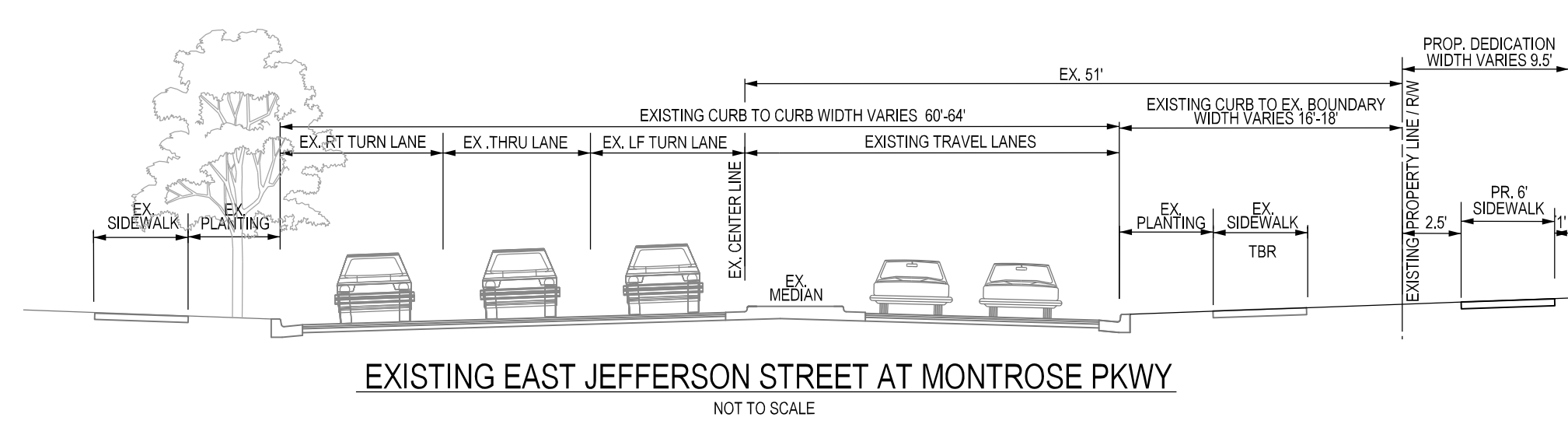
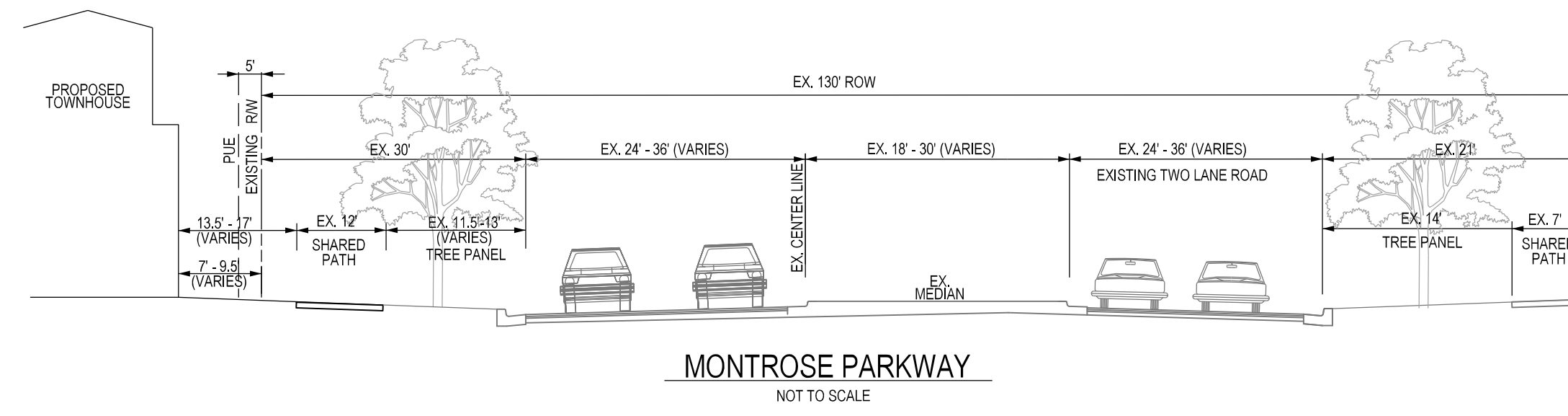


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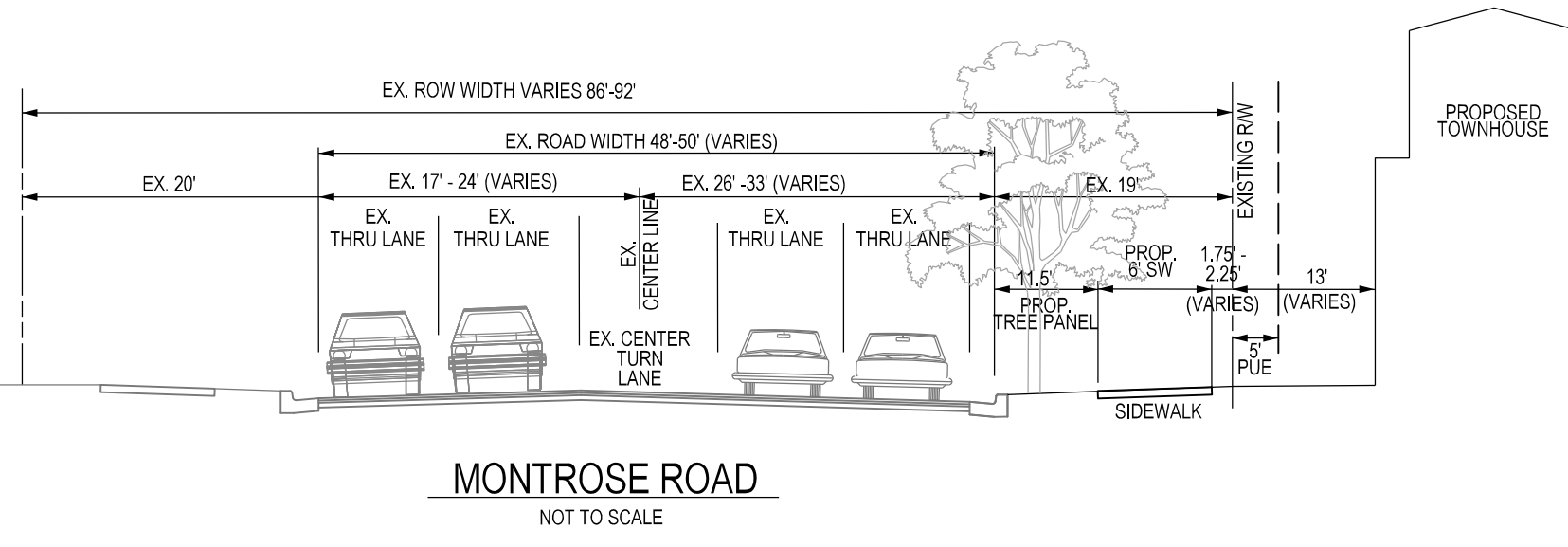
PLANNING DEPARTMENT USE ONLY (E-PLANS)



