



MCPB No. 21-082
Preliminary Plan No. 120200100
PSTA
Date of Hearing: July 22, 2021

JUL 29 2021

RESOLUTION

WHEREAS, under Montgomery County Code Chapter 50, the Montgomery County Planning Board is authorized to review preliminary plan applications; and

WHEREAS, on January 27, 2020, The Elms at PSTA, LLC ("Applicant") filed an application for approval of a preliminary plan of subdivision on 44.8 acres of land in the Commercial/Residential (CR-1.0, C-0.5, R-1.0, H-150) zone, located at 9710 Great Seneca Highway ("Subject Property"), in the R & D Village Policy Area and within the Life Sciences Center West District of the 2010 Great Seneca Science Corridor Master Plan ("Master Plan") area that would create 1,039,136 square feet of residential uses for up to 290 lots and up to 35 parcels for up to 630 dwelling unit(s), including a minimum of 30% MPDU's, and a maximum of 1,740 square feet of commercial uses, on the Subject Property, subject to the following conditions:¹

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WHEREAS, at the hearing the Planning Board voted to approve the Application, subject to certain conditions, by motion of Commissioner Chyby, seconded by Commissioner Verma, with a vote of 4-0. Chair Anderson, Commissioners Chyby, Pan-Gonzalez, and Verma voting in favor, with Commissioner Patterson being absent.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board APPROVES Preliminary Plan No. 120200100 to create 1,039,136 square feet of residential uses for up to 290 lots and up to 35 parcels for up to 630 dwelling unit(s), including a minimum of 30% MPDU's, and a maximum of 1,740 square feet of commercial uses, on the Subject Property, subject to the following conditions:¹

General Approval

1. This Preliminary Plan is limited to 1,039,136 square feet of residential uses up to 290 lots and up to 35 parcels for up to 630 dwelling unit(s), including a minimum of 30% MPDU's, and a maximum of 1,740 square feet of commercial uses.

Adequate Public Facilities and Outside Agencies

- 1. The determination of Adequate Public Facilities ("APF") and Preliminary Plan will remain valid for ten (10) years from the date of mailing of this Planning Board Resolution, according to the phases outlined below. Because the APF and Preliminary Plan validity periods are longer than the typical five years, phasing schedules in accordance with Sections 4.1.C.1b), 4.3.0.2.3.iv), and 4.3.0.2.3.v) of the Subdivision Regulations are required:
a. The phasing schedule for the APF validity period which relates to the issuance of building permits, is as follows:
i. Phase I: A minimum of 4 building permits (for the multi-family buildings) must be issued within 60 months of the Initiation Date of the Preliminary Plan as defined in Section 50.42.G of the Subdivision Code.
ii. Phase II: A minimum of 114 building permits must be issued within 96 months of the Initiation Date of the Preliminary Plan.
iii. Phase III: The balance of the building permits must be issued within 120 months of the Initiation Date of the Preliminary Plan.
b. The phasing schedule for the Preliminary Plan validity periods are the dates that final record plats for all property delineated within that phase on the approved Preliminary Plan must be recorded in the Montgomery

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- County Land Records, unless a request for an extension is filed and approved, as follows:
i. Phase I: Within 36 months of the Initiation Date of the Preliminary Plan, plats must be recorded for a minimum of 2 multifamily lots which will contain four (4) multi-family buildings with up to 288 residential units, including MPDU's, and 1,740 square feet of commercial use with associated residential amenities.
ii. Phase II: Within 72 months of the Initiation Date of the Preliminary Plan, plats must be recorded for a minimum of 115 lots, consisting of 112 townhouse lots, two (2) stacked two-over-two townhouse lots (encompassing 134 residential units, including MPDU's), and one (1) pool house lot, and the 3.17-acre of public open space with an athletic field at the intersection of Great Seneca Highway and Medical Center Drive (collectively Parcel G);
iii. Phase III: Within 108 months of the Initiation Date of the Preliminary Plan, plats must be recorded for a minimum of 70 lots, consisting of 69 townhouse lots and one (1) stacked two-over-two townhouse lots (encompassing 103 residential units, including MPDU's), the 0.50-acre civic green (Parcel B), and 0.20-acre of land for the new (Parcel C and Parcel D, Block D); and
iv. Phase IV: Within 120 months of the Initiation Date of the Preliminary Plan, plats must be recorded for a minimum of 95 townhouse lots, including MPDU's.

