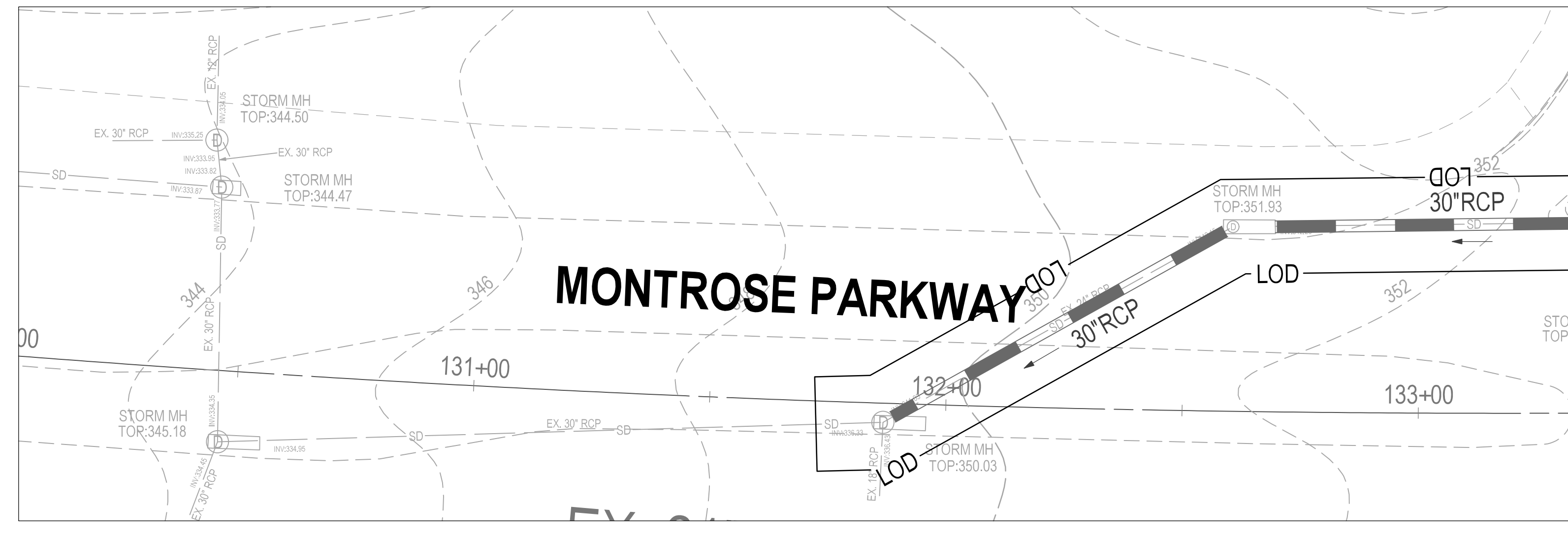


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PLANNING DEPARTMENT USE ONLY (E-PLANS)

