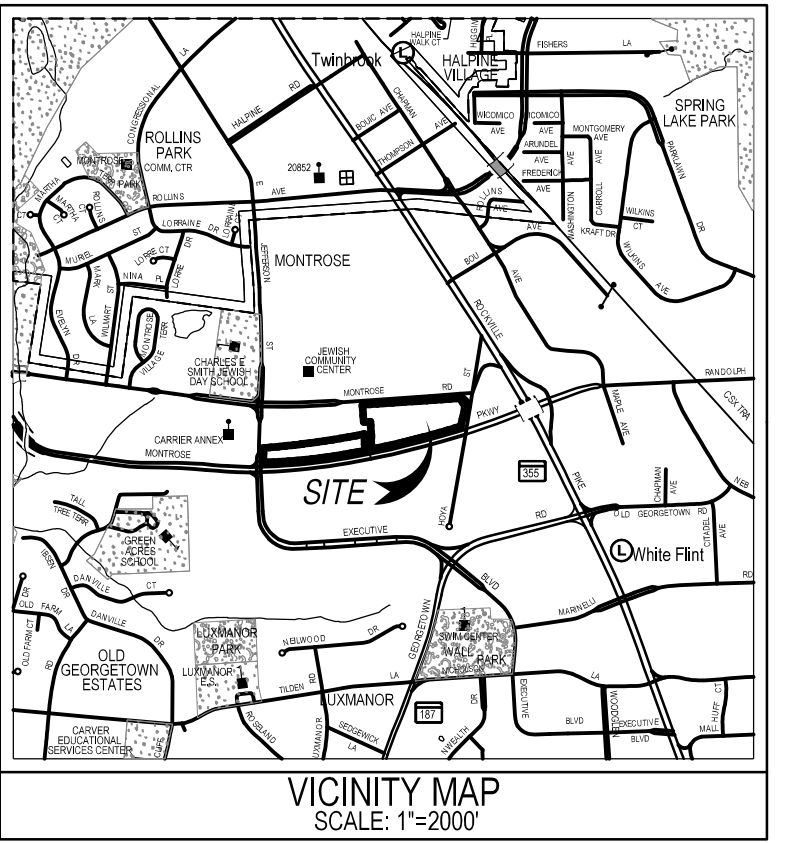


WILGUS TRACT PRELIMINARY PLAN

POTOMAC (1ST) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND



PLANNING DEPARTMENT USE ONLY (E-PLANS)

DEVELOPER
WILCO CONSTRUCTION CO., INC.
7811 MONTROSE ROAD, SUITE 200
POTOMAC, MD 20854
(240) 399-1421

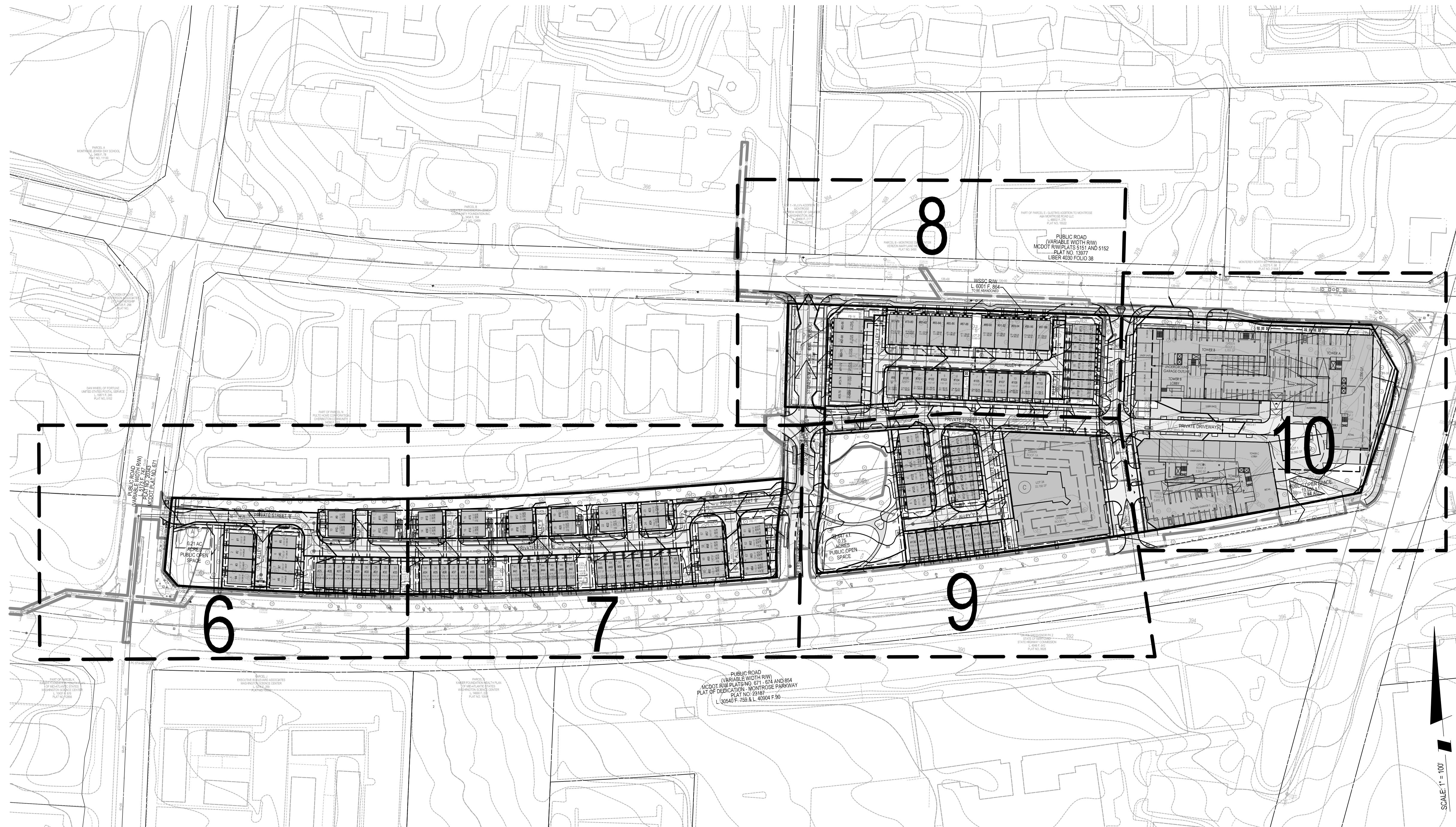
CIVIL ENGINEER / LANDSCAPE ARCHITECT
SOLTESZ, INC.
2 RESEARCH PLACE, SUITE 100
ROCKVILLE, MD 20850
(301) 948-2750, (301) 948-9067 FAX