Outside Agencies

- 3. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Transportation ("MCDOT") in its revised Preliminary Plan letter dated July 8, 2021 and its revised Title dated July 8, 2021 and incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letters, which may be amended by MCDOT if the amendment does not conflict with any other conditions of the Preliminary Plan approval.
4. Before recording any plat for the Subject Property, the Applicant must satisfy MCDOT's requirements for access and improvements.
5. The Planning Board has reviewed and accepts the recommendations of the Maryland State Highway Administration ("MDSHA") in its letter dated June 23, 2021, as amended in the MDSA email dated July 7, 2021 and incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter which may be

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- amended by MDSA if the amendment does not conflict with any other conditions of the Preliminary Plan approval.
6. Before the issuance of MDSAHA access permits, the Applicant must satisfy the MDSAHA's requirements for access and improvements.
7. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services ("MCDPS") - Water Resources Section in its stormwater management consent letter dated June 24, 2021 and incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS - Water Resources Section if the amendment does not conflict with any other conditions of the Preliminary Plan approval.
8. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services ("MCDPS") - Fire Department Access and Water Supply Section in its letter dated June 8, 2021 and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS may amend if the amendment does not conflict with other conditions of Preliminary Plan approval.
9. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Housing and Community Affairs ("MCDHCA"), in its email dated June 7, 2021 and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the email, which MCDHCA may amend if the amendment does not conflict with other conditions of Preliminary Plan approval.

Environment and Noise

Forest Conservation

- 10. The Applicant must obtain approval of a Final Forest Conservation Plan from the Planning Department prior to issuance of a Subdivision Control Permit from the MCDPS. The Final Forest Conservation Plan must be substantially consistent with the approved Preliminary Forest Conservation Plan.
11. Prior to the start of any demolition, clearing, grading, or construction for this development Application, the Applicant must record a Category I Conservation Easement over all areas of forest retention, forest planting and environmental buffers as specified on the approved Forest Conservation Plan. The Category I Conservation Easement must be in a form approved by the M-NCPPC Office of

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- the General Counsel and must be recorded in the Montgomery County Land Records by deed. The Book/Page for the easement must be referenced on the record plat.
12. Prior to any demolition, clearing, grading or construction for this development Application, the Applicant must submit financial surety, in a form approved by the M-NCPPC Office of the General Counsel, to the M-NCPPC Planning Department for the variance mitigation trees and maintenance credited toward meeting the requirements of the Forest Conservation Plan (FCP).
13. The Sediment and Erosion Control Plan and Storm Water Management Plan must be consistent with the limits of disturbance and the associated tree/soil preservation measures of the Final Forest Conservation Plan (FFCP).
14. The Applicant must comply with all tree protection and tree save measures shown on the approved Final Forest Conservation Plan. Tree save measures not specified on the Final Forest Conservation Plan may be required by the M-NCPPC Forest Conservation Inspection Staff.
15. Prior to any demolition, clearing, grading or construction for this development Application, the Applicant must record an M-NCPPC approved Certificate of Compliance in a form approved by M-NCPPC Office of General Counsel, in an M-NCPPC approved off-site forest bank within the Muddy Branch watershed or any watershed within Montgomery County, subject to Staff approval. If there are no available credits within the same watershed as the Subject Property to satisfy the reforestation requirement for a total of 11.74 acres of mitigation credit. The off-site requirement may be met by making a fee-in-lieu payment if mitigation credits are not available at any bank.

