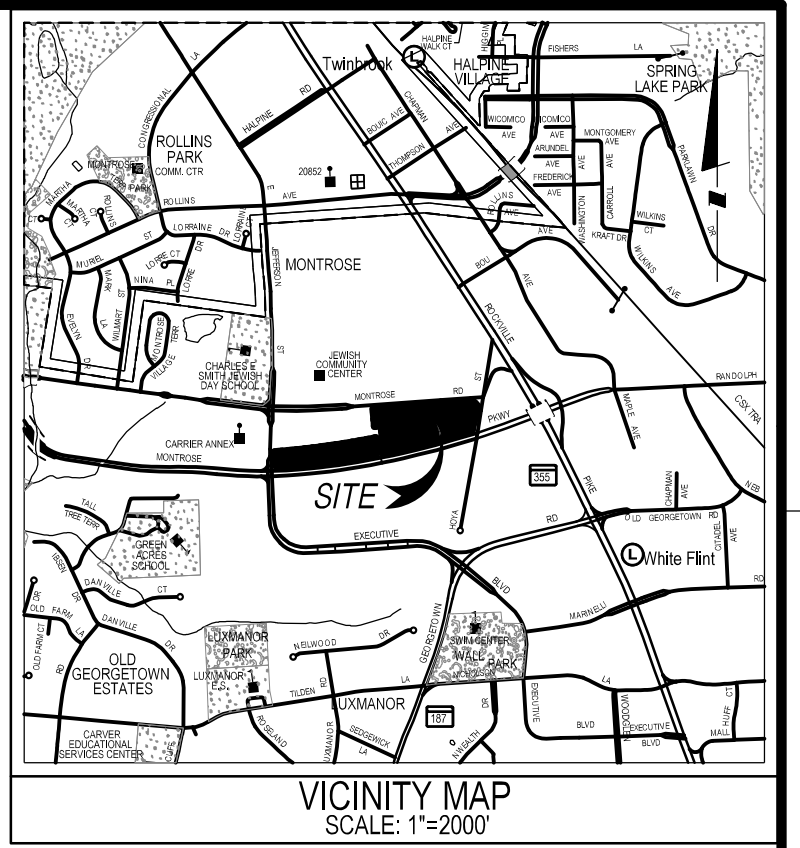


NORTHPARK AT MONTROSE LANDSCAPE AND LIGHTING PLAN 820210080

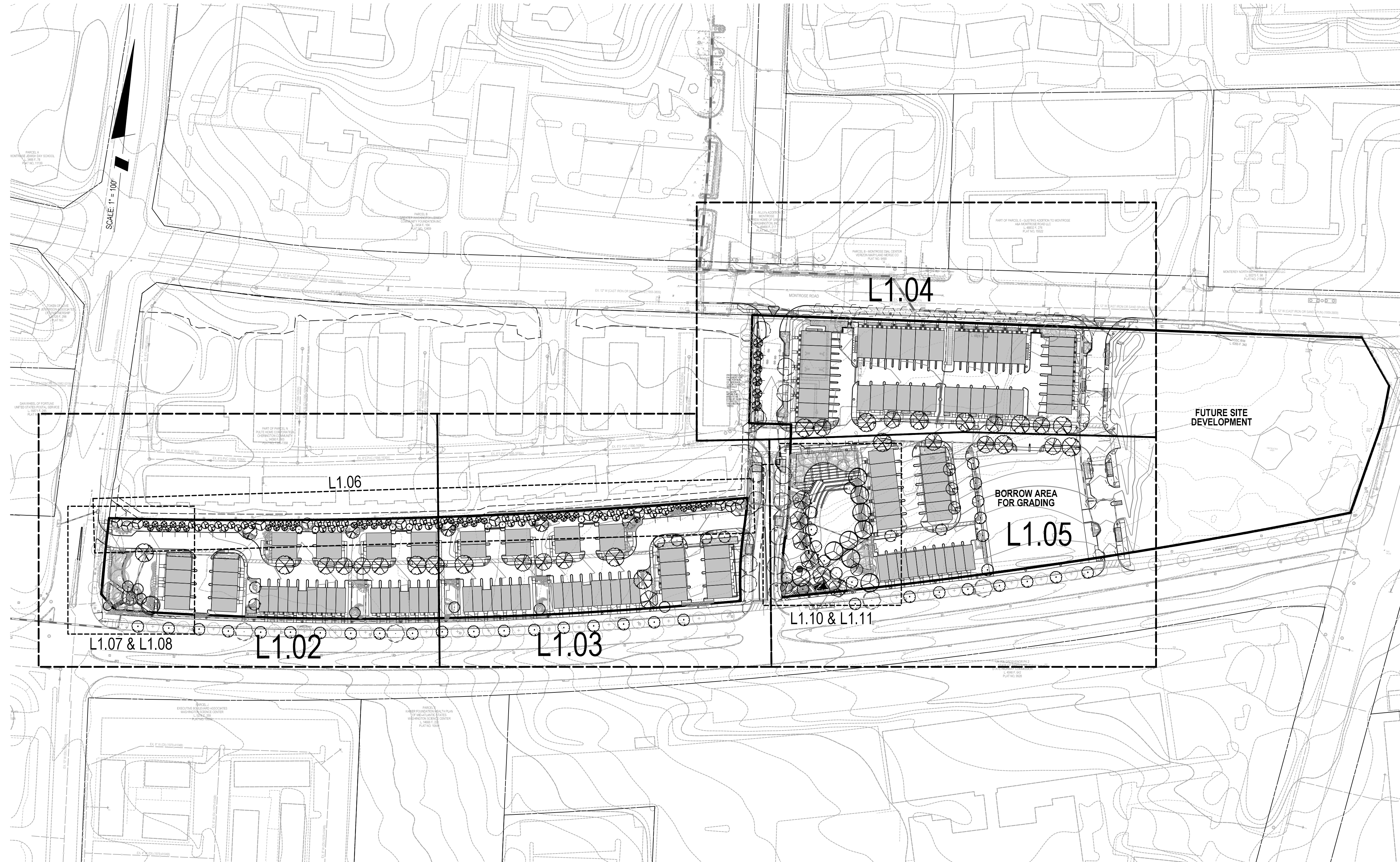
ROCKVILLE (4TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND



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 MCOLAS.
- The site is not in a floodplain according to the information from the MCOLAS.
- 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.



SCALE 1" = 100'
100 0 100 200

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, Contact Person
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.soltesz.com

NO.	DATE	REVISIONS	BY	DATE

DATE: DECEMBER 2020
DESIGNED: SAC
CAD STANDARDS VERSION: 18 - NCS
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 ORIGINATOR'S BY ENGINEERING 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, 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
RCHEN@WILLCO.COM
RICHARD COHEN

MAP	ADC	GRID	5285
TAX MAP	G0552	ZONING CATEGORY	CR-2 (C-1.0, R-0.75, H-200, CRN 0.75, C-0.0, R-0.75, H-50)
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

SHEET **L1.00**

PROJECT NO.
1325-02-01