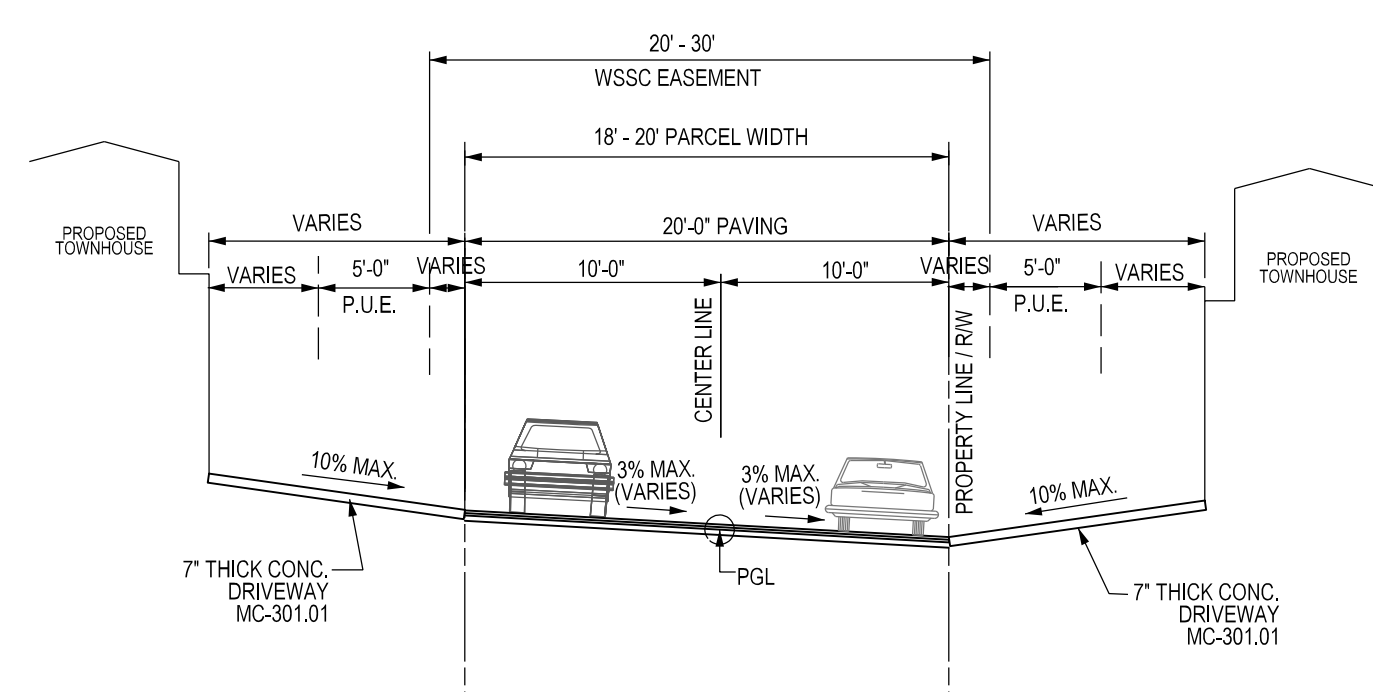
EXISTING EAST JEFFERSON STREET AT MONTROSE PKWY
NOT TO SCALE



MONTROSE PARKWAY
NOT TO SCALE

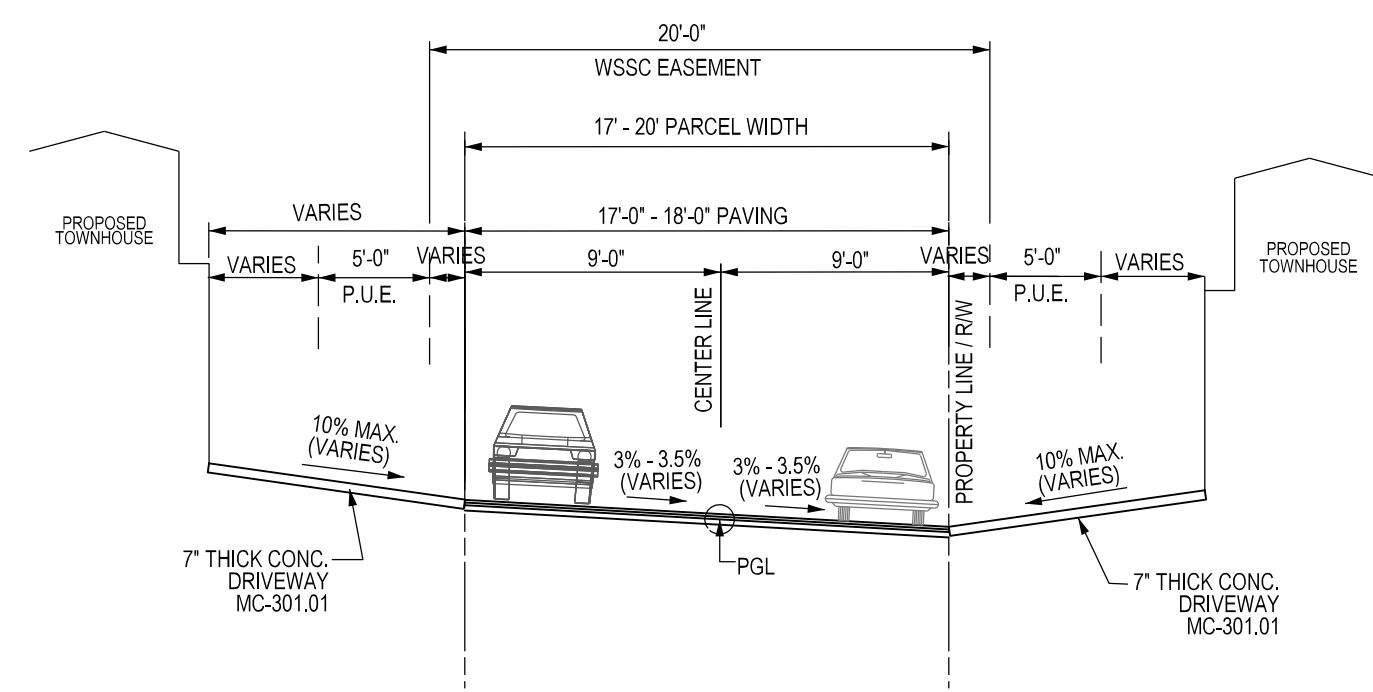


MONTROSE ROAD
NOT TO SCALE



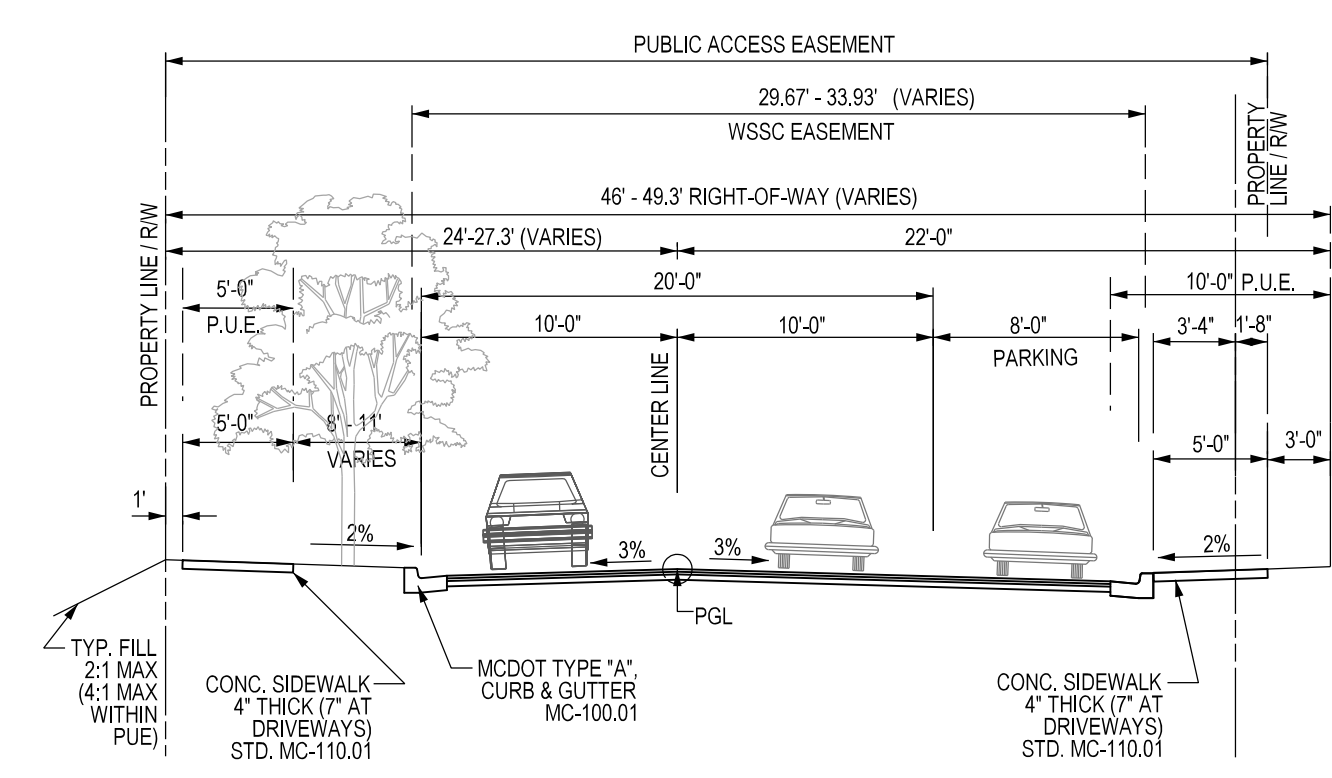
MOD. RESIDENTIAL ALLEY
PRIVATE 20' 0" PARCEL WIDTH
MOD. MC-200.01

