

**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-foot 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 units¹, 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 inches⁴, 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 Intent 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.

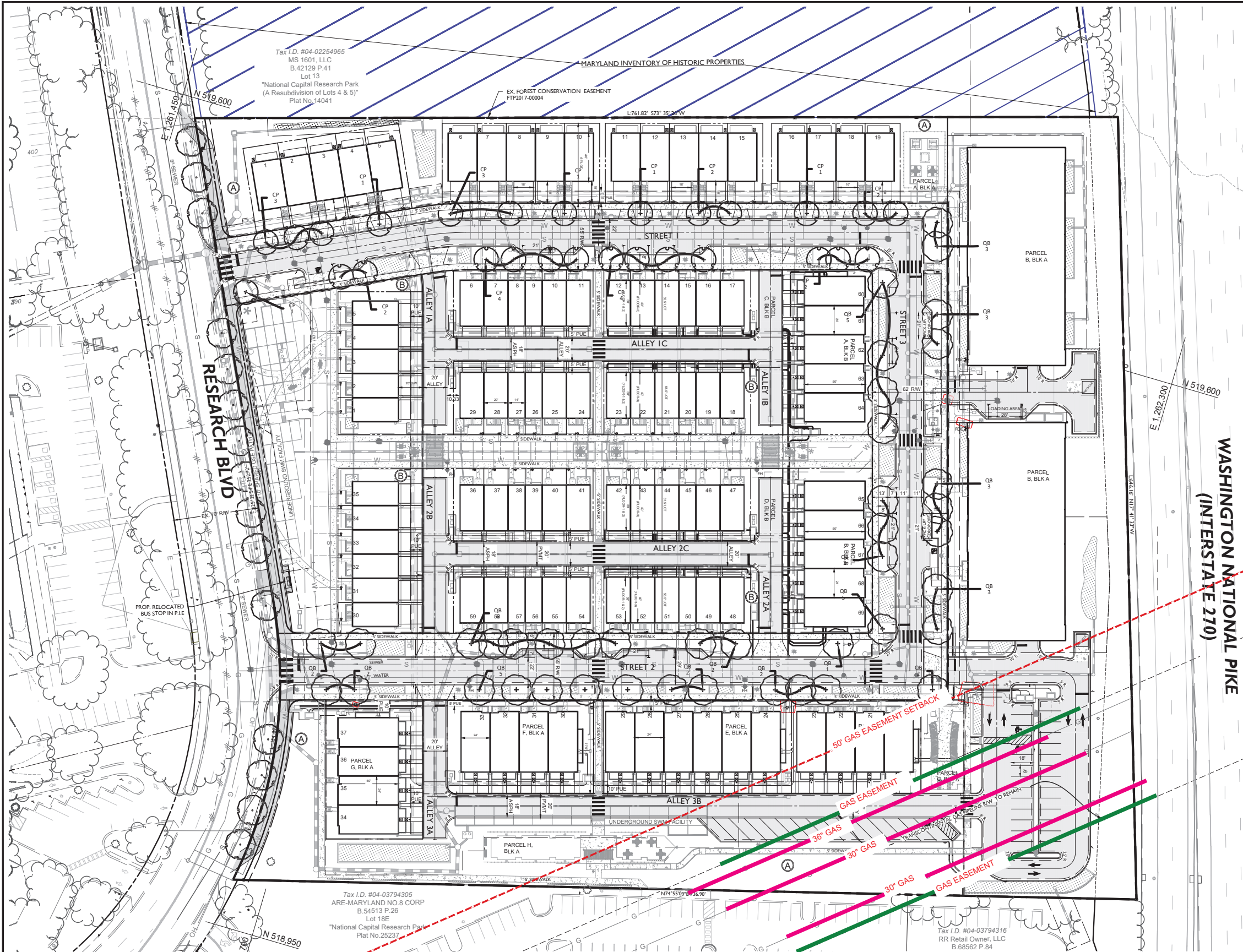
IV. Conclusion

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.

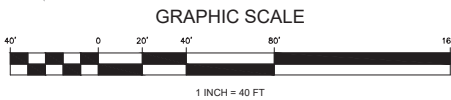
For all of these reasons, we respectfully request the Planning Commission’s approval of the requested waiver.

Exhibit “A”

Gas Pipeline Right-of-Way



Site Plan
SCALE: 1" = 40'



LEGEND

	BOUNDARY LINE		PROPOSED SEWER		PROPOSED BLOCK
	EXISTING TREELINE		PROPOSED WATER		PROPOSED BIKE RACKS
	EXISTING STORM DRAIN		PROPOSED STORM DRAIN		PROPOSED LIGHT
	EXISTING SANITARY SEWER		PROPOSED BUILDING OUTLINE		PROPOSED RETAINING WALL
	EXISTING WATER LINE		PROPOSED LOT LINE		PROPOSED MICRO-BIO
	EXISTING ABANDONED WATER LINE		PROPOSED CURB & GUTTER		PROPOSED CONCRETE
	CTV		PROPOSED DRY UTILITY		PROPOSED ROAD
	EXISTING GAS		PUBLIC UTILITY EASEMENT (PUE)		PROPOSED LOADING SPACE
	EXISTING ELECTRIC		PUBLIC IMPROVEMENT EASEMENT (PIE)		
	EXISTING OVERHEAD ELECTRIC		PROPOSED SWM EASEMENT		
	EXISTING EASEMENT				
	EXISTING UTILITY POLE				
	EXISTING GUY WIRE				
	EXISTING WATER VALVE				
	EXISTING CLEANOUT				

- SHEET NOTES:**
- The subject site is located in the Falls Grove & Research Blvd Comprehensive Planning Area.
 - The site is zoned MXE - Mixed Use Employment.
 - 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
 - The site is +/- 10.6 acres, found on Subdivision Plat No. 6390 - Plat of Lot 1 "National Capital Research" Park.
 - The site is shown in Maryland Coordinate System NAD83(2011), State Plane Coordinate System zone 1900 (MD), US survey feet. Vertical datum is NAVD88.
 - Existing site improvements shown hereon are taken from an aerial photograph/aerial 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.
 - The site's water service is within the City of Rockville.
 - The subject site is located within the Potomac River Montgomery County Watershed.
 - The subject site is not located within a 100-year floodplain, per FEMA FIRM Map #24031C0334D.
 - There are no streams or wetlands located on or within 200 feet of the site, per site investigation by Rodgers Consulting, Inc. November 2024.
 - 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.
 - The site does not have any structures listed on the National Register for Historic Places nor does it have any MHT Preservation Easements.
 - The site soils are 1C Galla silt loam, 8-15% slopes and 2B Glenelg silt loam 3-8% slopes.
 - There are no forest stands onsite, as defined in the Forest and Tree Preservation City Code.
 - 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.	1.96 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 - Sec 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 width at Front Line	Minimum Required	Proposed
Setback abutting Right-of-Way	0 ft. or 10 ft. min. if provided 25 ft. or 1/2 height of building.	0
Side abutting Residential	which ever is greater	n/a
Side abutting Non-Residential	0 ft. or 10 ft. min. if provided 25 ft. or 1/2 height of building.	0
Rear abutting Residential	which ever 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.	%
Open Area (includes Public Use Space)	20%	92,643 sq. ft.
Public Use Space	5%	23,161 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.
Townhouse Guest Parking (Provided on TH Driveways)	n/a	n/a 30 sp.
2-Over-2 Stacked Units	3 bedrooms (2 per D.U.)	56 du 112 sp.
Parcel B, Block A - Multifamily Parking Garage (includes 1 ADA Spaces)	1 bedroom (1 per D.U.) 2+ bedrooms (1.5 per D.U.)	0 du 0 sp. 32 du 48 sp.
Parcel C, Block A - Multifamily Parking Garage (includes 1 ADA Spaces)	1 bedroom (1 per D.U.) 2+ bedrooms (1.5 per D.U.)	0 du 0 sp. 32 du 48 sp.
Multifamily - Surface Parking (includes 1 ADA Spaces)		64 du 96 du
Multifamily - Total		10 sp. 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.
Total Parking	198 du	426 sp. 447 sp.

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

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.

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 (Phax), 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
301.948.3756
Attn: Patricia Harris

Land Planning / Landscape Architect / Civil Engineer:
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

PROJECT NUMBER	0377AS
DATE	2026.03.12
SCALE	1" = 40'
DRAWING TITLE	Site Plan

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	519697.13	1262004.93	397.20	REBAR & CAP
321000	519218.59	1262216.29	395.71	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

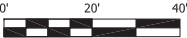
DRAFTED BY: TMT

CHECKED BY: JPM

DRAWING DATE: 05/08/2026

REVISIONS:

SCALE: 1"=20'



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



ACCURATE INFRASTRUCTURE DATA, INC.
1123 HANZLIK AVENUE, BALTIMORE, MD 21237
PHONE: 410-686-5091 FAX: 410-686-5093

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

PRE-EXCAVATION:



DOWN HOLE:



POST-EXCAVATION:



