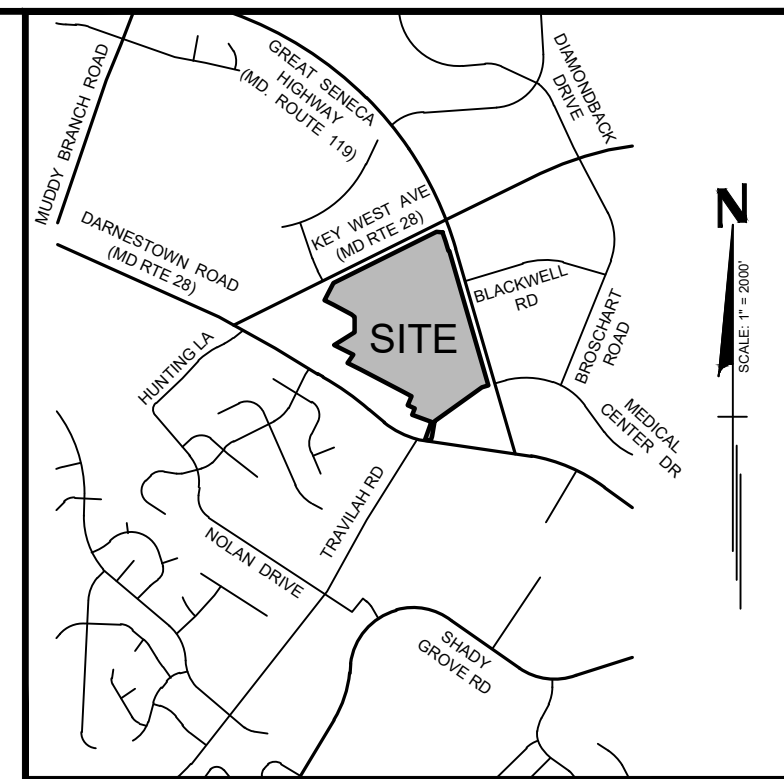


PSTA SITE

SITE PLAN #820220050



VICINITY MAP
1" = 2,000'

PROJECT TEAM:

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

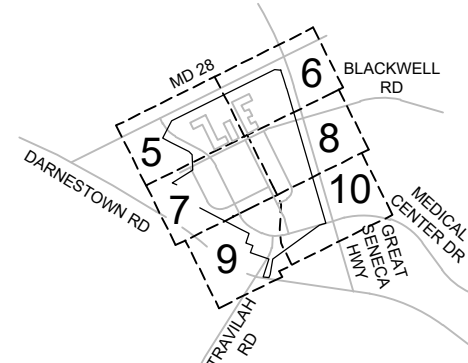
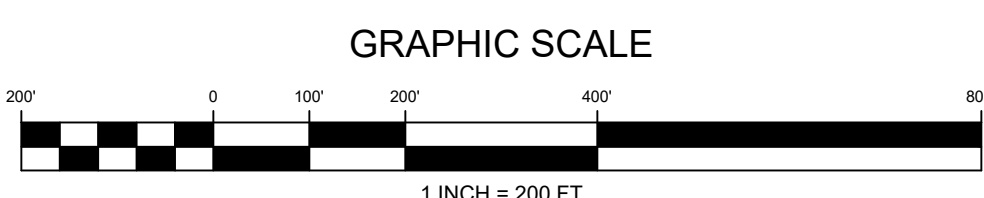
APPLICANT:
THE ELMS AT PSTA, LLC
1355 BEVERLY ROAD, SUITE 240
MCLEAN, VA 22101

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

LANDDESIGN:
LANDDESIGN
200 SOUTH PEYTON STREET
ALEXANDRIA, VA 22314



SHEET KEY
1" = 2,000'

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

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



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.

Sheet Number	Sheet Index	MCPD File Name
1	Cover Sheet	07-SITE-820220050-001
2	Approval Sheet	07-SITE-820220050-002
3	Existing Conditions	07-SITE-820220050-003
4	Sheet Reference and Composite Plan	07-SITE-820220050-004
5	Site Plan	07-SITE-820220050-005
6	Site Plan	07-SITE-820220050-006
7	Site Plan	07-SITE-820220050-007
8	Site Plan	07-SITE-820220050-008
9	Site Plan	07-SITE-820220050-009
10	Site Plan	07-SITE-820220050-010
11	Site Notes and Details	07-SITE-820220050-011
12	Site Details	07-SITE-820220050-012
13	Site Details	07-SITE-820220050-013
14	Recreation Plan	07-SITE-820220050-014
1	Landscape and Lighting	08-LL-820220050-001
2	Landscape Plan	08-LL-820220050-002
3	Landscape Plan	08-LL-820220050-003
4	Landscape Plan	08-LL-820220050-004
5	Landscape Plan	08-LL-820220050-005
6	Landscape Plan	08-LL-820220050-006
7	Landscape Plan	08-LL-820220050-007
8	Landscape Details	08-LL-820220050-008
9	Landscape Details	08-LL-820220050-009
10	Landscape Details	08-LL-820220050-010
11	Landscape Details	08-LL-820220050-011
11a	Screening Plan	08-LL-820220050-011a
11b	Canopy Coverage Plan	08-LL-820220050-011b
12	POPs Landscape Plan	08-LL-820220050-012
13	POPs Landscape Plan	08-LL-820220050-013
14	POPs Landscape Plan	08-LL-820220050-014
15	POPs Landscape Plan	08-LL-820220050-015
16	POPs Landscape Plan	08-LL-820220050-016
17	POPs Landscape Plan	08-LL-820220050-017
18	POPs Landscape Plan	08-LL-820220050-018
19	POPs Landscape Plan	08-LL-820220050-019
20	POPs Landscape Plan	08-LL-820220050-020
21	POPs Landscape Plan	08-LL-820220050-021
22	POPs Landscape Plan	08-LL-820220050-022
23	POPs Landscape Plan	08-LL-820220050-023
24	POPs Landscape Plan	08-LL-820220050-024
25	POPs Landscape Plan	08-LL-820220050-025
26	POPs Landscape Plan	08-LL-820220050-026
27	POPs Landscape Plan	08-LL-820220050-027
28	POPs Landscape Plan	08-LL-820220050-028
29	POPs Landscape Plan	08-LL-820220050-029
30	POPs Landscape Details	08-LL-820220050-030
31	POPs Landscape Details	08-LL-820220050-031
32	Street Tree Plan	07-LL-820220050-032
33	Lighting Composite Plan	08-LL-820220050-033
34	Lighting Plan	08-LL-820220050-034
35	Lighting Plan	08-LL-820220050-035
36	Lighting Plan	08-LL-820220050-036
37	Lighting Plan	08-LL-820220050-037
38	Lighting Plan	08-LL-820220050-038
39	Lighting Plan	08-LL-820220050-039
40	Lighting Details	08-LL-820220050-040
1	Architecture	
1A	Building One Elevations	09-ARCH-820220050-001A
2	Building One Elevations	09-ARCH-820220050-002
3	Building One Basement	09-ARCH-820220050-003
4	Building One First Floor	09-ARCH-820220050-004
5	Building Two Elevations	09-ARCH-820220050-005
6	Building Two Basement	09-ARCH-820220050-006
7	Building Two First Floor	09-ARCH-820220050-007
8	Building Three Elevation Study	09-ARCH-820220050-008
9	Building Three Basement	09-ARCH-820220050-009
10	Building Three First Floor	09-ARCH-820220050-010
11	Building Four Elevations	09-ARCH-820220050-011
12	Building Four Basement	09-ARCH-820220050-012
13	Building Four First Floor	09-ARCH-820220050-013
14	Building 283 At Blackwell	09-ARCH-820220050-014
15	Building Exhibits	09-ARCH-820220050-015
1	Forest Conservation	
1	Final Forest Conservation Plan	10-FCP-820220050-001
2	Final Forest Conservation Plan	10-FCP-820220050-002
3	Final Forest Conservation Plan	10-FCP-820220050-003
4	Final Forest Conservation Plan	10-FCP-820220050-004
5	Final Forest Conservation Plan	10-FCP-820220050-005
6	Final Forest Conservation Plan	10-FCP-820220050-006
7	Final Forest Conservation Plan	10-FCP-820220050-007
8	Final Forest Conservation Plan	10-FCP-820220050-008
9	Final Forest Conservation Plan	10-FCP-820220050-009
10	Final Forest Conservation Plan	10-FCP-820220050-010
11	Final Forest Conservation Plan	10-FCP-820220050-011

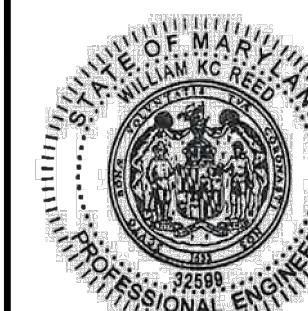
DEVELOPER'S CERTIFICATION

The Undertaker agrees to execute all the features of the Site Plan Approval No. 820220050 including Approval Conditions, Development Program, and Certified Site Plan.

Developer: THE ELMS AT PSTA, LLC KATHRYN KUBIT
Company: Contact Person
Address: 9710 GREAT SENECA HWY
ROCKVILLE 20850
Phone: (703) 734-9730
Signature: _____

PROFESSIONAL CERTIFICATION

"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 32599, Expiration Date: 1/22/24."



