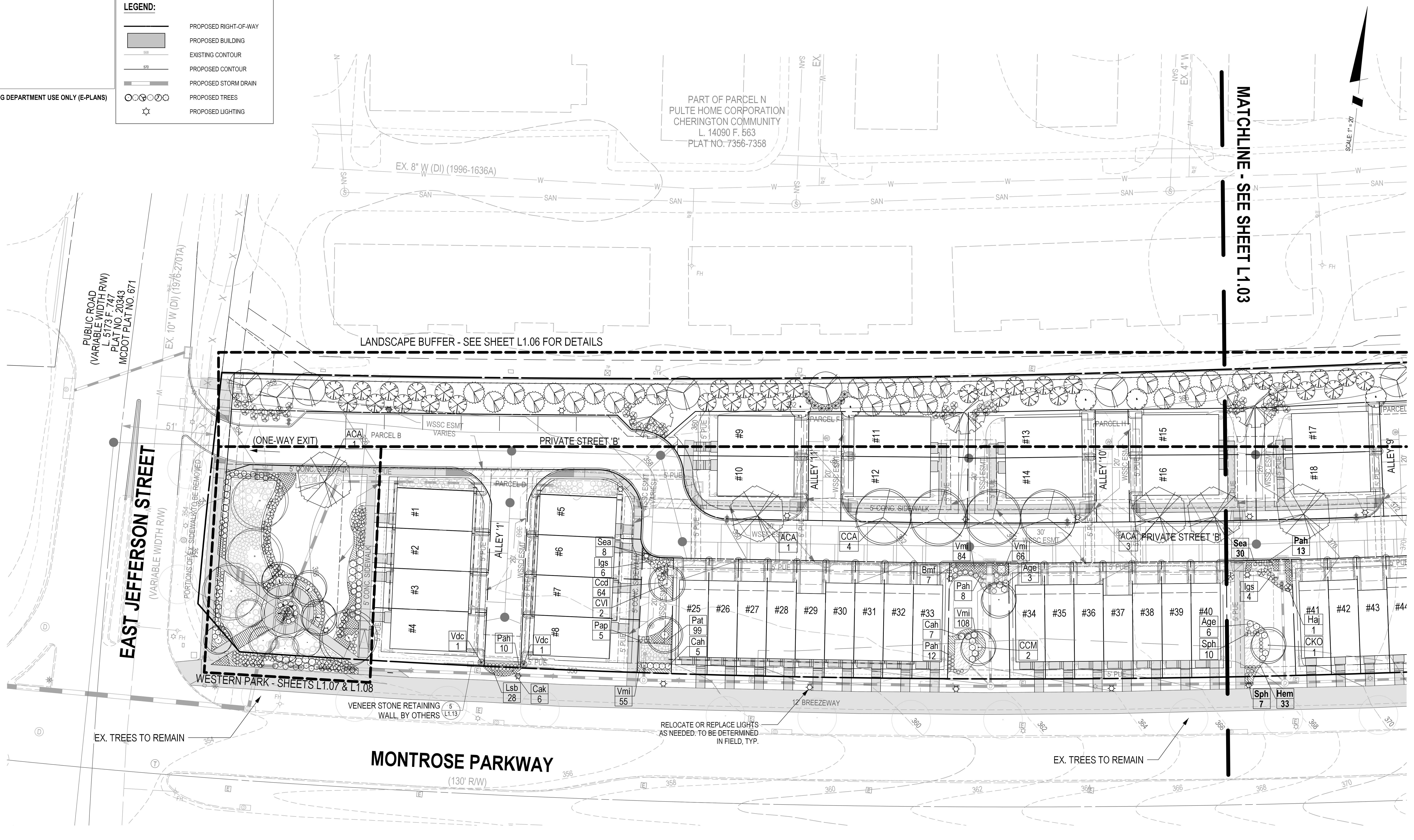


**LEGEND:**

- PROPOSED RIGHT-OF-WAY
- PROPOSED BUILDING
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM DRAIN
- PROPOSED TREES
- PROPOSED LIGHTING

PLANNING DEPARTMENT USE ONLY (E-PLANS)

The original of this drawing document was prepared by Soltesz, Inc. (SOLTESZ). This document was not obtained directly from SOLTESZ, Inc. (SOLTESZ). SOLTESZ, Inc. (SOLTESZ) cannot guarantee that unauthorized changes and/or alterations were not made by others. If verification of the information contained herein is needed, contact should be made directly with SOLTESZ, Inc. (SOLTESZ) to make a copy of the information that has been transmitted by electronic means.



