

# **ATTACHMENT C**

## **DPS-ROW CONDITIONS OF APPROVAL**

**April 22, 2021**

### **820210080 Northpark at Montrose Phase 1**

Contact: Sam Farhadi at 240 777-6333

We have reviewed site and landscape plans files that were uploaded on/ dated  
“4/19/2021”,

The followings need to be addressed prior to the certification of site plan:

1. The acceptability of followings will be decided at the time of ROW permit when sufficient details are provided:
  - a. bicycle parking in ROW;
  - b. bike station and specialty pavement at the intersection of Northpark Drive and Montrose Pkwy (public or private);
  - c. non-standard sidewalk grading/ construction of Northpark Drive;
  - d. widening of Montrose Pkwy side path toward the street trees.
2. At Northpark Drive and Private Street B, remove the parking that interferes with intersection operation.
3. Access points on public roads and intersections:
  - a. Provide truck turning movement for all (especially right turn) movements and ensure of minimum curb radii that will accommodate the traffic.
  - b. Driveway/ intersection aprons should not cross the site frontage.
  - c. Label no truck access for Montrose Pkwy clearly.
4. Provide public sidewalk:
  - a. Provide flat landing areas where parking is proposed.
  - b. Ensure all sidewalk, handicap ramps and minimum of 1' of maintenance strip are contained in PIE;
  - c. label existing infrastructure where proposed handicap sidewalks/ ramps connect.
5. Chokers to meet DPS criteria.

And the following needs to be a condition of the certified site plan:

1. All comments of the MCDOT approval letter for the preliminary plan 120200140 dated July 9, 2020 remain in effect unless specifically modified below:
  - a. Condition 5: All proposed SWM locations within ROW need to meet MCDOT requirements with details to be worked out at the time of ROW permit.
  - b. Condition 6: Traffic signal installation;
  - c. Condition 8: Montrose Pkwy breezeway construction;
  - d. Condition 9: Pro-rata contribution for Jefferson Street bike facility;
  - e. Condition 12: Storm drain upgrade;
  - f. Condition 13: MCDOT Commuter Services Section comments;
  - g. Condition 14 and 30C: Undergrounding utilities and two-way separated bike lanes along Towne Road;
  - h. Condition 16: Special Taxing District tax payment.



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

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**DATE:** 03-May-21  
**TO:** Keely Lauretti  
Loiederman Soltesz Associates, Inc  
**FROM:** Marie LaBaw  
**RE:** Northpark at Montrose (Wilgus Tract)  
820210080

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**PLAN APPROVED**

1. Review based only upon information contained on the plan submitted **29-Apr-21** .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.

**\*\*\* See statement of performance based design \*\*\***



STRATEGIES FOR TODAY. INSIGHT FOR TOMORROW.

April 29, 2021

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

Re: Northpark at Montrose Performance Based Design Review  
Site Plan #820210080

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 residential 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 Parkway to the south, Montrose Road to the north, and Towne Road to the east. The property is currently vacant except for a gas station along Montrose Road. Our client is proposing a mixed residential development, including 141 units of single-family townhomes and multi-family condos.

In accordance with the MCDOT 7/9/2020 preliminary plan approval which included the intersection of Montrose Road and Northpark Drive and Montrose Road and Street 'C', right-in right-out designs are proposed. In addition a right-out was approved from Street 'B' out to East Jefferson Street. Fifteen foot wide one lane wide entrances and exits meet the minimum one-way width of 12' for fire access and outer radii of 60'. They are proposed from Montrose Road onto these streets before the road widens to a twenty-two foot wide road. Because there are no units fronting directly onto the streets in front of the one-way entrances and exits, fire access will be able to be provided in front of all units within a typical 20' wide fire accessible vehicular travel way.

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,

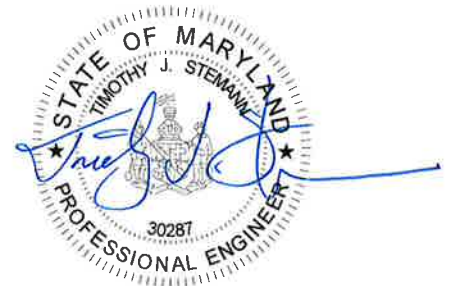
Timothy J. Stemmann, PE, Project Manager  
Soltesz, Inc.

