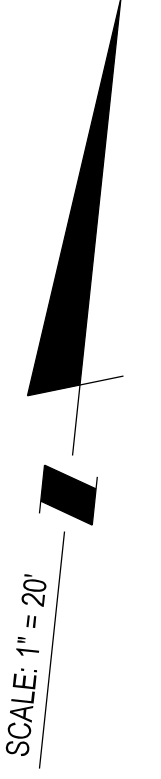
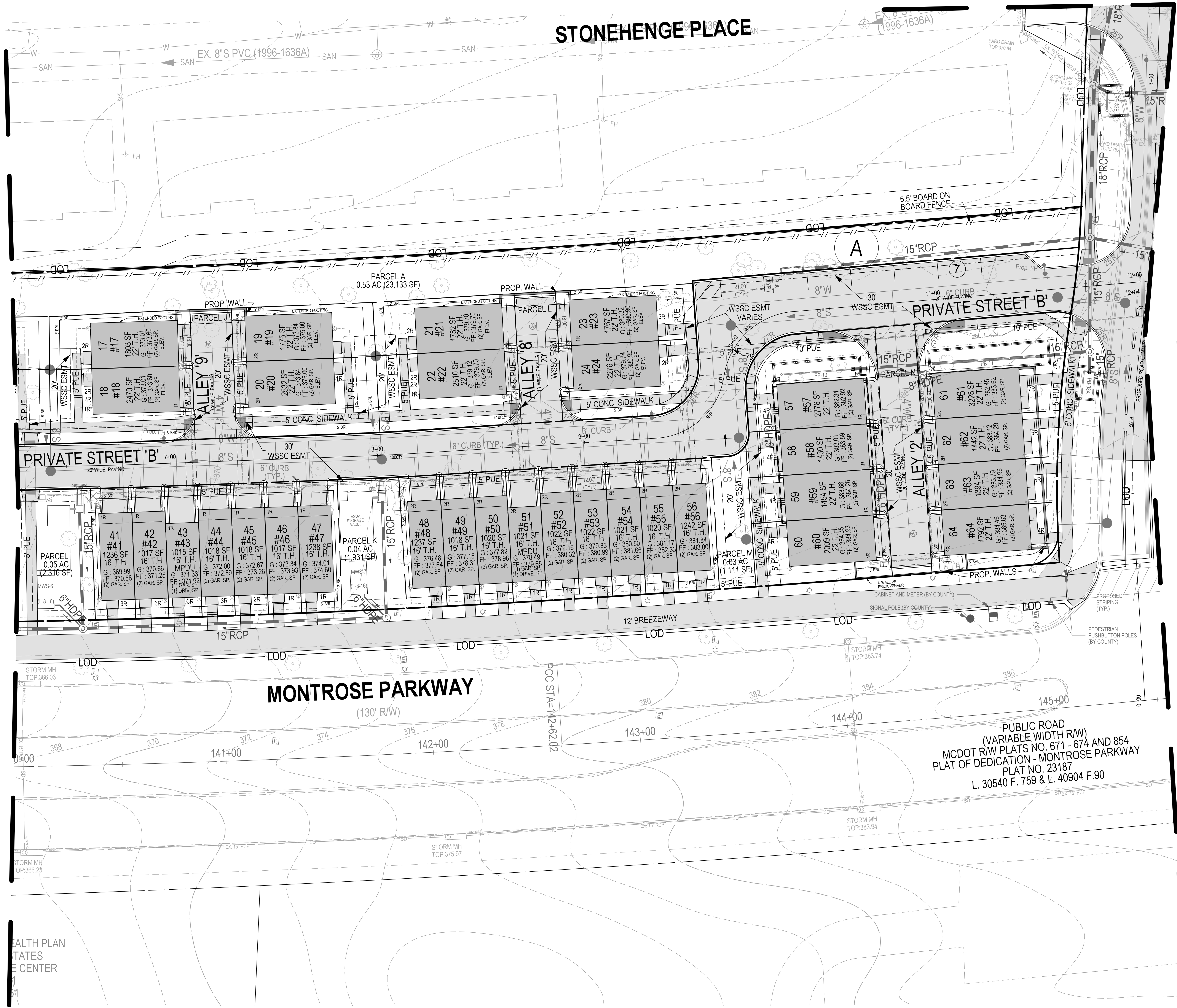


MATCHLINE - SEE SHEET S1.04

STONEHENGE PLACE



MATCHLINE - SEE SHEET S1.02

MATCHLINE - SEE SHEET S1.05

MONTROSE PARKWAY
(130' R/W)

PUBLIC ROAD
(VARIABLE WIDTH R/W)
MCDOT R/W PLATS NO. 671 - 674 AND 854
PLAT OF DEDICATION - MONTROSE PARKWAY
PLAT NO. 23187
L. 30540 F. 759 & L. 40904 F. 90

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)

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

PLANNING DEPARTMENT USE ONLY (E-PLANS)

SOLTESZ, INC.
Rockville
Lanham
Waldorf
Leonardtown
Frederick
Soltesz DC, LLC

ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067

www.soltesz.com

NO.	DATE	CAO STANDARDS VERSION	REVISIONS	BY	DATE
DESIGNED:	DECEMBER 2020		18 - NCS		
TECHNICIAN:	JS		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 ORIGINATING FROM EXISTING 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
ROCK@WILGUS.COM
RICHARD COHEN

MAP	ADC	GRID	5285
TAX MAP	G0562		
WSSC ZONING SHEET	215 NW 06		
SITE DATUM	HORIZONTAL: NAD83		
VERTICAL:	NAD83		

PROJECT NO.
1325-02-01

SHEET **S1.03**