensive Plan* (the "Plan"). The Property is not identified by the Plan as a Focus Area or location of any proposed City project. The Project is consistent with many of the objectives and goals outlined within the Plan. Additional details about this application's compliance with the Plan can be found in the "Findings" section of this report.

Zoning

With exception to the waiver requests detailed in this report, the Project meets all relevant requirements of the Zoning Ordinance pertaining to site plans and development standards of the MXE Zone. Details about the application's compliance with the Zoning Ordinance can be found in the "Findings" section of this report.

Forestry

This Project must meet all requirements of Chapter 10.5 of the City's Forest and Tree Preservation Ordinance (FTPO) in addition to any additional City or State requirements. Additional information on the forestry review can be found in the "Findings" section of this report.

Traffic and Transportation

Traffic

For the traffic and transportation analysis, the Applicant followed the requirements of the City's Comprehensive Transportation Review (CTR).

Since the vehicular trips associated with the existing office use are vested with the site, the Applicant is entitled to take credit for the vested trips when calculating the impact of the redevelopment. Utilizing trip generation rates as outlined in the Institute for Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, the full vehicular trip generation results with credits and reductions for vested trips are summarized in the table below:

Land Use	ITE Land Use Code	Quantity (x)	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Existing Trip Generation								
General Office Building	710	220 ksf	290 veh/hr	40 veh/hr	330 veh/hr	54 veh/hr	265 veh/hr	319 veh/hr
Proposed Trip Generation								
Multifamily Housing (Mid-Rise)	221	64 du	4 veh/hr	13 veh/hr	17 veh/hr	15 veh/hr	10 veh/hr	25 veh/hr
Multifamily Housing (Low-Rise)	220	56 du	10 veh/hr	30 veh/hr	40 veh/hr	28 veh/hr	17 veh/hr	45 veh/hr
Single-Family Attached Housing	215	78 du	9 veh/hr	26 veh/hr	35 veh/hr	25 veh/hr	18 veh/hr	43 veh/hr
		Total Proposed	*25 veh/hr*	*67 veh/hr*	*92 veh/hr*	*68 veh/hr*	*45 veh/hr*	*113 veh/hr*
Net Trip Generation								
Net New Trips (Proposed - Existing Trips):			**-265 veh/hr**	**27 veh/hr**	**-238 veh/hr**	**14 veh/hr**	**-220 veh/hr**	**-206 veh/hr**

The trip generation for the proposed redevelopment will result in an overall reduction in vehicle trips to the site as compared to the existing development. The proposed residential uses will generate 238 fewer trips in the morning peak hour and 206 fewer trips in the afternoon peak hour.

Since all intersections within the study area are currently operating at acceptable level of service during both AM and PM peak hours, staff finds that the same acceptable peak hour traffic conditions would continue to exist after the construction and occupancy of the proposed residential units. As a result, the approval of the proposed plan does not require any additional intersection mitigation, and all intersections will continue to operate adequately as required by the CTR.

Roads, Transit, Access, and Circulation

Vehicular access to the site will be via two (2) stop-controlled curb cuts along Research Boulevard. Vehicles entering the site must then use the proposed public streets and private alleys to access the proposed residential units. The northern curb cut location is consistent with the existing curb cut on the north side of the property, while the southern curb cut location will be shifted slightly to the south to align with the opposing driveway on the west side of Research Boulevard. The curb cuts will be designed to City of Rockville standards.

Pedestrian and bicycle access to the site will be available from the proposed 10-foot-wide path along the site's frontage on the east side of Research Boulevard. On-site pedestrian and bicycle facilities will be provided by the new sidewalks and along new internal roadways. There will be a pedestrian access connection to the existing shopping center directly to the south of the site. As required by the Zoning Ordinance, the Project proposes a total of two (2) short-term and 24 long-term bicycle parking spaces. The approved location of the required bicycle parking spaces is shown on the submitted plans.

The site is located approximately 2.5 miles away from the Rockville Metro station and MARC Station. There are two (2) bus stops near the site, with one stop located directly on the site's Research Boulevard frontage, and the other directly across the street. These bus stops serve Montgomery County Ride On bus routes 54 and 63. The bus stop on the site's Research Boulevard frontage and the stop directly across the street both include shelters, benches, bus stop flags, and landing pads. The Applicant's submitted plans show slight relocation of the existing bus stop to the north along the site's Research Boulevard frontage and will include all existing amenities.

Adequate and acceptable fire and other emergency and service-oriented truck turning maneuvering and circulation exhibits are included with the plan submission.

There are three (3) streetlights along the Research Boulevard frontage. The Applicant proposes provision of required streetlights along the proposed internal public streets and additional lighting fixtures throughout the project to maintain proper lighting levels throughout the site.

The Applicant requested Road Code waivers for the required right-of-way and pavement widths associated with the development. The requests included supporting justification which were reviewed by staff. The waivers were granted to the Applicant by the Mayor and Council at its June 29, 2026 meeting.

Based on the information presented above, the proposed development will be served adequately by the existing and proposed roadways along with the existing public transit services.

The addition of the proposed shared use path along Research Boulevard frontage and proposed on-site walkways will greatly improve safe pedestrian and bicycle access, and circulation to, from and within the site.

Community Outreach

Pursuant to Section 25.07.05 of the Zoning Ordinance, a Level 2 Site Plan requires that the applicant reach out to the neighborhood and conduct two public area meetings: a pre-application area meeting held during the pre-application process, and a post-application area meeting held following submittal of the site plan application. The Applicant has complied with both requirements and associated notification requirements. The initial pre-application area meeting was held virtually on December 17, 2024. A virtual post-application area meeting was held on August 26, 2025. Two (2) members of the public attended the area meetings but provided no specific feedback during the meetings.

Mailed notices for the Planning Commission meeting were sent out two weeks in advance of this Planning Commission meeting to surrounding property owners and residents located 1,250 feet from the Project consistent with Section 25.07.03 of the Zoning Ordinance.

As of the date of this report, one letter of support, a letter expressing concern, and one letter of opposition to the proposed development has been received (See Attachment #7: Public Testimony). The letter of support indicated that the Project would help to address the City's need for more housing but requested the project address noise reflection from the busy abutting I-270 roadway. The Applicant will provide mitigation measures to address noise impacts as detailed later in this report.

Letters of concern and opposition were submitted by representatives of Meso Scale Diagnostics, LLC, the owners of the neighboring 1601 Research Boulevard property immediately abutting north of the subject property. An initial letter, submitted to the Mayor and Council in October 2025, noted concerns about the project and a desire to defer review of the site plan. The opposition letter submitted in March 2026 expresses that the site plan is contrary to the Rockville 2040 Comprehensive Plan (the "Plan"), particularly to the residential use proposed for the site, where the Plan designates the property for office use. Specifically, it notes the planning history of the Research Boulevard area and its deliberate development for office uses. It also calls out goals and action of the Plan which seek to preserve and further encourage office uses in the area. The letter further states items that the site plan is deficient in meeting certain requirements, such as public use space, landscaping, setbacks and noise. As further detailed in the "Findings" section of this report, staff does not believe the Project is in conflict with the Plan for the reasoning specified within this report. Furthermore, the applicant has made revisions to the site plan and taken appropriate measures to adequately address the applicable Zoning requirements as further detailed below.

Findings

In accordance with Section 25.07.01.a.3.(a) of the Zoning Ordinance, a site plan application that does not implement a project plan or a special exception, may be approved only if the applicable Approving Authority finds that the application will not:

1. **Adversely affect the health or safety of persons residing or working in the neighborhood of the proposed development.**

The Project will not adversely affect the health or safety of persons residing or working in the surrounding neighborhood. The Project seeks to redevelop the site with a variety of new housing units. The Plan recognizes the need for a diverse range of housing types at different income levels throughout the city, and this project will provide such diversity with both market rate and MPDU units. The Property abuts non-residential properties to the north and south and is not immediately abutting any residential uses. The Applicant notes the underutilization and growing vacancy of the existing on-site office use. The replacement of office with residential uses on the Property will support the city's goals of additional housing while also helping to support the adjacent commercial retail uses located on the abutting Research Row development located just south at the intersection of Research Boulevard and MD28. With the exception of the requested waivers, the Project will meet all necessary Zoning Ordinance requirements established to promote the health, safety and welfare in the City. The Project will provide deliberate landscaping along the Property's perimeter to provide a compatible project with the surrounding properties. Sound mitigation measures will also be included with the project to ensure transportation noise from the abutting I-270 freeway is limited for the benefit of future residents.

2. Be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

Staff finds that the Project will comply with all applicable regulations and will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood. The Project will replace an underutilized commercial office building surrounded by surface parking with new residential uses and associated site improvements. New residents occupying the Project will also help maintain the vitality of the existing commercial and service uses in the surrounding area. The Project will also provide new site improvements such as stormwater management facilities, public streets, open area and public use space for the benefit and welfare of future residents. The Project will also provide multiple types of residential units to further the city's housing goals and the development is anticipated to generate a reduction in peak hour vehicle trips to and from the site. Prior to construction, the project will also be required to comply with other applicable laws, including but not limited to Chapters 5, 10.5, 19, and 21 of the Rockville City Code, governing building standards, forestry, sediment control and stormwater management, and road design, which will further ensure the project is not detrimental to the public welfare or injurious to the neighborhood.

3. Overburden existing and programmed public facilities as set forth in article 20 of the Zoning Code and as provided in the adopted adequate public facilities standards.

Schools

The Property is served by the Richard Montgomery Cluster Area (Ritchie Park Elementary School, Julius West Middle School and Richard Montgomery High School) and is located within a Turnover School Impact Area. Using the corresponding Montgomery County Student Generation Rates, FY2026-2027, the proposed 198-unit residential development will generate 64 total students as detailed below:

Student Generation For Single-Family Attached (Townhomes)– Turnover Area			
Grade Levels	MCPS Rates for Single Family Attached	# of Students Generated by Proposed Single Family Attached	**Student Total**

Elementary School	0.207	(0.207*78 units) = 16.15	**17**
Middle School	0.113	(0.113*56 units) =8.82	**9**
High School	0.166	(0.166*56 units) = 12.95	**13**

Student Generation For Multifamily Low-Rise Units (Up to 4 Stories = 2-over-2 Units) – Turnover Area			
Grade Levels	MCPS Rates for Multi-Family Low Rise	# of Students Generated by Proposed Multi-Family Low Rise	**Student Total**
Elementary School	0.123	(0.123*56 units) = 6.88	**7**
Middle School	0.064	(0.064*56 units) =3.58	**4**
High School	0.083	(0.083*56 units) = 4.65	**5**

Student Generation For Multifamily High-Rise Units (5 stories or higher = Multifamily Condo Units) – Turnover Area			
Grade Levels	MCPS Rates for Multi-Family High Rise	# of Students Generated by Proposed Multi-Family High Rise	**Student Total**
Elementary School	0.059	(0.059*64 units) = 3.78	**4**
Middle School	0.026	(0.026*64 units) = 1.67	**2**
High School	0.040	(0.040*64 units) = 2.56	**3**

The current school standards of the Adequate Public Facilities Standards (APFS) utilize a seat deficit and capacity percentage calculation to determine adequacy. The maximum permitted capacity level is 120% and no more than a 110-seat capacity deficit in elementary schools and a 180-seat capacity deficit in middle schools. The proposed development meets these standards for all school levels as shown in the table below.

School Test: Seat Deficit > 110 Seats (Elem.) or > 180 (Middle) and Percent Utilization >120% (Elem., Middle, and HS) = Moratorium						
School Type (Richard Montgomery Cluster)	Projected 2030-31 Enrollment	Student Generated by Proposed Development	100% MCPS Program Capacity 2030-31	Enrollment Including Proposed Development	School Percent Utilization in 2030-2031	School Percent Utilization in 2030-31 with Proposed Development

Ritchie Park ES	328	28	411	356	79.8%	86.6%
Julius West MS	1,307	15	1,432	1,322	91.3%	92.3%
Richard Montgomery HS	2,226	21	2,236	2,247	99.6%	100.5%

Traffic and Transportation

Based on a multimodal and comprehensive on-site transportation review, staff finds the proposed redevelopment of the subject site with 198 residential units can be adequately accommodated by the existing and/or programmed transportation infrastructure with the recommended conditions.

Water and Sewer

In a letter dated June 9, 2026 (see Attachment – Water and Sewer Authorization Letter) the proposed development received Water and Sewer Authorization approval from the Department of Public Works (DPW) for connection to the City's water and sanitary sewer systems. The Water and Sewer Authorization Approval Letter lists project specific conditions of approval.

4. Adversely affect the natural resources or environment of the City or surrounding areas.

Stormwater Management

Stormwater Management (SWM) for this project will be provided for all new and replacement impervious area as required by Chapter 19 of the Rockville City Code and in compliance with the Development SWM Concept Approval Letter dated May 21, 2026 (See Attachment #13: SWM Concept Approval Letter). The Development SWM Concept Approval Letter lists project specific conditions of approval. On-site SWM is being provided by the Applicant through the construction of a combination of Environmental Site Design (ESD) measures, including onsite and roadside planter box micro-bioretention facilities and a grass swale, and structural measures providing underground water quality treatment and quantity storage.

DPW reviewed and approved the adequacy of the existing downstream public storm drainage system in a Safe Conveyance Study Approval Letter dated May 21, 2026 (See Attachment #15: Safe Conveyance Letter). Staff has determined the storm drainage system to have sufficient capacity to convey the proposed 10-year runoff from this Project.

Erosion and Sediment Control

Erosion and Sediment Control for this project will be provided in compliance with the Preliminary Erosion and Sediment Control Approval Letter dated May 26, 2026 (See Attachment #14: Prelim Sediment Control Approval Letter). The Preliminary Erosion and Sediment Control Approval Letter lists project specific conditions of approval.

Natural Resources Inventory/Forest Stand Delineation

The subject property is subject to Chapter 10.5 of the City Code, the Forest and Tree Preservation Ordinance (FTPO). The Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) for this site was approved on April 29, 2025 (2025-21-NRI). There is no existing forest on this site. The site is characterized by landscape trees, which are protected by an existing Category II Forest Conservation

Easement (FTP2019-00008) on the entirety of the tract. Staff anticipate the existing forest conservation easement will be extinguished and replaced by a new forest conservation easement associated with the forthcoming Final Forest Conservation Plan (FFCP).

Forest Conservation

The Preliminary Forest Conservation Plan (2026-100-PFCP) for this project was approved on June 18, 2026. Staff notes the following preliminary metrics, which are subject to change at the time of the FFCP, in accordance with the FTPO. There is a reforestation requirement of 1.68 acres and an afforestation requirement of 1.03 acres, totaling 2.71 acres of forest conservation requirements.

A total of 0.9 acres will be planted toward the total 2.71 acres of forest conservation required, and a fee-in-lieu will satisfy the remaining 1.81 acres. A justification letter for fee-in-lieu of planting explains that site constraints associated with the redevelopment, including required buildings, parking facilities, stormwater management practices, storm drain infrastructure, utility corridors, and other site improvements leave insufficient area to accommodate the remaining forest conservation requirements through plantings on-site. The on-site trees planted primarily consist of oak, red bud, and hawthorne varieties.

The PFCP is depicting 97 significant tree removals on the property, resulting in a significant tree replacement requirement of 119 planted trees.

As final engineering advances, staff anticipate minor changes to tree quantities, fee-in-lieu, or other elements of the FTPO may occur, in association with the FFCP.

Landscaping

A combination of ornamental and evergreen trees will be planted between the project site and I-270 along the eastern boundary to serve as a visual and noise screen. To satisfy the compatibility finding (Section 25.13.07.C.6(a)) for an MXE site, the development proposes a similar assortment of ornamental and evergreen screening on the southern boundary of the site. To address compatibility on the northern property boundary, a condition of approval is included in the Conditions section of this report that directs the applicant to include a fence (split-rail or other suitable type) along the northern property boundary, located on the common parcel (under HOA ownership). This is to ensure an appropriate buffer from the existing forest conservation easement on the adjacent property and mitigate possible encroachment by the proposed development.

The two parking facilities located in the southeast quadrant of the site satisfy the 5% tree cover requirement for internal area set out in the *Landscaping and Lighting Manual.* However, a Transcontinental gas pipe easement goes through both parking facilities, which prevents the Applicant from meeting the screening requirements set out in Section 4(d)(2)(a) and 4(d)(2)(b) of the Landscaping and Lighting Manual. As a result, the Applicant is seeking a waiver from the perimeter landscaping requirements for both parking facilities as permitted by the Landscaping and Lighting Manual. This waiver was submitted as a part of the site plan application and is further detailed later in this report.

Street Trees and Lot Trees

In accordance with Section 25.21.21, the subject development is required to provide a minimum of 82 street trees (1 per 40' on average) within the public right-of-way fronting newly subdivided lots. While the spacing pattern for the trees in some areas is not precisely 40 feet due to water and sewer connections, storm drainpipes, utility meters and street lighting infrastructure, the number of overall required trees is provided and there are no areas with a notable gap in the street trees. Lot trees are also required at a rate of 1 tree per 2,000 square feet of lot or fraction thereof. Lot tree requirements are met through a combination of planting on the residential lots in conjunction with plantings provided on common parcels throughout the development. Lot tree calculations and totals are subject to further refinement during the final engineering process.

Historic Resources

The property is not within a historic district. Pursuant to Section 25.14.01.d.1.(c), the subject property is required to be evaluated by the Historic District Commission (HDC) prior to demolition of the existing office building.

Noise

The use and operation of the proposed development must comply with the noise regulations applicable in the city, including Sec. 31.B-6 of the Montgomery County Code and the Staff Guidelines for the Consideration of Transportation Noise Impact in Land Use Planning and Development produced by Montgomery County Planning, M-NCPPC.

The subject property abuts I-270, a classified Freeway by the Rockville 2040 Comprehensive Plan. To analyze transportation noise that may impact the proposed development, the Applicant completed a Noise Analysis dated November 25, 2025 which concluded that the Project could comply with the County's interior noise requirement through modifications to the proposed building design, including upgraded windows for the multifamily and certain townhomes which would be most impacted by transportation noise nearest I-270. The Noise Analysis states that such modifications would be needed in order maintain on-site noise levels to required standards.

Recognizing that higher noise levels occur toward the southeast portion of the Property, the Applicant strategically prioritized the placement of public and private open spaces in areas with lower noise exposure. The multi-family buildings were strategically located along the eastern boundary of the Property to serve as an effective sound wall. Originally, the multi-family buildings were larger, 36-unit buildings, but in order to comply with interior noise level requirements, the buildings were reduced in size to 32-unit buildings and relocated further away from I-270. The main public use space, located along the Research Boulevard frontage, provides a generous half-acre open lawn designed for public use and community gathering. The mews area is a private, resident-focused space that is acoustically insulated from excessive noise and provides approximately a quarter-acre of gathering area with a variety of passive seating options.

Specific conditions of approval are included with this project to ensure adequate noise levels are achieved for the future residential development.

5. Be in conflict with the Plan.

This application is not in conflict with the *Rockville 2040 Comprehensive Plan*. The Project falls within Planning Area 15 – Fallsgrove and Research Boulevard. One of the purposes of the Plan is to establish, "visions and goals for the future of the community." It does this in a comprehensive manner by establishing policies and recommendations by topic areas or "Elements" that apply citywide while also providing more focused recommendations applied to specific planning areas. The Plan states that, "each section should be referenced to understand the full extent of City policy or recommended actions and projects for specific areas." In considering whether a project may be conflicting, the Plan should be considered in its totality rather than observing any individual element or recommendation in isolation.

The Property is identified by the Plan with the Land Use designation of "O" corresponding to Office use, where "office or other employment generating uses, such as hotels, research and development, or laboratories are preferred as the primary use. Commercial or other customer-serving uses are allowed as complements to the primary employment-generating use." This chapter of the Plan also states that the "Research Boulevard corridor should remain focused on employment-generating office and commercial redevelopment." While the proposed residential use is not listed in the specific land use for the Property, consistency with the Plan's recommended land uses is not the sole factor in determining whether a project is in conflict with the Plan.

While the Plan recommends that the Research Boulevard corridor should remain focused on employment and office uses, it also specifies that such focus should be done with some flexibility to include, "providing amenities and uses that would support and complement office and commercial uses in the area." The Project will provide residential units to Research Boulevard that can serve to support the surrounding commercial uses, notably the retail and service uses established at the nearby Research Row development. As there are no other residential units existing within the Research Boulevard corridor, the introduction of residential uses on this single site is not anticipated to change the focus of the Research Boulevard corridor for providing office and commercial redevelopment. Instead, it will provide the flexibility of uses to help support such focused development envisioned by the Plan.

The Project will further achieve numerous goals envisioned in the Plan. For instance, the Plan acknowledges the high vacancy rate generally for office buildings. The Housing Element of the Plan also recommends providing a diverse array of housing types at different income levels throughout the City. The Plan also recommends identifying "potential opportunities for conversion of obsolete offices and hotels to residences." As the Applicant has indicated that utilization of the existing office building has decreased over the last few years, the proposed residential development would facilitate the conversion of an underutilized site, assist in providing additional housing stock to the City, and produce a variety of housing units at various income levels including both market rate and MPDUs, all goals envisioned and encouraged by the Plan.

The Plan further encourages improving "bicycle and pedestrian access and safety within the Research Boulevard corridor." The proposed residential development will provide improved infrastructure, notably through modern pedestrian walkways and sidewalks along its frontage and internal to the development, new pedestrian connections to abutting development, street lighting and new public streets. This infrastructure will provide upgraded conditions for both bicyclists and pedestrians and will further allow the proposed residential development to complement the surrounding development through improved pedestrian movement and access.

Given the project's consistency with the noted goals and recommendations described in the Plan and noted above, staff finds that the Project is not in conflict with the Plan.

The flexibility of uses encouraged by the Plan is also exemplified by permissions included in the Zoning Ordinance. The subject property has been zoned MXE since 2009 —zoning that was recently reconfirmed by a comprehensive map amendment meant to implement the Comprehensive Plan. Since 2009, the MXE zone has permitted residential uses even where not expressly recommended by the Comprehensive Plan when the Mayor and Council or Planning Commission finds that the proposed residential project is compatible with its surrounding uses, and such analysis is further detailed in the findings below.

6. Constitute a violation of any provision of the Zoning Code or other applicable law.

Staff has reviewed the proposed development for compliance with the Zoning Ordinance and finds it to be consistent with the requirements. The proposed land use is a permitted use in the MXE Zone per the Land Use Table found in Section 25.13.03 and implements a number of recommendations expressed by the Comprehensive Plan as mentioned previously in this report.

The Zoning Ordinance requires 20% open space and 5% public use space in the MXE Zone, and the Applicant has reserved land areas beyond these thresholds to comply with these requirements. The extensive green buffer area proposed along the frontage will provide public use space that will provide seating areas, walkways and proposed public art that residents and the public will be able to enjoy. This area is also strategically positioned to be less impacted by the transportation noise generated from I-270 on the opposite side of the Property. This area is accompanied by additional smaller-scale open areas that will provide a variety of attractive open spaces and will include outdoor furnishings to enhance the residential experience within a new urban redevelopment.

The requirements under Section 25.13.06 (Additional design guidelines) and 25.13.07.c (Special design regulations for individual mixed-use zones – MXE) will ensure that appropriate and thoughtful design is utilized in this project along with the allowances specified in this report. Among the additional design guidelines applicable to the project are the following regarding sidewalk widths:

- Section 25.13.06.c.5 specifies that continuous internal pedestrian walkways, no less than six (6) feet in width should be provided from the public sidewalk or right-of-way to the principal customer entrance of all principal buildings on the site.

The special design regulations for the MXE zone also specify the following regarding sidewalks:

- Section 25.13.07.c.4 indicates that where sidewalks must be built new or rebuilt as part of redevelopment, they should comply with the provisions of Sec. 25.17.05, which further specifies 6-foot-wide sidewalks for clear paths.

The Applicant proposes pedestrian walkways and sidewalks to be a width of 5 feet throughout the site. The MXE sidewalk guidelines provide a width of 6 feet for sidewalks connecting the public sidewalks to the principal customer entrance, suggesting that a width of 6 feet should be provided in connection with access to commercial uses. Given the heavier amounts of pedestrian traffic

associated with commercial or mixed-use sites, a width of 6 feet would be conducive to accommodating pedestrian traffic associated with such uses. However, given that the Project is exclusively residential, the Applicant notes that 5-foot-wide sidewalks and walkways are more appropriate for accommodating the residential uses proposed. The Applicant notes that the 5-foot-wide sidewalks will be consistent with the City's Standards and Details for Construction Manual for sidewalks provided within the proposed public streets. While accommodating the anticipated pedestrian traffic, the 5-foot-wide sidewalks will also allow for more green space while reducing the overall total amount of impervious area on the Property, which will help to reduce runoff and is therefore beneficial from a stormwater management perspective. As mentioned, the Mayor and Council adopted a new Zoning Ordinance for the City on June 29, 2026. The new Ordinance includes provisions that will generally require all sidewalks and pedestrian walkways to be a minimum of 5 feet in width. Therefore, the proposed sidewalks will be consistent with the pedestrian standards anticipated for the City moving forward. Given the reasoning expressed herein, staff supports allowance of the modified sidewalk widths to be 5 feet wide throughout the Project.

Per Section 25.16.03, 364 vehicle parking spaces are required, and the Applicant proposes to exceed this requirement by providing a total of 447 parking spaces. The maximum height of buildings proposed on-site at 75 feet comports with the Zoning Ordinance's requirement of 120 feet. Conformance with the building code and other requirements will occur at the time of permitting or other applicable process.

Other than noted in this report, newly constructed sidewalks and pedestrian elements will be provided in accordance with the appliable codes.

Setbacks					
Applicability	**Public Right-of-Way Abutting**	**Side**		**Rear**	
		Residential Land Abutting	**Non-residential Land Abutting**	**Residential Land Abutting**	**Non-residential Land Abutting**
Required	None. 10' minimum if provided	25' or the height of the building, whichever is greater	None. 10' minimum if provided	25' or the height of the building, whichever is greater	None. 10' minimum provided if
Provided	39.2 feet (Research Blvd) 43.8 feet (I-270)	N/A	12.5 feet (north) 39.5 feet (south)	N/A	N/A

Compatibility Finding

Section 25.13.07.c of the Ordinance outlines special design regulations for the city's MXE zone. Among these requirements, the Ordinance states the following:

> "Residential uses may be allowed in those areas recommended for such uses in the relevant plan, or where the Mayor and Council or the Planning Commission, as the case may be, determines that the use is compatible with adjoining and confronting uses by

means of landscaping, screening, or other measures. In this case, residential development is limited to townhouses, multi-unit or livework units. Ground floor retail uses primarily intended to serve the residents may be included."

Given that the Property is located in the MXE zone and is proposing residential uses but is designated with a land use designation of Office by the 2040 Rockville Comprehensive Plan, the Planning Commission must find compatibility with the surrounding uses prior to the residential use being approved.

The Property is squarely shaped and situated between abutting commercial sites to the north and south and public rights-of-way to east and West. The proposed residential use addresses the design requirements for compatibility with the surrounding properties by proposing multi-unit dwellings on the site and will utilize a combination of landscaping and buffering measures as detailed below.

To the north, the abutting property line will be lined with front loaded townhouses. The townhouse lots will be located within five feet of the property boundary and existing forest located on the abutting 8 Research Boulevard property within a Forest Conservation Easement (FCE). The FCE separates the abutting property boundary from the existing office building and garage located beyond at 1601 Research Boulevard on the same abutting site. The forest area extends along the entirety of the shared property boundary and creates a buffer from the existing office building and the subject Property.

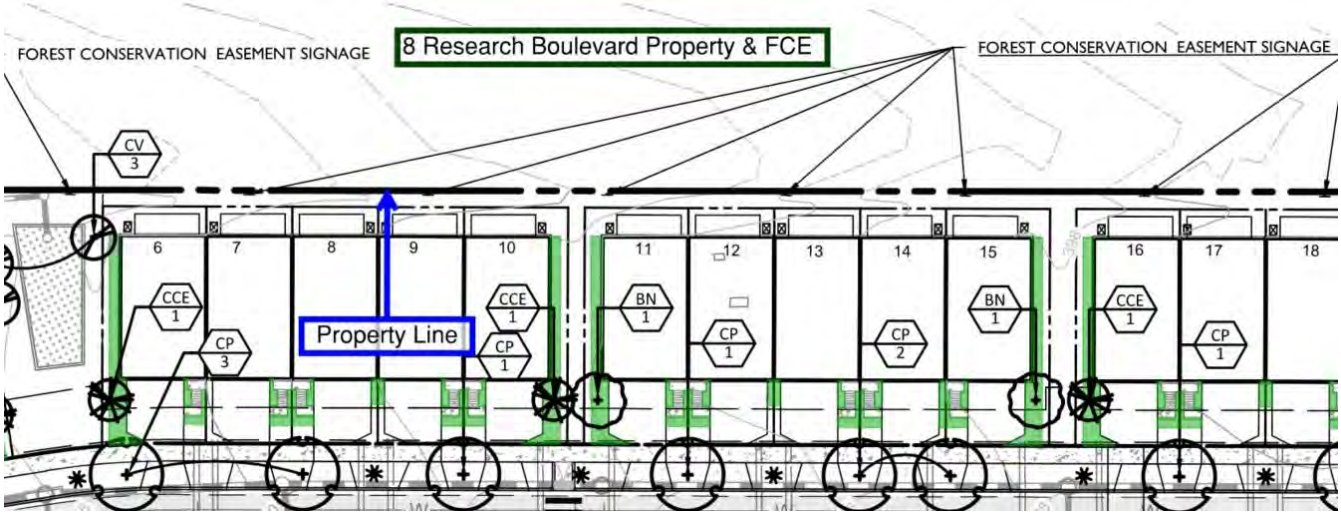


Figure 3: Plan exhibit showing the proposed conditions along the northern property boundary.

The Applicant will install Forest Conservation Easement signs every 50 feet along the Property boundary to notify the townhouse owners of the restrictions associated with this area. In order to allow access to the rear of the townhouse lots, no planting is proposed within the five-foot landscaped strip behind the lots and the Property. Given the heavily wooded area associated with the Forest Conservation Easement area, the townhouses along the northern property line will be compatible with the adjacent office property to the north. As previously mentioned, staff is also including a condition of approval to provide fencing along the northern property boundary to ensure

an appropriate buffer from the existing forest conservation easement is provided to mitigate possible encroachment by the proposed development.

Along the site's eastern boundary, the proposed development will incorporate enhanced landscaping that will include a mix of evergreen and shade trees to provide a visual buffer and screening from the abutting I-270 roadway. A portion of the boundary will be without trees because of the approximately 90-foot-wide Transcontinental Gas Right-of-Way easement, which runs diagonally across the site in a southwest to northeast direction. Certain improvements such as trees and deep-rooted plantings are prohibited in the easement. To the extent permitted, non-woody plants will be planted within the easement area, and the lack of trees in this area has no impact on the compatibility finding.

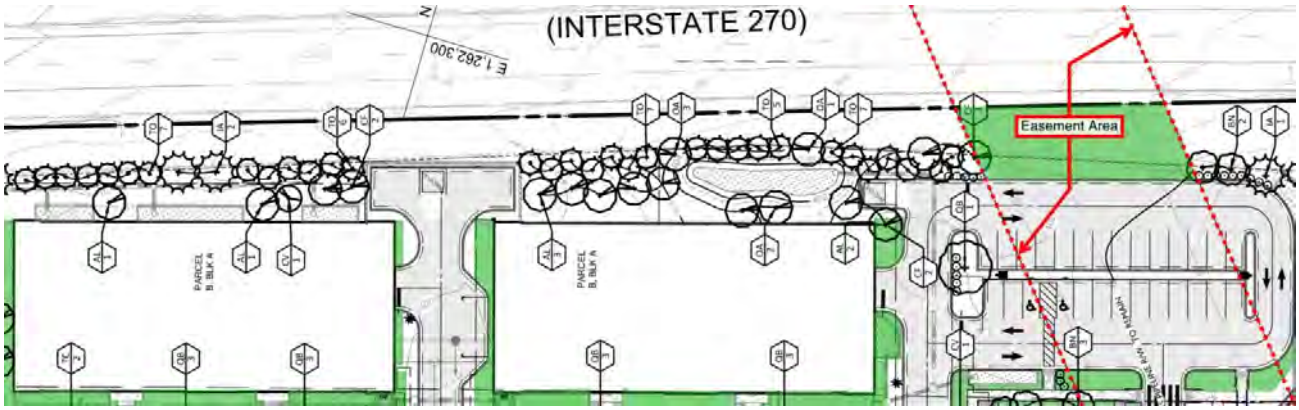


Figure 4: Plan exhibit showing the proposed conditions along the eastern property boundary.

Along the southern boundary, the gas easement also results in a similar limitation in planting trees and deep-rooted plantings. Outside of the easement area, a variety of evergreen and ornamental trees will be planted to help define and buffer the Property from the neighboring property to the south, which is improved with a surface parking lot that immediately abuts the shared property line with an existing office building beyond. This Property at 1405 Research Boulevard further connects to other abutting commercial properties that collectively make up the aforementioned Research Row development that includes retail and service-oriented uses that this Project will help to support and provide attractive services to new residents. To facilitate connectivity between the proposed residential and abutting commercial uses, pedestrian connections from the Project to the abutting office property will be provided. The proposed connections and planned landscaping along the southern boundary will provide compatibility for the mix of uses proposed between the two properties.

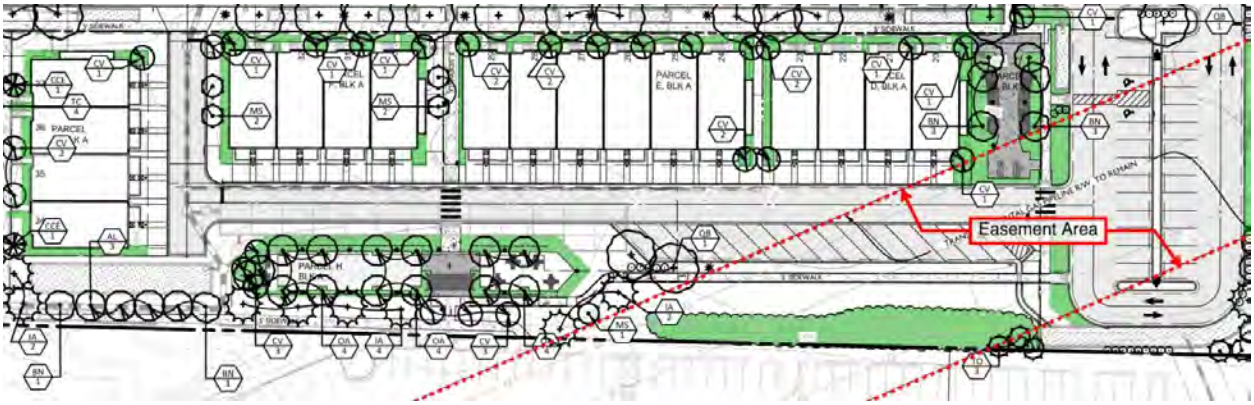


Figure 5: Plan exhibit showing the proposed conditions along the southern property boundary.

The western boundary abuts the Research Boulevard roadway. The Project is designed to include three sticks of townhouses along the Research Boulevard frontage to help frame the street and is in keeping with current urban design principles in that it will help to reduce vehicular speeds along Research Boulevard. The proposed public use space along with additional improvements such as new street trees along the western frontage of the Property will provide engaging open spaces and an interesting visual element which will soften the residential use from Research Boulevard while also creating a pleasant transition from the roadway to the Project.

Staff finds that the compatibility finding is met for each edge of the Property.

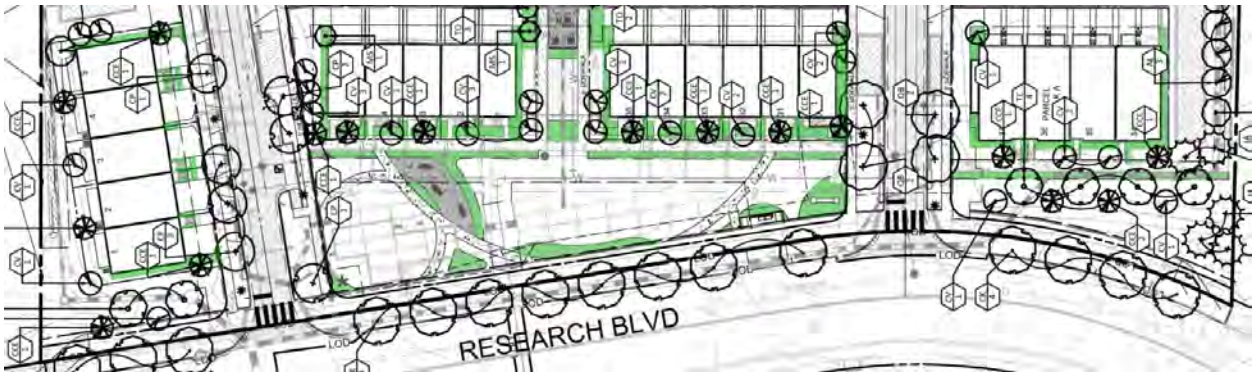


Figure 6: Plan exhibit showing the proposed conditions along the eastern property boundary.

7. Be incompatible with the surrounding uses or properties.

Staff finds the Project will be compatible with surrounding properties and integrates well with the mix of uses in the surrounding neighborhood. The Project will add 198 residential units to the City's housing inventory with the variety of unit types on-site. The Property is adjacent to commercial uses to the north, south and west. The introduction of residential uses in this section of the Research Boulevard area will provide both residential and non- residential land uses in close proximity consistent with the purposes of the mixed-use zones. The addition of the future residences will also

support a high quality-of-life environment where users can live, work and access services. As previously mentioned, specific landscaping and screening measures will be incorporated, as required by the Ordinance to further ensure the compatibility of the Project with the surrounding properties.

Waiver Requests

Landscape Waiver (2026-293-WAV)

Pursuant to Section 25.17.02.a, landscaping and screening is required in all zones in accordance with the landscaping, screening and lighting manual (the "manual").

Section 4.d.2.(a) of the manual governing the "Landscape Strip Area Adjoining a Street Right-Of -Way" requires the provision of a 10-foot-wide landscape strip in which the following must be provided:

i. Planted with either shade or ornamental trees; and
ii. The provision of one tree for every 40 feet of lot frontage with an evergreen hedge planted with 15 shrubs per 40 feet of lot frontage;

Section 4.d.2.(b) of the manual governing the "Perimeter Landscape Area for Parking Adjoining Property Other Than a Street Right of Way" states that the landscaped areas around a parking facility must provide the following:

i. A perimeter landscape strip at least seven feet wide to allow for the planting of trees;
ii. The provision of one shade tree and 15 shrubs for every 40 feet of perimeter space with the shrubs high enough to screen headlights; and
iii. Where appropriate, two ornamental trees may be substituted for one shade tree and one evergreen tree substituted for five shrubs.

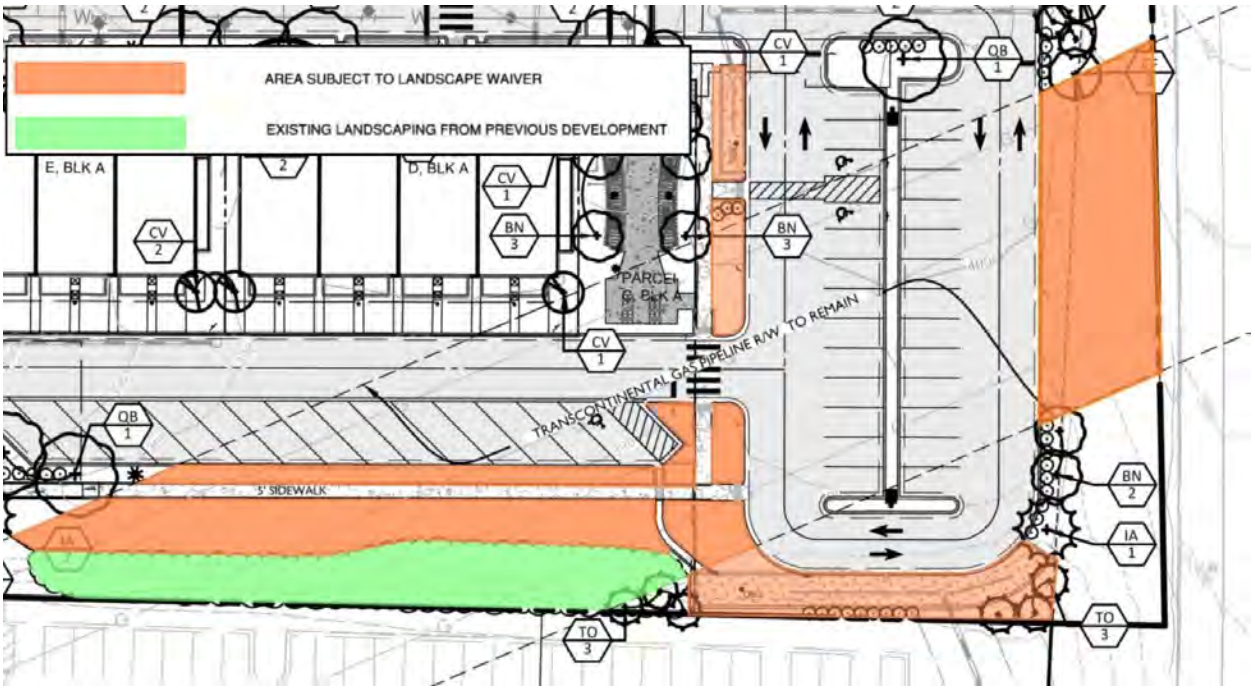


Figure 3: Exhibit of parking lot areas subject to proposed landscape waiver at the southeast corner of the site.

The Project proposes a 27-space surface parking lot in the southeast corner of the site. A smaller 15-space parking lot is proposed along the southern boundary. Both parking lots are encumbered by the 92-foot wide Transcontinental Gas Pipeline Right-of-way (the "Easement") recorded among the Land Records of Montgomery County at Liber 2890, Folio 186 that runs in a northeast to southwest direction across a large swath of Montgomery County, including the southeast portion of the Property. The Applicant has noted that in accordance with the Easement Agreement "no structures or improvements which would interfere with the operation or the maintenance of the existing pipelines" are permitted. The Applicant notes that the Easement owners have strictly enforced the Easement Agreement and prohibit any type of plantings within the Easement area, except for ground cover. At the same time, the Easement Agreement permits paving over the Easement area. Given the limited amount of improvements allowed within the Easement Area, the Applicant notes that it was logical to locate the needed surface parking lot in this location. As a result of the Easement Agreement prohibitions, the perimeter areas of the parking lot located within the Easement will be void of any landscaping features beyond ground cover.

Findings

A waiver of the buffering and/or screening requirements within the manual may be granted by the Planning Commission, subject to such conditions as may be deemed appropriate if the request meets any of the following findings. The required findings are listed below with staff's analysis immediately following. The Commission may grant a requested waiver if it finds one of the following:

A. That alternative means of achieving the objectives of the buffering and screening requirements meet the objectives of this section, or

   Staff Response: The request is not being made pursuant to this criterion.

B. That compliance with the buffering and screening requirements cannot reasonably be met due to unique site conditions, or

   Staff Response: The unique site condition is the presence of the gas line Easement and the associated restrictions for plantings as explained above. The larger 27-space parking facility bordering I-270 is not able to meet the requirements set out under 4(d)(2)(a) on its eastern border and is unable to meet the requirements set out under 4(d)(2)(b) on its southern and western border. The southern and western borders are unable to meet the landscaping requirements due to conflicts with other required infrastructure for stormwater management facilities. The smaller 15-space parking facility borders the southern property boundary and, due to the same easement, is unable to meet the requirements set out under 4(d)(2)(b). As mentioned, with the limited permissions allowed by the Easement, the Applicant is providing ground cover around the perimeter of both parking facilities. Excluding the micro-bio planter along the southern boundary and in the northwest corner of the larger parking lot, the site plan adheres to the perimeter landscaping requirements in all areas not subject to the Easement.

   For the larger 27-space parking lot, the need for perimeter landscaping along the eastern edge of the surface parking lot is mitigated by the fact that this area of the Property abuts but will not have access to the I-270 right-of-way. Thus, the I-270 roadway will not pose any operational conflicts to the use of the parking lot and will maintain optimal traffic patterns for the abutting uses as intended by the Manual. Additionally, the eastern portion of the

larger 27-space parking lot does provide landscaping along the eastern boundary in areas not encumbered by the Easement. The 15-foot parking lot along the southern boundary of the Property is separated from the parking lot on the adjacent commercial property by a 40-foot-wide grass strip and a change of elevation of 10 feet. The distance between the two parking lots, coupled with the fact that they are like-to-like uses, mitigates the importance of additional landscaping in this area.

C. That there exist unique safety or security concerns that would be unreasonably compromised by compliance with the buffering and/or screening requirements; or

Staff Response: The request is not being made pursuant to this criterion.

D. The lot occupied by the requesting use is less than 7,500 square feet in size; or

Staff Response: The request is not being made pursuant to this criterion.

E. The owners of 70 percent of the residential property immediately contiguous to the area of the requested waiver affirm, in writing, their support for a waiver of the buffering and/or screening requirements of this section. The residential property referenced in this subsection shall not include property in which the institutional use seeking the waiver has any ownership or other financial interest. (ii) This waiver does not exempt the site from requirements of the Forest and Tree Preservation Ordinance of the City Code.

Staff Response: The request is not being made pursuant to this criterion.

In identifying that compliance with the buffering and screening requirements cannot reasonably be met due to unique site conditions, staff recommends approval of the requested landscape waiver.

Subdivision Waiver (2026-382-WAV)

Section 25.21.18.b (Easements and rights-of-way) of the Ordinance requires, "where a residential subdivision which includes or adjoins an easement or right-of-way for an underground high volume and pressure gas transmission main, the subdivider must provide lots of sufficient size to allow a 50-foot minimum distance between the easement or right-of-way and any proposed dwelling units on the lots."

As previously mentioned, a 92-foot wide Transcontinental Gas Pipeline right-of-way is located in the southeast portion of the Property (the "Easement"). While the Zoning Ordinance does not define an "underground high volume and pressure gas transmission main" the subject right-of-way accommodates main service lines that feed into the local (in this case, Washington Gas) lines, and thus it is assumed that Section 25.21.18.b is applicable. In order to preserve the proposed number of units on the Property, the Applicant has requested a waiver from the 50-foot minimum distance requirements for these 8 units. As shown below, the units will be located between 6 feet and 45 feet from the Easement.

Section 25.21.07 of the Ordinance provides for waivers from subdivision requirements if meeting certain findings. The required waiver findings are stated below:

> "If the Planning Commission finds that undue hardship will result from strict compliance with any requirement of this chapter, it may grant a waiver or modification from such requirement so that substantial justice may be done if the public health, safety, aesthetics, or general welfare will not

be impaired and the waiver will not be contrary to the intent and purpose of the plan or this chapter."

The Applicant has provided justification for the requested waiver (See Attachment #9: Subdivision Waiver). The justification provides background on both the history and terms of the Easement.

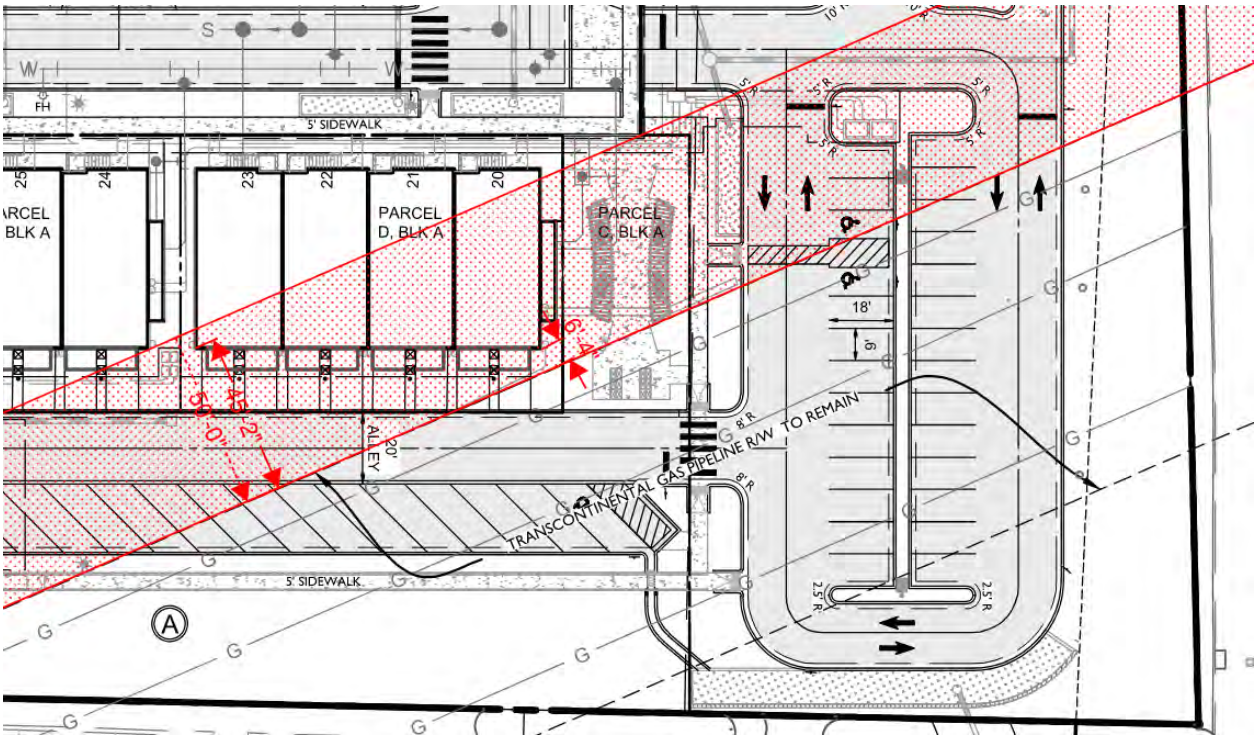


Figure 4: Exhibit showing proposed building setbacks from Easement.

The Applicant asserts that strict compliance with Section 25.21.18.b. would result in the reduction of eight (8) two-over-two residential units, including the elimination of one (1) MPDU. This reduction represents a 15 percent reduction in the overall number of proposed two-over-two units. This reduction imposes an undue hardship not only on the Applicant, but on the general public, given the stated need for more housing in and throughout the City.

The Applicant also notes that given the Property's proximity to I-270, the gas lines in the Easement are subject to additional safety measures not typically present in gas transmission lines. To further analyze the easement, the Applicant hired a consultant to survey the easement.
The survey results indicated that the pipelines located within the Easement are encased in a steel wrapping along the entire Property and that it is buried below the earth's surface at an average depth of 6.71 feet, with a maximum depth of 10.55 feet. The Applicant notes that most transmission lines consist of only the carrier pipes. In contrast, the steel encasing of the pipelines within the Easement on the Property is an atypical situation that is required in this instance by Federal Regulations, given the Property's proximity to a major highway (I-270). The Applicant notes that Federal Regulations require the steel encasement for the purpose of withstanding certain loads, stress levels and sealing requirements.

The Applicant emphasizes that the depth of the pipelines below the earth surface is an important safety factor given the need to provide adequate protection against accidental damage during land development

activities and to protect from external loading. While the Easement requires a depth of 30 inches, the pipelines within the Easement are located, on average, at a depth that is more than double this requirement. The significant depth of the pipeline provides further safety assurance.

The Applicant also notes that Easement owners do not require any additional setback from the Easement area and is best evidenced by recent developments in Montgomery County, including the Grove (aka the former PSTA site) wherein a multi-family building is located one foot from the gas line easement and the Montgomery Village Golf Course development where townhouses are located approximately 12 feet from the gas line easement.

To staff's knowledge, this is the first time that a waiver has been sought from this specific subdivision requirement of Section 25.21.18.b. This requirement appears to have originated with the Zoning Ordinance requirements present in the 1980s and has been carried forward to the current Ordinance. Staff is aware of only one development that may have been subject to such requirement which is the Cambridge Heights townhome subdivision (located southwest of the site just west of MD28 and its intersection with Research Boulevard) which was developed in the early 1990s. It appears such development complied with the required minimum distancing from the same Easement. It should be noted that several residential subdivisions exist within the city where the Easement encroaches onto residential lots. However, it appears that those subdivisions were developed in the 1960's and 70's, prior to the subject subdivision requirement.

Given the additional federal requirements and the noted specifications of the pipelines observed with the easement, staff finds that such measures will ensure that the requested waiver of the setback requirement may be safely granted without impairing the public health, safety, aesthetics or general welfare. From the Applicant's presented information, the Easement owners appear to have established the Easement to provide an adequate width to ensure the maintenance of the pipelines and the safety to the surrounding area without the requirement of additional setbacks for structures beyond the Easement.

Staff also finds that the waiver will not be contrary to the purposes of the Zoning Ordinance. As indicated by the Applicant, the specifications and location of the pipelines have been deliberate to address federal requirements and safety concerns. In approving the waiver, staff finds that the stated purposes included within the Ordinance will be furthered including the following:

- Provide for appropriately scaled, designed and sited buildings and other structures that are compatible with the natural and built environment
- Promote the City as an inclusive community by facilitating diversity in housing, building design and land use
- Secure the public safety
- Otherwise protect and promote the health, safety, comfort, convenience, welfare, and happiness of the Rockville community by ensuring the proposed development is properly scaled; the structures are appropriately located; and additional housing and a diversity of housing is provided.

Given the reasoning presented herein, staff recommends approval of the subdivision waiver.

Conditions

Staff recommends approval of Level 2 Site Plan 2026-101-STP and the associated waivers for landscape requirements (2026-293-WAV) and subdivision requirements (2026-382-WAV), based on the findings above and subject to the following conditions:

Development & Zoning

1. The proposed development will be implemented and constructed in a manner consistent with the plans, concept designs, graphic representation and all associated development tables included in the site plan signature set for Level 2 Site Plan application 2026-101-STP.
2. The Applicant shall sign and return the approval letter prior to finalizing the site plan signature set. The approval letter shall be included in the stamp approved signature set.
3. The construction of the public use space as specified on the plans must commence within 30 days of filling in the sediment control trap following notification by the City inspector that the sediment control trap shall be removed. Such work shall be completed prior to the earlier of the issuance of the final occupancy permit or 120 days from the inspector's approval of the stormwater management best management practices and waterline installation in the public use space, except that the completion of the frontage improvements may be delayed in order to maintain two separate entrances for construction traffic and residential use.
4. The proposed development shall incorporate and maintain a perimeter landscaped buffer area consistent with the concept design, graphic conceptual representation, and information shown on the provided Landscape Plan to be approved with the Level 2 Site Plan signature set.
5. Prior to occupancy of the noise impacted residential units, the Applicant shall demonstrate compliance with applicable noise regulations in the city including the M-NCPPC *Staff Guidelines for the consideration of Transportation Noise Impact in Land Use Planning and Development*, as referenced in the city's Environmental Guidelines.
6. Prior to the issuance of the first residential building permit, the Applicant/developer/builder must provide certification to CPDS staff from an engineer who specializes in acoustical treatments that:
    a) The building shell for the residential dwelling units affected by exterior noise levels projected at or above 65 dBA Ldn, as indicated in the Phase I & II Noise Analysis dated November 25, 2025, will attenuate the projected exterior noise levels to an interior level not to exceed 45 dBA Ldn.
7. Before the final inspection for any residential unit, the Applicant must certify to CPDS staff that the noise impacted units have been constructed in accordance with the certification of an engineer that specialized in acoustical treatments.
8. If any changes occur to the Site Plan which affect the validity of the noise analysis dated November 25, 2025, measures may be required to reflect the changes, such as acoustical certifications, noise attenuation features, and/or a new noise analysis.
9. For all noise impacted residential dwelling units, as indicated in the Phase I & II Noise Analysis dated November 25, 2025, the Applicant/developer/builder must make efforts to inform all prospective purchasers or renters that those units are impacted by transportation noise. Such notification may be accomplished by inclusion of this information and any measures to reduce the impacts in brochures and promotional documents and may also be included in any noise impacted sales contracts, any illustrative site plans(s) on display within any sales related offices(s); in Homeowners Association

documents; with all Deeds of Conveyance of noise impacted units; and by inclusion on all signature set site plans.

Forestry

10. Before the issuance of any building, forestry, or public works permits, the applicant must obtain approval of a Final Forest Conservation Plan (Final FCP).
11. The Final FCP must be consistent with the Preliminary Forest Conservation Plan (PFCP) approval. In addition to compliance with applicable codes, the Final FCP must meet the following requirements, unless modified by the Forestry Official:
    a. Ensure that tree plantings meet the following minimum spacing requirements:
        1. shade trees spaced 20 feet apart;
        2. evergreens and ornamental trees spaced 15 feet apart;
        3. all trees must be 6 feet from wet and dry utilities, except when under streets;
        4. all trees must be 15 feet from streetlights and 5 feet from driveways;
        5. all trees must be 5 feet from inlets;
        6. shade trees and large evergreens must be a minimum of 7 feet and ornamental trees and small evergreens a minimum of 5 feet from micro bioretention underdrain pipes (6" diameter and smaller); and
        7. street trees may be planted atop stormwater conveyance pipes with a minimum 4 feet of cover and immediately behind curb.
            a. Trees planted to meet FTPO requirements subject to long term protection may not be located within existing or proposed easements (excluding forest conservation easements).
            b. Proposed tree locations must be consistent across all plans, including but not limited to the forest conservation plan, site plan, and landscape plan.
12. Before planting new trees within existing green space or where pavement was previously located, the applicant must perform soil augmentation as required per the city's FTPO notes prior to installation of new trees within existing green space or where pavement was previously located.
13. Before planting new trees, the applicant must show the areas of soil removal and replacement.
14. Before pruning or cutting any trees within the right-of-way, the applicant must obtain and submit to the city Forester an MDNR Roadside Tree Permit for the work.
15. Any significant modification or revision to the approved Final FCP must be consistent with the Site Plan and submitted to the Forestry Official for review and approval.
16. Before the issuance of any sediment control permit or building permit, the applicant must obtain a forestry permit. Before the issuance of the forestry permit, the applicant must:
    a. submit the FTP permit application and fee;
    b. obtain approval of a Final FCP;
    c. pay to the city any approved fee-in-lieu consistent with the requirements of the FTPO;
    d. execute a five-year warranty and maintenance agreement in a form acceptable to the city;
    e. post a bond or letter of credit approved by the city for eligible forestry improvements per the FTPO;
    f. execute and record a forest conservation easement in a form acceptable to the city, unless otherwise satisfied; and if required by staff, submit a non-native invasive management plan for review and approval by city staff.
17. The applicant shall include a fence (split-rail or other type) along the northern property boundary on the subject property (HOA parcel) to buffer the proposed townhomes from the adjacent forested area (under forest conservation easement) to ensure compatibility with the adjacent property.

DPW – Engineering

18. Submission for review, approval, and permit issuance by DPW of the following detailed engineering plans, studies and computations, appropriate checklists, plan review and permit applications and associated fees. The following plans shall be submitted on 24”x36” City base sheets at a minimum scale of 1”=30’ unless otherwise approved by DPW.

    i. Sediment Control Permit (SCP) – Submit Erosion and Sediment Control plans for all disturbed areas;
    ii. Stormwater Management Permit (SMP) – Submit Stormwater Management plans for on-site stormwater management;
    iii. Public Works Permit (PWK) – Submit plans for all off-site improvements and for work within the proposed public rights-of-way, within the Research Boulevard right-of-way, and within any existing or required public easements. DPW will also review, approve and permit the construction of private improvements through the PWK permit, including collecting applicable fees. Final locations and dimensions of public improvements in the right-of-way including but not limited to water, sewer, and storm drain infrastructure, street signs, street trees, curb ramps, parking spaces and traffic signal infrastructure, and streetlights will be determined in conjunction with the review of all Public Improvements Plans (PWK) and the Forestry Permit.

19. Submit a phasing plan for the construction period. The plan shall include, but not be limited to, the construction access, pedestrian access, truck routing, staging and construction parking. This plan shall be approved prior to the issuance of the first permit issued by DPW.
20. With the exclusion of the sediment control permit associated with the demolition of the existing building, prior to issuance of any DPW permit and prior to the recordation of a Final Record Plat, the Applicant must submit for review and approval by the Office of the City Attorney all necessary deeds, easements, agreements, dedications, and declarations. Drafts of the documents must be included with the initial submission of the engineering plans and must be recorded prior to issuance of DPW permits, unless otherwise allowed by DPW. All dedicated easements must be referenced on the Final Record Plats.
21. Prior to issuance of any DPW permit and prior to the recordation of the Final Record Plat, the Applicant must secure the termination or abandonment of all existing easements as necessary for the construction of the development, including all easements located in proposed rights-of-way. Termination or abandonment of such easements must be evidenced by recordation of a deed of termination or abandonment in the Montgomery County Land Records. Abandonment or termination of any easement granted to the City must be approved by the Mayor and Council of Rockville, and prior to recordation, any deed of abandonment or termination of an easement granted to the City must be reviewed and approved by DPW and must be in a form approved by the Office of the City Attorney.
22. If required by the terms of any existing easement granted to an entity other than the City of Rockville, Applicant must submit plans for work within the easement to Grantee for review. If Grantee’s permission for such work is required by an existing easement, the applicant must secure Grantee’s written permission for any proposed development activity within the easement, or the easement must be extinguished, prior to the submission of an application for any DPW permit.
23. Applicant shall execute a Revocable License and Maintenance Agreement for the shared maintenance of Stormwater Management Facilities located within the public right-of-way. The agreement must be executed by the property owner and other parties of interest and submitted for review and approval

by DPW and the Office of the City Attorney. The Revocable License and Maintenance Agreement must be authorized by the Mayor and Council and must be recorded in the Montgomery County Land Records prior to DPW issuance of any SMP permit.

24. The Applicant must grant a Public Access Easement (PAE) across the entire width of the privately maintained alleys and grant a minimum 1' Public Improvement Easement (PIE) adjacent to Research Boulevard and proposed public rights-of-way for maintenance of public sidewalks. The PAE and PIE must be reviewed and approved by DPW and in a format acceptable to the Office of the City Attorney and be recorded in the Montgomery County Land Records prior to DPW issuance of any PWK permit.
25. The Applicant must post sureties in a form approved by the Office of the City Attorney for all permits based on the approved construction estimate. A separate surety is required for private improvements permitted through a PWK. Approval of sureties is coordinated through DPW staff. Sureties for all public infrastructure must be submitted and approved prior to recordation of plats dedicating right-of-way.
26. The Record Plat must include:
    - Additional dedication of right-of-way (by the Applicant) for improvements to the east side of Research Boulevard;
    - Dedication of rights-of-way and easements per the approved street sections;
    - All necessary easements and abandonments.
27. Except for permits associated with the demolition of the existing building, no DPW permits will be issued prior to the recordation of the plats dedicating all necessary right-of-way to the City.
28. PWK permits must be issued for public infrastructure prior to the issuance of any building permits.
29. DPW will not approve any Demolition Permits until a Sediment Control Permit (SCP) for the area disturbed by the demolition is issued.
30. The Applicant shall comply with the conditions of the Development SWM Concept approval letter dated 05/21/2026.
31. The Applicant shall comply with the conditions of the Preliminary Erosion and Sediment Control approval letter dated 05/26/2026.
32. The Applicant shall comply with the conditions of the Safe Conveyance approval letter dated 05/21/2026.
33. The Applicant shall comply with the conditions of the Water & Sewer Authorization approval letter dated 06/09/2026.
34. Location of dry utilities shown on the Site Plan is conceptual. Unless otherwise approved by the Director of Public Works, the final layout of the dry utilities shall not impact the locations of the proposed storm drain, water, sanitary sewer, SWM facilities, street trees and other public improvements.
35. The Applicant must obtain all required permits from any agencies and jurisdictions including Maryland Department of the Environment and Maryland State Highway Administration as applicable and for any work within their easements or public right of way.

DPW - Traffic & Transportation

36. All internal traffic control devices (i.e. signs, marking and devices placed on, over or adjacent to a roadway or walkway) to regulate, warn or guide pedestrians and/or vehicular traffic shall comply with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD). The final signing and pavement marking plans shall be approved by the Chief, Traffic and Transportation Division, and shall be included in the Signature set.
37. The applicant shall pay the County's Development Impact Tax, as applicable and per Montgomery County's payment schedule, and subject to the credits allowed by Montgomery County. The applicant

shall submit a receipt of payment to the Inspection Services Division of the Department of Community Planning and Development Services and the Traffic and Transportation Division of the Department of Public Works.

38. Prior to the issuance of any occupancy permit, the applicant shall provide the required short-term and long-term bicycle parking, as indicated on the signature set and in accordance with the rates and standards specified in the Zoning Ordinance.
39. The proposed plan is an application for Change of Use. Since the application is taking credits for existing use peak hour trips that were vested prior to the approval of the current CTR, unless the applicant can provide proof of required Transportation Improvement Fee (TIF) payments for any prior uses, the Applicant shall pay the reduced City's Transportation Improvement Fee for Change of Use and as specified in the Comprehensive Transportation Review (CTR).
40. Prior to issuance of any occupancy permit, the applicant must construct all required improvements in proximity to that phase of the development, including but not limited to street trees, streetlights, streetlight conduit, pavement widths, sidewalks, signs and traffic signals in accordance with all applicable city standards, or the standards of the jurisdiction of the adjacent right of way.
41. The applicant shall install light-emitting diode (LED) streetlight fixtures within the proposed development. Streetlight materials and locations of lights shall be approved with the issuance of the Public Works permit. All conduit and underground infrastructure shall be specified according to the current Pepco and/or City standards and shall be approved by Pepco prior to the issuance of the Public Works permit.
42. The construction of the 10' wide shared use path along the frontage of the Property must commence within 30 days of filling in the sediment control trap following notification by the City inspector that the sediment control trap shall be removed. Such work shall be completed prior to the earlier of the issuance of the final occupancy permit or 120 days from the inspector's approval of the stormwater management best management practices and waterline installation in the public use space, except that the completion of the frontage improvements may be delayed in order to maintain two separate entrances for construction traffic and residential use.
43. The applicant shall strive to maintain existing bus stops adjacent to the site during the construction phase of this site plan. The proposed relocation of the existing bus stop near the proposed southern must be fully reconstructed with the same amenities and be coordinated with the Montgomery County Division of Transit Services before the issuance of the Public Works Permit. Montgomery County Division of Transit Services may be contacted at 240-777-5800.

Housing

44. Residential units constructed on the site must comply with the standards and requirements of the Rockville City Code Chapter 13.5, Moderately Priced Housing Ordinance.
45. Prior to issuance of any residential building permit and with the submission of the first building permit application, the applicant must include a MPDU agreement approved by the Mayor and Council and by the City Attorney, pursuant to City Code Chapter 13.5**.**

Publicly Accessible Art in Private Development

46. Chapter 4. Article IV Publicly Accessible Art in Private Development (AIPD) applies. The current required fee schedule is in the Implementation Manual, accessed at https://www.rockvillemd.gov/services/arts-and-culture-program/. This webpage also has the Program Guidelines and AIPD Application. The applicant is advised to read these documents.
47. The applicant must have their AIPD application approved prior to issuance of a building permit.

48. The applicant must indicate in their response how they intend to fulfill the required contribution. If the option to install art on site is selected, the location of the artwork must be included in the site or project plan before the plans are approved.
49. Per city code (Chapter 4. Article IV), if the applicant selects to install art on site:
    i. The AIPD Application must include a concept plan and accompanying documents specified in the Implementation Manual and Guidelines.
    ii. The artwork must be installed and approved prior to issuance of an occupancy permit for the three sticks of townhouses fronting Research Boulevard. An agreement shall be executed and a bond posted by the applicant prior to the issuance of the occupancy permit for any art to be installed subsequent to the issuance of the occupancy permit.
    iii. The applicant will need to schedule a meeting with Anne O'Dell, Arts and Culture Program Manager, and meet to discuss how they will apply the required contribution before they submit their AIPD application.
    iv. Additional permits may be required depending on the public artwork and site selected for installation.

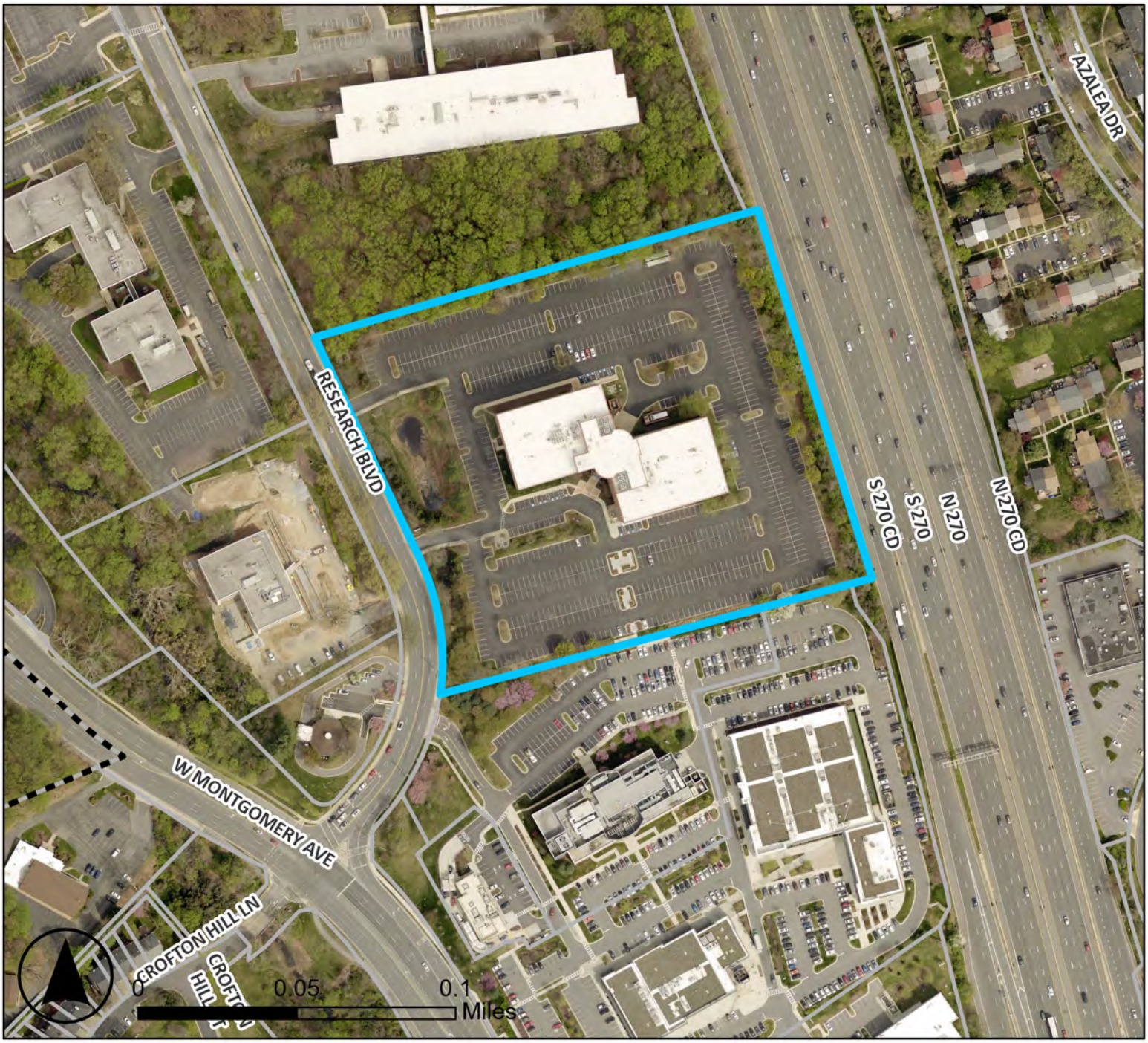
Attachments

Attachment #1: Aerial Map, Attachment #2: Land Use Map, Attachment #3: Zoning Map, Attachment #4: Site Plan, Attachment #5: Site Plan Application, Attachment #6: Statement of Justification, Attachment #7: Public Testimony, Attachment #8: Landscape Waiver Justification, Attachment #9: Subdivision Waiver Justification, Attachment #10: Noise Study, Attachment #11: Transportation Report, Attachment #12: Water and Sewer Authorization Letter, Attachment #13: SWM Concept Approval Letter, Attachment #14: Prelim Sediment Control Approval Letter, Attachment #15: Safe Conveyance Letter

City of Rockville
Community Planning & Development Services

Case Number: 2026-101-STP **Address:** 1455 Research Boulevard

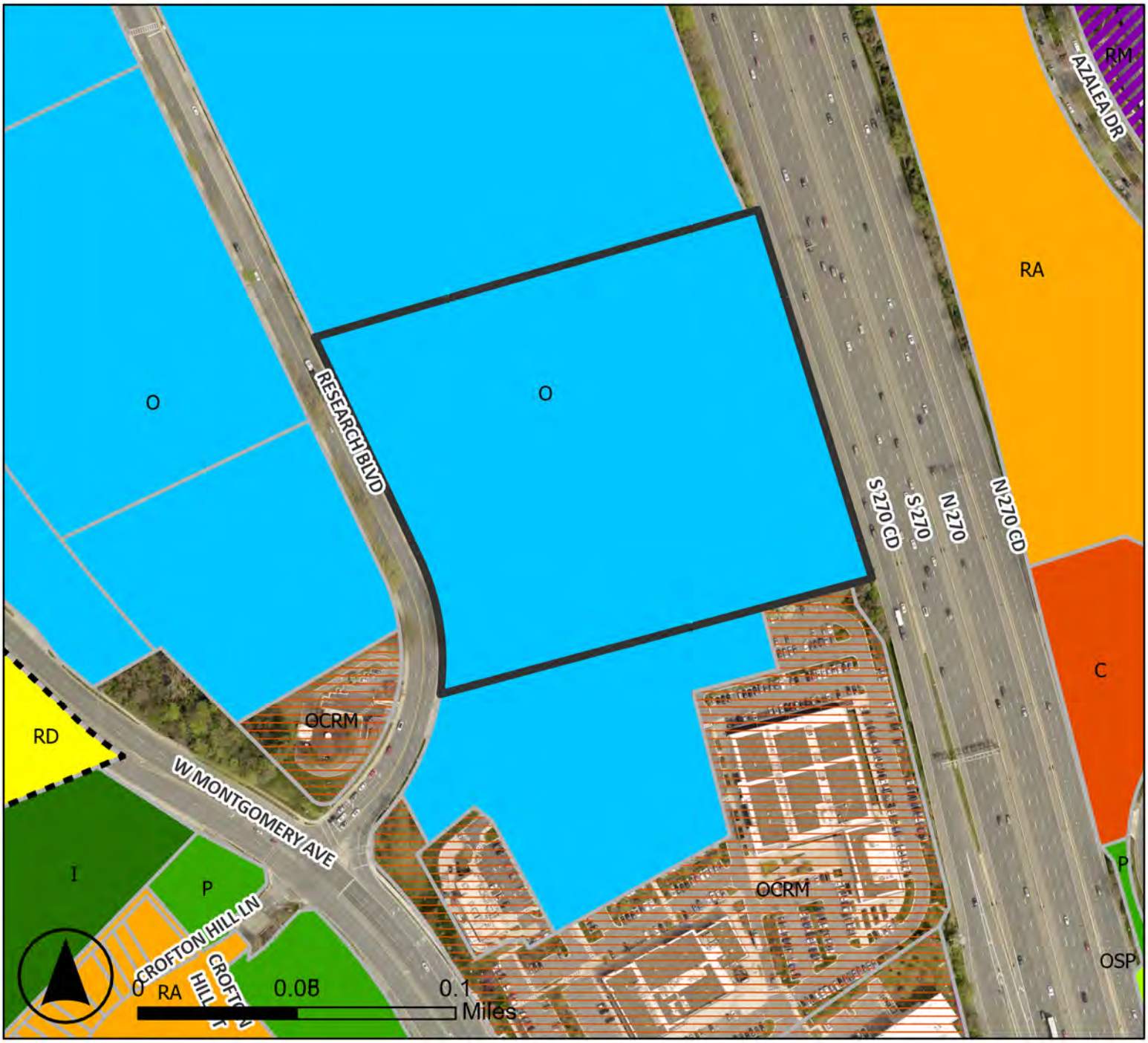
Project Name: 1455 Research Boulevard



City of Rockville
Community Planning & Development Services

Case Number: 2026-101-STP **Address:** 1455 Research Boulevard

Project Name: 1455 Research Boulevard



Legend

- Rockville City Limits
- Subject Property

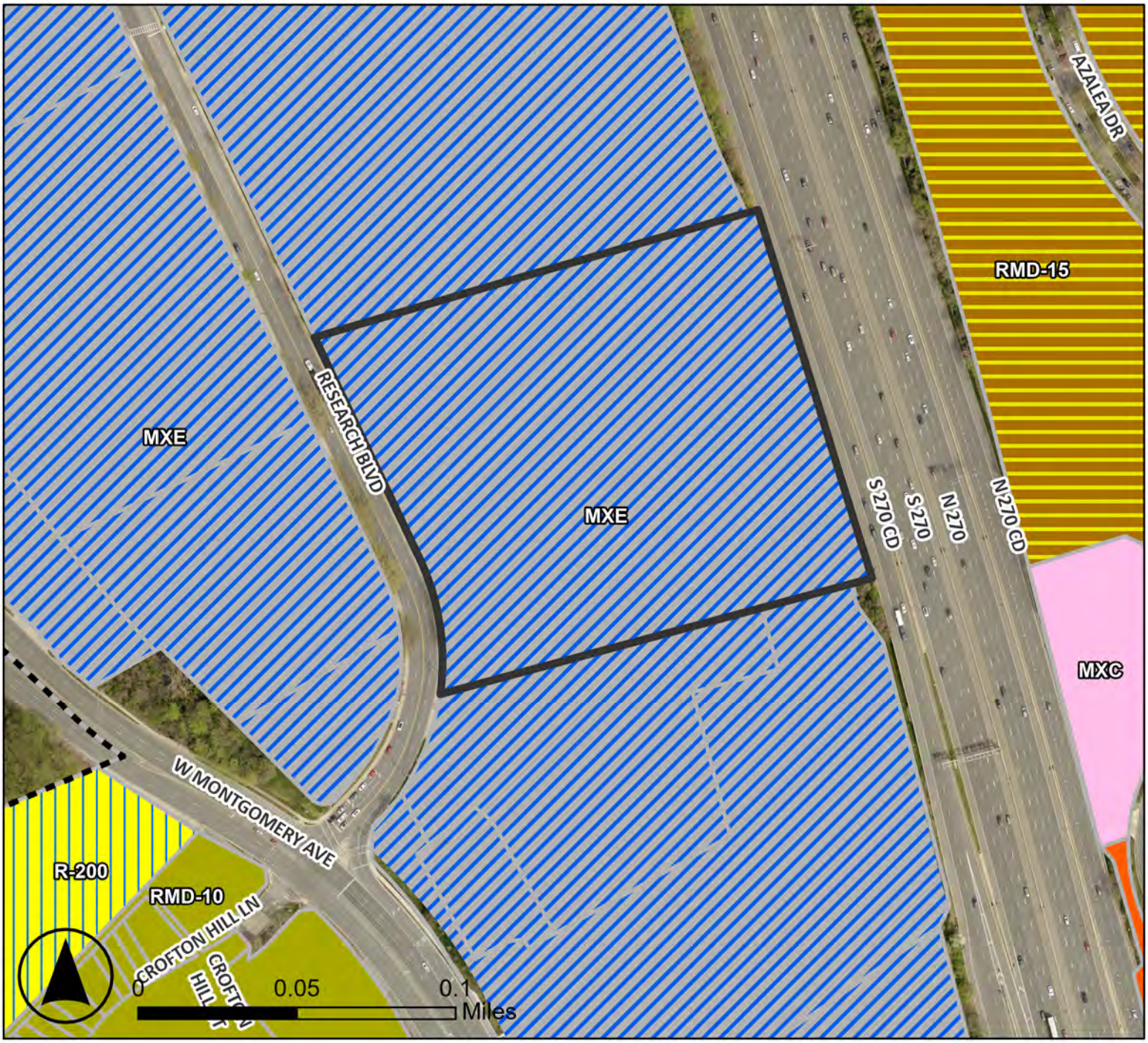
Land Uses

- C - Commercial
- CI - Civic and Public Institutional
- CRM - Commercial and Residential Mix
- I - Private Institution
- O - Office
- OCRM - Office/ Commercial/Residential Mix
- OSP - Open Space
- P - Park
- RA - Residential Attached
- RD - Residential Detached
- RF - Residential Flexible
- RM - Residential Multiple Unit
- RO - Residential and/or Office
- SI - Service Industrial
- SRM - Service Industrial and Residential Mix

City of Rockville
Community Planning & Development Services

Case Number: 2026-101-STP **Address:** 1455 Research Boulevard

Project Name: 1455 Research Boulevard



Legend

- Rockville City Limits
- Subject Property

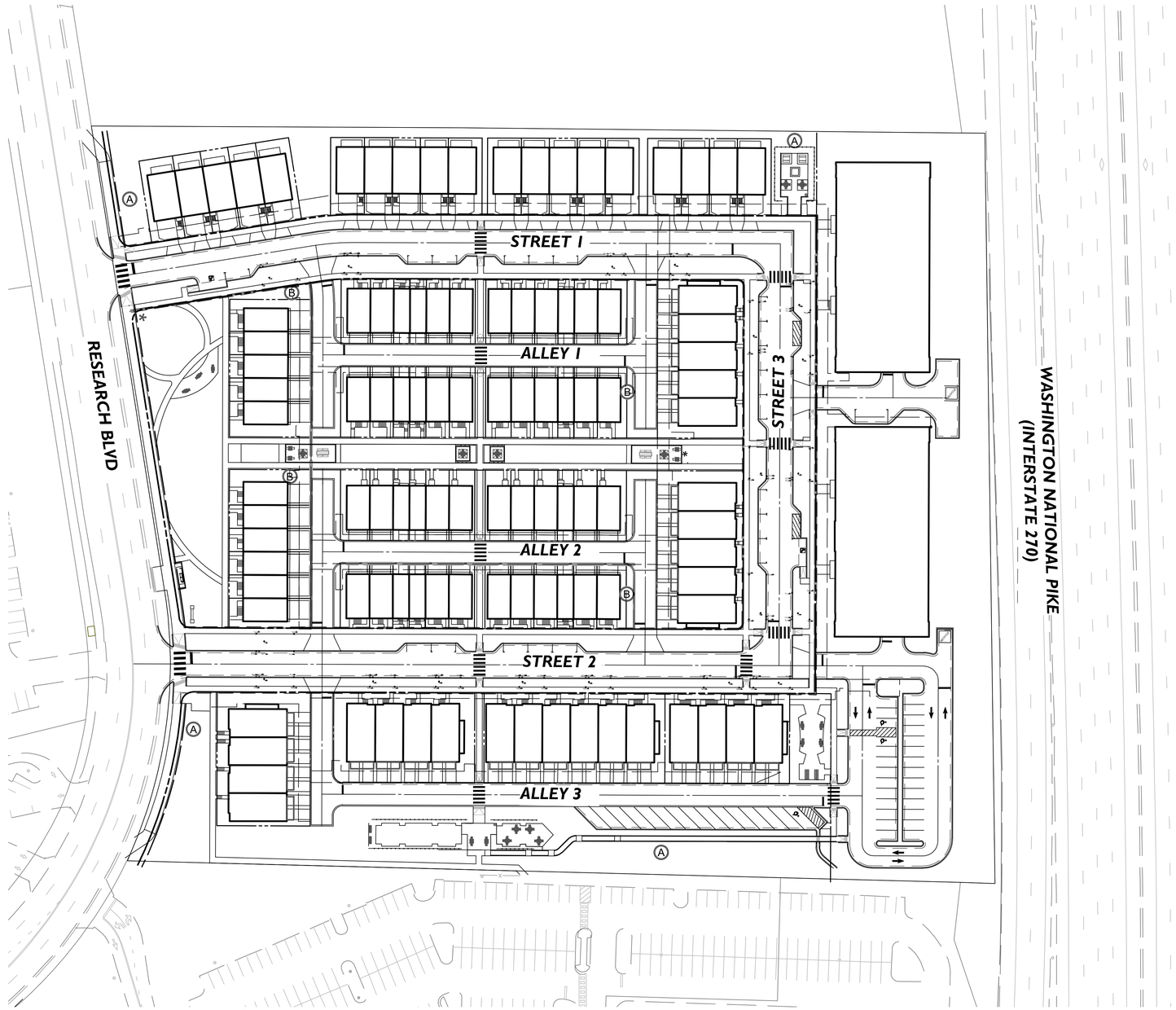
Zoning Districts

- R-400 - Residential Estate
- R-200 - Suburban Residential
- R-150 - Low Density Residential
- R-90 - Single Unit Detached Dwelling, Restricted Residential
- R-75 - Single Unit Detached Dwelling, Residential
- R-60 - Single Unit Detached Dwelling, Residential
- R-40 - Single Unit Semi-detached Dwelling, Residential
- RMD-Infill - Residential Medium Density, Infill
- RMD-10 - Residential Medium Density
- RMD-15 - Residential Medium Density
- RMD-25 - Residential Medium Density
- PD - Planned Development
- MXB - Mixed-Use Business
- MXC - Mixed-Use Commercial
- MXCT - Mixed-Use Corridor Transition
- MXCD - Mixed-Use Corridor District
- MXE - Mixed-Use Employment
- MXNC - Mixed-Use Neighborhood Commercial
- MXT - Mixed-Use Transition
- MXTD - Mixed-Use Transit District
- PARK - Park Zone
- IL - Light Industrial

1455 RESEARCH BLVD

TYPE 2 SITE PLAN (2026-101-STP)

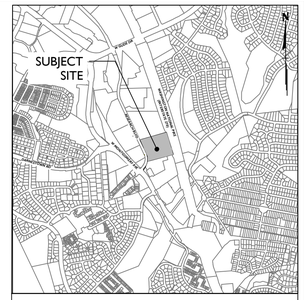
CITY OF ROCKVILLE, MARYLAND



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'

Sheet List Table

Sheet Number	Sheet Title
Site Plan	
SP-00	Cover Sheet
SP-01	Existing Condition
SP-02	Site Plan
SP-02.1	Site Plan Notes & Details
SP-02.2	Site Plan Notes & Details
SP-03	Grading Plan
SP-04	Open Area & Public Use Space
SP-05	Lotting Plan
Landscape & Lighting	
L-01	Landscape Plan
L-02	Landscape Details
L-03	Rec & Amenity Plan
L-04	Rec & Amenity Details
LL-01	Lighting Plan
LL-02	Lighting Details
LL-03	Lighting Details
Architecture Plans	
A-01	Illustrative Architecture-Condominium
A-02	Illustrative Architecture-Condominium
A-03	Architecture - Condominium Garage
A-04	Illustrative Architecture-2 over 2 Stacked Units
A-05	Illustrative Architecture-Rear Load TH
A-06	Illustrative Architecture-Front Load TH
Support Exhibits	
EXB-01	Unit Type Exhibit
EXB-02	Fire Access Plan
EXB-02.1	Fire Truck Movement
EXB-03	Circulation Plan
EXB-04	Garbage Truck Movement
EXB-05	Easement Plan
EXB-06	Public Street 1&3 Profiles and Sections
EXB-07	Public Street 2 Profile and Sections
EXB-08	Private Alleys A-F 2 Profiles and Sections
EXB-09	Private Alleys G Profile and Sections
EXB-10	Signing & Marking Plan
EXB-10.1	Signing & Marking Detail
EXB-11	Color Coded Utility Plan
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

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

STATE OF MARYLAND · LUANNE TAYLOR · 26328 · PROFESSIONAL ENGINEER

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

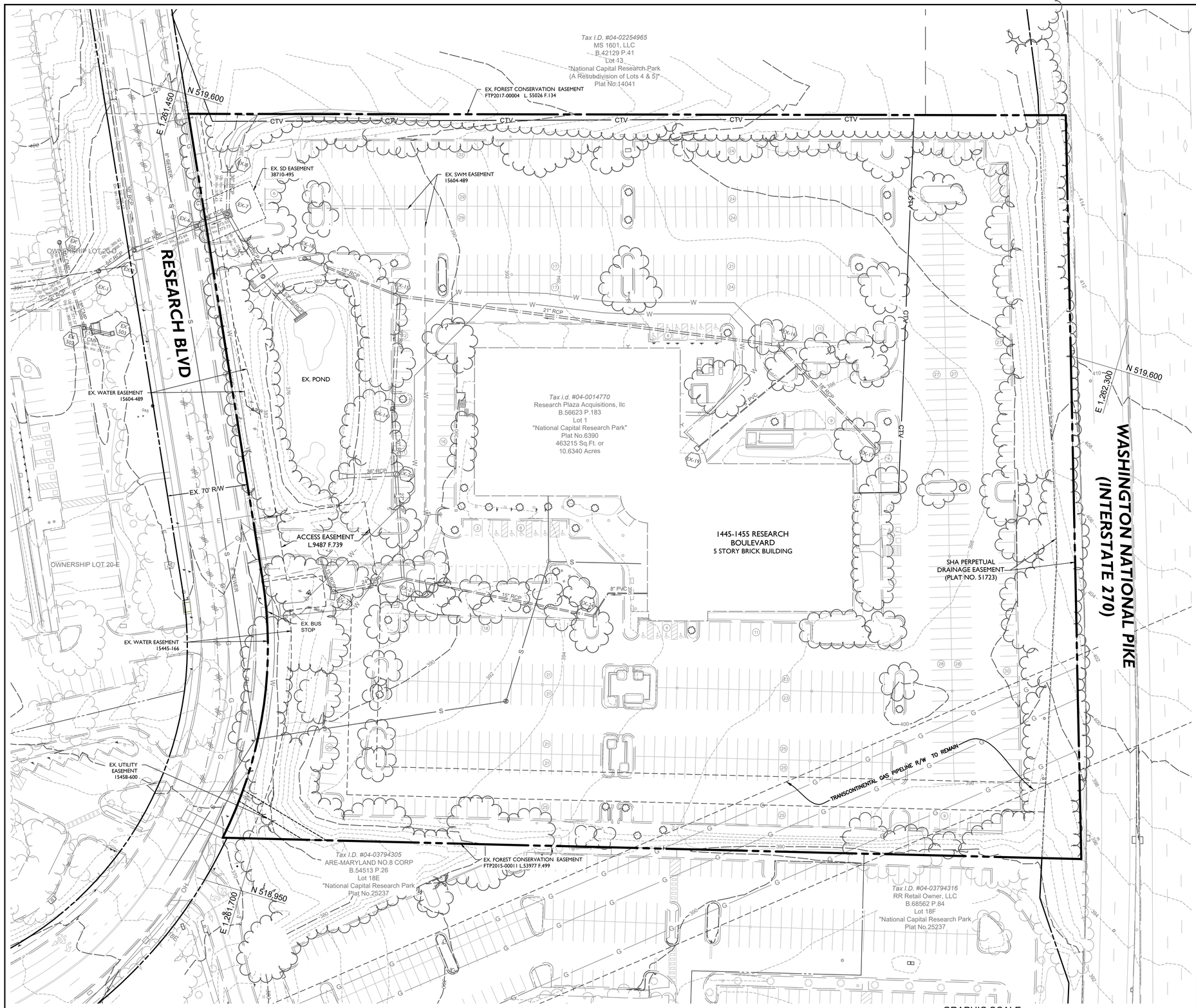
The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery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

Preliminary Not For Construction

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

DRAWING TITLE
Cover Sheet

DRAWING NUMBER
SP-00



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
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING WATER VALVE
- EXISTING CLEANOUT

Ex Condition Plan

SCALE: 1" = 40'

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

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-01 Existing Condition.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

STATE OF MARYLAND · SUZANNE LYNN TORPEY · 26328 · PROFESSIONAL ENGINEER

PROFESSIONAL CERTIFICATION
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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

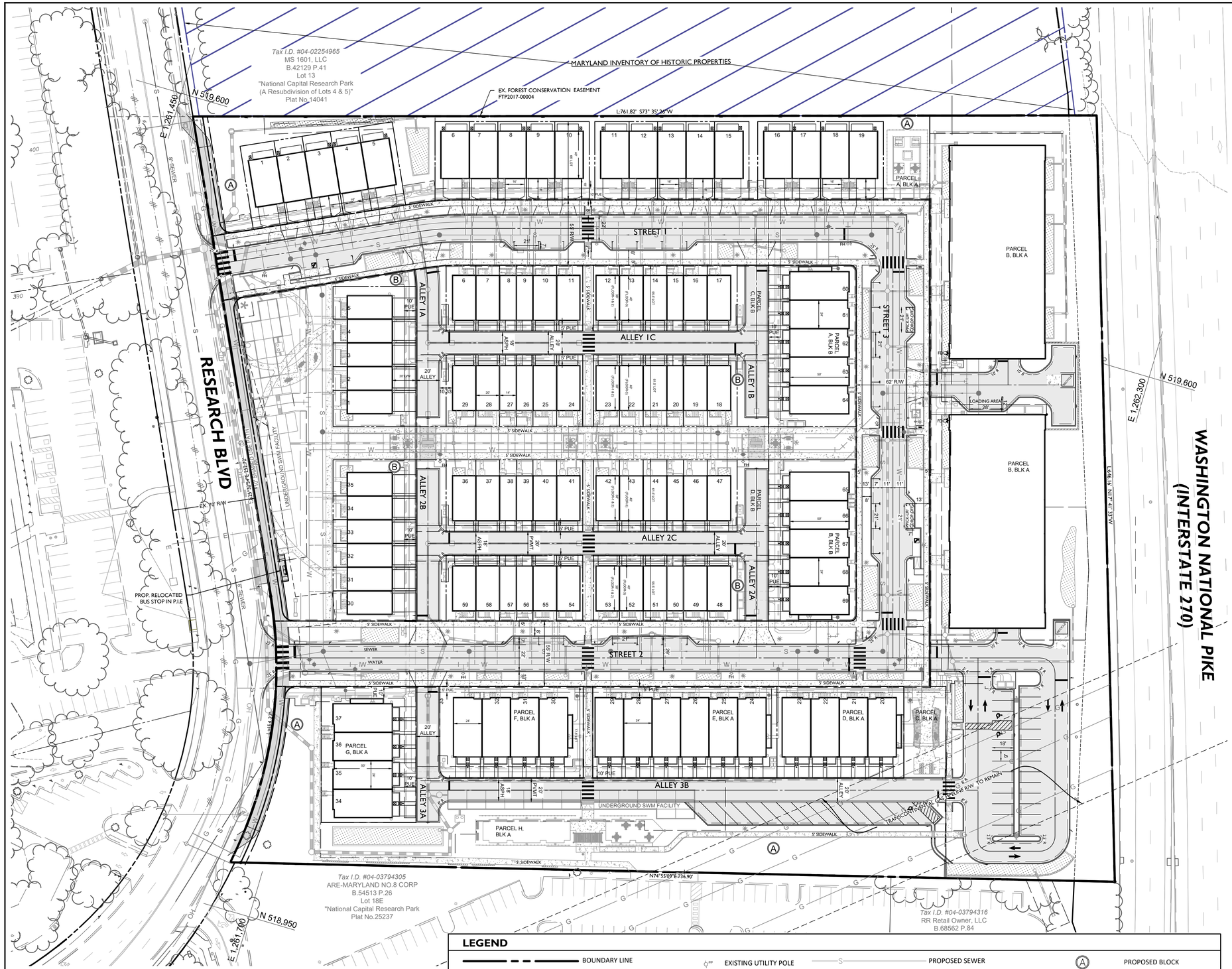
NO	DATE	DESCRIPTION

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

DRAWING TITLE
Existing Condition

DRAWING NUMBER **SP-01**

2026.04.29 - 01:44 PM



Site Plan

SCALE: 1" = 40'

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

1 INCH = 40 FT

LEGEND

- BOUNDARY LINE
- EXISTING TREELINE
- 54" 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
- EXISTING EASEMENT
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING WATER VALVE
- EXISTING CLEANOUT
- S — PROPOSED SEWER
- W — 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
- A — 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.)*	0 du	0 sp.	43 sp.
	2+ bedrooms (1.5 per D.U.)	32 du	48 sp.	
Parcel C, Block A - Multifamily Parking Garage (includes 1 ADA Spaces)	1 bedroom *(1 per D.U.)*	0 du	0 sp.	43 sp.
	2+ bedrooms (1.5 per D.U.)	32 du	48 sp.	
Multifamily - Surface Parking (includes 1 ADA Spaces)		64 du	96 du	10 sp.
Multifamily - Total				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)

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

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Preliminary Not For Construction

C:\ACCACCDocs\Rodgers Consulting\99C-CoR-1455 Research Blvd\Project Files\autocad\Plot Plans\Site Plan\SP-02 Site Plan.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

STATE OF MARYLAND — SUZANNE LYNN — 26328 — PROFESSIONAL ENGINEER

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

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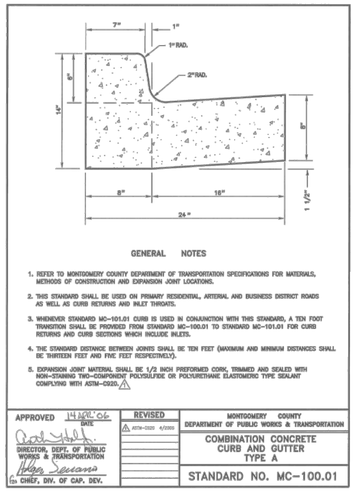
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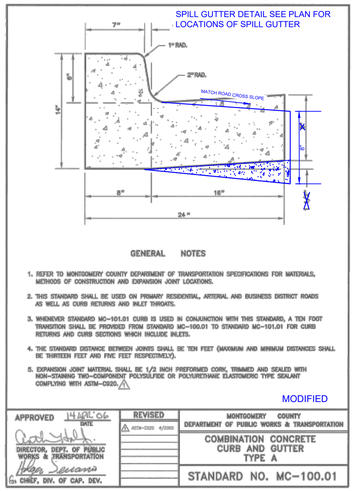
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Site Plan

DRAWING NUMBER **SP-02**

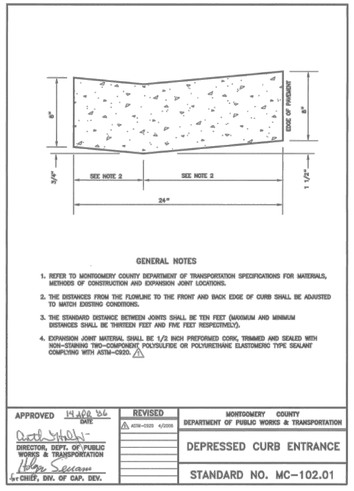
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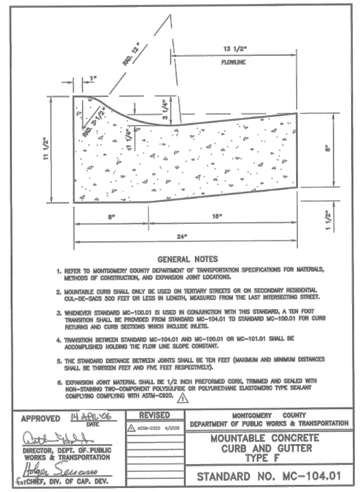
1 6" TYPE 'A' CURB & GUTTER
NTS



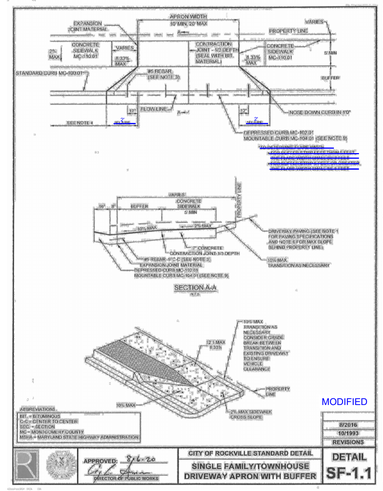
1A SPILL CURB
NTS



2 DEPRESSED CURB
NTS



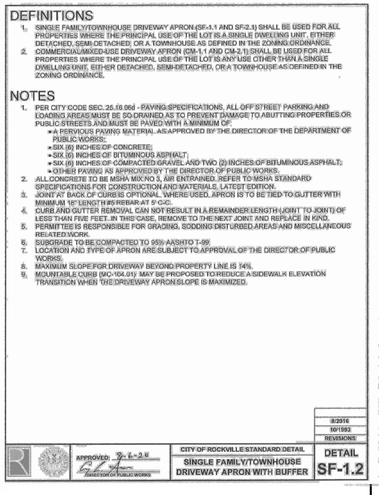
3 3" MOUNTABLE CURB
NTS



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. 25.19.06I - 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 16" LENGTH #5 REBAR AT 5' O.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.



