Item 7 - Correspondence

From: Matthew Van Dyke
To: MCP-Chair
Subject: Public Safety Training Academy
Date: Sunday, July 18, 2021 6:56:55 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good evening,

I'm writing in reference to the article which I've linked below. The article indicates that your board is expected to approve yet another mixed-use development, this time on the grounds of the former Public Safety Training Academy.

https://bethesdamagazine.com/bethesda-beat/development/600-homes-could-replace-former-public-safety-training-academy-in-rockville/

I won't mince words: This is absurd.

This county already struggles to provide an array of services - particularly public safety service - to the existing communities. Why stress an already overwhelmed system? For example, the engine at fire station 32 is already the busiest in the county. Do you really believe they can handle another mess of a mixed-use development?

Your police department is understaffed and suffering low morale. Yet you want to add another 630 homes to their plate?

My better half is a teacher here in Montgomery County, and it is an indisputable fact that our public school system is stretched thin. Yet you plan to add more and more of these densely populated mixed-use communities, which will undoubtedly stretch the school system even more?

How do you plan to power these homes? If your answer is the incinerator in Dickerson, I can tell you I'm furious.

I won't waste much time on the additional traffic this project will bring.

By the time your board is finished, there won't be an inch of green space left in Montgomery County. Instead of ending your thought process at the kickbacks you undoubtedly receive from the developers who push these plans, try thinking a few steps ahead and look at the long-term impact that your rubber stamped approvals carry.

What's the harm in leaving this parcel undeveloped? It'd make a great spot for green space, not another mixed-use, urban sprawl monstrosity.

Literally across the street - adjacent to the GSK facility - it looks like you're planning yet another development.

When does it end?

Regards,

Matt Van Dyke

From: Sergey Lukashanets
To: MCP-Chair
Subject: PSTA site planning board hearing
Date: Monday, July 19, 2021 10:47:41 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Mr. Anderson,

We, the homeowners of the Wootton Crossing community, are highly concerned about the Preliminary Plan No. 120200100 (PSTA Site, Item *7 of the July, 22 meeting agenda). We have already expressed our concerns to Mrs. Tamika Graham, and want to make sure our objections are taken into account:

1. We believe that the projected number of residential units (630) clearly exceeds the physical capacity of the former PSTA site and should be considerably decreased.

2. The proposed plan lacks necessary recreational amenities such as large green spaces, parks, walking promenades, playgrounds, etc. The projected public open space is ridiculously small and insufficient for future residents. The developer's Plan should be amended in order to provide that.

3. The planned construction intends to destroy the forested area adjacent to our community. It is a wildlife habitat and has a natural water stream (which was completely overlooked by the current plan). This forested area could serve as a natural barrier between the Wootton Crossing and the planned community and a prospective public park for current and future residents.

We hope that our suggestions are heard and included in the approved development plan.

Respectfully,

Serge Luakshanets,

The President of the Wootton Crossing HOA

From: Tallerico, Laura M.
To: MCP-Chair
Cc: Sears, Barbara A.; Kate Kubit; Graham, Tamika
Subject: PSTA Site: Preliminary Plan No. 120200100 - Item 7 on Planning Board Agenda of July 22, 2021 - Request of Applicant to Include Materials into the Record (Email 1/5)
Date: Tuesday, July 20, 2021 4:44:09 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
32-MCDOTLTR-120200100.pdf
PRELIMINARY PLAN #120200100.pdf
Road Grade Exhibit.pdf
Preliminary Forest Conservation Plan.pdf
01-SOJ-120200100.pdf

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chairman Anderson,

On behalf of the Applicant in the above-referenced plan, we wish to submit the following documents into the record of the Planning Board hearing. The Preliminary Plan is scheduled for hearing on July 22, 2021, as Item 7.

- July 12, 2021 Staff report for Preliminary Plan No. 120200100 and its attachments https://montgomeryplanningboard.org/wp-content/uploads/2021/07/120200100-PSTA-Preliminary-Plan-Staff-Report-Final-Draft-FINAL.pdf;

- The Approved and adopted 2010 Great Seneca Science Corridor Master Plan https://www.montgomeryplanning.org/community/gaithersburg/documents/GSSCApprovedandAdopted_web.pdf;

The below-listed documents will be sent in PDF form in a series of several emails, including this one, as a result of size limitations:

- Letter from Barbara A. Sears and Laura M. Tallerico of Miles & Stockbridge PC dated April 22, 2021 to Rebecca Torma of the Montgomery County Department of Transportation, with its exhibits, including a Traffic Analysis prepared by the Traffic Group dated April 20, 2021 for Medical Center Drive;

- Memorandum from The Traffic Group dated June 4, 2021 regarding Impact of Not Having Access on Medical Center Drive;

- Application Drawings, including:
  - Preliminary Plan (including Sheet 12 which shows the proposed road cross sections)
  - Preliminary Forest Conservation Plan
  - Road Grade Exhibit

- Support Documents, including:
  - May 2021 Statement of Justification
  - March 25, 2021 Tree Variance Request and Justification
  - April 15, 2021 Traffic Impact Analysis
  - May 2021 Sight Distance Analysis
  - March 23, 2021 Design Exception Letter
  - April 1, 2021 Statement of Performance Based Design
  - Storm Drain Analysis Calculations
  - MPDU Count Exhibit
  - May 14, 2021 Comment Response Letter
  - April 14, 2021 Letter from The Traffic Group to Ms. Erica Rigby. Acting District Engineer, MDOT SHA, District 3
  - Traffic Signal Exhibit Prepared by The Traffic Group

- Support Drawings, including
  - Fire Department Access Plan
  - Offsite Storm Drain Plan (Existing and Proposed Tie in Conditions)
  - Storm Drain Layout Overall
  - Color-Coded Utility Plan
  - Phasing Plan Exhibit
  - June 8, 2021 Preliminary Fire Access Approval
  - June 24, 2021 Approved Stormwater Management Concept Plan
  - June 2021 Approved Stormwater Management Concept Plan Report

Thank you for your attention to this matter. If you have any questions, please feel free to contact me.

Laura M. Tallerico

11 N. Washington Street | Suite 700 | Rockville, MD 20850-4229
D: +1 301.517.4833 | O: +1 301.762.1600 | F: +1 301.517.4833

MILES & STOCKBRIDGE

bio | vCard | ltallerico@milesstockbridge.com

For COVID-19 information and resources, please visit our Coronavirus Task Force page.

Confidentiality Notice:
This e-mail, including any attachment(s), is intended for receipt and use by the intended addressee(s), and may contain confidential and privileged information. If you are not an intended recipient of this e-mail, you are hereby notified that any unauthorized use or distribution of this e-mail is strictly prohibited, and requested to delete this communication and its attachment(s) without making any copies thereof and to contact the sender of this e-mail immediately. Nothing contained in the body and/or header of this e-mail is intended as a signature or intended to bind the addressor or any person represented by the addressor to the terms of any agreement that may be the subject of this e-mail or its attachment(s), except where such intent is expressly indicated.

Any federal tax advice provided in this communication is not intended or written by the author to be used, and cannot be used by the recipient, for the purpose of avoiding penalties which may be imposed on the recipient by the IRS. Please contact the author if you would like to receive written advice in a format which complies with IRS rules and may be relied upon to avoid penalties.

Secure Upload/Download files click here.

MILES & STOCKBRIDGE P.C.

Barbara A. Sears
bsears@milesstockbridge.com
301.517.4815

Laura M. Tallerico
ltallerico@milesstockbridge.com
301.517.4833

April 22, 2021

Ms. Rebecca Torma
Montgomery County Department of Transportation
101 Monroe Street, 10th Floor
Rockville, Maryland 20850

Re: Preliminary Plan No. 120200100 ("Preliminary Plan") – Medical Center Drive – Justification for Construction of Two Travel Lanes as Interim Condition

Dear Ms. Torma:

On behalf of our client, The Elms at PSTA, LLC, Applicant for approval of the Preliminary Plan ("Applicant"), the purpose of this letter is to provide justification for the construction by Applicant of Medical Center Drive with two rather than four travel lanes in a dedicated 150-foot right-of-way ("ROW"). Construction would also include related pedestrian, bicycle, sidewalk and other streetscape improvements called for by the *2010 approved and adopted Great Seneca Sciences Corridor Master Plan* ("GSSC Master Plan"). The dedicated ROW would permit future construction of two additional travel lanes and the Corridor Cities Transitway ("CCT") by others.

Property and Project

The property that is the subject of the Preliminary Plan comprises approximately 45 acres located at 9710 Great Seneca Highway and is known as the former Public Safety Training Academy site ("Property"). Montgomery County owns the Property and has entered into a contract of sale with the Applicant ("Contract"). The Property is zoned CR-1.0 C-0.5 R-1.0 H-150. The Preliminary Plan proposes a total of 630 units (276 townhouses, 56 2-over-2 condominiums and 298 multi-family) and 2,607 square feet of retail using the standard method of development and providing less than 0.5 FAR ("Project"). Thirty percent (30%) of the units, or 189 units, will be MPDUs as required by Montgomery County in the Contract. The density proposed by the Project, including the unit number and mix and use of the standard method of development, is acceptable to Montgomery County and complies with the Contract and requirements of the GSSC Master Plan.

As explained in more detail below, construction of Medical Center Drive with two travel lanes as proposed by Applicant is appropriate because: 1) the Preliminary Plan proposes significantly less density than originally contemplated for the Property by the GSSC Master Plan which was based on the use of the optional method of the CR zone at 1.0 FAR; 2) an analysis of the traffic volumes projected to be generated by the Project and other background development on the projected capacity of Medical Center Drive demonstrates that the Project will have minimal impact and two travel lanes would easily accommodate the projected volumes; and 3) the cost of construction of the full four lanes is disproportionate to the demand created by the Project and constitutes an unreasonable and unlawful exaction.

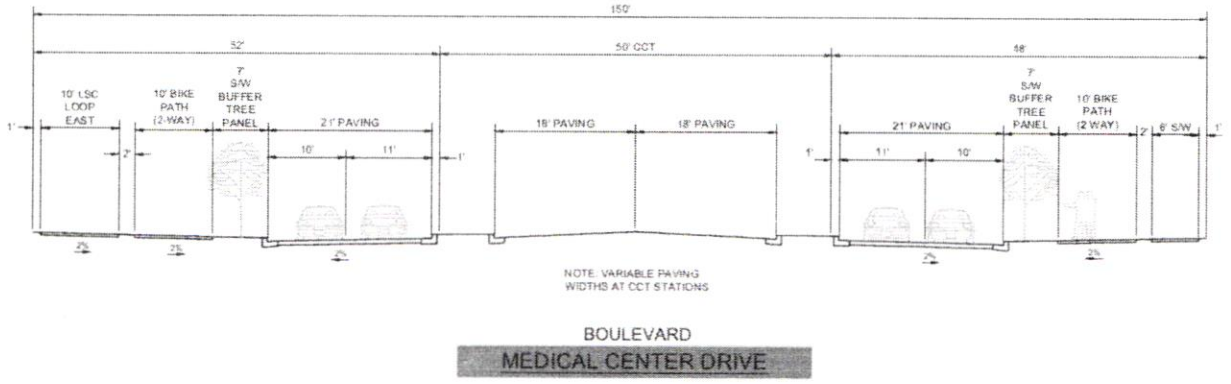
Proposed Dedication and Construction of Medical Center Drive

The GSSC Master Plan recommends that Medical Center Drive be constructed as a modification to the Montgomery County Standard 2004.10A for a Suburban Divided Arterial with four travel lanes, to include a 50-foot median for the future CCT, and several enhanced pedestrian, bicycle and streetscape improvements within a 150-foot ROW. Although Applicant has proposed to dedicate the full 150-foot ROW to accommodate the ultimate four travel lanes and the CCT, if built, and to construct the enhanced improvements, it has requested a design modification to accommodate the Bicycle Master Plan requirements and CCT right-of-way, as well as to construct two rather than four travel lanes as part of the Preliminary Plan.

Specifically, the Master Plan Cross-Section includes: two 10-foot inner travel lanes, two 11-foot outer travel lanes, 50-foot median for the CCT, two 10-foot bike lanes, the 10-foot LSC Loop Trail, a 6-foot sidewalk, and two 7-foot tree panels in a 150-foot ROW. (See GSSC Master Plan pp.84–85,[1] 88–90,[2] 2018 Bicycle Master Plan pp. 302–03) The Master Plan Cross-Section is depicted below:

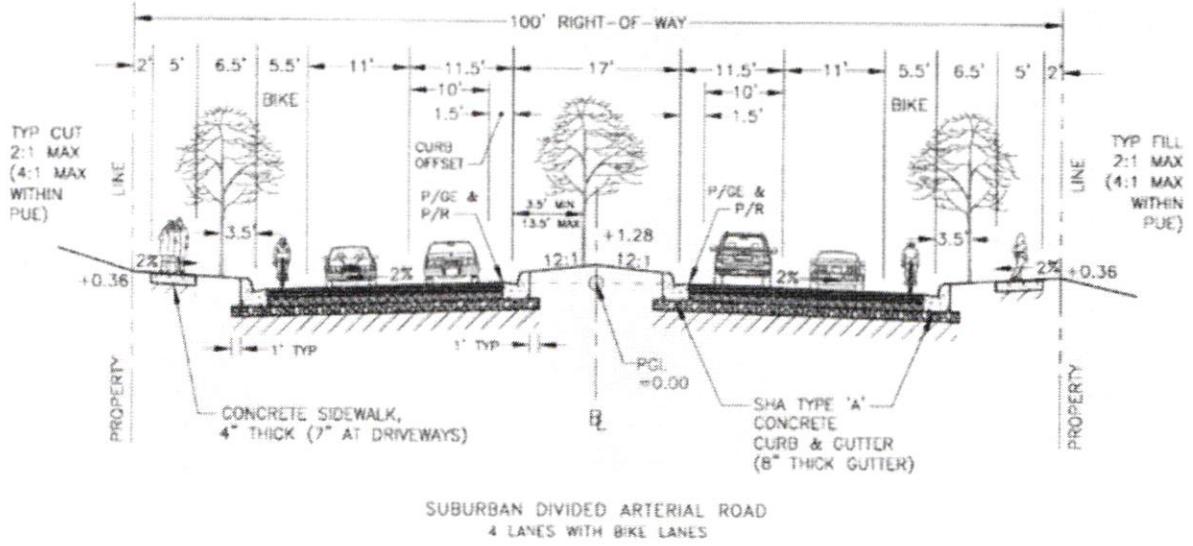
[1] See A-261d (Medical Center Drive).

[2] At pages 88–90, the GSSC Master Plan calls for: 1) SP-66, a shared use path along the length of the CCT including along Medical Center Drive; and 2) LB-1, the LSC Loop Trail, "3.5-mile recreational path connecting major destinations in the LSC districts. Portions coterminous with SP-66, the CCT shared use path." The LSC Loop Trail runs along Medical Center Drive coterminous with SP-66.



Master Plan Cross-Section

As noted, the Master Plan Cross-Section is a modification of the Suburban Divided Arterial Road, Four Lanes with Bike Lanes ("Standard 2004.10A") shown below:



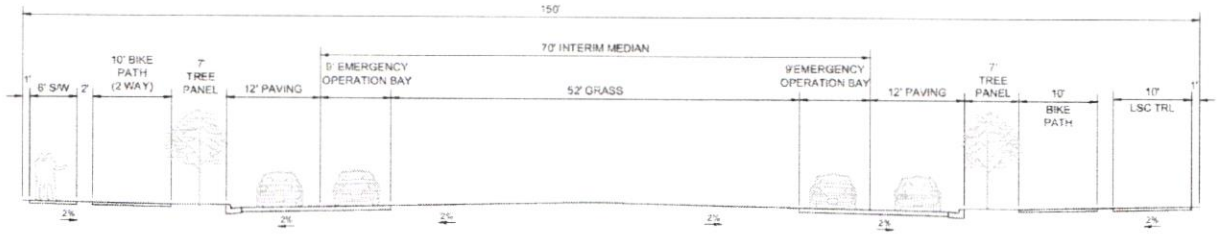
Standard MC-2004.10A

Standard 2004.10A requires only 100 feet of ROW, a 17-foot median, and 5-foot and 5.5-foot bike paths. (GSSC Master Plan pp. 84–85.) Additionally, both the GSSC Master Plan and the 2018 Bicycle Master Plan recommend additional improvements within the Medical Center Drive ROW as summarized above which further modify Standard 2004.10A. These modifications result in the Master Plan Cross-Section shown above.

The Applicant, through Rodgers Consulting, has requested a design exception to Standard 2004.10A to accommodate the GSSC Master Plan and 2018 Bicycle Master Plan recommendations

MILES & STOCKBRIDGE P.C.

for Medical Center Drive, by letter dated March 23, 2021 to William Whelan ("Modification Letter"). Applicant's requested modification to Standard 2004.10A is illustrated in the following cross-section called "Modified Interim Condition" ("Modification"):



MODIFIED MC-2004.10A INTERIM CONDITION
MEDICAL CENTER DRIVE

Applicant proposes to dedicate the full 150 feet of ROW to public use for Medical Center Drive. This dedication consists of approximately 7.3 acres, which represents approximately 17% of the Property, and will accommodate the Master Plan Cross-Section, shown above, including four travel lanes and the CCT. The Applicant proposes to construct the Interim Condition. The Interim Condition, also depicted above, includes construction of all elements called for in the Master Plan Cross-Section with the exception of two of the four travel lanes and the CCT. Specifically, the Interim Condition will include two 12-foot travel lanes (two as 9-foot emergency operation bays), two 10-foot bike lanes, the 10-foot LSC Loop Trail, a 6-foot sidewalk, two 7-foot tree panels, and a 70-foot interim median.

Proposed Density and Impact of Anticipated Traffic Volumes on Medical Center Drive

Circumstances regarding potentially high levels of anticipated density for the PSTA Site under the CR optional method have failed to materialize since the GSSC Master Plan was adopted nearly eleven years ago. The GSSC Master Plan anticipated the demand for a dense commercial/residential development with a potential yield of 2,000 dwelling units and supporting retail and services. (GSSC Master Plan, p. 38). Market factors have never supported the high levels of multifamily residential development reflected in the density assumptions or related levels of retail and service uses on the Property. The Project proposal of 630 dwelling units using the standard method of development with the unit mix proposed and very limited new retail is compliant with GSSC Master Plan zoning and represents the acceptable density feasible for the Property under realistic market circumstances.

This density level does not support the construction of Medical Center Drive with four travel lanes as demonstrated by the attached April 20, 2021, transportation analysis prepared by The Traffic Group regarding the impact of projected traffic volumes from the Project and background approvals on the projected capacity of Medical Center Drive ("Analysis"). A copy of the Analysis is attached as Exhibit "A". As part of the Analysis, The Traffic Group reviewed existing traffic volumes which would be impacted by the construction of Medical Center Drive in

addition to approved background traffic. As a four-lane divided roadway, Medical Center Drive would be expected to have a capacity of 4,200 vehicles per hour, or 1,050 per lane. Based on background traffic, the projected hourly traffic volume that would be anticipated along Medical Center Drive would be approximately 670 vehicles during the morning peak and 576 during the evening peak. When applicable directional volumes were considered, only 24% of the capacity southbound and 17% northbound would be utilized based on four lanes.

In view of their analysis, The Traffic Group found that:

> ". . . the future anticipated volumes along Medical Center Drive could clearly be accommodated by one thru lane of traffic in each direction operating at a maximum of 48% of capacity in the southbound direction and 34% of capacity in the northbound direction. The addition of the traffic projected to have access to Medical Center Drive from the PSTA Site would utilize 2.5% of the capacity in the morning and approximately 2.4% in the evening." (pp. 1-2)

Thus, considering all projected volumes (background and PSTA), The Traffic Group concluded that "Medical Center Drive would be more than capable of handling the projected volumes which would still only represent a maximum of 48% of the capacity with one lane of traffic along Medical Center Drive in each direction during the highest peak hour." (p. 2)

The Cost of Construction of the Full Four Lanes is Disproportionate to the Demand Created by the Project and Constitutes an Unreasonable and Unlawful Exaction

Given that the Project will not generate sufficient traffic to require the construction of four travel lanes for Medical Center Drive, requiring the Applicant to construct four lanes is disproportionate to the burden the Project creates and hence bears no reasonable relationship to the need created by the Project. Courts have held that requirements such as the requirement to construct public road improvements like Medical Center Drive must have "an essential nexus and rough proportionality to the effects of the proposed new use of the specific property at issue." *Koontz v. St. Johns River Water Mgmt. Dist.*, 570 U.S. 595 (2013). Otherwise stated, to pass legal muster, an exaction must: (1) have an essential nexus with a legitimate public purpose; and (2) be "roughly proportional" to the impact on public services created by a development project. *Dolan v. City of Tigard*, 512 U.S. 374, 385, 391 (1994). Even if one accepts that construction of Medical Center Drive as a four lane road serves a legitimate public purpose, requiring the Applicant to construct the Master Plan Cross-Section at a cost that Applicant's consultants have determined to be in excess of several million dollars, lacks proportionality to the Project's impact on the road.

Such an exaction falls squarely within the Supreme Court's stated concern in *Koontz v. St. Johns River Water Mgmt. Dist.* regarding the "...risk that the government may use its substantial power and discretion in land-use permitting to pursue governmental ends that lack an essential

MILES & STOCKBRIDGE P.C.

nexus and rough proportionality to the effects of the proposed new use of the specific property at issue, thereby diminishing without justification the value of the property". *Id.* at 597. As plain from the very limited impact the Project has on Medical Center Drive as a four-lane divided arterial road, the requirement to construct all four lanes does not bear sufficient proportionality to the demands created by the proposed development. We further note that, because the County requires that 30% of the units must be MPDUs, there is no offset from an impact tax credit for the cost of constructing the road.

As discussed above, Applicant proposes to dedicate over 7.3 acres of the approximately 44-acre Property to public use for Medical Center Drive. This ROW is approximately 50 feet larger in width than a typical divided arterial road with four lanes in order to permit the uncertain future construction of the CCT. The Project does not depend or rely on the CCT for adequacy. Additionally, the CCT is not funded and has no known timeline for funding or construction. It is, therefore, Applicant's position that the dedication of ROW over 100 feet is unreasonable. However, in an effort to resolve the continued objection of MCDOT to reducing the ROW from 150 feet, Applicant has agreed to dedicate the 150 feet requested. To require the construction of four lanes of the road is unacceptable to Applicant for the reasons stated above. Applicant, therefore, requests that the Modification for Medical Center Drive be approved.

Thank you for your time and consideration. Please do not hesitate to contact us should you have any questions of need any further information.

Very truly yours,

Barbara A. Sears /kdm

Barbara A. Sears

Laura Tallerico /kdm

Laura M. Tallerico

Enclosure

cc: Brenda Pardo
Carrie Sanders
Tamika Graham
John Clarke
David Flanagan
Doug Flanagan
Kate Kubit
Wes Guckert
Glenn Cook
Randall Rentfro
Gary Unterberg

EXHIBIT A

The Traffic Group

A SERVICE DISABLED VETERAN-OWNED SMALL BUSINESS

CORPORATE OFFICE
Baltimore, MD
Suite H
9900 Franklin Square Drive
Baltimore, Maryland 21236
410.931.6600
fax: 410.931.6601
1.800.583.8411

DELMARVA OFFICE
443.290.4060

FIELD OFFICE LOCATIONS

Arkansas
Florida
Georgia
Maine
Maryland
New York
North Carolina
Ohio
South Carolina
Texas
Utah
Virginia
West Virginia

Merging Innovation and Excellence®
www.trafficgroup.com

April 20, 2021

The ELMS at PSTA, LLC
c/o Elm Steet Development
1355 Beverly Road, Suite 420
McLean, Virginia 22101

Attn: Kathryn L. Kubit

RE: Medical Center Drive
PSTA Site
Montgomery County, Maryland
Our Job No.: 2019-0201

Dear Ms. Kubit:

As requested, The Traffic Group, Inc. has had an opportunity to review the anticipated capacity for the segment of Medical Center Drive, which is shown on the Master Plan to extend from MD 28 (Key West Avenue) to the north to MD 119 (Great Seneca Highway) to the south. The subject roadway was originally planned to be a four-lane divided arterial roadway with a posted speed limit of 25 MPH. Based on data contained in the Highway Capacity Manual, a four-lane divided roadway with a posted speed limit of 25 MPH would be expected to have a capacity of 1,050 vehicles per hour per lane for a total of 4,200 vehicles for all four lanes per hour.

Although The Traffic Group does not have access to the model originally developed for the design of Medical Center Drive, we have reviewed the existing traffic volumes which would be impacted by the construction of Medical Center Drive in addition to the anticipated development to occur in this area that has been approved but not yet constructed. This traffic is referred to as the background traffic. There is other development in this area that would be anticipated to utilize Medical Center Drive if the property is to be developed in the future.

Medical Center Drive is essentially a parallel roadway for Darnestown Road between MD 128 (Key West Avenue) to the north and MD 119 (Great Seneca Highway) to the south. Based on the background traffic that was utilized in the Traffic Impact Analysis prepared for the PSTA Site, the projected hourly traffic volumes that would be anticipated along Medical Center Drive would be approximately 670 vehicles during the morning peak hour and approximately 576 vehicles during the evening peak hour. Based on the directional volumes, it would be anticipated that the southbound traffic projected along Medical Center Drive would be 24% of the capacity of this roadway if it was constructed as a four-lane divided roadway. The highest northbound volume would represent approximately 17% of the capacity available for a four-lane roadway. Based on this information, it is clear that the future anticipated volumes along Medical Center Drive could clearly be accommodated by one thru lane of traffic in each direction operating at a maximum of 48% of capacity in the southbound direction and 34% of capacity in the northbound direction. The addition of the traffic projected to

have access to Medical Center Drive from the PSTA Site would utilize 2.5% of the capacity in the morning and approximately 2.4% in the evening.

Based on the above calculations, it is clear that with the projected traffic volumes for the background traffic conditions represented in the Traffic Impact Analysis prepared for the PSTA Site as well as the traffic projected to be generated by the PSTA Site, Medical Center Drive would be more than capable of handling the projected volumes which would still only represent a maximum of 48% of the capacity with one lane of traffic along Medical Center Drive in each direction during the highest peak hour.

Furthermore, the traffic projected to be generated by the PSTA Site would only utilize a maximum of 2.5% of the available capacity in each direction of a four-lane roadway along Medical Center Drive based on the traffic projections contained in the Revised Traffic Impact Analysis.

Therefore, it is clear from this analysis, as it relates to the capacity of Medical Center Drive and its ability to accommodate the projected traffic volumes in this area, that Medical Center Drive would be more than adequate to handle the projected demand if constructed as a two-lane roadway versus the four-lane roadway reflected in the Master Plan.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Glenn Cook

Glenn E. Cook
Senior Vice President

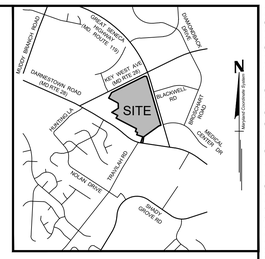
GEC:amr/smb

(F:\2019\2019-0201_PSTA Site LATR\DOCS\CORRESP\ANALYST\April 2021\Ltr_Sears.docx)

PSTA SITE

PRELIMINARY PLAN #120200100

PRELIMINARY NOT FOR CONSTRUCTION



VICINITY MAP
1" = 2,000'

PROJECT TEAM:

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

APPLICANT:
THE ELMS AT PSTA, LLC
1355 BEVERLY ROAD, SUITE 240
MCCLEAN, VA 22101

ATTORNEY:
MILES & STOCKBRIDGE PC
11 N WASHINGTON ST # 700,
ROCKVILLE, MD 20850

TRAFFIC:
THE TRAFFIC GROUP
9900 FRANKLIN SQUARE DRIVE, SUITE H
BALTIMORE, MD 21236

LANDSCAPE ARCHITECT/CIVIL ENGINEER:
RODGERS CONSULTING, INC.
19847 CENTURY BOULEVARD, SUITE 200
GERMANTOWN, MD 20874



SHEET INDEX

Sheet	Sheet Title	MCPD File Name
1	Cover Sheet	07-PREL-120200100-001
2	Resolution	07-PREL-120200100-002
3	Approvals	07-PREL-120200100-003
4	Notes and Data Tables	07-PREL-120200100-004
5	Preliminary Plan Composite	07-PREL-120200100-005
6	Preliminary Plan	07-PREL-120200100-006
7	Preliminary Plan	07-PREL-120200100-007
8	Preliminary Plan	07-PREL-120200100-008
9	Preliminary Plan	07-PREL-120200100-009
10	Preliminary Plan	07-PREL-120200100-010
11	Preliminary Plan	07-PREL-120200100-011
12	Preliminary Plan Details	07-PREL-120200100-012
13	Preliminary Plan Open Space Exhibit	07-PREL-120200100-013
1	Preliminary Forest Conservation Plan	10-FCP-120200100-001
2	Preliminary Forest Conservation Plan	10-FCP-120200100-002
1	Road Grades	21-RG-120200100-001

GRAPHIC SCALE
200' 0 100' 200' 400' 800'
1 INCH = 200 FT



SHEET KEY
1" = 2,000'

NOTE: FINAL LOT SIZES AND DIMENSIONS TO BE DETERMINED 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 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, ELECTRIC SPACES, SIDEWALK AND BIKE PATH TIE-INS AT INTERSECTIONS WILL BE FINALIZED AT SITE PLAN.