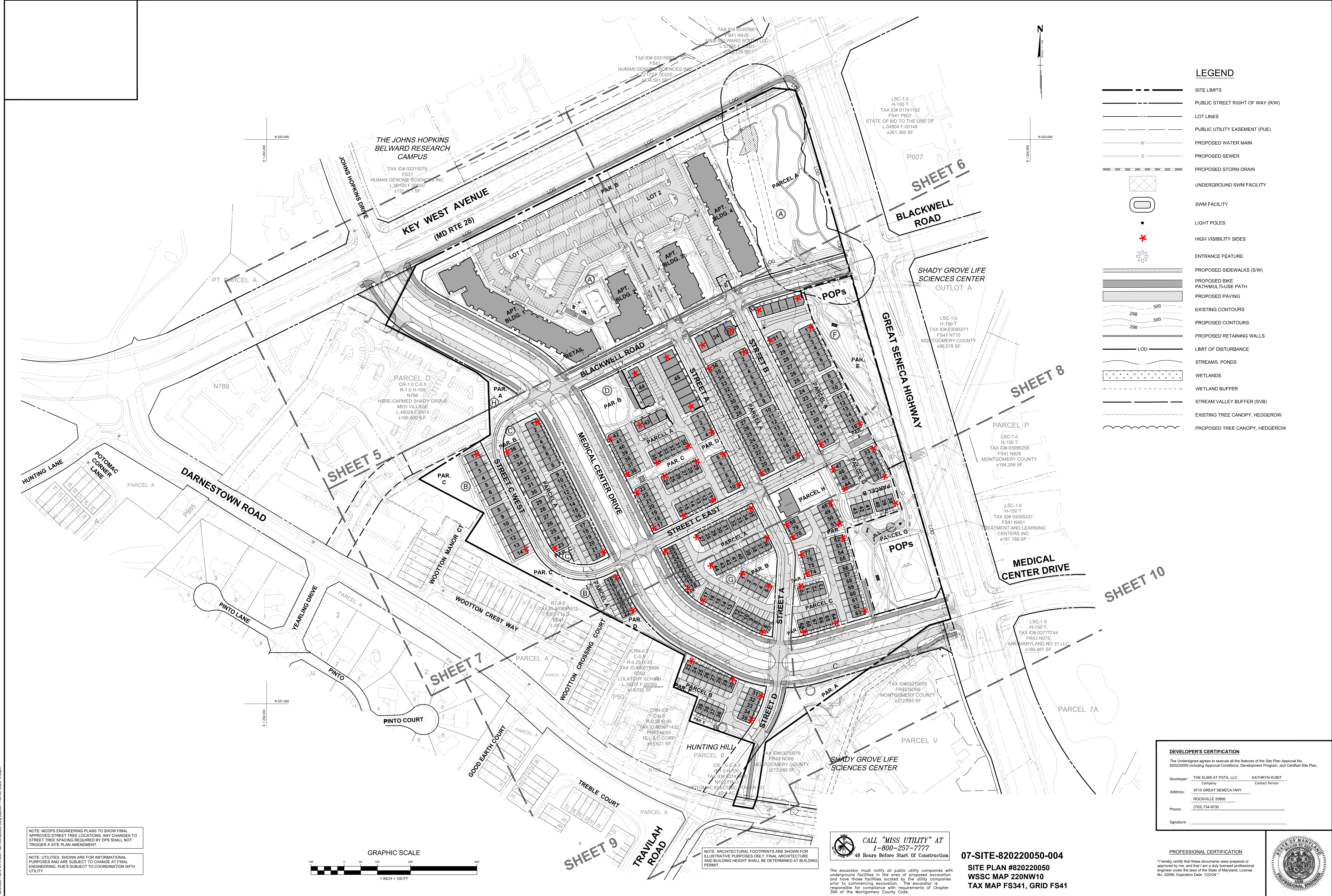
07-SITE-820220050-001

SITE PLAN #820220050
WSSC MAP 220NW10
TAX MAP FS341, GRID FS41

BASE DATA	BY	DATE
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
BY: _____	DATE: _____	

COVER SHEET

SCALE: 1" = 200'
JOB NO: 0643T
DATE: FEB, 2022
SHEET No: 1 of 14



DEVELOPER'S CERTIFICATION

The Undertaker agrees to execute all the features of the Site Plan Approval No. 820220050 including Approval Conditions, Development Program, and Certified Site Plan.

Developer: THE ELMS AT PSTA, LLC KATHRYN KUBIT
Company: Contact Person

Address: 9710 GREAT SENECA HWY
ROCKVILLE 20850

Phone: (703) 734-9730

Signature: _____

PROFESSIONAL CERTIFICATION

"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 32599, Expiration Date: 1/22/24."



07-SITE-820220050-004
SITE PLAN #820220050
WSSC MAP 220NW10
TAX MAP FS341, GRID FS41

SHEET REFERENCE AND COMPOSITE PLAN

SCALE: 1" = 100'
JOB No: 0643T
DATE: FEB, 2022
SHEET No: 4 of 14

 **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.

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

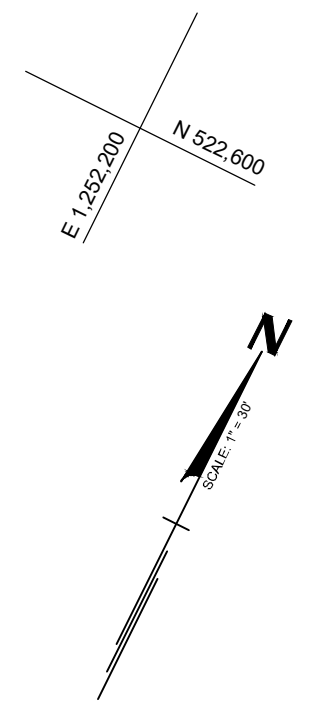
BASE DATA	BY	DATE
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
BY	DATE	

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

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

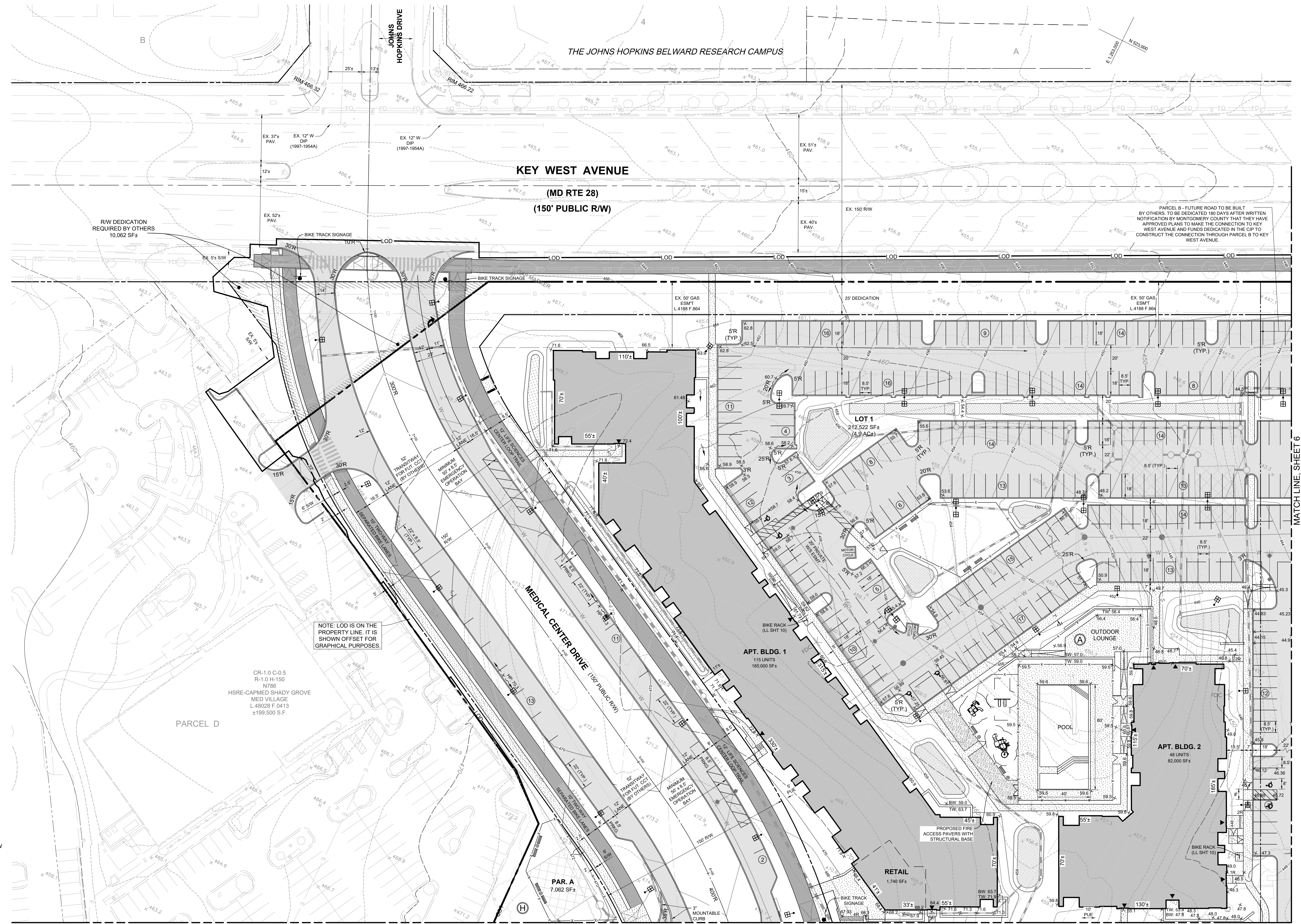
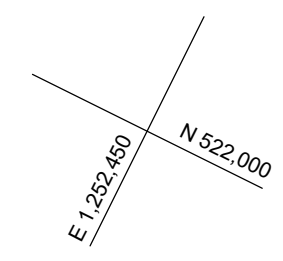
APPLICANT:
THE ELMS AT PSTA, LLC
ATTN: KATHRYN KUBIT
1355 BEVERLY ROAD, SUITE 240
MCLEAN, VA 22101
PHONE: (703) 734-9730

REVISION	DATE	REVISION	DATE	REVISION	DATE



LEGEND

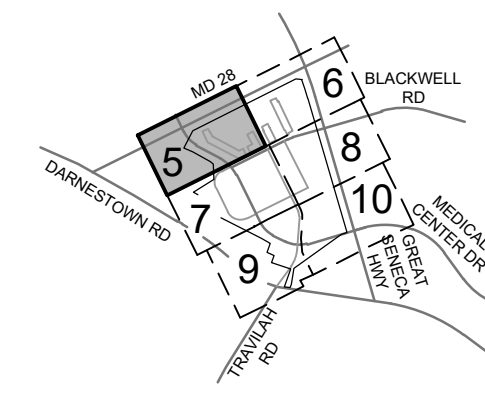
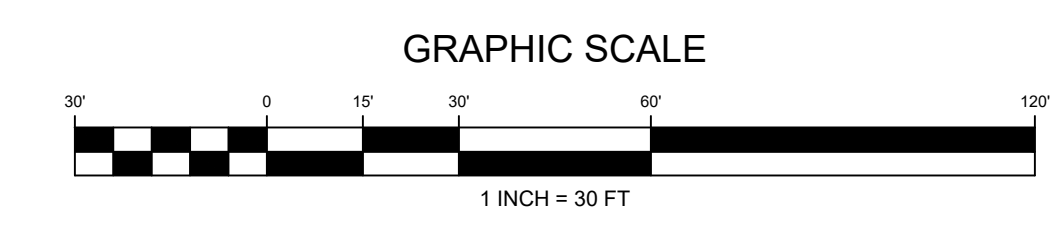
- SITE LIMITS
- PUBLIC STREET RIGHT OF WAY (RW)
- LOT LINES
- PUBLIC UTILITY EASEMENT (PUE)
- PROPOSED WATER MAIN
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- UNDERGROUND SWM FACILITY
- SWM FACILITY
- LIGHT POLES
- ENTRANCE FEATURE
- PROPOSED SIDEWALKS (SW)
- PROPOSED BIKE LANE
- PROPOSED PAVING
- MILL AND PAVING
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- PROPOSED RETAINING WALLS
- LIMIT OF DISTURBANCE
- STREAMS, PONDS
- WETLANDS
- WETLAND BUFFER
- STREAM VALLEY BUFFER (SVB)
- CATEGORY 1 FOREST CONSERVATION EASEMENT
- EXISTING TREE CANOPY, HEDGEROW
- PROPOSED TREE CANOPY, HEDGEROW



NOTE: 2021 NFPA 1 FIRE CODE 2021, PG. 1-34 "3.3.22 BASEMENT. ANY STORY OF A BUILDING WHOLLY OR PARTLY BELOW GRADE PLANE THAT IS NOT CONSIDERED THE FIRST STORY ABOVE GRADE PLANE. (SEE ALSO 3.3.289.1 IN NFPA 5000, FIRST STORY ABOVE GRADE PLANE), (5000, 2021)"

2021 NFPA 221, PG. 221-11 "A GRADE PLANE SHALL BE A REFERENCE PLANE REPRESENTING THE AVERAGE OF THE FINISHED GROUND LEVEL ADJOINING THE BUILDING AT ALL EXTERIOR WALLS."