4.1 TH DRIVEWAY W/ BUFFER
NTS

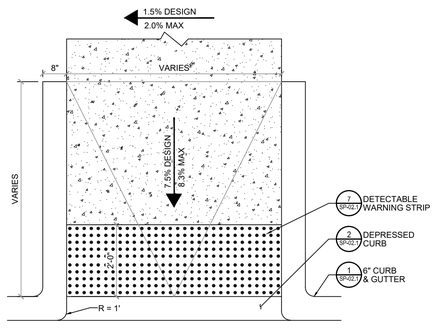


5 MIXED-USE DRIVEWAY APRON W/ BUFFER
NTS

6 TH DRIVEWAY W/ BUFFER - ALLEYS
NTS

7 OPTIONAL WHEEL STOPS
NTS

8 DETECTABLE WARNING SURFACE
NTS



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

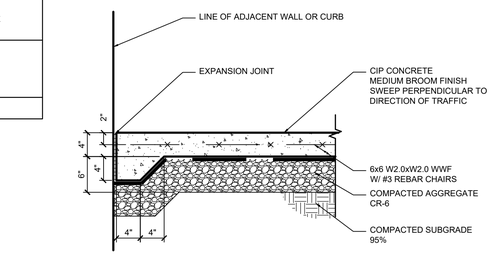
9 CONCRETE SIDEWALK ADA RAMP
NTS

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

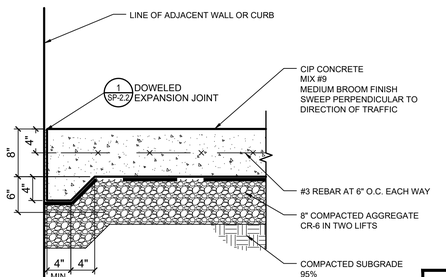
FINAL ADJUSTMENTS TO THE PAVEMENT DESIGN SECTIONS MAY BE REQUIRED BASED ON RESULTS OF CBR TEST TAKEN OF THE PAVEMENT SUBGRADES SOILS AT THE TIME OF CONSTRUCTION AND CITY OF ROCKVILLE - R.O.W INSPECTOR'S APPROVAL. THE ASPHALT CONCRETE AND BASE COURSE SHOULD BE IN ACCORDANCE WITH THE APPLICABLE MARYLAND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



11 CONCRETE PAVING - PEDESTRIAN
1" = 1'-0"



12 VEHICULAR CONCRETE PAVING SECTION
1" = 1'-0"

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48 Hours Before Start Of Construction

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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

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
STATE OF MARYLAND · EVELYNNE LYNCH · 26328 · PROFESSIONAL ENGINEER
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1455 RESEARCH BLVD
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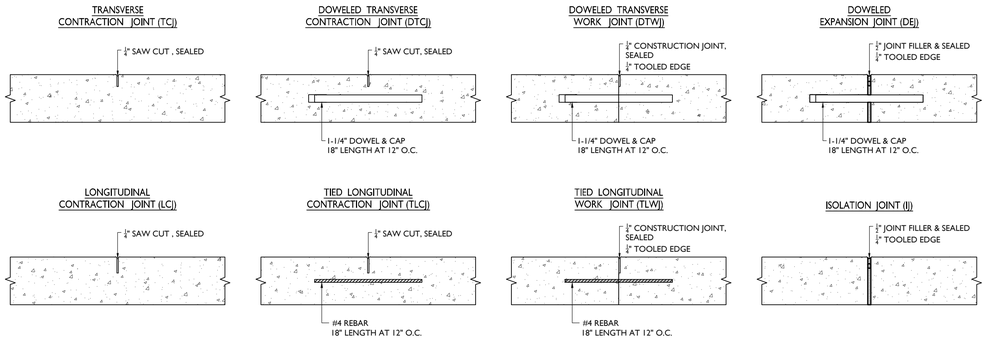
REVISIONS

NO	DATE	DESCRIPTION

PROJECT NUMBER	0377AS
DATE	2026.03.12
SCALE	NTS

DRAWING TITLE
Site Plan Notes & Details

DRAWING NUMBER **SP-02.1**
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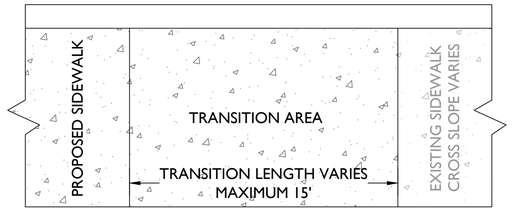


NOTES:

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

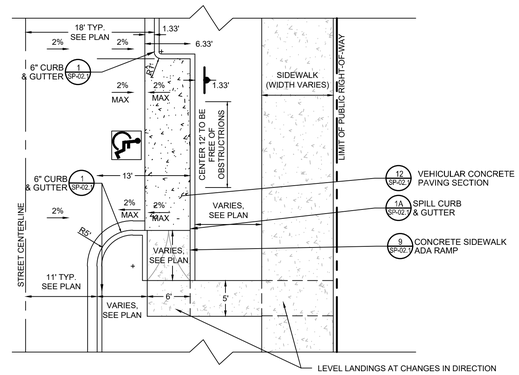


NOTES:

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.

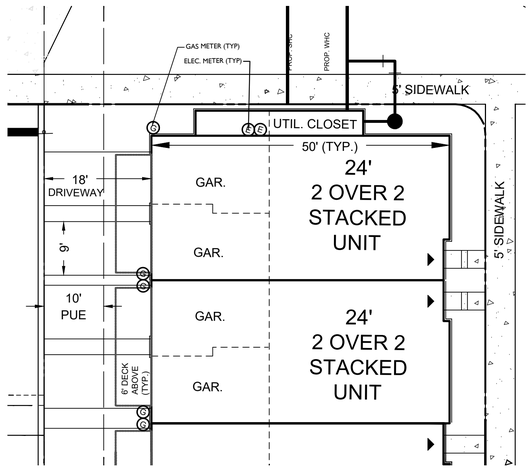
2 SIDEWALK SLOPE TRANSITION

NTS



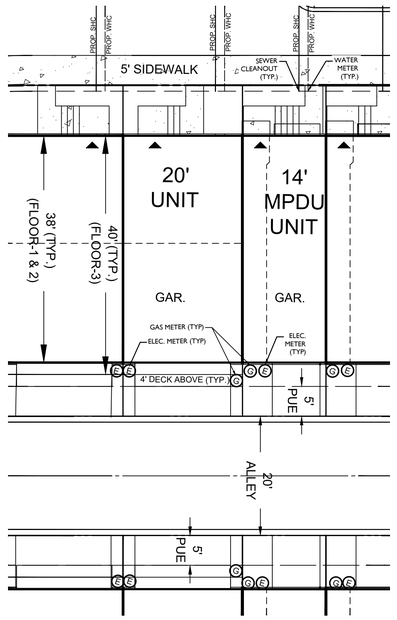
3 ADA ON-STREET PARALLEL PARKING

1" = 10'



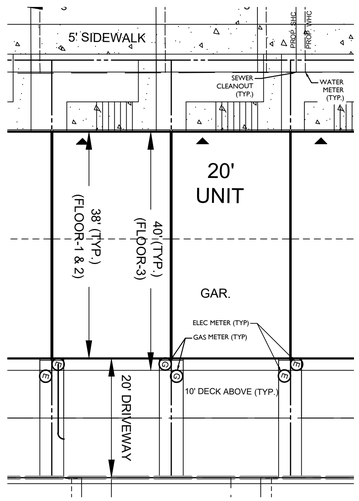
4 LOT TYPICALS - 2 OVER 2 STACKED UNIT

NTS



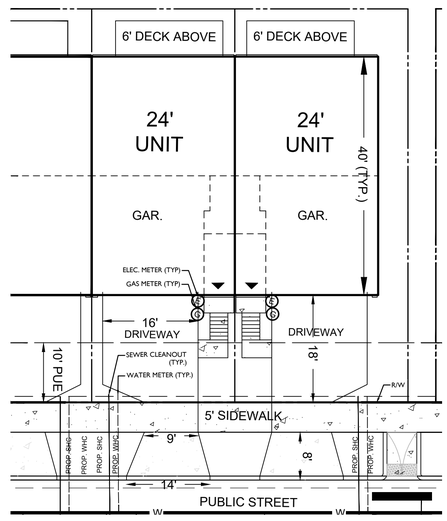
5 LOT TYPICALS - REAR ENTRY TH

NTS



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

NTS



7 LOT TYPICALS - FRONT ENTRY TH

NTS

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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

STATE OF MARYLAND · SUZANNE LYNN BREWER · 26328 · PROFESSIONAL ENGINEER

PROFESSIONAL CERTIFICATION
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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

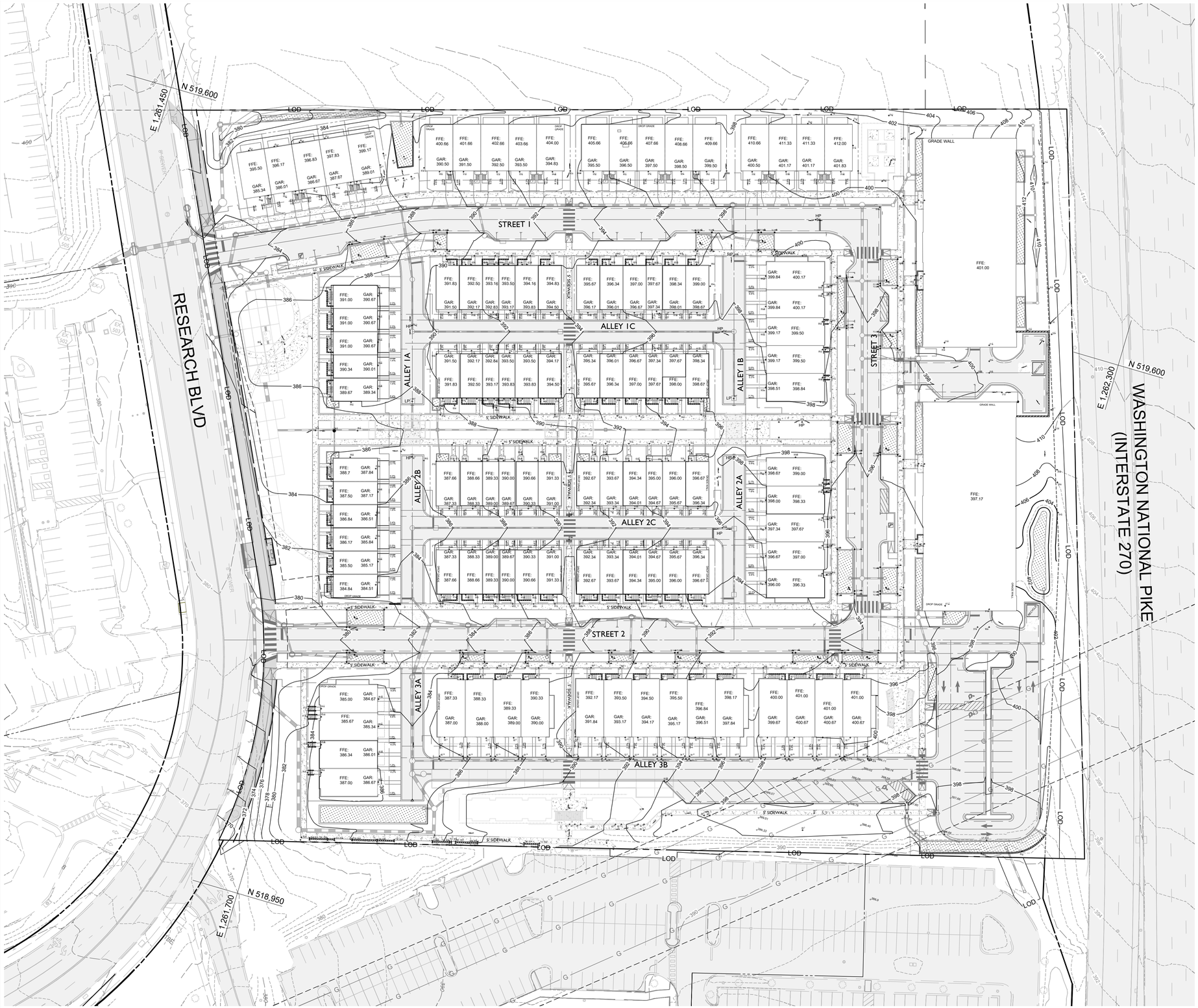
NO	DATE	DESCRIPTION

PROJECT NUMBER	0377AS
DATE	2026.03.12
SCALE	NTS

DRAWING TITLE
Site Plan Notes & Details

DRAWING NUMBER **SP-02.2**

2026.04.28 - 10:11 AM



LEGEND

- BOUNDARY LINE
- EXISTING CONTOURS (408)
- PROPOSED CONTOURS (408)
- PROPOSED CURB & GUTTER
- LIMITS OF DISTURBANCE (LOD)
- PROPOSED LOT LINE
- PUBLIC UTILITY EASEMENT
- PROPOSED STORMDRAIN
- PROPOSED UNDERGROUND SWM STORAGE
- PROPOSED RETAINING WALL
- PROPOSED MICRO-BIO
- PROPOSED SIDEWALK
- PROPOSED ROAD

Grading Plan

SCALE: 1" = 40'

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

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

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Pulte Homes

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SITE PLAN - 2026-101-STP

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

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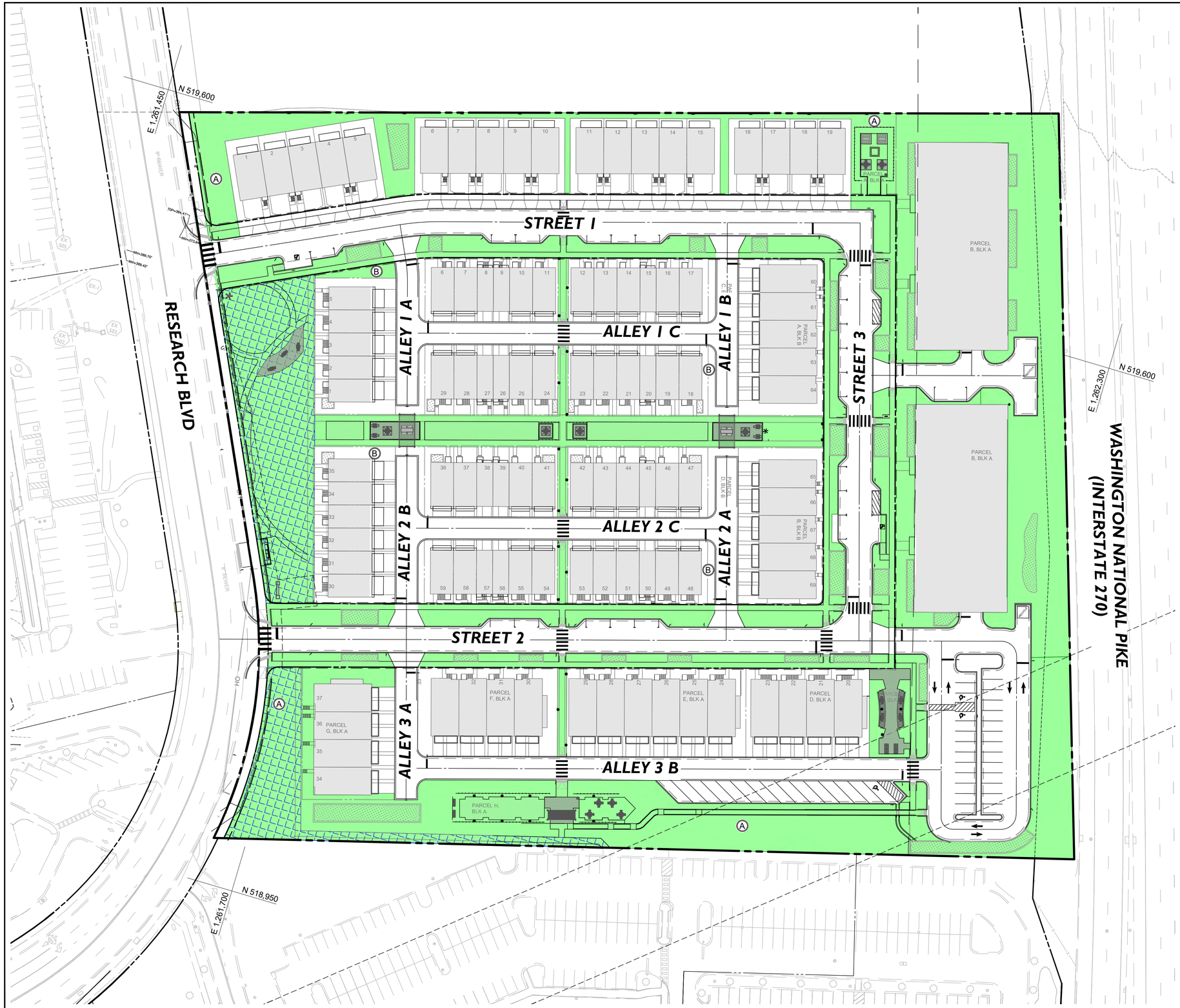
NO	DATE	DESCRIPTION

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

DRAWING TITLE
Grading Plan

DRAWING NUMBER **SP-03**

2026.04.28 - 10:12 AM



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%

Open Area - Public Use

SCALE: 1" = 40'

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

1 INCH = 40 FT

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Preliminary Not For Construction

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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

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REVISIONS

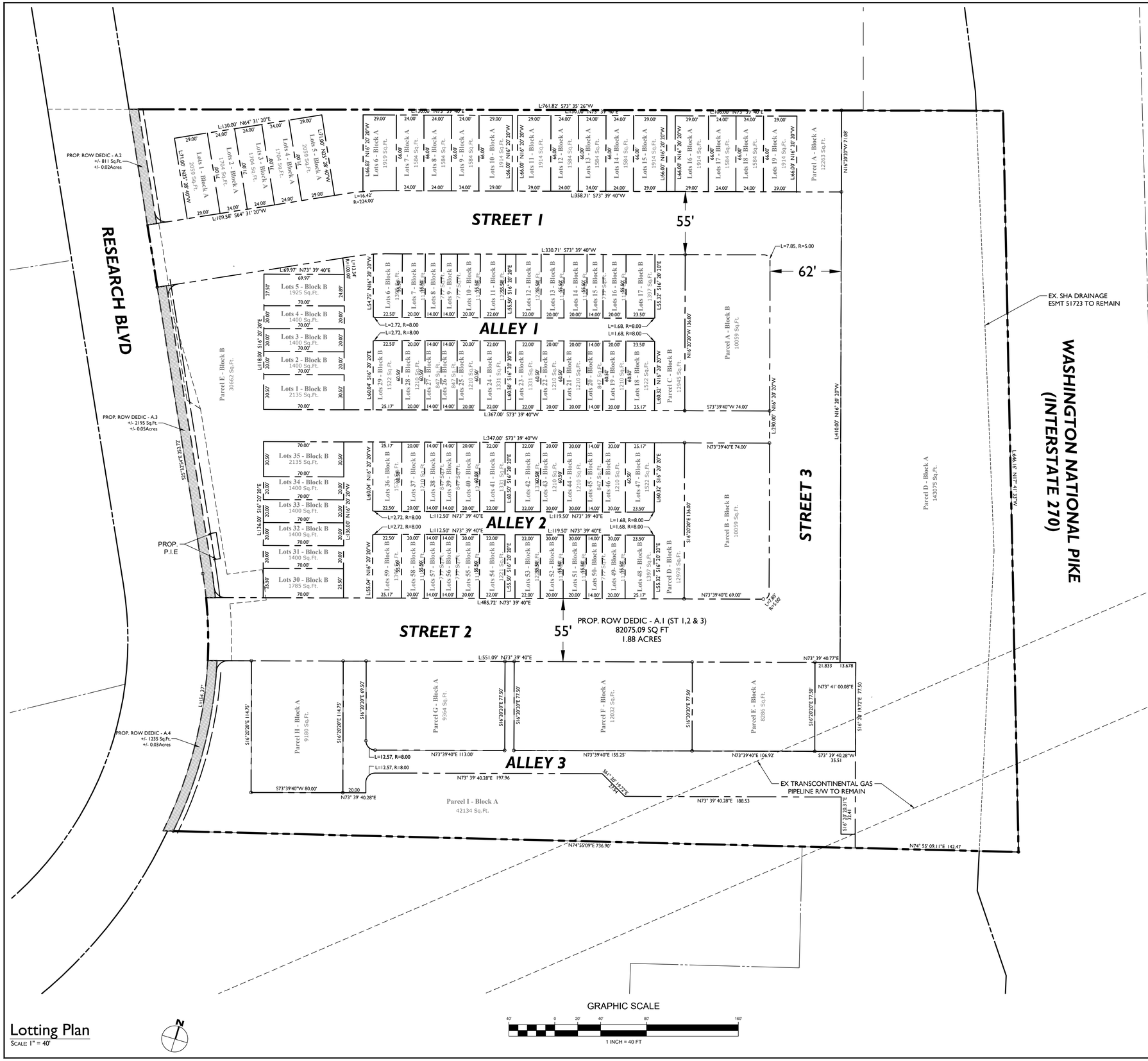
NO	DATE	DESCRIPTION

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



Lotting Plan

SCALE: 1" = 40'

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1-800257-7777
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Preliminary Not For Construction

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1455 RESEARCH BLVD

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
Lotting Plan

DRAWING NUMBER **SP-05**

2026.04.28 - 10:30 AM



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		

Landscape Plan

SCALE: 1" = 40'

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

1 INCH = 40 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\L-01 Landscape Plan.dwg

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SEAL & SIGNATURE

STATE OF MARYLAND · Ryan D. White · 3555 · LANDSCAPE ARCHITECT

PROFESSIONAL CERTIFICATION

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1455 RESEARCH BLVD

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REVISIONS

NO	DATE	DESCRIPTION

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

DRAWING TITLE
Landscape Plan

DRAWING NUMBER **L-01**

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.

[1] See definitions section #9

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
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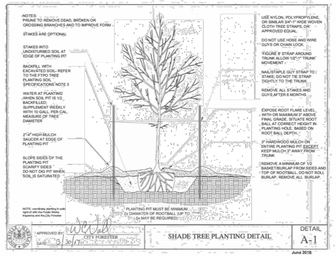
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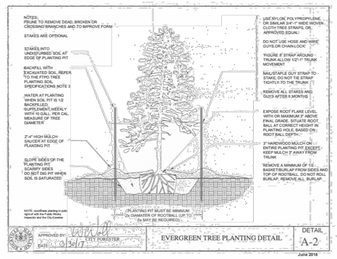
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   b. Proper form for species.
   c. Proper ratio of caliper size/height to container size/root ball size.
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   e. No co-dominant stems or multiple trunks (unless approved by FCP or by The Forestry 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.
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   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.

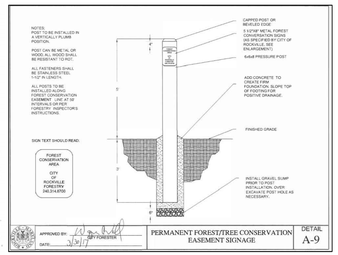
[1] See definitions section #9

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         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.

[1] See definitions section #9







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**

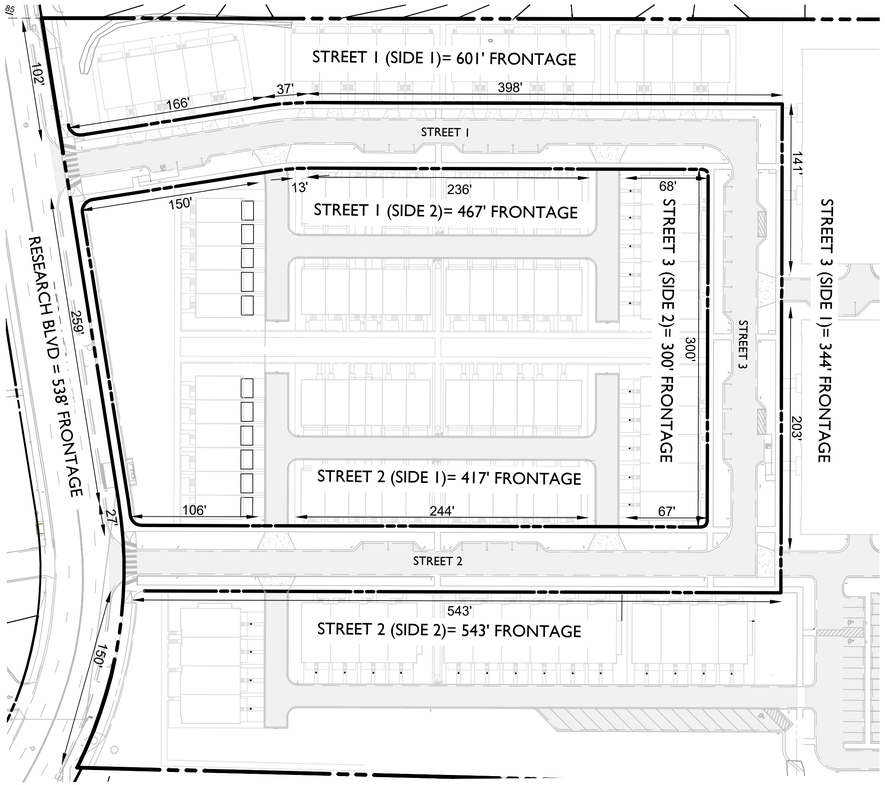
Frontage Tree Requirement (Research Blvd)	
Total Frontage	538
Trees Required (1 per 40 L.F.)	14
Total Provided	15

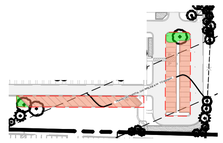
INTERNAL LANDSCAPING OF SURACE PARKING FACILITY	
Internal Area of Parking Lot	8506
Internal Landscape Area Required (5%)	426
Internal Landscape Area Provided	790

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



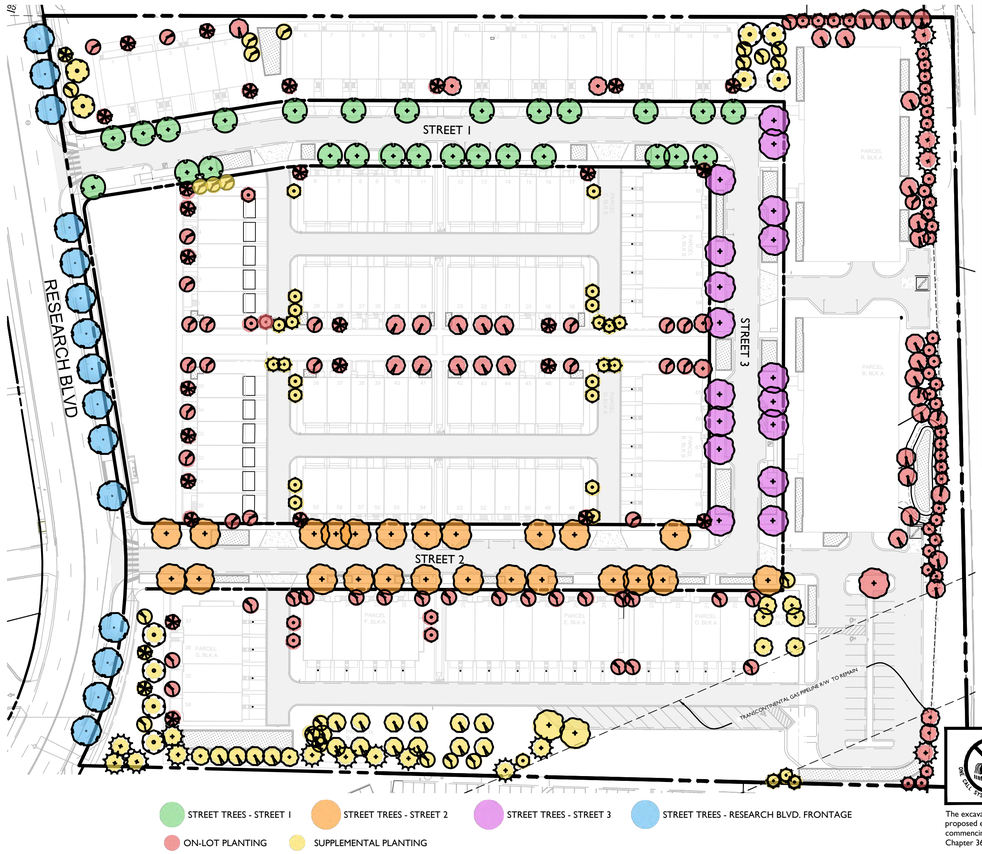
Street Trees Within Public Right of Way Diagram

STREET TREES - STREET 1

STREET TREES - STREET 2

STREET TREES - STREET 3

STREET TREES - RESEARCH BLVD FRONTAGE



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
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
A20				
A21	8286	5	5	0
A22				
A23				
A24				
A25				
A26	12032	7	7	0
A27				
A28				
A29				
A30				
A31	9364	5	9	0
A32				
A33				
A34				
A35	9180	5	5	0
A36				
A37				
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
B60				
B61				
B62	10059	6	4	4
B63				
B64				
B65				
B66				
B67	10059	6	5	2
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**	

Front Load Townhomes

2 over 2

Rear Load Townhomes

2 over 2

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-Colt\-1455 Research Blvd\Project Files\autocad\Plot Plans\Site Plan\L-01 Landscape Plan.dwg

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

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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Attn: Chris Spahr

Legal:
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

STATE OF MARYLAND · RYAN D. WHITE · 3355 · LANDSCAPE ARCHITECT

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: 04/21/26."

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
2026.04.30 - 10:21 AM

L-02



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

Pulte Homes

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-	-
-	-

REVISIONS
NO DATE DESCRIPTION

CALL "MISS UTILITY" AT
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**

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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 3/8"
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



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

Pulte Homes

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STATE OF MARYLAND · RYAN D. WHITE · 3555 · LANDSCAPE ARCHITECT

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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

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Preliminary Not For Construction

PROJECT NUMBER	0377AS
DATE	2026.03.12
SCALE	AS SHOWN

DRAWING TITLE
Rec & Amenity Details

DRAWING NUMBER **L-04**

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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.

RESEARCH BLVD

WASHINGTON NATIONAL PIKE (INTERSTATE 270)

PARCEL A, BLK B

PARCEL C, BLK B

PARCEL A, BLK B

PARCEL B, BLK B

PARCEL D, BLK B

PARCEL B, BLK A

PARCEL F, BLK A

PARCEL E, BLK A

PARCEL D, BLK A

PARCEL G, BLK A

PARCEL H, BLK A

5' SIDEWALK

TRANSCONTINENTAL GAS PIPELINE R/W TO REMAIN

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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Ph: 301.948.4700 (Main), Fx: 301.948.6256, www.rodgers.com

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STATE OF MARYLAND · Wyn D. White · LANDSCAPE ARCHITECT · 3555

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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

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-	-
-	-

REVISIONS

NO	DATE	DESCRIPTION

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

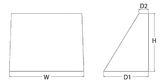
DRAWING TITLE
Lighting Plan

DRAWING NUMBER **LL-01**

2026.04.28 - 10:54 AM



WDGE2 LED
Architectural Wall Sconce
Precision Refractive Optic



Catalog Number
Notes
Type

Fill 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 ~1,300 to 25,000 lumens, and multiple color temperature selection. Embedded with myLight 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, WDGE2 with PIR1 motion sensor 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

Design Select options indicated by #Border background.

WDGE LED Family Overview

Luminaire	Optics	Standard 0-10 V	Control Wireless	Sensor	Approximate Lumens (4000K, 80CRI) P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W			750	1,200	2,000	--	--	--
WDGE2 LED	Visual Comfort	10W	10W	Standalone / eLight	--	1,200	2,000	3,000	4,500	6,000
WDGE3 LED	Precision Refractive	10W	10W	Standalone / eLight	700	1,200	2,000	3,200	4,200	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / eLight	--	2,500	8,500	10,800	12,800	--
WDGE4 LED	Precision Refractive			Standalone / eLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

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

Series	Package	Color temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P1 P2 P3 P4 P5 P6	27K 2700K 30K 3000K 40K 4000K 50K 5000K	80CRI 90CRI	T1S Type I Short T2M Type II Medium T3M Type III Medium T4M Type IV Medium T5W Forward Throw Medium T5VW Type V Very Wide T5AW Type V Automotive T6LG Left Lower Cutoff T6RG Right Lower Cutoff	MVOLT 347* 480*	Shipped included SRM Surface-mounting bracket ICW Indoor Canopy Ceiling Washer bracket (dry-damp locations only)*

Shipped separately
AWS 3/8inch Architectural wall spacer*
PBBW Surface-mounting back box (required for use with conduit entry). Use when there is no junction box available*

Options		Finish
E7WH Emergency battery backup, Certified in CA Title 20 MAEDBS (7W, 3"K min)	**Standalone Sensors/Controls**	DDBXD Dark bronze
E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, -20°C min)	PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	DBLXD Black
PE Photocell, Button Type*	PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	DNAXD Natural Aluminum
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)*	PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.	DWHXD White
BCE Battery cutout entry for back box (7EBWH). Total of 4 entry points.	PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.	DSSXD Sandstone
CCE Coastal Construction*	**Networked Sensors/Controls**	DDBTXD Textured dark bronze
	NCSBLE PIR Embedded wireless controls by eLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.	DBLBXD Textured black
	NCSBLE PIRH Embedded wireless controls by eLight with Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.	DNATXD Textured aluminum
	NCSBLEM2 PIR Embedded wireless controls by eLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights	DWHXD Textured white
	NCSBLEM2 PIRH Embedded wireless controls by eLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.	DSSTXD Textured sandstone

See page 4 for out of box functionality

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



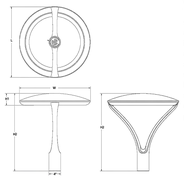
Radean Post Top
LED Area Luminaire

Catalog Number
Notes
Type

Fill the Tab key or mouse over the page to see all interactive elements.

Specifications

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



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

RADPT LED	Performance package	Color temperature	Distribution	Voltage	Mounting (options)
	P1 2,000 Lumens P2 5,000 Lumens P3 7,000 Lumens P4 10,000 Lumens P5 15,000 Lumens	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	SYM Symmetric type V ASY Asymmetric type IV FWAY Pathway type II	MVOLT* 277* 120* 347 208* 480 240*	PT4 Slip-fitter 4" ID (mast arm adapter) RADPT2S Slips over a 2 3/8" diameter tenon (4"tall tenon required) RADPT2S Slips over a 2 7/8" diameter tenon (4"tall tenon required)

Control options	Other options	Finish (standard)
Shipped installed NLTAIR2 nLight AIR 2.0 enabled * PE Button photocell * FAO Field adjustable output * DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) *	SF Single fuse * DF Double fuse * KSO Keyed optics *	Shipped installed BK Bronze finish DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White

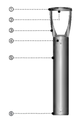
2 AREA LIGHT
RADPT P1 27K PATH HS OR APPROVED EQUAL

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 (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. 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. 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 includes 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 25ºC. Actual performance may differ as a result of end-user environment and application.

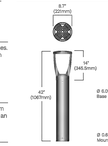
WARRANTY

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



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

LUMINIS

MA30
MAYA
BOLLARD

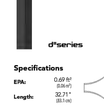
ORDERING CODE

*SERIES	*LIGHT OUTPUT	*DISTRIBUTION	*CCT	*VOLTAGE	BOLLARD HEIGHT
MA30	Static White L1L10 1344 lm / 12w L1L20 2339 lm / 22w L1L30 3293 lm / 35w L1L40 4524 lm / 50w True Amber L1LX2A* 269 lm / 11w* Delivered lumens calculated at 4000K/3625K except for Amber. Type V distribution. Typical power consumption. Refer to LCF table for outputs at other CCTs.	LD2 Type II L04 Type IV L05 Type V	27K 2700K 30K 3000K 35K 3500K 40K 4000K AWB Wavelengthx: 585nm to 597nm	120 120V 277 277V 347 347V 480 480V HVOLT 347V-480V MVOLT 120V-277V	PR6 Optional pedestal mount adaptor. OAH 20.5"*

FUSE	PHOTOCELL	SURGE PROTECTOR	GFI	EMERGENCY
FS Fuse	PH Photocell*	SP Surge protector 10KV	CGF Circuit ground fault interruption receptacle with clear in-use cover[14] GFI Circuit ground fault interruption receptacle[14]	REM7 Remote emergency battery, 90 min, 7W*

SHIELDING ACCESSORIES	*FINISH	WOOD FINISHES*	ENVIRONMENT	LESS ANCHOR BOLTS
BLC Black light control*	BKT Jet black BZT Bronze CHT Champagne DGT Gun metal GRT Titanium gray MST Matte silver SGT Steel gray WHT Snow white CMC Custom matched color* RAL RAL color*	ADG American douglas BRC Birch CHN Chestnut CRY Cherry KNT Knotty pine MPL Maple OFL Oak RSW Rosewood TEK Teak WLN Walnut	MG Marine grade paint[12] NT Natatorium suitable[10]	LAB Less anchor bolts

NOTES
*= Denotes a required field
1- Delivered lumens with all channels turned on. RGBW uses SW051L120PDM as a control input. Available only with L1L10, L1L20 and L1L30 in 120V-277V.
2- For DA certification compliance, luminaire must be ordered with 3000K or warmer.
3- 81° x 66°.
4- Lumen conversion factor: 0.05 lm/lx.
5- Not available with HL.
6- Painted to match fixture color.
7- Remote mount 509 - 12" square enclosure with access cover. Not available with 347V, 480V or HVOLT. Cable between fixture and remote box is provided by others.
8- Not available with L1S. Can be installed in the field.
9- Contact factory to coordinate custom matching color.
10- Specify RAL number.
11- Face wood finish not applied to fixture head or accessories. Additional delay required. Not compatible with marine grade paint or natatorium suitable.
12- Marine grade paint for harsh, coastal environment and exposure to salt water. Additional delay required.
14- Available only in MVT and SVT finish.



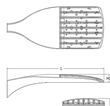
D-Series Size 1
LED Area Luminaire

Catalog Number
Notes
Type

Fill the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	0.69 ft² (0.06 m²)
Length:	32.7" (83.1cm)
Width:	14.26" (36.2cm)
Height H1:	7.88" (20.0cm)
Height H2:	2.73" (6.9cm)
Weight:	34 lbs (15.4 kg)



Design Select options indicated by #Border background.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with the 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

DSX1 LED

Series	Optics	Color temperature	Color consistency	Distribution	Voltage	Mounting
DSX1 LED	Forward optics (this section 7000K only) P1 P6 P2 P7 P3 P8 P4 P9 P5 Rotated optics P10[1] P12[1] P11[1] P13[1]	27K 2700K 30K 3000K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row TFS Type I short T2M Type II medium T3M Type III medium T4FT Type IV Forward Throw T4M Type IV medium T5W Type V Wide T5VW Type V Very Wide BLC3 Type III backlight control* BLC4 Type IV backlight control* LCCO Left corner cutoff* RCCO Right corner cutoff*	MVOLT (120V-277V)* HVOLT (347V-480V)* 3YRS7 (277V - 480V)*[2] 120 *[3] 208 *[3] 240 *[3] 277 *[3] 347 *[3,4] 480 *[3,4]	Shipped included SPA Square pole mounting (RB drilling) RPA Round pole mounting (RB drilling) SPA5 Square pole mounting #5 drilling* RPA5 Round pole mounting #5 drilling* SPABW Square narrow pole mounting #4 drilling WBA Wall bracket * WA Wall arm adapter (mount on 2 3/8" OD horizontal mast)

Control options	Other options	Finish
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc (**)[5,6,7] PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc(**)[6] PER NEMA twist-lock receptacle only (control ordered separately)[8] PER5 Five-pin receptacle only (control ordered separately)[8,9]	PER7 Seven-pin receptacle only (control ordered separately)*[8] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[7] DS Dual switching[6,7,8,9]	DDBXD Dark bronze DBLXD Black DNAXD Natural Aluminum DWHXD White

Shipped installed	Shipped separately
SPD20KV 20KV surge protection	BS Bird spikes (field install required)
HS Houseside shield (black finish standard)[10]	EGS External Glare Shield (field install required, matches housing finish)
LPI Left rotated optics[1]	
RPI Right rotated optics[1]	
CCE Coastal Construction*	
HA 50°C ambient operation*	
BAA Buy America(n) Act and/or Build America Buy America Qualified	
SF Single fuse (120, 277, 347V)*	
DF Double fuse (208, 240, 480V)*	

See page 4 for out of box functionality

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

SSS Square Straight Steel Poles

TECHNICAL INFORMATION — EPA (ft²) with 1.3 gust

Catalog Number	Nominal Shaft Length (ft.)*	Pole Shaft Size (Base in. x Top in. x ft.)	Wall Thick (in.)	Gauge	EPA (ft²) with 1.3 gust 80 MPH	Max. weight	90 MPH	Max. weight	100 MPH	Max. weight	Approximate ship weight (lbs.)
SSS 10 4C	10	4.0 x 10.0	0.120"	11	30.6	765	23.8	595	18.9	473	75
SSS 12 4C	12	4.0 x 12.0	0.120"	11	24.4	610	18.8	470	14.8	370	90
SSS 14 4C	14	4.0 x 14.0	0.120"	11	19.9	498	15.1	378	11.7	293	100
SSS 16 4C	16	4.0 x 16.0	0.120"	11	15.9	398	11.8	295	8.9	223	115
SSS 18 4C	18	4.0 x 18.0	0.120"	11	12.6	315	9.2	230	6.7	168	125
SSS 20 4C	20	4.0 x 20.0	0.120"	11	9.6	240	6.7	167	4.5	150	140
SSS 20 4G	20	4.0 x 20.0	0.179"	7	14	350	11	275	8	200	198
SSS 20 5C	20	5.0 x 20.0	0.120"	11	17.7	443	12.7	343	9.4	235	185
SSS 20 5G	20	5.0 x 20.0	0.179"	7	26.1	783	21.4	535	16.2	405	265
SSS 25 4C	25	4.0 x 25.0	0.120"	11	4.8	150	2.6	100	1	50	170
SSS 25 4G	25	4.0 x 25.0	0.179"	7	10.3	270	7.7	188	5.4	115	245
SSS 25 5C	25	5.0 x 25.0	0.120"	11	6.8	205	4.3	107	3.2	100	225
SSS 25 5G	25	5.0 x 25.0	0.179"	7	18.5	463	13.3	333	9.5	238	360
SSS 30 4G	30	4.0 x 30.0	0.179"	7	6.7	168	4.4	110	2.6	65	295
SSS 30 5C	30	5.0 x 30.0	0.120"	11	4.7	150	2	50	--	--	265
SSS 30 5G	30	5.0 x 30.0	0.179"	7	10.7	267	6.7	167	3.9	100	385
SSS 30 6G	30	6.0 x 30.0	0.179"	7	19	475	13.2	330	9	225	520
SSS 35 5G	35	5.0 x 35.0	0.179"	7	5.9	150	2.5	100	--	--	448
SSS 35 6G	35	6.0 x 35.0	0.179"	7	13.4	310	7.6	190	4.2	105	540
SSS 39 6G	39	6.0 x 39.0	0.179"	7	7.2	180	3	75	--	--	605

NOTE: EPA values are based ASCE 7-93 wind map.
***Use 12 ft increments, add -4 to the pole height. Ex: 20-4=pole's 20ft bc.**

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

Series	Mounting Height (ft.)*	Shaft Base Size	90 MPH	Max. weight	100 MPH	Max. weight	110 MPH	Max. weight	120 MPH	Max. weight	130 MPH	Max. weight	140 MPH	Max. weight	150 MPH	Max. weight	Approximate ship weight (lbs.)
SSS	30	4C	20	500	16	400	13	325	10.5	265	8.5	213	7	175	6	150	75
SSS	32	4C	16	400	13	325	10	250	8	200	6.5	163	5	125	4	100	90
SSS	34	4C	13.5	338	11	275	7.2	188	6	150	4.5	113	3.5	88	2.5	63	100
SSS	34	4C	16.5	263	7.5	188	5.5	138	4	100	3	75	1.5	38	1	25	115
SSS	18	4G	8	200	5.5	138	4	100	2.5	63	1.5	38	0.5	13	--	--	125
SSS	18	4G	13	325	8.5	238	7	175	5	125	3.5	88	2.5	63	1.5	38	185
SSS	18	5G	13	325	9.5	238	6.5	163	4.5	113	3	75	1.5	38	1	13	175
SSS	20	4C	6	150	4	100	2.5	63	1	25	--	--	--	--	--	--	140
SSS	20	4G	10.5	263	7	188	5.5	138	3.5	88	2	50	1	25	--	--	205
SSS	20	5C	10	200	7	175	4.5	113	2.5	63	1	25	--	--	--	--	185
SSS	20	5G	20	500	13	325	11.5	288	8.5	213	6	150	4.5	113	3	75	265
SSS	25	4C	2	50	0.5	13	--	--	--	--	--	--	--	--	--	--	170
SSS	25	4G	5.5	138	3	75	1.5	38	--	--	--	--	--	--	--	--	245
SSS	25	5C	4.5	113	2	50	--	--	--	--	--	--	--	--	--	--	225
SSS	25	5G	12	300	8.5	213	5.5	138	3	75	1.5	38	--	--	--	--	360
SSS	25	6G	19	475	11.5	288	9	225	5.5	138	3	75	1.5	25	--	--	440
SSS	30	4G	1.5	38	--	--	--	--	--	--	--	--	--	--	--	--	295
SSS	30	5C	--	--	--	--	--	--	--	--	--	--	--	--	--	--	265
SSS	30	5G	6.5	163	3.5	88	1.5	25	--	--	--	--	--	--	--	--	380
SSS	30	6G	11	275	6	150	2.5	63	--	--	--	--	--	--	--	--	520
SSS	35	5G	2	50	--	--	--	--	--	--	--	--	--	--	--	--	440
SSS	35	6G	4	100	--	--	--	--	--	--	--	--	--	--	--	--	540
SSS	39	6G	--	--	--	--	--	--	--	--	--	--	--	--	--	--	665

NOTE: ASHTO 2013 design criteria is the most common EPA and uses wind map AASCI 4G. Please review the project spec document to determine the correct design criteria for the poles on your jobsite.
***Use 12 ft increments, add -4 to the pole height. Ex: 20-4=pole's 20ft bc.**

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 aesthetic and efficient heat dissipation.
⑤ Sleek and durable sealed cast aluminum up or down light assembly.
⑥ 30º tilt and 359º rotation for light adjustability. The module must be fixed in a horizontal position to meet DA certification.
⑦ Faceted specular aluminum reflector offers smooth lighting and reduced glare (NWFLOW/WD). White 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 25ºC. Actual performance may differ as a result of end-user environment and application.

WARRANTY

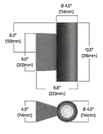
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: https://www.acuitybrands.com/support/warranty/terms-and-conditions

MOUNTING

The mounting plate is designed to fit on a 4" (102mm) octagonal electrical box using 3.8" (89mm) C/C mounting holes. Additional mounting holes are provided as per site requirements.

MEASUREMENTS

Maximum weight: 10 lbs (4.5 kg)



4 RESIDENTIAL SCONCE
SYP400-L1L30-FLD OR APPROVED EQUAL

LUMINIS

SYP400
SYRIOS PRO
WALL

ORDERING CODE

*SERIES	*DOWNLIGHT OUTPUT	*DOWNLIGHT DISTRIBUTION	*CCT	*VOLTAGE	DOWNLIGHT LENS	LOUVERS
SYP400	Static White L1L10 1344 lm / 12w L1L20 2339 lm / 22w L1L30 3293 lm / 35w RGBW L1RGBW** 338 lm / 24w True Amber L1LX2A* 644 lm / 9w Delivered lumens calculated at 4000K/3625K except for RGBW and amber. Pulsed optic distribution. Typical power consumption. Refer to LCF table for outputs at other CCTs. Very Narrow Distribution L1LD6 681 lm / 10w Delivered lumens calculated at 4000K/3625K. Very narrow optic distribution. Typical power consumption. Refer to LCF table for outputs at other CCTs.	NR Narrow optic 15° FLD Flood optic 31° VWD Very wide optic 95° VNR Very narrow optic 6°	27K 2700K 30K 3000K 35K 3500K 40K 4000K Required field for all outputs except True amber.	120 120V 277 277V 347 347V 480 480V HVOLT 347V-480V MVOLT 120V-277V	EBL Elliptical spread lens[13] BL Scotia lens*	HL Hexcell louver

CONDUIT COVER	MOUNTING DIRECTION	PHOTOCELL	SURGE PROTECTOR	EMERGENCY
SWK Decorative cover for 3/4" conduit junction box*	UP Required for uplight installation	PH Photocell[14]	SP Surge protector	REM7 Remote emergency battery, 90 min, 7W*

CONTROLS	*FINISH	WOOD FINISHES*	ENVIRONMENT	WEIGHT MATCHING
NLTAIR-MS nLight AIR 2.0 wireless control with occupancy detector[9] NLTAIR2 nLight AIR 2.0 wireless control[9]	BKT Jet black BZT Bronze CHT Champagne DGT Gun metal GRT Titanium gray MST Matte silver SGT Steel gray WHT Snow white CMC Custom matched color*[9] RAL RAL color*[9]	ADG American douglas BRC Birch CHN Chestnut CRY Cherry KNP Knotty pine MPL Maple OFL Oak RSW Rosewood TEK Teak WLN Walnut	MG Marine grade paint[11] NT Natatorium suitable[10]	UH Uniform height matching 16.5" (419mm) housing

NOTES
*= Denotes a required field
1- Delivered lumens with all channels turned on. RGBW uses SW051L120PDM as a control input. Available only with L1L10, L1L20 and L1L30 in 120V-277V.
2- For DA certification compliance, luminaire must be ordered with 3000K or warmer.
3- 81° x 66°.
4- Lumen conversion factor: 0.05 lm/lx.
5- Not available with HL.
6- Painted to match fixture color.
7- Not available with NLTAIR2, NLTAIR-MS, NSHT.
8- Not available with 4000, HVOLT.
9- Remote mount 509 - 12" (305mm) square enclosure with access cover. The remote enclosure must be interior (inside to others). Not available with 347V, 480V, HVOLT, MS, NLTAIR-MS, NLTAIR2.
10- Specify RAL number. Not available custom matching color.
11- Specify RAL number.
12- Face wood finish not applied to driver housing, lens frame or accessories. Additional delay required. Not compatible with marine grade paint or natatorium suitable.
13- Marine grade paint for harsh, coastal environment and exposure to salt water. Additional delay required.
14- Available only in MVT and SVT

HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

Catalog Number:

Notes: Type:

PUCL3
Utility Tuft 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.
- Die-cast aluminum finial will accept 2" 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 powder 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)
- Exceeds 3000 hours salt spray rating in scribe chamber (tested per ASTM B117 on standard painted ALL finish samples)
- RAL (RAL9005BOK) 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 fused inserts for ease of installation.
- Class 1 electronic 10v dimmable driver meets maximum total harmonic distortion (THD) of 20%, >0.90 Power Factor and is ROHS compliant.
- Maximum 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 (FAO) module - Onboard driver that adjusts the light output and input wattage to meet site specific requirements. The output can be adjusted in 1% increments from 50-100%.
- nLight Air ODEN 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—WSDENS

- Long life photocontrol, 20 years – PCLL, PSA and PAB with DTL
- 7 pin photocontrol receptacle internally (PR7) or externally (PR7E) mounted in place of the finial
- DTL DIN 4-conductor 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 P1G thru P10D Type 2, 3 & 5 no glass, P01 thru P9Z Type 2, 3, 4 & 5 clear glass and P7DH Type 2, 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 P10D Type 4S no glass, P7DD Type 2, 3, 4 & 5 clear glass and P7DH 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 Act: Product qualifies as assembled end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under ODT 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, whether written or oral, shall 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.

DIMENSIONAL DATA

Maximum Weight - 25 lbs
Maximum Effective Projected Area - 1.24 sq. ft.

PUCL3
Utility Tuft Series Luminaire Full Cutoff LED3

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 Tuft LED FCO	P0S 3,400 nominal lumens P1G 4,500 nominal lumens P2D 5,060 nominal lumens P3H 7,000 nominal lumens P4K 8,000 nominal lumens P5G 9,900 nominal lumens P6X 10,800 nominal lumens P7D 12,400 nominal lumens P10D 13,300 nominal lumens	27K 2700K CCT 30K 3000K CCT 40K 4000K CCT	MVOLT Auto-sensing voltage (120 thru 277) 50/60 HZ HVOL1 Auto-sensing voltage (347 thru 480) 50/60 HZ 3VOLT Auto-sensing voltage (277 thru 480V) with enhanced power quality protection	FC2 Type 2 distribution zero uplight FC3 Type 3 distribution zero uplight FC4 Type 4 distribution zero uplight FC5 Type 5 distribution zero uplight FCX Type 4 distribution full cutoff FCS Type 5 distribution full cutoff CWC Custom color match	BK Black GR Gray GN Graphite GN Green PP Prime paint WH White BZ Bronze RALxxxx5OCC RAL Super Durable Corrosion Resistant, 80% Gloss Paint, replace xxxx with RAL number.	NF None BL Ball SK Spike

Options - Option Compatibility Matrix on page 2 of 9

CONTROLS OPTIONS	PREWIRED LEAD OPTIONS	OPTIC OPTIONS
A0 Field Adjustable Output	L1N 1.5 ft prewired leads	CLGL Clear tempered glass lens
DINBRA DTL DIN mode bracket with external mounted antenna, DTL DIN node ordered and shipped separately	L1T 3 ft prewired leads	FRGL 10% Frosted tempered glass lens
PR7 NEMA twistlock dimming photocontrol receptacle - 7 Pin	L1D 10 ft prewired leads	HSS Louvered house side shield
PR7E NEMA twistlock dimming photocontrol receptacle - 7 Pin (Must use NF Finial Option)	L2N 20 ft prewired leads	**LEM REVEAL COLOR OPTIONS**
PCLL Long Life DTL Twistlock Photocontrol for Solid State, MVOLT	L2S 25 ft prewired leads	MHC LEM Reveal Plate Painted to match Housing Color
PSA Long Life DTL Twistlock Photocontrol for Solid State, 347V	L3D 30 ft prewired leads	**NEMA LABEL OPTIONS**
PAB Long Life DTL Twistlock Photocontrol for Solid State, 480V		NLS01 1" X 3" ANSI Wattage Label
SH Shorting Cap		NL2S2 2" X 2" ANSI Wattage Label
BSDENS nLight Motion Sensing Photocontrols		

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

PUCL3
Utility Tuft Series Luminaire Full Cutoff LED3

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	Lumens/Wattage Package	Color Temperature	Voltage	Optics	Housing Color	Finial
PUCL3 Utility Tuft LED FCO	P0S 3,400 nominal lumens P1G 4,500 nominal lumens P2D 5,500 nominal lumens P3H 7,000 nominal lumens P4K 8,000 nominal lumens P5G 9,500 nominal lumens P6X 10,800 nominal lumens P7D 12,400 nominal lumens P10D 13,300 nominal lumens	27K 2700 nominal CCT 30K 3000 nominal CCT 40K 4000 nominal 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 9

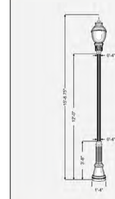
CONTROLS OPTIONS	PREWIRED LEAD OPTIONS	OPTIC OPTIONS
A0 Field Adjustable Output	L1N 1.5 ft prewired leads	CLGL Clear tempered glass lens
DINBRA DTL DIN mode bracket with external mounted antenna, DTL DIN node ordered and shipped separately	L1D 10 ft. prewired leads	FRGL 10% Frosted tempered glass lens
PR7 NEMA Twist Lock Dimming photocontrol receptacle - 7 PIN receptacle only	L2D 20 ft. prewired leads	HSS House side shield
PR7E NEMA Twist Lock Photocontrol Receptacle - 7 PIN. Externally mounted, available with NF option		**LEM REVEAL COLOR OPTIONS**
PCLL DTL long life twist lock photocontrol for solid-state MVOLT		MHC LEM Reveal Plate Painted to match Housing Color
SH Shorting cap		**NEMA LABEL OPTIONS**
		NL1S1 NEMA Label 1" x 1"
		NL2S2 NEMA Label 2" x 2"

Accessories: Order as separate catalog number. (Ship separately if 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

Assembly Drawing



Description	Height/Width
Assembly Overall Height	15'-0.75"
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"

Customer Approval Signature: Date:

Windload

Passed Wind Speed: 90 mph
Windload Result: 36%
Evaluated per: Non-AASHTO

Anchorage/Orientation Plan

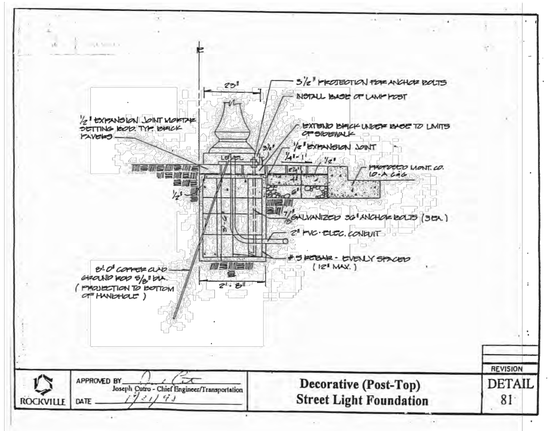


Note: Door = Hand Hole

Ordering Information

Qty	Catalog Number
140	WAE3 P30 30K MVOLT MS GL3 BK OR TBK PR7 PCLL FC LO3
140	CHA 12 F4C 16D C03 BK
140	AB-31-4
1	TMP-105

5 STREET LIGHT - WASHINGTON GLOBE
OR EQUAL, SUBJECT TO CITY OF ROCKVILLE



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.

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:\ACCACCDocs\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
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9302 Route 29, Suite 1000
Fairfax, VA 22031
Attn: Chris Spahr

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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:
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19847 Century Boulevard, Suite 200
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301.948.4700
Attn: Randall Rentfro

SEAL & SIGNATURE

STATE OF MARYLAND · BRYAN D. WHITE · 3555 · LANDSCAPE ARCHITECT

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: 04/21/28."

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
Lighting Details

DRAWING NUMBER **LL-03**

2026.04.28 - 10:55 AM



1 / A-201 FRONT ELEVATION
Scale: 1/8" = 1'-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

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

Pulte Homes

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301.948.4700
Attn: Randall Rentfro

SEAL & SIGNATURE

STATE OF MARYLAND · SUZANNE M. HARRIS · 26328 · PROFESSIONAL ENGINEER

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SITE PLAN - 2026-101-STP

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

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2026.03.12	3rd Submission
-	-
-	-

REVISIONS
NO DATE DESCRIPTION

PROJECT NUMBER	0377AS
DATE	2026.04.28
SCALE	NTS

DRAWING TITLE
Illustrative Architecture-Condominium

DRAWING NUMBER
A-01

2026.04.28 - 10:56 AM



2 A-202 RIGHT ELEVATION
Scale: 1/8" = 1'-0"



1 A-202 LEFT ELEVATION
Scale: 1/8" = 1'-0"

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Preliminary Not For Construction

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-	-

REVISIONS

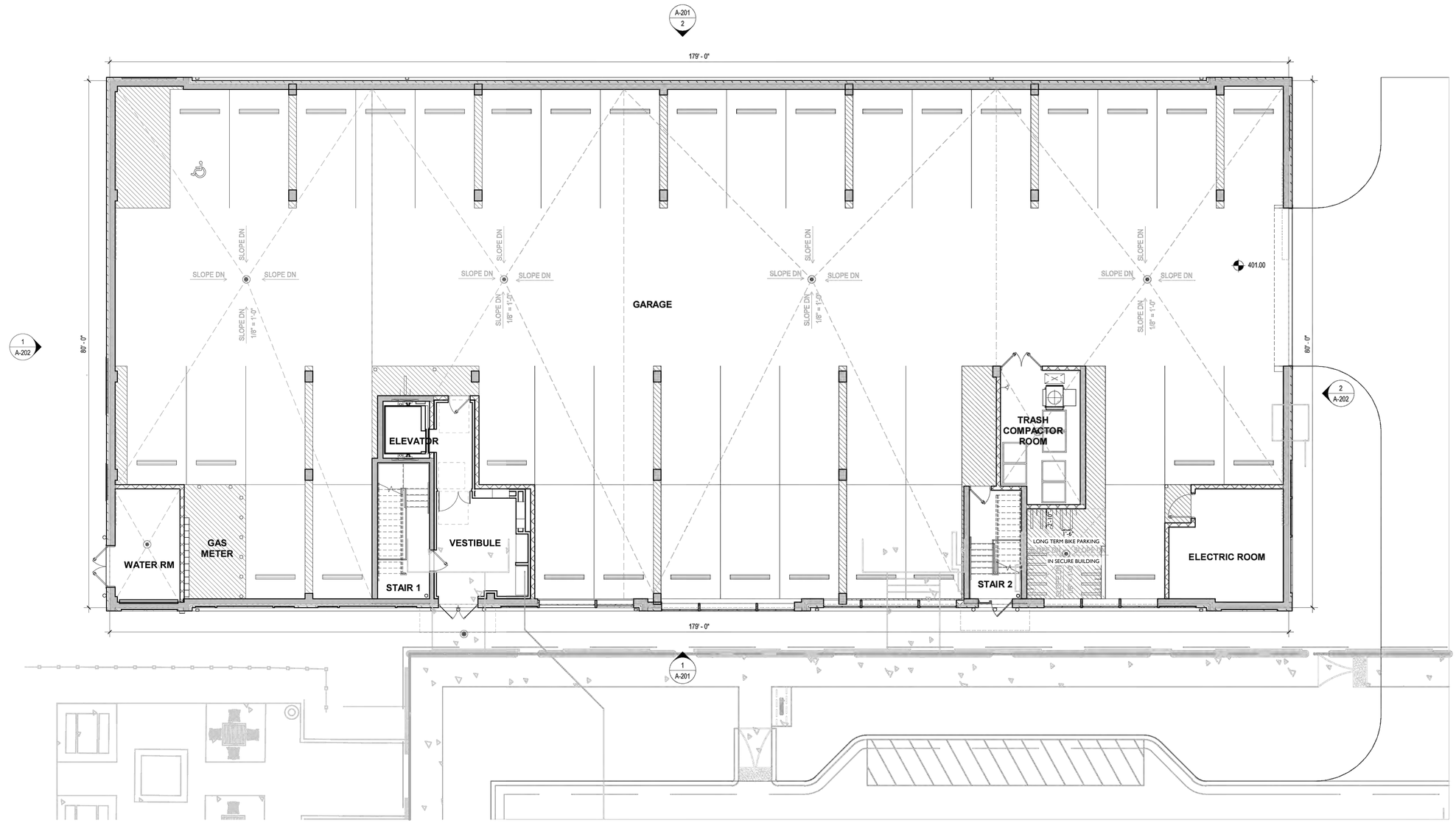
NO	DATE	DESCRIPTION

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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Preliminary Not For Construction

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Pulte Homes

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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

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-	-
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REVISIONS NO	DATE	DESCRIPTION

PROJECT NUMBER	0377AS
DATE	2026.04.28
SCALE	NTS

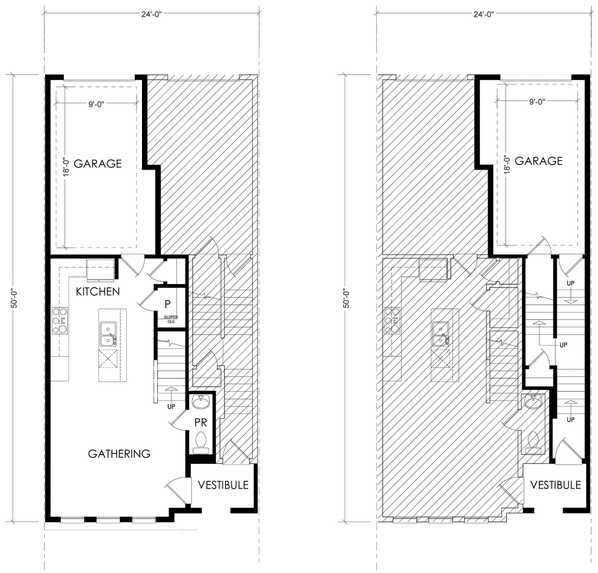
DRAWING TITLE
Architecture -
Condominium Garage

DRAWING NUMBER **A-03**

2026.04.28 - 10:56 AM



FRONT SAMPLE ELEVATION - STACKED TH
SCALE: 1/8" = 1'-0"



LOWER UNIT UPPER UNIT

GARAGE PLANS - STACKED TH
SCALE: 1/8" = 1'-0"

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REAR ELEVATION - STACKED TH
SCALE: N.T.S.



SIDE ELEVATION - STACKED TH
SCALE: N.T.S.

Pulte Homes

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STATE OF MARYLAND · SUZANNE E. LAMPE · 26328 · PROFESSIONAL ENGINEER

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

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Preliminary Not For Construction

PROJECT NUMBER	0377AS
DATE	2026.04.28
SCALE	NTS

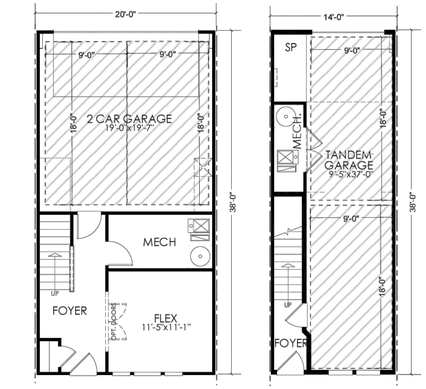
DRAWING TITLE
Illustrative Architecture-2 Over 2 Stacked Units

DRAWING NUMBER **A-04**

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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.

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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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

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PROJECT NUMBER	0377AS
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SCALE	NTS

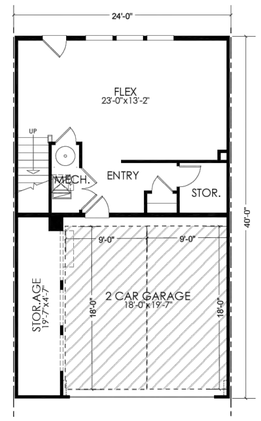
DRAWING TITLE
Illustrative Architecture-Rear Load TH

DRAWING NUMBER **A-05**

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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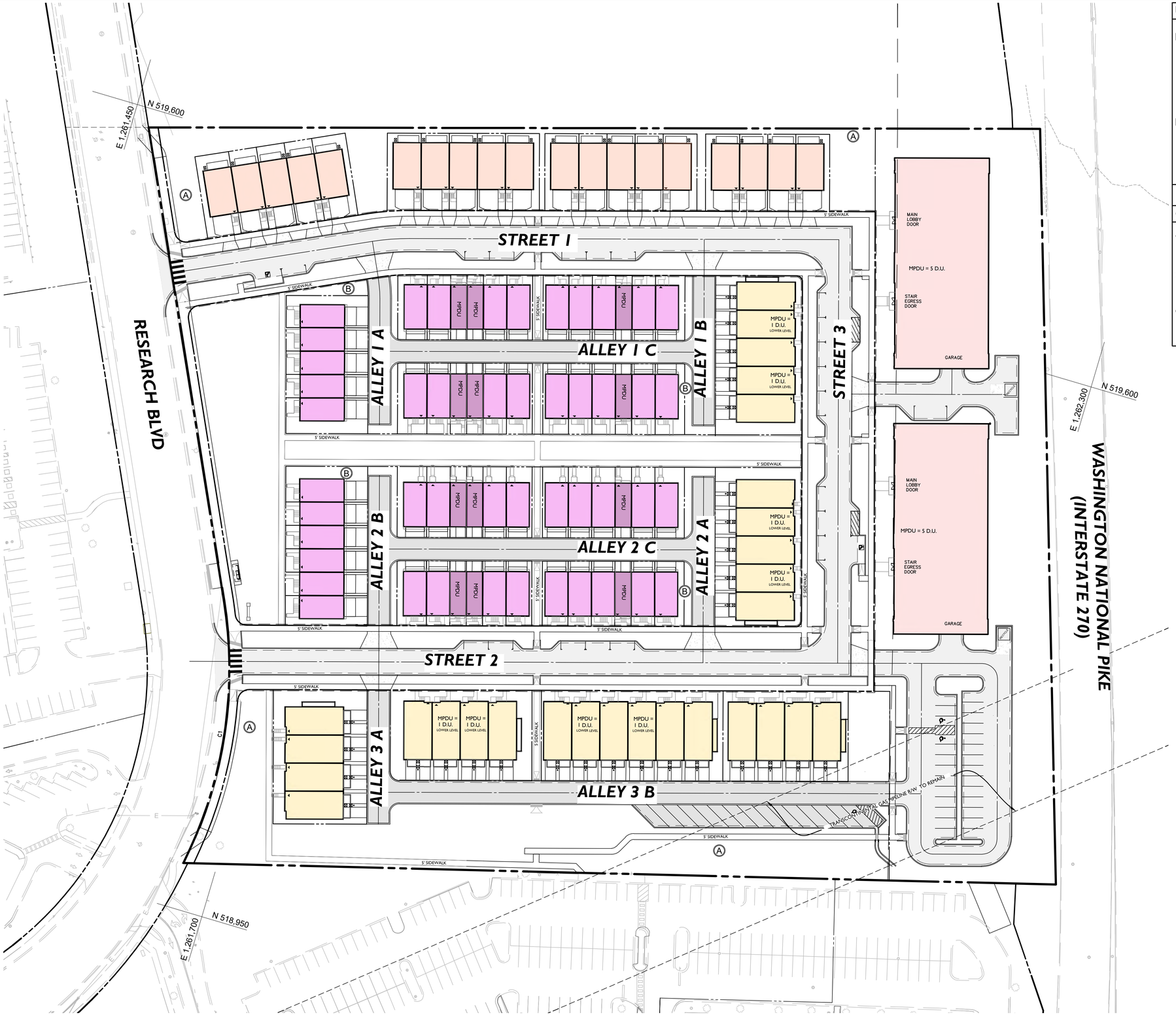
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Preliminary Not For Construction

PROJECT NUMBER	0377AS
DATE	2026.04.28
SCALE	NTS

DRAWING TITLE
Illustrative Architecture-Front Load TH

DRAWING NUMBER **A-06**



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**

Pulte Homes

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-	-

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

Unit Type Exhibit

SCALE: 1" = 40'

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

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Preliminary Not For Construction

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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

- Existing Fire Hydrant
- Proposed Fire Hydrant
- FDC Location
- Main Side Hinge Door
- Egress Door
- Fire Control Center
- Annuciator Panel Location
- Fire Access Route
- Proposed Building
- Subject Site Property Line
- Hose Pull
- Primary Egress

Fire Access Plan

SCALE: 1" = 40'

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

1 INCH = 40 FT

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Preliminary Not For Construction

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Pulte Homes

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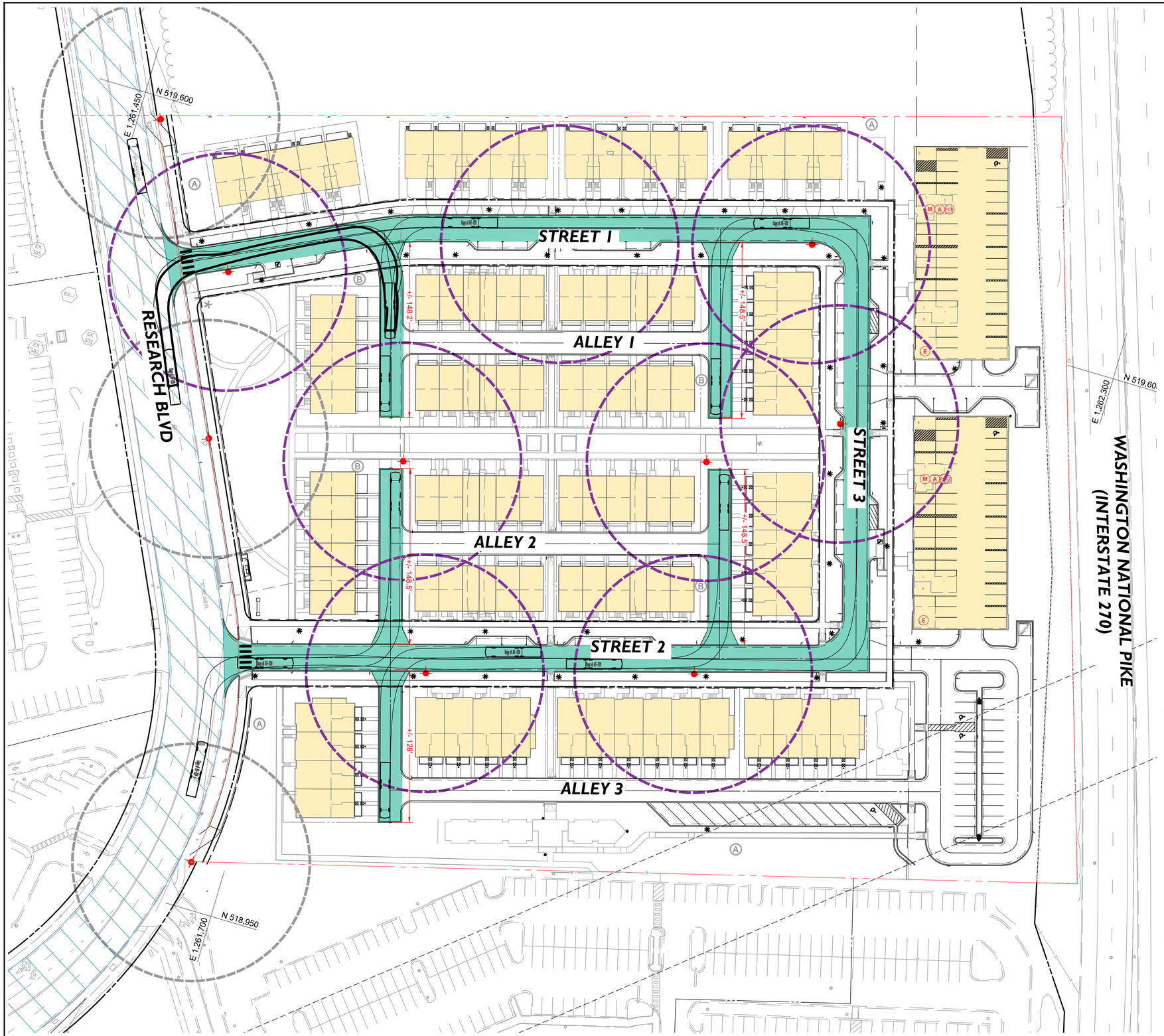
NO	DATE	DESCRIPTION

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



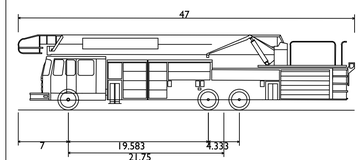
Fire Truck Movement
SCALE: 1" = 40'

SHEET NOTES

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2. Fire Access lanes shown to provide pavement with tertiary roadway pavement and subgrade standards to support fire apparatus loads.
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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

- Existing Fire Hydrant (RADIUS (TYP 100'))
- Proposed Fire Hydrant (RADIUS (TYP 100'))
- FDC Location (RADIUS (TYP 100'))
- Main Side Hinge Door
- Egress Door
- Fire Control Center
- 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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Preliminary Not For Construction

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Pulte Homes

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19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
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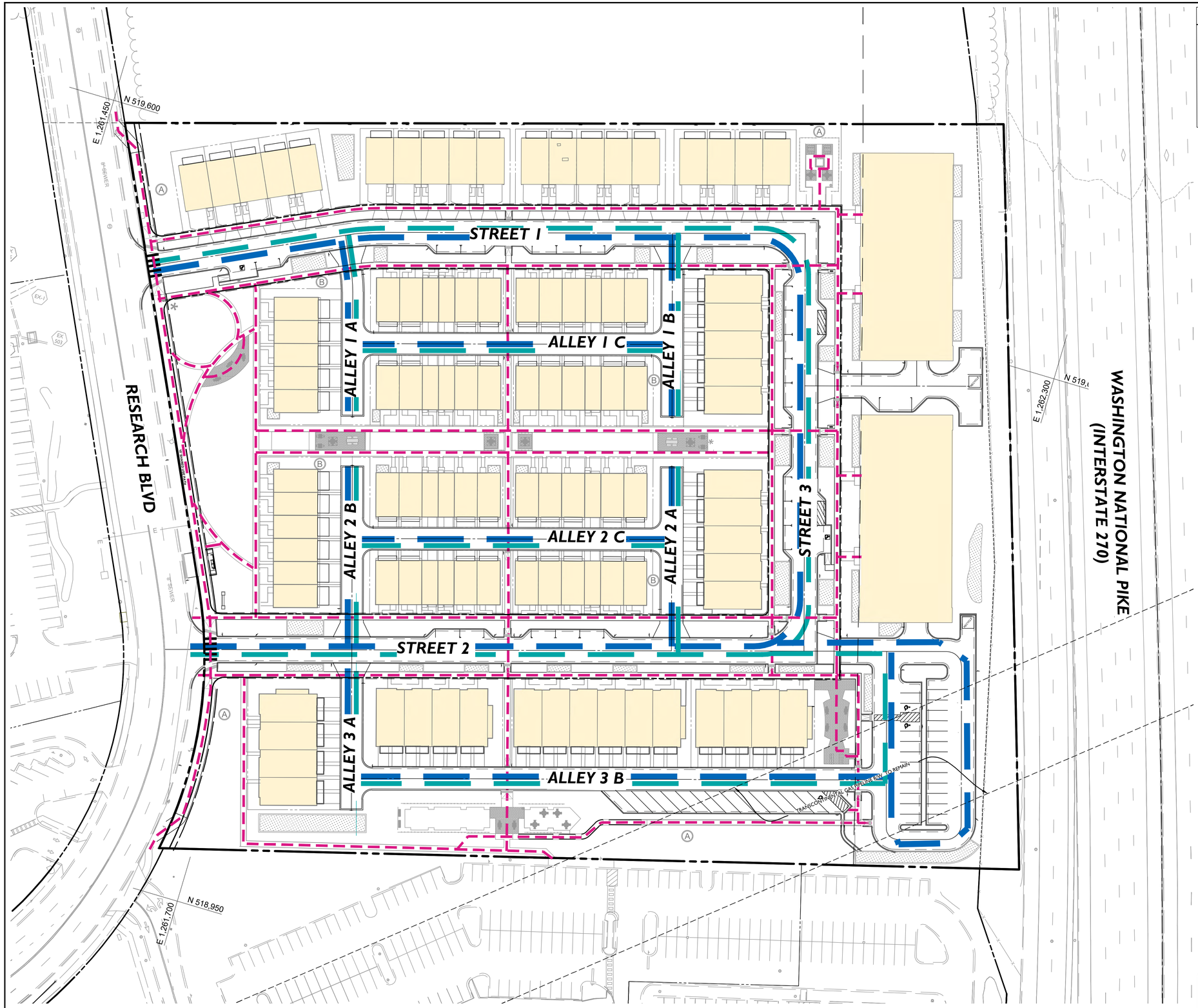
NO	DATE	DESCRIPTION

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

DRAWING TITLE
Fire Truck Movement

DRAWING NUMBER **EXB-02.1**

2026.04.28 - 11:05 AM



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

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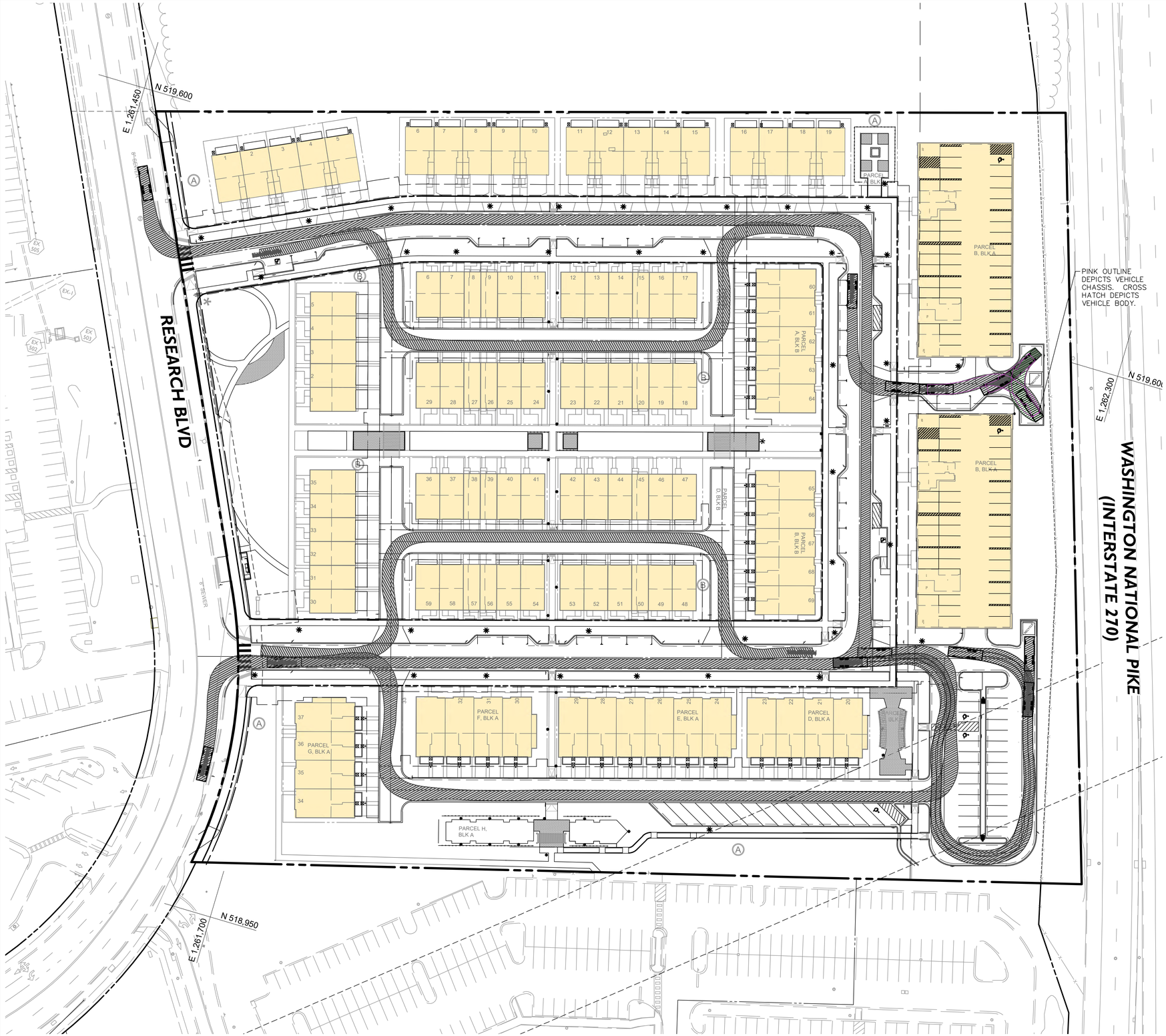
NO	DATE	DESCRIPTION

