



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.

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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.

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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.

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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,

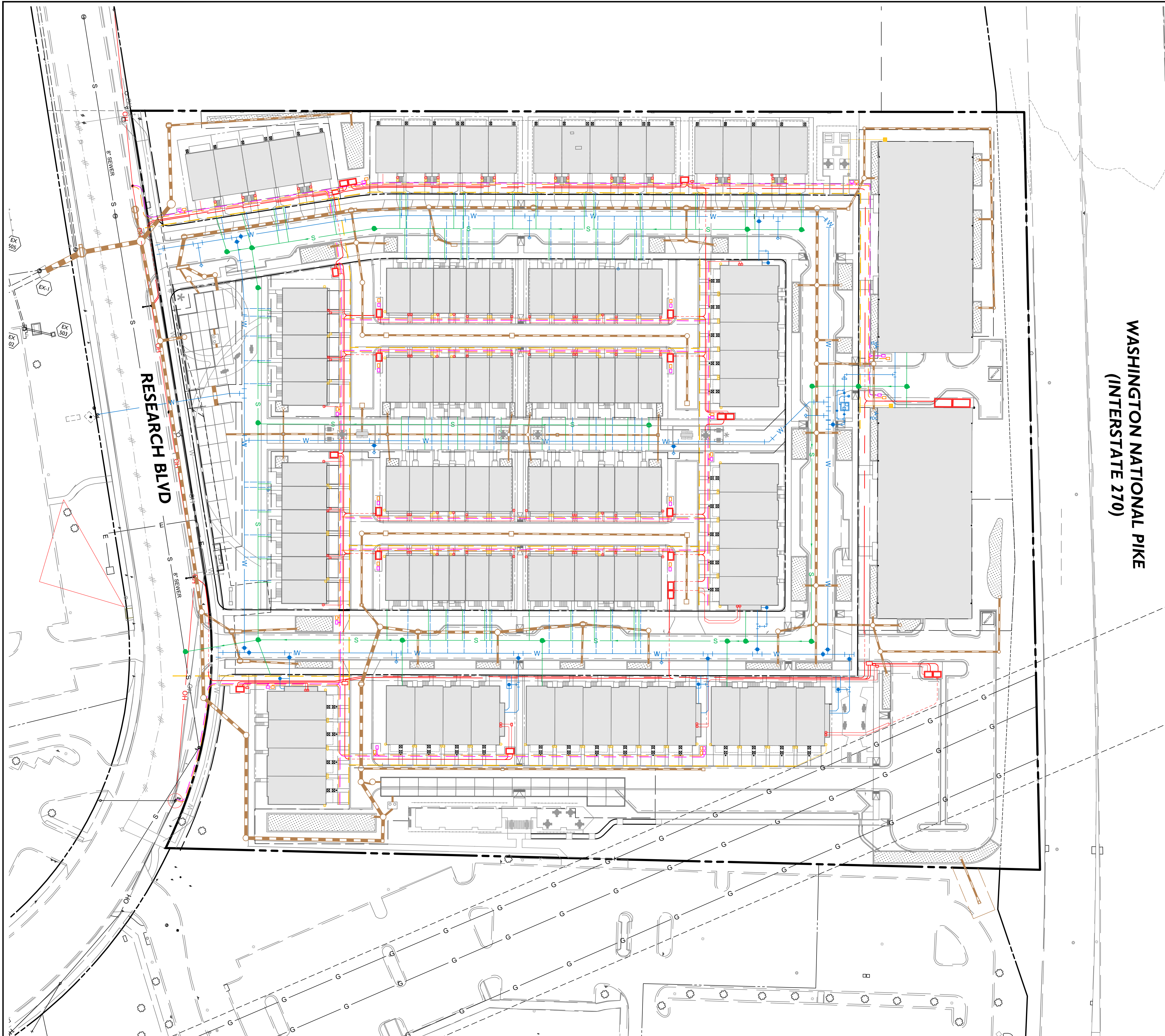


John Scabis, P.E.
Chief of Engineering

JKS/YK/kt

Attachments: 1455 Research Boulevard – WSA Exhibit, dated March 12, 2026.

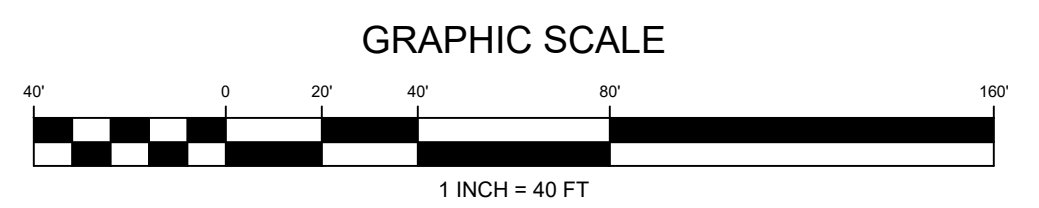
cc: James Lapping, P.E., Engineering Supervisor
Shaun Ryan, Planning Supervisor
Christopher Davis, Principal Planner
Kina Campbell, Chief of Inspection Services
Research Plaza Acquisitions, L.L.C.; c/o Rubenstein Partners
Pat Harris, Lerch, Early and Brewer, Chtd.
Randall Rentfro, Rodgers Consulting, Inc.
Permit plan, WSA2026-00007, 2026-101-STP



Color Coded Utility Plan
SCALE: 1" = 40'

**WASHINGTON NATIONAL PIKE
(INTERSTATE 270)**

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



**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

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 (Main), Fax: 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

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
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PROJECT NUMBER	0377AS
DATE	2026.03.12
SCALE	1" = 40'
DRAWING TITLE	Color Coded Utility Plan
DRAWING NUMBER	EXB-11