07-PREL-120200100-001
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._____, 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 20850
Phone:
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."

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 ____

COVER SHEET

SCALE: 1" = 200'
JOB No. 0643T
DATE: MARCH, 2021
SHEET No. 1 OF 13

N:\MD-Montgomery\PSTA\Landscape\Plot Plans\Preliminary Plan\PSTA Preliminary Plan Cover.dwg Layout1 May 14, 2021, 4:32pm

PRELIMINARY NOT FOR CONSTRUCTION

N:\MD-Montgomery\PST\Autocad\Plot Plans\Preliminary Plan\PSTA Preliminary Plan Resolution and Approvals.dwg Layout:May 14, 2021, 4:33pm

NOTE: FINAL LOT SIZES AND DIMENSIONS TO BE DETERMINED 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 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, ELECTRIC SPACES, SIDEWALK AND BIKE PATH TIE-INS AT INTERSECTIONS WILL BE FINALIZED AT SITE PLAN.

07-PREL-120200100-002
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._____, 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 20850

Phone:

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."

STATE OF MARYLAND — KATHRYN KUBIT — 32599 — REGISTERED PROFESSIONAL ENGINEER

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 ____

RESOLUTION

SCALE: N/A
JOB No. 0643T
DATE: MARCH, 2021
SHEET No. 2 OF 13

PRELIMINARY NOT FOR CONSTRUCTION

NOTE: FINAL LOT SIZES AND DIMENSIONS TO BE DETERMINED 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 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, ELECTRIC SPACES, SIDEWALK AND BIKE PATH TIE-INS AT INTERSECTIONS WILL BE FINALIZED AT SITE PLAN.

07-PREL-120200100-003
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._____, 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 20850

Phone:

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."

STATE OF MARYLAND — KATHRYN KUBIT — 32599 — REGISTERED PROFESSIONAL ENGINEER

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 ____

APPROVALS

SCALE: N/A
JOB No. 0643T
DATE: MARCH, 2021
SHEET No. 3 OF 13

N:\MD-Montgomery\PST\Autocad\Plot Plans\Preliminary Plan\PSTA Preliminary Plan Resolution and Approvals.dwg Layout:May 14, 2021, 4:33pm

PRELIMINARY NOT FOR CONSTRUCTION

GENERAL NOTES:

1. THIS PLAN IS COMPRISED OF ALL OF PARCEL 850, AS SHOWN ON MONTGOMERY COUNTY TAX MAP GRID FS41 (TAX ACCOUNT NO. 00773933).
2. THE PROPERTY BOUNDARY IS BASED ON A FIELD SURVEY PERFORMED BY RODGERS, INC. IN APRIL 2019.
3. THE TOPOGRAPHIC INFORMATION SHOWN IS FLOWN TOPOGRAPHY BY MCKENZIE SNYDER (2019) AND IS SHOWN AT A 2 FOOT CONTOUR INTERVAL.
4. THE SITE IS WITHIN THE UPPER MUDDY BRANCH SUBWATERSHED OF THE LOWER POTOMAC DIRECT WATERSHED, CLASS I-P.
5. THE SITE IS NOT WITHIN A SPECIAL PROTECTION AREA (SPA). THERE ARE NO FEMA MAPPED FLOODPLAINS ON OR WITHIN 100' OF THE SITE (FEMA FIRM MAP# 24031C0327D SEPT. 29, 2006).
6. PER THE GREATER SENECA SCIENCE CORRIDOR MASTER PLAN APPROVED AND ADOPTED 2010, THERE ARE NO HISTORIC RESOURCES OR RUSTIC ROADS ON OR WITHIN 100' OF THE SITE.
7. THE PROJECT IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS, AND IS CURRENTLY IN SERVICE CATEGORIES W-1 AND S-1, RESPECTIVELY.
8. PUBLIC UTILITY EASEMENT AND RIGHTS OF WAYS 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.
9. UTILITY SERVICE PROVIDERS:
   - WATER AND SEWER: WSSC
   - ELECTRIC: PEPCO
   - GAS: WASHINGTON GAS
   - PHONE: VERIZON
   - CABLE TV: COMCAST
10. PROPOSED UTILITIES SHALL BE UNDERGROUND AT DIRECTION OF UTILITY COMPANIES.
11. THE SUBJECT PROPERTY IS NOT IN A SPECIAL TAXING AREA.
12. PROJECT TO BE DEVELOPED UNDER THE CR-ZONE STANDARD METHOD.
13. PUBLIC SIDEWALKS NEED TO MEET ADA-PROWAG STANDARDS. SPECIFIC DETAILS ARE NOTED ON THE DETAIL SHEET(S) PER MONTGOMERY COUNTY STANDARDS. ALL HANDICAP RAMPS, SIDEWALKS, 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.
14. ALL ADA ACCESSIBLE RAMPS TO SHOW 1.5% SLOPES IN LATERAL AND LONGITUDINAL DIRECTION.
15. THIS PROPERTY IS SUBJECT TO PREVIOUS DEDICATIONS.

CR ZONE - STANDARD METHOD

	Great Seneca Science Corridor Master Plan	Zoning Ordinance	Preliminary Plan	
ZONING:				
Existing Zone	CR	CR	CR	
Proposed Zone	CR	CR	CR	
[6]**GROSS TRACT AREA:**				
Gross Tract Area =			44.84	A.C.
Public Road R/W =			13.45	A.C.
Stream Valley Buffer =			3.35	A.C.
Street Dedication - GS Highway			2.87	A.C.
28)			0.42	A.C.
Street Dedication - Darnestown Road			0.04	A.C.
Dedication - Parcel A, Block C			0.19	A.C.
Land Conveyance to the County - Parcel A			0.59	A.C.
Future Dedication - Parcel B, Block A			0.58	A.C.
Future Dedication - Parcel F, Block F			0.27	A.C.
UNIT TYPE:				
Market Rate 2 over 2 Units (MF) =			26	Units
Market Rate Apartment Units (MF) =			163	Units
Market Rate Townhose Units (SFA) =			252	Units
MPDU Units - 20% Required = 126 MPDUs (Total units 629 * 20% = 126) **30% Provided = 189 MPDUs (Total units 629 * 30% = 189)**	135	CR ZONE FAR = 0.5 MAX 1,048,222 GFA (max 1,220 units) CR Zone Standard Method		
MPDU 2 over 2 Units (MF) =			30	Units
MPDU Apartment Units (MF) =			135	Units
MPDU Townhouse Units (MF) =			24	Units
sub-total MPDU Units =			**189**	**Units**
Total Units =			**630**	**Units**
COMMERCIAL:				
Retail/Service:	Provide supporting retail spaces with redevelopment of PSTA	Retail/Service Establishment (Up to 5,000 SF)	1,740	S.F.
OPEN SPACE (MIN):				
Common/Public Open Space (% of usable area) = [1]Townhouse (SFA) = [1]2 over 2/Apartment (MF) =		10% of 44.84 A.C. 4.48 A.C [1]10% common open space [1]10% public open space	Provided: 4.48	A.C.
Public Use Space (% of usable area) =	15% of 44.84 A.C. 6.73 A.C.		16% of 44.84 A.C. 7.45 A.C.	
POPS:				
Forested Conservation/Tree Area (Area A)			3.14	A.C.
POPS Park/Rectangular Field (Area B)			3.17	A.C.
Other:				
Civic Green (Area D)			0.50	A.C
Pool/Clubhouse (Area E)			0.44	A.C.
Mews (Parcel C & D, Block D)			0.20	A.C.
Total Open Space:			**7.45**	**A.C.**
LOTS & DENSITY (MIN):				
Proposed Buildable Lots:			280	
Proposed Buildable Parcels:			4	
Lot area:				
Townhouse (SFA) =		800 S.F.	900	S.F. (min)
2 over 2/Apartment (MF) =		N/A S.F.	N/A	S.F.
Lot width at front building line:				
Townhouse (SFA) =	N/A	12'	16'	(min)
2 over 2/Apartment (MF) =		N/A	N/A	
Lot width at front line:				
Townhouse (SFA) =	0'	N/A	0'	
2 over 2/Apartment (MF) =	0'	N/A	0'	
Density (MAX):				
CR Zone Density, (0.5 FAR MAX) (GFA = 2,096,444 SF * 0.5)		1,048,222 SF MAX	1,022,771 SF Market Resid 1,740 SF Retail 5,250 SF Poolhouse [5](289,254) SF MPDUs 1,029,7612 SF Total GFA 0.49 Proposed FAR	
[6]Build-to Area (BTA, max setback and min % of building façade)				
Townhouse (SFA) =	N/A	Max Front Setback = 15' Bldg in front street BTA = 70%	Max Front Setback = 15' Bldg in front street BTA = 70%	
2 over 2/Apartment (MF) =	N/A	Max Front Setback = 30' Bldg in front street BTA = 70% Max Side Street Setback = 30' Bldg in side street BTA = 35%	Max Front Setback = 30' Bldg in front street BTA = 70% Max Side Street Setback = 30' Bldg in side street BTA = 35%	
[7]Transparency, for Walls Facing a Street or Open Space				
Townhouse (SFA) =	N/A	Ground story, front (min) = n/a Ground story, side/rear (min) = n/a Upper story (min) = n/a Blank wall, front (max) = 35' Blank wall, side/rear (max) = 35'	Architecture to be coordinated at Site Plan, and shall comply	
2 over 2/Apartment (MF) =	N/A	Ground story, front (min) = 20% Ground story, side/rear (min) = 20% Upper story (min) = 20% Blank wall, front (max) = 35' Blank wall, side/rear (max) = 35'	Architecture to be coordinated at Site Plan, and shall comply	
MPDU Percentage		12.5%	30%	
PRINCIPAL BUILDING SETBACKS (MIN):				
Front setback from public street:				
Townhouse (SFA) =		5'	5'	min
2 over 2/Apartment (MF) =		0'	0	
Side street setback:				
Townhouse (SFA) =		5'	5'	min
2 over 2/Apartment (MF) =		0'	0	
Side street setback, abutting Agricultural, Rural Residential, Residential Detached, or Residential Townhouse zones				
Townhouse (SFA) =		10'	10'	min
2 over 2/Apartment (MF) =		0'	0'	
Side street setback, abutting all other zones				
Townhouse (SFA) =		n/a	n/a	
2 over 2/Apartment (MF) =		0'	0'	
Rear setback, abutting all other zones				
Townhouse (SFA) =		10'	10'	min
2 over 2/Apartment (MF) =		0'	0'	
Side setback between lot and site boundary				
Townhouse (SFA) =		4'	4'	min
2 over 2/Apartment (MF) =		n/a	n/a	
Side setback, end unit				
Townhouse (SFA) =		2'	2'	min
2 over 2/Apartment (MF) =		n/a	n/a	
Rear setback, alley				
Townhouse (SFA) =		4'	4'	min
2 over 2/Apartment (MF) =		4'	4'	min
HEIGHT:				
[7]Height Compatibility (abuts existing Townhouse Zone):			Complies	
Principal building:		150'	75'	
Accessory structure:		25'	25'	

[1] Open space for the townhouse building type is common open space (see Section 6.3.5), and for other building types is public open space (see Section 6.3.6), to be determine at Site Plan.
[2] The baseline parking minimum in the parking table under Section 6.2.4.B may be reduced for MPDUs by multiplying the adjustment factor (0.50) times the baseline minimum.
[3] Final MPDU unit mix to be coordinated with DHCA and determined at Site Plan.
[4] Loading / Bicycle space locations determined at Site Plan.
[5] Project is not subject to any prior dedications.
[6] a. The Build-to Area maximum front or side street setback may be increased by the minimum setback necessary to avoid a platted public transportation or utility easement, or a platted public transportation or utility reservation. b. The Build-to Area requirements may be modified by the Planning Board during site plan review under Section 7.3.4. In approving a site plan submitted under this subsection, the Planning Board must find that the plan: (1) deviates from the Build-to Area requirements only to the extent necessary to accommodate the physical constraints of the site or the proposed land use; and (2) incorporates design elements that engage the surrounding publicly accessible spaces such as streets, sidewalks, and parks.
[7] Per Section 4.1.8.B, the rear setback abutting the CR-Zone, based on the adjacent zone being RT-8.0, is 10'. The maximum height allowed for a detached house in the abutting zone is 35'. The 45 degree plane extending beyond the 10' setback as specified in Section 4.1.8.B.2.b results in a maximum allowable height of 38' at a location 13' from the property line. The 45 degree angle continues to extend at a 1':1' plane into the applicant's property. All proposed townhomes will comply with the height requirement.

PARKING:				
Parking Setbacks for Surface Parking Lots (min)				
Front & side setback				
Townhouse (SFA) =		n/a	n/a	
2 over 2/Apartment (MF) =		must be behind front building line of building in the BTA	Complies	
		Required	**Provided**	
Townhouses (SFA) = 276 total				
Market Townhouses (252 units)		2.0 space/unit = 534 spaces	864	
MPDU Townhouses (24 units)		1.0 space/unit = 14 spaces	48	
Required Off-Street Loading Spaces				
Multi-Unit Living Uses				
50 dwelling units and above		1	0	
Multi-Family Units (MF) = 353 total				
Market 2 over 2 (26 units)				
3 bedroom		2.0 space/unit = 52 spaces	98	*spaces
[2]MPDU 2 over 2 (30 units)				
3 bedroom		[2]1.0 space/unit = 30 spaces	51	*spaces
Market Apartments (163 total units)				
1 bedroom (67)		1.25 space/unit = 84 spaces		
2 bedroom (76)		1.5 space/unit = 114 spaces		
+3 bedroom (20)		2.0 space/unit = 40 spaces		
[2,3]MPDU Apartments (135 total units)			483	*spaces (includes 10 ADA)
1 bedroom (54)		[2]0.625 space/unit = 34 spaces		
2 bedroom (65)		[2]0.75 space/unit = 49 spaces		
+3 bedroom (16)		[2]1.0 space/unit = 16 spaces		
Total Parking		967 spaces	1,544	*spaces (includes motorcycle/ scooter parking)
			*129 spaces on street (includes 4 ADA, 483 apartment parking lot spaces includes 10 ADA)	
Commercial Uses				
Retail/Service Establishment 1,740 SF Retail		5.0/1,000 SF of Gross Leasable Area	Required: 9 Provided: 9	spaces
[4]**Bicycle Parking**				
Multi-Unit Living - Dwelling Unit (298) Apartments (56) 2 over 2s		0.50 / unit (100 max) 95% long-term	Required: 100 Provided: 100	spaces
Retail/Service Establishment (1,740 sf)		1.0 / 10,000 SF of GFA	Required: 1 Provided: 1	space
Motorcycle /Scooter Parking		2% of vehicle spaces (10 max)	Required: 10 Provided: 10	spaces

CR ZONE FAR

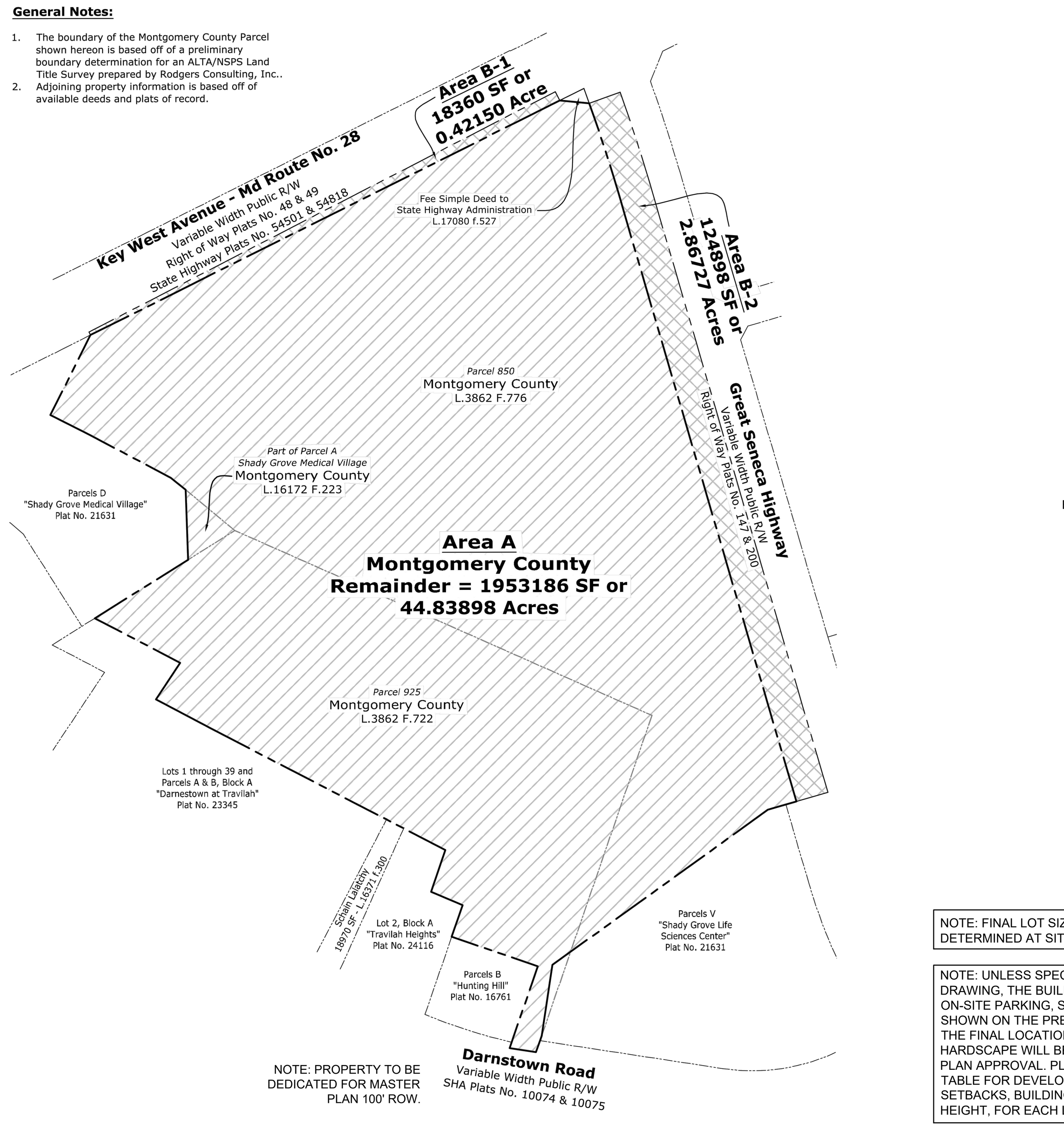
Allowed Project Density	Zone	Max Total FAR	Gross Tract Area (GTA)	Max Total Gross Floor Area (GFA)	Max Commercial FAR	Max Commercial GFA	Max Residential FAR	Max Residential GFA
Preliminary Plan PSTA Site	*CR-1.0, C-0.5, R-1.0, H-150*	1.00	*Dedication* / *GTA* **PSTA Site** 1,953,230 Street Dedication - GS Highway 124,898 Street Dedication - Key West Highway (MD 28) 18,360 **Total Gross Tract Area 2,096,488**	2,096,488	0.5	1,048,244 SF	1.0	2,096,488 SF [5](plus MPDUs)
Proposed Project Density (CR Zone - Standard Method)	Zone	Proposed Max Total FAR (CR Zone - Standard Method)	Gross Tract Area (GTA) (CR Zone - Standard Method)	Proposed Max Total Gross Floor Area (GFA) (CR Zone - Standard Method)	Proposed Max Commercial FAR (CR Zone - Standard Method)	Max Commercial GFA (CR Zone - Standard Method)	Max Residential FAR (CR Standard Method)	Max Residential GFA (CR Zone - Standard Method)
Preliminary Plan PSTA Site	*CR-1.0, C-0.5, R-1.0, H-150*	The greater of 0.5 FAR or 10,000 SF of gross floor area	**Total Gross Tract Area 2,096,488**	1,048,244 [5](plus MPDUs)	0.5 0.001 (proposed)	*Type* / *GFA(SF)* Retail 1,740 Total Retail 1,740	0.5 0.49 (proposed)	*Type* / *GFA(SF)* Market 2 over 2 units (MF) 56,160 Market Apartment Units (MF) 263,851 Market Townhouse Units (SFA) 702,760 MPDU 2 over 2 units (MF) 46,080 MPDU Apartment Units (MF) 209,382 MPDU Townhouse Units (SFA) 33,792 [5]Total MPDU Excluded (289,254) Market SF 1,022,771 Poolhouse 5,250 Total Residential 1,022,771 Total GFA (res + retail) 1,029,761 [5,6]Proposed FAR 0.49

[5] Per Zoning Ordinance Section 4.5.2.C.1.c., For any application that includes more than 12.5% of the gross residential floor area as Moderately Priced Dwelling Units (MPDUs), qualified under Chapter 25A, the following provision applies: Except in the Bethesda Overlay zone, residential density may be increased above the mapped residential FAR by 30% plus 0.1% for each 0.1% increase in MPDUs above 20%.

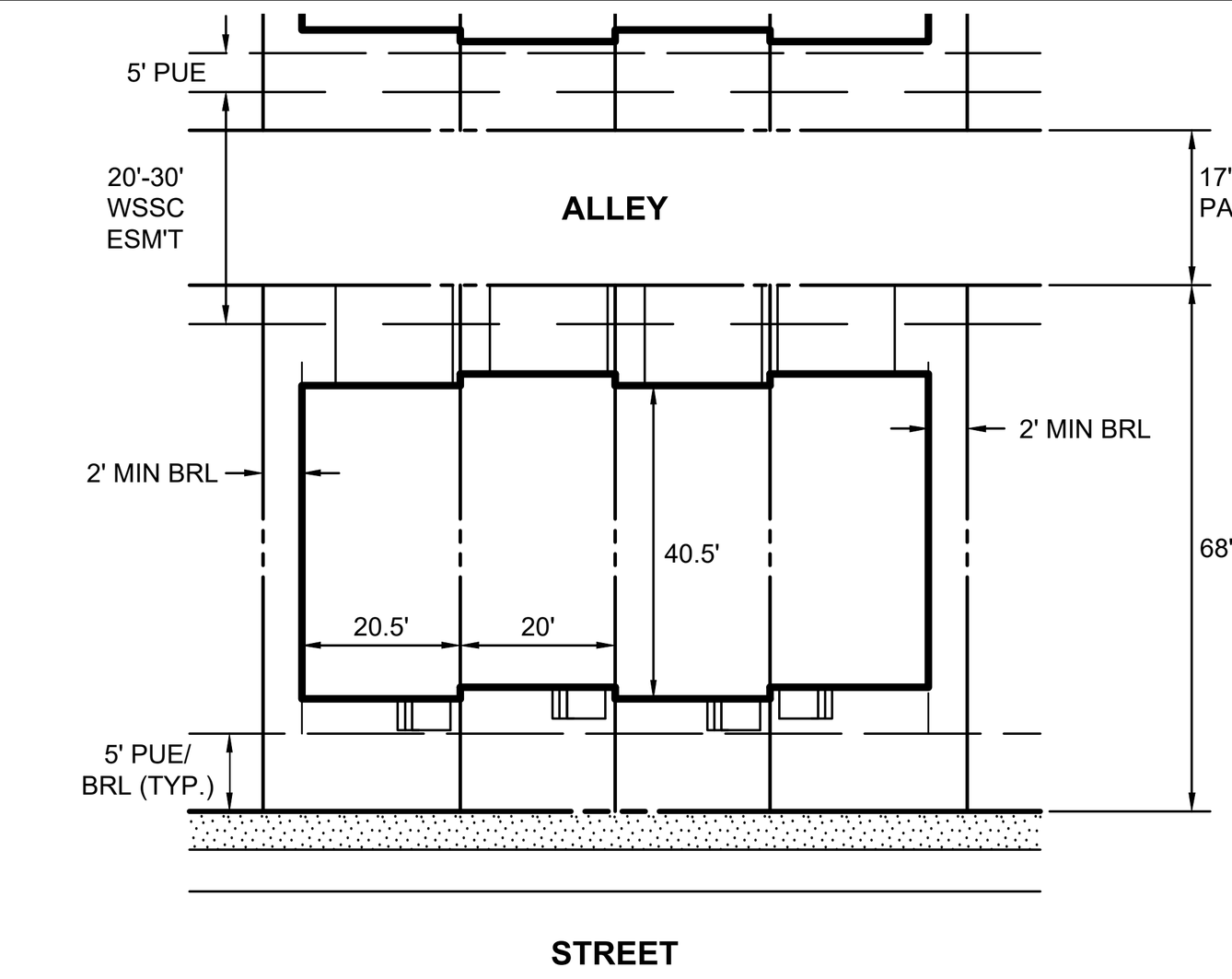
6 Proposed FAR will not exceed 0.50, but GFA (SF) by unit type may change at time of Site Plan.

