

ATTACHMENT 3

LEGEND

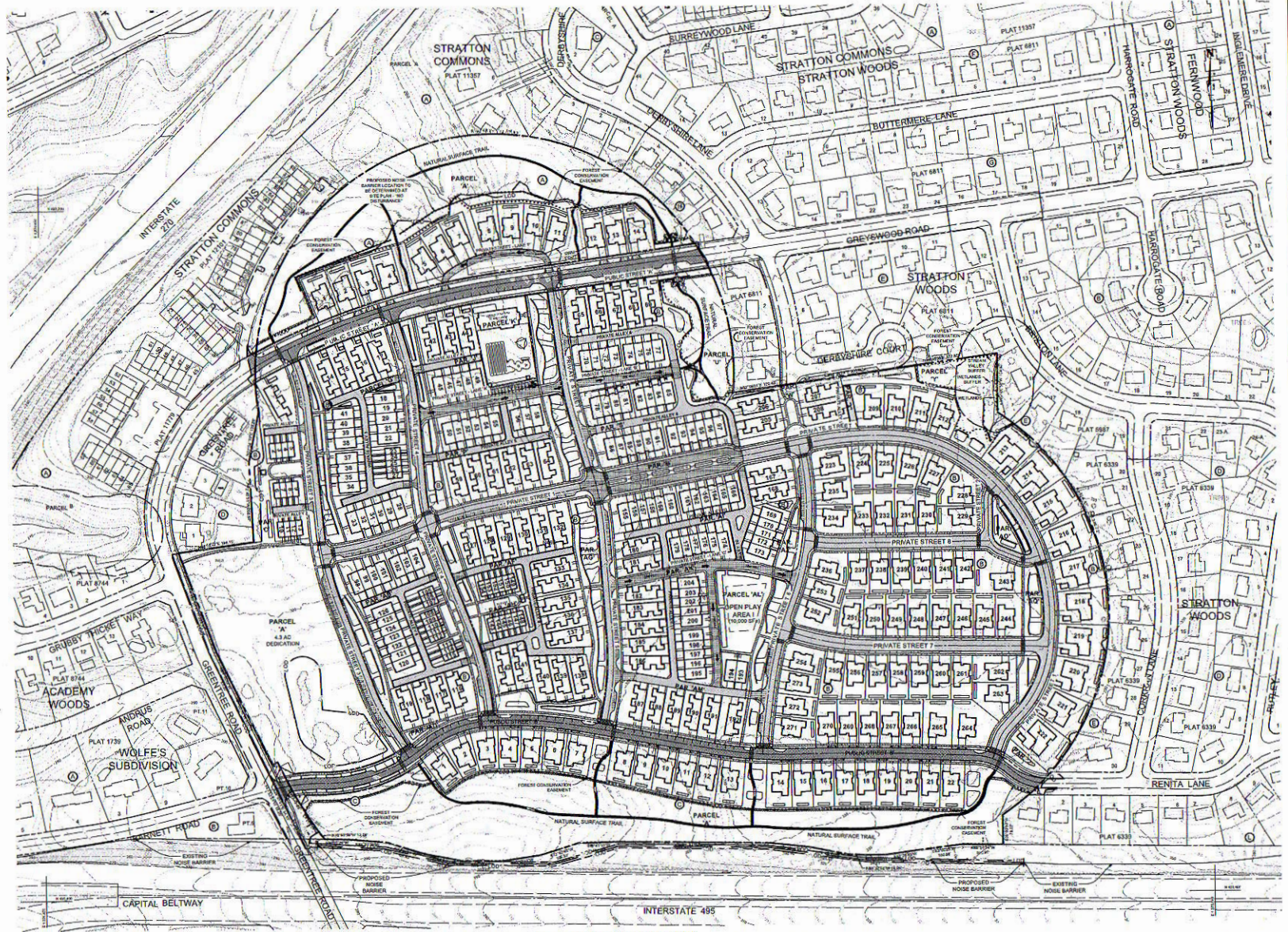
- SITE LIMITS
- PUBLIC STREET RIGHT OF WAY
- LOT LINES
- PUE
- WATER
- SLOPE
- STORM DRAIN
- PROPOSED SIDEWALKS, PATHS
- PROPOSED NATURAL SURFACE TRAILS
- PUBLIC STREETS
- PRIVATE STREETS, LAKES AND ALLEYS
- SPECIAL PAVING/PAVERS
- SWM/SD (BIO-RETENTION)
- EXISTING CONTOUR
- PROPOSED WALL
- LIMIT OF DISTURBANCE
- STREAMS
- WETLANDS
- WETLANDS DR
- STREAM VALLEY BUFFER
- FOREST CONSERVATION EASEMENT
- EXISTING TREE CANOPY, HEDGEROW
- PROPOSED TREE CANOPY, HEDGEROW