MATCHLINE - SEE SHEET L1.03

PUBLIC ROAD  
(VARIABLE WIDTH R/W)  
L. 5173 F. 747  
PLAT NO. 20343  
MCDOT PLAT NO. 671

EAST JEFFERSON STREET  
(VARIABLE WIDTH R/W)

WESTERN PARK - SHEETS L1.07 & L1.08

MONTROSE PARKWAY  
(130' R/W)

EX. TREES TO REMAIN

RELOCATE OR REPLACE LIGHTS  
AS NEEDED. TO BE DETERMINED  
IN FIELD, TYP.

VENEER STONE RETAINING  
WALL BY OTHERS

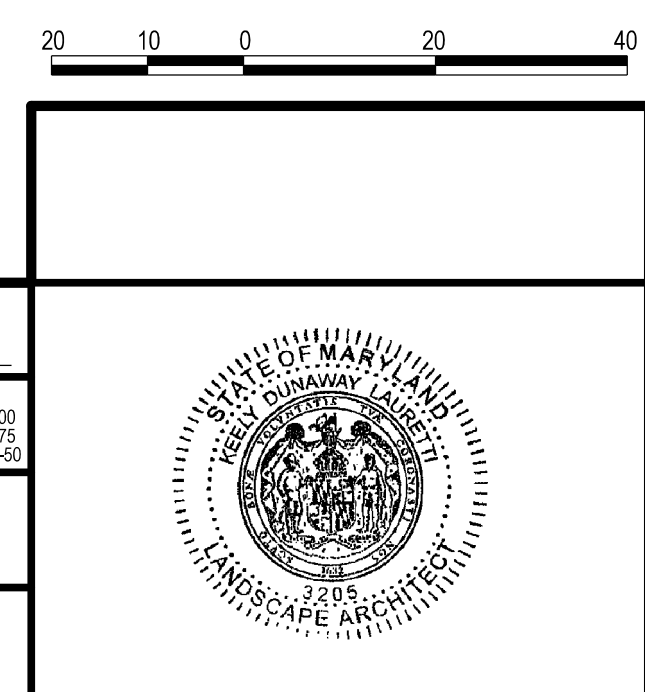
(ONE-WAY EXIT)

LANDSCAPE BUFFER - SEE SHEET L1.06 FOR DETAILS

PART OF PARCEL N  
PULTE HOME CORPORATION  
CHERINGTON COMMUNITY  
L. 14090 F. 563  
PLAT NO. 7356-7358

**DEVELOPER'S CERTIFICATE**  
The Undersigned agrees to execute all the features of the Plan Approval No. 820210080 including Approval Conditions, Development Program, and Landscape and Lighting Plan.  
Developer's Name: WILGUS-MONTROSE ASSOCIATES LLC  
Address: 7811 MONTROSE ROAD, SUITE 200, POTOMAC, MD 20854  
Phone: (240) 399-1500  
Signature: \_\_\_\_\_

NOTE:  
STORMWATER FACILITIES WILL BE PLANTED PER MCDPS REQUIREMENTS



LANDSCAPE PLAN - 20 SCALE

**LANDSCAPE AND LIGHTING PLAN 820210080**  
**NORTH PARK AT MONTROSE**  
**(FORMERLY WILGUS TRACT)**



SHEET **L1.02**

PROJECT NO.  
1325-02-01

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

Rockville  
Lanham  
Waldorf  
Leondorwn  
Frederick  
Soltesz DC, LLC

NO.	DATE	REVISIONS	BY	DATE
DESIGNED: SAC	DECEMBER 2020	CAO STANDARDS VERSION: 18 - NCS	TECHNICIAN: JCW	CHECKED: KDL

**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 PITS 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 THIS 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  
RICHARD@WILGUS.COM  
RICHARD COHEN

MAP	ADC	GRID	5285
TAX MAP	G0562	ZONING CATEGORY:	CR-20 (C-10, R-10, R-20, R-30, R-40, R-50, R-60, R-70, R-80, R-90, R-100)
WSSC 200' SHEET	215 NW 06	SITE DATUM:	HORIZONTAL: NAD83 VERTICAL: NAD83