General Notes:

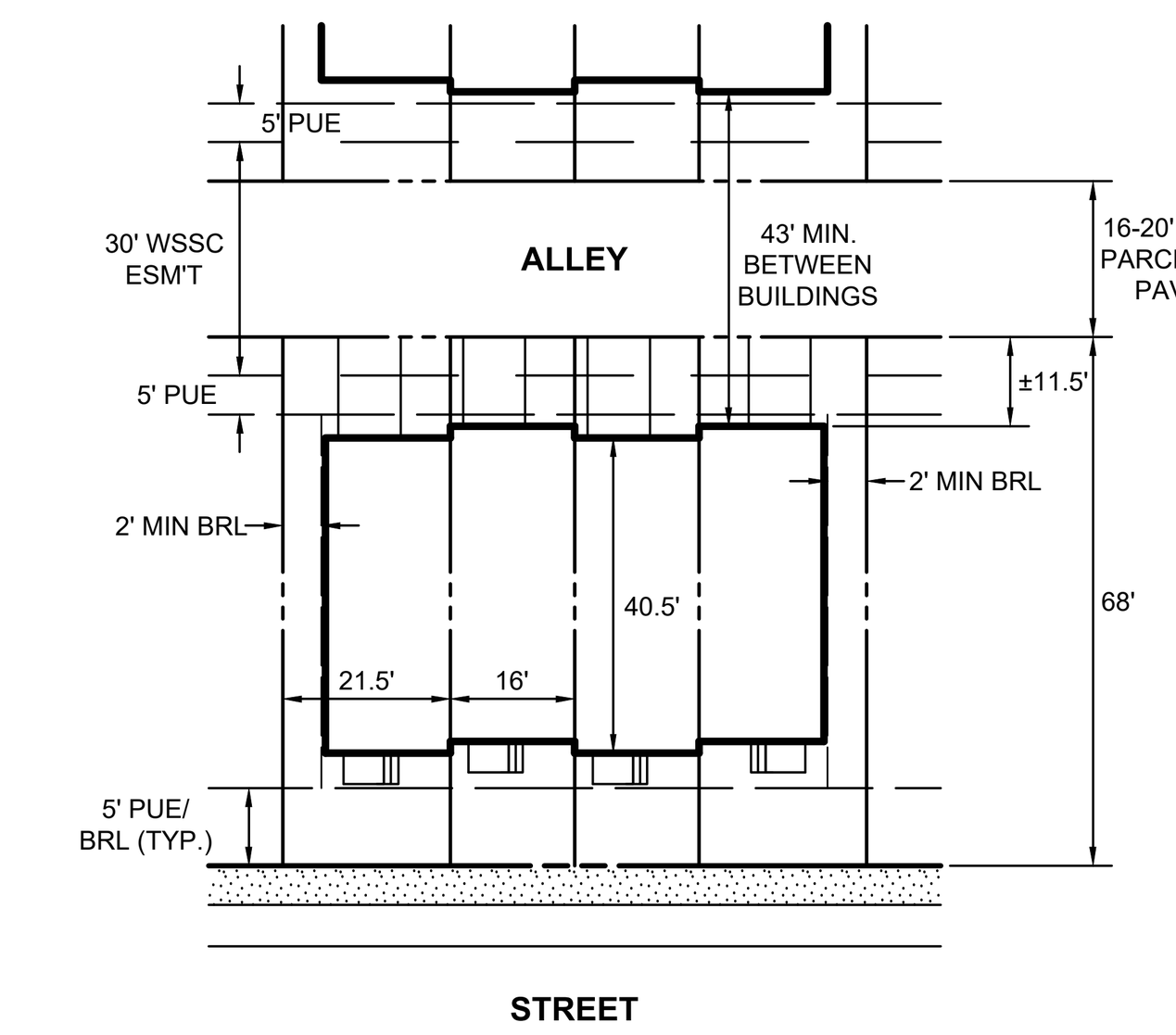
1. The boundary of the Montgomery County Parcel shown hereon is based off of a preliminary boundary determination for an ALTA/NSPS Land Title Survey prepared by Rodgers Consulting, Inc..
2. Adjoining property information is based off of available deeds and plats of record.



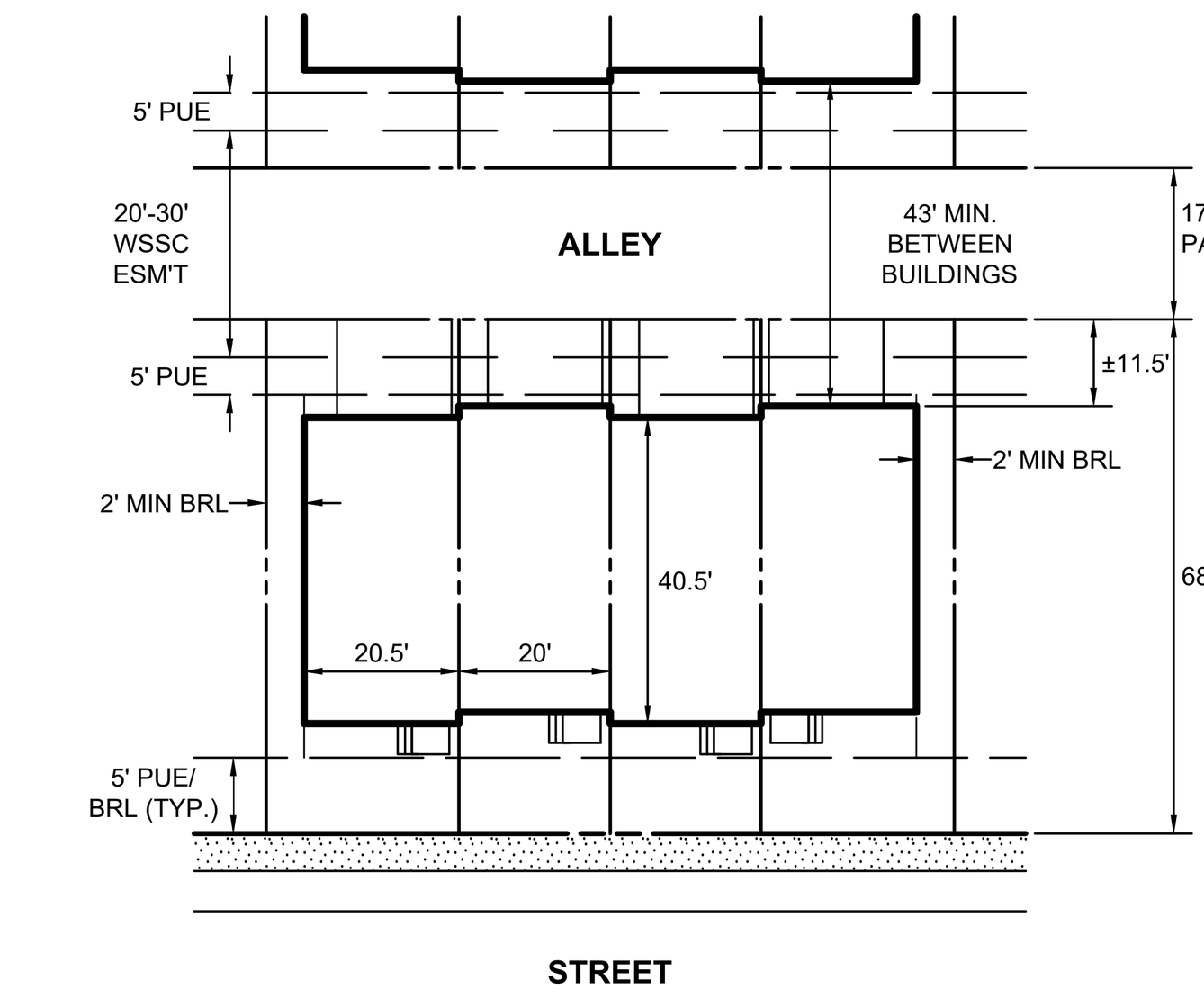
GROSS TRACT AREA EXHIBIT
Not to scale



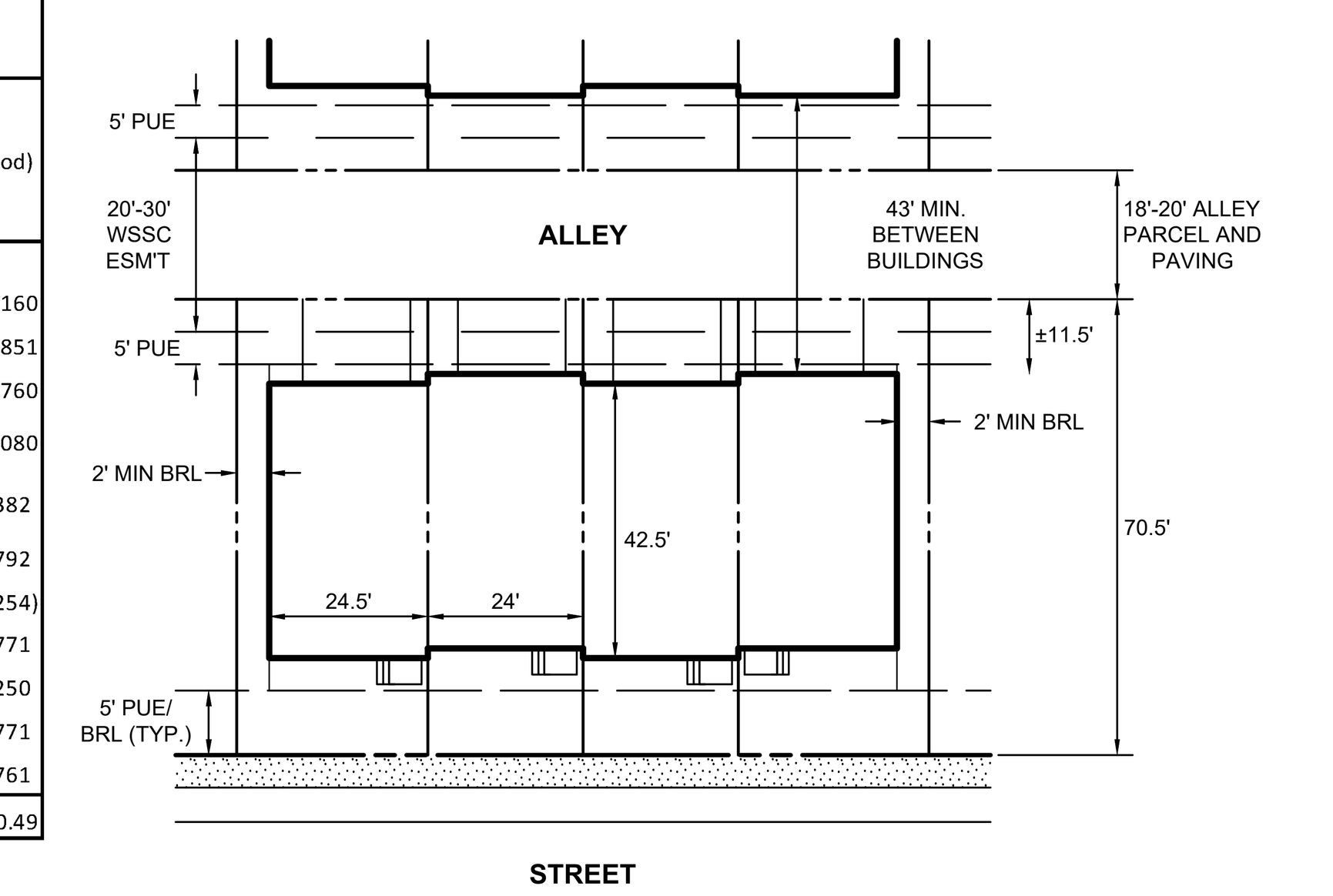
TYPICAL 20' X 48' TOWNHOUSE LOTS



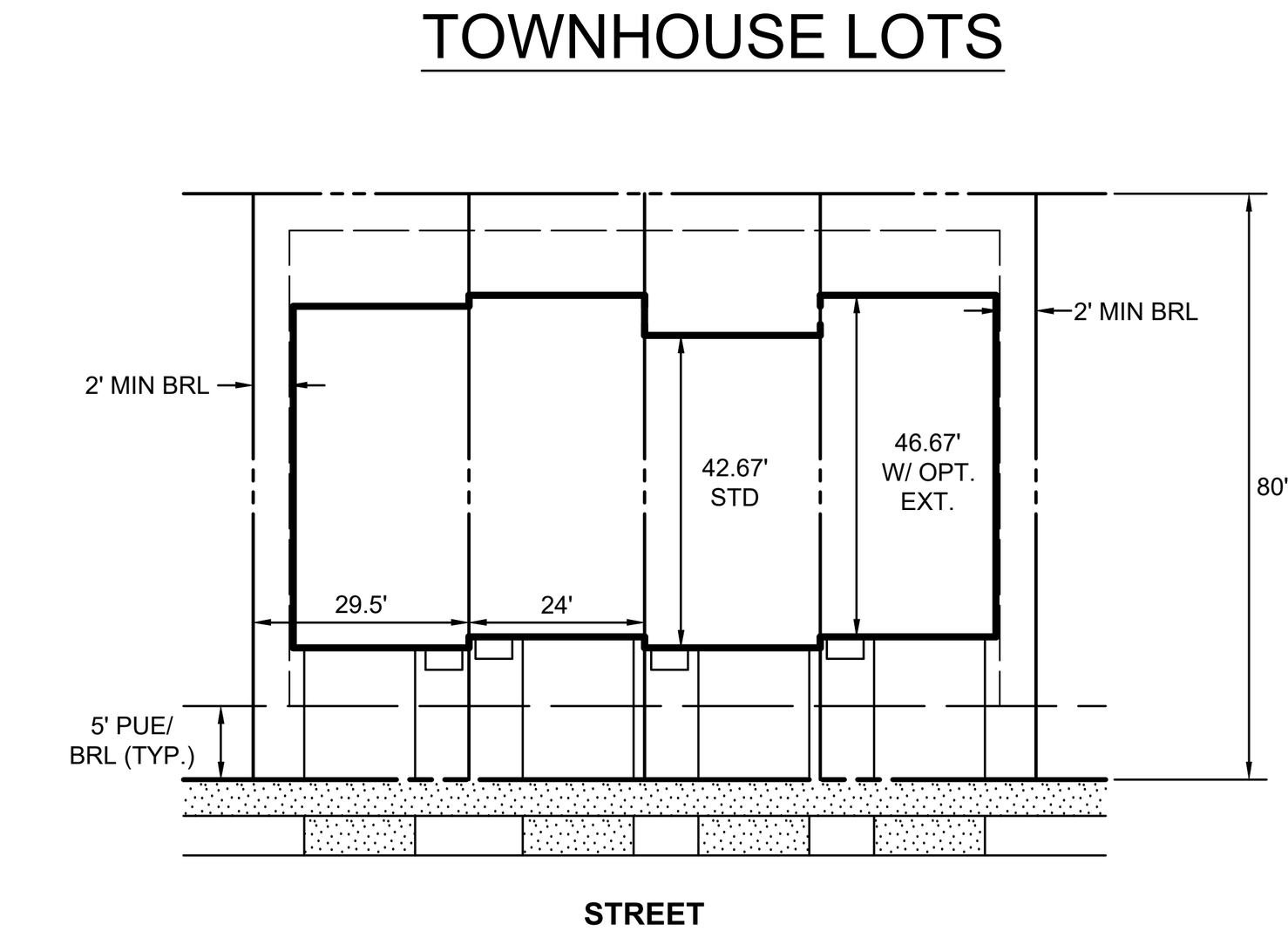
TYPICAL 16' WIDE (MPDU) TOWNHOUSE LOTS



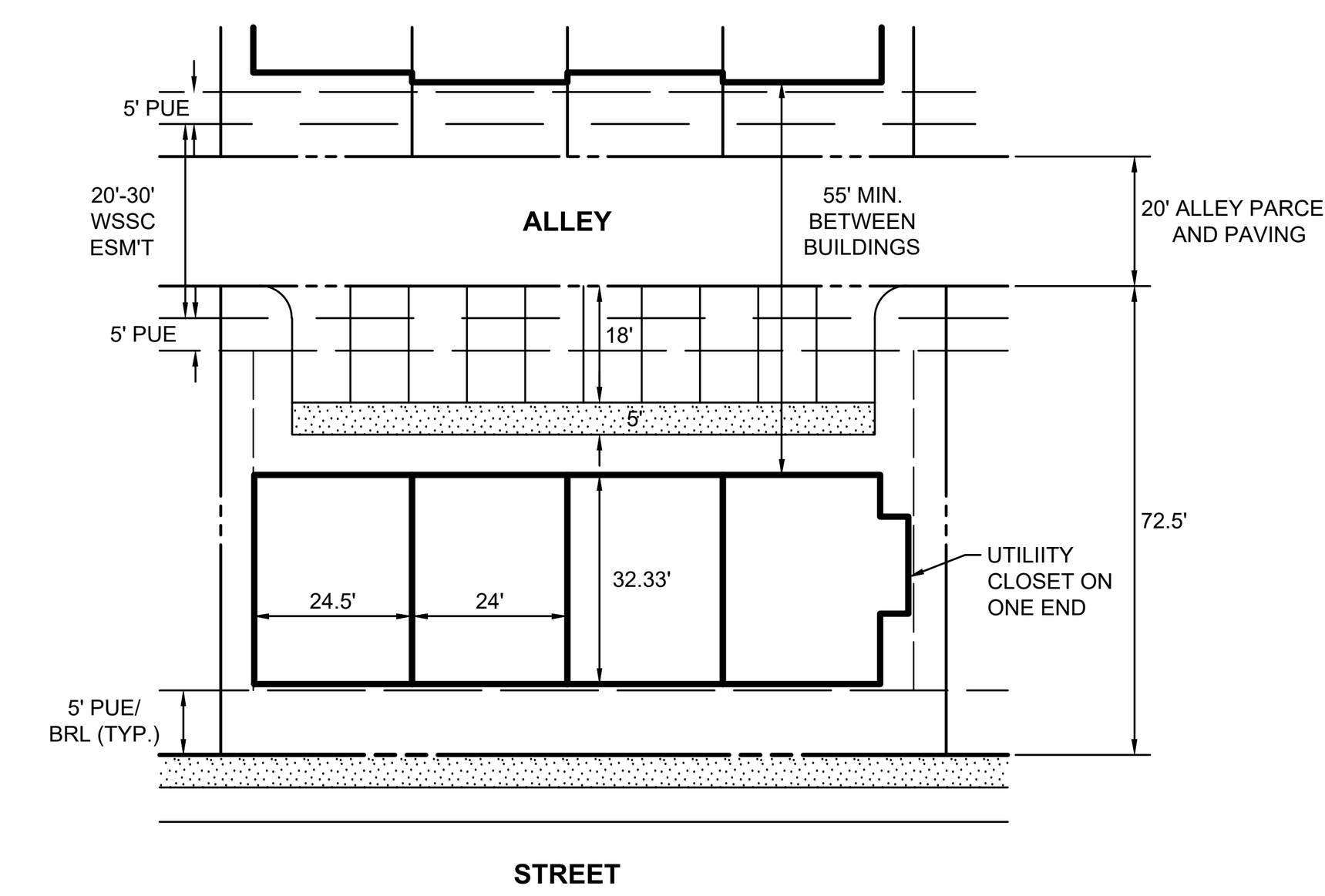
TYPICAL 20' X 20' TOWNHOUSE LOTS



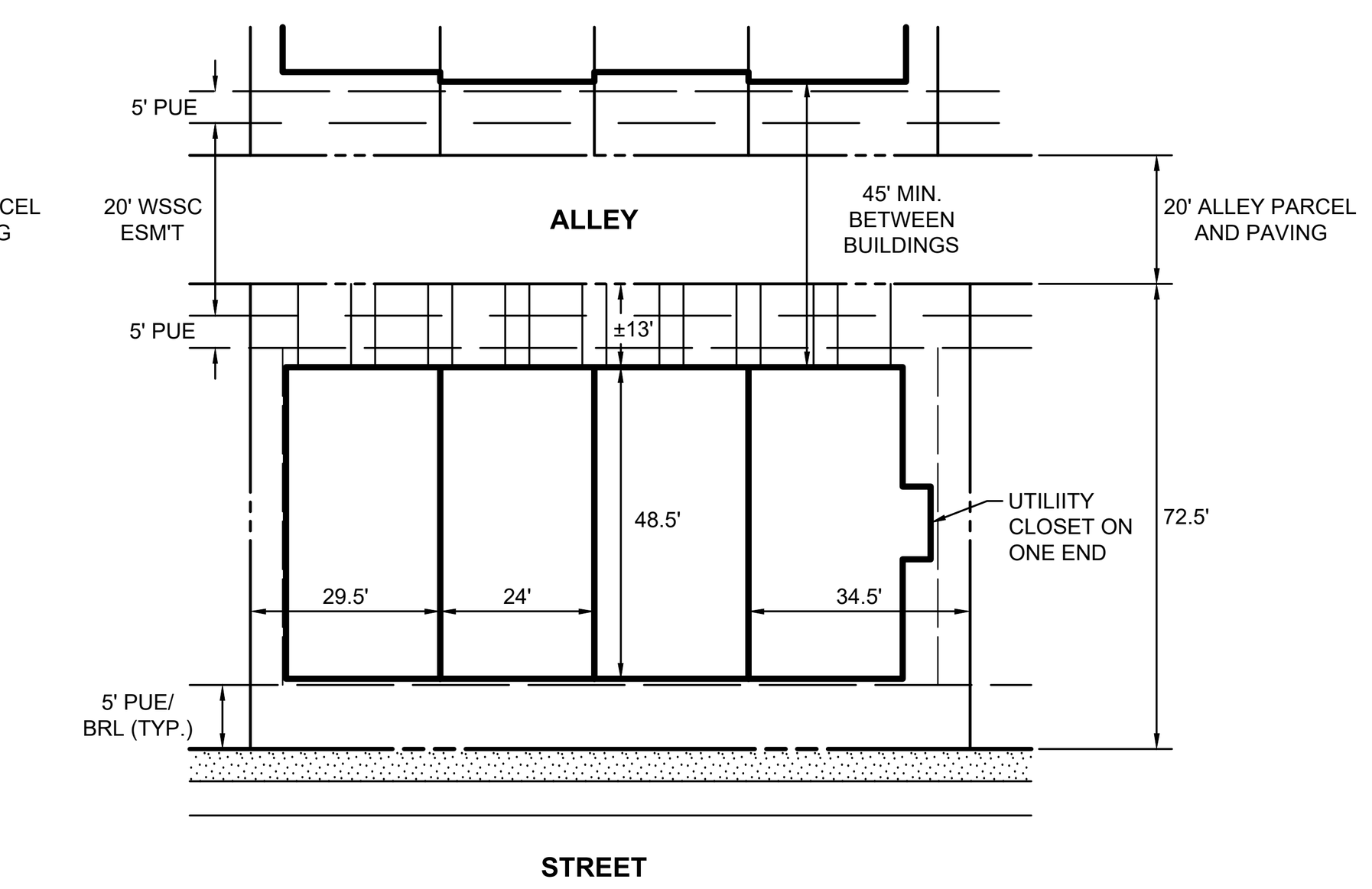
TYPICAL 24' WIDE, REAR LOAD TOWNHOUSE LOTS



TYPICAL 24' WIDE, FRONT LOAD TOWNHOUSE LOTS



TYPICAL 24' WIDE, 2 OVER 2 CONDO UNITS (MPDU)



TYPICAL 24' WIDE, 2 OVER 2 CONDO UNITS

NOTE: FINAL LOT SIZES AND DIMENSIONS TO BE DETERMINED 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 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, ELECTRIC SPACES, SIDEWALK AND BIKE PATH TIE-INS AT INTERSECTIONS WILL BE FINALIZED AT SITE PLAN.

07-PREL-120200100-004
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.____________, 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 20850
Phone:
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."

STATE OF MARYLAND WILLIAM KC REED 32599 PROFESSIONAL ENGINEER

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		

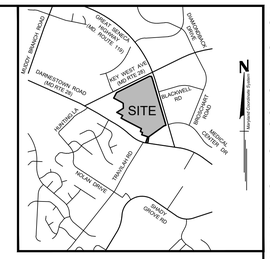
RODGERS CONTACT:
RELEASE FOR
BY______ DATE ____

NOTES AND DATA TABLES

SCALE: NTS
JOB No. 0643T
DATE: MARCH, 2021
SHEET No. 4 OF 13

N:\MD-Montgomery\PSTA\autocad\Plot Plans\Preliminary Plan\PSTA Preliminary Notes and Data Tables.dwg Layout1 May 14, 2021, 4:36pm

PRELIMINARY NOT FOR CONSTRUCTION



VICINITY MAP
1" = 2,000'

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

NOTE: FINAL LOT SIZES AND DIMENSIONS TO BE DETERMINED 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 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, ELECTRIC 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._____, 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 20850
Phone:
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."

STATE OF MARYLAND · KATHRYN ANN KUBIT · 32599 · REGISTERED PROFESSIONAL ENGINEER

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		

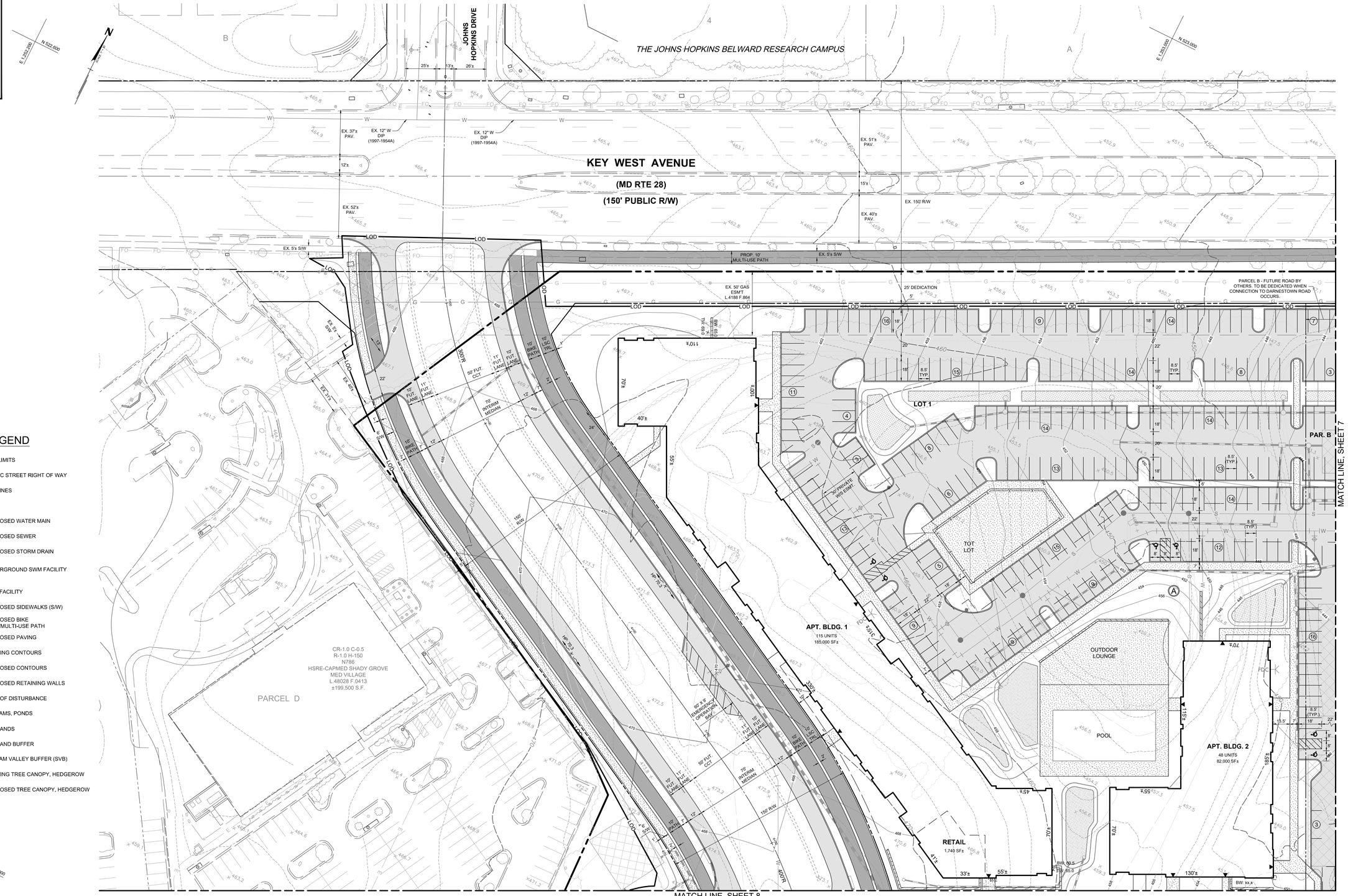
RODGERS CONTACT:
RELEASE FOR
BY_____ DATE ____

PRELIMINARY PLAN COMPOSITE

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

N:\MD.Montgomery\PSTA\Autocad\Plot Plans\Preliminary Plan\PSTA Preliminary Plan Composite.dwg Layout2 May 14, 2021, 4:39pm

PRELIMINARY NOT FOR CONSTRUCTION



LEGEND

- SITE LIMITS
- PUBLIC STREET RIGHT OF WAY
- LOT LINES
- PUE
- W — PROPOSED WATER MAIN
- S — PROPOSED SEWER
- PROPOSED STORM DRAIN
- UNDERGROUND SWM FACILITY
- SWM FACILITY
- PROPOSED SIDEWALKS (S/W)
- PROPOSED BIKE PATH/MULTI-USE PATH
- PROPOSED PAVING
- EXISTING CONTOURS
- PROPOSED CONTOURS
- LOD — LIMIT OF DISTURBANCE
- STREAMS, PONDS
- WETLANDS
- WETLAND BUFFER
- STREAM VALLEY BUFFER (SVB)
- EXISTING TREE CANOPY, HEDGEROW
- PROPOSED TREE CANOPY, HEDGEROW

GRAPHIC SCALE

30' 0 15' 30' 60' 120'

1 INCH = 30 FT

SHEET KEY

1" = 2,000'

NOTE: FINAL LOT SIZES AND DIMENSIONS TO BE DETERMINED 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 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, ELECTRIC SPACES, SIDEWALK AND BIKE PATH TIE-INS AT INTERSECTIONS WILL BE FINALIZED AT SITE PLAN.

