REFERENCE GRID A B C D E F G H I J K L M N O

PLANNING DEPARTMENT USE ONLY (E-PLANS)

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LEGEND:

- SPECIMEN TREE (GREATER THAN OR EQUAL TO 30" DBH)
- SIGNIFICANT TREE (BETWEEN 24-29.9" DBH)
- TREE TO BE REMOVED
- LOD — LIMITS OF DISTURBANCE
- PROPOSED CONTOUR
- SOIL — EXISTING SOIL LINE
- EXISTING FOREST LINE
- FOREST STAND DELINEATION
- FOREST TO BE REMOVED
- WETLAND
- WB — WETLAND BUFFER

SCALE: 1" = 20'

LOT 1
M.J.Y.'S ADDITION TO
MONTROSE
PLAT NO. 11377

PARCEL B
MONTROSE DIAL CENTER
PLAT NO. 9490

PARCEL E
GUSTIN'S ADDITION TO
MONTROSE
PLAT NO. 15522

7.77 ACRES FOREST CLEAR
(SOME INDIVIDUAL TREES SAVED
BUT COUNTED AS CLEARED)

N208
61,721 S.F.
RESIDUE PARCEL Q
18,749 S.F. AREA
OF PRIOR DEDICATION
80,470 S.F.
TOTAL PARCEL AND DEDICATION
CR 2.0, C-0.25, R-1.75, H-75'

N174
153,563 S.F.
RESIDUE PARCEL R
32,180 S.F. AREA
OF PRIOR DEDICATION
185,743 S.F. TOTAL
PARCEL AND DEDICATION
CR 2.0, C-1, R-1.5, H 200'

MONTROSE ROAD

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

ALLEY '3'

ALLEY '4'

ALLEY '5'

PUBLIC STREET 'C'

PRIVATE STREET 'A'

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

LOT 21

LOT 22

ST #2
DA=3.95 Ac.

#65-66 #67-68 #69-70 #71-72 #73-74 #75-76 #77-78 #79-80 #81-82 #83-84 #85-86 #87-88 #89-90 #91-92 #93-94 #95-96 #97-98

#100 #101 #102 #103 #104 #105 #106 #107 #108 #109 #110 #111 #112 #113 #114 #115 #116 #117 #118

ED A-2

MATCHLINE SHEET 3

MATCHLINE SHEET 5

MATCHLINE SHEET 6

20 10 0 20 40

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. , including financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: WILLCO CONSTRUCTION CO., INC. (Company) ROBERT A. MAZZUCA (Contact Person)

Address: 7811 MONTROSE ROAD POTOMAC, MD 20854

Phone: 240-399-1421

Signature:

SOLTESZ, INC.

Engineering
Surveying
Planning
Environmental Sciences

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Rockville
Lanham
Waldorf
Leonardtown
Frederick
Soltesz DC, LLC

NO.	REVISIONS	BY	DATE

DATE: JANUARY 2020 CAD STANDARDS VERSION: V8 + NCS
DESIGNED: KDL TECHNICIAN: JW CHECKED: KDL

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY 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.

OWNER/DEVELOPER/APPLICANT

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 GQ62
ZONING CATEGORY: 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-60
WSSC 200' SHEET 215 NW 06
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NAD83

STATE OF MARYLAND — KEVIN DOUGLAS BRITTINGHAM — 32951 — LANDSCAPE ARCHITECT

PRELIMINARY FCP

PRELIMINARY FOREST CONSERVATION PLAN

WILGUS TRACT

 # 120200140

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

1" = 20'

SHEET 4 OF 8

PROJECT NO. 1326-02-01

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