Noise

- 16. A noise study must be submitted with the Site Plan, showing existing noise impacts on the Property and projected noise impacts based on the proposed development. The noise study must include recommendations for limiting projected noise impacts to no more than 65 dBA Ldn for the exterior public use spaces (to the extent feasible), and projected interior levels not to exceed 45 dBA Ldn.

Underground Utilities

- 17. Prior to the issuance of use and occupancy permits and final inspection for the dwelling units, as applicable, the undergrounding of new utility lines serving these lots and within the Subject Property must be completed.

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Transportation

Bicycle and Pedestrian

- 18. In accordance with the 2016-2020 Subdivision Staging Policy, the Applicant must "fix or fund" the improvements of all public pedestrian infrastructure within 500-feet of the Subject Property that does not comply with the Americans with Disabilities Act ("ADA") requirement, as shown on the Certified Site Plan, as determined by MCDPS ROW Permitting.
a. Prior to Certified Site Plan, the Applicant must submit a survey of ADA compliant improvements and responsibilities which will be coordinated with the M-NCPPC, MCDOT, and MCDPS.
b. Prior to Certified Site Plan, an agreement must be submitted and approved that details the responsibilities and ADA compliant work or funding (or partial funding) to be completed.
c. The work or funding (or partial funding) must be completed prior to use and occupancy permits under final inspection, as applicable, that corresponds with each of the four (4) approved project phases.
19. The Applicant must design and construct a twelve-foot wide Life Sciences Center Loop Trail along the Site's Medical Center Drive frontage (the "LSC Loop") in accordance with the 2016 Life Sciences Center Loop Trail Design Guidelines. Details and specifications of the LSC Loop must be provided at the time of future Site Plans, in a manner acceptable to MCDOT and M-NCPPC.
20. The Applicant must depress the grade of the bicycle lanes beneath the grade of the sidewalk and provide a 4 inch to 5 inch curb reveal on Blackwell Road and Medical Center Drive, or as approved by MCDOT and MCDPS.

Existing Frontage Improvements

- 21. The Applicant must dedicate and show on the record plat(s) all land necessary to accommodate 100 feet from the existing centerline along the Subject Property frontage for Key West Avenue (MD 28) for an ultimate 200-foot right-of-way.
22. Prior to the recordation of the first plat, the Applicant must satisfy all necessary requirements of MDSAHA to construct a ten-foot wide (10') asphalt sidewalk along the Property frontage on Key West Avenue (MD 28).
23. Prior to the recordation of the first plat, the Applicant must satisfy all necessary requirements of MDSAHA to construct a ten-foot wide (10') foot wide asphalt sidewalk along the Property frontage on Great Seneca Highway (MD 119).

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Approved as to
Legal Sufficiency, by Emily Vaitas
M-NCPPC Legal Department

¹For the purpose of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor(s) in interest to the terms of approval.

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- 24. Prior to the recordation of the first plat, the Applicant must satisfy all necessary requirements of MCDPS to construct a ten-foot-wide (10 ft.) asphalt sidewalk along Street D that connects to Darneworth Road.

New Streets

- 25. The Applicant must dedicate the following rights-of-way and ensure construction of all necessary road improvements for the following public streets, as shown on the Preliminary Plan, to the design standards imposed by all applicable road codes, and as modified by MCDOT's approved design exceptions:
a) Street A East with 55-foot right-of-way
b) Street B East with 55-foot right-of-way
c) Street C West with 46-foot right-of-way
d) Street C East with 46-foot right-of-way
e) Street D with 69-foot right-of-way
f) Blackwell Road with 75-foot right-of-way
26. The Applicant must dedicate 150-foot-right-of-way for Medical Center Drive and will design and construct all necessary improvements as shown in the Medical Center Drive road cross-section on the Certified Preliminary Plan.
a. The Applicant shall contact the adjacent property owner to acquire the right-of-way necessary to make the connection of Medical Center Drive with Key West Avenue. The Applicant will coordinate with MCDOT if an agreement cannot be reached with the adjacent property owner. If the necessary right-of-way cannot be acquired prior to recordation of the first plat, then a Preliminary Plan amendment will be required.

