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

PLANNING DEPARTMENT USE ONLY (E-PLANS)

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'

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

MONTROSE ROAD

SCALE: 1" = 20'

MATCHLINE SHEET 4

MATCHLINE SHEET 5

PUBLIC STREET 'C'

ED A-2

SSF

ST #2
DA=4.57 Ac.

TOWER B

TOWER A

UNDERGROUND
GARAGE OUTLINE

TOWER B
LOBBY

PARKING GARAGE A

PRIVATE DRIVEWAY

TOWER A
LOBBY

RETAIL

LINER UNITS

TOWER C
LOBBY

LOT 1

TOWER C

LOADING

PARKING GARAGE C

MONTROSE PARKWAY

N231
123,630 S.F.
RESIDUE PARCEL 6
100,890 S.F. AREA
OF PRIOR DEDICATION
224,520 S.F.

TOWNE ROAD

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
- EXISTING SOIL LINE
- EXISTING FOREST LINE
- FOREST STAND DELINEATION
- FOREST TO BE REMOVED
- WETLAND
- WB — WETLAND BUFFER

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: _____

20 10 0 20 40

PRELIMINARY FCP

PRELIMINARY FOREST CONSERVATION PLAN
WILGUS TRACT
120200140

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

1" = 20'

SHEET 6 OF 8

PROJECT NO. 1326-02-01

SOLTESZ, INC.

Engineering
Surveying
Planning
Environmental Sciences

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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-1.0, 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 — ROBERT CHRISTOPHER HOUSE — 3369 — LANDSCAPE ARCHITECT

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