

PLANNING DEPARTMENT USE ONLY (E-PLANS)

SCALE: 1" = 80'

WILGUS LOTS AND PARCELS

TOWNHOME LOTS (107 TOTAL):

BLOCK A, LOTS 1-64
BLOCK B, LOTS 1-20
BLOCK C, LOTS 1-23

2-OVER-2 LOTS (2 TOTAL):

BLOCK B, LOT 21
BLOCK B, LOT 22

LOW-RISE BUILDING LOT: BLOCK C, LOT 24

HIGH-RISE TOWERS LOT: BLOCK D, LOT 1

PRIVATE ROAD PARCELS:

BLOCK A, PARCEL B (PRIVATE STREET 'B')
BLOCK A, PARCEL D (ALLEY '1')
BLOCK A, PARCEL F (ALLEY '1')
BLOCK A, PARCEL H (ALLEY '10')
BLOCK A, PARCEL J (ALLEY '9')
BLOCK A, PARCEL L (ALLEY '8')
BLOCK A, PARCEL N (ALLEY '2')

BLOCK B, PARCEL A (ALLEY '3', ALLEY '4' AND ALLEY '5')

BLOCK C, PARCEL A (PRIVATE STREET 'A')
BLOCK C, PARCEL C (ALLEY '6' AND ALLEY '7')
BLOCK C, PARCEL D (PRIVATE STREET 'D')

PARK PARCELS:

BLOCK A, PARCEL C (0.21 AC PUBLIC OPEN SPACE)
BLOCK C, PARCEL B (0.75 AC PUBLIC OPEN SPACE)
BLOCK D, PART OF LOT 1 (0.44 AC PUBLIC OPEN SPACE)

HOA PARCELS:

BLOCK A, PARCEL A (0.53 AC)
BLOCK A, PARCEL E (0.03 AC)
BLOCK A, PARCEL G (0.05 AC)
BLOCK A, PARCEL I (0.05 AC)
BLOCK A, PARCEL K (0.04 AC)
BLOCK A, PARCEL M (0.03 AC)
BLOCK B, PARCEL B (0.01 AC)

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAN SHOWN HEREON CONFORMS WITH THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS AS ADOPTED OCTOBER 1981 AND AS AMENDED THEREAFTER.

SIGNATURE: _____ DATE: _____
PRINTED NAME: BRANDON J. FRITZ, P.E. TITLE: PROJECT MANAGER
MD. REG. NO. 26286



ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067

Rockville
Lanham
Waldorf
Leonardtown
Frederick
Soltesz DC, LLC

NO.	DATE	REVISIONS	BY	DATE
1	JANUARY 2020	CAO STANDARDS VERSION: 18 - RCS		
DESIGNED: KDL	TECHNICIAN: NC	CHECKED: BJF		

MISS UTILITY NOTE

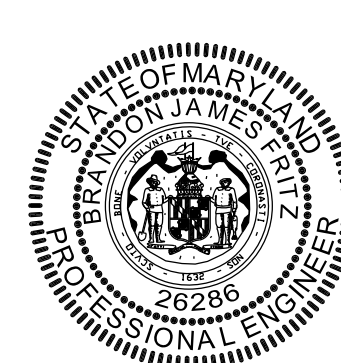
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DRIVING TESTS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-261-7777 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
ROCHEN@WILLCO.COM
RICHARD COHEN

MAP	ADC	GRID	5285
TAX MAP	GC62		
WISC 200 SHEET			
215 NW 06			
SITE DATUM			
HORIZONTAL: NAD83			
VERTICAL: NAD83			

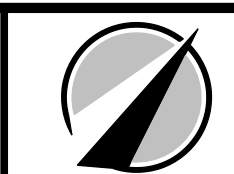
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 26286 EXPIRATION DATE: 06/21/21



LOT & PARCEL PLAN

PRELIMINARY PLAN
WILGUS TRACT
120200140

POTOMAC (1ST) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND



1" = 80'

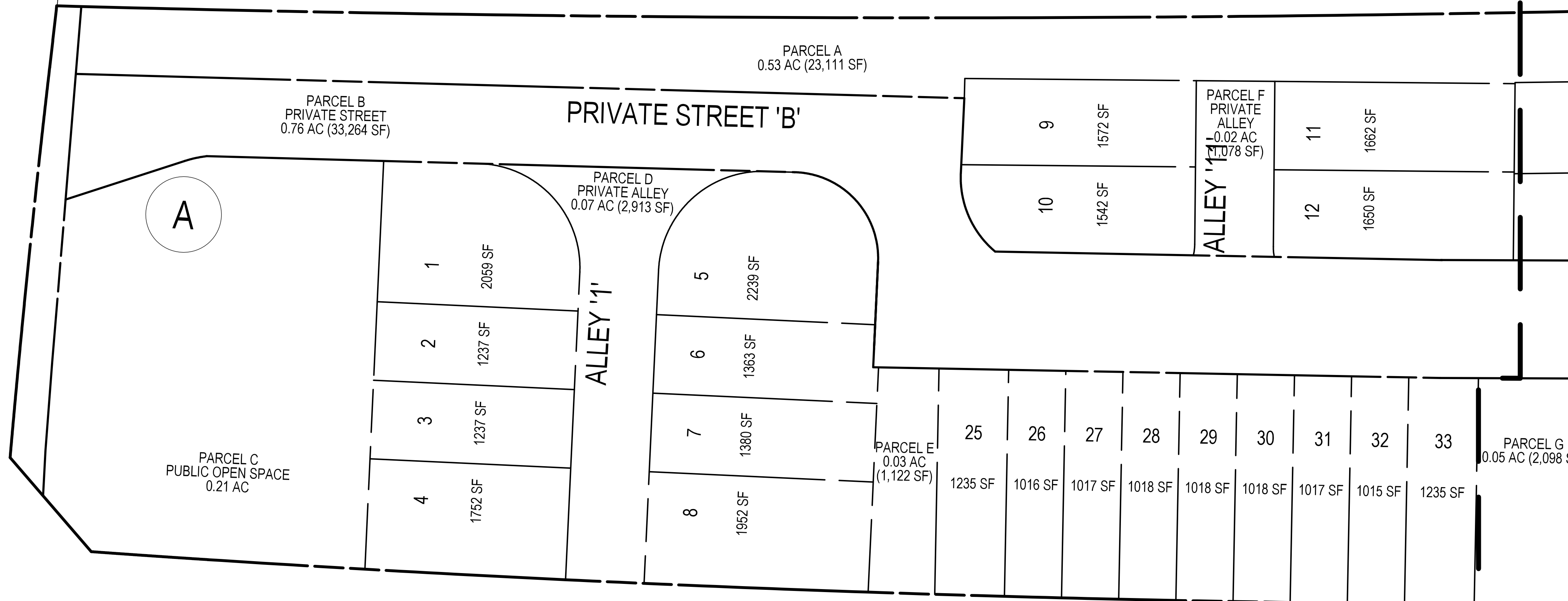
SHEET 1 OF 5

PROJECT NO. 1326-02-01

The original of this drawing document was prepared by Soltesz, Inc. (SOLTESZ). This document was not obtained directly from SOLTESZ and/or it was transmitted electronically. SOLTESZ cannot guarantee that unauthorized changes and/or alterations were not made by others. If verification of the information contained herein is needed, contact should be made directly with SOLTESZ. SOLTESZ makes no warranties, express or implied, concerning the accuracy of any information that has been transmitted by electronic means.

PLANNING DEPARTMENT USE ONLY (E-PLANS)

EAST JEFFERSON STREET



MONTROSE PARKWAY

MATCHLINE - SHEET 3

SCALE: 1" = 20'

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAN SHOWN HEREON CONFORMS WITH THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS AS ADOPTED OCTOBER 1961 AND AS AMENDED THEREAFTER.

SIGNATURE: _____ DATE: _____
PRINTED NAME: BRANDON J. FRITZ, P.E. TITLE: PROJECT MANAGER
MD. REG. NO. 26286



Engineering
Surveying
Planning
Environmental Sciences

ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067

Rockville
Lanham
Waldorf
Leonardtown
Frederick
Soltesz DC, LLC

www.solteszco.com

NO.	DATE	REVISIONS	BY	DATE
1	JANUARY 2020	DESIGNED: KDL	TECHNICIAN: NC	CHECKED: BJF

MISS UTILITY NOTE

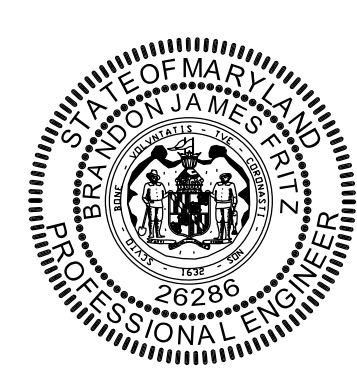
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DRIVING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 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
ROCHEN@WILLCO.COM
RICHARD COHEN

MAP	ADC	GRID	5285
TAX MAP	GC62		
WISC 200 SHEET			
215 NW 06			
SITE DATUM			
HORIZONTAL: NAD83			
VERTICAL: NAD83			

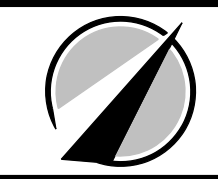
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 26286 EXPIRATION DATE: 06/21/21



LOT & PARCEL PLAN

PRELIMINARY PLAN
WILGUS TRACT
120200140

POTOMAC (1ST) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

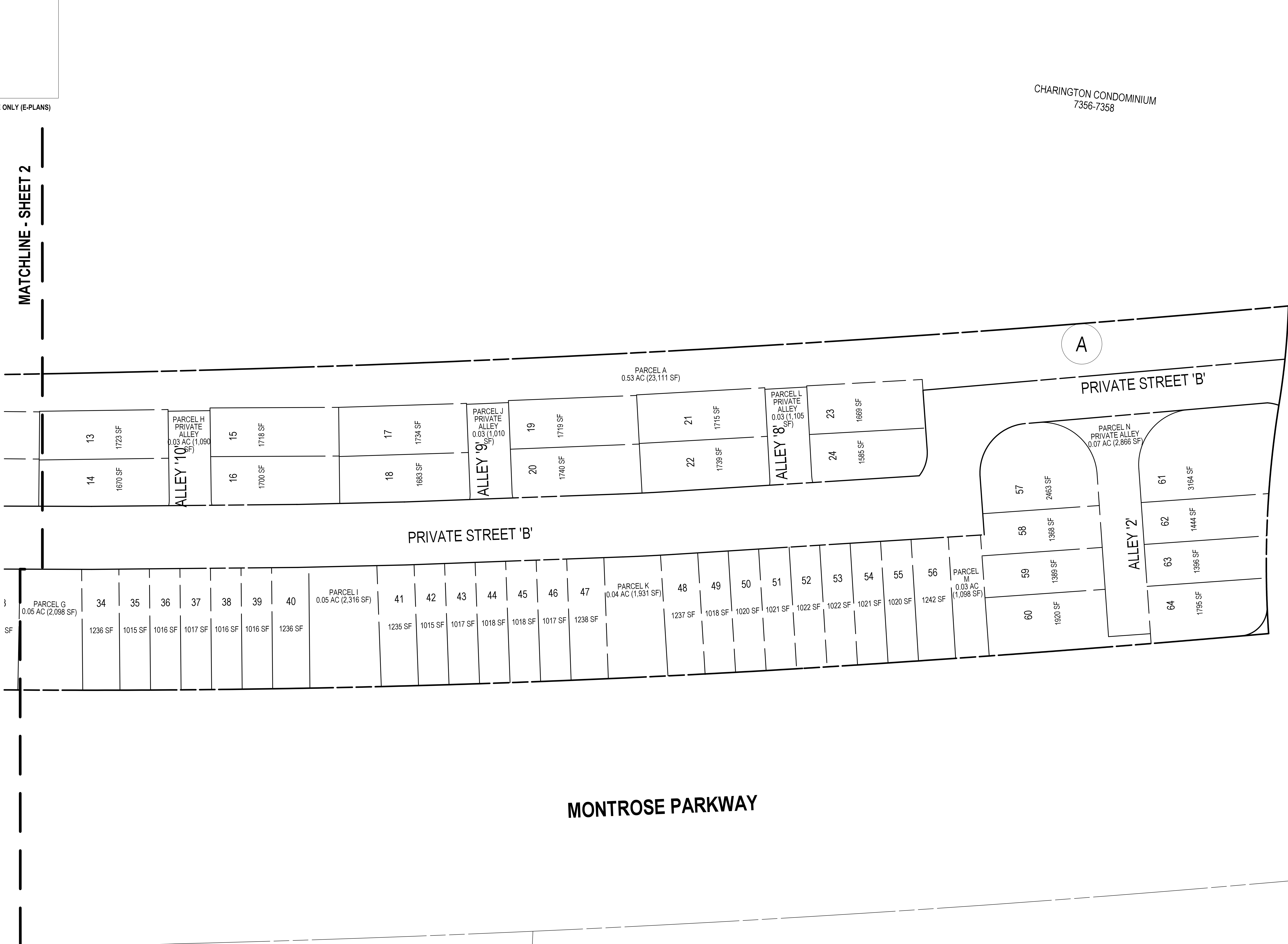


SHEET	2
OF	5
PROJECT NO.	1326-02-01

The original of this drawing document was prepared by Soltesz, Inc. (SOLTESZ). This document was not obtained directly from SOLTESZ and/or it was transmitted electronically. SOLTESZ cannot guarantee that unauthorized changes and/or alterations were not made by others. If verification of the information contained herein is needed, contact should be made directly with SOLTESZ. SOLTESZ makes no warranties, express or implied, concerning the accuracy of any information that has been transmitted by electronic means.

PLANNING DEPARTMENT USE ONLY (E-PLANS)

MATCHLINE - SHEET 2



CHARINGTON CONDOMINIUM
7356-7358

SCALE 1" = 20'

MATCHLINE - SHEET 4

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAN SHOWN HEREON CONFORMS WITH THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS AS ADOPTED OCTOBER 1961 AND AS AMENDED THEREAFTER.

SIGNATURE: _____ DATE: _____
PRINTED NAME: BRANDON J. FRITZ, P.E. TITLE: PROJECT MANAGER
MD. REG. NO. 26286



ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067

Rockville
Lanham
Waldorf
Leonardtown
Frederick
Soltesz DC, LLC

NO.	DATE	REVISIONS	BY	DATE
1	JANUARY 2020	DESIGNED: KDL	TECHNICIAN: NC	CHECKED: BJF

MISS UTILITY NOTE

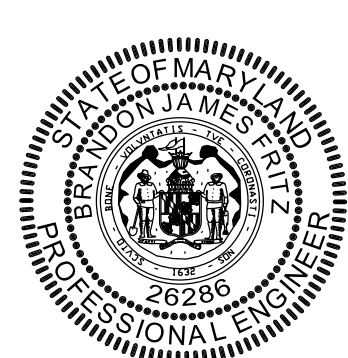
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DRIVING TESTS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-261-7777. 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
ROCHESTERWILLCO.COM
RICHARD COHEN

MAP: ADC	GRID: 5285
TAX MAP: G062	
WISC 200: SHEET: 215 NW 06	
SITE DATUM:	
HORIZONTAL: NAD83	
VERTICAL: NAD83	

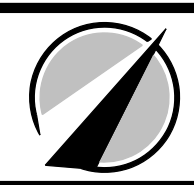
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 26286 EXPIRATION DATE: 06/21/21



LOT & PARCEL PLAN

PRELIMINARY PLAN
WILGUS TRACT
120200140

POTOMAC (1ST) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND



SHEET	3
OF	5
PROJECT NO.	1326-02-01

The original of this drawing document was prepared by Soltesz, Inc. (SOLTESZ). This document was not obtained directly from SOLTESZ and/or it was transmitted electronically. SOLTESZ cannot guarantee that unauthorized changes and/or alterations were not made by others. If verification of the information contained herein is needed, contact should be made directly with SOLTESZ. SOLTESZ makes no warranties, express or implied, concerning the accuracy of any information that has been transmitted by electronic means.

PLANNING DEPARTMENT USE ONLY (E-PLANS)

ENGINEER'S CERTIFICATE
I HEREBY CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAN SHOWN HEREON CONFORMS WITH THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS AS ADOPTED OCTOBER 1961 AND AS AMENDED THEREAFTER.
SIGNATURE: _____ DATE: _____
PRINTED NAME: BRANDON J. FRITZ, P.E. TITLE: PROJECT MANAGER
MD. REG. NO. 26286

**SOLTESZ, INC.**
Engineering
Surveying
Planning
Environmental Sciences

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.		REVISIONS		BY	DATE
DATE:	JANUARY 2020	CAO STANDARDS VERSION:	18 - NCS		
DESIGNED:	KDL	TECHNICIAN:	NC	CHECKED:	BJF

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 EXCAVATION TESTS 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) 369-1500
ROCKHENGWILLCO.COM
RICHARD COHEN

MAP	ADC	GRID	5285
TAX MAP	GC62	ZONING CATEGORY	(2-20) C-10 (2-10) P-200 (2-20) C-10 (2-10) P-200 (2-20) C-10 (2-10) P-200
WISC 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. 26286 EXPIRATION DATE: 06/21/21




LOT & PARCEL PLAN

**PRELIMINARY PLAN
WILGUS TRACT**

120200140

POTOMAC (1ST) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND


SHEET 4
OF 5
PROJECT NO. 1326-02-01

MATCHLINE - SHEET 3

STONEHENGE PLACE EXT. (PUBLIC)
70' R.O.W

ALLEY '3'

B

LOT 22
13,848 SF

PARCEL A
PRIVATE ALLEY
0.29 AC (12,839 SF)

ALLEY '4'

ALLEY '5'

PUBLIC STREET 'C'

MATCHLINE - SHEET 5

PARCEL A
PRIVATE STREET
0.55 AC (24,187 SF)

PRIVATE STREET 'A'

PARCEL B
PUBLIC OPEN SPACE
0.75 AC (32,647 SF)

ALLEY '6'

PRIVATE STREET 'D'

LOT 24
33,758 SF

C

PARCEL C
PRIVATE ALLEY
0.16 AC (6,923 SF)

ALLEY '7'

MONTROSE PARKWAY

MONTROSE ROAD



Downloaded from ascelibrary.org by University of California, San Diego on 06/01/15. Copyright ASCE, For All Rights Reserved, No part of this document may be reproduced without written permission from ASCE.

PUBLIC STREET 'C'

LOT 1
139,880 SF

D

TOWNE ROAD

MONTROSE PARKWAY

I HEREBY CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAN SHOWN HEREON CONFORMS WITH THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS AS ADOPTED OCTOBER 1961 AND AS AMENDED THEREAFTER.

SIGNATURE: _____ DATE: _____
PRINTED NAME: BRANDON J. FRITZ, P.E. TITLE: PROJECT MANAGER
MD. REG. NO. 26286


SOLTESZ, INC.

ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067

Rockville
Lanham
Waldorf
Leonardtown
Frederick
Soltesz DC, LLC

[illegible]

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.

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		ZONING CATEGORY:		
GQ62		CR-2.0, C-1.0, R-1.50, H-200		
		CR-2.0, C-0.25, R-1.75, H-75		
		CRW-0.75, C-0.0, R-0.75, H-0		
WSSC 200' SHEET				
215 NW 06				
SITE DATUM				
HORIZONTAL:		NAD83		
VERTICAL:		NAD83		

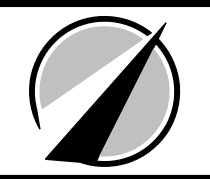
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS
OF THE STATE OF MARYLAND.
LICENSE NO. 26286 EXPIRATION DATE: 06/21/2



**PRELIMINARY PLAN
WILGUS TRACT**

120200140

POTOMAC (1ST) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND



0 1 INCH

SHEET 5
OF 5

PROJECT NO.
1326-02-01

SIGNAL WARRANT ANALYSIS

A traffic signal warrant analysis was completed for the intersection of Stonehenge Place and Montrose Parkway based on conversation between the County and Client on May 7, 2020. The email correspondence is included in Appendix I.

This intersection study was conducted in accordance with the MUTD, 2009 Edition. The purpose of the analysis is to determine if a traffic signal at the Stonehenge Place and Montrose Parkway intersection would be warranted under future conditions. The MUTCD lists nine warrants that could indicate the need for, and appropriateness of, a new traffic signal. The warrants are listed below and shown in Attachment I:

Warrant 1, Eight-Hour Vehicular Volume,
Warrant 2, Four-Hour Vehicular Volume,
Warrant 3, Peak Hour,
Warrant 4, Pedestrian Volume,
Warrant 5, School Crossing,

Warrant 6, Coordinated Signal System,
Warrant 7, Crash Experience,
Warrant 8, Roadway Network,
Warrant 9, Intersection Near a Grade Crossing.

One or more of the nine warrants should be satisfied before a new signal is considered for installation; however, satisfaction of a warrant does not in itself justify the need for a new signal. A new signal should improve the overall safety and/or operation of the intersection. For this analysis, warrants 1, 2 and 3 are applicable based on available data; warrants 4, 5, 6, 7, 8 and 9 are not applicable to the subject intersection, and data was not obtained to evaluate Warrant 7.

In order to conduct the Signal Warrant Analysis, MCDOT staff agreed that the existing peak hour counts from May 18, 2018 could be used. With staff agreement, the highest peak hour volume for through traffic on Montrose Parkway was used for all hours providing a worst case/conservative analysis (confirmed in correspondence included in Appendix I.)

Results

Following input of 13-hour traffic count data (as explained above), road geometry, approach delay and other study parameters into TEAPAC, the program completed an evaluation of the MUTCD guidelines. The results of the TEAPAC analysis for the study intersection are presented in Attachment J and summarized below:

#	Description	Requirement	Subject Intersection Warrant Results
1A	8-Hour Minimum Vehicular Volume	8 hours required	Not Met
1B	8-Hour Interruption of Continuous Traffic	8 hours required	Not Met
1C	8-Hour Combination of Warrants	8 hours required	Not Met
2	4-Hour Vehicular Volume	4 hours required	Not Met
3A	Peak Hour Delay	1 hour required	Not Met
3B	Peak Hour Volume	1 hour required	Not Met

CONCLUSIONS

The conclusions of this study are as follows:

1. All study intersections currently operate within their respective Policy Area congestion standard delay threshold during AM and PM peak hours.
2. Nine (9) background projects will generate 4,373 new AM peak hour trips and 6,210 new PM peak hour trips. However, not all of these trips will use each of the study intersections.
3. With the addition of traffic generated by the background developments, all of the study intersections would operate within their respective congestion standard during the AM and PM peak hours with the exception of Montrose Parkway/E. Jefferson Street, which will exceed the policy area standard with existing signal timings.
4. This study considers the development of 68 townhomes. Based on ITE trip generation rates and the LATR Guidelines, the Project would add 27 AM peak hour vehicular trips and 35 PM peak hour vehicular trips to the adjacent road network.
5. With the Project, all of the study intersections would continue to operate within their respective Policy Area congestion standard delay threshold during the AM and PM peak hours with the exception of Montrose Parkway/E. Jefferson Street. With adjustment of the signal timings to reflect the shifts in future traffic patterns this intersection will operate within the Policy Area standard.
6. The proposed Project passes the Motor Vehicle System Adequacy test as outlined in the 2017 LATR.
7. A signal warrant analysis was done for the intersection of Stonehenge Place and Montrose Parkway. The study concluded that a signal is not warranted at this intersection.



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher Conklin
Director

July 9, 2020

Ms. Tamika Graham, Senior Planner
Area 2 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan and Design Exceptions
Preliminary Plan No. 120200140
Wilgus

Dear Ms. Graham:

We have completed our review of the revised preliminary plan uploaded to eplans on April 21, 2020. A previous version of this plan was reviewed by the Development Review Committee (DRC) at its meeting on March 17, 2020. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Montgomery County Department of Permitting Services in the package for record plats, storm drain, grading or paving plans, or application for access permit. This letter and all other correspondence from this department should be included in the package.

Design Exceptions

1. A-1 - Modification of Context Sensitive Road Section – Stonehenge Place (B-2): The applicant is proposing to modify MCDOT Standard No. MC-2005.02, maintaining the full 70-foot right-of-way, but reducing the sidewalk and increasing the tree panel. The applicant is proposing the following street section:
 - 2-foot maintenance strip
 - 5-foot sidewalk
 - 9-foot stormwater management/tree panel
 - 8-foot parking section
 - two 11-foot travel lanes
 - 8-foot parking section
 - 9-foot stormwater management/tree panel
 - 5-foot sidewalk
 - 2-foot maintenance strip

Office of the Director

101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX
www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

MCDOT Response: MCDOT **approves** this Design Exception. The proposed road is shown in the master plan, and the applicant is meeting the urban road code standards. The applicant's proposed section will provide more space for stormwater management treatment while maintaining walkability and meeting minimum ADA standards.

