

MATCHLINE - SEE THIS SHEET

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OUTFALL TO EX. 54" RCP

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)

PLANNING DEPARTMENT USE ONLY (E-PLANS)

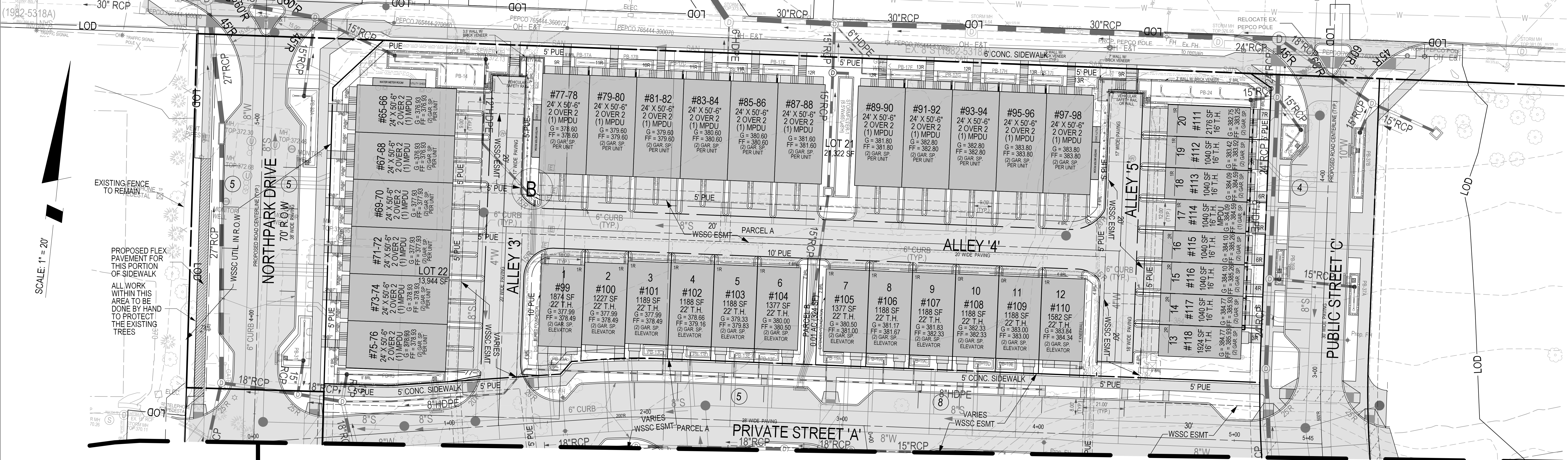
LOT 1 - M.J.V.'S ADDITION TO MONTROSE HEBREW HOME OF GREATER WASHINGTON, INC. L. 49490 F. 217 PLAT NO. 11377

PARCEL B - MONTROSE DIAL CENTER VERIZON MARYLAND MERGE CO PLAT NO. 9490

PART OF PARCEL E - GUSTIN'S ADDITION TO A&A MONTROSE ROAD LLC L. 48832 F. 276 PLAT NO. 15522

MONTROSE ROAD (VARIABLE WIDTH R/W)

PUBLIC ROAD (VARIABLE WIDTH R/W) MCDOT R/W PLATS 5151 AND 5152 PLAT NO. 13977 LIBER 4030 FOLIO 38 (1959-3809)



MATCHLINE - SEE SHEET S1.05

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 NORTHPARK AT MONTROSE (FORMERLY WILGUS TRACT)



SOLTESZ, INC.
 Rockville Office
 2 Research Place, Suite 100
 Rockville, MD 20850
 P. 301.948.2750 F. 301.948.9067

NO.	DATE	REVISIONS	BY	DATE
DESIGNED:	DECEMBER 2020	CAO STANDARDS VERSION:	18 - NCS	
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 CROSSINGS BY ENGINEERING TEST FITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-251-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE 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	G0582	ZONING CATEGORY:	CR-2B (C-1A, C-1B, C-2B, C-2C, C-2D, C-2E, C-2F, C-2G, C-2H, C-2I, C-2J, C-2K, C-2L, C-2M, C-2N, C-2O, C-2P, C-2Q, C-2R, C-2S, C-2T, C-2U, C-2V, C-2W, C-2X, C-2Y, C-2Z)
WSSC 200 SHEET	215 NW 06	SITE DATUM:	HORIZONTAL: NAD83 VERTICAL: NAD83