NOTE: SEE SHEET 4 FOR TYPICAL LOT DIMENSIONS

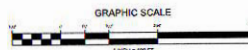
NOTE: SEE SHEET 11 FOR STREET TYPES AND SECTIONS

LOT TABULATION:

SINGLE FAMILY ATTACHED: 150
SINGLE FAMILY DETACHED: 159
TOTAL: 309



NOTE: EXISTING TOWERS (NOT SHOWN) TO BE REMOVED



NOTE: FINAL LOT SIZES AND DIMENSIONS TO BE DETERMINED AT THE TIME OF THE FINAL PLAT.
NOTE: ARCHITECTURAL FOOTPRINTS ARE SHOWN FOR ALL EXISTING AND PROPOSED BUILDINGS. ALL PROPOSED BUILDINGS ARE TO BE CONFORMED TO THE BUILDING CODE.
NOTE: THE EXISTING TOWERS ARE TO BE REMOVED AT THE TIME OF THE FINAL PLAT.

07-PREL-120160290-005
PRELIMINARY PLAN #120160290
WSSC MAP 212NW07, GRID B4-6, C4-6
TAX MAP GP 342, GRID GP42

PROFESSIONAL CERTIFICATION



REVISION	DATE	REVISION	DATE	REVISION	DATE	APPLICANT:
1	05/01/2016	2	05/01/2016	3	05/01/2016	TOLL BROS., INC.
4	05/01/2016	5	05/01/2016	6	05/01/2016	7184 COLUMBIA GATEWAY DRIVE, SUITE 230
7	05/01/2016	8	05/01/2016	9	05/01/2016	COLUMBIA, MD 21048
10	05/01/2016	11	05/01/2016	12	05/01/2016	PHONE: 410-870-9100
13	05/01/2016	14	05/01/2016	15	05/01/2016	CONTACT: MR. TOM MATEYA