UTILITY DETAILS

UTILITY REQUESTED: 36" GAS

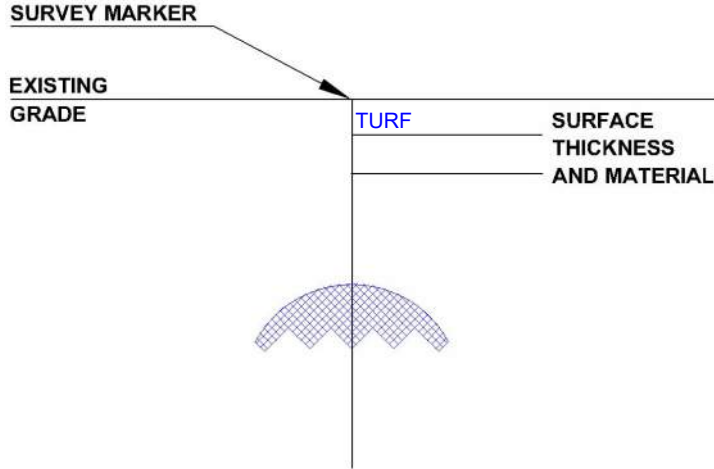
UTILITY FOUND

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		

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

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

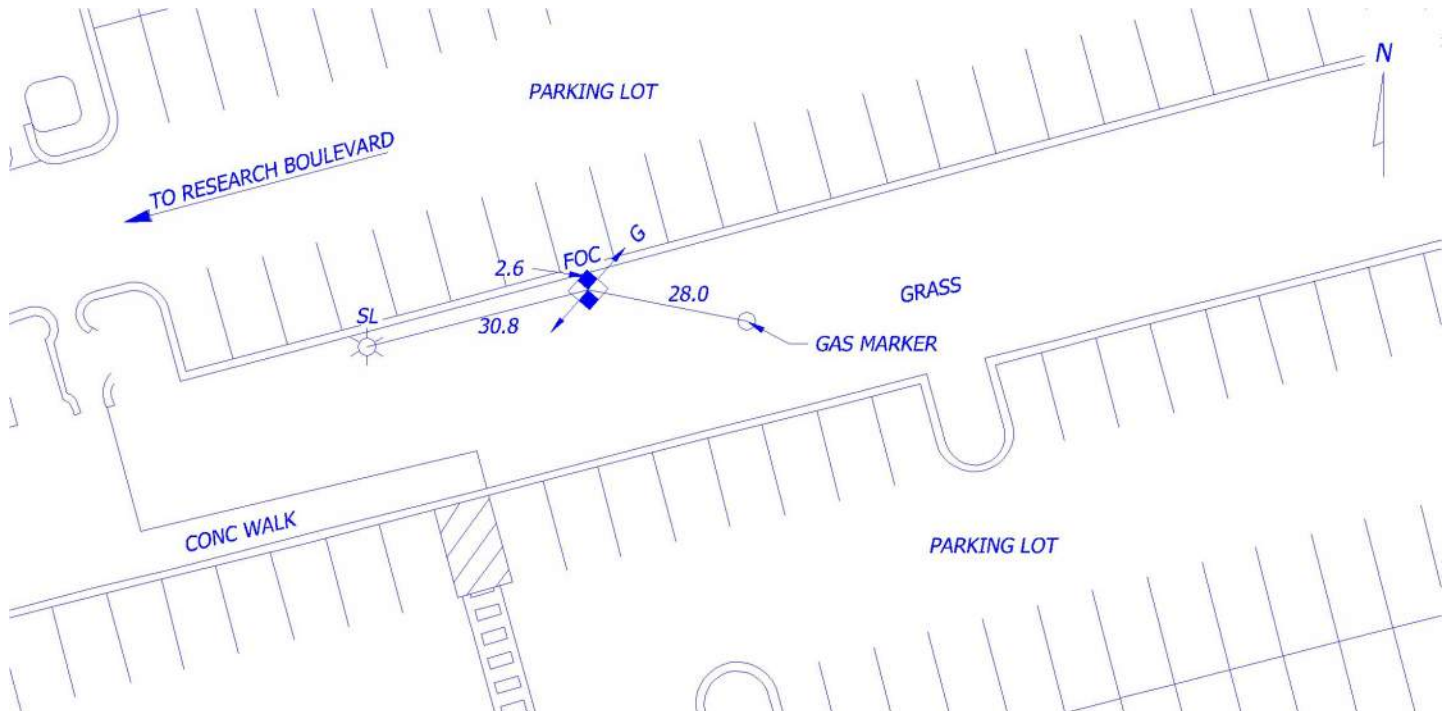
NOTES:

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

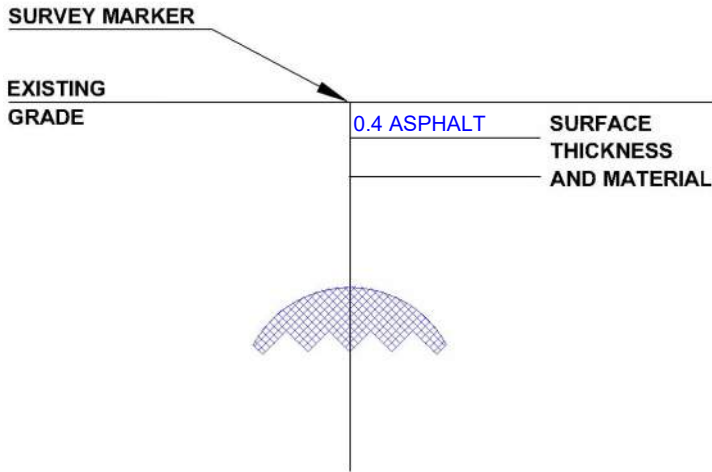
UTILITY REQUESTED: 36" GAS

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		SIZE	TYPE	MATERIAL	CONDITION	DEPTH TO		ELEV AT		MEASURED
ID	QTY					TOP	BOTTOM	TOP	BOTTOM	
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 # 3 NORTHING 519155.87 EASTING 1262119.88 ELEVATION 399.42 DESC 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

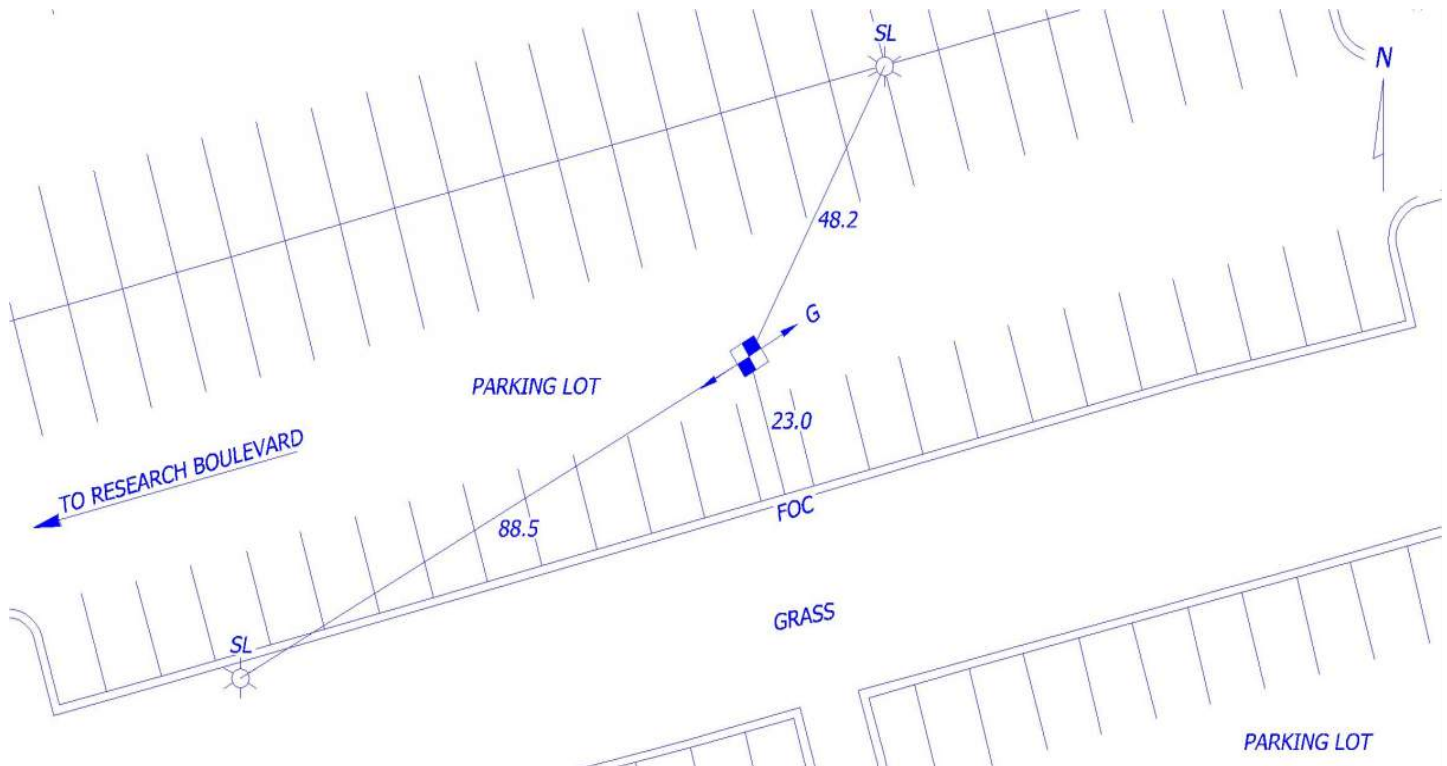
NOTES:

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

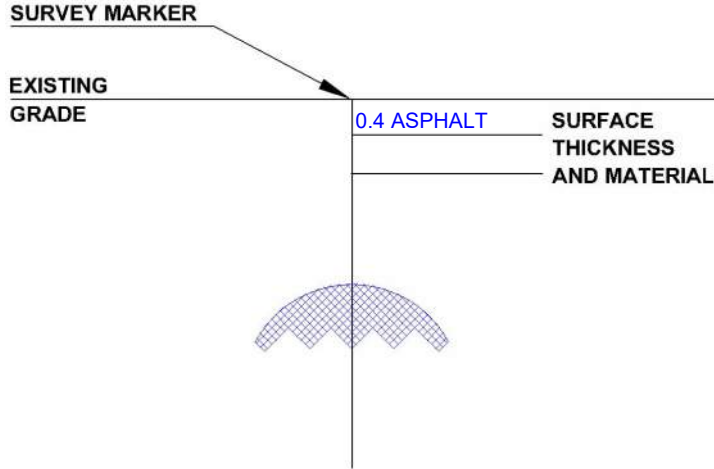
UTILITY REQUESTED: 36" GAS

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	DEPTH TO	ELEV AT	MEASURED
ID QTY SIZE TYPE MATERIAL CONDITION TOP BOTTOM TOP BOTTOM WIDTH			
U1 1 36" 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

