

**DEVELOPMENT INFORMATION**

Category	Item	Quantity	Notes
UNIT SUBTOTAL	1 Bedroom	6	
	2 Bedroom	32	
	3 Bedroom + Den	30	
TOTAL # UNITS		68	
		71	

**SITE TABULATION**

Category	Area (sq. ft.)	Notes
Lot Area	10,000	
Building Footprint	1,500	
Parking Area	2,000	
Other	6,500	

**DEVELOPMENT SEQUENCE**

Phase	Start Date	End Date	Notes
1. Site Preparation	01/2018	03/2018	
2. Foundation	04/2018	06/2018	
3. Structural	07/2018	12/2018	
4. Mechanical/Electrical/Plumbing	01/2019	03/2019	
5. Interiors	04/2019	06/2019	
6. Exterior	07/2019	09/2019	

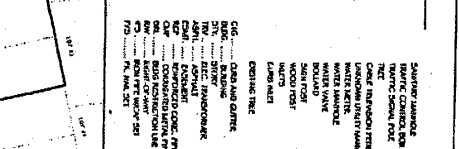
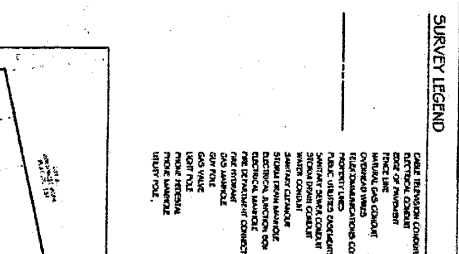
**GRAPHIC SCALE**

1" = 20' 0"

**SURVEYOR'S CERTIFICATION**

I, the undersigned, being a duly licensed Surveyor in the State of North Carolina, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the applicant, and that the same conforms to the requirements of the laws of this State.

DAVID J. JONES, Surveyor



**GENERAL NOTES:**

- THE DEVELOPER AND REGULATORY AGENCIES HAVE REVIEWED THIS PRELIMINARY PLAN AND APPROVE THE SAME FOR THE PROJECT AS SHOWN ON THESE PLANS.
- THE DEVELOPER HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND REGULATORY AGENCIES.
- THE SHOWN PROPERTY IS LOCATED IN THE CITY OF RALEIGH, NORTH CAROLINA, AND IS SUBJECT TO THE CITY OF RALEIGH ZONING ORDINANCES AND REGULATIONS.
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**PROJECT INFORMATION**

PROJECT NAME: THE RUGBY CONDOMINIUM

PROJECT ADDRESS: 1000 RUGBY AVENUE, RALEIGH, NC 27601

OWNER: [REDACTED]

DESIGNER: [REDACTED]

DATE: 01/2018

**REVISIONS**

NO.	DATE	DESCRIPTION
1	01/2018	PRELIMINARY PLAN
2	02/2018	REVISED PER COMMENTS
3	03/2018	REVISED PER COMMENTS
4	04/2018	REVISED PER COMMENTS
5	05/2018	REVISED PER COMMENTS
6	06/2018	REVISED PER COMMENTS
7	07/2018	REVISED PER COMMENTS
8	08/2018	REVISED PER COMMENTS
9	09/2018	REVISED PER COMMENTS
10	10/2018	REVISED PER COMMENTS
11	11/2018	REVISED PER COMMENTS
12	12/2018	REVISED PER COMMENTS
13	01/2019	REVISED PER COMMENTS
14	02/2019	REVISED PER COMMENTS
15	03/2019	REVISED PER COMMENTS
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93	09/2025	REVISED PER COMMENTS
94	10/2025	REVISED PER COMMENTS
95	11/2025	REVISED PER COMMENTS
96	12/2025	REVISED PER COMMENTS
97	01/2026	REVISED PER COMMENTS
98	02/2026	REVISED PER COMMENTS
99	03/2026	REVISED PER COMMENTS
100	04/2026	REVISED PER COMMENTS