ALLEYS 1, 2, 3, 4, 6, & 7
NOT TO SCALE

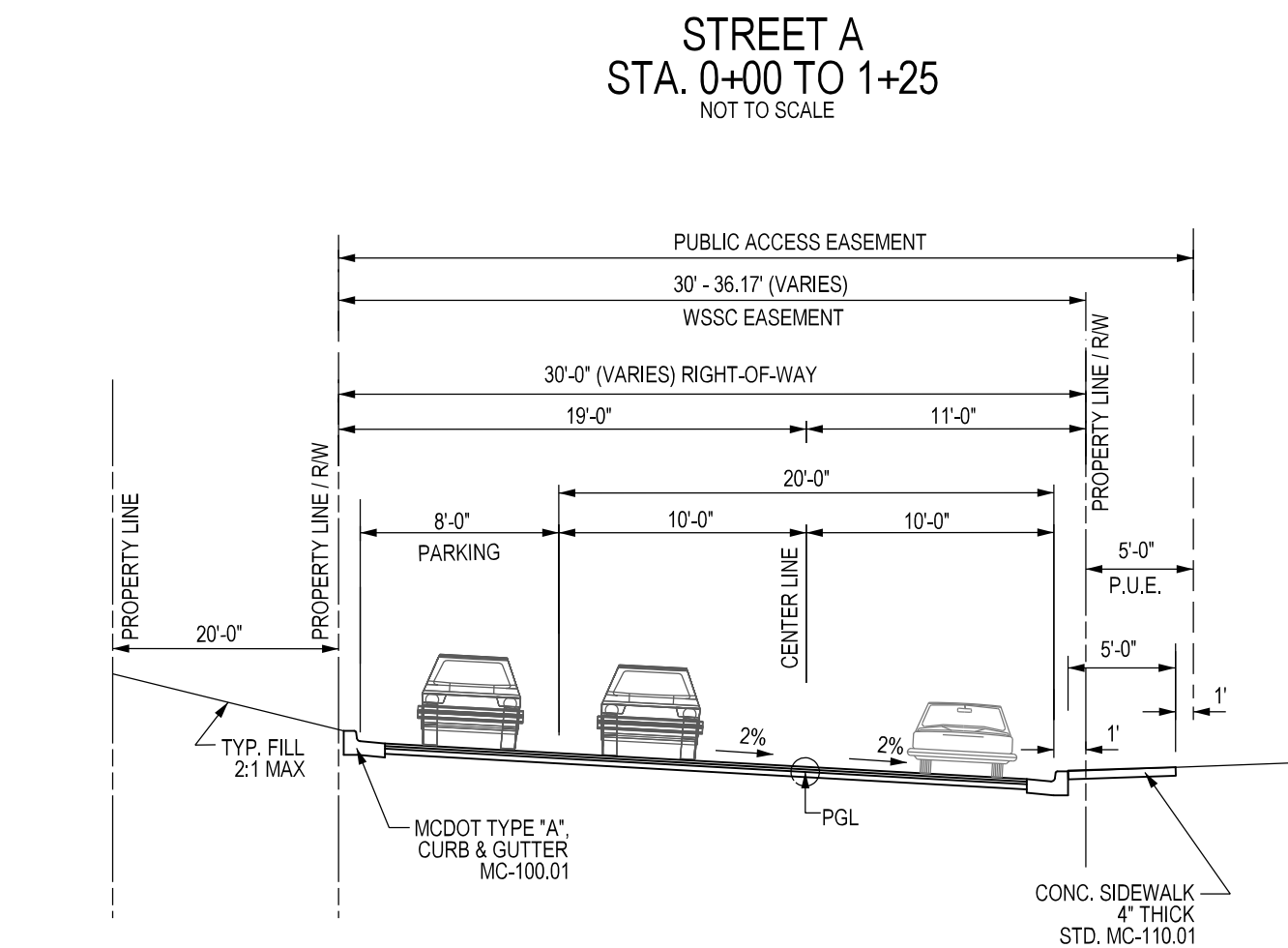


MOD. RESIDENTIAL ALLEY
PRIVATE 18' 0" PARCEL WIDTH
MOD. MC-200.01

ALLEYS 3, 5, 8, 9, 10, 11
NOT TO SCALE



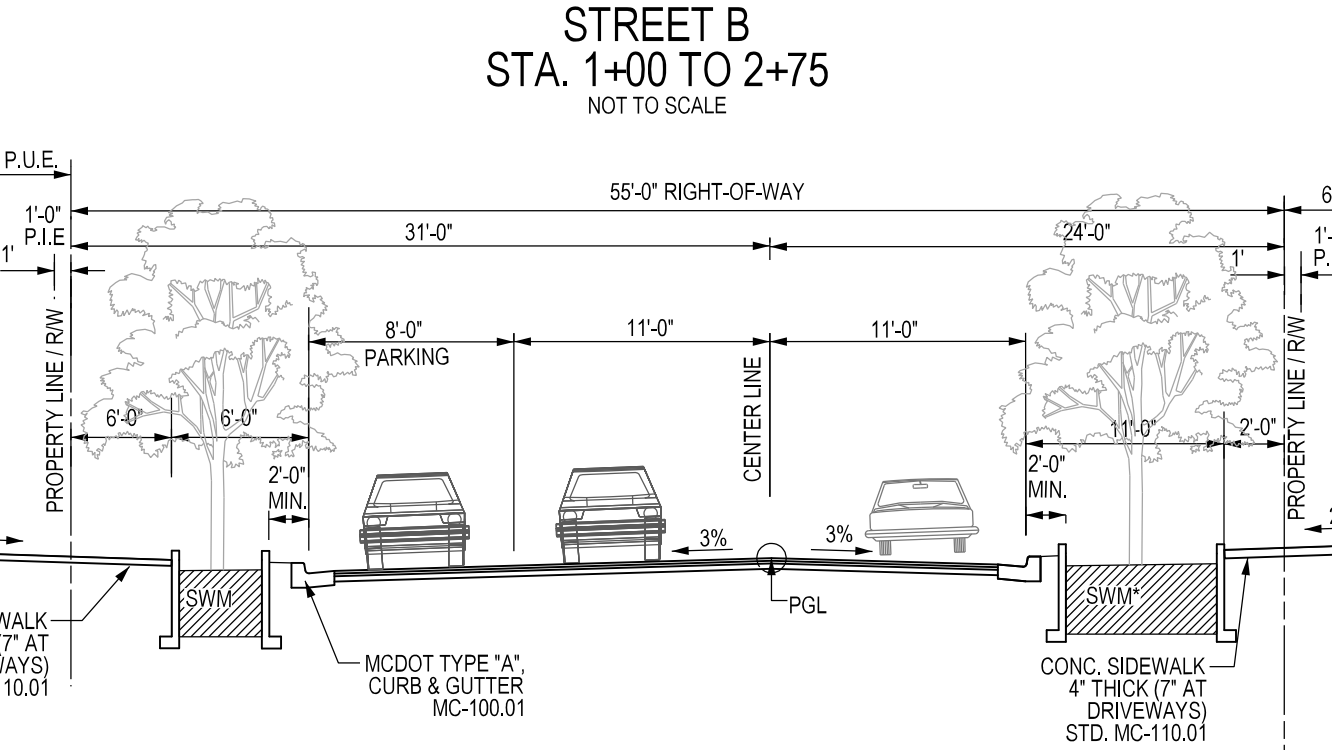
MOD. SECONDARY RESIDENTIAL STREET
PRIVATE 46' - 49.3' RIGHT-OF-WAY
MOD. MC-2002.02
(PARKING ON EASTBOUND SIDE)



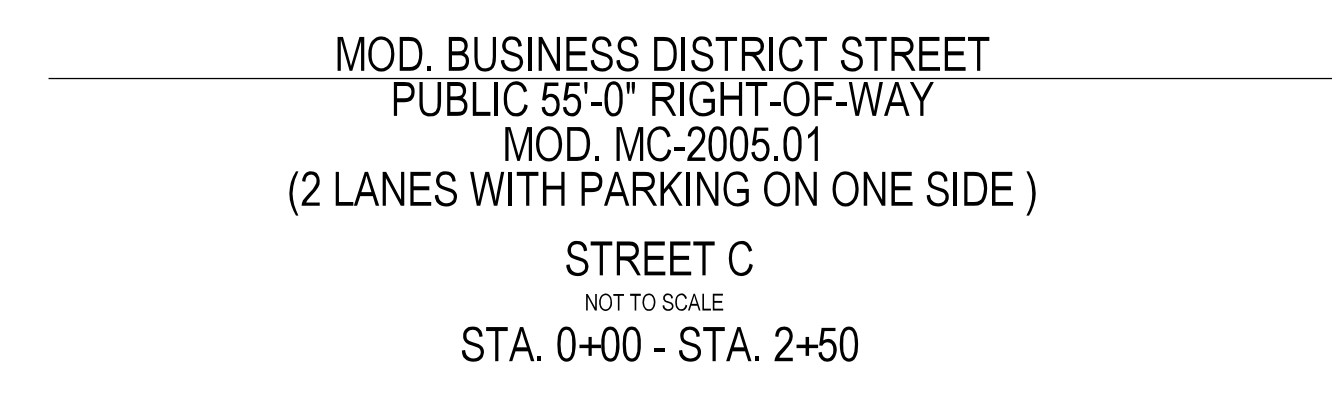
STREET A
STA. 0+00 TO 1+25
NOT TO SCALE



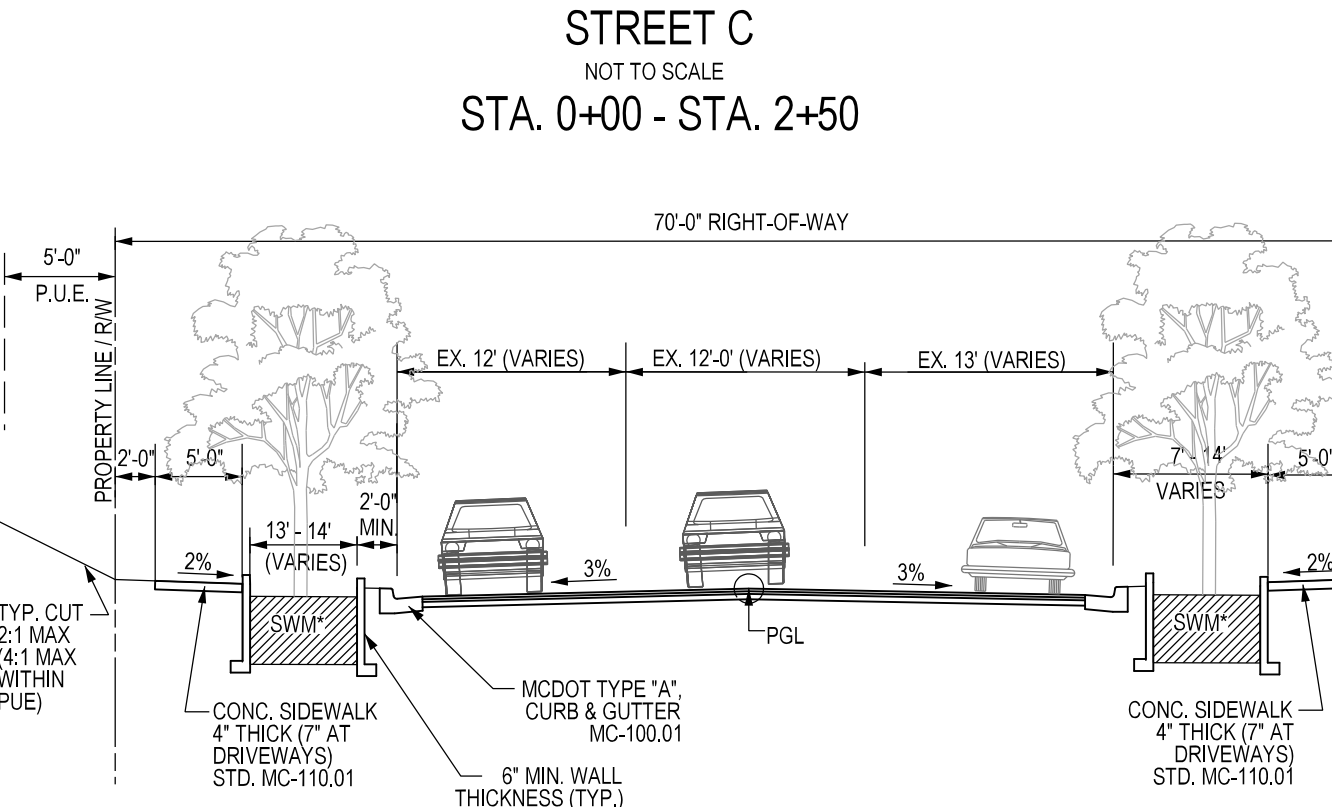
MOD. TERTIARY RESIDENTIAL STREET
PRIVATE 30' 0" RIGHT-OF-WAY
MOD. MC-2001.01
(PARKING ON ONE SIDE)



