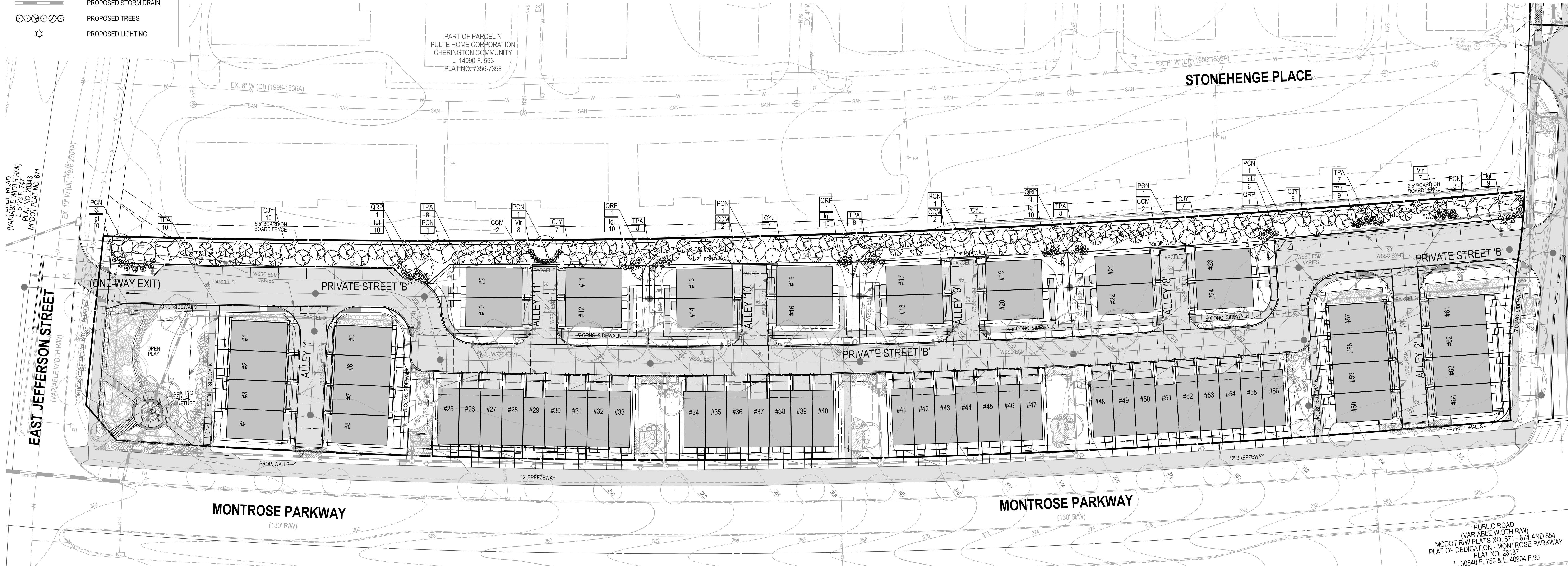


PLANNING DEPARTMENT USE ONLY (E-PLANS)

**LEGEND:**

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



LANDSCAPE PLANT SCHEDULE - BUFFER							
QTY	KEY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	TYPE	REMARKS
<b>DECIDUOUS TREES</b>							
5	QRP	<i>Quercus x warei</i> 'Regal Prince'	Regal Prince Oak	As Shown	3" Cal.	B&B	Single-Stem, Full
<b>ORNAMENTAL TREES</b>							
8	CCM	<i>Cercis canadensis</i> 'Merlot'	Merlot Eastern Redbud	As Shown	2 1/2 - 3" Cal.	B&B	Multi-Stem, Full
<b>EVERGREEN TREES</b>							
43	CJY	<i>Cryptomeria japonica</i> 'Yoshino'	Japanese Cedar	As Shown	2 1/2 - 3" Cal.	B&B	Branching, Full-to-Ground
12	PCN	<i>Picea abies</i>	Norway Spruce	As Shown	2 1/2 - 3" Cal.	B&B	Branching, Full-to-Ground
41	TPA	<i>Thuja occidentalis</i> 'Green Giant'	Green Giant American Arborvitae	As Shown	2 1/2 - 3" Cal.	B&B	Branching, Full-to-Ground
<b>SHRUBS</b>							
65	lgl	<i>Ilex glabra</i>	Inkberry Holly	48" O.C.	30 - 36" Ht.	Cont.	Dense, Full
24	Vir	<i>Viburnum rhytidophyllum</i>	Leatherleaf Viburnum	48" O.C.	30 - 36" Ht.	Cont.	Dense, Full

