



8787 Georgia Avenue
 Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Phone 301.495.4550
 Fax 301.495.1306

SITE PLAN APPLICATION

Initial Application Final Application Revised Application Amendment

File Number	820210080	CLEAR FORM
Date Application Filed	12/21/2020	

An application will not be accepted for review unless all required information and fees are provided. If an item requires more space, attach a separate sheet.

Site Plan Name: Northpark at Montrose (Formerly Wilgus Tract) Acres 16.64 (sf / 43,560)

Property Tax Account Number(s) associated with the plan (8 digits)

A. 1779150 B. 1779161 C. 3185884 D. 1822961 E. 3185873
 F. _____ G. _____ H. _____ I. _____ J. _____

Location: (Complete either A or B)

A. On _____, _____ feet North _____ of _____
Street Name (N,S,E,W etc.) Nearest Intersecting Street

B. Northwest quadrant, intersection of Montrose Parkway and Towne Road
(N,S,E,W etc.) Street Name Street Name

Subdivision Information: (Complete either C, if located within a recorded subdivision, or D)

C. Lot _____ Block _____ Subdivision _____

D. Parcel N174 Liber 3691 Folio 45; Parcel N208 Liber 3691 Folio 45; Parcel N231 Liber 3691 Folio 45

Applicant Team (Enter all that apply and submit separate supporting documentation as necessary)

Primary Contact (Person who will be the primary contact and point person for future electronic review process.)

Soltesz, Inc.		Keely Lauretti	
<small>Company Name</small>		<small>Contact Person</small>	
2 Research Place, Suite 100			
<small>Street Address</small>			
Rockville		MD	20850
<small>City</small>		<small>State</small>	<small>Zip Code</small>
(301) 948-2750		klauretti@solteszco.com	
<small>Telephone Number</small>	<small>Fax Number</small>	<small>E-mail</small>	

NOTE: This email will be used to create the ePlans project account.

Owner

Would you like to receive ePlans notifications? * Yes No

Wilgus-Montrose Associates LLC		Richard Cohen	
<small>Company Name</small>		<small>Contact Person</small>	
7811 Montrose Road, Suite 200			
<small>Street Address</small>			
Potomac		MD	20854
<small>City</small>		<small>State</small>	<small>Zip Code</small>
(240) 399-1500		rcohen@willco.com	
<small>Telephone Number</small>	<small>Fax Number</small>	<small>E-mail</small> *required if checked yes	

Owner's Representative or Contract Purchaser

(Authorization is required from the owner.)

Would you like to receive ePlans notifications? * Yes No

<small>Company Name</small>		<small>Contact Person</small>	
<small>Street Address</small>			
Select one of the following:			
<small>City</small>		<small>State</small>	<small>Zip Code</small>
<small>Telephone Number</small>	<small>Fax Number</small>	<small>E-mail</small> *required if checked yes	

EngineerWould you like to receive ePlans notifications? * Yes No

Soltesz, Inc.		Jyotika Sharma	
<i>Company Name</i>		<i>Contact Person</i>	
2 Research Place, Suite 100			
<i>Street Address</i>			
Rockville		MD	20850
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 948-2750		jsharma@solteszco.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	<i>*required if checked yes</i>

ArchitectWould you like to receive ePlans notifications? * Yes No

KTYG Architecture + Planning		Kit Thackrey	
<i>Company Name</i>		<i>Contact Person</i>	
8609 Westwood Center Drive, Suite 600			
<i>Street Address</i>			
Tysons		VA	22182
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(703) 992-6116		kthackrey@ktgy.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	<i>*required if checked yes</i>

Landscape ArchitectWould you like to receive ePlans notifications? * Yes No

Soltesz, Inc.		Keely Lauretti	
<i>Company Name</i>		<i>Contact Person</i>	
2 Research Place, Suite 100			
<i>Street Address</i>			
Rockville		MD	20850
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 948-2750		klauretti@solteszco.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	<i>*required if checked yes</i>

AttorneyWould you like to receive ePlans notifications? * Yes No

Miles & Stockbridge		Barbara Sears	
<i>Company Name</i>		<i>Contact Person</i>	
11 N. Washington Street, Suite 700			
<i>Street Address</i>			
Rockville		MD	20850
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 517-4812		bsears@milesstockbridge.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	<i>*required if checked yes</i>

FCP Plan Preparer, if applicableWould you like to receive ePlans notifications? * Yes No

<i>Company Name</i>		<i>Contact Person</i>	
<i>Street Address</i>			
		Select one of the following:	
<i>City</i>		<i>State</i>	<i>Zip Code</i>
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	<i>*required if checked yes</i>