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

DRAWING TITLE
Circulation Plan

DRAWING NUMBER **EXB-03**

2026.04.28 - 11:06 AM



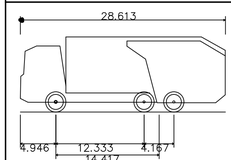
LEGEND

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



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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Preliminary Not For Construction

Garbage Truck Movement

SCALE: 1" = 40'

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PROJECT NUMBER 0377AS

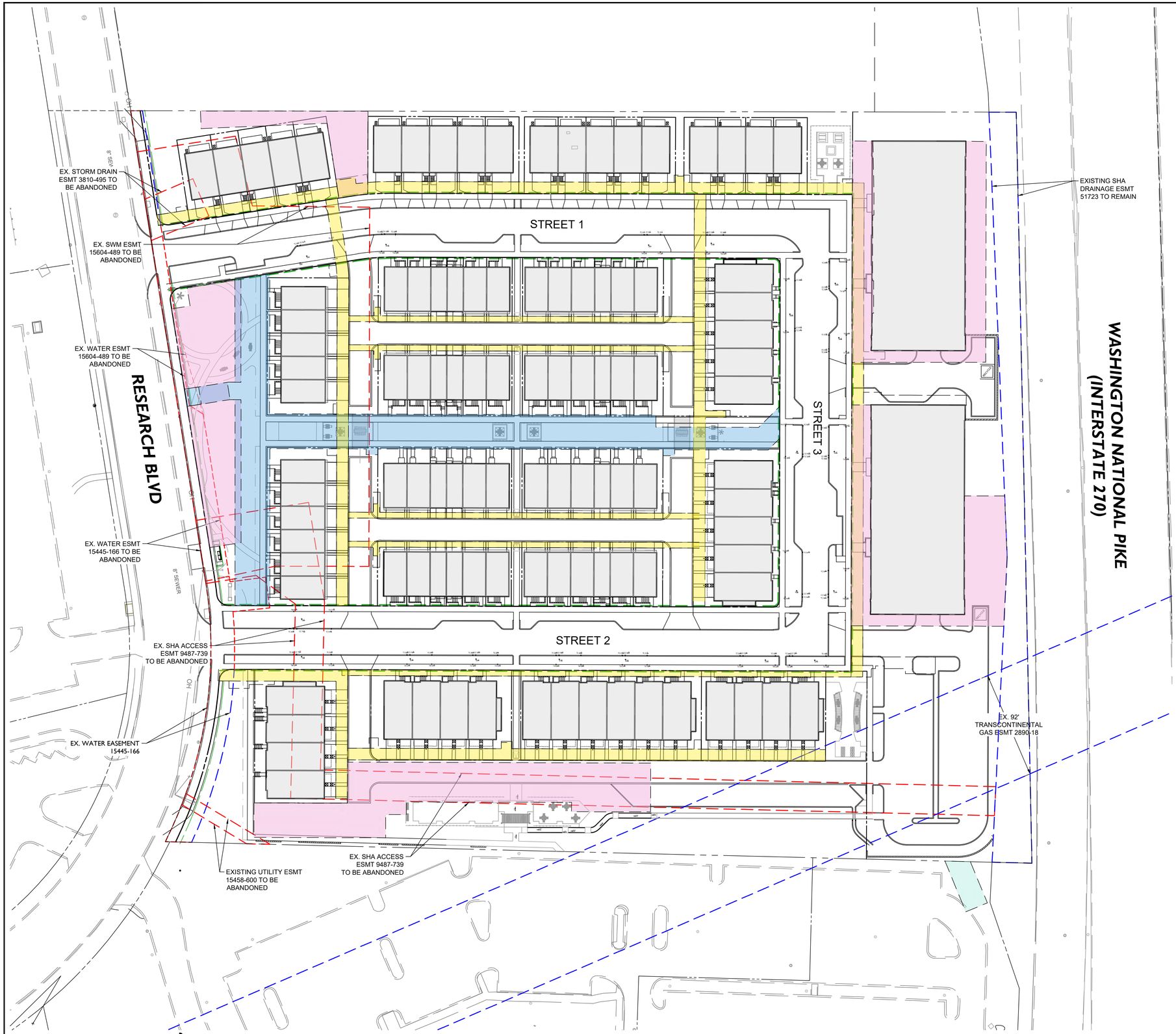
DATE 2026.03.12

SCALE 1" = 40'

DRAWING TITLE

Garbage Truck Movement

DRAWING NUMBER **EXB-04**



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

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-05 - Easement Plan.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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Fairfax, VA 22031
Attn: Chris Spahr

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SEAL & SIGNATURE

STATE OF MARYLAND · SUZANNE LYNN TORRES · 26328 · PROFESSIONAL ENGINEER

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
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-	-

REVISIONS

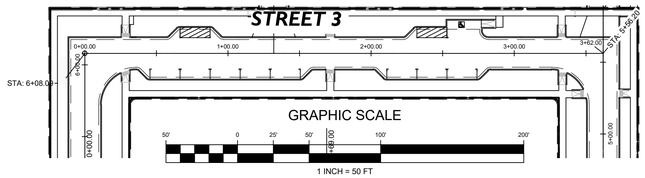
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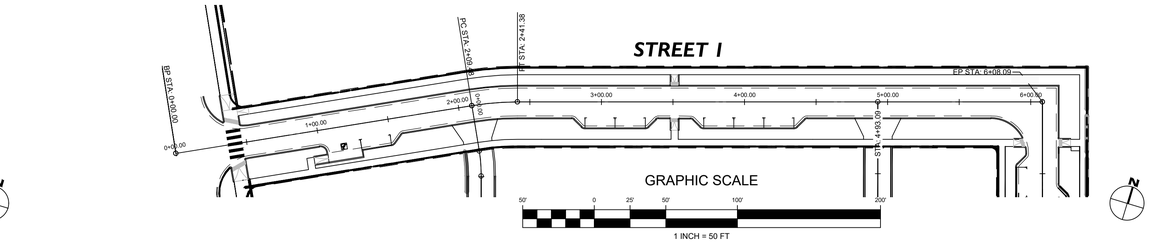
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DATE	2026.03.12
SCALE	1" = 40'

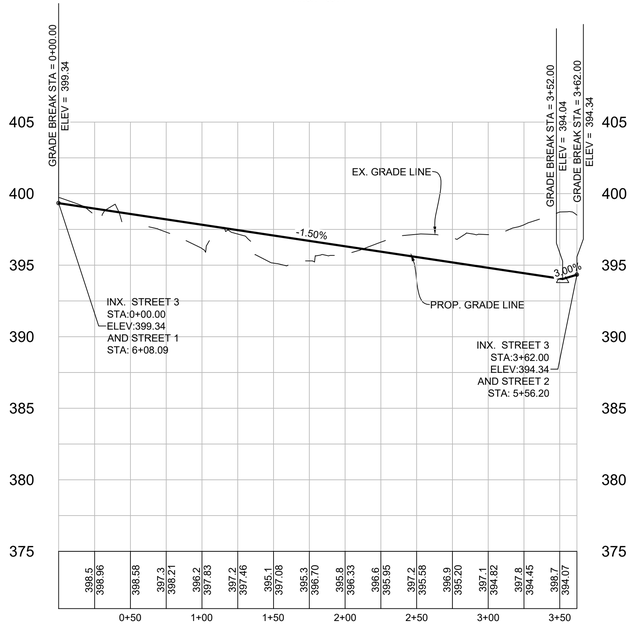
DRAWING TITLE
Easement Plan

DRAWING NUMBER **EXB-05**

2026.04.28 - 11:17 AM

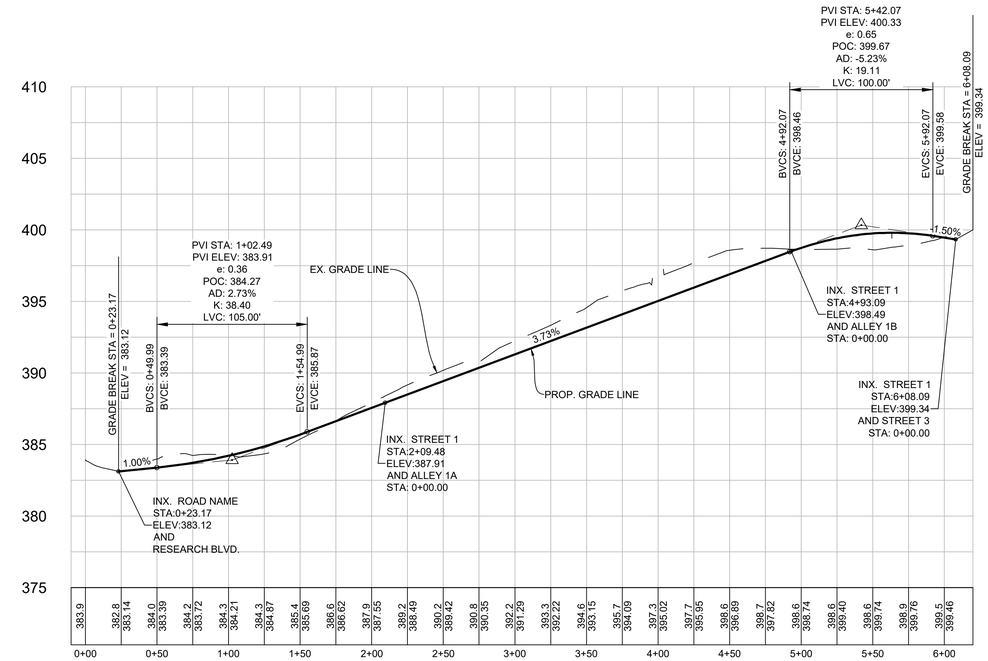






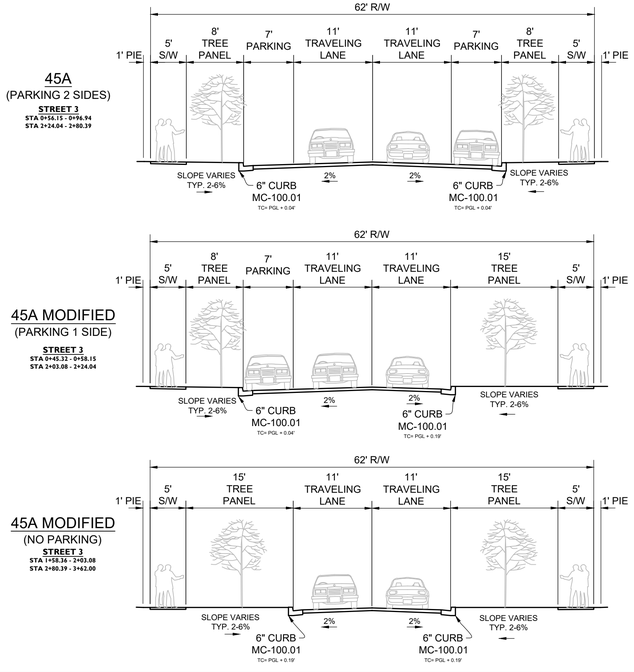
STREET 3 PROFILE

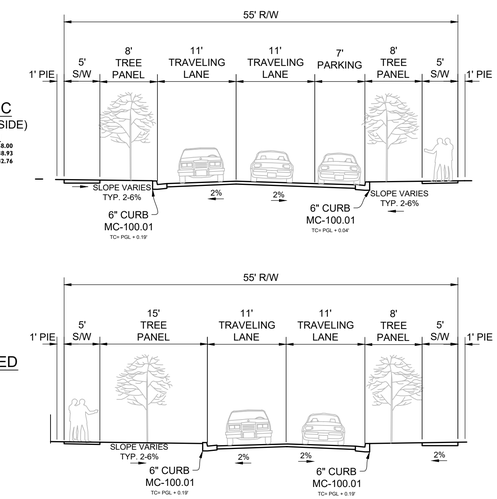
H: 1" = 50'
V: 1" = 5'

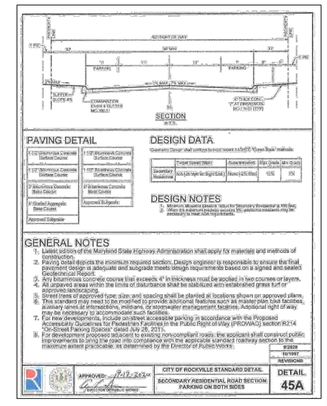


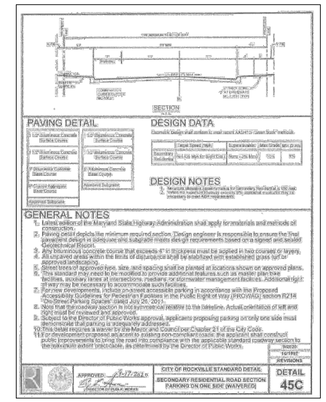
STREET 1 PROFILE

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









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

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

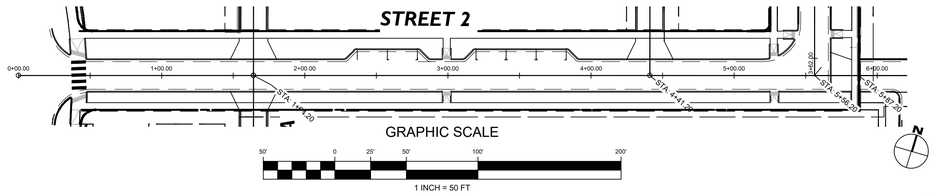
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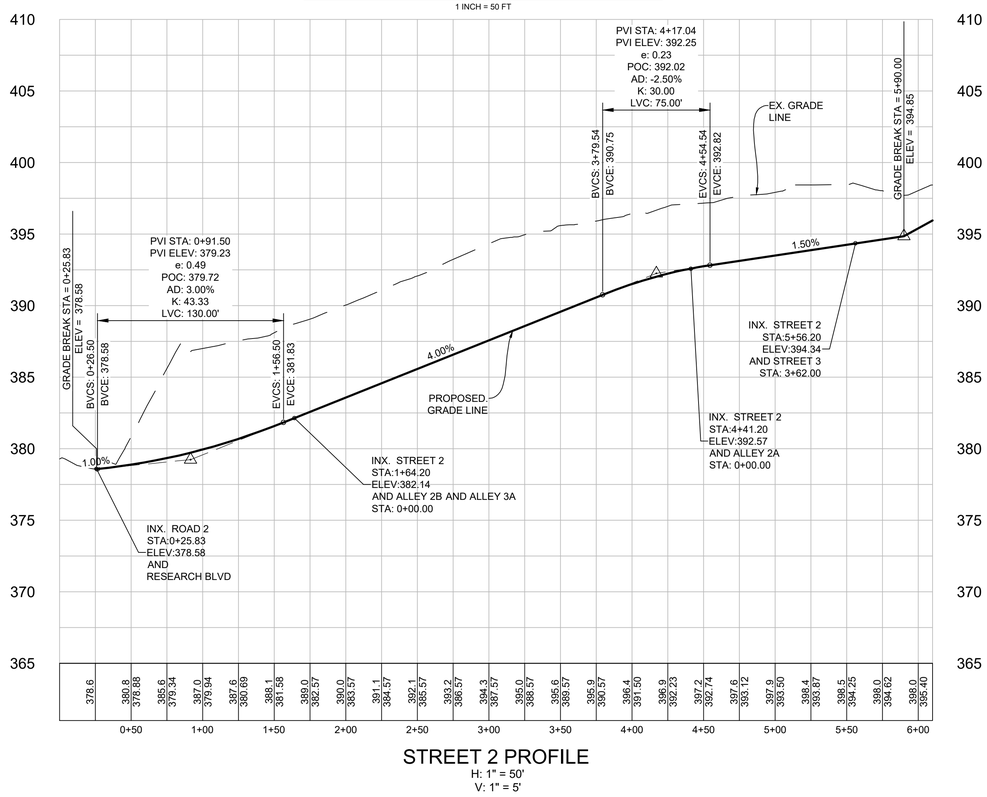
PROJECT NUMBER	0377AS
DATE	2026.03.12
SCALE	Profiles 1" = 50'

DRAWING TITLE
Public Street 1&3
Profiles and Sections

DRAWING NUMBER **EXB-06**

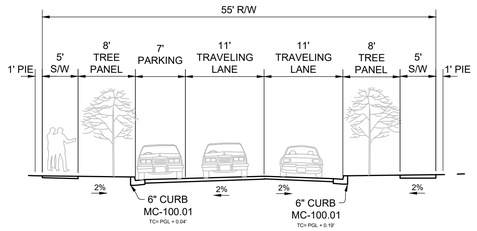
2026.04.29 - 11:00 AM





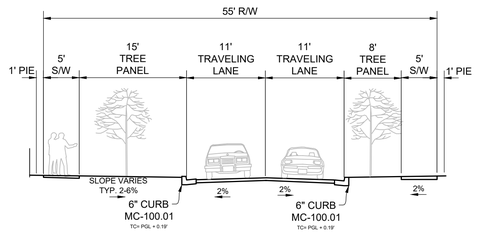
STREET 2 PROFILE

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



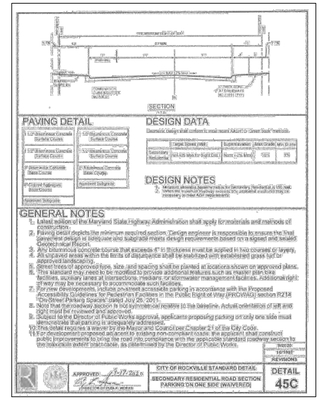
COR 45C
(PARKING 1 SIDE)
NTS

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



COR 45C MODIFIED
(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



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

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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

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-	-
-	-

REVISIONS

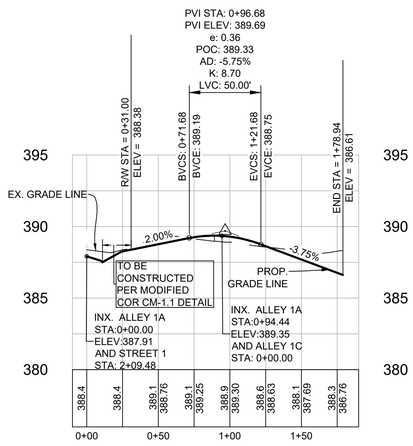
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PROJECT NUMBER	0377AS
DATE	2026.03.12
SCALE	1" = 50'

DRAWING TITLE
Public Street 2
Profile and Sections

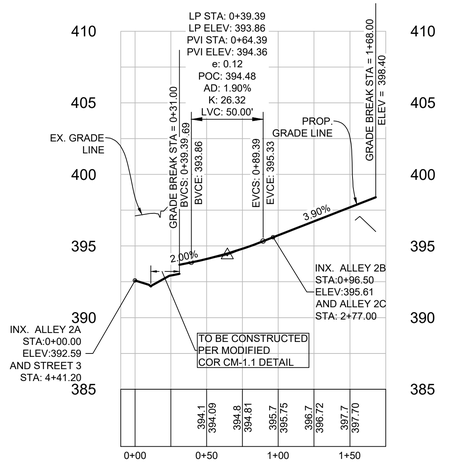
DRAWING NUMBER **EXB-07**

2026.04.29 - 11:03 AM



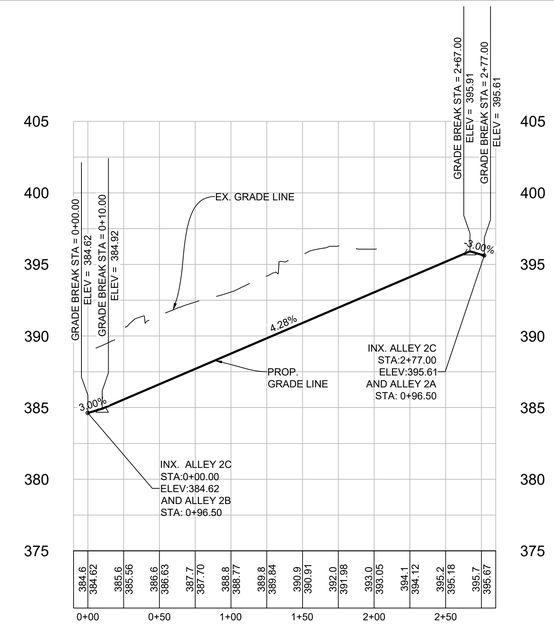
ALLEY 1A PROFILE

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



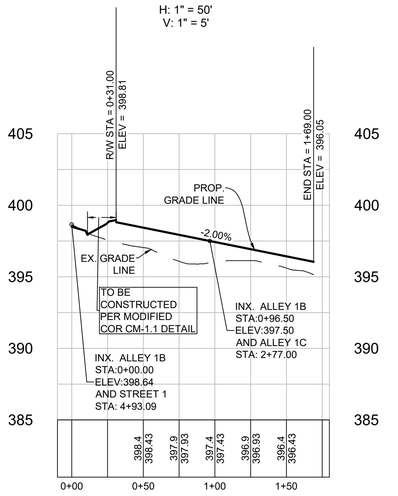
ALLEY 2A PROFILE

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



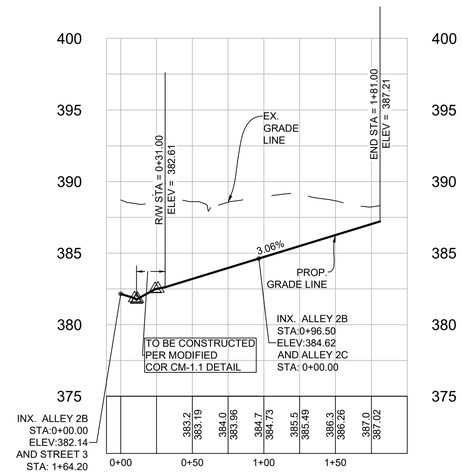
ALLEY 2C PROFILE

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



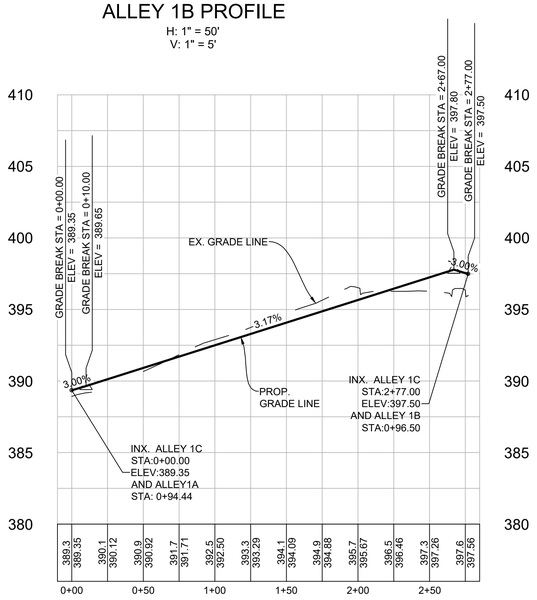
ALLEY 1B PROFILE

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



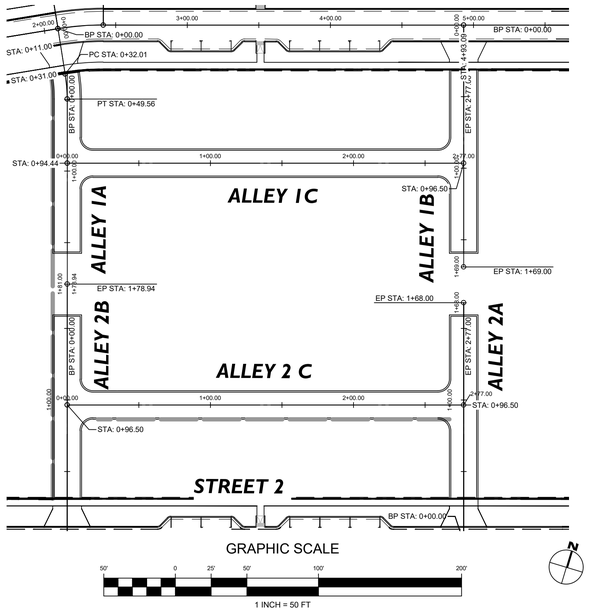
ALLEY 2B PROFILE

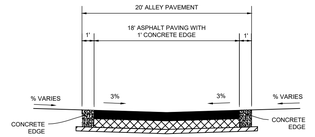
H: 1" = 50'
V: 1" = 5'



ALLEY 1C PROFILE

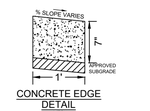
H: 1" = 50'
V: 1" = 5'



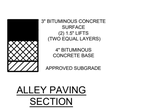


ALLEYS 1C & 2C
(DRIVEWAY ON BOTH SIDES)

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

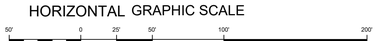


CONCRETE EDGE DETAIL
(NTS)

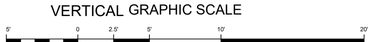


ALLEY PAVING SECTION
(NTS)

HORIZONTAL GRAPHIC SCALE



VERTICAL GRAPHIC SCALE



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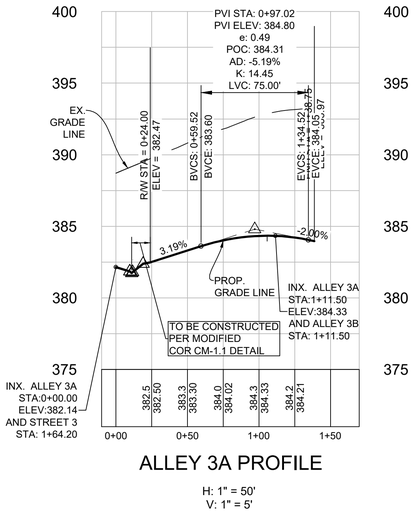
NO	DATE	DESCRIPTION

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

DRAWING TITLE
Private Alleys A-F 2
Profiles and Sections

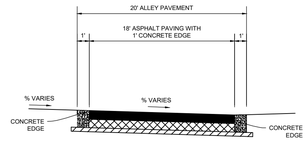
DRAWING NUMBER **EXB-08**

2026.04.29 - 11:03 AM



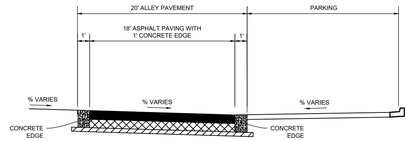
ALLEY 3A PROFILE

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



ALLEY 3A & 3B

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



ALLEY 3B WITH PARKING

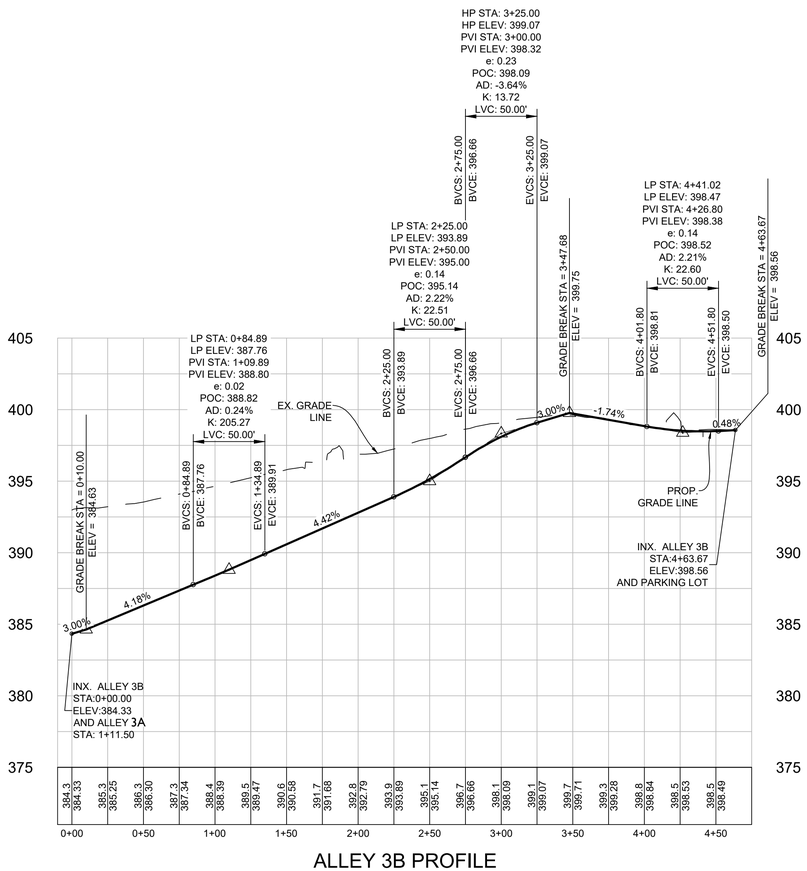
STA 2+16.90 - 4+22.96



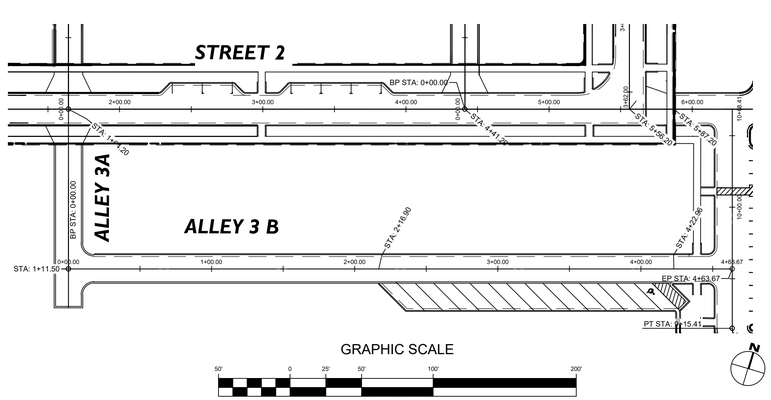
CONCRETE EDGE DETAIL
(NTS)



ALLEY PAVING SECTION
(ASTM)



ALLEY 3B PROFILE



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

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STATE OF MARYLAND · LEVANNE LAMONT · 26328 · PROFESSIONAL ENGINEER

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
-	-
-	-

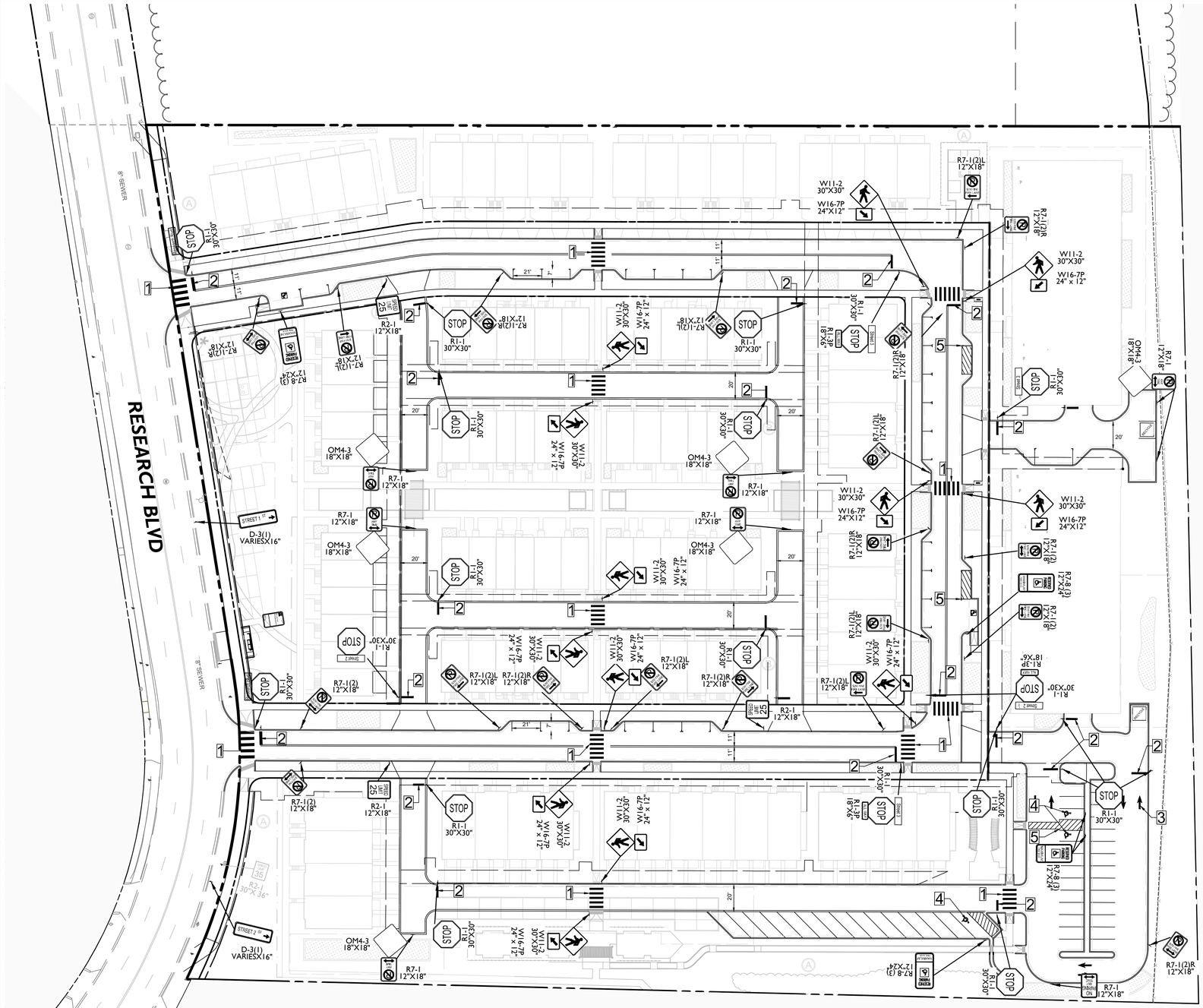
REVISIONS
NO DATE DESCRIPTION

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.
11. THE STREET-NAME SIGNS FOR PUBLIC STREETS SHOULD HAVE BLUE BACKGROUND WITH WHITE LETTERING.
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

LEGEND

EXISTING LANE MARKING (TO REMAIN)

LANE MARKING

1. PROPOSED PEDESTRIAN CROSSWALK MARKING (2' WHITE AT 36"' SPACING)
2. 24" SOLID 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

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-10 - Signage & Lane Marking Plan.dwg

(MD SHA STANDARD # 802.04) CAN BE U

Pulte Homes

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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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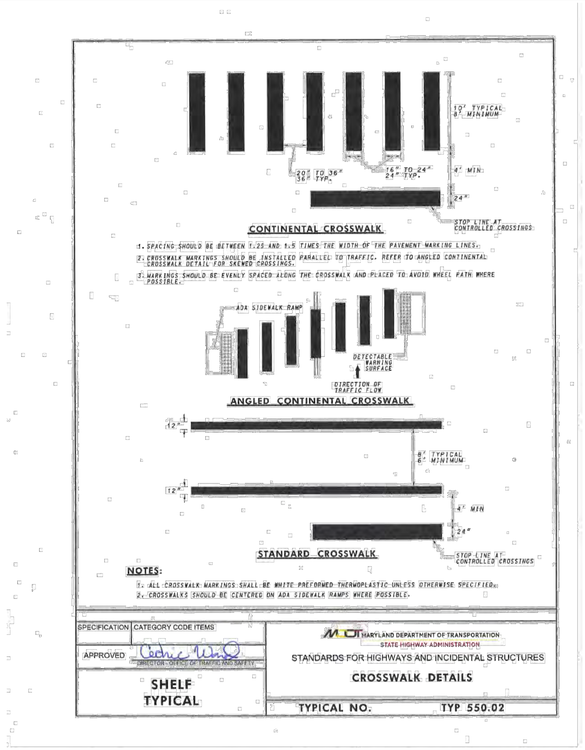
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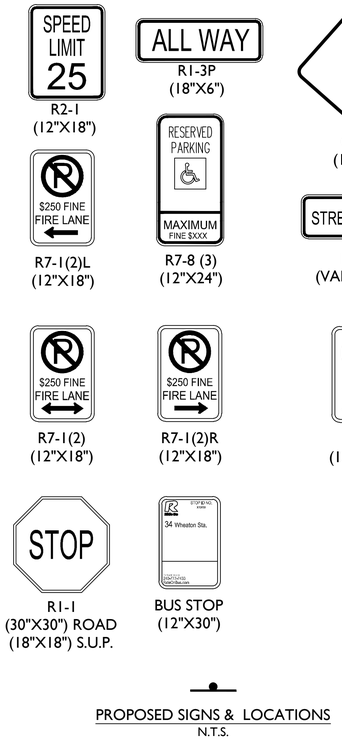
DRAWING TITLE
Signing & Marking Plan

DRAWING NUMBER **EXB-10**

2026.04.28 - 11:39 AM

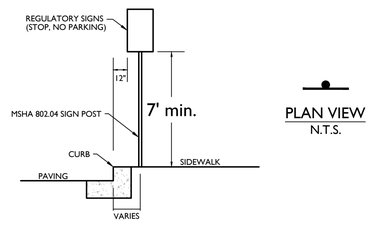


3 CROSSWALK MARKING
NTS

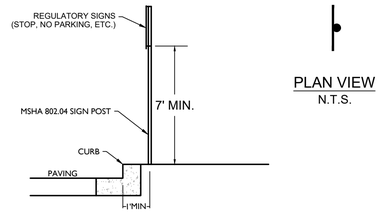


PROPOSED SIGNS & LOCATIONS
N.T.S.

2 PROPOSED SIGNS & LOCATIONS
NTS



PLAN VIEW
N.T.S.



PLAN VIEW
N.T.S.

PARALLEL TO CURB VIEW
N.T.S.

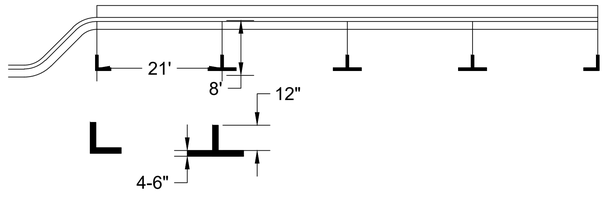
NOTES:
1. ALL SIGNS AND MARKINGS SHALL BE IN CONFORMANCE WITH THE MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. ALL SIGNS TO BE PLACED ON METAL POSTS (BREAK-AWAY).

1 SIGN PLACEMENT DETAIL
NTS

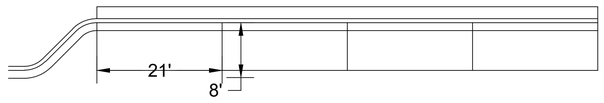
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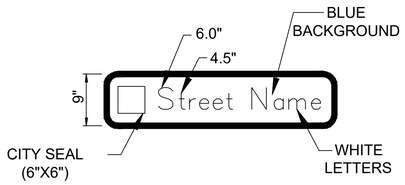
OPTION 'A'



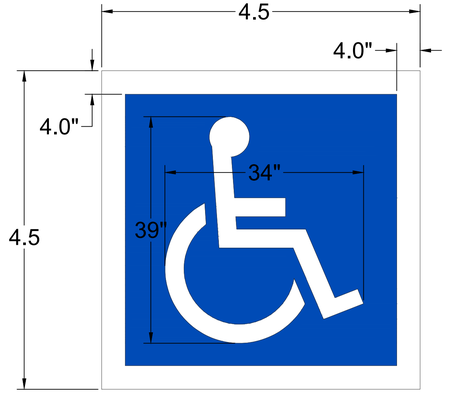
OPTION 'B'



6 ON -STRRET PARKING SPACE MARKING
NTS



5 PUBLIC STREET SIGN
NTS



4 ADA PAVEMENT MARKING
NTS

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

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REVISIONS NO	DATE	DESCRIPTION

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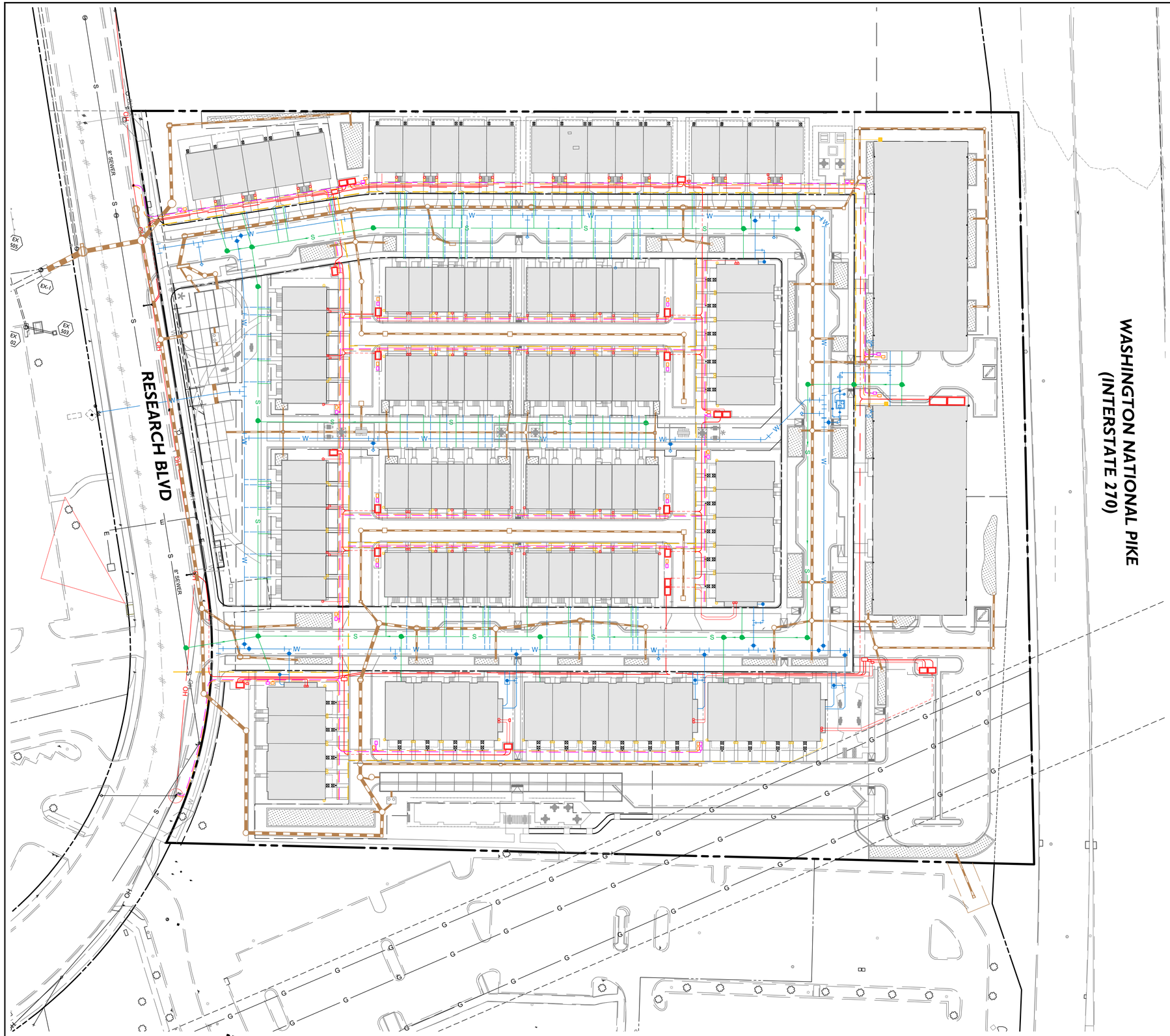
The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery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

Preliminary Not For Construction

PROJECT NUMBER	0377AS
DATE	2026.03.12
SCALE	NTS

DRAWING TITLE
Signing & Marking Detail

DRAWING NUMBER **EXB-10.1**



Color Coded Utility Plan

SCALE: 1" = 40'

N

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
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING CABLE T.V.
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING ELECTRIC
- EXISTING FIBER OPTIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING ELECTRIC ACCESS PANEL
- EXISTING ELECTRIC MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING TELEPHONE VAULT
- EXISTING ELECTRIC VAULT
- EXISTING FIBER OPTIC
- EXISTING PLANTING PITS
- EXISTING STORM DRAIN STRUCTURE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING CLEANOUT

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

1 INCH = 40 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-11 - Color Coded Utility Plan.dwg

Pulte Homes

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REVISIONS

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DRAWING TITLE
Color Coded Utility Plan

DRAWING NUMBER **EXB-11**

2026.04.28 - 01:48 PM

RESEARCH BLVD

WASHINGTON NATIONAL PIKE
(INTERSTATE 270)

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

N

LEGEND

PROPOSED UTILITIES

- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED WATER
- PROPOSED ELECTRIC
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- 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
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- EXISTING WATER VALVE
- EXISTING CLEANOUT

PROPOSED LANDSCAPE

- PROPOSED TREE
- PROPOSED ORNAMENTAL
- PROPOSED EVERGREEN
- PROPOSED SHRUB

GRAPHIC SCALE

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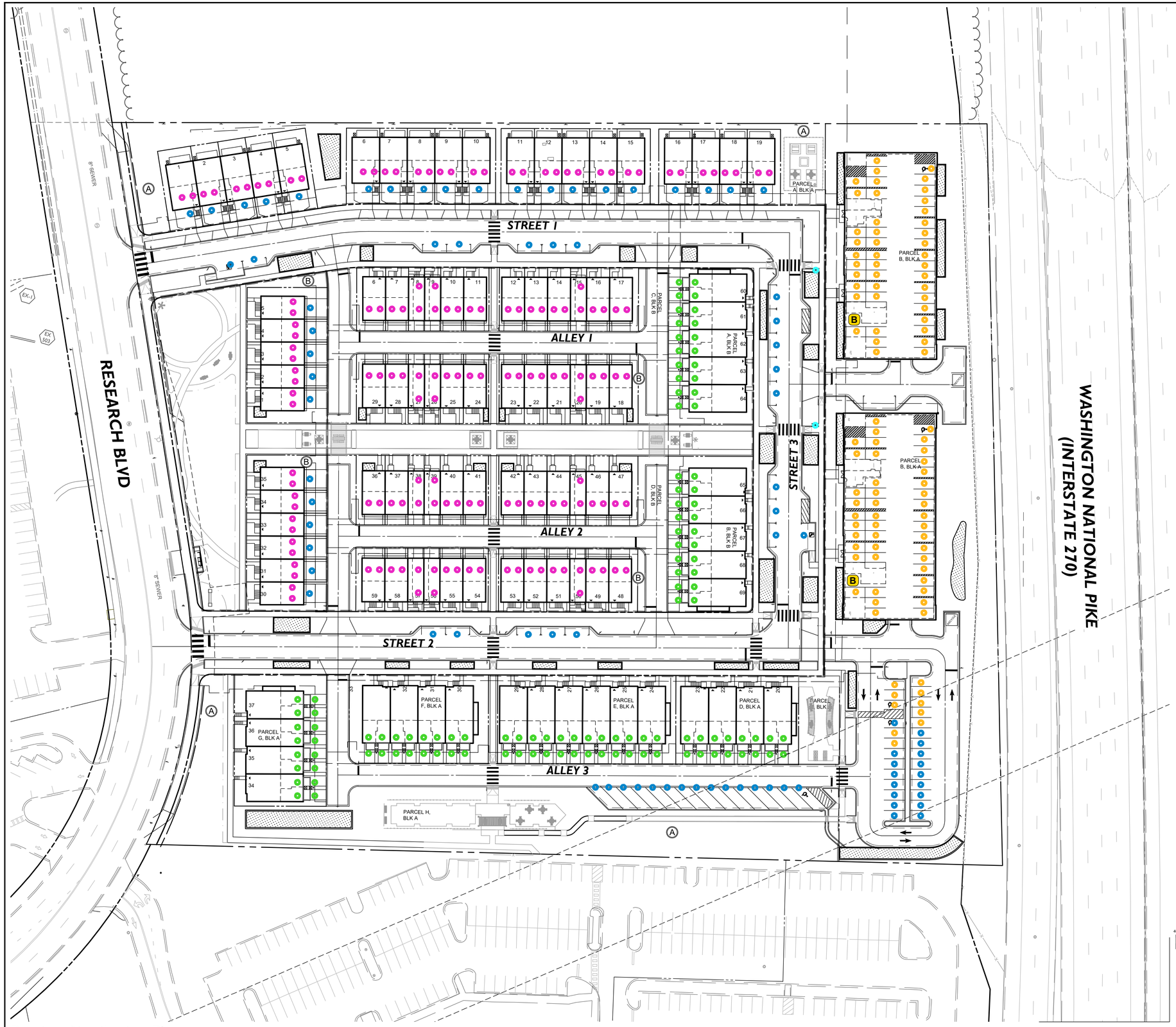
NO	DATE	DESCRIPTION

PROJECT NUMBER	0377AS
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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.)	0 du	0 sp.	43 sp.
	2+ bedrooms (1.5 per D.U.)	32 du	48 sp.	
Parcel C, Block A - Multifamily Parking Garage (Includes 1 ADA Spaces)	1 bedroom (1 per D.U.)	0 du	0 sp.	43 sp.
	2+ bedrooms (1.5 per D.U.)	32 du	48 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

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-12 - Parking Distribution Plan.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

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Bethesda, Maryland 20814
301.347.3756
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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

STATE OF MARYLAND — SUZANNE LYNN TORTI — 26328 — PROFESSIONAL ENGINEER

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

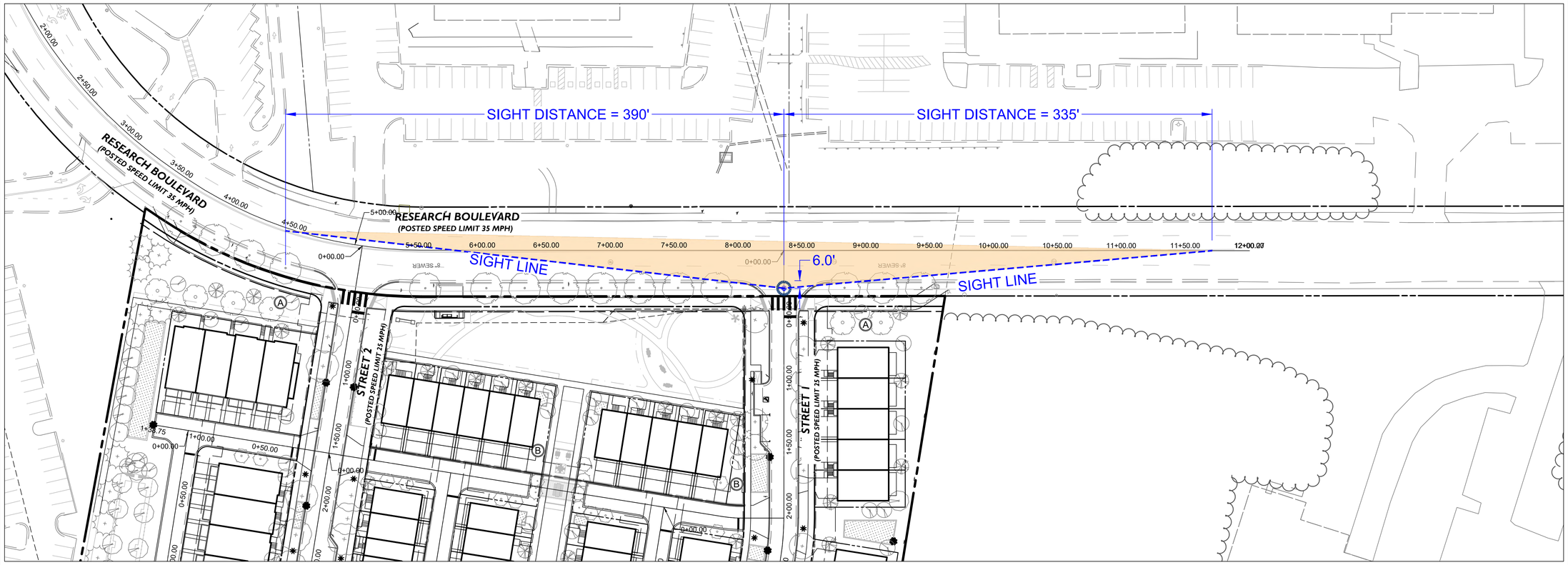
NO	DATE	DESCRIPTION

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

DRAWING TITLE
Parking Distribution Plan

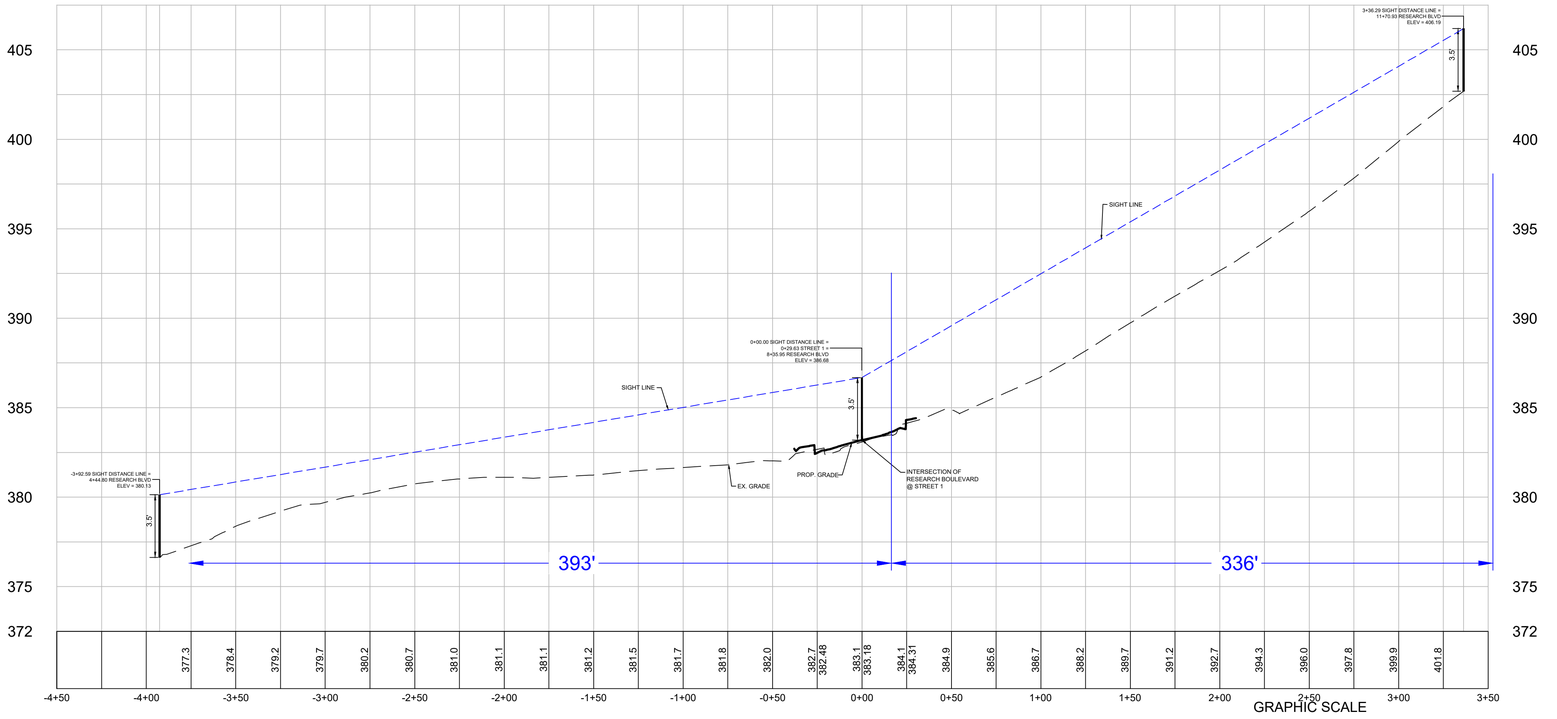
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GRAPHIC SCALE

1 INCH = 40 FT



GRAPHIC SCALE

1 INCH = 40 FT

1 INCH = 4 FT

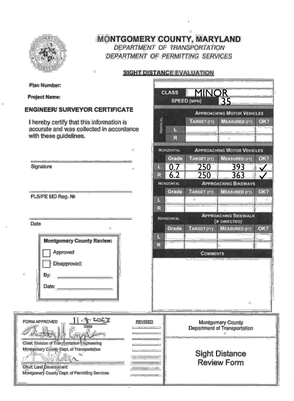
STREET 1 - RESEARCH BOULEVARD

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
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

APPROACHING MOTOR VEHICLES

	Target (ft)	Measured (ft)	OK?
L			
R			

APPROACHING MOTOR VEHICLES

	Grade	Target (ft)	Measured (ft)	OK?
L	0.7	250	393	✓
R	6.2	250	363	✓

APPROACHING BICYCLES

	Grade	Target (ft)	Measured (ft)	OK?
L				
R				

APPROACHING BICYCLES (CROSS COUNTRY)

	Grade	Target (ft)	Measured (ft)	OK?
L				
R				

COMMENTS

FORM APPROVED 11-5-2025 REVISED
Chief, Division of Traffic Operation Engineering
Montgomery County Dept. of Transportation
Chief, Land Development
Montgomery County Dept. of Permitting Services

Montgomery County
Department of Transportation

Sight Distance
Review Form

CALL "MISS UTILITY" AT
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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

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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STATE OF MARYLAND · SUZANNE LYNN · 26328 · PROFESSIONAL ENGINEER

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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
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-	-
-	-

REVISIONS

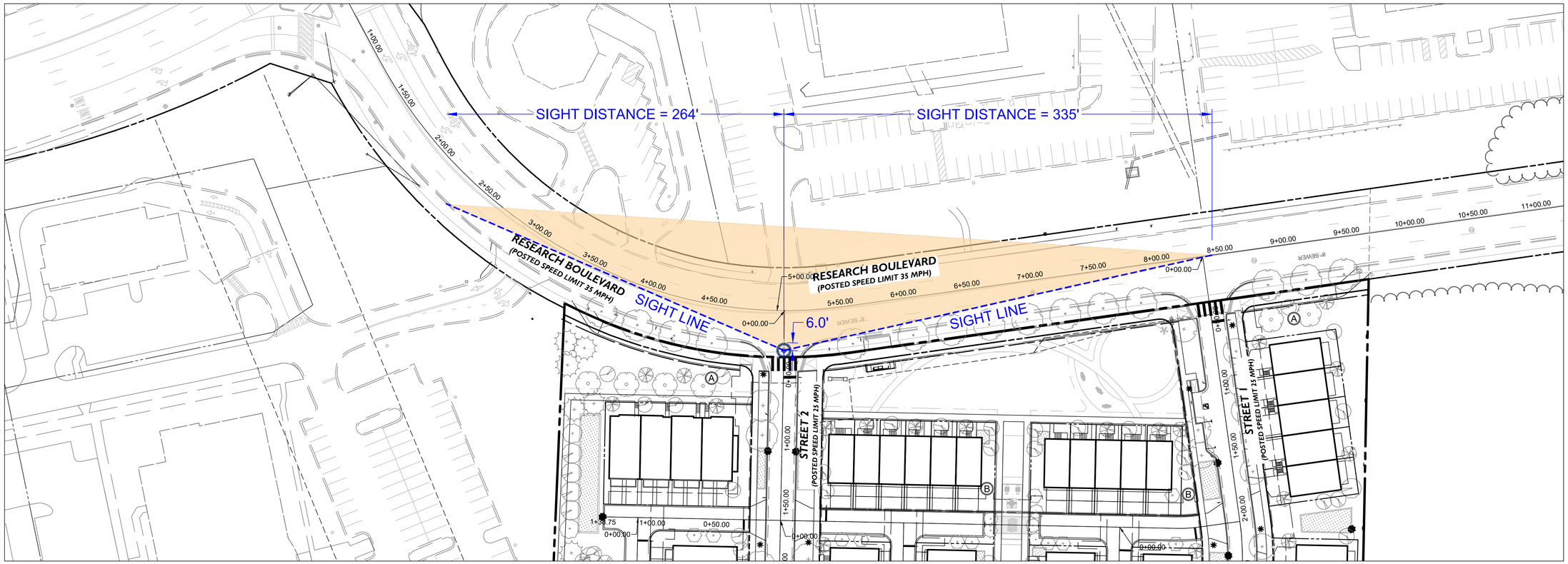
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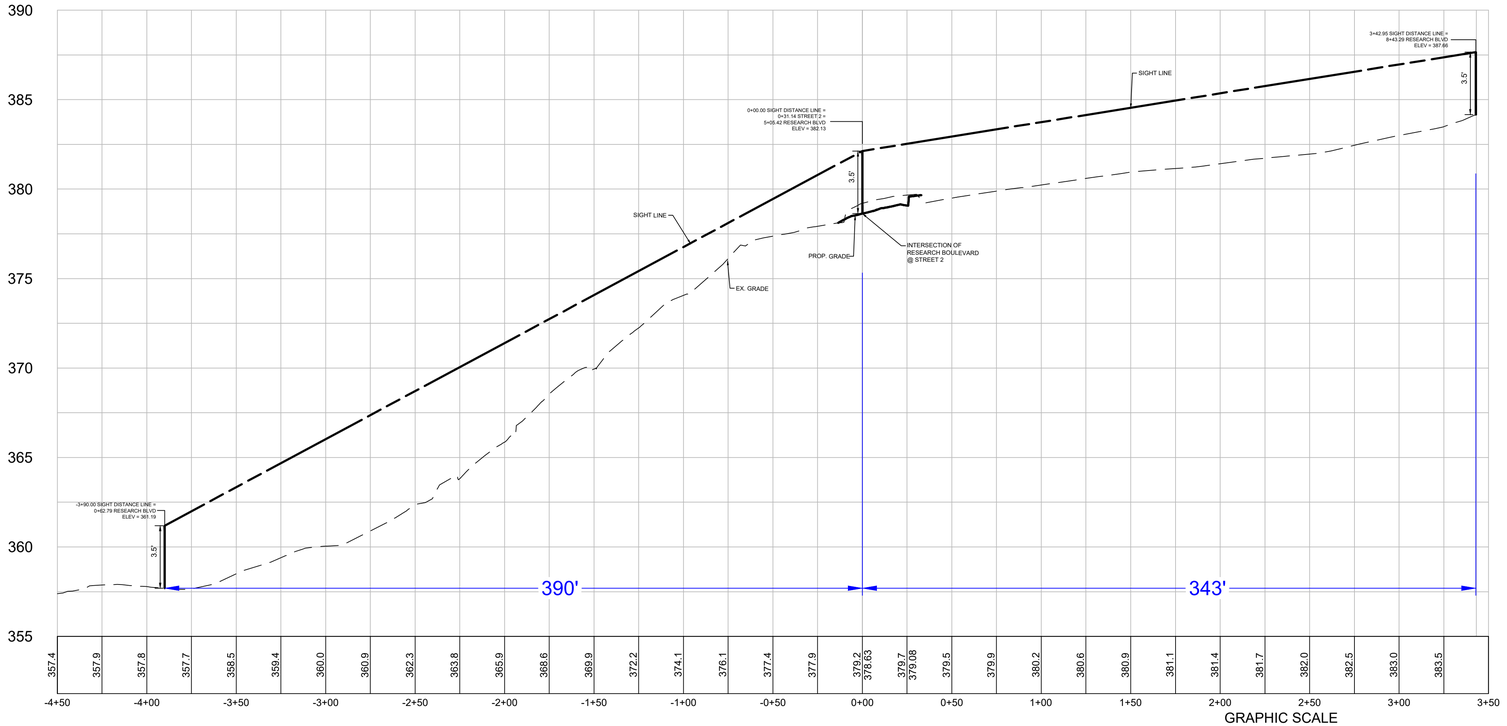
PROJECT NUMBER	0377AS
DATE	2026.03.12
SCALE	As Shown

DRAWING TITLE
Sight Distance Exhibit

DRAWING NUMBER **EXB-13**

2026.04.28 - 04:42 PM



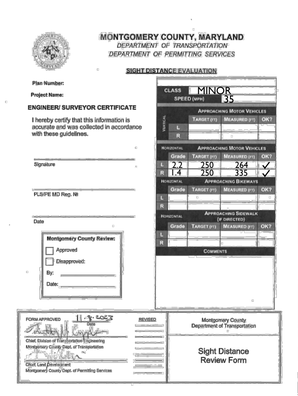


GRAPHIC SCALE

1 INCH = 40 FT

1 INCH = 4 FT

STREET 2 - RESEARCH BOULEVARD
H SCALE: 40
V SCALE: 4



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

DIRECTION	APPROACHING MOTOR VEHICLES	TARGET (FT)	MEASURED (FT)	OK?
L				
R				

DIRECTION	APPROACHING MOTOR VEHICLES	Grade	TARGET (FT)	MEASURED (FT)	OK?
L		2.2	250	264	✓
R		1.4	250	335	✓

DIRECTION	APPROACHING BICYCLES	Grade	TARGET (FT)	MEASURED (FT)	OK?
L					
R					

DIRECTION	APPROACHING PEDESTRIANS (5' OBJECT)	Grade	TARGET (FT)	MEASURED (FT)	OK?
L					
R					

COMMENTS

FORM APPROVED 11-5-2025 REVISED
Chief, Division of Traffic Engineering
Montgomery County Dept. of Transportation
Chief, Land Development
Montgomery County Dept. of Permitting Services

Montgomery County
Department of Transportation
Sight Distance
Review Form

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Preliminary Not For Construction

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

Sight Distance Exhibit

SCALE: As Shown

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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Land Planning / Landscape Architect / Civil Engineering:
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19847 Century Boulevard, Suite 200
Germantown, Maryland 20878
301.948.4700
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SEAL & SIGNATURE

STATE OF MARYLAND
JOHN SUZANNE TAYLOR
26328
PROFESSIONAL ENGINEER

PROFESSIONAL CERTIFICATION
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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
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-	-
-	-

REVISIONS

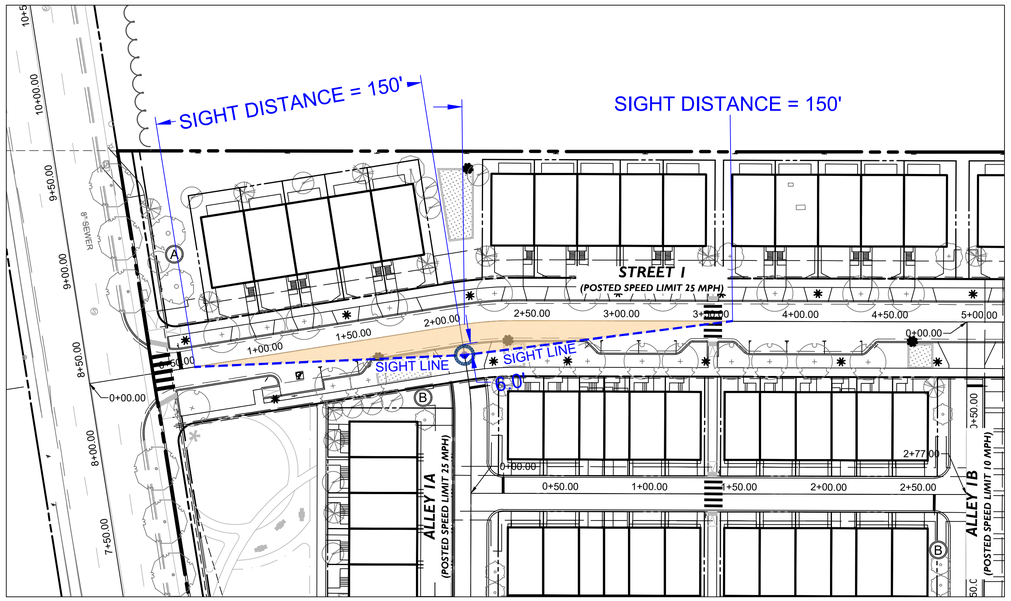
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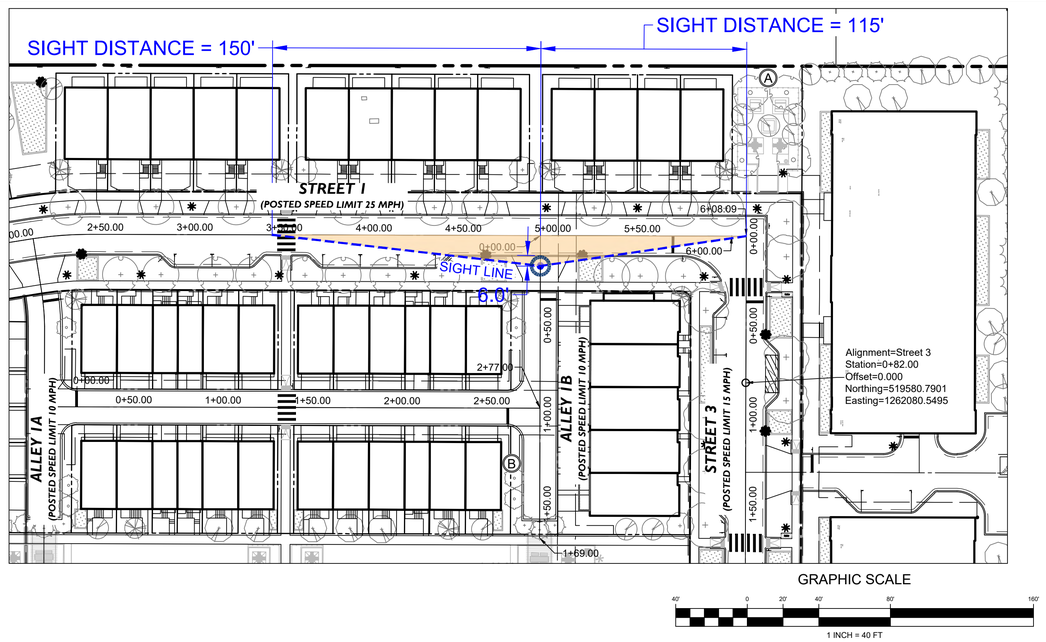
PROJECT NUMBER	0377AS
DATE	2026.03.12
SCALE	As Shown

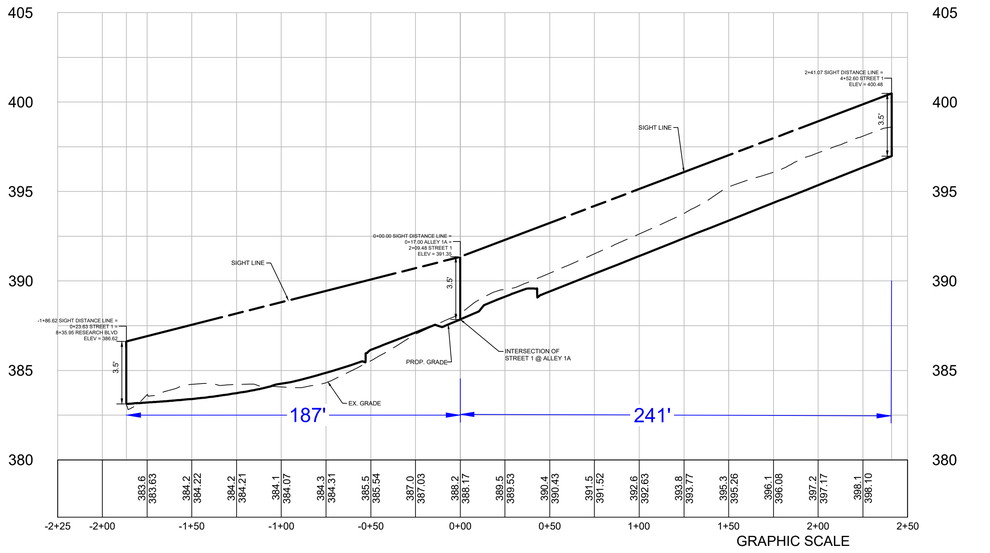
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Sight Distance Exhibit

DRAWING NUMBER **EXB-13.1**

2026.04.28 - 04:44 PM

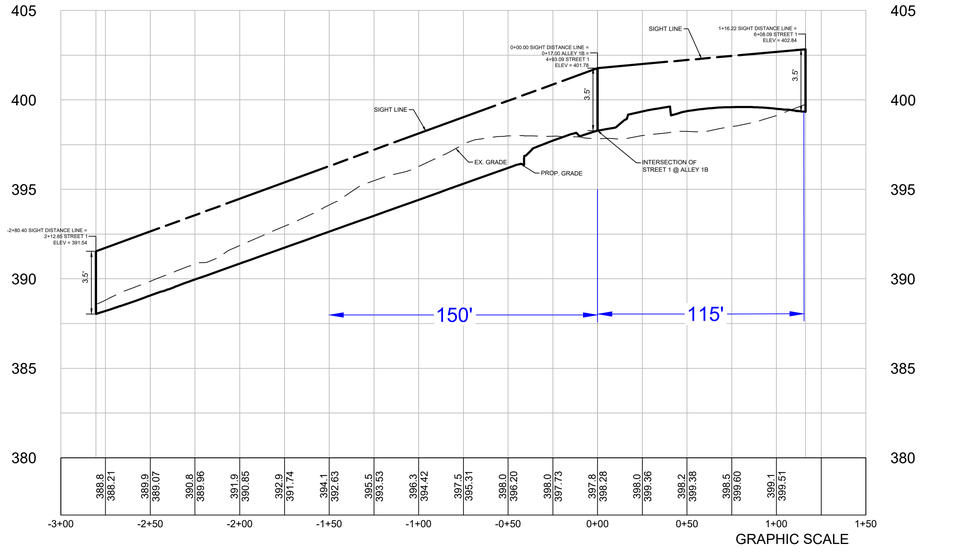






ALLEY 1A - STREET 1
H SCALE: 40
V SCALE: 4

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



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:

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: TERTIARY
SPEED (MPH): 25

		Approaching Motor Vehicles		
		Target (1)	Measured (1)	OK?
Driveway	L			
	R			

Horizontal	Approaching Motor Vehicles			
	Grade	Target (1)	Measured (1)	OK?
L	4.2	150	150	✓
R	4.2	150	150	✓

Horizontal	Approaching Bicycles			
	Grade	Target (1)	Measured (1)	OK?
L				
R				

Horizontal	Approaching Sidewalk (if directed)			
	Grade	Target (1)	Measured (1)	OK?
L				
R				

Comments

FORM APPROVED 11-9-2022 — Chief, Division of Traffic Engineering and Operations, 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
DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Plan Number:
Project Name:

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Date

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

CLASS: TERTIARY
SPEED (MPH): 25

		Approaching Motor Vehicles		
		Target (1)	Measured (1)	OK?
Driveway	L			
	R			

Horizontal	Approaching Motor Vehicles			
	Grade	Target (1)	Measured (1)	OK?
L	3.5	150	150	✓
R	0.8	115	115	✓

Horizontal	Approaching Bicycles			
	Grade	Target (1)	Measured (1)	OK?
L				
R				

Horizontal	Approaching Sidewalk (if directed)			
	Grade	Target (1)	Measured (1)	OK?
L				
R				

Comments

FORM APPROVED 11-9-2022 — Chief, Division of Traffic Engineering and Operations, Montgomery County Dept. of Transportation
Chief, Land Development, Montgomery County Dept. of Permitting Services
REVISED

Montgomery County Department of Transportation
Sight Distance Review Form

Pulte Homes

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SEAL & SIGNATURE

STATE OF MARYLAND — SUZANNE LYNN TORTI — 26328 — PROFESSIONAL ENGINEER

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1455 RESEARCH BLVD

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-	-
-	-

REVISIONS

NO	DATE	DESCRIPTION

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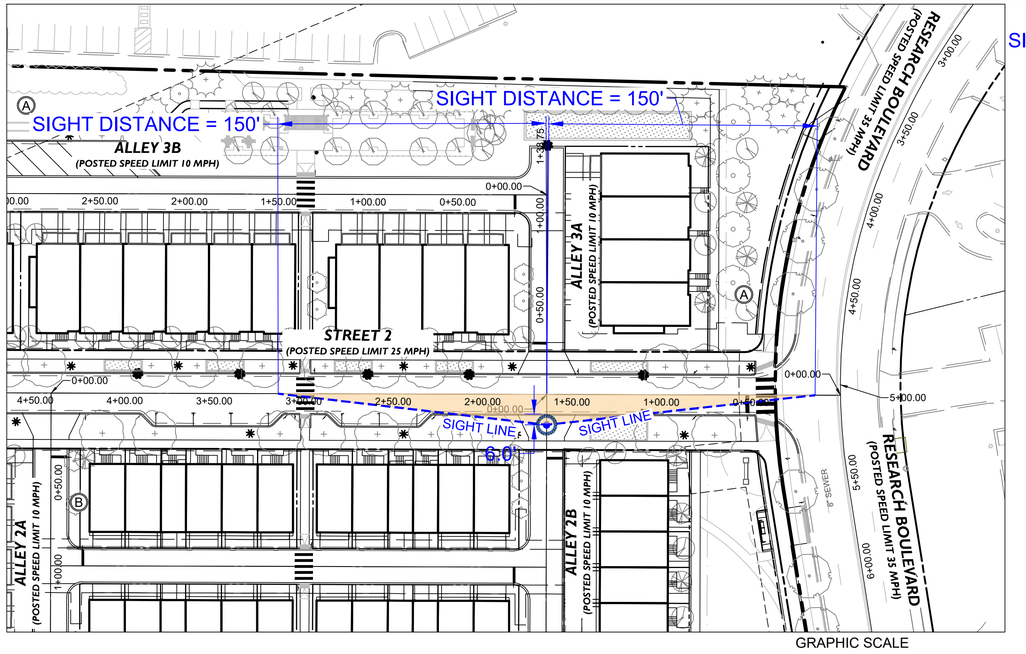
PROJECT NUMBER	0377AS
DATE	2026.03.12
SCALE	As Shown

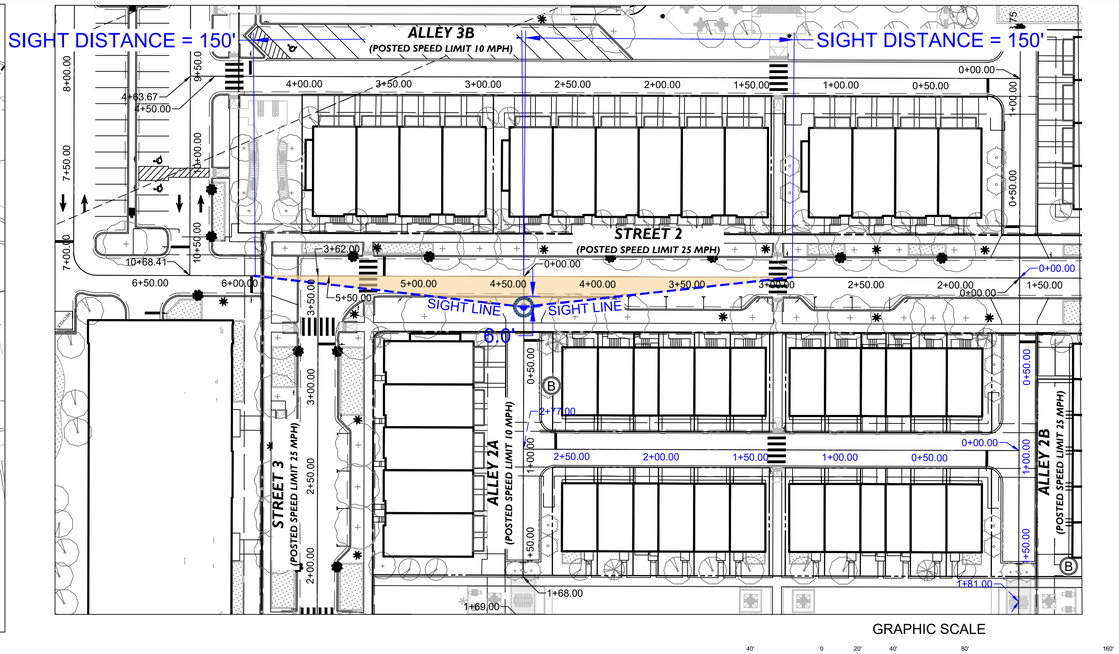
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Sight Distance Exhibit

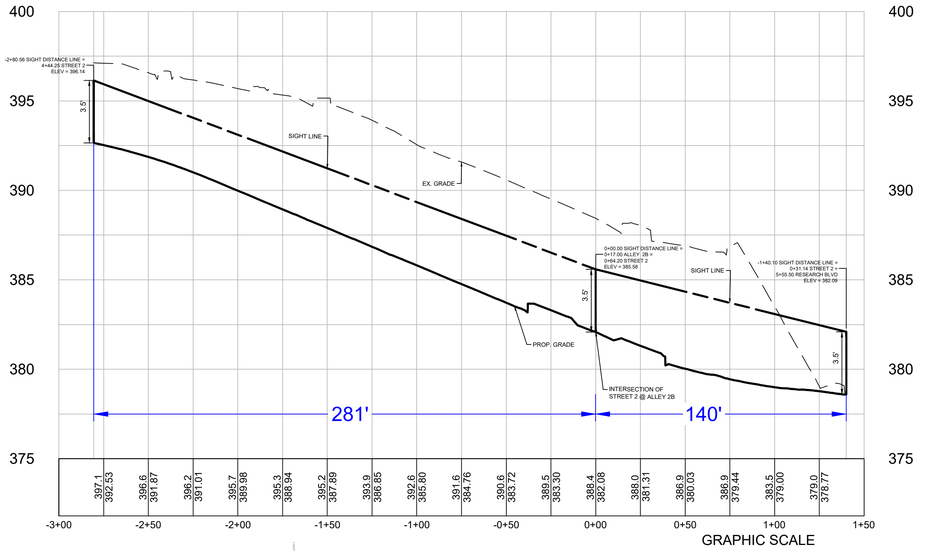
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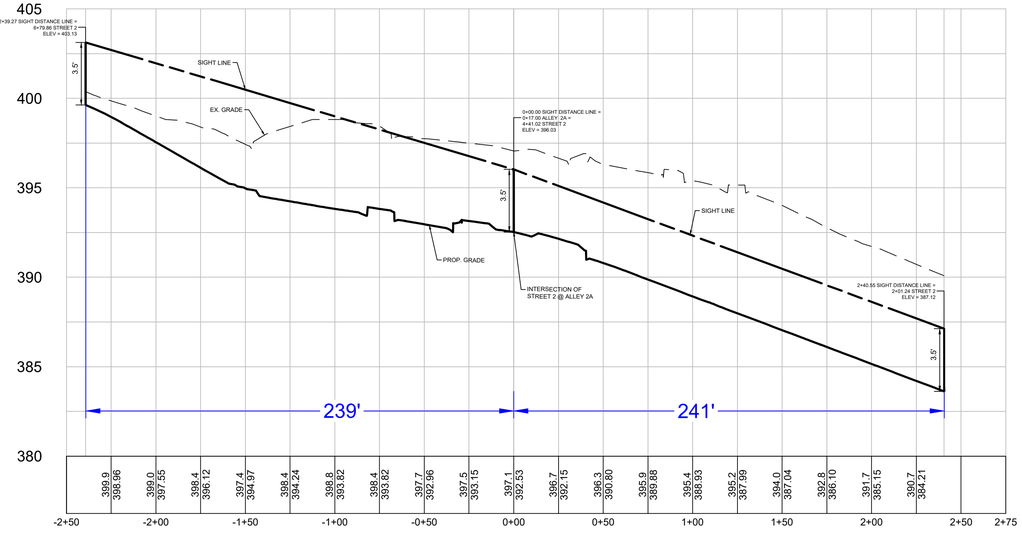
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MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

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	TERTIARY
SPEED (MPH)	25

VERTICAL	APPROACHING MOTOR VEHICLES	TARGET (FT)	MEASURED (FT)	OK?
	L			
	R			

HORIZONTAL	APPROACHING MOTOR VEHICLES	TARGET (FT)	MEASURED (FT)	OK?
L	4.2	150	150	✓
R	4.2	150	150	✓

VERTICAL	APPROACHING BICYCLES	GRADE	TARGET (FT)	MEASURED (FT)	OK?
	L				
	R				

HORIZONTAL	APPROACHING BICYCLES (IF DIRECTED)	GRADE	TARGET (FT)	MEASURED (FT)	OK?
	L				
	R				

COMMENTS

FORM APPROVED — REVISED
Chief, Division of Traffic Operations 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 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

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

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Project Name:

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Date

Montgomery County Review:
Approved
Disapproved:
By:
Date:

CLASS	TERTIARY
SPEED (MPH)	25

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	L			
	R			

HORIZONTAL	APPROACHING MOTOR VEHICLES	TARGET (FT)	MEASURED (FT)	OK?
L	3.7	150	150	✓
R	3.7	150	150	✓

VERTICAL	APPROACHING BICYCLES	GRADE	TARGET (FT)	MEASURED (FT)	OK?
	L				
	R				

HORIZONTAL	APPROACHING BICYCLES (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

Montgomery County Department of Transportation

Sight Distance Review Form

ALLEY 2A - STREET 2
H SCALE: 40
V SCALE: 4

GRAPHIC SCALE
40' 0 20' 40' 80' 160'
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4' 0 2' 4' 8' 16'
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SEAL & SIGNATURE

STATE OF MARYLAND — JOANNE LYNNE O'NEILL — 26328 — PROFESSIONAL ENGINEER

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

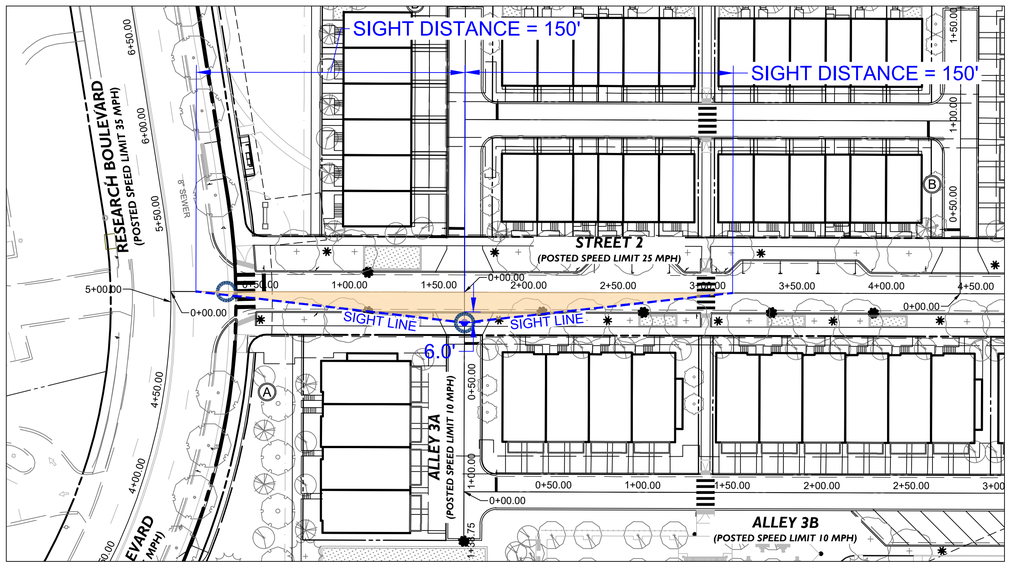
NO	DATE	DESCRIPTION

PROJECT NUMBER	0377AS
DATE	2026.03.12
SCALE	As Shown

DRAWING TITLE
Sight Distance Exhibit

DRAWING NUMBER **EXB-13.3**

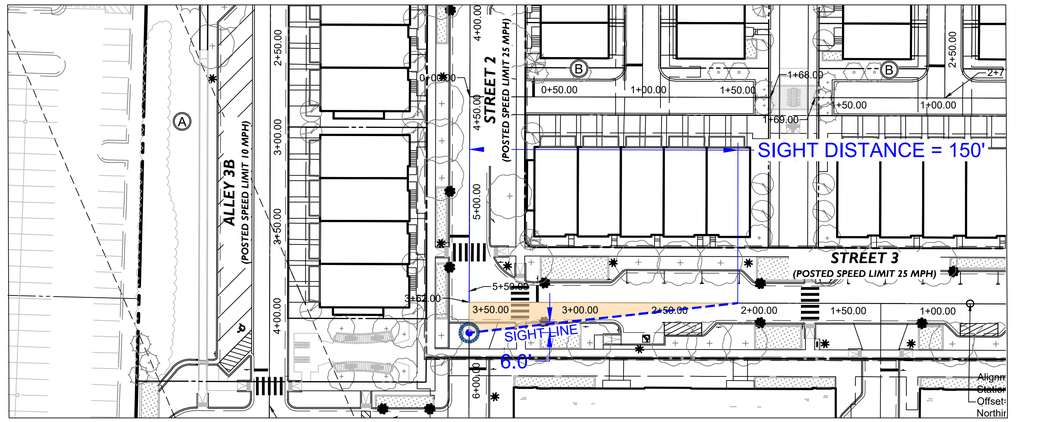
2026.04.29 - 11:56 AM



GRAPHIC SCALE

40' 0 20' 40' 80' 160'

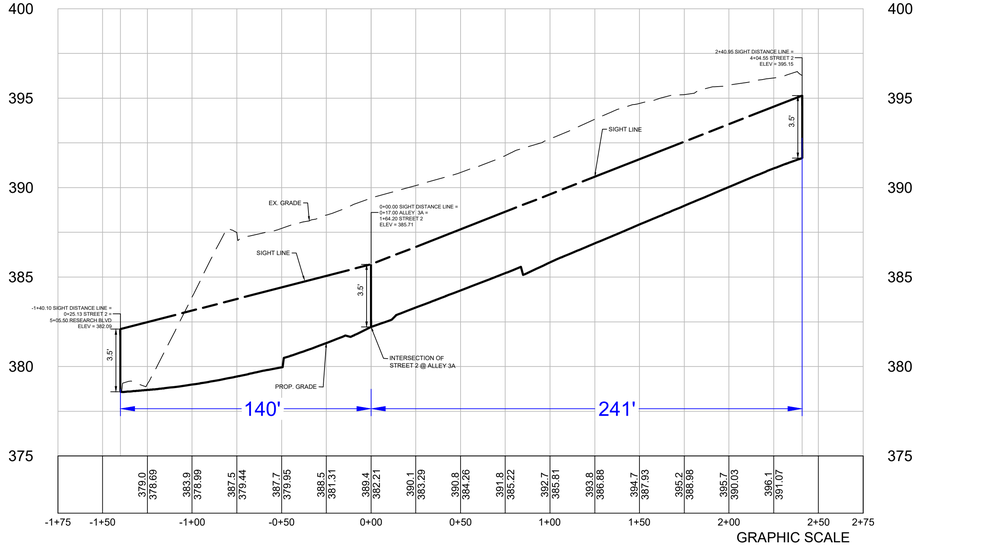
1 INCH = 40 FT



GRAPHIC SCALE

40' 0 20' 40' 80' 160'

1 INCH = 40 FT



GRAPHIC SCALE

ALLEY 3A - STREET 2

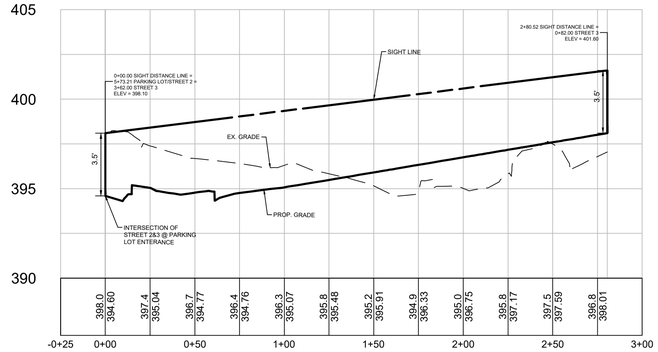
H SCALE: 40
V SCALE: 4

40' 0 20' 40' 80' 160'

1 INCH = 40 FT

4' 0 2' 4' 8' 16'

1 INCH = 4 FT



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

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	TERTIARY
SPEED (mph)	25

		Approaching Motor Vehicles		
		Target (ft)	Measured (ft)	OK?
Vertical	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				

Horizontal	Approaching Sidewalk (if directed)			
	Grade	Target (ft)	Measured (ft)	OK?
L				
R				

Comments

FORM APPROVED 11-9-2007
Chief, Division of Traffic Engineering
Montgomery County Dept. of Transportation

REVISED

Chief, Land Development
Montgomery County Dept. of Permitting Services

Montgomery County Department of Transportation

Sight Distance Review Form

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.