PARCEL B - FUTURE ROAD BY OTHERS. TO BE DEDICATED WHEN CONNECTION TO DARNESTOWN ROAD OCCURS.

07-PREL-120200100-006

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._____, 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 20850

Phone:

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."

STATE OF MARYLAND — ANTHONY VO RODGERS — 32599 — REGISTERED PROFESSIONAL ENGINEER

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

SCALE: 1" = 30'
JOB No. 0643T
DATE: MARCH, 2021
SHEET No. 6 OF 13

N:\MD-Montgomery\PST\Autocad\Plot Plans\Preliminary Plan\Prelim Plan.dwg Layout:1 May 14, 2021 4:42pm

PRELIMINARY NOT FOR CONSTRUCTION

THE JOHNS HOPKINS BELWARD RESEARCH CAMPUS

TAX ID# 03307661
FS41 N428
M&M BELWARD SOUTH LLC
L.57545 F.00001
±250,178 SF

E 1,253,300 N 523,150

E 1,264,100 N 523,550

KEY WEST AVENUE
(MD RTE 28)
(150' PUBLIC R/W)

EX. 38'± PAV.

28'±

EX. 150' R/W

EX. 5'± S/W

PROP. 10' MULTI-USE PATH

PARCEL B - FUTURE ROAD BY OTHERS. TO BE DEDICATED WHEN CONNECTION TO DARNESTOWN ROAD OCCURS.

25' DEDICATION

EX. 50' GAS ESMT L.4188 F.864

LOD

MATCH LINE, SHEET 6

LOT 2

APT. BLDG. 3
45 UNITS
65,000 SF±

APT. BLDG. 4
90 UNITS
130,000 SF±

PARCEL A

TRASH/ RECYCLE

30' PRIVATE WSS ESMT

FDC

TW: xx.x
BW: xx.x

75'±

WETLANDS

STREAM

WETLAND BUFFER

STREAM VALLEY BUFFER

EX. 30' WSSC ESMT L.4233 F.769

EX. 15" S RCP (1971-4800B)

10' HT± RETAINING WALL

TW: 35.6
BW: 26.5

GREAT SENECA HIGHWAY
(RTE 119)
(VARIABLE WIDTH PUBLIC R/W)

EX. 103'± PAV.

LSC-1.0
H-150 T
TAX ID# 01741192
FS41 P607
STATE OF MD TO THE USE OF
L.04804 F.00149
±261,360 SF

P607

MATCH LINE, SHEET 9

E 1,254,950 N 522,950

LEGEND

- SITE LIMITS
- PUBLIC STREET RIGHT OF WAY
- LOT LINES
- PUE
- PROPOSED WATER MAIN
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- UNDERGROUND SWM FACILITY
- SWM FACILITY
- PROPOSED SIDEWALKS (S/W)
- PROPOSED BIKE PATH/MULTI-USE PATH
- PROPOSED PAVING
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED RETAINING WALLS
- LIMIT OF DISTURBANCE
- STREAMS, PONDS
- WETLANDS
- WETLAND BUFFER
- STREAM VALLEY BUFFER (SVB)
- EXISTING TREE CANOPY, HEDGEROW
- PROPOSED TREE CANOPY, HEDGEROW

GRAPHIC SCALE

30' 0 15' 30' 60' 120'

1 INCH = 30 FT

SHEET KEY
1" = 2,000'

NOTE: FINAL LOT SIZES AND DIMENSIONS TO BE DETERMINED 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 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, ELECTRIC SPACES, SIDEWALK AND BIKE PATH TIE-INS AT INTERSECTIONS WILL BE FINALIZED AT SITE PLAN.

PARCEL B - FUTURE ROAD BY OTHERS. TO BE DEDICATED WHEN CONNECTION TO DARNESTOWN ROAD OCCURS.

07-PREL-120200100-007
PRELIMINARY PLAN #120200100
WSSC MAP 220NW10
TAX MAP FS341, GRID FS41

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."

PROFESSIONAL CERTIFICATION

The undersigned agrees not to exceed the number of lots set forth on Preliminary Plan Approved No. _____, 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 20850

Phone:

Signature _____

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

SCALE: 1" = 30'
JOB No. 0643T
DATE: MARCH, 2021
SHEET No. 7 OF 13

N:\MD\Montgomery\PSTA\Autocad\Plot Plans\Preliminary Plan\PSTA Preliminary Plan.dwg Layout2 May 14, 2021 4:42pm

MATCH LINE, SHEET 6

MATCH LINE, SHEET 9

MATCH LINE, SHEET 10

PRELIMINARY NOT FOR CONSTRUCTION

N786
HSRE-CAPMED SHADY GROVE
MED VILLAGE
L.48028 F.0413
199,500 S.F.

TAX ID #03691612
FIFTY LLC
FS41
3.08 AC

IRT 8.0
TAX ID #03691612
FIFTY LLC
FS41
3.08 AC

LEGEND

- SITE LIMITS
- PUBLIC STREET RIGHT OF WAY
- LOT LINES
- PUE
- W — PROPOSED WATER MAIN
- S — PROPOSED SEWER
- PROPOSED STORM DRAIN
- UNDERGROUND SWM FACILITY
- SWM FACILITY
- PROPOSED SIDEWALKS (S/W)
- PROPOSED BIKE PATH/MULTI-USE PATH
- PROPOSED PAVING
- 300 — EXISTING CONTOURS
- 298 — 300 — PROPOSED CONTOURS
- PROPOSED RETAINING WALLS
- LOD — LIMIT OF DISTURBANCE
- STREAMS, PONDS
- WETLANDS
- WETLAND BUFFER
- STREAM VALLEY BUFFER (SVB)
- EXISTING TREE CANOPY, HEDGEROW
- PROPOSED TREE CANOPY, HEDGEROW

PROFESSIONAL CERTIFICATION

The undersigned agrees not to exceed the number of lots set forth on Preliminary Plan Approved No._____, 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 20850

Phone:

Signature _____

GRAPHIC SCALE

30' 0 15' 30' 60' 120'

1 INCH = 30 FT.

SHEET KEY

1" = 2,000'

NOTE: FINAL LOT SIZES AND DIMENSIONS TO BE DETERMINED 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 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, ELECTRIC SPACES, SIDEWALK AND BIKE PATH TIE-INS AT INTERSECTIONS WILL BE FINALIZED AT SITE PLAN.

07-PREL-120200100-008
PRELIMINARY PLAN #120200100
WSSC MAP 220NW10
TAX MAP FS341, GRID FS41

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."

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

SCALE: 1" = 30'
JOB No. 0643T
DATE: MARCH, 2021
SHEET No. 8 OF 13

N:\MD-Montgomery\PST\Autocad\Plot Plans\Preliminary Plan\PST-A Preliminary Plan.dwg Layout3 May 14, 2021, 4:42pm

PRELIMINARY NOT FOR CONSTRUCTION

MATCH LINE, SHEET 7

MATCH LINE, SHEET 8

MATCH LINE, SHEET 11

BLACKWELL ROAD (73' PUBLIC R/W)

BLACKWELL ROAD (80' PUBLIC R/W)

GREAT SENECA HIGHWAY (VARIABLE WIDTH PUBLIC R/W)

STREET B (55' PUBLIC R/W)

STREET C (56' PUBLIC R/W)

STREET C EAST (48' PUBLIC R/W)

18' PRIVATE ALLEY 5'

20' PRIVATE ALLEY 6

PARCEL A

PARCEL B

PAR. E FUTURE P.O.P.S.

PAR. F

PARCEL G

34A/34B | 34C/34D | 34E/34F | 34G/34H | 34I/34J

32A/32B | 32C/32D | 32E/32F | 32G/32H | 32I/32J | 32K/32L

MPDU

SHADY GROVE LIFE SCIENCES CENTER
OUTLOT A

LSC-1.0
H-150 T
TAX ID# 03592271
EXT. NT70
MONTGOMERY COUNTY
496,578 SF

CLUBHOUSE

POOL

NOTE: FINAL CLUBHOUSE AND POOL FOOTPRINT TBD AT SITE PLAN.

MONTGOMERY COUNTY PARCEL F - FUTURE ROAD BY OTHERS. TO BE DEDICATED 90 DAYS PRIOR TO THE START OF CONSTRUCTION OF FUTURE CONNECTION. P.O.P.S. CONNECTION AND INTEGRATION TO BE SHOWN AT SITE PLAN.

LEGEND

- SITE LIMITS
- PUBLIC STREET RIGHT OF WAY
- LOT LINES
- PUE
- PROPOSED WATER MAIN
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- UNDERGROUND SWM FACILITY
- SWM FACILITY
- PROPOSED SIDEWALKS (S/W)
- PROPOSED BIKE PATH/MULTI-USE PATH
- PROPOSED PAVING
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED RETAINING WALLS
- LOD — LIMIT OF DISTURBANCE
- STREAMS, PONDS
- WETLANDS
- WETLAND BUFFER
- STREAM VALLEY BUFFER (SVB)
- EXISTING TREE CANOPY, HEDGEROW
- PROPOSED TREE CANOPY, HEDGEROW

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

SHEET KEY
1" = 2,000'

NOTE: FINAL LOT SIZES AND DIMENSIONS TO BE DETERMINED 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 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, ELECTRIC SPACES, SIDEWALK AND BIKE PATH TIE-INS AT INTERSECTIONS WILL BE FINALIZED AT SITE PLAN.

07-PREL-120200100-009
PRELIMINARY PLAN #120200100
WSSC MAP 220NW10
TAX MAP FS341, GRID FS41

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."

PROFESSIONAL CERTIFICATION

The undersigned agrees not to exceed the number of lots set forth on Preliminary Plan Approved No. _____, 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 20850
Phone:
Signature _____

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

SCALE: 1" = 30'
JOB No. 0643T
DATE: MARCH, 2021
SHEET No. 9 OF 13

N:\MD.Montgomery\PSTA\Autocad\Plot Plans\Preliminary Plan\PSTA Preliminary Plan.dwg Layout4 May 14, 2021, 4:42pm

PRELIMINARY NOT FOR CONSTRUCTION

MATCH LINE, SHEET 8

MATCH LINE, SHEET 11

E 1,350,950 N 521,350

E 1,350,200 N 520,900

E 1,350,800 N 521,120

LEGEND

- SITE LIMITS
- PUBLIC STREET RIGHT OF WAY
- LOT LINES
- PUE
- W — PROPOSED WATER MAIN
- S — PROPOSED SEWER
- PROPOSED STORM DRAIN
- UNDERGROUND SWM FACILITY
- SWM FACILITY
- PROPOSED SIDEWALKS (S/W)
- PROPOSED BIKE PATH/MULTI-USE PATH
- PROPOSED PAVING
- 300 / 298 — EXISTING CONTOURS
- 300 / 298 — PROPOSED CONTOURS
- PROPOSED RETAINING WALLS
- LOD — LIMIT OF DISTURBANCE
- STREAMS, PONDS
- WETLANDS
- WETLAND BUFFER
- STREAM VALLEY BUFFER (SVB)
- EXISTING TREE CANOPY, HEDGEROW
- PROPOSED TREE CANOPY, HEDGEROW

PARCEL A

WOOTTON CROSSING COURT

PARCEL B

PAR. C

PAR. B

PAR. D

CRN-0.5 C-0.5 R-0.25 H-35 TAX ID #00775896 P050 LOLATCHY SCHAIN L.16371 F.00300 ±18,720 SF

TRAVILAH HEIGHTS CRN-0.5 C-0.5 R-0.25 H-35 TAX ID #03671432 FR43 N059 RLL & C CORP ±61,621 SF

HUNTING HILL PARCEL B CR-1.0 C-0.5 R-1.0 H-150 TAX ID# 02747866 N102 FR43 POTOMAC ELECTRIC POWER CO ±0.9 AC

TAX ID#03210078 FR43 NO66 MONTGOMERY COUNTY ±272,685 SF

20 MPDU | 21 MPDU | 22 MPDU

MPDU 21 | MPDU 20 | MPDU 19 | MPDU 18

TW: 78.8 BW: 72.4

4'± RETAINING WALL

TW: 67.9 BW: 59.9

TW: 71.5 BW: 63.5

60' x 9' EMERGENCY OPERATION BAY

20' PRIVATE ALLEY 7

20' PRIVATE ALLEY 2

PARCEL B

STREET A (65' PUBLIC R/W)

STREET D (59' PUBLIC R/W)

TRAVILAH ROAD

DARNESTOWN ROAD

TREBLE COURT

59' FUTURE ROAD BY OTHERS

PROP. 10' BIKE PATH

EX. 8"S (1985-6597A)

EX. 20" W PCCP (1966-22768)

EX. 9'± BIKE PATH

EX. 5' S/W TO REMAIN

NOTE: FINAL CONFIGURATION TO BE DETERMINED AT SITE PLAN

NOTE: FINAL LOT SIZES AND DIMENSIONS TO BE DETERMINED 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 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, ELECTRIC SPACES, SIDEWALK AND BIKE PATH TIE-INS AT INTERSECTIONS WILL BE FINALIZED AT SITE PLAN.

07-PREL-120200100-010

PRELIMINARY PLAN #120200100

WSSC MAP 220NW10

TAX MAP FS341, GRID FS41

SHEET KEY
1" = 2,000'

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

PROFESSIONAL CERTIFICATION

The undersigned agrees not to exceed the number of lots set forth on Preliminary Plan Approved No. _____, 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 20850

Phone:

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."

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

SCALE: 1" = 30'
JOB No. 0643T
DATE: MARCH, 2021
SHEET No. 10 OF 13

K:\MD.Montgomery\PSTA\Autocad\Proj Plans\Preliminary Plan\PSTA Preliminary Plan.dwg Layout5 May 14, 2021 - 4:20pm

PRELIMINARY NOT FOR CONSTRUCTION

MATCH LINE, SHEET 9

MATCH LINE, SHEET 10

20' PRIVATE ALLEY 8

20' PRIVATE ALLEY 6

PARCEL B

PARCEL C

PARCEL G
FUTURE P.O.P.S.

PAR. I

PAR. J

LANDSCAPE AND HARDSCAPE FOR OPERATIONAL BAYS TO BE DEVELOPED AT SITE PLAN.

120' x 180' SOCCER FIELD

GREAT SENECA HIGHWAY
(VARIABLE WIDTH PUBLIC R/W)

MEDICAL CENTER DRIVE
(100' PUBLIC R/W)

PARCEL P

LSC-1.0
H-150 T
TAX ID# 03095258
FS41 N826
MONTGOMERY COUNTY
±184,258 SF

LSC-1.0
H-150 T
TAX ID# 03095247
FS41 N901
TREATMENT AND LEARNING CENTERS INC
±187,189 SF

N901

LSC-1.0
H-150 T
TAX ID# 03777744
FR43 N075
ARE MARYLAND NO 31 LLC
±189,491 SF

PARCEL 7A

SHADY GROVE LIFE SCIENCES CENTER
PARCEL V

TAX ID#03210078
FR43 N066
MONTGOMERY COUNTY
±272,685 SF

60' x 9' EMERGENCY OPERATION BAY

EX. PAVING AND SIDEWALK TO BE REMOVED

EX. PAVING TO BE REMOVED

EXTEND EX. 5' S/W TO NEW CURB

EX. 5' S/W TO REMAIN

EX. 15 WSSC ESMT L.3883 F.417

EX. 8" S PVC (1981-5205A)

EX. 24'± PAV.

EX. 5'± S/W

EX. 100'± PAV.

EX. 26'± PAV.

EX. 27'± PAV.

EX. 60' W PCCP (1968-3346B)

EX. 36' W PCCP (1958-0279)

EX. 36'W

EX. 60'W

E 1,263,950 N 521,150

E 1,264,550 N 521,180

GRAPHIC SCALE

30' 0 15' 30' 60' 120'

1 INCH = 30 FT

SHEET KEY
1" = 2,000'



NOTE: FINAL LOT SIZES AND DIMENSIONS TO BE DETERMINED 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 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, ELECTRIC SPACES, SIDEWALK AND BIKE PATH TIE-INS AT INTERSECTIONS WILL BE FINALIZED AT SITE PLAN.

LEGEND

- SITE LIMITS
- PUBLIC STREET RIGHT OF WAY
- LOT LINES
- PUE
- W — PROPOSED WATER MAIN
- S — PROPOSED SEWER
- PROPOSED STORM DRAIN
- UNDERGROUND SWM FACILITY
- SWM FACILITY
- PROPOSED SIDEWALKS (S/W)
- PROPOSED BIKE PATH/MULTI-USE PATH
- PROPOSED PAVING
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED RETAINING WALLS
- LOD — LIMIT OF DISTURBANCE
- STREAMS, PONDS
- WETLANDS
- WETLAND BUFFER
- STREAM VALLEY BUFFER (SVB)
- EXISTING TREE CANOPY, HEDGEROW
- PROPOSED TREE CANOPY, HEDGEROW

PROFESSIONAL CERTIFICATION

The undersigned agrees not to exceed the number of lots set forth on Preliminary Plan Approved No._____, 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 20850

Phone:

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."

07-PREL-120200100-011
PRELIMINARY PLAN #120200100
WSSC MAP 220NW10
TAX MAP FS341, GRID FS41

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:

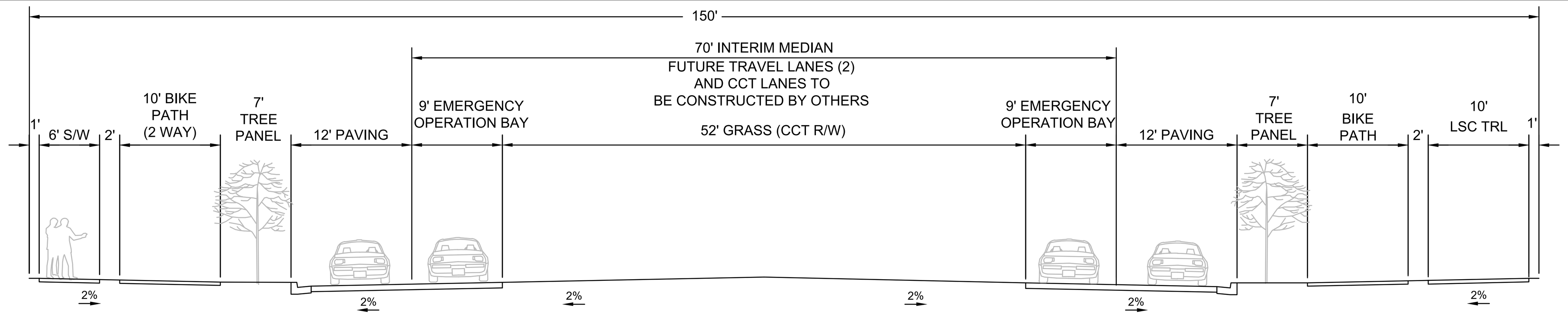
RELEASE FOR ☐

BY_____ DATE ____

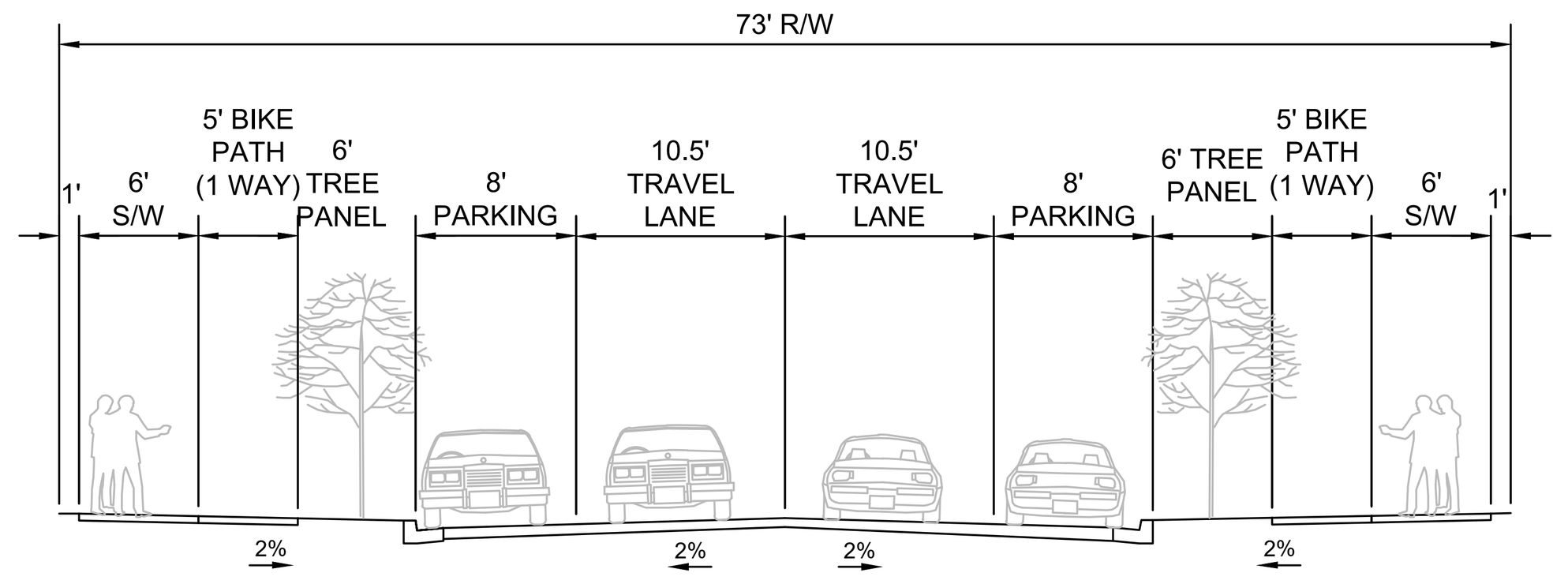
PRELIMINARY PLAN

SCALE: 1" = 30'
JOB No. 0643T
DATE: MARCH, 2021
SHEET No. 11 OF 13

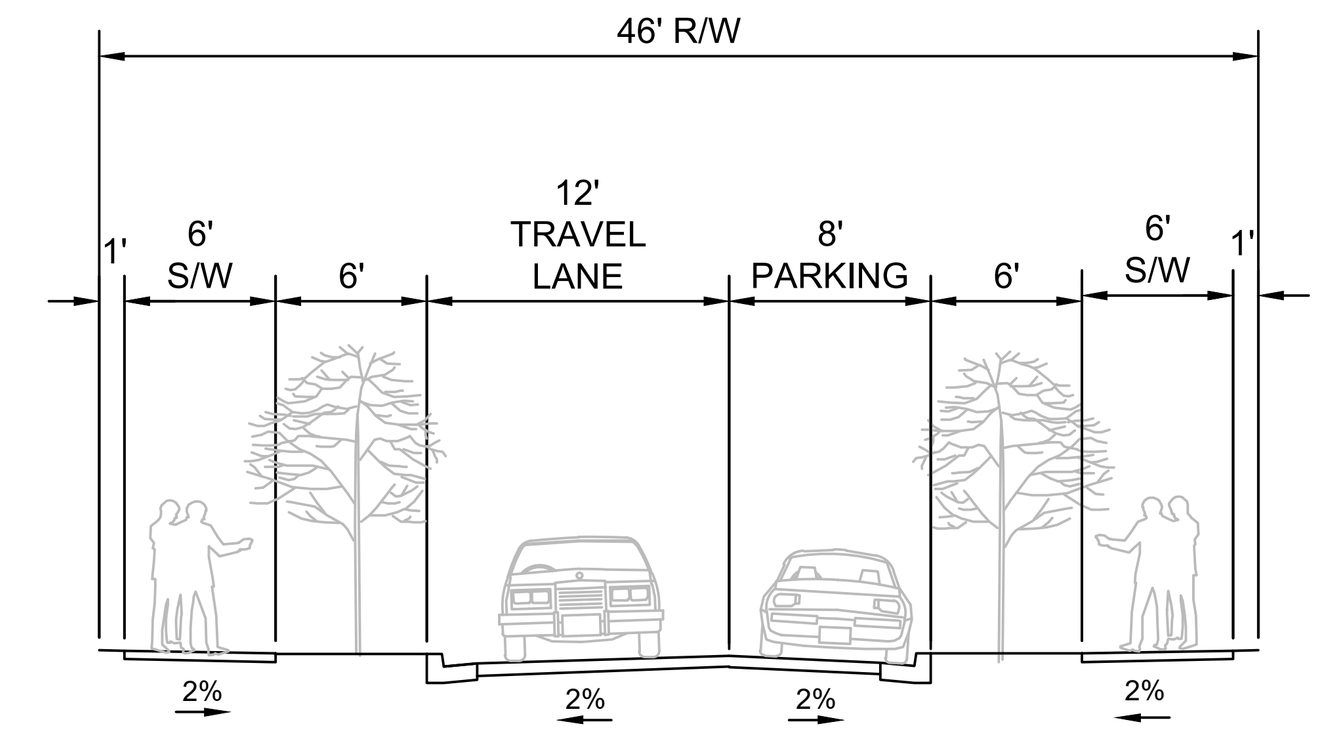
N:\MD\Montgomery\PSTA\subdiv\Site Plans\Preliminary Plan\PSTA Preliminary Plan.dwg Layout6 May 14, 2021, 4:42pm



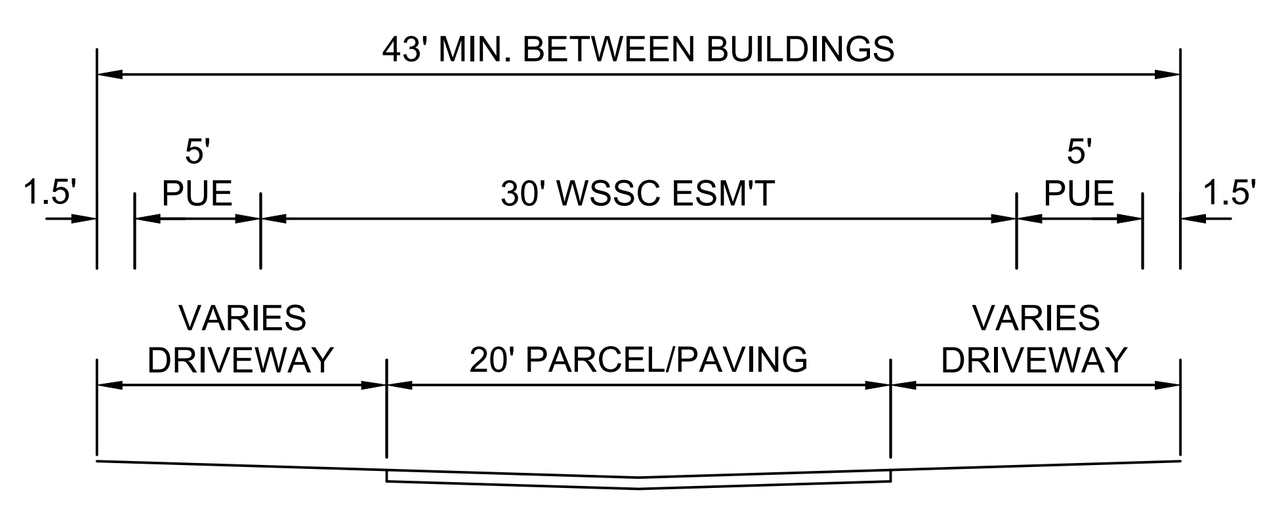
MODIFIED MC-2004.10A INTERIM CONDITION
MEDICAL CENTER DRIVE



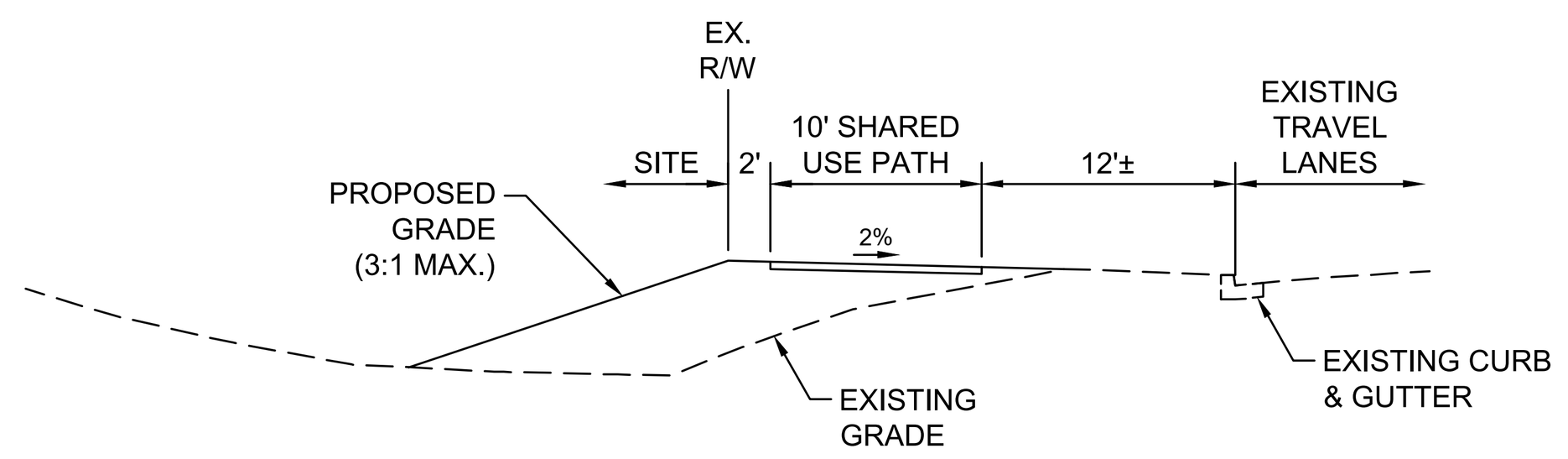
BLACKWELL ROAD EXTENDED MNCPPC OPTION
(PARKING 2 SIDES)