2. A-2 - Modification of Context Sensitive Road Section-Public Street C (Station 0+00 to Station 2+50):
The applicant is proposing to modify MCDOT Standard No. MC-2005.01 from a 60-foot to a 55-foot right-of-way by placing some sidewalk outside the right-of-way in a P.I.E., eliminating the 1.5-foot curb offset but increasing the tree panel. The applicant is proposing the following street section:

- 6-foot P.U.E. (containing 6-foot sidewalk and 1-foot P.I.E.)
- 6-foot sidewalk
- 6-foot stormwater management/tree panel
- 8-foot parking
- two 11-foot travel lanes
- 11-foot stormwater management/tree panel
- 2-foot sidewalk
- 6-foot P.U.E. (containing 6-foot sidewalk and 1-foot P.I.E.)

MCDOT Response: MCDOT **approves** this Design Exception. The proposed street is not shown in the master plan, and the applicant is meeting the urban road code standards. The applicant's proposed section will provide more space for stormwater management treatment while maintaining walkability and meeting minimum ADA standards.

3. A-3 - Modification of Context Sensitive Road Section-Public Street C (Station 2+50 to Station 5+01):
The applicant is proposing to modify MCDOT Standard No. MC-2005.01 from a 60-foot to a 55-foot right-of-way by moving the outside edges of the sidewalks to the right-of-way line, providing a P.I.E. for sidewalk maintenance, eliminating the 1.5-foot curb offset but increasing the tree panel. The applicant is proposing the following street section:

- 6-foot P.U.E. (containing a 1-foot P.I.E.)
- 6-foot sidewalk
- 6-foot stormwater management/tree panel
- 8-foot parking
- two 11-foot travel lanes
- 7-foot stormwater management/tree panel
- 6-foot sidewalk
- 6-foot P.U.E. (containing a 1-foot P.I.E.)

MCDOT Response: MCDOT **approves** this Design Exception. The proposed street is not shown in the master plan, and the applicant is meeting the urban road code standards. The applicant's proposed section will provide more space for stormwater management treatment while maintaining walkability and meeting minimum ADA standards.

4. Right-of-Way Truncation Reduction (Stonehenge Place and Public Street C at their intersections with Montrose Parkway and Montrose Road): The applicant is seeking a waiver from the standard truncation requirement for the intersection of Stonehenge Place and Montrose Parkway, Stonehenge Place and the west side of its intersection with Montrose Road, the intersection of Public Street C and Montrose Parkway, and Public Street C and the west side of its intersection with Montrose Road. Under Section 50-4.3.E.2.f.iii of the County Code, the right-of-way of corner lots at an intersection are required to be truncated by straight lines joining points twenty-five (25) feet from the theoretical property line intersection in each quadrant.

MCDOT Response: The right-of-way truncations are required per County Code Section 50.4.3.E.2.f.iii, which the Planning Board has the authority to specify a greater or lesser truncation. Therefore, MCDOT defers to them for this requirement.

5. Stormwater Management Devices in the Public Right-of-Way: The applicant is proposing micro-bioretenention planters within portions of the public right-of-way.

MCDOT Response: A Design Exception is not needed to install stormwater management in the County right-of-way for any road. Final details of the stormwater management facilities will be approved by DPS at the permit stage.

Significant Plan Review Comments

6. The applicant must install a traffic signal at the intersection of Montrose Parkway and Stonehenge Place. Prior to issuance of the right-of-way permit, the applicant will need to submit the detailed/engineered traffic signal plans to MCDOT for review and approval. The applicant will need to obtain the Department of Transportation's approval of the traffic signal construction plans prior to issuance of the first townhouse building permit. The traffic signal must be operational prior to the issuance of the 43rd townhouse building permit for the site.
7. The applicant is proposing signal optimization to reduce the average delay at the Montrose Parkway/East Jefferson Street intersection to be within the acceptable standards for the North Bethesda Policy Area. MCDOT has reviewed the signal optimization proposals and accepts the applicant's consultant's findings.
8. Prior to the final Use and Occupancy Certificate for the first phase of development, the Applicant must construct a twelve-foot breezeway along Montrose Parkway, maintaining no less than ten feet separating the facility and the roadway per the *Parking Lots to Places: White Flint 2 and Rock Spring Urban Design Guidelines*. The required facility and separation should be maintained along the entire extent of the site's frontage.
9. The applicant will be required to contribute towards the construction of the master planned East Jefferson Street Bike Facility and associated protected intersection. The applicant shall submit a cost estimate to MCDOT, for review and approval, to determine the required payment. The payment must be made prior to approval of the record plat. If the County has already completed the project,

or decides not to implement the project, the applicant will continue to make the payment prior to approval of the record plat. This payment will be used to fund other bicycle infrastructure improvements in the White Flint 2 sector area.

10. Provide dedication along the East Jefferson Street frontage to ensure that no less than twenty-five feet is available between the eastern edge of curb and the property line.
11. Per County Code Section 50.4.3.E.4.c., "Private roads must be built to the construction specifications of the corresponding public road concerning paving detail and design data, including surface depth and structural design. The road must be designed in accordance with sound engineering principles for safe use, including horizontal and vertical alignments for the intended target speed; adequate typical sections for vehicles, pedestrians, and bicyclists; compliance with the Americans with Disabilities Act; drainage and stormwater management facilities; intersection spacing and driveway locations; parking; lighting; landscaping or street trees; and utilities. The width and cross section of a private road must meet the right-of-way specified in a master plan or be equal to the corresponding public road standard unless modified by the Board."

The applicant proposes private streets in this development since they do not meet County Code design standards. The private streets that are shown are not listed in the master plan and not needed for general circulation. MCDOT does not recommend the proposed private streets become public as designed on the preliminary plan. We support the request of the private streets subject to execution and recordation of a Declaration of Restrictive Covenants (for private roads). The deed reference for this document will be identified on the record plat.

12. The storm drain analysis was reviewed by MCDOT, and we have the following comments. Prior to or before the right-of-way permit stage:
 - A. The applicant will be responsible for replacing the following existing RCP pipe segments in Montrose Parkway accordingly:
 - i. EX101-EX501 from 24" to 30"
 - ii. EX501-EX502 from 24" to 30"
 - B. The applicant will be responsible for replacing the following existing RCP pipe segments in Montrose Road accordingly:
 - i. MH400-EX204 from 18" to 24"
 - ii. EX204-EX203 from 21" to 30"
 - iii. EX203-MH300 from 21" to 30"
 - iv. MH300-EX202 from 21" to 30"
 - v. EX202-EX208 from 24" to 36"
 - vi. EX208-EX207 from 27" to 36"
 - vii. MH200-EX201 from 24" to 30"
 - viii. EX207-EX2 from 30" to 42"
 - C. The applicant will be responsible to provide the spread computations for the existing inlets on Montrose Road downstream from the proposed entrances to Stonehenge Place and

Public Street C, and the existing inlet on East Jefferson Street downstream from the proposed entrance to Private Street B, for review by MCDPS. Based upon the review of the spread computations, MCDPS will determine if any improvements are required.

13. The Applicant shall coordinate with Ms. Beth Dennard at beth.dennard@montgomerycountymd.gov or 240-777-8384 to implement the following recommendations for Transportation Demand Management (TDM) elements on the Subject Property:

A. In accordance with County Code Section 42A-26 Transportation Demand Management Plans for New Development Projects (Project-based TDM Plans), the Wilgus project will be required to execute a Project-based TDM Plan. Applicants must obtain approval from the Department of Transportation for the TDM Plan prior to issuance of any building permit by the Department of Permitting Services. TDM Plan requirements apply to developments located in Transportation Management Districts (TMDs). The level of TDM Plan required is determined by the Subdivision Staging Policy (SSP) area in which the project is located and the amount of gross square footage. The Wilgus project is located within the following areas:

- i. North Bethesda TMD
- ii. Red Subdivision Staging Policy (SSP) Area
- iii. Orange SSP Area
- iv. White Flint Sector Plan Area
- v. White Flint 2 Sector Plan Area

B. Plan Requirements:

An owner or applicant for a development located in a Red Policy Area must submit a Level 3 TDM Results Plan for a project with more than 40,000 gross square feet. The portion of Wilgus east of Stonehenge Drive, with its mixed-use components, is in the Red White Flint Metro Station Policy Area and is proposed for more than 40,000 gsf of mixed-use. NOTE: over 230,000 gsf per 6/16/2020 email from Tamika Graham, Lead Reviewer.

An owner or applicant for a development located in an Orange Policy Area must submit a Level 2 TDM Action Plan for a project with between 80,000 and 160,000 gsf. The portion of Wilgus west of Stonehenge Drive is in the Orange North Bethesda Policy Area and the amount of gross square footage proposed falls within this range. NOTE: 90,000 gsf per 6/16/2020 email from Tamika Graham, Lead Reviewer.

New developments that consist solely of single-family detached housing, townhouses or a mixture of both are excluded. Although the western portion of the project is proposed to be all townhouses, the total project is a mixed-use development and therefore comes under the requirements of Section 42A-26.

C. Project-Specific Requirements:

One Project-based TDM Plan will be required that addresses the residential and mixed uses located east of Stonehenge Place (in the Red SSP area) and west of Stonehenge Place (in the Orange SSP area). The plan must include transportation demand management strategies that will enable the west side to contribute to achieving the TMD goal and the east side to achieving the commuting goals for the North Bethesda TMD and the White Flint area. Those goals include achieving a 42% NADMS for both employees and residents and apply under both the White Flint and White Flint 2 Sector Plans. The basic components of the plan are providing a contact person to work with MCDOT, facilitating outreach on-site and providing transportation-related information.

D. Additional plan components include the following:

- i. Level 2: Action Program (Wilgus West/Orange Area)- Must contribute to achieving the TMD goal. In addition to providing a contact person to work with MCDOT, facilitating outreach on-site, providing transportation-related information, and other basic Transportation Demand Management (TDM) actions, components are:
 - Commitment to implement additional specific TDM strategies
 - Minimum funding commitment for on-site TDM program
 - Self-monitoring, reporting
 - Addition/substitution of program elements if progress not being made
 - Modest increases required in funding of on-site program for non-performance (based on TDM fee)
 - Performance incentives available for ongoing contribution toward area goal
- ii. Level 3: Results Program (Wilgus East/Red Area) – Must achieve TMD/Project goal. Actions must include all strategies outlined above, plus additional strategies to ensure achievement of the 50/51 percent NADMS goal for the White Flint Sector Plan (50% for employees/51% for residents):
 - Independent monitoring
 - More substantial increases in on-site funding if goal not met after multiple monitoring periods (based on TDM fee)
 - Performance incentives available for ongoing project goal achievement

14. The applicant will be required to underground the utilities along Towne Road.

15. A Public Improvements Easement is necessary along Street C in order to accommodate the required sidewalk construction. The applicant will need to execute a Declaration of Public Improvements Easement document. That document is to be recorded in the Land Records of Montgomery County, with the liber and folio referenced on the record plat. Unless otherwise noted, the Public Improvements Easement is to be a minimum width of one (1) foot with the overlapping Public Utilities Easement being no less than five (5) feet wide.

Standard Plan Review Comments

16. For the portion of property that is in the White Flint Special Taxing District, pay the tax per Montgomery County Code Chapter 68C.
17. Provide full width dedication and construction of all interior public streets.
18. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
19. No steps, stoops, retaining walls, private stormwater management or other permanent structures for the development are allowed in the County right-of-way.
20. Size storm drain easement(s) prior to record plat. No fences will be allowed within the storm drain easement(s) without a revocable permit from the Department of Permitting Services and a recorded Maintenance and Liability Agreement.
21. The owner will be required to submit a recorded covenant for the operation and maintenance of private streets, storm drain systems and/or open space areas prior to MCDPS approval of the record plat. The deed reference for this document is to be provided on the record plat.
22. In all underground utility installations, install identification tape or other "toning" device approximately two feet above the utility.
23. Grade establishments for all new public streets and/or pedestrian paths must be approved by MCDPS prior to submission of the record plat.
24. The sight distance study has been accepted. A copy of the accepted Sight Distance Evaluation certifications form is enclosed for your information and reference.
25. Provide a minimum five-foot continuous clear path (no grates) sidewalk along all public streets.
26. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans with Disabilities Act.
27. This project falls within the Bicycle Pedestrian Priority Area (BPPA). Therefore, all driveways should be at-grade with the sidewalk and then drop down to meet the street elevation.
28. If the proposed development will alter any existing street lights, signage and/or pavement markings along Montrose Road, Montrose Parkway, Towne Road or East Jefferson Street, please contact Mr. Dan Sanayi of our Traffic Engineering Design and Operations Section at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.

29. Trees in the County rights of way – spacing and species are to be in accordance with the applicable MCDOT standards. Tree planning within the public right of way must be coordinated with DPS Right-of-Way Plan Review Section.
30. Posting of a right-of-way permit bond is a prerequisite to DPS approval of the record plat. The right-of-way permit will include, but not necessarily be limited to, the following improvements:
 - A. Street grading, paving, curbs, gutters, storm drain & appurtenances, sidewalks, handicap ramps, and street trees along Stonehenge Place and Public Street C.
 - B. Paving, curbs, gutters, storm drain & appurtenances, sidewalks, handicap ramps, and street trees along Montrose Road.
 - C. Two-way separated bike lanes, storm drain & appurtenances, sidewalks, handicap ramps, and street trees along Towne Road.
 - D. Permanent monuments and property line markers, as required by Section 50-4.3(G) of the Subdivision Regulations.
 - E. Erosion and sediment control measures as required by Montgomery County Code 19-10(02) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.
 - F. The developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the MCDOT Division of Traffic Engineering and Operations.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact me at william.whelan@montgomerycountymd.gov or (240) 777-2173.

Sincerely,

William Whelan

William Whelan
Development Review Team
Office of Transportation Policy

Ms. Tamika Graham
Preliminary Plan No. 120200140
July 9, 2020
Page 9

Enclosures (1)

Sight Distances

cc: Plan letters notebook

cc-e:	Robert Mazzuca	WILLCO
	Keely Lauretti	Soltesz
	Brandon Fritz	Soltesz
	Barbara Sears	Linowes and Blocher, LLP
	Patrick Reed	MNCP&PC
	Patrick Butler	MNCP&PC
	Chris Van Alstyne	MNCP&PC
	Sandra Brecher	MCDOT CSS
	Beth Dennard	MCDOT CSS
	Sam Farhadi	MCDPS RWPR
	Mark Terry	MCDOT DTEO
	Vincent Ho	MCDOT DTEO
	Kamal Hamud	MCDOT TMD



**Department of Permitting Services
Fire Department Access and Water Supply Comments**

DATE: 04-May-20
TO: Brandon Frtiz
Soltesz
FROM: Marie LaBaw
RE: Wilgus
120200140

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **09-May-20**. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

***** Conditions to be finalized at site plan:**

1) Parking restrictions

2) Lobby, FDC, and hydrant locations ***



STRATEGIES FOR TODAY. INSIGHT FOR TOMORROW.

May 5, 2020

S. Marie LaBaw, PhD, PE
Fire Department Access and Water Supply
Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, MD 20850

Re: Wilgus Performance Based Design Review
Preliminary Plan #120200140

Dear Marie,

On behalf of our client, Wilgus-Montrose Associates LLC, we are requesting the review and approval of a performance based design in conjunction with a proposed mixed use development on the property described below.

The subject property is approximately 16.64 acres and is bounded by East Jefferson Street to the west, Montrose Road to the north, Towne Road to the east, and Montrose Parkway to the south. Stonehenge Road partially bisects the property. The property is currently undeveloped. The proposal is to redevelop the property with a mixed-use development, including 15,000 s.f. commercial, 604 multifamily units, 34-2 over 2 units, and 107 townhouses.

All of the townhomes will have a partial fourth story. For units where the front main side hinge door is more than 50 feet but less than 150 feet from a fire access lane, the fire access plans show an orange band in the front and a purple band in the rear to indicate they are fire height restricted in the front and require secondary rear access within 50' from a fire access lane. These units will provide a 3' side hinge door as a secondary egress on the rear wall of the first story. The rears of these fire restricted units will be permitted to have window sills/dormers above 27 feet, while the fronts of these units will not be permitted sills/dormers, including false dormers above 27 feet.

Since this architectural design provides front height restricted fire fighter access and rear fire department vehicular access, we believe that the performance based design in this case will provide adequate access for fire apparatus.

Please contact us with questions or if you need additional information.

Sincerely,

Brandon J. Fritz, PE
Project Manager
Soltesz, Inc.

FIRE CODE ENFORCEMENT

Fire Department Access Review

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation

BY: SML* FM: 43 DATE: 5/9/2020

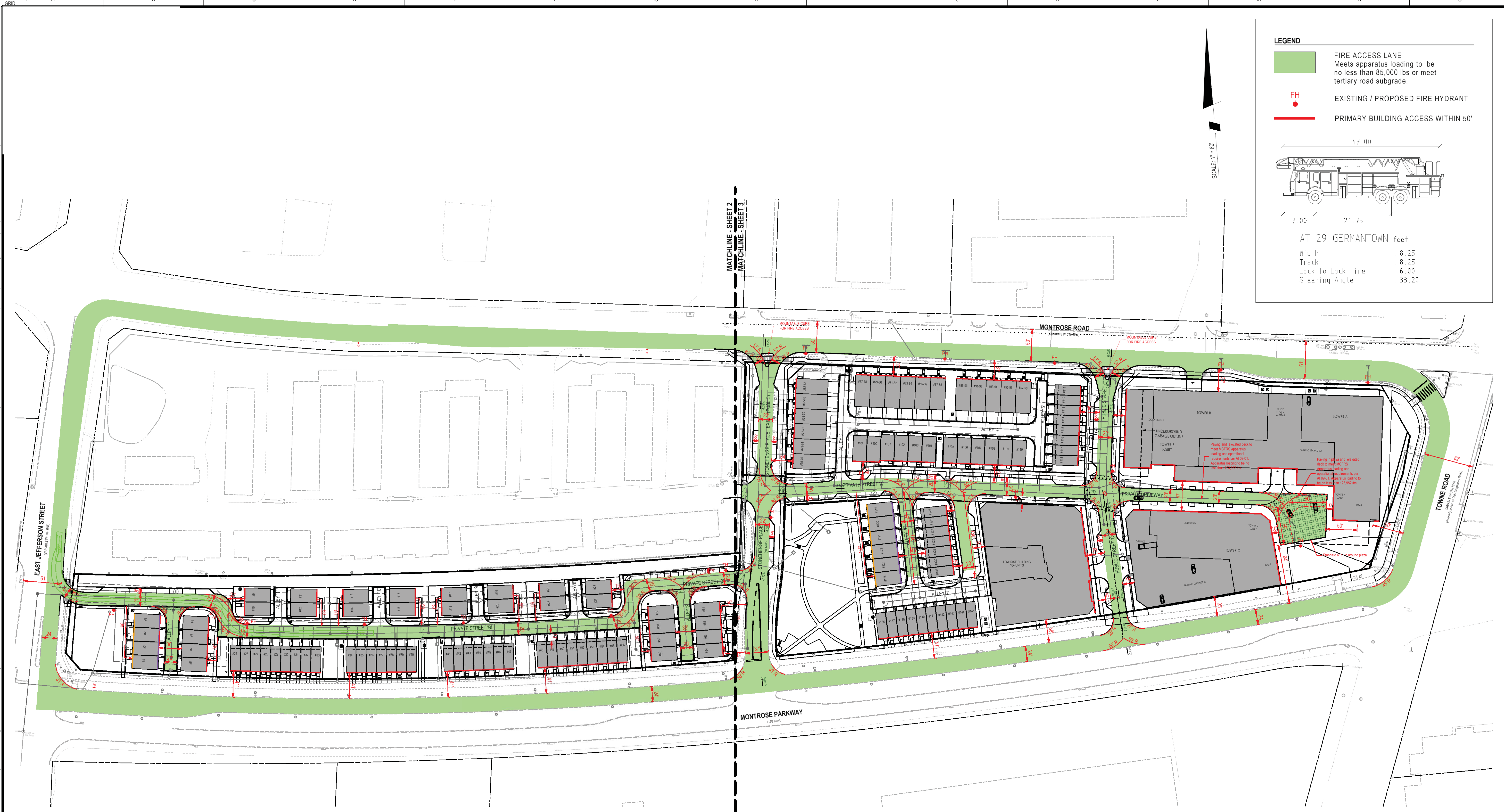


5/5/20

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. 26286, EXPIRATION DATE: 06-21-2021

The original of this drawing document was prepared by Soltesz, Inc. (SOLTESZ). This document was not obtained directly from SOLTESZ and/or it was transmitted electronically. SOLTESZ cannot guarantee that unauthorized changes and/or alterations were not made by others. If verification of the information contained herein is needed, contact should be made directly with SOLTESZ. SOLTESZ makes no warranty, express or implied, concerning the accuracy of any information that has been transmitted by electronic means.



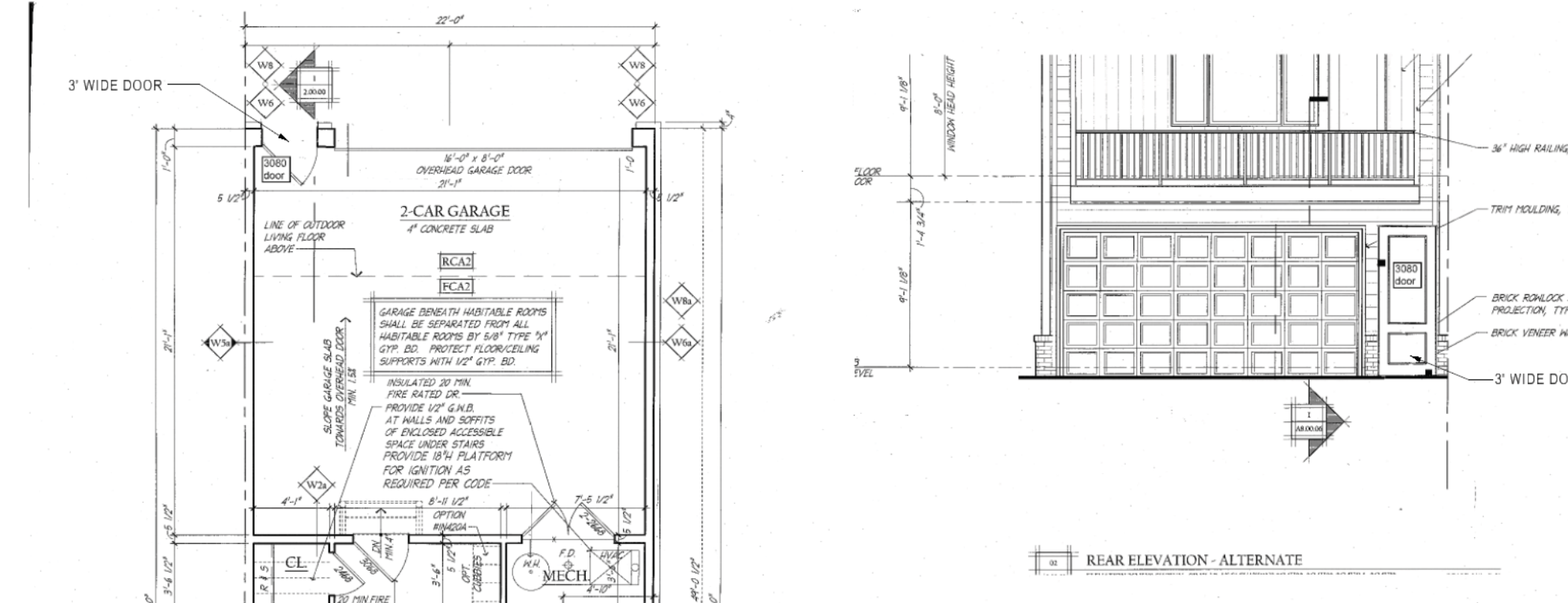
LEGEND

- FIRE ACCESS LANE
Meets apparatus loading to be no less than 85,000 lbs or meet tertiary road subgrade.
- EXISTING / PROPOSED FIRE HYDRANT
- PRIMARY BUILDING ACCESS WITHIN 50'

AT-29 GERMANTOWN feet

Width	8'25"
Track	8'25"
Lock to Lock Time	6'00"
Steering Angle	33'20"

REAR-LOAD TOWNHOUSE FIRE ACCESSIBLE 3' WIDE SIDE HINGE DOOR GARAGE ENTRY DETAIL:
(APPLIES TO UNITS WITH PRIMARY ACCESS BETWEEN 50'-150' AND SECONDARY ACCESS WITHIN 50' - SEE BLDGS WITH PURPLE LINE DESIGNATION)



FIRE CODE ENFORCEMENT

Fire Department Access Review

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation.

BY: SML* PW: 43 DATE: 5/9/2020

- PRIMARY ACCESS WITHIN 50'
- PRIMARY ACCESS WITHIN 150'
- SECONDARY ACCESS WITHIN 50'

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAN SHOWN HEREON CONFORMS WITH THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS AS ADOPTED OCTOBER 1961 AND AS AMENDED THEREAFTER.

SIGNATURE: BRANDON J. FRITZ, P.E. DATE: _____
PRINTED NAME: BRANDON J. FRITZ, P.E. TITLE: PROJECT MANAGER
MD REG. NO. 26286

SOLTESZ, INC.