**BUFFER CARE AND SCHEDULE INFORMATION**

1) THE BUFFER AREA SHOWN HEREON, CONSISTING OF PLANTINGS AND A 6'-6" TALL FENCE MADE OF COMPOSITE MATERIALS, SHALL BE ESTABLISHED WITHIN (2) MONTHS FOLLOWING THE COMPLETION OF CLEARING, GRADING, AND STABILIZATION OF THE ENTIRE SITE FOR THE CONSTRUCTION OF TOWNHOUSES AND STACKED TWO-OVER-TWO MULTI-FAMILY UNITS ('SITE WORK'), SUBJECT TO FAVORABLE TIME OF YEAR AND WEATHER CONDITIONS FOR PLANTING. IN THE EVENT WEATHER CONDITIONS ARE NOT CONDUCTIVE TO PLANTING TWO (2) MONTHS FOLLOWING THE COMPLETION OF SITE WORK, THE APPLICANT WILL INSTALL THE FENCE ONLY, WITH THE BUFFER PLANTINGS TO BE INSTALLED BY APPLICANT AS SOON AS POSSIBLE ONCE FAVORABLE TIME OF YEAR AND WEATHER CONDITIONS EXIST.

2) FOR THE FIRST 60 DAYS AFTER THE BUFFER AREA IS PLANTED, APPLICANT WILL WATER THE BUFFER AREA REGULARLY, WITH FREQUENCY TO BE DETERMINED BASED ON THE TIME OF YEAR AND WEATHER CONDITIONS. THE APPLICANT WILL MAINTAIN THE BUFFER AREA TO PROVIDE PROPER CARE OF THE PLANTINGS AND ENSURE MAXIMUM SURVIVABILITY, REPLACING ANY PLANTINGS THAT MAY DIE WITH THE PLANTINGS OF THE SAME SPECIES AND SIZE AS ORIGINALLY INSTALLED.

3) IF, AT THE TIME THE BUFFER PLANTINGS AND FENCE ARE INSTALLED, THE NORTH PARK AT MONTROSE HOMEOWNERS ASSOCIATION HAS NOT BEEN CREATED, THE APPLICANT WILL BE RESPONSIBLE FOR MAINTAINING THE BUFFER AREA AND FENCE. ONCE THE HOMEOWNERS ASSOCIATION IS CREATED, IT WILL BE RESPONSIBLE FOR MAINTAINING THE BUFFER AREA AND FENCING.

4) ADDITIONAL PLANTING AND MAINTENANCE NOTES CAN BE FOUND ON SHEET L1.16 OF THIS SET.



**COMPOSITE BOARD FENCE**

Manufacturer: Trex (or approved equal)  
 Finish: Vertical Board Fence with Flat Top, Cap Board, and Top and Bottom Trim  
 Color: TBD  
 Size: 6'-6" tall

- Notes:**
1. Or approved equal.
  2. Final manufacturer name, color, and style to be determined prior to site plan approval.
  3. Install per manufactures specifications.
  4. See plan for locations.



**NOTE:**  
 STORMWATER FACILITIES WILL BE PLANTED PER MCDPS REQUIREMENTS

PUBLIC ROAD  
 (VARIABLE WIDTH RW)  
 MCDOT RW PLATS NO. 671 - 674 AND 854  
 PLAT OF DEDICATION - MONTROSE PARKWAY  
 PLAT NO. 23187  
 L. 30540 F. 759 & L. 40904 F. 90

**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.  
 WILGUS-MONTROSE ASSOCIATES LLC  
 RICHARD COHEN  
 Company  
 Address: 7811 MONTROSE ROAD, SUITE 200, POTOMAC, MD 20854  
 Phone: (240) 399-1500  
 Signature: \_\_\_\_\_

**SOLTESZ, INC.**  
 Rockville  
 Lanham  
 Waldorf  
 Leonardtown  
 Frederick  
 Soltesz DC, LLC

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

www.soltesz.com

NO.	DATE	REVISIONS	BY	DATE
DESIGNED:	DECEMBER 2020	CAD STANDARDS VERSION:	V8 - RCS	
DESIGNED:	SAC	TECHNICIAN:	JCW	
CHECKED:		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 THE 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  
 ROCKENB@WILCO.COM  
 RICHARD COHEN

MAP	ADC	GRID	5285
TAX MAP	G0562	PLANNING CATEGORY:	CR-20; CA-10; SA-10; PD-10; CR-20; CA-10; SA-10; PD-10
WSSC 200' SHEET	215 NW 06	SITE DATUM:	HORIZONTAL: NAD83 VERTICAL: NAD83



**BUFFER PLAN - 30 SCALE**

**LANDSCAPE AND LIGHTING PLAN 820210080**  
**NORTH PARK AT MONTROSE**  
**(FORMERLY WILGUS TRACT)**

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

PROJECT NO. 1326-02-01

SHEET **L1.06**