

PLANNING DEPARTMENT USE ONLY (E-PLANS)

SCALE 1" = 20'

MATCHLINE SHEET F1.2

3.53 ACRES FOREST CLEAR

CATEGORY II FOREST CONSERVATION EASEMENT

EAST JEFFERSON STREET

SEDIMENT TRAP ST #1  
DA = 3.51 Acres

MONTROSE PARKWAY

**LEGEND:**

- SPECIMEN TREE (GREATER THAN OR EQUAL TO 30" DBH)
- SIGNIFICANT TREE (BETWEEN 24-29.9" DBH)
- TREE TO BE REMOVED
- LIMITS OF DISTURBANCE
- PROPOSED CONTOUR
- EXISTING SOIL LINE
- EXISTING FOREST LINE
- FOREST STAND DELINEATION
- FOREST TO BE REMOVED
- WETLAND
- WETLAND BUFFER

**DEVELOPER'S CERTIFICATE**

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 820210080, including financial bonding, forest planning, maintenance, and all other applicable agreements.

Developer's Name: WILGUS MONTROSE ASSOCIATES, LLC RICHARD COHEN  
CORPORATE PERSON

Address: 7811 MONTROSE ROAD, SUITE 200 POTOMAC, MD 20854  
Phone: 301-369-1500

Signature: \_\_\_\_\_

**SOLTESZ, INC.**

Rockville Office  
2 Research Place, Suite 100  
Rockville, MD 20850  
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Rockville  
Lanham  
Waldorf  
Leonardtown  
Frederick  
Soltesz DC, LLC

www.soltesz.com

| NO. | DATE         | DESIGNED | CAO STANDARDS VERSION | REVISIONS      | BY | DATE | CHECKED |
|-----|--------------|----------|-----------------------|----------------|----|------|---------|
| 1   | OCTOBER 2020 | KDL      | V8 - NCS              |                |    |      | KDL     |
|     |              |          |                       | TECHNICIAN: JW |    |      |         |

**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 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: (301) 369-1500  
RCHEN@WILLCO.COM  
RICHARD COHEN

|                 |           |      |      |
|-----------------|-----------|------|------|
| MAP             | ADC       | GRID | 5285 |
| TAX MAP         | GC02      | GRID |      |
| WBSC 200' SHEET |           |      |      |
|                 | 215 NW 06 |      |      |
| SITE DATUM      |           |      |      |
| HORIZONTAL      | NAD83     |      |      |
| VERTICAL        | NAD83     |      |      |



**FOREST CONSERVATION PLAN - TREE/FOREST REMOVAL PLAN**

**FINAL FOREST CONSERVATION PLAN  
NORTH PARK AT MONTROSE  
(FORMERLY WILGUS TRACT)**

**# 820210080**

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

1" = 20'

SHEET **F1.1**  
OF **6**

PROJECT NO.  
1325-02-01