Rockville Office
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067

Rockville
Lanham
Waldorf
Leonardtown
Frederick
Soltesz DC, LLC

www.solteszco.com

NO.	DATE	CAO STANDARDS VERSION	REVISIONS	BY	DATE
1	JANUARY 2020	18 - NCS			
DESIGNED:	KDL	TECHNICAL:	NC	CHECKED:	BJF

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 1-800-251-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE 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 THE 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: GC62	ZONING CATEGORY: CR2.5 (10, 12, 15, 18, 20, 25, 30, 35, 40, 45, 50, 55, 60, 65, 70, 75, 80, 85, 90, 95, 100, 105, 110, 115, 120, 125, 130, 135, 140, 145, 150, 155, 160, 165, 170, 175, 180, 185, 190, 195, 200, 205, 210, 215, 220, 225, 230, 235, 240, 245, 250, 255, 260, 265, 270, 275, 280, 285, 290, 295, 300, 305, 310, 315, 320, 325, 330, 335, 340, 345, 350, 355, 360, 365, 370, 375, 380, 385, 390, 395, 400, 405, 410, 415, 420, 425, 430, 435, 440, 445, 450, 455, 460, 465, 470, 475, 480, 485, 490, 495, 500, 505, 510, 515, 520, 525, 530, 535, 540, 545, 550, 555, 560, 565, 570, 575, 580, 585, 590, 595, 600, 605, 610, 615, 620, 625, 630, 635, 640, 645, 650, 655, 660, 665, 670, 675, 680, 685, 690, 695, 700, 705, 710, 715, 720, 725, 730, 735, 740, 745, 750, 755, 760, 765, 770, 775, 780, 785, 790, 795, 800, 805, 810, 815, 820, 825, 830, 835, 840, 845, 850, 855, 860, 865, 870, 875, 880, 885, 890, 895, 900, 905, 910, 915, 920, 925, 930, 935, 940, 945, 950, 955, 960, 965, 970, 975, 980, 985, 990, 995, 1000)
215 NW 05	
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. 26286 EXPIRATION DATE: 06/21/21

5/4/20

FIRE DEPARTMENT ACCESS OVERALL PLAN

PRELIMINARY PLAN
WILGUS TRACT
120200140

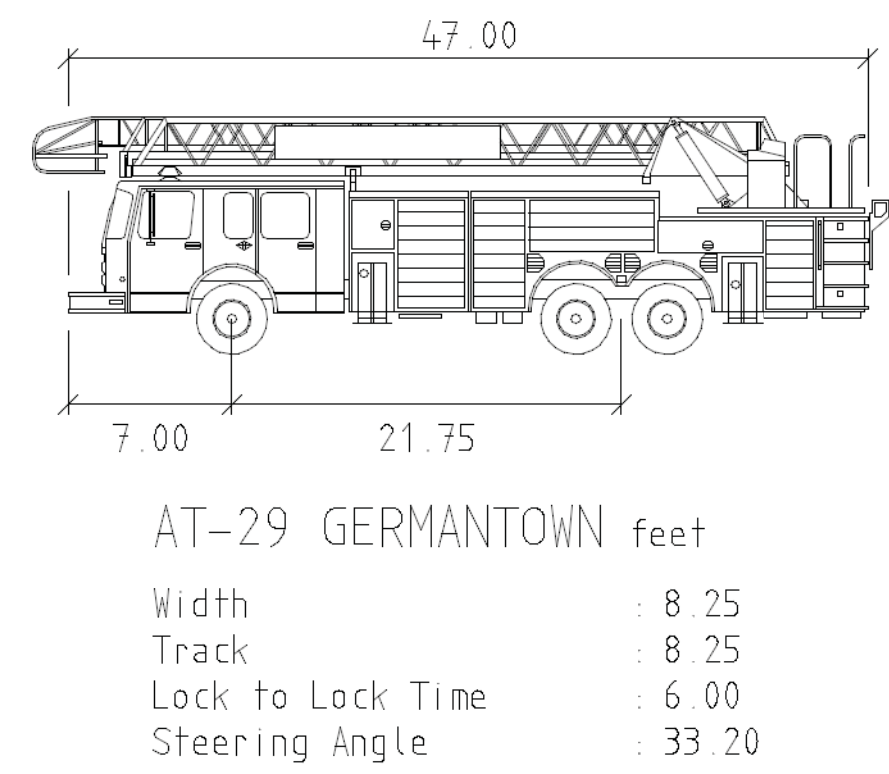
POTOMAC (1ST) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

PROJECT NO. 1202-02-01

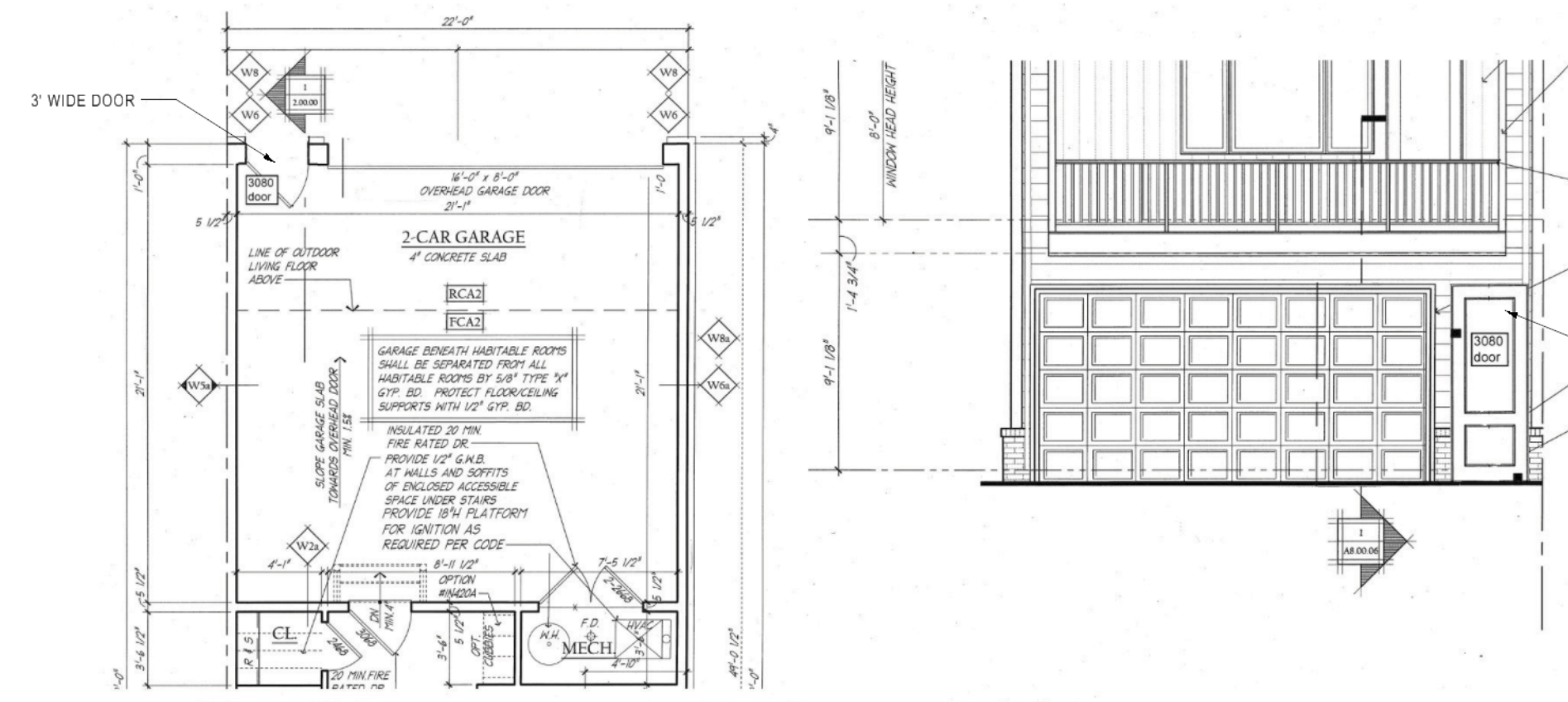
SHEET 1 OF 3

The original of this drawing document was prepared by Soltesz, Inc. (SOLTESZ). This document was not obtained directly from SOLTESZ and/or it was transmitted electronically. SOLTESZ cannot guarantee that unauthorized changes and/or alterations were not made by others. If verification of the information contained herein is needed, contact should be made directly with SOLTESZ. SOLTESZ makes no warranties, express or implied, concerning the accuracy of any information that has been transmitted by electronic means.

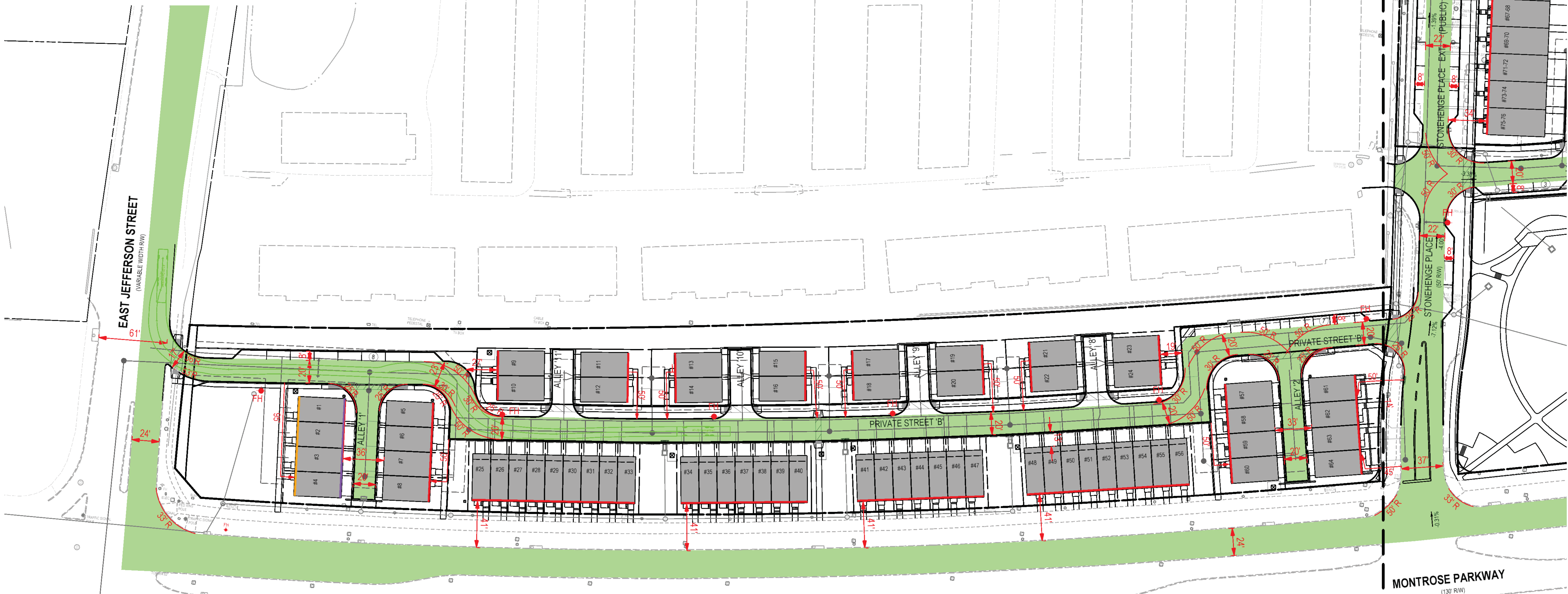
- LEGEND**
- FIRE ACCESS LANE
Meets apparatus loading to be no less than 85,000 lbs or meet tertiary road subgrade.
 - EXISTING / PROPOSED FIRE HYDRANT
 - PRIMARY BUILDING ACCESS WITHIN 50'



REAR-LOAD TOWNHOUSE FIRE ACCESSIBLE 3' WIDE SIDE HINGE DOOR GARAGE ENTRY DETAIL:
(APPLIES TO UNITS WITH PRIMARY ACCESS BETWEEN 50-150' AND SECONDARY ACCESS WITHIN 50' -
SEE BLDGS WITH PURPLE LINE DESIGNATION)



MONTROSE ROAD
(VARIABLE WIDTH RW)



- PRIMARY ACCESS WITHIN 50'
- PRIMARY ACCESS WITHIN 150'
- SECONDARY ACCESS WITHIN 50'

FIRE CODE ENFORCEMENT
Fire Department Access Review
Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation.
BY: SML* PM: 43 DATE: 5/9/2020

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAN SHOWN HEREON CONFORMS WITH THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS AS ADOPTED OCTOBER 1961 AND AS AMENDED THEREAFTER.
SIGNATURE: _____ DATE: _____
PRINTED NAME: BRANDON J. FRITZ, P.E. TITLE: PROJECT MANAGER
MD. REG. NO. 26286

SOLTESZ, INC.
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
1	JANUARY 2020	DESIGNED: KDL	TECHNICAL: NC	CHECKED: BJF

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 1-800-251-7777, 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 THE PLAN.

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

MAP: ADC	GRID: 5285
TAX MAP: GC62	CROWDING CATEGORY: C62.3 (1.0, 1.2, 1.5, 1.7, 2.0, 2.5, 3.0, 3.5, 4.0, 4.5, 5.0, 5.5, 6.0, 6.5, 7.0, 7.5, 8.0, 8.5, 9.0, 9.5, 10.0)
WESC 200 SHEET: 215 NW 05	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. 26286 EXPIRATION DATE: 06/21/21

5/4/20

FIRE DEPARTMENT ACCESS PLAN

PRELIMINARY PLAN
WILGUS TRACT
120200140

POTOMAC (1ST) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

SHEET 2 OF 3
PROJECT NO. 1206-02-01

The original of this drawing document was prepared by Soltesz, Inc. (SOLTESZ). If this document was not obtained directly from SOLTESZ, and/or it was transmitted electronically, SOLTESZ cannot guarantee that unauthorized changes and/or alterations were not made by others. If verification of the information contained herein is needed, contact should be made directly with SOLTESZ. SOLTESZ makes no warranties, express or implied, concerning the accuracy of any information that has been transmitted by electronic means.

ENGINEER'S CERTIFICATE
I HEREBY CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAN SHOWN HEREON CONFORMS WITH THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS AS ADOPTED OCTOBER 1961 AND AS AMENDED THEREAFTER.
SIGNATURE: _____ DATE: _____
PRINTED NAME: BRANDON J. FRITZ, P.E. TITLE: PROJECT MANAGER
MD. REG. NO. 26286

SOLTESZ, INC.
Rockville Office
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.946.2750 F. 301.948.9067
www.soltesz.com

Rockville
Lanham
Waldorf
Leonardtown
Frederick
Soltesz DC, LLC

NO.	DATE	REVISIONS	BY	DATE
1	JANUARY 2020	DESIGNED: KDL	TECHNICIAN: NC	CHECKED: BJF

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 1-800-251-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE 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
RICHEN@WILGUS.CO
RICHARD COHEN

MAP: ADC	GRID: 5285
TAX MAP: GC62	ZONING CATEGORY: C2-2.5 (10,12,15, 20, 30, 35, 40, 45, 50, 55, 60, 65, 70, 75, 80, 85, 90, 95, 100, 110, 115, 120, 125, 130, 135, 140, 145, 150, 155, 160, 165, 170, 175, 180, 185, 190, 195, 200, 205, 210, 215, 220, 225, 230, 235, 240, 245, 250, 255, 260, 265, 270, 275, 280, 285, 290, 295, 300, 305, 310, 315, 320, 325, 330, 335, 340, 345, 350, 355, 360, 365, 370, 375, 380, 385, 390, 395, 400, 405, 410, 415, 420, 425, 430, 435, 440, 445, 450, 455, 460, 465, 470, 475, 480, 485, 490, 495, 500, 505, 510, 515, 520, 525, 530, 535, 540, 545, 550, 555, 560, 565, 570, 575, 580, 585, 590, 595, 600, 605, 610, 615, 620, 625, 630, 635, 640, 645, 650, 655, 660, 665, 670, 675, 680, 685, 690, 695, 700, 705, 710, 715, 720, 725, 730, 735, 740, 745, 750, 755, 760, 765, 770, 775, 780, 785, 790, 795, 800, 805, 810, 815, 820, 825, 830, 835, 840, 845, 850, 855, 860, 865, 870, 875, 880, 885, 890, 895, 900, 905, 910, 915, 920, 925, 930, 935, 940, 945, 950, 955, 960, 965, 970, 975, 980, 985, 990, 995, 1000, 1005, 1010, 1015, 1020, 1025, 1030, 1035, 1040, 1045, 1050, 1055, 1060, 1065, 1070, 1075, 1080, 1085, 1090, 1095, 1100, 1105, 1110, 1115, 1120, 1125, 1130, 1135, 1140, 1145, 1150, 1155, 1160, 1165, 1170, 1175, 1180, 1185, 1190, 1195, 1200, 1205, 1210, 1215, 1220, 1225, 1230, 1235, 1240, 1245, 1250, 1255, 1260, 1265, 1270, 1275, 1280, 1285, 1290, 1295, 1300, 1305, 1310, 1315, 1320, 1325, 1330, 1335, 1340, 1345, 1350, 1355, 1360, 1365, 1370, 1375, 1380, 1385, 1390, 1395, 1400, 1405, 1410, 1415, 1420, 1425, 1430, 1435, 1440, 1445, 1450, 1455, 1460, 1465, 1470, 1475, 1480, 1485, 1490, 1495, 1500, 1505, 1510, 1515, 1520, 1525, 1530, 1535, 1540, 1545, 1550, 1555, 1560, 1565, 1570, 1575, 1580, 1585, 1590, 1595, 1600, 1605, 1610, 1615, 1620, 1625, 1630, 1635, 1640, 1645, 1650, 1655, 1660, 1665, 1670, 1675, 1680, 1685, 1690, 1695, 1700, 1705, 1710, 1715, 1720, 1725, 1730, 1735, 1740, 1745, 1750, 1755, 1760, 1765, 1770, 1775, 1780, 1785, 1790, 1795, 1800, 1805, 1810, 1815, 1820, 1825, 1830, 1835, 1840, 1845, 1850, 1855, 1860, 1865, 1870, 1875, 1880, 1885, 1890, 1895, 1900, 1905, 1910, 1915, 1920, 1925, 1930, 1935, 1940, 1945, 1950, 1955, 1960, 1965, 1970, 1975, 1980, 1985, 1990, 1995, 2000, 2005, 2010, 2015, 2020, 2025, 2030, 2035, 2040, 2045, 2050, 2055, 2060, 2065, 2070, 2075, 2080, 2085, 2090, 2095, 2100, 2105, 2110, 2115, 2120, 2125, 2130, 2135, 2140, 2145, 2150, 2155, 2160, 2165, 2170, 2175, 2180, 2185, 2190, 2195, 2200, 2205, 2210, 2215, 2220, 2225, 2230, 2235, 2240, 2245, 2250, 2255, 2260, 2265, 2270, 2275, 2280, 2285, 2290, 2295, 2300, 2305, 2310, 2315, 2320, 2325, 2330, 2335, 2340, 2345, 2350, 2355, 2360, 2365, 2370, 2375, 2380, 2385, 2390, 2395, 2400, 2405, 2410, 2415, 2420, 2425, 2430, 2435, 2440, 2445, 2450, 2455, 2460, 2465, 2470, 2475, 2480, 2485, 2490, 2495, 2500, 2505, 2510, 2515, 2520, 2525, 2530, 2535, 2540, 2545, 2550, 2555, 2560, 2565, 2570, 2575, 2580, 2585, 2590, 2595, 2600, 2605, 2610, 2615, 2620, 2625, 2630, 2635, 2640, 2645, 2650, 2655, 2660, 2665, 2670, 2675, 2680, 2685, 2690, 2695, 2700, 2705, 2710, 2715, 2720, 2725, 2730, 2735, 2740, 2745, 2750, 2755, 2760, 2765, 2770, 2775, 2780, 2785, 2790, 2795, 2800, 2805, 2810, 2815, 2820, 2825, 2830, 2835, 2840, 2845, 2850, 2855, 2860, 2865, 2870, 2875, 2880, 2885, 2890, 2895, 2900, 2905, 2910, 2915, 2920, 2925, 2930, 2935, 2940, 2945, 2950, 2955, 2960, 2965, 2970, 2975, 2980, 2985, 2990, 2995, 3000, 3005, 3010, 3015, 3020, 3025, 3030, 3035, 3040, 3045, 3050, 3055, 3060, 3065, 3070, 3075, 3080, 3085, 3090, 3095, 3100, 3105, 3110, 3115, 3120, 3125, 3130, 3135, 3140, 3145, 3150, 3155, 3160, 3165, 3170, 3175, 3180, 3185, 3190, 3195, 3200, 3205, 3210, 3215, 3220, 3225, 3230, 3235, 3240, 3245, 3250, 3255, 3260, 3265, 3270, 3275, 3280, 3285, 3290, 3295, 3300, 3305, 3310, 3315, 3320, 3325, 3330, 3335, 3340, 3345, 3350, 3355, 3360, 3365, 3370, 3375, 3380, 3385, 3390, 3395, 3400, 3405, 3410, 3415, 3420, 3425, 3430, 3435, 3440, 3445, 3450, 3455, 3460, 3465, 3470, 3475, 3480, 3485, 3490, 3495, 3500, 3505, 3510, 3515, 3520, 3525, 3530, 3535, 3540, 3545, 3550, 3555, 3560, 3565, 3570, 3575, 3580, 3585, 3590, 3595, 3600, 3605, 3610, 3615, 3620, 3625, 3630, 3635, 3640, 3645, 3650, 3655, 3660, 3665, 3670, 3675, 3680, 3685, 3690, 3695, 3700, 3705, 3710, 3715, 3720, 3725, 3730, 3735, 3740, 3745, 3750, 3755, 3760, 3765, 3770, 3775, 3780, 3785, 3790, 3795, 3800, 3805, 3810, 3815, 3820, 3825, 3830, 3835, 3840, 3845, 3850, 3855, 3860, 3865, 3870, 3875, 3880, 3885, 3890, 3895, 3900, 3905, 3910, 3915, 3920, 3925, 3930, 3935, 3940, 3945, 3950, 3955, 3960, 3965, 3970, 3975, 3980, 3985, 3990, 3995, 4000, 4005, 4010, 4015, 4020, 4025, 4030, 4035, 4040, 4045, 4050, 4055, 4060, 4065, 4070, 4075, 4080, 4085, 4090, 4095, 4100, 4105, 4110, 4115, 4120, 4125, 4130, 4135, 4140, 4145, 4150, 4155, 4160, 4165, 4170, 4175, 4180, 4185, 4190, 4195, 4200, 4205, 4210, 4215, 4220, 4225, 4230, 4235, 4240, 4245, 4250, 4255, 4260, 4265, 4270, 4275, 4280, 4285, 4290, 4295, 4300, 4305, 4310, 4315, 4320, 4325, 4330, 4335, 4340, 4345, 4350, 4355, 4360, 4365, 4370, 4375, 4380, 4385, 4390, 4395, 4400, 4405, 4410, 4415, 4420, 4425, 4430, 4435, 4440, 4445, 4450, 4455, 4460, 4465, 4470, 4475, 4480, 4485, 4490, 4495, 4500, 4505, 4510, 4515, 4520, 4525, 4530, 4535, 4540, 4545, 4550, 4555, 4560, 4565, 4570, 4575, 4580, 4585, 4590, 4595, 4600, 4605, 4610, 4615, 4620, 4625, 4630, 4635, 4640, 4645, 4650, 4655, 4660, 4665, 4670, 4675, 4680, 4685, 4690, 4695, 4700, 4705, 4710, 4715, 4720, 4725, 4730, 4735, 4740, 4745, 4750, 4755, 4760, 4765, 4770, 4775, 4780, 4785, 4790, 4795, 4800, 4805, 4810, 4815, 4820, 4825, 4830, 4835, 4840, 4845, 4850, 4855, 4860, 4865, 4870, 4875, 4880, 4885, 4890, 4895, 4900, 4905, 4910, 4915, 4920, 4925, 4930, 4935, 4940, 4945, 4950, 4955, 4960, 4965, 4970, 4975, 4980, 4985, 4990, 4995, 5000, 5005, 5010, 5015, 5020, 5025, 5030, 5035, 5040, 5045, 5050, 5055, 5060, 5065, 5070, 5075, 5080, 5085, 5090, 5095, 5100, 5105, 5110, 5115, 5120, 5125, 5130, 5135, 5140, 5145, 5150, 5155, 5160, 5165, 5170, 5175, 5180, 5185, 5190, 5195, 5200, 5205, 5210, 5215, 5220, 5225, 5230, 5235, 5240, 5245, 5250, 5255, 5260, 5265, 5270, 5275, 5280, 5285, 5290, 5295, 5300, 5305, 5310, 5315, 5320, 5325, 5330, 5335, 5340, 5345, 5350, 5355, 5360, 5365, 5370, 5375, 5380, 5385, 5390, 5395, 5400, 5405, 5410, 5415, 5420, 5425, 5430, 5435, 5440, 5445, 5450, 5455, 5460, 5465, 5470, 5475, 5480, 5485, 5490, 5495, 5500, 5505, 5510, 5515, 5520, 5525, 5530, 5535, 5540, 5545, 5550, 5555, 5560, 5565, 5570, 5575, 5580, 5585, 5590, 5595, 5600, 5605, 5610, 5615, 5620, 5625, 5630, 5635, 5640, 5645, 5650, 5655, 5660, 5665, 5670, 5675, 5680, 5685, 5690, 5695, 5700, 5705, 5710, 5715, 5720, 5725, 5730, 5735, 5740, 5745, 5750, 5755, 5760, 5765, 5770, 5775, 5780, 5785, 5790, 5795, 5800, 5805, 5810, 5815, 5820, 5825, 5830, 5835, 5840, 5845, 5850, 5855, 5860, 5865, 5870, 5875, 5880, 5885, 5890, 5895, 5900, 5905, 5910, 5915, 5920, 5925, 5930, 5935, 5940, 5945, 5950, 5955, 5960, 5965, 5970, 5975, 5980, 5985, 5990, 5995, 6000, 6005, 6010, 6015, 6020, 6025, 6030, 6035, 6040, 6045, 6050, 6055, 6060, 6065, 6070, 6075, 6080, 6085, 6090, 6095, 6100, 6105, 6110, 6115, 6120, 6125, 6130, 6135, 6140, 6145, 6150, 6155, 6160, 6165, 6170, 6175, 6180, 6185, 6190, 6195, 6200, 6205, 6210, 6215, 6220, 6225, 6230, 6235, 6240, 6245, 6250, 6255, 6260, 6265, 6270, 6275, 6280, 6285, 6290, 6295, 6300, 6305, 6310, 6315, 6320, 6325, 6330, 6335, 6340, 6345, 6350, 6355, 6360, 6365, 6370, 6375, 6380, 6385, 6390, 6395, 6400, 6405, 6410, 6415, 6420, 6425, 6430, 6435, 6440, 6445, 6450, 6455, 6460, 6465, 6470, 6475, 6480, 6485, 6490, 6495, 6500, 6505, 6510, 6515, 6520, 6525, 6530, 6535, 6540, 6545, 6550, 6555, 6560, 6565, 6570, 6575, 6580, 6585, 6590, 6595, 6600, 6605, 6610, 6615, 6620, 6625, 6630, 6635, 6640, 6645, 6650, 6655, 6660, 6665, 6670, 6675, 6680, 6685, 6690, 6695, 6700, 6705, 6710, 6715, 6720, 6725, 6730, 6735, 6740, 6745, 6750, 6755, 6760, 6765, 6770, 6775, 6780, 6785, 6790, 6795, 6800, 6805, 6810, 6815, 6820, 6825, 6830, 6835, 6840, 6845, 6850, 6855, 6860, 6865, 6870, 6875, 6880, 6885, 6890, 6895, 6900, 6905, 6910, 6915, 6920, 6925, 6930, 6935, 6940, 6945, 6950, 6955, 6960, 6965, 6970, 6975, 6980, 6985, 6990, 6995, 7000, 7005, 7010, 7015, 7020, 7025, 7030, 7035, 7040, 7045, 7050, 7055, 7060, 7065, 7070, 7075, 7080, 7085, 7090, 7095, 7100, 7105, 7110, 7115, 7120, 7125, 7130, 7135, 7140, 7145, 7150, 7155, 7160, 7165, 7170, 7175, 7180, 7185, 7190, 7195, 7200, 7205, 7210, 7215, 7220, 7225, 7230, 7235, 7240, 7245, 7250, 7255, 7260, 7265, 7270, 7275, 7280, 7285, 7290, 7295, 7300, 7305, 7310, 7315, 7320, 7325, 7330, 7335, 7340, 7345, 7350, 7355, 7360, 7365, 7370, 7375, 7380, 7385, 7390, 7395, 7400, 7405, 7410, 7415, 7420, 7425, 7430, 7435, 7440, 7445, 7450, 7455, 7460, 7465, 7470, 7475, 7480, 7485, 7490, 7495, 7500, 7505, 7510, 7515, 7520, 7525, 7530, 7535, 7540, 7545, 7550, 7555, 7560, 7565, 7570, 7575, 7580, 7585, 7590, 7595, 7600, 7605, 7610, 7615, 7620, 7625, 7630, 7635, 7640, 7645, 7650, 7655, 7660, 7665, 7670, 7675, 7680, 7685, 7690, 7695, 7700, 7705, 7710, 7715, 7720, 7725, 7730, 7735, 7740, 7745, 7750, 7755, 7760, 7765, 7770, 7775, 7780, 7785, 7790, 7795, 7800, 7805, 7810, 7815, 7820, 7825, 7830, 7835, 7840, 7845, 7850, 7855, 7860, 7865, 7870, 7875, 7880, 7885, 7890, 7895, 7900, 7905, 7910, 7915, 7920, 7925, 7930, 7935, 7940, 7945, 7950, 7955, 7960, 7965, 7970, 7975, 7980, 7985, 7990, 7995, 8000, 8005, 8010, 8015, 8020, 8025, 8030, 8035, 8040, 8045, 8050, 8055, 8060, 8065, 8070, 8075, 8080, 8085, 8090, 8095, 8100, 8105, 8110, 8115, 8120, 8125, 8130, 8135, 8140, 8145, 8150, 8155, 8160, 8165, 8170, 8175, 8180, 8185, 8190, 8195, 8200, 8205, 8210, 8215, 8220, 8225, 8230, 8235, 8240, 8245, 8250, 8255, 8260, 8265, 8270, 8275, 8280, 8285, 8290, 8295, 8300, 8305, 8310, 8315, 8320, 8325, 8330, 8335, 8340, 8345, 8350, 8355, 8360, 8365, 8370, 8375, 8380, 8385, 8390, 8395, 8400, 8405, 8410, 8415, 8420, 8425, 8430, 8435, 8440, 8445, 8450, 8455, 8460, 8465, 8470, 8475, 8480, 8485, 8490, 8495, 8500, 8505, 8510, 8515, 8520, 8525, 8530, 8535, 8540, 8545, 8550, 8555, 8560, 8565, 8570, 8575, 8580, 8585, 8590, 8595, 8600, 8605, 8610, 8615, 8620, 8625, 8630, 8635, 8640, 8645, 8650, 8655, 8660, 8665, 8670, 8675, 8680, 8685, 8690, 8695, 8700, 8705, 8710, 8715, 8720, 8725, 8730, 8735, 8740, 8745, 8750, 8755, 8760, 8765, 8770, 8775, 8780, 8785, 8790, 8795, 8800, 8805, 8810, 8815, 8820, 8825, 8830, 8835, 8840, 8845, 8850, 8855, 8860, 8865, 8870, 8875, 8880, 8885, 8890, 8895, 8900, 8905, 8910, 8915, 8920, 8925, 8930, 8935, 8940, 8945, 8950, 8955, 8960, 8965, 8970, 8975, 8980, 8985, 8990, 8995, 9000, 9005, 9010, 9015, 9020, 9025, 9030, 9035, 9040, 9045, 9050, 9055, 9060, 9065, 9070, 9075, 9080, 9085, 9090, 9095, 9100, 9105, 9110, 9115, 9120, 9125, 9130, 9135, 9140, 9145, 9150, 9155, 9160, 9165, 9170, 9175, 9180, 9185, 9190, 9195, 9200, 9205, 9210, 9215, 9220, 9225, 9230, 9235, 9240, 9245, 9250, 9255, 9260, 9265, 9270, 9275, 9280, 9285, 9290, 9295, 9300, 9305, 9310, 9315, 9320, 9325, 9330, 9335, 9340, 9345, 9350, 9355, 9360, 9365, 9370, 9375, 9380, 9385, 9390, 9395, 9400, 9405, 9410, 9415, 9420, 9425, 9430, 9435, 9440, 9445, 9450, 9455, 9460, 9465, 9470, 9475, 9480, 9485, 9490, 9495, 9500, 9505, 9510, 9515, 9520, 9525, 9530, 9535, 9540, 9545, 9550, 9555, 9560, 9565, 9570, 9575, 9580, 9585, 9590, 9595, 9600, 9605, 9610, 9615, 9620, 9625, 9630, 9635, 9640, 9645, 9650, 9655, 9660, 9665, 9670, 9675, 9680,