## 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: SAL FM: 43 DATE: 5/3/2021



### PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
LICENSE NO. 30287, EXPIRATION DATE: 05/18/2022



## MONTGOMERY COUNTY FIRE AND RESCUE SERVICE

Date: 04/19/2021

### Fire Lane Establishment Order

Pursuant to Section 22-33, Montgomery County Code, 1971, as amended, you are hereby notified that a Fire Lane has been established as described in this order. You are hereby ordered to post fire lane signs and paint curbs/pavement as identified below. When signs or paint work has been completed, this order will authorize the enforcement of this Fire Lane by appropriate police or fire officials. Compliance with this order must be achieved within 30 days of receipt when any of the following conditions are met:

- One or more structures addressed from the subject road are occupied;
- The road or accessway is available for use and at least one building permit for an address on the subject road has been issued; or
- The road or accessway is necessary fire department access.

LOCATION: Proposed Private Street 'B' from East Jefferson Street to Stonehenge Place  
Proposed Private Street 'A' from Stonehenge Place to Public Street 'C'  
Proposed Private Street 'D' from Private Street 'A' to Alley 7.  
Delineate all areas where indicated by signs and/or paint.

☒ **SIGNS** -- (See attached diagram for location of sign placement)



(Red letters on white background)

Signs must be posted so that it is not possible to park a vehicle without being in sight of a sign. Signs may be no further apart than 100 feet.

☐ **PAINT** -- (See attached diagram when painting is required)

Paint must be traffic yellow with lines of sufficient width to be readily identifiable/readable by motor vehicle operators.

\_\_\_\_\_  
Signature of Order Writer/I.D. #

Cc: Fire Code Enforcement Section  
Attachment: Fire Lane Diagram



## FIRE LANE ESTABLISHMENT FORM

BUILDING OR SUBDIVISION NAME: Northpark at Montrose (formerly Wilgus Tract)FIRE LANE LOCATION/ADDRESS: Proposed Private Street 'A', Proposed Private Street 'B', and Proposed Private Street 'D'  
North Bethesda/Rockville, MD 20852

See attached drawing for designated fire lanes:

I have received the drawing and instructions for installing the designated fire lanes on property not owned by state or local government.

NAME AND TITLE OF PROPERTY REPRESENTATIVENAME: Richard Cohen TITLE: President of Wilgus-Montrose Associates LLCSIGNATURE: PHONE: 240-399-1500 DATE: 4/20/2021

ADDRESS (where processed order will be mailed):

7811 Montrose Road, Suite 200, Potomac, MD 20854-----  
The designated fire lanes are the minimum necessary for fire/rescue access and are in accordance with Section 22-33 of the Fire Safety Code.