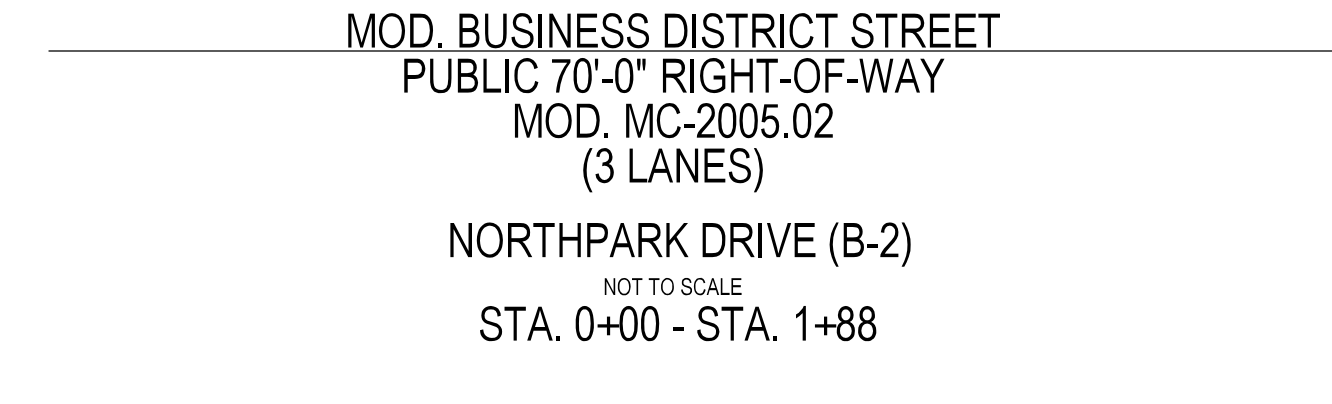
STREET B
STA. 1+00 TO 2+75
NOT TO SCALE



MOD. BUSINESS DISTRICT STREET
PUBLIC 55' 0" RIGHT-OF-WAY
MOD. MC-2005.01
(2 LANES WITH PARKING ON ONE SIDE)

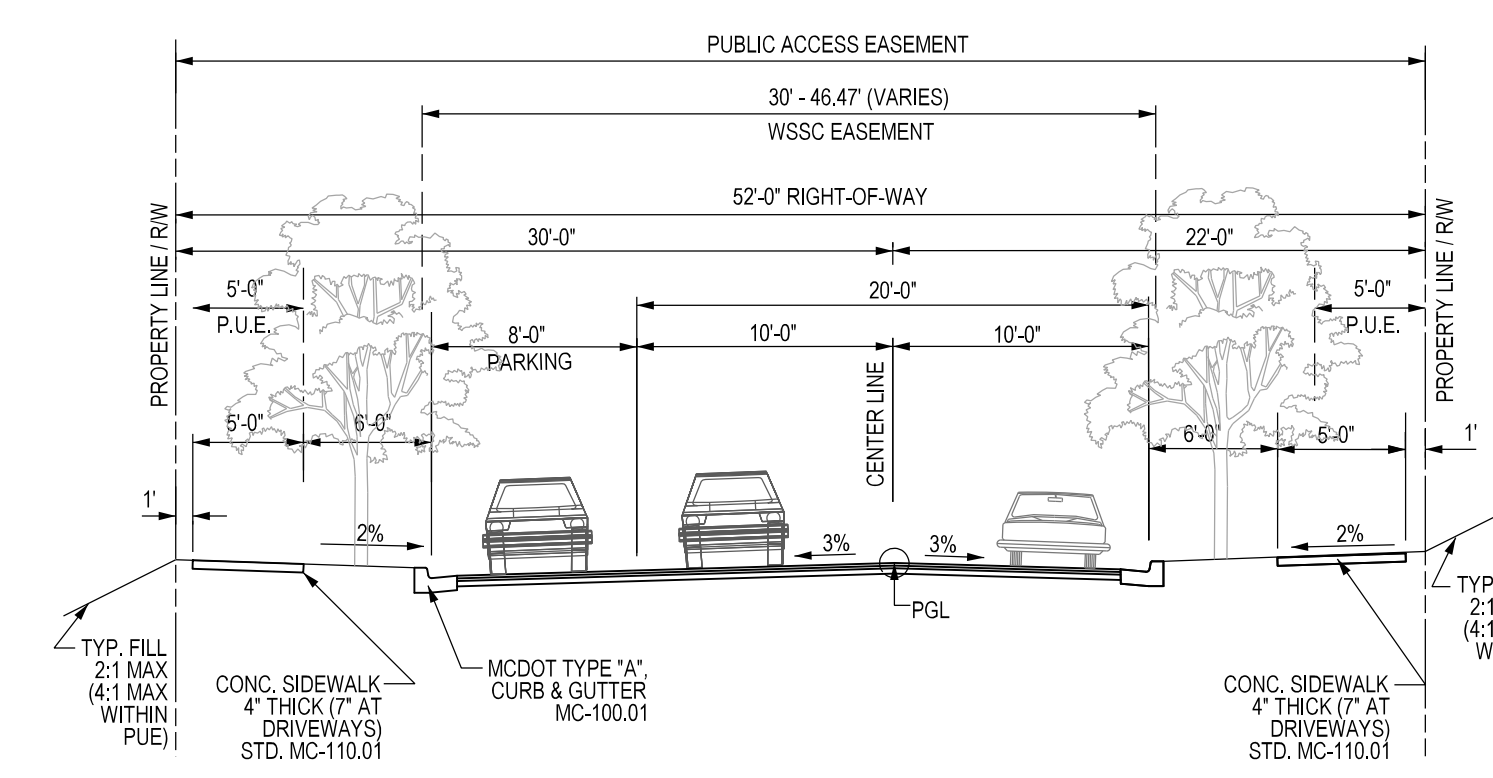


STREET C
STA. 0+00 - STA. 2+50
NOT TO SCALE

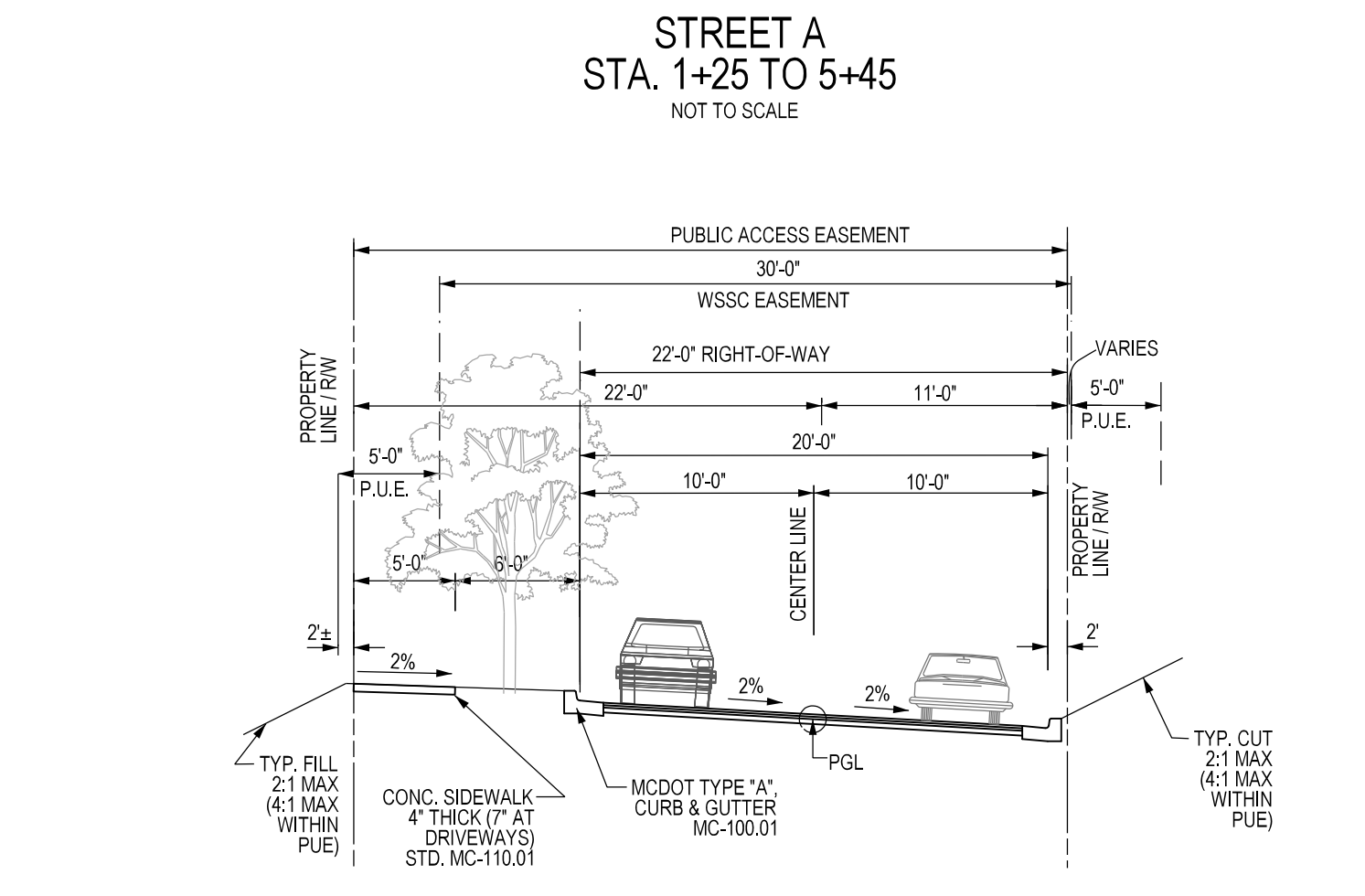


MOD. BUSINESS DISTRICT STREET
PUBLIC 70' 0" RIGHT-OF-WAY
MOD. MC-2005.02
(3 LANES)