**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)

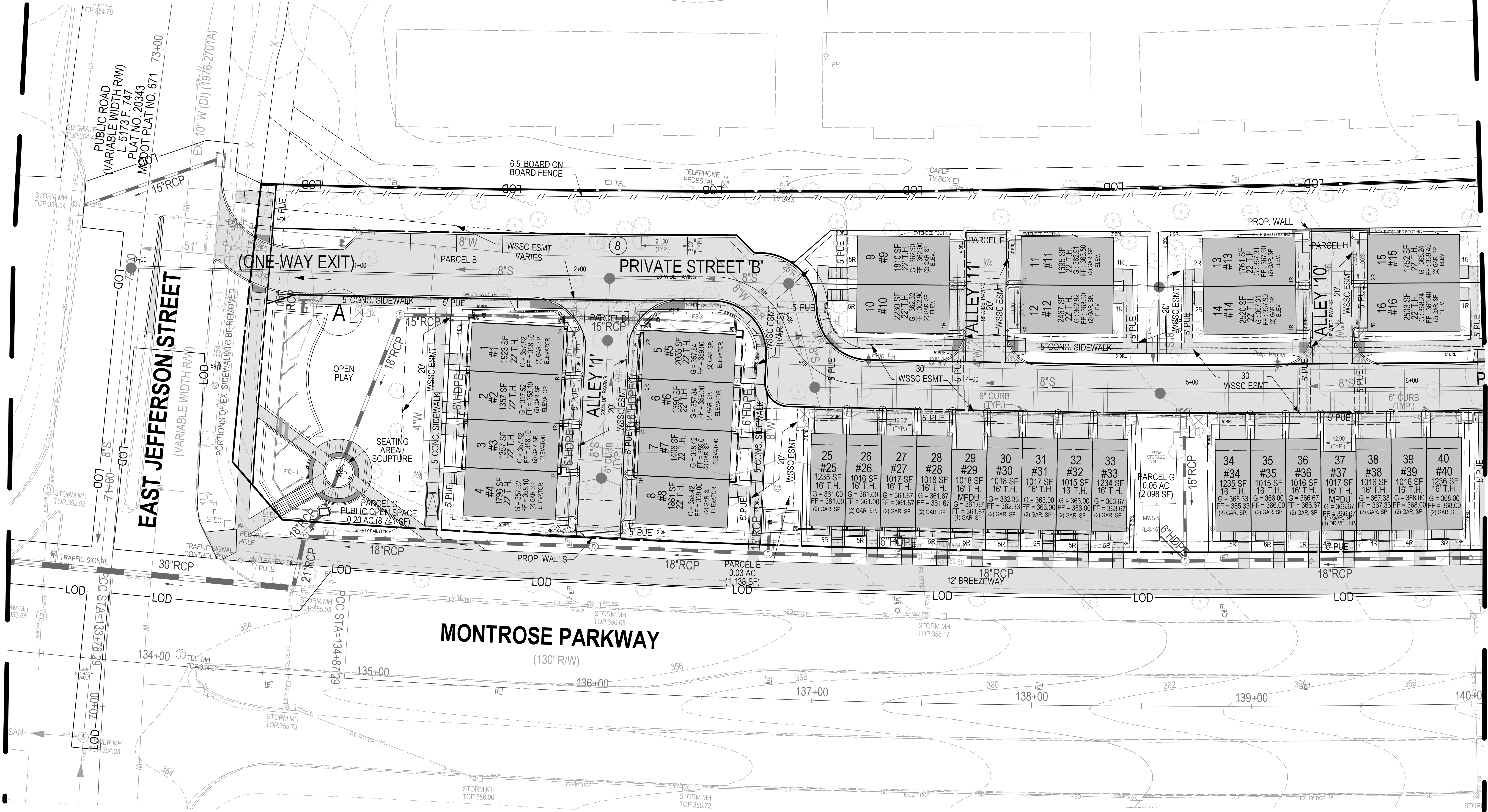


MATCHLINE - SEE THIS SHEET

SCALE: 1" = 20'

MATCHLINE - SEE THIS SHEET

MATCHLINE - SEE SHEET S1.03



**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  
 Contact Person: 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. 30227 EXPIRATION DATE: 05/18/2022

SITE PLAN LAYOUT - 20 SCALE

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

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

**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

NO.	DATE	REVISIONS	BY	DATE
1	DECEMBER 2020	CAO STANDARDS VERSION: 18 - NCS	ENT	

**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 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, WHOEVER 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  
 ROCKING@WILGUS.COM  
 RICHARD COHEN

MAP	ADC	GRID	5285
TAX MAP	G0562	ZONING CATEGORY	CR-2B (2.0 A.C. MIN. LOT SIZE) CR-2A (2.0 A.C. MIN. LOT SIZE) CR-2C (2.0 A.C. MIN. LOT SIZE)
WBCS 200 SHEET		SITE DATUM	215 NW 06
HORIZONTAL	NAD83	VERTICAL	NAD83



SHEET **S1.02**  
 PROJECT NO. 1325-02-01