NAME: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

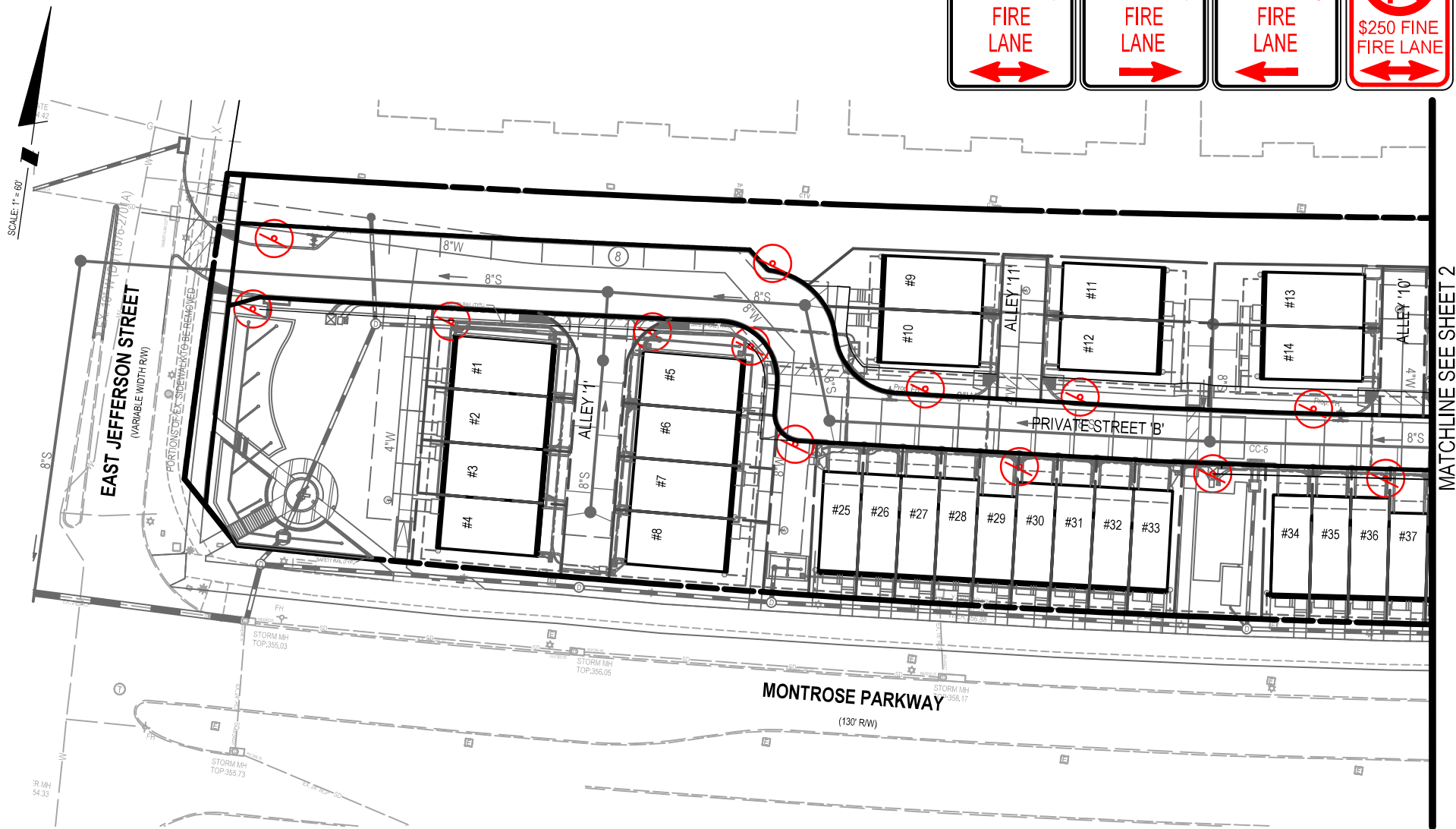
STA.#: \_\_\_\_\_ I.D.#: \_\_\_\_\_ DATE: \_\_\_\_\_

Comments: \_\_\_\_\_  
-----Fire Lane Installed Per Order

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

**LEGEND**

 FIRE LANE SIGNS



**SOLTESZ, INC.**  
2 Research Place, Suite 100  
Rockville, MD 20850  
P.301.948.2750 F.301.948.9067  
[www.solteszco.com](http://www.solteszco.com)

FIRE LANE SIGN PLAN  
NORTHPARK AT MONTROSE  
(FORMERLY WILGUS TRACT)  
MONTGOMERY COUNTY, MARYLAND

SHEET 1  
OF 3

JOB NO. 1326-02-01

SCALE  
1" = 60'

DATE	4/19/2021
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**LEGEND**

FIRE LANE SIGNS

**FIRE LANE NO PARKING SIGN DETAILS**

NO PARKING FIRE LANE  
NO PARKING FIRE LANE  
NO PARKING FIRE LANE  
\$250 FINE FIRE LANE

MATCHLINE SEE SHEET 1

MATCHLINE SEE SHEET 3

SCALE: 1" = 60'

