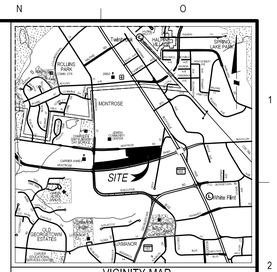
REFERENCE GRID A B C D E F G H I J K L M N O

SITE PLAN 820210080
NORTHPARK AT MONTROSE - PHASE 1

PLANNING DEPARTMENT USE ONLY (E-PLANS)

ROCKVILLE (4TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

1. Boundary information provided by Soltesz.
2. Grid coordinates are per Maryland State Plane datum (NAD 83/91).
3. Two-foot contour interval topography provided by Soltesz.
4. The subject property is located within Tax Map GQ562.
5. Soil type on site is 2B (Glenelg), 400 (Urban Land), and 6A (Baile). Soils information from NRCS Soil Data Mart (Accessed July 15, 2020).
6. There is no floodplain on site. (MCATLAS and FEMA FIRM map panel 0327D Map # 24031C0327D).
7. The site lies within the boundary of the 2018 White Flint 2 Sector Plan.
8. The site is located within the Cabin John Creek Watershed.
9. Natural Resource Inventory/Forest Stand Delineation MNCPPC File No. 420182300, approved July 09, 2018.
10. The subject property is within water and sewer category one.
11. No Historical Features exist on or adjacent to subject property.
12. Existing zoning: 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.
13. Minor modifications to the limits of disturbance shown on the site plan within the public right-of-way for utility connections may be done during the review of the right-of-way permit drawings at the Department of Permitting Services.
14. All utilities are conceptual and subject to change. See appropriate approved utility drawings for final locations.
15. All pavement markings and signage are for reference only and will be finalized at ROW permit under Signing and Marking Plan.
16. Final computations and information on lots, parcels, and areas are shown on the record plat.
17. An on-site pre-construction meeting is required to be set up with the Department of Permitting Services (DPS), Zoning & Site Plan Enforcement Division before any building construction activity occurs on-site. The owner or their designee who has signature authority, and general contractor must attend the pre-construction meeting with the DPS Site Plan Enforcement inspector. A copy of the Certified Site Plan is required to be on-site at all times. To schedule a Site Plan inspection with DPS, Zoning & Site Plan Enforcement Division, please contact Greg Nichols, Manager at 240-777-6278.

