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

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PLANNING DEPARTMENT USE ONLY (E-PLANS)

NORTHPARK AT MONTROSE DEVELOPMENT PROGRAM

Reference Document	Category	Deadline	Task
Preliminary Plan Resolution 35	Future Site Plan	Before clearing or grading of the Property or recording a plat for the Property	Applicant must receive Staff certification of a Planning Board-approved Site Plan. The number and location of site elements, including but not limited to buildings, dwelling units, on-site parking, site circulation, sidewalks, and bike paths will be determined through Site Plan review and approval.
Preliminary Plan Resolution 30	Other Payments - School/Park Site	At the time of building permit	Applicant shall make a financial contribution to the Montgomery Parks Department for land acquisition for parks or capital project(s), based on $0.80 per square foot of non-MPDU optional method density used within the CR zoned portion of the Subject Property. The final calculation of payment and CIP will be determined at each Site Plan.
Preliminary Plan Resolution 15	Transportation	Prior to the issuance of any building permit	The Project must execute a Project-based Transportation Demand Management (TDM) Plan and must obtain approval from the Department of Transportation for the TDM plan.
Preliminary Plan Resolution 21c)	Transportation - Private Roads	Before issuance of any residential building permit that requires access via a private road	Applicant must deliver to the Planning Department, with a copy to MCDPS, certification by a professional engineer licensed in the State of Maryland that the Private Roads have been designed and the applicable building permits will provide for construction in accordance with the paving detail and cross-section specifications required by the Montgomery County Road Code (MD-2005.02), as modified on the Preliminary Plan, with final details to be determined at subsequent Site Plan, and that the road has been designed for safe use including horizontal and vertical alignments for the intended target speed, adequate typical section(s) for vehicles/pedestrians/bicyclists, ADA compliance, drainage facilities, sight distances, points of access and parking, and all necesary requirements for emergency access, egress, and apparatus as required by the Montgomery County Fire Marshal.
Preliminary Plan Resolution 19	Transportation - Existing Frontage Improvements	Prior to the issuance of the final Use and Occupancy Certificate for each respective phase	Applicant must satisfy all necessary requirements of MCDPS to construct 10-foot two-way separated bike lanes and a six-foot wide sidewalk along the Property frontage on Towne Road, and five-foot wide sidewalks along both E. Jefferson Street and Montrose Road, and a twelve-foot wide shared-use path along Montrose Parkway. Final timing and phasing to be determined at Site Plan(s).
Preliminary Plan Resolution 16	Transportation	Prior to the issuance of the final Use and Occupancy Certificate for the townhouses south of the Cherington community	Provide appropriate pedestrian ramps and crossings connecting both sides of Street B at the two locations where the roadway bends sharply southward.
Preliminary Plan Resolution 12	Transportation	Prior to the issuance of the final Use and Occupancy Certificate for a dwelling unit on the initial Site Plan	Applicant must provide a protected bicycle intersection at Montrose Parkway and East Jefferson Street and the master-planned separated bicycle lanes along East Jefferson Street, or provide a fee-in-lieu.
Preliminary Plan Resolution 17 (Future Site Plan Phase)	Transportation	Prior to Site Plan approval for the high-rise multi-family buildings	Revise the loading program or execute a loading management plan governing the times of day trucks can enter the Site and associated operational safety requirements.
Preliminary Plan Resolution 13 (Future Site Plan Phase)	Transportation	Prior to the issuance of the final Use and Occupancy Certificate for the first high-rise multi-family building	Applicant must provide (from curb to Property line) a six-foot landscaped tree panel, a ten-foot two-way separated bike lane facility, and a sidewalk no less than six feet, along the Towne Road frontage between the western curb edge and Property line. The separated bike lanes should be depressed between the landscaping and sidewalk with a minimum of a 2.5" curb reveal.
Preliminary Plan Resolution 14 (Future Site Plan Phase)	Transportation	Prior to the issuance of the final Use and Occupancy Certificate for the first high-rise multi-family building	Design and construct a protected bicycle intersection on Montrose Parkway and Towne Road, subject to the satisfaction of the Montgomery County Department of Transportation, where the separated bicycle lanes meet the sidepath (to be reconstructed to 12-feet-wide).
Preliminary Plan Resolution 10 (Future Site Plan Phase)	Transportation	Prior to the issuance of the final Use and Occupancy Certificate for the mid-rise apartment building	Applicant shall construct a twelve-foot wide Breezeway along the Site's Montrose Parkway frontage, from East Jefferson Street to Street C.
Preliminary Plan Resolution 10 (Future Site Plan Phase)	Transportation	Prior to the issuance of the final Use and Occupancy Certificate for the first high-rise multi-family building	Applicant shall construct a twelve-foot wide Breezeway along the Site's Montrose Parkway frontage, between Street C to Towne Road.

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:_____

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SOLTESZ, INC.

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Environmental Sciences

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Soltesz DC, LLC

NO.	REVISIONS	BY	DATE

DATE: DECEMBER 2020 CAD STANDARDS VERSION: V8 - NCS
DESIGNED: JS TECHNICIAN: ENT 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, R1.00, H-200 CR-2.0, C-2.0, R2.00, H-200 CRNO-1.5, C-0.0, R-0.75, H-90
WSSC 200' SHEET 215 NW 06
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NAD83

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. 30287 , **EXPIRATION DATE:** 05/18/2022

STATE OF MARYLAND · TIMOTHOUS J. STEVENS · 30287 · PROFESSIONAL ENGINEER

PLAN APPROVAL SHEET

SITE PLAN 820210080
NORTHPARK AT MONTROSE (FORMERLY WILGUS TRACT)

ROCKVILLE (4TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

1" = NTS

SHEET S1.14

PROJECT NO. 1326-02-01

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