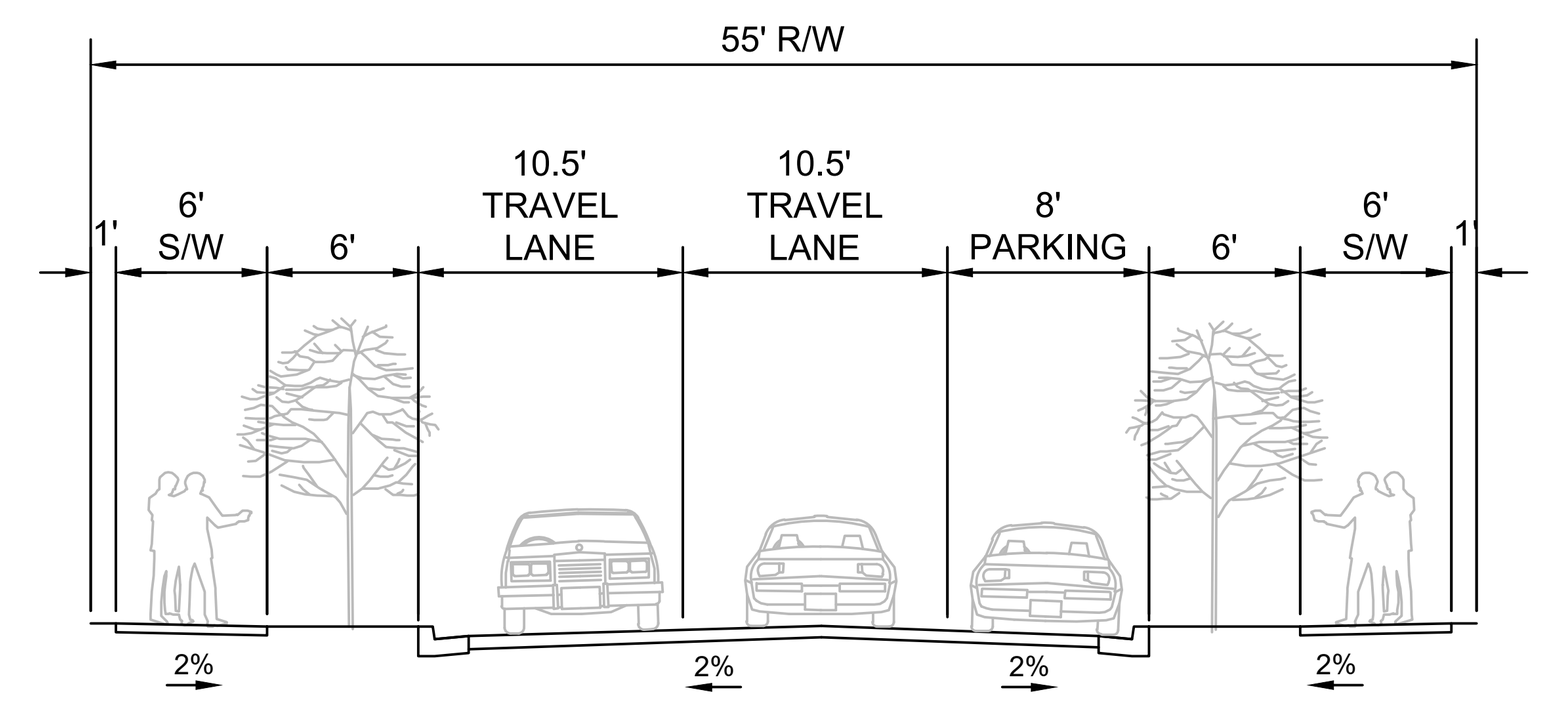
MODIFIED MC-2005.01
(PARKING 1 SIDE)
STREET C WEST OF MEDICAL CENTER DR



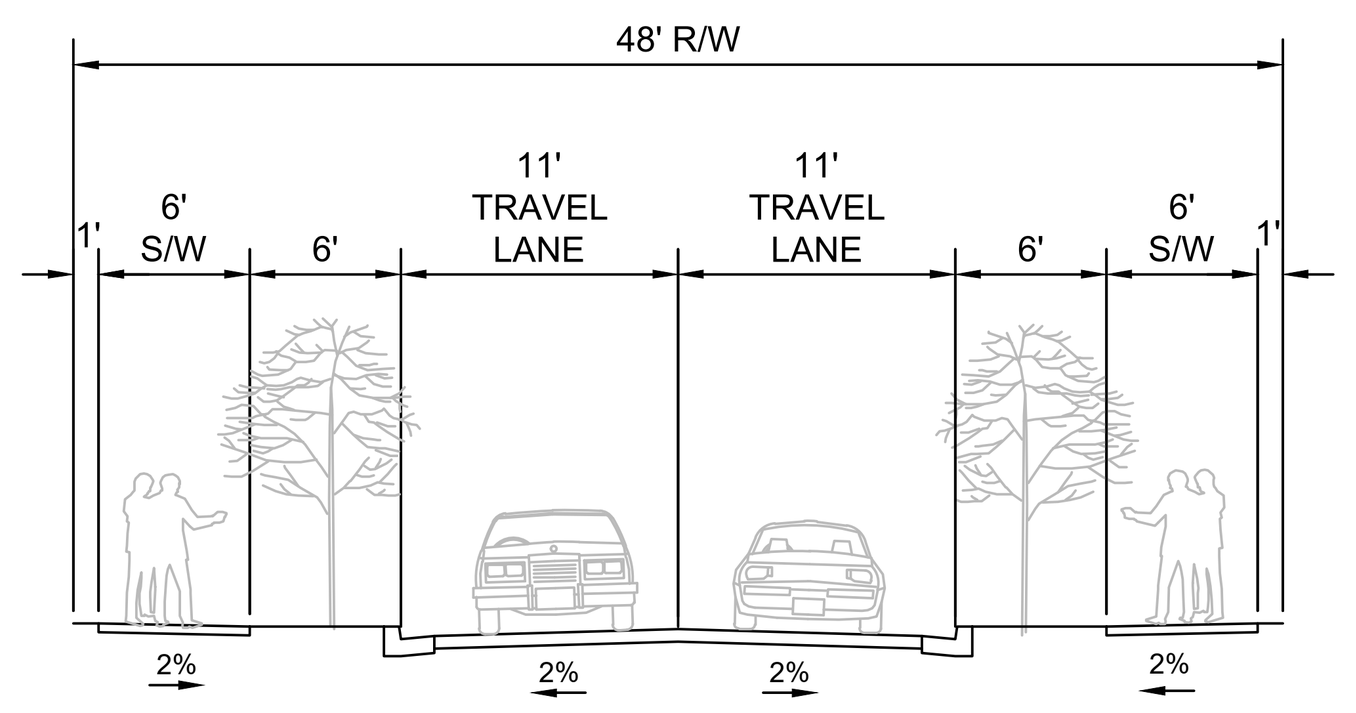
TYPICAL ALLEY



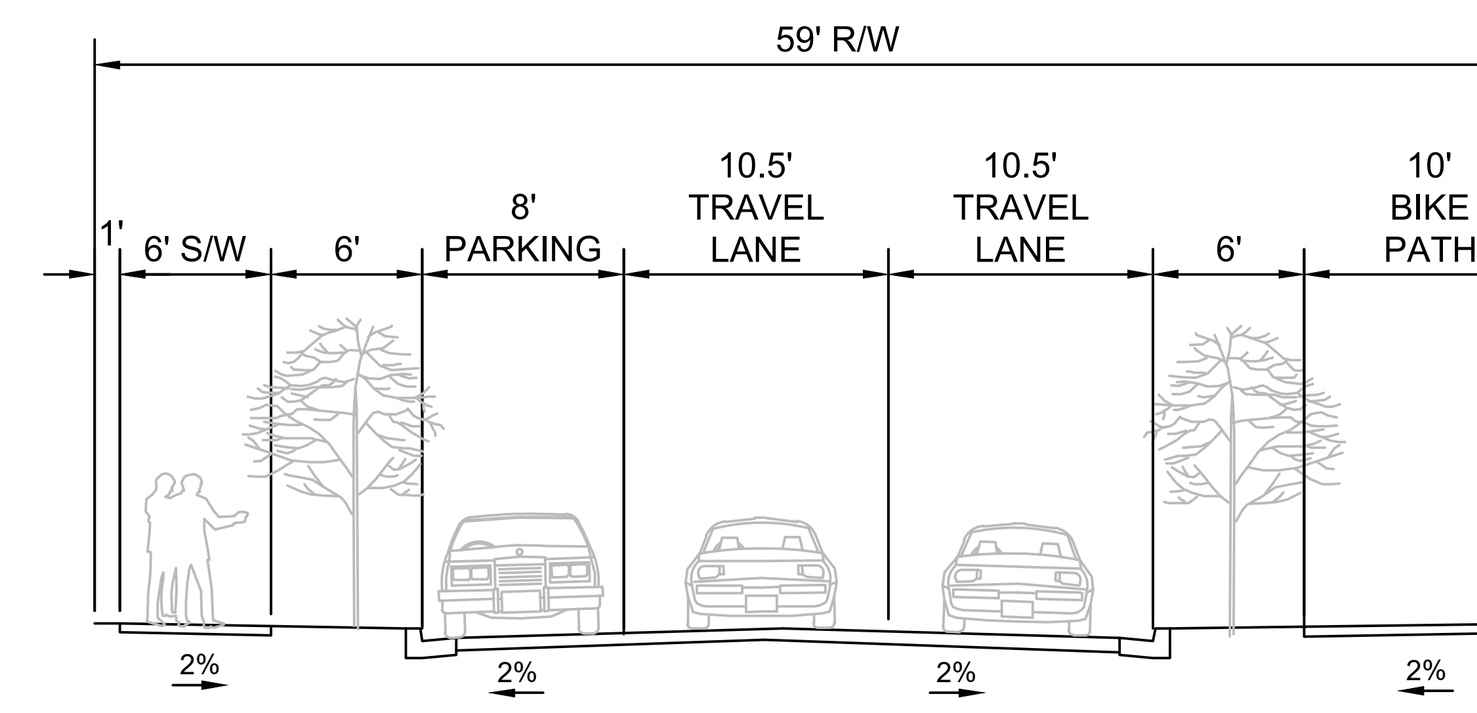
PROPOSED SHARED USE PATH ALONG GREAT SENECA HIGHWAY



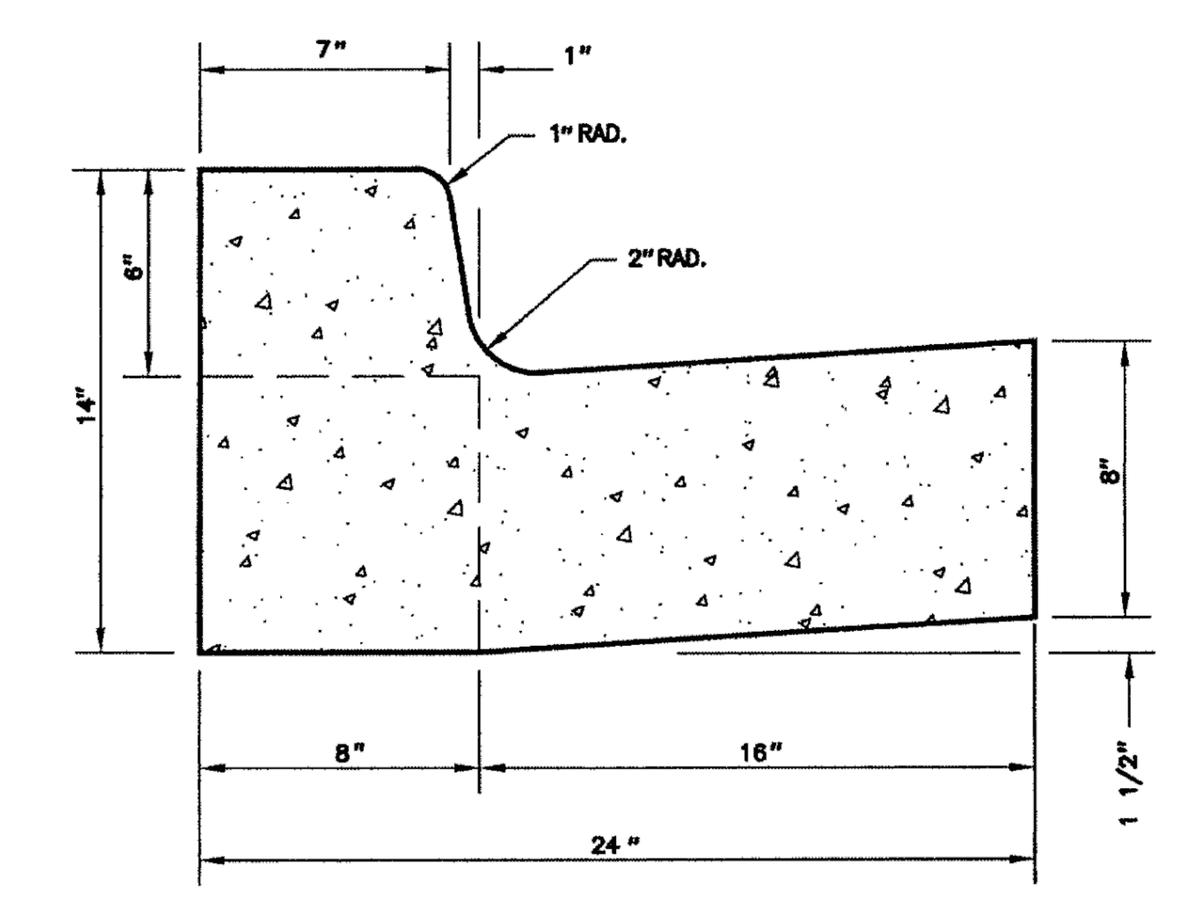
MODIFIED MC-2005.02
(PARKING 1 SIDE)
STREETS A AND B EAST OF MEDICAL CENTER DR



MODIFIED MC-2005.02
(NO PARKING)
STREET C EAST OF MEDICAL CENTER DR



MODIFIED MC-2005.01
(PARKING 1 SIDE)
STREET D

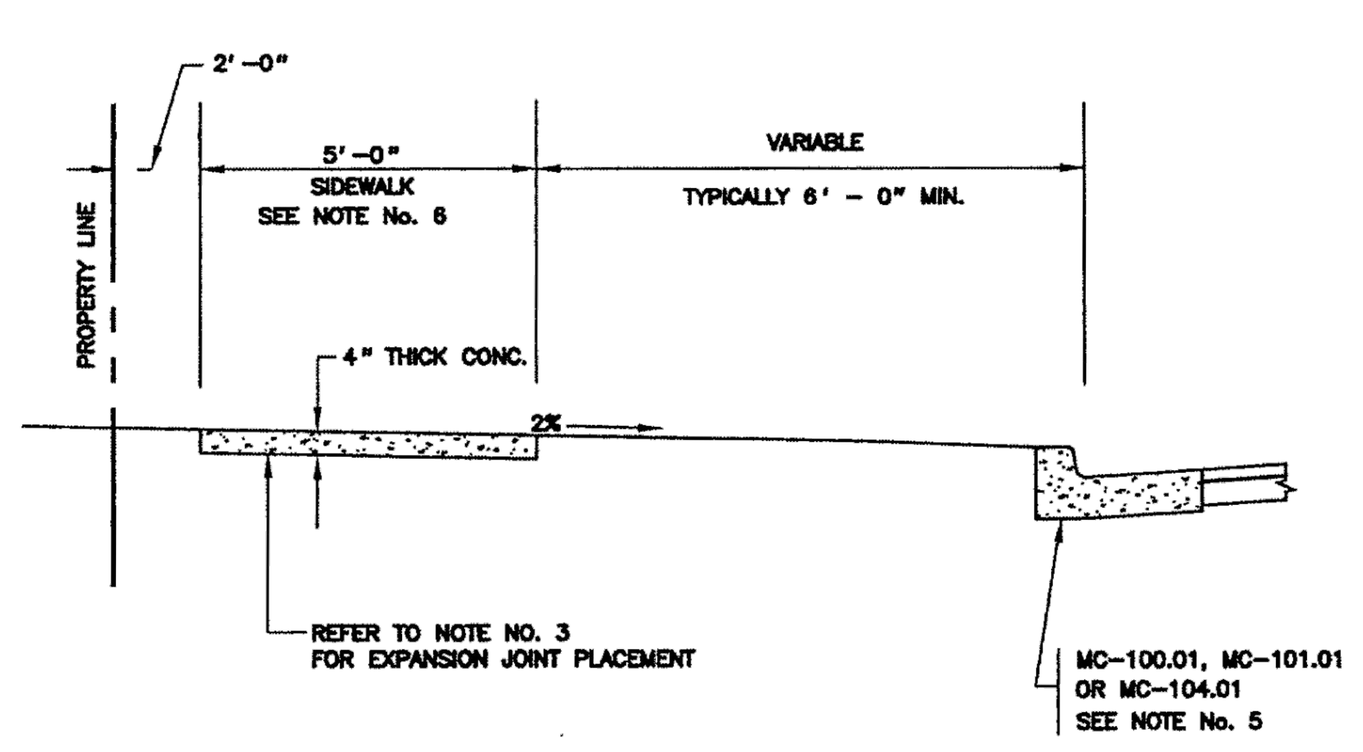


GENERAL NOTES

1. REFER TO MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR MATERIALS, METHODS OF CONSTRUCTION AND EXPANSION JOINT LOCATIONS.
2. THIS STANDARD SHALL BE USED ON PRIMARY RESIDENTIAL, ARTERIAL AND BUSINESS DISTRICT ROADS AS WELL AS CURB RETURNS AND INLET THROATS.
3. WHENEVER STANDARD MC-101.01 CURB IS USED IN CONJUNCTION WITH THIS STANDARD, A TEN FOOT TRANSITION SHALL BE PROVIDED FROM STANDARD MC-100.01 TO STANDARD MC-101.01 FOR CURB RETURNS AND CURB SECTIONS WHICH INCLUDE INLETS.
4. THE STANDARD DISTANCE BETWEEN JOINTS SHALL BE TEN FEET (MAXIMUM AND MINIMUM DISTANCES SHALL BE THIRTEEN FEET AND FIVE FEET RESPECTIVELY).
5. EXPANSION JOINT MATERIAL SHALL BE 1/2 INCH PREFORMED CORK, TRIMMED AND SEALED WITH NON-STAINING TWO-COMPONENT POLYSULFIDE OR POLYURETHANE ELASTOMERIC TYPE SEALANT COMPLYING WITH ASTM-C920. ⚠1

APPROVED 14 APR '06 DATE — DIRECTOR, DEPT. OF PUBLIC WORKS & TRANSPORTATION — for CHIEF, DIV. OF CAP. DEV. | REVISED: ⚠ ASTM-C920 4/2006 | MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION — COMBINATION CONCRETE CURB AND GUTTER TYPE A — STANDARD NO. MC-100.01

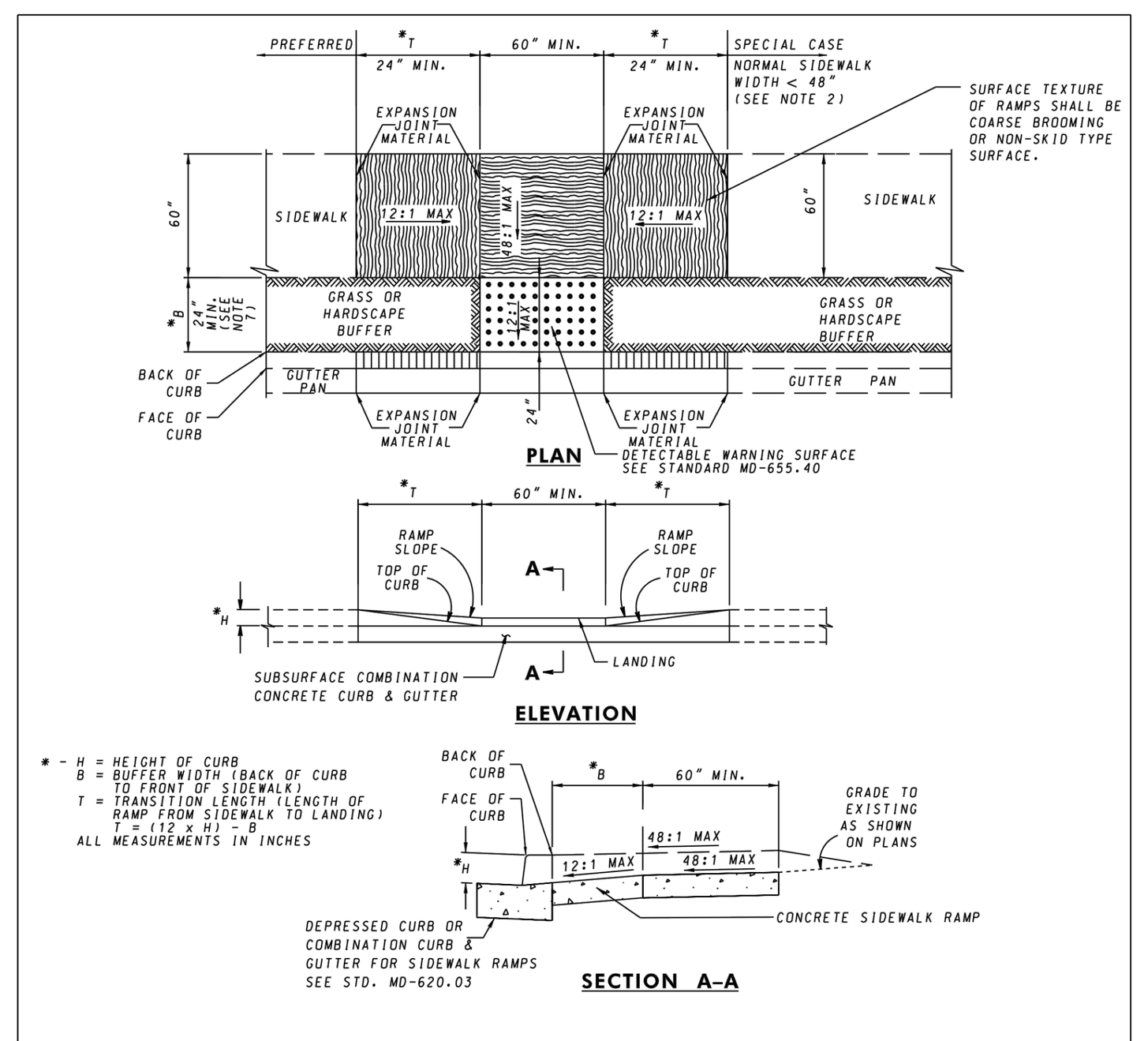
- ALL PUBLIC STREETS



GENERAL NOTES

1. REFER TO MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
2. REFER TO THE APPLICABLE MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS FOR DETAILS AT DRIVEWAYS.
3. EXPANSION JOINTS SHALL HAVE A MAXIMUM SPACING OF 100 FEET AND BE LOCATED AT POINTS OF CURVATURE. EXPANSION JOINT MATERIAL SHALL BE 1/2 INCH PREFORMED CORK, TRIMMED AND SEALED WITH NON-STAINING, TWO-COMPONENT POLYSULFIDE OR POLYURETHANE ELASTOMERIC TYPE SEALANT COMPLYING WITH ASTM-C920. ⚠1
4. SCORE THE CONCRETE TO A DEPTH OF 1/3 THE SLAB THICKNESS TO PROVIDE WEAKENED PLANE TRANSVERSE JOINTS AT 5'-0" INTERVALS.
5. REFER TO THE APPLICABLE ROAD STANDARD AND CURB AND GUTTER STANDARDS FOR OTHER OPTIONS.
6. ~~SIDEWALK WIDTH SHALL BE 4'-0" FOR SECONDARY AND TERTIARY ROADWAYS.~~

APPROVED 14 APR '06 DATE — DIRECTOR, DEPT. OF TRANS. — for CHIEF, DIV. OF CAP. DEV. | REVISED: ⚠ ASTM-C920 4/2006 | MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION — RESIDENTIAL SIDEWALK CLOSED SECTION — STANDARD NO. MC-110.01

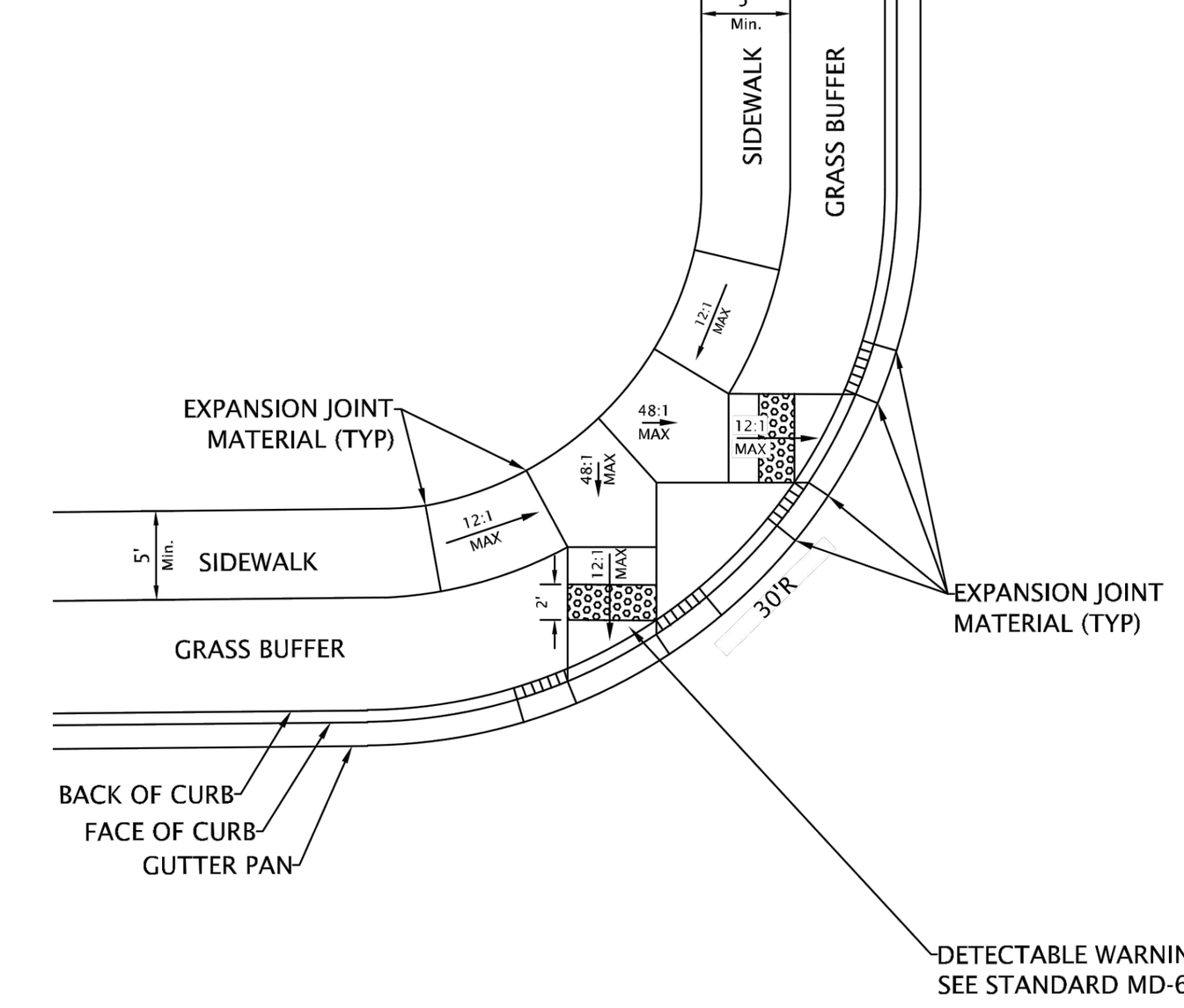


NOTES

1. TO BE USED WHERE AT LEAST 7'-0" EXISTS BETWEEN THE BACK OF CURB AND THE BACK OF SIDEWALK. THIS STANDARD MAY BE MODIFIED TO SUIT A PARTICULAR LOCATION.
2. WHERE 60" SIDEWALK CAN NOT BE PROVIDED, A DESIGN WAIVER MUST BE REQUESTED.
3. NO TRAVERSABLE SLOPE ON THE RAMP OR SIDEWALK SHALL EXCEED 12:1 IN THE DIRECTION OF PEDESTRIAN TRAVEL, OR 48:1 PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL.
4. EXPANSION JOINT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH STD. MD-655.01.
5. SIDEWALK RAMP SHALL BE INCLUDED IN PRICE BID FOR CONCRETE SIDEWALK. DEPRESSED CURB AND CURB TRANSITION SHALL BE INCLUDED IN PRICE BID FOR CURB OR CURB & GUTTER ADJACENT TO SIDEWALK RAMP. DETECTABLE WARNING SURFACE SHALL BE PAID FOR IN ACCORDANCE WITH SECTION 611 OF THE SPECIFICATIONS.
6. SIDEWALK RAMPS TO BE SHOWN ON PLANS SYMBOLICALLY AND REFERENCED WITH THE CENTER OF THE RAMP ALIGNED TO A STATION ON THE CONSTRUCTION CENTERLINE. SEPARATE DETAILS SHALL BE SHOWN WHERE PROPOSED RAMP VARIES FROM STANDARD CASES.
7. FOR BUFFER WIDTHS LESS THAN 24", WIDEN SIDEWALK TO BACK OF CURB AS SHOWN FOR THE SPECIAL CASE, THEN BUILD PARALLEL RAMP USING STANDARD MD-655.12.