Other: BuilderWould you like to receive ePlans notifications? * Yes No

Winchester Homes Inc.		Greg Ruff	
<i>Company Name</i>		<i>Contact Person</i>	
12435 Park Potomac Avenue, Suite 600			
<i>Street Address</i>			
Potomac		MD	20854
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 802-4832		greg.ruff@whihomes.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	<i>*required if checked yes</i>

Development Information: (See Submission Requirements)

Method of Development: Standard Optional Cluster MPDU TDR BLT

No. of TDRs ⁰ BLT square footage 3,826.95

Zoning	Overlay Zone	Acres	Development Type Code	On the Ground Built Resid'l du / Comm'l sf	Previously Approved Resid'l du/ Comm'l sf	Retained Resid'l du/ Comm'l sf	Proposed Resid'l du/ Comm'l sf	*	MPDUs	Other Affordable Housing Du	Age Rest. Housing du	Senior Housing du
CR2.0.C-1,R-1.5,H-200	NON	9.42	TW-Single Family, Atti	0.00	0.00	0.00	38.00		9			
CR2.0.C-25,R-1.75,H-75	NON	4.00	TW-Single Family, Atti	3,120.00	3,120.00	0.00	49.00		9			
CRN-.75,C-0,R-.75,H-50	NON	3.22	TW-Single Family, Atti	0.00	0.00	0.00	54.00		4			
	NON		AC-Commercial, Agric									
	NON		AC-Commercial, Agric									
	NON		AC-Commercial, Agric									
	NON		AC-Commercial, Agric									
Total plan acres		16.64	Total Resid'l	0.00	0.00	0.00	141.00		22	0	0	0
			Total Comm'l	3,120.00	3,120.00	0.00	0.00					
* Maximum number of dwelling units allowed by zoning ↑ (make only one entry per zone)												

Square footage of Areas Dedicated to Public Use:

Road ROWs	Other ROWs	Schools	Parks	Other	Total
180,881.00					180881

Supplementary Information:

Previous Plan Submittals: (enter information, if applicable)

- Zoning case Case No. _____
- Development Plan/Schematic DP Case No. _____
- Conditional Use/Special Exception Case No. _____
- Variance Case No. _____
- NRI/FSD (if applicable) File Number 4- 20182300
- Pre-Application Submission File Number 7- _____
- Concept Plan File Number 5- _____
- Project Plan File Number 9- _____
- Sketch Plan File Number 3- 20190070
- Preliminary Plan File Number 1- 20200140
- Site Plan File Number 8- _____

If property contains recorded lots, enter M-NCPPC record plat number(s) 13977, 20343, 23187

Describe the nature of the amendment or revision, if applicable. (Note: This form applies only to full plan amendments.)

Is this plan being reviewed concurrently? Sketch/Project Plan No or Preliminary Plan No

Has the applicant had any pre-submission meetings with M-NCPPC staff? Yes No

Name of Staff: Tamika Graham Date of meeting(s): 08/10/2020

Is the property in the Locational Atlas and Index of Historic Sites? Yes No
Is the property in the Master Plan for Historic Preservation? Yes No

Does this project use deed transfers from other properties, if yes, list the property ID Nos. Yes No

1. _____ 2. _____ 3. _____ 4. _____ 5. _____
6. _____ 7. _____ 8. _____ 9. _____ 10. _____

Is the property in a special taxing district? Yes, _____ No

Are there any legal restrictions on property not shown on plan? Yes No

(If any, address in your Statement of Justification.)

*NOTE: MNCPPC does not enforce private easements or any other private legal agreements, but they should be noted as part of the application.

Waiver(s) requested, if any Yes No (Identify code section and address in a separately provided Statement of Justification)

Are you requesting changes to the binding elements of an approved Sketch Plan as part of this application?

Yes No If yes, the application notice must include mention of this request.

Stormwater management concept plan approval date: Preliminary - 06/30/2020, Final - Pending

Electric service provided by: Allegheny Power BG&E PEPCO

Requested Waivers: (if any)

Parking Waiver

Zoning Ordinance Section 59- _____

Description of waiver request:

Other Waivers

Zoning Ordinance Section 59- _____

Description of waiver request:

Waiver of Section 2.2.2. of the Noise Guidelines to increase maximum db up to 75 db in park area without mitigation

Forest Conservation Plan Supplemental Information

Does the FCP involve impacts to trees that require a variance per the Forest Conservation Law? Yes No

Is amendment in response to violation? Yes No

Applicant hereby certifies that he/she is the sole owner of the subject property, is otherwise legally authorized to represent the owner(s) (written verification provided), or is a contract purchaser authorized to submit this application by the property owner (written verification provided).

Signature of Applicant (Owner, Owner's Representative or Contract Purchaser)

Signature

Richard Cohen

Name (Type or Print)

Date

12/17/2020