

Frequently Asked Questions

What is a Concept Plan?

Toll Brothers submitted its Concept Plan in November. You can find a copy of it [here](#). A Concept Plan is a basic outline of a proposed development that a developer or property owner submits to the Maryland-National Capital Park and Planning Commission for comment on the proposed development pattern. It is a visual of the pieces of a plan including types of uses – residential, office, commercial – the number of units and preliminary thoughts on open space.

- Montgomery County does not require a Concept Plan, but a developer or property owner may choose to submit one.
 - Montgomery County Planning Board staff reviews and comments on all submitted Concept Plans. Concept Plans are also reviewed by any relevant County agencies for comment, such as the Department of Transportation, among others.
 - The Concept Plan is not a final document and it will change as a result of comments received. However, neither the comments from the agencies nor the Concept Plan are binding, but do serve as a helpful guide.
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What is a Preliminary Plan of Subdivision?

Toll Brothers has not yet submitted its Preliminary plan for the WMAL property. A Preliminary Plan of Subdivision is a required proposed plan, created by a developer or property owner in order to develop property in Montgomery County. It establishes the overall lot layout and the maximum number of units of the proposed community. It also includes a list of conditions that must be met by the property owner or developer when the property is developed.

- A Preliminary Plan must meet all Montgomery County legal requirements and be approved (or denied) by the Montgomery County Planning Board.
 - Members of the public are able to testify at a public hearing on the Preliminary Plan.
 - Approval of the Preliminary Plan is a prerequisite for approval of a Record Plat and for obtaining a building permit.
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What is a Site Plan?

Toll Brothers has not yet submitted its Site Plan for the WMAL property. A Site Plan provides a detailed overview of a proposed development. It is submitted to the Montgomery County Planning Board after a Preliminary Plan is approved.

- The Site Plan confirms that the proposed development satisfies the regulations of the Zoning Ordinance and is consistent with the Master Plan.
 - It establishes the location of amenities such as parks and open space, landscaping features such as tree buffers and the location of moderately priced dwelling units (MPDU).
 - The Site Plan must be approved by the Planning Board.
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What is a Master Plan?

[The North Bethesda/Garrett Park Master Plan](#) governs the WMAL property. It was last updated in 1992. A Master Plan provides detailed and specific land use and zoning recommendations for specific areas of Montgomery County. It addresses transportation, environment, urban design, historic resources, public facilities and implementation techniques.