

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5

Temporary ped/bike connection

To be built when R/W from 9850 Key West is aquired.

Note: Access limited to fire and rescue, pedestrians and cyclists only until connection to Key West Avenue is complete and open to traffic.

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.

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 AND 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.

**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

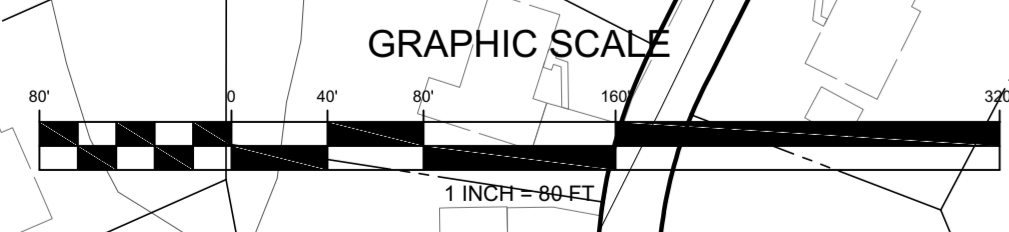
Phone: (703) 734-9730

Signature: *Kathryn 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: 1/22/22."

**WILLIAM K. REED**  
 P.E.  
 Date: 2021/08/03  
 21:14:17 10400



REVISION	DATE	REVISION	DATE	REVISION	DATE

**APPLICANT:**  
 THE ELMS AT PSTA, LLC  
 ATTN: KATHRYN KUBIT  
 1355 BEVERLY ROAD, SUITE 240  
 MCGLEAN, 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

RELEASE FOR:  DATE:

**CONSTRUCTION PHASING EXHIBIT**

CERTIFIED PRELIMINARY PLAN

SCALE: 1" = 66'

JOB No: 0643T  
 DATE: AUGUST 2021  
 SHEET No: 13A OF 13

PRELIMINARY NOT FOR CONSTRUCTION