

LEGEND

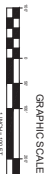
- STREET LAMPS
- PUBLIC STREET RIGHT OF WAY
- LOT LINES
- PAVEMENT
- WATER
- SEWER
- STORMWATER
- PROPOSED SIDEWALK PATH
- PROPOSED NATURAL SURFACE TRAIL
- PUBLIC STREETS
- PRIVATE STREETS, LANES AND ALLEYS
- SWIMMING POOL RETENTION
- EXISTING CONTINGENTS
- PROPOSED WALL
- LIMIT OF DISTURBANCE
- STORMWATER
- WETLANDS
- STORMWATER BUFFER (SMB)
- FOREST CONSERVATION ADJACENT
- EXISTING TREE CANOPY - REDWOOD
- PROPOSED TREE CANOPY - REDWOOD

NOTE: SEE SHEET 4 FOR TYPICAL LOT DIMENSIONS

NOTE: SEE SHEET 9 FOR STREET TYPE AND SECTIONS

LOT TABULATION:
SINGLE FAMILY ATTACHED: 160
SINGLE FAMILY DETACHED: 150
TOTAL: 309

- PRELIMINARY PLAN AMENDMENT #12016029A REVISIONS:
 - MINOR MODIFICATIONS TO STREET GRADE, LAYOUT AND MATERIALS;
 - MINOR MODIFICATIONS TO SIDEWALK LAYOUT AND MATERIALS;
 - MINOR MODIFICATIONS TO SITE LANDSCAPING, OPEN SPACE AND SWM FACILITIES;
 - MINOR MODIFICATIONS TO LOT LAYOUT;
 - CREATION OF TWO NEW PHASES: 2A AND 2B (FORMERLY PHASE 2), AND
 - SMALL EXPANSION AND MINOR MODIFICATIONS TO CLUBHOUSE.



SHEET INDEX



MASS UTILITY NOTE

REVISIONS TO BE MADE TO THE PLAN SHALL BE MADE TO THE PLAN AND SUBMITTED TO THE BOARD OF SUPERVISORS FOR APPROVAL. THE BOARD OF SUPERVISORS SHALL HAVE THE FINAL SAY IN THE MATTER. THE BOARD OF SUPERVISORS SHALL HAVE THE FINAL SAY IN THE MATTER. THE BOARD OF SUPERVISORS SHALL HAVE THE FINAL SAY IN THE MATTER.

PRELIMINARY PLAN COMPOSITE

WMA BETHESDA
PARCEL: N 484, PLAT 1655 L34166 F342
ELECTION DISTRICT NO. 7, BETHESDA, MONTGOMERY COUNTY, MARYLAND
WSSC
TAX MAP OF 342, GRID OF 42

07-BPREL-12016029A-005
PRELIMINARY PLAN #12016029A

DEVELOPER'S CERTIFICATE
The undersigned certifies to the accuracy of the information contained herein and that the same is true and correct to the best of his knowledge and belief.
Developer: WMA, LLC
Address: 12016029A DRIVE, SUITE 100, BETHESDA, MD 20814
Phone: 410-872-0105
Signature: _____

ESE CONSULTANTS
11000 WOODBURN AVENUE, SUITE 100
BETHESDA, MD 20814
TEL: 410-872-0105
WWW.ESECONSULTANTS.COM

REVISION	DATE	BY	REVISION	DATE	BY
1	07/20/2024	WMA	1	07/20/2024	WMA

PROFESSIONAL CERTIFICATION
I, the undersigned, being a duly licensed Professional Engineer in the State of Maryland, do hereby certify that I am the author of the design and content of this plan and that I am a duly licensed Professional Engineer in the State of Maryland.



TOLL UP VENDOR PARTNERSHIP
C/O TOLL UP PARTNERSHIP
7164 COLUMBIA GATEWAY DRIVE, SUITE 230
ATLANTA, GA 30328
PHONE: 410-872-0105
FAX: 410-872-0105

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DATE: OCTOBER 2022
SCALE: 1" = 100'
SHEET NO. 05 OF 12