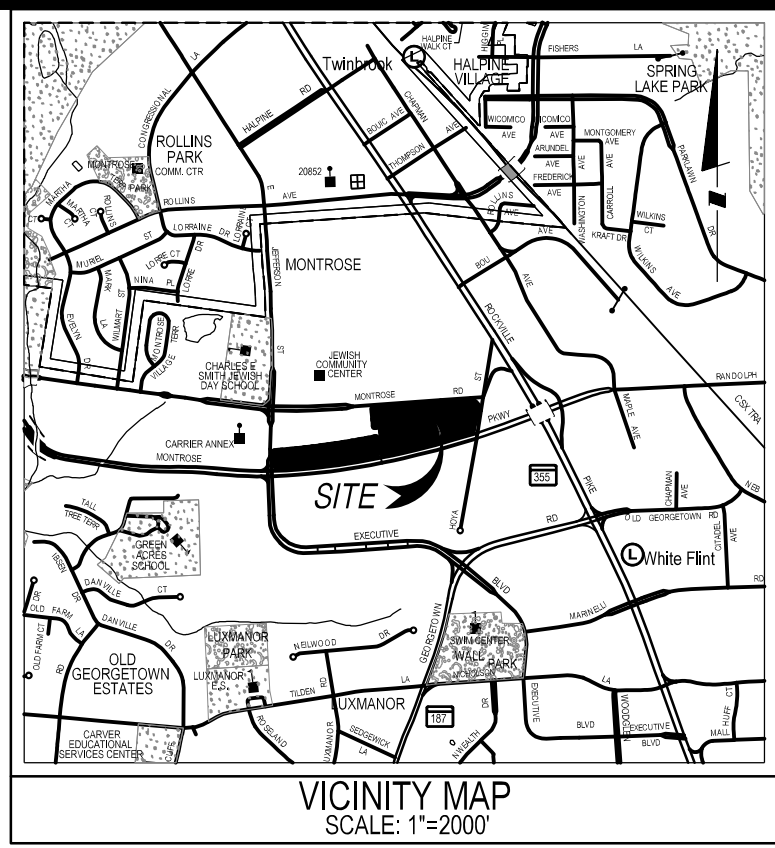


# NORTHPARK AT MONTROSE LANDSCAPE AND LIGHTING PLAN 820210080

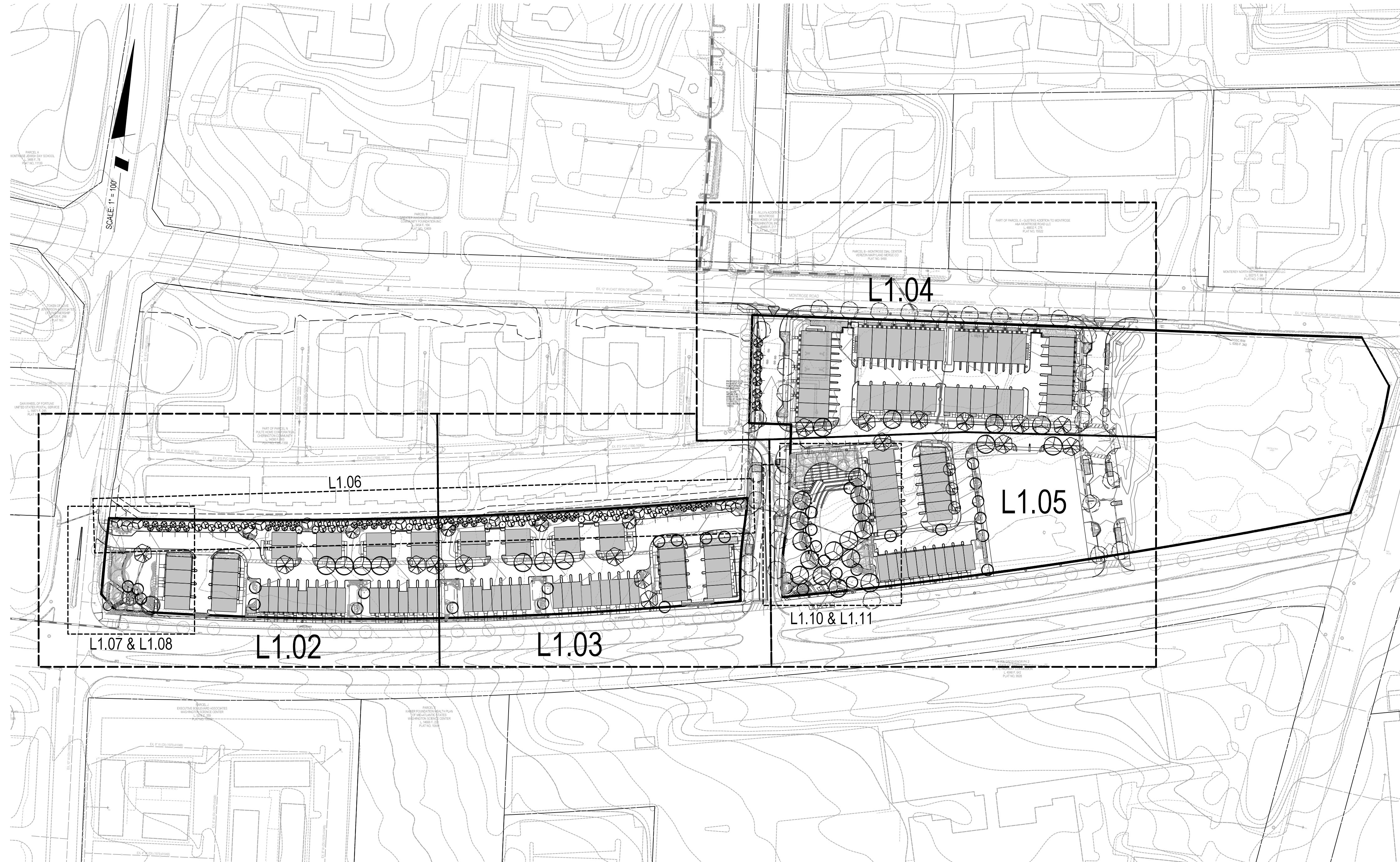
ROCKVILLE (4TH) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND



PLANNING DEPARTMENT USE ONLY (E-PLANS)

## GENERAL NOTES

- The existing site is zoned 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 net site tract is 12.88 acres on 4 parcels. The original grass tract area of the site is 16.64 acres prior to dedication. Parcels included on this site are N273, N279, N208, and N231.
- Boundary information is from a survey prepared by Soltesz, Inc.
- The project lies within the White Flint 2 Sector Plan area.
- 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 MCVATLAS.
- The site is not in a floodplain according to the information from the MCVATLAS.
- A small area of wetland was identified in the southeastern portion of the site. Please see wetlands report for detail of wetlands.
- 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 known rare, threatened, or endangered species occurring on this property.
- Stormwater facilities will be planted per MCDPS requirements.



## SHEET INDEX

- L1.00 COVER SHEET
- L1.01 OVERALL LANDSCAPE PLAN - 60 SCALE
- L1.02 LANDSCAPE PLAN - 20 SCALE
- L1.03 LANDSCAPE PLAN - 20 SCALE
- L1.04 LANDSCAPE PLAN - 20 SCALE
- L1.05 LANDSCAPE PLAN - 20 SCALE
- L1.06 BUFFER PLAN - 30 SCALE
- L1.07 WESTERN PARK LANDSCAPE PLAN - 10 SCALE
- L1.08 WESTERN PARK HARDSCAPE PLAN - 10 SCALE
- L1.09 WESTERN PARK DETAILS
- L1.10 CENTRAL PARK LANDSCAPE PLAN - 10 SCALE
- L1.11 CENTRAL PARK HARDSCAPE PLAN - 10 SCALE
- L1.12 CENTRAL PARK AND SITE DETAILS
- L1.13 CENTRAL PARK AND SITE DETAILS
- L1.14 TYPICAL UNIT LANDSCAPE PLANS
- L1.15 LANDSCAPE SCHEDULE, PUBLIC BENEFIT POINTS AND RECREATION POINTS
- L1.16 LANDSCAPE NOTES AND DETAILS
- LT1.0 OVERALL LIGHTING PLAN - 60 SCALE
- LT1.1 LIGHTING PLAN - 20 SCALE
- LT1.2 LIGHTING PLAN - 20 SCALE
- LT1.3 LIGHTING PLAN - 20 SCALE
- LT1.4 LIGHTING PLAN - 20 SCALE
- LT1.5 LIGHTING NOTES AND DETAILS

**DEVELOPER**  
WILGUS-MONTROSE ASSOCIATES LLC  
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

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

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

**DEVELOPER'S CERTIFICATE**  
The Undersigned agrees to execute all the features of the Plan Approval No. 820210080, including Approval Conditions, Development Program, and Landscape and Lighting Plan.  
Developer's Name: WILGUS-MONTROSE ASSOCIATES LLC  
Richard Cohen  
Address: 7811 MONTROSE ROAD, SUITE 200, POTOMAC, MD 20854  
Phone: (240) 399-1500  
Signature: \_\_\_\_\_

**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.solteszco.com

NO.	DATE	REVISIONS	BY	DATE

DATE: DECEMBER 2020  
DESIGNED: SAC  
CAD STANDARDS VERSION: V8 - RCS  
TECHNICIAN: JCW  
CHECKED: KDL

**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 ORIGINATORS BY EXCAVATION TEST PITS 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, WHOEVER 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  
ROCK@WILLCO.COM  
RICHARD COHEN

MAP	ADC	GRID	5285
TAX MAP	G0552	ZONING CATEGORY	CR-2 (C-1.0, R-0.75, H-200, H-75, CRN 0.75, H-50, H-200, CR 2.0, C-0.25, R-1.75, H-75)
WESC 200 SHEET	215 NW 06	SITE DATUM	HORIZONTAL: NAD83 VERTICAL: NAD83



**COVER SHEET**

**LANDSCAPE AND LIGHTING PLAN 820210080  
NORTHPARK AT MONTROSE  
(FORMERLY WILGUS TRACT)**

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

PROJECT NO.  
1325-02-01

SHEET **L1.00**

SCALE: 1" = 100'