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

CLASS TERTIARY
SPEED (mph) 25

Approaching Motor Vehicles
Vertical L
Vertical R

Horizontal Approaching Motor Vehicles
L 1.7 150 150 ✓
R

Horizontal Approaching Bikeways
L
R

Horizontal Approaching Sidewalk (if directed)
L
R

Comments

FORM APPROVED 11-9-2007
Chief, Division of Traffic Engineering
Montgomery County Dept. of Transportation

REVISED

Chief, Land Development
Montgomery County Dept. of Permitting Services

Montgomery County Department of Transportation

Sight Distance Review Form

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

STATE OF MARYLAND · EVLANNE LEWIS · 26328 · PROFESSIONAL ENGINEER

PROFESSIONAL CERTIFICATION
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1455 RESEARCH BLVD

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DATE	2026.03.12
SCALE	As Shown

DRAWING TITLE
Sight Distance Exhibit

DRAWING NUMBER **EXB-13.4**

MEMBER
MISS UTILITY
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:\ACCACCDocs\Rodgers Consulting\MC-CoR-1455 Research Blvd\Project Files\autocad\Plot Plans\Site Plan\EXB-13 - Sight Distance Exhibit.dwg

2026.04.28 - 04:48 PM

Rockville
Site Plan - Level I & II

Online Request #: 2882328

Project #: 2026-101-STP

Submitted by:
Black Team

Location: **1455 RESEARCH BLVD**

City: **ROCKVILLE** State: **MD** Zip: **20850**

Contact Information

Applicant's Contact Information

Title: First Name: **Christopher** Last Name: **Spahr** Suffix:

Business Name: **Pulte Home Company, LLC**

Mailing Address: **9302 Route 29, Suite 1000**

City: **Fairfax** State: **VA** Zip: **22031**

Property Owner's Contact Information

Title: First Name: **Rubenstein Partners** Last Name: Suffix:

Business Name: **Research Plaza Acquisitions, LLC**

Mailing Address: **2929 Arch St, 28th Fl**

City: **Philadephia** State: **PA** Zip: **19104**

Architect's Contact Information

Title: First Name: _ Last Name: Suffix:

Business Name:

Mailing Address:

City: State: **MD** Zip:

Engineer's Contact Information

Title: First Name: **Randall** Last Name: **Rentfro** Suffix:

Business Name: **Rodgers Consulting, Inc.**

Mailing Address: **19847 Century Blvd**

City: **Germantown** State: **MD** Zip: **20874**

Attorney's Contact Information

Title: First Name: **Patricia** Last Name: **Harris** Suffix:

Business Name: **Lerch Early Brewer**

Mailing Address: **7600 Wisconsin Avenue, Suite 700**

City: **Bethesda** State: **MD** Zip: **20814**

Application Questionnaire (* denotes required question)

Site Plan - Level I & II

Project Name	1455 Research Boulevard
# Dwelling Units Total: *	151 or greater (4 points)
Parking Spaces: * (Enter N/A if parking remains unchanged)	444
Accessible Parking Spaces: * (Enter N/A if parking remains unchanged)	8
Bicycle Parking - # of Long Term: *	24
Bicycle Parking - # of Short Term: *	2
Tract size - Acres: *	5.1 or greater (4 points)

Square Footage of Non-Residental Space: *	5,000 or fewer square feet (1 point)
Residential Area Impact: *	Up to 10% residential development in a residential zone within 1/4 mile of the project (1 point)
Traffic Impact - Net new peak hour trips: *	75-149 trips (3 points)
Project Number:	
Date of Action:	
Action Taken: (Approved or Denied)	
Acknowledgment: * A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.	I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this application.
Project Description * For Example, "Proposal to construct a 182-unit condominium and associated infrastructure on the southern portion of the property"	Redevelopment of existing mixed use employment property into a 206 unit residential development
Do you have any more approvals?	
Level of Review and Project Impact	
Points Total: * The total of the points determine the level of notification and the approving authority. Use this link to sum your points.	13

Proposed *	Townhouse, Multi-Family, Other Attached Residential, MPDU
Existing Site Use * (to include office, industrial, residential, commercial, medical etc.)	Existing Office Building
Previous Approvals (if any)	
Square footage	
Square footage	
Square Footage	
Description	
Square Footage	
Number of Units	
Number of Units	
Number of Units	78
Number of Units	72
Number of Units	56

Number of Units	
Number of Units	31
Provide Details on Type of Retail Proposed	
Provide Details of Office Proposed (Medical, Research, etc.).	

Documents Uploaded

The following documents are attached to the Application.

Approved Pre-Application Stormwater Management Concept Letter	**1455 research blvd stp swm concept approval ltr - smc2025-00004.pdf**
Detailed Site Development Plan	**1455 research blvd stp site plan.pdf**
Letter of Authorization	**1455 research blvd stp owner authorization letter.pdf**
Other Files	**1455 research blvd stp nri-fsd approval - 2025-21-nri.pdf** **1455 research blvd stp pam2025-00157 drc comment response letter.pdf** **1455 research blvd stp pam2025-00157 drc comment responses.pdf** **1455 research blvd stp site plan application and checklist.pdf** **1455 research blvd stp transmittal.pdf**
Project Narrative	**1455 research blvd stp statement of justification.pdf**

Transportation Scoping Intake Form	**1455 research blvd stp transportation statement.pdf** **1455 research blvd stp transportation statement technical attachments.pdf**
Water and Sewer Authorization	**1455 research blvd water and sewer authorization application - signed.pdf**

1455 Research Boulevard
Statement of Justification
Site Plan Application (Level 2)
July 11, 2025
Updated: November 24, 2025 and March 5, 2026

I. Introduction

Pulte Home Company, LLC (the "Applicant") is the contract purchaser of the property located at 1455 Research Boulevard (the "Property") and is pursuing a phased Level 2 Site Plan to redevelop the Property from existing office use to a residential community containing townhomes, two-over-twos and multi-family condominium units, as explained in more detail below (the "Project").

II. Property Description

The Property is zoned MXE and contains 463,154 square feet (10.6326 acres) of tract area and is identified as Parcel 1, National Capital Research Park as reflected on Plat No. 6390. The Property is currently improved with a 228,221 square foot office building constructed in 1998, located in the center of the Property, surrounded on all sides by a surface parking lot. There are two entrances to the Property located off of Research Boulevard, with two stormwater management ponds located in between the entrances.

The Property is surrounded by commercial uses, all located within the MXE Zone. To the north is a 173,408 square foot office building for Meso Scale Diagnostics (1711 Research Boulevard); to the west is a modestly sized office building (42,679 square feet) at 1450 Research Boulevard and the recently renovated office buildings located at 1500 and 1550 Research Boulevard containing just over 84,000 square feet; and to the south is the recently developed Research Row which is improved with almost 80,000 square feet of retail, restaurants and a health club and a 71,000 square foot office building. The closest residential area is a townhouse community located to the east across I-270.

III. Project Description

The Applicant is proposing the development of a residential community containing a total of 198 dwelling units, comprised of 78 townhomes, 56 two-over-two stacked units and two five-story (four stories of residential over parking podium) multi-family buildings each containing 32 units. The 15 percent moderately priced dwelling units ("MPDUs") (30 units) will be distributed throughout the three product types – townhomes, stacked units and the multi-family buildings. All of the units will be for-sale. The plan is oriented around a "U" shaped (public) road system, with Street 1 and Street 2 running in an east-west direction connected by Street 3 running north-south along the eastern edge of the Property. Access to the Project from Research Boulevard is located at approximately the same location as the two existing access drives. Additional vehicular

circulation internal to the Property is provided by three "H" shaped alley systems. A green space buffer is proposed along Research Boulevard with a central green space spine extending east through the middle of the Property. The 92 foot wide transcontinental gas pipeline easement is located in the southeast corner of the Property over which no structure may be constructed. The multi-family buildings are located along the eastern property line and the required parking for these units is located in the ground floor parking level of each structure and by 10 parking spaces on the 27-space surface parking lot in the southeast corner of the Property. The two-over-two units are located along the southern portion of the Property between Street 2 and Alley 3 and along Street 3, across the public street from the multi-family structures. The townhomes are located on the balance of the Property and are concentrated in the center of the Property and along the northern boundary.

A total of 416 parking spaces is required and 447 spaces will be provided. Each townhouse and stacked unit will provide two on-site parking spaces. In addition, the proposed Project provides 83 guest parking spaces consisting of 21 on-street parking spaces, a surface lot containing 15 spaces located along the southern Property line, 17 spaces provided on the southeast surface lot, and the remaining 30 spaces provided in the driveways of the townhouses located along Research Boulevard and Street 1.

The entrance to the Project will include an entrance feature identifying the residential community.

The Project provides 33 percent green area (154,013 square feet), of which 5.8 percent (27,092 square feet), is designed as public use space. The green area includes the green buffer along Research Boulevard that ranges in width from 28 feet to 82 feet. This area will be improved with enhanced landscaping at the entrances, a large multi-purpose lawn, seating and public art. Additional green area includes the green central spine (providing a common gathering area), the linear park along the southern Property line and passive seating areas distributed throughout the residential community. The Project will continue to provide a pedestrian connection between the Property and the Research Row commercial site to the south.

The public streets are designed in accordance to the City's standards with Streets 1 and 2 providing a 55-foot wide right-of-way and Street 3 providing a 62-foot wide right-of-way. The Applicant has filed a waiver request to obtain approval from the Mayor and Council for the 55 foot right-of-ways. Five foot wide sidewalks are provided on both sides of the public street system. The three alleys will be 20 feet in width.

The townhomes, two-over-two units, and the two multi-family buildings will have flat roofs that promote an urban aesthetic.

In accordance with the City's Public Art requirements, the Applicant proposes public art in the green space along the frontage of the Property that will be visible from Research Boulevard and introduce visual interest to the area. The general location of the art will be determined prior to the Site Plan hearing with the Applicant determining the final design after the Site Plan hearing.

IV. Civil Engineering and Transportation

A Natural Resources Inventory ("NRI") was submitted on April 1, 2025 and approved on April 29, 2025 (No. 2025-21-NRI). Forest Conservation requirements will be met primarily with a fee-in-lieu payment, with a limited amount of forest conservation provided on site.

The approved Pre-Application stormwater management concept letter is included as part of the Site Plan application and shows that stormwater will be addressed with two underground storage facilities designed to address water quantity located along the Research Boulevard frontage of the Property and under Alley 3. On-site water quality will be addressed with micro bio planters and facilities located throughout the Project.

The Property is currently served by adequate public facilities, including public water, sewer service and electricity and no upgrades are needed to these facilities to service the proposed use.

In terms of traffic generation, the existing office use generates 330 AM and 319 PM peak hour trips. The Project will result in a significant reduction in the number of overall trips. The Project will generate 69 percent less AM peak hour trips and 62 percent less PM peak hour trips (i.e. 228 fewer AM trips and 298 fewer PM trips) than the existing commercial development. The Applicant submitted a Scoping Intake Form on January 14, 2025. Given that the Project will result in a reduced number of AM and PM trips, no additional transportation analysis is required.

V. City of Rockville 2021 Comprehensive Master Plan

The Property is located in the southern portion of Planning Area 15, Fallsgrove and Research Boulevard and is designated Office ("O") on the Land Use Policy Map. There are no specific project designations or recommendations for the Property. While the Comprehensive Plan provides that the Research Boulevard corridor should remain focused on employment-generating office and commercial uses, the overall goals and objectives of the Comprehensive Plan support residential development, including:

- Foster sufficient market rate housing (page 193)
- Promote diversity in the supply of housing (page 198)

The designation of the Property as Office appears to be more of a reflection of the existing land use of the Property at the time of the drafting of the Comprehensive Plan than an analysis of the land use patterns. Moreover, the need for suburban office space decreased dramatically since 2020 and is not expected to rebound. This is especially apparent in areas, such as the subject Property, where the office building has reached the end of its useful life. At the same time, the demand for housing continues to increase. The redevelopment of the Property to accommodate housing will help support the Research Row commercial center, which while designated OCRM (office, commercial, residential mix), is exclusively office and commercial. The addition of housing on the Property ensures that the mixed use goal identified by the Comprehensive Plan for this southern portion of Research Boulevard may be achieved. Moreover, as provided for in Zoning Code Section 25.13.07.c.6., the Planning Commission may approve residential uses on a

MXE zoned site without a Comprehensive Plan recommendation for residential, provided the development is compatible with the adjoining and confronting uses.

VI. Compliance with the Mixed-Use Employment (MXE) Zone Development Standards

The Project will conform to the current development standards of the MXE Zone, including the development standards set forth in Section 25.13.05, the additional design guidelines of Section 25.13.06, and the special design regulations of Section 25.13.07 for mixed use zones.

A. Section 25.13.05 – Development Standards

1. Subsection 25.13.05a – Build to Line

Not applicable.

2. Subsection 25.13.05b – Development Standards

a. Subsection 25.13.05b(1)

The Project complies with the applicable development standards for the MXE Zone set forth in Section 25.13.05.b:

	Required/Permitted	**Proposed**
Maximum Height (in feet)	120’	Condo Flats: 75’ Two-Over-Twos: 55’ Townhomes: 52’
Total Open Area Required	20% (92,643 SF)	33% (154,013 SF)
Public Use Space Required w/in Open Area	5% (23,161 SF)	5.8% (27,092 SF)
Minimum width at frontline	10’	>10’
Setbacks Abutting Public Right-of-Way	None, 10’ min. if provided	0’
Side Setback Abutting Non-Residential Land	None; 10' min. if provided	0’
Rear Setback Abutting Non-Residential Land	None; 10' min. if provided	0’

b. Subsection 25.13.05b.2

Subsections (a) through (d) pertain to other zones and are not applicable to the MXE Zone. With respect to subsection (e), based on the surrounding uses, the layback slope requirements are not applicable.

c. Subsection 25.13.05b.c

1. Conversion of space (Areas of a building originally designed for commercial or office use are encouraged to be designed to accommodate the conversion of the space to residential uses.)

N/A. The Project is wholly residential.

2. Entryways (Areas of a building originally designed for residential use at the ground floor level, having individual entries to the units, should have the entry from the ground level raised at least two (2) feet, or have another form of demarcation between the public sidewalk and the private entry. In order to be readily convertible to retail space, such areas must have a minimum ceiling height of fifteen (15) feet.)

The entries of the majority of the townhouses will be raised at least two feet.[1] The entries of the remaining townhouses, two-over-twos and multi-family units will be demarcated from the public sidewalk with lead walks that result in a clear delineation between the public and private realms. The entire Project is designed for residences and given the location and the layout of the Project, as well as the design of the units, the conversion of the Project to accommodate any non-residential use is improbable. Accordingly, the Project does not provide for first floor ceiling heights of 15 feet.

3. Access (Areas of a building intended for non-residential uses must not have any access to areas of the building used for residential purposes.)

N/A. Project is wholly residential.

4. MPDU Compliance (Residential development must comply with MPDU requirements.)

The Project will provide the required 15 percent MPDUs. Based on 198 units, 30 MPDUs will be provided.

5. Public Use Space (Must be provided consistent with Section 25.17.01)

The Project will exceed the 5 percent public use space requirement by providing 5.8 percent public use space.

6. Floor area limitation

N/A. The Project is wholly residential.

[1] In order to comply with ADA requirements, the elevation of the entrance of the multi-family buildings must be comparable to the ground level elevation.

B. Section 25.13.06 – Additional Design Guidelines

The proposed development is located in one of the City's mixed use zones and thus the Project is subject to the additional design guidelines of subsection 25.13.06. Analysis of compliance with applicable additional design guidelines is provided below:

a. Purpose

The Project represents high quality development that is consistent with the intent and purpose of the additional design guidelines for mixed use zones.

b. Aesthetic and visual characteristics for all zones.

1. Facades and exterior walls including sides and backs.

The Project proposes high-quality design at an appropriate context-sensitive scale for the surrounding community. Specifically, front elevations for the townhouses and two-over-twos feature multiple points of architectural fenestration, articulation through roof line modulation and stepbacks, and variation of building materials and colors. In combination, these façade design techniques provide visual interest and promote compatibility. The five-story modestly sized multi-buildings will include a two story base of masonry material and three stories of a differentiating masonry above. The front facades will include six bays that are separated by inboard balconies that clearly define each bay and break up the mass of the buildings.

2. Roofs.

The Zoning Ordinance calls for roof variation to add interest to and reduce the massive scale of "large buildings." While none of the Project's structures qualify as a large building, all of the structures will provide roof variation. The townhomes and two-over-two units provide subtle variations in their height to add visual interest to each "stick" of units. The multi-family buildings will include flat roofs which will read as varied roof lines due to differentiating bays.

3. Materials and color.

The townhouses and two-over-twos incorporate a combination of masonry and siding with a context-sensitive palette. The elevations will include a varied rich earth tone color palate allowing each townhouse and two-over-two to read as a separate unit. The multi-family building will include a one-story base of one masonry type material with three floors of a different masonry material. The top floor will then repeat the treatment of the base. The Project is surrounded by commercial uses and thus there is not an established residential design aesthetic.

4. Items not allowed facing a public street.

This provision is not applicable to single unit attached dwellings in a mixed-use zone.

5. Entryways.

This provision is applicable to nonresidential uses and customer entrances. As a residential development, the Project does not incorporate customer entrances.

6. Screening of mechanical equipment.

The air conditioning units of the front loaded townhouse units will be located in the rear yards and the units for the rear loaded townhouse units and the two-over-twos will be located between the driveways. The two-over-two units will also have utility closets at the end of each row that will provide a water and electrical closet. The mechanical equipment for the multi-family buildings will be located on the roof of each building.

c. Site design and relationship to surrounding community.

1. Vehicular access.

This requirement pertains to projects that are adjacent to other residential uses, and therefore is not applicable to the Project.

2. Buffers.

This requirement requires visual and noise buffers to nearby residential uses. Given that there are no surrounding residential uses, this provision is not applicable.

3. Outdoor sales and storage.

As a residential development, the Project does not propose outdoor sales or storage of products.

4. Trash recycling, waste oil/grease collection area.

The townhouse and two-over-two garages are designed with sufficient room to store the trash and recycling bins within the garages. Trash and recycling pick up will occur along the front of the street in the case of the front loaded townhouses and two-over-twos and in the alleys of the other units. The trash and recycling for the multi-family units will be collected in dumpsters located within the ground floor parking level of each building and will be rolled outside for trash pickup.

5. Parking lots and structures.

The townhouses and two-over-twos will each provide two parking spaces for the residents. The townhouses will include two car garages whereas the two-over-twos will provide a one car garage and an additional parking space in the driveway. The multi-family buildings will provide parking for the residents in the ground level parking structures and the adjacent surface lot to provide the required 96 parking spaces. In addition, guest parking will be provided in the 53 additional parking spaces on-street, in the surface parking lot along the southern Property line, and in the townhouse driveways located on Street 1 and along Research Boulevard.

6. Pedestrian and bicycle flows.

The Project will provide five foot wide sidewalks along both sides of the internal public streets. In addition, a pedestrian connection to the commercial Research Row development to the south will be provided to facilitate pedestrian movement between these two parcels and to foster walkability. Along Research Boulevard, an 8-foot wide landscape buffer measured from back of curb and a 10-foot wide shared use path will be provided. The Applicant will be dedicating a portion of the Research Boulevard frontage in order to accommodate the shared use path and associated improvements.

7. Central features and community spaces.

The Project proposes attractive and inviting pedestrian-scale features, spaces, and amenities. In total, the Project will provide 154,013 square feet of open area (33 percent) – including almost an acre of public use space (27,092 square feet or 5.8 percent). The public use space will be located along the central spine running east-west and intersecting with Research Boulevard and along the Research Boulevard frontage of the Property. Additional open space will be provided in the linear park along the southern Property line and in open areas distributed throughout the Property.

8. Delivery and loading spaces, hours of operation.

The only loading needs for the multi-family buildings will be to accommodate move-ins and move-outs. Given that the buildings will be ownership units, it is anticipated that this activity will be limited after the initial sale of the units. Loading for the multi-family buildings will be provided in an additional space near the garage entry, in the alleyway near the garage entry and in the overflow parking lot located in the southeast corner of the site, adjacent to the southern building.

9. Ancillary uses.

No ancillary uses are proposed.

10. Noise abatement.

The Project is proposed in conformance with the noise regulations set forth in Chapter 31B of the Montgomery County Code.

The Project was carefully designed to minimize the noise impacts from I-270. Most importantly, all of the required public use space is located in areas experiencing less than 65 dBAs. While there are several additional open areas in excess of the 5 percent public use space requirement that are located in areas that experience noise levels in excess of 65 dBA when calculated on a 24-hour period, the actual noise level anticipated when these areas will be in use is considerably lower (a good portion is below 65 dBA and the remaining areas, but for one small area is in the 65 to 70 dBA level). The higher 24-hour noise levels are attributable primarily to the traffic noise generated between 5:00 and 7:00 a.m. when few, if any, residents or visitors are

experiencing the outdoor areas. The noise levels decrease significantly when studied during the period of 7:00 a.m. to 10 p.m.

Recognizing that higher noise levels occur toward the southeast portion of the Property, the layout prioritizes the placement of public and private open spaces in areas with lower noise exposure. The multi-family buildings were strategically located along the eastern boundary of the Property to serve as an effective sound wall. Originally, the multi-family buildings were larger, 36-unit buildings, but in order to comply with interior noise level requirements, the buildings were reduced in size to 32-unit buildings and relocated further away from I-270. The main public use space, located along the Research Boulevard frontage, provides a generous half-acre open lawn designed for public use and community gathering. The Mews Area is a private, resident-focused space that is acoustically insulated from excessive noise and provides approximately a quarter-acre of gathering area with a variety of passive seating options.

In addition to the front lawn and mews, three additional amenity spaces are integrated throughout the Project. The linear park strengthens pedestrian connections to the adjacent site to the south and lies within the 65-75 dBA range. The passive seating area located between the multi-family buildings and the 24-foot front-loaded townhomes, provides a smaller gathering nook with seating opportunities, primarily within the 65-70 dBA range. And, the passive connection located at the southeast portion of the Property will feature high-quality pavers, a trellis structure, mailboxes, and seating and falls within the 75-80 dBA range. Overall, the hierarchy of open spaces aligns with the Property's noise contours, with the most desirable and active amenity areas located in the lowest noise environments along Research Boulevard.

A significant challenge associated with the Property is the presence of the 92 foot wide Transcontinental Gas Pipeline easement in the southeast corner of the Property which runs in a northeast to southwest direction and extends under I-270. Pursuant to the Transcontinental Gas Pipeline Right-of-Way Agreement recorded among the Land Records of Montgomery County at Liber 2890, folio 186, no structures or trees are permitted within the easement area. As a result, the southern third of the eastern Property line is exposed to I-270. In an effort to counteract this, the landscaping plan for the Project places trees where possible to provide a positive visual experience and distract the senses from the generated noise.

11. Outdoor lighting.

Outdoor lighting will include streetlights along the public streets; bollard lighting along the north-south sidewalk that bisects the Property; lighting in the amenity spaces; and light poles in the southeast corner parking lot. Wall mounted sconces will be provided on the front and back of the two-over-twos and supplemental lighting will be added to the multi-family buildings. The lighting will conform with the City's landscaping, screening, and lighting manual.

12. Landscaping.

The Project's landscaping is proposed in conformance with the City's Landscaping, Screening, and Lighting Manual, with the exception that as permitted by the Manual, the Applicant seeks a waiver from the Perimeter Landscaping Requirement for Parking requirements

due to the presence of the Transcontinental Gas Pipeline easement. The Waiver Request is submitted as part of the Site Plan application.

In accordance with Zoning Ordinance Section 25.21.21, the Project provides one street tree every 40 feet along the public streets. While the spacing pattern for the trees in some areas is not precisely 40 feet due to water and sewer connections, storm drain pipes, utility meters and street lighting infrastructure, the number of overall required trees is provided and there are no areas with a notable gap in the street trees.

Significantly, the overall number of proposed trees on the Property that will potentially qualify as significant trees is double the amount of existing trees on the Property.

C. 25.13.07c - Special Design Regulations for MXE Zone

1. Building location

There is no build-to line provided in the Comprehensive Plan.

2. Uses by floor

The Project is entirely residential.

3. Façade

The Zoning Ordinance provides that "building facades taller than thirty-five (35) feet should generally include an expression line at the first floor level and a defined cornice line at the top of the façade wall. These recommendations are not intend to apply to townhouses and two-over-twos. With respect to the multi-family buildings, the two-story base serves as an expression line and each of the bays includes a cornice line.

4. Sidewalks

Zoning Ordinance Section 25.17.05.b.2 governing sidewalks generally provides that in the mixed use zones, sidewalks should be provided pursuant to Chapter 13. Chapter 13 (Section 25.13.06.c.6.) pertaining to pedestrian and bicycle flows in the mixed use zones does not provide a specific width for public sidewalks in the MXE Zone but instead provides that each site must provide for pedestrian accessibility, safety, and convenience to reduce traffic impacts and enable the development of the project. This section does provide for a width of 6 feet for sidewalks connecting the public sidewalks to the principal *customer* entrance, suggesting that a width of 6 feet should be provided in connection with access to commercial uses. Given the heavier amounts of pedestrian traffic associated with commercial uses, a width of 6 feet is appropriate. However, given that the Project is exclusively residential, this provision is not applicable. Accordingly, the Applicant proposes sidewalks with a width of five feet throughout the Project, pursuant to the Standards and Details for Construction Manual. Five foot wide sidewalks are more than sufficient to accommodate the anticipated pedestrian traffic and at the same time, allow for more green space while reducing the overall total amount of impervious area on the Property, which helps to reduce runoff and is therefore beneficial from a stormwater management perspective.

Along Research Boulevard, the shared use path will be 10 feet wide.

5. Parking

Parking is provided in the garages of the individual townhouse and two-over-two units. The majority of these units, with the exception of the townhouses located along Street 1, are rear loaded units. Parking for the multi-family buildings will be provided in the enclosed first level parking garage or in the surface parking lot provided in the southeast corner of the Property. In addition, a total of 83 additional guest parking spaces will provided on-street, in certain townhouse driveways and in a portion of the surface parking lot along the southern portion of the Property. Of the 27 spaces provided in the surface lot, 10 spaces will be demarcated and specifically dedicated to use by the multi-family residents and subject to an off-site parking agreement pursuant to Zoning Ordinance Section 25.16.03.j.1. to be executed prior to the issuance of the first Use and Occupancy permit for the multi-family building.

D. 25.16.07.d – Parking Structure Design

Zoning Ordinance Section 25.16.07.d. provides that where a parking structure confronts residential development, the design must not allow headlights to shine through the structure. The parking for the multi-family is provided on the first floor of the building with a façade consisting of a brick base ranging in height of between two feet and six feet. Above the base are openings that read as windows that are required for ventilation. In addition, this side of the condo flat is the tandem parking side where the car being used the least will be blocking the headlights of the car being used more often behind it. Car headlights will not be a nuisance to the units across the street. Further, the landscaping to be provided in front of the multi-family buildings and in front of the two-over-two units will provide effective screening for the headlights. Because of the orientation of the building such that the eastern façade of the ground level of the building serves as a retaining wall (and thus cannot provide any openings) the openings along the western façade are mandatory.

VII. Adequate Public Facilities

There are adequate public facilities with respect to transportation, fire and rescue, and water and sewer to accommodate the proposed Project. The Property is served by the Rockville Volunteer Fire Department located at 380 Hungerford Drive that is 2.1 miles away and Montgomery County Fire Station 32 located at 9615 Darnestown Road, 1.3 miles away. The closest Rockville police station is located within 1.7 miles away at 2 West Montgomery Avenue. There are adequate public facilities with respect to transportation, schools, fire and rescue, and water and sewer to accommodate the proposed Project. Based on the Montgomery County student generation rates, the Project will generate 36 elementary school students (Ritchie Park), 19 middle school student (Julius West), and 27 high school students (Richard Montgomery).

VIII. Findings

The Project satisfies the required Site Plan findings set forth in Section 25.07.01 of the Zoning Ordinance in that the Project will not:

A. Adversely affect the health or safety of persons residing or working in the neighborhood of the proposed development

The Project will not adversely affect the health or safety of persons residing or working in the neighborhood. Currently, there are no other residential uses in the neighborhood. The existing office use is currently 57 percent vacant and as a result of the ever decreasing demand for suburban office space, continued commercial use of the Property is not viable. The introduction of needed residential uses on the Property will help support the commercial retail uses at Research Row, thus strengthening the viability of this Property. The use will generate less trips than the office use, ensuring that the Project will not have an adverse impact on the surrounding roadways.

B. Be detrimental to the public welfare or injurious to property or improvements in the neighborhood

The proposed residential Project will in no way be detrimental to the public welfare or injurious to property or improvements in the neighborhood. As noted, the Project will enhance the value of the adjacent retail uses at Research Row. The well-designed residential project with ownership opportunities at various price points will help address the City's and the region's housing shortage.

C. Overburden existing and programmed public facilities as set forth in Article 20 of this Chapter and as provided in the adopted Adequate Public Facilities Standards

The existing utilities, including water, sewer and electricity are adequate to accommodate the proposed Project. In addition, there is sufficient police, fire and emergency services in proximity to the Property to ensure a prompt response time to the Project in the event of an emergency. The Project represents a decrease in the number of peak hour trips, with 228 fewer AM peak hour trips and 298 fewer PM peak hour trips. There is adequate available capacity at Ritchie Park Elementary School, Julius West Middle School and Richard Montgomery High School to accommodate the students expected to be generated by the development.

D. Adversely affect the natural resources or environment of the City or surrounding areas

The Project is the redevelopment of an existing commercial site, with 7.32 acres of the 10.63 acre Property currently being impervious. The Project will include a modest decrease in the impervious area of almost 14,000 square feet and will introduce updated stormwater management to the Property. The proposed development will remove the existing stormwater management pond and replace it with two underground stormwater management facilities to address quantity control. Water quality will be addressed with micro-bioretention facilities and planters provided throughout the Project. Forest conservation will be addressed primarily with a fee-in-lieu payment.

E. Be in conflict with the Plan

As discussed above, the Project addresses one of the City's overarching goals which is the provision of additional housing, thereby furthering the Comprehensive Plan's goals and objectives. The Project will provide 31 MPDUs, thereby helping to address the need for affordable housing.

F. Constitute a violation of any provision of this Chapter or other applicable law

The proposed Project complies with the provisions and laws of Rockville governing the development of the Property. As detailed earlier in this Statement, the Project complies with all of the MXE development standards. The Project will comply with the City's Green Building Standards and the applicable International Green Construction Code. The Project will also comply with the City's Art in Private Development Ordinance by providing public art on-site as permitted by the Art in Private Development Ordinance. Finally, as previously described, the Project will satisfy the City's Forest Conservation requirements primarily with a fee-in-lieu payment.

G. Be incompatible with the surrounding uses or property

The Project will be compatible with the surrounding MXE zoned properties. The Project introduces residential uses to this MXE zoned area, thereby furthering the mixed use objectives of the Zone. The two multi-family buildings will be located along the eastern boundary adjacent to I-270 and the space between the property line and the buildings will be enhanced with additional trees. The combination of residential buildings and trees will provide a positive visual experience for travelers along adjacent I-270. The northern property line will be lined with front loaded townhouses with the townhouse lots located within five feet of the Property line and the forest conservation area to the north located on the office building site at 1500 Research Boulevard. The Applicant will install Forest Conservation Easement signs every 50 feet along the Property edge to notify the townhouse owners of the restrictions associated with this area. In addition, in order to allow access to the rear of the townhouse lots, no planting is proposed within the five foot green strip behind the lots and the Property line in order to allow for rear lot access. Given the heavily wooded area associated with the Forest Conservation Easement area, the townhouses along the northern property line are compatible with the adjacent use to the north. Along the eastern Property line, the landscaping has been enhanced to include a mix of evergreen and shade trees to provide a visual buffer from and to I-270. The townhouses along the southern portion of the site will be buffered from the commercial parking lot to the south by a linear park that will include landscaping and a seating area. A mix of evergreen and shade trees will be provided in this area to provide a visual buffer, along the edges of the area outside the transcontinental gas easement. To the extent permitted, non-woody plants will be planted within the easement area with the plans including the following note: "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." The inclusion of the additional trees outside the easement area and the non-woody plantings within the easement (assuming permissible), will ensure that the Property is compatible with the area to the south. The Project is designed to include three sticks of townhouses along the Research Boulevard frontage to help frame the street and is in keeping with current urban design principles in that it will help to reduce vehicular speeds along Research Boulevard. The introduction of the

public use space along the western frontage of the Property will provide an interesting visual element and will introduce a softening element to Research Boulevard.

IX. Community Outreach

In accordance with the City's requirements, the Applicant held a Pre-Application Meeting ("PAM") on December 17, 2024. Details of this meeting, including meeting minutes, were submitted as part of the PAM application. The Applicant will conduct its post Site Plan submission meeting following the acceptance of the subject Site Plan application.

X. Conclusion

The proposed Site Plan provides an opportunity to convert an underutilized commercial property consisting of an office building surrounded by a sea of parking with modestly scaled, for-sale residential development, thus providing the City with needed housing to help address the City's housing shortage.

For the reasons stated throughout this Application, we encourage the City's approval of this Level 2 Site Plan.

From: Phillip Staub
To: Christopher Davis
Subject: 1455 Research Blvd
Date: Thursday, March 6, 2025 8:21:53 AM

WARNING - External email. Exercise caution.

Good morning,

I was happy to see in the newsletter that a developer is considering turning this property into much needed housing. I hope it can be used to address another need. I've lived in west end for 8 years. My property was very quiet at first. I could read on my back patio and only hear birdsong. Then the storage facility and shopping area across 270 and next to this proposed development were built. It acts like a satellite dish: reflecting so much highway noise that it can be plainly heard inside my home with windows and doors closed. I ask that any addition to this giant noise reflector be accompanied by a sound wall on the east side of 270.

Thank you,
Phill Staub
206 Upton

Meso Scale Diagnostics, LLC.

October 21, 2025

Mayor and Council of the City of Rockville
111 Maryland Avenue
Rockville, Maryland 20850

Re: Urgent Request to Defer Residential Site Plan Applications in the Research Boulevard Office Corridor Pending Comprehensive Plan Review

Dear Mayor Ashton and Councilmembers:

Executive Summary

Meso Scale Diagnostics, LLC. ("MSD") respectfully requests that the Mayor and Council defer consideration of pending residential site plan applications in the Research Boulevard Office Corridor until the City completes a comprehensive planning review of this major land use shift.

Three projects totaling 761 residential units would replace more than 640,000 square feet of existing or planned office and laboratory space - contradicting the Comprehensive Plan's clear designation of this corridor for office, laboratory, and technology uses.

This is not merely a business concern. It is a question of whether Rockville will adhere to its Comprehensive Plan - or allow piecemeal residential approvals that undermine one of the City's most important employment centers without proper analysis, public input, or long-term planning.

MSD's Role And Investment In Rockville

MSD is one of the largest employers in Montgomery County and the largest employer in the Research Boulevard Corridor south of West Gude Drive, representing the very technology growth the Comprehensive Plan seeks to encourage. MSD currently employs approximately 1,140 people worldwide, including approximately 790 in Montgomery County of which 325 are located in Rockville. MSD owns 1601 and 1701 Research Boulevard, which together comprise more than 280,000 square feet and house its headquarters, laboratories, and manufacturing operations.

On August 28, 2025, MSD acquired four additional MXE-zoned buildings totaling 392,000 sq. ft. at 1801, 1803, 1901 and 1903 Research Boulevard for planned growth in research, product development, and manufacturing. These facilities will include a combination of clean rooms, analytical laboratories, and manufacturing space - precisely the uses envisioned by the Comprehensive Plan. MSD's significant August 2025

1601 Research Boulevard, Rockville, MD 20850-3126 . Phone: 240.314.2600 . Fax: 240.632.2219

investment demonstrates that the Research Boulevard Corridor remains economically viable for office, laboratory, and technology activity.

The Pending Residential Applications

The following projects would transform the corridor's employment character:

- 1455 Research Blvd. (Pulte): Demolish 228,000 sq. ft. office building; construct 206 residential units
- 1600 Research Blvd. (Toll Brothers): Demolish 412,000 sq. ft. former Westat campus; construct 205 townhomes
- 1800 Research Blvd. (Lerner): Approved 350-unit condominium project at Gude & Research intersection

Combined, these proposals would remove over 640,000 sq. ft. of employment space and insert 761 housing units into the middle of Rockville's primary technology corridor.

Direct Conflict With The Comprehensive Plan

The Comprehensive Plan designates this portion of the Research Boulevard Corridor for office, laboratory, and technology uses - not residential development.

Approving these projects would:

- Contradict the City's adopted land use policy;
- Undermine years of community and professional planning input; and
- Set precedent for future residential encroachment across Rockville's employment corridors.

If the City believes conditions have changed, that determination must occur through the Comprehensive Plan amendment process - not through individual site plan approvals that effectively rewrite policy without public deliberation.

The "Office Vacancy" Argument Is Unsupported

Developers and staff have cited office vacancy as justification for residential conversion. This rationale fails for several reasons:

1. MSD's August 2025 expansion demonstrates that the corridor remains viable for high-value office and technology use.
2. The Comprehensive Plan anticipated office vacancy and called for analysis - not immediate conversion.
3. The affected buildings are modern and functional, not obsolete (e.g., 1455 Research Blvd., built in 1998).
4. No economic or fiscal study has been completed to assess the long-term impact of losing employment land.

5. The housing benefit is minimal - only 31 moderately priced units among all three projects.

This is not a strategic response to vacancy; it is ad hoc redevelopment inconsistent with adopted policy.

Incompatibility Of Residential And Technology Uses

Introducing large-scale housing adjacent to active biotechnology and manufacturing facilities will create ongoing operational conflicts:

- Future zoning and site restrictions will limit business flexibility and expansion;
- Additional residential traffic will worsen congestion during peak delivery and shift-change hours; and
- Approval would establish precedent for further erosion of employment corridors citywide.

Once employment land is converted to residential use, it cannot be recovered when demand for commercial space returns.

Economic Impact

These conversions carry substantial economic risks:

- Loss of commercial tax base and high-wage employment
- Reduced daytime population supporting local retail and services
- Damage to Rockville's reputation as a business-friendly city
- Long-term constraints on economic growth and diversification

The Comprehensive Plan's vision for this corridor - anchored by office, laboratory, and technology uses - remains sound. MSD's recent expansion affirms this viability.

The Proper Path: Comprehensive Plan Review

If the City wishes to reconsider residential use in this corridor, it should first:

- Initiate a Comprehensive Plan amendment study assessing economic, fiscal, and infrastructure impacts;
- Engage stakeholders including Rockville Economic Development, Inc. ("REDI"), corridor employers, and residents; and
- Develop a cohesive vision for any future land use transitions.

That process - not site-specific approvals - ensures transparency, policy consistency, and long-term economic balance.

Requested Action

MSD respectfully requests that the Mayor and Council:

1. Defer consideration of the 1455 and 1600 Research Blvd. residential applications pending comprehensive review.
2. Initiate a formal amendment study for the Research Boulevard Corridor.
3. Engage REDI and corridor businesses in evaluating economic impacts.
4. Provide direction to the Planning Commission that applications inconsistent with the Comprehensive Plan should not be approved.
5. Meet with MSD leadership to review our expansion plans and discuss these issues in detail.

Conclusion

MSD supports thoughtful housing growth but not at the expense of Rockville's long-established employment corridors.

The Research Boulevard Corridor remains a viable, strategically located hub for office, laboratory, and technology uses. MSD's ongoing investment demonstrates that success. Approving residential projects now would erode that foundation and jeopardize future growth.

We urge the City to uphold its Comprehensive Plan, defer these applications, and conduct a proper, comprehensive review to ensure any changes are deliberate, data-driven, and in the community's long-term interest.

Thank you for your consideration. MSD stands ready to participate constructively in this process.

Respectfully submitted,

Jonathan Klein-Evans
General Counsel

cc: James Wasilak, Chief of Zoning
William Chen, Esq.
Chris Davis, Senior Planner

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March 18, 2026

Email: developmentreview@rockvillemd.gov
Rockville Planning Commission
i/c/o Chris Davis, Project Planner
Rockville City Hall
111 Maryland Ave.
Rockville, MD 20850

Re: Comments to Site Plan No. 2026-101-STP

Dear Planning Commission,

My name is Grant Amadeus Giel, writing from the Law Office of G. Macy Nelson on behalf of Meso Scale Diagnostics, LLC ("Meso"). Meso owns the property located at 1601 Research Boulevard, directly adjacent to the lot located at 1455 Research Boulevard and contemplated for development in Site Plan No. 2026-101-STP ("Site Plan"). We offer these comments in opposition to the Site Plan.

First and most importantly, the Site Plan as designed is contrary to the Rockville 2040 Comprehensive Plan (the "Comp Plan"). Planning Staff appears to have recognized this as well, stating that "[r]esidential uses are not recommended in this land use designation. In addition, this chapter also states that 'the Research Boulevard' corridor should remain focused on employment-generating office and commercial development." However, Staff then contorted into a position to endorse it anyway on the auspices that there is a "high vacancy rate among office spaces in the City." We believe that thought process is short-sighted, especially in contrast to a plan published *after* the height of COVID that is intended to direct growth for the next decade or more. What uncertainties exist in real estate markets in the inner DMV area as a result of federal policy are also likely fleeting, while developing this lot into townhouses will foreclose employment expansion opportunities indefinitely and make it more difficult for existing employers in the area—my client included—to expand their footprint and hire more workers. The City needs a robust working tax base as much as it needs housing security, and cannibalizing some of the only dedicated office-oriented land in the City is contrary to long-term planning both conceptually and specifically as stated in the Comp Plan.

The admonition in the Comp Plan against turning this lot into a single-use residential lot is not a passing gesture. Goal 5 of the Comp Plan lays out the precise aim to "Encourage and support office clusters in areas with good regional access," stating that office uses in the City "help to fund City operations through property taxes, provide employment, and add to the vitality of the city and its commercial businesses." Comp Plan at 41. It specifically states that the "success of office development along Research Boulevard . . . is due in no small part to the forethought of City leaders expressed in the 1960 and 1970 master plans that designated these areas for 'restricted industrial' uses in the era of I-270 expansion." *See id.* As further summarized, it took many decades for that land to become fully built out at the height of the dotcom boom in the 1990, and that the office market is generally cyclical. *See generally id.* Action 15.3 states that the City should "Retain the majority of land in the Research Boulevard corridor for office uses as shown on the Land Use Policy Map," and Action 15.5 states that the City should "Explore the best methods for encouraging and preserving office land uses in those areas mapped for Office (O) on the Land Use Policy Map." *See generally id.* To the extent that it endorses conversion to other land uses *at all* in Action 15.6, it only advocates for those changes in areas without access to regional transit systems, which is certainly not the case with Research Boulevard. *See generally id.*

Later, the Comp Plan states that it is intended to "[a]ctively support Rockville as a center for innovative technologies, creative industries life sciences, advanced research, and cybersecurity," specifically identifying Research Boulevard as being "designated to accommodate this demand" while trying to contend with the fact that the "federal government shrunk its building footprint, and older buildings became functionally obsolete." It addressed this shrinking footprint presciently and stated that it partnered with the Urban Land Institute ("ULI") to review the matter, with the ULI recommending "targeted investment, to remain a strategic employment center for the city," and the Comp Plan endorsing such course of action. *See* Comp Plan at 179. Its recommended actions, so summarized, are to build up public-private partnerships with relevant office-oriented companies and academic institutions, and consequently develop an action plan to "focus on the retention and growth of office uses and businesses." *See id.*

Lastly, the Comp Plan focuses, on Page 384, on Planning Area 15, known otherwise as the "Fallsgrove and Research Boulevard" area. It describes there a "development pattern along Research Boulevard [is] of office, laboratory, and medical research buildings on large lots," and that the tenants have been operating there for decades as designed. The key issue relevant to this Site Plan was to "[c]onsider the future of the Research Boulevard corridor as a cluster for research and development, laboratory, and office uses." Comp Plan at 385–86. Even the lower-quality Class C buildings that may be in need of extensive renovation have thus far maintained an office-like characteristic, such as storage facilities. Conversely, the area is underdeveloped for walkable food and beverage establishments and generally poor sidewalk quality, requiring people working (or living) in the area to often

drive away to access those amenities. *See generally id.* at 386. The only areas targeted for active redevelopment are to the north of my client's property at 1600 Research Boulevard and already zoned explicitly as a mixed-use residential multiple unit district, so even if it were the case that there were inexorable market pressures compelling the approval of townhouse development, the Comp Plan has identified a substantial portion of Area 15 that is appropriate for the same. Meanwhile, "[t]he Research Boulevard corridor should remain focused on employment-generating office and commercial development," with amenities only to be introduced if they "support and complement office and commercial uses in the area" and residential development to be limited to those "properties facing Shady Grove Road that are appropriate for mixed-use development." *Id.* at 388.

At no point anywhere in the Comp Plan does it identify 1455 Research Boulevard—an explicitly office-identified parcel—as being appropriate for residential development. It could not be clearer, when reading both the thrust of the Comp Plan and the specific directives thrice over, that 1455 Research Boulevard is an entirely inappropriate lot to convert to townhouse residential use. The fact that the reason for this change is, per the statements of Planning Staff, to "recognize that there is a high vacancy rate among office spaces in the City" is anathema to the Plan, which precisely addresses (1) That development is a long-term focus that should not be upended with short-term stopgaps; (2) That specifically the development of Research Boulevard *would not have happened* had staff in the 1960s and 70s pushed for residential development; and (3) That the concern of "vacancy rates" has been an ebbing and flowing issue in the area for half a century and is of no import in upending the Comp Plan's directives. It is a solution in search of a problem, rather than the patience exemplified in the Comp Plans (and master plans generally throughout Maryland). This Site Plan is not "partially consistent with the City's Comprehensive Plan." *See* STP Staff Comments at 3. It's not consistent at *all.*

And it is not a harmless error, either. It has been the law of the land for decades that a local ordinance may elevate a master plan to the level of binding law rather than mere recommendation. "In the context of subdivision matters, it is equally well established that the recommendations of a master plan may be binding to the extent there is a statute, regulation, or ordinance requiring that a proposed subdivision conform to the master plan." *Maryland-Nat. Capital Park & Planning Comm'n v. Greater Baden-Aquasco Citizens Ass'n*, 412 Md. 73, 100 (2009). "Where [statutes or local ordinances linking planning and zoning] exist, however, they serve to elevate the status of comprehensive plans to the level of true regulatory device." *Mayor & Council of Rockville v. Rylyns Enterprises, Inc.*, 372 Md. 514, 530 (2002). "Proposals for land use contained in a plan constitute a non-binding advisory recommendation, ***unless*** a relevant ordinance or regulation, or specific zoning, subdivision, or other land use approval, make compliance with the plan recommendations mandatory." *Cnty. Council of Prince George's Cnty. v. Zimmer Dev. Co.*, 444 Md. 490, 522 (2015) (emphasis added).

The current Zoning Ordinance makes such statements several times in the context of general development and even mixed-use land specifically. Section 25.01.02 states that the "purpose[] of this chapter [is] to . . . [e]nsure that development occurs in an orderly fashion consistent with the master plan (the "plan") and the availability of adequate infrastructure capacity and other public facilities." Likewise, in Section 25.01.04, the Zoning Ordinance states that "[t]he provisions of this chapter are adopted in accordance with the master plan, and as the plan may be amended from time to time," and this stricture is only abrogated if the "Approving Authority finds that events have occurred or circumstances exist to render such compliance inappropriate with respect to such application." To wit, no such finding has occurred. Furthermore, the purpose of mixed-use zones (which include all office zones as part of "Mixed-Use Business") in Section 25.13.01 is to "promote a variety of uses in close proximity to each other in compliance with the master plan's recommendations." Lastly, Section 25.07.01.a.3 states, as part of its required findings, that the "Approving Authority [must] find[] that the application will not . . . [b]e in conflict with the [Master] Plan." As this Site Plan was developed and submitted under the current Zoning Ordinance and any alterations have not yet passed, it should be incumbent upon the Commission to reject the Site Plan even if there are looser standards in the New Ordinance.

Beyond our concerns with the clear contradiction within the Comp Plan, we also believe the Site Plan as presented falls short of several developmental aims that would frustrate both neighboring landowners and townhouse inhabitants in the event that it were approved. As Section 25.07.01.a.3(a)vi requires the Commission to only approve a Site Plan if it does not "[c]onstitute a violation of any provision of this chapter or other applicable law," violation of bulk regulations constitutes independent grounds to reject this Site Plan. Particularly, Section 25.13.05.c.2 requires a minimum first-floor ceiling height of 15 feet, which the Applicant admits it does not provide for in this Site Plan on page 5 of its Project Description. Its stated rationale that "conversion of the Project to accommodate any non-residential use is improbable" is unsupported and should not be adopted in lieu of a variance. Staff comments identify several other distinct issues with the Site Plan that we reiterate, such as the failure to provide public use space within the right-of-way (Staff Comments, Page 15), failure to satisfy landscaping requirements (Staff Comments, Page 17), failure to satisfy road code requirements for road design and lack of visitor parking (Staff Comments, Pages 30 and 37), inadequate setbacks for various units (Staff Comments Page 2, Section V), and the Recreation and Parks Strategic Plan calls for parkland within a 10-minute walk of residential properties (Staff Comments, Page 7), which is also reiterated in spirit throughout the Comp Plan.

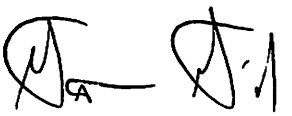
There are also multiple sections of inadequate information, such that we cannot know what the Applicant is proposing or why. For example, there is no justification as to why woodland cannot be preserved/restored onsite and why a fee-in-lieu is required instead (Project Description, Page 11), and the separate review of the forest conservation plan

leaves this submission ambiguous (Staff Comments, Page 17). There is no noise study provided, which is imperative for a residential development in a predominantly office-oriented space (Staff Comments, Page 11), and there is also no sight distance study (Staff Comments, Pages 38–41).

Lastly, and notwithstanding the Comp Plan's reiteration of this principle, the actual Zoning Ordinance itself clearly calls for this zone to be predominantly office-oriented and only provide residential uses as incidental/accessory uses on higher floors. As shown in Section 25.13.07.c, the Mixed-use Employment Zone is "intended for areas that are either currently developed or are recommended for development primarily for office and industrial park uses," and "[t]he ground floor may contain retail and other commercial uses along those streets designated in the plan as major pedestrian spines, [while t]he upper floors may be additional retail, office, residential, or a combination of uses." Residential uses are only "allowed in those areas recommended for such uses in the relevant plan," or where the Planning Commission determines that the "use is compatible with adjoining and confronting uses by means of landscaping, screening, or other measures." We do not think such a finding is appropriate in this case. Meso *is* the adjoining use. The landscaping and screening as proposed is lackluster, and this project interferes with our capacity for future expansion, in accordance with the Comp Plan's directive to "focus on the retention and growth of office uses and businesses." Comp Plan at 179. Even if it weren't clearly and repeatedly stated throughout the Comp Plan that this lot should be focused on office development and that it is unwise to rush in townhouses because of a short-term market hiccup, it would still be inappropriate to develop this specific project when considering the surrounding uses and the designs presented.

For all these reasons, we ask that you disapprove the Site Plan No. 2026-101-STP for 1455 Research Boulevard.

Very truly yours,



Grant Amadeus Giel

cc: *SFinger@meso-scale.com*
cdavis@rockvillemd.gov
sryan@rockvillemd.gov

1455 Research Boulevard
Waiver Request
March 5, 2026
Updated July 9, 2026

Pulte Home Company, LLC's (the "Applicant") seeks waivers from the Planning Commission from the Landscaping, Screening and Lighting Manual, Section 4.d.2.(a) entitled "Landscape Strip Area Adjoining a Street Right-of-Way and Section 4.d.2.(b), entitled "Perimeter Landscape Area for Parking Adjoining Property Other Than a Street Right of Way" in connection with their Site Plan submission for the property located at 1455 Research Boulevard in Rockville, Maryland (the "Property"). The areas subject to the landscaping waiver request are identified on Attachment A.

As indicated on the Site Plan, as part of the overall project, a 27-space surface parking lot is proposed in the southeast corner of the Property and a 15-space surface parking lot is proposed along the southern boundary of the Property in the eastern portion of the Property. The majority of both of the parking lots is located over the 92-foot wide Transcontinental Gas Pipeline Right-of-way (the "Easement") recorded among the Land Records of Montgomery County at Liber 2890, folio 186 (the "Easement Agreement") (Attachment B) that runs in a northeast to southwest direction across a large swath of Montgomery County, including the southeast portion of the Property. In accordance with the Easement Agreement "no structures *or improvements* which would interfere with the operation or the maintenance of the existing pipe lines" are permitted. Transcontinental has strictly enforced the Easement Agreement and prohibits any type of plantings within the Easement area, except for ground cover. At the same time, the Easement Agreement permits paving over the Easement area. Given the limited amount of improvements allowed within the Easement Area, it was logical to locate the needed surface parking lots in these locations. As a result of the Easement Agreement prohibitions, as indicated by the Site Plan, the perimeter areas of the parking lots located within the Easement are void of any landscaping.

The Landscaping, Screening and Lighting Manual Section 4.d.2.(a) governing the "Landscape Strip Area Adjoining a Street Right-of-Way" requires the provision of a 10-foot wide landscaping strip to be planted with shade or ornamental trees at a minimum of one tree for every 40 feet and an evergreen hedge with a minimum of 15 shrubs per 40 feet of frontage.

In addition, Section 4.d.2.(b) governing the "Perimeter Landscape Area for Parking Adjoining Property Other Than a Street Right of Way" states that the landscaped areas around a parking facility must provide the following:

(i) A perimeter landscape strip at least seven feet wide to allow for the planting of trees;
(ii) The provision of one shade tree and 15 shrubs for every 40 feet of perimeter space with the shrubs high enough to screen headlights; and
(iii) Where appropriate, two ornamental trees may be substituted for one shade tree and one evergreen tree substituted for five shrubs.

As explained, the Applicant is precluded by the Easement Agreement from complying with these landscaping requirements. As provided by the Landscaping, Screening and Lighting Manual, Section 4.d.3.(c)(i)A, the Planning Commission may grant a waiver of the requirements where: "Compliance with the buffering and screening requirements cannot reasonably be met due to unique site conditions."

In this case, the unique site condition is the presence of the gas line Easement. It should be noted however that excluding the micro-bio planter along the southern boundary and in the northwest corner of the parking lots, the Site Plan adheres to the perimeter landscaping requirements in all areas not subject to the Easement. In addition, the need for perimeter landscaping along the eastern edge of the surface parking lot is mitigated by the fact that this area of the Property abuts the I-270 right-of-way, a use that does not need to be buffered from a surface parking lot. Nonetheless, the eastern portion of the 27-space parking lot does provide landscaping along the eastern boundary in areas not encumbered by the Easement. The 15-foot parking lot along the southern boundary of the Property is separated from the parking lot on the adjacent commercial property by a 40-foot-wide grass strip and a change of elevation of 10 feet. The distance between the two parking lots, coupled with the fact that they are like-to-like uses, mitigates the importance of additional landscaping in this area.

The Applicant respectfully requests the Planning Commission's approval of the Perimeter Landscaping for a Parking Facility. The unique conditions of the Property make compliance with the Perimeter Landscaping requirement infeasible.



LEGEND

- SITE BOUNDARY
- STREET LIGHTS
- BOLLARD LIGHTS
- AREA LIGHTS
- STORMWATER MANAGEMENT FACILITIES
- PROPOSED SIDEWALK
- AREA SUBJECT TO LANDSCAPE WAIVER
- EXISTING LANDSCAPING FROM PREVIOUS DEVELOPMENT

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		

Landscape Plan

SCALE: 1" = 40'

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

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

Pulte Home

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

STATE OF MARYLAND · Wynn D. White · 3555 · LANDSCAPE ARCHITECT

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: 04/23/26."

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

LANDSCAPE WAIVER EXHIBIT

DRAWING NUMBER

2026.07.08 - 08:46 AM

mail to -
Trans Continental Gas Pipe Line Co. P.O. Box 296 Houston, Texas 10-31-61

LIBER 2890 FOLIO 186
Recorded Sept. 21st, 1961-at-3:37 P. M. E

SUPPLEMENTAL
RIGHT-OF-WAY AGREEMENT

THIS SUPPLEMENTAL AGREEMENT is made this 15th day of August, 1961, by and between TRANSCONTINENTAL GAS PIPE LINE CORPORATION (hereinafter called the "Party of the First Part"), a Delaware corporation, and VERENA A. HOWISON, unmarried, (hereinafter called the "Party of the Second Part"), of Washington, District of Columbia.

WHEREAS, by Agreement dated July 8, 1950 (hereinafter called the "Right-of-way Agreement"), which was recorded among the Land Records of Montgomery County, in Liber CKW 1418 at Folio 363, Rufus E. Milor and Maude E. Milor, his wife, (hereinafter called the "Original Grantors"), granted and conveyed to the Party of the First Part a right-of-way and easement for the construction and operation of a pipe line across a certain tract of land lying in Montgomery County, Maryland, which was described and referred to in the Right-of-Way-Agreement; and

WHEREAS, by Supplemental Agreements, dated and recorded as set forth below (hereinafter called "Supplemental Right-of-Way Agreements), Rufus E. Milor, Widower, and the heirs of Rufus E. Milor and Maude E. Milor, granted and conveyed to the Party of the First Part a right-of-way and easement for the construction and operation of a second pipe line across a certain tract of land lying in Montgomery County, which was described and referred to in the said Supplemental Right-of-Way Agreements:

Grantors	Date of Agreement	Recording Reference
Rufus E. Milor, Widower	August 29, 1955	Liber CKW 2125 Folio 519
Edna Louise Milor	August 30, 1955	Liber CKW 2125 Folio 521
Lorrain Milor Vaughn	August 29, 1955	Liber CKW 2125 Folio 517
Howard A. Milor and Violet Milor, his wife	August 29, 1955	Liber CKW 2125 Folio 525
Vivian M. Liswell, Divorced	August 29, 1955	Liber CKW 2125 Folio 523

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) CKW 2890, p. 0186, MSA_CE63_2848. Date available 08/01/2006. Printed 09/21/2023.

J. Warren Milor and Ruth Milor, his wife	August 26, 1955	Liber CKW 2125 Folio 527
Jack Michael Milor and Marcia Milor	August 18, 1955	Liber CKW 2135 Folio 196
Clyde W. Milor and Blanche Milor, his wife	August 15, 1955	Liber CKW 2125 Folio 529
Samuel E. Carter, also known as S. E. Carter, and Ellen Martha Carter, his wife	August 15, 1955	Liber CKW 2125 Folio 532

; and

WHEREAS, pursuant to provisions of the Right-of-Way Agreement, and the Supplemental Right-of-Way Agreements, the Party of the First Part has constructed a pipe line across the property referred to and described in the Right-of-Way Agreement, and a second pipe line across the property referred to in the Supplemental Right-of-Way Agreements; and

WHEREAS, the Party of the Second Part has acquired a portion of the tract of land owned by the Original Grantors by Deed dated December 21, 1960, and recorded among the Land Records of Montgomery County in Liber CKW 2811 at Folio 633; and

WHEREAS, the Party of the Second Part desires to construct a building and/or buildings on the said tract of land acquired by the Party of the Second Part by said deed, and to pave over the right-of-way and easement hereinafter described; and

WHEREAS, the Party of the First Part desires an additional right-of-way and easement for the construction and operation of a third pipe line across the said tract of land acquired by the Party of the Second Part by said deed; and

WHEREAS, the parties hereto desire to enter into this Supplemental Agreement for the purpose of supplementing and modifying the Right-of-Way Agreement and the Supplemental Right-of-Way Agreements.

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) CKW 2890, p. 0187, MSA_CE63_2848. Date available 08/01/2006. Printed 09/21/2023.

NOW, THEREFORE, in consideration of the premises, and the sum of Five Dollars ($5.00), paid by each of the parties to the other, receipt of which is hereby acknowledged, and the mutual agreements and convenants hereinafter contained, the Party of the First Part and the Party of the Second Part do hereby covenant and agree as follows:

1. The Party of the Second Part does hereby grant, bargain, sell, convey, ratify, and confirm unto the Party of the First Part, its successors and assigns, all that right-of-way and easement, with the appurtenant rights and privileges and subject to the duties and obligations, all as described in the Right-of-Way Agreement and Supplemental Right-of-Way-Agreements, except that the said right-of-way and easement as therein described is hereby supplemented and modified as follows:

(a) The right-of-way and easement shall be 117 feet in width, being 60 feet on the northwest side of and 57 feet on the southeast side of the second pipe line of the Party of the First Part as the same is now constructed and situated on the lands of the Party of the Second Part referred to in the said Right-of-Way Agreement and Supplemental Right-of-Way Agreements. Said right-of-way and easement 117 feet in width shall include a strip of land 25 feet in width along the northwestmost boundary of said right-of-way and easement for its entire length, which the Party of the First Part shall have the right to use as work-space for all purposes in connection with the construction of the third pipe line. The right to use such 25-foot work-space shall be temporary, and shall continue only until the completion of third pipe line, and after the completion of such third pipe line, the right of the Party of the First Part to use such 25-foot work-space shall terminate.

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) CKW 2890, p. 0188, MSA_CE63_2848. Date available 08/01/2006. Printed 09/21/2023.

(b) Upon completion of the construction by the Party of the First Part of its third pipe line across said lands, all of said right-of-way and easement hereinabove granted shall revert to the Party of the Second Part, save and except a permanent right-of-way and easement 92 feet in width, being 35 feet on the northwest side of the second pipe line, and 57 feet in width on the southeast side of said second pipe line.

(c) The Party of the First Part shall have the right to construct, operate and maintain a third pipe line on said right-of-way and easement, provided that said third pipe line shall be constructed within the bounds of that 35-foot right-of-way and easement area north and west of the location of the second or northwesternmost pipe line now constructed and situated across the lands of the Party of the Second Part.

(d) To have and to hold said right-of-way and easement unto the Party of the First Part, its successors and assigns, until such third pipe line shall be constructed and so long thereafter as pipe lines are maintained thereon.

2, The Party of the Second Part agrees that no structures or improvements which would interfere with the operation and maintenance of the existing pipe lines or the construction, operation and maintenance of the third pipe line shall be built or placed upon the right-of-way and easement described in Paragraph 1 above; it being agreed, however, that the Party of the Second Part shall have the right to place on, along, across or under said right-of-way telephone, light, water, sewer and other utilities, lines or similar improvements, provided the specific location of the same shall be approved in writing by the Party of the First Part. The Party of the Second Part shall have the right to pave over the right-of-way and easement described in

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) CKW 2890, p. 0189, MSA_CE63_2848. Date available 08/01/2006. Printed 09/21/2023.

Paragraph 1 hereof; provided, however, that a 30 inch earth cover shall be maintained by the Party of the Second Part over all pipe lines constructed and situated across the lands of the Party of the Second Part, and if it shall become necessary to damage the paving for maintenance of the existing or future pipe lines, or for the construction of the third pipe line, such paving shall be repaired or replaced by the Party of the Second Part at its expense and the Party of the First Part shall have no responsibility in relation thereto. It is further expressly understood and agreed that Party of the First Part shall have the right to construct, operate and maintain pipe lines over, through, under or across any such utility lines and other improvements as may be constructed or placed on the said right-of-way by Party of the Second Part.

3. Except as herein supplemented and modified, the Right-of-Way Agreement and Supplemental Right-of-Way Agreements herein above referred to as originally executed are hereby ratified and confirmed in all respects.

4. This Supplemental Right-of-Way Agreement shall be binding upon the Party of the First Part, its successors and assigns, and upon the Party of the Second Part, her heirs, personal representatives and assigns.

WITNESS the signature of TRANSCONTINENTAL GAS PIPE LINE CORPORATION by its Vice President, and its corporate seal hereto affixed, and the signature of VERENA A. HOWISON, and her seal hereto affixed, all as of the day and year first above written.

ATTEST:

TRANSCONTINENTAL GAS PIPE LINE CORPORATION

Gladys M. Furdek
Assistant Secretary

By Dan Williamson (SEAL)
Vice President
Party of the First Part
DAN WILLIAMSON

B.W.D.
D.C.K.

Wallace Agnew

Verena A. Howison (SEAL)
Verena A. Howison
Party of the Second Part

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) CKW 2890, p. 0190, MSA_CE63_2848. Date available 08/01/2006. Printed 09/21/2023.

Washington, D.C.

~~STATE OF MARYLAND~~)
) To Wit:
~~COUNTY OF MONTGOMERY~~)

I hereby certify that on this 15th day of August, 1961, before me the subscriber, a Notary Public of the State of Maryland, in and for Montgomery County, personally appeared Verena A. Howison, Party of the Second Part and she acknowledged the foregoing Supplemental Right-of-Way Agreement to be her deed and act.

WITNESS my hand and notarial seal.

WALLACE SPIRES
Notary Public
Washington, D. C.
My Commission Expires April 14, 1962

Wallace Spires
Notary Public

My Commission expires _____

STATE OF TEXAS)
) To Wit:
COUNTY OF HARRIS)

I hereby certify that on this 13th day of September, 1961, before me the subscriber, a Notary Public of the State of Texas, in and for Harris County, personally appeared DAN WILLIAMSON, Vice President of TRANSCONTINENTAL GAS PIPE LINE CORPORATION, a Delaware corporation, Party of the First Part, and on behalf of the said Corporation did acknowledge the foregoing Supplemental Right-of-Way Agreement to be the corporate act of the said Corporation.

WITNESS my hand and notarial seal.

Mary Jane Russell
Notary Public

My Commission expires _____

MARY JANE RUSSELL
Notary Public in and for Harris County, Texas
My Commission Expires June 1, 1963

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) CKW 2890, p. 0191, MSA_CE63_2848. Date available 08/01/2006. Printed 09/21/2023.

Statement of Justification
Pulte Homes – 1455 Research Boulevard
Subdivision Waiver
June 24, 2026

I. Introduction

This Subdivision Waiver request is submitted on behalf of Pulte Homes (the "Applicant") in conjunction with pending Site Plan (2026-101-STP) for the property located at 1455 Research Boulevard (the "Property") and pursuant to Rockville Zoning Ordinance ("Zoning Ordinance") Section 25.21.07, allowing waivers and modifications from any provision of Chapter 25, the Zoning Ordinance.

The Applicant seeks a waiver from Section 25.21.18.b. Easements and rights-of-way that provides as follows:

> Where a residential subdivision includes or adjoins an easement or right-of-way for an underground high volume and pressure gas transmission main, the subdivider must provide lots of sufficient size to allow a 50-fooot minimum distance between the easement or right-of-way and any proposed dwelling units on the lots.

As indicated by the Site Plan (Exhibit "A"), a 92-foot wide Transcontinental Gas Pipeline right-of-way is located in the southeast portion of the Property (the "Right-of-Way"). While the Zoning Ordinance does not define an "underground high volume and pressure gas transmission main" the subject right-of-way accommodates main service lines that feed into the local (in this case, Washington Gas) lines, and thus it is assumed that Section 25.21.18.b is applicable. In order to preserve the proposed number of units on the Property and avoid losing eight units of needed housing, including the loss of one MPDU and a 15 percent reduction in the number of two-over-two units[1], the Applicant respectfully requests a waiver of between 6 feet and 45 feet. As explained below, the waiver request meets the required findings of Section 25.21.07.

II. Description of Conditions

The Right-of-Way is subject to a Right-of-Way Agreement by and between Transcontinental Gas Pipe Line Corporation and the then-Property owners dated July 8, 1950 recorded in the Land Records of Montgomery County at Liber 1418, folio 363 and a Supplemental Right-of-Way Agreement dated August 15, 1961, recorded in the Land Records at Liber 2890, folio 186 (the "Right-of-Way Agreements"). The Right-of-Way Agreements contemplated three gas lines within the Right-of-Way; a maximum width of 92 feet (as measured from the northwest and southeast sides of the second pipeline); and 30 inches of earth cover over

[1] Given the price point, two-over-twos are an attractive option for first time home buyers.

all pipelines. The Right-of-Way Agreements prohibit structures or improvements that would interfere with the operation of the pipelines within the Right-of-Way but allow paving over the Right-of-Way and permit the Right-of-Way to be located within individual lots. Notably, the Right-of-Way Agreements required an initial width of 117 feet to accommodate the construction of the pipelines within the Right-of-Way but provided that this width would automatically be reduced to 92 feet upon the completion of the construction, evidencing the fact that the 92 foot width is adequate for Transcontinental's purposes and that additional width in the Right-of-Way is not necessary. That Transcontinental does not require any additional right-of-way width is best evidenced by a recent development in Montgomery County, including the Grove (aka the former PSTA site) wherein a multi-family building is located one-foot from the gas line easement and the Montgomery Village Golf Course development where townhouses are located approximately 12 feet from the gas line easement.[2]

In connection with the proposed development of the Property, the Applicant engaged Accurate Infrastructure Data, Inc. a company that prepares topographic surveys and documents underground utility locations for public, private and institutional clients, to evaluate the underground utilities on the Property, including the Right-of-Way. As indicated by Accurate Infrastructure Data, Inc.'s report (Exhibit "B"), the company conducted 17 test holes along the Right-of-Way and determined that the pipeline itself is encased in a steel wrapping along the entire Property and that it is buried below the earth's surface an average depth of 6.71 feet (the maximum depth is 10.55 feet).

Most transmission lines consist of only the carrier pipe(s). In contrast, the steel encasing of the pipelines within the Right-of-Way on the Property is an atypical situation that is required in this instance by Federal Regulations, given the Property's proximity to a major highway (I-270 is located immediately to the east of the Property).[3] Moreover, the Federal Regulations impose additional requirements on pipelines required to be steel encased related to their ability to withstand certain loads; stress levels; and sealing requirements (the encasement must be sealed if there is a chance of water entry). Accordingly, from a health and safety standpoint, the Property (and the surrounding area) benefits from the additional Federally required protections to the pipelines as a result of their proximity to I-270.

The depth of the pipelines below the earth surface is most important given the need to provide adequate protection against accidental damage during land development activities and to protect from external loading. Therefore, it is notably that while the Right-of-Way requires a depth of 30 inches[4], the pipelines within the Right-of-Way are located, on average, at a depth that is more than double this requirement. The significant depth of the pipeline provides further safety assurance.

---

[2] The setback of 12 feet from the easement is a result of the overall layout of the plan; it was not dictated by a setback requirement from the easement.

[3] Pursuant to the Code of Federal Regulations Section 192.323 governing gas pipelines, steel encasing of gas transmission lines is required for lines running in proximity to a major highway (or railroad).

[4] The 30-inch minimum depth is also required by Code of Federal Regulations Section 192.327.

III. Required Findings

Zoning Ordinance Section 25.21.07 provides as follows:

> If the Planning Commission finds that undue hardship will result from strict compliance with any requirement of this chapter, it may grant a waiver or modification from such requirement so that substantial justice may be done if the public health, safety, aesthetics or general welfare will not be impaired and the waiver will not be contrary to the intent and purposes of the plan or this chapter.

As detailed below, the requested waiver meets these requirements.

A. Undue Hardship will Result from Strict Compliance with Section 25.21.18.b

Strict compliance with Section 25.21.18.b. would result in the reduction of eight two-over-two residential units, including the elimination of one MPDU. This reduction represents a 15 percent reduction in the overall number of proposed two-over-two units. This reduction imposes an undue hardship not only on the Applicant, but on the general public, given the significant need for more housing in the City of Rockville (as well as the overall area).

B. The Waiver will not Impair the Public Health, Safety, Aesthetics or General Welfare

As noted above, by virtue of the Property's proximity to I-270, the gas lines in the Right-of-Way are subject to additional safety measures not typically present in gas transmission lines, thus ensuring that the requested waiver of the setback requirement may be safely granted without impairing the public health, safety, aesthetics or general welfare. Transcontinental established the Right-of-Way to provide an adequate width to ensure the maintenance of the pipelines and the safety to the surrounding area. There is simply no reason that an additional setback ranging from 6 feet to 45 feet is needed in this instance.

C. The Waiver is Not Contrary to the Intents and Purposes of the Zoning Ordinance

Zoning Ordinance Section 25.01.02 sets forth 13 purposes of the Zoning Ordinance including:

- Provide for appropriately scaled, designed and sited buildings and other structures that are compatible with the natural and built environment
- Promote the City as an inclusive community by facilitating diversity in housing, building design and land use
- Secure the public safety
- Otherwise protect and promote the health, safety, comfort, convenience, welfare, and happiness of the Rockville community

> through the comprehensive regulation of the use and development of land and structures

See Exhibit "C" for a complete list of the purposes of the Zoning Ordinance.

Not only will the requested waiver not be contrary to the purposes of the Zoning Ordinance, it will actually further the purposes of the Zoning Ordinance by ensuring the proposed development is properly scaled; the structures are appropriately located; and additional housing and a diversity of housing is provided. Further, as noted previously, the unique conditions of the pipelines within the Right-of-Way ensure the public safety.

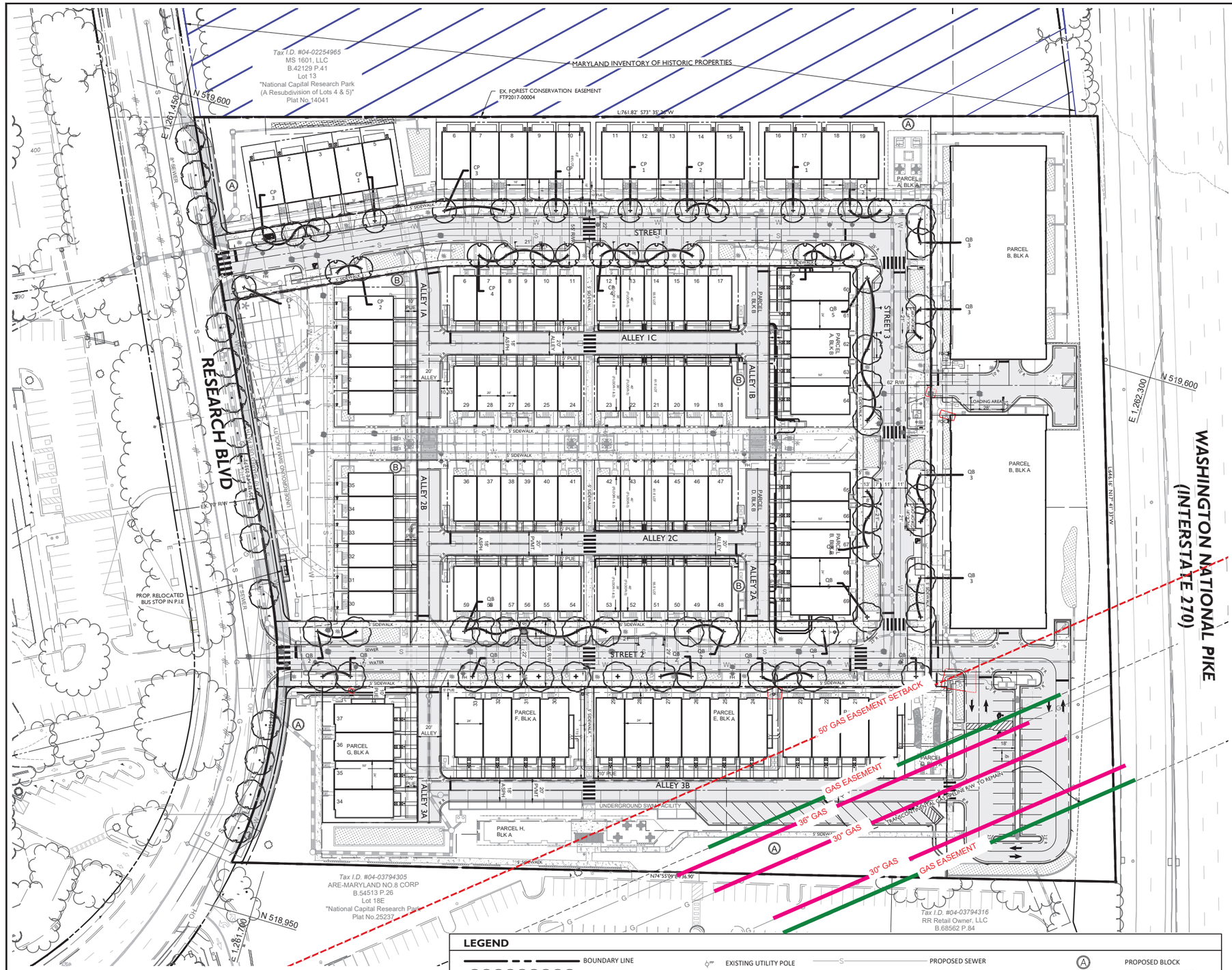
IV. Conclusion

As discussed, the requested 6 foot to 45 foot waiver from Section 25.21.18.b may be safely granted without any negative impacts to the City or to the residents and visitor of the proposed development and the surrounding area. In fact, it is only the denial of the requested waiver that would have a negative impact – by decreasing the number of overall needed housing units; decreasing the number of affordable housing units; and decreasing the number of appropriately priced housing units for the first time home buyer.

For all of these reasons, we respectfully request the Planning Commission's approval of the requested waiver.

Exhibit "A"

Gas Pipeline Right-of-Way



Site Plan

SCALE: 1" = 40'

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

1 INCH = 40 FT

LEGEND

- BOUNDARY LINE
- EXISTING TREELINE
- 54" 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
- EXISTING EASEMENT
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING WATER VALVE
- EXISTING CLEANOUT
- S — PROPOSED SEWER
- W — 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.

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

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-Co\R.1455 Research Blvd\Project Files\autocad\Plot Plans\Site Plan\SP-02 Site Plan.dwg

Pulte Homes

RODGERS CONSULTING
19947 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

STATE OF MARYLAND · CHRISTOPHER J. TYMON · 26328 · PROFESSIONAL ENGINEER

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" = 40'
DRAWING TITLE Site Plan
DRAWING NUMBER SP-02
2026.06.15 - 11:29 AM

Exhibit "B"

UTILITY LEGEND

TEST HOLE LOCATION MARKER

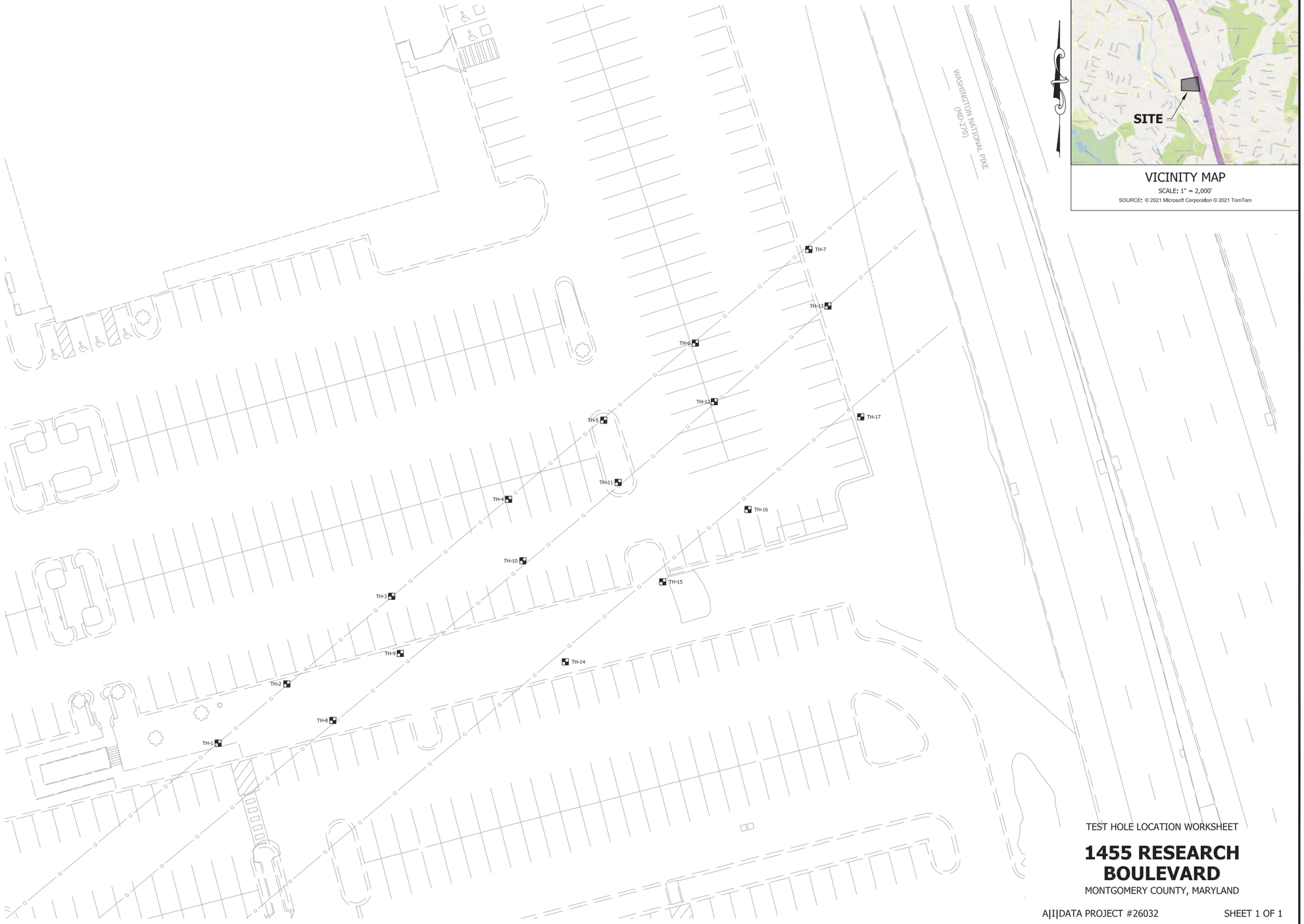
NOTES

- AUTOCAD REFERENCE FILE(S) USED IN THIS DRAWING: "SRV_FEATURES.DWG" PROVIDED BY RODGERS CONSULTING INC FOR BASE MAP/PLANIMETRIC FEATURES.

SURVEY REFERENCE NOTES

THE HORIZONTAL AND VERTICAL SURVEY DATA CONTAINED HEREIN UTILITY DRAWING "26032 - 1455 Research Boulevard Test Holes.dwg" ARE REFERENCED TO THE SURVEY CONTROL PROVIDED BY RODGERS CONSULTING INC, INCLUDING:

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
320000	519097.13	1262004.93	397.20	REBAR & CAP
321000	519218.59	1262216.29	399.71	REBAR & CAP





VICINITY MAP

SCALE: 1" = 2,000'

SOURCE: © 2021 Microsoft Corporation © 2021 TomTom

TEST HOLE LOCATION WORKSHEET

1455 RESEARCH BOULEVARD

MONTGOMERY COUNTY, MARYLAND

A|I|DATA PROJECT #26032 SHEET 1 OF 1

DRAFTED BY: TMT CHECKED BY: JPM DRAWING DATE: 05/08/2026

REVISIONS:

SCALE: 1"=20'

0' 20' 40'

TEST HOLES PERFORMED:

04/06/2026 - 04/29/2026

BY: JWT3, MY, PMW, DTA, CDC, TDT, JAR, NRC, DLB, DHM

SITE ADDRESS:

1455 RESEARCH BOULEVARD
ROCKVILLE, MARYLAND 20850

DRAWING PREPARED FOR:

RODGERS CONSULTING INC
19847 CENTURY BOULEVARD SUITE 200
GERMANTOWN, MARYLAND 20874

A|I|DATA

ACCURATE INFRASTRUCTURE DATA, INC.
1123 HANZLIK AVENUE, BALTIMORE, MD 21237
PHONE: 410-686-5091 FAX: 410-686-5093

SAVED: 5/6/2026 PLOTTED: May 8, 2026
FILE PATH: C:\USERS\CODYWOLFE\ONEDRIVE - AIDATA\DOCUMENTS - 2026\26032-1455RESEARCHBLVD\CAD\TESTHOLES\26032 - 1455 RESEARCH BOULEVARD TEST HOLES.DWG

A|I|DATA

TEST HOLE SUMMARY

PROJECT: 1455 RESEARCH BOULEVARD
LOCATION: MONTGOMERY COUNTY, MD
CLIENT: RODGERS CONSULTING INC.

A/I/DATA PROJECT #: 26032
REPORT DATE: 05/05/2026

TH#	UTILITY REQUESTED	UTILITY FOUND	DEPTH	UTILITY ELEV.	REMARKS
1	36" GAS	WRAPPED STEEL GAS PIPE	4.50	386.96	
2	36" GAS	WRAPPED STEEL GAS PIPE	8.71	390.20	
3	36" GAS	WRAPPED STEEL GAS PIPE	6.26	393.16	
4	36" GAS	WRAPPED STEEL GAS PIPE	4.84	394.53	
5	36" GAS	WRAPPED STEEL GAS PIPE	5.09	394.83	
6	36" GAS	WRAPPED STEEL GAS PIPE	4.59	395.00	
7	36" GAS	WRAPPED STEEL GAS PIPE	7.71	392.96	
8	30" GAS	WRAPPED STEEL GAS PIPE	3.50	385.78	
9	30" GAS	NO UTILITY FOUND	N/A	N/A	TEST HOLE EXCAVATED TO A DEPTH OF 10.0±
10	30" GAS	WRAPPED STEEL GAS PIPE	9.07	389.87	
11	30" GAS	WRAPPED STEEL GAS PIPE	8.14	391.05	
12	30" GAS	WRAPPED STEEL GAS PIPE	7.42	391.34	
13	30" GAS	WRAPPED STEEL GAS PIPE	7.23	392.64	
14	30" GAS	WRAPPED STEEL GAS PIPE	3.53	385.04	
15	30" GAS	WRAPPED STEEL GAS PIPE	10.55	386.39	
16	30" GAS	WRAPPED STEEL GAS PIPE	9.92	387.30	
17	30" GAS	WRAPPED STEEL GAS PIPE	9.89	388.86	

ALL MEASUREMENTS ARE SHOWN IN DECIMAL FEET EXCEPT WHERE NOTED

ASCE/UESI/CI 38-22 CERTIFICATION



THE UNDERSIGNED ENGINEER, JONATHAN P. MARKLAND, CERTIFIES THAT THE "TEST HOLE DATA SHEETS" WITHIN THIS REPORT MEET THE REQUIREMENTS FOR QUALITY LEVEL A (QL A) DATA IN ACCORDANCE WITH "ASCE/UESI/CI 38-22 – STANDARD GUIDELINE FOR INVESTIGATING AND DOCUMENTING EXISTING UTILITIES" (ASCE 38-22).

Jonathan MarkLand 5/8/2026

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. 35198, EXPIRATION DATE: 6/25/2026

STATEMENT OF RESPONSIBLE CHARGE



THE UNDERSIGNED SURVEYOR, JONATHAN P. MARKLAND, WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THE TEST HOLE DATA SHEETS CONTAINED WITHIN THIS REPORT, AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH CODE OF MARYLAND REGULATIONS TITLE 09, SUBTITLE 13, CHAPTER 06 – MINIMUM STANDARDS OF PRACTICE.

Jonathan MarkLand 5/8/2026

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21510, LICENSE EXPIRATION DATE: 5/31/2026

A|I|DATA TEST HOLE DATA SHEET

PROJECT: 1455 RESEARCH BOULEVARD
MONTGOMERY COUNTY, MD

CLIENT: RODGERS CONSULTING INC.

TEST HOLE 1

UTILITY DETAILS

UTILITY REQUESTED: 36" GAS

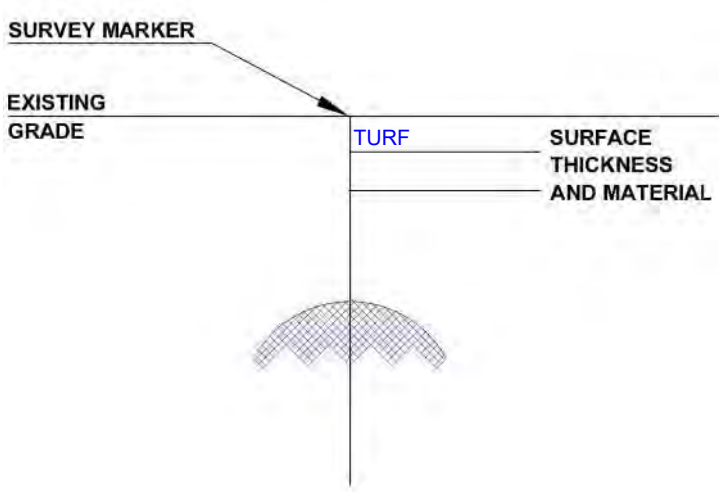
A/I/DATA PROJECT #: 26032
EXCAVATION BY: A|I|DATA
EXCAVATION DATE: 4/28/2026
MARKER SURVEYED: A|I|DATA

REPORT DATE: 5/5/2026
FORM BY: JAR
ASSISTED BY: DLB, NRC
CHECKED BY: JPM

UTILITY FOUND ID	QTY	SIZE	TYPE	MATERIAL	CONDITION	DEPTH TO TOP	DEPTH TO BOTTOM	ELEV AT TOP	ELEV AT BOTTOM	MEASURED WIDTH
U1	1		GAS	WRAPPED STEEL PIPE	GOOD	4.50		386.96		

CROSS SECTION VIEW OF TEST HOLE

NOT TO SCALE



SECTION DRAWN FACING: NE
PAVING CONDITIONS: N/A
SOIL CONDITIONS: SOFT MOIST ROCKY SAND

SURVEY DATA:

MARKER ABOVE: APPROX. CROWN
MARKING TAPE: YELLOW

TH #	NORTHING	EASTING	ELEVATION	DESC
1	519091.58	1262043.86	391.46	HUB & TACK

CONTROL PROVIDED BY: RODGERS CONSULTING INC.

PT #	NORTHING	EASTING	ELEVATION	DESC
320000	519097.13	1262004.93	397.20	REBAR & CAP
321000	519218.59	1262216.29	399.71	REBAR & CAP

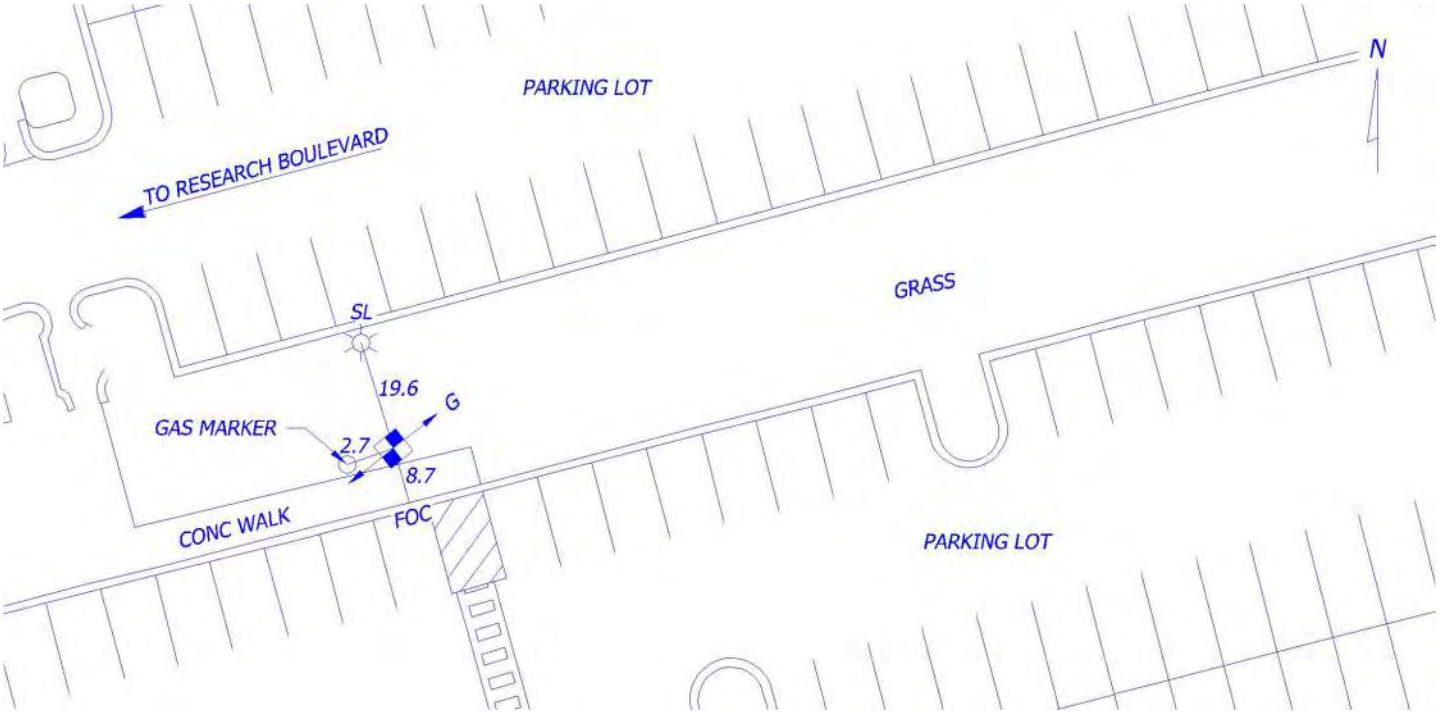
NOTES:

UNABLE TO EXPOSE ENTIRE PIPE DUE TO LARGE DIAMETER OF PIPE. WILLIAMS TRANSCO PIPELINE INSPECTOR INDICATED THAT THE GAS IS A 36" PIPE. HUB & TACK SET OVER APPROXIMATE CROWN OF PIPE.