SPECIFICATION 603 & 611 | CATEGORY CODE ITEMS | APPROVED — DIRECTOR - OFFICE OF HIGHWAY DEVELOPMENT | APPROVAL • SHA REVISIONS: APPROVAL 2-10-04, REVISED 8-25-08 | APPROVAL • FEDERAL HIGHWAY ADMINISTRATION: APPROVAL 3-31-04, REVISED 4-5-06

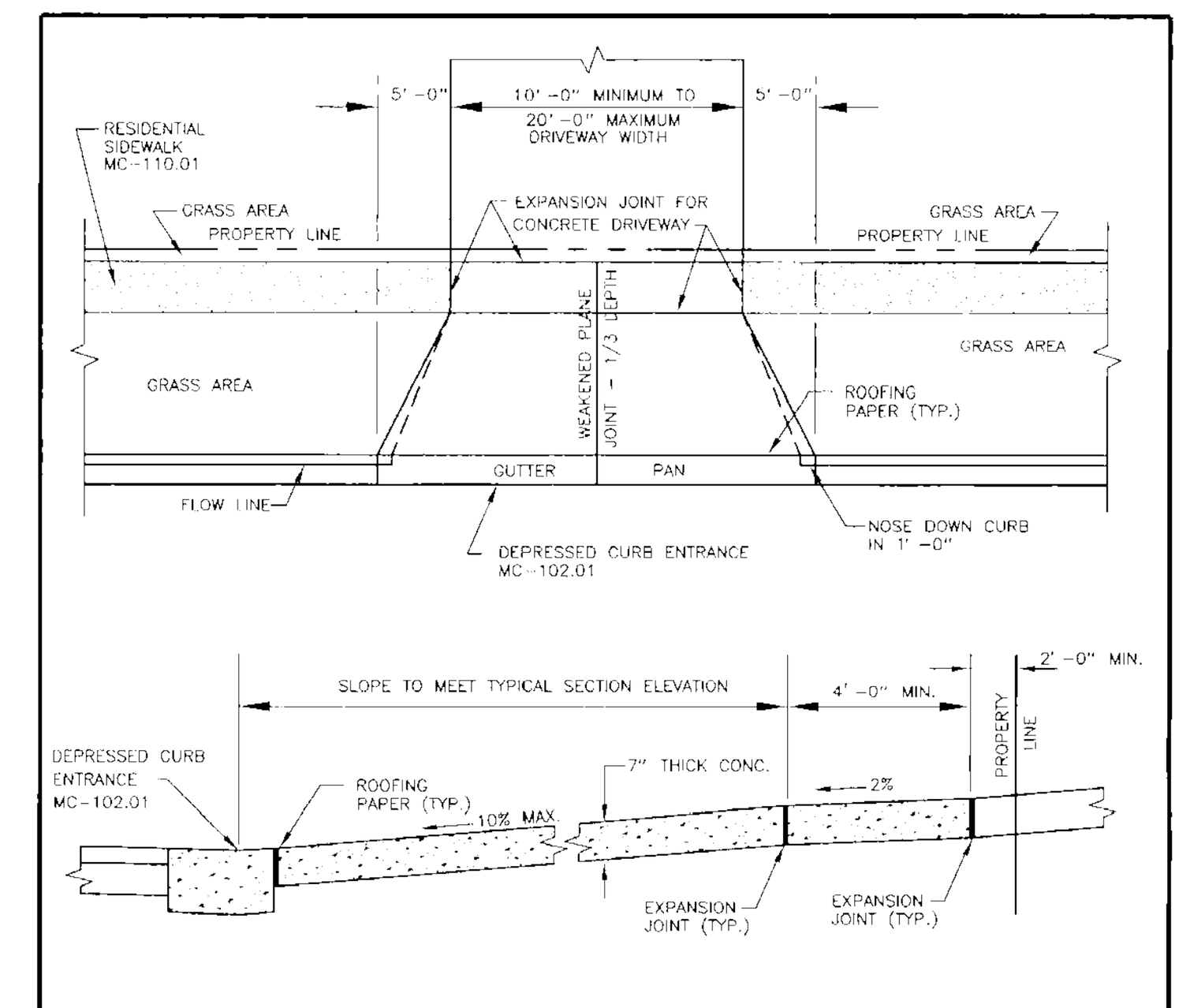
Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
SIDEWALK RAMPS COMBINATION
STANDARD NO. MD 655.13



ALL HANDICAP RAMPS TO BE ADA ACCESSIBLE SUBJECT TO M.C. DPS APPROVAL

TYPICAL SIDEWALK RAMP DETAIL

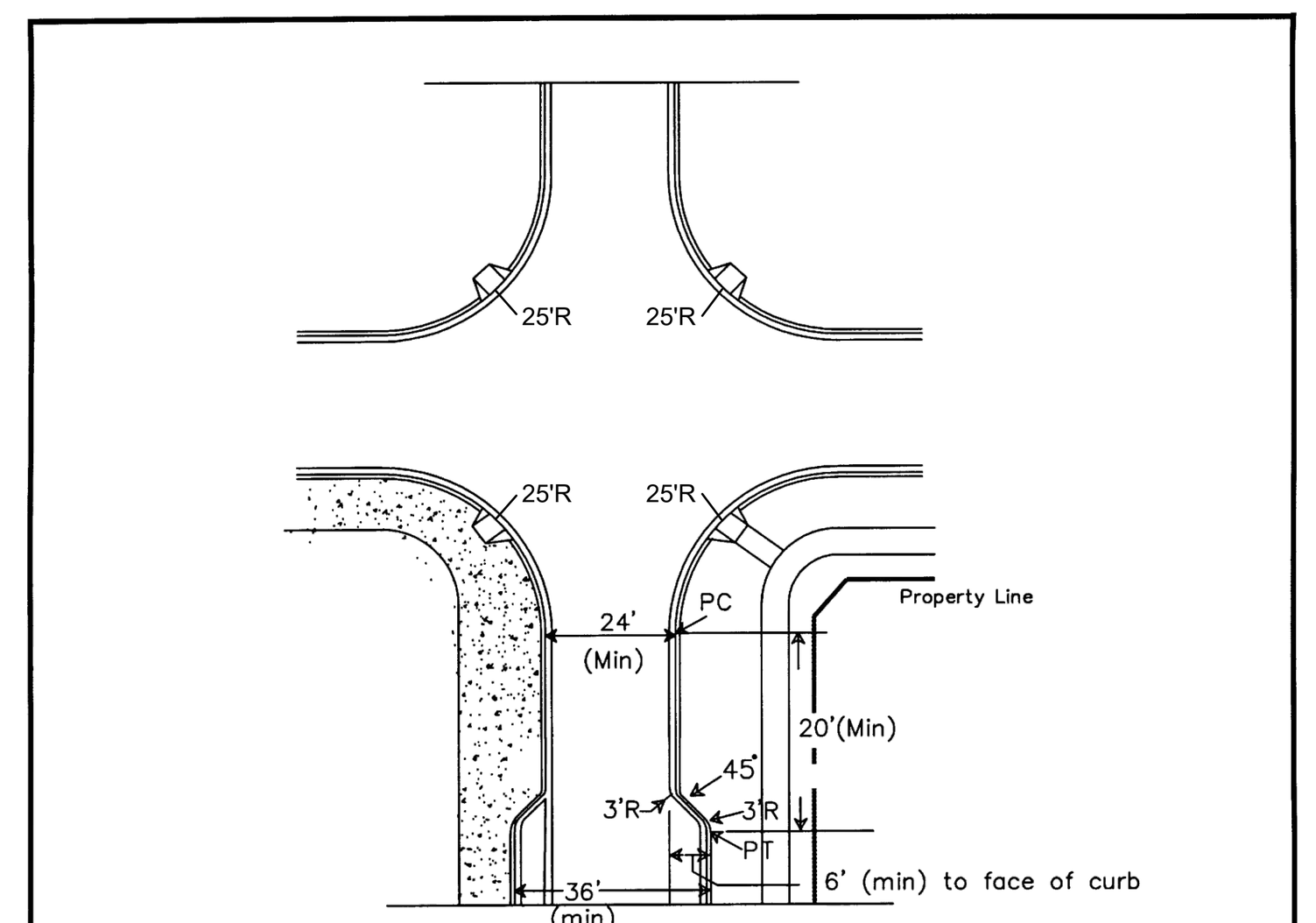
FOR MATERIAL AND CONSTRUCTION SPECIFICATIONS REFER TO MD SHA STANDARD NO. MD-655.13 (THIS SHEET)



GENERAL NOTES

1. REFER TO MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
2. DRIVEWAY AND DRIVEWAY APRON TO BE MAINTAINED BY PROPERTY OWNER.
3. PROVIDE WEAKENED PLANE JOINTS AT MAXIMUM INTERVALS OF 15'.
4. THE EXPANSION JOINTS SHALL BE PLACED AT LOCATIONS SHOWN.
5. EXPANSION JOINT MATERIAL SHALL BE 1/2 INCH PREFORMED CORK, TRIMMED AND SEALED WITH NON-STAINING, TWO COMPONENT POLYSULFIDE OR POLYURETHANE ELASTOMERIC TYPE SEALANT, COMPLYING WITH ASTM-C920. ⚠1

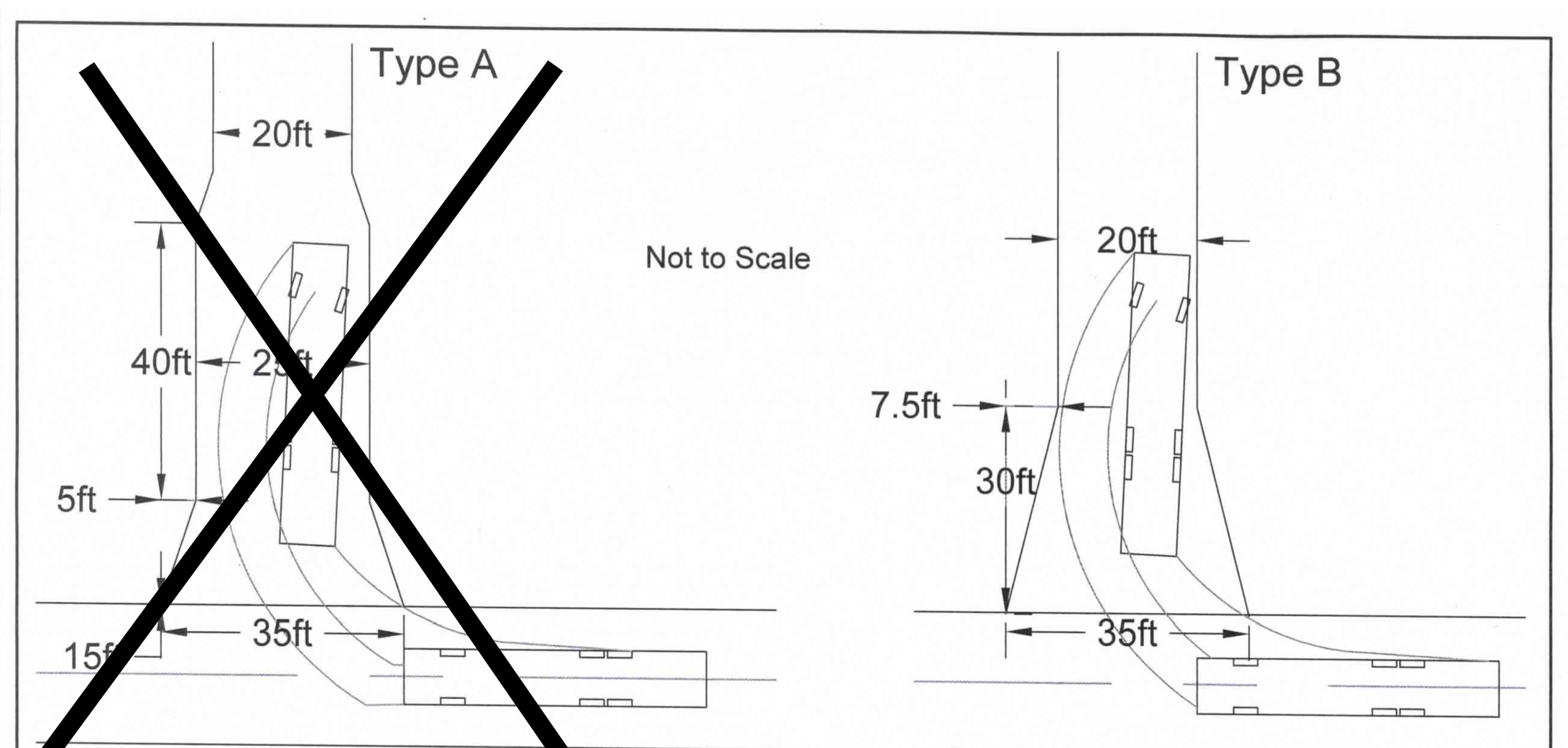
APPROVED 14 APR '06 DATE — DIRECTOR, DEPT. OF TRANS. — for CHIEF, DIV. OF CAP. DEV. | REVISED: ⚠ ASTM C920 4/2006 | MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION — RESIDENTIAL DRIVEWAY — STANDARD NO. MC-301.01



GENERAL NOTES:

1. This Guideline may be used only with prior approval of MCDPWT or MCDPS.
2. This Guideline may be adapted to Road Section Standards — MC 212.01, MC 214.03, MC 215.01, MC 215.02, MC 216.01, MC 216.02, MC 219.01, MC 219.03. This Guideline may be adapted to Arterial Road Section Standards where a parking lane is added. Curb lanes on Arterial and Commercial/Industrial roads must be 14 feet wide at the Choker.
3. No storm drain inlet shall be located within the transition section of the Choker.
4. Sidewalk and Handicap Ramps shown for illustration only.
5. Use a 1% minimum gutter grade.
6. Where sidewalk set back from curb, maintain 3% cross slope through parking bay.
7. Where sidewalk adjacent to curb, construct valley gutter in line with choker. Parking bay to spill at 2% from face of curb to valley gutter. Use Std. MC-102.01 for valley gutter.

APPROVED 3/19/03 DATE — MANAGER, RIGHT-OF-WAY PERMITTING AND PLAN REVIEW SECTION | REVISED | MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES — INTERSECTION CHOKERS — GUIDELINE



Notes:

1. These types of modified driveway aprons may possibly be approved when the existing roadway width and a standard apron would not accommodate the acceptable turning radius required for DFRS equipment.
2. These modified residential driveways are NOT ALWAYS permittable and will be reviewed on a case by case basis.
3. The modified driveway will need DFRS approval. Contact DFRS on 240-777-2457
4. Pavement section should be in accordance with MCDOT standard residential driveways.

DFRS MODIFIED RESIDENTIAL DRIVEWAY GUIDELINE

Approved 3/22/2016 Date — Office of the Montgomery County Fire Marshal

- ALL FIRE LANE ALLEY ENTRANCES

Paving Detail

3" BITUMINOUS CONCRETE SURFACE (TWO EQUAL LAYERS)
5" BITUMINOUS CONCRETE BASE
8" GRADED AGGREGATE BASE (TWO EQUAL LAYERS)
APPROVED SUBGRADE

PROPOSED ROADWAYS

PAVING SECTION

$1\frac{1}{2}$" BITUMINOUS CONCRETE SURFACE COURSE
$2\frac{1}{2}$" BITUMINOUS CONCRETE (6" AT DRIVEWAYS)
APPROVED SUBGRADE

PROPOSED BIKE FACILITIES

NOTE: FINAL LOT SIZES AND DIMENSIONS TO BE DETERMINED 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 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, ELECTRIC SPACES, SIDEWALK AND BIKE PATH TIE-INS AT INTERSECTIONS WILL BE FINALIZED AT SITE PLAN.

07-PREL-120200100-012
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.______________, 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 20850
Phone:
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."

STATE OF MARYLAND — WILLIAM KC REED — 32599 — PROFESSIONAL ENGINEER

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 DETAILS

SCALE: NTS
JOB No. 0643T
DATE: MARCH, 2021
SHEET No. 12 OF 13

PRELIMINARY NOT FOR CONSTRUCTION

N:\MD-Montgomery\PSTA\autocad\Plot Plans\Preliminary Plan\PSTA Preliminary Plan Details.dwg Layout1 May 14, 2021, 4:43pm

PRELIMINARY NOT FOR CONSTRUCTION

MINIMUM OPEN SPACE

†Townhouse (SFA) =		†10% common open space	4.48 A.C.
†2 over 2/Apartment (MF) =		†10% public open space	
Public Use Space	15% of 44.84 A.C.		16% of 44.84 A.C.
(% of usable area) =	6.73 A.C.		7.45 A.C.
POPS:			
Forested Conservation/Tree Area (Area A)			3.14 A.C.
POPS Park/Rectangular Field (Area B)			3.17 A.C.
Other:			
Civic Green (Area D)			0.50 A.C
Pool/Clubhouse (Area E)			0.44 A.C.
Mews (Parcel C & D, Block D)			0.20 A.C.

N 523,000
E 1,252,200

N 523,000
E 1,254,000

N 521,300
E 1,252,200

THE JOHNS HOPKINS BELWARD RESEARCH CAMPUS

JOHNS HOPKINS DRIVE

KEY WEST AVENUE (MD RTE 28)

BLACKWELL ROAD

GREAT SENECA HIGHWAY

MEDICAL CENTER DRIVE

DARNESTOWN ROAD

HUNTING LANE

POTOMAC CORNER LANE

PINTO LANE

YEARLING DRIVE

PINTO

PINTO COURT

WOOTTON MANOR CT

WOOTTON CREST WAY

WOOTTON CROSSING COURT

GOOD EARTH COURT

TREBLE COURT

TRAVILAH ROAD

PARCEL A

PARCEL B

PARCEL C

PARCEL D

PARCEL E

PARCEL G

PARCEL P

PARCEL V

PARCEL 7A

PT. PARCEL A

P607

P885

P50

N789

N109

SHADY GROVE LIFE SCIENCES CENTER

OUTLOT A

HUNTING HILL

TRAVILAH HEIGHTS

N

SCALE: 1" = 100'

GRAPHIC SCALE

100' 0 50' 100' 200' 400'

1 INCH = 100 FT

NOTE: FINAL LOT SIZES AND DIMENSIONS TO BE DETERMINED 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 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, ELECTRIC SPACES, SIDEWALK AND BIKE PATH TIE-INS AT INTERSECTIONS WILL BE FINALIZED AT SITE PLAN.

07-PREL-120200100-013
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._____, 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 20850

Phone:

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."

STATE OF MARYLAND — KATHRYN KUBIT — 32599 — REGISTERED PROFESSIONAL ENGINEER

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 OPEN SPACE EXHIBIT

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

K:\MD.Montgomery\PSTA\subcad\Proj Plans\Preliminary Plan\PSTA Preliminary Plan Open Space Exhibit - ER.dwg Layout1 May 14, 2021, 4:44pm

PSTA SITE

PRELIMINARY FOREST CONSERVATION PLAN

FOREST CONSERVATION WORKSHEET
PSTA Site

NET TRACT AREA:

A. Total tract area ... (44.75 on-site + 1.77 acres offsite)		46.52
B. Land dedication acres (parks, county facility, etc.) ...		0.00
C. Land dedication for roads or utilities (not being constructed by this plan) ...		0.00
D. Area to remain in commercial agricultural production/use ...		0.00
E. Other deductions (specify)		0.00
F. Net Tract Area .....=		46.52

LAND USE CATEGORY: (from *Trees Technical Manual*)
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	MDR	IDA	HDR	MPD	CIA
0	0	0	0	1	0

G. Afforestation Threshold ...	15%	x F =	6.98
H. Conservation Threshold ...	20%	x F =	9.30

EXISTING FOREST COVER:

I. Existing forest cover .....= (8.56 on-site + 0.28 acres offsite)		8.84
J. Area of forest above afforestation threshold .....=		1.86
K. Area of forest above conservation threshold .....=		0.00

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation ....=	0.00
M. Clearing permitted without mitigation .....=	0.00

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared .....= (5.59 on-site + 0.28 acres offsite)	5.87
O. Total area of forest to be retained .....=	2.97

PLANTING REQUIREMENTS:

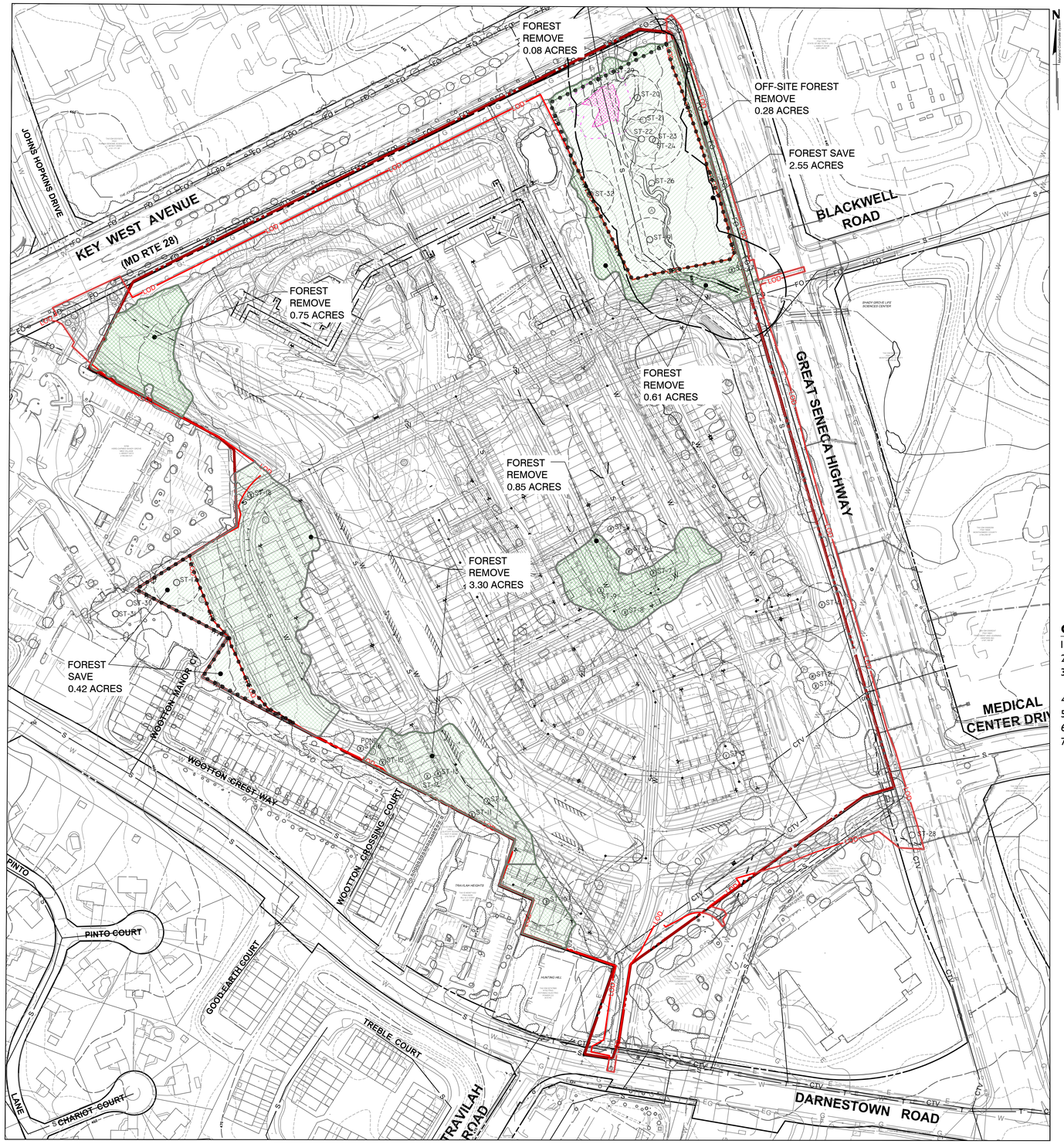
P. Reforestation for clearing above conservation threshold ....=	0.00
Q. Reforestation for clearing below conservation threshold ....=	11.74
R. Credit for retention above conservation threshold .....=	0.00
S. Total reforestation required .....=	11.74
T. Total afforestation required .....=	0.00
U. Credit for landscaping (may not exceed 20% of "S") .....=	0.00
V. Total reforestation and afforestation required .....=	11.74

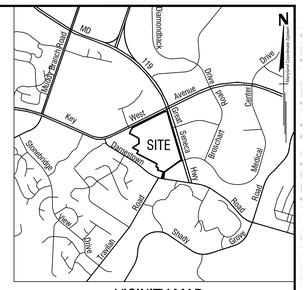
worksheet updated 8/5/2002

FOREST CONSERVATION TABLE			
Acreage of tract (gross)	46.52		
Acreage of tract remaining in agriculture use	0		
Acreage of road and utility ROWs which will not be improved as part of the development application	0		
Acreage of stream valley buffer	3.35		
Land Use Category from 22A-12			
Conservation Threshold	20%		
Afforestation Threshold	15%		
Linear feet of stream	720 LF		
Average width of stream buffer	100 feet		
One side of stream of both	one		
Forest Details	Retained	Cleared	Planted
Acreage of forest	2.97	5.87	0.00
Acreage of forest within wetlands	0.08	0.00	0.00
Acreage of forest within 100-year floodplain	0.00	0.00	0.00
Acreage of forest within stream valley buffer	2.32	0.41	0.00
Acreage of forest within priority area	2.32	0.41	0.00

Note:

1) Planting requirements to be met through off-site forest banking credits.
2) If no forest banking credits are available, mitigation may be met via payment of fee in lieu.