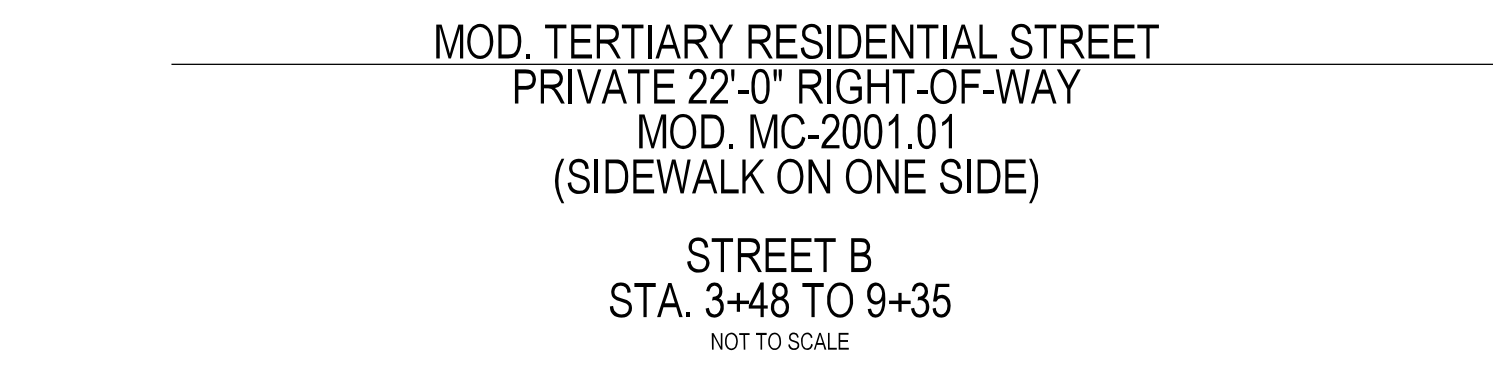
NORTH PARK DRIVE (B-2)
NOT TO SCALE
STA. 0+00 - STA. 1+88



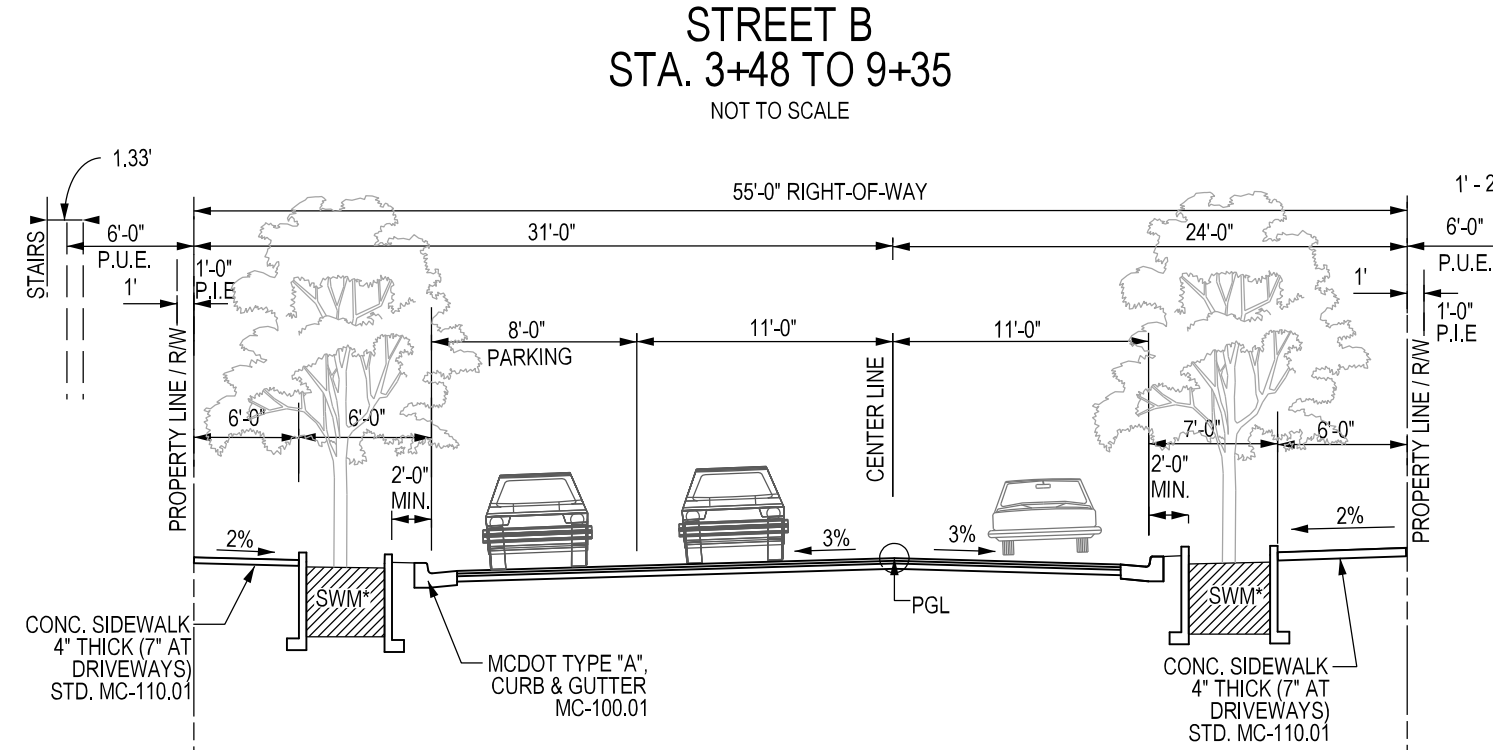
MOD. SECONDARY RESIDENTIAL STREET
PRIVATE 52' 0" RIGHT-OF-WAY
MOD. MC-2002.02
(PARKING ON WESTBOUND SIDE)



