

MATCHLINE - SEE THIS SHEET

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**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)

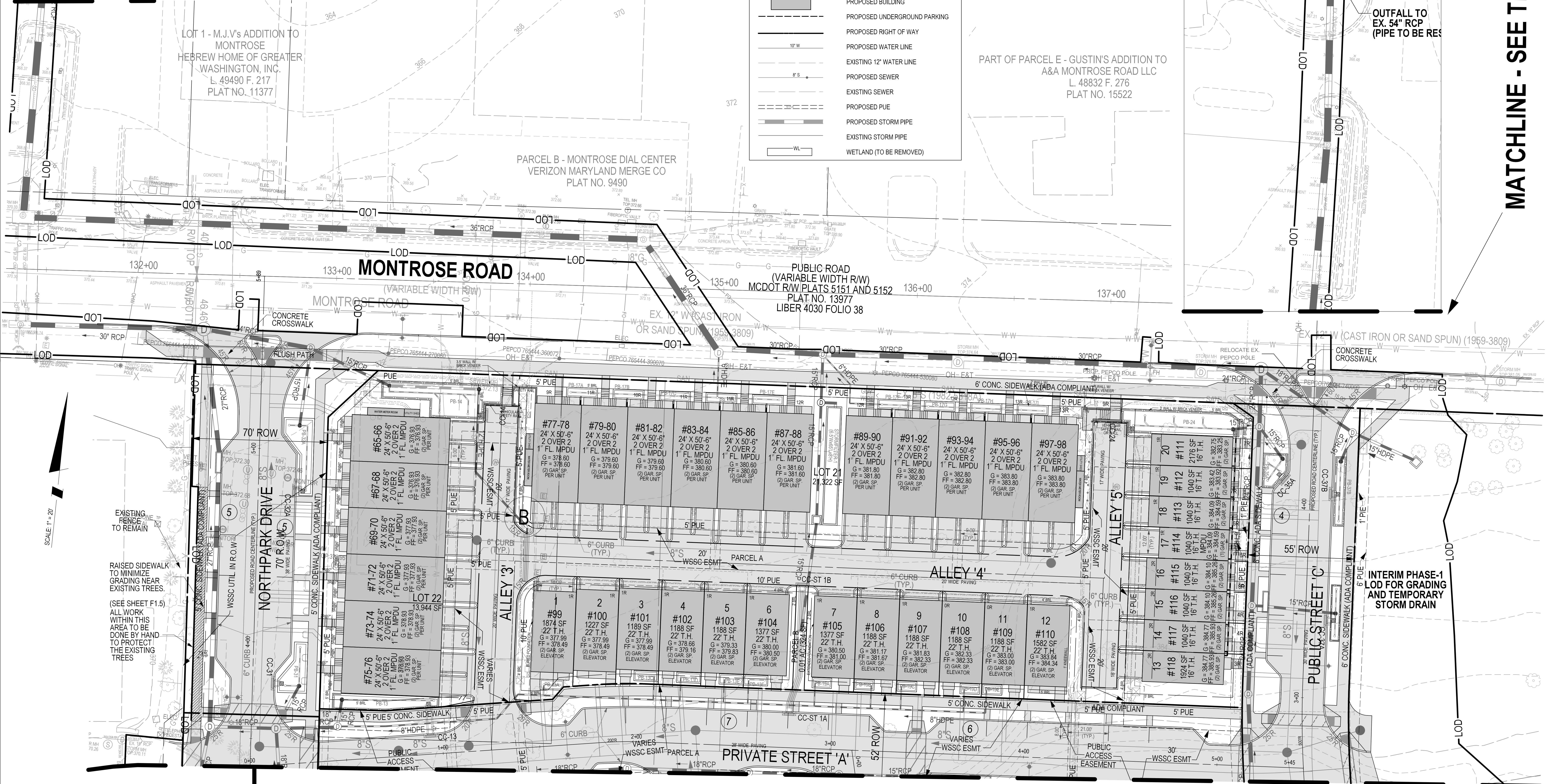
PLANNING DEPARTMENT USE ONLY (E-PLANS)

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

OUTFALL TO EX. 54" RCP (PIPE TO BE RE)



MATCHLINE - SEE SHEET S1.03

MATCHLINE - SEE SHEET S1.05

INTERIM PHASE-1 LOD FOR GRADING AND TEMPORARY STORM DRAIN

**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. 30287 EXPIRATION DATE: 05/16/2022

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	DESIGNED	CAO STANDARDS VERSION	REVISIONS	BY	DATE
1	MARCH 2021	JDS/KOL	19 - RCS			
				TECHNICIAN: JW/DC		

**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 ENGINEERING TESTS 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, 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	G0592	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



PROJECT NO.  
1325-02-01

SHEET  
S1.04

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