WMAL BETHESDA
PARCEL N 485, PLAT 16552
L 34188 P 342
ELECTION DISTRICT No. 7
BETHESDA, MONTGOMERY COUNTY, MARYLAND

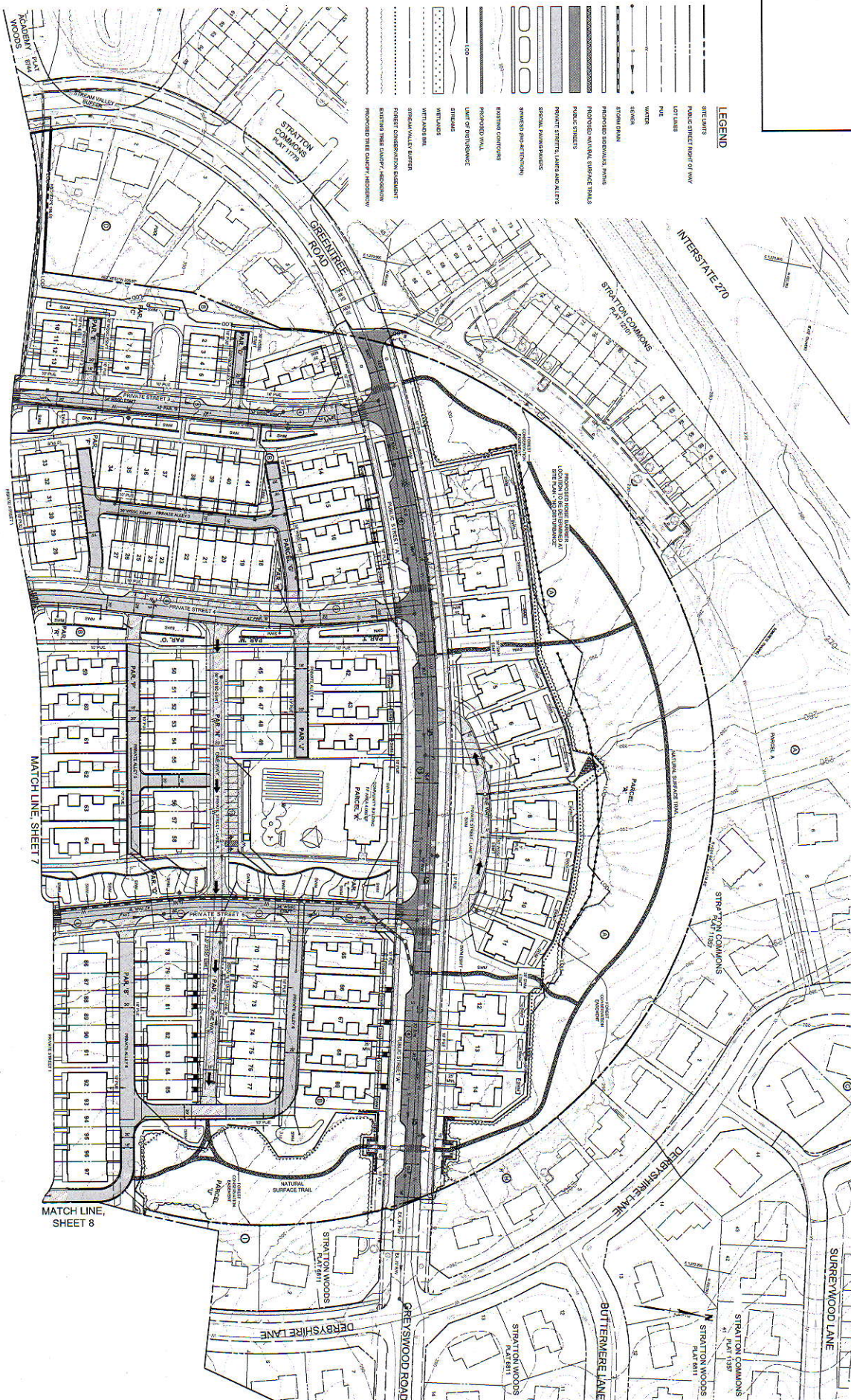
RODGERS CONSULTING
6901 Century Boulevard, Suite 300, Greenbelt, Maryland 20740
P.O. BOX 409, 16300, GREENBELT, MD 20740
www.roggersconsulting.com

DATE	BY	DATE
DESIGNED		
DRAWN		
CHECKED		
APPROVED		
RELEASED		

PRELIMINARY PLAN COMPOSITE

DATE: 05/01/2016
TIME: 10:00 AM
SHEET: 10 OF 17

PRELIMINARY NOT FOR CONSTRUCTION



PRELIMINARY NOT FOR CONSTRUCTION

NOTE: SEE SHEET 4 FOR TYPICAL LOT DIMENSIONS

NOTE: SEE SHEET 11 FOR STREET TYPES AND SECTIONS

NOTE: ALL PEDESTRIAN CROSSINGS SHALL BE ADA COMPLIANT

WMMAL BETHESDA

PARCEL N 495, PLAT 1603Z
L 34166 F.342
ELECTION DISTRICT NO. 7
BETHESDA, MONTGOMERY COUNTY, MARYLAND

RODGERS

CONSULTING
19847 Century Boulevard Suite 202, Germantown, Maryland 20874
Ph: 301.948.4700 Fax 301.948.4254 www.rocgcr.com