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S1.05 SITE PLAN LAYOUT - 20 SCALE
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S1.07 SITE PLAN GRADING - 20 SCALE
S1.08 SITE PLAN GRADING - 20 SCALE
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F1.3 FOREST CONSERVATION PLAN - TREE/FOREST REMOVAL
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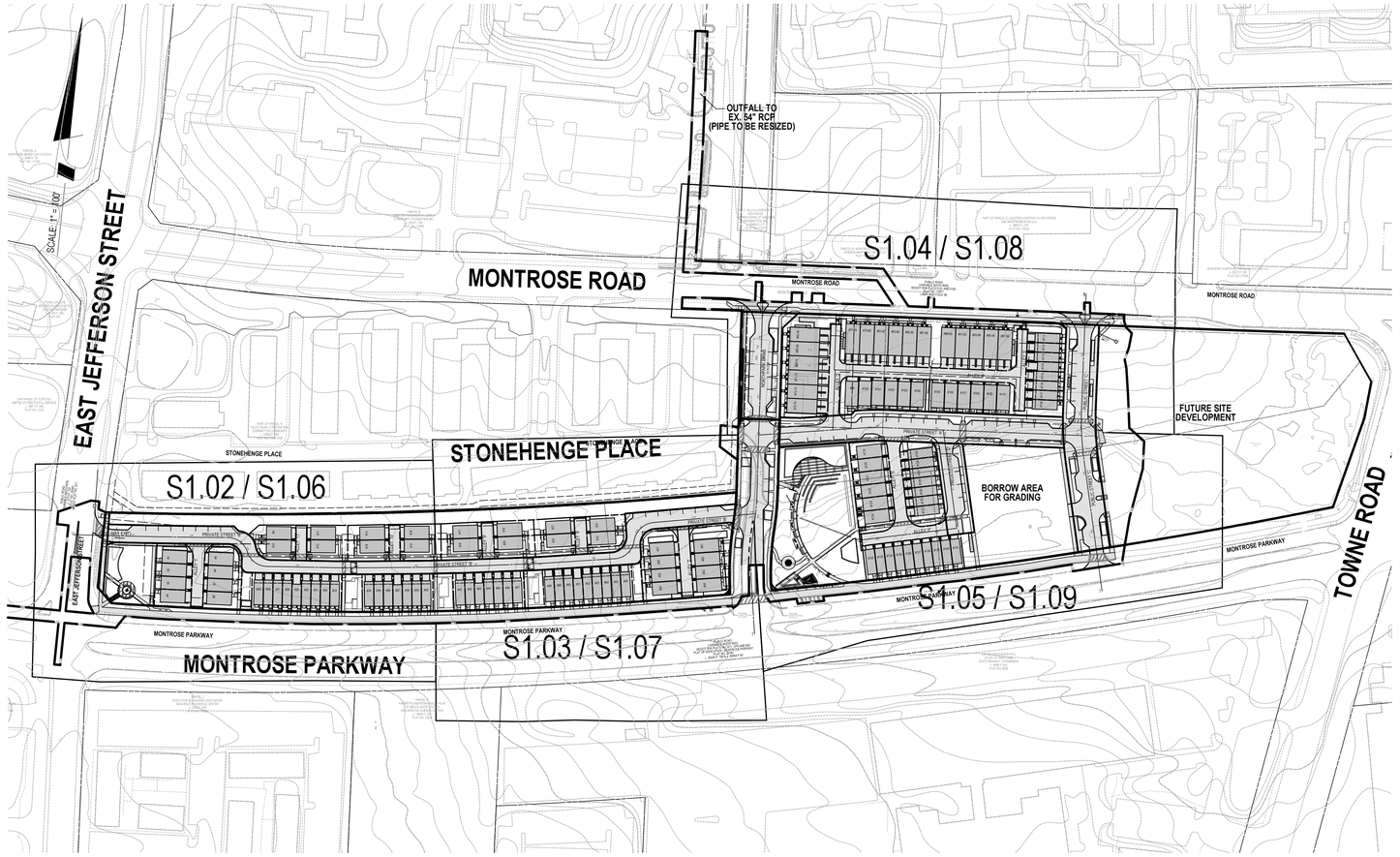
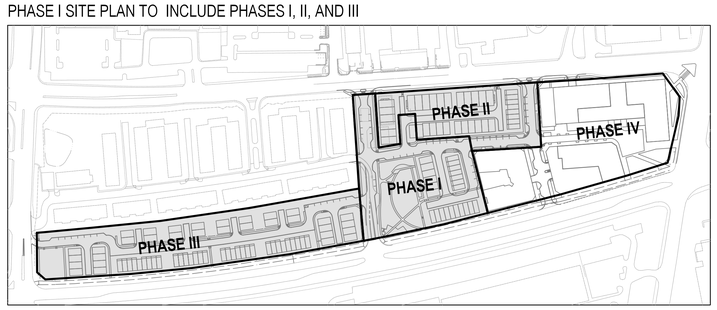