VICINITY MAP
1" = 2000'

LEGEND

- SITE LIMITS
- CATEGORY I FOREST CONSERVATION EASEMENT
- STREAM VALLEY BUFFER (SVB)
- EXISTING CANOPY EDGE
- PERENNIAL OR INTERMITTENT STREAM
- EPHEMERAL STREAM
- WETLAND
- 25' WETLAND BUFFER
- EXISTING CONTOURS (298, 300)
- PROPOSED CONTOURS (298, 300)
- FOREST SAVE
- FOREST REMOVE
- OFF-SITE FOREST REMOVE
- OFF-SITE LOD
- LOD — LIMIT OF DISTURBANCE
- ST-1 — SPECIMEN TREE AND CRITICAL ROOT ZONE
- ST-1 — SIGNIFICANT TREE AND CRITICAL ROOT ZONE
- X ST-1 — TREE TO BE REMOVED

General Notes:

1. For additional property information, see NRI/FSD #4-20191570, approved May 29, 2019.
2. This plan is for the forest conservation purposes only.
3. Boundary information was taken from a Boundary Survey prepared by Rodgers Consulting, March, 2019.
4. The topography hereon is shown in 2' contour interval and was flown by McKenzie Snyder (2019).
5. The site is within the Muddy Branch watershed, Use I-P.
6. The site is not within a Special Protection Area (SPA).
7. For Specimen Tree removal specifics, see Variance Request and Justification Letter.

GRAPHIC SCALE
100' 0 100' 200' 400' 800'
1 INCH = 100 FT

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. _____ including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: THE ELMS AT PSTA, LLC
Printed Company Name

Contact Person or Owner: KATHRYN KUBIT
Printed Name

LANDSCAPE ARCHITECT 3243 CERTIFICATE MATTHEW JOHN HESSER STATE OF MARYLAND

REVISION	DATE	REVISION	DATE	REVISION	DATE

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

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 FOREST CONSERVATION PLAN

SCALE: 1" = 100'
JOB No. 1302A
DATE: JANUARY 2020
SHEET No. 1 OF 2

N:\MD-Montgomery\PSTA\autocad\Plot Plans\Environmental\PFCP\PFCP.dwg

N:\MD-Montgomery\PSTA\autocad\Plot Plans\Environmental\PFCP\PFCP-Cover May 12, 2021, 1:05pm

Sequence of Events for Properties Required to Comply With Forest Conservation Plans, Exemptions from Submitting Forest Conservation Plans, and Tree Save Plans

The property owner is responsible for ensuring all tree protection measures are performed in accordance with the approved final forest conservation plan or tree save plan, and as modified in the field by a Planning Department Forest Conservation Inspector. The measures must meet or exceed the most recent standards published by the American National Standards Institute (ANSI A300).

Pre-Construction

1. An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged and before any land disturbance.
2. The property owner must arrange for the meeting and following people ~~should~~ must participate at the pre-construction meeting: the property owner or their representative, construction superintendent, International Society of Arboriculture (ISA) certified arborist/Maryland Licensed Tree Expert (representing owner) that will implement the tree protection measures, The Planning Department Forest Conservation Inspector, and Montgomery County Department of Permitting Services (DPS) Sediment Control Inspector. The purpose of this meeting is verify the limits of disturbance and discuss specific tree protection and tree care measures shown on the approved plan. No land disturbance shall begin before tree protection and stress-reduction measures have been implemented and approved by the Planning Department's Forest Conservation Inspector.
   a. Typical tree protection devices include:
      i. Chain link fence (four feet high)
      ii. Super silt fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
      iii. 14 gauge, 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
   b. Typical stress reduction measures may include, but are not limited to:
      i. Root pruning with a root cutter or vibratory plow designed for that purpose. Trenchers are not allowed, unless approved by the Forest Conservation Inspector
      ii. Crown Reduction or pruning
      iii. Watering
      iv. Fertilizing
      v. Vertical mulching
      vi. Root aeration systems

   Measures not specified on the Forest Conservation Plan may be required as determined by the Forest Conservation Inspector in coordination with the property owner's arborist.
3. A Maryland Licensed Tree expert must perform, or directly supervise, the implementation of all stress reduction measures. Documentation of the process (including

photographs) may be required by the Forest Conservation Inspector, and will be determined at the pre-construction meeting.

4. Temporary tree protection devices must be installed per the approved Forest Conservation Plan, Exemption Plan, or Tree Save Plan and prior to any land disturbance. The Forest Conservation Inspector, in coordination with the DPS Sediment Control Inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan.
5. Tree protection fencing must be installed and maintained by the property owner for the duration of construction project and must not be altered without prior approval from the Forest Conservation Inspector. All construction activity within protected tree and forest areas is prohibited. This includes the following activities:
   a. Parking or driving of equipment, machinery or vehicles of any type.
   b. Storage of any construction materials, equipment, stockpiling, fill, debris, etc.
   c. Dumping of any chemicals (i.e., paint thinner), mortar or concrete remainder, trash, garbage, or debris of any kind.
   d. Felling of trees into a protected area.
   e. Trenching or grading for utilities, irrigation, drainage, etc.
6. Forest and tree protection signs must be installed as required by the Forest Conservation Inspector. The signs must be waterproof and wording provided in both English and Spanish.

During Construction

7. Periodic inspections will be made by the Forest Conservation Inspector. Corrections and repairs to tree protection devices must be completed within the timeframe given by the Inspector.
8. The property owner must immediately notify the Forest Conservation Inspector of any damage to trees, forests, understory, ground cover, and any other undisturbed areas shown on the approved plan. Remedial actions, and the relative timeframes to restore these areas, will be determined by the Forest Conservation Inspector.

Post-Construction

9. After construction is completed, but before tree protection devices have been removed, the property owner must request a final inspection with the Forest Conservation Inspector. At the final inspection, the Forest Conservation Inspector may require additional corrective measures, which may include:
   a. Removal, and possible replacement, of dead, dying, or hazardous trees
   b. Pruning of dead or declining limbs
   c. Soil aeration
   d. Fertilization
   e. Watering
   f. Wound repair

   g. Clean up of retention areas, including trash removal

10. After the final inspection and completion of all corrective measures the Forest Conservation Inspector will request all temporary tree and forest protection devices be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both DPS and the Forest Conservation Inspector and cannot be removed without permission of the Forest Conservation Inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.
11. Long-term protection measures, including permanent signage, must be installed per the approved plan. Installation will occur at the appropriate time during the construction project. Refer to the approved plan drawing for the long-term protection measures to be installed.

INSPECTIONS

All field inspections must be requested by the applicant.

Field Inspections must be conducted as follows:

Plans without Planting Requirements

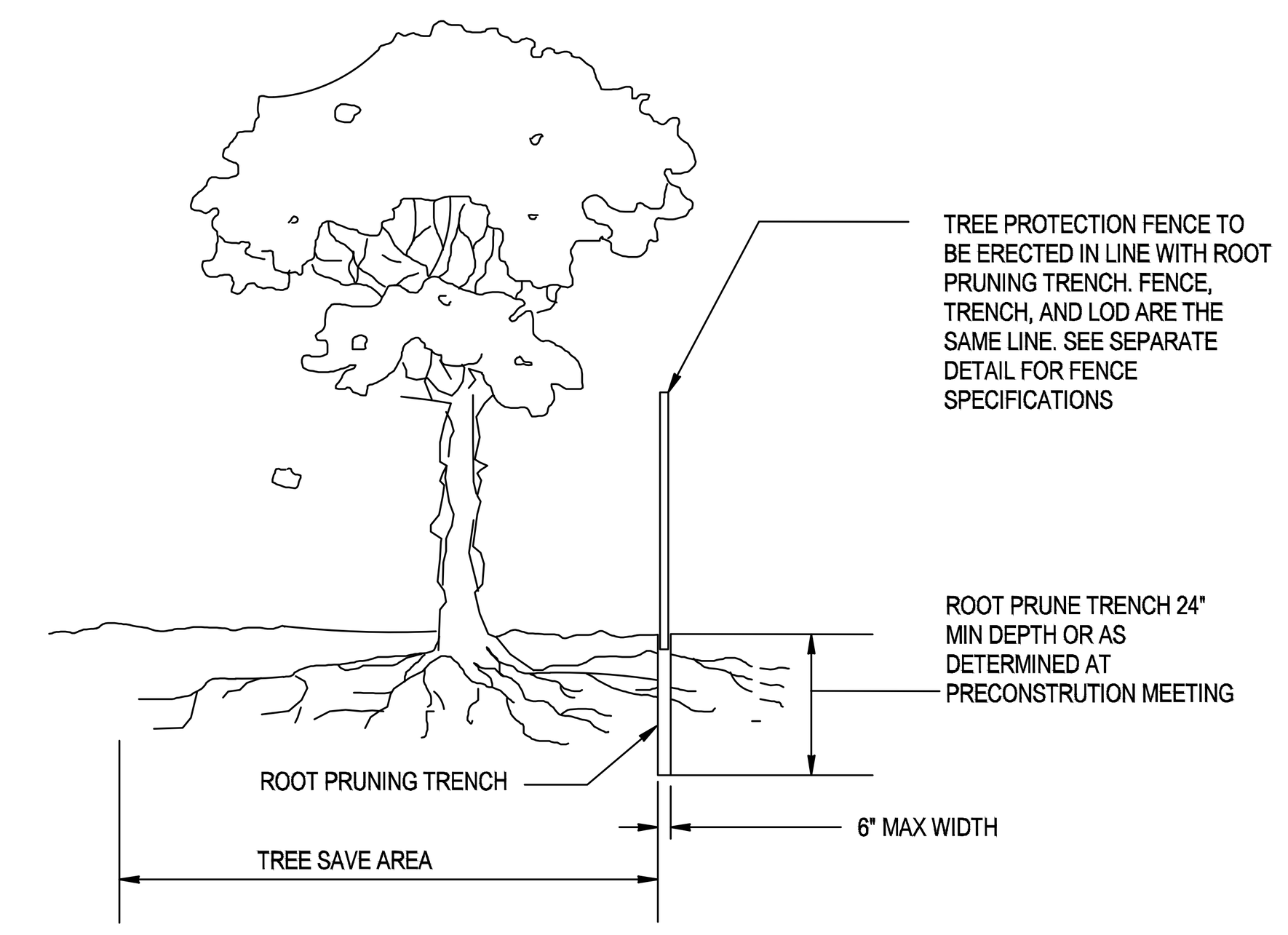
1. After the limits of disturbance have been staked and flagged, but before any clearing or grading begins.
2. After necessary stress reduction measures have been completed and protection measures have been installed, but before any clearing and grading begin and before release of the building permit.
3. After completion of all construction activities, but before removal of tree protection fencing, to determine the level of compliance with the provision of the forest conservation.

Additional Requirements for Plans with Planting Requirements

4. Before the start of any required reforestation and afforestation planting.
5. After the required reforestation and afforestation planting has been completed to verify that the planting is acceptable and prior to the start the maintenance period.
6. At the end of the maintenance period to determine the level of compliance with the provisions of the planting plan, and if appropriate, release of the performance bond.

Significant and Specimen Tree Table

#	Diameter at Breast Height	Botanical Name	Common Name	Health	Notes	Status
1	27	*Quercus coccinea*	scarlet oak	good		remove
2	24	*Quercus coccinea*	scarlet oak	poor	dead branching	remove
3	25	*Zelkova serrata*	japanese zelkova	good		remove
4	31	*Liriodendron tulipifera*	tulip poplar	good		remove
5	27	*Quercus alba*	white oak	fair	leaning, dead branching	remove
6	31	*Quercus alba*	white oak	fair	dead and broken branches	remove
7	31	*Quercus alba*	white oak	good		remove
8	27	*Quercus alba*	white oak	good		remove
9	27	*Quercus alba*	white oak	good		remove
10	34	*Acer saccharinum*	silver maple	fair	dead and broken branches	remove
11	27	*Quercus alba*	white oak	fair	leaning, broken branches	remove
12	27	*Quercus alba*	white oak	good		remove
13	26	*Quercus alba*	white oak	good		remove
14	28	*Quercus alba*	white oak	good	vines growing up trunk	remove
15	24	*Quercus alba*	white oak	good	vines growing up trunk	remove
16	25	*Quercus alba*	white oak	good	some broken branches	remove
17	33	*Quercus alba*	white oak	good		retain
18	26	*Quercus alba*	white oak	poor	half dead, broken branches	remove
19	31	*Acer rubrum*	red maple	good	vines growing up trunk	retain
20	31	*Platanus occidentalis*	sycamore	good		retain
21	24	*Liriodendron tulipifera*	tulip poplar	good		retain
22	25	*Liriodendron tulipifera*	tulip poplar	good		retain
23	42	*Quercus alba*	white oak	good		retain
24	25	*Liriodendron tulipifera*	tulip poplar	good		retain
25	Skipped					
26	27	*Liriodendron tulipifera*	tulip poplar	good		retain
27	24	*Liriodendron tulipifera*	tulip poplar	good		remove
28	25	*Acer saccharum*	sugar maple	fair	epicormic branching, severely pruned under power lines	retain
29	25	*Ulmus rubra*	slippery elm	fair	vines, some broken branches	retain
30	28	*Quercus alba*	white oak	fair	vines growing up trunk	retain
31	36	*Quercus alba*	white oak	fair	vines growing up trunk	retain
32	34	*Quercus alba*	white oak	good		remove



NOTES:
1. RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRECONSTRUCTION MEETING.
2. BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRECONSTRUCTION MEETING AND FLAGGED PRIOR TO TRENCHING.
3. EXACT LOCATION OF TRENCH SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FOREST CONSERVATION (FC) INPECTOR .
4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FC INSPECTOR.
5. ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.
6. ALL PRUNING MUST BE EXECUTED WITH LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FC INSPECTOR.

ROOT PRUNING DETAIL

NTS

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. ______________________ including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: THE ELMS AT PSTA, LLC
Printed *Company Name*

Contact Person or Owner: KATHRYN KUBIT
Printed *Name*



REVISION	DATE	REVISION	DATE	REVISION	DATE

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

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 ____

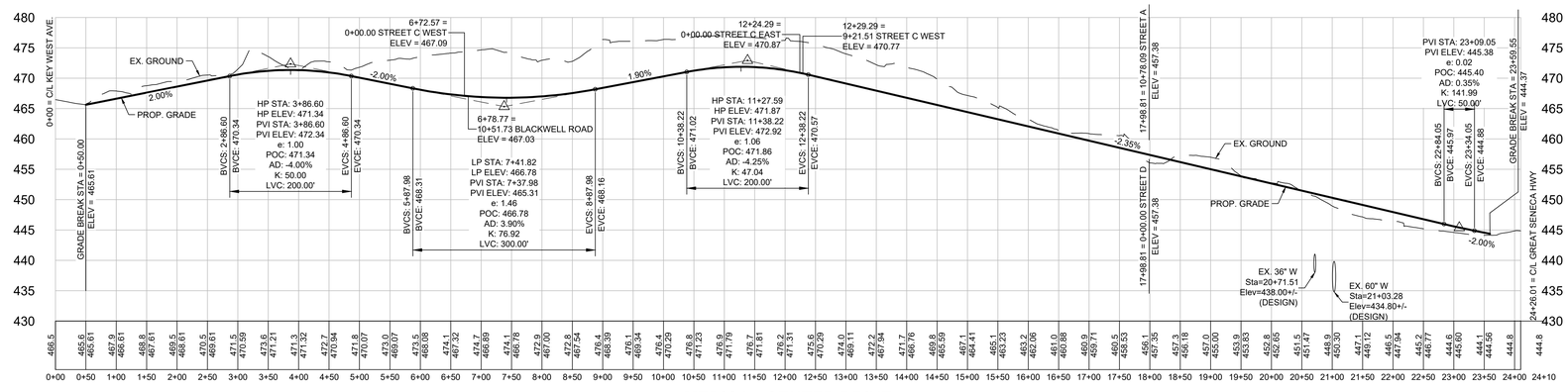
PRELIMINARY FOREST CONSERVATION PLAN

SCALE: No Scale
JOB No. 1302A
DATE: JANUARY 2020
SHEET No. 2 OF 2

N:\MD-Montgomery\PSTA\autocad\Plot Plans\Environmental\PFCP\PFCP.dwg Notes May 14, 2021, 5:09pm

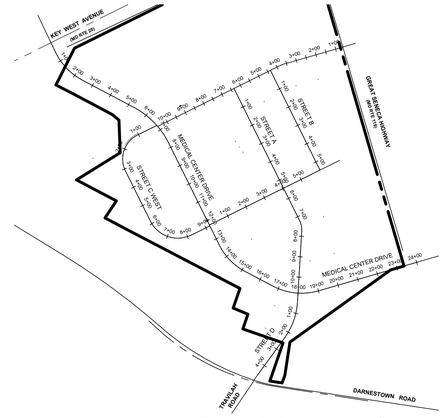
N:\MD-Montgomery\PSTA\autocad\Plot Plans\Environmental\PFCP\PFCP.dwg

PRELIMINARY NOT FOR CONSTRUCTION



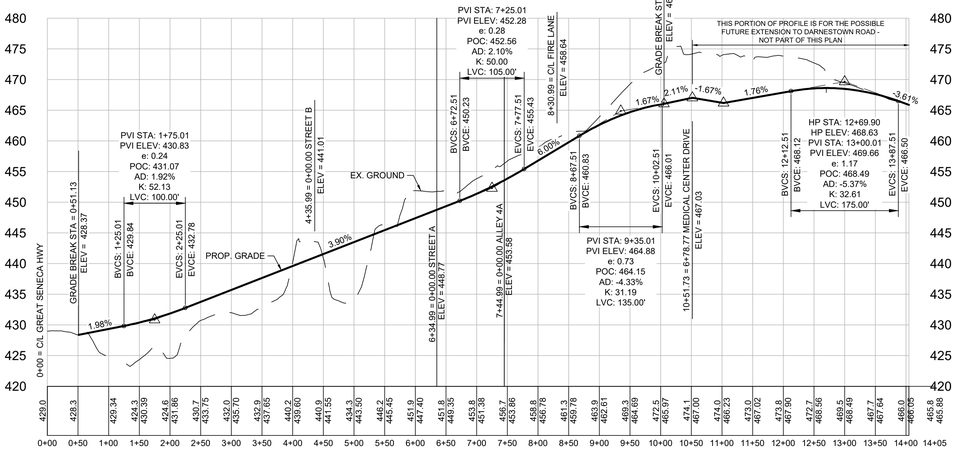
MEDICAL CENTER DRIVE

40 MPH DESIGN SPEED



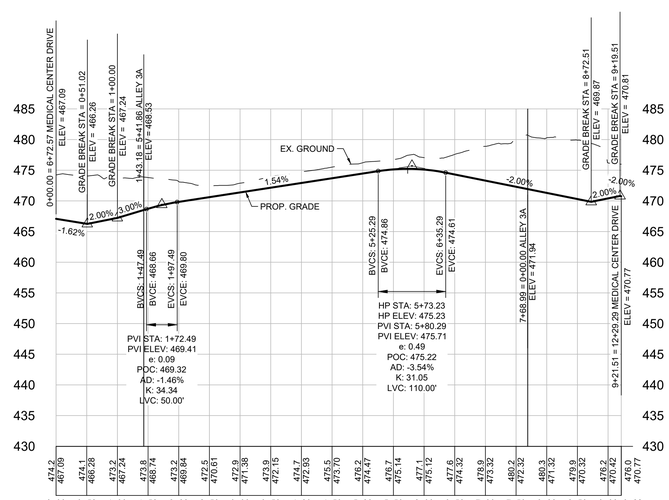
STREET LOCATIONS

NTS



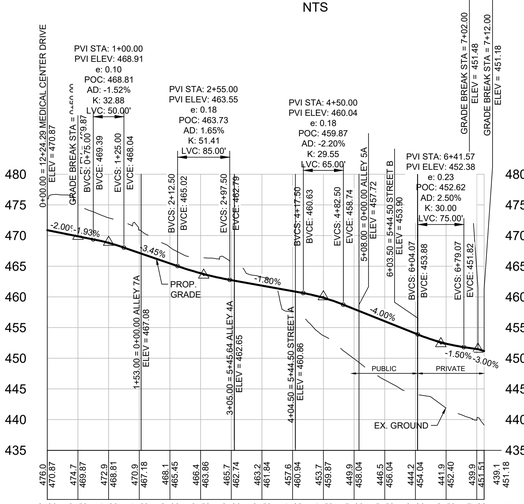
BLACKWELL ROAD

35 MPH DESIGN SPEED



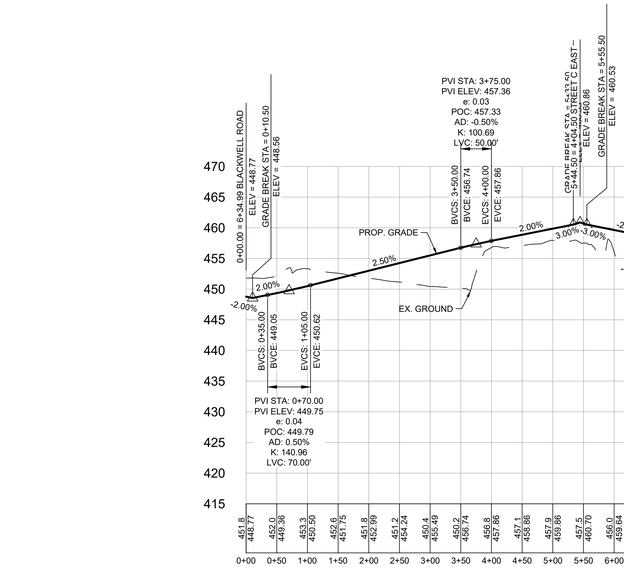
STREET C WEST

35 MPH DESIGN SPEED



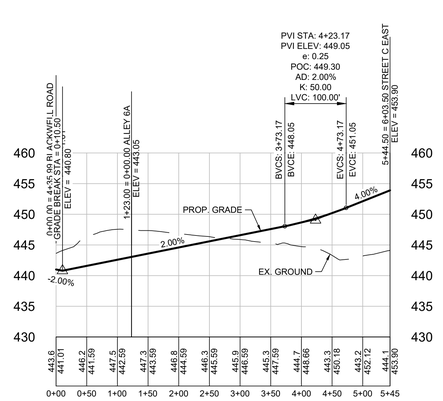
STREET C EAST

35 MPH DESIGN SPEED



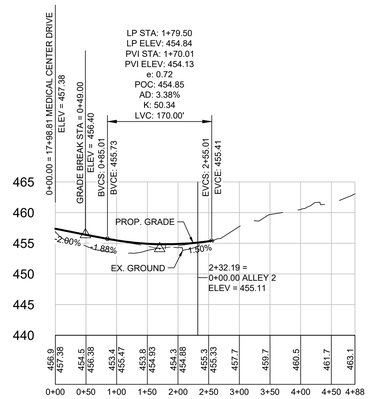
STREET A

35 MPH DESIGN SPEED



STREET B

35 MPH DESIGN SPEED



STREET D

35 MPH DESIGN SPEED

PROFESSIONAL CERTIFICATION

The undersigned agrees not to exceed the number of lots set forth on Preliminary Plan Approved No._____, 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 20850

Phone:

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."