07-PREL-120160290-006
PRELIMINARY PLAN #120160290
WSSC MAP 212NW07, GRID B4-6, C4-6
TAX MAP GP 342, GRID GP42

PROFESSIONAL CERTIFICATION

PRELIMINARY PLAN

STATE	17 = 50'
JOB NO.	6580
DATE	MAY, 2016
SHEET NO.	6 OF 17

WMAL BETHESDA
PARCEL N 466, PLAT 16652
L34189 F-342
ELECTION DISTRICT No. 7
BETHESDA, MONTGOMERY COUNTY, MARYLAND

BETHESDA, MONTGOMERY COUNTY, MARYLAND

Ph: 301.340.4700 Fax: 301.340.6756 www.roffers.com

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NOTE: ACCEPTED MANUSCRIPTS ARE SUBJECT TO REVISION. ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. THIS DOCUMENT IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE.

07-PREL-120160290-007
PRELIMINARY PLAN #120160290
WSSC MAP 212NW07, GRID B4-6, C4-6
TAX MAP GP 342, GRID GP42

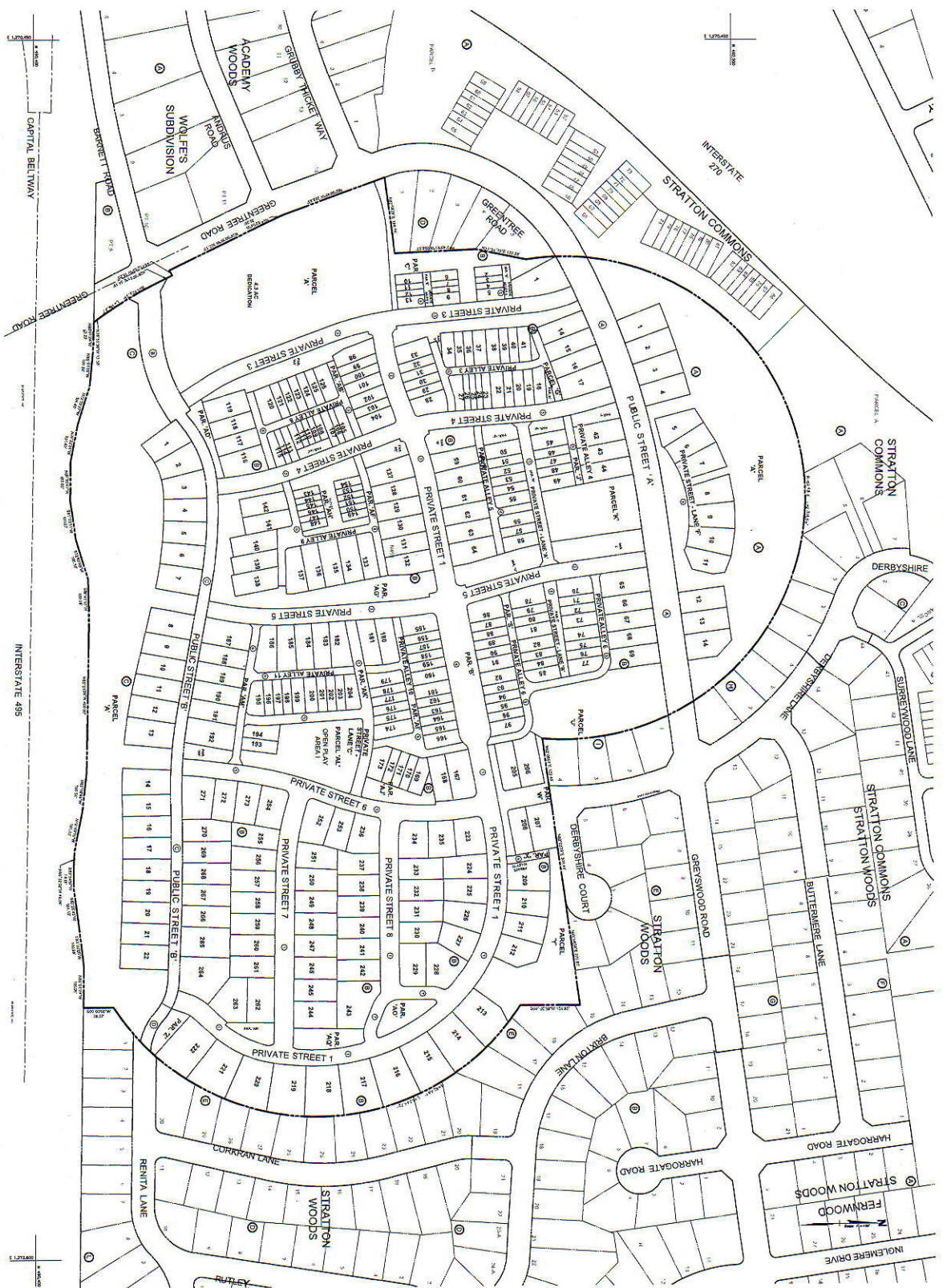
PROFESSIONAL CERTIFICATION



PRELIMINARY NOT FOR CONSTRUCTION

NOTE: SEE SHEET 4 FOR TYPICAL LOT DIMENSIONS

NOTE: SEE SHEET 11 FOR STREET TYPES AND SECTIONS



PRELIMINARY NOT FOR CONSTRUCTION

WMAL BETHESDA

RODGERS

07-PREL-120160290-012
PRELIMINARY PLAN #120160290
WSSC MAP 212NW07, GRID B4-6, C4-6
TAX MAP GP 342, GRID GP42

PROFESSIONAL CERTIFICATION
 I hereby certify that these documents were prepared