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

June 30, 2020

Mr. Brandon Fritz, PE
Soltesz, Inc.
2 Research Place, Suite 100
Rockville, MD 20850

Re: Stormwater Management **CONCEPT**
Request for Willgus Tract
Preliminary Plan #: 122020140
SM File #: 285667
Tract Size/Zone: 12.88 ac/CR
Total Concept Area: 12.88 ac
Lots/Block: n/a
Parcel(s): N273, N279, N208, N174, N231
Watershed: Cabin John Creek/Class I

Dear Mr. Fritz:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via ESD measures including Micro-bioretenention, Modular Wetland Systems, Green Roof, Permeable Paving and Structural measures including Bioretention and Proprietary Filter Cartridges.

The following **items** will need to be addressed **prior to** Planning Board approval of the Site Plan:

1. **Prior to Planning Board approval of the Site Plan, this stormwater management concept must be formally revised and an approved Site Development Plan (SDP) Approval letter must be issued by DPS. If the Site Plan will be approved in stages, the Site Development Plan revision submittal must specifically refer to the appropriate phase.**
2. Required volume for Structural Stormwater Management must be calculated utilizing MDE guidance.
3. This approval is conceptual and future actions and approvals by MNCP&P or DPS may impact or reduce the development program shown on this concept.
4. At SDP stage, the applicant must demonstrate that the proposed level of compensation between the two Points of Interest is consistent with this approval.
5. At SDP stage the applicant must demonstrate that all non-residential developed lots achieve a minimum PE of 1" via ESD measures.
6. At SDP stage the applicant must demonstrate that there are no adverse impacts to the adjacent properties due to increases in runoff generated by this proposed development or demonstrate how they will be mitigated.



255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850 | 240-777-0311
www.montgomerycountymd.gov/permittingservices

Mr. Brandon Fritz, PE
June 30, 2020
Page 2 of 2

7. This concept proposes facilities that may impact the design and construction cost of adjacent buildings and footers. Additional information will be required at final engineering.

This list may not be all-inclusive and may change based on available information at the time.

This concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Mary Fertig at 240-777-6202 or at mary.fertig@montgomerycountymd.gov.

Sincerely,



Mark C. Etheridge, Manager
Water Resources Section
Division of Land Development Services

MCE: mmf

cc: N. Braunstein
SM File # 285667

Point of Interest #1
ESD: Required/Provided 14,969 cf / 11,425 cf
PE: Target/Achieved: 2.0"/1.5"
STRUCTURAL: 3,112 cf/5,270 cf includes 1,888 cf of compensation volume for POI#2
WAIVED: n/a

Point of Interest #2
ESD: Required/Provided 62,408 cf / 31,467 cf
PE: Target/Achieved: 2.2"/1.1"
STRUCTURAL: 27,930 cf/ 26,042 cf
WAIVED: n/a



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich
County Executive

Aseem K. Nigam
Director

May 12, 2020

Ms. Tamika Graham
Area 2 Division
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Wilgus
Preliminary Plan No. 120200140

Dear Ms. Graham:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plans and recommends Approval. The plans are consistent with the MPDU Law and Executive Regulations.

Sincerely,

Lisa Schwartz

Lisa Schwartz, Manager
Affordable Housing Programs Section

cc: Keely Lauretti, Soltesz
Barbara Sears, Miles & Stockbridge

https://mcgov.sharepoint.com/teams/DHCA/Housing/Affordable/Shared Documents/MPDU/Developments/Wilgus/Wilgus DHCA Letter_5-12-2020.docx

Division of Housing

Affordable Housing

Common Ownership Communities

Landlord-Tenant Affairs

Multifamily Housing

1401 Rockville Pike, 4th Floor • Rockville, Maryland 20852 • 240-777-0311 • 240-777-3691 FAX • www.montgomerycountymd.gov/dhca

montgomerycountymd.gov/311



240-773-3556 TTY

Cherington Review of Wilgus Preliminary Plan Submission, March 12, 2020

TO: Patrick Butler, Regulatory Supervisor, Area II Division, Planning Office

FROM: Steve Wathen, President, Board of Directors, Cherington HOA

SUBJECT: Cherington Review of Wilgus Preliminary Plan

This evaluation is in response to the Preliminary Plan submitted by Wilgus for development of land on the Montrose Parkway. Please see our comments below:

BUFFER SEPARATING CHERINGTON FROM THE WILGUS DEVELOPMENT

Page 18 of the Justification Statement submitted by Wilgus provides that “ the Applicant will consult with the planning staff and community representatives as appropriate regarding planting types and locations during development review. Subsequent to the public meeting on December 17, 2019, members of the Board of Cherington met with Wilgus and Soltesz staff along with Don Zimmer, their arborist, to review their proposed design for the 20 foot buffer. We also had the plan reviewed by a landscape designer. The changes below are based on our discussions with her.

Our focus in the review is based on p. 38 of the White Flint Sector II Plan, which provides for “screening via fencing, a hedge, tree planting or other appropriate means between the existing Cherington townhouses to the north, and any new development to the immediate south.”

The goals for a buffer for Cherington are to create a lush year round buffer that visually blocks, as much as possible, the 50 foot townhouses, reduces flashing car headlights as residents in the Wilgus/Winchester homes pull in and out of the alley way garages; reduces the noise from cars on the street and parkway, residents, garage door openings, trash and recycle pickup, prevents pedestrian cut-through between the two communities, and serves as a barrier to Wilgus visitors who might park their cars in Cherington and then walk through the buffer to the new development.

To achieve these goals we request the following:

1) Revise the Wilgus Landscape Design

The Wilgus design is geared toward aesthetics for the new community rather than screening between the communities. To balance these two points of view and create true screening for Cherington, the following are proposed changes to the Wilgus Design: (A visual of the proposed changes will be emailed to you on April 1, 2020).

- Concerns in the design about the closeness of some of the plantings – not conducive to plant health.
- Stagger the planting of evergreens along the Cherington property line and increase the number of screening evergreens in the plan.
- Swap out Loblolly Pines (more adapted to a Southern climate) for Cryptomeria Japonica (Cedar) and Columnar Eastern White Pine for variety.

- Swap out Leyland cypress for Green Giant Arborvitaes but allow a 8 to 10 foot planting radius.
- Anchor the East and West ends of the property with small grove of Norway spruce (3-4) in place of the Magnolias.
- Replace White Oaks which are quite large at maturity, with more medium size trees like Red Buds, Gingko (the non-fruit producing variety) or other deciduous varieties.
- Move these medium sized deciduous trees toward the Wilgus townhouse courtyards to allow for more sun on the evergreens and denser evergreen planting.
- Assure adequate ground cover plantings rather than extensive mulching throughout the buffer.

2) Install An 8 Foot Fence Along the East/West Cherington Property Line and the Buffer-

We request a fence that is the same or like the TREX composite fencing at: www.yournextfence.com

A fence would:

- Add security
- Minimize invasive headlights into the back of the Cherington homes
- Aid noise abatement
- Prevent cut-through pedestrian traffic and deterring unlawful parking on Cherington property.

If this fence is installed after the forest is removed, it would protect Cherington from the undeveloped, barren landscape and Parkway.

3) Construct a 2-3 Foot Berm

We request a 2-3 foot gentle Berm that slopes across the 20 feet that runs along the east/west property line (as dictated by topography). The Berm would give added height to the landscape plantings, help manage runoff to direct water to the Wilgus/Winchester storm water area, and stabilize the ground prior to construction. Pegged burlap sheets can cover the hill on both sides to stabilize the earth and allow plug plantings through cuts made in the burlap. This promotes an early ground cover of understory type plants and grasses and controls for run-off before the construction site is developed. Finally, a Berm would level the land on the Wilgus side so their townhouse foundations are even with Cherington and the finished height will not tower over Cherington.

Implement Green Recycling

Cherington requests that the buffer be planted as soon as possible after the forest is removed. Further, we would like assurance that Wilgus/Winchester will use the forest

top soil, after the trees are felled, to create the buffer. This nutrient rich top soil., with organic matter and conditioning added, ensures plantings will thrive in this rich source of nutrients. Early planting allows plants to establish and grow before construction begins and offers Cherington some protection if the fallow ground isn't fully developed for months or years.

OTHER ISSUES

Timing of Cutting Down the Trees on the 3.5 Acres

We understand that the all the Wilgus land will be cleared and leveled beginning March 2021. This includes the acreage behind us. We also understand that Winchester will begin by building the townhouses on the east parcel and leave the west parcel undeveloped until they have sold out. The 64 townhouses behind Cherington will be last. This scenario means we could be sitting along the open west parcel for years after the land is cleared.

Can the clearing of the west parcel land be delayed until the builder is ready to construct the new townhouses? This will keep the forest intact until the builder is ready to build the townhouses. We ask that this option be explored.

Managing the Sequence of Activities

We would like a timeline to include no. of months (specific dates are not required), activities , and responsible parties to be provided by Wilgus to Cherington including for example:

- Cutting down forest/removal of trees, etc.
- Preparation of land until construction begins/regrading, other
- Installation of construction fence (height ?) and tarp along the property line
- Installation and maintenance of the buffer until an HOA is formed

What provisions should be included in the “conditions of approval” of the Preliminary Plan to assure buffer maintenance once it is installed? Who manages this before an HOA is in place? Once an HOA is in place, how are we assured it is their responsibility?

Evergreen Planting Behind Townhouses along Back of Castle Gate Rd

We request Wilgus include provisions to address landscaping with an evergreen tree buffer behind these Cherington townhouses along Castle Gate to buffer the road going between Montrose PkWy and Montrose Road (currently labeled as Stonehenge PI on the diagrams).

Water Runoff and the Cherington Retaining Wall

The existing retaining wall helps protect the Cherington townhouses from increased water runoff into our property. We believe the runoff will increase once the trees are removed. It is unclear how grading of the Wilgus property will affect the runoff pattern. To protect our community, we request that Wilgus extend the current retaining wall along the back of Stonehenge Place from unit 6032 to unit 6114. Also, we request that the developer repair and shore –up the existing wall, including fixing or installing a new drainage system as needed.

Traffic Issues

We would request a “warrant analysis” to determine the need for a traffic light at Montrose Parkway and Stonehenge. We did not see that addressed in the Plan. We also would like the County to consider electronic speed signs that tell drivers how fast they are going. Are there other transportation studies to be done?

Entrance to Cherington from Stonehenge Place

Right now, running E to W, Stonehenge Place road curves around into Cherington. When the road is extended will the entrance to Cherington become a 90 degree corner with a stop sign before turning left or right?

Turning Right on Montrose Parkway Into Stonehenge Place

If it is determined that a traffic light is not warranted, we request that the Preliminary Plan consider including a deceleration lane alongside the Parkway to facilitate cars turning right and minimizing slowdown of traffic heading west on the Parkway.

Parking Issues on the Public Part of Stonehenge Place from the Parkway to Montrose Road

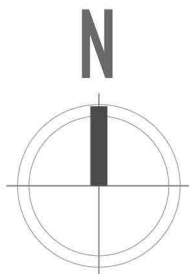
The plan proposes parking spots on each side of the road with a single car lane on each side. Currently, there are two lanes exiting out onto the Parkway to allow for a right turn onto the Parkway. If there is no traffic light installed, we do not understand how one lane each going north and south will support traffic moving in and out of the “3” developments -- Cherington, the new units behind us, and the development east of Stonehenge.

Name of the Street





At this time, there is Stonehenge Place which goes from our development up to Montrose Parkway. When a N/S road connects Montrose Road with the parkway, we recommend that a new street name be assigned to that public road. Stonehenge Place must remain the name of our private road. We assume that continuation of the new private road into the development east of Cherington will have a new name and not be called Stonehenge Place.

Thank you.

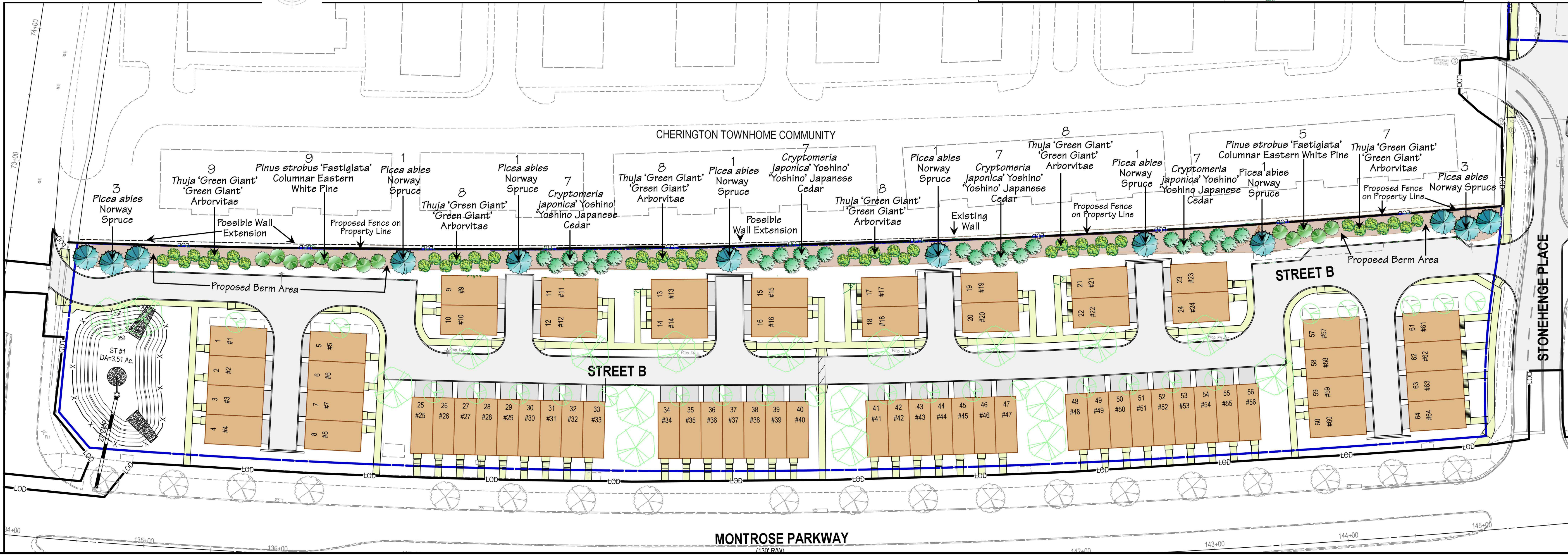
NOTE: TOTAL BUFFER AREA
EQUALS APPROXIMATELY
0.45 ACRES (APPROX. 20' X
1000').

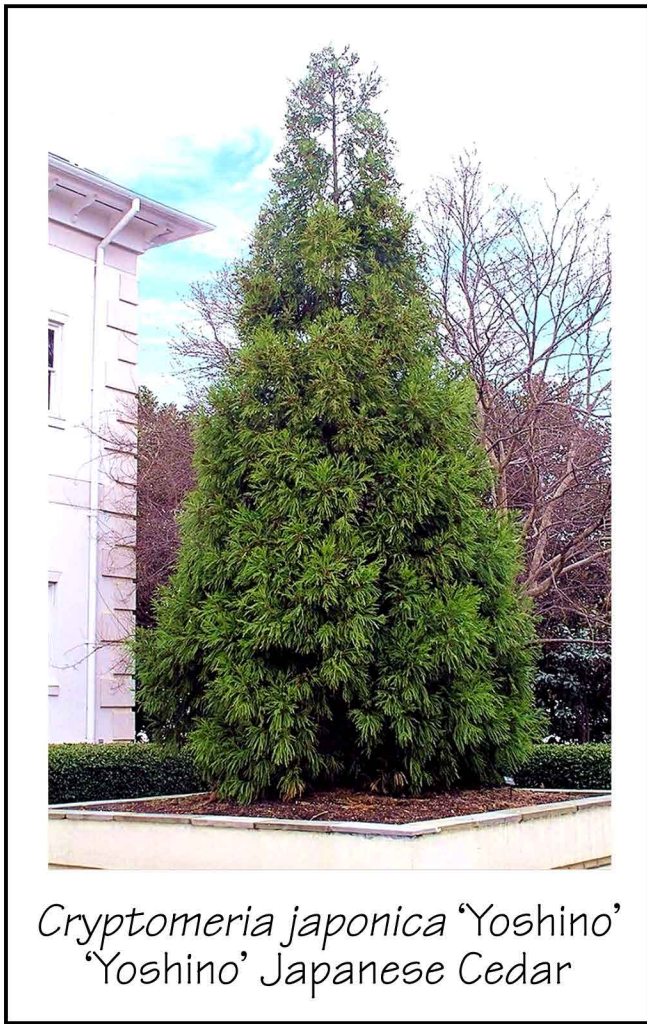


Cherington Townhouse Community Evergreen Buffer Planting Design

Plant Key: Name and Total Quantity			
	<i>Cryptomeria japonica</i> 'Yoshino' 'Yoshino' Japanese Cedar	28	
	<i>Picea abies</i> Norway Spruce	12	
	<i>Pinus strobus</i> 'Fastigiata' Columnar Eastern White Pine	14	
	<i>Thuja</i> 'Green Giant' 'Green Giant' Arborvitae	48	

Designer:
Deborah St.Ours, CBLP





Cryptomeria japonica ‘Yoshino’
‘Yoshino’ Japanese Cedar

**Cryptomeria japonica ‘Yoshino’
‘Yoshino’ Japanese Cedar**

‘Yoshino’: *Cryptomeria japonica* 'Yoshino' is a handsome, fast growing tree-form of Japanese cedar that can be used as central feature in a landscape or several can be planted in a row to create a screen. 'Yoshino' is more shade tolerant than many evergreens and is useful when less light is available. Its strong central leader defines a slender pyramidal shape that requires no pruning. Spring color is lime green but as cold weather approaches it takes on a darker green, almost plum in winter.