Roads

- 27. The Applicant will need to obtain the MCDOT's and/or State Highway Administration's approval of the detailed engineered traffic signal construction plans for the three new traffic signal locations as detailed below:
a. Blackwell Road and Great Seneca Highway Traffic Signal
i. Detailed, engineered traffic signal plans shall be provided for review and approval by MCDOT with the application for the corresponding access permit.
ii. The traffic signal must be installed and operational prior to the issuance of the building permit that includes the 200th dwelling unit on the Site, or must be installed prior to the new segment of Blackwell Road opening to traffic and acceptance for maintenance by MCDOT, whichever occurs first.
b. Medical Center Drive and Great Seneca Highway Traffic Signal

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- i. Detailed, engineered traffic signal plans shall be provided for review and approval by MCDOT with the application for the corresponding access permit.
ii. The traffic signal must be installed and operational prior to the issuance of the building permit that includes the 300th dwelling unit on the Site, or must be installed prior to the new segment of Medical Center Drive opening to traffic and acceptance for maintenance by MCDOT, whichever occurs first.
c. Medical Center Drive and Key West Avenue Traffic Signal
i. Detailed, engineered traffic signal plans shall be provided for review and approval by MCDOT and MDSAHA with the application for access permit.
ii. The traffic signal must be installed prior to opening the new segment of Medical Center Drive to traffic and acceptance for maintenance by MCDOT.
d. If the County has already installed the traffic signals, the Applicant will make the payment at the installation time listed above. This payment will be used to fund other traffic signals in the County.

- 28. Prior to obtaining the access permits for the Site, the Applicant shall pay a fee-in-lieu to the MCDOT in the amount of \$9,800, which represents 2 percent of the design and installation costs, with contingency, of a signal at Green Seneca Highway (MD 119) and Theodor Drive (total cost \$50,000 * 02 = \$2,000 + 40 percent contingency).

- 29. Prior to obtaining access permits for the Site, the Applicant shall pay a fee in lieu to the MCDOT representing 2 percent of the cost of an improvement (with a 40 percent contingency) to mitigate storage for the eastbound left turn lane for the intersection of Key West Avenue (MD 28) and Great Seneca Highway (MD 119), subject to the review and approval of the MCDOT and the MDSAHA.

- 30. At the signing and marking stage, the Applicant shall submit a plan for review and approval to MCDOT showing the design to mitigate the queuing for the eastbound left turn lane at the Darneworth Road and Great Seneca Highway intersection. The design will require coordination with the MCDPS and should account for any other relevant potential improvement, including improvements required of Site Plan No. 8201012D. Prior to the first use and occupancy permit or final inspection for any building on Site, as applicable, the improvement must be completed.

Record Plats

- 31. There shall be no clearing or grading of the Site prior to certification of the Final Forest Conservation Plan.

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- 32. The record plat must show necessary easements.
33. The record plat must reflect common ingress/egress and utility easements over all shared driveways.
34. The record plat must reflect all areas under common ownership.
35. The record plat must reference the Common Open Space Covenant recorded among the Montgomery County Land Records at Liber 29045 Folio 578 ("Covenant").

Open Space, Facilities and Amenities

- 36. The Applicant must provide a minimum of 7.45 acres (324,522 square feet) of public use open space (10% of the tract) on-site and all amenities and street/parkway improvements within the Property, as illustrated on the Certified Preliminary Plan.