MEASUREMENTS ARE SHOWN IN DECIMAL FEET EXCEPT WHERE NOTED

PLAN VIEW OF TEST HOLE

DIMENSIONS GOVERN; NOT TO SCALE



PRE-EXCAVATION:



DOWN HOLE:



POST-EXCAVATION:



A|I|DATA TEST HOLE DATA SHEET

PROJECT: 1455 RESEARCH BOULEVARD
MONTGOMERY COUNTY, MD

CLIENT: RODGERS CONSULTING INC.

TEST HOLE 2

UTILITY DETAILS

UTILITY REQUESTED: 36" GAS

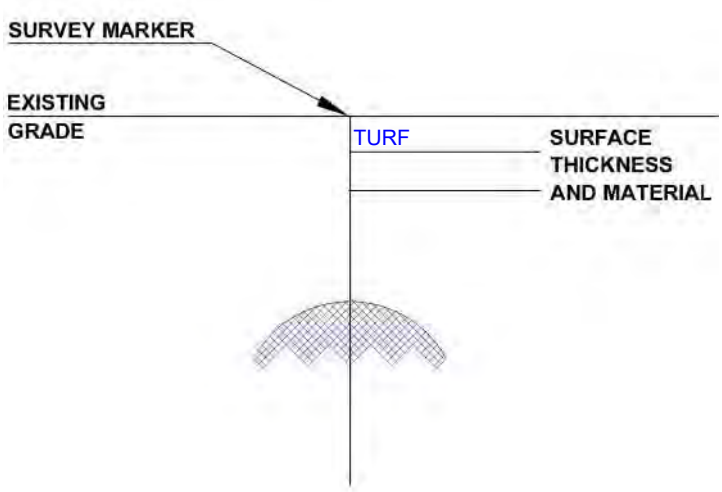
A/I/DATA PROJECT #: 26032
EXCAVATION BY: A|I|DATA
EXCAVATION DATE: 4/28/2026
MARKER SURVEYED: A|I|DATA

REPORT DATE: 5/5/2026
FORM BY: JAR
ASSISTED BY: NRC, DLB
CHECKED BY: JPM

UTILITY FOUND ID	QTY	SIZE	TYPE	MATERIAL	CONDITION	DEPTH TO TOP	DEPTH TO BOTTOM	ELEV AT TOP	ELEV AT BOTTOM	MEASURED WIDTH
U1	1		GAS	WRAPPED STEEL PIPE	GOOD	8.71		390.20		

CROSS SECTION VIEW OF TEST HOLE

NOT TO SCALE



SECTION DRAWN FACING: NE
PAVING CONDITIONS: N/A
SOIL CONDITIONS: SOFT DRY ROCKY SAND

SURVEY DATA:

MARKER ABOVE: APPROX. CROWN
MARKING TAPE: YELLOW

TH #	NORTHING	EASTING	ELEVATION	DESC
2	519117.50	1262073.98	398.91	HUB & TACK

CONTROL PROVIDED BY: RODGERS CONSULTING INC.

PT #	NORTHING	EASTING	ELEVATION	DESC
320000	519097.13	1262004.93	397.20	REBAR & CAP
321000	519218.59	1262216.29	399.71	REBAR & CAP

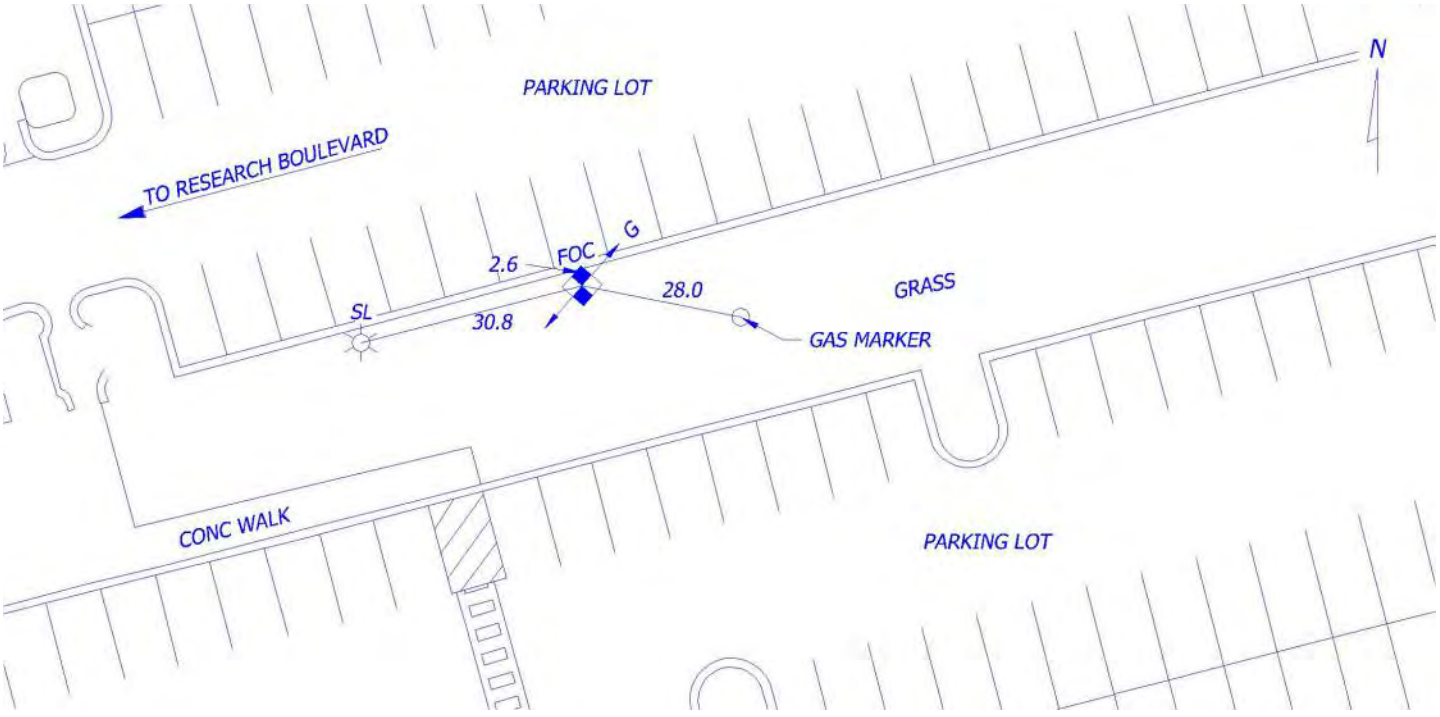
NOTES:

UNABLE TO EXPOSE ENTIRE PIPE DUE TO LARGE DIAMETER OF PIPE. WILLIAMS TRANSCO PIPELINE INSPECTOR INDICATED THAT THE GAS IS A 36" PIPE. HUB & TACK SET OVER APPROXIMATE CROWN OF PIPE.

MEASUREMENTS ARE SHOWN IN DECIMAL FEET EXCEPT WHERE NOTED

PLAN VIEW OF TEST HOLE

DIMENSIONS GOVERN; NOT TO SCALE



PRE-EXCAVATION:



DOWN HOLE:



POST-EXCAVATION:



A|I|DATA TEST HOLE DATA SHEET

PROJECT: 1455 RESEARCH BOULEVARD
MONTGOMERY COUNTY, MD

CLIENT: RODGERS CONSULTING INC.

TEST HOLE 3

UTILITY DETAILS

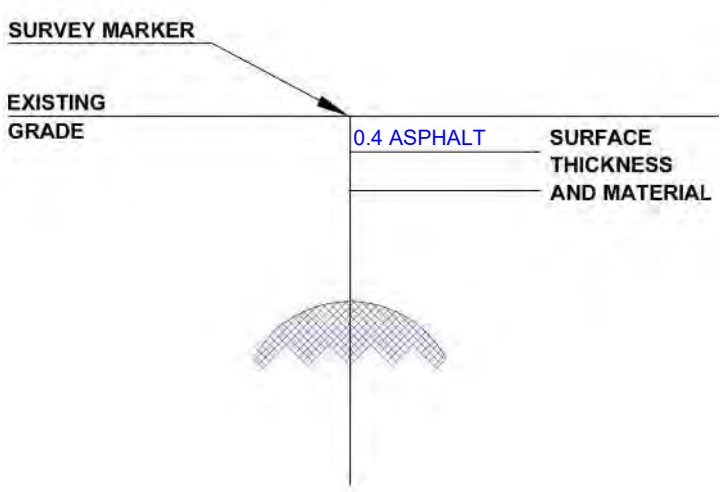
UTILITY REQUESTED: 36" GAS

A/I/DATA PROJECT #: 26032
EXCAVATION BY: A|I|DATA
EXCAVATION DATE: 4/29/2026
MARKER SURVEYED: A|I|DATA
REPORT DATE: 5/5/2026
FORM BY: PMW
ASSISTED BY: CDC, TDT, DTA
CHECKED BY: JPM

UTILITY FOUND ID	QTY	SIZE	TYPE	MATERIAL	CONDITION	DEPTH TO TOP	DEPTH TO BOTTOM	ELEV AT TOP	ELEV AT BOTTOM	MEASURED WIDTH
U1	1		GAS	WRAPPED STEEL PIPE	GOOD	6.26		393.16		

CROSS SECTION VIEW OF TEST HOLE

NOT TO SCALE



SECTION DRAWN FACING: NE
PAVING CONDITIONS: GOOD
SOIL CONDITIONS: SOFT MOIST CLAY

SURVEY DATA:

MARKER ABOVE: APPROX. CROWN
MARKING TAPE: YELLOW

TH #	NORTHING	EASTING	ELEVATION	DESC
3	519155.87	1262119.88	399.42	MAG NAIL

CONTROL PROVIDED BY: RODGERS CONSULTING INC.

PT #	NORTHING	EASTING	ELEVATION	DESC
320000	519097.13	1262004.93	397.20	REBAR & CAP
321000	519218.59	1262216.29	399.71	REBAR & CAP

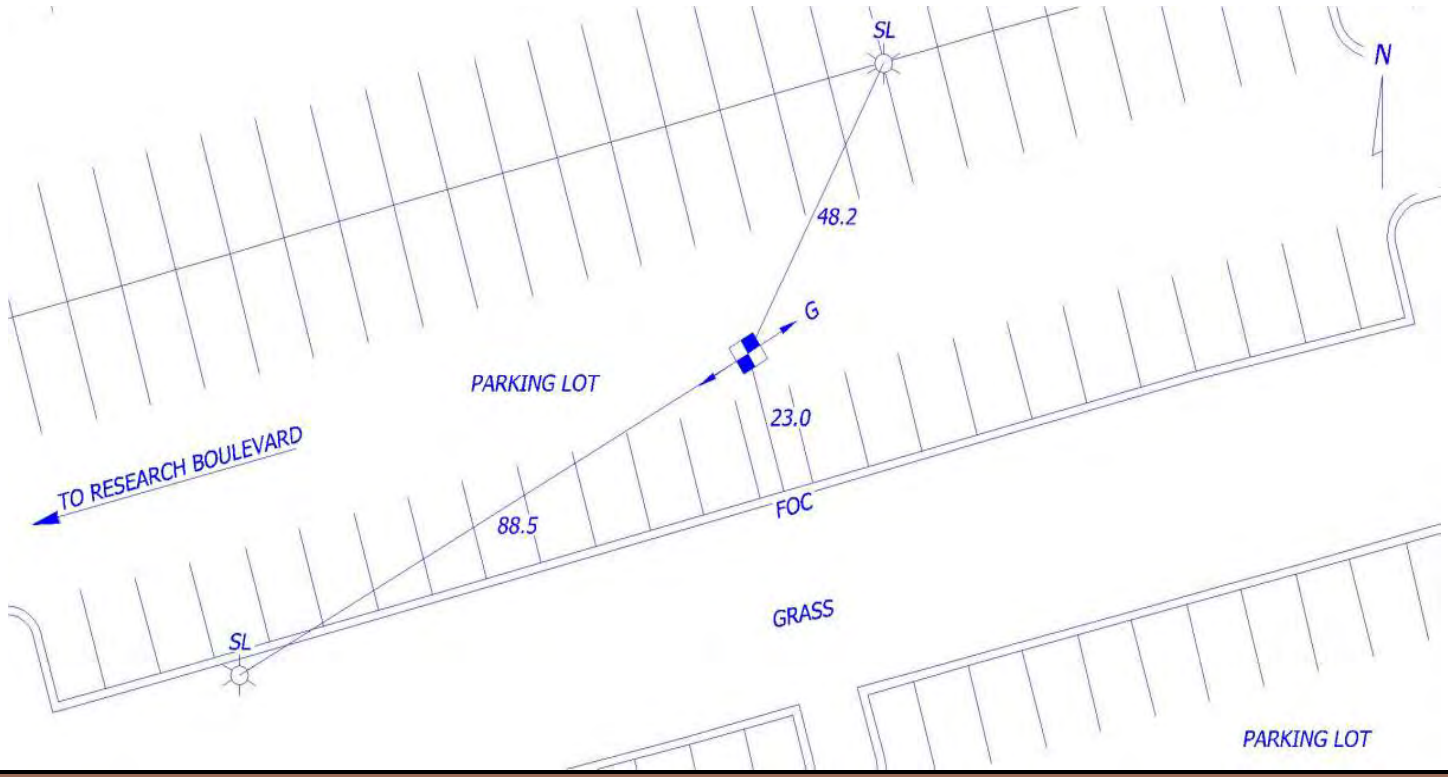
NOTES:

UNABLE TO EXPOSE ENTIRE PIPE DUE TO LARGE DIAMETER OF PIPE. WILLIAMS TRANSCO PIPELINE INSPECTOR INDICATED THAT THE GAS IS A 36" PIPE. MAG NAIL SET OVER APPROXIMATE CROWN OF PIPE.

MEASUREMENTS ARE SHOWN IN DECIMAL FEET EXCEPT WHERE NOTED

PLAN VIEW OF TEST HOLE

DIMENSIONS GOVERN; NOT TO SCALE



PRE-EXCAVATION:



DOWN HOLE:



POST-EXCAVATION:



A|I|DATA TEST HOLE DATA SHEET

PROJECT: 1455 RESEARCH BOULEVARD
MONTGOMERY COUNTY, MD

CLIENT: RODGERS CONSULTING INC.

TEST HOLE 4

UTILITY DETAILS

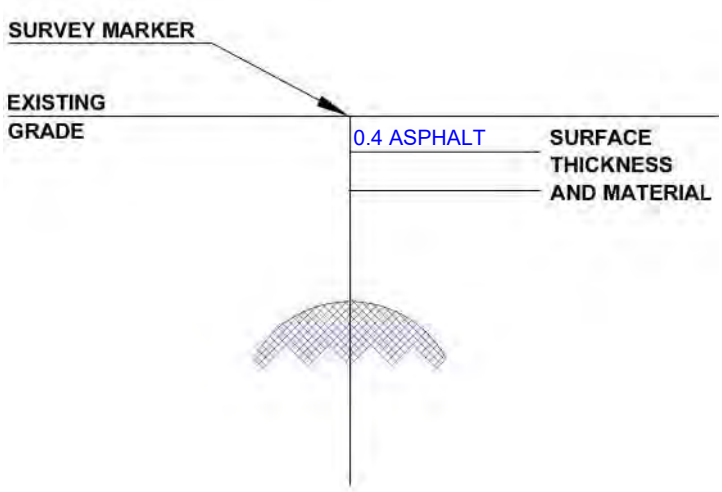
UTILITY REQUESTED: 36" GAS

A/I/DATA PROJECT #: 26032
EXCAVATION BY: A|I|DATA
EXCAVATION DATE: 4/29/2026
MARKER SURVEYED: A|I|DATA
REPORT DATE: 5/5/2026
FORM BY: PMW
ASSISTED BY: CDC, DTA, TDT
CHECKED BY: JPM

UTILITY FOUND ID	QTY	SIZE	TYPE	MATERIAL	CONDITION	DEPTH TO TOP	DEPTH TO BOTTOM	ELEV AT TOP	ELEV AT BOTTOM	MEASURED WIDTH
U1	1		GAS	WRAPPED STEEL PIPE	GOOD	4.84		394.53		

CROSS SECTION VIEW OF TEST HOLE

NOT TO SCALE



SECTION DRAWN FACING: NE
PAVING CONDITIONS: GOOD
SOIL CONDITIONS: SOFT MOIST CLAY

SURVEY DATA:

MARKER ABOVE: APPROX. CROWN
MARKING TAPE: YELLOW

TH #	NORTHING	EASTING	ELEVATION	DESC
4	519198.35	1262171.05	399.37	MAG NAIL

CONTROL PROVIDED BY: RODGERS CONSULTING INC.

PT #	NORTHING	EASTING	ELEVATION	DESC
320000	519097.13	1262004.93	397.20	REBAR & CAP
321000	519218.59	1262216.29	399.71	REBAR & CAP

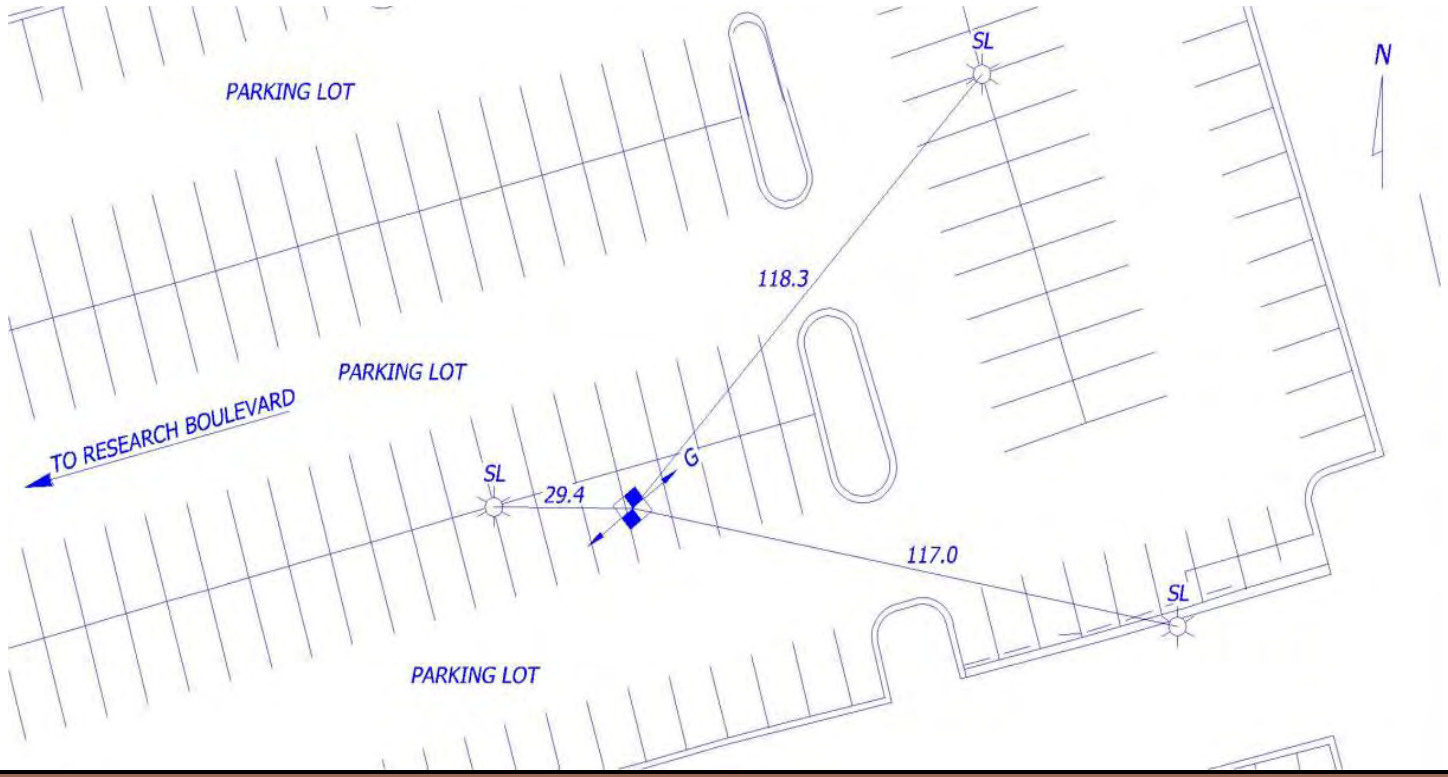
NOTES:

UNABLE TO EXPOSE ENTIRE PIPE DUE TO LARGE DIAMETER OF PIPE. WILLIAMS TRANSCO PIPELINE INSPECTOR INDICATED THAT THE GAS IS A 36" PIPE. MAG NAIL SET OVER APPROXIMATE CROWN OF PIPE.

MEASUREMENTS ARE SHOWN IN DECIMAL FEET EXCEPT WHERE NOTED

PLAN VIEW OF TEST HOLE

DIMENSIONS GOVERN; NOT TO SCALE



PRE-EXCAVATION:



DOWN HOLE:



POST-EXCAVATION:



A|I|DATA TEST HOLE DATA SHEET

PROJECT: 1455 RESEARCH BOULEVARD
MONTGOMERY COUNTY, MD

CLIENT: RODGERS CONSULTING INC.

TEST HOLE 5

UTILITY DETAILS

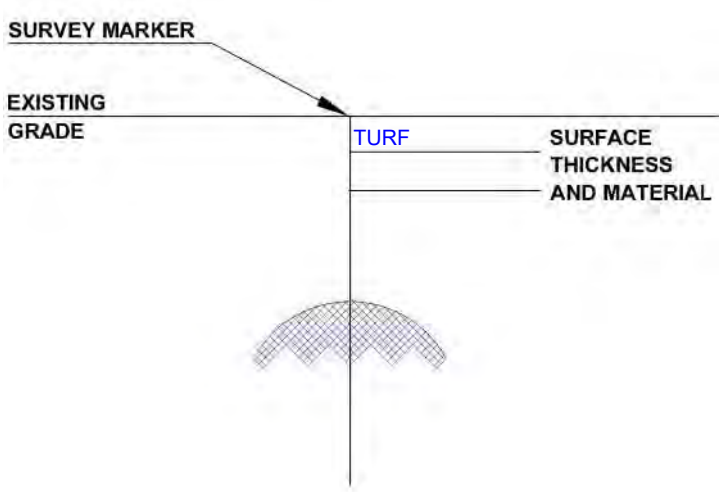
UTILITY REQUESTED: 36" GAS

A/I/DATA PROJECT #: 26032
EXCAVATION BY: A|I|DATA
EXCAVATION DATE: 4/27/2026
MARKER SURVEYED: A|I|DATA
REPORT DATE: 5/5/2026
FORM BY: PMW
ASSISTED BY: AB, DTA, NRC
CHECKED BY: JPM

UTILITY FOUND ID	QTY	SIZE	TYPE	MATERIAL	CONDITION	DEPTH TO TOP	DEPTH TO BOTTOM	ELEV AT TOP	ELEV AT BOTTOM	MEASURED WIDTH
U1	1		GAS	WRAPPED STEEL PIPE	GOOD	5.09		394.83		

CROSS SECTION VIEW OF TEST HOLE

NOT TO SCALE



SECTION DRAWN FACING: NE
PAVING CONDITIONS: N/A
SOIL CONDITIONS: SOFT MOIST CLAY

SURVEY DATA:

MARKER ABOVE: APPROX. CROWN
MARKING TAPE: YELLOW

TH #	NORTHING	EASTING	ELEVATION	DESC
5	519232.98	1262212.76	399.92	HUB & TACK

CONTROL PROVIDED BY: RODGERS CONSULTING INC.

PT #	NORTHING	EASTING	ELEVATION	DESC
320000	519097.13	1262004.93	397.20	REBAR & CAP
321000	519218.59	1262216.29	399.71	REBAR & CAP

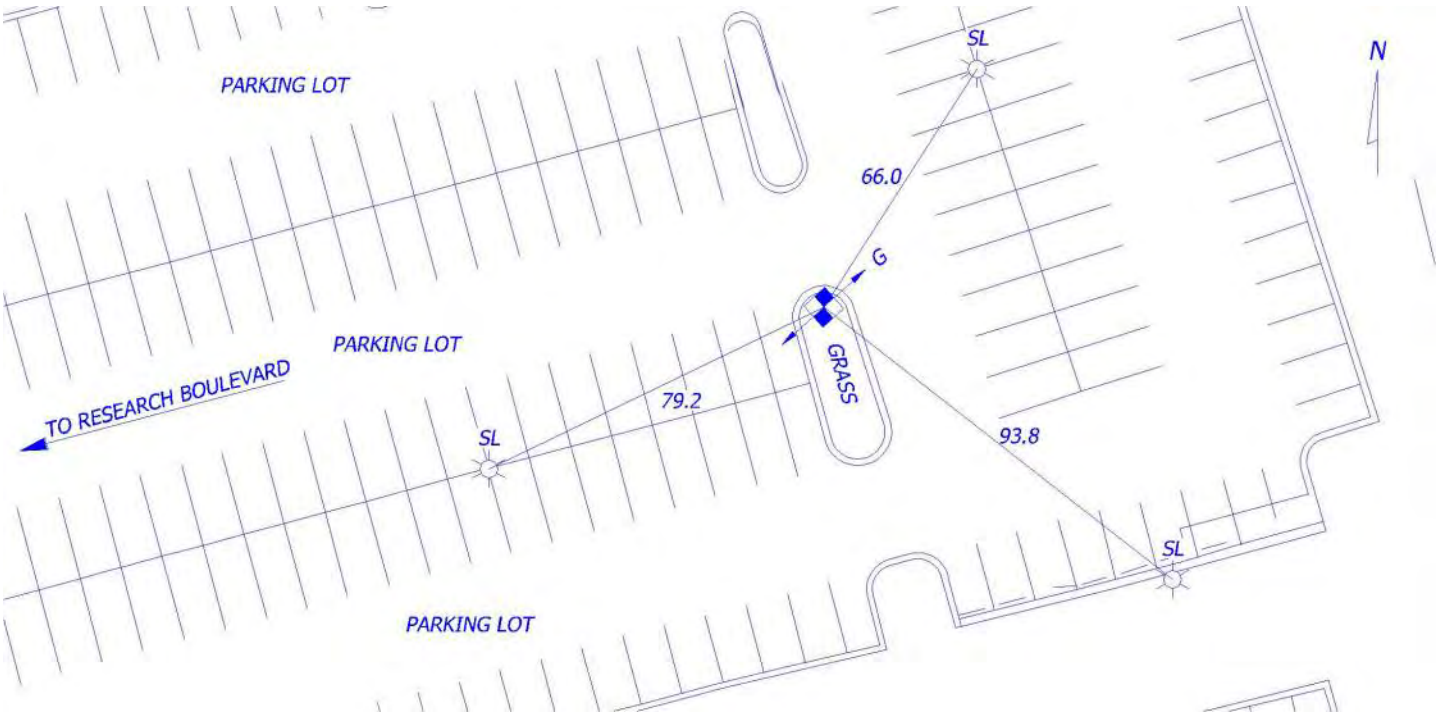
NOTES:

UNABLE TO EXPOSE ENTIRE PIPE DUE TO LARGE DIAMETER OF PIPE. WILLIAMS TRANSCO PIPELINE INSPECTOR INDICATED THAT THE GAS IS A 36" PIPE. HUB & TACK SET OVER APPROXIMATE CROWN OF PIPE.

MEASUREMENTS ARE SHOWN IN DECIMAL FEET EXCEPT WHERE NOTED

PLAN VIEW OF TEST HOLE

DIMENSIONS GOVERN; NOT TO SCALE



PRE-EXCAVATION:



DOWN HOLE:



POST-EXCAVATION:



A|I|DATA TEST HOLE DATA SHEET

PROJECT: 1455 RESEARCH BOULEVARD
MONTGOMERY COUNTY, MD

CLIENT: RODGERS CONSULTING INC.

TEST HOLE 6

UTILITY DETAILS

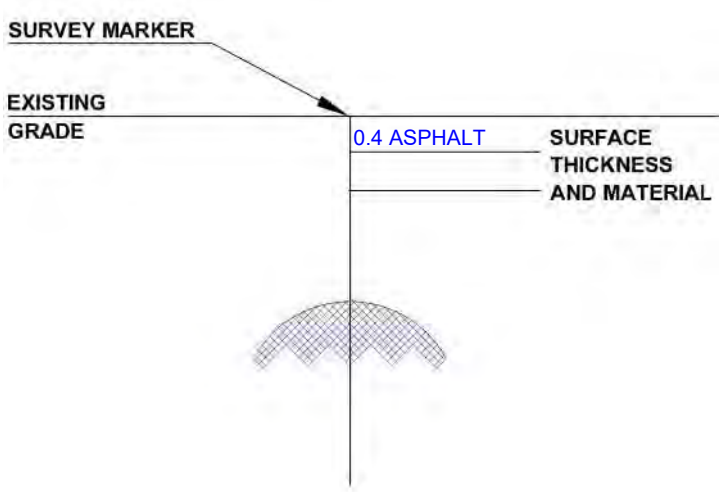
UTILITY REQUESTED: 36" GAS

A/I/DATA PROJECT #: 26032
EXCAVATION BY: A|I|DATA
EXCAVATION DATE: 4/28/2026
MARKER SURVEYED: A|I|DATA
REPORT DATE: 5/5/2026
FORM BY: PMW
ASSISTED BY: CDC, TDT
CHECKED BY: JPM

UTILITY FOUND ID	QTY	SIZE	TYPE	MATERIAL	CONDITION	DEPTH TO TOP	DEPTH TO BOTTOM	ELEV AT TOP	ELEV AT BOTTOM	MEASURED WIDTH
U1	1		GAS	WRAPPED STEEL PIPE	GOOD	4.59		395.00		

CROSS SECTION VIEW OF TEST HOLE

NOT TO SCALE



SECTION DRAWN FACING: NE
PAVING CONDITIONS: GOOD
SOIL CONDITIONS: SOFT MOIST CLAY

SURVEY DATA:

MARKER ABOVE: APPROX. CROWN
MARKING TAPE: YELLOW

TH #	NORTHING	EASTING	ELEVATION	DESC
6	519266.75	1262252.89	399.59	MAG NAIL

CONTROL PROVIDED BY: RODGERS CONSULTING INC.

PT #	NORTHING	EASTING	ELEVATION	DESC
320000	519097.13	1262004.93	397.20	REBAR & CAP
321000	519218.59	1262216.29	399.71	REBAR & CAP

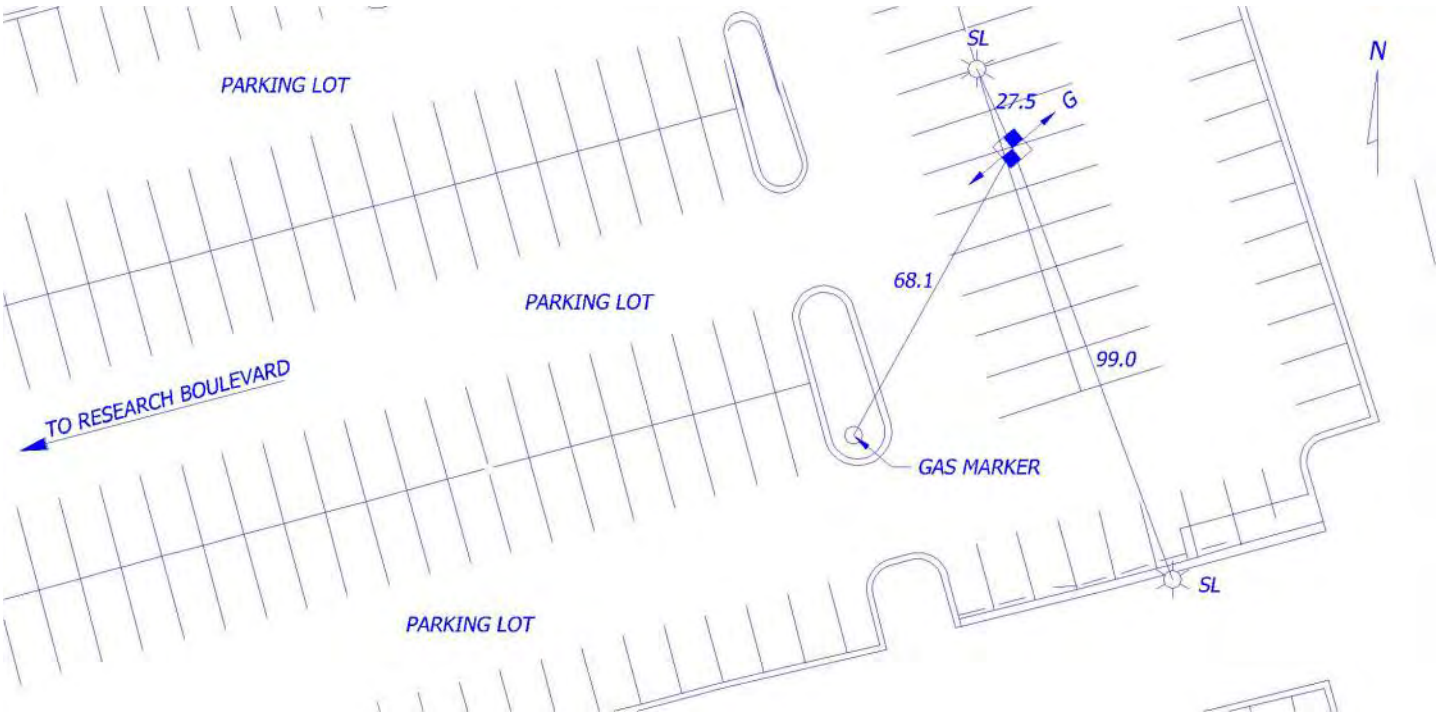
NOTES:

UNABLE TO EXPOSE ENTIRE PIPE DUE TO LARGE DIAMETER OF PIPE. WILLIAMS TRANSCO PIPELINE INSPECTOR INDICATED THAT THE GAS IS A 36" PIPE. MAG NAIL SET OVER APPROXIMATE CROWN OF PIPE

MEASUREMENTS ARE SHOWN IN DECIMAL FEET EXCEPT WHERE NOTED

PLAN VIEW OF TEST HOLE

DIMENSIONS GOVERN; NOT TO SCALE



PRE-EXCAVATION:



DOWN HOLE:



POST-EXCAVATION:



UTILITY DETAILS

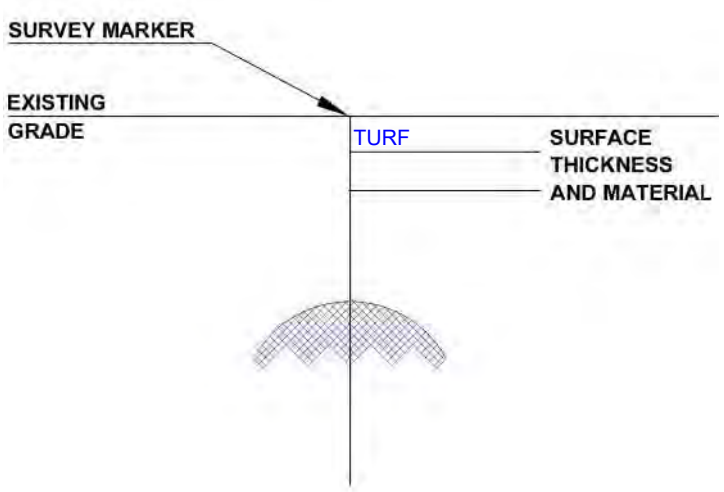
UTILITY REQUESTED: 36" GAS

A/I/DATA PROJECT #: 26032
EXCAVATION BY: A|I|DATA
EXCAVATION DATE: 4/27/2026
MARKER SURVEYED: A|I|DATA
REPORT DATE: 5/5/2026
FORM BY: PMW
ASSISTED BY: AB, DTA, NRC
CHECKED BY: JPM

UTILITY FOUND ID	QTY	SIZE	TYPE	MATERIAL	CONDITION	DEPTH TO TOP	DEPTH TO BOTTOM	ELEV AT TOP	ELEV AT BOTTOM	MEASURED WIDTH
U1	1		GAS	WRAPPED STEEL PIPE	GOOD	7.71		392.96		

CROSS SECTION VIEW OF TEST HOLE

NOT TO SCALE



SECTION DRAWN FACING: NE
PAVING CONDITIONS: N/A
SOIL CONDITIONS: SOFT MOIST CLAY

SURVEY DATA:

MARKER ABOVE: APPROX. CROWN
MARKING TAPE: YELLOW

TH #	NORTHING	EASTING	ELEVATION	DESC
7	519307.75	1262302.59	400.67	HUB & TACK

CONTROL PROVIDED BY: RODGERS CONSULTING INC.

PT #	NORTHING	EASTING	ELEVATION	DESC
320000	519097.13	1262004.93	397.20	REBAR & CAP
321000	519218.59	1262216.29	399.71	REBAR & CAP

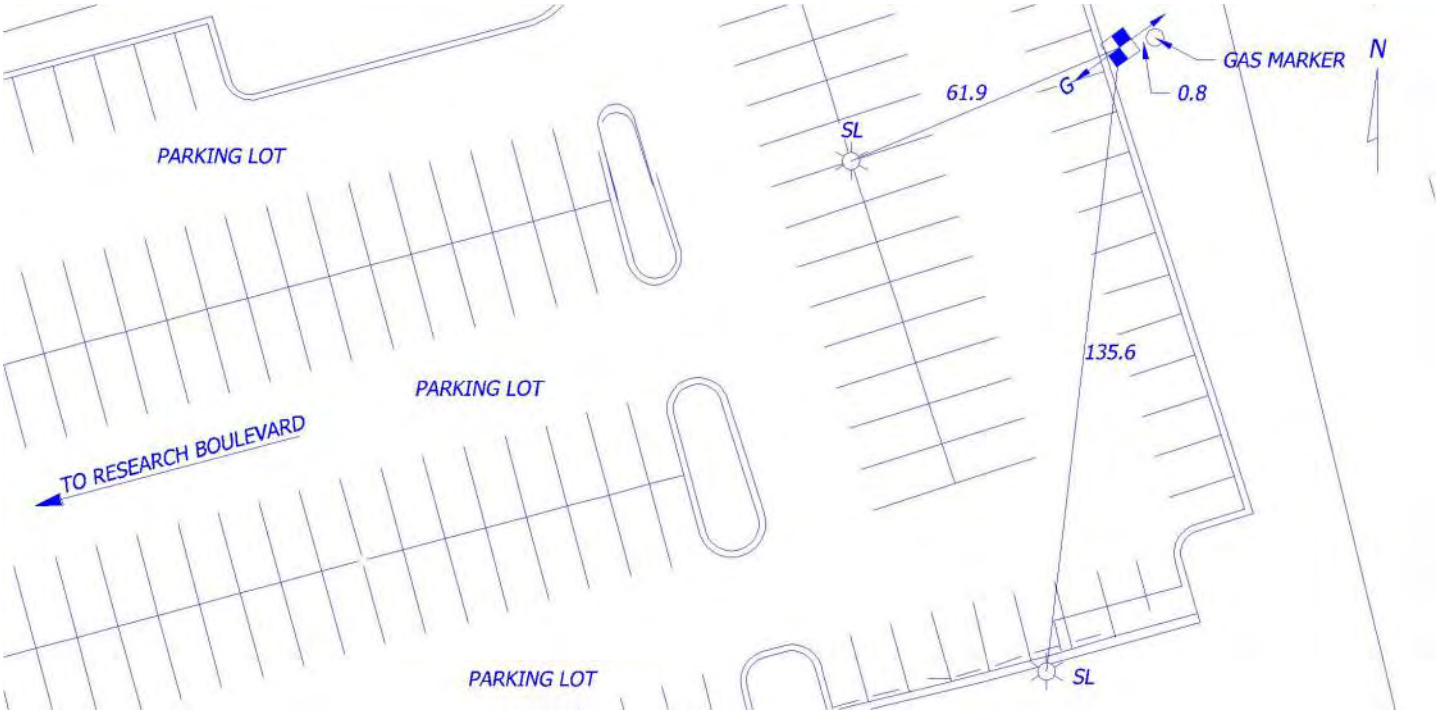
NOTES:

UNABLE TO EXPOSE ENTIRE PIPE DUE TO LARGE DIAMETER OF PIPE. WILLIAMS TRANSCO PIPELINE INSPECTOR INDICATED THAT THE GAS IS A 36" PIPE. HUB & TACK SET OVER APPROXIMATE CROWN OF PIPE.

MEASUREMENTS ARE SHOWN IN DECIMAL FEET EXCEPT WHERE NOTED

PLAN VIEW OF TEST HOLE

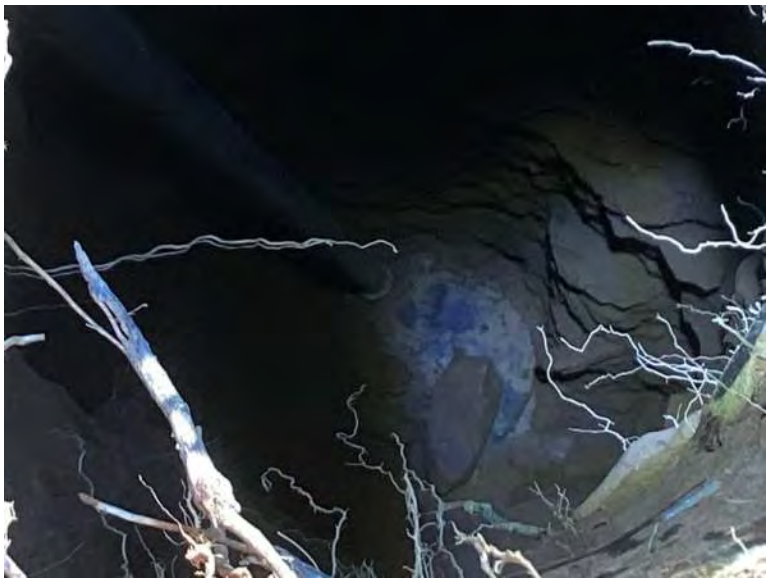
DIMENSIONS GOVERN; NOT TO SCALE



PRE-EXCAVATION:



DOWN HOLE:



POST-EXCAVATION:



A|I|DATA TEST HOLE DATA SHEET

PROJECT: 1455 RESEARCH BOULEVARD
MONTGOMERY COUNTY, MD

CLIENT: RODGERS CONSULTING INC.

TEST HOLE 8

UTILITY DETAILS

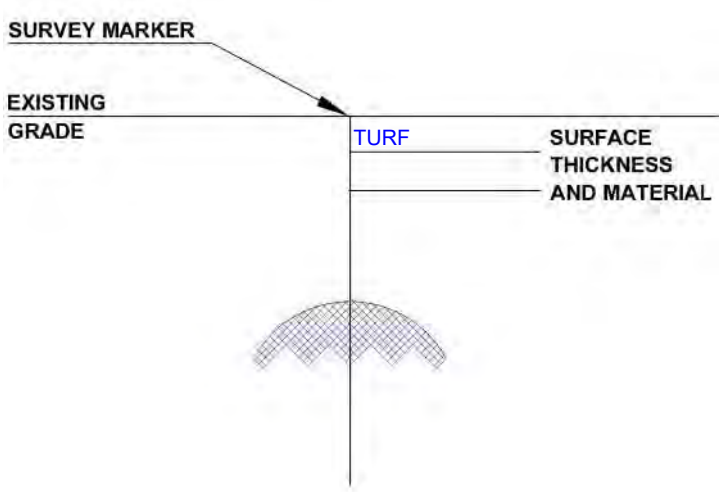
UTILITY REQUESTED: 30" GAS

A/I/DATA PROJECT #: 26032
EXCAVATION BY: A|I|DATA
EXCAVATION DATE: 4/28/2026
MARKER SURVEYED: A|I|DATA
REPORT DATE: 5/5/2026
FORM BY: JAR
ASSISTED BY: DLB, NRC
CHECKED BY: JPM

UTILITY FOUND ID	QTY	SIZE	TYPE	MATERIAL	CONDITION	DEPTH TO TOP	DEPTH TO BOTTOM	ELEV AT TOP	ELEV AT BOTTOM	MEASURED WIDTH
U1	1		GAS	WRAPPED STEEL PIPE	GOOD	3.50		385.78		

CROSS SECTION VIEW OF TEST HOLE

NOT TO SCALE



SECTION DRAWN FACING: NE
PAVING CONDITIONS: N/A
SOIL CONDITIONS: SOFT MOIST SAND

SURVEY DATA:

MARKER ABOVE: APPROX. CROWN
MARKING TAPE: YELLOW

TH #	NORTHING	EASTING	ELEVATION	DESC
8	519101.53	1262094.12	389.28	HUB & TACK

CONTROL PROVIDED BY: RODGERS CONSULTING INC.

PT #	NORTHING	EASTING	ELEVATION	DESC
320000	519097.13	1262004.93	397.20	REBAR & CAP
321000	519218.59	1262216.29	399.71	REBAR & CAP

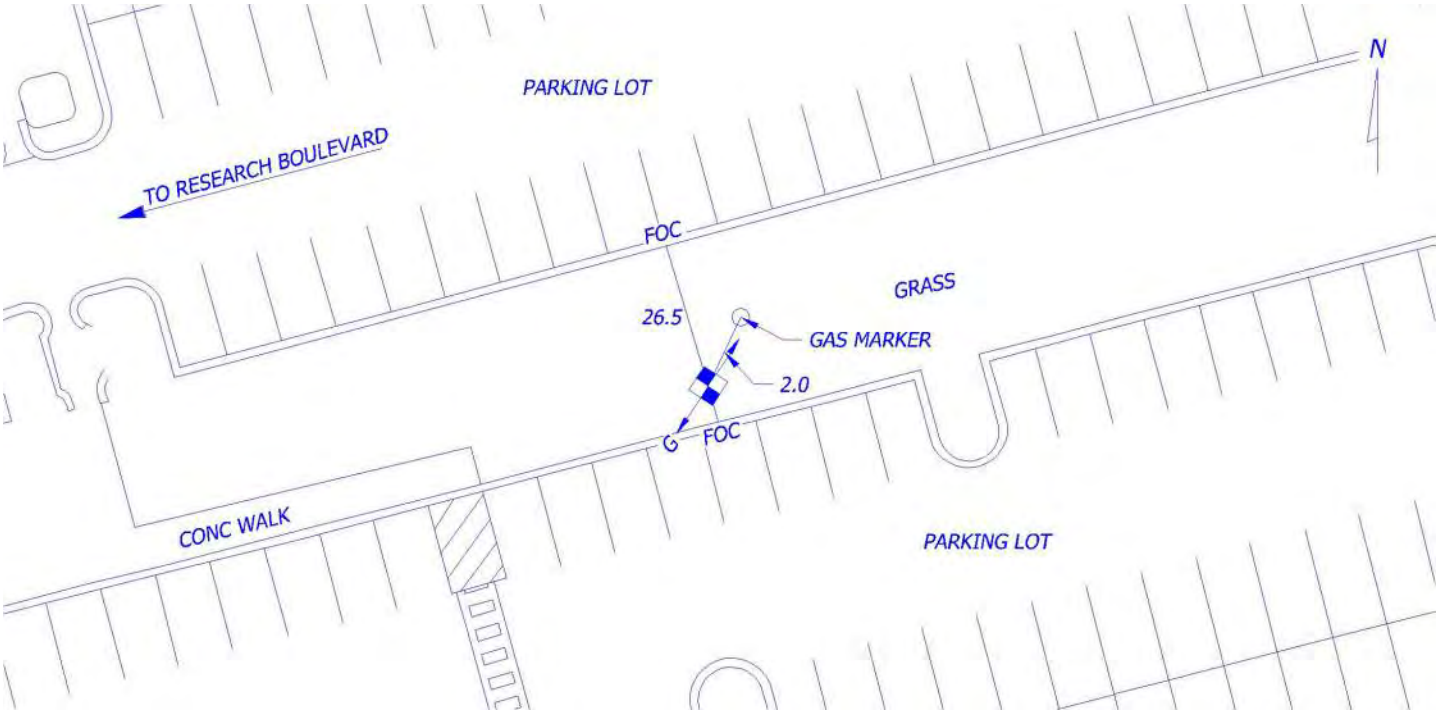
NOTES:

UNABLE TO EXPOSE ENTIRE PIPE DUE TO LARGE DIAMETER OF PIPE. WILLIAMS TRANSCO PIPELINE INSPECTOR INDICATED THAT THE GAS IS A 30" PIPE. HUB & TACK SET OVER APPROXIMATE CROWN OF PIPE.

MEASUREMENTS ARE SHOWN IN DECIMAL FEET EXCEPT WHERE NOTED

PLAN VIEW OF TEST HOLE

DIMENSIONS GOVERN; NOT TO SCALE



PRE-EXCAVATION:



DOWN HOLE:



POST-EXCAVATION:



A|I|DATA TEST HOLE DATA SHEET

PROJECT: 1455 RESEARCH BOULEVARD
MONTGOMERY COUNTY, MD

CLIENT: RODGERS CONSULTING INC.

TEST HOLE 9

UTILITY DETAILS

UTILITY REQUESTED: 30" GAS

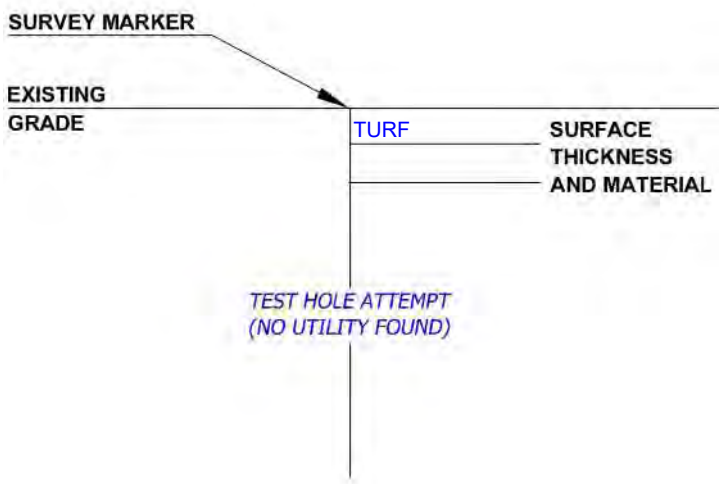
A/I/DATA PROJECT #: 26032
EXCAVATION BY: A|I|DATA
EXCAVATION DATE: 4/29/2026
MARKER SURVEYED: A|I|DATA

REPORT DATE: 5/5/2026
FORM BY: JAR
ASSISTED BY: DLB, NRC
CHECKED BY: JPM

UTILITY FOUND ID	QTY	SIZE	TYPE	MATERIAL	CONDITION	DEPTH TO TOP	DEPTH TO BOTTOM	ELEV AT TOP	ELEV AT BOTTOM	MEASURED WIDTH

CROSS SECTION VIEW OF TEST HOLE

NOT TO SCALE



SECTION DRAWN FACING: N/A
PAVING CONDITIONS: N/A
SOIL CONDITIONS: SOFT DRY ROCKY SAND

SURVEY DATA:

MARKER ABOVE: SEE NOTES
MARKING TAPE: WHITE

TH #	NORTHING	EASTING	ELEVATION	DESC
9	519130.85	1262123.67	399.90	HUB & TACK

CONTROL PROVIDED BY: RODGERS CONSULTING INC.

PT #	NORTHING	EASTING	ELEVATION	DESC
320000	519097.13	1262004.93	397.20	REBAR & CAP
321000	519218.59	1262216.29	399.71	REBAR & CAP

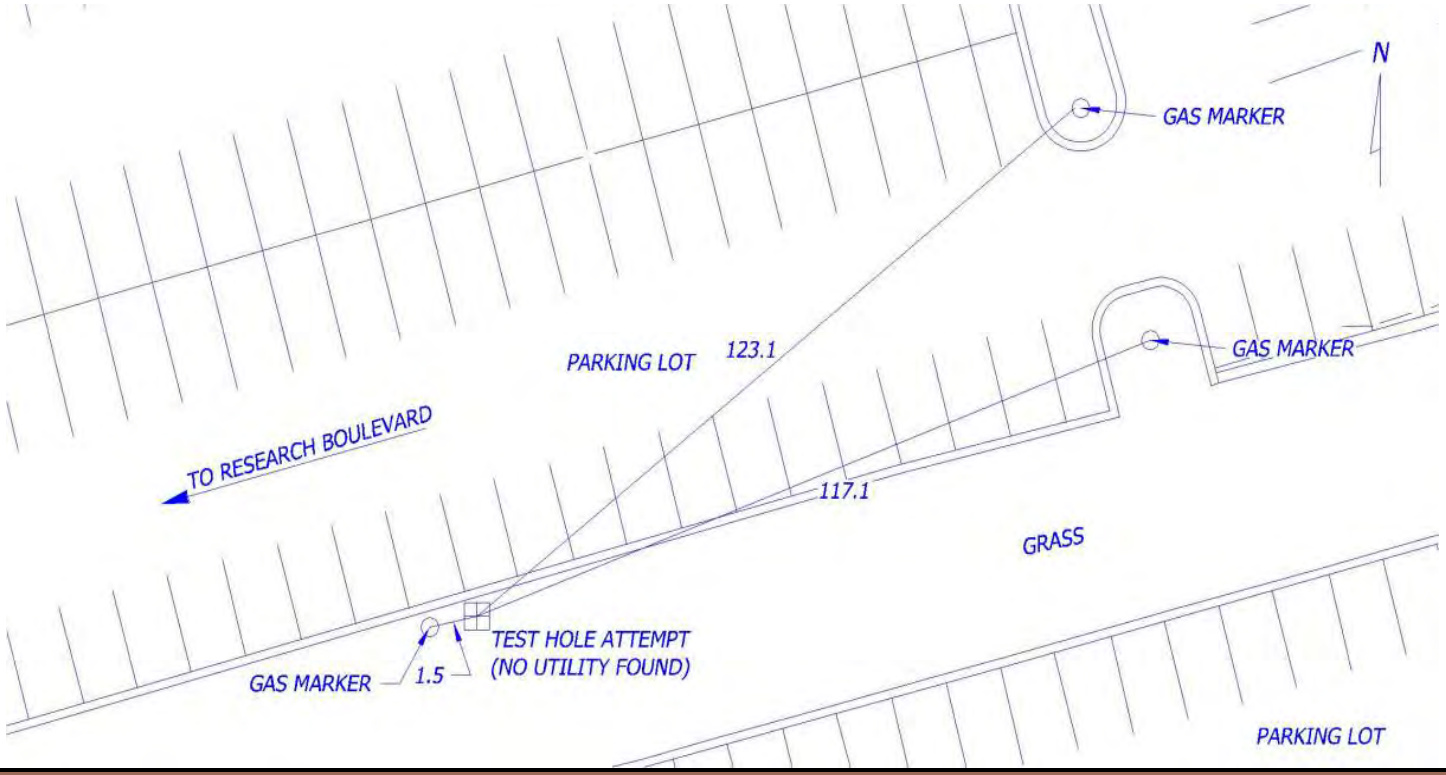
NOTES:

TEST HOLE EXCAVATED TO A DEPTH OF 10.0±. UNABLE TO EXPOSE REQUESTED UTLITY DUE TO SOIL CONDITIONS. NO UTILITY FOUND AND REQUESTED UTILITY BELIEVED TO BE DEEPER. HUB & TACK SET IN CENTER OF BATCKFILLED HOLE.

MEASUREMENTS ARE SHOWN IN DECIMAL FEET EXCEPT WHERE NOTED

PLAN VIEW OF TEST HOLE

DIMENSIONS GOVERN; NOT TO SCALE



PRE-EXCAVATION:



DOWN HOLE:



POST-EXCAVATION:



A|I|DATA TEST HOLE DATA SHEET

PROJECT: 1455 RESEARCH BOULEVARD
MONTGOMERY COUNTY, MD

CLIENT: RODGERS CONSULTING INC.

TEST HOLE 10

UTILITY DETAILS

UTILITY REQUESTED: 30" GAS

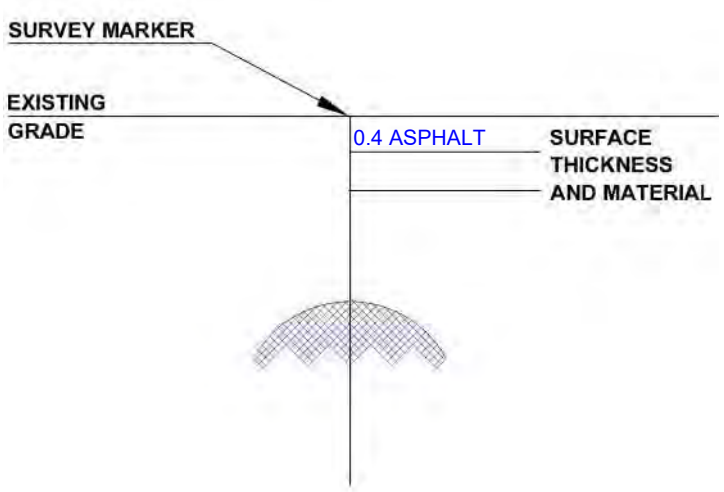
A/I/DATA PROJECT #: 26032
EXCAVATION BY: A|I|DATA
EXCAVATION DATE: 4/29/2026
MARKER SURVEYED: A|I|DATA

REPORT DATE: 5/5/2026
FORM BY: TDT
ASSISTED BY: DTA, CDC, PMW
CHECKED BY: JPM

UTILITY FOUND ID	QTY	SIZE	TYPE	MATERIAL	CONDITION	DEPTH TO TOP	DEPTH TO BOTTOM	ELEV AT TOP	ELEV AT BOTTOM	MEASURED WIDTH
U1	1		GAS	WRAPPED STEEL PIPE	GOOD	9.07		389.87		

CROSS SECTION VIEW OF TEST HOLE

NOT TO SCALE



SECTION DRAWN FACING: NE
PAVING CONDITIONS: GOOD
SOIL CONDITIONS: SOFT MOIST ROCKY

SURVEY DATA:

MARKER ABOVE: APPROX. CROWN
MARKING TAPE: YELLOW

TH #	NORTHING	EASTING	ELEVATION	DESC
10	519171.41	1262177.35	398.94	MAG NAIL

CONTROL PROVIDED BY: RODGERS CONSULTING INC.

PT #	NORTHING	EASTING	ELEVATION	DESC
320000	519097.13	1262004.93	397.20	REBAR & CAP
321000	519218.59	1262216.29	399.71	REBAR & CAP

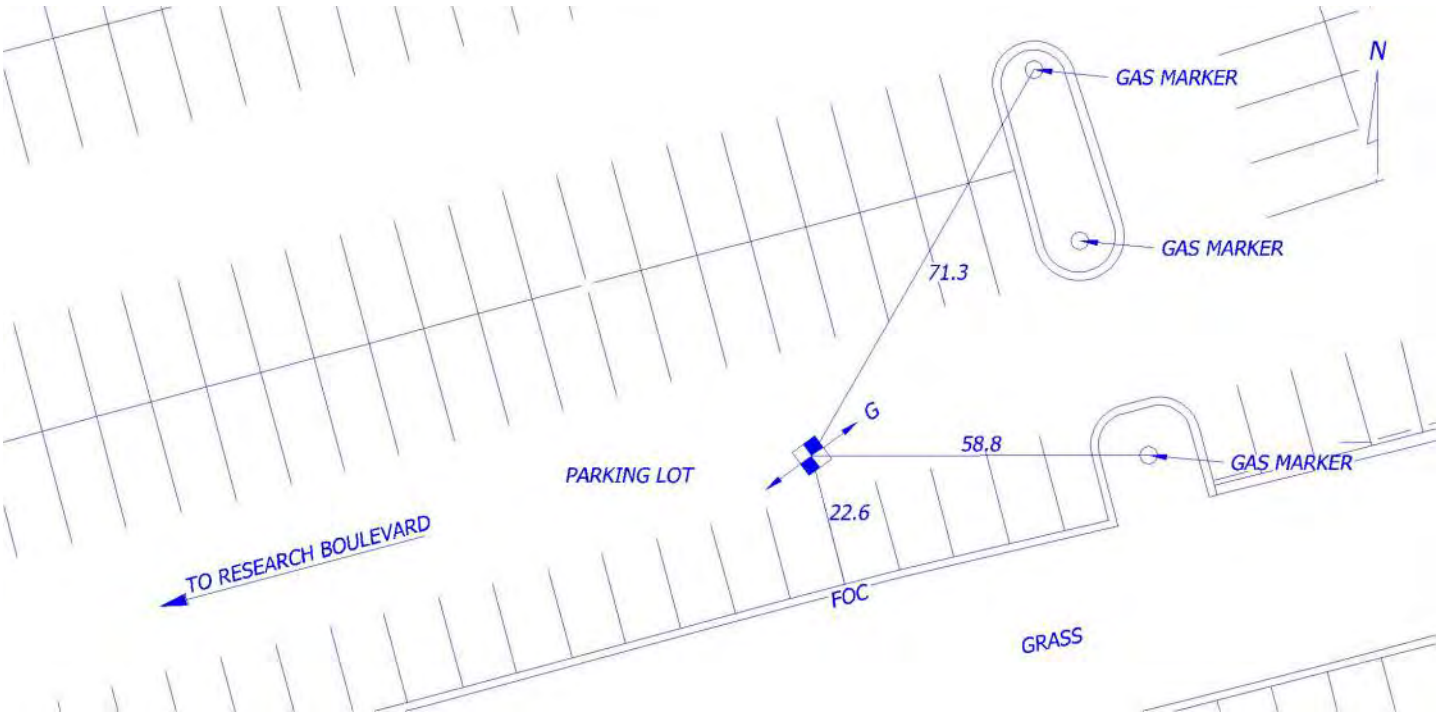
NOTES:

UNABLE TO EXPOSE ENTIRE PIPE DUE TO LARGE DIAMETER OF PIPE. WILLIAMS TRANSCO PIPELINE INSPECTOR INDICATED THAT THE GAS IS A 30" PIPE. MAG NAIL SET OVER APPROXIMATE CROWN OF PIPE.

MEASUREMENTS ARE SHOWN IN DECIMAL FEET EXCEPT WHERE NOTED

PLAN VIEW OF TEST HOLE

DIMENSIONS GOVERN; NOT TO SCALE



PRE-EXCAVATION:



DOWN HOLE:



POST-EXCAVATION:



A|I|DATA TEST HOLE DATA SHEET

PROJECT: 1455 RESEARCH BOULEVARD
MONTGOMERY COUNTY, MD

CLIENT: RODGERS CONSULTING INC.

TEST HOLE 11

UTILITY DETAILS

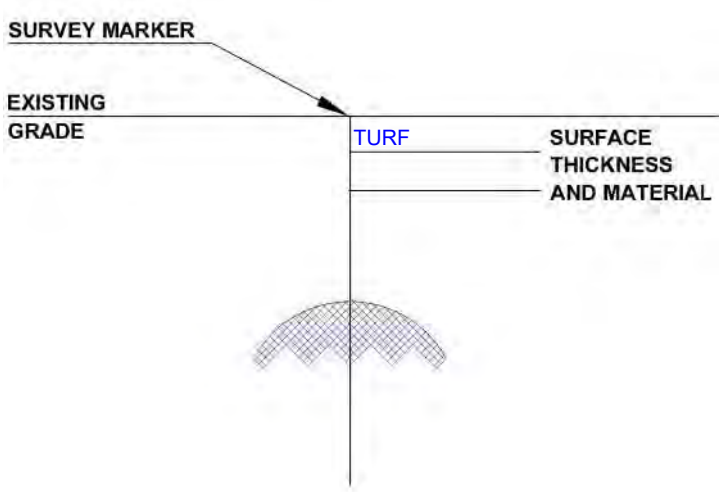
UTILITY REQUESTED: 30" GAS

A/I/DATA PROJECT #: 26032
EXCAVATION BY: A||DATA
EXCAVATION DATE: 4/29/2026
MARKER SURVEYED: A||DATA
REPORT DATE: 5/5/2026
FORM BY: PMW
ASSISTED BY: CDC, DTA, TDT
CHECKED BY: JPM

UTILITY FOUND ID	QTY	SIZE	TYPE	MATERIAL	CONDITION	DEPTH TO TOP	DEPTH TO BOTTOM	ELEV AT TOP	ELEV AT BOTTOM	MEASURED WIDTH
U1	1		GAS	WRAPPED STEEL PIPE	GOOD	8.14		391.05		

CROSS SECTION VIEW OF TEST HOLE

NOT TO SCALE



SECTION DRAWN FACING: NE
PAVING CONDITIONS: N/A
SOIL CONDITIONS: SOFT MOIST CLAY

SURVEY DATA:

MARKER ABOVE: APPROX. CROWN
MARKING TAPE: YELLOW

TH #	NORTHING	EASTING	ELEVATION	DESC
11	519205.73	1262219.05	399.19	HUB & TACK

CONTROL PROVIDED BY: RODGERS CONSULTING INC.

PT #	NORTHING	EASTING	ELEVATION	DESC
320000	519097.13	1262004.93	397.20	REBAR & CAP
321000	519218.59	1262216.29	399.71	REBAR & CAP

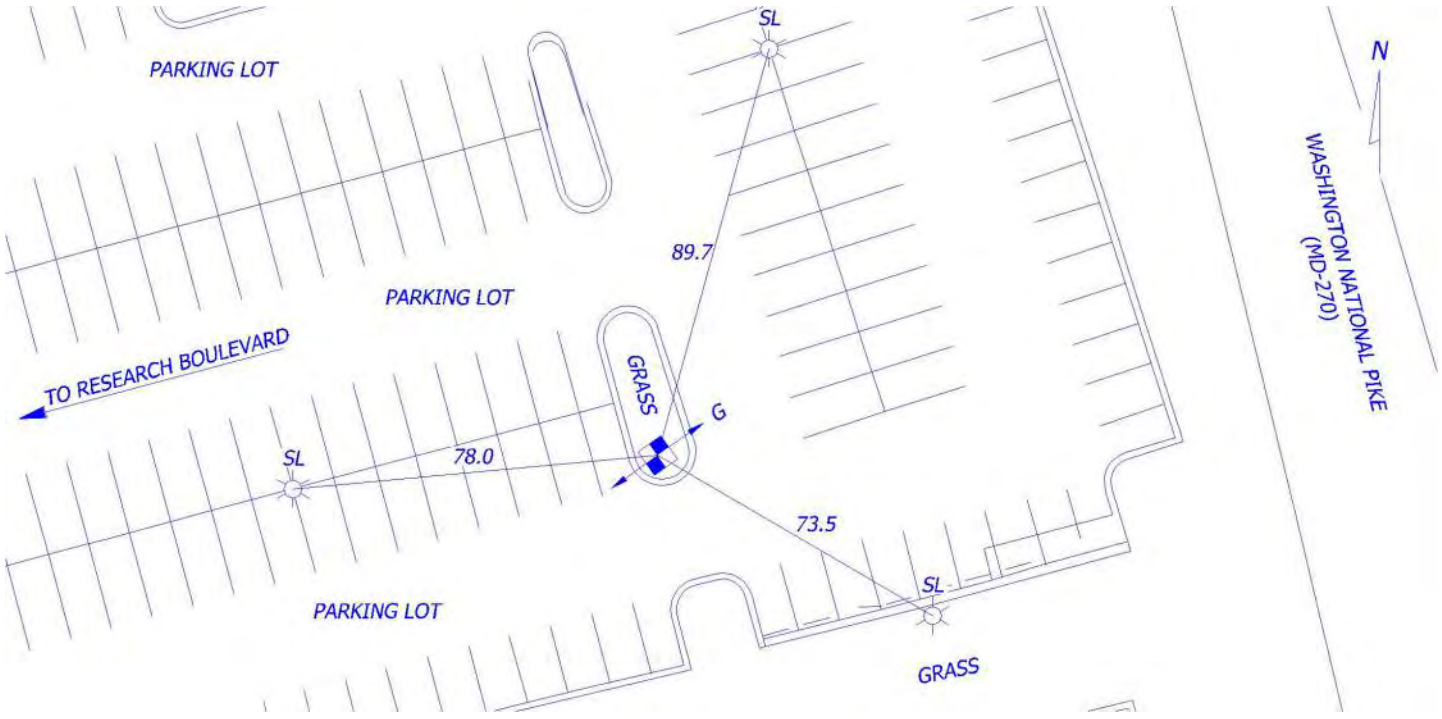
NOTES:

UNABLE TO EXPOSE ENTIRE PIPE DUE TO LARGE DIAMETER OF PIPE. WILLIAMS TRANSCO PIPELINE INSPECTOR INDICATED THAT THE GAS IS A 30" PIPE. HUB & TACK SET OVER APPROXIMATE CROWN OF PIPE.

MEASUREMENTS ARE SHOWN IN DECIMAL FEET EXCEPT WHERE NOTED

PLAN VIEW OF TEST HOLE

DIMENSIONS GOVERN; NOT TO SCALE



PRE-EXCAVATION:



DOWN HOLE:



POST-EXCAVATION:



A|I|DATA TEST HOLE DATA SHEET

PROJECT: 1455 RESEARCH BOULEVARD
MONTGOMERY COUNTY, MD

CLIENT: RODGERS CONSULTING INC.

TEST HOLE 12

UTILITY DETAILS

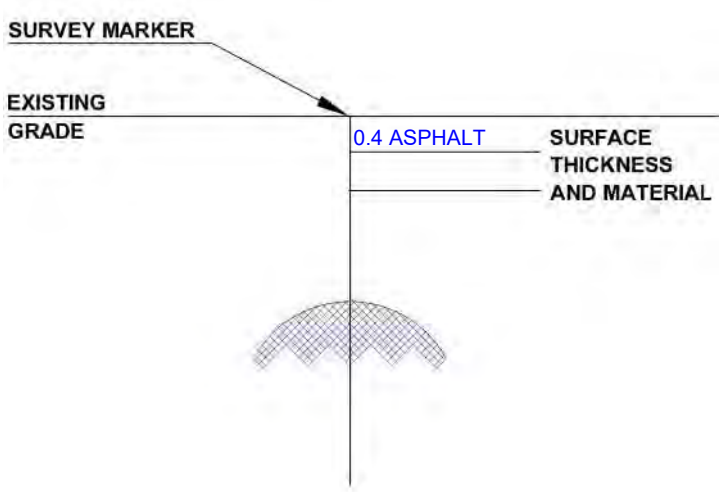
UTILITY REQUESTED: 30" GAS

A/I/DATA PROJECT #: 26032
EXCAVATION BY: A|I|DATA
EXCAVATION DATE: 4/28/2026
MARKER SURVEYED: A|I|DATA
REPORT DATE: 5/5/2026
FORM BY: PMW
ASSISTED BY: CDC
CHECKED BY: JPM

UTILITY FOUND ID	QTY	SIZE	TYPE	MATERIAL	CONDITION	DEPTH TO TOP	DEPTH TO BOTTOM	ELEV AT TOP	ELEV AT BOTTOM	MEASURED WIDTH
U1	1		GAS	WRAPPED STEEL PIPE	GOOD	7.42		391.34		

CROSS SECTION VIEW OF TEST HOLE

NOT TO SCALE



SECTION DRAWN FACING: NE
PAVING CONDITIONS: GOOD
SOIL CONDITIONS: HARD MOIST CLAY

SURVEY DATA:

MARKER ABOVE: APPROX. CROWN
MARKING TAPE: YELLOW

TH #	NORTHING	EASTING	ELEVATION	DESC
12	519241.06	1262261.17	398.76	MAG NAIL

CONTROL PROVIDED BY: RODGERS CONSULTING INC.

PT #	NORTHING	EASTING	ELEVATION	DESC
320000	519097.13	1262004.93	397.20	REBAR & CAP
321000	519218.59	1262216.29	399.71	REBAR & CAP

NOTES:

UNABLE TO EXPOSE ENTIRE PIPE DUE TO LARGE DIAMETER OF PIPE. WILLIAMS TRANSCO PIPELINE INSPECTOR INDICATED THAT THE GAS IS A 30" PIPE. MAG NAIL SET OVER APPROXIMATE CROWN OF PIPE

MEASUREMENTS ARE SHOWN IN DECIMAL FEET EXCEPT WHERE NOTED

PLAN VIEW OF TEST HOLE

DIMENSIONS GOVERN; NOT TO SCALE



PRE-EXCAVATION:



DOWN HOLE:



POST-EXCAVATION:



UTILITY DETAILS

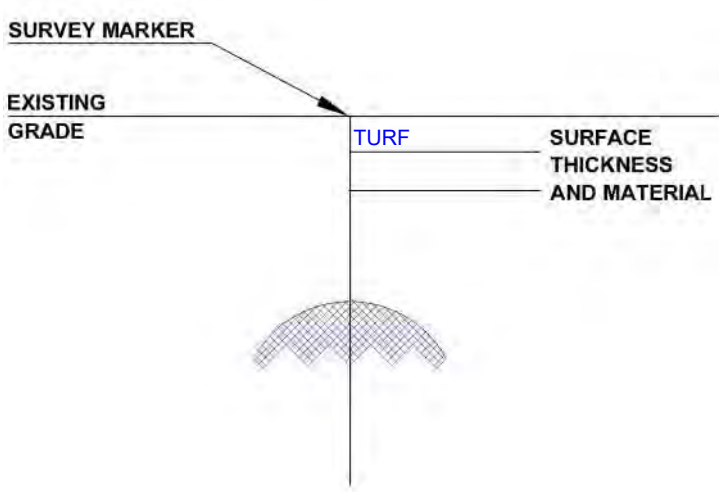
UTILITY REQUESTED: 30" GAS

A/I/DATA PROJECT #: 26032
EXCAVATION BY: A|I|DATA
EXCAVATION DATE: 4/27/2026
MARKER SURVEYED: A|I|DATA
REPORT DATE: 5/5/2026
FORM BY: PMW
ASSISTED BY: AB, DTA, NRC
CHECKED BY: JPM

UTILITY FOUND ID	QTY	SIZE	TYPE	MATERIAL	CONDITION	DEPTH TO TOP	DEPTH TO BOTTOM	ELEV AT TOP	ELEV AT BOTTOM	MEASURED WIDTH
U1	1		GAS	WRAPPED STEEL PIPE	GOOD	7.23		392.64		

CROSS SECTION VIEW OF TEST HOLE

NOT TO SCALE



SECTION DRAWN FACING: NE
PAVING CONDITIONS: N/A
SOIL CONDITIONS: SOFT MOIST CLAY

SURVEY DATA:

MARKER ABOVE: APPROX. CROWN
MARKING TAPE: YELLOW

TH #	NORTHING	EASTING	ELEVATION	DESC
13	519282.98	1262310.95	399.87	HUB & TACK

CONTROL PROVIDED BY: RODGERS CONSULTING INC.

PT #	NORTHING	EASTING	ELEVATION	DESC
320000	519097.13	1262004.93	397.20	REBAR & CAP
321000	519218.59	1262216.29	399.71	REBAR & CAP

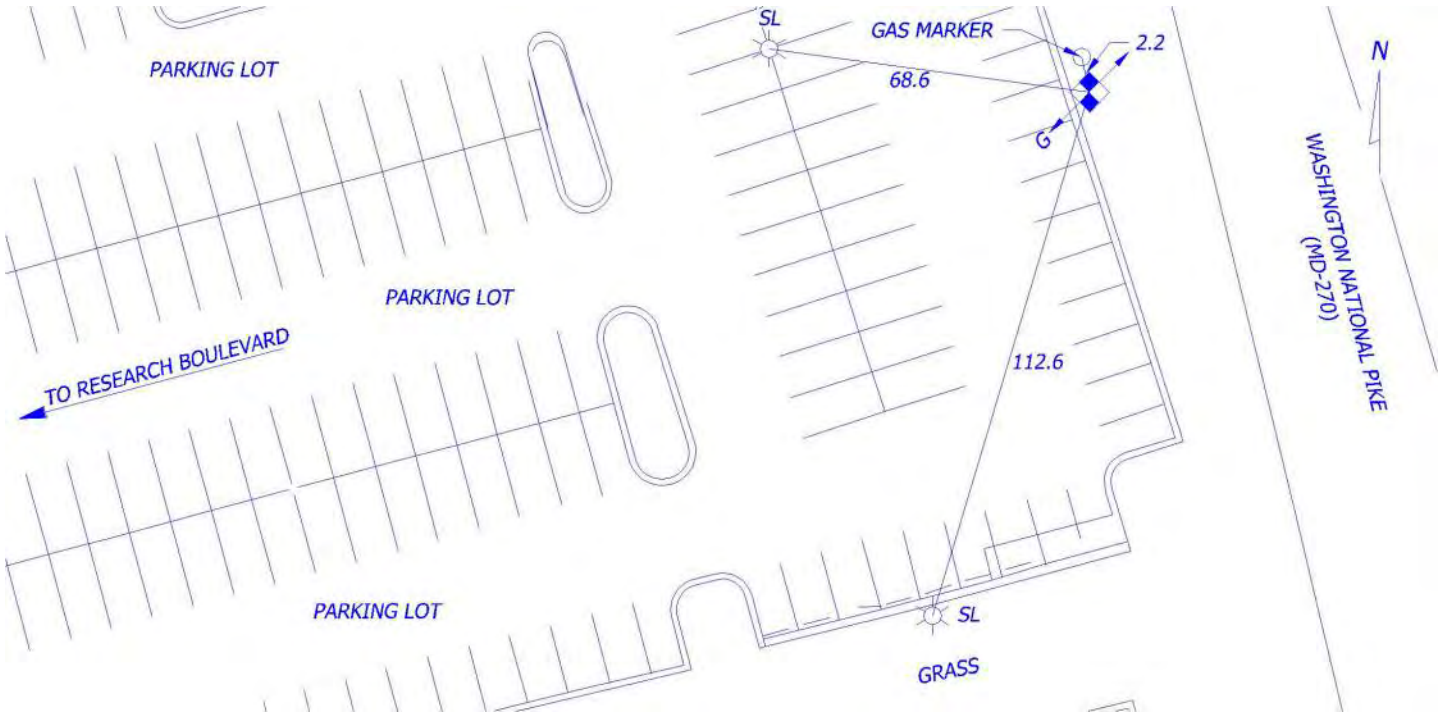
NOTES:

UNABLE TO EXPOSE ENTIRE PIPE DUE TO LARGE DIAMETER OF PIPE. WILLIAMS TRANSCO PIPELINE INSPECTOR INDICATED THAT THE GAS IS A 30" PIPE. HUB & TACK SET OVER APPROXIMATE CROWN OF PIPE.

MEASUREMENTS ARE SHOWN IN DECIMAL FEET EXCEPT WHERE NOTED

PLAN VIEW OF TEST HOLE

DIMENSIONS GOVERN; NOT TO SCALE



PRE-EXCAVATION:



DOWN HOLE:



POST-EXCAVATION:



A|I|DATA TEST HOLE DATA SHEET

PROJECT: 1455 RESEARCH BOULEVARD
MONTGOMERY COUNTY, MD

CLIENT: RODGERS CONSULTING INC.

TEST HOLE 14

UTILITY DETAILS

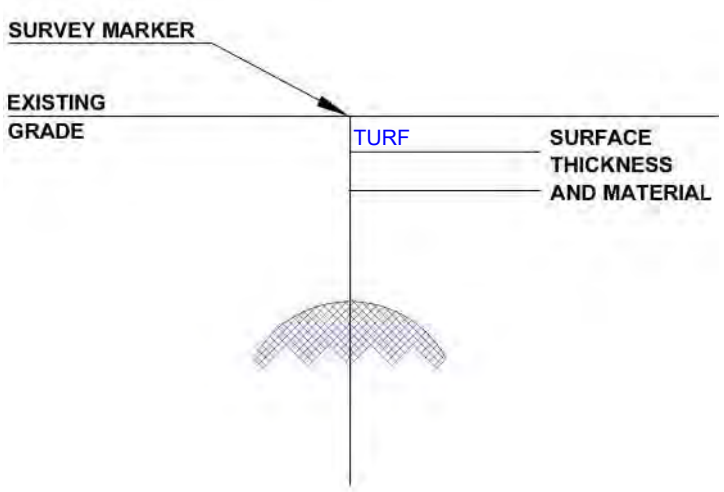
UTILITY REQUESTED: 30" GAS

A/I/DATA PROJECT #: 26032
EXCAVATION BY: A|I|DATA
EXCAVATION DATE: 4/28/2026
MARKER SURVEYED: A|I|DATA
REPORT DATE: 5/5/2026
FORM BY: JAR
ASSISTED BY: DLB, NRC
CHECKED BY: JPM

UTILITY FOUND ID	QTY	SIZE	TYPE	MATERIAL	CONDITION	DEPTH TO TOP	DEPTH TO BOTTOM	ELEV AT TOP	ELEV AT BOTTOM	MEASURED WIDTH
U1	1		GAS	WRAPPED STEEL PIPE	GOOD	3.53		385.04		

CROSS SECTION VIEW OF TEST HOLE

NOT TO SCALE



SECTION DRAWN FACING: NE
PAVING CONDITIONS: N/A
SOIL CONDITIONS: SOFT MOIST ROCKY SAND

SURVEY DATA:

MARKER ABOVE: APPROX. CROWN
MARKING TAPE: YELLOW

TH #	NORTHING	EASTING	ELEVATION	DESC
14	519127.17	1262195.93	388.57	HUB & TACK

CONTROL PROVIDED BY: RODGERS CONSULTING INC.

PT #	NORTHING	EASTING	ELEVATION	DESC
320000	519097.13	1262004.93	397.20	REBAR & CAP
321000	519218.59	1262216.29	399.71	REBAR & CAP

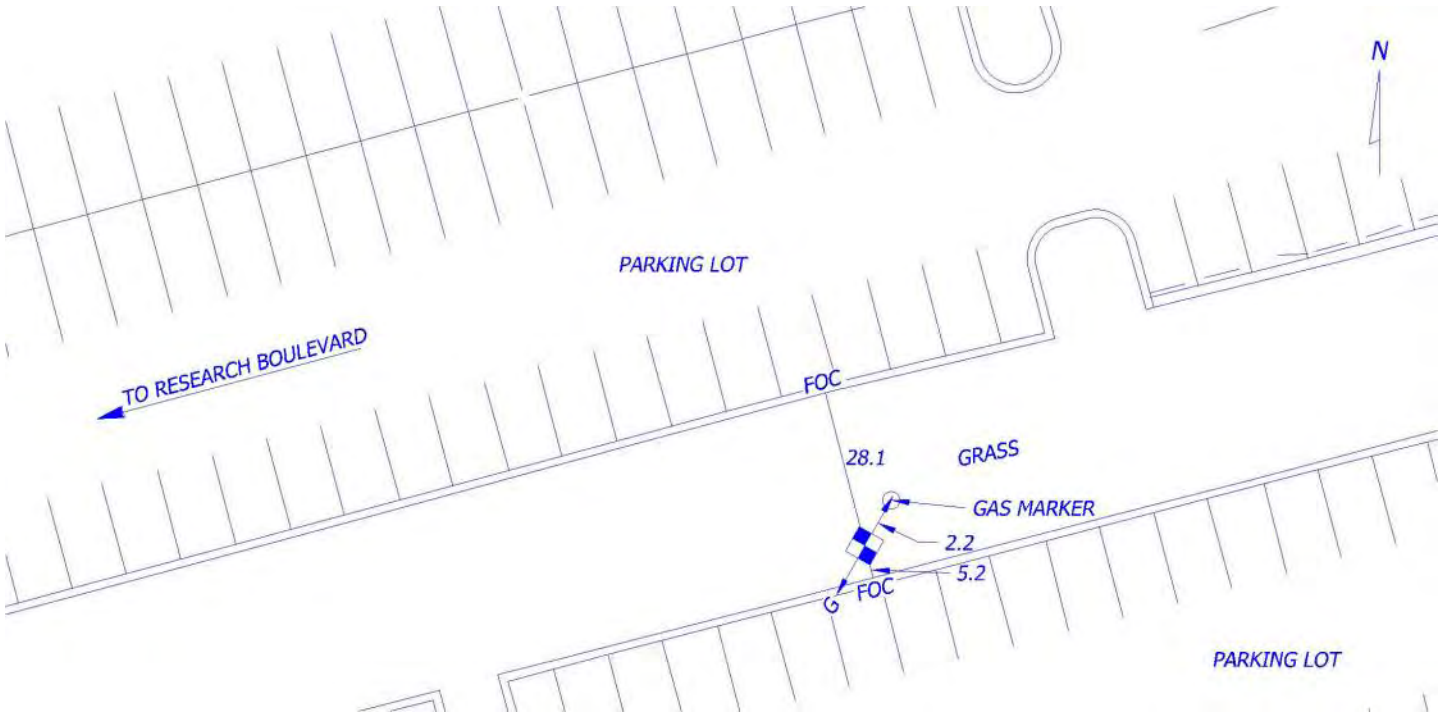
NOTES:

UNABLE TO EXPOSE ENTIRE PIPE DUE TO LARGE DIAMETER OF PIPE. WILLIAMS TRANSCO PIPELINE INSPECTOR INDICATED THAT THE GAS IS A 30" PIPE. HUB & TACK SET OVER APPROXIMATE CROWN OF PIPE.

MEASUREMENTS ARE SHOWN IN DECIMAL FEET EXCEPT WHERE NOTED

PLAN VIEW OF TEST HOLE

DIMENSIONS GOVERN; NOT TO SCALE



PRE-EXCAVATION:



DOWN HOLE:



POST-EXCAVATION:



A|I|DATA TEST HOLE DATA SHEET

PROJECT: 1455 RESEARCH BOULEVARD
MONTGOMERY COUNTY, MD

CLIENT: RODGERS CONSULTING INC.

TEST HOLE 15

UTILITY DETAILS

UTILITY REQUESTED: 30" GAS

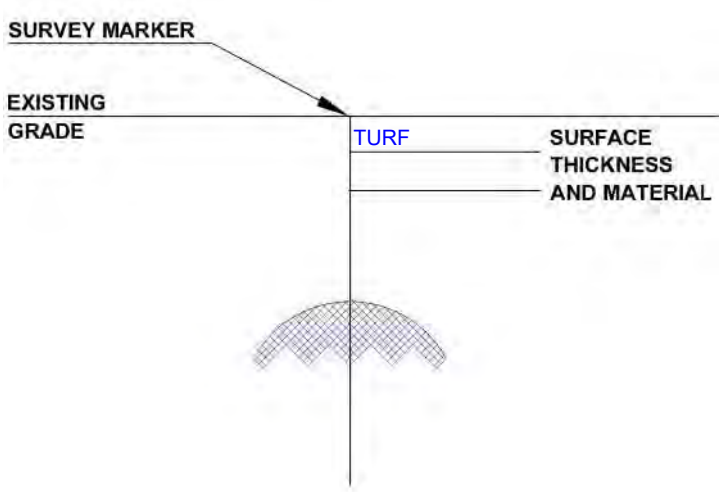
A/I/DATA PROJECT #: 26032
EXCAVATION BY: A|I|DATA
EXCAVATION DATE: 4/29/2026
MARKER SURVEYED: A|I|DATA

REPORT DATE: 5/5/2026
FORM BY: JAR
ASSISTED BY: DLB, NRC
CHECKED BY: JPM

UTILITY FOUND ID	QTY	SIZE	TYPE	MATERIAL	CONDITION	DEPTH TO TOP	DEPTH TO BOTTOM	ELEV AT TOP	ELEV AT BOTTOM	MEASURED WIDTH
U1	1		GAS	WRAPPED STEEL PIPE	GOOD	10.55		386.39		

CROSS SECTION VIEW OF TEST HOLE

NOT TO SCALE



SECTION DRAWN FACING: NE
PAVING CONDITIONS: N/A
SOIL CONDITIONS: SOFT DRY ROCKY SAND

SURVEY DATA:

MARKER ABOVE: APPROX. CROWN
MARKING TAPE: YELLOW

TH #	NORTHING	EASTING	ELEVATION	DESC
15	519162.18	1262238.56	396.94	HUB & TACK

CONTROL PROVIDED BY: RODGERS CONSULTING INC.

PT #	NORTHING	EASTING	ELEVATION	DESC
320000	519097.13	1262004.93	397.20	REBAR & CAP
321000	519218.59	1262216.29	399.71	REBAR & CAP

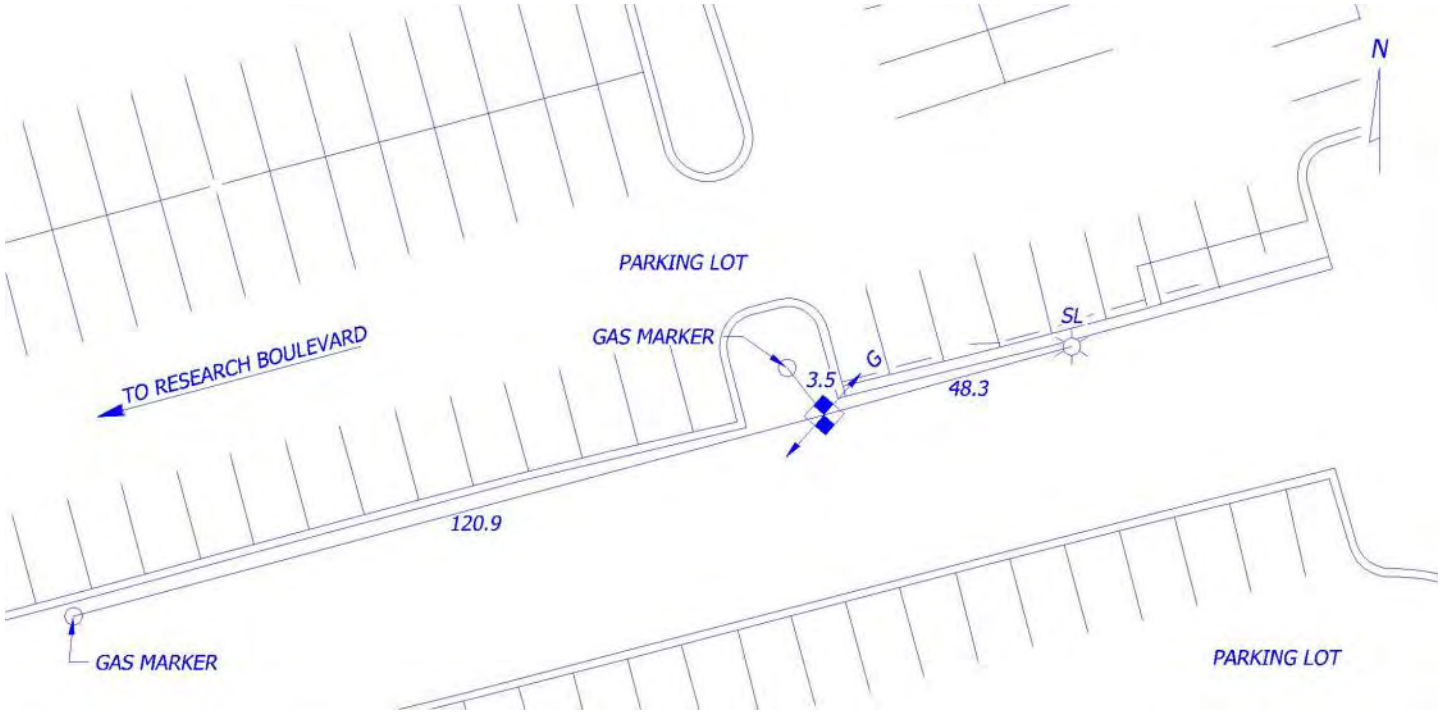
NOTES:

UNABLE TO EXPOSE ENTIRE PIPE DUE TO LARGE DIAMETER OF PIPE. WILLIAMS TRANSCO PIPELINE INSPECTOR INDICATED THAT THE GAS IS A 30" PIPE. HUB & TACK SET OVER APPROXIMATE CROWN OF PIPE.