Northpark at Montrose Phase 1 Site Data Table

Development Standards Per Zoning ordinance in effect on October 29, 2014		Permitted/Required Zoning Ordinance Development Standards	Proposed
	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 1: Phase 1		**5.40 ac / 235,026 sf**
	Zone 1: Future Phases		**4.03 ac / 175,227 sf**
	Zone 2	N/A	**4.00 ac / 174,332 sf**
	Zone 3	N/A	**3.22 ac / 140,438 sf**
	Total		**16.64 ac / 725,023 sf (12.62 ac./549,796 sf. is included in Phase 1)**
Amount of Prior and Proposed Dedications for Master Planned Roadways Included in the Gross Tract Area			
	Prior Dedication N231		100,890 s.f.
	Prior Dedication N174		32,180 s.f.
	Prior Dedication N279		12,064 s.f.
	Prior Dedication N272		12 s.f.
	Prior Dedication N208		18,749 s.f.
	Proposed Dedication E.Jefferson		1,139 s.f.
	Proposed Dedication Stonehenge		13,017 s.f.
	Proposed Dedication Montrose Road (Future Phase)		1,405 s.f.
	Proposed DedicationTowne Road (Future Phase)		1,375 s.f.
	Total Master Planned Road Dedication		**180,881 s.f. 4.15 acres)**
Net Tract Area Entire Site:			**544,142 s.f. (12.49 acres)**
Net Tract Area Phase 1:			**371,745 s.f. (8.53 acres)**
Residential Density for Phase 1:			
		1,025,789 s.f. permitted for entire site	**325,924 s.f. provided for this phase 1 plan (141 Total Units including 22 MPDU's: 34-2 over 2's and 107-Townhouses)**
Unit Breakdown for Phase 1			
	16' Townhouses		**57 - 16' Townhouses**
	22' Townhouses		**50 - 22' Townhouses**
	2 over 2 units		**34 - 2 over 2's**
	Total		**141 Units**
Moderately Priced Dwelling Units (MPDUs):			
		15% of Total Units or Residential Square Footage	**22 MPDU's: (5) townhouses and (17) 2 over 2 units (15.6% of current development)**
			15% of total units
Maximum Building Height: (59.4.5.4)			
	Zone 1	200' max	**75' Max. Townhouses and 2 over 2's**
	Zone 2	75' max	**75' Max. Townhouses and 2 over 2's**
	Zone 3	50' max	**50' Max. Townhouses**
Open Space: (59.4.5.4.B)			**141 Units**
	Required Entire Site (Preliminary Plan)	10% / 54,450 s.f. (1.25 acres)	
	Recuired for Phase 1 (Preliminary Plan)	0.96 acres (41,959 s.f.)	**0.96 acres**
	Public Open Space (%)	0.93 acres / 40,536 SF	**0.96 acres / 41,949 s.f. (common open space required by zone is approved as public use space per Preliminary Plan approval)**
	Central Public Park		0.75 acres / 32,647 s.f.
	Western Park		0.21 acres / 9,302 s.f.
Lot Area: (59.4.5.C.2 - CRN, 59.4.5.4 - CR)			
	Townhouse	800 s.f. (CRN)	**940 s.f. (Townhouse), 1,300. s.f. (2-over-2 Multi-Family)**
Lot Width at Front Building Line: (59.4.5.C.2-CRN, 59.4.5.4-CR)			
	Townhouse	12' (CRN)	**16' (Townhouse), 175.67' (2-over-2 Multi-Family)**
Lot Width at Lot Line: (59.4.5.C.2 - CRN, 59.4.5.5 - CR)			
	Townhouse	NA	**16' (Townhouse), 175.67' (2-over-2 Multi-Family)**
Lot Coverage: (59.4.5.C.2-CRN, 59.4.5.4-CR)			
	Townhouse	NA (CRN) Set at Site Plan (CR)	**90% max. (CRN), 90% max. (CR)**
Setbacks and Placement: (59.4.5.3.B.3 and 59.4.5.3.C.3-CRN, 59.4.5.4-CR)			
	Principal Setbacks (min.)		
	Front Setback	5' (CRN) Set at Site Plan (CR)	**5' (CRN), 5' (CR)**
	Side Street Setback	5' (CRN) Set at Site Plan (CR)	**5' (CRN), 3' (CR)**
	Side Setback End Unit	2' (CRN) Set at Site Plan (CR)	**5' (CRN), 5' (CR)**
	Side Setback between lot and site boundary	4' (CRN) Set at Site Plan (CR)	**5' (CRN), 5' (CR)**
	Side Setback abutting all other zones	NA(CRN) Set at Site Plan (CR)	**5' (CRN), 5' (CR)**
	Rear Setback, abutting all other zones	10' (CRN), Set at Site Plan (CR)	**4' (CRN), 4' (CR)**
	Rear Setback Alley	4' (CRN) Set at Site Plan (CR)	**4' (CRN), 4' (CR)**
	Rear Setback between lot and site boundary	5' (CRN) Set at Site Plan (CR)	**7' (CRN), 7' (CR)**
	Accessory Structure Setbacks (min.)		
Build-to Area: (59-4-5-3-C-3-CRN, 59.4.5.4-CR)			
	Max. Front Setback	15' (CRN) Set at Site Plan (CR)	**15' (CRN), 15' (CR)**
	Building in front street BTA	70% (CRN) Set at Site Plan (CR)	**70% (CRN), 70% (CR)**
Form: (59.4.5.4.B.4-CRN, 59.4.5.4-CR)			
Massing			
	Units permitted in a row	12 (CRN) Set at Site Plan (CR)	**10 (CRN), 10 (CR)**
Building Orientation			
	Entrance facing street or open space	Required	**Comply**
	Entrance spacing (max) townhouse and 2 over 2 multi-family	NA (CRN) Set at Site Plan (CR)	**24' (CRN), 24 (CR)**
	Transparency for walls facing a street or open space		
	Townhouse and 2 over 2 Multi-Family, Blank Wall, front (max.)	35' (CRN) Set at Site Plan (CR)	**Min. 35' (CRN), Min. 35' (CR)**
	Townhouse and 2 over 2 Multi-Family, Blank Wall, side/rear (max.)	35' (CRN) Set at Site Plan (CR)	**Min. 35' (CRN), Min. 35' (CR)**
Parking Requirements: (59.6.2)		(2 spaces per unit) = 282 spaces required	**141 x 2 = 282 spaces**
	Residential (Private spaces per unit)		
	Residential (Public Street spaces) - 8' x 21'		**19 spaces (will provide parking for all phases of project)**
	Residential (HOA spaces) - 8' x 21'		**37 spaces**
	Total spaces provided in Phase I:		**338 spaces**
Bicycle Parking: (59.6.2.4.C) and (59.6.2.6)			
0.35 bicycle space per Multi-Unit DU (up to 100)		12 spaces (for 34 units)	**Garage parking in all 34 units capable of bicycle storage**
95% of spaces for long-term use		12 spaces	
			24 short term spaces (20 short term spaces in Central Park and 4 short term spaces in Western Park)