Other Dedications

- 37. At the time of record plat associated with the building permits for dwelling units in Block B, the Applicant must convey 0.50-acre of land identified as Parcel A, Block C.
38. Prior to recordation of the plat for Parcel B, Block D, the Applicant must execute a public use easement for the 0.50-acre civic green identified as Parcel B, Block D as shown on the Certified Preliminary Plan and reference the easement on the plat.
39. The Applicant must dedicate in a form acceptable to MCDOT Parcel F, Block F within 180 days of receiving written notice from Montgomery County that the County has approved engineering plans to construct the segment of Street C to Great Seneca Highway. A note stating this condition shall be placed on the Preliminary Plan and the Site Plan as well as the applicable plat and any deed to run with the title of the land.
40. The Applicant must dedicate in a form acceptable to MCDOT Parcel B, Block A within 180 days of receiving written notice from Montgomery County that the County has approved engineering plans and funds dedicated in the CIP to construct the segment of Street A from Blackwell Road to Key West Avenue. A note stating this condition shall be placed on the Preliminary Plan and Site Plan as well as the applicable plat and any deed to run with the title of the land.

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- c) The HOA declaration, recorded in the land records, must contain details about the dedication of Parcel B, Block A for the future construction of Street A to Key West Avenue. The Applicant must place and maintain visible signage on each end of the future street dedication stating the following: "This area is reserved for the future construction of the road extension of Street A to Key West Avenue."
42. The HOA declaration, recorded in the land records, must contain details about the dedication of Parcel F, Block F for the future construction of Street C to Great Seneca Highway. The Applicant must place visible signage on each end of the future street dedication stating the following: "This area is reserved for the future construction of the road extension of Street C to Great Seneca Highway."

Moderately Priced Dwelling Units (MPDU's)

- 43. The Applicant must provide a minimum of 30% MPDU's for the multi-family buildings, two-over-two stacked townhouses, and single family attached townhouses, as shown on the Certified Preliminary Plan.
44. The final number of MPDU's as required by condition No. 43 above will be determined at the time of site plan approval.

Certified Preliminary Plan

- 45. The Applicant must include the stormwater management concept approval letter, Preliminary Plan Resolution, and all applicable agency approval letters on the approval or cover sheet(s).
46. The certified Preliminary Plan must contain the following note:

Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. THE FINAL LOCATIONS OF BUILDINGS, STRUCTURES AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF SITE PLAN APPROVAL. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES, AND BUILDING HEIGHT, FOR EACH LOT.

- 47. Prior to submittal of the Certified Preliminary Plan, the Applicant must make the following changes:
a) Show the Planning Board Resolutions and all agency approval letters within the Certified Preliminary Plan set.
b) Revise the data table to reflect the Planning Board approval, including the addition of square footages to the data table.

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- c) The Certified Preliminary Plan shall reflect the revised frontage improvements from the north (or west) edge of Medical Center Drive to its south (or east) edge as enumerated in MCDOT's revised letter dated July 8, 2021, to bring the Project into conformance with road construction requirements.
d) Revise the General Notes to state that proposed new utility lines within the Subject Property shall be placed underground by the Applicant as part of the Project.
e) Include the construction phasing drawing within the Certified Preliminary Plan set.
f) Revise the Street A and Street B transition at Blackwell Road that shows Street A terminating into parallel parking as follows:
i. Remove 36x18' of the parallel parking spaces on each side of the parking entrance in the multi-family apartment building parking lot at the terminus of Street A.
ii. Remove approximately 15 x 18' of the parking each side of the parking lot at the terminus of Street B.
iii. Replace the parking with a vegetated area of grass and trees for screening and a physical transition from the street to the parking to signify the prominence of Street A in relation to Street B.

Future Site Plan

- 48. Before clearing or grading or recording a plat for the Subject Property, the Applicant must receive Staff certification of a Planning Board-approved Site Plan. The number and location of site elements, including but not limited to buildings, dwelling units, on-site parking, site circulation, sidewalks, and bike paths will be determined through site plan review and approval.
49. If an approved site plan or site plan amendment for the Subject Property substantially modifies the lot or right-of-way configuration or quantities shown on this Preliminary Plan, the Applicant must obtain approval of a Preliminary Plan amendment before certification of the site plan or site plan amendment.
50. The Applicant must evaluate the use of additional design and materials that minimize carbon emissions and maximize energy conservation as reflected by the GSSC Master Plan sustainability priorities.
51. The Applicant must review the design of the surface parking fronting on Key West Avenue (MD 28) to ensure the intent of the CR Zoning District is met.