ATTORNEY
LINOWES & BLOCHER LLP
7200 WISCONSIN AVE, SUITE 800
BETHESDA, MD 20814
(301) 961-5157

ARCHITECT
KGD ARCHITECTURE
1101 15TH STREET, NW
WASHINGTON, DC 20005
(202) 338-3800

LAND PLANNER / ARCHITECT
LESSARD DESIGN, INC.
8251 LEESBURG PIKE, 7TH FLOOR
VIENNA, VA 22182
(571) 830-1880

ARCHITECT
WINCHESTER HOMES INC.
12435 PARK POTOMAC AVENUE, SUITE 600
POTOMAC, MD 20854
(301) 802-4832



Development Standards	Permitted/Required Zoning Ordinance	Proposed
Per Zoning ordinance in effect on October 29, 2014		
Zone 1	CR-2.0, C-1.0, R-1.50, H-200	CR-2.0, C-1.0, R-1.50, H-200
Zone 2	CR-2.0, C-0.25, R-1.75, H-75	CR-2.0, C-0.25, R-1.75, H-75
Zone 3	CRN-0.75, C-0.0, R-0.75, H-50	CRN-0.75, C-0.0, R-0.75, H-50
Gross Tract Area:		
Zone 1	N/A	9.42 ac / 410,253 sf
Zone 2	N/A	4.06 ac / 174,332 sf
Zone 3	N/A	3.22 ac / 140,438 sf
Total		16.64 ac / 725,023 sf
Commercial Density:		
Zone 1	1.0 FAR / 410,253 SF	15,000 SF
Zone 2	0.25 FAR / 43,563 SF	0 SF
Zone 3	0.0 FAR / 0 SF	0 SF
Residential Density:		
Zone 1	1,025,789 s.f. permitted	1,025,789 s.f. provided (745 Total Units)
Zone 2		604 multi-family, 21 townhouses and 16 2 over 2 units
Zone 3		32 townhouses and 13 2 over 2 units
Moderately Priced Dwelling Units (MPDUs):		
	15% of Total Units or Residential Square Footage	15% of Total Units or Residential Square Footage
Maximum Building Height (99.5.3.5.B)		
Zone 1	20' max	Up to 20'
Zone 2	15' max	Up to 15'
Zone 3	5' max	Up to 5'
Height Compatibility (99.4.5.4.A.4 / 4.1.8.B)	No structure may project beyond a 45 degree angular plane projecting from the subject property, measured from a height equal to the height allowed for a detached house in the abutting or confining residential zone.	N/A
Open Space (99.4.5.3.C.1)		
	10% / 1.25 acres	11% / 1.40 acres
	Common Open Space (%)	0.32 acres / 13,939 SF
	Public Open Space (%)	1.40 acres / 60,894 s.f.
Setbacks (99.4.5.4.B.3)	Determined by Site Plan	To be set by Site Plan
Setback Compatibility (99.4.5.4.A.4 / 4.1.8)	The minimum rear setback is equal to 1.5 times the minimum rear setback required for a detached house on the abutting property	N/A
Form (99.4.5.4.B.4)	Determined by Site Plan	To be Addressed by Site Plan
Parking Requirements (99.6.2)		
	3.5 / 1000 s.f. of gross leasable area (commercial) / 1 DU or 2 DU by residential density	To be Determined at Site Plan
Non-Residential	53 spaces (3.5 spaces x 15,000/1000)	53 spaces
Residential	638 spaces	306 spaces
Handicapped	2% of total spaces (24 spaces)	24 spaces
Electric Vehicles	1% of total spaces (12 spaces)	12 spaces
Car-share	5 spaces max. (5 spaces)	5 spaces
Total spaces		1208 spaces - Final number of spaces to be determined at Site Plan
Bicycle Parking (99.6.2.4.C)		
	100 spaces (95 spaces long term use in structured parking garage) - Final number of spaces to be determined at Site Plan	
0.35 bicycle space per Multi-Unit DU (up to 100)	100 spaces	
90% of spaces for long-term use		
Motorcycle Parking (99.6.2.3.C)		
	10 spaces (in structured parking garages) - Final number of spaces to be determined at Site Plan	
2% of total vehicle spaces (up to 10)	10 spaces	