2012 IBC HANDBOOK, PG. 42-44 "IF THE FINISHED FLOOR LEVEL ABOVE THE LEVEL UNDER CONSIDERATION IS 8 FEET (1829 MM) OR LESS ABOVE THE GRADE PLANE, AND DOES NOT EXCEED 12 FEET (3658 MM) AT ANY POINT, THE FLOOR LEVEL UNDER CONSIDERATION IS NOT CONSIDERED A STORY ABOVE GRADE PLANE. BY DEFINITION, IT IS REGULATED AS A BASEMENT."



DEVELOPER'S CERTIFICATION

The Undersigned agrees to execute all the features of the Site Plan Approval No. 820220050 including Approval Conditions, Development Program, and Certified Site Plan.

Developer: THE ELMS AT PSTA, LLC
Company: KATHRYN KUBIT
Address: 9710 GREAT SENECA HWY
Rockville 20850
Phone: _____
Signature: _____

NOTE: MCDPS ENGINEERING PLANS TO SHOW FINAL APPROVED STREET TREE LOCATIONS OR OTHER ROW INFRASTRUCTURE. ANY CHANGES TO STREET TREE SPACING REQUIRED BY DPS SHALL NOT TRIGGER A SITE PLAN AMENDMENT.

NOTE: ALL PAVEMENT MARKINGS AND SIGNAGE SHOWN ON PUBLIC STREETS ARE FOR REFERENCE ONLY AND WILL BE FINALIZED AT ROW PERMIT REVIEW UNDER THE SIGNING AND MARKING PLAN.

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

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.

SWIMMING POOLS WILL CONFORM TO MONTGOMERY COUNTY DEPT. OF HEALTH STANDARDS ON POOL CONSTRUCTION MANUAL ON SWIMMING POOL CONSTRUCTION, JANUARY 2014.

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

SEE FINAL APPROVED DPS ROW PLAN FOR FINAL CONFIGURATION AND INTERFACE OF BIKE LANES AND SIDEWALKS.

07-SITE-820220050-005
SITE PLAN #820220050
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: 1/22/24."



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

BASE DATA	BY	DATE
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
BY		DATE

SITE PLAN

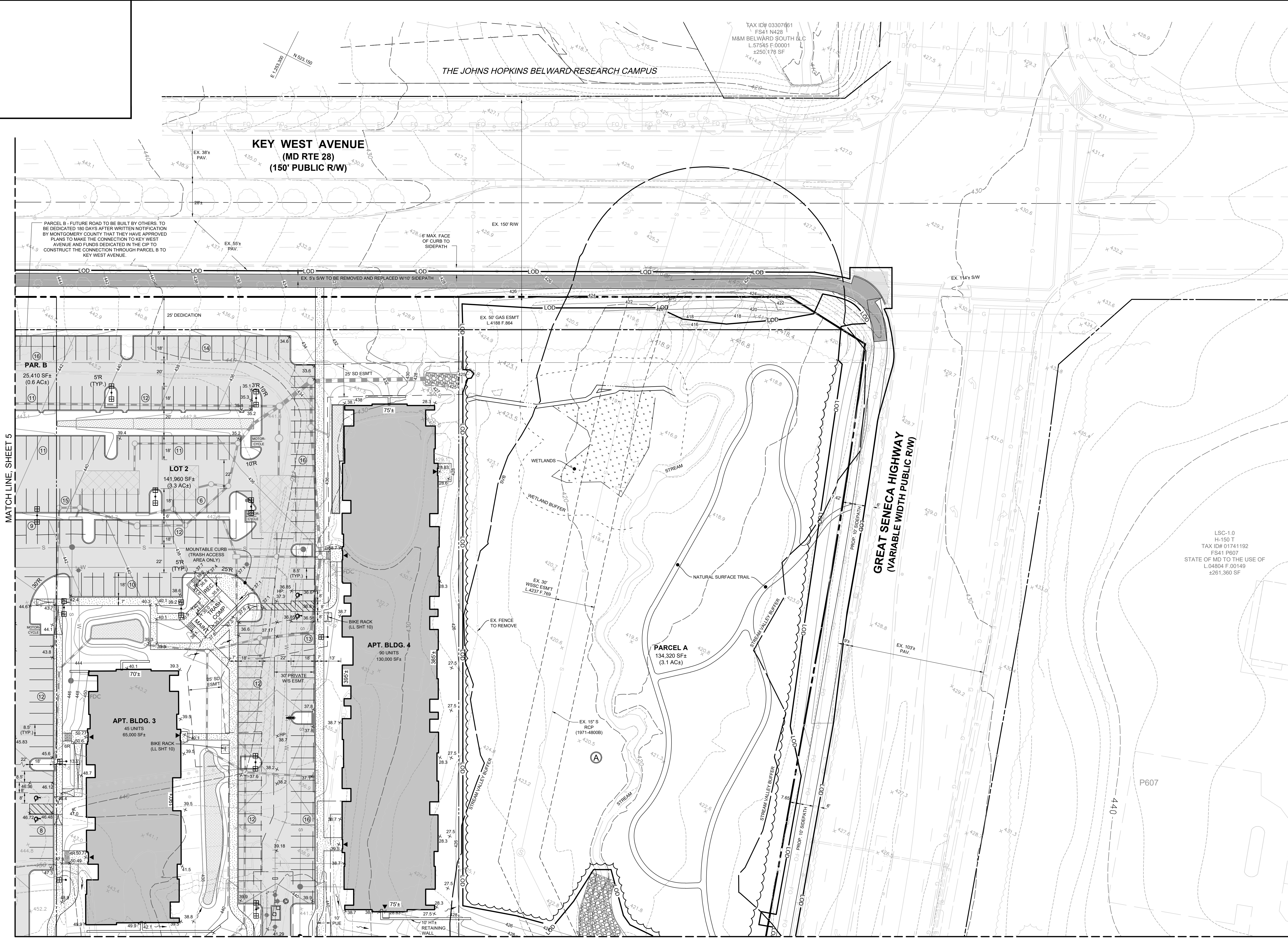
SCALE: 1" = 30'

JOB No: 0643T

DATE: FEB, 2022

SHEET No: 5 of 14

PRELIMINARY NOT FOR CONSTRUCTION

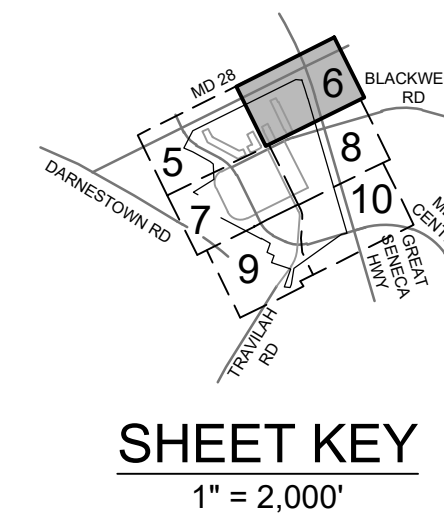
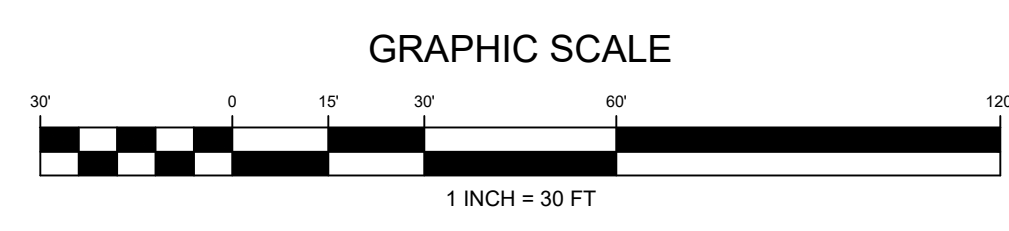


- LEGEND**
- SITE LIMITS
 - PUBLIC STREET RIGHT OF WAY (R/W)
 - LOT LINES
 - PUBLIC UTILITY EASEMENT (PUE)
 - PROPOSED WATER MAIN
 - PROPOSED SEWER
 - PROPOSED STORM DRAIN
 - UNDERGROUND SWM FACILITY
 - SWM FACILITY
 - LIGHT POLES
 - ENTRANCE FEATURE
 - PROPOSED SIDEWALKS (S/W)
 - PROPOSED BIKE LANE
 - PROPOSED PAVING
 - MILL AND PAVING
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - EXISTING SPOT ELEVATIONS
 - PROPOSED SPOT ELEVATIONS
 - PROPOSED RETAINING WALLS
 - LIMIT OF DISTURBANCE
 - STREAMS, PONDS
 - WETLANDS
 - WETLAND BUFFER
 - STREAM VALLEY BUFFER (SVB)
 - CATEGORY 1 FOREST CONSERVATION EASEMENT
 - EXISTING TREE CANOPY, HEDGEROW
 - PROPOSED TREE CANOPY, HEDGEROW

NOTE: 2021 NFPA 1 FIRE CODE 2021, PG. 1-34 "3.2.2 BASEMENT: ANY STORY OF A BUILDING WHOLLY OR PARTLY BELOW GRADE PLANE THAT IS NOT CONSIDERED THE FIRST STORY ABOVE GRADE PLANE. (SEE ALSO 3.3.200.1 IN NFPA 5000, FIRST STORY ABOVE GRADE PLANE.) (5000, 2021)

2021 NFPA 221, PG. 221-11 "A GRADE PLANE SHALL BE A REFERENCE PLANE REPRESENTING THE AVERAGE OF THE FINISHED GROUND LEVEL ADJOINING THE BUILDING AT ALL EXTERIOR WALLS."

