



PLANNING DEPARTMENT USE ONLY (E-PLANS)

SCALE 1"=80'

**LEGEND:**

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

**DEVELOPER'S CERTIFICATE**  
 The undersigned agrees to execute all the features of the Site Plan Approval No. 820210080, including Approval Conditions, Development Program, and Certified Site Plan.  
 Developer's Name: WILGUS-MONTROSE ASSOCIATES LLC  
 Company: RICHARD COHEN  
 Address: 7811 MONTROSE ROAD, SUITE 200, POTOMAC, MD 20854  
 Phone: (240) 399-1500  
 Signature: \_\_\_\_\_



**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



**OVERALL PLAN VIEW**

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

ROCKVILLE (4TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

PROJECT NO. 1325-02-01

SHEET S1.01

**SOLTESZ, INC.**  
 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.soltesz.com

NO.	DATE	DESIGNED	TECHNICAL	REVISIONS	BY	DATE
1	DECEMBER 2020	JS	ENT	18 - RCS		

DATE: DECEMBER 2020  
 DESIGNED: JS  
 TECHNICAL: ENT  
 CHECKED: TJS

**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 OR SERVICES BY ENGINEERING TEST FITS 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 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  
 ROCKEN@WILLCO.COM  
 RICHARD COHEN

MAP	ADC	GRID	5285
TAX MAP	G0562	ZONING CATEGORY:	CR-20 (C-10, R-10, R-20, CR-20, CR-20, R-10, R-20)
WESC 200 SHEET	215 NW 06	SITE DATUM:	HORIZONTAL: NAD83 VERTICAL: NAD83

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