30’ to 40’ Height, 15’-20’ Spread
Plant Spacing: 10 feet on center
Recommended Planting Size: 7’ - 8’

Lifespan: Some Japanese specimens are believed to be over 650 years old, while some trees in China are almost 1,000.
<https://www.coniferousforest.com/japanese-cedar.htm>



Picea abies
Norway Spruce

**Picea abies
Norway Spruce**

Picea abies, commonly called Norway spruce, is a large pyramidal evergreen conifer that is native to the mountains of northern and central Europe east to the Urals. It has been widely planted in cool and temperate regions of North America where it typically matures to a much shorter 40-60' (less frequently to 100') tall. It is noted for its rapid growth.

Height 40’-60’, Spread 20’-30’
Plant Spacing: 18 feet on center
Recommended Planting Size: 7’ - 8’

Lifespan: Lives up to 200 years in North America
“Within its native range, Norway spruce remains healthy up to 200 years, and lives up to 300 to 400 years at the northern limits of its range. Senescence occurs at less than 200 years of age in the British Isles and North America.”

Ref: US Forest Service Database:
www.fs.fed.us/database/feis/plants/tree/picabi/all.html
Mitchell, Alan F. 1972. Conifers in the British Isles: A descriptive handbook. Forestry Commission Booklet No. 33. London: Her Majesty's Stationery Office. 322 p.



Pinus strobus “Fastigiata”
Columnar Eastern White Pine

**Pinus strobus 'Fastigiata'
Columnar Eastern White Pine**

It has a low canopy with a typical clearance of 3 feet from the ground, and is suitable for planting under power lines. It grows at a fast rate, and under ideal conditions can be expected to live to a ripe old age of 100 years or more. The Eastern white pine has fine feathery needles, open canopy, and straight trunk get more picturesque with age. Trees are fast-growing and long-lived.

Native, 40’ Height, 15’ Width
Plant Spacing: 12 feet on center.
Recommended Planting Size: 7’ - 8’

Lifespan: ‘Long lived, 200-350 years, but only if grown under ideal soil conditions.’

Morton Arboretum
www.mortonarb.org/trees-plants/tree-plant-descriptions/eastern-white-pine
Boone County Arboretum,
<https://bcarboretum.org/plants/genus/Pinus/species/strobus>



Thuja ‘Green Giant’
Green Giant Arborvitae

**Thuja ‘Green Giant’
‘Green Giant’ Arborvitae**

A fast-growing arborvitae hybrid cultivar (*T. plicata* x *T. standishii*) that is often promoted as a disease-free substitute for Leland cypress, particularly in the southeastern U.S. Trees may grow to 40-60’ tall with a dense, narrow, pyramidal habit. In the proper environment, trees can add up to 3-4’ of growth per year. Horizontal to slightly upright branching with sprays of scale-like dark green foliage. Foliage does not yellow in winter.

Height: 40.00 to 60.00 feet Spread: 12.00 to 18.00 feet
Plant Spacing: 10 feet on center
Recommended Planting Size: 7’ - 8’

Lifespan: According to the University of Washington, most arborvitae trees live between 40 and 150 years. A well-cared for thuja green giant, grown in the proper USDA hardiness zone, will live for at least four decades.

Ref: EHow

The Cherington Townhouse Community Evergreen Buffer Planting Design

This planting design was developed as a response to the planned removal of a mature forest buffer presently separating the southern property line of the Cherington Townhouse Community in Rockville, MD from the noise, pollution, and traffic of Montrose Road. The forest buffer is slated to completely removed and replaced with the proposed Wilgus townhouse development.

A replacement buffer planting between the two communities, with an area of 20 feet by 1000 feet, is proposed in the Wilgus Plan. This replacement buffer does not provide adequate year-round evergreen screening between the existing Cherington Community and the proposed Wilgus development. It is primarily an ornamental plan, designed to be viewed from the Wilgus side of planting. Although the Wilgus design includes substantial numbers of native trees and shrubs, most of the trees are deciduous, and will not provide year-round evergreen screening, noise reduction, and light mitigation between the communities. The evergreen shrubs included in the design, such as the Leatherleaf Viburnums and Inkberry Hollies (6 - 8 feet in height) do not grow to a sufficient size to provide adequate year-round screening.

In the attached ‘Cherington Townhouse Community Evergreen Buffer Planting Design’ the tree species and cultivars chosen for the buffer are well-known, readily available in the industry, and will provide the needed screening. They are all upright, conical in shape, and have a variety of textures, shades of green, and scents, for visual and aesthetic enjoyment throughout the seasons. They are arranged in multiple clusters, to provide a rhythm of texture, color and height along the buffer line. They are punctuated intermittently with *Picea abies* (Norway Spruce) for focal points and contrast. Although the buffer zone is narrow (+- 20 feet), the density of the foliage, and the height of the chosen cultivars (30’ - 60’ height) will not only provide a robust four- season evergreen buffer, but create a varied tree line profile, avoiding the appearance of a mono-culture, or unrelenting ‘line of soldiers’. In addition to fulfilling the requirements for screening, light and noise mitigation, this proposed plan and has the added benefit of creating habitat for birds and other wildlife. The plan also requires adequate tree spacing to allow room for robust and healthy growth. The ‘Cherington Townhouse Community Evergreen Buffer Planting Design’ would also create a lovely backdrop for any seasonal flowering small trees and shrubs the Wilgus development plan might like to add in the foreground.

If this buffer is planted on a raised berm (18”-24” high, see attached plan) constructed of excavated material from the site, and well-amended with reserved or additional top soil and compost, the raised planting will more quickly achieve the privacy/buffer goals, and recycle natural materials on site. It will also help control storm water run-off between the communities.

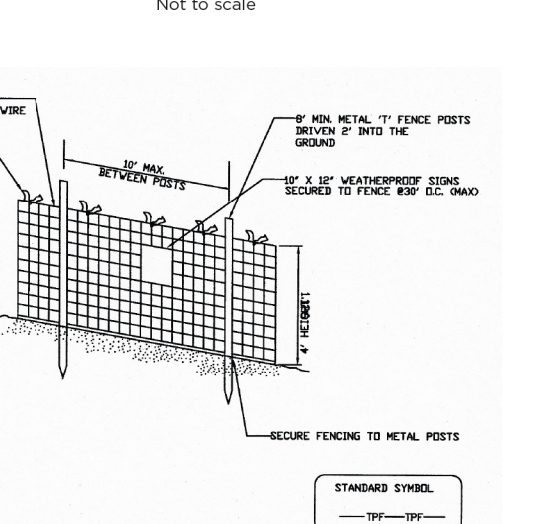
An extension of the existing stone wall should be considered to help control run-off and provide stability for a new berm.

As with any new plant installation, success depends upon proper site preparation, planting techniques, water and care during the initial several growing seasons, until the new trees are well established.

The original of this drawing document was prepared by Soltesz, Inc. (SOLTESZ). This document was not obtained directly from SOLTESZ and/or it was transmitted electronically. SOLTESZ cannot guarantee that unauthorized changes and/or alterations were made by others. If verification of the information contained herein is needed, contact should be made directly with SOLTESZ. SOLTESZ makes no warranties, express or implied, concerning the accuracy of any information that has been transmitted by electronic means.

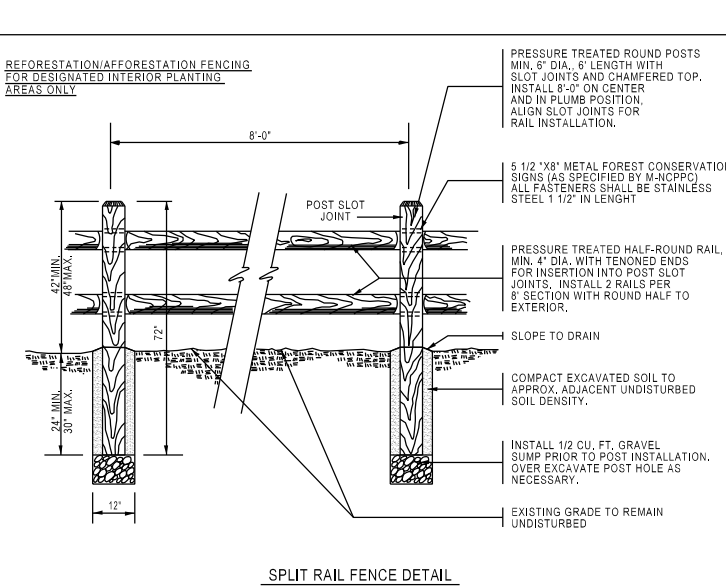
PLANNING DEPARTMENT USE ONLY (E-PLANS)

Tree Protection Fence Detail



- NOTES:
1. Practice may be combined with sediment control fencing.
 2. Location and limits of fencing should be coordinated in field with arborist.
 3. Boundaries of protection area should be staked prior to installing protective device.
 4. Root damage should be avoided.
 5. Protection signage is required.
 6. Fencing should be maintained throughout construction.

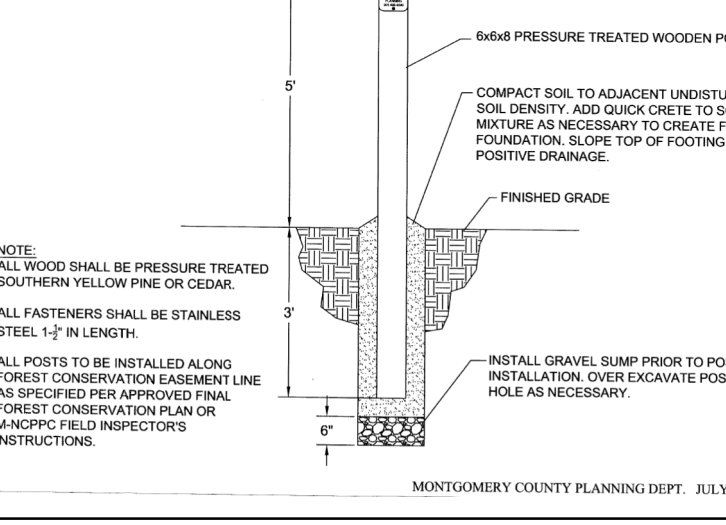
SPLIT RAIL FENCE DETAIL



- NOTE:
1. FOREST PROTECTION FENCE ONLY
 2. BETWEEN AREA AND THE REST OF THE REVIEW PROCESS
 3. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED AND FLAGGED
 4. ROOT DAMAGE SHOULD BE AVOIDED
 5. PROTECTIVE SIGNAGE IS REQUIRED
 6. FENCING SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION



PERMANENT FOREST CONSERVATION EASEMENT SIGNAGE



PERMANENT FOREST CONSERVATION SIGN

NOT TO SCALE

SIGNIFICANT AND SPECIMEN TREE LIST									
Tree #	Common Name	Scientific Name	DBH (inches)	CRZ Area	CRZ Impacted	% Impacted	Cond.	Remove/Save	
17	Tulip Tree	Liriodendron tulipifera	25	4069	4069	100.0%	Fair	Remove	
18	Tulip Tree	Liriodendron tulipifera	25	4416	4416	100.0%	Poor	Remove	
19	Tulip Tree	Liriodendron tulipifera	25	4416	4416	100.0%	Poor	Remove	
21	Tulip Tree	Liriodendron tulipifera	28	5539	5539	100.0%	Poor	Remove	
25	Tulip Tree	Liriodendron tulipifera	28	5539	5539	100.0%	Fair	Remove	
32	Tulip Tree	Liriodendron tulipifera	28	5539	5539	100.0%	Poor	Remove	
38	Tulip Tree	Liriodendron tulipifera	24	4069	4069	100.0%	Fair	Remove	
39	Tulip Tree	Liriodendron tulipifera	28	5539	5539	100.0%	Fair	Remove	
40	Tulip Tree	Liriodendron tulipifera	26	4776	4776	100.0%	Poor	Remove	
42	Tulip Tree	Liriodendron tulipifera	26	4776	4776	100.0%	Fair	Remove	
44	Tulip Tree	Liriodendron tulipifera	24	4069	4069	100.0%	Fair	Remove	
46	Tulip Tree	Liriodendron tulipifera	28	5539	5539	100.0%	Fair	Remove	
47	Tulip Tree	Liriodendron tulipifera	28	5539	5539	100.0%	Fair	Remove	
49	Tulip Tree	Liriodendron tulipifera	28	5539	5539	100.0%	Fair	Remove	
52	Black Oak	Quercus velutina	26	4776	4776	100.0%	Fair	Remove	
59	Tulip Tree	Liriodendron tulipifera	26	4776	4776	100.0%	Fair	Remove	
60	Tulip Tree	Liriodendron tulipifera	28	5539	5539	100.0%	Fair	Remove	
63	Tulip Tree	Liriodendron tulipifera	26	4776	4776	100.0%	Poor	Remove	
64	Tulip Tree	Liriodendron tulipifera	28	5539	5539	100.0%	Fair	Remove	
65	Tulip Tree	Liriodendron tulipifera	26	4776	4776	100.0%	Fair	Remove	
68	Tulip Tree	Liriodendron tulipifera	28	5539	5539	100.0%	Fair	Remove	
69	Tulip Tree	Liriodendron tulipifera	26	4776	4776	100.0%	Fair	Remove	
74	Tulip Tree	Liriodendron tulipifera	24	4069	4069	100.0%	Poor	Remove	
81	Tulip Tree	Liriodendron tulipifera	28	5539	5539	100.0%	Fair	Remove	
95	Red Maple	Acer rubrum	28	5539	5539	100.0%	Poor	Remove	
108	Red Maple	Acer rubrum	28	5539	5539	100.0%	Poor	Remove	
110	Tulip Tree	Liriodendron tulipifera	24	4069	4069	100.0%	Poor	Remove	
122	Black Cherry	Prunus serotina	26	4776	4776	100.0%	Poor	Remove	
129	Red Maple	Acer rubrum	26	4776	4776	100.0%	Poor	Remove	
131	Black Locust	Robinia pseudoacacia	28	5539	5539	100.0%	Fair	Remove	
132	Black Locust	Robinia pseudoacacia	26	4776	4776	100.0%	Poor	Remove	
138	Tulip Tree	Liriodendron tulipifera	28	5539	5539	100.0%	Fair	Remove	
144	Silver Maple	Acer saccharinum	26	4776	4776	100.0%	Poor	Remove	
146	Black Locust	Robinia pseudoacacia	28	5539	5539	100.0%	Poor	Remove	
147	Black Locust	Robinia pseudoacacia	28	5539	5539	100.0%	Poor	Remove	
149	Eastern Cottonwood	Populus deltoides	26	4776	4776	100.0%	Fair	Remove	
150	Black Locust	Robinia pseudoacacia	28	5539	5539	100.0%	Poor	Remove	
151	Black Locust	Robinia pseudoacacia	26	4776	4776	100.0%	Poor	Remove	
152	Red Maple	Acer rubrum	28	5539	5539	100.0%	Fair	Remove	
153	Red Maple	Acer rubrum	28	5539	1785	32.2%	Fair	Remove	
1	Tulip Tree	Liriodendron tulipifera	38	10202	10202	100.0%	Good	Remove	
2	Tulip Tree	Liriodendron tulipifera	44	13678	13678	100.0%	Fair	Remove	
3	Tulip Tree	Liriodendron tulipifera	36	9156	9156	100.0%	Fair	Remove	
4	Tulip Tree	Liriodendron tulipifera	41	11876	11876	100.0%	Poor	Remove	
5	Tulip Tree	Liriodendron tulipifera	36	9156	9156	100.0%	Fair	Remove	
6	Tulip Tree	Liriodendron tulipifera	38	10202	10202	100.0%	Fair	Remove	
7	Tulip Tree	Liriodendron tulipifera	41	11876	11876	100.0%	Fair	Remove	
8	Tulip Tree	Liriodendron tulipifera	38	10202	10202	100.0%	Fair	Remove	
9	Tulip Tree	Liriodendron tulipifera	38	23767	23767	100.0%	Fair	Remove	
10	Tulip Tree	Liriodendron tulipifera	30	6359	6359	100.0%	Fair	Remove	
11	Tulip Tree	Liriodendron tulipifera	42	12463	12463	100.0%	Poor	Remove	
12	Tulip Tree	Liriodendron tulipifera	30	6359	6359	100.0%	Poor	Remove	
13	Tulip Tree	Liriodendron tulipifera	36	9156	9156	100.0%	Poor	Remove	
14	Tulip Tree	Liriodendron tulipifera	36	9156	9156	100.0%	Poor	Remove	
15	Tulip Tree	Liriodendron tulipifera	36	9156	9156	100.0%	Fair	Remove	
16	Tulip Tree	Liriodendron tulipifera	36	9156	9156	100.0%	Poor	Remove	
20	Tulip Tree	Liriodendron tulipifera	30	6359	6359	100.0%	Fair	Remove	
22	Tulip Tree	Liriodendron tulipifera	30	6359	6359	100.0%	Poor	Remove	
23	Tulip Tree	Liriodendron tulipifera	38	10202	10202	100.0%	Poor	Remove	
24	Tulip Tree	Liriodendron tulipifera	32	7235	7235	100.0%	Fair	Remove	
26	Tulip Tree	Liriodendron tulipifera	36	9156	9156	100.0%	Poor	Remove	
27	Tulip Tree	Liriodendron tulipifera	32	7235	7235	100.0%	Poor	Remove	
28	Tulip Tree	Liriodendron tulipifera	40	11304	11304	100.0%	Fair	Remove	
29	Tulip Tree	Liriodendron tulipifera	38	10202	10202	100.0%	Poor	Remove	
30	Tulip Tree	Liriodendron tulipifera	48	16278	16278	100.0%	Fair	Remove	
31	Tulip Tree	Liriodendron tulipifera	34	8167	8167	100.0%	Fair	Remove	
33	Tulip Tree	Liriodendron tulipifera	36	9156	9156	100.0%	Fair	Remove	
34	Tulip Tree	Liriodendron tulipifera	32	7235	7235	100.0%	Fair	Remove	
35	Tulip Tree	Liriodendron tulipifera	32	7235	7235	100.0%	Fair	Remove	
36	Tulip Tree	Liriodendron tulipifera	38	10202	10202	100.0%	Fair	Remove	
37	Tulip Tree	Liriodendron tulipifera	38	10202	10202	100.0%	Fair	Remove	
41	Tulip Tree	Liriodendron tulipifera	38	10202	10202	100.0%	Fair	Remove	
43	Tulip Tree	Liriodendron tulipifera	36	9156	9156	100.0%	Fair	Remove	
45	Tulip Tree	Liriodendron tulipifera	36	9156	9156	100.0%	Poor	Remove	
50	Tulip Tree	Liriodendron tulipifera	36	9156	9156	100.0%	Fair	Remove	
51	Tulip Tree	Liriodendron tulipifera	64	28938	28938	100.0%	Poor	Remove	
52	Hickory species	Carya spp.	30	6359	6359	100.0%	Poor	Remove	
54	Black Oak	Quercus velutina	34	8167	8167	100.0%	Fair	Remove	
55	Tulip Tree	Liriodendron tulipifera	42	12463	12463	100.0%	Fair	Remove	
56	White Oak	Quercus alba	38	10202	10202	100.0%	Fair	Remove	
57	Tulip Tree	Liriodendron tulipifera	30	6359	6359	100.0%	Fair	Remove	
58	Tulip Tree	Liriodendron tulipifera	30	6359	6359	100.0%	Fair	Remove	
61	Tulip Tree	Liriodendron tulipifera	34	8167	8167	100.0%	Poor	Remove	
62	Tulip Tree	Liriodendron tulipifera	38	10202	10202	100.0%	Fair	Remove	
66	Tulip Tree	Liriodendron tulipifera	36	9156	9156	100.0%	Fair	Remove	
67	Tulip Tree	Liriodendron tulipifera	36	9156	9156	100.0%	Fair	Remove	
70	Tulip Tree	Liriodendron tulipifera	38	10202	10202	100.0%	Poor	Remove	
71	Tulip Tree	Liriodendron tulipifera	38	10202	10202	100.0%	Fair	Remove	
73	Tulip Tree	Liriodendron tulipifera	36	9156	9156	100.0%	Poor	Remove	
75	Tulip Tree	Liriodendron tulipifera	38	10202	10202	100.0%	Poor	Remove	
76	Tulip Tree	Liriodendron tulipifera	48	16278	16278	100.0%	Poor	Remove	
77	Tulip Tree	Liriodendron tulipifera	34	8167	8167	100.0%	Poor	Remove	
79	Tulip Tree	Liriodendron tulipifera	32	7235	7235	100.0%	Poor	Remove	
80	Tulip Tree	Liriodendron tulipifera	30	6359	6359	100.0%	Poor	Remove	
82	Tulip Tree	Liriodendron tulipifera	45	14307	14307	100.0%	Fair	Remove	
85	Tulip Tree	Liriodendron tulipifera	36	9156	9156	100.0%	Fair	Remove	
86	Tulip Tree	Liriodendron tulipifera	48	16278	16278	100.0%	Fair	Remove	
87	Tulip Tree	Liriodendron tulipifera	36	9156	9156	100.0%	Fair	Remove	
88	Tulip Tree	Liriodendron tulipifera	36	9156	9156	100.0%	Fair	Remove	
89	Tulip Tree	Liriodendron tulipifera	52	19104	19104	100.0%	Fair	Remove	
90	Tulip Tree	Liriodendron tulipifera	56	22156	22156	100.0%	Fair	Remove	
91	Tulip Tree	Liriodendron tulipifera	56	22156	22156	100.0%	Fair	Remove	
92	Tulip Tree	Liriodendron tulipifera	60	25434	25434	100.0%	Poor	Remove	
93	Tulip Tree	Liriodendron tulipifera	40	11304	11304	100.0%	Fair	Remove	
94	Tulip Tree	Liriodendron tulipifera	38	10202	10202	100.0%	Fair	Remove	
96	Tulip Tree	Liriodendron tulipifera	42	12463	12463	100.0%	Fair	Remove	
97	Tulip Tree	Liriodendron tulipifera	48	16278	16278	100.0%	Fair	Remove	
98	Tulip Tree	Liriodendron tulipifera	46	14950	14950	100.0%	Fair	Remove	
99	Tulip Tree	Liriodendron tulipifera	52	19104	19104	100.0%	Fair	Remove	
100	Hickory species	Carya spp.	30	6359	6359	100.0%	Fair	Remove	
101	Black Oak	Quercus velutina	52	19104	19104	100.0%	Fair	Remove	
102	Tulip Tree	Liriodendron tulipifera	48	16278	16278	100.0%	Fair	Remove	
103	White Oak	Quercus alba	48	16278	16278	100.0%	Fair	Remove	
104	Tulip Tree	Liriodendron tulipifera	56	22156	22156	100.0%	Fair	Remove	
105	Tulip Tree	Liriodendron tulipifera	38	10202	10202	100.0%	Fair	Remove	
106	Tulip Tree	Liriodendron tulipifera	41	11876	11876	100.0%	Fair	Remove	
107	Tulip Tree	Liriodendron tulipifera	41	11876	11876	100.0%	Fair	Remove	
109	Tulip Tree	Liriodendron tulipifera	30	6359	6359	100.0%	Poor	Remove	
111	Tulip Tree	Liriodendron tulipifera	34	8167	8167	100.0%	Fair	Remove	
112	Tulip Tree	Liriodendron tulipifera	54	20602	20602	100.0%	Fair	Remove	
113	Red Maple	Acer rubrum	34	8167	8167	100.0%	Fair	Remove	
114	Tulip Tree	Liriodendron tulipifera	44	13678	13678	100.0%	Fair	Remove	
115	Tulip Tree	Liriodendron tulipifera	38	10202	10202	100.0%	Fair	Remove	
116	Tulip Tree	Liriodendron tulipifera	48	16278	16278	100.0%	Fair	Remove	
117	Tulip Tree	Liriodendron tulipifera	38	10202	10202	100.0%	Fair	Remove	
118	Tulip Tree	Liriodendron tulipifera	46	14950	14950	100.0%	Fair	Remove	
119	Tulip Tree	Liriodendron tulipifera	38	10202	10202	100.0%	Fair	Remove	
120	Tulip Tree	Liriodendron tulipifera	41	11876	11876	100.0%	Fair	Remove	
121	Tulip Tree	Liriodendron tulipifera	30	6359	6359	100.0%	Poor	Remove	
123	Honeylocust	Gleditsia triacanthos	38	10202	10202	100.0%	Poor	Remove	
124	Tulip Tree	Liriodendron tulipifera	42	12463	12463	100.0%	Poor	Remove	
125	Tulip Tree	Liriodendron tulipifera	44	13678	13678	100.0%	Fair	Remove	
126	Tulip Tree	Liriodendron tulipifera	38	10202	10202	100.0%	Poor	Remove	
127	Tulip Tree	Liriodendron tulipifera	38	10202	10202	100.0%	Poor	Remove	
128	Tulip Tree	Liriodendron tulipifera	38	10202	10202	100.0%	Poor	Remove	
130	Ash species	Fraxinus spp.	34	8167	8167	100.0%	Poor	Remove	
131	Black Locust	Robinia pseudoacacia	32	7235	7235	100.0%	Poor	Remove	
134	Tulip Tree	Liriodendron tulipifera	36	9156	9156	100.0%	Poor	Remove	
135	Tulip Tree	Liriodendron tulipifera	36	9156	9156	100.0%	Poor	Remove	
136	Tulip Tree	Liriodendron tulipifera	38	10202	10202	100.0%	Fair	Remove	
137	Tulip Tree	Liriodendron tulipifera	42	12463	12463	100.0%	Fair	Remove	
139	Black Locust	Robinia pseudoacacia	36	9156	9156	100.0%	Fair	Remove	
140	Black Locust	Robinia pseudoacacia	36	9156	9156	100.0%	Poor	Remove	
142	Chestnut oak	Quercus montana	32	7235	7235	100.0%	Fair	Remove	
143	Whitebark Pine	Pinus strobus	32	7235	7235	100.0%	Fair	Remove	
145	Black Locust	Robinia pseudoacacia	38	10202	10202	100.0%	Poor	Remove	
148	Eastern Cottonwood	Populus deltoides	30	6359	6359	100.0%	Poor	Remove	

**Statement of Justification
For the Use of Private Residential Roads
WILGUS
Preliminary Plan No. 120200140**

On behalf of Wilgus-Montrose Associates, LLC (the “Applicant”) and in accordance with Section 4.3.E.4 of Chapter 50 of the Montgomery County Code (the “Subdivision Regulations”), this statement is submitted in justification of the use of private roads as part of the preliminary plan (Preliminary Plan No. 120200140) for Wilgus. Attached are the preliminary plan drawing and roadway typical cross-sections.