STORM MH TOP-386.03

CC-6

PRIVATE STREET 'B'

ALLEY '9'

#15 #16 #17 #18 #19 #20 #21 #22 #23 #24

ALLEY '8'

8"W 8"S

Prop. FH

#38 #39 #40

#41 #42 #43 #44 #45 #46 #47

CC-7

#48 #49 #50 #51 #52 #53 #54 #55 #56

CABINET AND METER (BY COUNTY)

SIGNAL POLE (BY COUNTY)

STORM MH TOP-383.74

PEDESTRIAN PRIORITY (BY COUNTY)

MONTROSE PARKWAY (130' R/W)

SOLETSZ, INC.  
2 Research Place, Suite 100  
Rockville, MD 20850  
P.301.948.2750 F.301.948.9067  
[www.solteszco.com](http://www.solteszco.com)

**FIRE LANE SIGN PLAN**  
**NORTHPARK AT MONTROSE**  
**(FORMERLY WILGUS TRACT)**  
MONTGOMERY COUNTY, MARYLAND

JOB NO. 1326-02-01 SCALE 1" = 60' DATE 4/19/2021

SHEET 2 OF 3

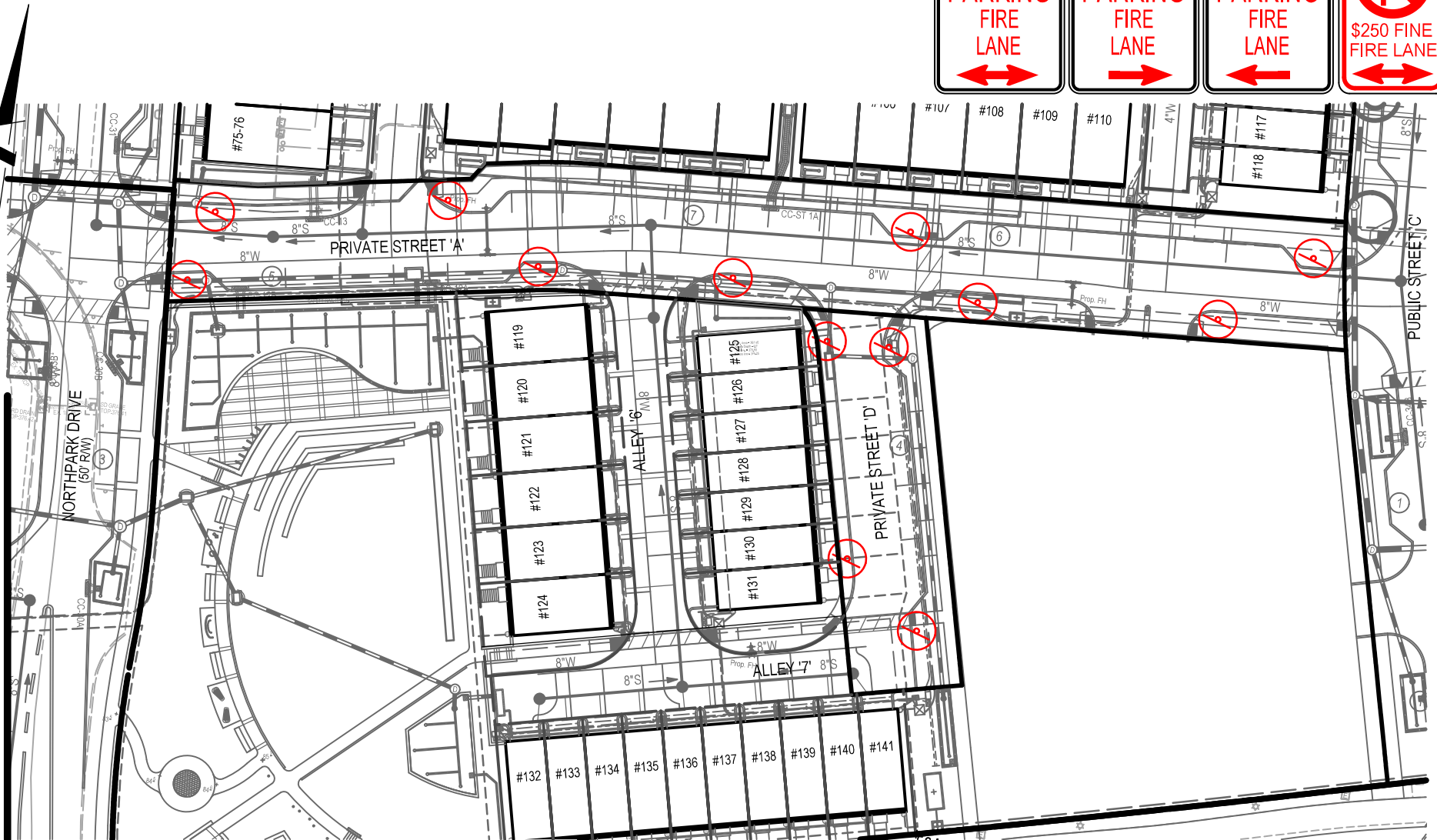
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MATCHLINE SEE SHEET 2