2012 IRC HANDBOOK, PG. 42-44 "IF THE FINISHED FLOOR LEVEL ABOVE THE LEVEL UNDER CONSIDERATION IS 6 FEET (1829 MM) OR LESS ABOVE THE GRADE PLANE, AND DOES NOT EXCEED 12 FEET (3658 MM) AT ANY POINT, THE FLOOR LEVEL UNDER CONSIDERATION IS NOT CONSIDERED A STORY ABOVE GRADE PLANE. BY DEFINITION, IT IS REGULATED AS A BASEMENT."



NOTE: MCDPS ENGINEERING PLANS TO SHOW FINAL APPROVED STREET TREE LOCATIONS OR OTHER ROW INFRASTRUCTURE. ANY CHANGES TO STREET TREE SPACING REQUIRED BY DPS SHALL NOT TRIGGER A SITE PLAN AMENDMENT.

NOTE: ALL PAVEMENT MARKINGS AND SIGNAGE SHOWN ON PUBLIC STREETS ARE FOR REFERENCE ONLY AND WILL BE FINALIZED AT ROW PERMIT REVIEW UNDER THE SIGNING AND MARKING PLAN.

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

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.

SEE FINAL APPROVED DPS ROW PLAN FOR FINAL CONFIGURATION AND INTERFACE OF BIKE LANES AND SIDEWALKS.

PARCEL B - FUTURE ROAD TO BE BUILT BY OTHERS, TO BE DEDICATED 180 DAYS AFTER WRITTEN NOTIFICATION BY MONTGOMERY COUNTY THAT THEY HAVE APPROVED PLANS TO MAKE THE CONNECTION TO KEY WEST AVENUE AND FUNDS DEDICATED IN THE CIP TO CONSTRUCT THE CONNECTION THROUGH PARCEL B TO KEY WEST AVENUE.

07-SITE-820220050-006

SITE PLAN #820220050

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: 1/2/2024."



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.rogers.com

BASE DATA	BY	DATE
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
BY		DATE

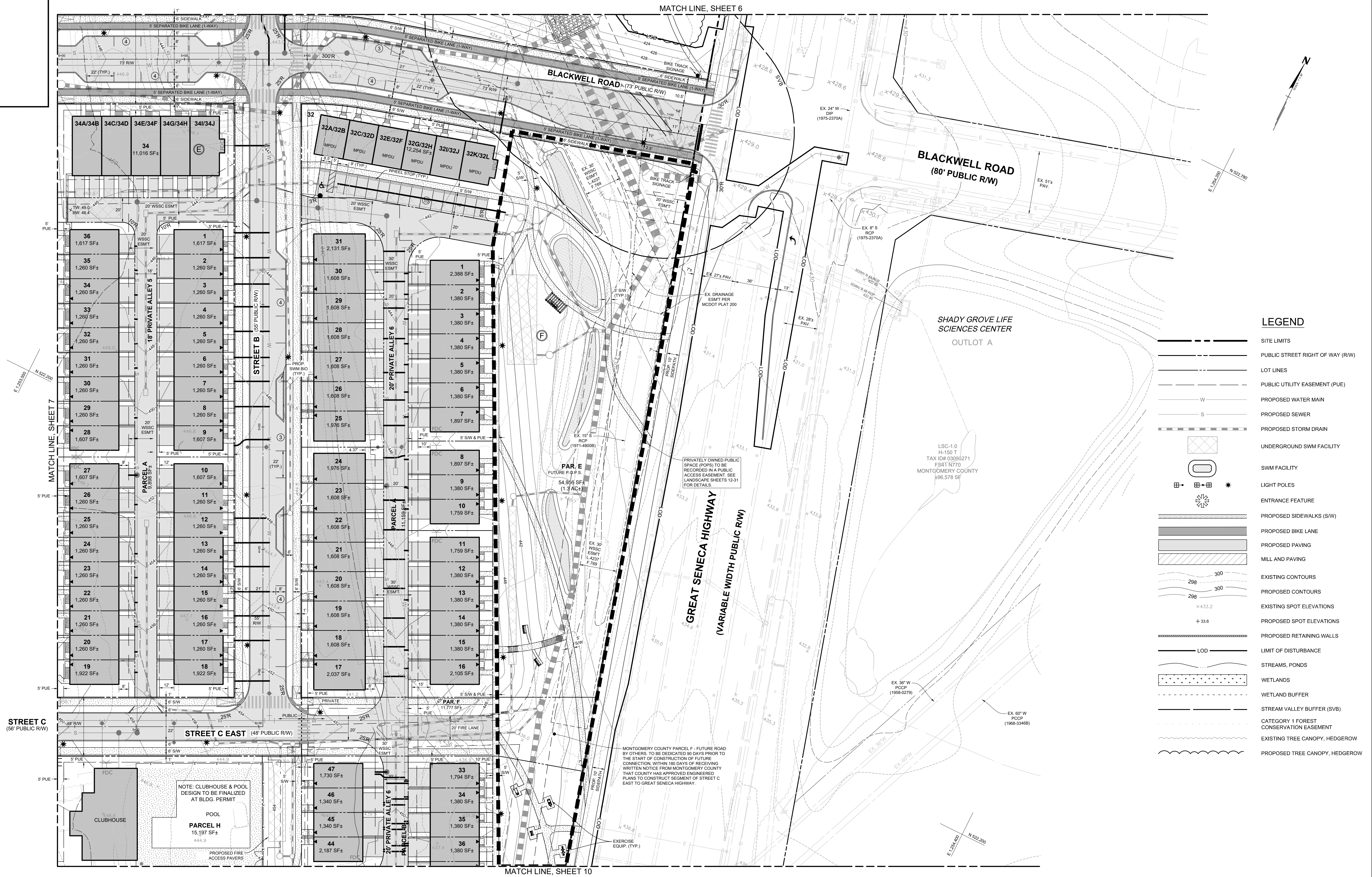
SITE PLAN

SCALE: 1" = 30'

JOB No. 0643T

DATE: FEB, 2022

SHEET No. 6 OF 14



- LEGEND**
- SITE LIMITS
 - PUBLIC STREET RIGHT OF WAY (R/W)
 - LOT LINES
 - PUBLIC UTILITY EASEMENT (PUE)
 - PROPOSED WATER MAIN
 - PROPOSED SEWER
 - PROPOSED STORM DRAIN
 - UNDERGROUND SWM FACILITY
 - SWM FACILITY
 - LIGHT POLES
 - ENTRANCE FEATURE
 - PROPOSED SIDEWALKS (S/W)
 - PROPOSED BIKE LANE
 - PROPOSED PAVING
 - MILL AND PAVING
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - EXISTING SPOT ELEVATIONS
 - PROPOSED SPOT ELEVATIONS
 - PROPOSED RETAINING WALLS
 - LIMIT OF DISTURBANCE
 - STREAMS, PONDS
 - WETLANDS
 - WETLAND BUFFER
 - STREAM VALLEY BUFFER (SVB)
 - CATEGORY 1 FOREST CONSERVATION EASEMENT
 - EXISTING TREE CANOPY, HEDGEROW
 - PROPOSED TREE CANOPY, HEDGEROW

SWIMMING POOLS WILL CONFORM TO MONTGOMERY COUNTY DEPT. OF HEALTH STANDARDS ON POOL CONSTRUCTION (MANUAL ON SWIMMING POOL CONSTRUCTION, JANUARY 2014)

NOTE: CLUBHOUSE & POOL DESIGN TO BE FINALIZED AT BLDG. PERMIT

POOL

PARCEL H
15,197 SF±

PROPOSED FIRE ACCESS PAVERS

NOTE: CLUBHOUSE & POOL DESIGN TO BE FINALIZED AT BLDG. PERMIT

NOTE: DRY UTILITY ALLOWED IN PUBLIC ROW NORTH OF BLACKWELL ROAD DUE TO ENVIRONMENTAL CONCERNS.

CALL "MISS UTILITY" AT 1-800-257-7777

48 Hours Before Start Of Construction

NOTE: MCDPS ENGINEERING PLANS TO SHOW FINAL APPROVED STREET TREE LOCATIONS OR OTHER ROW INFRASTRUCTURE. ANY CHANGES TO STREET TREE SPACING REQUIRED BY DPS SHALL NOT TRIGGER A SITE PLAN AMENDMENT.

NOTE: ALL PAVEMENT MARKINGS AND SIGNAGE SHOWN ON PUBLIC STREETS ARE FOR REFERENCE ONLY AND WILL BE FINALIZED AT ROW PERMIT REVIEW UNDER THE SIGNING AND MARKING PLAN.

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

PAR. E
FUTURE P.O.P.S.
54,955 SF±
(1.3 AC±)