APPROVED PRELIMINARY PLAN PHASING SCHEDULE -
PHASE I SITE PLAN TO INCLUDE PHASES I, II, AND III



LOCATION SCALE
SCALE 1" = 200'
200 100 0 200 400

LOCATION SCALE
SCALE 1" = 100'
100 50 0 100 200

DEVELOPER
WILLCO 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
MILES & STOCKBRIDGE
11 N. WASHINGTON STREET, SUITE 700
ROCKVILLE, MD 20850
(301) 517-4812

BUILDER
TRI POINTE HOMES
12435 PARK POTOMAC AVENUE, SUITE 600
POTOMAC, MD 20854
(301) 802-4832

ARCHITECT
KTGY
8609 WESTWOOD CENTER DRIVE, SUITE 600
TYSONS, VA 22182
(703) 992-6116

DEVELOPER'S CERTIFICATE
The Undersigned agrees to execute all the features of the Site Plan Approval No. 820210080, including Approval Conditions, Development Program, and Certified Site Plan.
Developer's Name: WILGUS-MONTROSE ASSOCIATES LLC (Company) RICHARD COHEN (Contact Person)
Address: 7811 MONTROSE ROAD, SUITE 200, POTOMAC, MD 20854
Phone: (240) 399-1500
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. 30087 **EXPIRATION DATE:** 05/18/2022

STATE OF MARYLAND · TIMOTHY J. STEWART · 30087 · PROFESSIONAL ENGINEER

COVER SHEET

SOLTESZ, INC.
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Planning
Environmental Sciences
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Waldorf
Leonardtown
Frederick
Soltesz DC, LLC

NO.	REVISIONS	BY	DATE
DATE: MARCH 2021	CAD STANDARDS VERSION: V8 + NCS		
DESIGNED: JDS / KDL	TECHNICIAN: JW / DC	CHECKED: TJS	

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 DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 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 THIS PLAN.

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

MAP ADC GRID 5285
TAX MAP GQ562
ZONING CATEGORY: 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
WSSC 200' SHEET 215 NW 06
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NAD83

SITE PLAN 820210080
NORTHPARK AT MONTROSE (FORMERLY WILGUS TRACT)
ROCKVILLE (4TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

ALL PRINTS 11x17
1" = 100'
SHEET S1.00
PROJECT NO. 1326-02-01

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