SCALE: 1" = 60'

**LEGEND**

 FIRE LANE SIGNS



FIRE LANE NO PARKING SIGN DETAILS

**NO PARKING FIRE LANE** (Double Red Arrow)

**NO PARKING FIRE LANE** (Single Red Arrow)

**NO PARKING FIRE LANE** (Single Red Arrow)

**NO PARKING FIRE LANE** (\$250 FINE FIRE LANE)



**SOLTESZ, Inc.**  
2 Research Place, Suite 100  
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[www.solteszco.com](http://www.solteszco.com)

**FIRE LANE SIGN PLAN**  
**NORTHPARK AT MONTROSE**  
**(FORMERLY WILGUS TRACT)**  
MONTGOMERY COUNTY, MARYLAND

JOB NO. 1326-02-01

SCALE 1" = 60'

DATE 4/19/2021

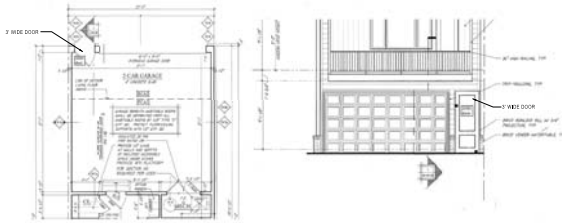
SHEET 3  
OF 3



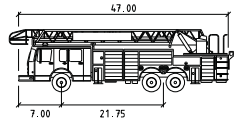




REAR-LOAD TOWNHOUSE FIRE ACCESSIBLE 3' WIDE SIDE HINGE DOOR GARAGE ENTRY DETAIL:  
(APPLIES TO UNITS WITH PRIMARY ACCESS BETWEEN 50'-150' AND SECONDARY ACCESS WITHIN 50' -  
SEE BLDGS WITH PURPLE LINE DESIGNATION)



- 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'
  - 4 STORY TOWNHOUSE - NO FDC REQUIRED



AT-29 GERMANTOWN feet  
Width : 8.25  
Track : 8.25  
Lock to Lock Time : 6.00  
Steering Angle : 33.20

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

**FIRE CODE ENFORCEMENT**  
Fire Department Access Route  
Route based on open information contained on this plan. Does not cover mandatory layout, including fire hydrants, valves or valves to clearly indicate conditions on the plan. Connection of such mandatory layout to other required access will be required if found upon inspection after installation.

**DEVELOPER'S CERTIFICATE**  
The undersigned hereby certifies that the information contained on this plan, does not cover mandatory layout, including fire hydrants, valves or valves to clearly indicate conditions on the plan. Connection of such mandatory layout to other required access will be required if found upon inspection after installation.



