

PLANNING DEPARTMENT USE ONLY (E-PLANS)

MATCHLINE - SEE SHEET L1.04

BORROW AREA FOR GRADING

MATCHLINE - SEE SHEET L1.03

CENTRAL PARK - SHEETS L1.10 & L1.11

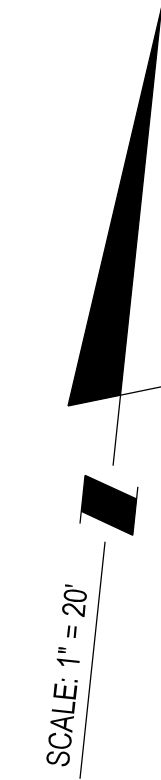
MONTROSE PARKWAY
(130' R/W)

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

UN 705 GROSVENOR PK 2
STATE OF MARYLAND
STATE HIGHWAY COMMISSION

LEGEND:

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



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

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-MONTRÖSE ASSOCIATES LLC
Richard Cohen
Address: 7811 MONTROSE ROAD, SUITE 200, POTOMAC, MD 20854
Phone: (240) 399-1500
Signature: _____

SOLTESZ, INC.
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| 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 UTILITIES ORIGINATING BY ENGINEER 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, WHEREVER 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-MONTRÖSE ASSOCIATES LLC
7811 MONTROSE ROAD
SUITE 200
POTOMAC, MD 20854
PHONE: (240) 399-1500
ROCKEN@WILGUS.CO
RICHARD COHEN

| | | | |
|----------------|-----------|------------------|--|
| MAP | ADC | GRID | 5285 |
| TAX MAP | G0562 | ZONING CATEGORY: | CR-20, CA-10, RA-10, R-20, CR-20, CA-10, RA-10, R-20 |
| WBCS 200 SHEET | 215 NW 06 | SITE DATUM: | 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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