

PLANNING DEPARTMENT USE ONLY (E-PLANS)

MATCHLINE - SEE SHEET L1.04

BORROW AREA FOR GRADING

MONTROSE PARKWAY
(130' R/W)

MATCHLINE - SEE SHEET L1.03

PUBLIC ROAD
(VARIABLE WIDTH R/W)
MCDOT R/W PLATS NO. 671 - 674 AND 854
PLAT OF DEDICATION - MONTROSE PARKWAY
PLAT NO. 23187
L. 30540 F. 759 & L. 40904 F.90

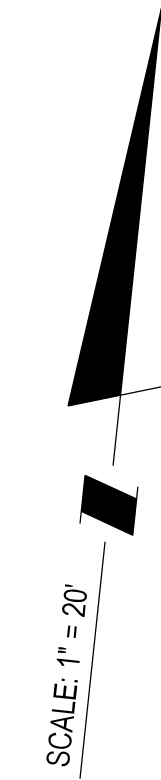
CENTRAL PARK - SHEETS L1.10 & L1.11

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

EX. TREES TO REMAIN

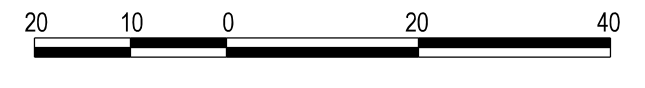
LEGEND:

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



UN 705 GROSVENOR PK 2
STATE OF MARYLAND
STATE HIGHWAY COMMISSION

NOTE:
STORMWATER FACILITIES WILL BE PLANTED PER MCDPS REQUIREMENTS



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: _____

SOLTESZ, INC.
Rockville
Lanham
Waldorf
Leopoldtown
Frederick
Soltesz DC, LLC

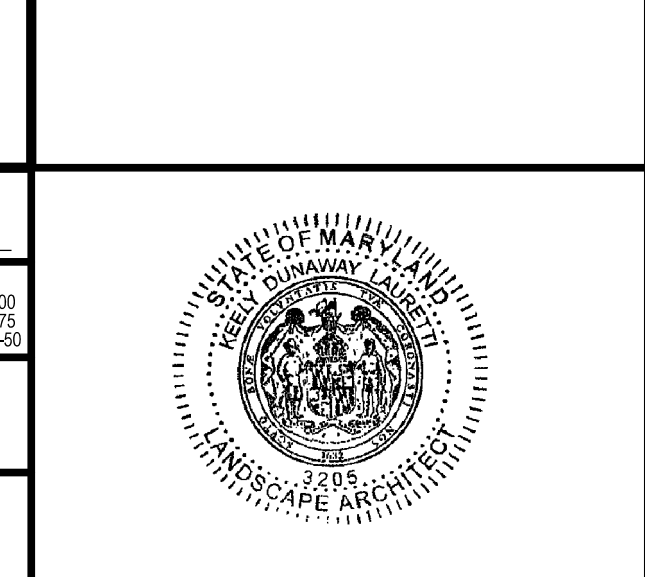
ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067
www.soltesz.com

NO.	DATE	DESIGNED	CAO STANDARDS VERSION	REVISIONS	BY	DATE
1	DECEMBER 2020	SAC	18 - NCS			

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 ENGINEER 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 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
ROCKEN@WILGUS.COM
RICHARD COHEN

MAP	ADC	GRID	5285
TAX MAP	G0562	ZONING CATEGORY	CR-2; CD-1; M-1; R-1; R-2; R-3; R-4; R-5; R-6; R-7; R-8; R-9; R-10; R-11; R-12; R-13; R-14; R-15; R-16; R-17; R-18; R-19; R-20; R-21; R-22; R-23; R-24; R-25; R-26; R-27; R-28; R-29; R-30; R-31; R-32; R-33; R-34; R-35; R-36; R-37; R-38; R-39; R-40; R-41; R-42; R-43; R-44; R-45; R-46; R-47; R-48; R-49; R-50; R-51; R-52; R-53; R-54; R-55; R-56; R-57; R-58; R-59; R-60; R-61; R-62; R-63; R-64; R-65; R-66; R-67; R-68; R-69; R-70; R-71; R-72; R-73; R-74; R-75; R-76; R-77; R-78; R-79; R-80; R-81; R-82; R-83; R-84; R-85; R-86; R-87; R-88; R-89; R-90; R-91; R-92; R-93; R-94; R-95; R-96; R-97; R-98; R-99; R-100
WBCS 200 SHEET	215 NW 06	SITE DATUM	NAD83
HORIZONTAL	NAD83	VERTICAL	NAD83



LANDSCAPE PLAN - 20 SCALE

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

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

PROJECT NO.
1325-02-01

SHEET **L1.05**

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