



Table 1: Development Standards for R-90 Zone MPDU Optional Method (Section 4.4.8.C)

GROSS TRACT AREA	Zoning Code	Site Plan
Gross Tract Area	5 AC. MIN.	74.83 AC.
Area of Dedications		3.57 AC. (public roads)
		4.30 AC. (school site)
		66.96 AC.
Net Lot Area =		
MAXIMUM DENSITY* (4.39 units/acre)		
(74.83-4.30)/4.39	309 units	309 units
UNIT TYPE:		
Detached Units		159 51.46%
Townhouse Units	50% MAX.	150 48.54%
Totals:	309	309
MPDUS:		
12.5% + 1	40	40
OPEN SPACE*:		
Common Open Space	15 % MIN. 10.58 AC.	226.4 % 18.61 AC.
SITE COVERAGE:		
Detached	N/A	N/A
Townhouse	40 % MAX.	31.3 %
LOTS:		
Lot 200:		
Detached	4,000 SF MIN.	4,000 SF MIN.
Townhouse	1,000 SF MIN.	1,000 SF MIN.
Lot width at front building line:		
Detached	Determined at Site Plan	45.0' MIN. 18.0' MIN.
Townhouse		
Lot width at front lot line:		
Detached	25' MIN.	25.0' MIN.
Townhouse	14' MIN.	14.0' MIN.
Frontage on street / open space:		
Detached	Required	Provided
Townhouse	Required	Provided
Lot Coverage:		
Detached	50 % MAX.	50.0 %
Townhouse	N/A	N/A
Building Setbacks:		
Front setback from public street:		
Detached	25' MIN.	25' MIN.
Townhouse	25' MIN.	25' MIN.
Front setback from private street or open space:		
Detached	10' MIN.	10' MIN.
Townhouse	10' MIN.	10' MIN.
Side street setback, abutting lot front on the side street and in a Residential Detached zone:		
Detached	25' MIN.	25' MIN. Public Street
Townhouse	25' MIN.	25' MIN. Public Street
Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone:		
Detached	15' MIN.	15' MIN. Public Street
Townhouse	15' MIN.	15' MIN. Public Street

*The area of the school site is removed from the tract area for these calculations.

Side or rear setback	Zoning Code	Site Plan
Detached	Determined at Site Plan	4.0' / 4.0'
Townhouse		N/A / 4.0'
Side setback, abutting property not included in application:		
Detached	Equal to required setback for a detached house in abutting zone	8'
Townhouse		N/A
Rear setback, abutting property not included in application:		
Detached	Equal to required setback for a detached house in abutting zone	25'
Townhouse		N/A
Rear setback, alley:		
Detached	4' MIN.	4' MIN.
Townhouse	4' MIN.	4' MIN.
Height:		
Principal building:		
Detached	40' MAX.	40' MAX.
Townhouse	40' MAX.	40' MAX.
PARKING:		
Market Rate Units (269)		
2.00 Req. space/unit	538	538
MPDU Units (49)		
1.0 Req. space/unit	40	40
Total Spaces:	578	578 (Garage)
Additional Parking Provided:		177 On-Street
		360 On-Driveway
Total Parking Provided On-Site:		1,115 On-Site