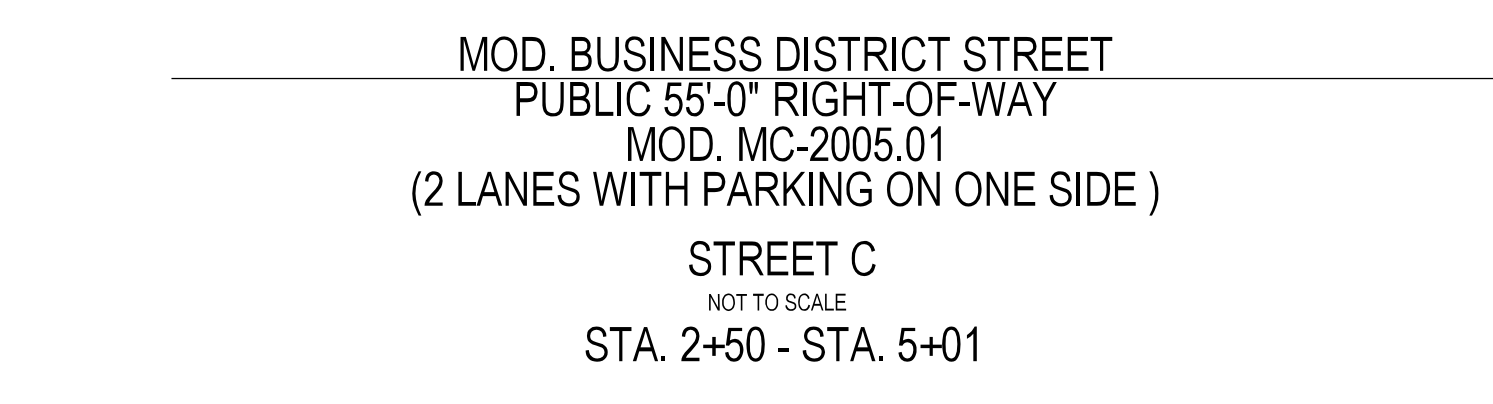
STREET A
STA. 1+25 TO 5+45
NOT TO SCALE



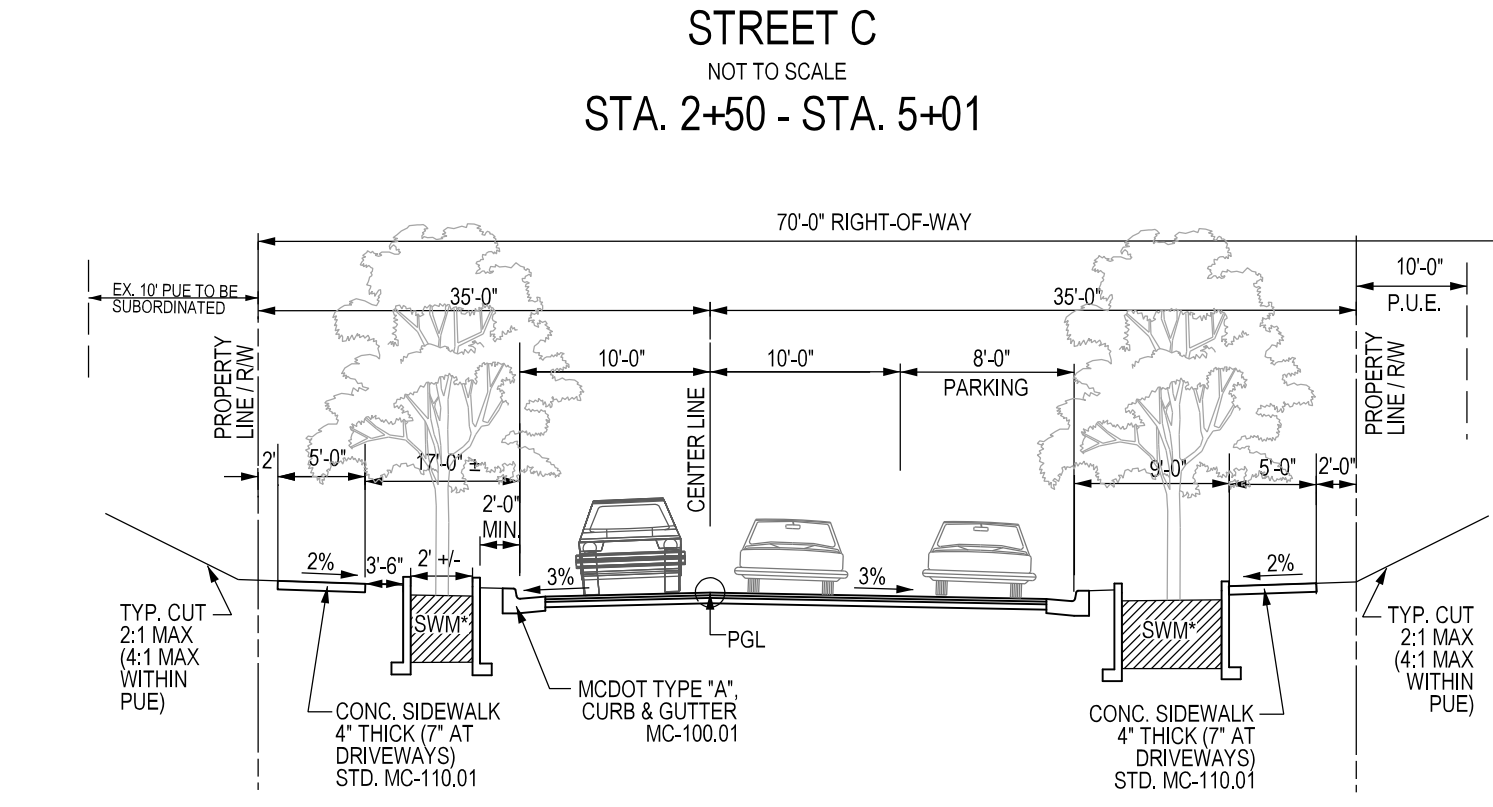
MOD. TERTIARY RESIDENTIAL STREET
PRIVATE 22' 0" RIGHT-OF-WAY
MOD. MC-2001.01
(SIDEWALK ON ONE SIDE)



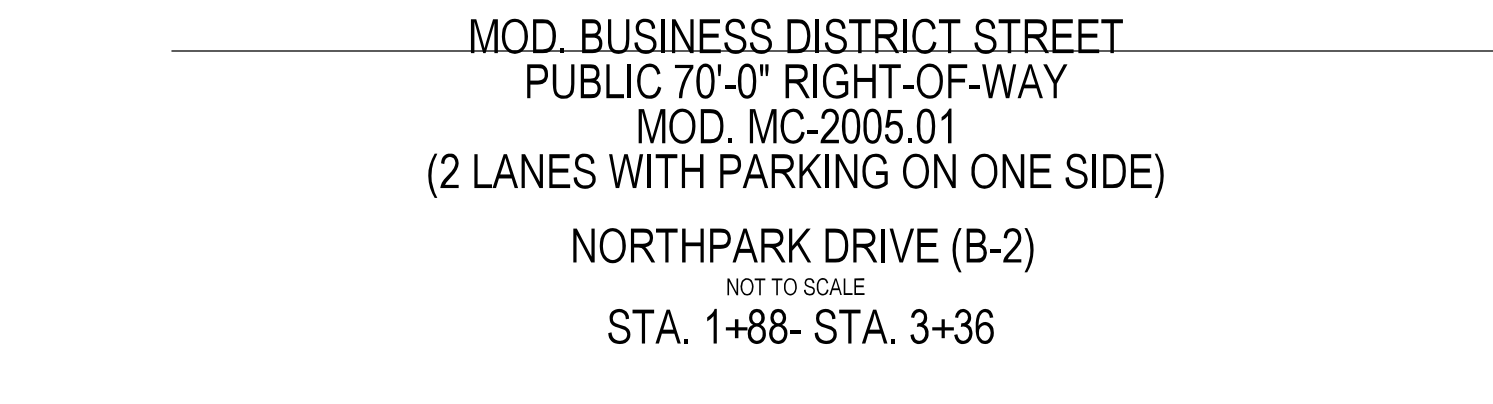
STREET B
STA. 3+48 TO 9+35
NOT TO SCALE



MOD. BUSINESS DISTRICT STREET
PUBLIC 55' 0" RIGHT-OF-WAY
MOD. MC-2005.01
(2 LANES WITH PARKING ON ONE SIDE)

