

PLANNING DEPARTMENT USE ONLY (E-PLANS)

SCALE 1" = 20'

MATCHLINE SHEET F1.2

3.53 ACRES FOREST CLEAR
(continued on sht. F1.2)

CATEGORY II FOREST
CONSERVATION EASEMENT

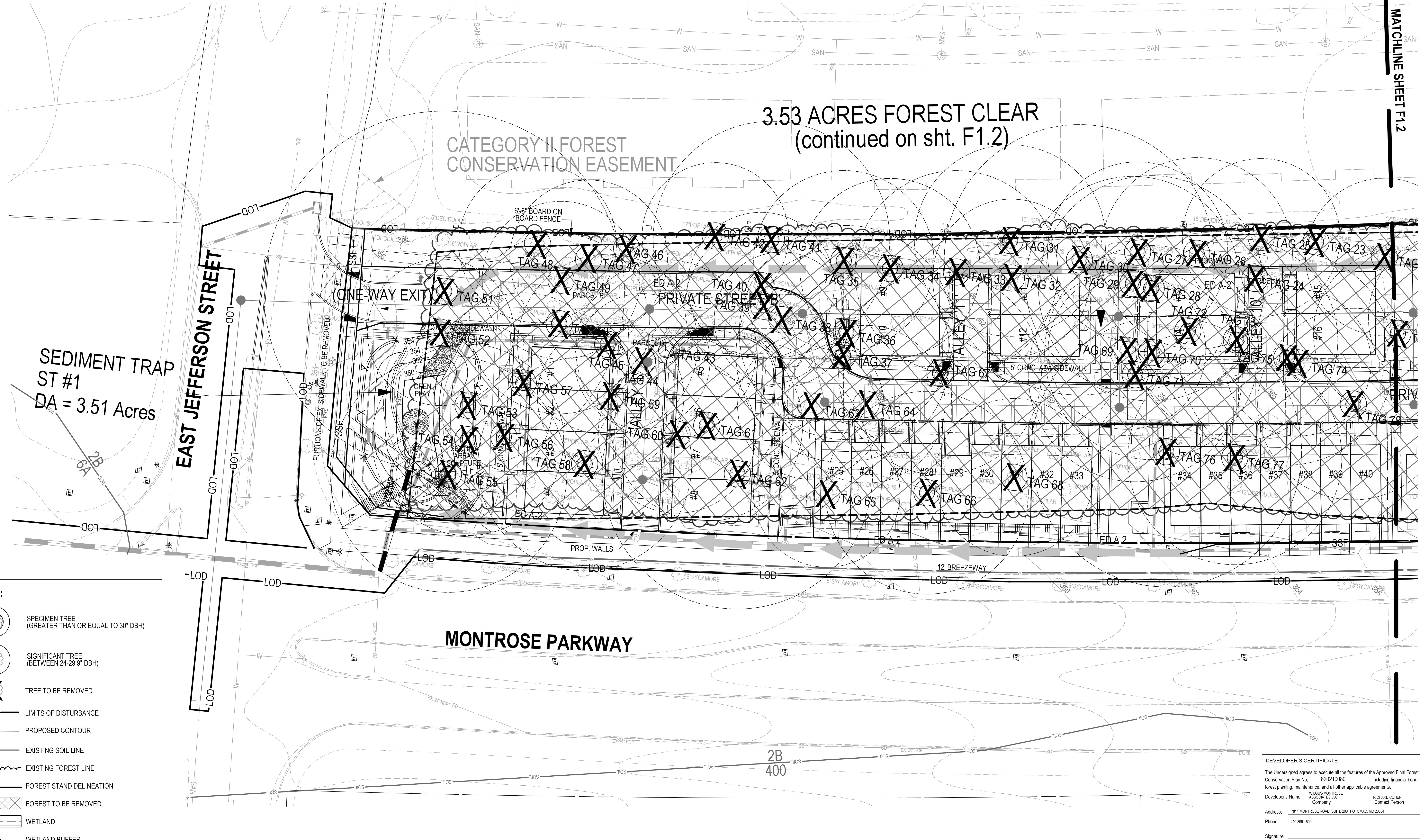
SEDIMENT TRAP
ST #1
DA = 3.51 Acres

EAST JEFFERSON STREET

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
 Address: 7811 MONTROSE ROAD, SUITE 200 POTOMAC, MD 20854
 Phone: 301-369-1500
 Signature: RICHARD COHEN, Owner/Developer

SOLTESZ, INC.

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

Rockville
 Lanham
 Waldorf
 Leonardtown
 Frederick
 Soltesz DC, LLC

www.soltesz.com

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

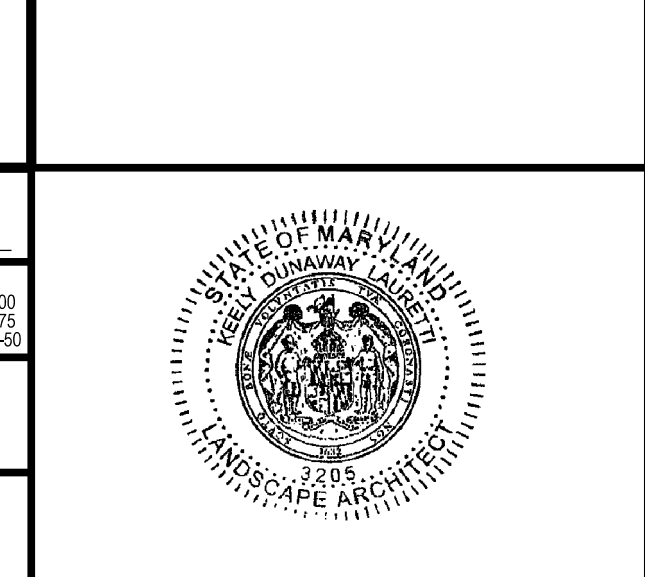
MISS UTILITY NOTE

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 ORIGINALLY 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, 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
 ROCKEN@WILGUS.COM
 RICHARD COHEN

MAP	ADC	GRID	5285
TAX MAP	GC02	ZONING CATEGORY	CR-20 (C-10, R-10, R-20, CR-20, C-20, R-20, R-30, CR-30, C-30, R-30, R-40)
WBCS 200' SHEET	215 NW 06	SITE DATUM	HORIZONTAL: NAD83 VERTICAL: NAD83



FOREST CONSERVATION PLAN - TREE/FOREST REMOVAL PLAN

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

820210080

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

Scale: 1" = 20'

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

PROJECT NO.
1325-02-01