I. Introduction

Applicant proposes the development of up to 1,025,789 square feet of multi-unit and townhouse residential uses and up to 248,709 square feet of commercial uses for a total cumulative density of up to 1,274,489 square feet, with associated public benefits to support incentive density (the “Project”).

The Project proposes two public roads: Stonehenge Place and Street “C”. Stonehenge Place is an existing public road that provides access off Montrose Parkway to the Cherington townhouses. The Project proposes to extend Stonehenge Place (also known as Street B-2) to Montrose Road as required per the White Flint 2 Sector Plan. The second public roadway proposed for the Project is Street “C”, which will connect Montrose Parkway and Montrose Road.

As shown on the attached plan, Applicant also proposes to provide three private roads:

- Private Street “A” between Stonehenge Rd. Extended and Street “C” as a modified secondary road;
- Private Street “B” between Stonehenge Rd. Extended and East Jefferson Street as a modified tertiary road; and
- Private Street “D” between Street “A” and Alley 7 as a modified secondary road

Private Street “A” will provide access to Alleys 3-5, Private Street “B” will provide access to Alleys 8-11, and Private Street “D” will provide access to Alleys 6-7.

The Project’s private road and alleys will be maintained by a future homeowners’ association, funded by association dues, and held in an appropriate reserve fund for maintenance and replacement.

II. Requirements for Consideration

In order to be considered for approval as a private street under Section 4.3.E.4 of the Subdivision Regulations, a proposed road must not be needed to maintain area circulation, provide continuous corridors to serve the general public and quasi-public needs such as communication, utility, and future potential transportation or other systemic

needs that serve the public on a long-term basis, and is not needed to be part of the network modeled for area capacity.

The proposed private roads and alleys are internal to the proposed development, do not serve area circulation, and are only needed for circulation within the Project. They are not part of a continuous corridor and are not part of the network modeled for the area capacity. They are not necessary to serve the general public needs for communication, utility, or future potential transportation.

The development will be served by public roads: Stonehenge Place Extended (B-2) and Street "C", both of which are classified as business district roads. These two roads will provide full circulation through the Project and offer new connections to the surrounding street network. Applicant's proposed private streets, therefore, do not create a segmented pattern of road ownership, or negatively affect the development of other properties.

III. Justification

In accordance with Section 4.3.E.4.b of the Subdivision Regulations, the following are design elements of the proposed private roads that do not meet public road standards for a secondary street for Private Street "A" and "D" and for a tertiary street for Private Streets "B".

Private Street "A" (MOD. MC-2002.02)

- Right of way width of 52'
- Through lane abutting outside curb is 10'
- Tree panel is 6'
- PUE will be inside road right-of-way
- Maintenance strip behind sidewalk is 1'

The parcel width of Private Street "A" and the through lane width of the outside curb lane are narrower than a standard secondary road. Specifications for the remaining pavement width, surface depth and structural design will be designed in accordance with sound engineering principles for safe use and will be in accordance with public secondary road standards. Specifically, the Private Street "A" standards relative to horizontal and vertical alignment for the intended target speed, adequate typical sections for vehicles, pedestrians, and bicyclists, compliance with the Americans with Disabilities Act, drainage and stormwater management facilities, intersection spacing and driveway locations, parking, lighting, landscaping, utilities and turning radii will be in accordance with County standards for public roads. Private Street "A" will not be discernable as different from the public street that it connects to, and will function properly for safe vehicular and pedestrian traffic and emergency access.

Private Street “B” (MOD. MC-2001.01)

- Right of way width of 33’
- Superelevated cross slope of 3%
- Grass panel and sidewalk only on one side of road
- PUE will be inside road right-of-way
- Maintenance strip behind sidewalk is 1’
- Centerline radius of 35’

The parcel width of Private Street “B” is narrower than a standard tertiary road. Specifications for pavement width, surface depth and structural design will be designed in accordance with sound engineering principles for safe use and will be in accordance with public tertiary road standards. The road cross slope and horizontal alignment of Private Street “B” are nonstandard. Although the centerline radius does not meet the minimum standards, the smaller radius is more beneficial because it creates traffic claiming along a street where vehicles will be backing out of the driveways. The Private Street “B” standards relative to vertical alignment for the intended target speed, adequate typical sections for vehicles, pedestrians, and bicyclists, compliance with the Americans with Disabilities Act, drainage and stormwater management facilities, intersection spacing and driveway locations, parking, lighting, landscaping, utilities and turning radii will be in accordance with County standards for public roads. The private street will not be discernable as different from the public street that it connects to, and will function properly for safe vehicular and pedestrian traffic and emergency access.

Private Street “D” (MOD. MC-2002.02)

- Right of way width of 45’
- Through lane abutting outside curb is 10’
- Superelevated cross slope of 3%
- Tree panel is 6’ and only on one side
- PUE will be inside road right-of-way
- Maintenance strip behind sidewalk is 1’

The parcel width of Private Street “D” and the through lane width of the outside curb lane are narrower than a standard secondary road. The road cross slope of Private Street “D” are also nonstandard. Specifications for the remaining pavement width, surface depth and structural design will be designed in accordance with sound engineering principles for safe use and will be in accordance with public secondary road standards. Specifically, the Private Street “D” standards relative to horizontal and vertical alignment for the intended target speed, adequate typical sections for vehicles, pedestrians, and bicyclists, compliance with the Americans with Disabilities Act, drainage and stormwater management facilities, intersection spacing and driveway locations, parking, lighting, landscaping, utilities and turning radii will be in accordance with County standards for public roads. Private Street “A” will not be discernable as different from the public street that it connects to, and will function properly for safe vehicular and pedestrian traffic and emergency access.

The justification why these design elements are necessary for the proposed development are:

A. Private Street "A"

The location and alignment of proposed Private Street "A" were selected to align with Stonehenge Place in the Cherington townhouse development and the main driveway in the east portion of the site. Existing Stonehenge Place in the Cherington townhouse development is a private road and the proposed driveway on the east side of the site will be a private drive. Therefore, it makes sense that the road segment in between them, Private Street "A", should also be a private road. Street "A" needs to be private to fit the PUE inside the road right-of-way. However, at a meeting with MCDOT on October 8, 2019, MCDOT indicated a possibility of allowing the PUE in the public right of way. If this modification is allowed, Private Street "A" could be made public with a design modification and Applicant is revising its previously submitted design exception package to reflect this option.

B. Private Street "B"

The location and alignment of proposed Private Street "B" were selected for two reasons. First, the street access points were based on the required 150' intersection spacing from Montrose Parkway per Section 4.3.E.2.f.ii of the Subdivision Regulations. Second, Private Street "B" in previous layouts was a straight tangent from the access points with townhomes in the configurations as currently shown on the ends where the sticks run north to south. However, M-NCPPC requested that the Project's townhomes front East Jefferson, Montrose Parkway, and Stonehenge Place Extended. This request caused the street to shift south as it is currently shown. This shift caused the horizontal alignment to not meet the minimum standards. However, this shift also benefits the Cherington community because it moves the road away from the existing townhouses to mitigate noise. Private Street "B" needs to have a superelevated cross slope to assist with grading, keep surface flow from flowing towards the existing community that already has drainage problems, and to reduce the area where stormwater facilities are proposed.

C. Private Street "D"

Private Street "D" needs to have a superelevated cross slope to assist with grading and to reduce the area where stormwater facilities are proposed.

IV. Additional Information

All alleys will be built to the 20-foot paving width and surface depth standard, and will serve as secondary access to the Project's rear-loaded townhouses. Specifications for pavement width, surface depth and structural design will be in accordance with public tertiary road standards. The proposed road and sidewalks will comply with ADA standards.

The private road and alleys will each be within its own separate parcel and will be subject to public access and utility easements.

The proposed private secondary roads, Private Streets "A" and "D", only connect to no more than one higher classification road the roads do not need to be extended onto adjacent property to facilitate a future subdivision. In addition, the proposed private tertiary road, Private Street "B", is not a cul-de-sac (pg.50-54 of the County Code).

The use of private roads will serve the public good by providing appropriate access while addressing the particular characteristics of the site and overall compatibility with the surrounding neighborhood.

If you should have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

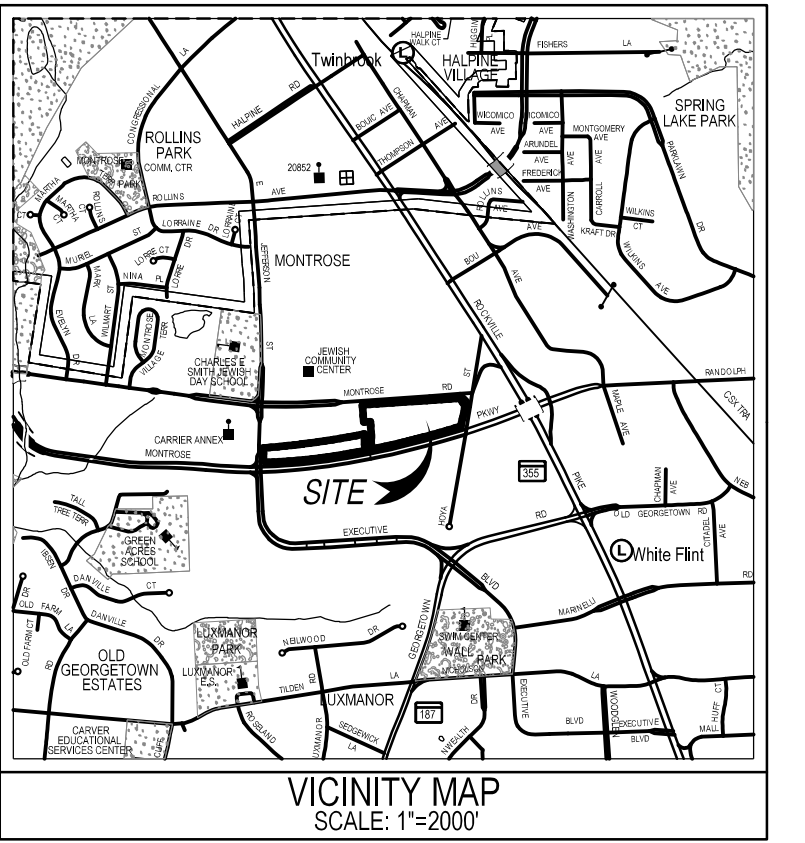
Soltesz, Inc.

Brandon J. Fritz, PE
Project Manager

cc: Bob Mazzuca
Barbara Sears

WILGUS TRACT PRELIMINARY PLAN

POTOMAC (1ST) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND



PLANNING DEPARTMENT USE ONLY (E-PLANS)

DEVELOPER
WILCO CONSTRUCTION CO., INC.
7811 MONTROSE ROAD, SUITE 200
POTOMAC, MD 20854
(240) 399-1421

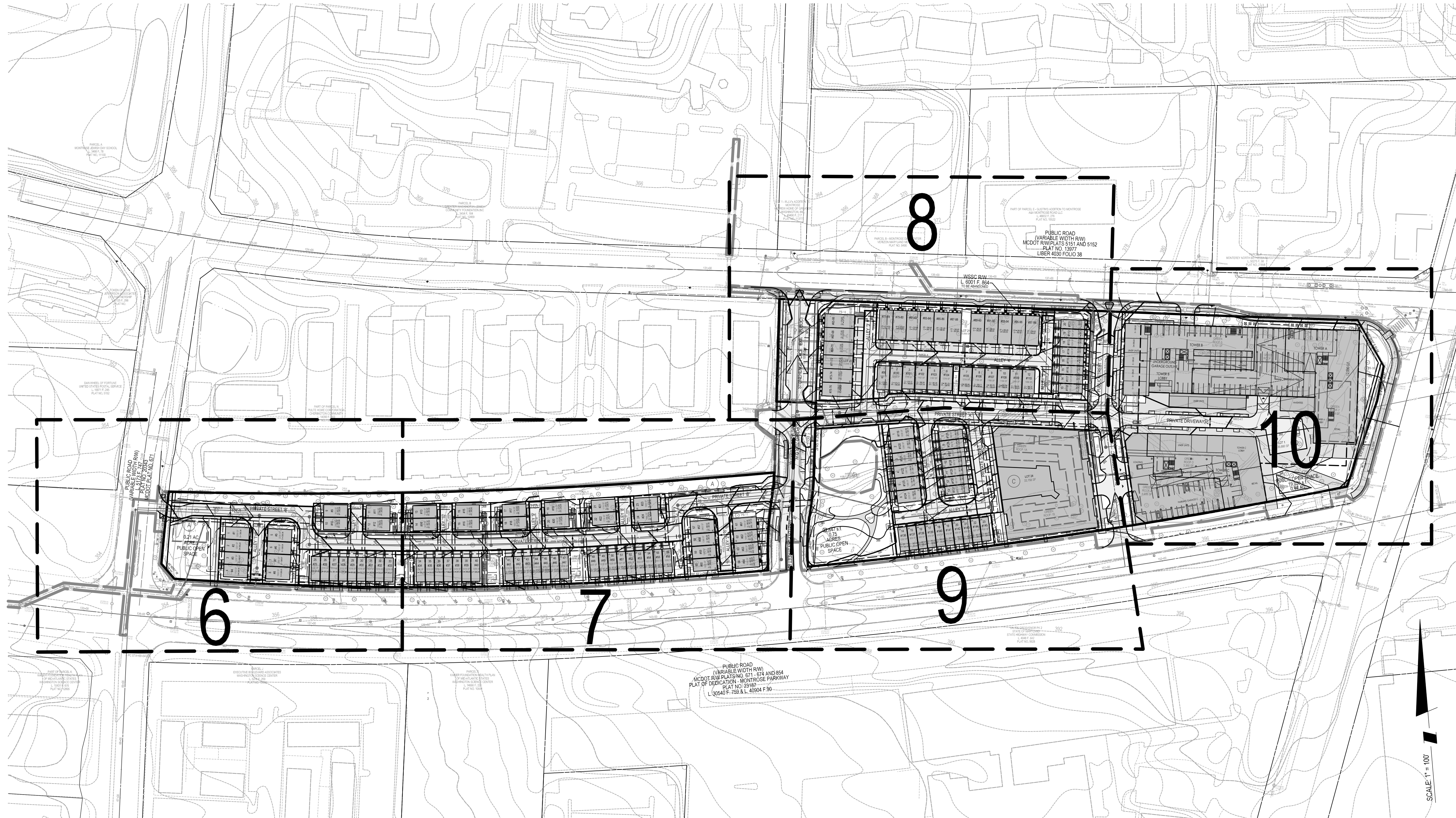
CIVIL ENGINEER / LANDSCAPE ARCHITECT
SOLTESZ, INC.
2 RESEARCH PLACE, SUITE 100
ROCKVILLE, MD 20850
(301) 948-2750, (301) 948-9067 FAX

ATTORNEY
LINOWES & BLOCHER LLP
7200 WISCONSIN AVE, SUITE 800
BETHESDA, MD 20814
(301) 961-5157

ARCHITECT
KGD ARCHITECTURE
1101 15TH STREET, NW
WASHINGTON, DC 20005
(202) 338-3800

LAND PLANNER / ARCHITECT
LESSARD DESIGN, INC.
8251 LEESBURG PIKE, 7TH FLOOR
VIENNA, VA 22182
(571) 830-1880

ARCHITECT
WINCHESTER HOMES INC.
12435 PARK POTOMAC AVENUE, SUITE 600
POTOMAC, MD 20854
(301) 802-4832



GENERAL NOTES:

- The site has zones 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 original gross tract area of the site is 16.64 acres prior to dedication.
- Parcels included on this site or N273, N279, N208, N174, and N231. The site tax account numbers are 01779150, 01779161, 03185884, 03185884, and 01822961.
- 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 MCATLAS.
- The site is not in a floodplain according to the information from the MCATLAS.
- A small area of wetland was identified in the southeastern portion of the site. The wetland delineation is shown per McCarthy & Associates, Inc.
- 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 state or county champion trees on the property.
- No rare threatened or endangered species were found on the site per DNR letter dated 27 June 2001.
- General locations of the buildings are shown. Some shifting of building locations are anticipated as part of the site plan process.

LEGEND:

	EXISTING GRADE
	PROPOSED GRADE
	EXISTING BUILDING
	PROPOSED BUILDING
	PROPOSED UNDERGROUND PARKING
	PROPOSED RIGHT OF WAY
	PROPOSED WATER LINE
	EXISTING 12" WATER LINE
	PROPOSED SEWER
	EXISTING SEWER
	PROPOSED PUE
	PROPOSED STORM PIPE
	EXISTING STORM PIPE
	WETLAND (TO BE REMOVED)

100 50 0 100 200

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. 26286 EXPIRATION DATE: 06/21/21

COVER SHEET

PRELIMINARY PLAN
WILGUS TRACT
120200140

POTOMAC (1ST) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION
AND BELIEF, THAT THE PLAN SHOWN HEREON CONFORMS WITH THE MONTGOMERY COUNTY
SUBDIVISION REGULATIONS AS ADOPTED OCTOBER 1961 AND AS AMENDED THEREAFTER.

SIGNATURE: _____ DATE: _____
PRINTED NAME: BRANDON J. FRITZ, P.E. TITLE: PROJECT MANAGER
MD. REG. NO. 26286



ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067

Rockville
Lanham
Waldorf
Leonardtown
Frederick
Soltesz DC, LLC

NO. _____ DATE: JANUARY 2020
DESIGNED: KDL
CAO STANDARDS VERSION: 18 - NCS
TECHNICIAN: NC
BY _____ DATE _____
CHECKED: BJF

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
PIES 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

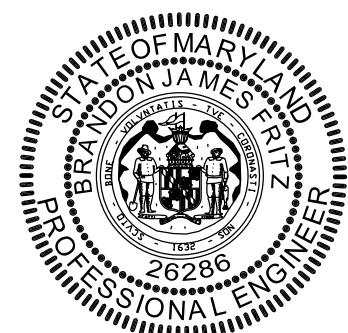
WILGUS/MONTROSE ASSOCIATES LLC
7811 MONTROSE ROAD
SUITE 200
POTOMAC, MD 20854
PHONE: (240) 399-1500
RICHARD@WILCO.COM
RICHARD COHEN

MAP ADC GRID 5285

TAX MAP G062

WISC 200 SHEET 215 NW 06

SITE DATUM
HORIZONTAL: NAD83
VERTICAL: NAD83



1" = 100'

SHEET 1

OF 10

PROJECT NO.
1325-02-01

PLANNING DEPARTMENT USE ONLY (E-PLANS)

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAN SHOWN HEREON CONFORMS WITH THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS AS ADOPTED OCTOBER 1961 AND AS AMENDED THEREAFTER.

SIGNATURE: _____ DATE: _____

PRINTED NAME: BRANDON J. FRITZ, P.E. TITLE: PROJECT MANAGER

MD. REG. NO. 26286



SOLTESZ, INC.
Engineering
Surveying
Planning
Environmental Sciences

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.		REVISIONS		BY	DATE
1		DATE: JANUARY 2020		CAO STANDARDS VERSION: V8 - NCS	
DESIGNED: KDL		TECHNICIAN: NC		CHECKED: BJF	