PAR. F
11,777 SF±

PAR. G
11,138 SF±

PAR. H
15,197 SF±

PAR. I
11,138 SF±

PAR. J
11,138 SF±

PAR. K
11,138 SF±

PAR. L
11,138 SF±

PAR. M
11,138 SF±

PAR. N
11,138 SF±

PAR. O
11,138 SF±

PAR. P
11,138 SF±

PAR. Q
11,138 SF±

PAR. R
11,138 SF±

PAR. S
11,138 SF±

PAR. T
11,138 SF±

PAR. U
11,138 SF±

PAR. V
11,138 SF±

PAR. W
11,138 SF±

PAR. X
11,138 SF±

PAR. Y
11,138 SF±

PAR. Z
11,138 SF±

PAR. AA
11,138 SF±

PAR. AB
11,138 SF±

PAR. AC
11,138 SF±

PAR. AD
11,138 SF±

PAR. AE
11,138 SF±

PAR. AF
11,138 SF±

PAR. AG
11,138 SF±

PAR. AH
11,138 SF±

PAR. AI
11,138 SF±

PAR. AJ
11,138 SF±

PAR. AK
11,138 SF±

PAR. AL
11,138 SF±

PAR. AM
11,138 SF±

PAR. AN
11,138 SF±

PAR. AO
11,138 SF±

PAR. AP
11,138 SF±

PAR. AQ
11,138 SF±

PAR. AR
11,138 SF±

PAR. AS
11,138 SF±

PAR. AT
11,138 SF±

PAR. AU
11,138 SF±

PAR. AV
11,138 SF±

PAR. AW
11,138 SF±

PAR. AX
11,138 SF±

PAR. AY
11,138 SF±

PAR. AZ
11,138 SF±

PAR. BA
11,138 SF±

PAR. BB
11,138 SF±

PAR. BC
11,138 SF±

PAR. BD
11,138 SF±

PAR. BE
11,138 SF±

PAR. BF
11,138 SF±

PAR. BG
11,138 SF±

PAR. BH
11,138 SF±

PAR. BI
11,138 SF±

PAR. BJ
11,138 SF±

PAR. BK
11,138 SF±

PAR. BL
11,138 SF±

PAR. BM
11,138 SF±

PAR. BN
11,138 SF±

PAR. BO
11,138 SF±

PAR. BP
11,138 SF±

PAR. BQ
11,138 SF±

PAR. BR
11,138 SF±

PAR. BS
11,138 SF±

PAR. BT
11,138 SF±

PAR. BU
11,138 SF±

PAR. BV
11,138 SF±

PAR. BW
11,138 SF±

PAR. BX
11,138 SF±

PAR. BY
11,138 SF±

PAR. BZ
11,138 SF±

PAR. CA
11,138 SF±

PAR. CB
11,138 SF±

PAR. CC
11,138 SF±

PAR. CD
11,138 SF±

PAR. CE
11,138 SF±

PAR. CF
11,138 SF±

PAR. CG
11,138 SF±

PAR. CH
11,138 SF±

PAR. CI
11,138 SF±

PAR. CJ
11,138 SF±

PAR. CK
11,138 SF±

PAR. CL
11,138 SF±

PAR. CM
11,138 SF±

PAR. CN
11,138 SF±

PAR. CO
11,138 SF±

PAR. CP
11,138 SF±

PAR. CQ
11,138 SF±

PAR. CR
11,138 SF±

PAR. CS
11,138 SF±

PAR. CT
11,138 SF±

PAR. CU
11,138 SF±

PAR. CV
11,138 SF±

PAR. CW
11,138 SF±

PAR. CX
11,138 SF±

PAR. CY
11,138 SF±

PAR. CZ
11,138 SF±

PAR. DA
11,138 SF±

PAR. DB
11,138 SF±

PAR. DC
11,138 SF±

PAR. DD
11,138 SF±

PAR. DE
11,138 SF±

PAR. DF
11,138 SF±

PAR. DG
11,138 SF±

PAR. DH
11,138 SF±

PAR. DI
11,138 SF±

PAR. DJ
11,138 SF±

PAR. DK
11,138 SF±

PAR. DL
11,138 SF±

PAR. DM
11,138 SF±

PAR. DN
11,138 SF±

PAR. DO
11,138 SF±

PAR. DP
11,138 SF±

PAR. DQ
11,138 SF±

PAR. DR
11,138 SF±

PAR. DS
11,138 SF±

PAR. DT
11,138 SF±

PAR. DU
11,138 SF±

PAR. DV
11,138 SF±

PAR. DW
11,138 SF±

PAR. DX
11,138 SF±

PAR. DY
11,138 SF±

PAR. DZ
11,138 SF±

PAR. EA
11,138 SF±

PAR. EB
11,138 SF±

PAR. EC
11,138 SF±

PAR. ED
11,138 SF±

PAR. EE
11,138 SF±

PAR. EF
11,138 SF±

PAR. EG
11,138 SF±

PAR. EH
11,138 SF±

PAR. EI
11,138 SF±

PAR. EJ
11,138 SF±

PAR. EK
11,138 SF±

PAR. EL
11,138 SF±

PAR. EM
11,138 SF±

PAR. EN
11,138 SF±

PAR. EO
11,138 SF±

PAR. EP
11,138 SF±

PAR. EQ
11,138 SF±

PAR. ER
11,138 SF±

PAR. ES
11,138 SF±

PAR. ET
11,138 SF±

PAR. EU
11,138 SF±

PAR. EV
11,138 SF±

PAR. EW
11,138 SF±

PAR. EX
11,138 SF±

PAR. EY
11,138 SF±

PAR. EZ
11,138 SF±

PAR. FA
11,138 SF±

PAR. FB
11,138 SF±

PAR. FC
11,138 SF±

PAR. FD
11,138 SF±

PAR. FE
11,138 SF±

PAR. FF
11,138 SF±

PAR. FG
11,138 SF±

PAR. FH
11,138 SF±

PAR. FI
11,138 SF±

PAR. FJ
11,138 SF±

PAR. FK
11,138 SF±

PAR. FL
11,138 SF±

PAR. FM
11,138 SF±

PAR. FN
11,138 SF±

PAR. FO
11,138 SF±

PAR. FP
11,138 SF±

PAR. FQ
11,138 SF±

PAR. FR
11,138 SF±

PAR. FS
11,138 SF±

PAR. FT
11,138 SF±

PAR. FU
11,138 SF±

PAR. FV
11,138 SF±

PAR. FW
11,138 SF±

PAR. FX
11,138 SF±

PAR. FY
11,138 SF±

PAR. FZ
11,138 SF±

PAR. GA
11,138 SF±

PAR. GB
11,138 SF±

PAR. GC
11,138 SF±

PAR. GD
11,138 SF±

PAR. GE
11,138 SF±

PAR. GF
11,138 SF±

PAR. GG
11,138 SF±

PAR. GH
11,138 SF±

PAR. GI
11,138 SF±

PAR. GJ
11,138 SF±

PAR. GK
11,138 SF±

PAR. GL
11,138 SF±

PAR. GM
11,138 SF±

PAR. GN
11,138 SF±

PAR. GO
11,138 SF±

PAR. GP
11,138 SF±

PAR. GQ
11,138 SF±

PAR. GR
11,138 SF±

PAR. GS
11,138 SF±

PAR. GT
11,138 SF±

PAR. GU
11,138 SF±

PAR. GV
11,138 SF±

PAR. GW
11,138 SF±

PAR. GX
11,138 SF±

PAR. GY
11,138 SF±

PAR. GZ
11,138 SF±

PAR. HA
11,138 SF±

PAR. HB
11,138 SF±

PAR. HC
11,138 SF±

PAR. HD
11,138 SF±

PAR. HE
11,138 SF±

PAR. HF
11,138 SF±

PAR. HG
11,138 SF±

PAR. HH
11,138 SF±

PAR. HI
11,138 SF±

PAR. HJ
11,138 SF±

PAR. HK
11,138 SF±

PAR. HL
11,138 SF±

PAR. HM
11,138 SF±

PAR. HN
11,138 SF±

PAR. HO
11,138 SF±

PAR. HP
11,138 SF±

PAR. HQ
11,138 SF±

PAR. HR
11,138 SF±

PAR. HS
11,138 SF±

PAR. HT
11,138 SF±

PAR. HU
11,138 SF±

PAR. HV
11,138 SF±

PAR. HW
11,138 SF±

PAR. HX
11,138 SF±

PAR. HY
11,138 SF±

PAR. HZ
11,138 SF±

PAR. IA
11,138 SF±

PAR. IB
11,138 SF±

PAR. IC
11,138 SF±

PAR. ID
11,138 SF±

PAR. IE
11,138 SF±

PAR. IF
11,138 SF±

PAR. IG
11,138 SF±

PAR. IH
11,138 SF±

PAR. II
11,138 SF±

PAR. IJ
11,138 SF±

PAR. IK
11,138 SF±

PAR. IL
11,138 SF±

PAR. IM
11,138 SF±

PAR. IN
11,138 SF±

PAR. IO
11,138 SF±

PAR. IP
11,138 SF±

PAR. IQ
11,138 SF±

PAR. IR
11,138 SF±

PAR. IS
11,138 SF±

PAR. IT
11,138 SF±

PAR. IU
11,138 SF±

PAR. IV
11,138 SF±

PAR. IW
11,138 SF±

PAR. IX
11,138 SF±

PAR. IY
11,138 SF±

PAR. IZ
11,138 SF±

PAR. JA
11,138 SF±

PAR. JB
11,138 SF±

PAR. JC
11,138 SF±

PAR. JD
11,138 SF±

PAR. JE
11,138 SF±

PAR. JF
11,138 SF±

PAR. JG
11,138 SF±

PAR. JH
11,138 SF±

PAR. JI
11,138 SF±

PAR. JJ
11,138 SF±

PAR. JK
11,138 SF±

PAR. JL
11,138 SF±

PAR. JM
11,138 SF±

PAR. JN
11,138 SF±

PAR. JO
11,138 SF±

PAR. JP
11,138 SF±

PAR. JQ
11,138 SF±

PAR. JR
11,138 SF±

PAR. JS
11,138 SF±

PAR. JT
11,138 SF±

PAR. JU
11,138 SF±

PAR. JV
11,138 SF±

PAR. JW
11,138 SF±

PAR. JX
11,138 SF±

PAR. JY
11,138 SF±

PAR. JZ
11,138 SF±

PAR. KA
11,138 SF±

PAR. KB
11,138 SF±

PAR. KC
11,138 SF±

PAR. KD
11,138 SF±

PAR. KE
11,138 SF±

PAR. KF
11,138 SF±

PAR. KG
11,138 SF±

PAR. KH
11,138 SF±

PAR. KI
11,138 SF±

PAR. KJ
11,138 SF±

PAR. KK
11,138 SF±

PAR. KL
11,138 SF±

PAR. KM
11,138 SF±

PAR. KN
11,138 SF±

PAR. KO
11,138 SF±

PAR. KP
11,138 SF±

PAR. KQ
11,138 SF±

PAR. KR
11,138 SF±

PAR. KS