**FIRE DEPARTMENT ACCESS PLAN**

**SITE PLAN 820210080  
NORTH PARK AT MONTROSE  
(FORMERLY WILGUS TRACT)**

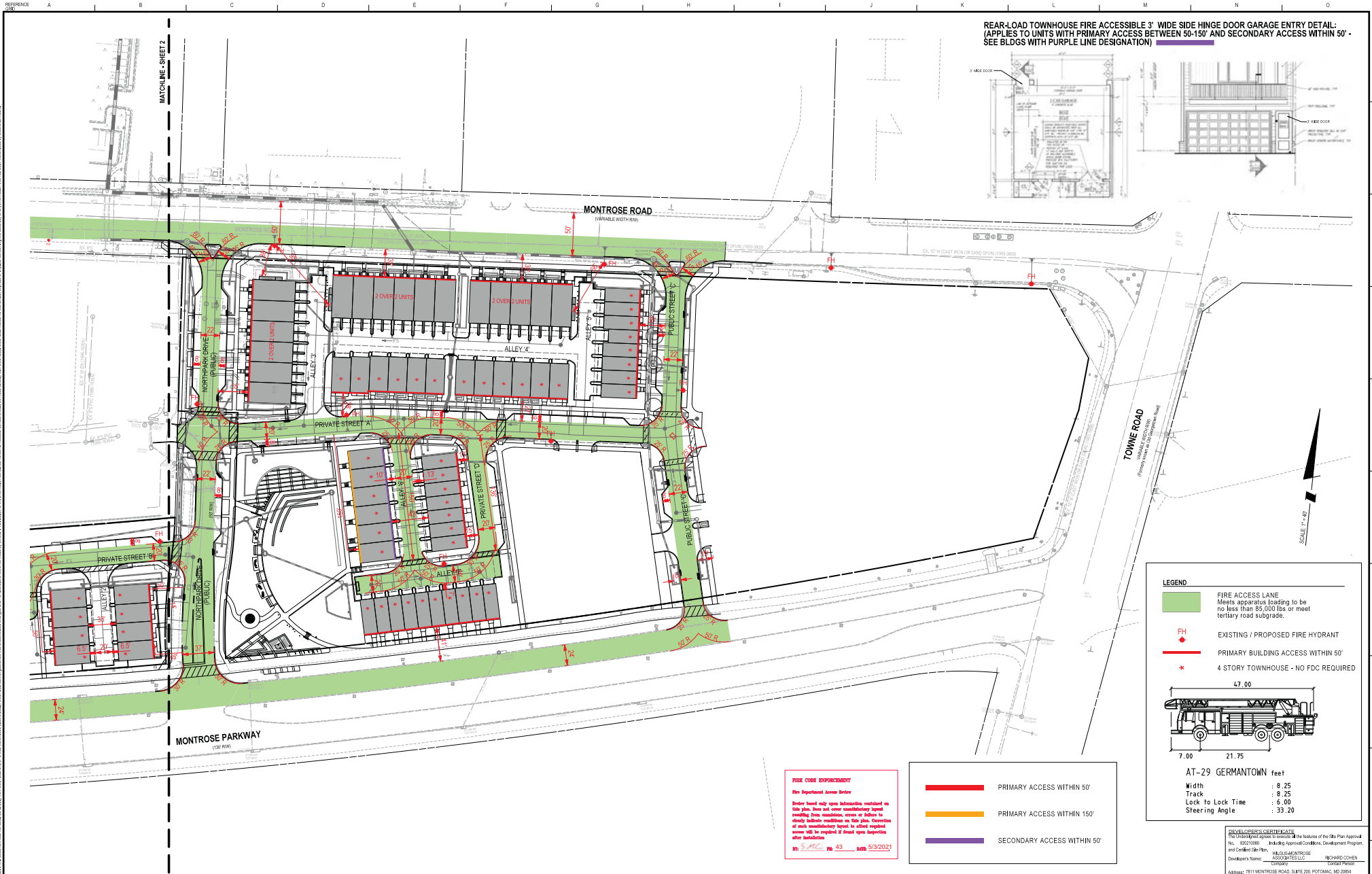
**SOLTESZ, INC.**  
Rockville Office  
2 Research Place, Suite 100  
Rockville, MD 20850  
P. 301.948.2750 F. 301.948.9067  
www.soltesz.com

