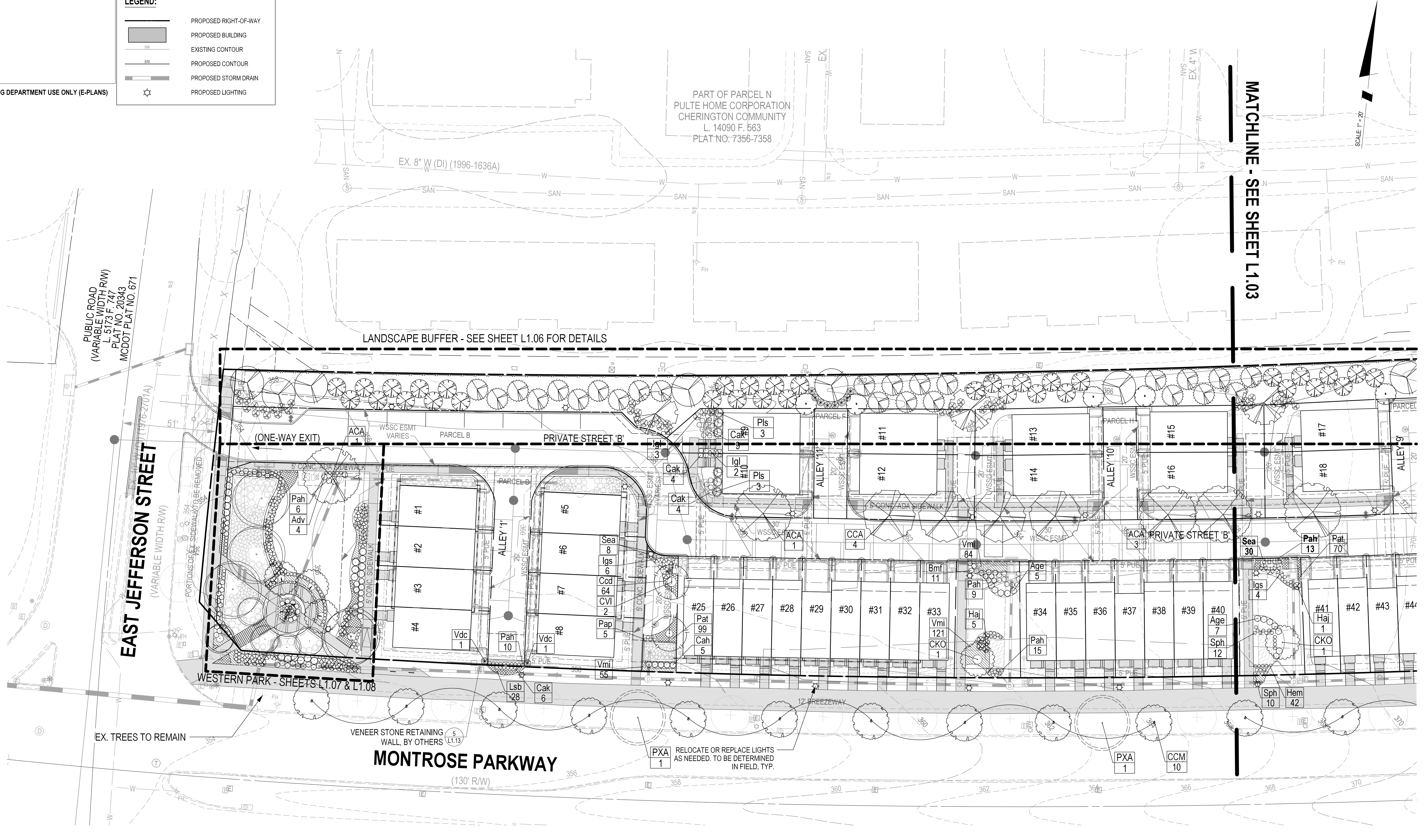


LEGEND:

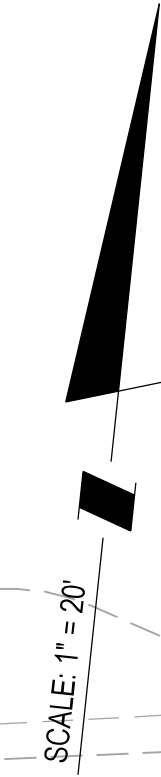
- PROPOSED RIGHT-OF-WAY
- PROPOSED BUILDING
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM DRAIN
- PROPOSED LIGHTING

PLANNING DEPARTMENT USE ONLY (E-PLANS)

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MATCHLINE - SEE SHEET L1.03



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

LANDSCAPE BUFFER - SEE SHEET L1.06 FOR DETAILS

EAST JEFFERSON STREET
(VARIABLE WIDTH R/W)

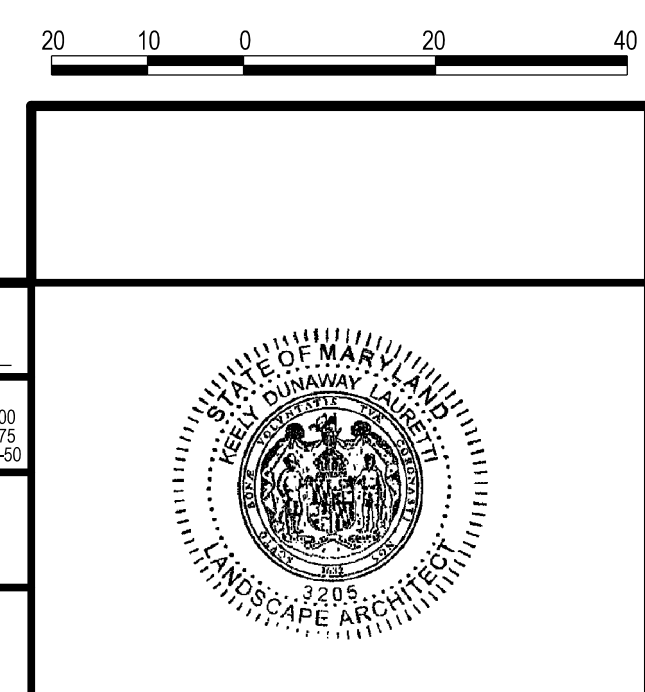
EX. TREES TO REMAIN

VENEER STONE RETAINING WALL, BY OTHERS
MONTROSE PARKWAY
(130' R/W)

PXA 1 RELOCATE OR REPLACE LIGHTS AS NEEDED. TO BE DETERMINED IN FIELD, TYP.

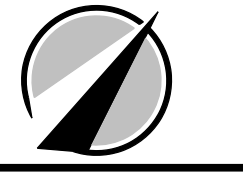
DEVELOPER'S CERTIFICATE
The Undersigned agrees to execute all the features of the Plan Approval No. 820210080 including Approval Conditions, Development Program, and Landscape and Lighting Plan.
Developer's Name: WILGUS-MONTROSE ASSOCIATES LLC
Address: 7811 MONTROSE ROAD, SUITE 200, POTOMAC, MD 20854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

NOTE:
STORMWATER FACILITIES WILL BE PLANTED PER MCDPS REQUIREMENTS. SEE SHEET L1.15 FOR OVERALL LANDSCAPE SCHEDULE.



LANDSCAPE PLAN - 20 SCALE

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



SHEET **L1.02**

SOLTESZ, INC.
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Rockville
Lanham
Waldorf
Leonardtown
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 UTILITIES OR 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 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)
WBCS 200' SHEET	215 NW 06	SITE DATUM:	HORIZONTAL: NAD83 VERTICAL: NAD83