BE IT FURTHER RESOLVED that having considered the recommendations and findings of its Staff as presented at the hearing and as set forth in the Staff Report,

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which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

- 1. The layout of the subdivision, including site, width, shape, orientation and density of lots, and location and design of roads is appropriate for the subdivision given its location and the type of development or use contemplated and the applicable requirements of Chapter 59.

The Planning Board finds that the proposed lots comply with Chapter 59 in relation to maximum density, height, setback compatibility, and minimum open space. The Preliminary Plan meets the dimensional requirements for standard method of development in the CR zone (CR 1.0, C 0.5, R 1.0, H 150) as specified in the Zoning Ordinance, as shown in Table 1 below.

Table 1: Standard Method Development Standards in the CR Zone

Description	Required	Approved
Tract Area		1,993,230 sf. (44.84 ac.)
Maximum Density		
Total	up to 2,096,488 sf.	1,029,761 sf.
Commercial	up to 1,048,244 sf.	1,740 sf.
Residential	up to 2,096,488 sf.	1,022,771 sf.
Maximum Height	150 ft.	75 ft.
Minimum Public Use Space*	15% (6.73 acres)	16% (7.46 acres)
Minimum Common & Public Open Space	10% (4.48 acres)	10% (4.48 acres)
Setbacks	Determined by Site Plan	Determined by Site Plan
Form	Determined by Site Plan	Determined by Site Plan
MPDU's Required	12.0%	30%
Minimum Parking Spaces Required**	886 Spaces	1,544 spaces (Determined by Site Plan)

*Minimum 10% requirement of the CR Zone covered by the GSSC Master Plan for 15%. **A building maximum is established for multi-story units within the CR Zone that is outside a Parking Lot District or Reduced Parking Area.

PROFESSIONAL CERTIFICATION
The undersigned agrees not to exceed the number of lots set forth on Preliminary Plan Approved No. 120200100, to adhere to the adequate public facility findings and to comply with all Approval Conditions.
Developer: THE ELMS AT PSTA, LLC KATHRYN KUBIT
Company Contact Person
Address: 9710 GREAT SENECA HWY
ROCKVILLE, MD 20850
Phone: (202) 734-9750
Signature: *Kathy Kubit*

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. 32599, Expiration Date: 12/22/22.



NOTE: FINAL FAR TO BE DETERMINED AT SITE PLAN NOT TO EXCEED 0.50

NOTE: UNLESS SPECIFICALLY NOTED ON THIS PLAN DRAWING, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THE PRELIMINARY PLAN ARE ILLUSTRATIVE. THE FINAL LOCATIONS OF BUILDINGS, STRUCTURES AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF SITE PLAN APPROVAL. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES, AND BUILDING HEIGHT, FOR EACH LOT.

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

07-PREL-120200100-002
PRELIMINARY PLAN #120200100
WSSC MAP 220NW10
TAX MAP FS341, GRID FS41

RELEASE FOR
BY: _____ DATE: _____

REVISION	DATE	REVISION	DATE	REVISION	DATE

APPLICANT:
THE ELMS AT PSTA, LLC
ATTN: KATHRYN KUBIT
1355 BEVERLY ROAD, SUITE 240
MCLEAN, VA 22101
PHONE: (703) 734-9730

OWNER:
MONTGOMERY COUNTY
EOB 101 MONROE STREET
ROCKVILLE, MD 20850

PSTA SITE
PARCEL 850, L 4047 F.003, PARCEL 925, L.3862 F. 772 AND PART A, L.16172 F.223
ELECTION DISTRICT No. 9
MONTGOMERY COUNTY, MARYLAND
RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

SCALE: N/A
JOB NO: 0643T
DATE: AUGUST 2021
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