

**MATCHLINE - SEE THIS SHEET**

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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

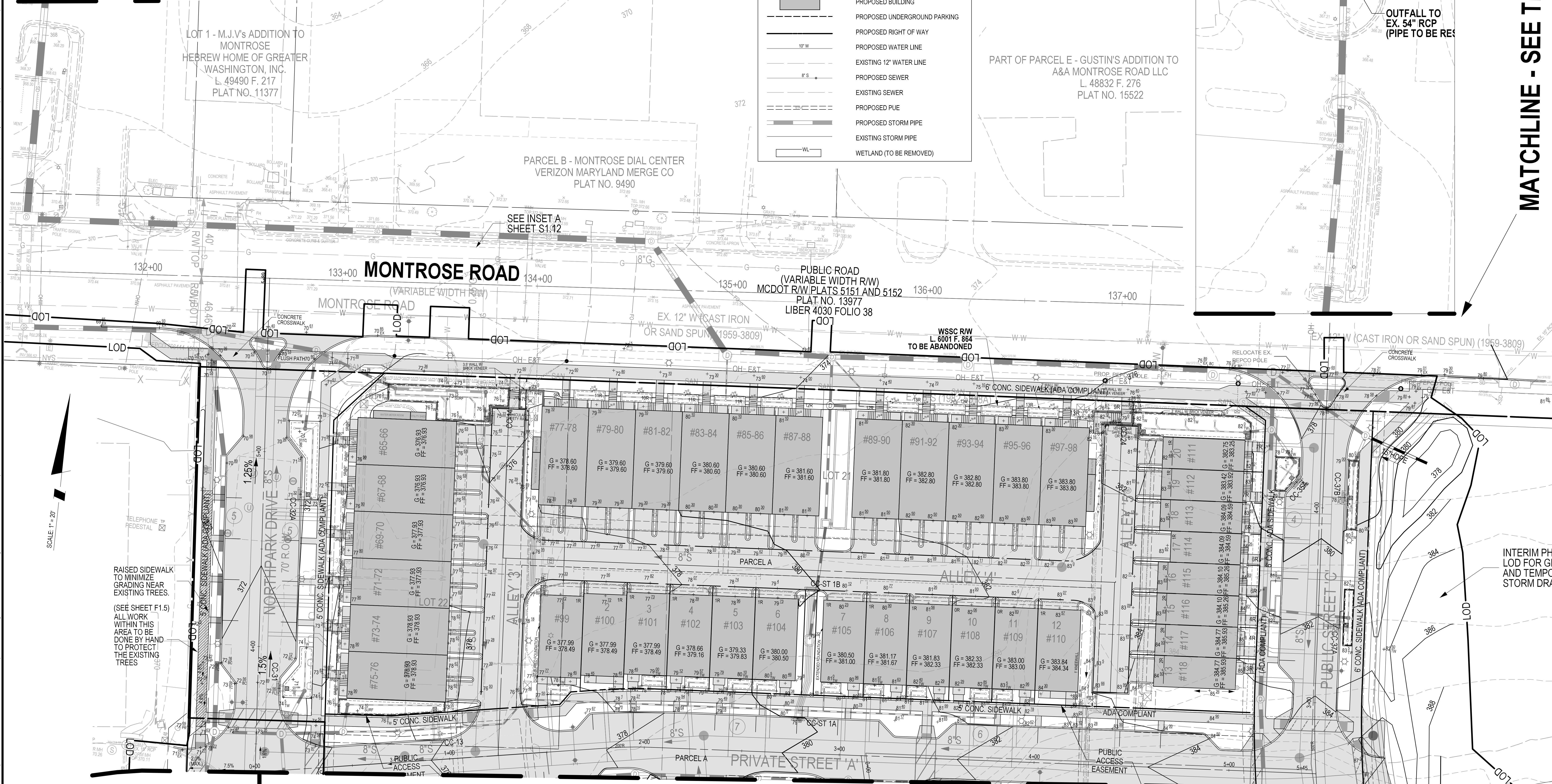
SEE INSET A  
SHEET S1.42

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)

**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)



RAISED SIDEWALK  
TO MINIMIZE  
GRADING NEAR  
EXISTING TREES.  
(SEE SHEET F1.5)  
ALL WORK  
WITHIN THIS  
AREA TO BE  
DONE BY HAND  
TO PROTECT  
THE EXISTING  
TREES

INTERIM PH/  
LOD FOR GF  
AND TEMPO  
STORM DRA

**MATCHLINE - SEE SHEET S1.09**

**MATCHLINE - SEE SHEET S1.07**

**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: 05/18/2022

**SITE PLAN GRADING - 20 SCALE**

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

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

**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

NO.	DATE	DESIGNED	CAO STANDARDS VERSION	REVISIONS	BY	DATE
1	MARCH 2021	JDS/KOL	18 - 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 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  
ROCKING@WILGUS.COM  
RICHARD COHEN

MAP	ADC	GRID	5285
TAX MAP	G0592	GRID	CR-201-14-10-1030
WBCS 200 SHEET	215 NW 06	GRID	CR-201-14-10-1030
SITE DATUM	HORIZONTAL: NAD83	VERTICAL:	NAD83



PROJECT NO. 11325-02-01

SHEET S1.08

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