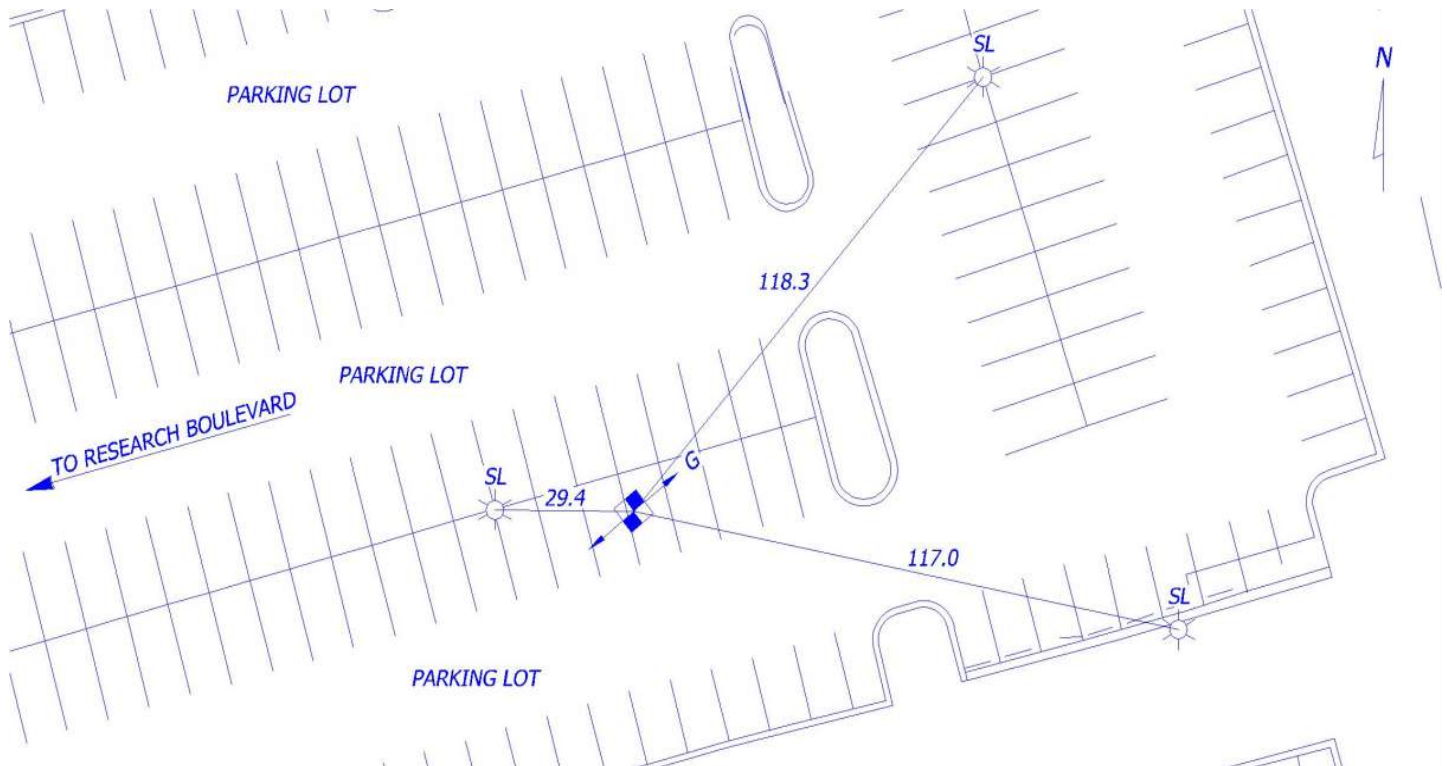
NOTES:

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:



UTILITY DETAILS

UTILITY REQUESTED: 36" GAS

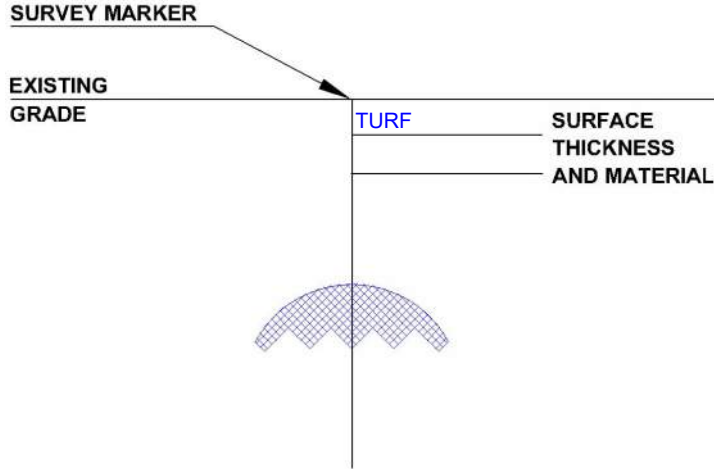
UTILITY FOUND

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		

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

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

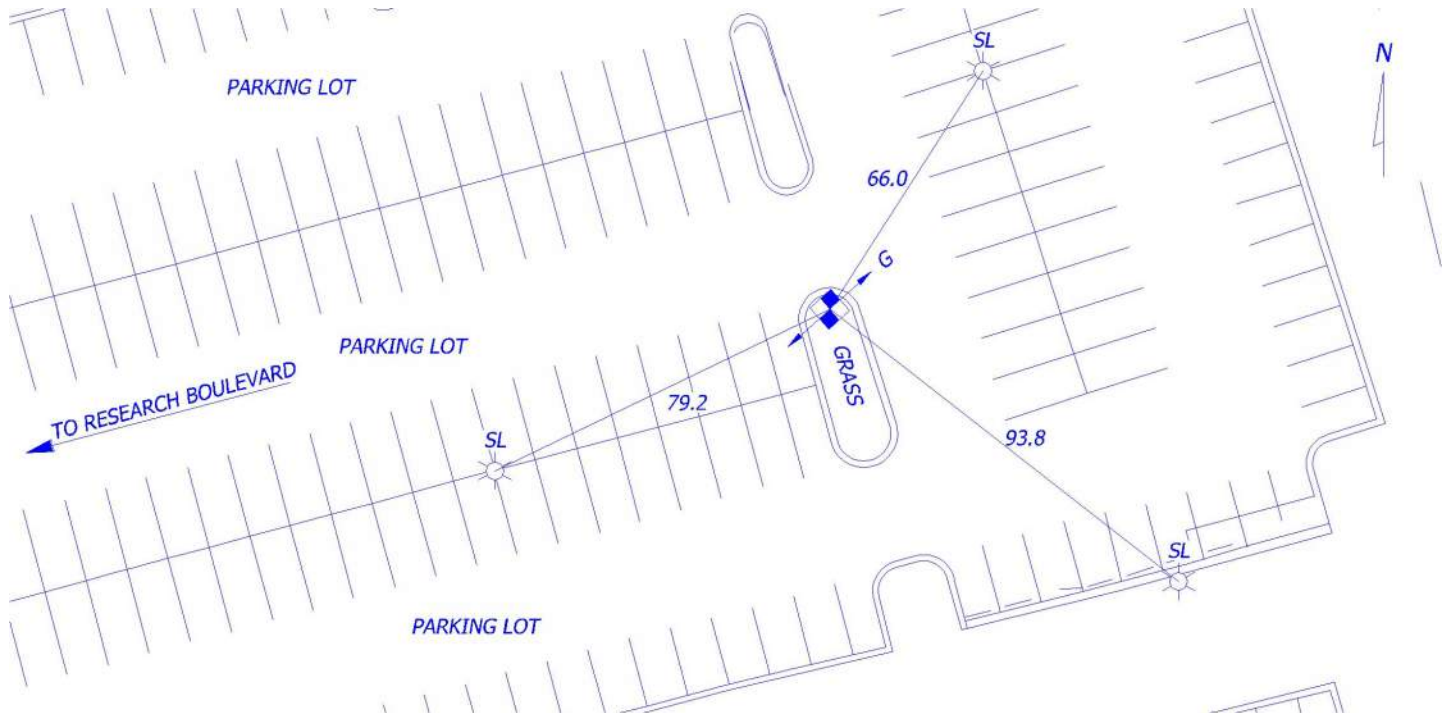
NOTES:

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

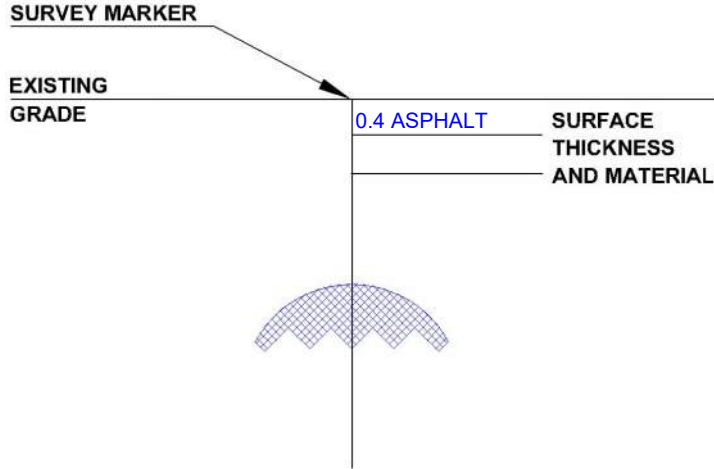
UTILITY FOUND

ID	QTY	SIZE	TYPE	MATERIAL	CONDITION	DEPTH TO TOP BOTTOM	ELEV AT TOP BOTTOM	MEASURED WIDTH
U1	1		GAS	WRAPPED STEEL PIPE	GOOD	4.59	395.00	

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

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 # 6 NORTHING 519266.75 EASTING 1262252.89 ELEVATION 399.59 DESC 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

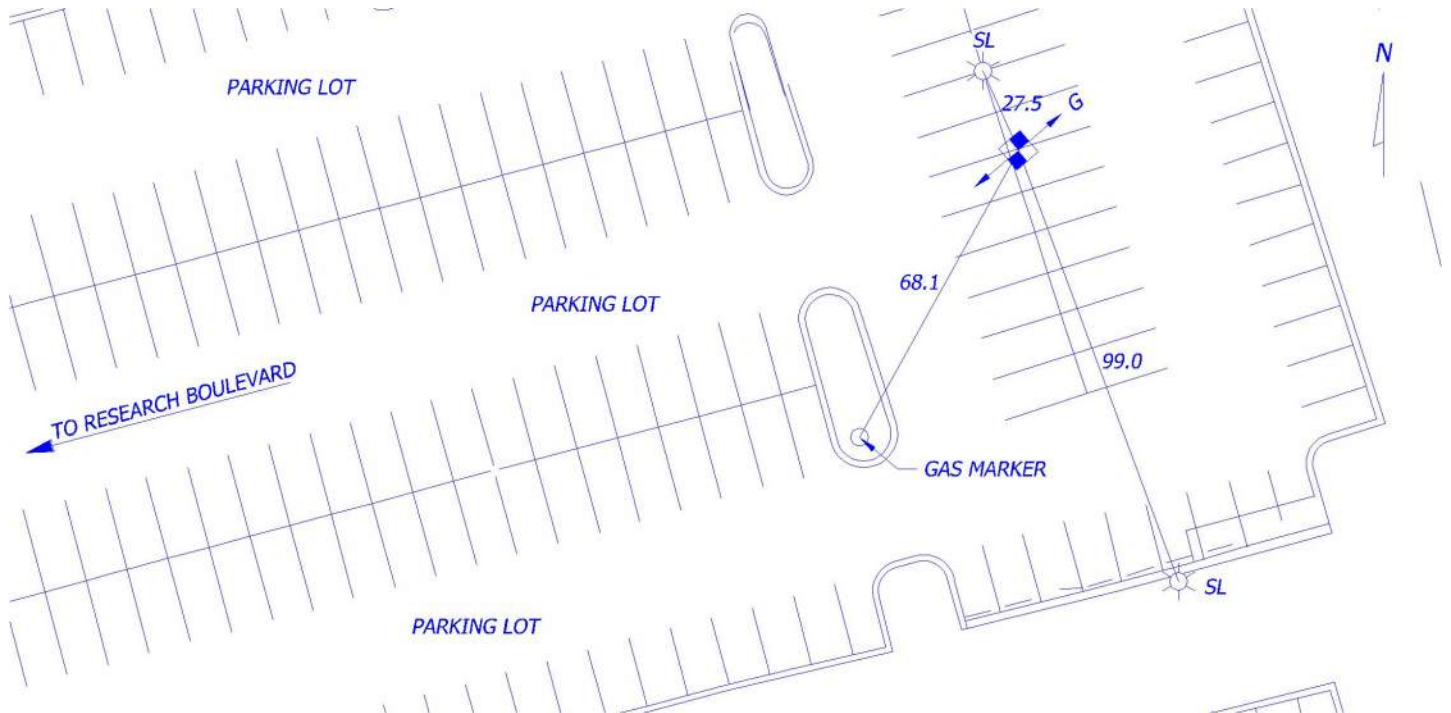
NOTES:

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

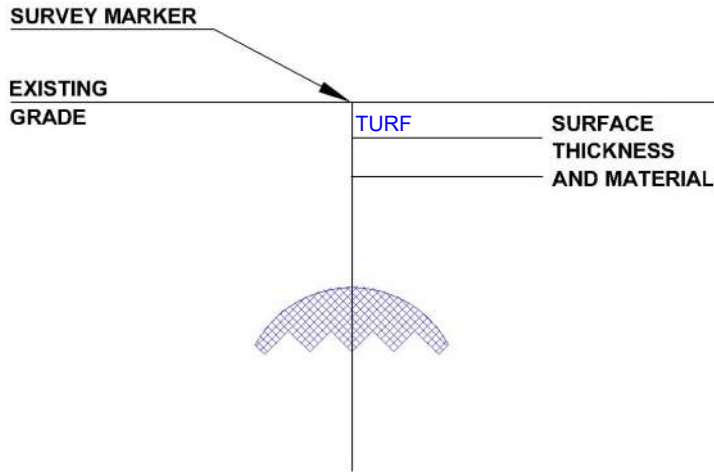
UTILITY FOUND

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		

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

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

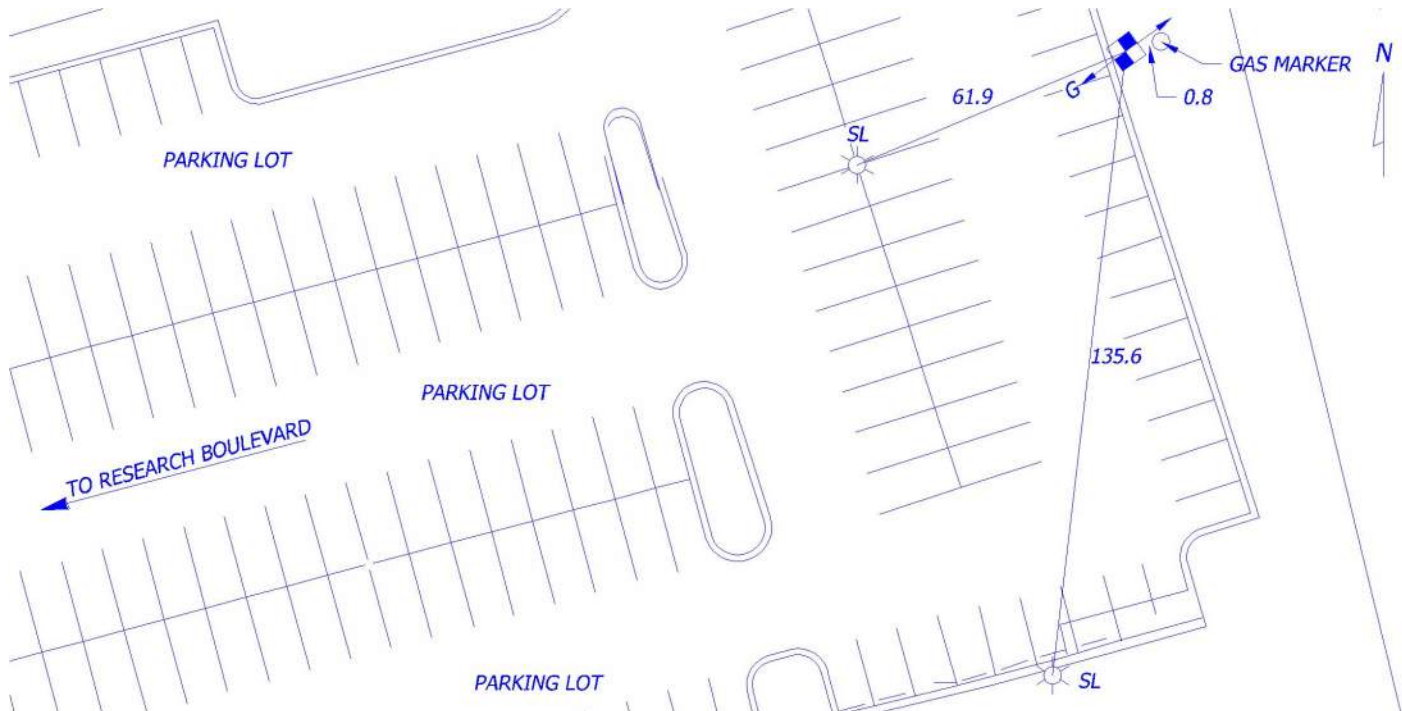
NOTES:

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

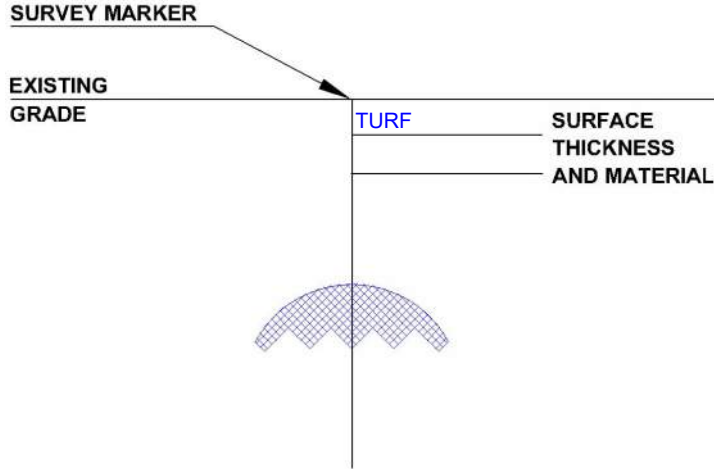
UTILITY REQUESTED: 30" GAS

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		SIZE	TYPE	MATERIAL	CONDITION	DEPTH TO		ELEV AT		MEASURED
ID	QTY					TOP	BOTTOM	TOP	BOTTOM	
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

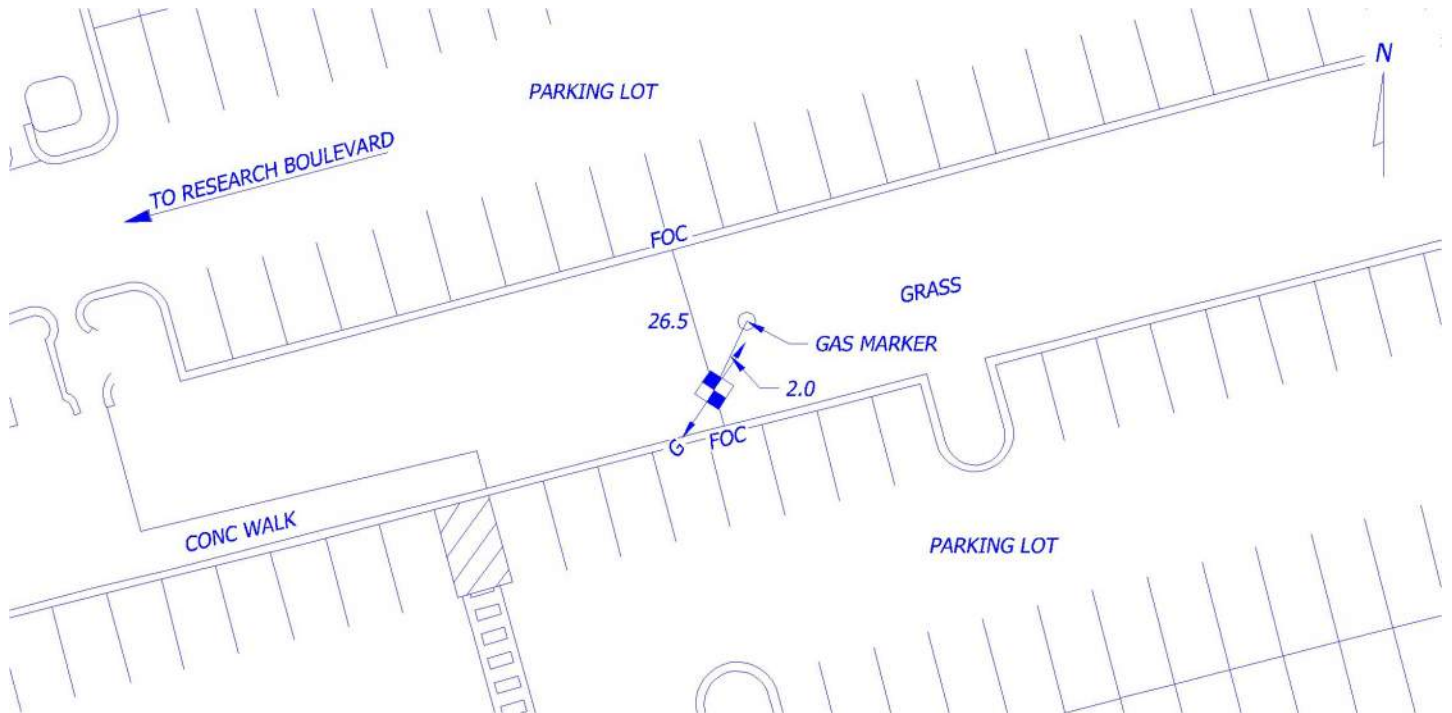
NOTES:

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:



UTILITY DETAILS

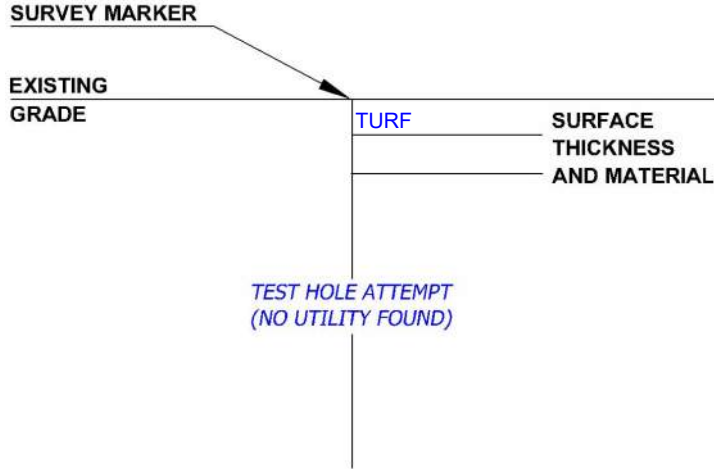
UTILITY REQUESTED: 30" GAS

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
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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