## Preliminary Plan Data Table and Checklist

Plan Name: The Rugby Condominiums				
Plan Number: 120060290 (Formerly 1-06029)				
Zoning: CBD-1				
# of Lots: 1				
# of Outlots: 0				
Dev. Type: 71 multi-family dwelling units with MPDUs				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval on the Preliminary Plan	Verified	Date
Minimum Lot Area	None	15,835 sq.ft. is minimum proposed	<i>Dud</i>	March 10, 2006
Lot Width	--	--	<i>Dud</i>	March 10, 2006
Lot Frontage	--	--	<i>Dud</i>	March 10, 2006
Minimum Public Use Space Requirement	20%	20.17%	<i>Dud</i>	March 10, 2006
Setbacks				
Front	Not specified	0 sq. ft.	<i>Dud</i>	March 10, 2006
Side	Not specified	0 sq. ft.	<i>Dud</i>	March 10, 2006
Rear	Not specified	0 sq. ft.	<i>Dud</i>	March 10, 2006
Height	90 ft. Max.	To be determined at project plan	<i>Dud</i>	March 10, 2006
Max Resid'l d.u. or Comm'l s.f. per Zoning	125/du/ac	*71 multi-family dwelling units	<i>Dud</i>	March 10, 2006
MPDUs	22% of the total units	Must meet minimum	<i>Dud</i>	March 10, 2006
Site Plan Req'd?	Yes	Yes	<i>Dud</i>	March 10, 2006
<b>FINDINGS</b>				
<i>SUBDIVISION</i>				
Lot frontage on Public Street	Yes	Yes	<i>Dud</i>	March 10, 2006
Road frontage improvements	Yes	Yes	DPWT Memo	March 9, 2006
Environmental Guidelines	Yes	Yes	Environmental Planning Memo	July 26, 2005
Forest Conservation	Yes	Exempted	Environmental Planning Memo	July 26, 2005
Master Plan Compliance	Yes	Yes	Community Based Planning Memo	March 15, 2006
Parks	Yes	Yes	Park Planning Memo	February 6, 2006
<i>ADEQUATE PUBLIC FACILITIES</i>				
Stormwater Management	Yes	Yes	DPS Memo	October 7, 2005
Water and Sewer (WSSC)	Yes	Yes	WSSC Memo	January 9, 2006
Local Area Traffic Review	N/A		<i>Dud</i>	
Fire and Rescue	Yes	Yes	MCFRS	February 6, 2006

\*Pursuant to Section 59-C-6.215 (b) Optional Method Development, and as will be finally determined as part of 59-D-3 site plan.

AGENCY  
CORRESPONDENCE



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

Robert C. Hubbard  
Director

October 7, 2005

Mr. Barry Smith  
Vika Inc.  
202251 Century Boulevard, #400  
Germantown, MD 20874

Re: Stormwater Management **CONCEPT** Request  
for Rugby Ave. Condominiums  
Preliminary Plan #: N/A  
SM File #: 220291  
Tract Size/Zone: .364 acres/CBD-1  
Total Concept Area: .364 acres  
Lots/Block: pt. of lots 443,444,447,448,627  
Watershed: Lower Rock Creek

Dear Mr. Smith:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site water quality control via a Stormfilter or an approved equivalent. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs. Recharge is not required because this is a redevelopment site.

The following conditions will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
5. All covered parking is to drain to a WSSC sanitary sewer system. Provide a copy of the mechanical drawings to verify where roof, surface and garage drains outlet.

This list may not be all-inclusive and may change based on available information at the time.

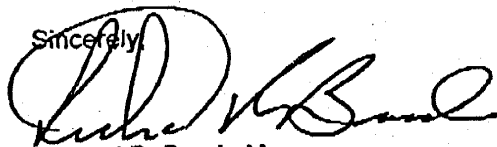
This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this



office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Blair Lough at 240-777-6335.

Sincerely,



Richard R. Brush, Manager  
Water Resources Section  
Division of Land Development Services

RRB:dm bil

cc: C. Conlon  
S. Federline  
SM File # 220291

QN - exempt; Acres: .36  
QL - on-site; Acres: .36  
Recharge is not provided

(11)

2/6/06

**TO:** Cathy Conlon, Subdivision Supervisor, Development Review Division  
Richard Weaver, Subdivision Review, Development Review Division  
Michael Ma, Site Plan Supervisor, Development Review Division

**FROM:** Doug Powell, Plan Review Coordinator, Park Planning and Resource  
Analysis Unit, Countywide Planning Division

**RE:** Park and Natural Resources Issues involved in plan 120060290 and  
920060050, The Rugby Condominium

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**120060290 & 920060050  
The Rugby Condominium**

- Applicant must provide adequate recreation amenities. Amenity package to be coordinated with M-NCPPC staff, including staff from Park Planning & Resource Analysis.

### MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION FOREST CONSERVATION RECOMMENDATIONS

**TO:** Plan review staff, Environmental Planning Section

**SUBJECT:** Project Name Woodmont Triangle/Rugby Ave. Date Recd 7/15/05  
NRI/FSD # 4-06002E

The above-referenced plan has been reviewed by the Environmental Planning Division to determine the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law). A determination has been made that the plan qualifies for the following exemption:

**EXEMPTION:**

**Small Property**

- Activity occurring on a tract less than or equal to 1.5 acre in size where there is no existing forest and afforestation requirements would be less than 10,000 square feet, and no specimen or champion trees will be disturbed;
  - Activity occurring on a tract less than or equal to 1 acre in size where activity will not result in the clearing of more than 30,000 square feet of existing forest, or any specimen or champion trees, and reforestation requirements would be less than 10,000 square feet.
- Note: Tree Save Plan, including preservation and/or replanting of individual trees is required in lieu of a FCP where trees are impacted. Forest within any priority area on-site must be preserved.*

*NOTE: Per section 22A-6(b) of the Forest Conservation Law, Tree Save Plans may be substituted for Forest Conservation Plans on properties where the proposed development is exempt from Forest Conservation except that it involves clearing of specimen or champion trees.*

**This property is not subject to a Tree Save Plan.**

**This property is not within a Special Protection Area.**

Signature: Candy Bunnag <sup>OB</sup> Date: 7/26/05  
Environmental Planning

cc: Elliot Schnitzer, Hampden Lane Associates (fax: 301-657-8339)

fcpxemption.doc r01/03

Post-it* Fax Note	7671	Date	7/26	# of pages	1
To	Elliot Schnitzer	From	Candy Bunnag		
Co./Dept	Hampden Lane Assoc.	Co.	MNCPPC		
Phone #		Phone #	301 495 4543		
Fax #	301 657 8339	Fax #			



DEPARTMENT OF PUBLIC WORKS  
AND TRANSPORTATION

Douglas M. Duncan  
County Executive

Arthur Holmes, Jr.  
Director

March 9, 2006

Ms. Catherine Conlon, Subdivision Supervisor  
Development Review Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan #1-06029  
The Rugby Condominium

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated 8/22/05. This plan was reviewed by the Development Review Committee at its meeting on 02/06/06. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to DPS in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

1. Show all existing planimetric and topographic details specifically storm drainage, driveways adjacent and opposite the site, sidewalks and/or bikeways, complete limit of disturbance as well as existing rights of way and easements on the preliminary plan.
2. Necessary dedication for Rugby Ave in accordance with the master plan.
3. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
4. We did not receive complete analyses of the capacity of the downstream public storm system(s) and the impact of the post-development runoff on the system(s). As a result, we are unable to offer comments on the need for possible improvements to the system(s) by this applicant. Prior to approval of the record plat by the Department of Permitting Services (DPS), the applicant's consultant will need to submit this study, with computations, for review and approval by DPS. Analyze the capacity of the existing downstream public storm drain system and the impact of the post-development ten (10) year storm runoff on same. If the proposed subdivision drains to an existing closed section street, include spread and inlet efficiency computations in the impact analysis.



Division of Operations

101 Orchard Ridge Drive, 2nd Floor • Gaithersburg, Maryland 20878  
240/777-6000, TTY 240/777-6013, FAX 240/777-6030

(14)



5. The sight distances study has not been accepted. Prior to approval of the record plat by DPS, the applicant's engineer will need to submit a revised sight distances certification. The revised form will need to reflect the minimum of two hundred (200) feet of sight distance in each direction of Rugby Ave.
6. In accordance with Section 49-35(e) of the Montgomery County Code, sidewalks are required to serve the proposed subdivision.
7. The parking layout plan will be reviewed by the Department of Permitting Services at the site plan or building permit stage, whichever comes first. To facilitate their review, that plan should delineate and dimension the proposed on-site travel lanes, parking spaces, curb radii, handicap parking spaces and access facilities, and sidewalks. The applicant may wish to contact Ms. Sarah Navid of that Department at (240) 777-6320 to discuss the parking lot design.
8. Curb radii for intersection type driveways should be sufficient to accommodate the turning movements of the largest vehicle expected to frequent the site.
9. In order to ensure adequate driveway capacity, particularly egress volume, provide a minimum fifty (50) foot tangent section before encountering cross traffic on-site, for all driveways.
10. The parking lot travel lanes are to be designed to allow a WB-50 truck to circulate without crossing the centerline nor the curbline.
11. The applicant needs to submit a truck circulation plan for review by the M-NCPPC and MCDPS. This plan should delineate the proposed movements on-site between the anticipated access locations, the proposed truck loading spaces, and the proposed dumpsters. The truck circulation pattern and loading position should be designed for counter-clockwise entry and for a left-side backing maneuver. Passenger vehicle travel ways should be separated from the expected truck patterns and storage areas. The applicant may also need to provide documentation of their proposed delivery schedules.
12. Truck loading space requirements to be determined in accordance with the DPWT "Off-Street Loading Space" policy.
13. On the site plan, delineate the location and dimensions of the proposed truck loading and/or dumpster spaces.
14. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans With Disabilities Act.
15. For any parking facility containing more than fifty (50) parking spaces, the applicant needs to furnish bicycle parking facilities as required Section 59 E-2.3 of the Montgomery County Code. Accordingly, the applicant should provide either bike lockers or inverted "U" type bike racks.
16. The owner will be required to submit a recorded covenant for the operation and maintenance of private streets, storm drain systems, and/or open space areas prior to MCDPS approval of the record plat. The deed reference for this document is to be provided on the record plat.