21-RG-120200100-001
PRELIMINARY PLAN #120200100
WSSC MAP 220NW10
TAX MAP FS341, GRID FS41

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:		

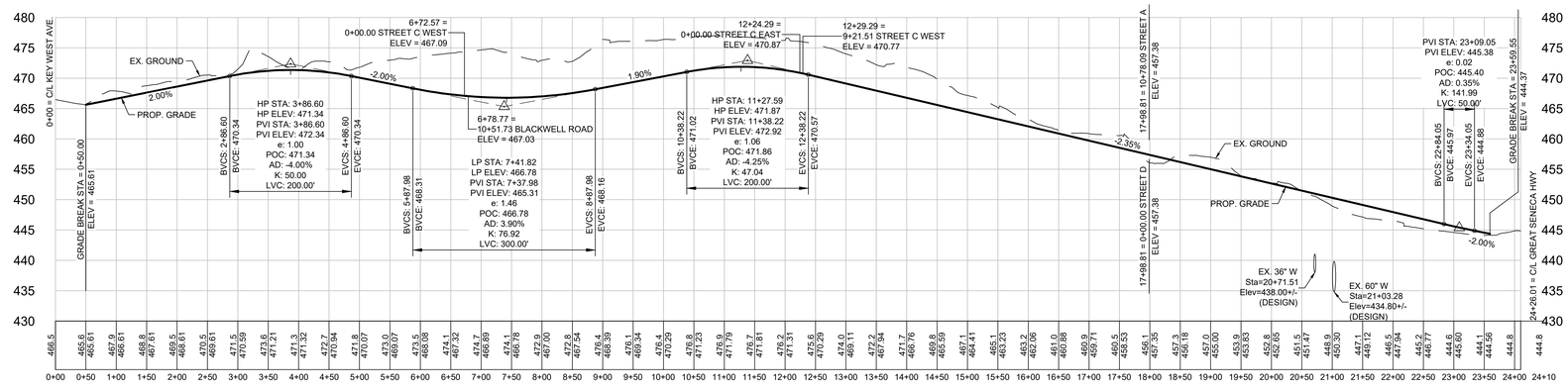
RELEASE FOR
BY_____ DATE____

ROAD GRADES

SCALE: H: 1" = 100'
V: 1" = 10'
JOB No. 0643T
DATE: MARCH, 2021
SHEET No. 1 OF 1

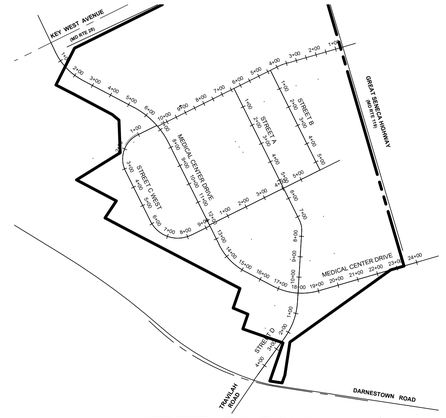
N:\MD-Montgomery\PSTA\Autocad\Pcd Plans\Preliminary Plan\PSTA Preliminary Road Grades.dwg Layout1 May 14, 2021 - 4:48pm

PRELIMINARY NOT FOR CONSTRUCTION



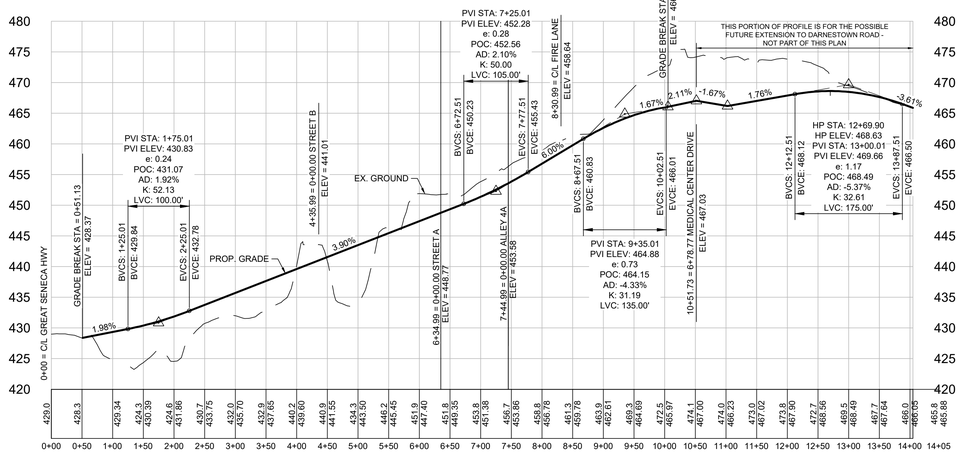
MEDICAL CENTER DRIVE

40 MPH DESIGN SPEED



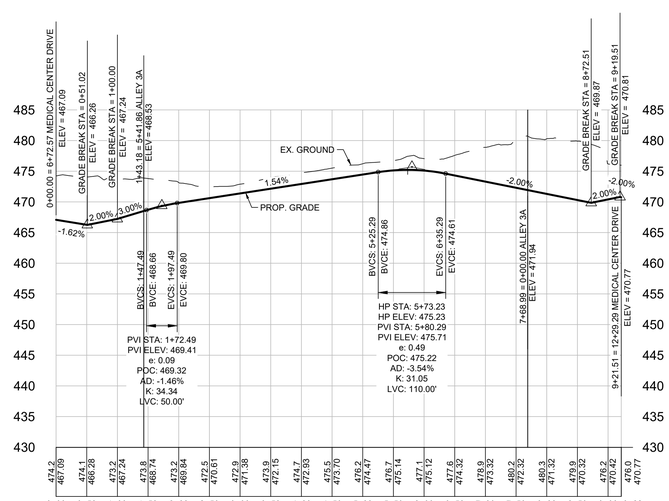
STREET LOCATIONS

NTS



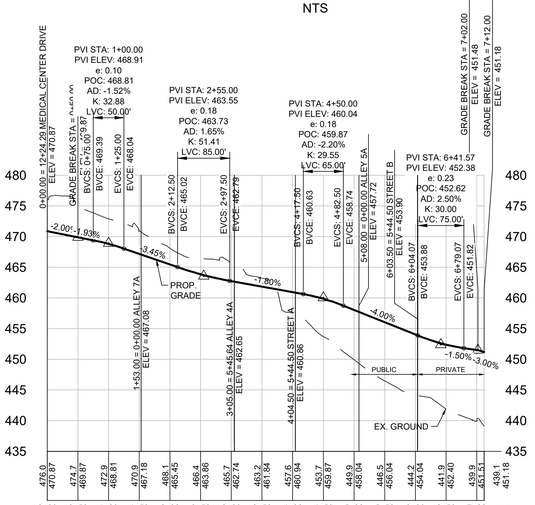
BLACKWELL ROAD

35 MPH DESIGN SPEED



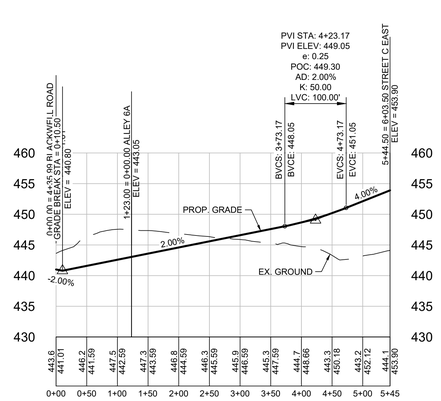
STREET C WEST

35 MPH DESIGN SPEED



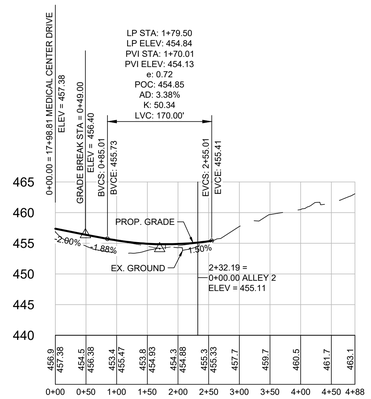
STREET C EAST

35 MPH DESIGN SPEED



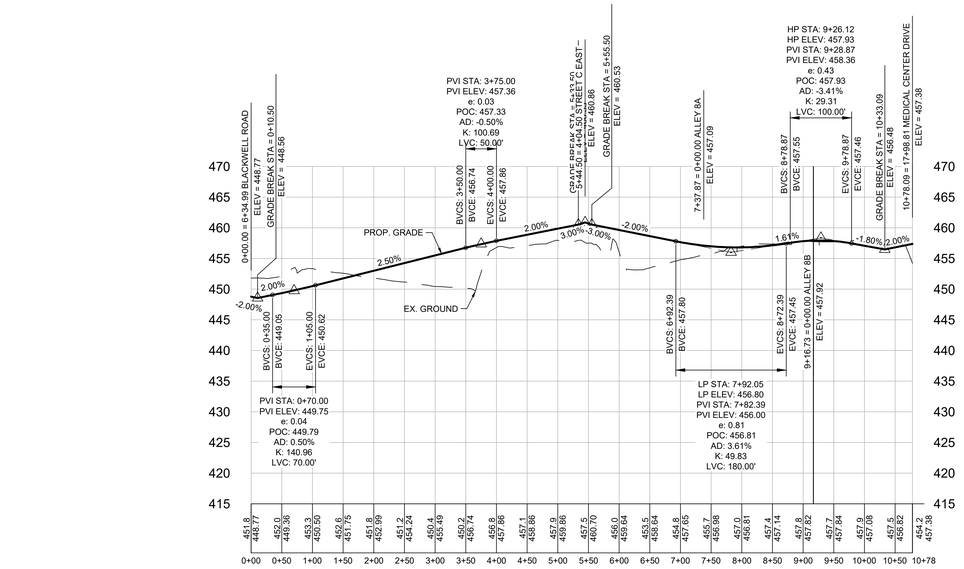
STREET B

35 MPH DESIGN SPEED



STREET D

35 MPH DESIGN SPEED



STREET A

35 MPH DESIGN SPEED

PROFESSIONAL CERTIFICATION

The undersigned agrees not to exceed the number of lots set forth on Preliminary Plan Approved No._____, 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 20850

Phone:

Signature _____

21-RG-120200100-001
PRELIMINARY PLAN #120200100
WSSC MAP 220NW10
TAX MAP FS341, GRID FS41

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."

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____

ROAD GRADES

SCALE: H: 1" = 100'
V: 1" = 10'
JOB No. 0643T
DATE: MARCH, 2021
SHEET No. 1 OF 1

N:\MD-Montgomery\PST\Autocad\Pol Plan\Preliminary Plan\PSTA Preliminary Road Grades.dwg Layout1 May 14, 2021 - 4:48pm

PSTA SITE

PRELIMINARY FOREST CONSERVATION PLAN

FOREST CONSERVATION WORKSHEET
PSTA Site

NET TRACT AREA:

A. Total tract area ... (44.75 on-site + 1.77 acres offsite)		46.52
B. Land dedication acres (parks, county facility, etc.) ...		0.00
C. Land dedication for roads or utilities (not being constructed by this plan) ...		0.00
D. Area to remain in commercial agricultural production/use ...		0.00
E. Other deductions (specify)		0.00
F. Net Tract Area .....=		46.52

LAND USE CATEGORY: (from *Trees Technical Manual*)
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	MDR	IDA	HDR	MPD	CIA
0	0	0	0	1	0

G. Afforestation Threshold ...	15%	x F =	6.98
H. Conservation Threshold ...	20%	x F =	9.30

EXISTING FOREST COVER:

I. Existing forest cover .....= (8.56 on-site + 0.28 acres offsite)		8.84
J. Area of forest above afforestation threshold .....=		1.86
K. Area of forest above conservation threshold .....=		0.00

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation ....=	0.00
M. Clearing permitted without mitigation .....=	0.00

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared .....= (5.59 on-site + 0.28 acres offsite)	5.87
O. Total area of forest to be retained .....=	2.97

PLANTING REQUIREMENTS:

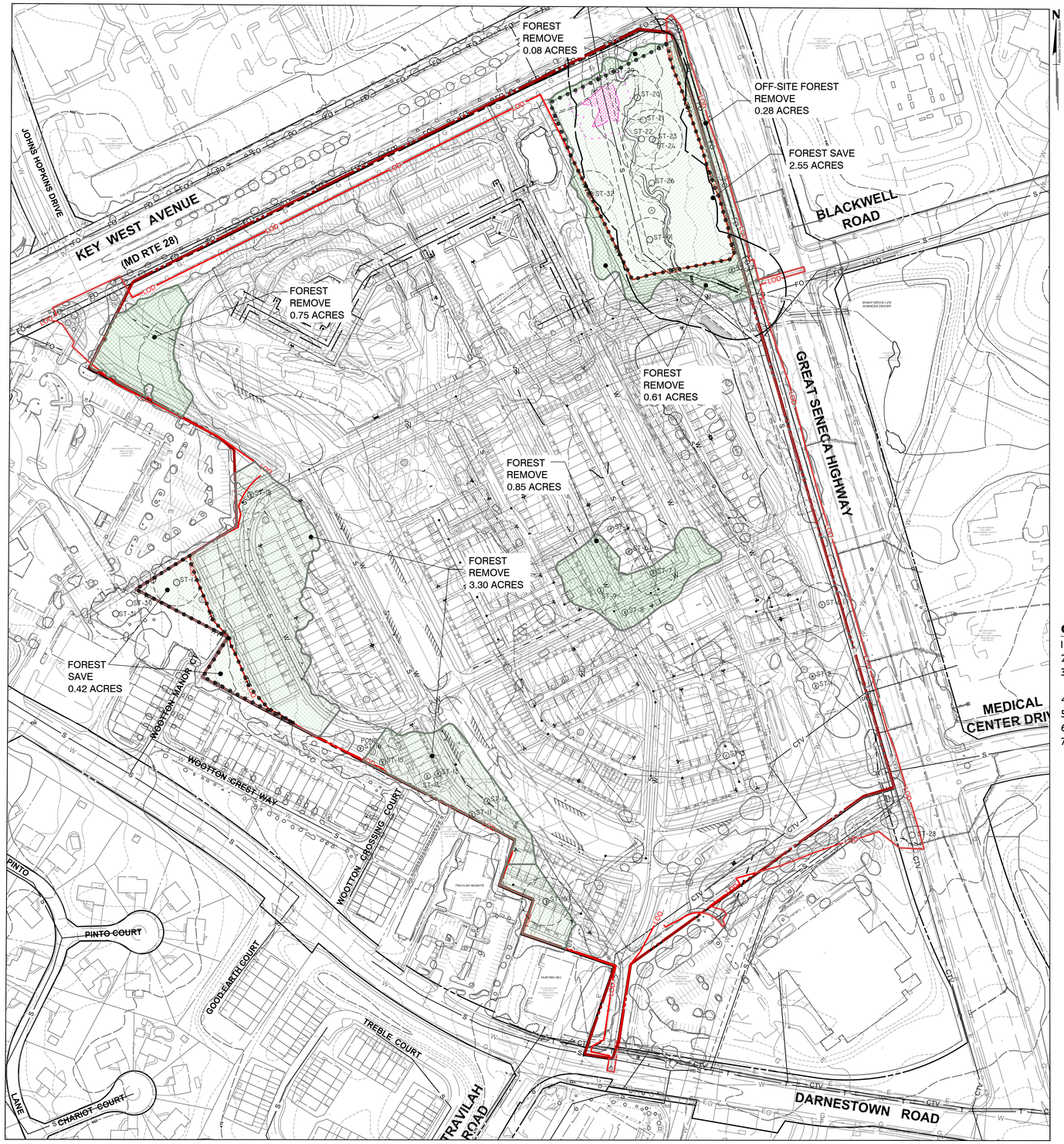
P. Reforestation for clearing above conservation threshold ....=	0.00
Q. Reforestation for clearing below conservation threshold ....=	11.74
R. Credit for retention above conservation threshold .....=	0.00
S. Total reforestation required .....=	11.74
T. Total afforestation required .....=	0.00
U. Credit for landscaping (may not exceed 20% of "S") .....=	0.00
V. Total reforestation and afforestation required .....=	11.74

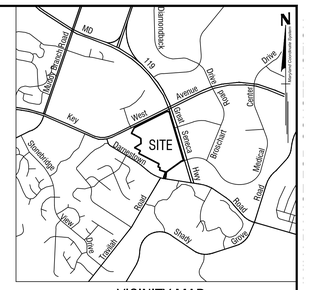
worksheet updated 8/5/2002

FOREST CONSERVATION TABLE			
Acreage of tract (gross)	46.52		
Acreage of tract remaining in agriculture use	0		
Acreage of road and utility ROWs which will not be improved as part of the development application	0		
Acreage of stream valley buffer	3.35		
Land Use Category from 22A-12			
Conservation Threshold	20%		
Afforestation Threshold	15%		
Linear feet of stream	720 LF		
Average width of stream buffer	100 feet		
One side of stream of both	one		
Forest Details	Retained	Cleared	Planted
Acreage of forest	2.97	5.87	0.00
Acreage of forest within wetlands	0.08	0.00	0.00
Acreage of forest within 100-year floodplain	0.00	0.00	0.00
Acreage of forest within stream valley buffer	2.32	0.41	0.00
Acreage of forest within priority area	2.32	0.41	0.00

Note:

1) Planting requirements to be met through off-site forest banking credits.
2) If no forest banking credits are available, mitigation may be met via payment of fee in lieu.





VICINITY MAP
1" = 2000'

LEGEND

- SITE LIMITS
- CATEGORY I FOREST CONSERVATION EASEMENT
- STREAM VALLEY BUFFER (SVB)
- EXISTING CANOPY EDGE
- PERENNIAL OR INTERMITTENT STREAM
- EPHEMERAL STREAM
- WETLAND
- 25' WETLAND BUFFER
- EXISTING CONTOURS (298, 300)
- PROPOSED CONTOURS (298, 300)
- FOREST SAVE
- FOREST REMOVE
- OFF-SITE FOREST REMOVE
- OFF-SITE LOD
- LOD — LIMIT OF DISTURBANCE
- ST-1 — SPECIMEN TREE AND CRITICAL ROOT ZONE
- ST-1 — SIGNIFICANT TREE AND CRITICAL ROOT ZONE
- X ST-1 — TREE TO BE REMOVED

General Notes:

1. For additional property information, see NRI/FSD #4-20191570, approved May 29, 2019.
2. This plan is for the forest conservation purposes only.
3. Boundary information was taken from a Boundary Survey prepared by Rodgers Consulting, March, 2019.
4. The topography hereon is shown in 2' contour interval and was flown by McKenzie Snyder (2019).
5. The site is within the Muddy Branch watershed, Use I-P.
6. The site is not within a Special Protection Area (SPA).
7. For Specimen Tree removal specifics, see Variance Request and Justification Letter.

GRAPHIC SCALE
100' 0 100' 200' 400' 800'
1 INCH = 100 FT

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. _____ including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: THE ELMS AT PSTA, LLC
Printed Company Name

Contact Person or Owner: KATHRYN KUBIT
Printed Name

LANDSCAPE ARCHITECT 3243 ANDREW JOHN HISSONG STATE OF MARYLAND

REVISION	DATE	REVISION	DATE	REVISION	DATE

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

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 FOREST CONSERVATION PLAN

SCALE: 1" = 100'
JOB No. 1302A
DATE: JANUARY 2020
SHEET No. 1 OF 2

N:\MD-Montgomery\PSTA\autocad\Plot Plans\Environmental\PFCP\PFCP.dwg

N:\MD-Montgomery\PSTA\autocad\Plot Plans\Environmental\PFCP\PFCP-Cover May 12, 2021, 1:05pm

Sequence of Events for Properties Required to Comply With Forest Conservation Plans, Exemptions from Submitting Forest Conservation Plans, and Tree Save Plans

The property owner is responsible for ensuring all tree protection measures are performed in accordance with the approved final forest conservation plan or tree save plan, and as modified in the field by a Planning Department Forest Conservation Inspector. The measures must meet or exceed the most recent standards published by the American National Standards Institute (ANSI A300).

Pre-Construction

1. An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged and before any land disturbance.

2. The property owner must arrange for the meeting and following people ~~should~~ must participate at the pre-construction meeting: the property owner or their representative, construction superintendent, International Society of Arboriculture (ISA) certified arborist/Maryland Licensed Tree Expert (representing owner) that will implement the tree protection measures, The Planning Department Forest Conservation Inspector, and Montgomery County Department of Permitting Services (DPS) Sediment Control Inspector. The purpose of this meeting is verify the limits of disturbance and discuss specific tree protection and tree care measures shown on the approved plan. No land disturbance shall begin before tree protection and stress-reduction measures have been implemented and approved by the Planning Department's Forest Conservation Inspector.
   a. Typical tree protection devices include:
      i. Chain link fence (four feet high)
      ii. Super silt fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
      iii. 14 gauge, 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
   b. Typical stress reduction measures may include, but are not limited to:
      i. Root pruning with a root cutter or vibratory plow designed for that purpose. Trenchers are not allowed, unless approved by the Forest Conservation Inspector
      ii. Crown Reduction or pruning
      iii. Watering
      iv. Fertilizing
      v. Vertical mulching
      vi. Root aeration systems

   Measures not specified on the Forest Conservation Plan may be required as determined by the Forest Conservation Inspector in coordination with the property owner's arborist.

3. A Maryland Licensed Tree expert must perform, or directly supervise, the implementation of all stress reduction measures. Documentation of the process (including

photographs) may be required by the Forest Conservation Inspector, and will be determined at the pre-construction meeting.

4. Temporary tree protection devices must be installed per the approved Forest Conservation Plan, Exemption Plan, or Tree Save Plan and prior to any land disturbance. The Forest Conservation Inspector, in coordination with the DPS Sediment Control Inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan.

5. Tree protection fencing must be installed and maintained by the property owner for the duration of construction project and must not be altered without prior approval from the Forest Conservation Inspector. All construction activity within protected tree and forest areas is prohibited. This includes the following activities:
   a. Parking or driving of equipment, machinery or vehicles of any type.
   b. Storage of any construction materials, equipment, stockpiling, fill, debris, etc.
   c. Dumping of any chemicals (i.e., paint thinner), mortar or concrete remainder, trash, garbage, or debris of any kind.
   d. Felling of trees into a protected area.
   e. Trenching or grading for utilities, irrigation, drainage, etc.

6. Forest and tree protection signs must be installed as required by the Forest Conservation Inspector. The signs must be waterproof and wording provided in both English and Spanish.

During Construction

7. Periodic inspections will be made by the Forest Conservation Inspector. Corrections and repairs to tree protection devices must be completed within the timeframe given by the Inspector.

8. The property owner must immediately notify the Forest Conservation Inspector of any damage to trees, forests, understory, ground cover, and any other undisturbed areas shown on the approved plan. Remedial actions, and the relative timeframes to restore these areas, will be determined by the Forest Conservation Inspector.

Post-Construction

9. After construction is completed, but before tree protection devices have been removed, the property owner must request a final inspection with the Forest Conservation Inspector. At the final inspection, the Forest Conservation Inspector may require additional corrective measures, which may include:
   a. Removal, and possible replacement, of dead, dying, or hazardous trees
   b. Pruning of dead or declining limbs
   c. Soil aeration
   d. Fertilization
   e. Watering
   f. Wound repair

   g. Clean up of retention areas, including trash removal

10. After the final inspection and completion of all corrective measures the Forest Conservation Inspector will request all temporary tree and forest protection devices be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both DPS and the Forest Conservation Inspector and cannot be removed without permission of the Forest Conservation Inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.

11. Long-term protection measures, including permanent signage, must be installed per the approved plan. Installation will occur at the appropriate time during the construction project. Refer to the approved plan drawing for the long-term protection measures to be installed.

INSPECTIONS

All field inspections must be requested by the applicant.

Field Inspections must be conducted as follows:

Plans without Planting Requirements

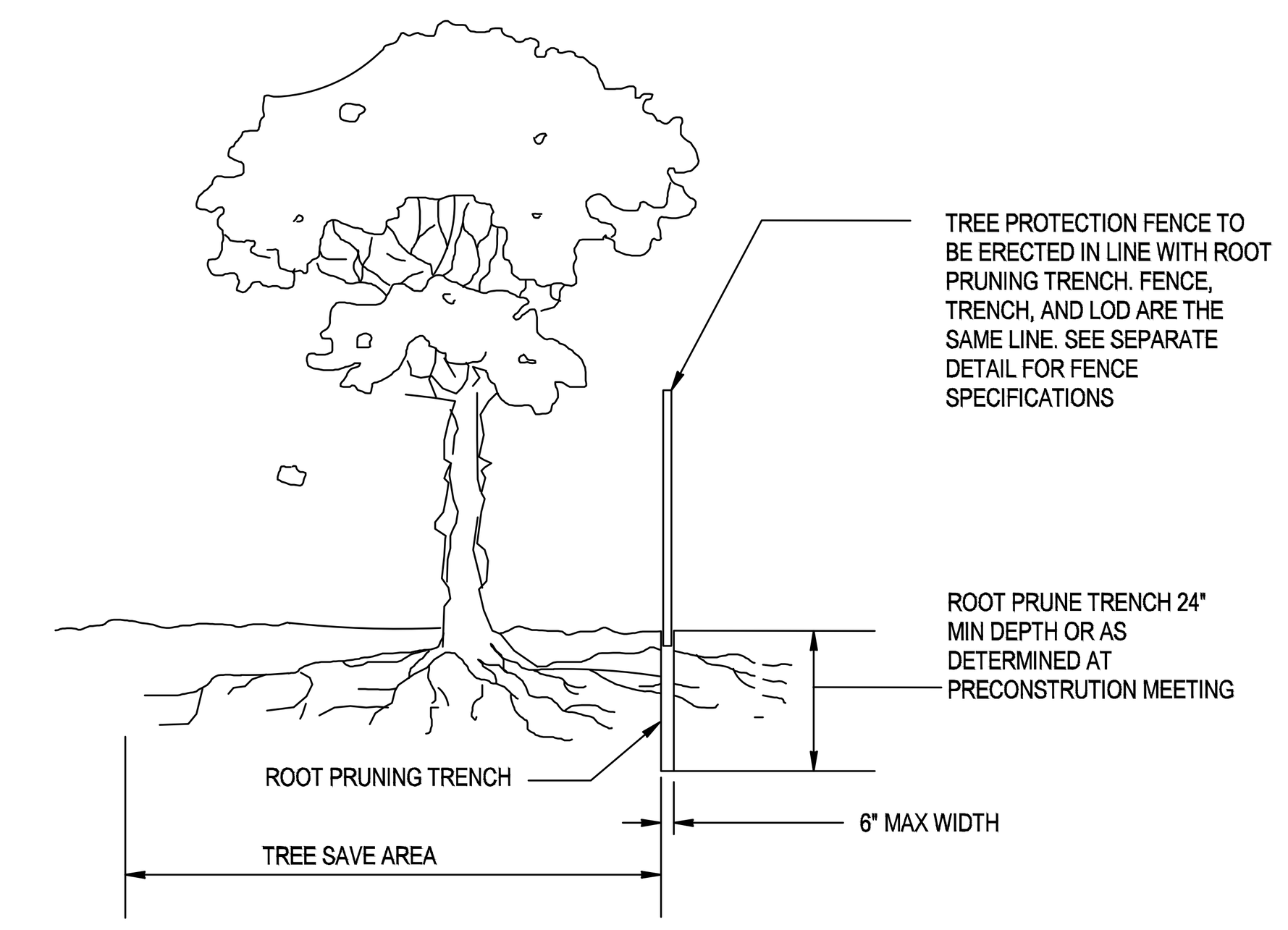
1. After the limits of disturbance have been staked and flagged, but before any clearing or grading begins.
2. After necessary stress reduction measures have been completed and protection measures have been installed, but before any clearing and grading begin and before release of the building permit.
3. After completion of all construction activities, but before removal of tree protection fencing, to determine the level of compliance with the provision of the forest conservation.

Additional Requirements for Plans with Planting Requirements

4. Before the start of any required reforestation and afforestation planting.
5. After the required reforestation and afforestation planting has been completed to verify that the planting is acceptable and prior to the start the maintenance period.
6. At the end of the maintenance period to determine the level of compliance with the provisions of the planting plan, and if appropriate, release of the performance bond.

Significant and Specimen Tree Table

#	Diameter at Breast Height	Botanical Name	Common Name	Health	Notes	Status
1	27	*Quercus coccinea*	scarlet oak	good		remove
2	24	*Quercus coccinea*	scarlet oak	poor	dead branching	remove
3	25	*Zelkova serrata*	japanese zelkova	good		remove
4	31	*Liriodendron tulipifera*	tulip poplar	good		remove
5	27	*Quercus alba*	white oak	fair	leaning, dead branching	remove
6	31	*Quercus alba*	white oak	fair	dead and broken branches	remove
7	31	*Quercus alba*	white oak	good		remove
8	27	*Quercus alba*	white oak	good		remove
9	27	*Quercus alba*	white oak	good		remove
10	34	*Acer saccharinum*	silver maple	fair	dead and broken branches	remove
11	27	*Quercus alba*	white oak	fair	leaning, broken branches	remove
12	27	*Quercus alba*	white oak	good		remove
13	26	*Quercus alba*	white oak	good		remove
14	28	*Quercus alba*	white oak	good	vines growing up trunk	remove
15	24	*Quercus alba*	white oak	good	vines growing up trunk	remove
16	25	*Quercus alba*	white oak	good	some broken branches	remove
17	33	*Quercus alba*	white oak	good		retain
18	26	*Quercus alba*	white oak	poor	half dead, broken branches	remove
19	31	*Acer rubrum*	red maple	good	vines growing up trunk	retain
20	31	*Platanus occidentalis*	sycamore	good		retain
21	24	*Liriodendron tulipifera*	tulip poplar	good		retain
22	25	*Liriodendron tulipifera*	tulip poplar	good		retain
23	42	*Quercus alba*	white oak	good		retain
24	25	*Liriodendron tulipifera*	tulip poplar	good		retain
25	Skipped					
26	27	*Liriodendron tulipifera*	tulip poplar	good		retain
27	24	*Liriodendron tulipifera*	tulip poplar	good		remove
28	25	*Acer saccharum*	sugar maple	fair	epicormic branching, severely pruned under power lines	retain
29	25	*Ulmus rubra*	slippery elm	fair	vines, some broken branches	retain
30	28	*Quercus alba*	white oak	fair	vines growing up trunk	retain
31	36	*Quercus alba*	white oak	fair	vines growing up trunk	retain
32	34	*Quercus alba*	white oak	good		remove



NOTES:
1. RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRECONSTRUCTION MEETING.
2. BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRECONSTRUCTION MEETING AND FLAGGED PRIOR TO TRENCHING.
3. EXACT LOCATION OF TRENCH SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FOREST CONSERVATION (FC) INPECTOR .
4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FC INSPECTOR.
5. ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.
6. ALL PRUNING MUST BE EXECUTED WITH LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FC INSPECTOR.

ROOT PRUNING DETAIL

NTS

CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start Of Construction

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. ______________________ including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: THE ELMS AT PSTA, LLC
Printed *Company Name*

Contact Person or Owner: KATHRYN KUBIT
Printed *Name*

LANDSCAPE ARCHITECT 3243 MATTHEW JOHN WESSEL STATE OF MARYLAND

REVISION	DATE	REVISION	DATE	REVISION	DATE

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

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 FOREST CONSERVATION PLAN

SCALE: No Scale
JOB No. 1302A
DATE: JANUARY 2020
SHEET No. 2 OF 2

N:\MD-Montgomery\PSTA\autocad\Plot Plans\Environmental\PFCP\PFCP.dwg Notes May 14, 2021, 5:09pm

N:\MD-Montgomery\PSTA\autocad\Plot Plans\Environmental\PFCP\PFCP.dwg