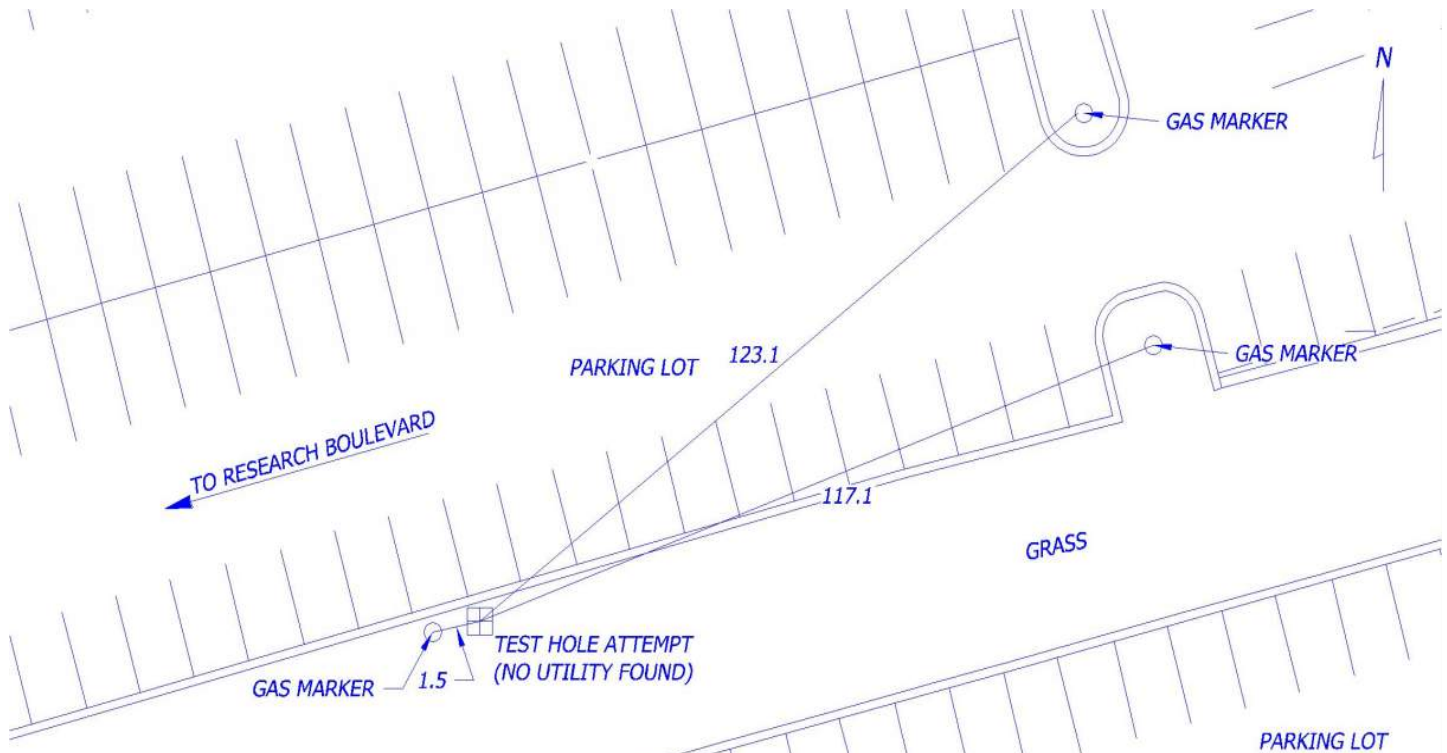
NOTES:

TEST HOLE EXCAVATED TO A DEPTH OF 10.0±. UNABLE TO EXPOSE REQUESTED UTILITY DUE TO SOIL CONDITIONS. NO UTILITY FOUND AND REQUESTED UTILITY BELIEVED TO BE DEEPER. HUB & TACK SET IN CENTER OF BACKFILLED 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:



UTILITY DETAILS

UTILITY REQUESTED: 30" GAS

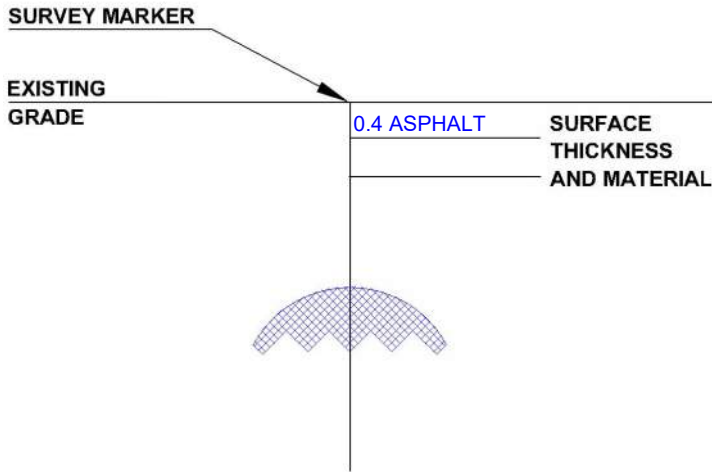
UTILITY FOUND

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		

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

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 # 10 NORTHING 519171.41 EASTING 1262177.35 ELEVATION 398.94 DESC 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

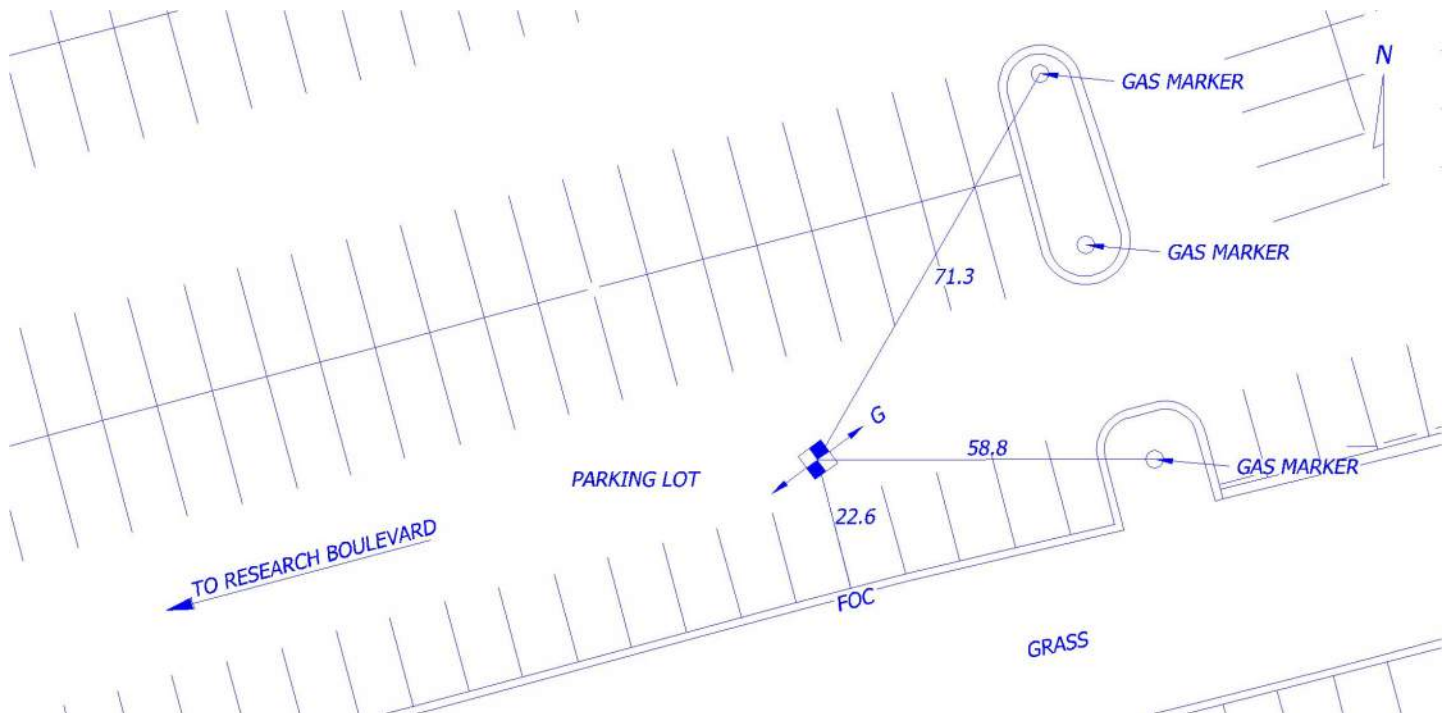
NOTES:

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

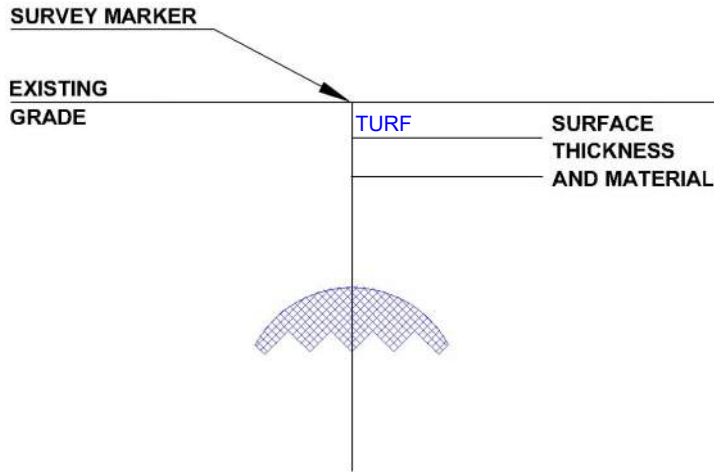
UTILITY FOUND

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		

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

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

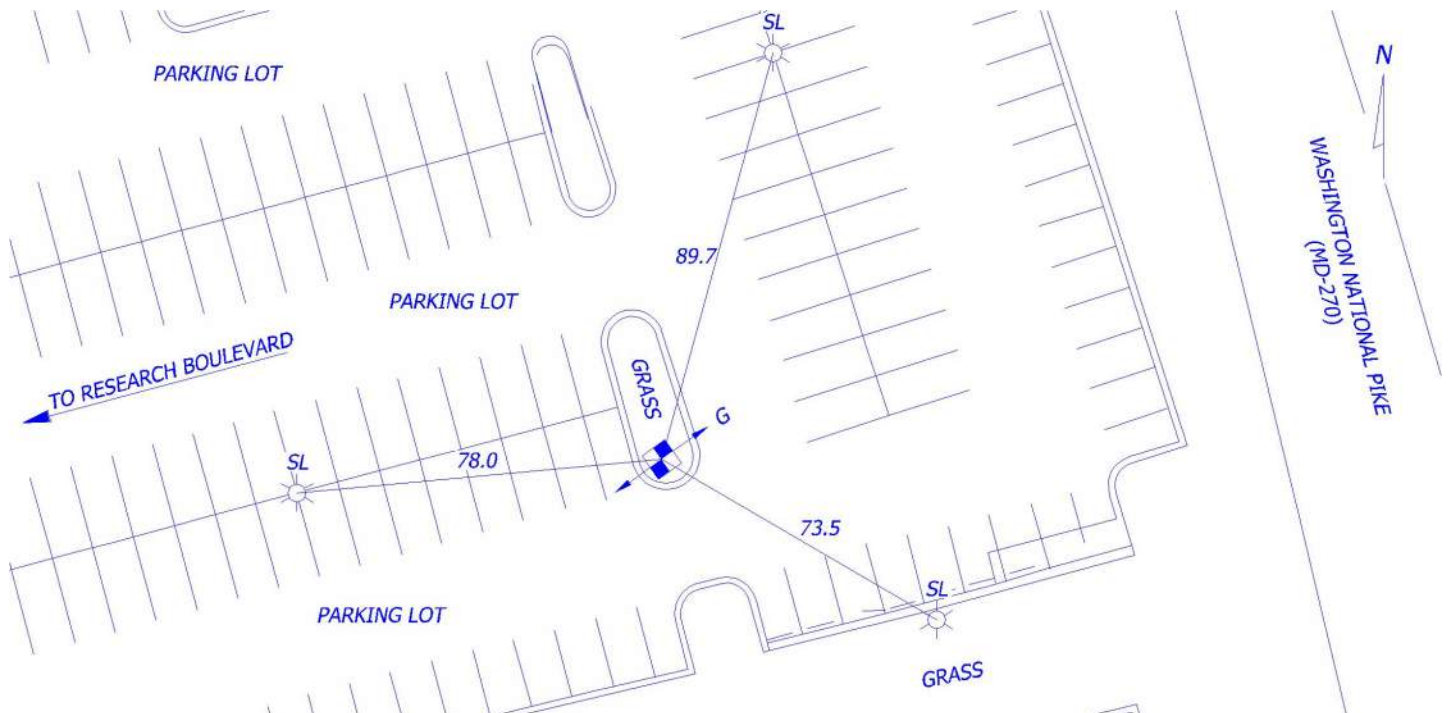
NOTES:

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:



UTILITY DETAILS

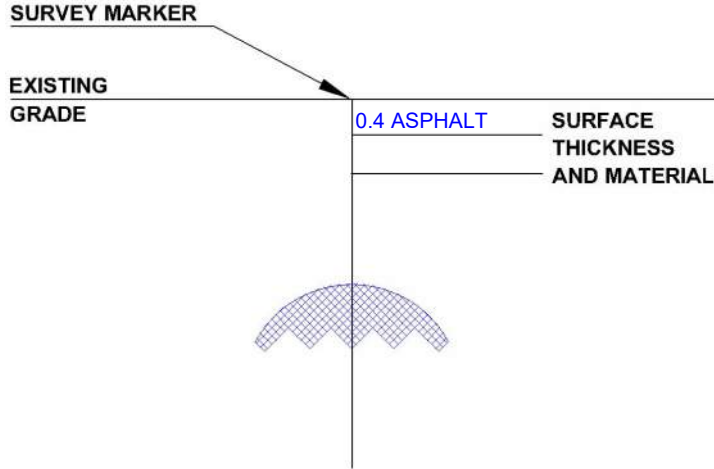
UTILITY REQUESTED: 30" GAS

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		SIZE	TYPE	MATERIAL	CONDITION	DEPTH TO		ELEV AT		MEASURED
ID	QTY					TOP	BOTTOM	TOP	BOTTOM	
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

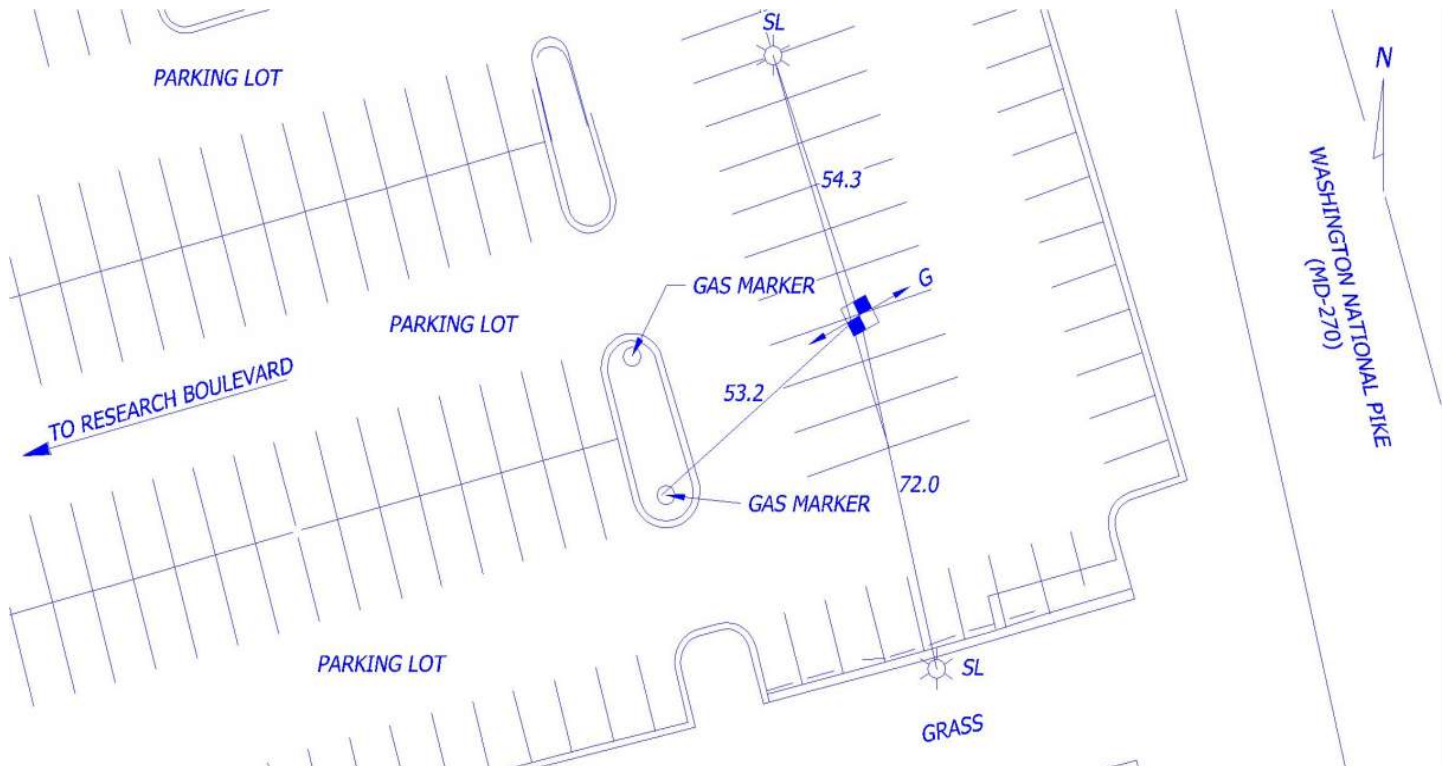
NOTES:

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

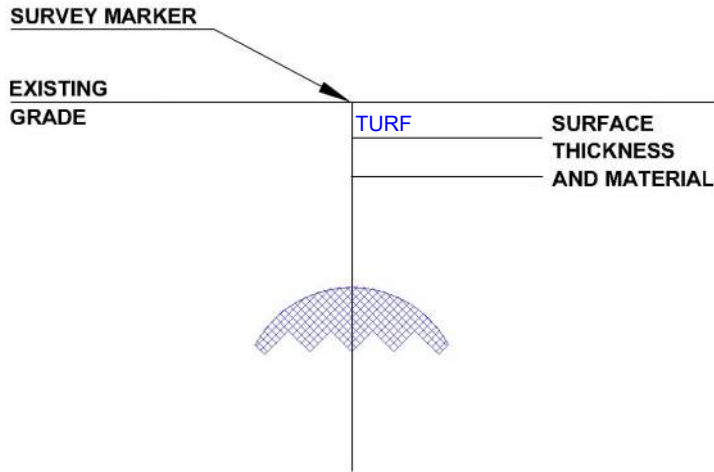
UTILITY FOUND

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		

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

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

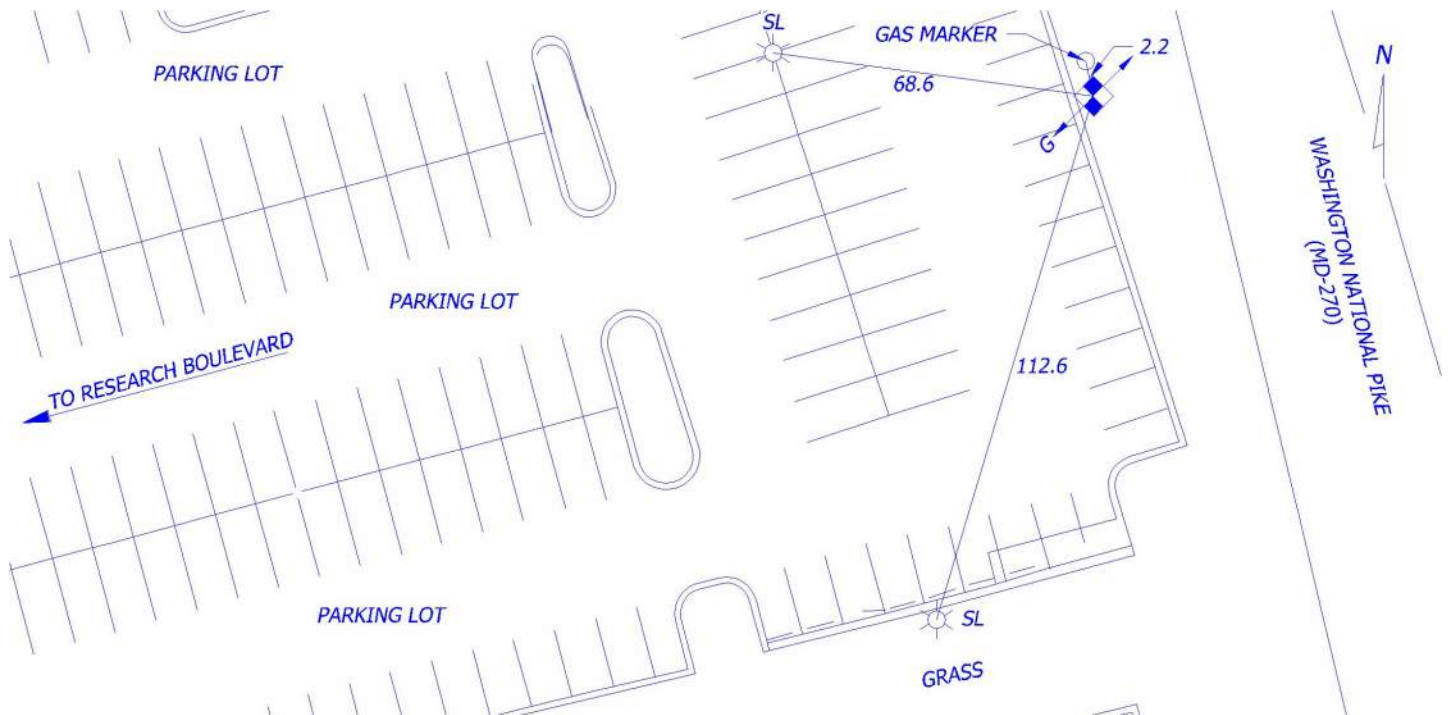
NOTES:

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:



UTILITY DETAILS

UTILITY REQUESTED: 30" GAS

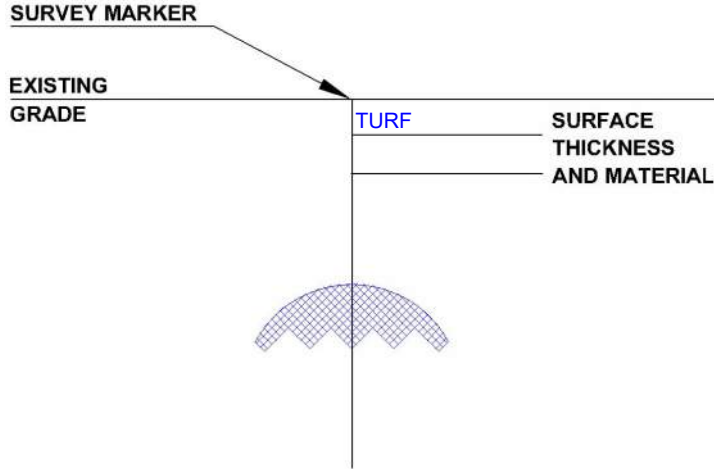
UTILITY FOUND

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		

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

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

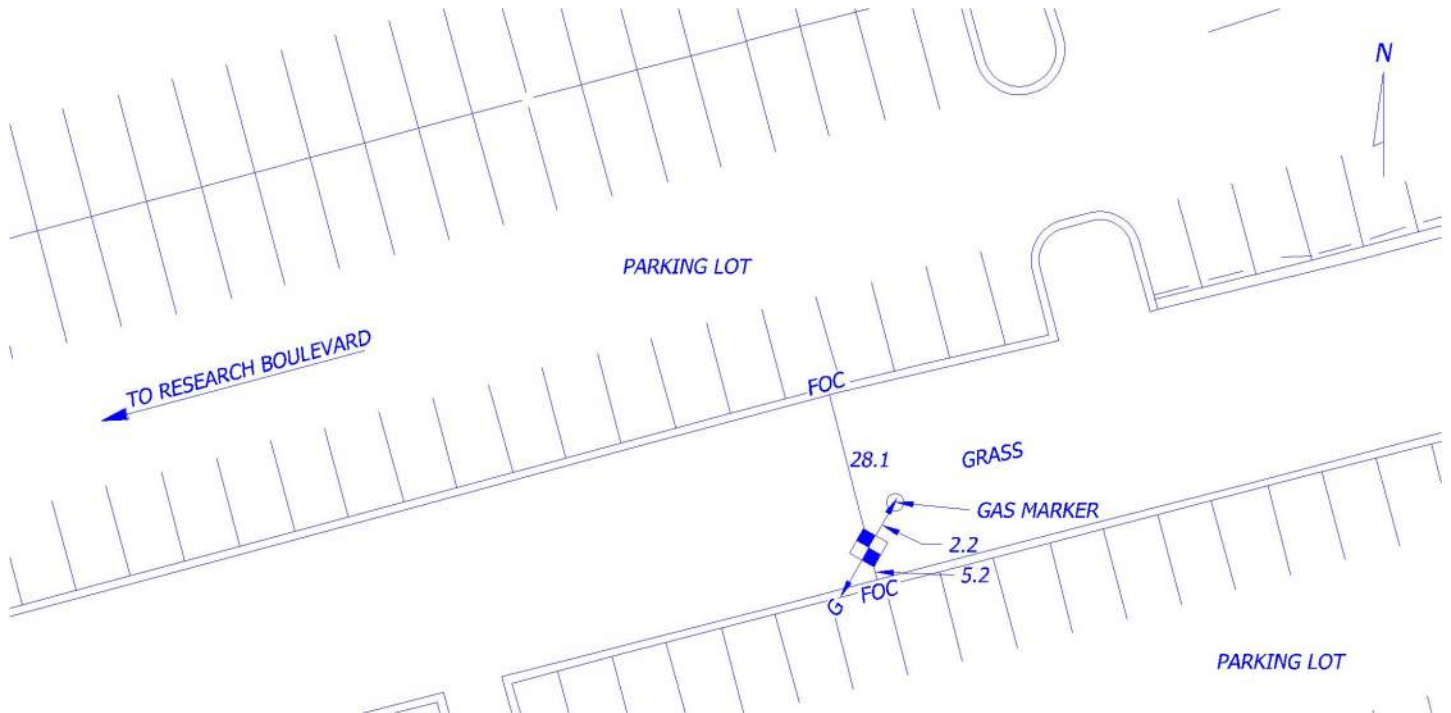
NOTES:

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:



UTILITY DETAILS

UTILITY REQUESTED: 30" GAS

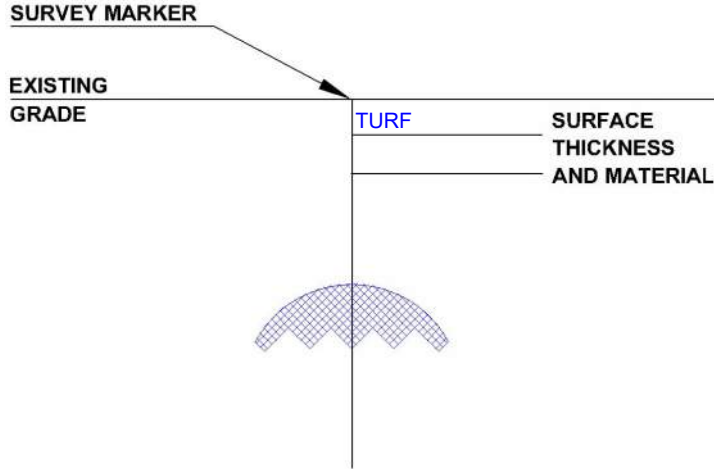
UTILITY FOUND

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		

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

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

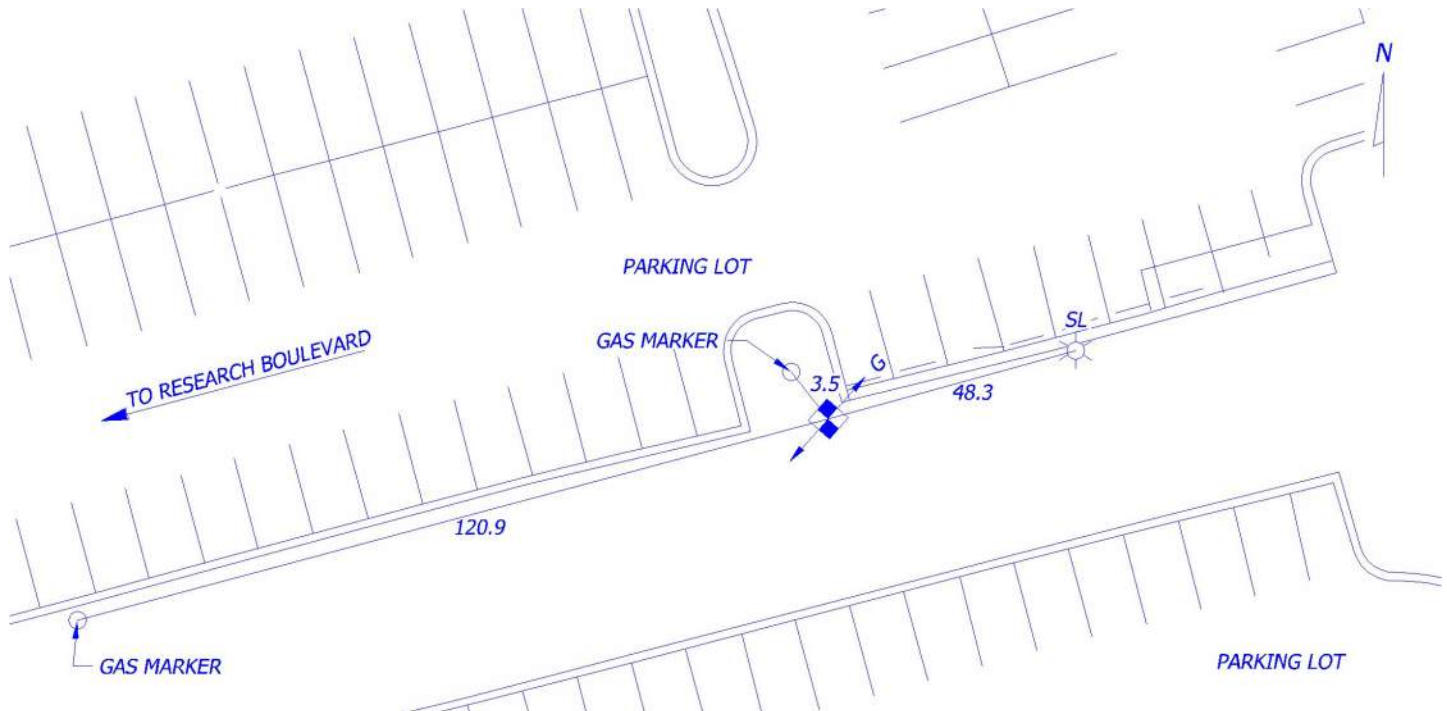
NOTES:

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

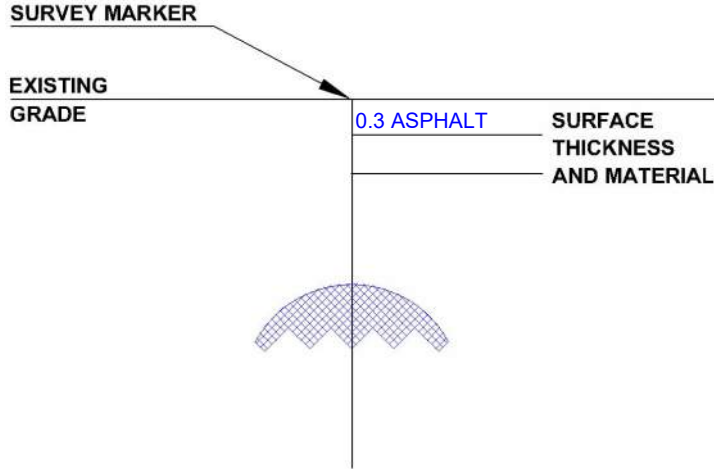
UTILITY REQUESTED: 30" GAS

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		SIZE	TYPE	MATERIAL	CONDITION	DEPTH TO		ELEV AT		MEASURED
ID	QTY					TOP	BOTTOM	TOP	BOTTOM	
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
320000	519097.13	1262004.93	397.20	REBAR & CAP
321000	519218.59	1262216.29	399.71	REBAR & CAP