 by me, and that I am a duly licensed public
 accountant under the laws of the State of Maryland, ID
 No. 13076, Expiration Date 6/30/14.

LOT AND STREET DIAGRAM



A. Allowed Features

[illegible]

- [illegible]

3.0 AC. FACILITY BASED RECREATION (POOL, GOLF, ETC.)

- | Category | Percentage | Area (AC.) |
|--|------------|------------|
| 1. 56% CONTIGUOUS COMMON OPEN SPACE REQUIREMENT | 56% | 56 AC. |
| 2. AREA WITHIN CENTRAL FOREST | 5.9% | 5.9 AC. |
| 3. AREA WITHIN CENTRAL GREENWAY AND SOUTH FOREST | 9.6% | 9.6 AC. |
| 4. CONTIGUOUS CONNECTIONS (NOT COUNTED IN AREA CALCULATIONS) | 4.3% | 4.3 AC. |
| 5. ACIE DEDICATION | 3.5% | 3.5 AC. |
| 6. GREEN SPACE NOT INCLUDED IN COMMON OPEN SPACE | 26.1% | 26.1 AC. |



PRELIMINARY NOT FOR CONSTRUCTION

APPLICANT	DATE	REFERENCE	DATE	REFERENCE	DATE
TOLL BROS., INC.					
ATTN: FRANK J. DEWANEY, JR., DRUM, SUITE 200					
COLUMBIA AND 7TH AVENUE					
NEW YORK, N.Y. 10019-6801					
TELEPHONE: (416) 732-9955					
FAX: (416) 732-9955					
CONTACT: MR. TOM MATENA					

WMMAL BETHESDA

RODGERS

COMMON OPEN SPACE

07-PREL-120160290-013
PRELIMINARY PLAN #120160290
WSSC MAP 212NW07, GRID B4-6, C4-6
TAX MAP GP 342, GRID GP42

PROFESSIONAL CERTIFICATION