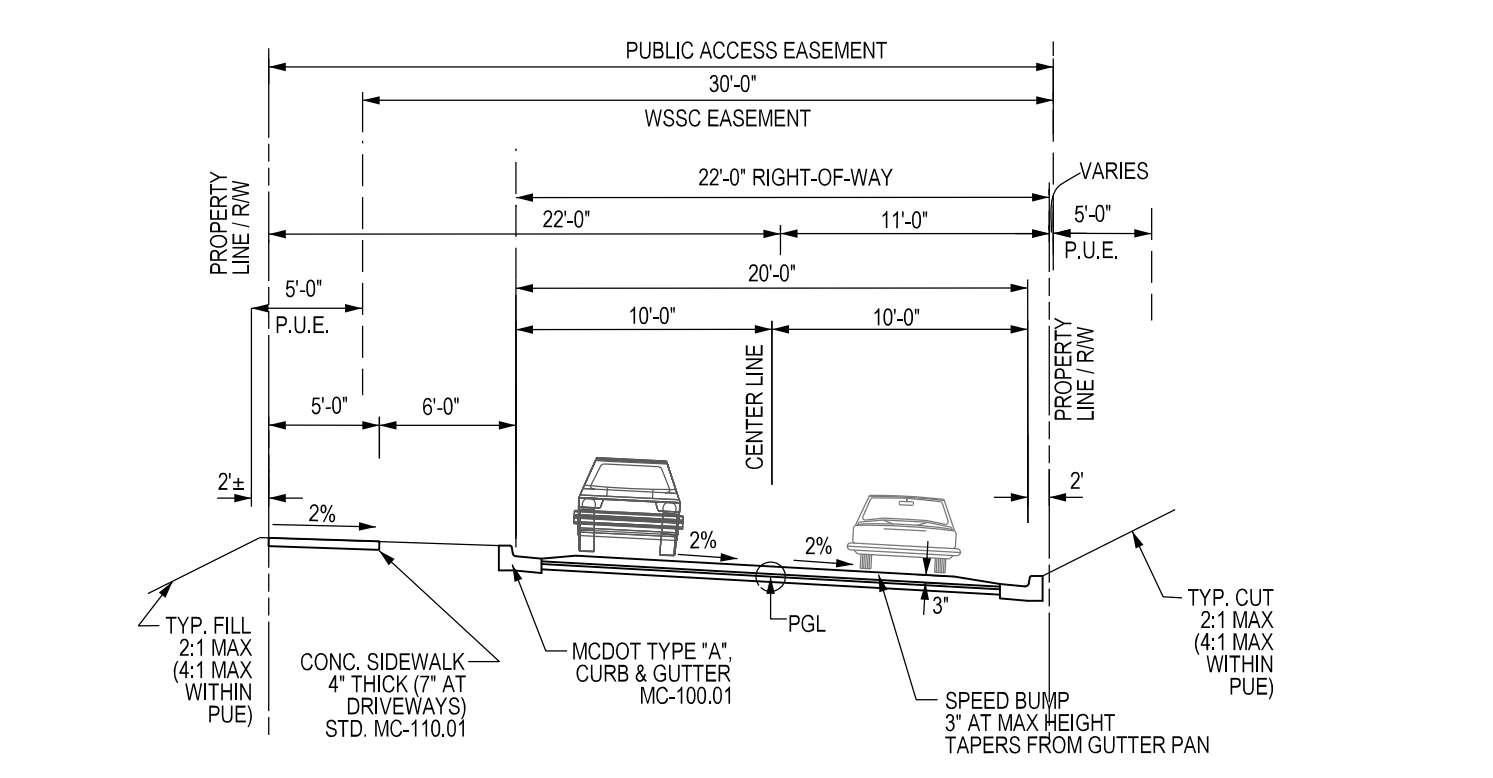


STREET C
STA. 2+50 - STA. 5+01
NOT TO SCALE

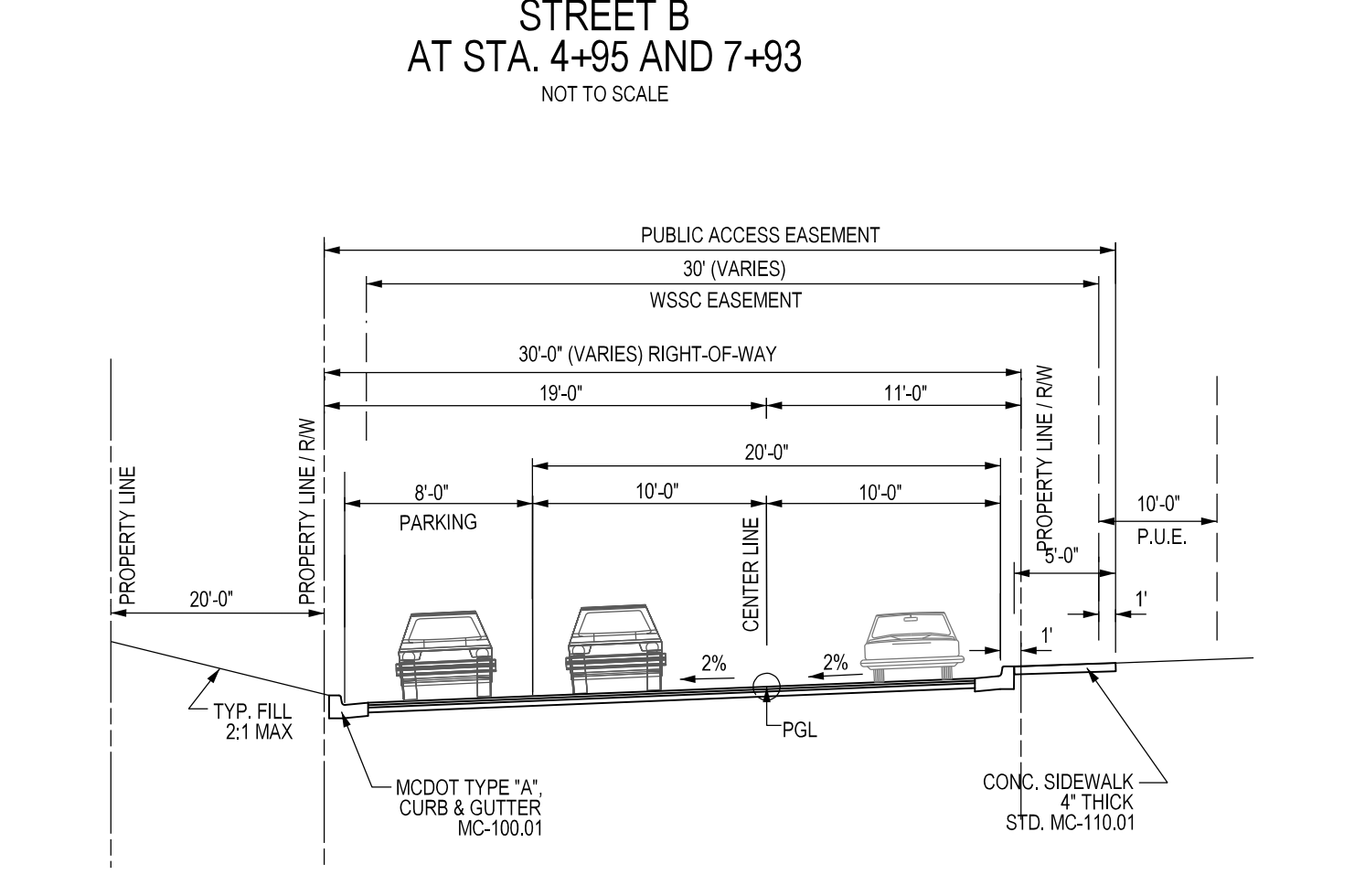


MOD. BUSINESS DISTRICT STREET
PUBLIC 70' 0" RIGHT-OF-WAY
MOD. MC-2005.01
(2 LANES WITH PARKING ON ONE SIDE)

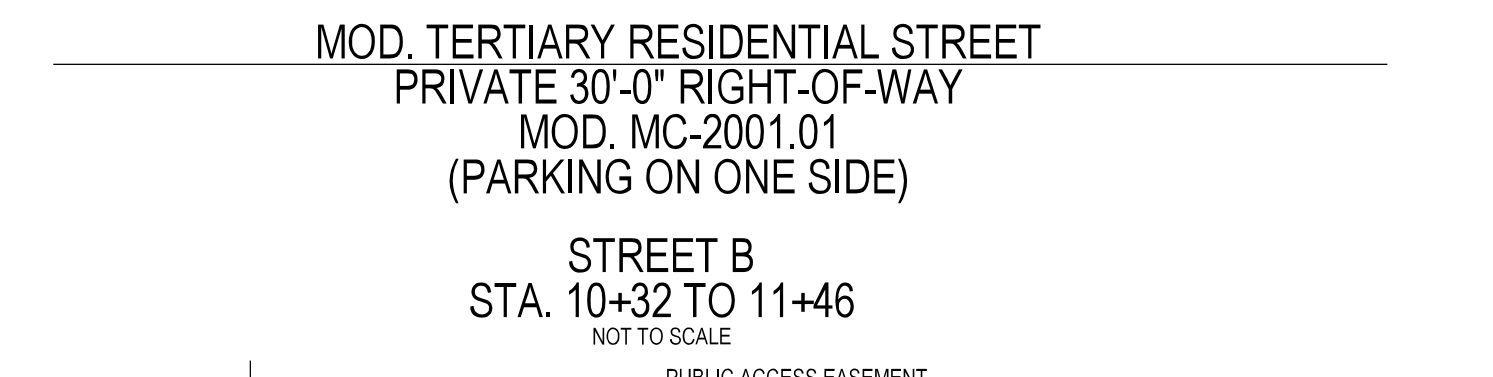
NORTH PARK DRIVE (B-2)
NOT TO SCALE
STA. 1+88 - STA. 3+36



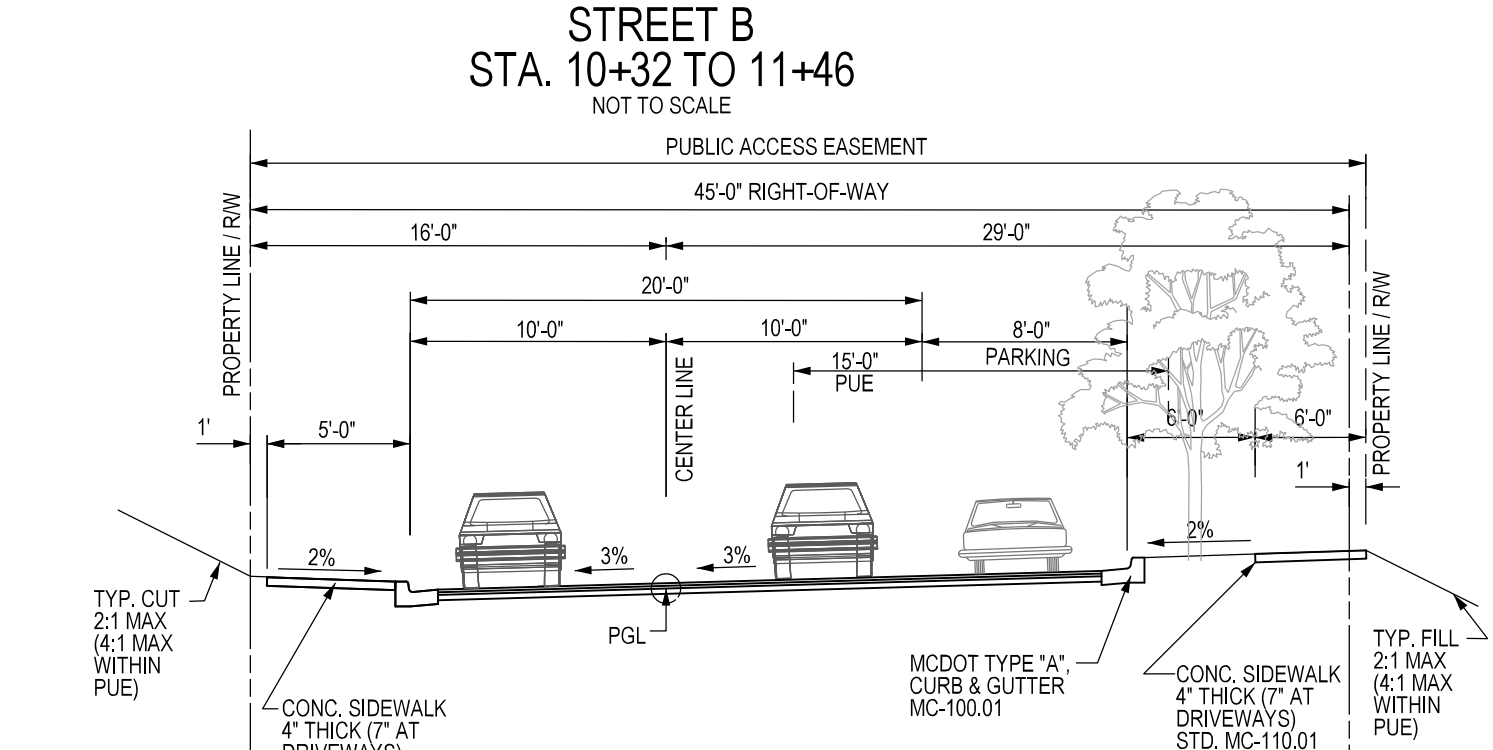
MOD. TERTIARY RESIDENTIAL STREET - SPEED BUMP
PRIVATE 22' 0" RIGHT-OF-WAY
MOD. MC-2001.01
(SIDEWALK ON ONE SIDE)