Timing Mechanism	Task Description	Reference
Prior to Certified Site Plan	Provide certification to Staff from a qualified professional that the exterior lighting in this Site Plan conforms to the latest Illuminating Engineering Society of North America (IESNA) recommendations (Model Lighting Ordinance-MLD: June 15, 2011, or as superseded) for a development of this type. Subject to approval by MCDPS Water Resources Section, the following revisions must be made: i. Add "SWMF" to the roadside planter box labels already shown on Site Plan sheet 5, 6, and 13; ii. Add "On-Lot SWM Planter Box (typ.)" labels to at least one lot on each Site Plan sheet 5-15; iii. Add "SWM ESM" labels to identify the proposed SWM easements over all three of the underground SWM detention vaults shown on Site Plan sheets 5 and 6; iv. Relocate the mailbox outside of the proposed SWM easement shown on Site Plan sheet 5; and v. Remove the landscape seat walls shown within the proposed SWM easements on Site Plan sheets 5 and 6. Include the stormwater management concept approval letter, development program, and Site Plan Resolution on the approval or cover sheet(s). Add a note to the Site Plan stating that "MCDPS Staff must inspect all tree-save areas and protection devices before clearing and grading." Add a note stating that "Minor modifications to the limits of disturbance shown on the site plan within the public right-of-way for utility connections may be done during the review of the right-of-way permit drawings by the Department of Permitting Services." Modify data table to reflect development standards approved by the Planning Board. Ensure consistency of all details and layout between Site and landscape plans. Revise the Common Open Space Exhibit (Sheet 07-SITE-820170170-019) per the updated version in the Staff report. Change "Or Equal" to "Staff approved equal..." on all applicable sheets. The trail within the northern Forest Conservation Easement must be relocated between the southern edge of the northern forest, closer to the proposed homes and further away from existing homes. Final location of the trail will be subject to field location due to topographical and environmental constraints. The Applicant must work with Staff to locate the natural surface trail in the field, and the trail should be located in a way that protects the privacy of residents, while providing for use of the natural areas. Work with Staff to (i) add public art, seating, and/or other amenities to the linear parks; and (ii) continue to refine plant list. Revise the Photometric Plans to show that the outdoor lighting is consistent with Section 59-6.4.4.D.	MCPB No. 18-124 (§9(a)) MCPB No. 18-124 (§12(b)) MCPB No. 18-124 (§18(a)) MCPB No. 18-124 (§18(b)) MCPB No. 18-124 (§18(c)) MCPB No. 18-124 (§18(d)) MCPB No. 18-124 (§18(e)) MCPB No. 18-124 (§18(f)) MCPB No. 18-124 (§18(g)) MCPB No. 18-124 (§18(h)) MCPB No. 18-124 (§18(i)) MCPB No. 18-124 (§18(j))
Prior to any demolition, clearing, or grading on the Property	A Category I Conservation Easement over all areas of forest retained and forest planted must be approved by the M-NCPPC Office of the General Counsel and recorded by deed among the Land Records and referenced by liber and folio on the record plat. Submit financial surety for planting 0.74 acres of forest and obtain M-NCPPC approval of a two-year maintenance and management agreement. Receive approval from the M-NCPPC Office of the General Counsel of a Certificate of Compliance to use an off-site forest mitigation bank for 8.38 acres of mitigation credit, and record in Land Records.	MCPB No. 18-124 (§10(a)(ii)) MCPB No. 18-124 (§10(a)(iii)) MCPB No. 18-124 (§10(a)(v)) MCPB No. 18-124 (§10(a)(vii))
Prior to issuance of the sediment control permit, the first building permit, or Use and Occupancy Certificate within each relevant phase of development.	Enter into a Site Plan Surety and Maintenance Agreement with the Planning Department.	MCPB No. 18-124 (§16)
Prior to recordation of plat(s)	Satisfy the provisions for access and improvements as required by MCDOT.	MCPB No. 17-053 (§18)
Within one year of the first record plat recorded	Dedicate to MCPS 4.3 acres of land adjacent to Greentree Road as shown on the Preliminary Plan in accordance with Section 52-58 of the Montgomery County Code.	MCPB No. 17-053 (§11)
Prior to issuance of a building permit	Deliver to the Planning Department and DPS a certification by a professional engineer licensed in the State of Maryland that the Private Roads have been designed and the applicable building permits will provide for construction in accordance with the paving detail and cross-section specifications required by the Montgomery County Road Code, as may be modified on this Preliminary Plan or a subsequent Site Plan, and that each road has been designed for safe use including horizontal and vertical alignments for the intended target speed, adequate typical section(s) for vehicles/pedestrians/bicyclists, ADA compliance, drainage facilities, sight distances, points of access and parking, and all necessary requirements for emergency access, egress, and apparatus as required by the Montgomery County Fire Marshal.	MCPB No. 17-053 (§10(c))
Prior to issuance of any building permits for dwelling units	All radio towers, equipment, and associated materials must be removed from the site. Execute an MPDU agreement-to-build between the Applicant and the Department of Housing and Community Affairs (DHCA). Make a payment to MCDOT of \$184,787.50 to satisfy condition No. 28 from Preliminary Plan No. 120160290.	MCPB No. 17-053 (§22) MCPB No. 18-124 (§3(b)) MCPB No. 18-124 (§13(a))
Prior to final inspection for any dwelling unit	Certify that the noise impacted units have been constructed in accordance with the certification of an engineer that specializes in architectural acoustical treatments.	MCPB No. 18-124 (§11(b))
Prior to final inspection of the final residential unit on any given block (as defined by Public and Private Streets, but not Private Lanes and Alleys)	All hardscaping, seating, recreation facilities and other open space amenities in the Common Open Space on that block must be installed. All landscaping on any given block must be installed within one growing season after completion of the final residential unit on that block.	MCPB No. 18-124 (§4(c))
Prior to final inspection for Lots 1 through 22 Block C; and 109 through 116, 187 through 193, 267 through 269 Block B	The noise wall within SHA right-of-way along I-495 must be completed.	MCPB No. 18-124 (§11(d))
Prior to issuance of a building permit for the 150th residential unit	Construct the extension of Greentree Road.	MCPB No. 18-124 (§13(b))
Prior to final inspection for the 206th residential unit	Complete the off-site traffic calming and streetscaping improvements along Greyswood Road and Greentree Road as shown in the Certified Site Plan. The community building and associated amenities must be completed.	MCPB No. 18-124 (§13(d)) MCPB No. 18-124 (§4(b))
Prior to issuance of a building permit for the 300th residential unit	Construct the extension of Renita Lane.	MCPB No. 18-124 (§13(c))
Prior to issuance of the final building permit	Provide verification to Planning Staff that recorded HOA documents incorporate the Common Open Space Covenant by reference, which is recorded at Liber 28045 Folio 578.	MCPB No. 17-053 (§15)
Within one year of construction completion	Plant all reforestation, and a total 43 caliper inches of native canopy trees as mitigation for the removal of five (5) trees subject to the variance provision.	MCPB No. 18-124 (§10(a)(iv)) MCPB No. 18-124 (§10(a)(vii))