MEASUREMENTS ARE SHOWN IN DECIMAL FEET EXCEPT WHERE NOTED

PLAN VIEW OF TEST HOLE

DIMENSIONS GOVERN; NOT TO SCALE



PRE-EXCAVATION:



DOWN HOLE:



POST-EXCAVATION:



A|I|DATA TEST HOLE DATA SHEET

PROJECT: 1455 RESEARCH BOULEVARD
MONTGOMERY COUNTY, MD

CLIENT: RODGERS CONSULTING INC.

TEST HOLE 16

UTILITY DETAILS

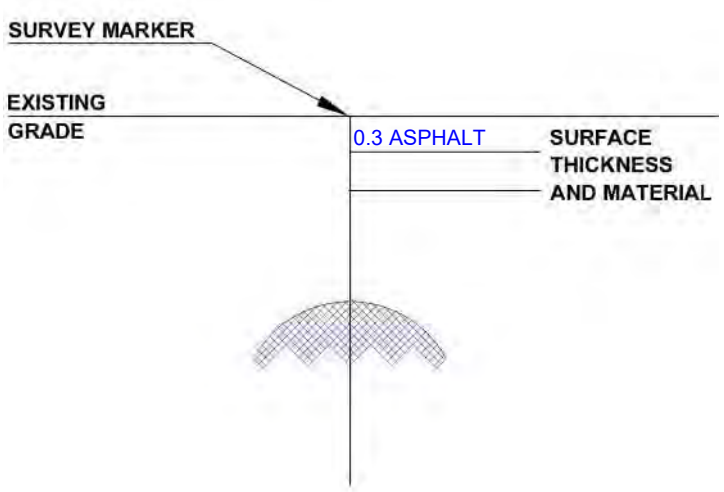
UTILITY REQUESTED: 30" GAS

A/I/DATA PROJECT #: 26032
EXCAVATION BY: A|I|DATA
EXCAVATION DATE: 4/28/2026
MARKER SURVEYED: A|I|DATA
REPORT DATE: 5/5/2026
FORM BY: PMW
ASSISTED BY: CDC, TDT
CHECKED BY: JPM

UTILITY FOUND ID	QTY	SIZE	TYPE	MATERIAL	CONDITION	DEPTH TO TOP	DEPTH TO BOTTOM	ELEV AT TOP	ELEV AT BOTTOM	MEASURED WIDTH
U1	1		GAS	WRAPPED STEEL PIPE	GOOD	9.92		387.30		

CROSS SECTION VIEW OF TEST HOLE

NOT TO SCALE



SECTION DRAWN FACING: NE
PAVING CONDITIONS: GOOD
SOIL CONDITIONS: HARD MOIST CLAY SAND

SURVEY DATA:

MARKER ABOVE: APPROX. CROWN
MARKING TAPE: YELLOW

TH #	NORTHING	EASTING	ELEVATION	DESC
16	519193.85	1262275.96	397.22	MAG NAIL

CONTROL PROVIDED BY: RODGERS CONSULTING INC.

PT #	NORTHING	EASTING	ELEVATION	DESC
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321000	519218.59	1262216.29	399.71	REBAR & CAP

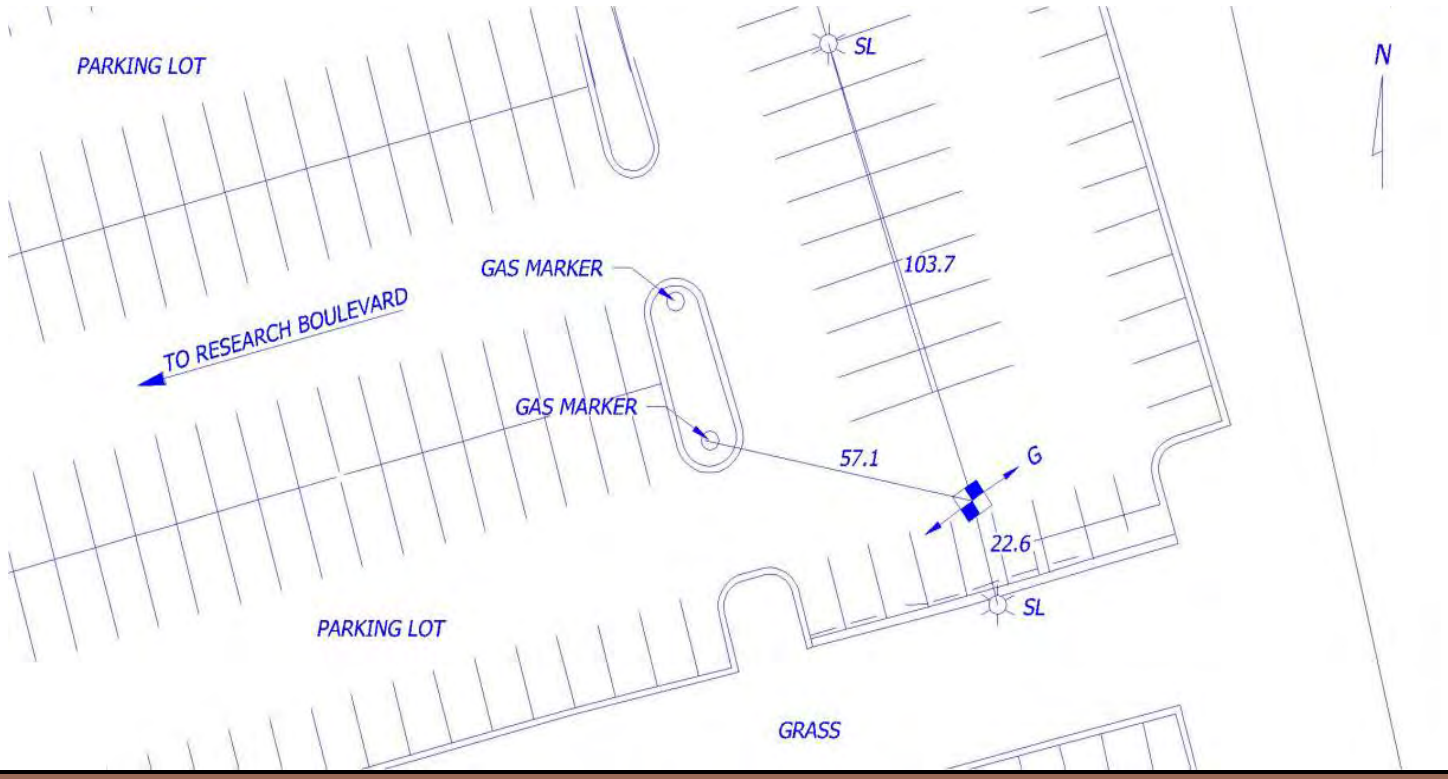
NOTES:

UNABLE TO EXPOSE ENTIRE PIPE DUE TO LARGE DIAMETER OF PIPE. WILLIAMS TRANSCO PIPELINE INSPECTOR INDICATED THAT THE GAS IS A 30" PIPE. MAG NAIL SET OVER APPROXIMATE CROWN OF PIPE.

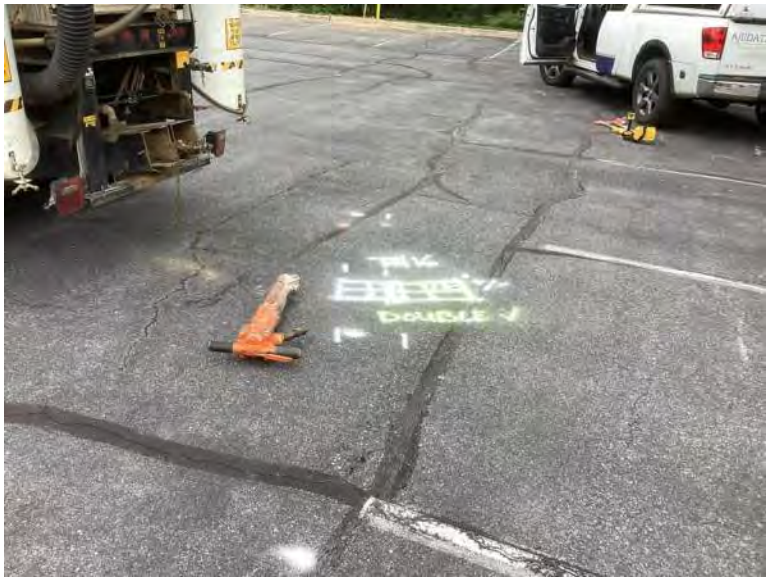
MEASUREMENTS ARE SHOWN IN DECIMAL FEET EXCEPT WHERE NOTED

PLAN VIEW OF TEST HOLE

DIMENSIONS GOVERN; NOT TO SCALE



PRE-EXCAVATION:



DOWN HOLE:



POST-EXCAVATION:



A|I|DATA TEST HOLE DATA SHEET

PROJECT: 1455 RESEARCH BOULEVARD
MONTGOMERY COUNTY, MD

CLIENT: RODGERS CONSULTING INC.

TEST HOLE 17

UTILITY DETAILS

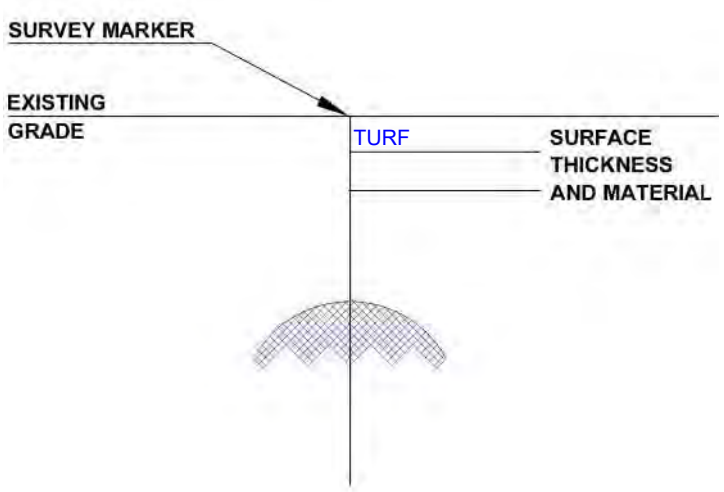
UTILITY REQUESTED: 30" GAS

A/I/DATA PROJECT #: 26032
EXCAVATION BY: A|I|DATA
EXCAVATION DATE: 4/27/2026
MARKER SURVEYED: A|I|DATA
REPORT DATE: 5/5/2026
FORM BY: PMW
ASSISTED BY: AB, DTA, NRC
CHECKED BY: JPM

UTILITY FOUND ID	QTY	SIZE	TYPE	MATERIAL	CONDITION	DEPTH TO TOP	DEPTH TO BOTTOM	ELEV AT TOP	ELEV AT BOTTOM	MEASURED WIDTH
U1	1		GAS	WRAPPED STEEL PIPE	GOOD	9.89		388.86		

CROSS SECTION VIEW OF TEST HOLE

NOT TO SCALE



SECTION DRAWN FACING: NE
PAVING CONDITIONS: N/A
SOIL CONDITIONS: HARD MOIST CLAY

SURVEY DATA:

MARKER ABOVE: APPROX. CROWN
MARKING TAPE: YELLOW

TH #	NORTHING	EASTING	ELEVATION	DESC
17	519234.43	1262325.30	398.75	HUB & TACK

CONTROL PROVIDED BY: RODGERS CONSULTING INC.

PT #	NORTHING	EASTING	ELEVATION	DESC
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321000	519218.59	1262216.29	399.71	REBAR & CAP

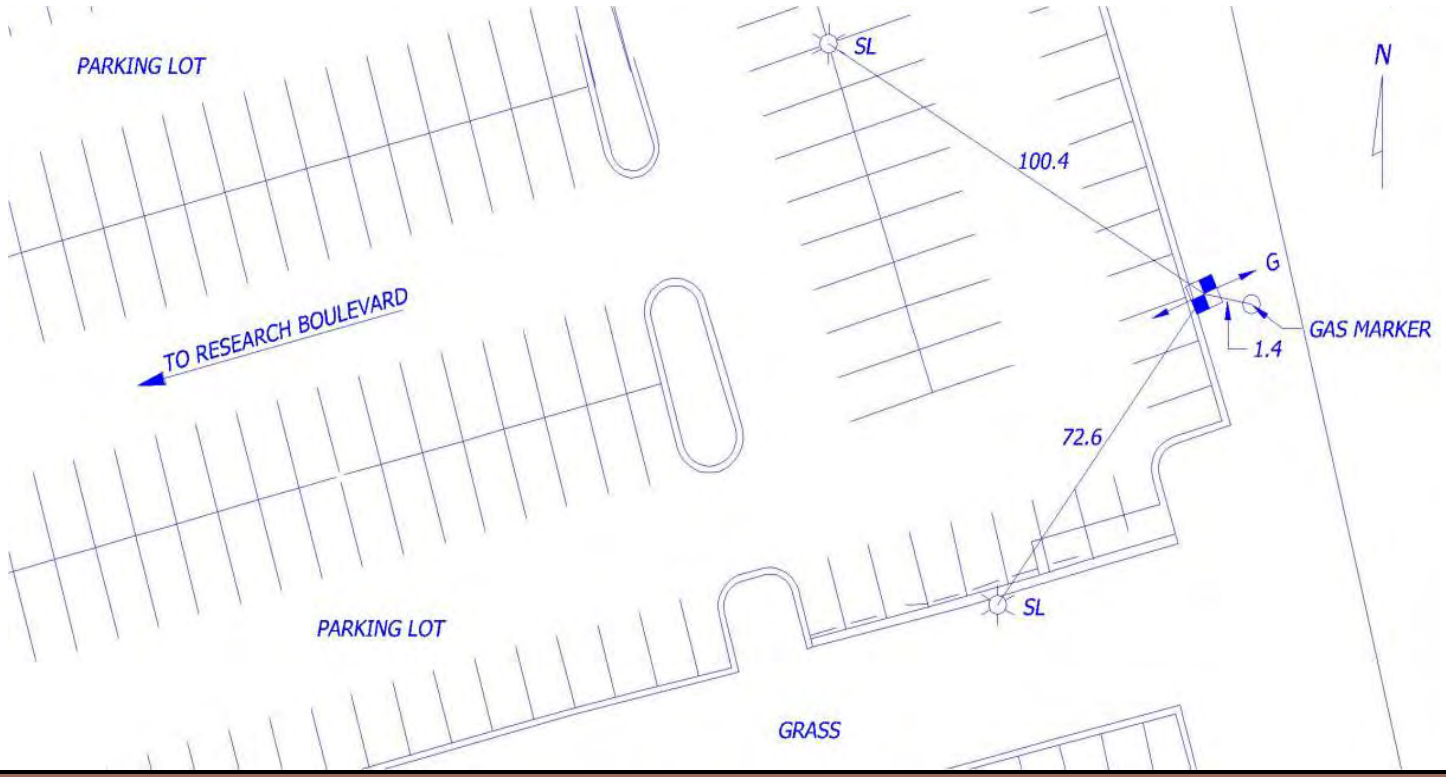
NOTES:

UNABLE TO EXPOSE ENTIRE PIPE DUE TO LARGE DIAMETER OF PIPE. WILLIAMS TRANSCO PIPELINE INSPECTOR INDICATED THAT THE GAS IS A 30" PIPE. HUB & TACK SET OVER APPROXIMATE CROWN OF PIPE.

MEASUREMENTS ARE SHOWN IN DECIMAL FEET EXCEPT WHERE NOTED

PLAN VIEW OF TEST HOLE

DIMENSIONS GOVERN; NOT TO SCALE



PRE-EXCAVATION:



DOWN HOLE:



POST-EXCAVATION:



Exhibit "C"

Zoning Ordinance Excerpt

Sec. 25.01.02. - Purpose.

The purposes of this chapter are to:

1. Provide for appropriately scaled, designed, and sited buildings and other structures that are compatible with the natural and built environment;
2. Promote environmentally sustainable developments and otherwise provide for the conservation of natural resources and the environment;
3. Promote the City as an inclusive community by facilitating diversity in housing, building design, and land use;
4. Promote alternative modes of transportation by providing convenient, safe, and connected accessibility to public transportation, pedestrian and bicycle systems, inviting streetscapes, and a mixture of uses;
5. Ensure that development occurs in an orderly fashion consistent with the master plan (the "plan") and the availability of adequate infrastructure capacity and other public facilities;
6. Ensure the most appropriate use of land throughout the City;
7. Protect and enhance the aesthetic and visual character of the City and its residential neighborhoods;
8. Preserve sites, structures, and districts of historical, archeological, or architectural significance, and their appurtenances and environmental settings;
9. Secure the public safety;
10. Provide adequate light and air;
11. Foster innovative, creative, sustainable, and flexible building and site design;
12. Provide attractive, high quality development and design that enhances the community's quality of life; and
13. Otherwise protect and promote the health, safety, comfort, convenience, welfare, and happiness of the Rockville community through the comprehensive regulation of the use and development of land and structures.

25 November 2025

Phoenix Noise & Vibration, LLC
5216 Chairmans Court, Suite 107
Frederick, Maryland 21703
301.846.4227 (phone)
301.846.4355 (fax)
www.phoenixnv.com

1455 Research Boulevard
Phase I & II Noise Analysis

Montgomery County, Maryland

Report No. 251125
Project No. PHC2506

For: Pulte Group

By: Matthew Foster

Acoustical Engineering Solutions.

1 EXECUTIVE SUMMARY

Phoenix Noise & Vibration has conducted a Phase I & II Noise Analysis of the proposed residential development to be located at 1455 Research Boulevard in Rockville, Montgomery County, Maryland. Upon completion, the development will consist of 64 condominium units and 134 townhome units. This study assessed future transportation noise impact from I-270, Research Boulevard, and West Montgomery Avenue (28), and included:

- On-site 24-hour noise measurements and monitoring.
- Computerized 3D noise propagation modeling.
- Determination of future noise levels.
- Minimum building construction requirements to achieve interior noise levels not exceeding 45 dBA Ldn.

Noise impact throughout the site will vary with height; therefore, impact has been presented at both the ground level (5 feet above adjacent grade) and upper level (25 feet above adjacent grade). Additionally, noise impact is presented using aerial views within the 3D model, highlighting noise impact upon future building façades. Impact is presented using a color scale indicating future transportation noise levels. The noise levels presented are due only to surrounding roadways and do not account for noise from other sources such as construction, mechanical noise, environmental noise, etc.

Results of the analysis have found that the two condominium buildings and approximately half of the townhomes at the site will be impacted by future transportation noise levels exceeding 65 dBA Ldn, with a maximum noise impact of 82 dBA Ldn upon the condominium units facing I-270. This represents a high degree of noise impact upon the future condominium units, due to their proximity to I-270.

Building Construction Requirements necessary to maintain interior noise levels not exceeding 45 dBA Ldn include full brick exterior cladding on the condominium building north, east, and south façades, in addition to 36 – 41 STC windows and 38 STC patio doors. For the townhomes, mitigation includes windows and doors with upgraded STC ratings, depending on the location and orientation of each façade. Noise impact and building mitigation is presented in the Drawings in the Appendix.

2 NOISE TERMINOLOGY

2.1 dB vs. dBA

While the standard unit of measurement for sound is the decibel (dB), discussions of noise impacting the human ear use "dBA." The "A" refers to a frequency weighting network used to simulate the human ear's unequal sensitivity to different frequencies. The A-weighted noise level is therefore more representative of a human's perception of a noise environment than the unweighted overall noise level in dB and is currently used in most all environmental noise studies.

2.2 Ldn

The day-night average noise level, or Ldn, is the equivalent sound pressure level averaged over a 24-hour period, obtained by adding 10 dB to sound pressure levels measured from 10:00 p.m. to 7:00 a.m. This 10 dB "penalty" accounts for the added sensitivity caused by noise generated during the nighttime hours.

The Ldn is sometimes referred to as the "DNL," however, both terms represent the same quantity. The Ldn is NOT a measurement of the instantaneous noise level. It is very possible to have several short term events (tractor trailer, emergency vehicle siren, car horn, etc.) which generate a relatively high noise level (e.g. 85 dBA) during a given time period, yet have a more moderate overall Ldn value (e.g. 65 dBA Ldn).

2.3 Summing Noise Levels

Noise levels from multiple sources do not add arithmetically, i.e. when two noise sources generate 60 dB individually, they do not produce 120 dB when combined. Noise levels are measured using a logarithmic scale; therefore, they must be summed logarithmically. In the decibel scale, two identical, non-coherent noise sources having the same noise level produce a 3 dB increase above the condition of one source alone (i.e. two 80 dB lawnmowers running at the same time generates 83 dB).

Similarly, two different noise sources with a difference of 10 dB in their individual levels results in no measurable increase in noise when they are combined. Put another way, the quieter noise source does not increase the overall noise generated by the louder source; i.e. adding an 80 dB lawnmower into a noise environment where a 90 dB lawnmower is already running does not increase the noise level above 90 dB.

3 NOISE REGULATION

Traffic noise impact for proposed residential developments in Montgomery County is governed by Table 2-1 (reprinted in Table 1) on page 8 of the *Staff Guidelines for the Consideration of Transportation Noise Impacts in Land Use Planning and Development* (June 1983). Accompanying this table is Map 2-1 (see Figure 1), indicating outdoor noise level requirements not to be exceeded throughout the County.

Table 1: Maximum Levels for Exterior Noise & Building Line[1] For Noise Sensitive Land Uses (Table 2-1).

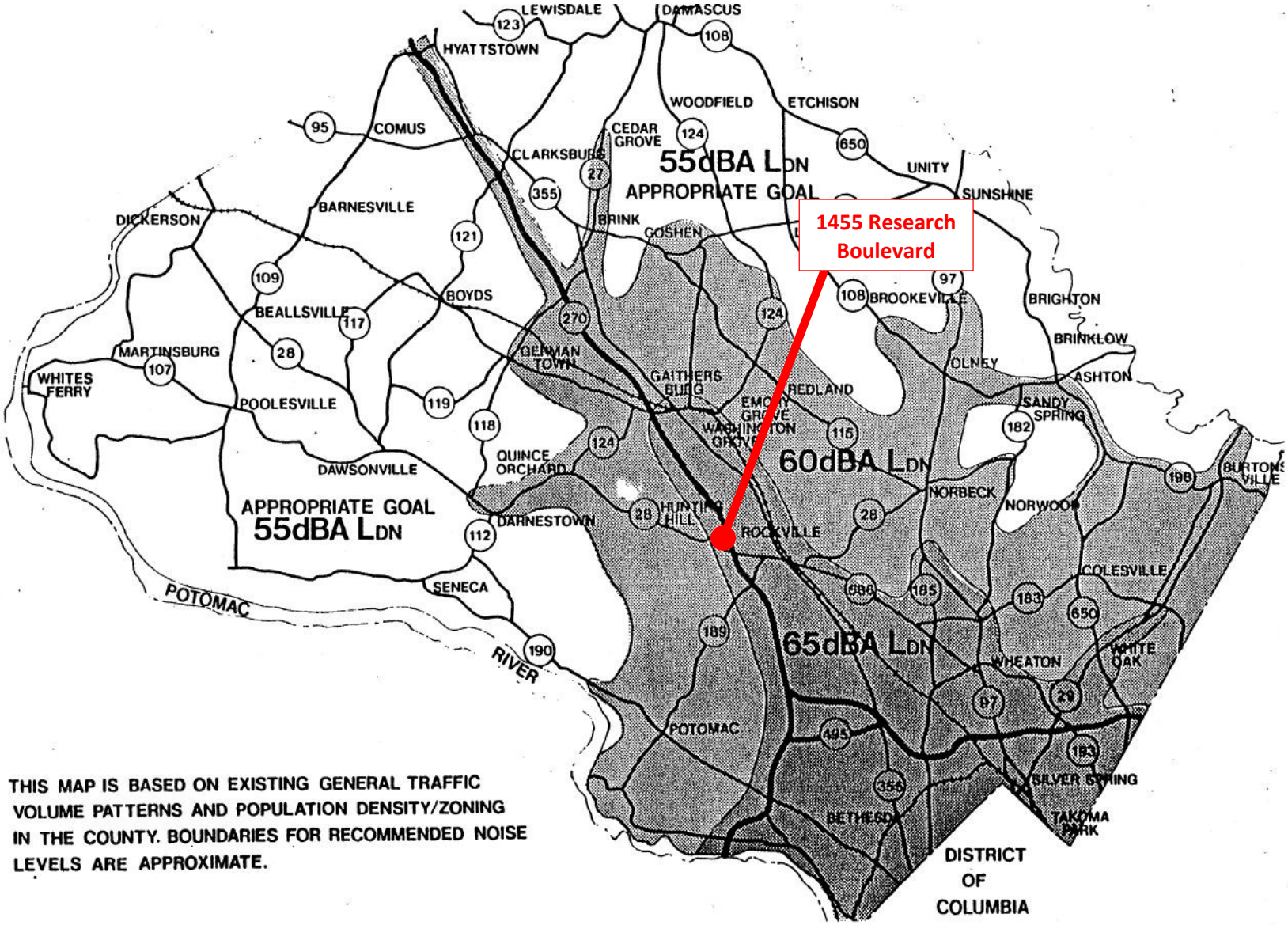
Guideline Value	Area of Application
Ldn = 55 dBA	This guideline is suggested as an appropriate goal in permanent rural areas of the County where residential zoning is for five or more acres per dwelling unit and background levels are low enough to allow maintenance of a 55 dBA Level. This guideline is consistent with Federal, State, and County goals for residential areas.
Ldn = 60 dBA	This is the basic residential noise guideline which will be applied in most areas of the County where suburban densities predominate. Maintenance of this level will protect health and substantially prevent activity interference both interiors and outdoors. Noise attenuation measures will be recommended to allow attainment of this level.
Ldn = 65 dBA	This guideline will generally be applied in the urban ring, freeway, and major highway corridor areas, where ambient levels are such that application of a stricter guideline would be infeasible or inequitable. Significant activity interference will occur outdoors and interiors if windows are partially opened, but available evidence indicates hearing is adequately protected. Noise attenuation measures will be strongly recommended to attain this level.

[1] Building line as used here refers to habitable structures only. It does not include garages, sheds, or recreational accessory buildings.

According to Map 2-1, 1455 Research Boulevard is located within the 65 dBA Ldn noise zone, indicating that noise levels in the buildings' outdoor activity areas should be maintained at 65 dBA Ldn or less. Any outdoor activity area exposed to future transportation noise levels above 65 dBA Ldn typically requires further analysis to determine the mitigation designs necessary to comply with this requirement.

When outdoor noise levels exceed 65 dBA Ldn, Montgomery County also requires an analysis of interior noise levels in residential buildings. According to Sections 2.2.2 and 2.2.3 of the *Staff Guidelines*, any residential building impacted by noise levels above 65 dBA Ldn must be evaluated to certify that the building structure will be capable of maintaining interior noise levels at or below 45 dBA Ldn.

Figure 1: Map 2-1 from *Staff Guidelines for the Consideration of Transportation Noise Impacts in Land Use Planning and Development* (June 1983).



4 SITE DESCRIPTION

1455 Research Boulevard (shown in Figure 2) is located along the west side of I-270, east of the south end of Research Boulevard. West Montgomery Avenue (Route 28) is also located to the west of the site. In the vicinity of the site, Research Boulevard consists of two travel lanes in each direction, and West Montgomery Avenue consists of three trave lanes in each direction. I-270 consists of four lanes plus two local lanes in each direction.

Figure 2: Existing site (site boundary outlined in red) and surroundings. Aerial image dated February 28, 2024, courtesy of Google Earth.



5 NOISE MEASUREMENTS

From July 8th to 9th, 2025, Phoenix Noise & Vibration conducted an on-site noise measurement survey to determine existing transportation noise levels throughout the site. This involved continuous noise level measurements and monitoring for one 24-hour period. Measurements were made using six Norsonic (three Type 139 and three Type 118) Precision Integrating Sound Level Meters. All meters were calibrated prior to the survey traceable to National Institute of Standards and Technology (NIST). Each meter meets the ANSI S1.4 standard for Type 1 sound level meters.

Noise level measurements were made at the locations shown in Drawing 1 of the Appendix. Measurements were made at 5 feet ("ground level", GL) and 25 feet ("upper level", UL) above adjacent grade. Measurements at 5 feet represent noise impact in outdoor areas and upon the first story of buildings, while measurements at 25 feet represent noise impact upon upper stories of buildings.

Figure 3 presents the survey results graphically, showing the noise level as measured in five-minute increments throughout the survey. Figure 3 indicates the actual measured values over the 24-hour period. While the 10 dBA nighttime penalty is not shown graphically, it was included in the Ldn calculations.

Note that between 16:00 and 18:30, measured noise levels were affected by rainfall at the site. Because of this, a normalized data set was estimated to represent the noise levels at the site without this aberration by replacing the 16:00 – 18:29 data with the noise levels recorded during the 13:30 – 15:59 time period, while adding 0.5 dBA to be conservative. This resulted in a minimal impact to the overall Ldn at NMLs B and C. The resulting data is presented in Table 2 and Figure 4. This normalized data set was used for calibration of the existing site model.

Table 2: 24-hour noise measurement results.

Measurement Location	Height Above Existing Grade (feet)	Measured Noise Level (dBA Ldn)
A	5	72
	25	81
B	5	63
	25	65
C	5	63
	25	65

Figure 3: Five-minute average noise levels recorded during 24-hour noise survey.

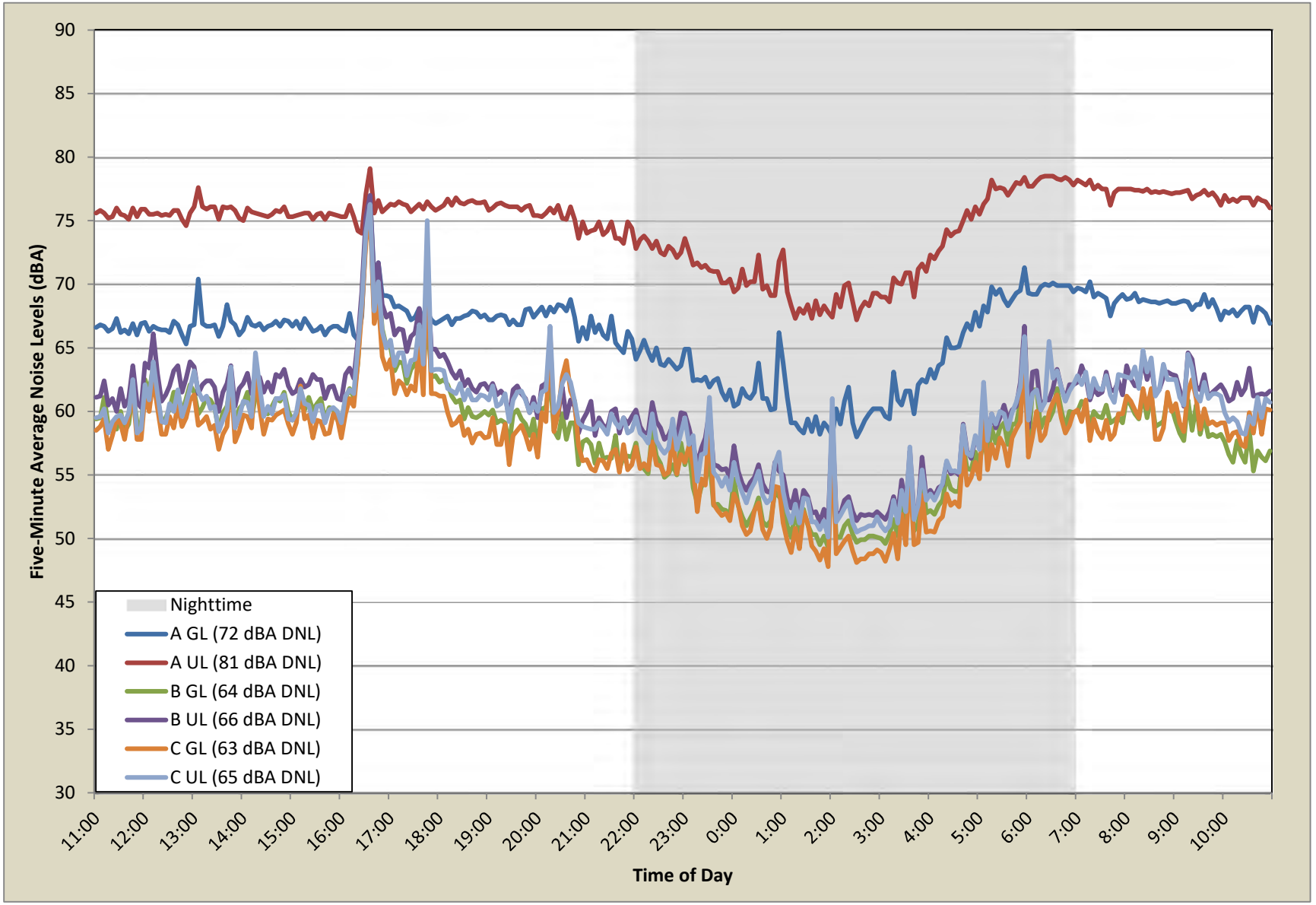
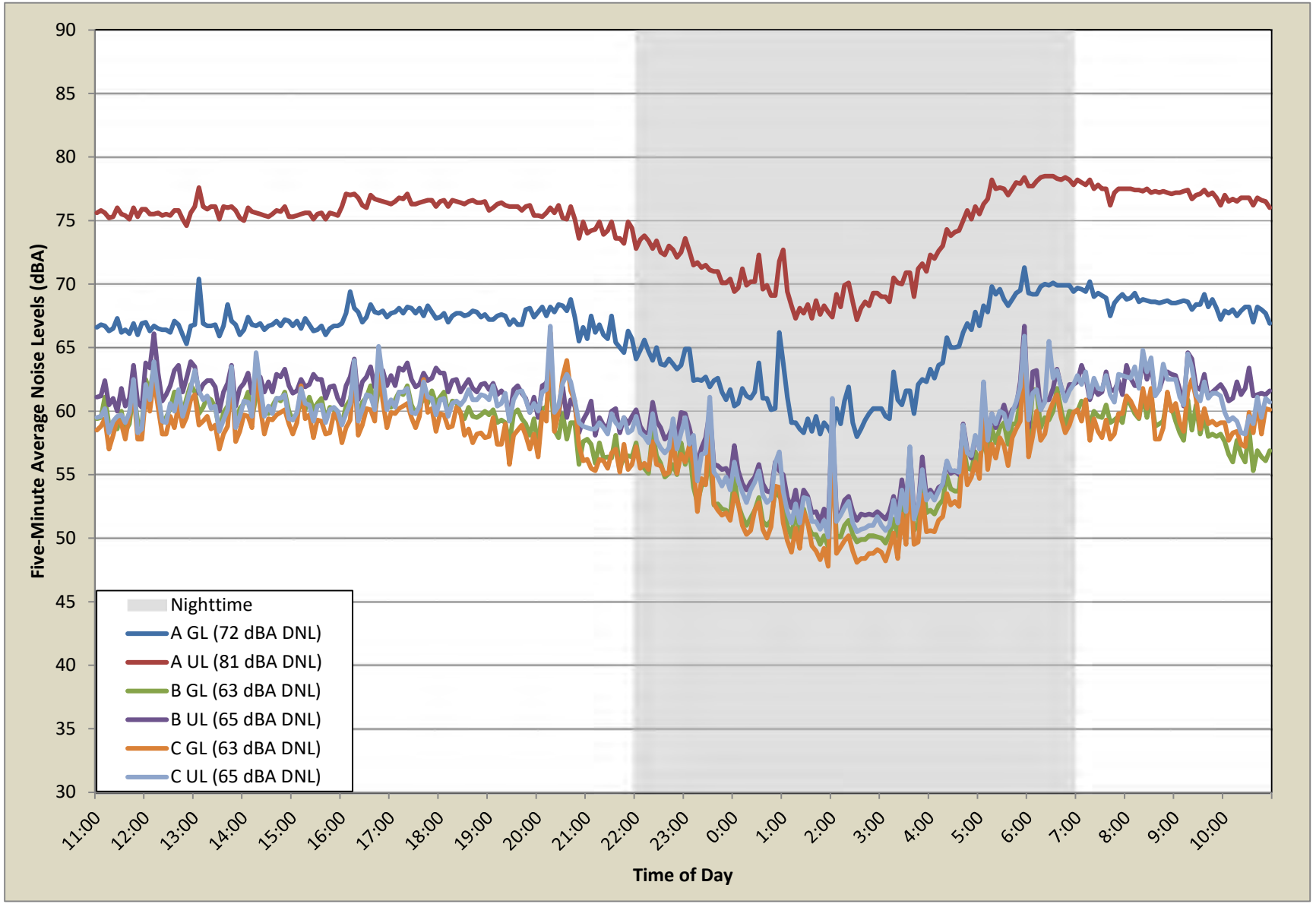


Figure 4: Estimated noise levels with the removal of rainfall noise.



6 COMPUTER MODELING

The existing and future sites were computer modeled using the CadnaA software program, a three-dimensional noise propagation model capable of determining the noise level impact from multiple noise sources across vertical and horizontal surfaces while accounting for complex factors such as topography, surface reflections, significant structures, and roadway data (traffic volumes, speeds, and vehicle classifications, etc.). Noise levels can be presented either in spot locations or as noise contours of equal value throughout a defined surface area.

6.1 Existing Model

An existing model was developed to simulate the existing site and its surroundings using information obtained from Google Earth, Montgomery County GIS, and data collected during the 24-hour measurement survey by inputting existing topography, roadway alignments, and buildings. The modeled roadway noise output was validated using the on-site noise measurements, confirming that the modeled input produced a modeled noise level output which matched the measured values.

6.2 Future Model

A future model was then developed by altering the calibrated existing model to include projected roadway data and the future site buildings and topography.[1] The future model calculated noise levels throughout the site at both the ground level and upper level as shown on Drawings 2 and 3 of the Appendix, respectively. Noise levels are calculated in the presence of future site buildings and topography, as well as all existing surrounding buildings, topography, and significant structures (not including the existing building at 1455 Research Boulevard to be demolished). Calculated future noise levels account for the effect of buildings and other significant structures in reducing and reflecting roadway noise.

6.3 Roadway Data

Average annual weekday traffic (AAWDT) volumes, for the roadways were based upon the most recent data published by the Maryland State Highway Administration (MDSHA). MDSHA does not typically provide future traffic data; therefore, a conservative, 2% increase in traffic compounded annually until 2045 was assumed.[2] In cases where the data was not available from the state (vehicle class percentages, nighttime percentages, etc.), this information was estimated based on national averages and/or information collected during the on-site noise survey. All necessary traffic data is provided in Table 3.

[1] Provided by Pulte Homes in AutoCAD format on 27 October 2025.

[2]Montgomery County typically requires that roadway noise impact studies be conducted using the projected traffic volumes 20 years from the date of the study.

Table 3: Roadway data used in the analysis.

Roadway	Existing AAWDT (Year)	2045 AAWDT	Nighttime Volume %	Truck %	Speed Limit (mph)
I-270	231,841 (2024)	351,394	16%	4%	55
West Montgomery Avenue (Route 28)	49,810 (2024)	75,495	9%	5%*	45
Research Boulevard	12,395 (2022)	19,546	6%	5%*	30
Note: Values marked with a "*" were not available from MDSHA and were estimated based on national averages or information collected during the on-site noise survey.					

6.4 Future Noise Impact

The future model calculated noise levels throughout the site and across all future building façades in the presence of future site buildings and topography, as well as all existing surrounding buildings, topography, and significant structures (not including the existing building at 1455 Research Boulevard to be demolished). Drawing 2 of the Appendix presents the future ground-level noise contours, while Drawing 3 presents the future upper-level noise contours. Additionally, Drawing 4 presents to future noise impact upon the façades of all future residential buildings using aerial views within the 3D computer model of the site.

As shown on Drawing 4 of the Appendix, the maximum noise impact at the site is 82 dBA Ldn upon the future condominium façades facing I-270. Upon the future townhomes, the maximum noise impact is 77 dBA Ldn upon Lot 20 of Parcel E, Block A. Following the townhomes at the southern boundary of the site, impact is reduced with increasing distance from I-270, but extends to the southwest corner of the site. Along the northern boundary of the site, noise impact above 65 dBA Ldn extends approximately halfway between I-270 and Research Boulevard. Additionally, some noise impact above 65 dBA Ldn extends further into the site behind the condominium buildings and southern row of townhomes.

7 INTERIOR MITIGATION

When a residential structure is impacted by transportation noise levels which exceed a governing threshold (65 dBA Ldn), further analysis (a "building shell analysis") is required to determine if proposed building structures will be capable of reducing exterior noise levels to the required interior level, as required by Montgomery County's noise regulations for residential development.

7.1 Building Shell Analysis

Drawing 4 of the Appendix presents future noise impact across the future building facades. The drawing indicates that all of the living units located on the north, east, and south building elevations of both condominium buildings will be exposed to future transportation noise levels greater than 65 dBA Ldn, with maximum impact up to 82 dBA Ldn. These impacted living units, as well as the impacted townhomes require further analysis to determine whether the proposed building construction will be capable of maintaining interior noise levels at or below 45 dBA Ldn, or whether modifications will be required to do so.

This evaluation, or "building shell analysis", calculates the noise reduction provided by an exterior building partition (i.e. the composite assembly of the wall and any windows and doors) and the resulting indoor noise level when impacted by a specific outdoor noise level. The noise reduction provided by an exterior partition is dependent upon the surface area each building element composing the partition occupies and the STC rating[3] of the individual elements.

A floor-by-floor building shell analysis was completed for the various unit types throughout the development, including condominium units, alley-loaded townhome units, and stacked townhome units. The analysis was conducted using the exterior noise level specific to each residential unit (as determined by the computer model) and each room's interior dimensions, exterior wall and window/door dimensions, and exterior wall finish. Using the architectural information available at this time,[4] window and door STC ratings were adjusted until the interior noise level in each room was at or below 45 dBA Ldn.

7.2 STC Ratings

The exterior noise impact upon each residential unit was first evaluated using the proposed standard building construction (shown in Table 4) to determine if modifications (increased window and/or door STC ratings, exterior wall construction) will be required to maintain interior noise levels at or below 45 dBA Ldn. The standard window rating of 26 STC and standard sliding glass and balcony door ratings of 26 STC were used as the baseline for this analysis, along with foyer doors with a baseline rating of 22 STC.

[3] The Sound Transmission Class (STC) rating is a single number value which indicates a building element's (wall, window, door, roof, etc.) ability to reduce noise transmission from one side of the element to the other.

[4] Providence Stacked TH (Lawrence II/Sydney II) and Frankton II HA TH Architectural sets received from Pulte Homes on 1 August 2025, and Arrowbrook Flats Condominium Architectural set received from Pulte Homes on 14 October 2025.

Table 4: Proposed standard building construction for 1455 Research Boulevard.

Building Element ..... STC Rating
Exterior Walls • **Brick** ..... **(est.) 56 STC** Partition construction: 3-5/8" brick, air space, exterior wall sheathing, wood studs, R-21 batt insulation, 5/8" gypsum board. • **Fiber Cement** ..... **(est.) 45 STC** Partition construction: fiber cement paneling, exterior wall sheathing, wood studs, R-21 batt insulation, 5/8" gypsum board.
Operating & Fixed Windows ..... **26 STC**
Balcony Doors ..... **26 STC**
Foyer Doors ..... **22 STC**

7.2.1 Building Construction Requirements

The minimum window and door STC rating requirements for the impacted living units are presented for the townhomes using a plan view in Drawing 5 of the Appendix, and for the condominiums using elevation views on Drawings AC-201c, AC-202c, and AC-203c, of the Appendix. In particular, note the following:

- Windows and balcony doors with increased STC ratings will be required for all of the living units on the north, east, and south elevations of the condominium buildings. Minimum window STC ratings are 41 STC for the east façades and eastern halves of the north and south façades, and 36 STC for the western halves of the north and south façades. All balcony doors on the eastern façades of condominium buildings have a minimum rating of 38 STC.

- Minimum window STC ratings for townhomes vary between STC 26 and STC 36, depending on the location and orientation of each façade.

- Only two townhomes require exterior door upgrades, as shown in orange and red on Drawing 5.

- Upgrades to the exterior wall construction will be not required for any of the townhome units or for the west elevations of the condominiums.

- Residential units not shown with a specific STC rating requirement may use the proposed standard building construction shown in Table 4.

- The mitigation requirements for both condominium buildings are the same.

- STC ratings apply to the entire window/door unit; i.e. the installed window/door assembly, including all framing elements, mullions, and glazing (operating and fixed), must achieve the specified STC rating.

- The variety of STC ratings. Typically, such a detailed range of STC ratings is not available from a window/door supplier. Instead, suppliers can offer only a few STC ratings (e.g. 26, 28, and 30) within a particular window/door product series. In this case, any window/door that requires an in-between rating must be increased to the next highest rating (e.g. a 29 STC window requirement would take a 30 STC window).

- It is not expected that a window/door supplier be able to exactly match the STC rating requirements shown in the Appendix. These are minimum requirements presented as a guide to the architect or builder when selecting a window/door product series. Calculating minimum STC ratings specific to each room reduces the amount of "overbuilding" (i.e. installing windows/doors with unnecessarily high STC ratings), thereby reducing overall window/door costs.

8 CONCLUSION

Future transportation noise impact at 1455 Research Boulevard will be above 65 dBA Ldn, with noise levels up to 82 dBA Ldn upon the eastern condominium building façades facing I-270. While this noise level represents a high degree of noise impact, compliance with the Montgomery County's 45 dBA Ldn interior noise requirement can be achieved through reasonable modifications to the proposed building design, including upgraded windows with minimum ratings up to 41 STC and balcony doors with minimum STC rating up to 38 STC. Additionally, townhomes nearest to I-270 at the site are impacted by noise levels up to 77 dBA Ldn, and will require windows with ratings of up to 36 STC.

When using the minimum STC rated windows and doors specified individually for each unit, interior noise levels within all living units at 1455 Research Boulevard will be at or below 45 dBA Ldn, as required by Montgomery County's noise regulations for residential development. Residential units not exposed to future transportation noise levels above 65 dBA Ldn require no modifications. Standard windows and balcony doors may be installed in these residential units.

Please note: The results of this Phase I & II Noise Analysis have been based upon the site and architectural information made available at the time of the analysis, including existing topography and roadway alignments, projected roadway traffic volumes, the proposed building footprints and topography, and building architecture provided for the proposed buildings. Should any of this information be altered, additional analysis will be required to determine if the results and recommendations presented herein are capable of reducing interior noise levels to comply with Montgomery County's noise regulations for residential development.

APPENDIX



LEGEND	
#	NOISE MEASUREMENT LOCATION
	FUTURE RESIDENCE / BUILDING

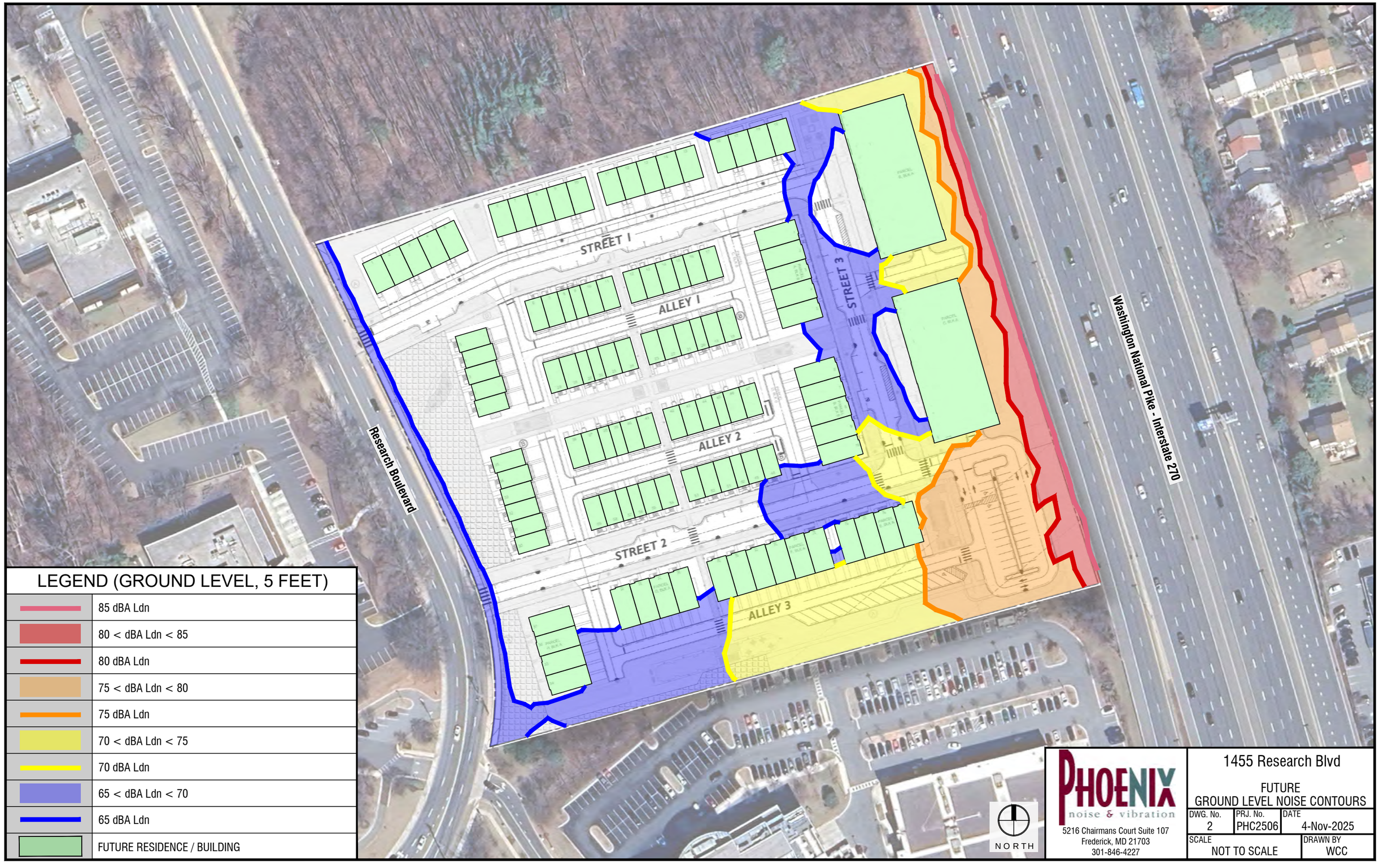
PHOENIX noise & vibration
5216 Chairmans Court Suite 107
Frederick, MD 21703
301-846-4227

1455 Research Blvd

NOISE MEASUREMENT LOCATIONS

DWG. No.	PRJ. No.	DATE
1	PHC2506	4-Nov-2025

SCALE	DRAWN BY
NOT TO SCALE	WCC



LEGEND (GROUND LEVEL, 5 FEET)	
	85 dBA Ldn
	80 < dBA Ldn < 85
	80 dBA Ldn
	75 < dBA Ldn < 80
	75 dBA Ldn
	70 < dBA Ldn < 75
	70 dBA Ldn
	65 < dBA Ldn < 70
	65 dBA Ldn
	FUTURE RESIDENCE / BUILDING

NORTH

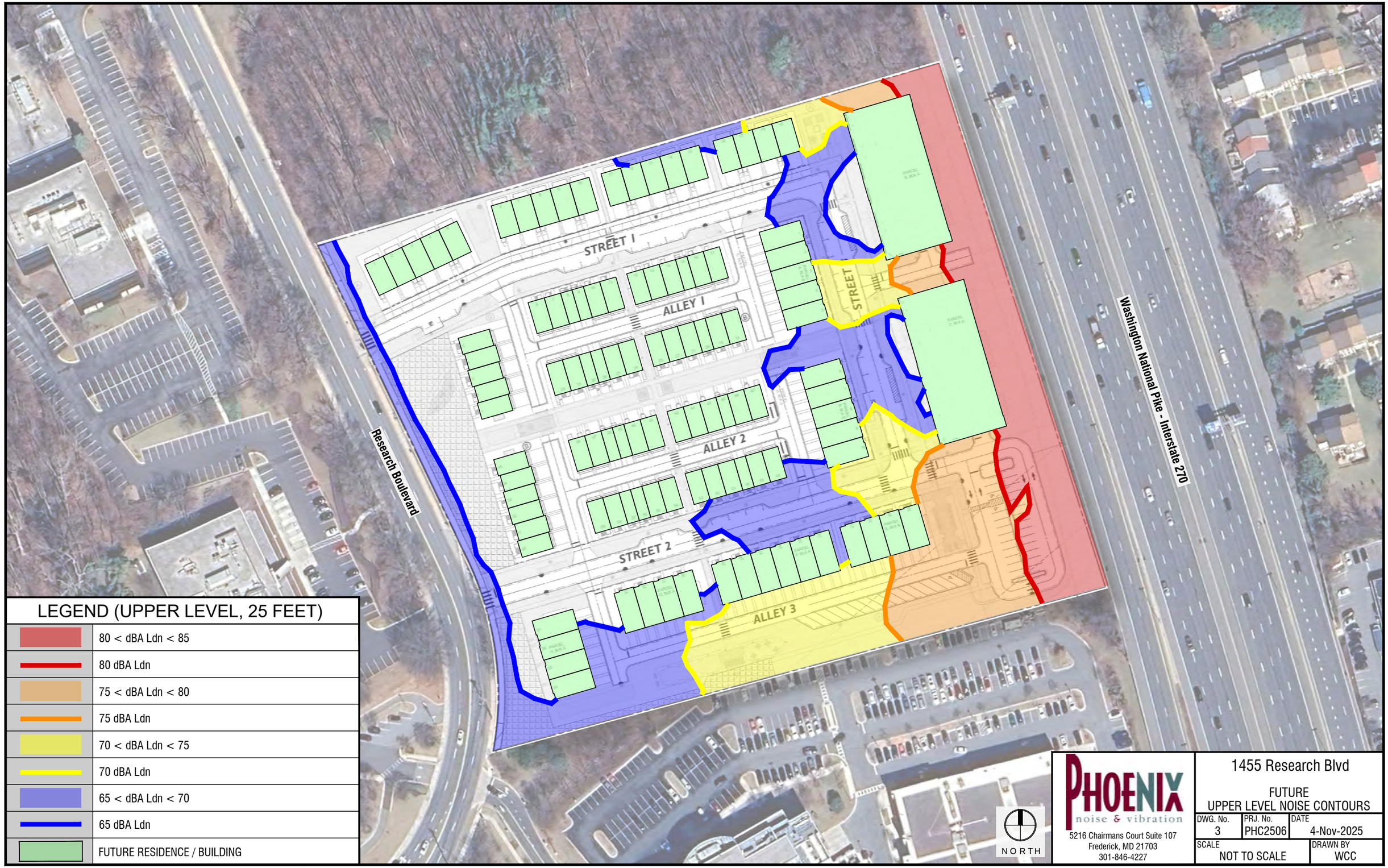
PHOENIX noise & vibration
5216 Chairmans Court Suite 107
Frederick, MD 21703
301-846-4227

1455 Research Blvd

FUTURE GROUND LEVEL NOISE CONTOURS

DWG. No.	PRJ. No.	DATE
2	PHC2506	4-Nov-2025

SCALE	DRAWN BY
NOT TO SCALE	WCC



LEGEND (UPPER LEVEL, 25 FEET)	
	80 < dBA Ldn < 85
	80 dBA Ldn
	75 < dBA Ldn < 80
	75 dBA Ldn
	70 < dBA Ldn < 75
	70 dBA Ldn
	65 < dBA Ldn < 70
	65 dBA Ldn
	FUTURE RESIDENCE / BUILDING

PHOENIX noise & vibration
5216 Chairmans Court Suite 107
Frederick, MD 21703
301-846-4227

1455 Research Blvd

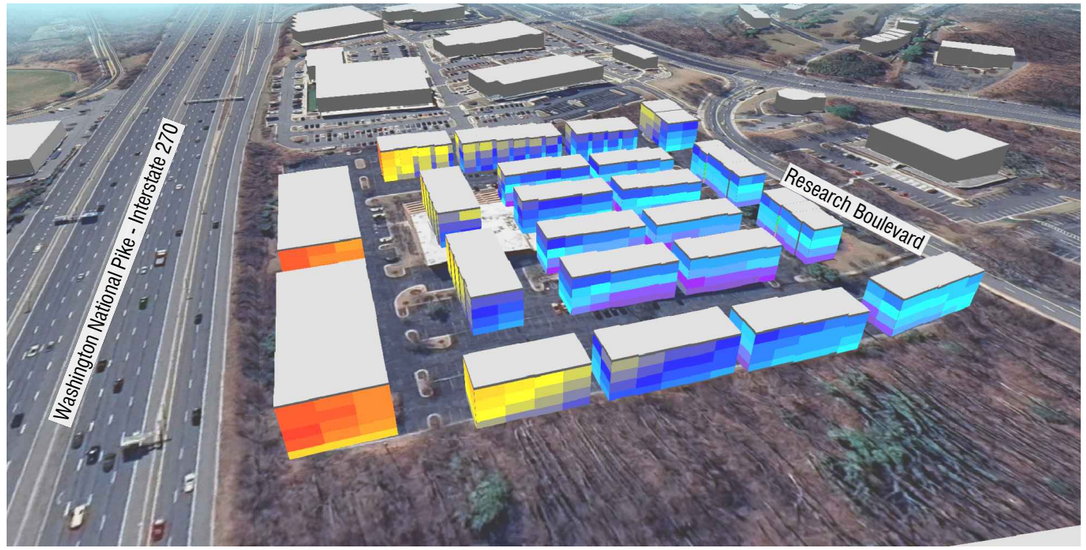
FUTURE
UPPER LEVEL NOISE CONTOURS

DWG. No.	PRJ. No.	DATE
3	PHC2506	4-Nov-2025

SCALE	DRAWN BY
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1 Looking North



2 Looking South



3 Looking East

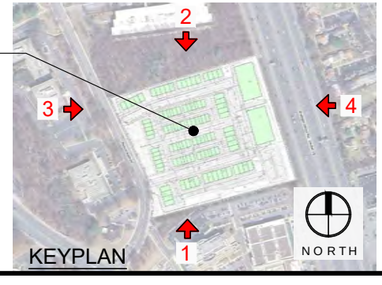


4 Looking West

Future Transportation Noise Levels (dBA DNL)

82 81 80 79 78 77 76 75 74 73 72 71 70 69 68 67 66 65 64 63 62 61 60 59 58 57 56 55 54 53 52

1455 Research Boulevard



KEYPLAN

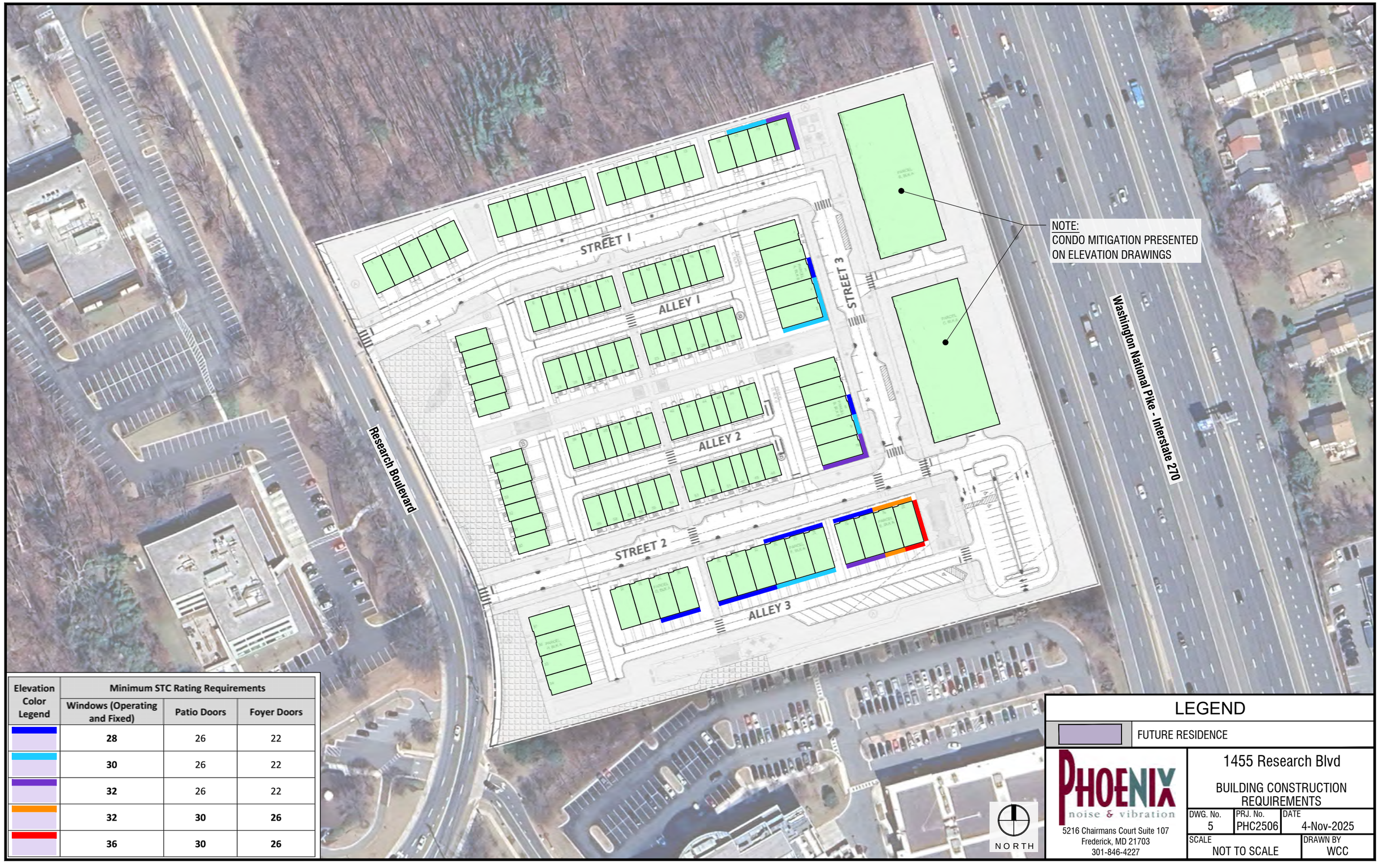
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Frederick, MD 21703
301-846-4227

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FUTURE TRANSPORTATION NOISE IMPACT

DWG. No.	PRJ. No.	DATE
4	PHC2506	4-Nov-2025

SCALE	DRAWN BY
NOT TO SCALE	WCC



Elevation Color Legend	Minimum STC Rating Requirements		
	Windows (Operating and Fixed)	Patio Doors	Foyer Doors
	28	26	22
	30	26	22
	32	26	22
	32	**30**	**26**
	36	**30**	**26**

LEGEND

FUTURE RESIDENCE

PHOENIX noise & vibration
5216 Chairmans Court Suite 107
Frederick, MD 21703
301-846-4227

1455 Research Blvd

BUILDING CONSTRUCTION REQUIREMENTS

DWG. No.	PRJ. No.	DATE
5	PHC2506	4-Nov-2025

SCALE	DRAWN BY
NOT TO SCALE	WCC



MATERIAL SCHEDULE

	MATERIAL	MANUF. / COLOR / FINISH
01	Brick A	General Shale - Hamilton with WR103WS mortar (Grapevine Mortar Joint)
	1 brick corsing, 1a soldier course, 1b rowlock course	
02	Brick B	General Shale - Clayton Falls with WR2368 mortar (Grapevine Mortar Joint)
	2 brick corsing, 2a soldier course, 2b rowlock course	
03	Fiber Cement Panel	James Hardie - Night Grey
	Flashing for Hardie Panel	
03a	Recessed Fiber Cement Panel	James Hardie - Night Gray
03b	Fiber Cement Panel	James Hardie - Pearl Gray
04	Square Precast Decorative Inset - 14"x14"	Clayton Falls
05	Decorative Bracket - 15"x17"	SW Night Gray
06	Exterior Trim - Trim	SW Gray
07	Exterior balcony and plaza metail rails	Black
08	Channel - Painted Alminum	Dark Bronze
09a	Cast Stone Window Header	Hamilton (To Match)
09b	Cast Stone Window Header	Clayton Falls (To Match)
10	Downspout	Dark Bronze
10a	Overflow Scupper	Dark Bronze
11	Vents	Paint to match adjacent material
12	Precast Sill	Hamilton (Sim.)
13	Garage Door	Overhead Door RAL 6022
14	Storefront Doors	Kawneer Classic Bronze
15	Vinyl windows / doors	MI Bronze
	Brick Mould	Match Bronze Window color
16	Exterior Light Fixture Kichler 49120 Camden 2 light 20" wide outdoor wall sconce with etched glass shade	Black
17	Decorative Metal Grill at garage	SW 7020 Black
18	Fascia Board	Smooth - Night Gray
19	Relief angle with throughwall flashing and weepholes, coordinate size with structural	Paint to match adjacent material
20	Pre-finished Aluminum Coping	Pac-Clad Charcoal
21	Exterior Trim - Trim	Cobblestone (Match to Hamilton)

PARAPET / ROOF LEGEND

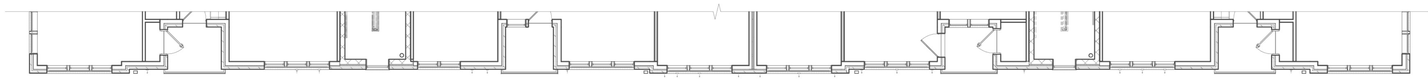
TYPE	HEIGHT
A	10' 11" ABOVE T.O. PLATE
B	8' 7" ABOVE T.O. PLATE
C	6' 3" ABOVE T.O. PLATE

NOTES:

1. FINAL MATERIALS & COLOR SELECTION TO BE APPROVED BY OWNER
2. COORDINATE MATERIAL & COLOR LOCATION WITH FINAL DSUP APPROVED SET.
3. COORDINATE FINAL VENT LOCATIONS @ SITE W/ MEP & ARCH.
4. OF 3' CLEARENCE @ EXHAUST FAN COORDINAT W/MEP
5. BRICK LEDGE - WHERE BURIED.
   - CMU - IF 4' OR LESS
   - CONCRETE - IF 4' OR MORE

LEGENDS:

FDC WALL MOUNTED FIRE DEPARTMENT CONNECTION
DS DOWN SPOUT
CJ BRICK JOINT / CONTROL JOINT



1 A-201c BUILDING 4 - FRONT ELEVATION
Scale: 1/8" = 1'-0"

KEY PLAN
1 A-201

ARCHITECT:
lessard DESIGN
8521 Leesburg Pike | Suite 700 | Vienna, VA 22182
P:571.830.1800 | F:571.830.1801
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OWNER:

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TEL: 703.216.0110

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9716 OAKBROOKE COURT, SUITE 107
OWINGS MILLS, MARYLAND 21117-2004
T: 301.966.4227
F: 301.966.4228
www.phoenixnv.com

ARROWBROOK FLATS
HERNDON, VA

FRONT ELEVATION
BUILDING CONSTRUCTION REQUIREMENTS

NO.	DESCRIPTION	DATE
	BUILDING 4 IFC SET	11/01/2021
	BUILDING 4 ADDITION	09/03/2021
	CONSTRUCTION DOCUMENTS	04/29/2021

PROJECT No: PUL-030A.10D
DRAWN BY: LDE
CHECKED BY: LDE
PLOT DATE: 10/29/2021 6:13:10 PM
FILE NAME:

AC-201c

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PHC2506_251105 (WCC)

MATERIAL SCHEDULE		
	MATERIAL	**MANUF. / COLOR / FINISH**
01	Brick A	General Shale - Hamilton with WR103WS mortar (Grapevine Mortar Joint)
	1 brick corsing, 1a soldier course, 1b rowlock course	
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09a	Cast Stone Window Header	Hamilton (To Match)
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10a	Overflow Scupper	Dark Bronze
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13	Garage Door	Overhead Door RAL 6022
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15	Vinyl windows / doors	MI Bronze
	Brick Mould	Match Bronze Window color
16	Exterior Light Fixture Kichler 49120 Camden 2 light 20" wide outdoor wall sconce with etched glass shade	Black
17	Decorative Metal Grill at garage	SW 7020 Black
18	Fascia Board	Smooth - Night Gray
19	Relief angle with throughwall flashing and weepholes, coordinate size with structural	Paint to match adjacent material
20	Pre-finished Aluminum Coping	Pac-Clad Charcoal
21	Exterior Trim - Trim	Cobblestone (Match to Hamilton)

PARAPET / ROOF LEGEND

TYPE	HEIGHT
A	10' 11" ABOVE T.O. PLATE
B	8' 7" ABOVE T.O. PLATE
C	6' 3" ABOVE T.O. PLATE



LEGEND

(##) WINDOW - MINIMUM REQUIRED STC RATING

(##) DOOR - MINIMUM REQUIRED STC RATING

STC RATINGS

W	D
41	38

NOTES:

1. RESIDENTIAL UNITS NOT INDICATED WITH A WINDOW/DOOR STC RATING REQUIREMENT CAN BE CONSTRUCTED WITH A MINIMUM RATING OF 26 STC OR 22 STC FOR FOYER DOORS.
2. STC RATINGS APPLY TO THE ENTIRE WINDOW/DOOR UNIT: I.E. THE INSTALLED WINDOW / DOOR ASSEMBLY, INCLUDING ALL FRAMING ELEMENTS AND GLAZING (OPERATING AND FIXED), MUST ACHIEVE THE SPECIFIC STC RATING.

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5. BRICK LEDGE - WHERE BURIED.
   · CMU - IF 4' OR LESS
   · CONCRETE - IF 4' OR MORE

LEGENDS:

FDC WALL MOUNTED FIRE DEPARTMENT CONNECTION
DS DOWN SPOUT
CJ BRICK JOINT / CONTROL JOINT

1 A-202c BUILDING 4 - REAR ELEVATION
Scale: 1/8" = 1'-0"

KEY PLAN



ARCHITECT:
lessard DESIGN
8521 Leesburg Pike | Suite 700 | Vienna, VA 22182
P:571.830.1800 | F:571.830.1801
www.LessardDesign.com

SEAL & SIGNATURE:

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T: 301.846.4227
F: 301.846.4228
www.phoenixnv.com

ARROWBROOK FLATS
HERNDON, VA

REAR ELEVATIONS
BUILDING CONSTRUCTION REQUIREMENTS

NO.	DESCRIPTION	DATE
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	BUILDING 4 ADDITION	09/03/2021
	CONSTRUCTION DOCUMENTS	04/29/2021

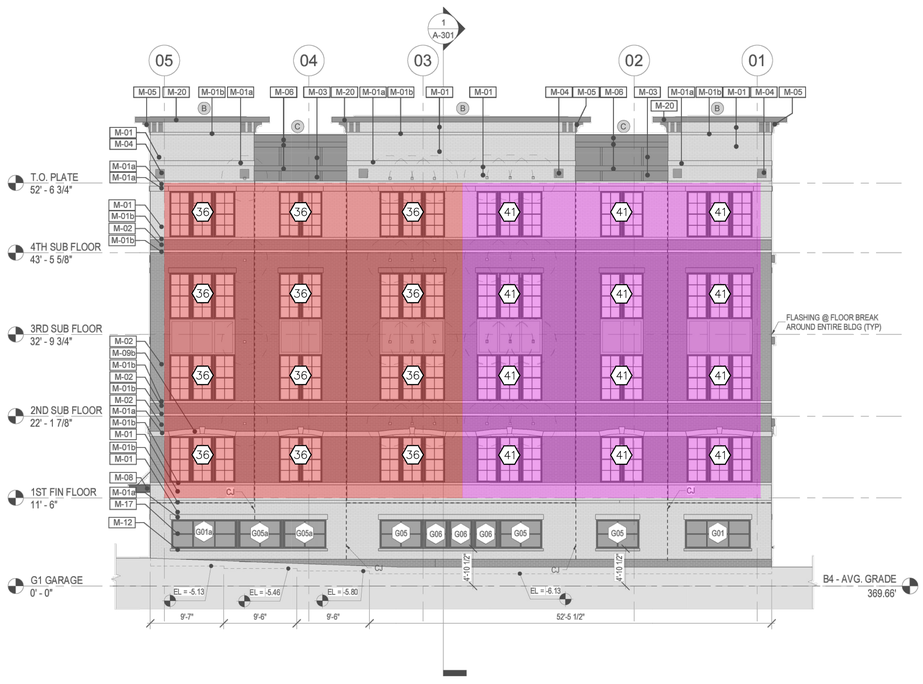
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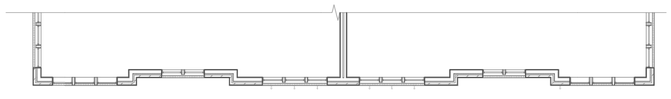
AC-202c

PHC2506_251105 (WCC)

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SOUTH ELEVATION

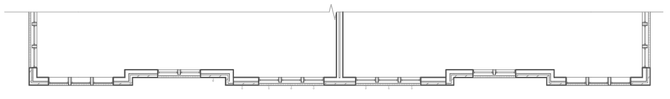




I-270

NORTH ELEVATION





2 A-203c BUILDING 4 - RIGHT ELEVATION

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

1 A-203c BUILDING 4 - LEFT ELEVATION

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

MATERIAL SCHEDULE

	MATERIAL	MANUF. / COLOR / FINISH
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PARAPET / ROOF LEGEND

TYPE	HEIGHT
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C	6' 3" ABOVE T.O. PLATE

LEGEND

(##) WINDOW - MINIMUM REQUIRED STC RATING

(##) DOOR - MINIMUM REQUIRED STC RATING

STC RATINGS



NOTES:

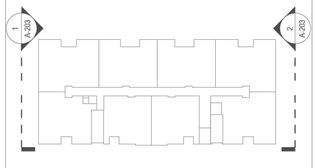
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LEGENDS:

FDC WALL MOUNTED FIRE DEPARTMENT CONNECTION
DS DOWN SPOUT
CJ BRICK JOINT / CONTROL JOINT



KEY PLAN

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TEL: 703.216.0110

PHOENIX Engineering & Surveying Ltd.

ARROWBROOK FLATS
HERNDON, VA

RIGHT AND LEFT ELEVATIONS
BUILDING CONSTRUCTION REQUIREMENTS

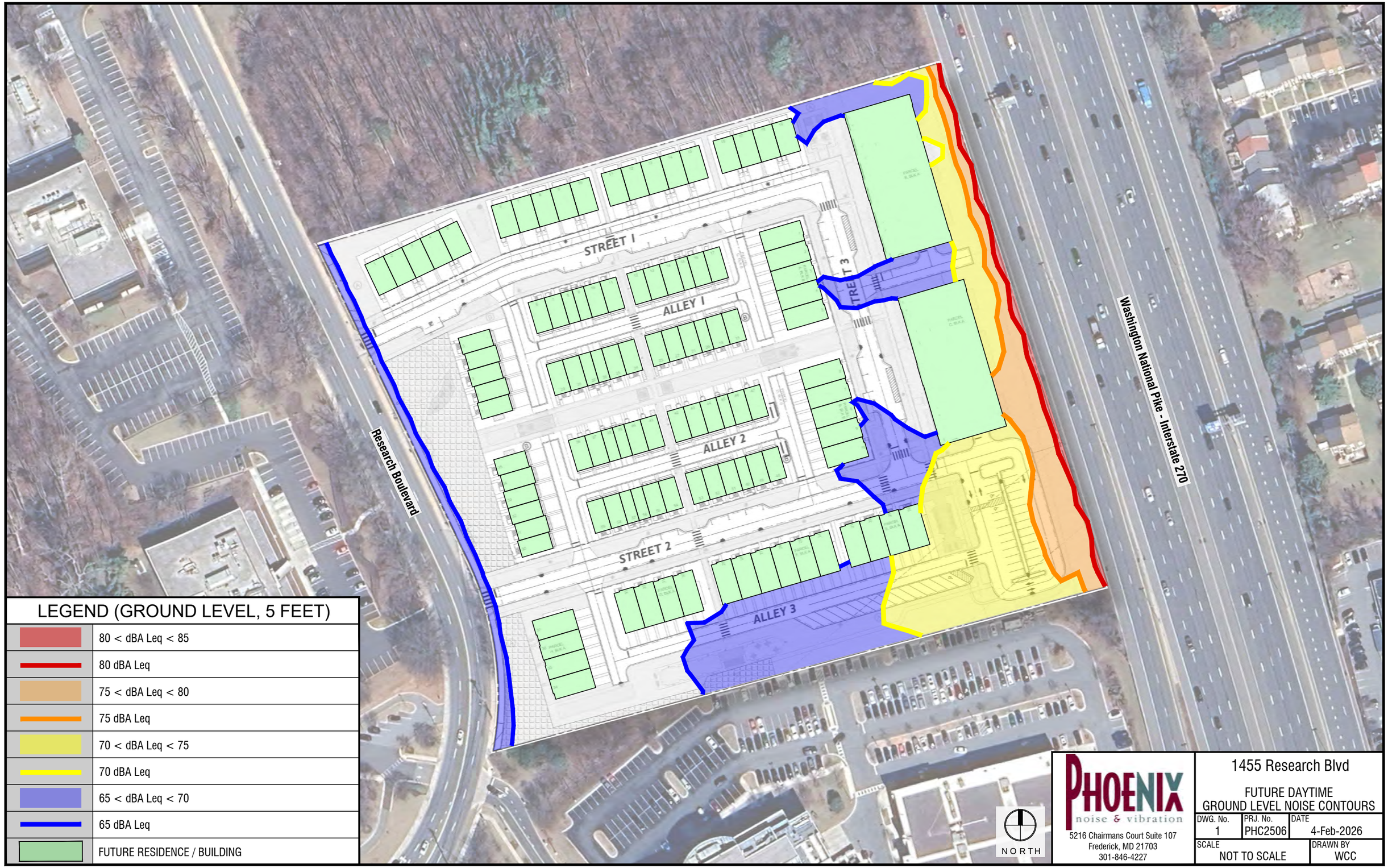
NO.	DESCRIPTION	DATE
	BUILDING 4 IFC SET	11/01/2021
	BUILDING 4 ADDITION	09/03/2021
	CONSTRUCTION DOCUMENTS	04/29/2021

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AC-203c

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PHC2506_251105 (WCC)



LEGEND (GROUND LEVEL, 5 FEET)	
	80 < dBA Leq < 85
	80 dBA Leq
	75 < dBA Leq < 80
	75 dBA Leq
	70 < dBA Leq < 75
	70 dBA Leq
	65 < dBA Leq < 70
	65 dBA Leq
	FUTURE RESIDENCE / BUILDING

PHOENIX noise & vibration
5216 Chairmans Court Suite 107
Frederick, MD 21703
301-846-4227

1455 Research Blvd

FUTURE DAYTIME
GROUND LEVEL NOISE CONTOURS

DWG. No.	PRJ. No.	DATE
1	PHC2506	4-Feb-2026

SCALE	DRAWN BY
NOT TO SCALE	WCC

Transportation Statement

1455 Research Boulevard

City of Rockville, MD

December 8, 2025

GOROVE SLADE
Transportation Planners and Engineers

Prepared by:



4550 Montgomery Avenue, Suite 400, Bethesda, MD 20814

4114 Legato Road, Suite 650, Fairfax, VA 22033

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225 Reinekers Lane, Suite 750, Alexandria, VA 22314

4951 Lake Brook Drive, Suite 250, Glen Allen, VA 23060

www.goroveslade.com

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Introduction

This transportation statement reviews the transportation elements of the proposed redevelopment of the property located at 1455 Research Boulevard within the City of Rockville. The project site is shown in Figure 1, and Figure 2 provides the location of the site within a regional context. Figure 3 provides an aerial view of the site and surrounding roadway network.

The proposed redevelopment is expected to result in fewer than 30 net new vehicle trips, and therefore only a limited on-site transportation assessment is required to satisfy the Comprehensive Transportation Review portion of the application.

This transportation statement includes three (3) sections: Introduction, Trip Generation, and Proposed On-Site Transportation.

The scoping form is included in the Technical Attachments.

Site Land Use

Existing Land Use

The project site is bounded by a shopping center to the south, I-270 to the east, and office space to the north and Research Boulevard to the west. The property is located within the City of Rockville boundary.

The site is currently occupied by a 220,000 sf office space in addition to a paved parking lot surrounding the buildings.

Proposed Land Use

The Project includes a change in use through removal of the existing buildings and redevelopment of the site with 64 multi-family residential units, 56 two-over-two stacked units, and 78 townhouses with up to 198 units total.

Figure 4 shows the proposed site plan.

Project Phasing

The proposed residential units will be built in one (1) phase and are expected to be completed by 2031.

Commercial Activity and Hours of Operation

As a residential development, no commercial activity is anticipated onsite. Similarly, as a residential development, there will be no posted hours of operation.

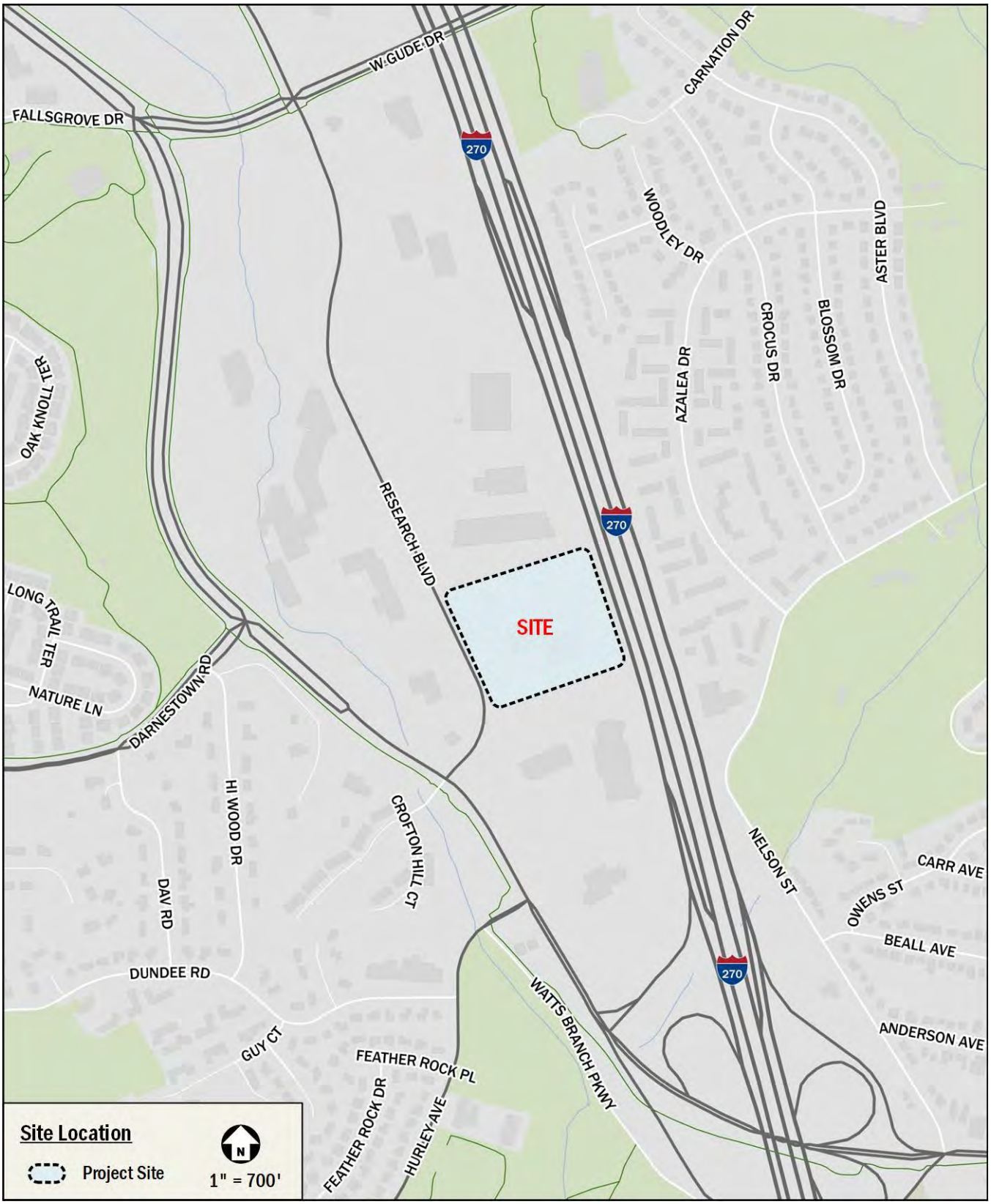


Figure 1: Site Location

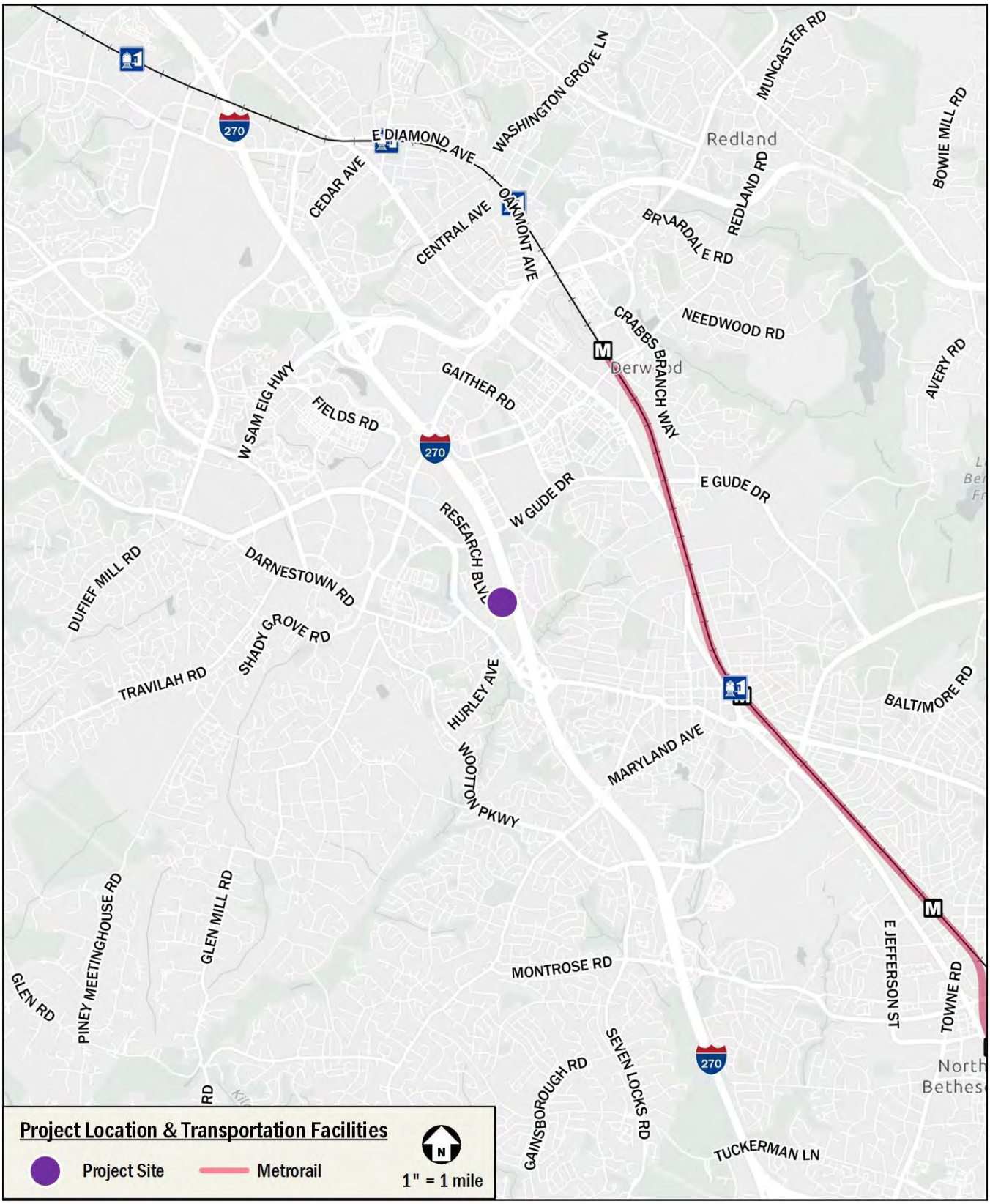


Figure 2: Project Location & Transportation Facilities



Figure 3: Site Aerial

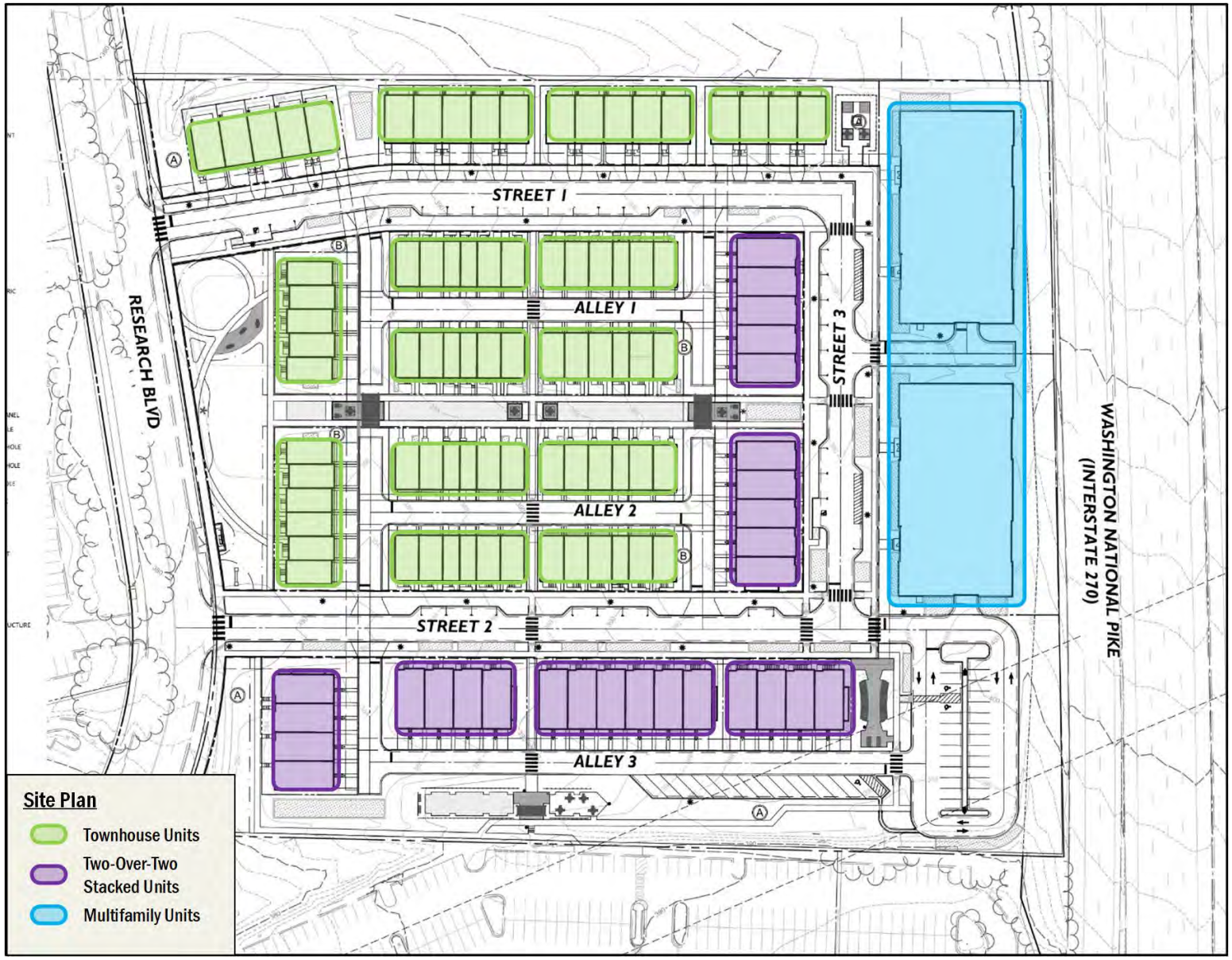


Figure 4: Site Plan

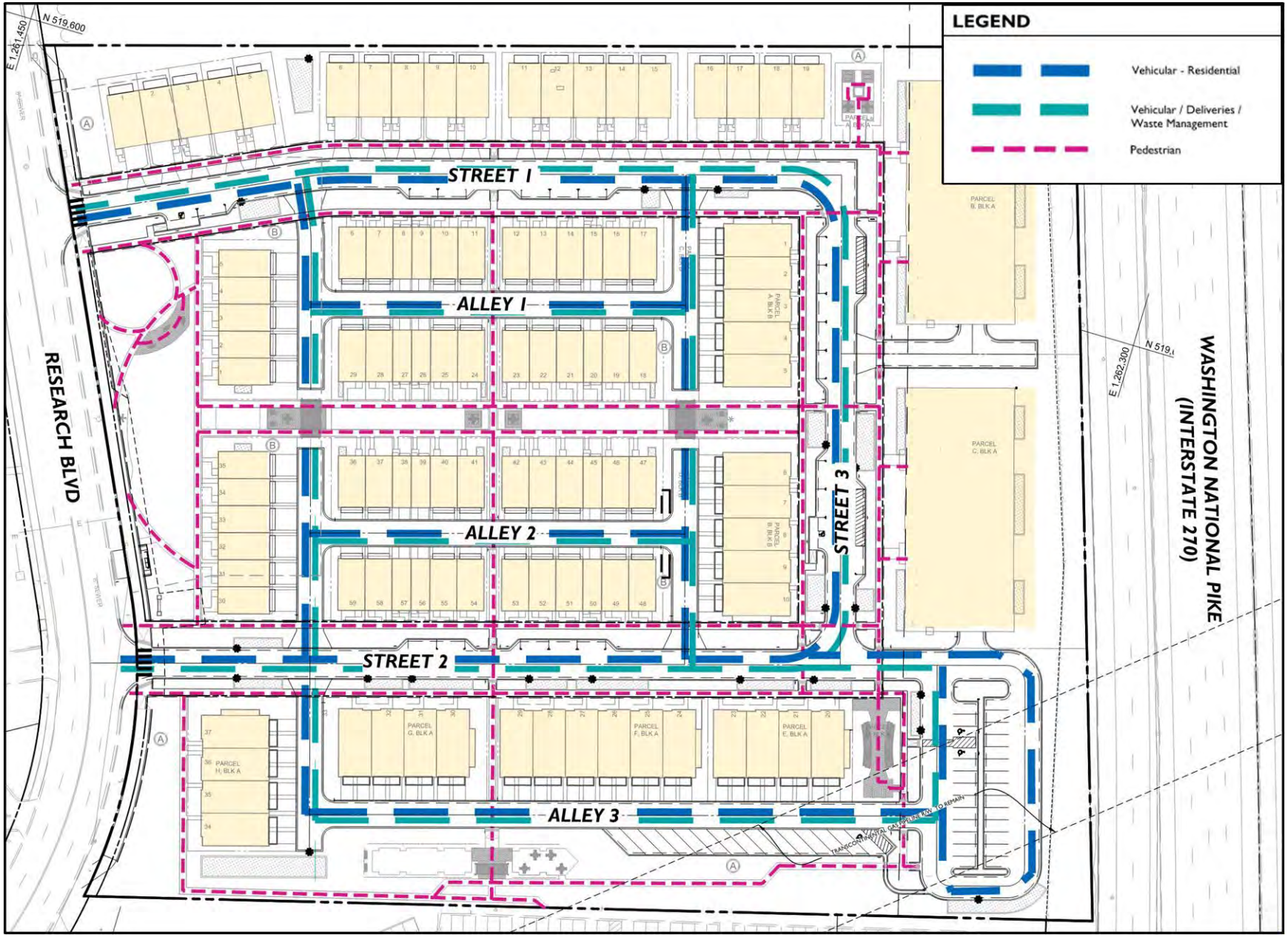


Figure 5: Site Plan and Circulation

Trip Generation

Per the City of Rockville Comprehensive Transportation Review guidelines, vehicular analysis is not required for the project as the project results in a net reduction in traffic as compared to the existing office land use on site. However, this report provides details on the trip generation methodology.

