MONTGOMERY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Certified Site Plan - 820210080
APPROVAL
Carrie Sanders 01/03/22

5' CONC. SIDEWALK (MCDPS ADA COMPLIANT)
SAFETY RAIL (TYP.)
HANDRAIL
5' CONC. SIDEWALK (MCDPS ADA COMPLIANT)
8' WALL W/ BRICK VENEER
CURB
EXTENDED FOOTING
12' ASPHALT BREEZEWAY (MCDPS ADA COMPLIANT)
LOD
PROPOSED ROAD CENTERLINE (TYP.)
NORTHPARK DRIVE
70' R.O.W.
CARAVELE EYE COOP
PUBLIC ACCESS EASEMENT
SD GRATE TOP:376.41
SD EX. 18" RCP
SD DRAIN 376.43
#119 G = 381.70 FF = 382.35
#120 G = 383.04 FF = 383.69
#121 G = 384.38 FF = 385.03
#122 G = 386.62 FF = 387.87
#123 G = 388.62 FF = 389.87
#124 G = 391.05 FF = 391.70
#132 G = 392.15 FF = 392.80
#133 G = 392.82 FF = 393.47
#134 G = 393.49 FF = 394.14
SCALE: 1" = 10'

LEGEND:
- EXISTING GRADE
- PROPOSED GRADE
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED UNDERGROUND PARKING
- PROPOSED RIGHT OF WAY
- PROPOSED WATER LINE
- EXISTING 12" WATER LINE
- PROPOSED SEWER
- EXISTING SEWER
- PROPOSED PUE
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- WETLAND (TO BE REMOVED)

DEVELOPER'S CERTIFICATE
The Undersigned agrees to execute all the features of the Site Plan Approval No. 820210080 , including Approval Conditions, Development Program, and Certified Site Plan.
Developer's Name: WILGUS-MONTROSE ASSOCIATES LLC (Company) RICHARD COHEN (Contact Person)
Address: 7811 MONTROSE ROAD, SUITE 200, POTOMAC, MD 20854
Phone: (240) 399-1500
Signature:

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NO.	REVISIONS	BY	DATE

DATE: MARCH 2021 | CAD STANDARDS VERSION: V8 - NCS
DESIGNED: JDS / KDL | TECHNICIAN: JW / DC | CHECKED: TJS

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, 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
RCOHEN@WILLCO.COM
RICHARD COHEN

MAP ADC GRID 5285
TAX MAP GQ562
ZONING CATEGORY: CR-2.0, C-1.0, R-1.50, H-200 CR-2.0, C-2.0, R-1.75, H-75 CRN-0.75, C-0.0, R-0.75, H-50
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 · TIMOTHY J. STEVENS · 30287 · PROFESSIONAL ENGINEER

CENTRAL PARK - 10 SCALE

CERTIFIED SITE PLAN 820210080
NORTHPARK AT MONTROSE (FORMERLY WILGUS TRACT)
ROCKVILLE (4TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

1" = 10'
SHEET S1.11
PROJECT NO. 1326-02-01

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