MISS UTILITY NOTE

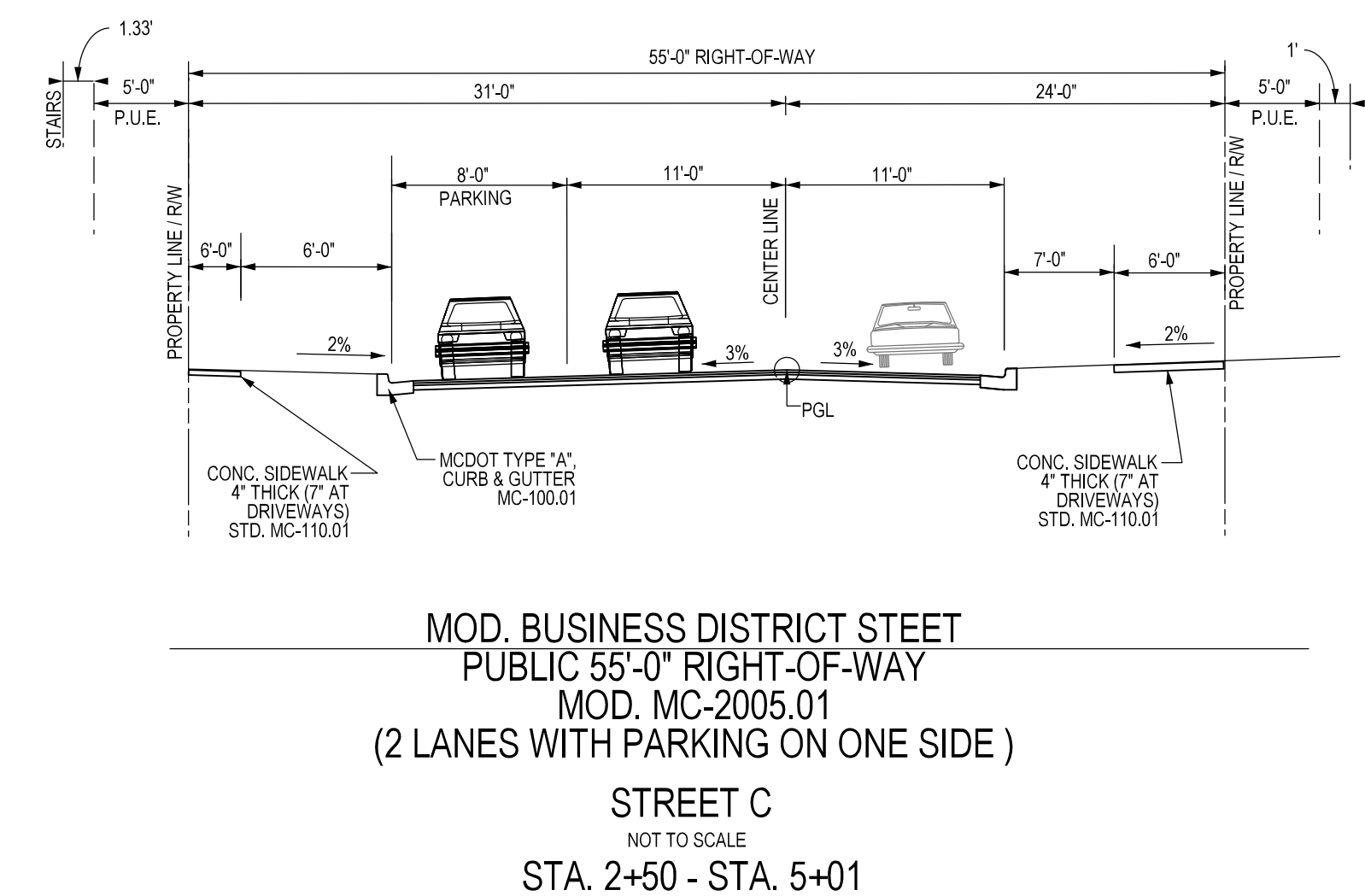
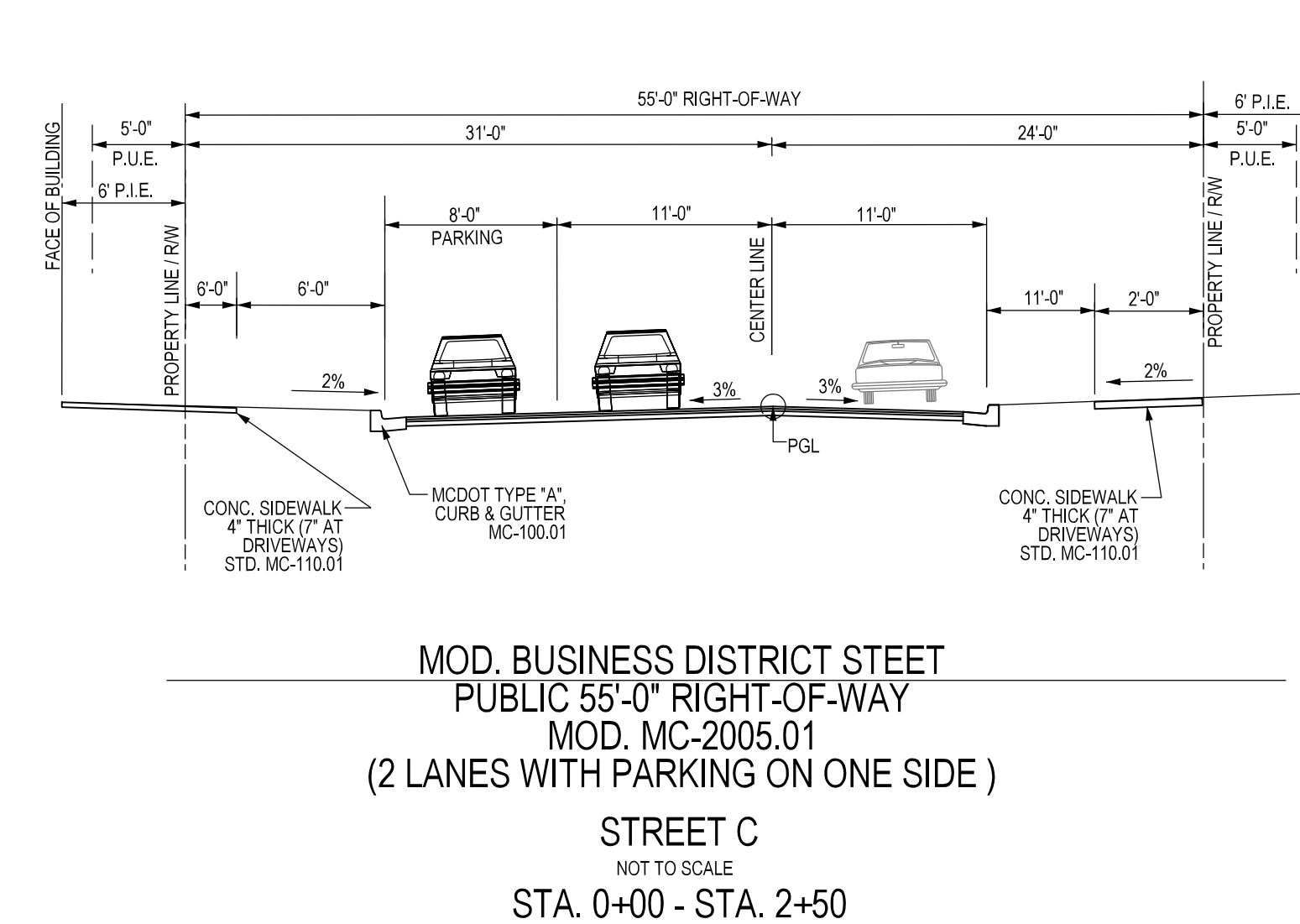
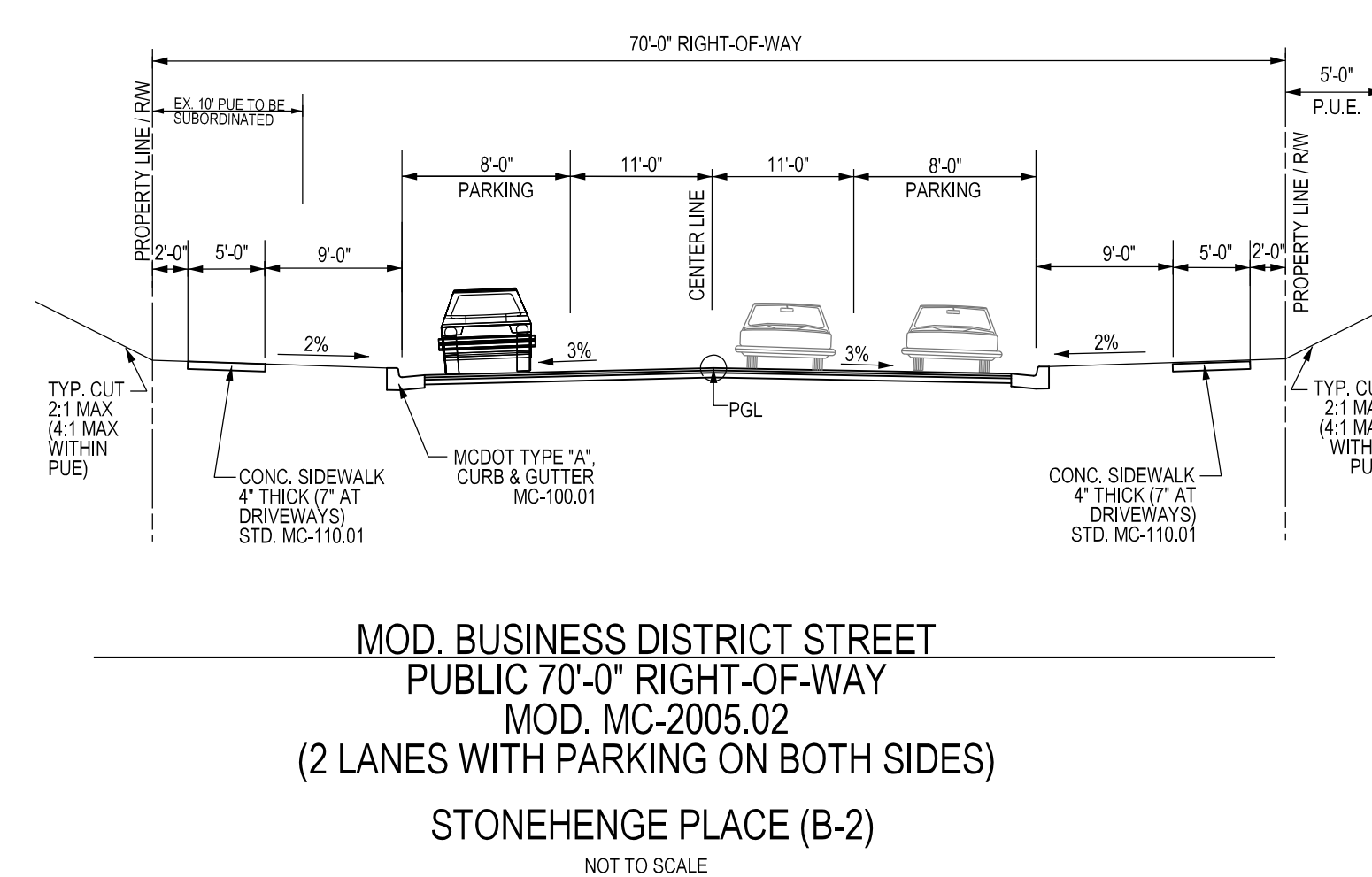
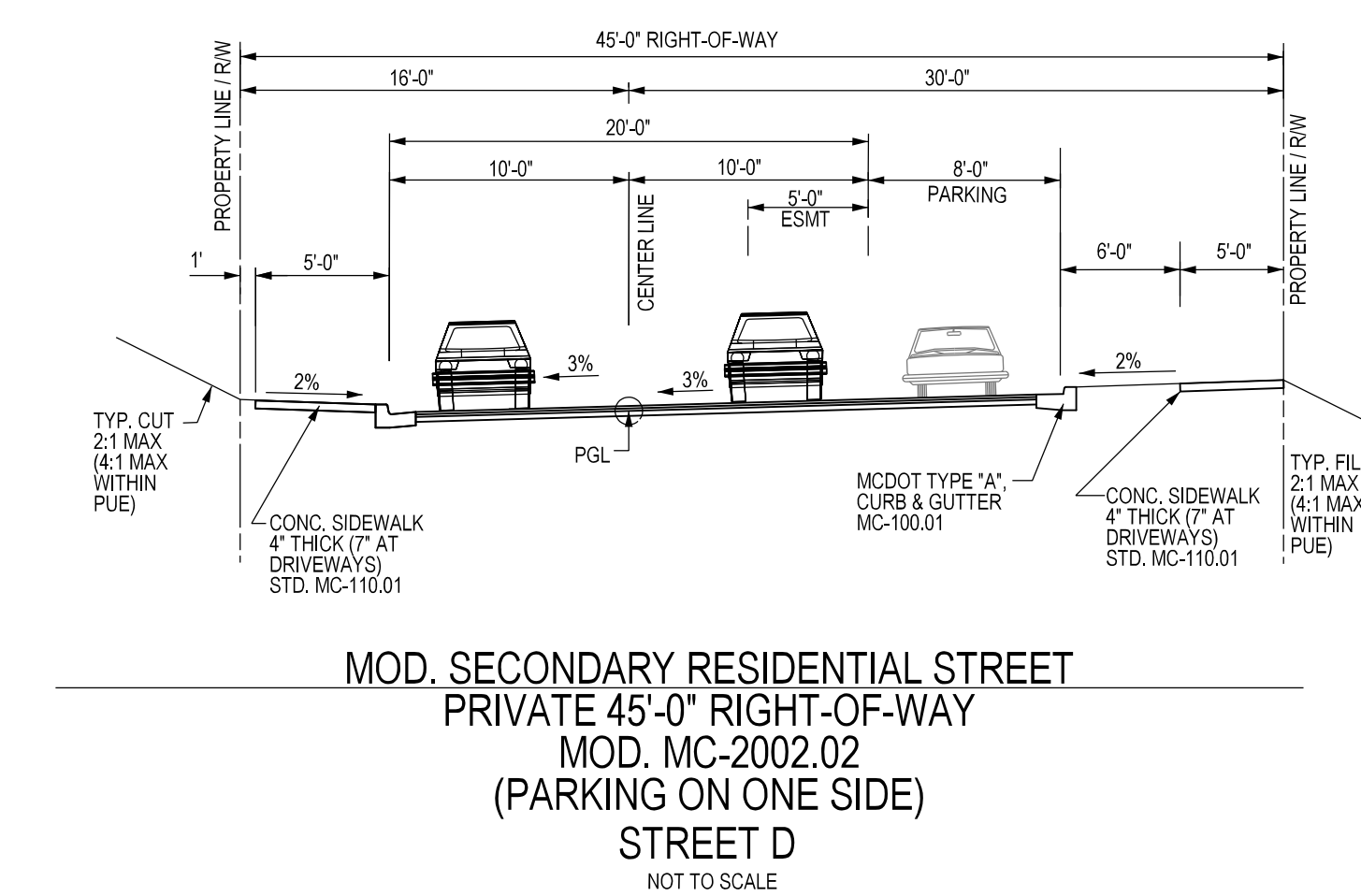
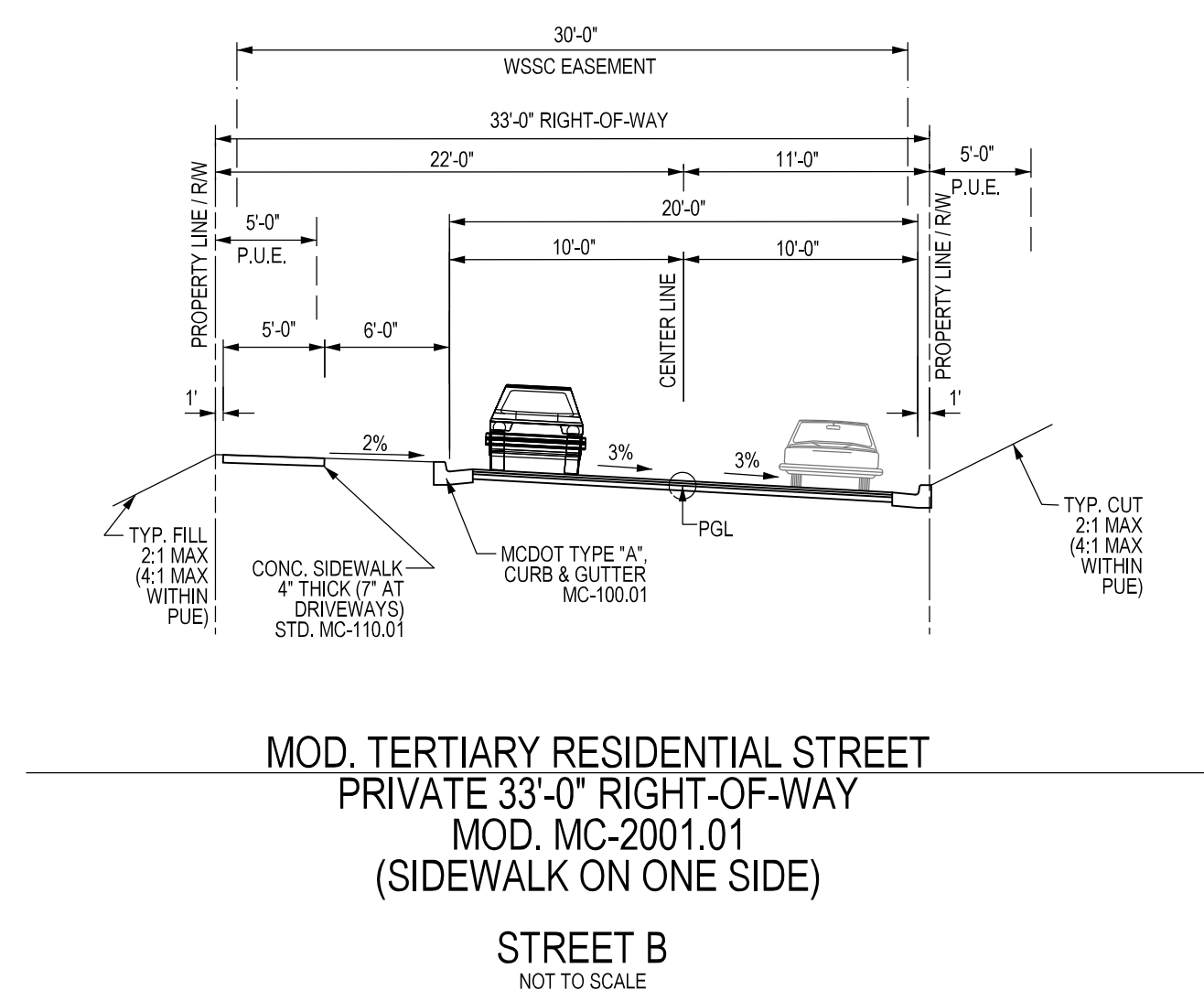
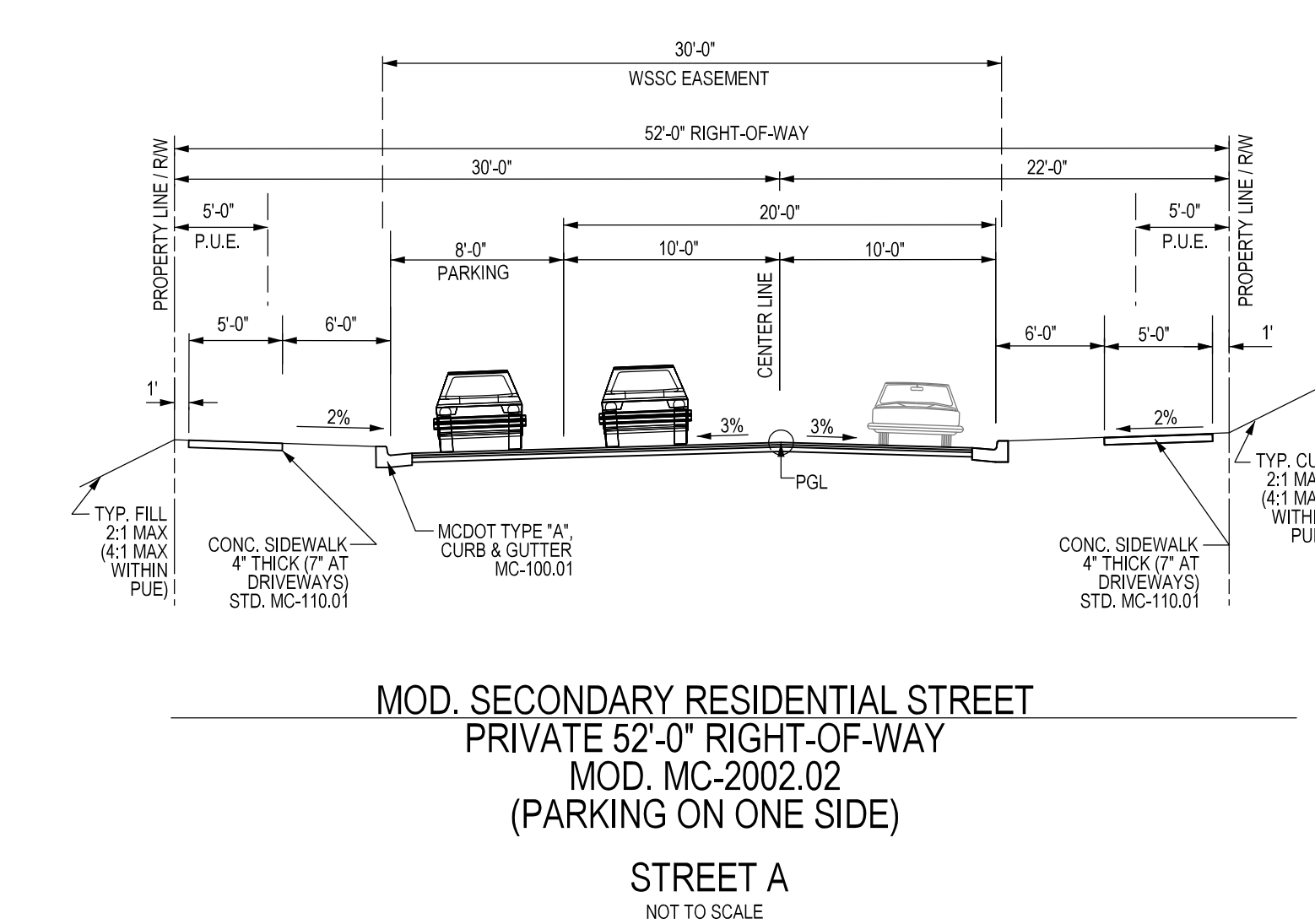
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DRIVING TEST PITTS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 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
ROCHENG@WILLCO.COM
RICHARD COHEN

MAP	ADC	GRID	5285
TAX MAP	GC62	ZONING CATEGORY: CR-2.0, C-1.0, R-1.50, H-200 CR-2.0, C-0.25, R-1.75, H-75 CRW-0.75, C-0.0, R-0.75, H-60	
WSSC 200' SHEET	215 NW 06		
SITE DATUM			
HORIZONTAL: NAD83			
VERTICAL: NAD83			

PLANNING DEPARTMENT USE ONLY (E-PLANS)



I HEREBY CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAN SHOWN HEREON CONFORMS WITH THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS AS ADOPTED OCTOBER 1961 AND AS AMENDED THEREAFTER.

SIGNATURE: _____ DATE: _____
 PRINTED NAME: BRANDON J. FRITZ, P.E. TITLE: PROJECT MANAGER
 MD. REG. NO. 26286



ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067

Rockville
Lanham
Waldorf
Leonardtown
Frederick
Soltesz DC, LLC

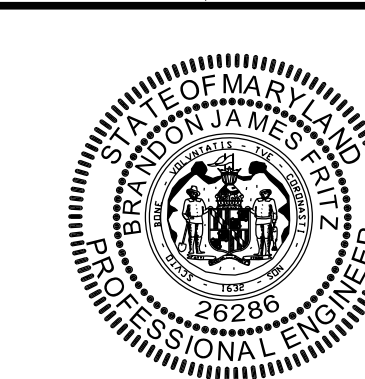
[illegible]

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.

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

MAP <u>ADC</u> GRID <u>5285</u>	
TAX MAP GQ62	ZONING CATEGORY CR-2.0, C-1.0, R-1.50, H-2.0, CR-2.0, C-0.25, R-1.75, H-2.0, CRW-0.75, C-0.0, R-0.75, H-2.0
WSSC 200' SHEET 215 NW 06	
SITE DATUM	
HORIZONTAL: <u>NAD83</u>	
VERTICAL: <u>NAD83</u>	

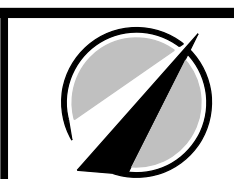
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A DUL-
LICHENSED PROFESSIONAL ENGINEER UNDER THE LAWS
OF THE STATE OF MARYLAND.
LICENSE NO. 26286 EXPIRATION DATE: 06/21/22



PROPOSED STREET SECTIONS

**PRELIMINARY PLAN
WILGUS TRACT
120200140**

POTOMAC (1ST) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND



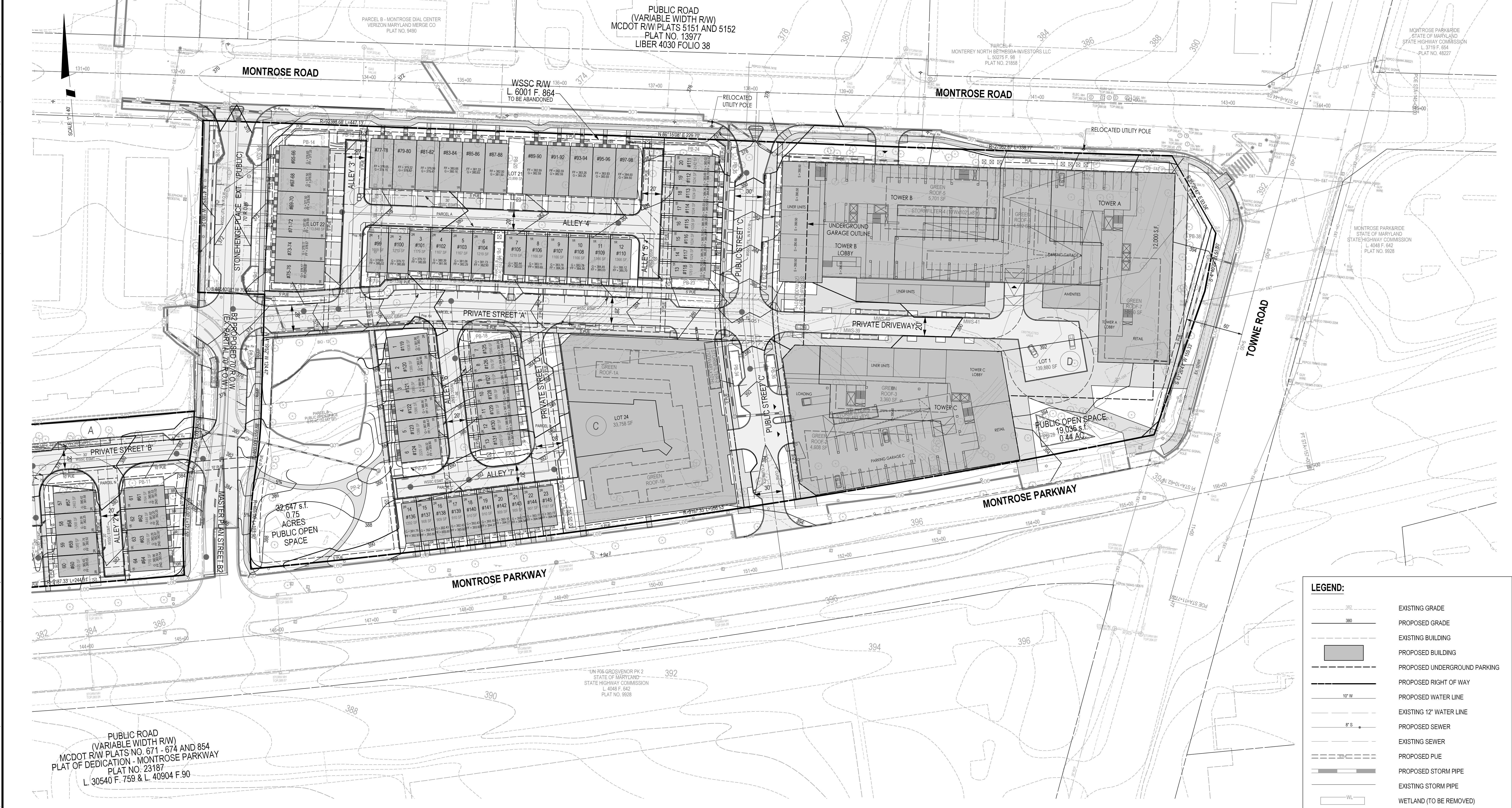
1" = AS SHOWN

SHEET 3
OF 10

PROJECT NO.
1326-02-01

The original of this drawing document was prepared by Soltesz, Inc. (SOLTESZ). This document was not obtained directly from SOLTESZ and/or it was transmitted electronically. SOLTESZ cannot guarantee that unauthorized changes and/or alterations were not made by others. If verification of the information contained herein is needed, contact should be made directly with SOLTESZ. SOLTESZ makes no warranties, express or implied, concerning the accuracy of any information that has been transmitted by electronic means.