11,138 SF±

PAR. KT
11,138 SF±

PAR. KU
11,138 SF±

PAR. KV
11,138 SF±

PAR. KW
11,138 SF±

PAR. KX
11,138 SF±

PAR. KY
11,138 SF±

PAR. KZ
11,138 SF±

PAR. LA
11,138 SF±

PAR. LB
11,138 SF±

PAR. LC
11,138 SF±

PAR. LD
11,138 SF±

PAR. LE
11,138 SF±

PAR. LF
11,138 SF±

PAR. LG
11,138 SF±

PAR. LH
11,138 SF±

PAR. LI
11,138 SF±

PAR. LJ
11,138 SF±

PAR. LK
11,138 SF±

PAR. LL
11,138 SF±

PAR. LM
11,138 SF±

PAR. LN
11,138 SF±

PAR. LO
11,138 SF±

PAR. LP
11,138 SF±

PAR. LQ
11,138 SF±

PAR. LR
11,138 SF±

PAR. LS
11,138 SF±

PAR. LT
11,138 SF±

PAR. LU
11,138 SF±

PAR. LV
11,138 SF±

PAR. LW
11,138 SF±

PAR. LX
11,138 SF±

PAR. LY
11,138 SF±

PAR. LZ
11,138 SF±

PAR. MA
11,138 SF±

PAR. MB
11,138 SF±

PAR. MC
11,138 SF±

PAR. MD
11,138 SF±

PAR. ME
11,138 SF±

PAR. MF
11,138 SF±

PAR. MG
11,138 SF±

PAR. MH
11,138 SF±

PAR. MI
11,138 SF±

PAR. MJ
11,138 SF±

PAR. MK
11,138 SF±

PAR. ML
11,138 SF±

PAR. MM
11,138 SF±

PAR. MN
11,138 SF±

PAR. MO
11,138 SF±

PAR. MP
11,138 SF±

PAR. MQ
11,138 SF±

PAR. MR
11,138 SF±

PAR. MS
11,138 SF±

PAR. MT
11,138 SF±

PAR. MU
11,138 SF±

PAR. MV
11,138 SF±

PAR. MW
11,138 SF±

PAR. MX
11,138 SF±

PAR. MY
11,138 SF±

PAR. MZ
11,138 SF±

PAR. NA
11,138 SF±

PAR. NB
11,138 SF±

PAR. NC
11,138 SF±

PAR. ND
11,138 SF±

PAR. NE
11,138 SF±

PAR. NF
11,138 SF±

PAR. NG
11,138 SF±

PAR. NH
11,138 SF±

PAR. NI
11,138 SF±

PAR. NJ
11,138 SF±

PAR. NK
11,138 SF±

PAR. NL
11,138 SF±

PAR. NM
11,138 SF±

PAR. NN
11,138 SF±

PAR. NO
11,138 SF±

PAR. NP
11,138 SF±

PAR. NQ
11,138 SF±

PAR. NR
11,138 SF±

PAR. NS
11,138 SF±

PAR. NT
11,138 SF±

PAR. NU
11,138 SF±

PAR. NV
11,138 SF±

PAR. NW
11,138 SF±

PAR. NX
11,138 SF±

PAR. NY
11,138 SF±

PAR. NZ
11,138 SF±

PAR. OA
11,138 SF±

PAR. OB
11,138 SF±

PAR. OC
11,138 SF±

PAR. OD
11,138 SF±

PAR. OE
11,138 SF±

PAR. OF
11,138 SF±

PAR. OG
11,138 SF±

PAR. OH
11,138 SF±

PAR. OI
11,138 SF±

PAR. OJ
11,138 SF±

PAR. OK
11,138 SF±

PAR. OL
11,138 SF±

PAR. OM
11,138 SF±

PAR. ON
11,138 SF±

PAR. OO
11,138 SF±

PAR. OP
11,138 SF±

PAR. OQ
11,138 SF±

PAR. OR
11,138 SF±

PAR. OS
11,138 SF±

PAR. OT
11,138 SF±

PAR. OU
11,138 SF±

PAR. OV
11,138 SF±

PAR. OW
11,138 SF±

PAR. OX
11,138 SF±

PAR. OY
11,138 SF±

PAR. OZ
11,138 SF±

PAR. PA
11,138 SF±

PAR. PB
11,138 SF±

PAR. PC
11,138 SF±

PAR. PD
11,138 SF±

PAR. PE
11,138 SF±

PAR. PF
11,138 SF±

PAR. PG
11,138 SF±

PAR. PH
11,138 SF±

PAR. PI
11,138 SF±

PAR. PJ
11,138 SF±

PAR. PK
11,138 SF±

PAR. PL
11,138 SF±

PAR. PM
11,138 SF±

PAR. PN
11,138 SF±

PAR. PO
11,138 SF±

PAR. PP
11,138 SF±

PAR. PQ
11,138 SF±

PAR. PR
11,138 SF±

PAR. PS
11,138 SF±

PAR. PT
11,138 SF±

PAR. PU
11,138 SF±

PAR. PV
11,138 SF±

PAR. PW
11,138 SF±

PAR. PX
11,138 SF±

PAR. PY
11,138 SF±

PAR. PZ
11,138 SF±

PAR. QA
11,138 SF±

PAR. QB
11,138 SF±

PAR. QC
11,138 SF±

PAR. QD
11,138 SF±

PAR. QE
11,138 SF±

PAR. QF
11,138 SF±

PAR. QG
11,138 SF±

PAR. QH
11,138 SF±

PAR. QI
11,138 SF±

PAR. QJ
11,138 SF±

PAR. QK
11,138 SF±

PAR. QL
11,138 SF±

PAR. QM
11,138 SF±

PAR. QN
11,138 SF±

PAR. QO
11,138 SF±

PAR. QP
11,138 SF±

PAR. QQ
11,138 SF±

PAR. QR
11,138 SF±

PAR. QS
11,138 SF±

PAR. QT
11,138 SF±

PAR. QU
11,138 SF±

PAR. QV
11,138 SF±

PAR. QW
11,138 SF±

PAR. QX
11,138 SF±

PAR. QY
11,138 SF±

PAR. QZ
11,138 SF±

PAR. RA
11,138 SF±

PAR. RB
11,138 SF±

PAR. RC
11,138 SF±

PAR. RD
11,138 SF±

PAR. RE
11,138 SF±

PAR. RF
11,138 SF±

PAR. RG
11,138 SF±

PAR. RH
11,138 SF±

PAR. RI
11,138 SF±

PAR. RJ
11,138 SF±

PAR. RK
11,138 SF±

PAR. RL
11,138 SF±

PAR. RM
11,138 SF±

PAR. RN
11,138 SF±

PAR. RO
11,138 SF±

PAR. RP
11,138 SF±

PAR. RQ
11,138 SF±

PAR. RR
11,138 SF±

PAR. RS
11,138 SF±

PAR. RT
11,138 SF±

PAR. RU
11,138 SF±

PAR. RV
11,138 SF±

PAR. RW
11,138 SF±

PAR. RX
11,138 SF±

PAR. RY
11,138 SF±

PAR. RZ
11,138 SF±

PAR. SA
11,138 SF±

PAR. SB
11,138 SF±

PAR. SC
11,138 SF±

PAR. SD
11,138 SF±

PAR. SE
11,138 SF±

PAR. SF
11,138 SF±

PAR. SG
11,138 SF±

PAR. SH
11,138 SF±

PAR. SI
11,138 SF±

PAR. SJ
11,138 SF±

PAR. SK
11,138 SF±

PAR. SL
11,138 SF±

PAR. SM
11,138 SF±

PAR. SN
11,138 SF±

PAR. SO
11,138 SF±

PAR. SP
11,138 SF±

PAR. SQ
11,138 SF±

PAR. SR
11,138 SF±

PAR. SS
11,138 SF±

PAR. ST
11,138 SF±

PAR. SU
11,138 SF±

PAR. SV
11,138 SF±

PAR. SW
11,138 SF±

PAR. SX
11,138 SF±

PAR. SY
11,138 SF±

PAR. SZ
11,138 SF±

PAR. TA
11,138 SF±

PAR. TB
11,138 SF±

PAR. TC
11,138 SF±

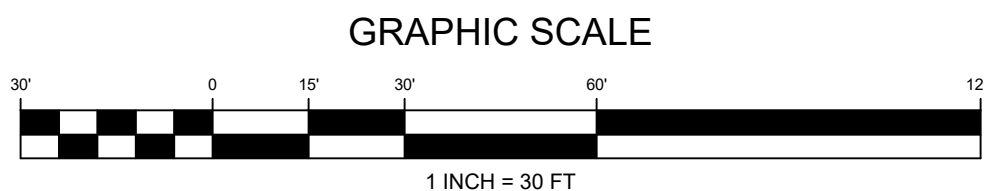
PAR. TD
11,

MATCH LINE, SHEET 7

LEGEND

- SITE LIMITS
PUBLIC STREET RIGHT OF WAY (RW)
LOT LINES
PUBLIC UTILITY EASEMENT (PUE)
PROPOSED WATER MAIN
PROPOSED SEWER
PROPOSED STORM DRAIN
UNDERGROUND SWM FACILITY
SWM FACILITY
LIGHT POLES
ENTRANCE FEATURE
PROPOSED SIDEWALKS (SW)
PROPOSED BIKE LANE
PROPOSED PAVING
MILL AND PAVING
EXISTING CONTOURS
PROPOSED CONTOURS
EXISTING SPOT ELEVATIONS
PROPOSED SPOT ELEVATIONS
PROPOSED RETAINING WALLS
LIMIT OF DISTURBANCE
STREAMS, PONDS
WETLANDS
WETLAND BUFFER
STREAM VALLEY BUFFER (SVB)
CATEGORY 1 FOREST
CONSERVATION EASEMENT
EXISTING TREE CANOPY, HEDGEROW
PROPOSED TREE CANOPY, HEDGEROW

SHEET KEY
1" = 2,000'



NOTE: ALL PAVEMENT MARKINGS AND SIGNAGE SHOWN ON PUBLIC STREETS ARE FOR REFERENCE ONLY AND WILL BE FINALIZED AT ROW PERMIT REVIEW UNDER THE SIGNING AND MARKING PLAN
SEE FINAL APPROVED DPS ROW PLAN FOR FINAL CONFIGURATION AND INTERFACE OF BIKE LANES AND SIDEWALKS.

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

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

NOTE: MCDP'S ENGINEERING PLANS TO SHOW FINAL APPROVED STREET TREE LOCATIONS OR OTHER ROW INFRASTRUCTURE. ANY CHANGES TO STREET TREE SPACING REQUIRED BY DPS SHALL NOT TRIGGER A SITE PLAN AMENDMENT.

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

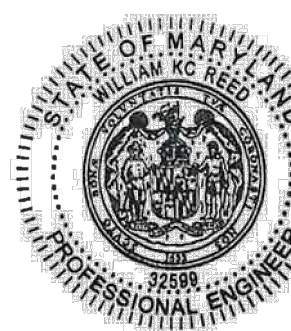
The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery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

07-SITE-820220050-009

SITE PLAN #820220050
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: 1/22/24."



