



MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
 DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: NORTH PARK AT MONTROSE (FORMERLY WILGUS TRACT) Preliminary Plan Number: 1-20200140
 Street Name: EAST JEFFERSON STREET Master Plan Road Classification: BUSINESS
 Posted Speed Limit: 30 mph
 Street/Driveway #1 (DRIVEWAY #1) Street/Driveway #2 (DRIVEWAY #1)

Sight Distance (feet)	OK?	Sight Distance (feet)	OK?
Right <u>458</u>	<u>YES</u>	Right <u>458</u>	<u>YES</u>
Left <u>605</u>	<u>YES</u>	Left	

Comments: SIGHT DISTANCE IS GOOD PAST THE FIRST TRAFFIC LIGHT INTERSECTION. Comments: SIGHT DISTANCE IS GOOD PAST THE FIRST TRAFFIC LIGHT INTERSECTION.

GUIDELINES

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
Tertiary - 25 mph	150'
Secondary - 30	200'
Business - 30	200'
Primary - 35	250'
Arterial - 40	325'
(45)	400'
Major - 50	475'
(55)	550'

*Source: AASHTO

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature: [Signature] Date: 12/10/20
 30287 PLS/P.E. MD Reg. No.

Montgomery County Review:
 Approved
 Disapproved
 By: _____ Date: _____

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Engineering
 Surveying
 Planning
 Environmental Sciences

NO.	REVISIONS	BY	DATE

DATE: OCTOBER 2019 CAD STANDARDS VERSION: V8 - NCS
 DESIGNED: EPN TECHNICIAN: _____ CHECKED: BJF

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 DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 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: (240) 399-1500
 RCHEN@WILGUS.COM
 RICHARD COHEN

MAP	ADC	GRID	5285
TAX MAP	G062	ZONING CATEGORY:	CR-2.0, C-1.0, R-1.50, H-200, CR-2.0, C-2.0, R-1.75, H-200, CR-2.0, C-2.0, R-2.75, H-200
WSSC 200' SHEET	215 NW 06	SITE DATUM	
HORIZONTAL:	NAD83	VERTICAL:	NAD83

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. 30287, EXPIRATION DATE: 05/18/2022

STATE OF MARYLAND
 PROFESSIONAL ENGINEER

DRIVEWAY #1

SIGHT DISTANCE STUDY
NORTH PARK AT MONTROSE
(FORMERLY WILGUS TRACT)
7811 MONTROSE ROAD
 POTOMAC (15T) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

1" = 50'

SHEET 1 OF 5

PROJECT NO. 1326-02-01