GENERAL NOTES:

- This plan is comprised of all of Parcel NA95 as shown on Montgomery County Tax Map Grid 342 (Tax Account No. 07-02719824); said Parcel NA95 being all of Parcel A as shown on a plat of subdivision entitled "WMAL Property, Parcel A" and recorded among the Land Records of Montgomery County, Maryland, as Plat Number 16552; said Parcel NA95 also being described in a deed from WMAL, Inc., a Delaware corporation, to DC Radio Assets, LLC, a Delaware limited liability company, dated September 28, 2006, and recorded among the aforementioned Land Records in Liber 34166 at folio 342.
- Boundary information shown hereon is based on a boundary survey by ESE Consulting, Inc., dated July, 2018. Bearings and distances shown hereon are grid bearings and distances. Horizontal datum is NAD83(2011), SPCS Zone 1800(MD), U.S. Survey Feet, based on static GPS observations post-processed by the National Geodetic Survey's Online Positioning User Service (OPUS). Measured points include traverse stations 94001 (North 491614.076, East 1272156.708) and 94007 (North 491010.334, East 1271644.504). The average combined (scale x elevation) factor for the site is 0.99994321.
- Topography shown hereon was taken from photogrammetric mapping compiled by ESE Consultants, Inc.. The aerial photography was taken on May 14, 2015, and is shown at 2 foot contour intervals. The vertical datum is based on NAVD 88.
- Based on an examination of Flood Insurance Rate Map Number 24031C0345D (Panel 345 of 480), issued by the Federal Emergency Management Agency (FEMA) and having an effective date of September 29, 2006, the subject property is located in Zone X - "Other Areas" (Areas determined to be outside the 0.2% annual chance floodplain). There are no FEMA mapped floodplains on or within 100' of the site.
- The site has an approved NRI/FSD #420160220.
- This site is located in the Cabin John Creek Watershed, Class I-P.
- There are no historic structures located on the site, based on the "Locational Atlas and Index of Historic Sites in Montgomery County Maryland" (M-NCPPC 1976).
- The project is served by public water and sewer systems, and is currently in service categories W-1 and S-1, respectively.
- Public utility easement and rights of way will be provided where needed on site to allow for water, sewer, gas, electric, telephone, and cable service to the proposed buildings. Locations to be determined at Record Plat.
- Public sidewalks need to meet ADA standards. Specific details are noted on the detail sheet(s) per Montgomery County standards. All handicap ramps, sidewalks, access routes, etc. (per standard or as modified) are subject to MCDPS approval and permit for improvements in public right of way. Details are subject to change pending MCDPS approval.
- Sidewalks to be minimum 5' wide and verified for ADA compliance at Site Plan.
- All on-lot stormwater management (SWM) areas are subject to change per individual house resites and final permits with MCDPS. Each on-lot SWM bio facility shape and/or configuration may change. The allocated size per lot is subject to MCDPS final engineering and permit.
- SWM/ESD walls and landscape locations, size and materials are subject to change pending final MCDPS applicable permits.
- Fence locations, size and materials are subject to change pending applicable final MCDPS permits for fences and retaining walls.
- Entry features and signage locations, size, and materials are subject to change pending final MCDPS applicable permits.
- Retaining wall locations, size, and materials are subject to change pending final MCDPS applicable permits.
- Public street trees and street lights are subject to change pending applicable MCDPS and Pepco final engineering and permits.
- The site will be developed in two phases. There will be approximately 166 lots in the first phase and 143 lots in the second phase.
- The area of public road dedication shown graphically on Preliminary Plan #120160290 was 3.57 acres despite being incorrectly listed as 2.27 acres in the Site Analysis on Sheet 4.
- Block 'B' Parcel 'A' (4.30 Acres) will be dedicated to Montgomery County Public Schools, reducing the density of this site by 19 lots. This parcel has been subtracted from the area used in the Open Space calculations as noted in MCPB No. 17-053.