DATE	DESCRIPTION	BY	DATE
2021-03-01	ISSUED FOR PERMIT	MS	2021-03-01
2021-03-01	ISSUED FOR PERMIT	MS	2021-03-01
2021-03-01	ISSUED FOR PERMIT	MS	2021-03-01

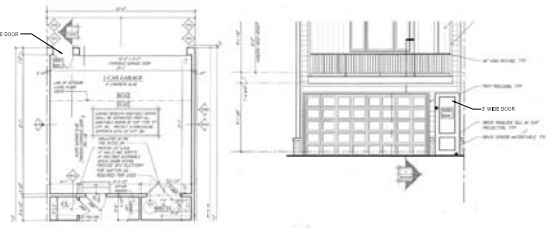
**MISS UTILITY NOTE**  
All utilities shown on this plan are based on the latest available information. The contractor shall verify the location and depth of all utilities prior to construction. The contractor shall be responsible for obtaining all necessary permits and clearances for any utility work. The contractor shall be responsible for protecting all existing utilities and for restoring any damaged utilities. The contractor shall be responsible for providing adequate access to all utilities at all times.

**OWNER/DEVELOPER/APPLICANT**  
WILGUS/MONTROSE ASSOCIATES LLC  
1011 MONTROSE ROAD  
SUITE 300  
POTOMAC, MD 20854  
PHONE (240) 394-1550  
RCHONGRAU@COMcast.net  
RCHONGRAU

DATE	DESCRIPTION	BY	DATE
2021-03-01	ISSUED FOR PERMIT	MS	2021-03-01
2021-03-01	ISSUED FOR PERMIT	MS	2021-03-01
2021-03-01	ISSUED FOR PERMIT	MS	2021-03-01



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)



**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'
- 4 STORY TOWNHOUSE - NO FDC REQUIRED

AT-29 GERMANTOWN feet  
Width : 8.25  
Track : 8.25  
Lock to Lock Time : 6.00  
Steering Angle : 33.20

**FIRE CODE ENFORCEMENT**  
Fire Department Access Route  
Before hand and upon information contained on this plan, there will occur unavailability of access resulting from conditions, access or failure to directly indicate conditions on this plan. Completion of such unavailability to be subject to inspection after installation.  
3/1/2021 10:43 AM 5/3/2021

PRIMARY ACCESS WITHIN 50'

PRIMARY ACCESS WITHIN 150'

SECONDARY ACCESS WITHIN 50'

**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.  
EXPIRATION DATE: 06/30/2022

**FIRE DEPARTMENT ACCESS PLAN**

**SITE PLAN 820210080**  
**NORTH PARK AT MONTROSE**  
**(FORMERLY WILGUS TRACT)**

ROCKVILLE (PH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND



**ROCKVILLE OFFICE**  
2 Research Place, Suite 100  
Rockville, MD 20850  
P: 301.948.2750 F: 301.948.9067  
www.soltesz.com

Rockville  
Lanham  
Leesburg  
Frostburg  
Soltesz DC, LLC

DATE	REVISION	BY	DATE
03/01/2021	FOR STANDARD DRAWING	WJC	
03/01/2021	FOR 700	WJC	
03/01/2021	FOR 700	WJC	
03/01/2021	FOR 700	WJC	

**MISS UTILITY NOTE**  
NOTHING TO BE DONE FOR MISS UTILITY. THE CONTRACTOR SHALL DETERMINE THE EXISTING MISS UTILITY AND SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF THE SAME.

**OWNER/DEVELOPER/APPLICANT**  
WILGUS/MONTROSE ASSOCIATES LLC  
2811 MONTROSE ROAD  
SUITE 200  
POTOMAC, MD 20854  
PHONE (240) 394-1550  
RCHONG@GMAIL.COM  
RCHONG@GMAIL.COM

NO.	DATE	REVISION
0002	03/01/2021	FOR 700
0003	03/01/2021	FOR 700
0004	03/01/2021	FOR 700

PROJECT NO.	820210080
DATE	03/01/2021
SCALE	AS SHOWN
PROJECT NO.	820210080