PLANNING DEPARTMENT USE ONLY (E-PLANS)



LEGEND:

---	EXISTING GRADE
---	PROPOSED GRADE
---	EXISTING BUILDING
---	PROPOSED BUILDING
---	PROPOSED UNDERGROUND PARKING
---	PROPOSED RIGHT OF WAY
---	PROPOSED WATER LINE
---	EXISTING 12" WATER LINE
---	PROPOSED SEWER
---	EXISTING SEWER
---	PROPOSED PUE
---	PROPOSED STORM PIPE
---	EXISTING STORM PIPE
---	WETLAND (TO BE REMOVED)

ENGINEER'S CERTIFICATE
I HEREBY CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAN SHOWN HEREON CONFORMS WITH THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS AS ADOPTED OCTOBER 1981 AND AS AMENDED THEREAFTER.
SIGNATURE: _____ DATE: _____
PRINTED NAME: BRANDON J. FRITZ, P.E. TITLE: PROJECT MANAGER
MD. REG. NO. 26286

SOLTESZ, INC.
Rockville Office
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067
www.soltesz.com

	Rockville				
	Lanham				
	Waldorf				
	Leonardtown				
	Frederick				
	Soltz DC, LLC				

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 OBTAINING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-251-7777, 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) 396-1500
ROCHESTERWILCO.COM
RICHARD COHEN

MAP	ADC	GRID	5285
TAX MAP	GC02		
WISC 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. 26286 EXPIRATION DATE: 06/21/21



PRELIMINARY PLAN - CENTRAL AND EAST SIDE

**PRELIMINARY PLAN
WILGUS TRACT
120200140**

POTOMAC (1ST) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

PROFESSIONAL ENGINEER
BRANDON J. FRITZ, P.E.
1326-02-01

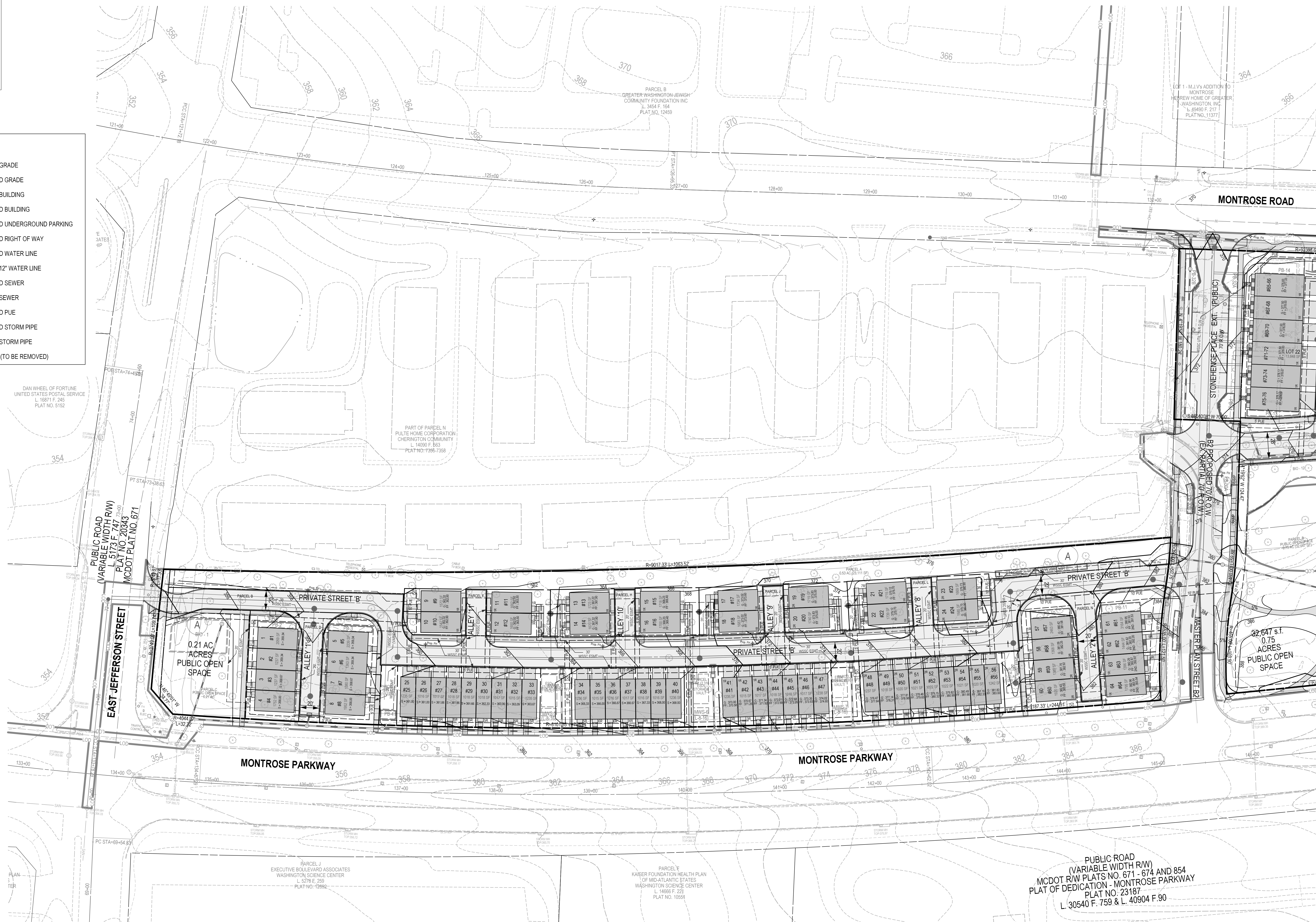
The original of this drawing document was prepared by Soltesz, Inc. (SOLTESZ). This document was not obtained directly from SOLTESZ and/or it was transmitted electronically. SOLTESZ cannot guarantee that unauthorized changes and/or alterations were not made by others. If verification of the information contained herein is needed, contact should be made directly with SOLTESZ. SOLTESZ makes no warranties, express or implied, concerning the accuracy of any information that has been transmitted by electronic means.

PLANNING DEPARTMENT USE ONLY (E-PLANS)

LEGEND:

- EXISTING GRADE
PROPOSED GRADE
EXISTING BUILDING
PROPOSED BUILDING
PROPOSED UNDERGROUND PARKING
PROPOSED RIGHT OF WAY
PROPOSED WATER LINE
EXISTING 12" WATER LINE
PROPOSED SEWER
EXISTING SEWER
PROPOSED PUE
PROPOSED STORM PIPE
EXISTING STORM PIPE
WETLAND (TO BE REMOVED)

SCALE 1" = 40'



ENGINEER'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAN SHOWN HEREON CONFORMS WITH THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS AS ADOPTED OCTOBER 1961 AND AS AMENDED THEREAFTER.

SIGNATURE: _____ DATE: _____
PRINTED NAME: BRANDON J. FRITZ, P.E. TITLE: PROJECT MANAGER
MD. REG. NO. 26286



ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067

Rockville
Lanham
Waldorf
Leonardtown
Frederick
Soltesz DC, LLC

www.solteszco.com

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 UTILITIES ORIGINATING 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, 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) 366-1500
ROCKHENGWILLCO.COM
RICHARD COHEN

MAP: ADC GRID: 5285

TAX MAP: G062

WISC 200: SHEET

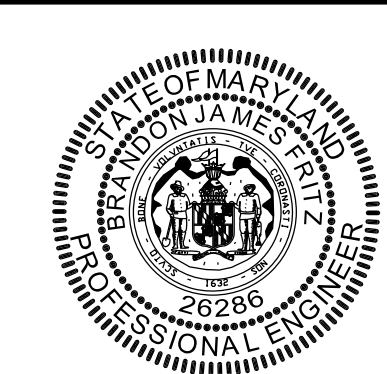
215 NW 06

SITE DATUM:

HORIZONTAL: NAD83

VERTICAL: NAD83

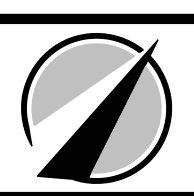
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 26286 EXPIRATION DATE: 06/21/21



PRELIMINARY PLAN - WEST SIDE

PRELIMINARY PLAN
WILGUS TRACT
120200140

POTOMAC (1ST) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND



1" = 40'

SHEET

5

OF

10

PROJECT NO.

1326-02-01

PLANNING DEPARTMENT USE ONLY (E-PLANS)

SCALE: 1" = 20'

MATCHLINE SHEET 7

LEGEND:	
	EXISTING GRADE
	PROPOSED GRADE
	EXISTING BUILDING
	PROPOSED BUILDING
	PROPOSED UNDERGROUND PARKING
	PROPOSED RIGHT OF WAY
	PROPOSED WATER LINE
	EXISTING 12" WATER LINE
	PROPOSED SEWER
	EXISTING SEWER
	PROPOSED PUE
	PROPOSED STORM PIPE
	EXISTING STORM PIPE
	WETLAND (TO BE REMOVED)

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAN SHOWN HEREON CONFORMS WITH THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS AS ADOPTED OCTOBER 1961 AND AS AMENDED THEREAFTER.

SIGNATURE: _____ DATE: _____
PRINTED NAME: BRANDON J. FRITZ, P.E. TITLE: PROJECT MANAGER
MD. REG. NO. 26286



ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067

Rockville
Lanham
Waldorf
Leonardtown
Frederick
Soltesz DC, LLC

NO.		REVISIONS		BY		DATE	
1		JANUARY 2020		KDL		DESIGNED: KDL	
2		CAO STANDARDS VERSION: 18 - NCS		TECHNICIAN: NC		CHECKED: BJF	

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 1-800-261-7777 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

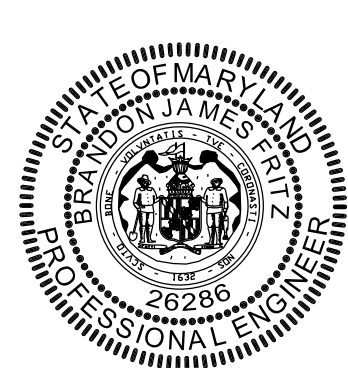
WILGUS/MONTROSE ASSOCIATES LLC
7811 MONTROSE ROAD
SUITE 200
POTOMAC, MD 20854
PHONE: (240) 399-1500
ROCHESTERWILLCO.COM
RICHARD COHEN

MAP ADC GRID 5285

TAX MAP	GC02
WISC 200 SHEET	
SITE DATUM	215 NW 06
HORIZONTAL:	NAD83
VERTICAL:	NAD83

PROFESSIONAL CERTIFICATION

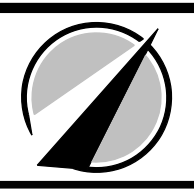
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 26286 EXPIRATION DATE: 06/21/21



PRELIMINARY PLAN

PRELIMINARY PLAN
WILGUS TRACT
120200140

POTOMAC (1ST) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND



1" = 20'

SHEET 6

OF 10

PROJECT NO. 1326-02-01

PLANNING DEPARTMENT USE ONLY (E-PLANS)

MATCHLINE SHEET 8

MATCHLINE SHEET 6

SCALE 1" = 20'

LEGEND:

- EXISTING GRADE
PROPOSED GRADE
EXISTING BUILDING
PROPOSED BUILDING
PROPOSED UNDERGROUND PARKING
PROPOSED RIGHT OF WAY
PROPOSED WATER LINE
EXISTING 12" WATER LINE
PROPOSED SEWER
EXISTING SEWER
PROPOSED PUE
PROPOSED STORM PIPE
EXISTING STORM PIPE
WETLAND (TO BE REMOVED)

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAN SHOWN HEREON CONFORMS WITH THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS AS ADOPTED OCTOBER 1961 AND AS AMENDED THEREAFTER.

SIGNATURE: _____ DATE: _____
PRINTED NAME: BRANDON J. FRITZ, P.E. TITLE: PROJECT MANAGER
MD. REG. NO. 26286



ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067

Rockville
Lanham
Waldorf
Leonardtown
Frederick
Soltesz DC, LLC

www.solteszco.com

MISS UTILITY NOTE

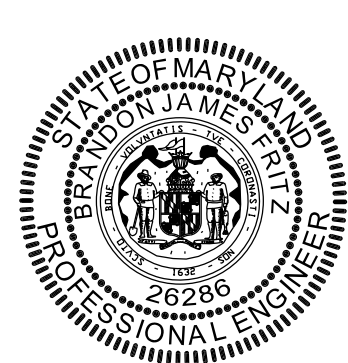
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY EXCAVATION TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" 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, 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) 366-1500
ROCHESTERVILLCO.COM
RICHARD COHEN

PROFESSIONAL CERTIFICATION

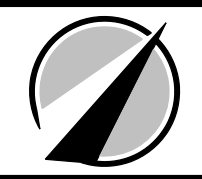
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 26286 EXPIRATION DATE: 06/21/21



PRELIMINARY PLAN

PRELIMINARY PLAN
WILGUS TRACT
120200140

POTOMAC (1ST) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND



1" = 20'

SHEET 7
OF 10

PROJECT NO.
1326-02-01

The original of this drawing document was prepared by Soltesz, Inc. (SOLTESZ). This document was not obtained directly from SOLTESZ and/or it was transmitted electronically. SOLTESZ cannot guarantee that unauthorized changes and/or alterations were not made by others. If verification of the information contained herein is needed, contact should be made directly with SOLTESZ. SOLTESZ makes no warranties, express or implied, concerning the accuracy of any information that has been transmitted by electronic means.

PLANNING DEPARTMENT USE ONLY (E-PLANS)

LOT 1 - M.J.V.'s ADDITION TO
MONTROSE
HEBREW HOME OF GREATER
WASHINGTON, INC.
L. 49490 F. 217
PLAT NO. 11377

PARCEL B - MONTROSE DIAL CENTER
VERIZON MARYLAND MERGE CO
PLAT NO. 9490

PART OF PARCEL E - GUSTIN'S ADDITION TO MONTROSE
A&A MONTROSE ROAD LLC
L. 48832 F. 276
PLAT NO. 15522

PUBLIC ROAD
(VARIABLE WIDTH R/W)
MCDOT R/W PLATS 5151 AND 5152
PLAT NO. 13977
LIBER 4030 FOLIO 38

MONTROSE ROAD

WSSC R/W
L. 6001 F. 864
TO BE ABANDONED

RELOCATED
UTILITY POLE

STONEHENGE PLACE EXT. (PUBLIC)
70' R/W

ALLEY '3'

ALLEY '4'

ALLEY '5'

PUBLIC STREET 'C'

LEGEND:

- EXISTING GRADE
- PROPOSED GRADE
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED UNDERGROUND PARKING
- PROPOSED RIGHT OF WAY
- PROPOSED WATER LINE
- EXISTING 12" WATER LINE
- PROPOSED SEWER
- EXISTING SEWER
- PROPOSED PUE
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- WETLAND (TO BE REMOVED)

MATCHLINE SHEET 7

MATCHLINE SHEET 9

MATCHLINE SHEET 10

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAN SHOWN HEREON CONFORMS WITH THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS AS ADOPTED OCTOBER 1961 AND AS AMENDED THEREAFTER.

SIGNATURE: _____ DATE: _____
PRINTED NAME: BRANDON J. FRITZ, P.E. TITLE: PROJECT MANAGER
MD. REG. NO. 26286



ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067

Rockville
Lanham
Waldorf
Leonardtown
Frederick
Soltesz DC, LLC

www.solteszco.com

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
PIES 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
ROCHESTERWILGUS.COM
RICHARD COHEN

MAP: ADC GRID: 5285

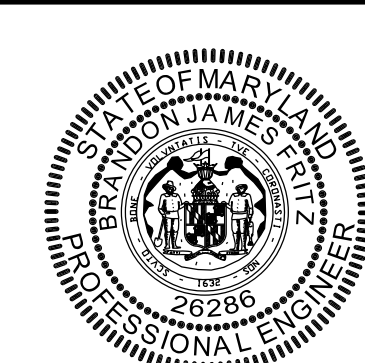
TAX MAP: G062

WSSC 200' SHEET:

215 NW 06

SITE DATUM:
HORIZONTAL: NAD83
VERTICAL: NAD83

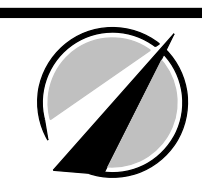
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS
OF THE STATE OF MARYLAND.
LICENSE NO. 26286 EXPIRATION DATE: 06/21/21



PRELIMINARY PLAN

PRELIMINARY PLAN
WILGUS TRACT
120200140

POTOMAC (1ST) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND



1" = 20'

SHEET

8

OF

PROJECT NO.
1325-02-01

PLANNING DEPARTMENT USE ONLY (E-PLANS)

SCALE 1" = 20'

LEGEND:

- EXISTING GRADE
- PROPOSED GRADE
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED UNDERGROUND PARKING
- PROPOSED RIGHT OF WAY
- PROPOSED WATER LINE
- EXISTING 12" WATER LINE
- PROPOSED SEWER
- EXISTING SEWER
- PROPOSED PUE
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- WETLAND (TO BE REMOVED)

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAN SHOWN HEREON CONFORMS WITH THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS AS ADOPTED OCTOBER 1961 AND AS AMENDED THEREAFTER.

SIGNATURE: BRANDON J. FRITZ, P.E. DATE: PROJECT MANAGER
PRINTED NAME: BRANDON J. FRITZ, P.E. TITLE: PROJECT MANAGER
MD. REG. NO. 26286



ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067

Rockville
Lanham
Waldorf
Leonardtown
Frederick
Soltesz DC, LLC

NO.	REVISIONS	BY	DATE
1	DESIGNED: KDL		JANUARY 2020
2	CAO STANDARDS VERSION: 18 - NCS		
3	TECHNICIAN: NC		
4	CHECKED: BJF		

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 1-800-261-7777 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: (202) 399-1500
ROCHEN@WILGUS.COM
RICHARD COHEN

MAP	ADC	GRID	5285
TAX MAP	GC02		
WISC 200' SHEET			
215 NW 06			
SITE DATUM			
HORIZONTAL: NAD83			
VERTICAL: NAD83			

PROFESSIONAL CERTIFICATION

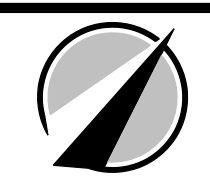
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 26286 EXPIRATION DATE: 06/21/21



PRELIMINARY PLAN

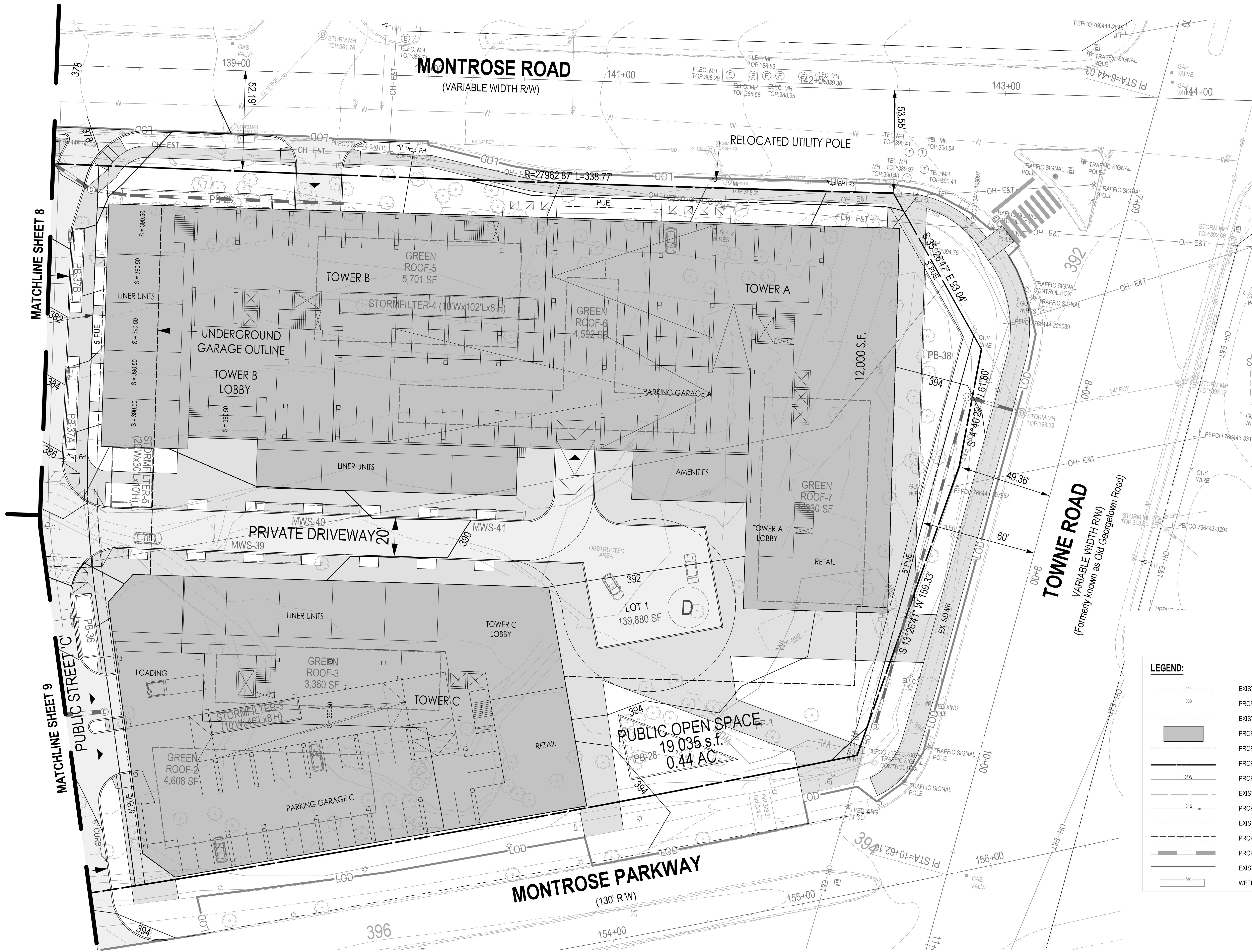
PRELIMINARY PLAN
WILGUS TRACT
120200140

POTOMAC (1ST) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND



SHEET	9
OF	10
PROJECT NO.	1326-02-01

PLANNING DEPARTMENT USE ONLY (E-PLANS)



LEGEND:	
	EXISTING GRADE
	PROPOSED GRADE
	EXISTING BUILDING
	PROPOSED BUILDING
	PROPOSED UNDERGROUND PARKING
	PROPOSED RIGHT OF WAY
	PROPOSED WATER LINE
	EXISTING 12" WATER LINE
	PROPOSED SEWER
	EXISTING SEWER
	PROPOSED PUE
	PROPOSED STORM PIPE
	EXISTING STORM PIPE
	WETLAND (TO BE REMOVED)

ENGINEER'S CERTIFICATE
I HEREBY CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAN SHOWN HEREON CONFORMS WITH THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS AS ADOPTED OCTOBER 1961 AND AS AMENDED THEREAFTER.
SIGNATURE: _____ DATE: _____
PRINTED NAME: BRANDON J. FRITZ, P.E. TITLE: PROJECT MANAGER
MD. REG. NO. 26286



Rockville Office
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067

Rockville
Lanham
Waldorf
Leonardtown
Frederick
Soltesz DC, LLC

NO.		REVISIONS		BY		DATE	
DESIGNED: KDL		CAO STANDARDS VERSION: 18 - NCS		TECHNICIAN: NC		CHECKED: BJF	

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 1-800-261-7777. 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
ROCHESTERVILLE, CO. MD
RICHARD COHEN

MAP	ADC	GRID	5285
TAX MAP	GC02		
WBC 200 SHEET			
DATE	11/10/2020		
SITE DATUM	NAD83		
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. 26286 EXPIRATION DATE: 06/21/21



PRELIMINARY PLAN			
PRELIMINARY PLAN WILGUS TRACT			
# 120200140			
POTOMAC (1ST) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND			
SHEET 10 OF 10		PROJECT NO. 1326-02-01	