Trip Generation Rates

Trip generation for the proposed redevelopment was based on the methodology outlined in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition and the City of Rockville Comprehensive Transportation Review (CTR) guidelines (2018).

The development features up to 198 residential units, including 64 mid-rise multifamily units, 56 two-over-two stacked units, and 78 townhouses. ITE trip generation rates for "Multifamily Housing (Mid-Rise)" were used in trip generation calculations for the mid-rise multifamily housing proposed land use, rates for "Multifamily Housing (Low-Rise)" were used for the two-over-two stacked units, and rates for "Single Family Attached Housing" were used for townhouses. The existing land use consists of 220,000 square feet of general office. Trip generation rates for "General Office Building" were used in trip generation calculations for the existing office use. The total site-generated vehicular trip results with credits and reductions are summarized in Table 1. Full trip generation calculations are included in the Technical Attachments.

Trip Generation Reduction

No pass-by, modal split, or mixed-use trip reductions were applied to either the existing or proposed trip generation.

Trip Generation Summary

As shown in Table 1, the trip generation for the development program will result in an overall reduction in vehicle trips in the area as compared to the existing development. The project will generate 238 fewer trips in the morning peak hour and 206 fewer trips in the afternoon peak hour.

Table 1: 1455 Research Boulevard Trip Generation Summary

Land Use	ITE Land Use Code	Quantity (x)	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Existing Trip Generation								
General Office Building	710	220 ksf	290 veh/hr	40 veh/hr	330 veh/hr	54 veh/hr	265 veh/hr	319 veh/hr
Proposed Trip Generation								
Multifamily Housing (Mid-Rise)	221	64 du	4 veh/hr	13 veh/hr	17 veh/hr	15 veh/hr	10 veh/hr	25 veh/hr
Multifamily Housing (Low-Rise)	220	56 du	10 veh/hr	30 veh/hr	40 veh/hr	28 veh/hr	17 veh/hr	45 veh/hr
Single-Family Attached Housing	215	78 du	9 veh/hr	26 veh/hr	35 veh/hr	25 veh/hr	18 veh/hr	43 veh/hr
		Total Proposed	*25 veh/hr*	*67 veh/hr*	*92 veh/hr*	*68 veh/hr*	*45 veh/hr*	*113 veh/hr*
Net Trip Generation								
Net New Trips (Proposed - Existing Trips):			**-265 veh/hr**	**27 veh/hr**	**-238 veh/hr**	**14 veh/hr**	**-220 veh/hr**	**-206 veh/hr**

Proposed On-Site Transportation

This section reviews the proposed transportation components of the 1455 Research Boulevard project, including parking, roadway, as well as multimodal access and facilities.

Site Parking

For the two multifamily buildings, parking is proposed in a garage contained within each building, along with an additional surface lot. Townhouse parking is provided via garages within the individual townhouses. Parking for the two-over-two stacked units is proposed in the form of both garage spaces and surface driveway spaces associated with each individual unit. Guest parking is provided throughout the site in surface driveway spaces (for the townhomes specifically), in marked surface lot spaces, and marked street parking. A total of approximately 447 parking spaces will be provided for the overall project. The parking spaces are accessed from two curb cuts along Research Boulevard and direct connections to the internal alleys and public streets.

The City of Rockville requires 1.5 parking space for one (1) or two (2) bedrooms and two (2) parking spaces for a three (3) or more bedroom for the townhouses and two-over-two stacked units. For multi-family residential units, one (1) parking space for zero (0) and one (1) bedroom units and 1.5 parking space for two (2) or more bedroom units, and three (3) parking spaces for three (3) bedroom units is required. Based on the current mix of uses and units, the site would require a minimum of 431 parking spaces. Thus, the proposed project's parking supply meets the requirements. The required and proposed parking spaces are detailed in Table 3.

Internal and Abutting Roadways

At buildout, the project site will be bounded by Dwight D. Eisenhower Highway (I-270) to the east, existing commercial uses to the south, Research Boulevard to the west, and office space to the north. I-270 is an Interstate roadway, while Research Boulevard is considered a Primary Industrial roadway by the city of Rockville. Full details on the abutting roadway's functional classification can be found in Table 4.

Vehicular access to the site will be via existing curb cuts along Research Boulevard.

Motorized and Non-Motorized Access

This section looks at the curb cuts and driveways present at the site, as well as vehicular, pedestrian, and bicycle access to the site.

Curb Cuts

The project will use two curb cuts on Research Boulevard. No new curb cuts are proposed.

The northern curb cut location is consistent with the existing curb cut on the north side of the property, while the southern curb cut location is shifted slightly to the south to align with the opposing driveway on the west side of Research Boulevard.

The curb cuts will be designed to City of Rockville standards

Vehicular Access

Vehicular access is available along Research boulevard via stop-controlled connections. Vehicles then use the proposed public streets and private alleys to access the residential units' driveways and the multifamily building parking garages. Access to the multifamily garages will be from driveways that connect to "Street 3". Vehicular access and circulation are shown in Figure 5.

Pedestrian Access and Circulation

Pedestrian access to the site will be available from the proposed 10' path along the site frontage on the east side of Research Boulevard. Pedestrian access to each unit and multifamily residential buildings will be provided by the new sidewalks constructed along internal roadways. There will be pedestrian access offering inter-parcel connectivity to the shopping center directly to the south of the site.

Pedestrian access and circulation are shown in Figure 5.

Bicycle Access

Bicycle access to the site is proposed from the proposed 10' path along the Research Boulevard frontage.

Multimodal Facilities

This section outlines transit, pedestrian, and bicycle facilities on-site and in the nearby area, as well as curb ramps and street lighting.

Transit Stations

The site is located over 2.5 miles away from the Rockville Metro station and MARC Station. However, connections to the Shady Grove and Rockville WMATA Metrorail stations, as well as the Rockville MARC and Amtrak station, are provided by bus lines 54 and 63 that have stops near the site.

Existing transit facilities are shown Figure 6.

Bus Stops

There are two (2) bus stops near the site, with one stop located directly on the site's Research Boulevard frontage, and the other directly across the street. These bus stops serve Montgomery County Ride On bus routes 54 and 63. The Rockville-Lakeforest Line (54) operates Monday to Friday from 4:55 AM to 12:19 AM, Saturday from 6:00 AM to 10:02 PM, and Sunday from 7:00 AM to 9:07 PM. The bus service operates at 20-35 minute headways.

The Rockville-Shady Grove Line (63) operates Monday to Friday from 5:45 AM to 8:38 PM. There is no Saturday or Sunday service on this route. The bus operates at 25-35 minute headways.

PDFs of the Rockville-Lakeforest and the Rockville-Shady Grove Line Schedules are included in the Technical Attachments.

The bus stop on the site's Research Boulevard frontage and the stop directly across the street both include a shelter, bench, bus stop flag, and landing pad.

The bus stop along the site's Research Boulevard frontage will be relocated slightly north, to the north side of the Street 2 intersection.

Existing transit facilities are shown in Figure 6.

Sidewalks

The City of Rockville's minimum sidewalk width guidelines are shown in Table 2. Per the City of Rockville's Complete Streets policy, the preferred minimum sidewalk width is 5 feet. Where the preferred width is not attainable due to right-of-way constraints, the City defers to ADA standards. Wider sidewalks are desirable in areas with high pedestrian volumes and where there is no buffer between the walking path and high-speed/volume roadways.

Table 2: Sidewalk Guidelines

Source	Minimum Sidewalk Width	Minimum Buffer Width
Zoning Ordinance Sec. 25.17.05.	6 ft	7 ft
Complete Streets: Priority Area A	6 ft - 10 ft	4 ft – 8 ft
Complete Streets: Priority Area B	5 ft - 8 ft	4 ft - 6 ft
Complete Streets: Priority Area C	**5 ft**	**6 ft - 10 ft**

Given that the internal streets are anticipated to experience low to moderate levels of pedestrian activity the recommended width for sidewalks is 5 feet.

Existing Conditions

The existing sidewalk along the site frontage on Research Boulevard is approximately 6' wide.

There are no existing crosswalks along the site's frontage.

Existing pedestrian facilities are shown in Figure 7.

Proposed Pedestrian Facilities

The Project will construct a 10' shared use path along the site frontage on the southbound direction on Research Boulevard in accordance with the City's Pedestrian Master Plan.

The project will include crosswalks with ramps at the site access crossings.

Bikeways

There is currently no bicycle infrastructure on Research Boulevard. The City of Rockville's Bikeway Master Plan shows a shared use path along Research boulevard. The project includes the construction of a 10' shared use path along the Research Boulevard frontage.

Existing and Future bicycle facilities are shown in Figure 8.

Bicycle Parking Requirements

Bicycle parking is not required for the townhouses or the two-over-two stacked units by the City of Rockville's Zoning Ordinance under Section 25.26.03.d. One (1) short-term bicycle parking space per 50 units and one (1) long-term bicycle parking space per three (3) units are required for the multifamily residential units. The Project proposes one (1) short-term rack for two spaces total and bike rooms in each multifamily apartment building for 12 long-term bicycle parking spaces. The project includes a total of two (2) short-term and 24 long-term

bicycle parking spaces. The location of the bicycle parking spaces is included with the plan submission.

Streetlights

A streetlight inventory along the project site frontages was reviewed under the existing conditions. There are three (3) streetlights along the Research Boulevard frontage. The existing on-site streetlight inventory is shown in Figure 9.

The project also includes streetlights along the proposed internal public streets and lighting fixtures throughout the project to maintain proper lighting levels throughout the site. An exhibit showing the proposed lighting plan is included with the plan submission.

Fire Access

Fire access to the site will be available via the proposed internal Public Streets (Street 1, Street 2, and Street 3) and the driveways connecting the proposed public streets to the alleys. A fire truck movement exhibit is included with the plan submittal.

Loading Access

Loading access to the site will be approachable from either curb cut along Research Boulevard. “No parking” layby areas in front of the multifamily buildings are proposed to accommodate short-term loading activities including parcel delivery and rideshare passenger loading and unloading.

Dumpsters/Refuse Compactors

Trash/recycling collection for the multifamily buildings is proposed to occur from the driveways and all trash will be stored inside the buildings.

Residents of the townhouses and two-over-two stacked units would have to roll out the trash/recycling bins onto their driveways to facilitate trash collection. Trash/recycling will be collected individually from each unit’s trash/recycling. Most townhouses and two-over-two stacked units have driveways facing the alleys and trash collection along the alley will not have a significant impact on the public streets.

Garbage Truck Access & Maneuvering Areas

Garbage trucks will access the site via the two site driveways on Research Boulevard and internal streets. Truck maneuvering exhibits are included with the plan submission showing the trash truck circulation for the multifamily buildings.

Signage and Pavement Markings

The project does not propose any changes to the existing curbside management and current signage and pavement markings along Research Boulevard. The bus stop along the frontage will be relocated slightly to the north and will remain along the frontage.

The proposed public streets include on-street parking to accommodate guest parking. “No parking” layby areas are also proposed in front of the multifamily buildings to accommodate short-term loading activities including parcel delivery and rideshare passenger loading and unloading.

Easements and Right of Way Lines

Any existing and/or proposed easements associated with the project site will be included and discussed with the corresponding plan submittal. Similarly, the proposed right of way lines and dedications are presented in the plan submission.

An Easement Plan exhibit showing the existing easements proposed to be abandoned and proposed to remain is included with the plan submission.

Table 3: Vehicular Parking Requirements (City of Rockville)

Land Use	Size (du)	City of Rockville Base Parking Requirement	Base Spaces Required	Proposed Parking	Proposed ADA included
Townhouses & Two-Over-Two Stacked Units					
Townhouses: Three (3) bedrooms	78	2 per dwelling unit	156	156	
Two-over-Two stacked units: Three (3) bedrooms	56	2 per dwelling unit	112	112	
Guest Parking	134	0.5 per dwelling unit	67	83	3
Total	**134**		**335**	**351**	**3**
Multi-family Residential					
Parcel B, Block A					
Multi-unit dwelling: One (1) bedroom	0	1 per dwelling unit	0		
Multi-unit dwelling: Two (2) or more bedroom	32	1.5 per dwelling unit	48		
		Total	**48**	**43**	**1**
Parcel C, Block A					
Multi-unit dwelling: One (1) bedroom	0	1 per dwelling unit	0		
Multi-unit dwelling: Two (2) or more bedroom	32	1.5 per dwelling unit	48		
		Total	48	**43**	**1**
Multifamily – Surface Parking				**10**	**1**
Total	**64**		**96**	**96**	**3**
Total Parking					
		Total	**431**	**447**	**6**

Table 4: Summary of Study Area Roadways

Roadway	Jurisdiction	Functional Classification	# of Lanes	Speed Limit	AADT (2022)
Research Boulevard	City of Rockville	Primary Industrial	4	30 mph	11,475
MD 270	MDSHA	Interstate	13	55 mph	186,332



Figure 6: Transit Facilities



Figure 7: Existing Pedestrian Facilities

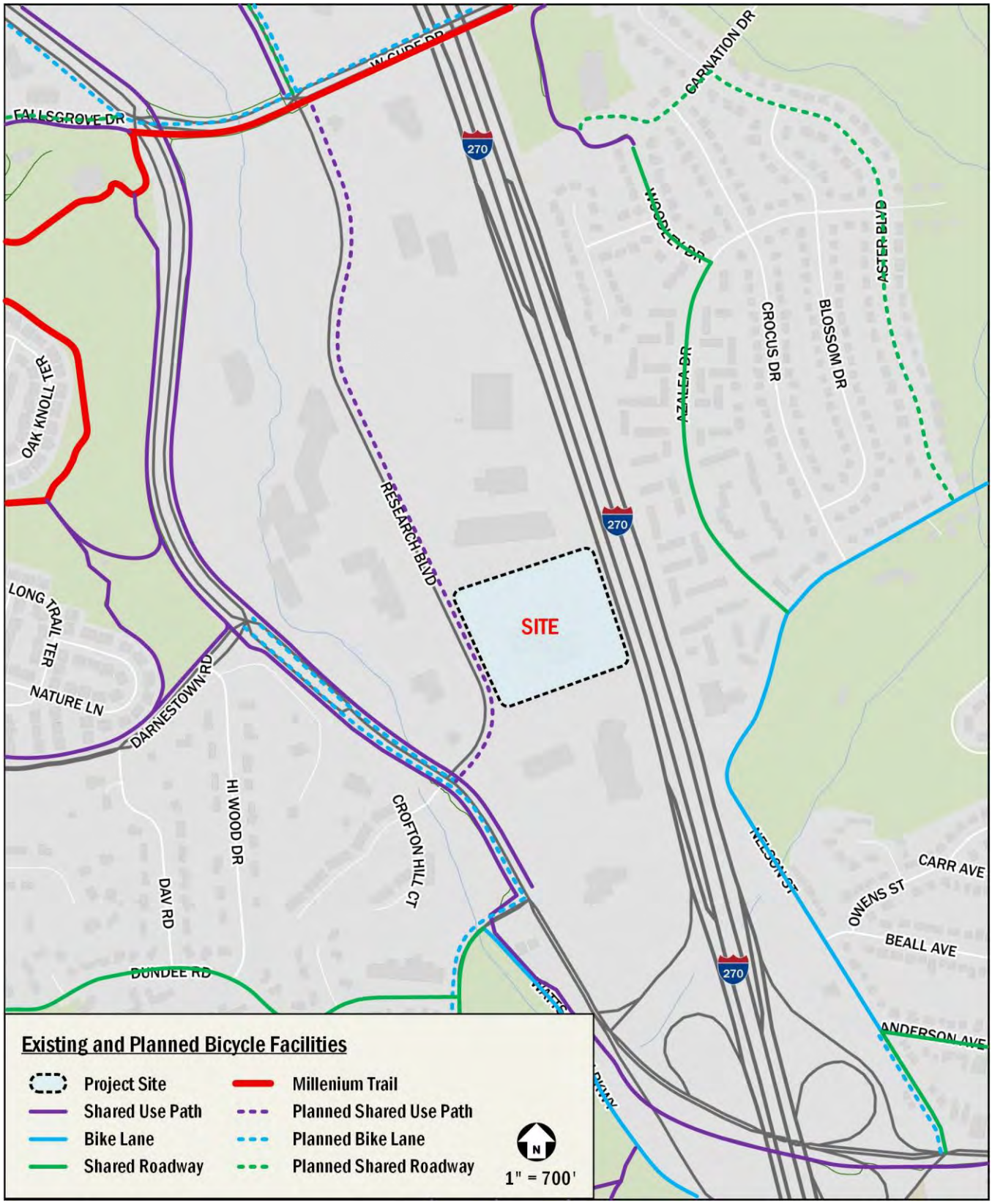


Figure 8: Existing and Planned Bicycle Facilities

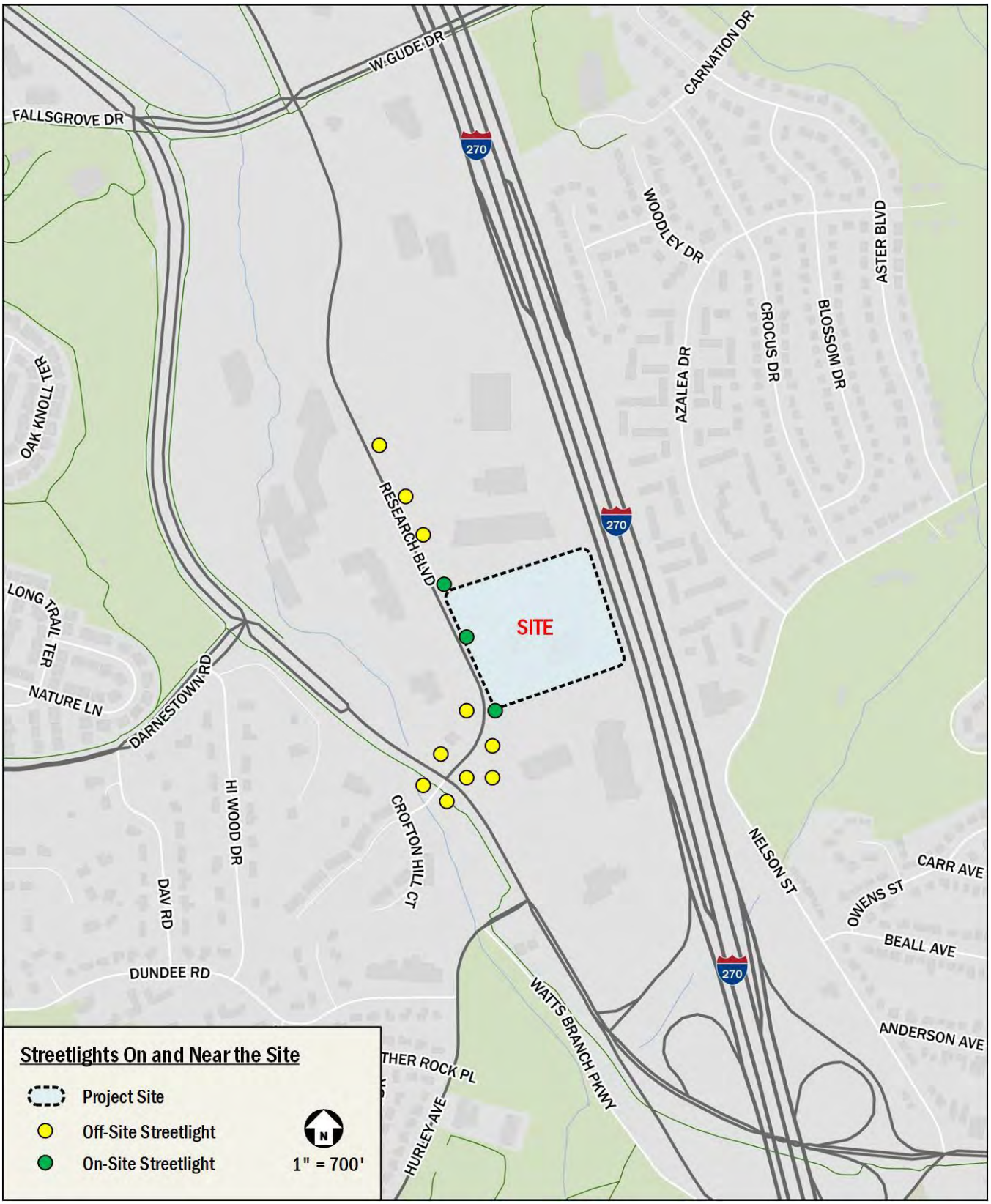


Figure 9: Streetlights

City of Rockville

June 9, 2026

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

SUBJECT: 1455 Research Boulevard – Water and Sewer Authorization, Capacity, and Service; WSA2026-00007, 2026-101-STP

Dear Mr. Spahr:

A conditional water and sewer authorization is being granted based on the Site Plan Application and the Water and Sewer Authorization (WSA) Application to utilize City of Rockville (City) water and sewer for the above referenced project.

EXISTING CONDITIONS

The development project is located at 1455 Research Boulevard, Lot 1 of the National Capital Research Park subdivision within the Watts Branch sewershed. The existing office building is currently served by a 12-inch City water main and an eight-inch sewer main located in the Research Boulevard Right-of-Way (ROW) as shown on the attached exhibit (1455 Research Boulevard Site Plan) dated March 12, 2026. The existing building connections are an existing metered eight-inch water connection and a six-inch sewer connection located in the Research Boulevard ROW.

DEVELOPMENT APPLICATION

According to your application, the development consists of the following uses:

- Existing Use:
  - Office Building – 228,221 square feet (sq. ft.) – 30,353 gallons per day (gpd).
- Proposed Use:
  - Two-over-two residential condominiums – 56 Dwelling Units (DU) – 12,040 gpd.
  - Townhomes – 78 DU – 16,770 gpd.
  - Condominium flats – 64 DU – 9,600 gpd.

Docusign Envelope ID: 671C6B15-57BB-859C-814E-0038D05A36F4

According to your site plan and WSA application, water and sewer service connections to the existing infrastructure in the Research Boulevard ROW, are proposed as follows:

- **Water** – The project proposes a network of public water mains throughout the proposed public ROW within the development. The proposed water mains connect to existing City 12-inch main in three locations on Research Boulevard.
- **Sewer** – The project proposes a network of public sanitary sewer mains throughout the proposed public ROW within the development. The proposed sewer mains connect to an existing eight-inch public sewer main on Research Boulevard.

FINDINGS

Adequate Public Facilities

The City's Adequate Public Facilities Ordinance (APFO) and the Rockville City Code (Code), Chapter 24 requires water and sewer infrastructure to be assessed for adequacy whenever a proposed development is being considered for approval. A finding is required that public water and sewer facilities are adequate, which may include mitigating the impacts needed to comply with the level of service established in the Water and Sewer Adequacy Standards per the Code, Section 24-12. The Department of Public Works (DPW) finding as follows:

Water

- **Treatment Capacity** – The City's water supply, less a reasonable reserve for fire flow, is adequate for the proposed development.
- **Fire Flow** – A minimum fire-flow of 1,000 gallons per minute (gpm) is available from the 12-inch water main along Research Boulevard and is adequate for the proposed development.

Sewer

- **Treatment Capacity** – The Blue Plains Wastewater Treatment Plant has adequate treatment capacity for the proposed development and the City has adequate available treatment capacity in its allocation at the Blue Plains Wastewater Treatment Plant.
- **Transmission** – The City has determined that the existing Watts Branch sewershed sewerage transmission has adequate capacity to serve the proposed development.

Service and System Integrity

The City's water service is assessed for system integrity. DPW findings are as follows:

- **System Redundancy** – The City's existing water system and the proposed water main network is acceptable for system redundancy.
- **Fire Hydrant Spacing** – The fire hydrant spacing along the water main in Research Boulevard and throughout the proposed development meets the recommended spacing of 300-feet on average.

The City's sewer service is assessed for system integrity. DPW findings are as follows:

- **Sewer System** – The City's sewer service is sufficient for the development project.

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CONDITIONS OF APPROVAL

The following list of conditions must be addressed for DPW to authorize building connections to the City's water and sewer systems and/or issue City permits. The Site Plan, Detailed Engineering Plan, and Building Plan approval and permitting processes must incorporate the construction of any required mitigation.

- **Water Service Conditions** - There are no conditions for the adequacy of the water system for water mains, fire hydrants, or proposed water service connections.

  Water Mains

  The public water mains proposed in within the proposed development shall be eight-inches minimum in diameter and comply with the Code, Chapter 24 and shall meet all requirements specified in the City's Water and Sewer Notes and the latest edition of Washington Suburban Sanitary Commission (WSSC) Standards and Specifications Section 02510 – Water Distribution System. The length of dead-end mains beyond a service connection shall be minimized, and only permitted as an interim condition of phasing, provided that the dead-end main is isolated through valving.

  Fire Hydrant

  The Applicant must construct eight public fire hydrants located at an overall spacing of 300-feet within the proposed development and replace one public fire hydrant on Research Boulevard to meet City's design standards for hydrant spacing and fire flow requirements. All public fire hydrants shall be located within a public ROW or easement and shall not be located on dead end mains beyond service connections. Exact locations and number of fire hydrants will be determined at the final engineering phase through a Public Works Permit (PWK). The Applicant must obtain approval from the Inspection Services Division (ISD) to ensure that any on-site hydrants provide adequate fire flow for fire suppression.

  Water Meters

  Water meters shall comply with the Code, Chapter 24. A separate water meter shall be provided for each individual lot, including any future ownership lots. The water meter for the proposed development shall be located outside the building in a crock or vault adjacent to the proposed ROW or within an easement to the City. The meter's location shall provide adequate horizontal and overhead clearance for the City to maintain the infrastructure. The size and specific location of the water meter shall be determined during the final engineering phase. A water meter easement must be provided at no cost to the City and approved by the City Attorney. The easement must be recorded in the Montgomery County Land Records prior to DPW issuing a PWK.

  Water Service Connections

  Separate water service connections to the City mains are required for each separate lot, and any future ownership lot. The size and location of the connections to the proposed water mains must be approved and permitted by DPW at the final engineering phase through PWK permits. If lots or ownership lots contain multiple buildings, each building must be sub-metered separately. The property owner shall own the sub-meter and be responsible for maintaining it and invoicing the building occupant. Water service connections (from the ROW to the buildings) shall be privately maintained in all areas that are not within public ROW or an easement to the City. The size and location of the water service connections must be approved and permitted by DPW and ISD at the final engineering phase.

Water Infrastructure Location
The water mains, fire hydrants, water meters (and associated easements), and water service connection locations must be coordinated with the other public improvements within the proposed ROW, including, but not limited to, street trees, streetlights, sewer house connections, and Stormwater Management (SWM) facilities. The final location of the water mains, fire hydrants, water meters, valves, and water service connections will be reviewed, approved, and permitted by DPW and ISD at the final engineering phase.

- **Sewer Service Conditions** - The findings of adequacy of and the authorization to utilize the City's sewer system are dependent on the following:

  Sewer Mains
  The public sewer mains within the proposed development shall be eight-inches minimum in diameter and constructed to comply with the Code, Chapter 24 and shall meet all requirements specified in the City's Standard Water and Sewer Notes and the latest edition of WSSC Standards and Specifications Section 02530 – Sanitary Sewage System.

  Sewer Service Connections
  Separate sewer service connections to the City mains are required for each separate lot, and any future ownership lot. The size and location of the connections to the proposed sewer mains must be approved and permitted by DPW and ISD at the final engineering phase. Sewer service connections (from the ROW to the buildings) shall be privately maintained in all areas that are not within the public ROW or an easement to the City.

  Sewer cleanouts shall comply with the Code, Chapter 24. A separate sewer cleanout shall be provided for each individual lot, including any future ownership lots. The cleanouts for the proposed development shall be located adjacent to the proposed ROW or easement granted to the City.

  Sewer Infrastructure Location
  The sewer mains, sewer cleanouts, and sewer service connection locations must be coordinated with the other public improvements within the proposed ROW, including, but not limited to, street trees, streetlights, water house connections, water meters, fire hydrants, and SWM facilities. The final location of the sewer mains, sewer cleanouts, and sewer service connections will be reviewed, approved, and permitted by DPW and ISD at the final engineering phase.

- **Final Engineering and Permitting** - The Applicant must submit associated applications, plan review and permitting fees, and construction documents to DPW for review, approval, and permitting at the final engineering stage. The Applicant must obtain permits from DPW and ISD, and any other agencies having authority.

- **General Conditions** - The DPW permits must be issued prior to ISD issuing building permits. Additionally, the permitted work must be constructed, accepted by DPW, and placed into service prior to ISD issuing an occupancy permit for the building.

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The PWK covers the public water and sewer mains and service connections within the ROW (or public easement) and the ISD Plumbing Permit covers the water and sewer service connection from the ROW to the building, including the water meter and sewer cleanout and appurtenances.

Easement Conditions

The Applicant must provide a minimum 30-foot-wide easement on private property to the City for proposed water and sewer mains. The easements must be of sufficient width as deemed by DPW and in a location acceptable to the City. The easements must be provided at no cost to the City and approved by the City Attorney. The easements must be recorded in the Montgomery County Land Records prior to DPW issuing PWK permits.

Prior to issuance of any DPW permit and prior to the recordation of the Final Record Plat, the Applicant must secure the termination or abandonment of all existing easements as necessary for the construction of the development, including all easements located in proposed ROW. Termination or abandonment of such easements must be evidenced by recordation of a deed of termination or abandonment in the Montgomery County Land Records. Abandonment or termination of any easement granted to the City must be approved by the Mayor and Council of Rockville, and prior to recordation, any deed of abandonment or termination of an easement granted to the City must be reviewed and approved by DPW and must be in a form approved by the Office of the City Attorney.

Capital Contribution

The Applicant will be required to pay a water and sewer Capital Contribution charge per the Code. The charge, which is based on the domestic water meter size, must be paid to ISD in accordance with the fee schedule in effect at the time of building permit issuance and prior to ISD's issuance of the building permits.

Any substantial changes or revisions to the proposed development information may require a modification, revision, or deletion of these conditions.

Docusign Envelope ID: 671C6B15-57BB-859C-814E-0038D05A36F4

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.

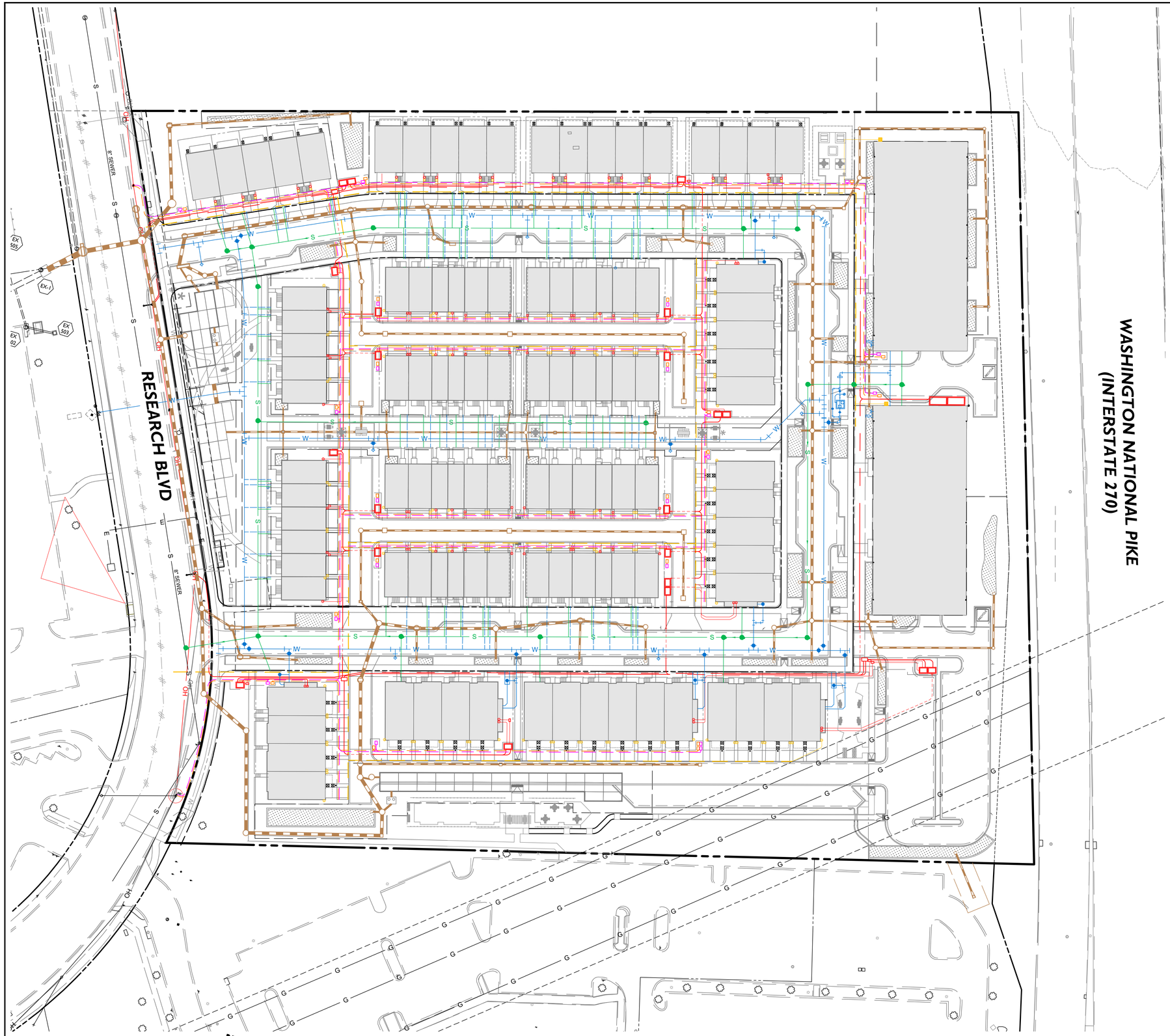
Sincerely,

John Scabis, P.E.
Chief of Engineering

JKS/YK/ktt

Attachments: 1455 Research Boulevard – WSA Exhibit, dated March 12, 2026.

cc: James Lapping, P.E., Engineering Supervisor
Shaun Ryan, Planning Supervisor
Christopher Davis, Principal Planner
Kina Campbell, Chief of Inspection Services
Research Plaza Acquisitions, L.L.C.; c/o Rubenstein Partners
Pat Harris, Lerch, Early and Brewer, Chtd.
Randall Rentfro, Rodgers Consulting, Inc.
Permit plan, WSA2026-00007, 2026-101-STP



Color Coded Utility Plan

SCALE: 1" = 40'

N

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
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING CABLE T.V.
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING ELECTRIC
- EXISTING FIBER OPTIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING ELECTRIC ACCESS PANEL
- EXISTING ELECTRIC MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING TELEPHONE VAULT
- EXISTING ELECTRIC VAULT
- EXISTING FIBER OPTIC
- EXISTING PLANTING PITS
- EXISTING STORM DRAIN STRUCTURE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING CLEANOUT

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

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-11 - Color Coded Utility Plan.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

STATE OF MARYLAND · SUZANNE LYNN TORRES · 26328 · PROFESSIONAL ENGINEER

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" = 40'

DRAWING TITLE
Color Coded Utility Plan

DRAWING NUMBER **EXB-11**

2026.04.28 - 01:48 PM

Docusign Envelope ID: 0CB239A6-32CB-889B-8082-D3A8DBC2FA95

City of Rockville

May 21, 2026

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

SUBJECT: 1455 Research Boulevard –Development Stormwater Management Concept Approval; SMC2025-00004, 2026-101-STP

Dear Mr. Spahr:

The Development Stormwater Management (SWM) Concept (Concept) received on April 29, 2026, for the above referenced site is conditionally approved. Staff has determined that the Development SWM Concept, as described below, achieves the required level of on-site Environmental Site Design (ESD) to the Maximum Extent Practicable (MEP), P_E = 1.00-inch, equivalent to 50 percent of the required ESD volume (ESD_V), as established by the Pre-Application SWM Concept letter dated July 1, 2025.

This site is 10.63 acres and is identified as Parcel 1, National Capital Research Park Subdivision. The site is north of the intersection of Key West Avenue and Research Boulevard, bordered by Research Boulevard to the west and Interstate 270 to the east. The proposed development includes the construction of 198 residential units. The property is located in the Watts Branch Watershed and is zoned Mixed-Use Employment (MXE). The on-site soils are predominately Glenelg silt loam which is classified as hydrologic soil group (HSG) B.

According to the Rockville City Code (Code), Chapter 19, Section 19-2 Definitions of the Rockville City Code, the Site qualifies as Development because it proposes construction on a property where existing imperviousness is greater than 40 percent of the site. The property is currently 69 percent impervious.

In accordance with the Code, Chapter 19, Section 19-45, SWM is required for all new and replacement impervious area within the entire site area including all impervious area previously existing on the site that does not have SWM to current standards. According to the submitted Concept, the total limit of disturbance is 10.63 acres which is 100 percent of the site, and the on-site impervious area subject to SWM is 7.04 acres.

Per the Code, Chapter 19, Section 19-46, SWM also must be provided for imperviousness in a portion of the adjacent Research Boulevard and Interstate 270 Rights-of-way (ROW). According to the submitted Concept, the total impervious area in the adjacent ROW subject to SWM is 0.76 acres.

Docusign Envelope ID: 0CB239A6-32CB-889B-8082-D3A8DBC2FA95

Your proposed Development SWM Concept, as shown on the attachment, is summarized as follows:

ON-SITE SUMMARY

Proposed new or replacement impervious areas are summarized as:

- 198 residential units, including 78 townhomes, 56 stacked townhomes, and 64 condominium flats.
- Surface parking lot.
- Public/private infrastructure - roads, alleys and sidewalks.

Total on-site impervious area subject to SWM = 7.04 acres.

Environmental Site Design Measures

- The Concept proposes to provide a minimum P_E = one-inch equivalent to 50 percent of the required ESD_V in the following on-site measures:
  - 24 Micro-Bioretention Planter Box Facilities.
  - 17 Roadside Micro-Bioretention Planter Box Facilities.
  - One Micro-Bioretention Facility.
  - One Grass Swale.

- Summary of ESD:
  - Total ESD_V provided = 24,935 cubic feet (cf.).
  - Total ESD_V required = 49,873 cf.
  - Percentage of ESD_V provided = 24,935 cf./ 49,873 cf. = 50 percent.

Structural Measures and/or Alternative Measures – Structural Measures

- Alternative Measures – two underground structural stormwater management facilities in-lieu of providing full ESD and in-lieu of providing Qp_{10} for the 7.04 acres of on-site impervious area.

ROW SUMMARY

Structural Measures and/or Alternative Measures – Monetary Contribution

- Alternative Measures – Monetary contribution in-lieu of providing WQ_V, Cp_V, and Qp_{10} for the 0.76 acres of impervious area in the adjacent ROW of Research Boulevard and Interstate 270.

Conditions of Approval

Staff has determined that ESD to the MEP has been met.

The next step in the City of Rockville (City) SWM approval process is submission of a SWM Construction Plan for review and approval by the Department of Public Works (DPW) prior to permit issuance. In accordance with the Code, Chapter 19, Section 19-44, SWM must be Provided by one of the following methods, which are listed in order of priority respectively on-site ESD measures, on-site structural measures, and alternative measures which may include a monetary contribution.

Docusign Envelope ID: 0CB239A6-32CB-889B-8082-D3A8DBC2FA95

This Development SWM Concept is conditionally approved subject to the following conditions, which must be addressed at the stages in the process as indicated below:

1. Submit a Stormwater Management Permit (SMP) Application, including the application and plan review fee, which is based on an initially submitted SWM construction estimate, in conjunction with detailed SWM plans (24"x36") and computations signed and sealed by a Professional Engineer (PE) licensed in the State of Maryland, except as otherwise noted, for review and approval by DPW.
2. The submitted material must:
   a) Demonstrate compliance with this Concept including locations, types, and sizing of ESD measures.
   b) Include computations and construction details for review and approval by DPW:
      i. Design shall be in conformance with the latest version of the Montgomery County Department of Permitting Services Design Specifications for Micro-Bioretentions, Grass Swale, and underground structural SWM facilities. Deviations from the specification must be approved by DPW.
      ii. Computations and plans must show the ESD_V water surface elevation.
      iii. Utilize flow splitters, curb cuts, flow through inlets, or other methods approved by DPW to direct runoff for required volume to the underground structural SWM facilities.
      iv. Overflow structures, underdrains, and tee configurations within the Micro-Bioretention facilities must be shown on the SWM construction plans and approved by DPW.
      v. Where proximity of the Micro-Bioretention facilities to the buildings is less than 10-feet, a licensed professional engineer in the State of Maryland must determine if any special treatment, including impermeable liners, is required. Evidence of such investigation and recommendation must be provided with the final engineering.
      vi. The on-site structural water quality measure shall be designed to treat the remaining Cp_V. Plans must include structural drawings for the underground SWM facility with appropriate details and notes, sealed by a qualified PE licensed in the State of Maryland (PE seal for structural components cannot be on the same sheet as PE seal for SWM unless it is the same engineer sealing both aspects of the design).
      vii. The existing pond must be replaced by current SWM best management practices, including underground structural measures. The totality of the best management practices proposed on the property must provide the same quality treatment and quantity control as previously provided by the existing pond. This includes the safe conveyance of the two-year and 10-year storms to not exceed existing flow rates via the existing storm drain outfall.
      viii. Include the design, construction specifications, plant media depth, plant media specifications, planting schedule with types, sizes, and quantities of planting material for the Micro-Bioretention facilities.
      ix. SWM practices located within the public ROW must provide fall prevention barriers and follow MCDOT's requirements for SWM facilities in the ROW. SWM practices adjacent to pedestrian and parking uses shall meet MCDPS WRTP-8 design guidelines for safe placement and fall prevention barriers.

Docusign Envelope ID: 0CB239A6-32CB-889B-8082-D3A8DBC2FA95

x. Architectural/plumbing plans for the building must clearly detail the routing of roof runoff through the building to the Micro-Bioretention facilities and must be provided for review to DPW.
xi. Include a landscape design that has been coordinated with the Forest Conservation Plan (FCP), where applicable. The plan should include a planting schedule with types, sizes, and quantities of planting material, planting details, and notes, signed and sealed by a Landscape Architect licensed in the State of Maryland. The plan should differentiate between what planting material will be approved, bonded, and permitted with the SWM plan and what will be part of the Forestry Permit. The Landscape plan must show all stormwater appurtenances including pipes, overflow structures, inflow protection, etc. to ensure there are no conflicts.

c) Identify paths for safe overland flow of the 100-year storm event with flow arrows.
d) Demonstrate that all components of the SWM system drain by gravity. Pumping of stormwater will not be permitted.

3. Storage provided exceeding the amount require to treat the one year, 24-hour design storm shall not be credited towards the total water quality (ESD or structural) volume provided.
4. The Applicant shall make a monetary contribution to the City Stormwater Fund as an Alternative to providing Cp_V, WQ_V, and Qp_{10} for the contiguous ROW. Calculations for the contribution shall be submitted with the SMP application utilizing the final engineering impervious area and the monetary contribution rate in effect at that time. The contribution must be paid prior to SMP permit issuance. Monetary contribution is required for the following:
    a. Full Contiguous ROW Cp_V, WQ_V, and Qp_{10} for 0.76 acres.
5. The SWM facilities on-site shall be privately maintained. Submit to DPW staff a SWM Easement, Inspection, and Maintenance Agreement for the proposed SWM measures. The SWM Agreement is subject to review and approval by DPW and the City Attorney's Office and is to be executed by the property owner and other parties of interest. The SWM Agreement must be recorded in the Montgomery County Land Records prior to SMP permit issuance. Plans must delineate and label SWM easements.
6. Submit on-site Storm Drain plans (24"x36") and computations signed and sealed by a Professional Engineer (PE) licensed in the State of Maryland, except as otherwise noted, for review by DPW.
7. Post financial security based on the final approved SWM construction cost estimate in a format acceptable to the City Attorney, either by letter of credit or performance bond. Approval, which is coordinated through DPW staff, is required prior to SMP permit issuance.
8. Obtain approval of an FCP from the City Forester prior to DPW issuance of the SMP permit.

This SWM approval does not supersede or negate other required project approvals. The Concept approval is contingent upon compliance of all other City and other governmental agency requirements including, but not limited to, City Forestry, Traffic and Transportation, and Planning and Development Services.

Docusign Envelope ID: 0CB239A6-32CB-889B-8082-D3A8DBC2FA95

Any significant changes to the proposed development may result in the requirement to submit a revised Development SWM Concept with review fee 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,

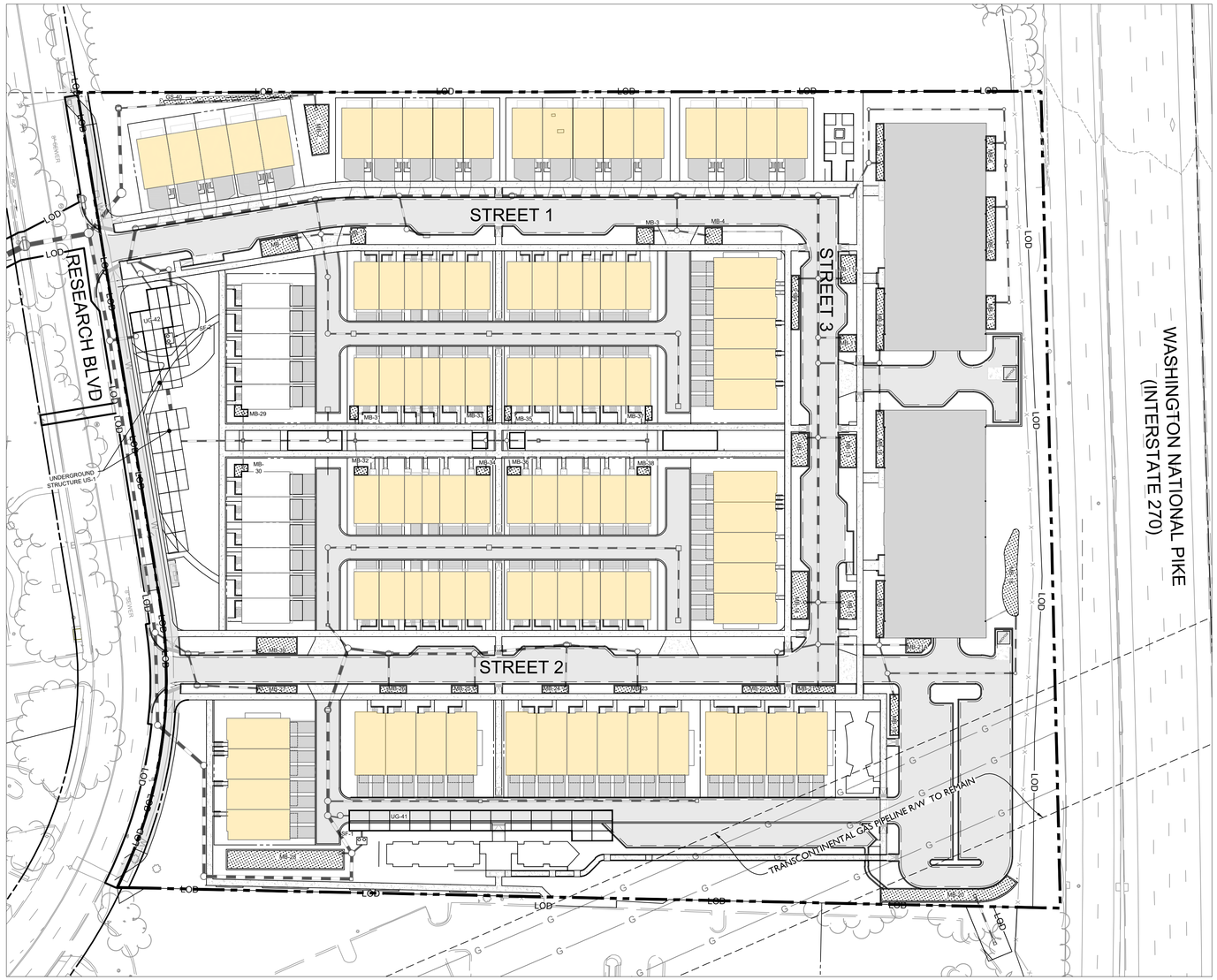
John Scabis, P.E.,
Chief of Engineering

JKS/YK/kmc

Attachments: 1455 Research Boulevard – Development SWM Concept Plan 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

1455 RESEARCH BLVD
DEVELOPMENT STORMWATER MANAGEMENT CONCEPT PLAN
SMC2025-00004



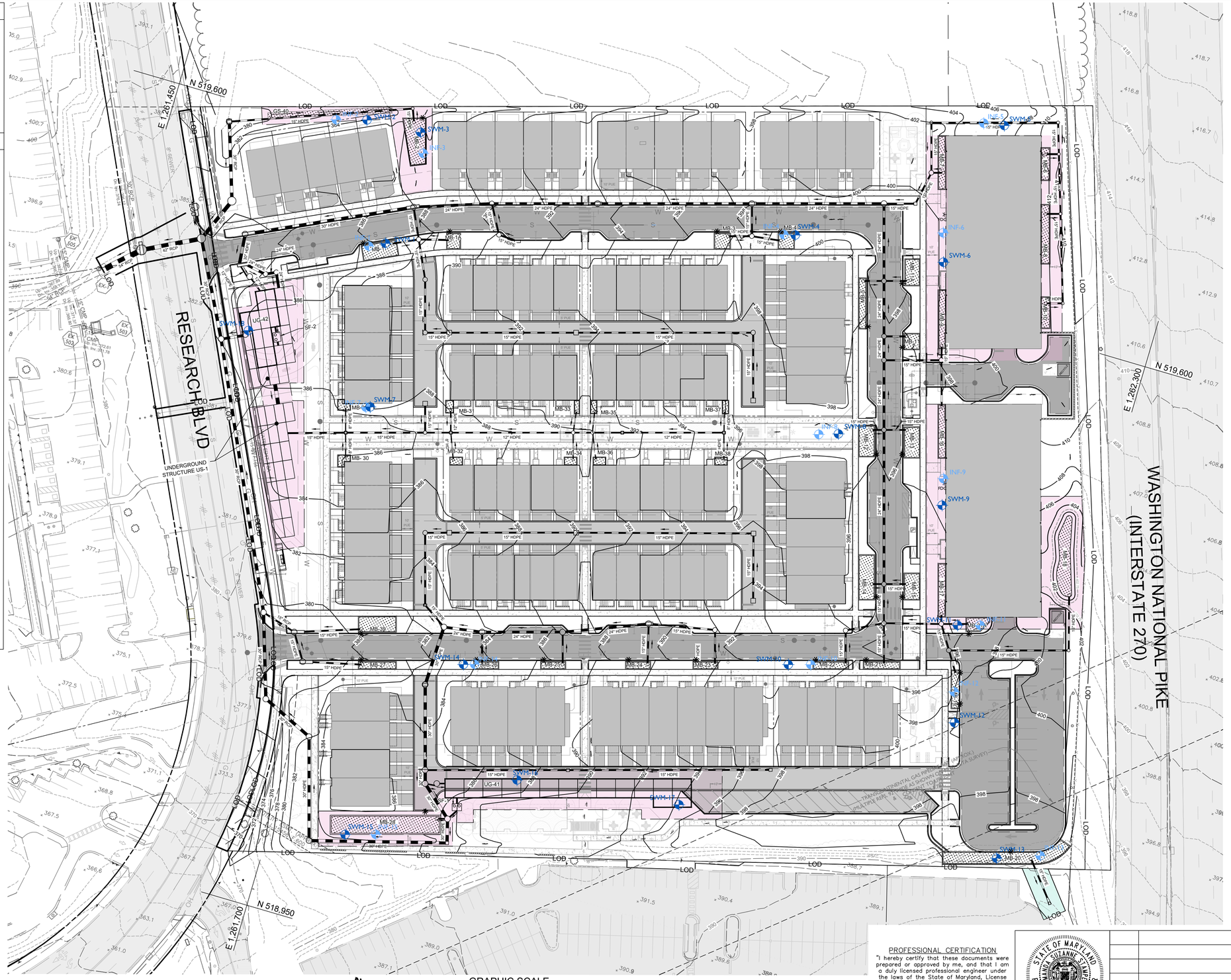
PRELIMINARY - NOT FOR CONSTRUCTION

SHEET NOTES

1. PIPES SHOWN ARE CONCEPTUAL AT THIS TIME.

LEGEND

- EXISTING IMPERVIOUS AREA
- PROPOSED IMPERVIOUS AREA - PAVEMENT
- PROPOSED IMPERVIOUS AREA - BUILDING
- PROPOSED IMPERVIOUS AREA - SIDEWALK
- PROPOSED MICRO-BIORETENTION
- PROPOSED MICRO-BIO CURBCUT OPENING
- PROPOSED UNDERGROUND SWM STRUCTURES
- PROPERTY BOUNDARY
- LOD — PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- INF-1 — SOIL BORING - INFILTRATION
- SWM-1 — SOIL BORING - SWM
- PROPOSED SWM EASEMENT AREA
- PROPOSED PRIVATE STORM DRAIN EASEMENT AREA



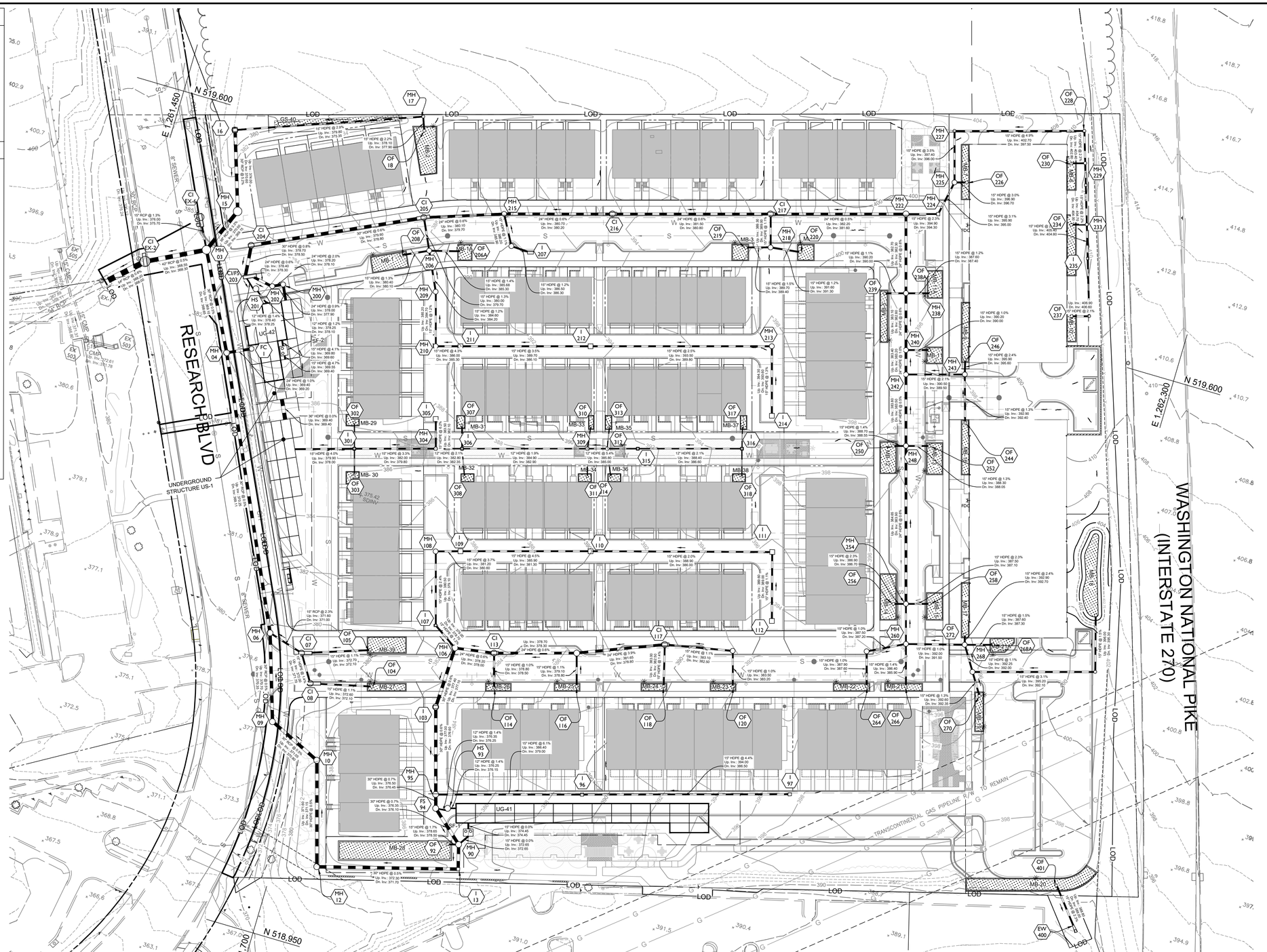
PRELIMINARY - NOT FOR CONSTRUCTION

SHEET NOTES

1. PIPES SHOWN ARE CONCEPTUAL AT THIS TIME.

LEGEND

- EXISTING IMPERVIOUS AREA
- PROPOSED BUILDING
- PROPOSED MICRO-BIORETENTION
- PROPOSED UNDERGROUND SWM STRUTURES
- SWM MICROBIO FENCE
- PROPERTY BOUNDARY
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN



STORM DRAIN INVERTS PLAN

SCALE: 1" = 40'

BEFORE BEGINNING CONSTRUCTION
CONTACT
"MISS UTILITY"
@
WWW.MISSUTILITY.NET
OR
1-800-257-7777
OR 811
AT LEAST 48 HOURS
PRIOR TO EXCAVATION

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."

STATE OF MARYLAND · SUZANNE E. LAY · 26328 · PROFESSIONAL ENGINEER

Digitally signed by Amanda Swoope, P.E.
Date: 2026.04.28 15:43:32-04'00'

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

APPROVAL OF REVISIONS AFTER INTIAL PLAN APPROVAL

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

DESIGN PLAN APPROVAL
PWK# _____ SCP# _____
SMP# _____
REVIEWED BY
DIRECTOR OF PUBLIC WORKS APPROVAL DATE

AS BUILT PLAN APPROVAL
CHIEF, CONSTRUCTION MANAGEMENT APPROVAL DATE

STORMWATER MANAGEMENT
CONCEPT PLAN
STORM DRAIN
INVERTS PLAN

1455 RESEARCH BLVD
ROCKVILLE, PARCEL 1
Election District No. 4 City of Rockville, Maryland

DATE SUBMITTED: 2026/04/29

SCALE 1" = 40'

SHEET NO. 3 OF 8

FILE #

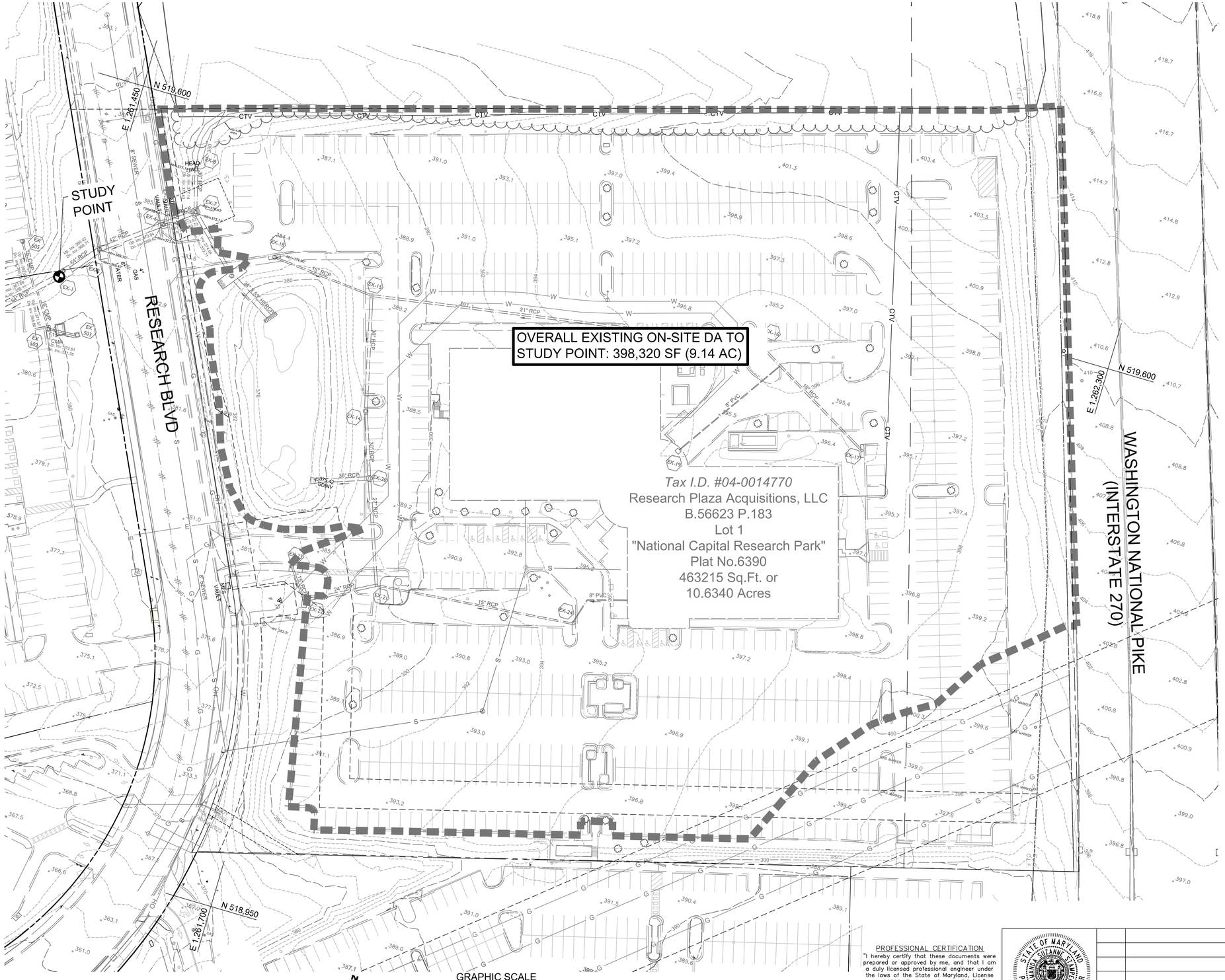
PRELIMINARY - NOT FOR CONSTRUCTION

SHEET NOTES

1. OFFSITE DA TO STUDY POINT REMAINS THE SAME IN POST-DEVELOPMENT CONDITIONS, THEREFORE IT HAS NOT BEEN QUANTIFIED ON THIS PLAN.

LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR (434)
- EXISTING STORM DRAIN (18" RCP)
- EXISTING DRAINAGE DIVIDE
- STUDY POINT



OVERALL EXISTING DRAINAGE AREA MAP

SCALE: 1" = 40'

NAD 83
NAVD 88

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

BEFORE BEGINNING CONSTRUCTION
CONTACT
"MISS UTILITY"
AT
WWW.MISSUTILITY.NET
OR
1-800-257-7777
OR 811
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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: 1/15/28."

STATE OF MARYLAND · AMANDA JEANNE STAMPER · 26328 · PROFESSIONAL ENGINEER

Digitally signed by Amanda Stamper, P.E.
Date: 2026.04.28 15:43:50-04'00'

NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE
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DEPARTMENT OF PUBLIC WORKS
CITY OF
ROCKVILLE
111 MARYLAND AVE. ROCKVILLE, MARYLAND

DESIGN PLAN APPROVAL
PWK# _____ SCP# _____
SMP# _____ REVIEWED BY _____
DIRECTOR OF PUBLIC WORKS APPROVAL DATE

AS BUILT PLAN APPROVAL
CHIEF, CONSTRUCTION MANAGEMENT APPROVAL DATE

STORMWATER MANAGEMENT CONCEPT PLAN
Overall Existing Drainage Area Map

1455 RESEARCH BLVD
ROCKVILLE, PARCEL 1
Election District No. 4 City of Rockville, Maryland

DATE SUBMITTED: 2026/04/29

SCALE 1" = 40'

SHEET NO. 4 OF 8

FILE #

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET NOTES

1. OFFSITE DA TO STUDY POINT REMAINS THE SAME IN POST-DEVELOPMENT CONDITIONS, THEREFORE IT HAS NOT BEEN QUANTIFIED ON THIS PLAN.
2. PIPES SHOWN ARE CONCEPTUAL AT THIS TIME.

LEGEND

- EXISTING IMPERVIOUS AREA
- PROPOSED IMPERVIOUS AREA - PAVEMENT
- PROPOSED IMPERVIOUS AREA - BUILDING
- PROPOSED IMPERVIOUS AREA - SIDEWALK
- PROPOSED MICRO-BIORETENTION
- PROPOSED MICRO-BIO CURBCUT OPENING
- PROPOSED UNDERGROUND SWM STRUTURES
- PROPERTY BOUNDARY
- LOD — PROPOSED LIMIT OF DISTURBANCE
- EXISTING TREE LINE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED ESD & Cpv DRAINAGE DIVIDES
- PROPOSED 10-YEAR DRAINAGE DIVIDES
- OVERALL DRAINAGE DIVIDES
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED FLOW PATH
- STUDY POINT

OVERALL PROPOSED ON-SITE DA TO STUDY POINT: 396,785 SF (9.11 AC)

PROPOSED 10-YEAR DA TO UNDERGROUND STRUCTURE #1: 252,339 SF (5.79 AC)

STRUCTURE 1 TC PATH:
1,008 FEET OF CHANNEL/PIPE FLOW @ APPX. 6FT/S

STRUCTURE 1 TC PATH:
90 FEET OF PAVED SHALLOW CONCENTRATED FLOW @ 2.58%

STRUCTURE 1 TC PATH:
100 FEET OF PAVED SHEET FLOW @ 5.06%

STUDY POINT

RESEARCH BLVD

WASHINGTON NATIONAL PIKE (INTERSTATE 270)

N 519,600
E 1,261,450
N 519,735
E 1,262,265
N 518,950
E 1,261,700

DA-1: 6,249 SF
DA-1A: 4,361 SF
DA-2: 10,923 SF
DA-3: 2,669 SF
DA-4: 3,066 SF
DA-5: 4,140 SF
DA-6: 2,333 SF
DA-7: 3,232 SF
DA-8: 4,441 SF
DA-9: 3,662 SF
DA-10: 2,270 SF
DA-11: 2,346 SF
DA-11A: 6,372 SF
DA-12: 8,157 SF
DA-13: 9,843
DA-14: 9,588 SF
DA-15: 5,637
DA-16: 3,233 SF
DA-17: 3,632 SF
DA-18: 18,797
DA-19: 3,990 SF
DA-20: 16,593 SF
DA-21: 7,001 SF
DA-21A: 6,488 SF
DA-22: 1,539 SF
DA-23: 3,922 SF
DA-24: 2,032 SF
DA-25: 3,552 SF
DA-26: 1,845 SF
DA-27: 3,534 SF
DA-28: 18,247 SF
DA-29: 754 SF
DA-30: 754 SF
DA-31: 754 SF
DA-32: 754 SF
DA-33: 754 SF
DA-34: 754 SF
DA-35: 754 SF
DA-36: 754 SF
DA-37: 754 SF
DA-38: 754 SF
DA-39: 7,503 SF
DA-40: 4,684 SF
DA-41a: 19,878 SF
DA-41b: 22,039 SF
DA-41c: 20,476 SF
DA-41d: 8,119 SF
DA-41e: 6,856 SF
DA-42a: 58,231 SF
DA-42b: 15,220 SF

HP:99.55

UNDERGROUND STRUCTURE US-1

OVERALL AND PROPOSED SWM DRAINAGE AREA MAP

SCALE: 1" = 40'

NAD 83
NAVD 88

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

THIS PLAN IS FOR STORMWATER MANAGEMENT ONLY

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STATE OF MARYLAND · AMANDA LEE STAMPER · 26328 · PROFESSIONAL ENGINEER

Digitally signed by Amanda Stamper, P.E.
Date: 2026.04.28 15:44:07-04'00'

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

APPROVAL OF REVISIONS AFTER INITIAL PLAN APPROVAL

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

DESIGN PLAN APPROVAL
PWK# _____ SCP# _____
SMP# _____ REVIEWED BY _____
DIRECTOR OF PUBLIC WORKS APPROVAL DATE

AS BUILT PLAN APPROVAL
CHIEF, CONSTRUCTION MANAGEMENT APPROVAL DATE

STORMWATER MANAGEMENT
CONCEPT PLAN
Overall and Proposed SWM Drainage Area Map

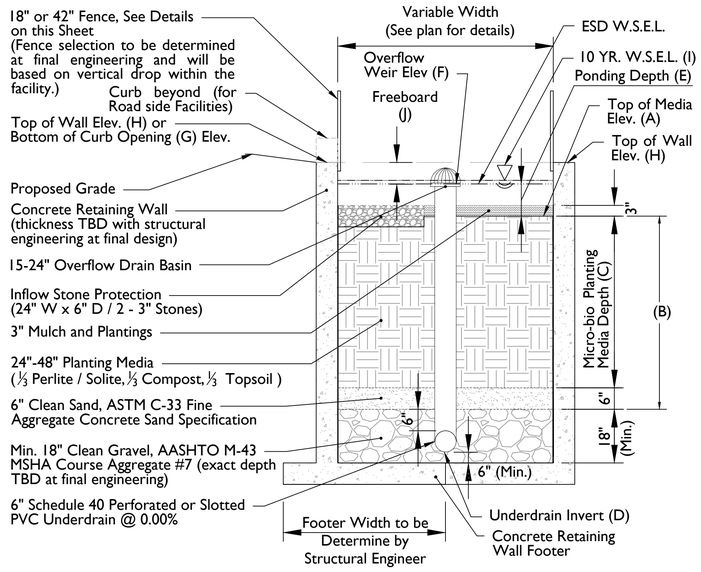
1455 RESEARCH BLVD
ROCKVILLE, PARCEL 1
Election District No. 4 City of Rockville, Maryland

DATE SUBMITTED: 2026/04/29

SCALE 1" = 40"

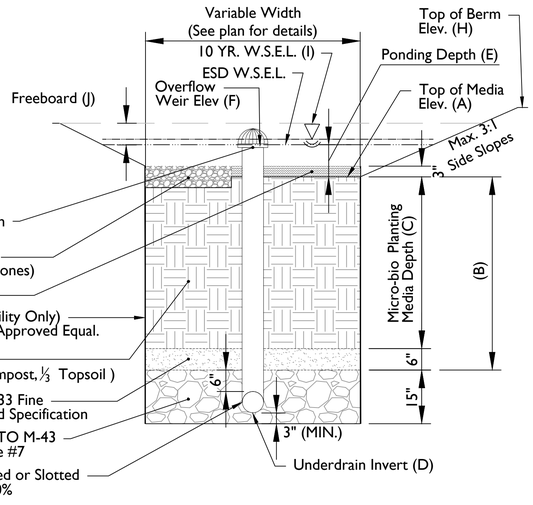
SHEET NO. 5 OF 8

FILE #



1 WALLED MICRO-BIORETENTION

(N.T.S.)

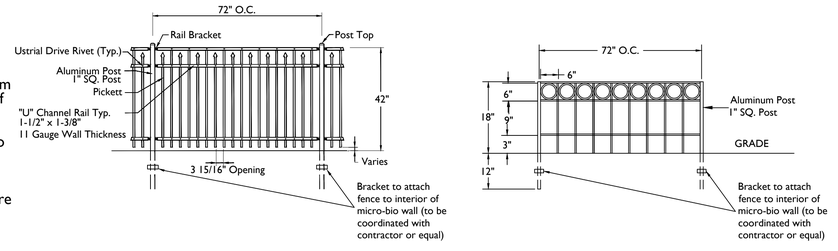


2 GRADED MICRO-BIORETENTION

MICRO BIORETENTION FACILITIES (MB)

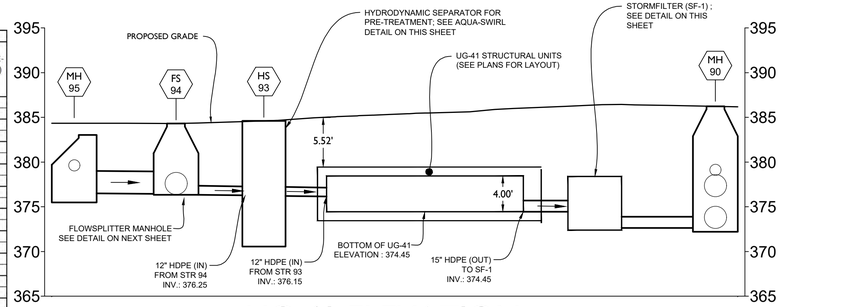
FACILITY	DESIGN FILTER BED AREA (SF)	UNDER-DRAIN PIPE LENGTH (LF)	TOP OF FILTER MEDIA (ft) (A)	DEPTH OF MEDIA & SAND (ft) (B)	DEPTH OF MEDIA (ft) (C)	UNDER-DRAIN PIPE INVERT (ft) (D)	ESDv PONDING DEPTH (ft) (E)	ESDv PROVIDED (cf)	OVERFLOW WEIR ELEVATION (ft) (F)	BOTTOM OF CURB OPENING ELEVATION (ft) (G)	LOWEST TOP OF WALL/BERM ELEVATION (ft) (H1)	HIGHEST TOP OF WALL/BERM ELEVATION (ft) (H2)	MAX. TOP OF WALL TO TOP OF FILTER MEDIA (in)	10-YR PONDING ELEVATION (ft) (I)	ESD FREE-BOARD (in) (J)
MB-1 ROW	357	18	385.10	2.5	2	381.60	0.50	536	385.60	385.60	-	387.30	26	385.72	0.00
As-Built															
MB-1A ROW	131	7	387.62	4.5	4	382.12	0.75	334	388.37	388.37	-	389.62	24	388.46	0.00
As-Built															
MB-2	600	30	383.60	4.5	4	378.10	1.00	1,112	384.60	-	385.33	388.49	59	384.74	8.76
As-Built															
MB-3 ROW	156	8	396.20	4.5	4	390.70	0.50	359	396.70	396.70	-	398.20	24	396.77	0.00
As-Built															
MB-4 ROW	156	8	397.86	4.5	4	392.36	0.50	359	398.36	398.36	-	399.83	24	398.43	0.00
As-Built															
MB-5	224	11	396.64	4.5	4	391.14	0.67	553	397.31	397.31	-	398.62	24	397.39	0.04
As-Built															
MB-6	177	9	412.40	4.5	4	406.90	1.00	480	413.40	-	414.00	414.00	19	413.47	7.20
As-Built															
MB-7	243	12	402.40	4.5	4	396.90	1.00	665	403.40	-	404.00	404.00	19	403.48	7.20
As-Built															
MB-8	327	16	412.40	4.5	4	406.90	1.00	914	413.40	-	414.00	414.00	19	413.50	7.20
As-Built															
MB-9	268	13	401.40	4.5	4	395.90	1.00	750	402.40	-	403.00	403.00	19	402.49	7.20
As-Built															
MB-10	171	9	412.40	4.5	4	406.90	1.00	467	413.40	-	414.00	414.00	19	413.47	7.20
As-Built															
MB-11	156	8	396.25	4.5	4	390.75	0.50	280	396.75	397.25	-	398.26	24	396.80	6.00
As-Built															
MB-11A ROW	253	13	396.80	4.5	4	391.30	1.00	704	397.80	397.80	-	399.18	29	397.90	0.00
As-Built															
MB-12 ROW	311	16	394.87	4.5	4	389.37	1.00	871	395.87	395.87	-	397.07	26	396.01	0.00
As-Built															
MB-13 ROW	311	16	394.87	4.5	4	389.37	1.00	871	395.87	395.87	-	397.07	26	396.01	0.00
As-Built															
MB-14 ROW	457	23	393.30	4.5	4	387.80	0.75	1,165	394.05	394.05	-	395.23	23	394.21	0.00
As-Built															
MB-15	266	13	393.27	4.5	4	387.77	0.75	635	394.02	394.27	-	395.12	22	394.11	3.00
As-Built															
MB-16	244	12	398.40	4.5	4	392.90	1.00	665	399.40	-	400.00	400.00	19	399.48	7.20
As-Built															
MB-17	243	12	398.40	4.5	4	392.90	1.00	680	399.40	-	400.00	400.00	19	399.49	7.20
As-Built															
MB-18	654	33	401.00	4	3.5	396.00	1.00	1,936	402.00	-	402.75	404.00	36	402.20	9.00
As-Built															
MB-19	199	10	398.10	4.5	4	392.60	1.00	557	399.10	399.71	-	400.17	25	399.18	7.32
As-Built															
MB-20	937	47	394.30	4.5	4	388.80	1.00	2,624	395.30	396.10	-	397.56	39	395.53	9.60
As-Built															
MB-21 ROW	160	8	392.61	4.5	4	387.11	1.00	448	393.61	393.61	-	394.77	26	393.72	0.00
As-Built															
MB-21A	174	9	394.50	4.5	4	389.00	1.00	487	395.50	396.00	-	396.67	26	395.59	6.00
As-Built															
MB-22 ROW	155	8	392.20	2.5	2	388.70	0.75	213	392.95	392.95	-	394.02	22	392.99	0.00
As-Built															
MB-23 ROW	107	5	389.99	4.5	4	384.49	0.75	273	390.74	390.74	-	392.07	25	390.81	0.00
As-Built															
MB-24 ROW	107	5	387.99	3	2.5	383.99	0.50	182	388.49	388.49	-	389.99	24	388.54	0.00
As-Built															
MB-25 ROW	107	5	385.12	3.9	3.4	380.22	0.50	220	385.62	385.62	-	387.13	24	385.69	0.00
As-Built															
MB-26 ROW	107	5	382.86	2.5	2	379.36	0.50	161	383.36	383.36	-	384.74	23	383.41	0.00
As-Built															
MB-27 ROW	165	8	379.29	4.5	4	373.79	0.50	380	379.79	379.79	-	381.55	27	379.86	0.00
As-Built															
MB-28	1,301	65	382.15	2.5	2	378.65	1.00	2,602	383.15	383.90	-	386.47	52	383.38	9.00
As-Built															
MB-29	67	3	386.90	4	3.5	381.90	1.00	155	387.90	-	388.50	388.5	19	387.94	7.20
As-Built															
MB-30	72	4	386.40	4	3.5	381.40	1.00	155	387.40	-	388.00	388	19	387.44	7.20
As-Built															
MB-31	60	3	388.40	4	3.5	383.40	1.00	155	389.40	-	390.00	390	19	389.44	7.20
As-Built															
MB-32	60	3	388.40	4	3.5	383.40	1.00	155	389.40	-	390.00	390	19	389.44	7.20
As-Built															
MB-33	38	2	392.20	4.5	4	386.70	1.00	106	393.20	-	393.80	393.8	19	393.24	7.20
As-Built															
MB-34	60	3	390.50	4	3.5	385.50	1.00	155	391.50	-	392.10	392.1	19	391.54	7.20
As-Built															
MB-35	48	2	392.40	4.5	4	386.90	1.00	134	393.40	-	394.00	394	19	393.44	7.20
As-Built															
MB-36	60	3	391.40	4	3.5	386.40	1.00	155	392.40	-	393.00	393	19	392.44	7.20
As-Built															
MB-37	48	2	396.90	4.5	4	391.40	1.00	134	397.90	-	398.50	398.5	19	397.94	7.20
As-Built															
MB-38	60	3	396.40	4	3.5	391.40	1.00	155	397.40	-	398.00	398	19	397.44	7.20
As-Built															
MB-39 ROW	382	19	379.29	4.5	4	373.79	0.50	879	379.79	379.79	-	381.69	29	379.91	0.00
As-Built															

Note:
1. Bioretention fence shall be constructed of black aluminum or equal material reflective of fencing material used.
2. Bioretetion fence selection to be determined at final engineering, with any drop from top of wall to media elevation of 30 inches or more requiring a 42 inch tall fence.



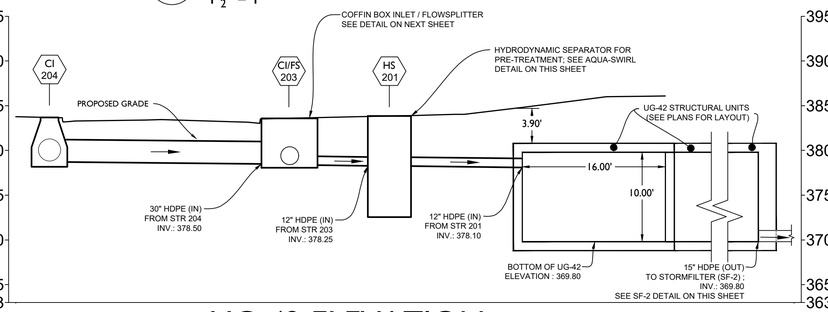
3 BIORETENTION FENCE OPTIONS

OR APPROVED EQUAL (N.T.S.)



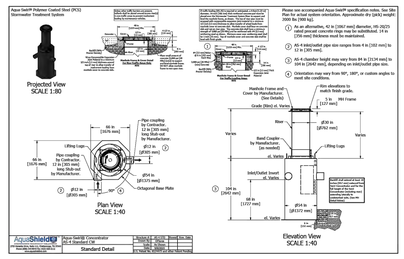
4 UG-41 ELEVATION

1 ½" = 1'

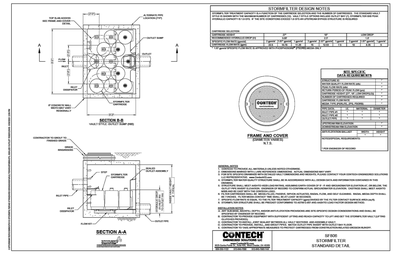


5 UG-42 ELEVATION

1 ½" = 1'



6 HYDRODYNAMIC SEPARATOR (AQUA-SWIRL AS-4) OR APPROVED EQUAL



7 STORMFILTER

OR APPROVED EQUAL

BEFORE BEGINNING CONSTRUCTION
CONTACT
"MISS UTILITY"
AT
WWW.MISSUTILITY.NET
OR
1-800-257-7777
OR 811
AT LEAST 48 HOURS
PRIOR TO EXCAVATION

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."

STATE OF MARYLAND · SUZANNE E. TWYMAN · 26328 · PROFESSIONAL ENGINEER

Digitally signed by Amanda Stamper, P.E.
Date: 2026.04.28 15:44:32-04'00'

NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE
	APPROVAL OF REVISIONS AFTER INTIAL PLAN APPROVAL				

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

DESIGN PLAN APPROVAL
PWK# _____ SCP# _____
SMP# _____ REVIEWED BY _____
DIRECTOR OF PUBLIC WORKS APPROVAL DATE

AS BUILT PLAN APPROVAL
CHIEF, CONSTRUCTION MANAGEMENT APPROVAL DATE

STORMWATER MANAGEMENT CONCEPT PLAN
SWM Details

1455 RESEARCH BLVD
ROCKVILLE, PARCEL 1
Election District No. 4 City of Rockville, Maryland

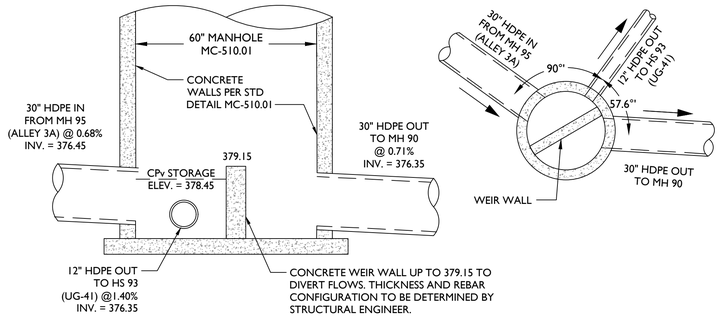
DATE SUBMITTED: 2026/04/29

SCALE AS SHOWN

SHEET NO. 6 OF 8

FILE #

PRELIMINARY - NOT FOR CONSTRUCTION

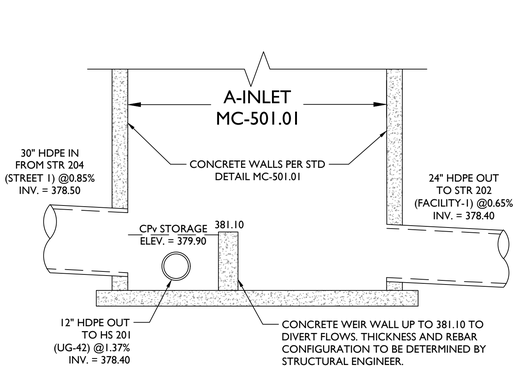


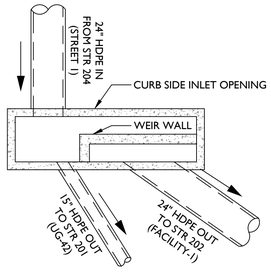
SECTION VIEW
N.T.S.

PLAN VIEW
N.T.S.

1 CUSTOM FLOWSPLITTER DETAIL : FS-94

TO UNDERGROUND FACILITY- 41





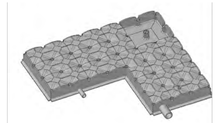
SECTION VIEW
N.T.S.

PLAN VIEW
N.T.S.