SCALE: 1" = 30'
JOB No: 0643T
DATE: FEB, 2022
SHEET No: 9 of 14

SITE PLAN

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

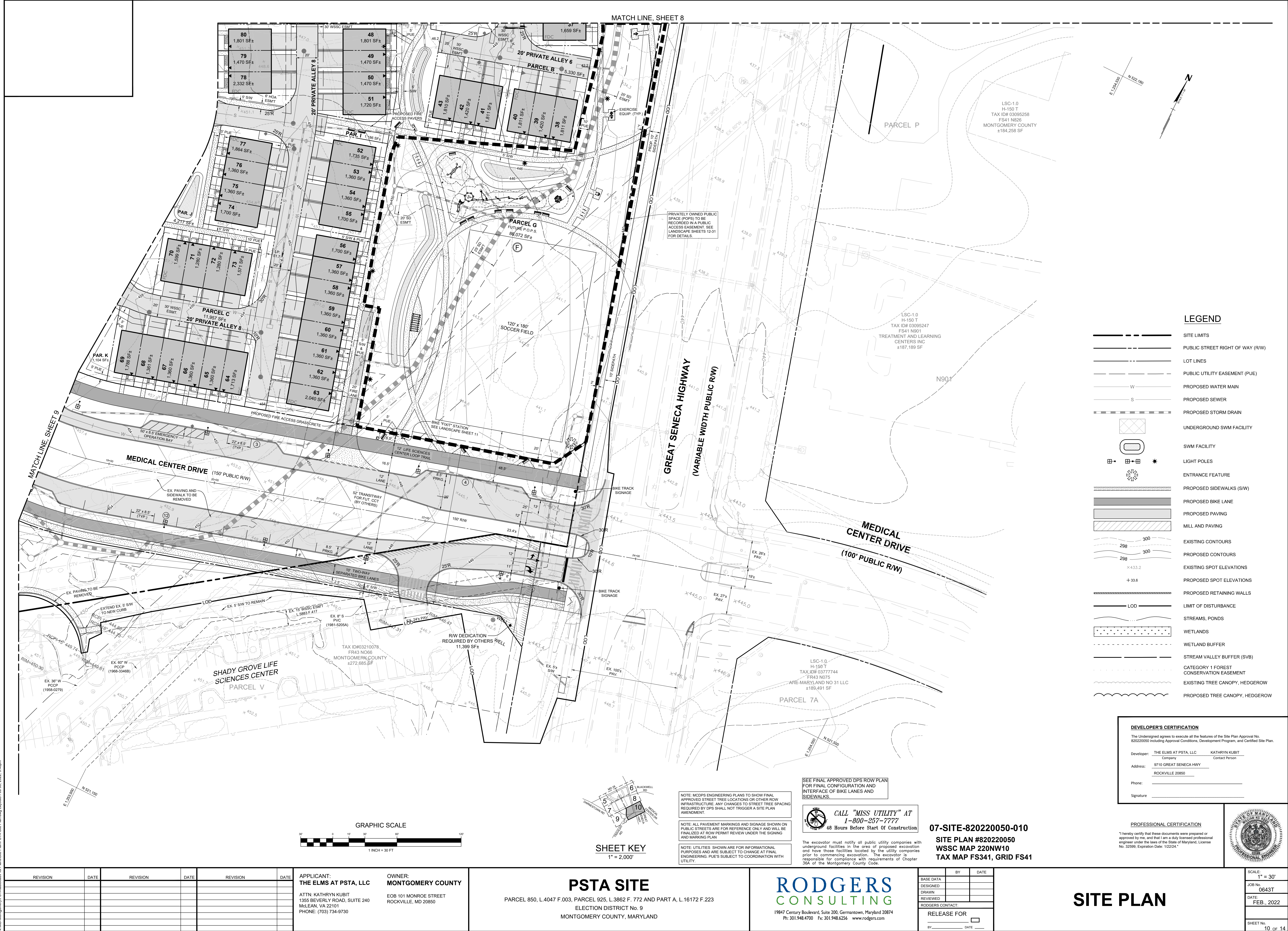
BASE DATA	BY	DATE
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
BY		DATE

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

OWNER:
MONTGOMERY COUNTY

EOB 101 MONROE STREET
ROCKVILLE, MD 20850

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



CR ZONE - STANDARD METHOD					
	Great Seneca Science Center Master Plan	Zone Ordinance	Approved Preliminary Plan #120200100	Site Plan #820220050	
TRACT AREA:					
Tract Area (not including Great Seneca & Key West dedication) =					
Public Road R/W =		13.45 A.C.	13.45 A.C.	13.45 A.C.	
Stream Valley Buffer =		3.35 A.C.	3.35 A.C.	3.35 A.C.	
Street Dedication - GS Highway		2.87 A.C.	2.87 A.C.	2.87 A.C.	
Street Dedication - Key West Highway (MD 28)		0.42 A.C.	0.42 A.C.	0.42 A.C.	
Street Dedication - Darnestown Road		0.04 A.C.	0.04 A.C.	0.04 A.C.	
Dedication - Parcel A, Block C		0.19 A.C.	0.19 A.C.	0.19 A.C.	
Land Conveyance to the County - Parcel A		0.59 A.C.	0.59 A.C.	0.59 A.C.	
Future Dedication - Parcel B, Block A		0.58 A.C.	0.58 A.C.	0.58 A.C.	
Future Dedication - Parcel F, Block F		0.27 A.C.	0.27 A.C.	0.27 A.C.	
UNIT TYPE:					
Market Rate 2 over 2 Units (MF) =		26 Units		26 units	
Market Rate Apartment Units (MF) =		163 Units		163 units	
Market Rate Townhouse Units (SFA) =		252 Units		252 units	
MPDU Units =		CR ZONE FAR = 0.5 MAX			
20% Required = 126 MPDUs	135	1,048,222 GFA			
(Total units 629 * 20% = 126)		(max 1,220 units)			
30% Provided = 189 MPDUs		CR Zone Standard Method			
(Total units 629 * 30% = 189)					
MPDU 2 over 2 Units (MF)		30 Units		30 units	
MPDU Apartment Units (MF)		135 Units		135 units	
MPDU Townhouse Units (MF)		24 Units		24 units	
sub-total MPDU Units =		189 Units		189 units	
Total Units =		630 Units		630 units	
COMMERCIAL:					
Retail/Service:	Provide supporting retail spaces with redevelopment of PSTA	Retail/Service Establishment (Up to 5,000 SF)	1,740 SF		1,740 sf
MINIMUM COMMON & PUBLIC OPEN SPACE:					
Common/Public Open Space (% of usable area) =		10% (4.48 A.C.)	Approved:		Provided:
1 Townhouse (SFA) =		10% common open space	10% (4.48 A.C.)		10% (4.48 A.C.)
2 over 2/Apartment (MF) =		10% public open space			
MINIMUM PUBLIC OPEN SPACE:					
Public Use Space (% of usable area) =	15% (6.73 A.C.)		Approved:		Provided:
			16% (7.45 A.C./ 324,522 S.F.)		16% (7.45 A.C./ 324,522 S.F.)
POPS:					
Forested Conservation/Tree Area (Area A)			3.14 A.C.		3.14 A.C.
POPS Park/Rectangular Field (Area B)			3.17 A.C.		3.17 A.C.
Other:					
Civic Green (Area D)			0.50 A.C.		0.5 A.C.
Pond/Cul-de-sac (Area E)			0.44 A.C.		0.44 A.C.
Mews (Parcel C & D, Block D)			0.20 A.C.		0.2 A.C.
Total Open Space:			7.45 A.C.		7.45 A.C.
LOTS & DENSITY (MAX):					
Proposed Building Lots:			290		290
Proposed Building Parcel:			35		35
Lot area:					
Townhouse (SFA) =	800	S.F.	900	S.F. (min)	900 S.F.
2 over 2/Apartment (MF) =	N/A	S.F.	N/A		N/A
Lot width at front building line:					
Townhouse (SFA) =	12'		16'	(min)	16'
2 over 2/Apartment (MF) =	N/A	N/A	N/A		N/A
Lot width at front line:					
Townhouse (SFA) =	0'	N/A	0'		0'
2 over 2/Apartment (MF) =	0'	N/A	0'		0'
Maximum Density (CR Zone Density 0.5 FAR MAX)					
Total		up to 2,096,488 SF	1,046,126 SF		1,046,126 SF
Commercial		up to 1,048,244 SF	1,740 SF		1,740 SF
Residential		up to 2,096,488 SF	1,039,136 SF		1,039,136 SF
(GFA + 2,096,444 SF * 0.5)	1,048,222 SF MAX		1,039,136 SF Market Resid		1,039,136 SF Market Resid
			1,740 SF Retail		1,740 SF Retail
			5,250 SF Poolhouse		5,250 SF Poolhouse
			1,039,136 SF MPDU		1,039,136 SF MPDU
			1,046,126 SF Total GFA		1,046,126 SF Total GFA
			0.49 Proposed FAR		0.49 Proposed FAR
Build-to Area (BTA, max setback and min % of building facade)					
Townhouse (SFA) =	N/A	Max Front Setback = 15'	Max Front Setback = 15'		Max Front Setback = 15'
		Bldg in front street BTA = 70%	Bldg in front street BTA = 70%		Bldg in front street BTA = 70%
2 over 2/Apartment (MF) =	N/A	Max Front Setback = 30'	Max Front Setback = 30'		Max Front Setback = 30'
		Bldg in front street BTA = 70%	Bldg in front street BTA = 70%		Bldg in front street BTA = 70%
		Max Side Street Setback = 30'	Max Side Street Setback = 30'		Max Side Street Setback = 30'
		Bldg in side street BTA = 33%	Bldg in side street BTA = 33%		Bldg in side street BTA = 33%
Transparency for Walls Facing a Street or Open Space					
Townhouse (SFA) =	N/A	Ground story, front (min) = n/a	Architecture to be coordinated at Site Plan, and shall comply		Complies
		Ground story, side/rear (min) = n/a			
		Upper story (min) = n/a			
		Blank wall, front (max) = 35'			
		Blank wall, side/rear (max) = 35'			
2 over 2/Apartment (MF) =	N/A	20%	Architecture to be coordinated at Site Plan, and shall comply		Complies
		Upper story (min) = 20%			
		Blank wall, front (max) = 35'			
		Blank wall, side/rear (max) = 35'			
MPDUs Required		12.5%	30%		30%
PRINCIPAL BUILDING SETBACKS (MIN):					
Front setback from public street:					
Townhouse (SFA) =	5'		5'	min	5'
2 over 2/Apartment (MF) =	0'		0		0
Side street setback:					
Townhouse (SFA) =	5'		5'	min	5'
2 over 2/Apartment (MF) =	0'		0		0
Side street setback, abutting Agricultural, Rural Residential, Residential Detached, or Residential Townhouse zones:					
Townhouse (SFA) =	10'		10'	min	10'
2 over 2/Apartment (MF) =	0'		0		0
Side street setback, abutting all other zones:					
Townhouse (SFA) =	n/a		n/a		n/a
2 over 2/Apartment (MF) =	0'		0		0
Rear setback, abutting all other zones:					
Townhouse (SFA) =	10'		10'	min	10'
2 over 2/Apartment (MF) =	0'		0		0
Side setback between lot and site boundary:					
Townhouse (SFA) =	4'		4'	min	4'
2 over 2/Apartment (MF) =	n/a		n/a		n/a
Side setback, end unit:					
Townhouse (SFA) =	2'		2'	min	2'
2 over 2/Apartment (MF) =	n/a		n/a		n/a
Rear setback, alley:					
Townhouse (SFA) =	4'		4'	min	4'
2 over 2/Apartment (MF) =	4'		4'	min	4'
MAXIMUM HEIGHT:					
Height Compatibility (abuts existing Townhouse Zone):			Complies		Complies
Principal building:	150'		75'		75'
Accessory structure:	25'		25'		25'
REDUCED PARKING AREA:					
Parking Setbacks for Surface Parking Lots (min)					
Front & Side setback		n/a	n/a		n/a
2 over 2/Apartment (MF) =		must be behind front building line of building in the BTA	Complies		Complies

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). Minimum 10% requirement of the CR Zone exceeded by GS&C Master Plan for 15%.

