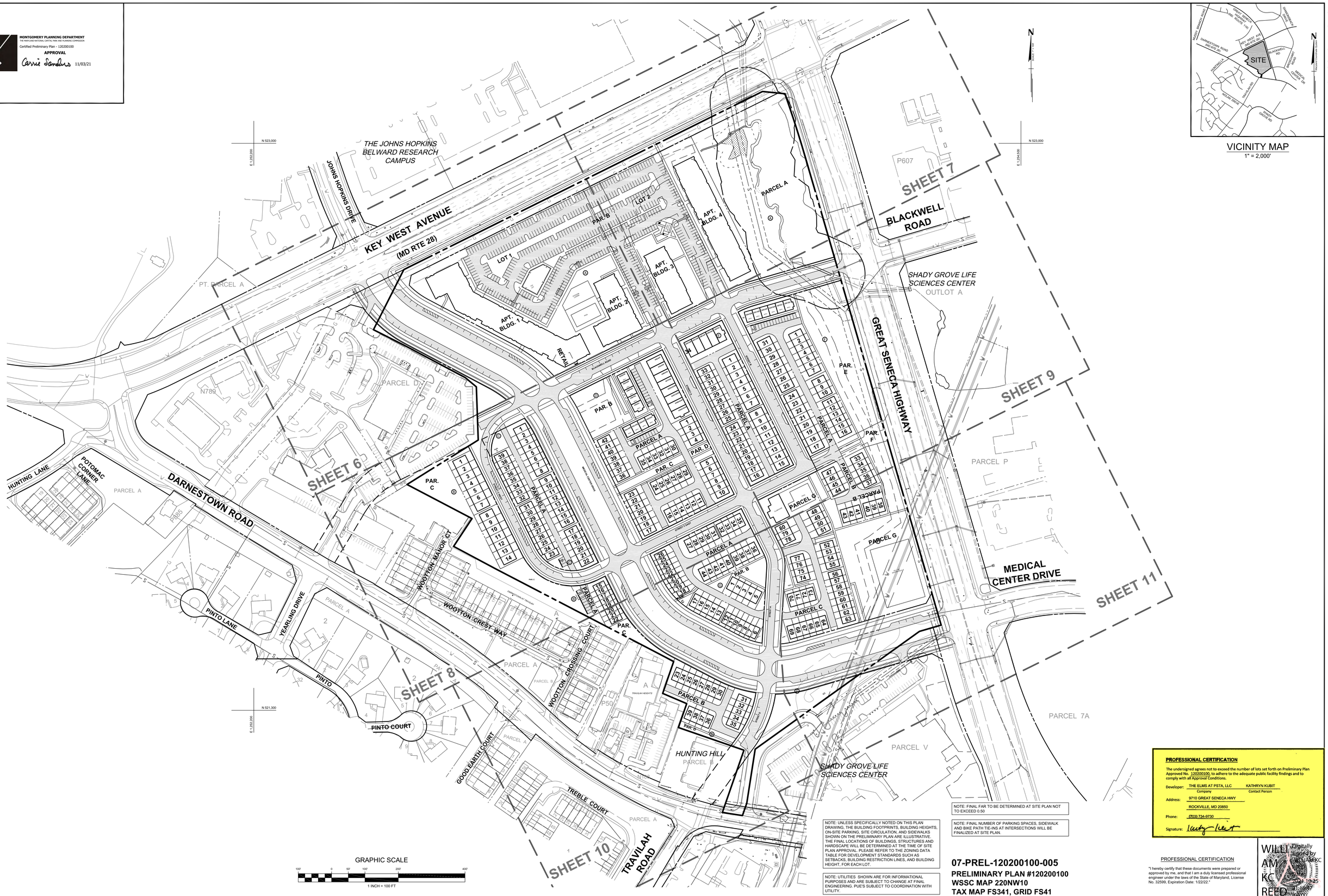
MONTGOMERY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Certified Preliminary Plan - 120200100
APPROVAL
Carrie Sanders 11/03/21

PRELIMINARY NOT FOR CONSTRUCTION

VICINITY MAP
1" = 2,000'



GRAPHIC SCALE
100' 0 50' 100' 200' 400'
1 INCH = 100 FT

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. PUE'S SUBJECT TO COORDINATION WITH UTILITY.

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

NOTE: FINAL NUMBER OF PARKING SPACES, SIDEWALK AND BIKE PATH TIE-INS AT INTERSECTIONS WILL BE FINALIZED AT SITE PLAN.

07-PREL-120200100-005
PRELIMINARY PLAN #120200100
WSSC MAP 220NW10
TAX MAP FS341, GRID FS41

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 (Company) KATHRYN KUBIT (Contact Person)
Address: 9710 GREAT SENECA HWY, ROCKVILLE, MD 20850
Phone: (703) 734-9730
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. 32599, Expiration Date: 1/22/22."

WILLIAM AMKC REED — Digitally signed by WILLIAM AMKC REED, 2021.10.25 09:58:00 -04'00'

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

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:
RELEASE FOR
BY_____ DATE ____

PRELIMINARY PLAN COMPOSITE

CERTIFIED PRELIMINARY PLAN

SCALE: 1" = 100'
JOB No. 0643T
DATE: AUGUST 2021
SHEET No. 5 OF 13

N:\MD-Montgomery\PST\Autocad\Plot Plans\Preliminary Plan\PSTA Preliminary Plan Composite.dwg\Layout2 Aug 18, 2021 - 1:24pm