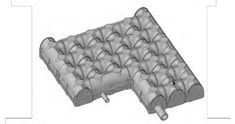
2 CUSTOM FLOWSPLITTER DETAIL : FS-203

TO UNDERGROUND FACILITY-1

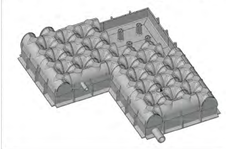
Lo-Pro Layout

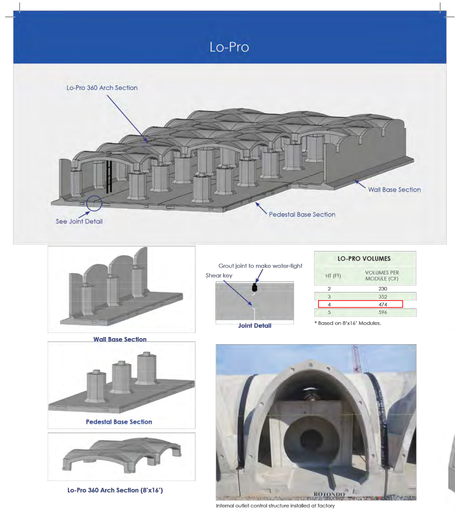


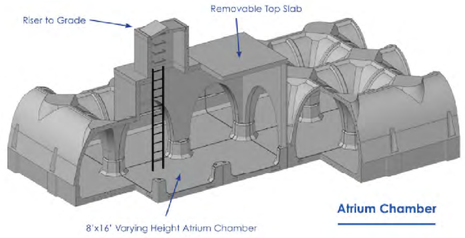
Mid-Pro Layout

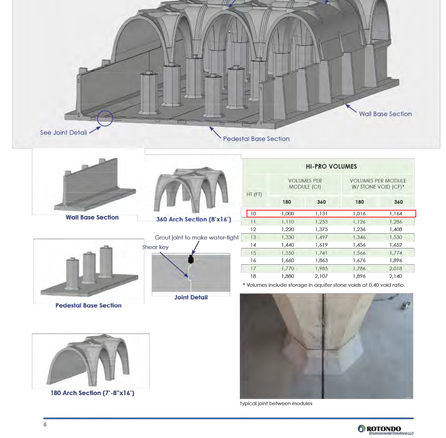


Hi-Pro Layout









3 STRUCTURAL STORAGE VAULT DETAILS

OR APPROVED EQUAL (N.T.S.)

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."

STATE OF MARYLAND · SUZANNE LYNN WEIR · 26328 · PROFESSIONAL ENGINEER

Digitally signed by Amanda Stamper, P.E.
Date: 2026.04.28 15:44:46-04'00'

NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE
	APPROVAL OF REVISIONS AFTER INTIAL PLAN APPROVAL				

BEFORE BEGINNING CONSTRUCTION
CONTACT
"MISS UTILITY"
AT
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OR
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OR 811
AT LEAST 48 HOURS
PRIOR TO EXCAVATION

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

DESIGN PLAN APPROVAL
PWK# _____ SCP# _____
SMP# _____ REVIEWED BY _____
DIRECTOR OF PUBLIC WORKS APPROVAL DATE

AS BUILT PLAN APPROVAL
CHIEF, CONSTRUCTION MANAGEMENT APPROVAL DATE

STORMWATER MANAGEMENT
CONCEPT PLAN
SWM Details

1455 RESEARCH BLVD
ROCKVILLE, PARCEL 1
Election District No. 4 City of Rockville, Maryland

DATE SUBMITTED:
2026/04/29

SCALE
AS SHOWN

SHEET
NO. 7
OF 8

FILE #

PRELIMINARY - NOT FOR CONSTRUCTION

Docusign Envelope ID: E57962CD-E808-8B14-8205-7806D2C4283B

City of Rockville

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.

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

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

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 ad Brewer, Chtd.
Randall Rentfro, Rodgers Consulting, Inc.
Permit plan, SCP2026-00005, 2026-101-STP

Docusign Envelope ID: CB0D636A-8843-8DC0-80E8-E59CD3BE35FB

City of Rockville

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.

Docusign Envelope ID: CB0D636A-8843-8DC0-80E8-E59CD3BE35FB

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.

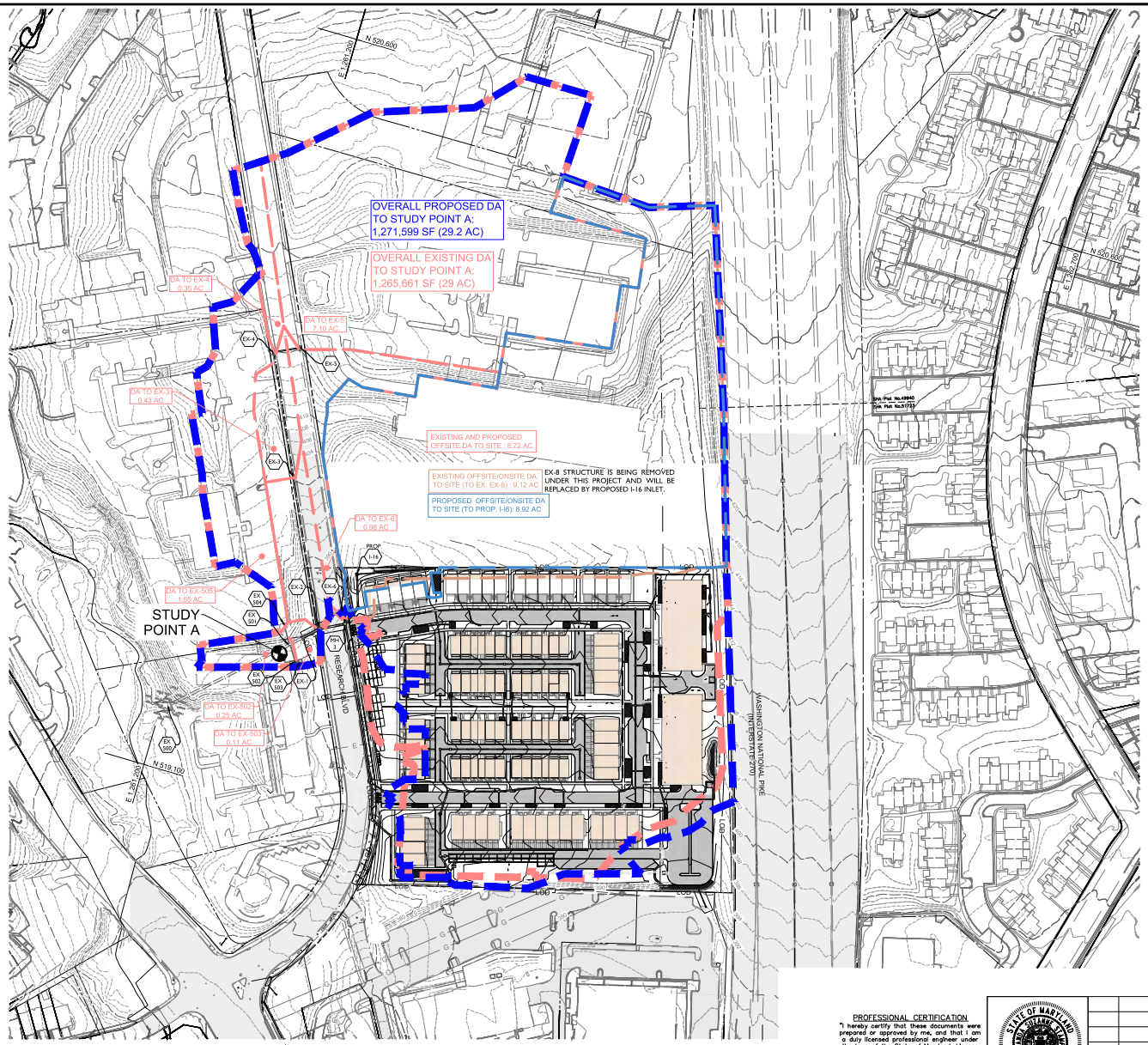
cc: James Lapping, P.E., Engineering Supervisor
Shaun Ryan, Planning Supervisor
Christopher Davis, Senior Planner
Research Plaza Acquisitions, LLC; c/o Rubenstein Partners
Pat Harris, Lerch, Early & Brewer, Chtd.
Randall Rentfro, Rodgers Consulting, Inc.
SWM Concept file
Permit plan, SMC2025-00004, 2026-101-STP

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 STORMDRAIN
- 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 ONSITE STORM DRAIN INLET



SAFE CONVEYANCE EXHIBIT

SCALE: 1" = 100'

NAD 83
NAVD 88

GRAPHIC SCALE
1 INCH = 40 FT

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."

Digitally signed by Amanda Slemper, P.E.
Date: 2026.04.28 15:45:00-04'00'

NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE
	APPROVAL OF REVISIONS AFTER INITIAL PLAN APPROVAL				

BEFORE BEGINNING CONSTRUCTION CONTACT "MISS UTILITY" @ WWW.MISSUTILITY.NET OR 1-800-257-7777 OR 811 AT LEAST 48 HOURS PRIOR TO EXCAVATION

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

DESIGN PLAN APPROVAL
PWK# _____ SCP# _____
SMP# _____ REVIEWED BY _____
DIRECTOR OF PUBLIC WORKS 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

FILE #

PRELIMINARY - NOT FOR CONSTRUCTION

PLANNING COMMISSION Meeting Date: July 22, 2026
Agenda Item Type: BRIEFING
Department: CPDS - MANAGEMENT & SUPPORT
Responsible Staff: MANISHA TEWARI

Planning Commission Memo

MEETING DATE: July 22, 2026

REPORT DATE: July 2, 2026

RESPONSIBLE STAFF: Manisha Tewari, Planning and Research Manager
Myles Muehlberger, Senior Planner

SUBJECT:
Briefing on the City of Rockville Trends Report

BACKGROUND:

With this presentation, staff will provide an overview of the demographic, housing and economic trends in Rockville. Planning Commission members may also be interested in reviewing an analysis that maps disparity in the city prepared using 2020 Decennial Data and 2021 American Community Survey Five-year Estimates available at this link. The intent of this presentation is to provide an insight into existing conditions within the city to provide a framework to assist with planning and policy recommendations, specifically looking at strengths and opportunities for growth in the areas of diversity, affordability, and development.

The attached Rockville Trends Report discusses general characteristics of Rockville's population. Under the demographics section, an overview of population trends, age distributions, household characteristics, and diversity as it relates to ethnicity, foreign born residents, languages and other such characteristics is provided. Data on educational attainment, housing types, costs, and incomes are included, with a spotlight on the city's at-risk populations. Statistics of note include a slowing of Rockville's population growth, an aging population, and an increase in housing costs for renters and owners.

Under the economic section, general employment characteristics related to job growth, industries, earnings and commute times are presented. A briefing on Rockville's commercial real estate is also outlined. Information on city residents' income, higher unemployment rates since 2025, and a decrease in residential permits for 2025 are figures of interest that highlight the changing economic state within the city.

RECOMMENDATION:

Staff recommend that the Planning Commission read the Rockville Trends Report and receive the presentation. We look forward to presenting the data and the subsequent discussion.

NEXT STEPS:

Staff will update the Trends Report in January 2027 with new information from the Census and other sources.

Attachments

Rockville Trends Report



CITY OF ROCKVILLE

ROCKVILLE TRENDS REPORT

2026



City of Rockville

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Demographics

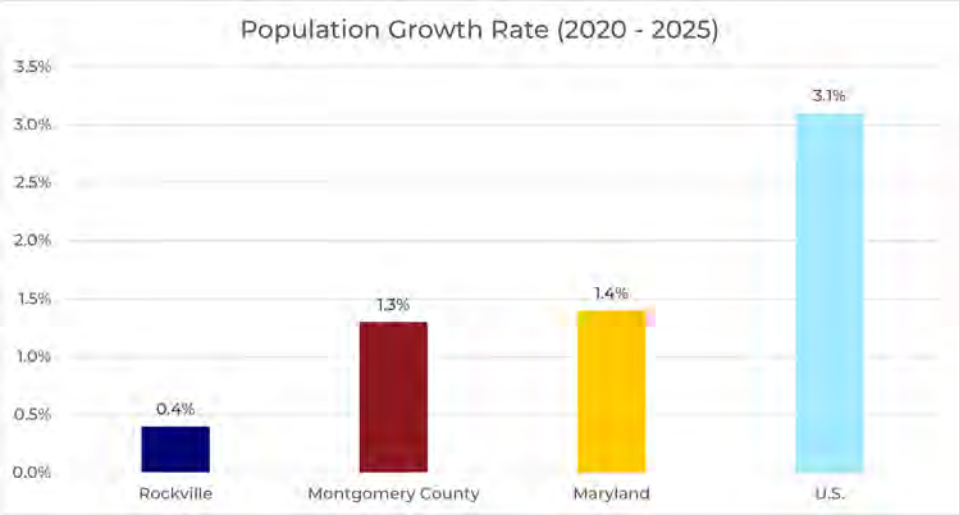
Total Population and Growth Since 2020

Per the Census, Rockville had 67,563 residents in 2025. The city added 446 new residents since 2020.

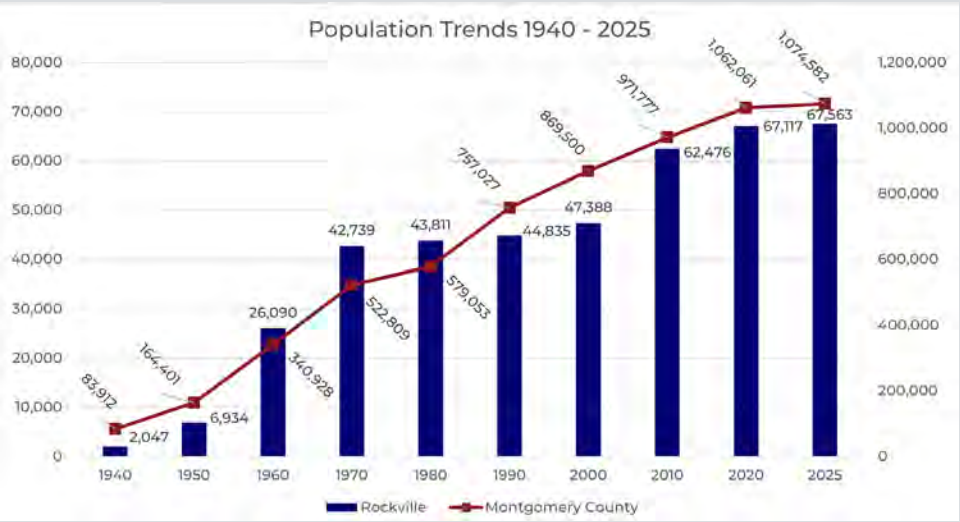
Montgomery County had 1,074,582 residents in 2025 and continued to be Maryland's most populous county with 17% of the state's population. Since 2020, the County's population has increased by more than 12,000 people.

Rockville's population densisty varies across different planning areas of the city, overall the population density is 4,968 persons/square mile.

In contrast to Montgomery County, Rockville's growth slowed at just 0.4% since 2020 compared to 1.3%.



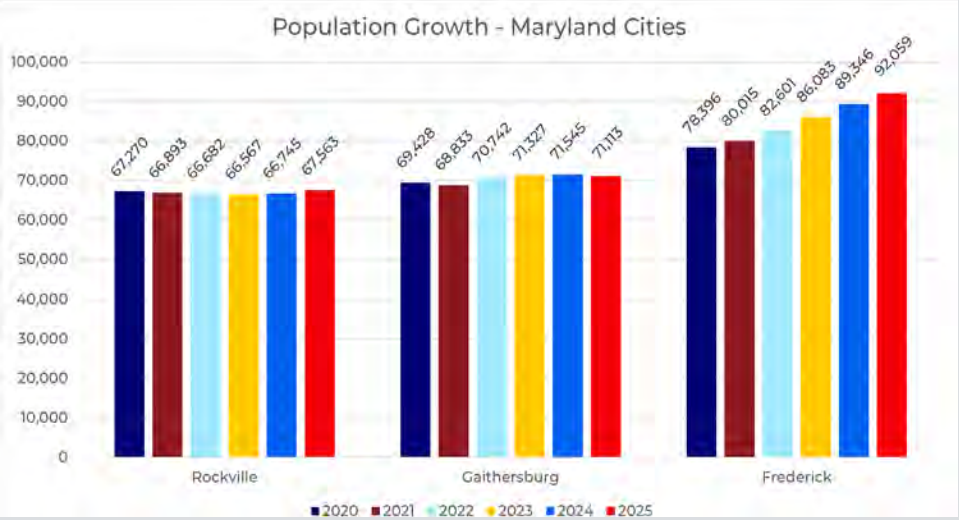
Source: U.S. Census Bureau - Population and Housing Estimate. Fig. 1



Source: U.S. Census Bureau - Population and Housing Estimate, Decennial Census. Fig. 2

Year	City of Rockville			Montgomery County			State of Maryland		
	Land Area (Sq. Miles)	Total Population	Population Density per Sq. Mile	Land Area (Sq. Miles)	Total Population	Population Density per Sq. Mile	Land Area (Sq. Miles)	Total Population	Population Density per Sq. Mile
1900	0.55	1,110	2,018	494	30,451	61	9734	1,188,044	122
1910	0.55	1,181	2,147	494	32,089	64	9734	1,295,346	133
1920	0.55	1,145	2,081	494	34,921	70	9734	1,449,661	148
1930	0.55	1,422	2,585	494	49,206	99	9734	1,631,526	167
1940	0.72	2,047	2,843	494	83,912	169	9734	1,821,244	187
1950	4.2	6,934	1,650	494	164,401	332	9734	2,343,001	240
1960	6.9	26,090	3,781	494	340,928	689	9734	3,100,689	318
1970	10.8	42,739	3,921	494	522,809	1,057	9734	3,922,399	402
1980	11.1	43,811	3,946	494	579,053	1,171	9734	4,216,975	433
1990	11.8	44,835	3,799	494	757,027	1,531	9734	4,781,468	491
2000	13.4	47,388	3,524	496	869,500	1,753	9774	5,296,468	541
2010	13.5	62,476	4,628	496	971,777	1,959	9774	5,773,552	590
2020	13.6	67,270	4,946	496	1,060,926	2,139	9774	6,178,387	632
2025	13.6	67,563	4,968	496	1,074,582	2,166	9774	6,265,347	641

Source: U.S. Census Bureau - Population Estimate, Decennial Census. Table 1



Source: U.S. Census Bureau - Population Estimate, ACS 2024, Decennial Census. Fig. 3

Population Growth in Comparison to Maryland Cities

Rockville is the fourth largest city in Maryland, following Baltimore (Population: 569,997), Frederick, and Gaithersburg.

Historical trends indicate that population growth for Rockville was more significant in prior decades. Rockville's population grew by 9.7% from 2010-2020, and 29.2% from 2000-2010.

Households

Rockville's average household size was 2.53 in 2024. Rockville total households were 26,604 in 2020 according to the Census' Decennial count.

The county had a larger average household size and higher percentage of households with children than Maryland or the nation. The County's average household size was 2.76 persons, with the state at 2.55 and the nation at 2.5.

Rockville's average household size has been declining. At 2.53 persons per household in 2024, it is significantly less than its size of 3.99 persons in 1960. Rockville's average household size has remained stable since 2010.

Average Household Size

Year	Rockville	Montgomery County	Maryland	US
1950	3.69	3.55	-	3.37
1960	3.99	3.65	-	3.33
1970	3.59	3.3	3.25	3.14
1980	3	2.77	2.82	2.76
1990	2.77	2.65	2.67	2.63
2000	2.7	2.66	2.61	2.59
2010	2.54	2.7	2.61	2.58
2020	2.55	2.79	2.64	2.6
2024	2.53	2.76	2.55	2.5

Source: U.S. Census Bureau - ACS 2024, Decennial Census. Table 2

Rockville Household Type Statistics

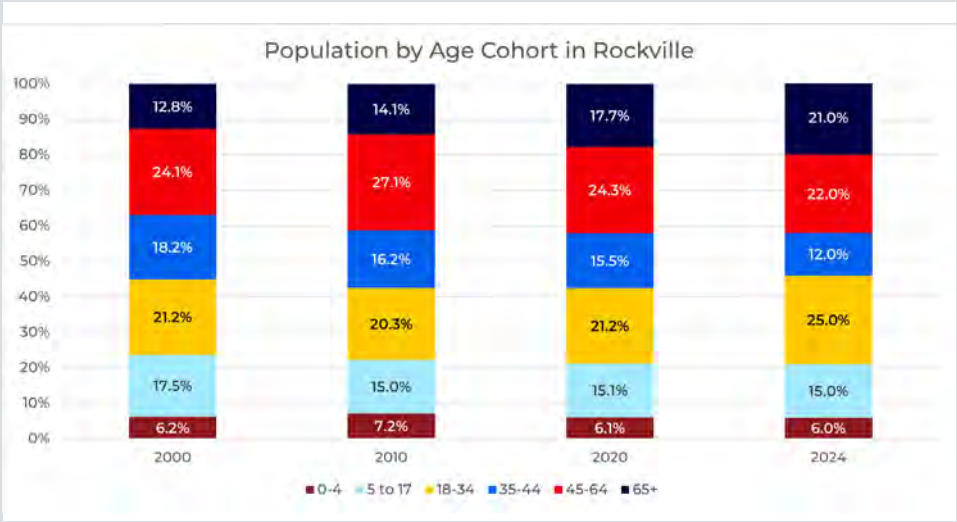


64.6% of households are family households

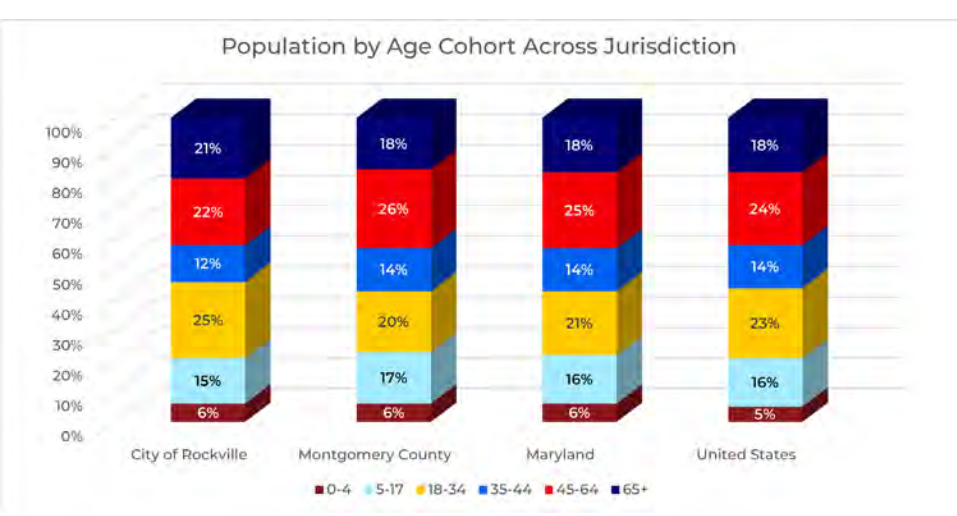
28.6% of households are families with children under age 18

26.4% of households are persons living alone

Source: U.S. Census Bureau - ACS 2024. Fig. 4



Source: U.S. Census Bureau - ACS 2024, Decennial Census. Fig. 5



Source: U.S. Census Bureau - ACS 2024. Fig. 6

Population by Age

The median age for Rockville in 2024 was 38 years. The age distributions for the City, County, Maryland, and the United States were fairly similar.

In 2024, 21% of Rockville's population was comprised of children under 18; 22% of city residents were between the ages of 45 to 64. 25% were young adults ages 18 to 34, and 21% were 65 and up, a larger percentage for both cohorts compared with the county, state, and nation.

Between 2000 and 2024 Rockville's population of older adults (45+), and young adults (18-34) both increased in terms of share of the population, while the number of middle-aged adults (35-44) has decreased steadily in turn. Rockville's senior cohort (65 +), had a greater than 150% increase since 2000, raising from 12.8% to 21% of the population.

Racial and Ethnic Distribution

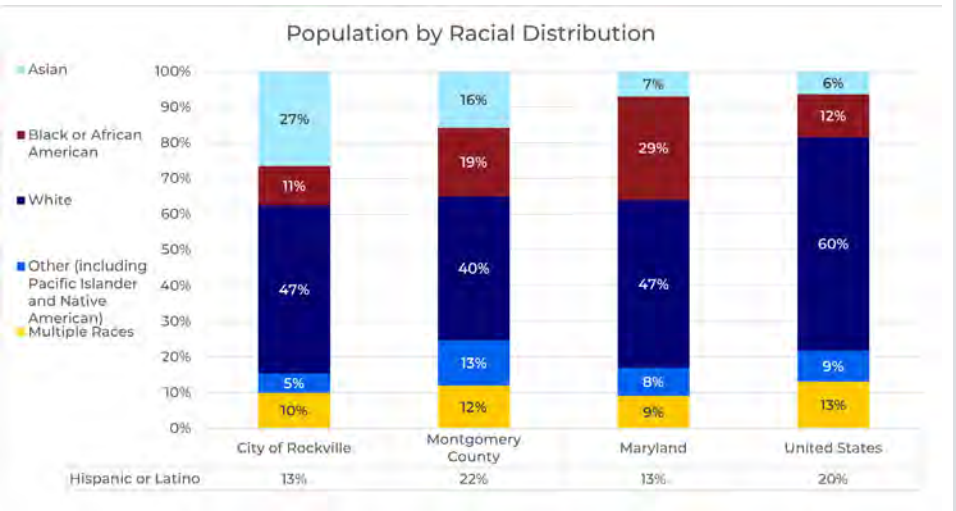
Rockville continues to be a racially diverse place. Non-Hispanic whites were the largest group with 47% of residents, followed by Asians (27%). Overall, 53% of city residents were people of color.

In Montgomery County 60% of residents were people of color as compared to 53% in the State and 40% nationwide.

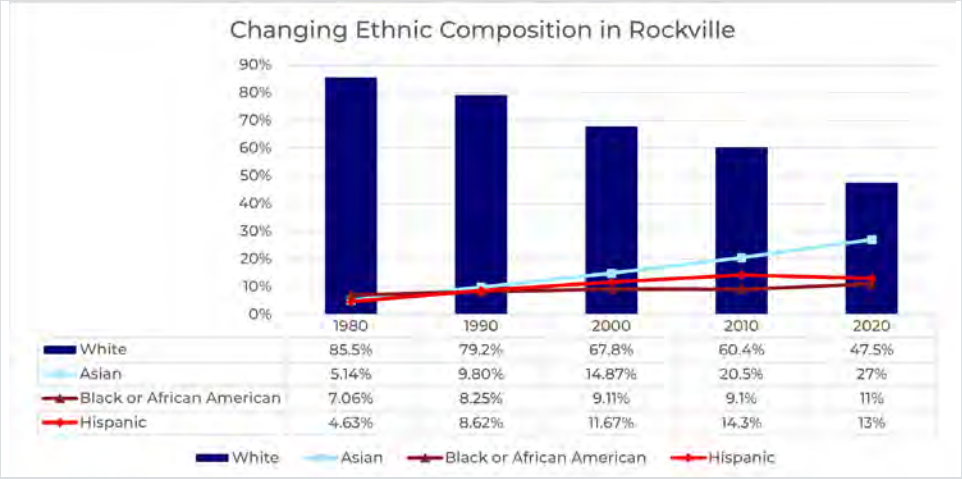
Rockville is also home to a large immigrant, and linguistically diverse population. 31% are foreign born, and 39% speak a language other than English at home.

While 34% of county residents were foreign-born, 43% spoke a language other than English at home, much higher percentages than the city, statewide or nationally.

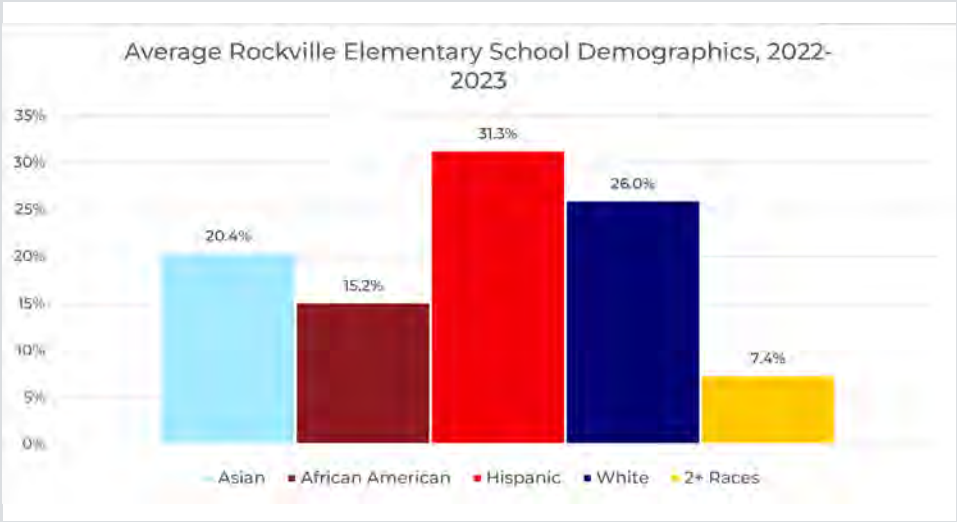
Rockville has continuously increased its population of people of color since 1980, with the fastest growing ethnic group being Asians every decade since.



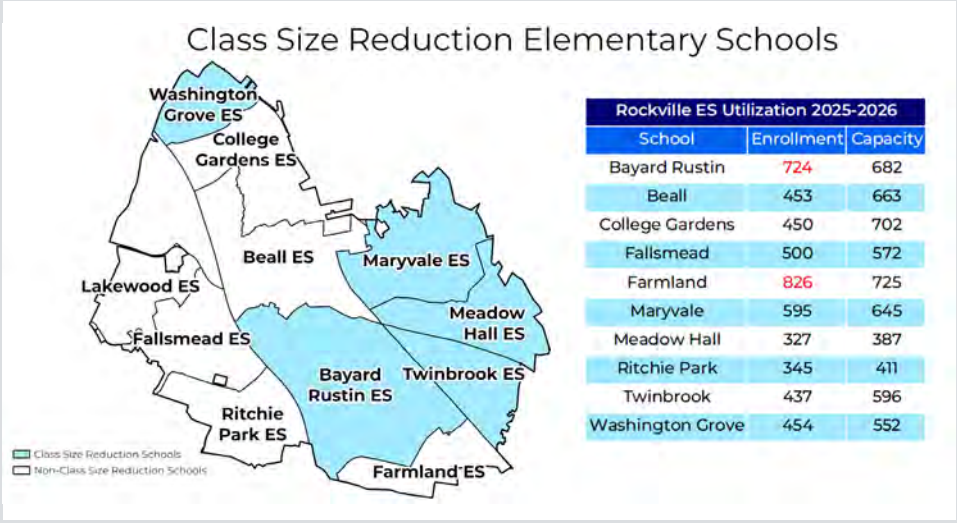
Source: U.S. Census Bureau - ACS 2024. Fig. 7



Source: U.S. Census Bureau - Decennial Census. Fig. 8



Source: Montgomery County Public Schools - Schools at a Glance. Fig. 9



Rockville ES Utilization 2025-2026

School	Enrollment	Capacity
Bayard Rustin	724	682
Beall	453	663
College Gardens	450	702
Fallsmead	500	572
Farmland	826	725
Maryvale	595	645
Meadow Hall	327	387
Ritchie Park	345	411
Twinbrook	437	596
Washington Grove	454	552

Source: Montgomery County Public Schools - FY 2027-2032 CIP. Fig. 10

Elementary School Demographics

The data for elementary schools during the 2022-2023 school year shows that there is not a single majority demographic for Rockville schools, with the highest average demographic being Hispanic (31.3%). Similarly, for all Montgomery County Public Schools' (MCPS) elementary schools, the Hispanic population is the highest demographic (35.6%) with no single majority.

Enrollment for MCPS has declined post-pandemic. Elementary schools within Rockville are currently at 86% of utilization of capacity, indicating room to limit class sizes and provide greater staff support and resources per student to schools with greater need, such as Title 1 and Focus schools (MCPS FY 2027-2032 CIP).

It should be noted that MCPS school boundaries do not match the city boundary. Some Rockville residents attend public schools located outside the city boundary and some students who live outside of Rockville attend schools inside the city.

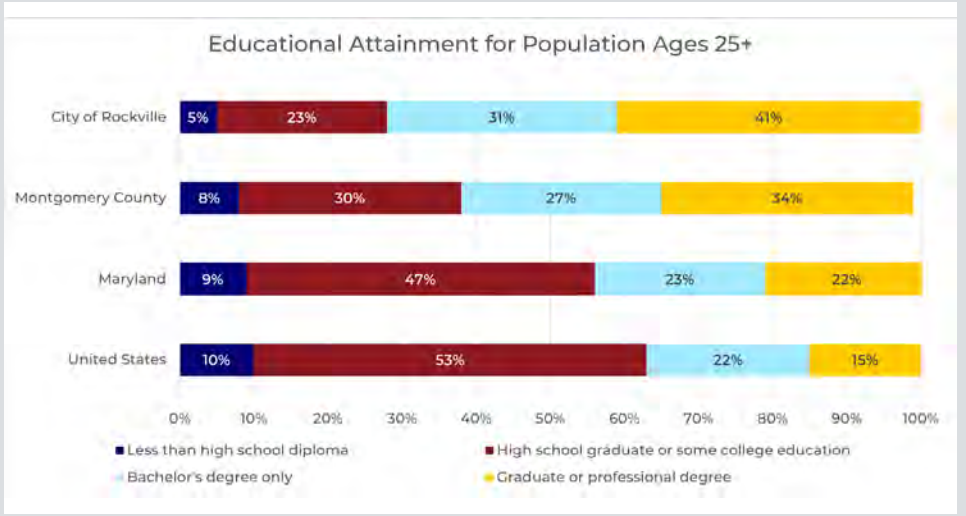
Educational Attainment

Rockville's population is highly educated: 72% of its residents ages 25 and over has a bachelor's degree or higher.

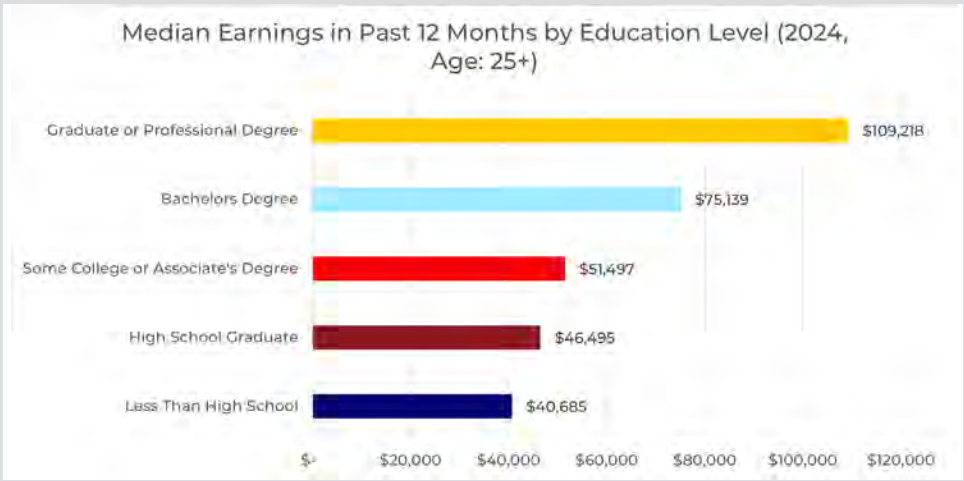
In Montgomery County, 61% of its residents ages 25 and over had a bachelor's degree or higher, and a majority of them had an advanced degree.

Statewide and nationally, the percentages of people with a bachelor's degree or higher are lower than Rockville's.

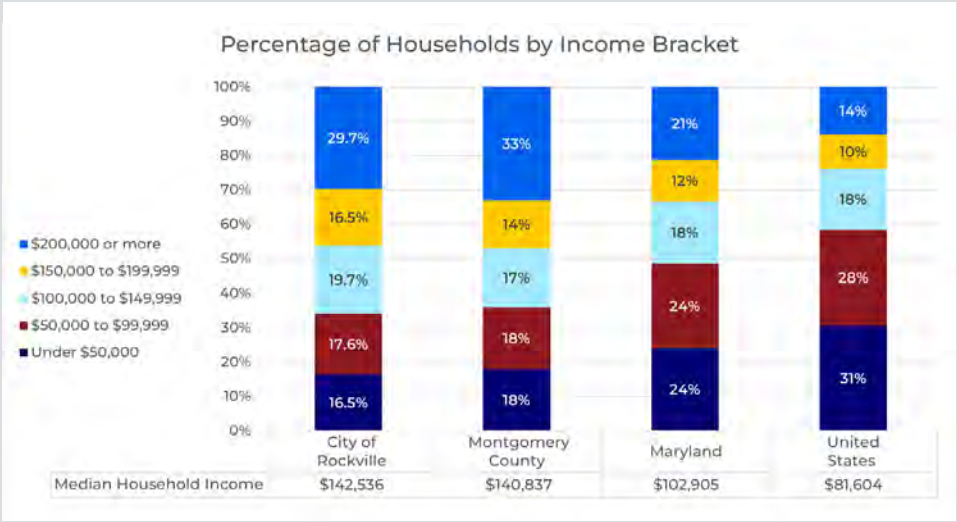
The high percentage of those with graduate and professional degrees in the City of Rockville is also reflected in the higher median income level for those 25+ ($79,107 in 2024), compared to the state and nation ($65,664, $52,582 respectively).



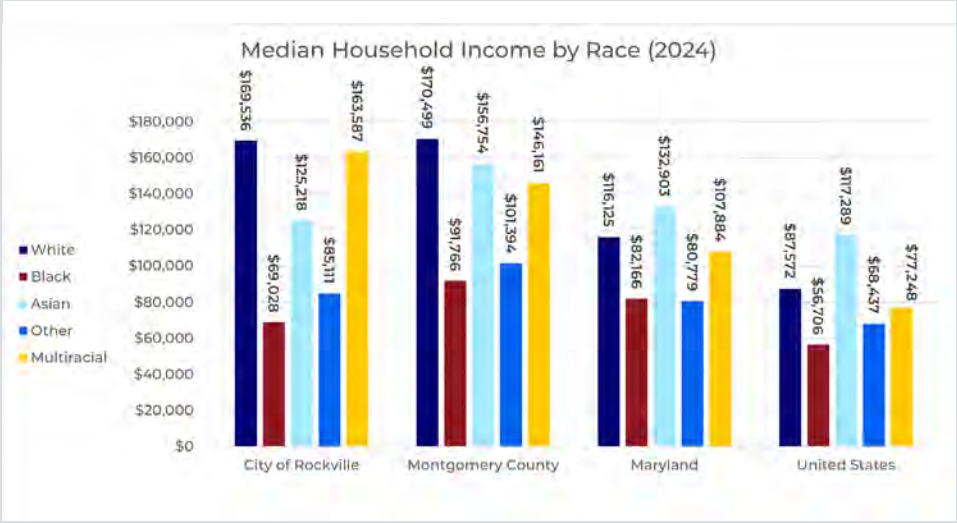
Source: U.S. Census Bureau - ACS 2024. Fig. 11



Source: U.S. Census Bureau - ACS 2024. Fig. 12



Source: U.S. Census Bureau - ACS 2024. Fig. 13



Source: U.S. Census Bureau - ACS 2024. Fig. 14

Household Income

Related to its high levels of education, Rockville's median household income is $142,536. In Rockville, 29.70% of households have an income of $200,000 or above.

The county also continues to be wealthy. Its median household income of about $140,000 exceeded the statewide and national medians. Nearly half of the county's households (47%) earned $150,000 or more. 48% of households statewide and 59% of households nationally earned less than $100,000.

In terms of median household income by race, the white population has the highest level of income across Rockville and Montgomery County, closely followed by multiracial households in Rockville. The race with the lowest median household income across these two jurisdictions is the Black or African-American population, with about $100,000 difference between whites in Rockville.

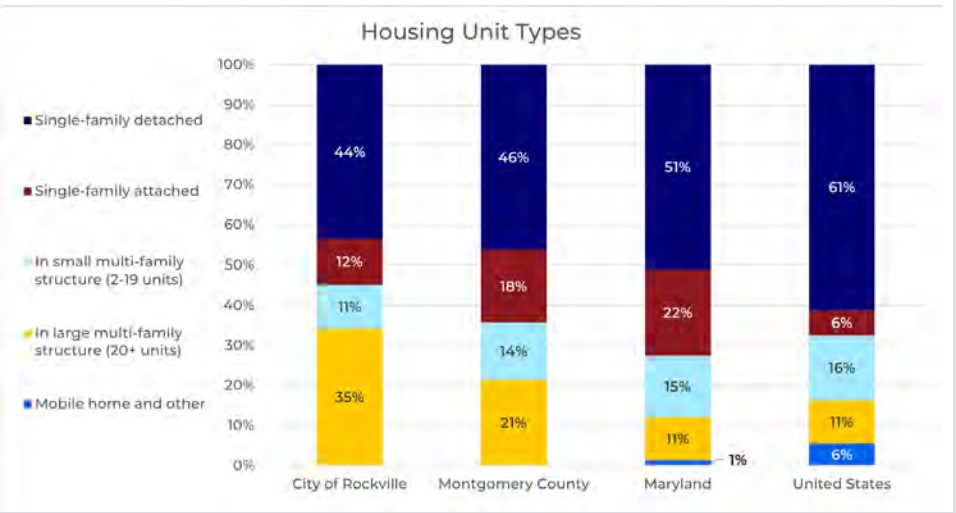
The Hispanic or Latino population can be of any race, and therefore the category is listed separately.

Housing Types

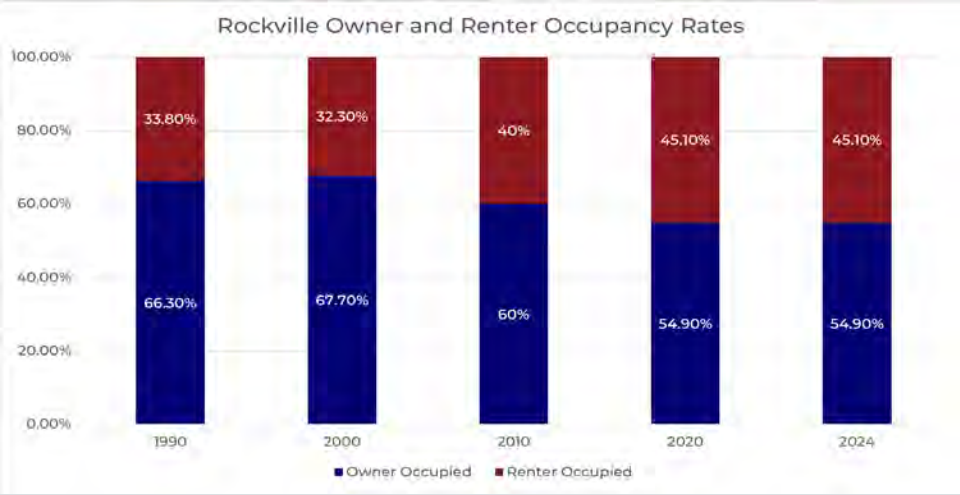
The city's housing stock includes 30,000+ units, with 44% as single-family detached, 12% single-family attached and 46% multi-family.

The county's diverse housing stock includes 408,000+ units, with 46% as single-family detached houses, 18% as single-family attached houses, and 21% in larger multi-family structures. Statewide and nationally, the majority of housing units were single-family homes, with much smaller percentages of units in larger multi-family structures. Single-family detached homes continued to be the majority of housing units statewide (51%) and nationally (61%).

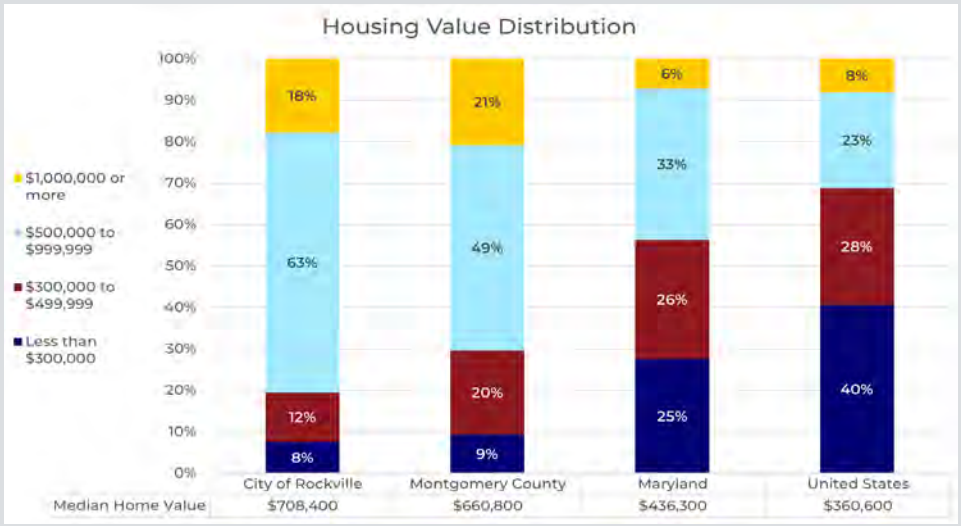
Rockville's homeownership rate is 55%. The county's homeownership rate of 65% tracks closely to the county's percentage of single-family homes. The statewide homeownership rate was 68%, and nationally 65%.



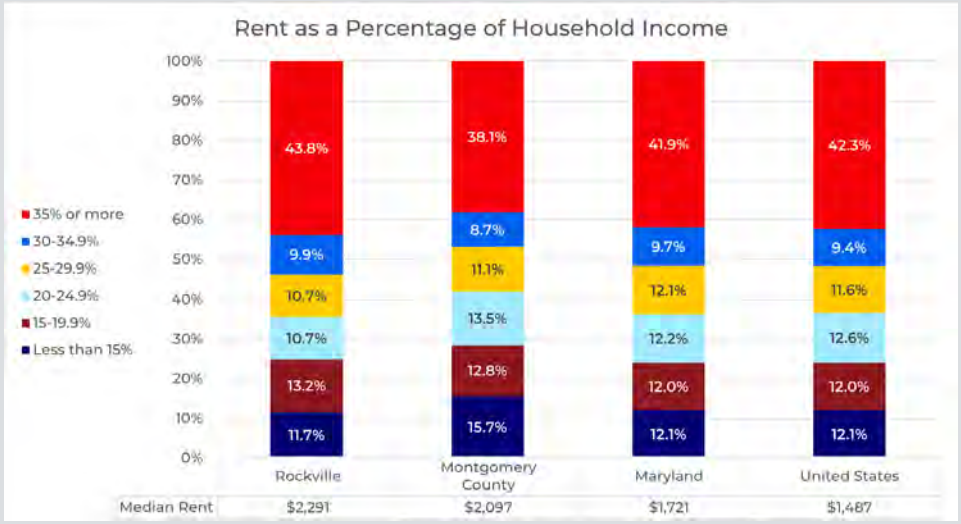
Source: U.S. Census Bureau - ACS 2024. Fig. 15



Source: U.S. Census Bureau - Decennial Census, ACS 2024. Fig. 16



Source: U.S. Census Bureau - ACS 2024. Fig. 17



Source: U.S. Census Bureau - ACS 2024. Fig. 18

Housing Values and Costs

Partly reflecting the city's and county's overall higher household income, its housing values were also much higher than the state or nation. The city's median home value of $708,400 for owner-occupied units is also higher than the county, state, and the national median.

About 20% of the city's, and 29% of the county's owner-occupied units were valued under $500,000, but the majority of units statewide (61%) and nationally (68%) were in this category. However, 18% of the city's units, and 21% of the county's units were valued at $1 million or more, compared to only 6% for the state and 8% nationally.

For renters within the city there is also a higher housing cost, with a median rent of $2,291, higher than Montgomery County, Maryland, and the U.S. Over half of city renters spend 30% or more of their income towards rent, similar to the other three jurisdictions, showing that even with increased household incomes in the city, renters are still cost burdened.

Housing Costs

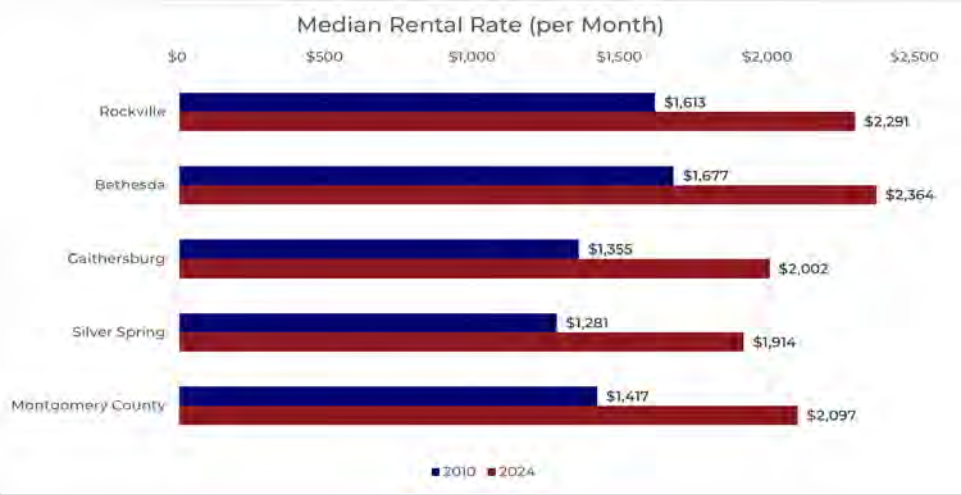
For Rockville residents, the cost of renting between 2010 and 2024 increased at a greater rate than the cost of homeownership with a mortgage but was in line with inflation for the period (42%). The cost of homeownership without a mortgage, however, increased at a much higher rate than inflation, though remained relatively low compared to rent and homeownership without a mortgage.

The cost of homeownership with a mortgage remained the highest of all three housing costs, despite an increase at a lower rate than inflation for the 2010-2024 period.

Compared to other communities within Montgomery County, Rockville and Bethesda's increase in rent was fairly close to inflation, while Gaithersburg, Silver Spring, and Montgomery County all increased at a higher rate (48-49%). In terms of total cost of rent, these three jurisdictions, however, remained lower than Rockville and Bethesda.



Source: U.S. Census Bureau - ACS 2010, 2024. Fig. 19



Source: U.S. Census Bureau - ACS 2010, 2024. Fig. 20

Rockville At Risk Population



7.6% of households are below the poverty level



7.4% of households use food stamps



8.8% of households don't have a vehicle

Source: U.S. Census Bureau - ACS 2024.

Fig. 21



24.2% of house-holds have some-one with a disability



8.4% of the city population 18+ speaks English less than very well



2.8% of households have no internet access or subscription

Source: U.S. Census Bureau - ACS 2024.

Fig. 22

At Risk Population

At risk populations in Rockville include those that are more vulnerable to destitution, neglect of care, and social isolation.

The elderly population is one group that is particularly affected due to their high intersection with other at-risk populations. For example, 12% of the 65+ population is below the poverty level, with 9.4% of the same age group utilizing SNAP benefits. 33.5% of the 65+ population have a disability. A total of 3.5% of the population is both 65+ and speaks English less than very well. 10.4% of households are someone 65+ who lives alone, with 26.4% of households being one person living alone citywide.

The language group with the highest number of individuals that speak English "less than very well" is the Asian and Pacific Island group, followed by other Indo-European and Spanish speakers.

An equity analysis to map disparity in the city at various geographies is available at the Community Data and Trends section on Rockville's webpage.

Trends

Rockville is a city spanning 13.5 miles and home to approximately 69,000 residents. It is one of the leading small cities in the country, attracting high earners, the highly educated, and those of diverse races and ethnicities.

Rockville residents have higher household incomes and homes are higher in median value as compared to the county.

Overall, however, there is a decline in homeownership. Renters are also increasingly cost burdened, and household sizes are getting smaller.

Rockville continues to increase its population, specifically with people of color since 1980, with the fastest growing ethnic group being Asians.

Population growth is also correlated with housing growth. Rockville observed a lower growth rate in recent years as compared to past decades, that may be a result of a lack of large developable land and people migrating to other locations because of higher housing costs.



Source: City of Rockville. Image 1



Source: City of Rockville. Image 2

Economy

Jobs in Rockville

According to the Census, Rockville had a total of 77,097 jobs in 2023. Trends show the total jobs falling during the Great Recession, rising afterwards, and falling again during the pandemic.

More than 37% of the jobs located in Rockville are in either Public Administration or Educational Services. This can largely be attributed to the City's status as the seat of the County Government and the presence of Montgomery College's largest campus. Due to the location of Montgomery County Public Schools headquarters within the city, 17.1% of jobs are in educational services. A large percentage of Rockville's jobs (19.5%) are in the professional, scientific, and management category, which is associated with advanced education and relatively higher salaries. Many jobs in this category are located along the Biotech Corridor in Rockville, home to biotech, IT, and research companies.



80% of workers are white collar workers

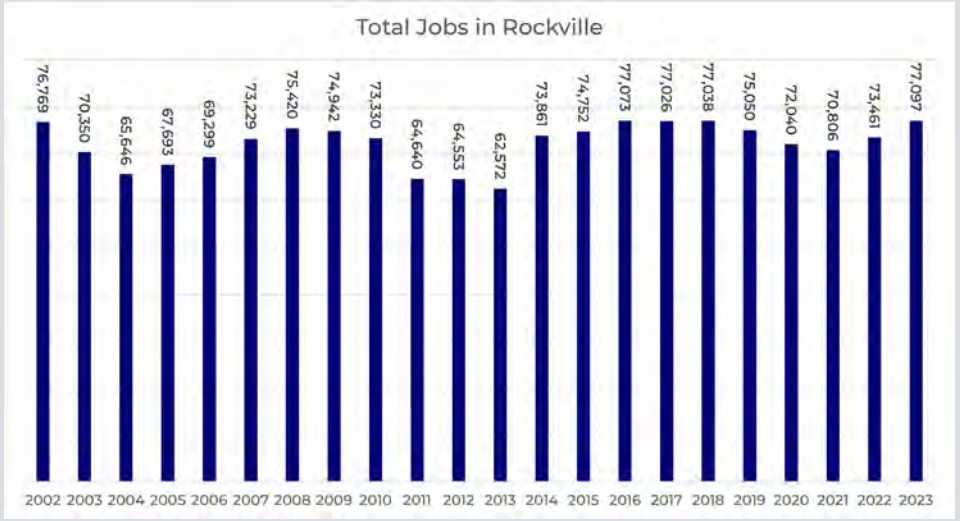


12.2% of workers are service workers

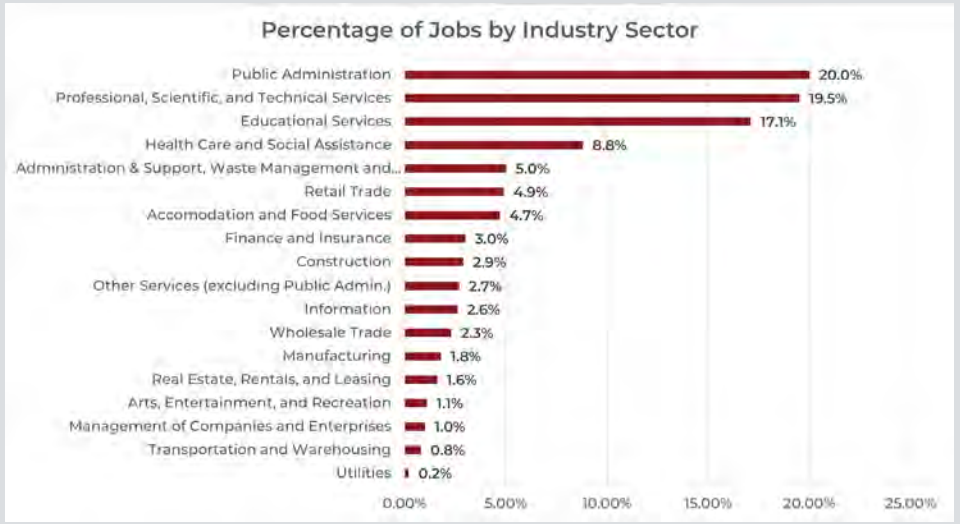


7.8% of workers are blue collar workers

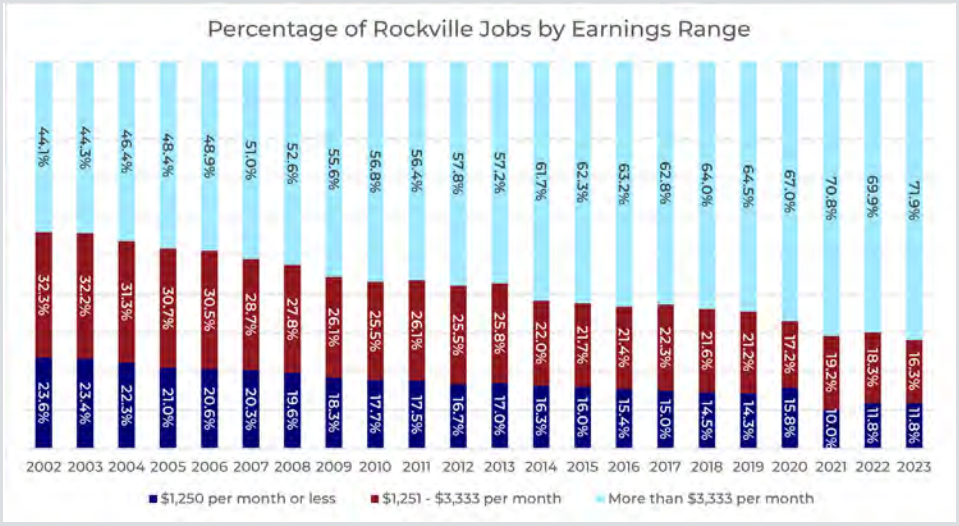
Source: ESRI - Data Axle (2025) Fig. 23



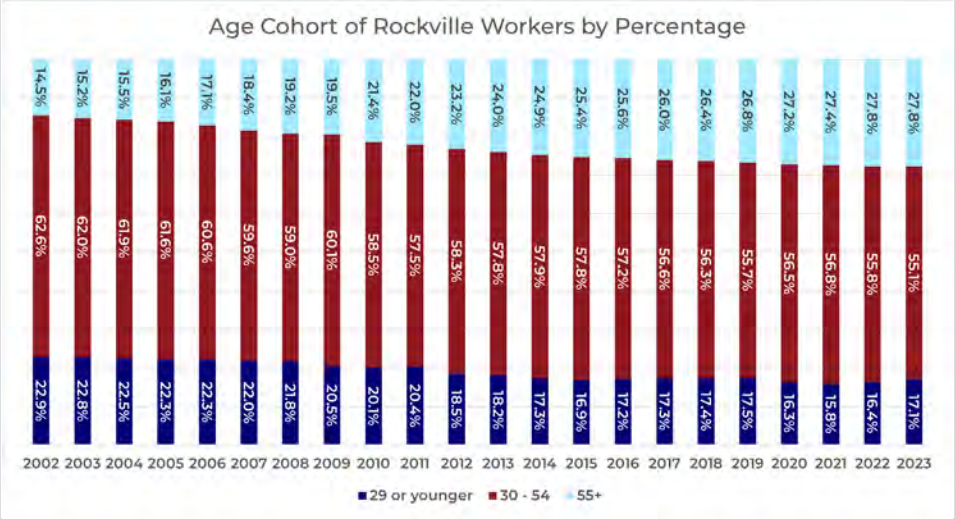
Source: U.S. Census Bureau - CES, LEHD. Fig. 24



Source: U.S. Census Bureau - CES, LEHD. Fig. 25



Source: U.S. Census Bureau - CES, LEHD. Fig. 26



Source: U.S. Census Bureau - ACS. Fig. 27

Earnings and Employment

The percentage of the Rockville population with a monthly income of more than $3,333 has increased from 44.1% to 71.9% over the last 20 years, indicating the rising cost of living in the City.

Rockville's Largest Employers

Company Name	Employees
Montgomery County Government	11,100
Montgomery County Board of Education	6,000
Montgomery College	1,700
City of Rockville	873
Pepco	645

Source: Rockville Economic Development, Inc. Table 3

The vast majority of Rockville's workforce is between the ages of 30 to 54. The percent of those ages 55 and above in the workforce has increased from 14.5% to 27.8% from 2002 to 2023 indicating that people continue to work as they age.

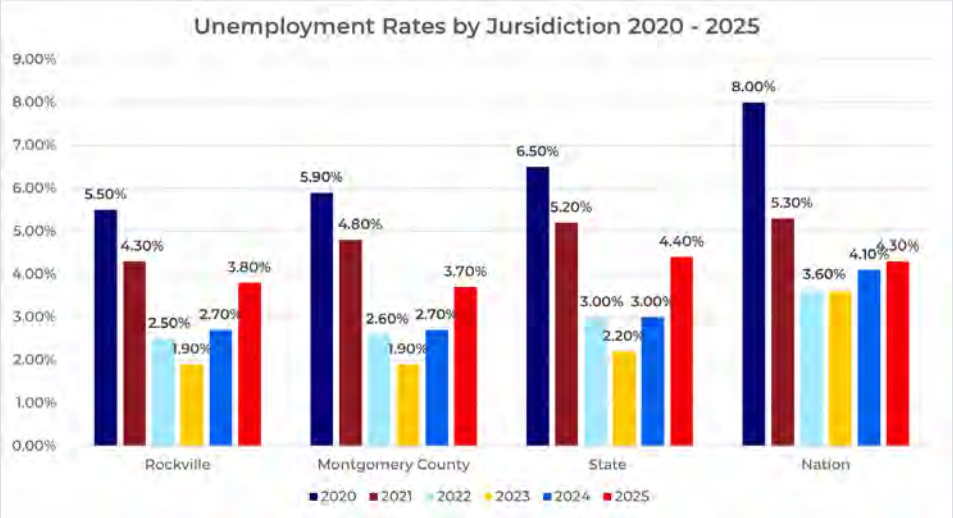
Employment in Rockville

During the COVID-19 pandemic, the unemployment rate increased significantly in Rockville, and stabilized in the following years. For most of 2025, Rockville's unemployment rate was higher than that of the County and the State. Since June of 2025, federal and private industry layoffs affected the number of employed workers.

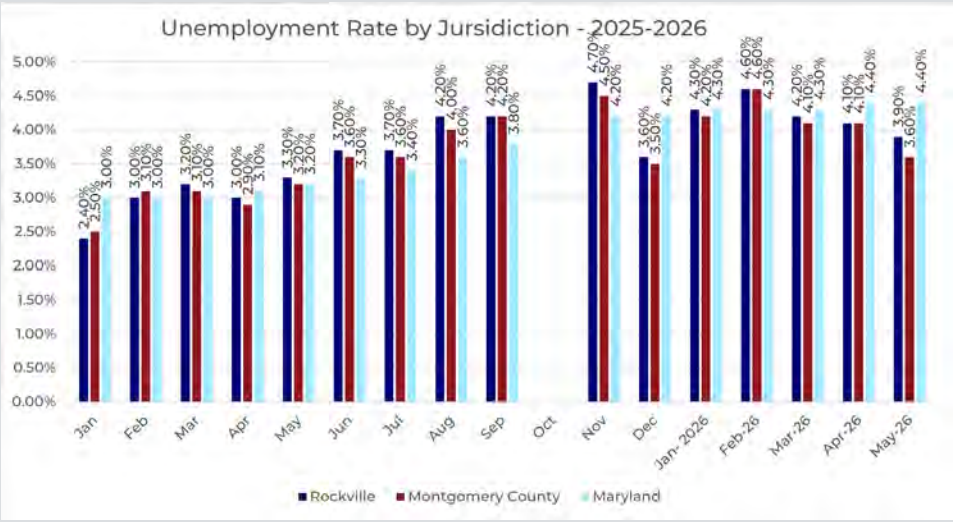
Federal workforce restructuring and contractor reductions impacted the local economy. In Rockville, more than one in five workers are connected to the federal workforce. Even modest federal cuts have outsized effects on professional services, life sciences, and government contracting firms located in the City. The median earnings for a federal government worker is $118,805 in Rockville, which outpaces any other class of workers as measured by the ACS.

Jurisdiction	Federal Workers	Full Time Employed Workers	Percent
Rockville	5,742	27,081	21%
Montgomery County	68,401	412,302	17%

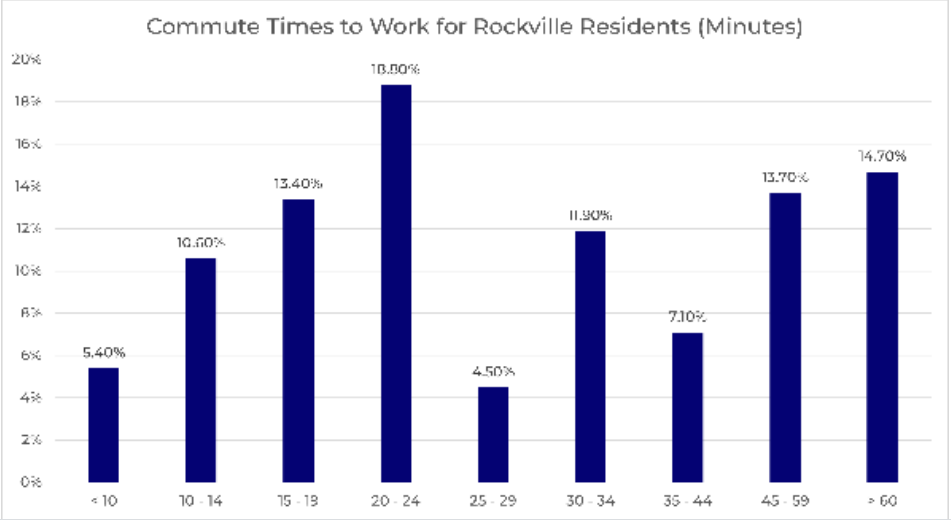
Source: U.S. Census Bureau - ACS 2024 Table 4



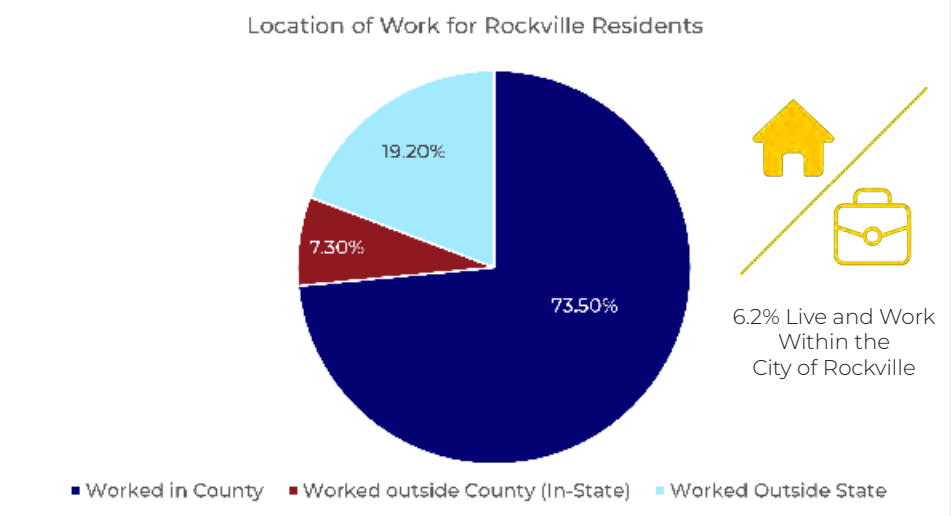
Source: Bureau of Labor Statistics Fig. 28



Source: Bureau of Labor Statistics (Oct. data was not released becasue of govt. shutdown) Fig. 29

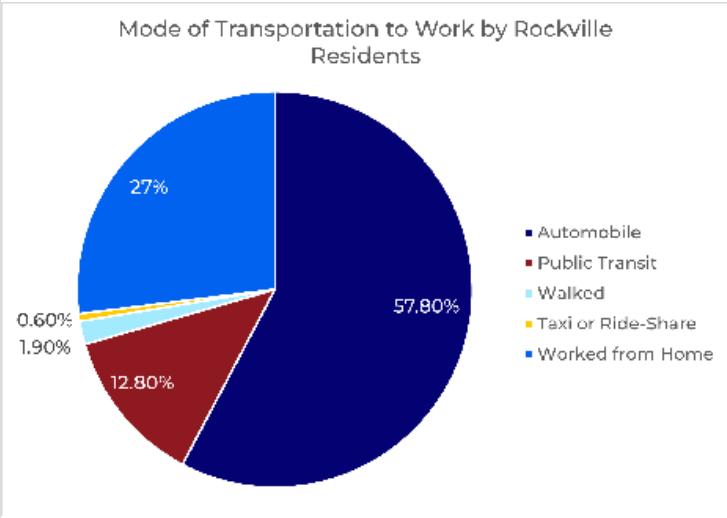


Source: U.S. Census Bureau - ACS 2024. Fig. 30

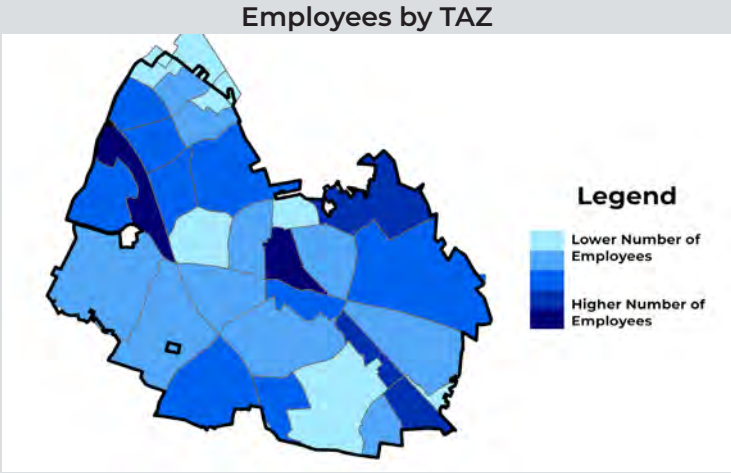


Source: U.S. Census Bureau - ACS 2024. Fig. 31

Work Commutes and Locations



Source: U.S. Census Bureau - ACS 2024. Fig. 32



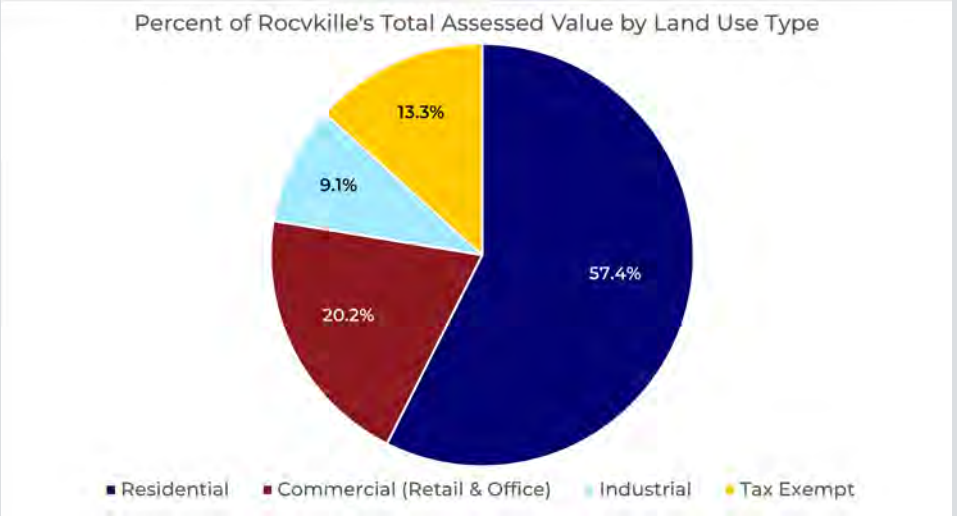
Source: Bureau of Labor Statistics. Fig. 33

Land Use

Rockville's largest source of revenue is real property tax. The amount of taxes is based on the City's tax rate, which has been constant for the past ten years, and the value of the property. The Maryland State Department of Assessments and Taxation (SDAT) is responsible for determining the assessed values for all properties located in the City of Rockville.

The chart shows the percentage of properties in Rockville assessed by land uses types, and the table shows the taxable real property assessed value over the past ten years. Real property taxes are the taxes on the assessed value of real estate (including land and structures on the land). Property values determine assessments. The assessed value of residential, at 57.4% is the largest, followed by nonresidential at 42.6%, of which 13.3% is in the tax-exempt category.

A balance of land uses helps support long-term revenue growth. If property values decline, revenues also decline, which may result in a need to cut public services and amenities, and a reduction in the quality of life for residents and businesses.

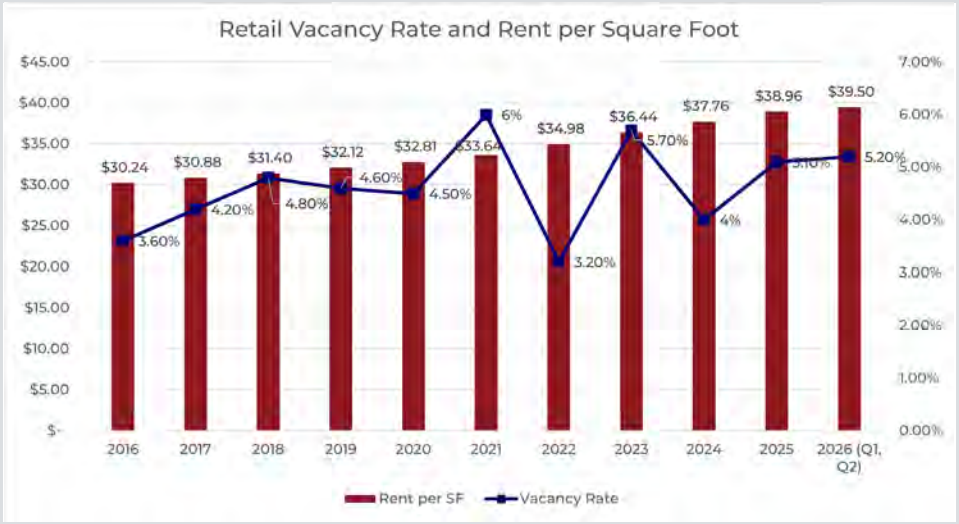


Source: Maryland State Department of Assessements and Taxation. Fig. 34

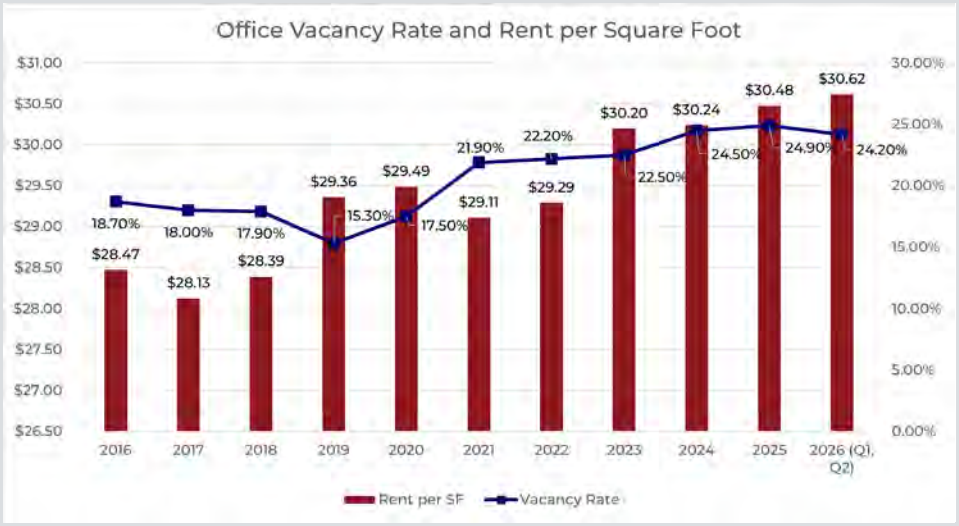
Revenue Capacity Information (Unaudited)
Assessed Value of Taxable Property

Fiscal Year	Real Property	Personal Property	Total Taxable Assessed Value	Direct Tax Rate	Percentage Change
2016	$12,025,581,009	$422,828,843	$12,448,409,852	0.292	4.1%
2017	$12,607,868,059	$468,851,914	$13,076,719,973	0.292	5%
2018	$13,115,652,277	$450,448,415	$13,566,100,692	0.292	3.7%
2019	$13,395,760,564	$423,664,690	$13,819,425,254	0.292	1.9%
2020	$13,616,196,177	$427,152,944	$14,043,349,121	0.292	1.6%
2021	$14,010,077,827	$436,757,839	$14,446,835,666	0.292	2.9%
2022	$14,209,994,545	$432,765,487	$14,642,760,032	0.292	1.4%
2023	$14,656,813,161	$438,618,750	$15,095,431,911	0.292	3.1%
2024	$14,959,643,658	$407,361,608	$15,367,005,266	0.292	1.8%
2025	$15,641,162,519	$427,923,300	$16,069,085,819	0.292	4.6%

Source: City of Rockville - Annual Comprehensive Financial Report Table 5



Source: CoStar. Fig. 35



Source: CoStar. Fig. 36

Rockville's Commercial Real Estate Market

Commercial property records from the CoStar subscription database for buildings completed through Q2 of 2026 were analyzed to document real estate market conditions. These include non-residential properties that create employment space, including office, retail, industrial, flex, and others.

Retail Properties: The total inventory of retail space in Rockville is 4 million square feet in 203 existing buildings. The average market asking rent was $39.50/SF. As of June 2026, the average vacancy rate for retail space was 5.2%. There are currently no new retail buildings under construction.

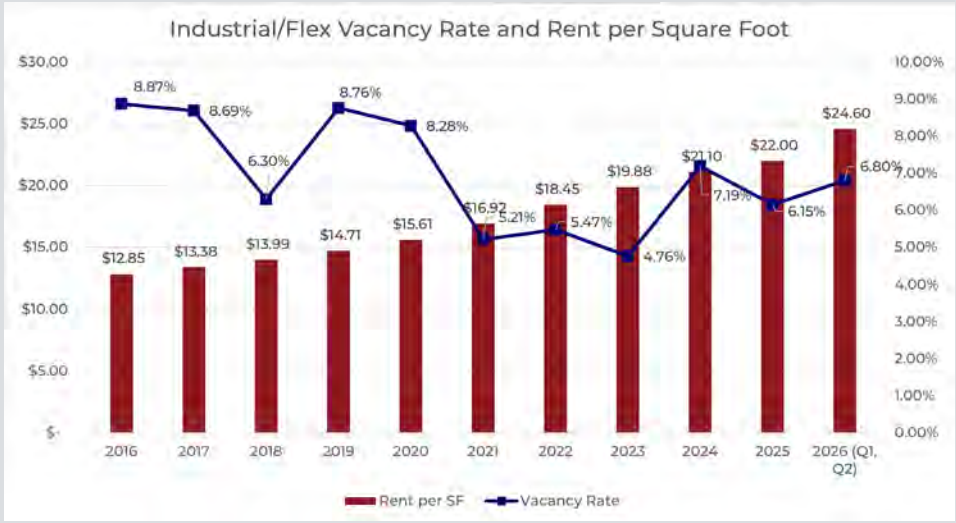
Office Properties: The total inventory of office space in Rockville is 13 million square feet in 231 buildings, out of which approximately 3.2 million square feet is vacant. The average market asking rent was $30.62/SF in Q2 of 2026. The average vacancy rate for office space was 24.2%. There are currently no new office buildings under construction. Approximately 61% of available space is in Class A properties.

Rockville's Commercial Real Estate Market

Industrial and/or Flex Properties: The total inventory of industrial/flex space in Rockville is 4.3 million square feet in 167 existing buildings. The average market asking rent in Q2 of 2026 was $24.60/SF. As of June 2026, the average vacancy rate for retail space was 6.8%.



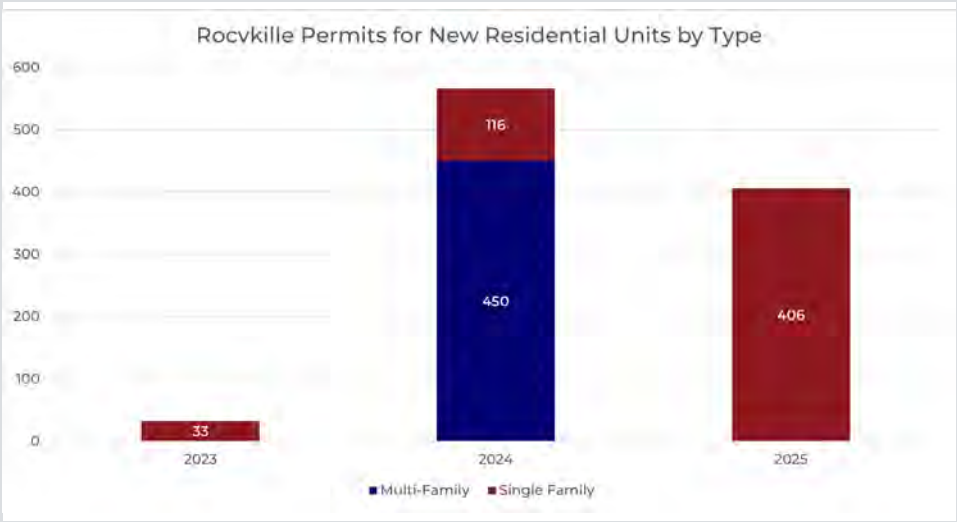
Source: City of Rockville. Image 3



Source: CoStar. Fig. 37

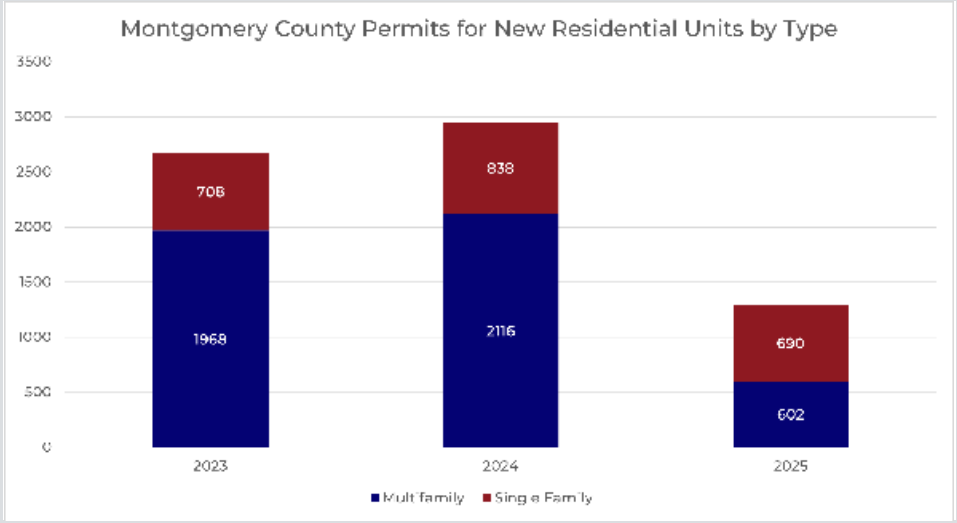


Source: City of Rockville. Image 4



Source: City of Rockville

Fig. 38



Source: Montgomery Planning - Quarterly Economic Indicators Briefing

Fig. 39

Residential Development

In 2025, permits for residential buildings for the City of Rockville were exclusively for single-family units.

Montgomery County has seen a decrease in the number of residential permits issued in 2025. The bulk of multifamily permits issued in 2025 were for an affordable housing project and residential conversion of a hotel building. Private sector multifamily housing production has significantaly reduced in Montgomery County, likely due to rising construction costs, high interest rates, and rent stabilization polices as implemented in late 2023, and others.

Rockville does not have rent control.

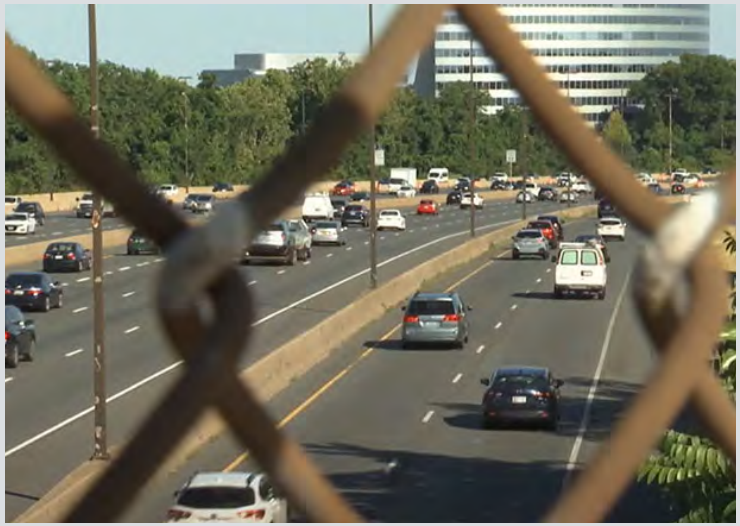
As of January 2026, there are 6,610 residential units in the city's pipeline (projects currently under review and/or approved), with 31 single family detached units, 1,143 townhomes and 5,436 multi-family units.

Trends

Rockville has enjoyed a fundamentally healthy economy over the years. However, recent policy changes at the federal level and regional office vacancies continue to be a cause of concern. These trends, and subsequent conversion of office properties to other uses due to high vacancies, are being monitored to assess duration and impacts..

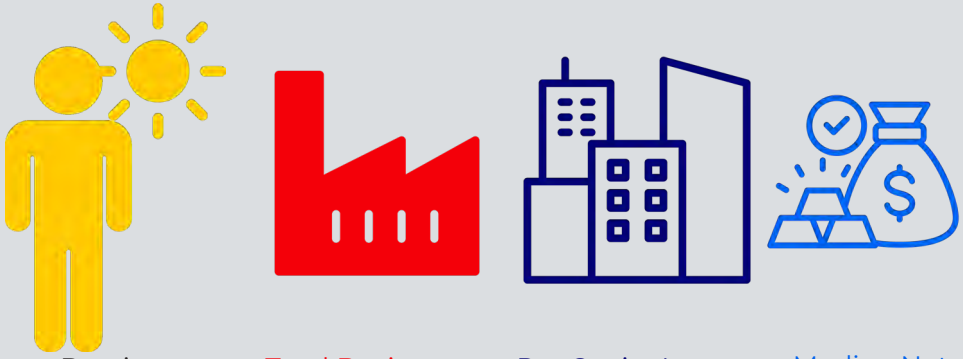


Source: City of Rockville. Image 6



Source: City of Rockville. Image 5

Rockville Key Economic Statistics



Source: ESRI 2025. Fig. 40

Sources

The primary sources for the report are from the Decennial Census and the 2010, 2024 American Community Survey 5-year estimates (2006-2010, 2020-2024). All data is accessible from the U.S. Census Bureau web site at data.census.gov

Before 2010, the Decennial Census included two forms: the “short form” sent to every household to fulfill the constitutional requirement to conduct the Census every ten years, and the “long form” sent to 1 in 6 Americans to collect detailed economic, social, housing, and demographic data on individuals and households. However, beginning with the 2010 Census, the Decennial Census includes only the “short form” and collects six basic demographic and housing characteristics: population, race, age, Hispanic or Latino origin, housing occupancy (occupied or vacant), and housing tenure (owned or rented). The Census long form has since been replaced by the American Community Survey (ACS), which is now the premier source of detailed demographic information about the US population. The American Community Survey (ACS) is an annual, nationwide survey from the U.S. Census Bureau designed to provide communities a fresh look at how they are changing. The ACS collects a wide variety of information, including age, race, income, commute time to work, home value, and other data from the U.S. population. Detailed characteristics are now collected through the American Community Survey (ACS).

The ACS is mailed to approximately 3.5 million households per year (representing around 3 percent of the U.S. population), allowing for annual data updates. The Census Bureau releases two ACS datasets to the public: the “1-year ACS,” that covers areas of population 65,000 and greater, and the “5-year ACS,” that is a moving average of data over a 5-year period that covers geographies down to the Census block group. ACS data are distinct from decennial Census data in that data represent estimates rather than complete counts, and in turn are characterized by “margins of error” around those estimates.

Sources

The U.S. Bureau of Labor Statistics (BLS) provides extensive data on economic conditions. The employment and unemployment data used in this report was taken from www.bls.gov

Information about commercial real estate rents and vacancy rates in Rockville were obtained from CoStar, a real estate subscription service provider at www.costar.com

Montgomery Count Public Schools publishes the data and information used in this report in their "Capital Improvement Programs/Master Plan" and "Schools at a Glance" reports, which can be found here on their website www.montgomeryschoolsmd.org

The Maryland State Department of Assessments and Taxation is responsible for determing assessed values for all properties in Maryland, this data was collected for the City of Rockville in this report, available for viewing at https://dat.maryland.gov/pages/default.aspx

Information on residential permits issued within Montgomery County was obtained from Montgomery Planning's Quarterly Economic Indicators Briefing available online at montgomeryplanning.org/wp-content/uploads/2025/10/MoCo-Economic-Indicators-Briefing-Q2-2025_Final.pdf

ESRI a GIS software developer and location based data company publishes advanced demographics datasets for U.S. jurisdictions sourced from various data providers. The datasets were used here for key economic statistics. Information on these datasets can be viewed at doc.arcgis.com/en/esri-demographics/latest/esri-demographics/united-states.htm

We would also like to acknowledge staff at Montgomery Planning's Reasearch & Strategic Projects division for their invaluable support with this and other projects.

PLANNING COMMISSION Meeting Date: July 22, 2026
Agenda Item Type: REVIEW AND ACTION
Department: CPDS - ZONING REVIEW & OTHER
Responsible Staff: JIM WASILAK

Planning Commission Memo

MEETING DATE: July 22, 2026

REPORT DATE: July 15, 2026

RESPONSIBLE STAFF: Jim Wasilak, AICP
Chief of Zoning

SUBJECT:
Approval of a Resolution to Authorize the Chief of Zoning to Approve Final Record Plat Applications for Minor Subdivisions

BACKGROUND:

The Land Use Article of the Annotated Code of Maryland provides that planning commissions of local jurisdictions may authorize an administrative officer to approve subdivision plats and site plans based on nondiscretionary criteria.

The Mayor and Council adopted Ordinance No. 6-26 on June 29, 2026, adopting an entirely new Zoning Ordinance that will replace the current Chapter 25 of the City Code.

Section 25.12.2.1(d) of the new Zoning Ordinance provides that the Approving Authority for Minor Subdivision applications is the Chief of Zoning, which utilizes the permission granted by the Land Use Article. Per the new code, the following subdivisions are minor subdivisions:

1. Subdivision of land involving four or fewer lots fronting on an existing street;
2. Adjustment of a common property line between two or more existing record lots;
3. Consolidation of two or more lots into one lot;
4. A plat of correction;
5. Replacing a parcel to incorporate land dedicated to public use that has been abandoned or otherwise disposed of, including public right-of-way;
6. Replacing a parcel to reflect the dedication of land to public use, including right-of way, public easements, and donations and gifts of land to the public;
7. Conversion of a part of a lot into a record lot; and

8. Platting of a qualifying undersize lot under Sec. 25.12.5.2(e).

The required finding to be made by the Chief of Zoning is that the plat application must comply with all requirements of the Zoning Ordinance.

DISCUSSION:

In order to fully implement this permission, the Planning Commission must take action to authorize the Chief of Zoning to approve Final Record Plat applications that are submitted, based on the nondiscretionary criteria included in the new code. Adoption of the attached resolution will memorialize that action.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt the resolution.

Attachments

PC Resolution 1-26 for signature

Resolution No. 1-26

RESOLUTION: To approve the delegation of approval authority for Final Record Plat applications for Minor Subdivisions to the Chief of Zoning

WHEREAS, the Planning Commission (hereinafter referred to as "the Commission") for the City of Rockville (hereinafter referred to as "the City"), under the provisions of Section 5-203 of the Land Use Article of the Annotated Code of Maryland (hereinafter referred to as "the Land Use Article"), may authorize an administrative officer to approve subdivision plats in accordance with nondiscretionary criteria adopted and specified by local law; and

WHEREAS, the Mayor and Council adopted Ordinance No. 6-26, adopting and replacing in its entirety Chapter 25, Zoning of the Rockville City Code, which expressly states that the Chief of Zoning is the Approving Authority for Minor Subdivision applications in Sec. 25.12.2.1(d), subject to certain nondiscretionary criteria; and

WHEREAS, the Commission now desires to delegate such approval authority in accordance with the Land Use Article and Chapter 25 of the City Code.

NOW, THEREFORE, BE IT RESOLVED by the Commission, as follows:

The Chief of Zoning is hereby authorized to approve Minor Subdivision applications in accordance with Zoning Ordinance Sec. 25.12.2.1(d) in lieu of approval by the Commission.

* * * * *

I certify that the above is a true and correct copy of a Resolution adopted by the Planning Commission of the City of Rockville, Maryland, at its meeting of July 22, 2026.

_____

Meng Sun
Chair, Planning Commission