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PLANNING DEPARTMENT USE ONLY (E-PLANS)

LEGEND:

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

SCALE: 1" = 20'

PART OF PARCEL E - GUSTIN'S ADDITION TO MONTROSE
A&A MONTROSE ROAD LLC
L. 48832 F. 276
PLAT NO. 15522

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

MONTROSE ROAD

PUBLIC ROAD (VARIABLE WIDTH R/W)
MCDOT R/W PLATS 5151 AND 5152
PLAT NO. 13977
LIBER 4030 FOLIO 38

EX. TREES TO REMAIN

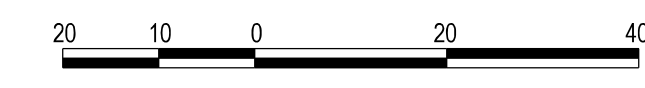
PROPOSED FLEX PAVEMENT FOR THIS PORTION OF SIDEWALK
ALL WORK WITHIN THIS AREA TO BE DONE BY HAND TO PROTECT THE EXISTING TREES

MATCHLINE - SEE SHEET L1.05

MATCHLINE - SEE SHEET L1.03

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



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

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 SERVICES 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 THIS 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
RICHARD.COHEN@WILGUS.COM
RICHARD COHEN

MAP: ADC	GRID: 5285
TAX MAP: G0502	DRAWING CATEGORY: (240) 399-1500 (240) 399-1500 (240) 399-1500
WSSC 200 SHEET: 215 NW 06	
SITE DATUM: HORIZONTAL: NAD83	
VERTICAL: NAD83	



LANDSCAPE PLAN - 20 SCALE

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

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

SHEET **L1.04**

PROJECT NO. 1325-02-01