NOTE: MINOR MODIFICATIONS TO THE LIMITS OF DISTURBANCE SHOWN ON THE SITE PLAN WITHIN THE PUBLIC RIGHT-OF-WAY FOR UTILITY CONNECTIONS MAY BE DONE DURING THE REVIEW OF THE RIGHT-OF-WAY PERMIT DRAWINGS BY THE DEPARTMENT OF PERMITTING SERVICES.

NOTE: ARCHITECTURAL FOOTPRINTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL ARCHITECTURES AND BUILDING HEIGHT SHALL BE DETERMINED AT BUILDING PERMIT.

NOTE: M-NCPPC STAFF MUST INSPECT ALL TREE-SAVE AREAS AND PROTECTION DEVICES BEFORE CLEARING AND GRADING.

NOTE: UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all of the features of the Site Plan Approval No. 820170170, including Approval Conditions, Development Program, and Certified Site Plan.

Developer: TOLL MD VII LIMITED PARTNERSHIP
Company: JOHN HARRIS
Contact Person

Address: 7164 COLUMBIA GATEWAY DRIVE, SUITE 230 COLUMBIA MD 21046

Phone: 410-872-9105

Signature: *[Signature]*

07-SITE-820170170-003
SITE PLAN #820170170

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.
7164 Columbia Gateway Drive • Suite 230 • Columbia, MD 21046
T: 410-872-9105

REVISED:	DATE:	REVISED:	DATE:

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.

[Signature]
LICENSE NO. 01/19/2011
EXPIRATION DATE 4/1/2019



APPLICANT:
TOLL MD VII LIMITED PARTNERSHIP
c/o TOLL BROS., INC.
7164 COLUMBIA GATEWAY DRIVE, SUITE 230
COLUMBIA, MARYLAND 21046
ATTN: MR. MATT CAPECE
PHONE: 410-872-9105
FAX: 410-872-9141

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-287-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

PROJECT ZONING INFORMATION
ANALYN BETHESDA

PARCEL N 495, PLAT 16552 L.34166 F.342
ELECTION DISTRICT NO. 7 BETHESDA, MONTGOMERY COUNTY, MARYLAND
WSSC MAP 212 NW 07, GRID B4-6 & C4-6
TAX MAP GP 342, GRID GP 42

DATE:	SEPTEMBER 2018
DESIGN:	DRAWN:
SCALE:	N/A
JOB NO.:	3891
SHEET NO.:	03 OF 60