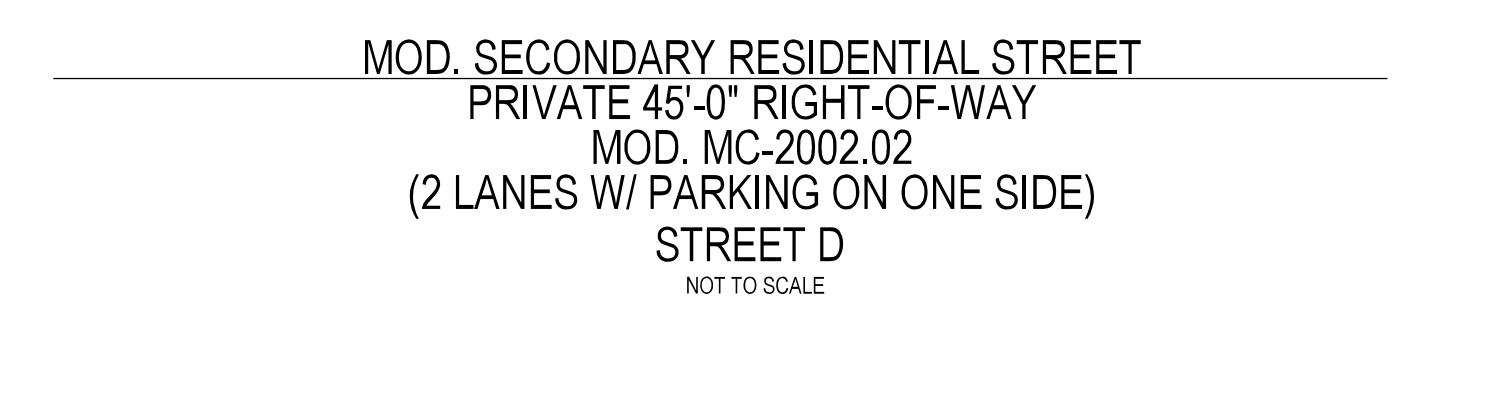
STREET B
AT STA. 4+95 AND 7+93
NOT TO SCALE



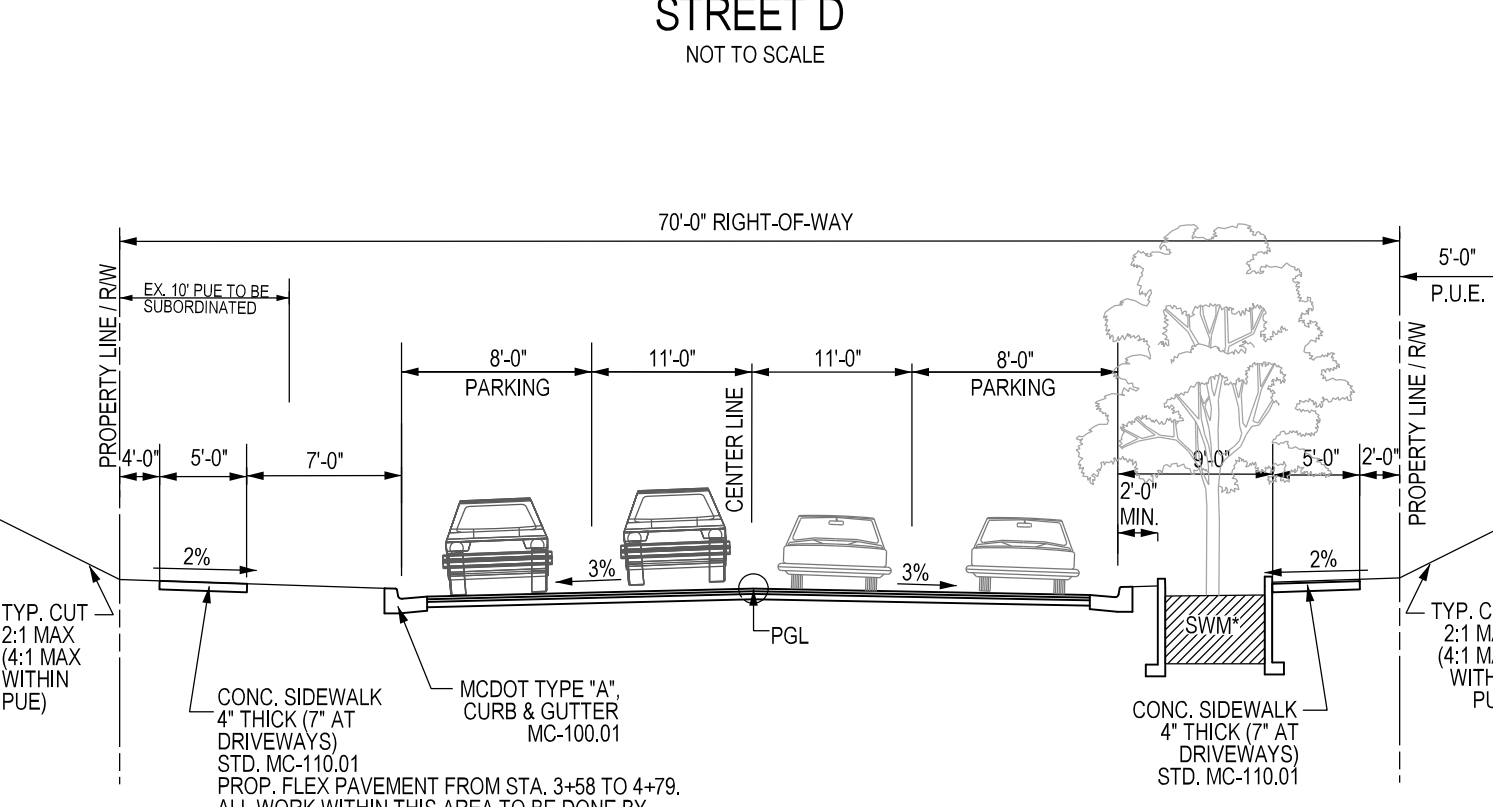
MOD. TERTIARY RESIDENTIAL STREET
PRIVATE 30' 0" RIGHT-OF-WAY
MOD. MC-2001.01
(PARKING ON ONE SIDE)



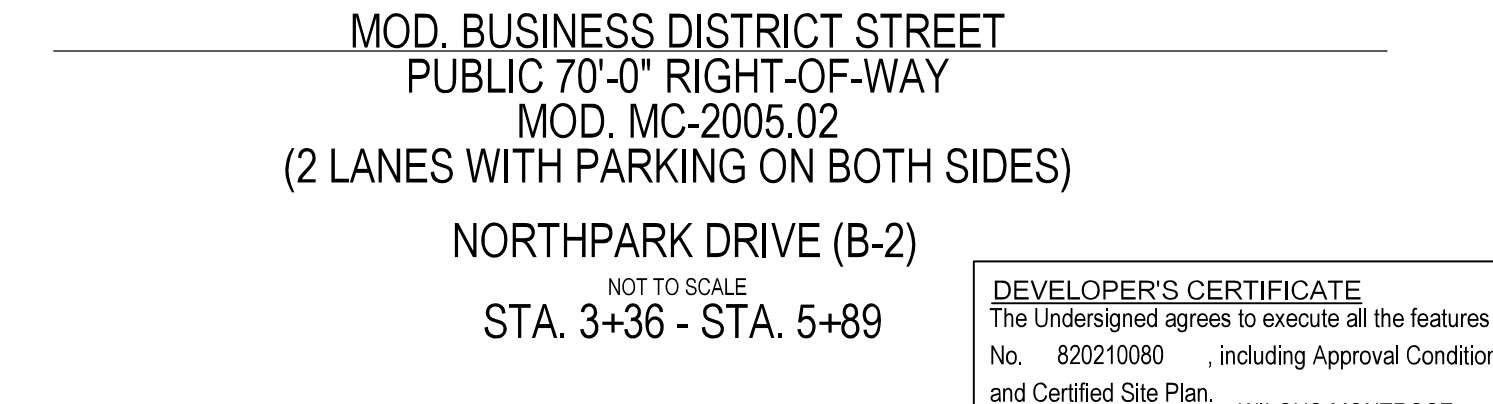
STREET B
STA. 10+32 TO 11+46
NOT TO SCALE



MOD. SECONDARY RESIDENTIAL STREET
PRIVATE 45' 0" RIGHT-OF-WAY
MOD. MC-2002.02
(2 LANES W/ PARKING ON ONE SIDE)



STREET D
NOT TO SCALE



MOD. BUSINESS DISTRICT STREET
PUBLIC 70' 0" RIGHT-OF-WAY
MOD. MC-2005.02
(2 LANES WITH PARKING ON BOTH SIDES)

NORTH PARK DRIVE (B-2)
NOT TO SCALE
STA. 3+36 - STA. 5+89

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



CROSS SECTIONS AND DETAILS

**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
www.soltesz.com

NO.	DATE	CAO STANDARDS VERSION	REVISIONS	BY	DATE
DESIGNED:	MARCH 2021	JDS / KDL	18 - NCS		
TECHNICIAN:		JW / DC			
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 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'S 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
RCHEN@WILGUS.COM
RICHARD COHEN

MAP	ADC	GRID	S285
TAX MAP	G0562	ZONING CATEGORY:	CR-20 (C-10, R-10, R-20, DR-20, C-20, R-20, H-20)
WSSC 200' SHEET	215 NW 06		
SITE DATUM	HORIZONTAL: NAD83		
	VERTICAL: NAD83		

AS SHOWN
SHEET **S1.13**
PROJECT NO. 1326-02.01