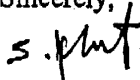
Ms. Catherine Conlou  
Preliminary Plan No. 1-06029  
Date March 9, 2006  
Page 3

17. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
18. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Fred Lccs of our Traffic Control and Lighting Engineering Team at (240) 777-6000 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
19. Trees in the County rights of way - species and spacing to be in accordance with the applicable DPWT standards. A tree planting permit is required from the Maryland Department of Natural Resources, State Forester's Office [(301) 854-6060], to plant trees within the public right of way.
20. Please coordinate with DPWT division of Transit Services about their requirements and project impacts on their network.
21. Please coordinate with Department of Fire and Rescue about their requirements for access.
22. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
  - A. Construct five (5) foot wide concrete sidewalk along the site frontage.
  - B. Improvements to the existing public storm drainage system, if necessitated by the previously mentioned outstanding storm drain study. If the improvements are to be maintained by Montgomery County, they will need to be designed and constructed in accordance with the DPWT Storm Drain Design Criteria.
  - C. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
  - D. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.
  - E. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the Traffic Engineering and Operations Section.

Ms. Catherine Conlon  
Preliminary Plan No. 1-06029  
Date March 9, 2006  
Page 4

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact me at [sam.farhadi@montgomerycountymd.gov](mailto:sam.farhadi@montgomerycountymd.gov) or (240) 777-6000.

Sincerely,



Sam Farhadi, P.E., Senior Planning Specialist  
Traffic Safety Investigations and Planning Team  
Traffic Engineering and Operations Section

m:/subdivision/farhas01/preliminary plans/1-06029, The Rugby Condominium.doc

Enclosures 0

cc: James Alexander, Rugby Ave LLC  
Kathleen Kulenguski, Vika  
Dave Freishtat, Shulman, Rogers, Gandal, Pordy & Ecker, P.A.  
Joseph Y. Cheung; DPS RWPPR  
Christina Contreras; DPS RWPPR  
Sarah Navid; DPS RWPPR  
Shahriar Etemadi; M-NCPPC TP  
Gregory Leck, DPWT TEOS



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## FIRE MARSHAL COMMENTS

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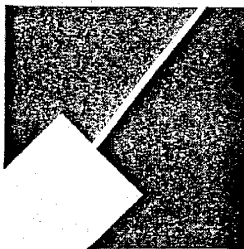
**DATE:** 2-6-06  
**TO:** PLANNING BOARD, MONTGOMERY COUNTY  
**VIA:**  
**FROM:** CAPTAIN JOHN FEISSNER 240.777.2436  
**RE:** APPROVAL OF ~ *RUGBY CONDOMINIUM 1-20060290 & #920060050(FORMERLY 9-06005)*

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### 1. PLAN APPROVED.

- a. Review based only upon information contained on the plan submitted 2-6-06. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
- b. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

Note: Fire hydrants are required to be within 100 feet of building sprinkler standpipe system.



March 13, 2006

**MEMORANDUM**

TO: Marilyn Clemens, Planner/Coordinator  
Community Based Planning

Dolores Kinney, Senior Planner  
Development Review Division

VIA: Shahriar Etemadi, Supervisor  
Transportation Planning

FROM: Scott A. James, Planner/Coordinator *Saj*  
Transportation Planning

SUBJECT: Rugby Condominium  
Preliminary Plan # 1-06029 and Project Plan #9-06005  
Bethesda Central Business District

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This memorandum is Transportation Planning staff's Adequate Public Facilities (APF) review and approval of the subject preliminary and project plan application to construct 75 residential units in downtown Bethesda.

**RECOMMENDATION**

Transportation Planning staff recommends approval of the above referenced preliminary and project plans with the following conditions as part of the APF test for transportation requirements related to Local Area Transportation Review (LATR):

1. Limit the development to 75 high-rise residential units.
2. Suggest that the applicant enter into a traffic mitigation agreement to participate in the Bethesda Transportation Management Organization.