GENERAL NOTES:

- The site has zones CR 2.0, C-1.0, R 1.50, H-200, CR 2.0, C-0.25, R-1.75, H-75, CRN 0.75, C-0.0, R-0.75, H-50. The original gross tract area of the site is 16.64 acres prior to dedication.
- Parcels included on this site or N273, N279, N208, N174, and N231. The site tax account numbers are 01779150, 01779161, 03185884, 03185884, and 01822961.
- The entire tract is within the Cabin John Creek Watershed, CJO202, Fair. The use Class is I-P according to the Maryland County GIS and MCATLAS.
- The site is not in a floodplain according to the information from the MCATLAS.
- A small area of wetland was identified in the southeastern portion of the site. The wetland delineation is shown per McCarthy & Associates, Inc.
- This site is not within a Special Protection Area.
- The site is not within the Maryland Inventory of Historic Properties list. The site is not a known archeological site.
- There are no state or county champion trees on the property.
- No rare threatened or endangered species were found on the site per DNR letter dated 27 June 2001.
- General locations of the buildings are shown. Some shifting of building locations are anticipated as part of the site plan process.

LEGEND:

	EXISTING GRADE
	PROPOSED GRADE
	EXISTING BUILDING
	PROPOSED BUILDING
	PROPOSED UNDERGROUND PARKING
	PROPOSED RIGHT OF WAY
	PROPOSED WATER LINE
	EXISTING 12" WATER LINE
	PROPOSED SEWER
	EXISTING SEWER
	PROPOSED PUE
	PROPOSED STORM PIPE
	EXISTING STORM PIPE
	WETLAND (TO BE REMOVED)

ENGINEER'S CERTIFICATE
I HEREBY CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAN SHOWS HEREON CONFORMS WITH THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS AS ADOPTED OCTOBER 1961 AND AS AMENDED THEREAFTER.
SIGNATURE: BRANDON J. FRITZ, P.E. DATE: _____
PRINTED NAME: BRANDON J. FRITZ, P.E. TITLE: PROJECT MANAGER
MD. REG. NO. 26286

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. 26286 EXPIRATION DATE: 06/21/21

SOLTESZ, INC.
Rockville Lanham Waldorf Leonardtown Frederick Soltesz DC, LLC
ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067
www.soltesz.com

NO.	DATE	REVISIONS	BY	DATE
DESIGNED:	JANUARY 2020	CAO STANDARDS VERSION:	18 - NCS	
TECHNICIAN:	KDL	TECHNICIAN:	NC	
CHECKED:		CHECKED:	BJF	

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY ENGINEERING TEST FITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-261-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THE PLAN.

OWNER/DEVELOPER/APPLICANT
WILGUS-MONTROSE ASSOCIATES LLC
7811 MONTROSE ROAD
SUITE 200
POTOMAC, MD 20854
PHONE: (240) 399-1500
ROCK@WILCO.COM
RICHARD COHEN

MAP	ADC	GRID	5285
TAX MAP	GC02	ZONING CATEGORY:	CR-2.0, C-1.0, R-1.50, H-200, CRN-0.75, C-0.0, R-0.75, H-50
WISC 200 SHEET	215 NW 06	SITE DATUM:	HORIZONTAL: NAD83 VERTICAL: NAD83



COVER SHEET

**PRELIMINARY PLAN
WILGUS TRACT**

120200140

POTOMAC (1ST) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

PROJECT NO. 1325-02-01

SHEET 1 OF 10