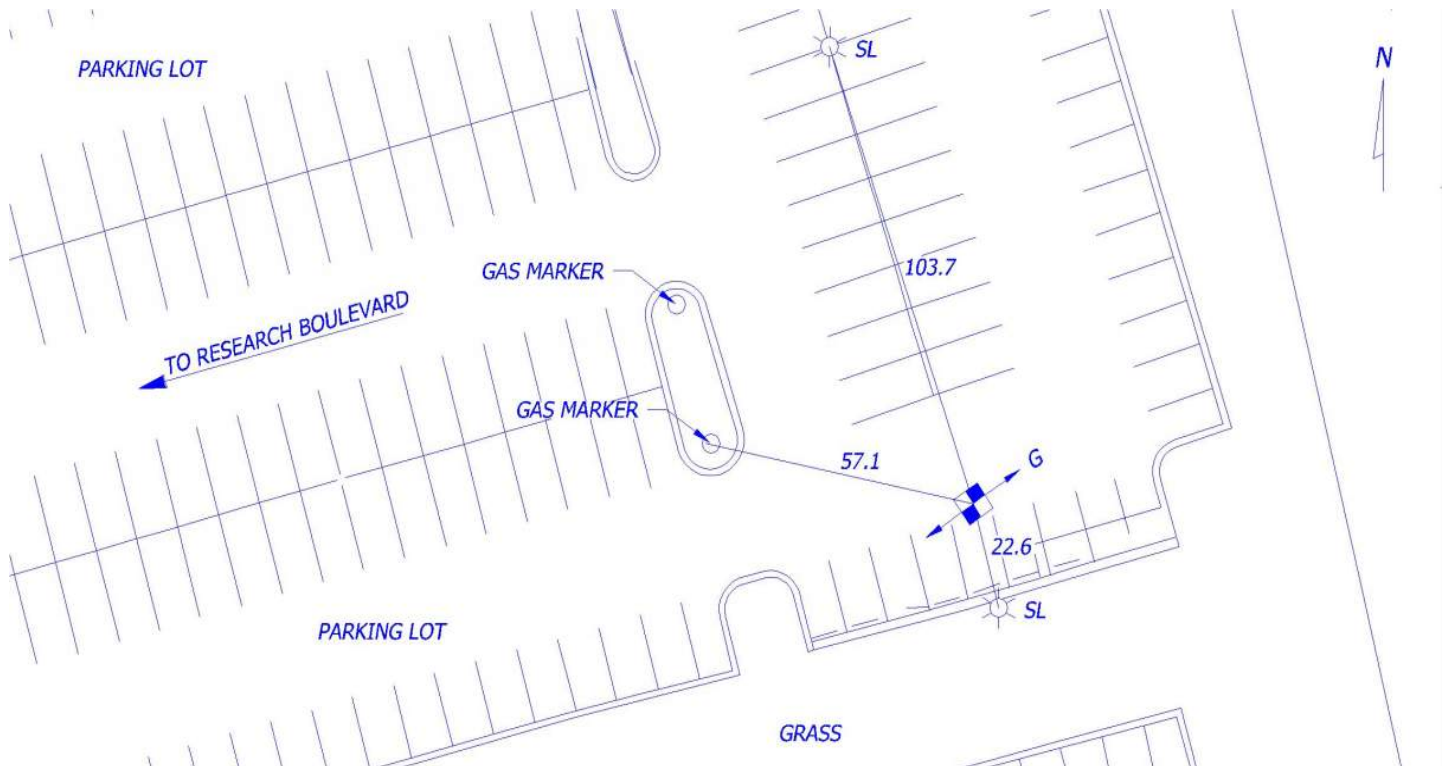
NOTES:

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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

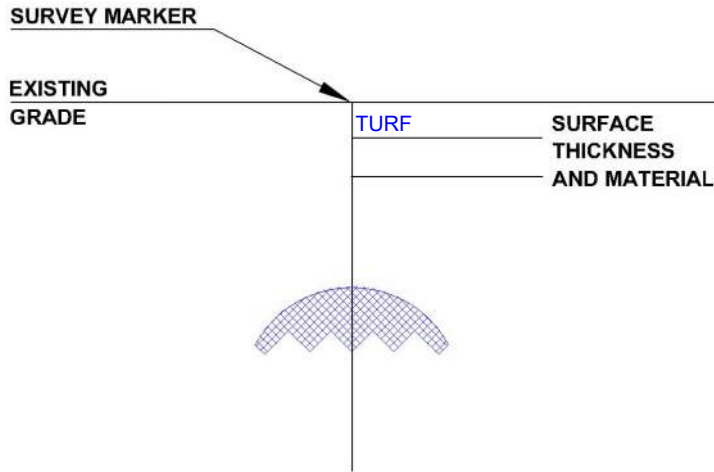
UTILITY REQUESTED: 30" GAS

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		SIZE	TYPE	MATERIAL	CONDITION	DEPTH TO		ELEV AT		MEASURED
ID	QTY					TOP	BOTTOM	TOP	BOTTOM	
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
320000	519097.13	1262004.93	397.20	REBAR & CAP
321000	519218.59	1262216.29	399.71	REBAR & CAP

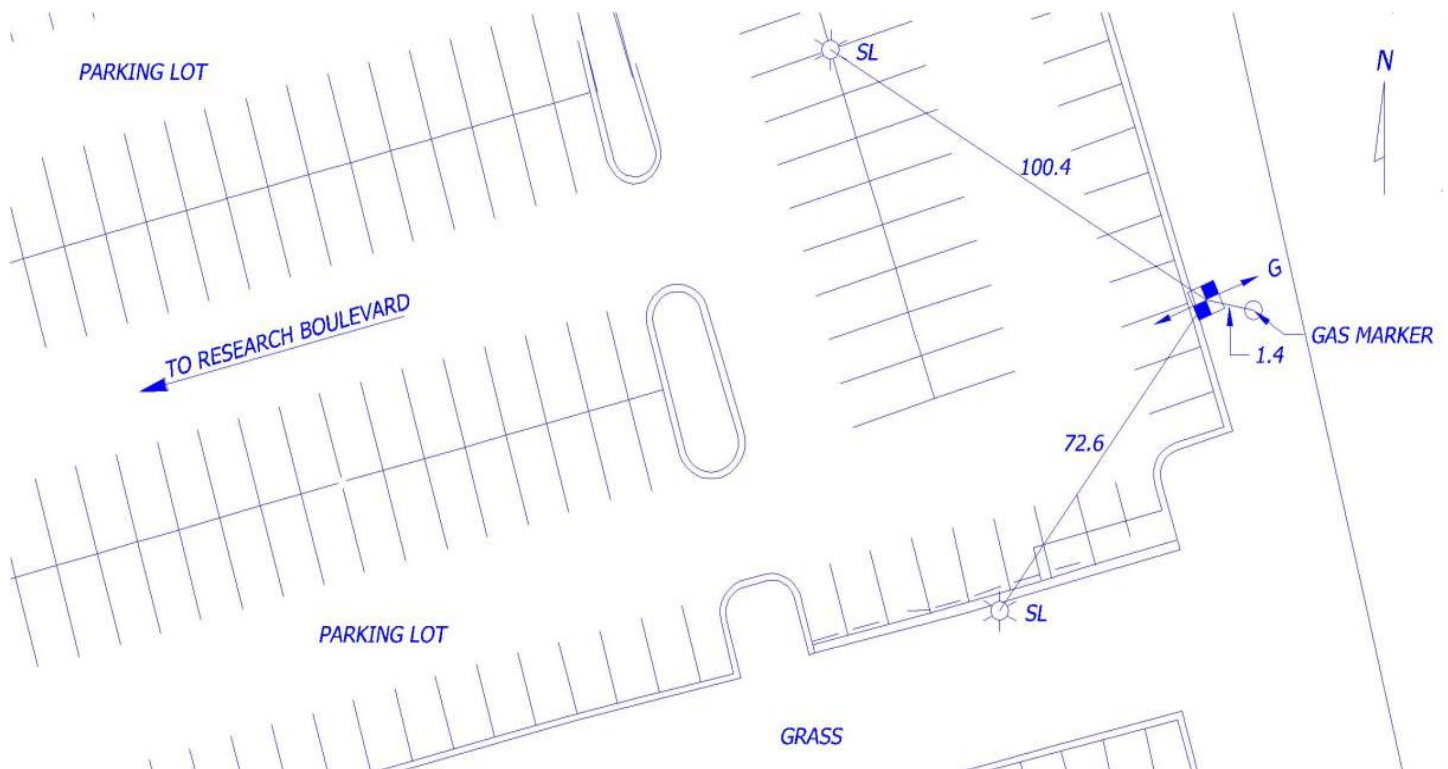
NOTES:

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.

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PLAN VIEW OF TEST HOLE

DIMENSIONS GOVERN; NOT TO SCALE



PRE-EXCAVATION:



DOWN HOLE:



POST-EXCAVATION:

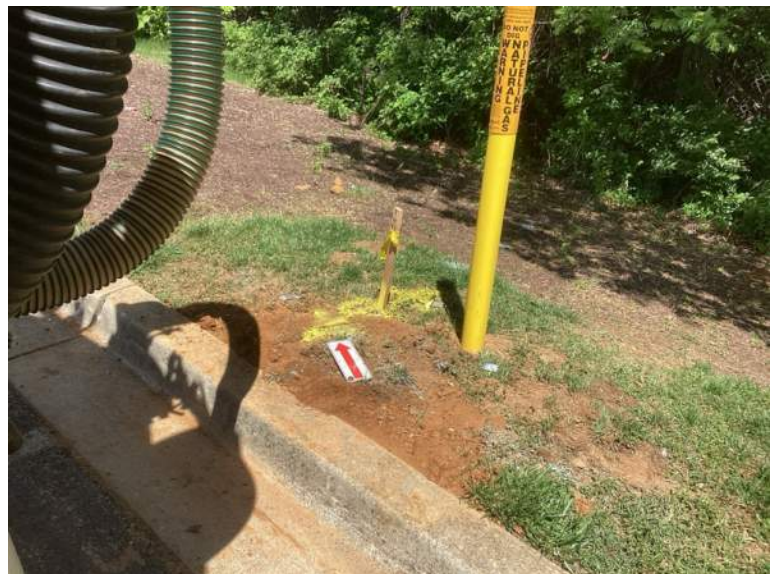


Exhibit “C”

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.