3. Provide one bike rack in front of entrance and three bicycle lockers in the proposed structured parking garage.
4. Participate with others including Park and Planning and Department of Public Works and Transportation to reconfigure the intersection of Rugby Avenue at Auburn Avenue for improved pedestrian access and safety.

## DISCUSSION

### Site Location, Access, Circulation, and Parking

The subject property is located at the corner of Rugby Avenue and Auburn Avenue in Bethesda, between Woodmont Avenue and Glenbrook Road in the Bethesda Central Business District (CBD). The proposed development occupies the northern side of Rugby Avenue, opposite the terminus of Auburn Avenue. The development proposes to construct up to 75 residential units within a ten-story building with direct vehicular access from Rugby Avenue. The proposed access driveway is aligned with Auburn Avenue within the Auburn Avenue/Rugby Avenue intersection. Future roadway improvements to this intersection may involve a geometric modification that will improve pedestrian access across the intersection.

### Local Area Transportation Review

The proposed development of 75 residential units is anticipated to generate 23 AM peak hour trips and 23 PM peak hour trips during a regular weekday. As such, the development does not require a traffic impact study per the LATR Guidelines. However, a detailed traffic impact statement was provided to discuss the likely impact to adjacent transportation infrastructure.

The traffic impact statement concluded that no significant impact or increase in congestion is anticipated. All nearby intersections currently operate within the established Bethesda CBD Critical Lane Volume (CLV) threshold of 1,800 vehicles.

### Master Plan Roadways and Bikeways

Rugby Avenue is a residential street of Bethesda's Central Business District with an ultimate right-of-way of 60 feet east of Auburn Avenue. Auburn Avenue is a Business Street of sixty feet ultimate right-of-way. As the proposed development occupies the northern side of Rugby Avenue east of its intersection with Auburn Avenue, the applicant will dedicate land to equal thirty feet, as measured from the centerline in accordance with the Bethesda CBD Sector Plan.

According to the Countywide Bikeways Functional Master Plan, an alternative shared-use path (SR - 7 & SR - 10) is proposed to access the National Institute of Health property north of the site via the Glenbrook Road alignment. No proposed or existing bicycle facilities are located within the proposed development

Pedestrian Access

The northern side of Rugby Avenue does not have a marked pedestrian crosswalk at the intersection of Auburn Avenue. There are long term plans for more efficient traffic (vehicular and pedestrian) circulation through this intersection by means of realigning the approach lanes on Auburn Avenue and shortening the north-south pedestrian crossing distance. At which time, the applicant will participate on a pro rata basis (using daily trips generated) with other parties to implement this improvement. The project proposes to tie into the existing network of pedestrian facilities within the Bethesda CBD.

SAJ:gw

mno to Clemens re Rugby Lane Condos



**CHECKLIST Site Plan / Project Plan Review**

Plan # **920060050** Name: **THE FURBY CONDOMINIUM**

Zone: **CPD-1** Tract Area: \_\_\_\_\_ Proposed Use: **RESIDENTIAL**

Number of Units: **71** Square Footage: **104,644 GROSS**

Development Method: **OPTIONAL METHOD** Other: **#**

**Referral Comments:**

M-NCPPC	Staff	Date	Other Agencies	Staff	Date
Transportation	✓	3/13/06	SHA	NA	
Environmental	✓	7/26/05	DPS (SWM)	✓	UNDER REVIEW
Community Planning	✓	3/10/06	DPS (Traffic)	✓	8/05
Historic Planning	NA		Public School	NA	
Park Planning	✓	3/15/06	Utility	✓	8/05
Research/Housing	✓	8/05	Fire & Rescue	✓	2/6/06
			DPW & T	✓	3/06

**Development Standards / Requirements**

- Zoning Requirements
- Development Data Table
- Recreation Calculation
- MPDU Calculation
- TDR Calculation
- Timing/Phasing Conditions
- Building Restriction Lines
- Building Height
- Master Plan Conformance

**Prior Approvals**

- Development Plan
- Preliminary Plan **3/30/06 TOGETHER**
- Record Plat
- Prior Site Plan Approvals

**Community Input**

- Civic Association **APPLICANT MAILED LETTER 3/9/06 <sup>NO</sup> RESPONSE**
- Individuals **PUTTEPY IN RES. ASSOC., EDGENOOD GLENWOOD**

**Supervisor Review**

**3.20.06 RAK**

**Chief Review**

**3.20.06 R&K**