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.

Final MPDU unit mix to be coordinated with DHCA.

This property is subject to dedications as shown on Gross Tract Area exhibit (this sheet).

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 public space such as streets, sidewalks, and parks.

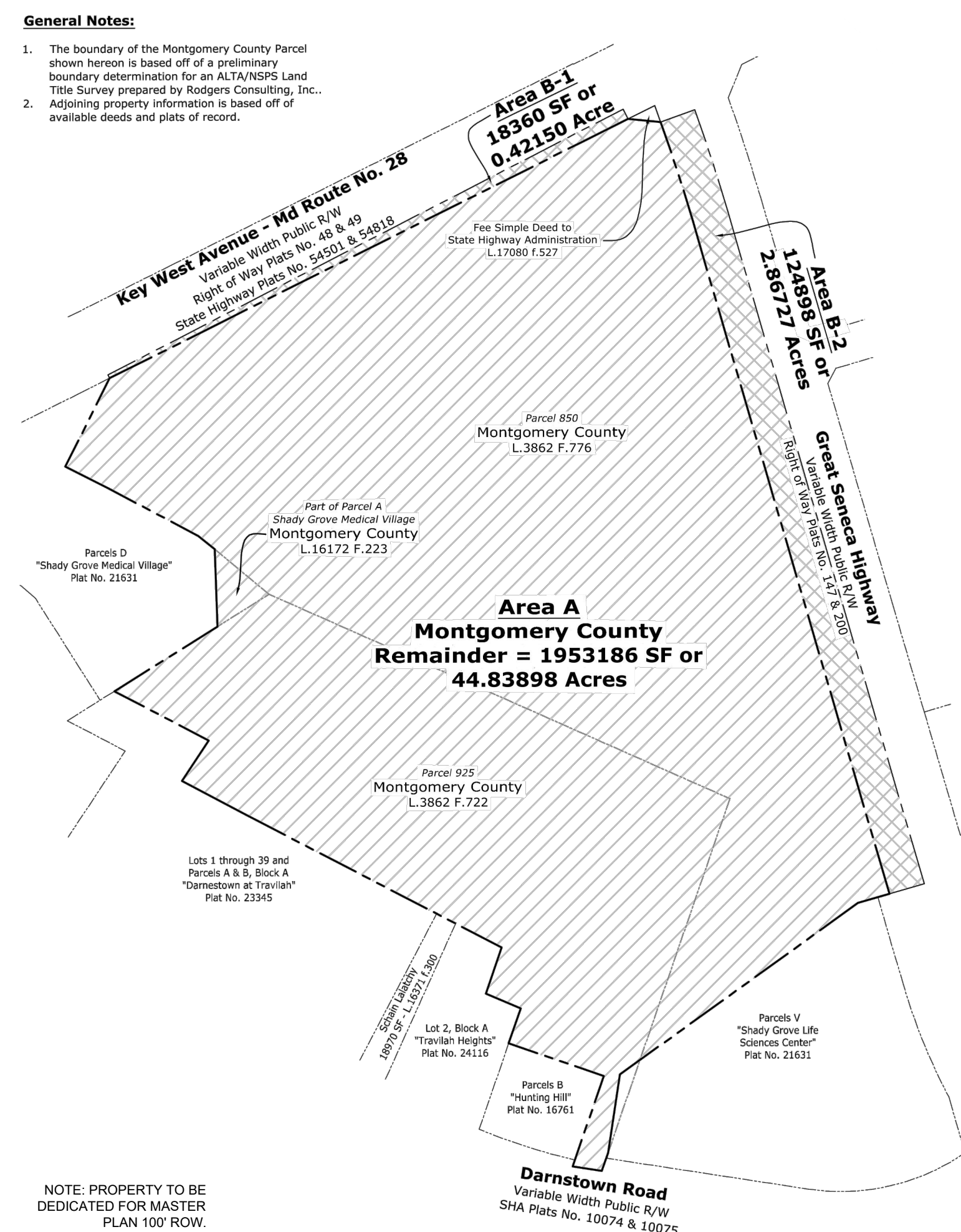
A baseline maximum is not established for multi-living units within the CR Zone that is outside of a Parking Lot District or Reduced Parking Area.

Any parking facility constructed after May 12, 2014, containing 100 parking spaces or more, must have a minimum of one parking space ready to be converted to a station for charging electric vehicles for every 100 parking spaces, or fraction thereof.

A parking facility with 50 to 149 parking spaces must have a minimum of one car-share parking space. One additional car-share parking space is required for each 100 parking spaces more than 149, or fraction thereof, up to a maximum requirement of 5. One car-share space located near an entrance is equal to 2 required parking spaces for residential uses or 3 required parking spaces for commercial uses.

REQUIRED OFF-STREET LOADING SPACES - MAX 1-UNIT LIVING USES	Approved Preliminary Plan #120200100	Site Plan #820220050
50 dwelling units and above	1	1
REDUCED PARKING AREA (RESIDENTIAL USES):		
Baseline Minimum	Baseline Minimum	Provided
Market Townhouses (252 units)	1.0 space/unit = 252 spaces	2.0 space/unit = 504 spaces
MPDU Townhouses (24 units)	1.0 space/unit = 24 spaces	2.0 space/unit = 48 spaces
Townhouses (SFA) = 276 total	266 spaces	552 spaces
Market 2 over 2 (26 units)	1.0 space/unit = 26 spaces	2.0 space/unit = 52 spaces
3 bedroom		
2 over 2 (30 units)	1.0 space/unit = 30 spaces	2.0 space/unit = 60 spaces
3 bedroom		
Total MF Parking (56 total units)	56 spaces	82 spaces
Market Apartments (163 total units)		
1 bedroom (67)	1.0 space/unit = 67 spaces	1.25 space/unit = 84 spaces
2 bedroom (76)	1.0 space/unit = 76 spaces	1.5 space/unit = 114 spaces
3 bedroom (100)	1.0 space/unit = 100 spaces	2.0 space/unit = 200 spaces
1,1,1 MPDU Apartments (135 total units)		
1 bedroom (54)	0.625 space/unit = 34 spaces	0.825 space/unit = 34 spaces
2 bedroom (65)	0.75 space/unit = 49 spaces	0.75 space/unit = 49 spaces
3 bedroom (16)	1.0 space/unit = 16 spaces	1.0 space/unit = 16 spaces
Total MF Parking (256 total units)	262 spaces	337 spaces
485 spaces, including 10 motorcycle/cooter spaces		
REDUCED PARKING AREA (COMMERCIAL USES):		
Baseline Minimum	Baseline Minimum	Provided
Retail/Service Establishment	3,51,000 SF of Gross Leasable Area = 6 spaces	6,01,000 SF of Gross Leasable Area = 11 spaces
1,740 SF Retail		
Total MF Parking		
Includes motorcycle/cooter parking along with 16 future electrical vehicle and 5 car share 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	CR ZONE FAR	1.00	CR ZONE FAR	1.00	2,096,488	2,096,488	0.5	1,048,244	1.0	2,096,488
Proposed Project	CR ZONE FAR	1.00	CR ZONE FAR	1.00	2,096,488	2,096,488	0.5	1,048,244	1.0	2,096,488
Preliminary Plan	CR ZONE FAR	1.00	CR ZONE FAR	1.00	2,096,488	2,096,488	0.5	1,048,244	1.0	2,096,488
Proposed Project	CR ZONE FAR	1.00	CR ZONE FAR	1.00	2,096,488	2,096,488	0.5	1,048,244	1.0	2,096,488



GROSS TRACT AREA EXHIBIT
Not to scale

Transparency for Walls Facing a Street or Open Space	Zoning Ordinance	Approved Preliminary Plan	Proposed Site Plan
Townhomes			
Transparency - Ground Story - Front	NA	---	---
Transparency - Ground Story - Side/Rear	NA	---	---
Transparency - Upper Story (min)	NA	---	---
Blank Wall (front-max)	35'	---	35' (max)
Blank wall (side/rear-max)	35'	---	35' (max)
<i>Note: High visibility sides are noted with an "H" on the site plan. For units on these lots, the high visibility side trim and leaders are to be consistent with the front elevation. 2 windows are required, and a masonry water table is required. "Masonry water table" is defined as a water table made of brick or stone to the sill of the first-floor window of front door/entrance floor. One of the following elements is also required for a high-profile side: shutters, blue key window, blue window, blue ledge, masonry chimney, decorative enhanced gable element, full first story/full height brick, or a Juliette balcony.</i>			
Multi-Family			
Transparency - Ground Story - Front	20%	---	20% or greater
Transparency - Ground Story - Side/Rear	20%	---	20% or greater
Transparency - Upper Story (min)	20%	---	20% or greater
Blank Wall (front-max)	35'	---	35' (max)
Blank wall (side/rear-max)	35'	---	35' (max)
Community Center			
Transparency - Ground Story - Front	40%	---	40% or greater
Transparency - Ground Story - Side/Rear	25%	---	25% or greater
Transparency - Upper Story (min)	20%	---	20% or greater
Blank Wall (max)	35'	---	35' (max)
Blank wall (side/rear-max)	35'	---	35' (max)

Section 6.2.6. Bicycle Parking Design Standards			
Building	Unit Count	Short Term Spaces	Long Term Spaces
1	136	2	58
2	48	2	24
3	49	2	20
4	85	2	43
Total	258	8	145
<i>Per 6.2.6.B.1, Each long-term bicycle parking space must be provided within a building, covered parking garage, or secure parking area located near the building or structure and the street or other bicycle right-of-way.</i>			
<i>Per 6.2.6.C.1, Short-term spaces are available to the public located in a convenient, well-lit area that is clearly visible to both a visitor to the building and a person who is on the sidewalk that accesses the building's main entrance, and within 90 feet of the main entrance of each building within the development, and closer than the nearest non-accessible vehicle parking space.</i>			

*Includes motorcycle/cooter parking along with 16 future electrical vehicle and 5 car share spaces.

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	CR ZONE FAR	1.00	CR ZONE FAR	1.00	2,096,488	2,096,488	0.5	1,048,244
Proposed Project	CR ZONE FAR	1.00	CR ZONE FAR	1.00	2,096,488	2,096,488	0.5	1,048,244
Preliminary Plan	CR ZONE FAR	1.00	CR ZONE FAR	1.00	2,096,488	2,096,488	0.5	1,048,244
Proposed Project	CR ZONE FAR	1.00	CR ZONE FAR	1.00	2,096,488	2,096,488	0.5	1,048,244

*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