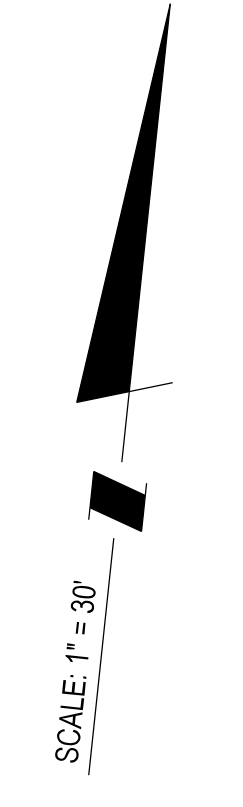
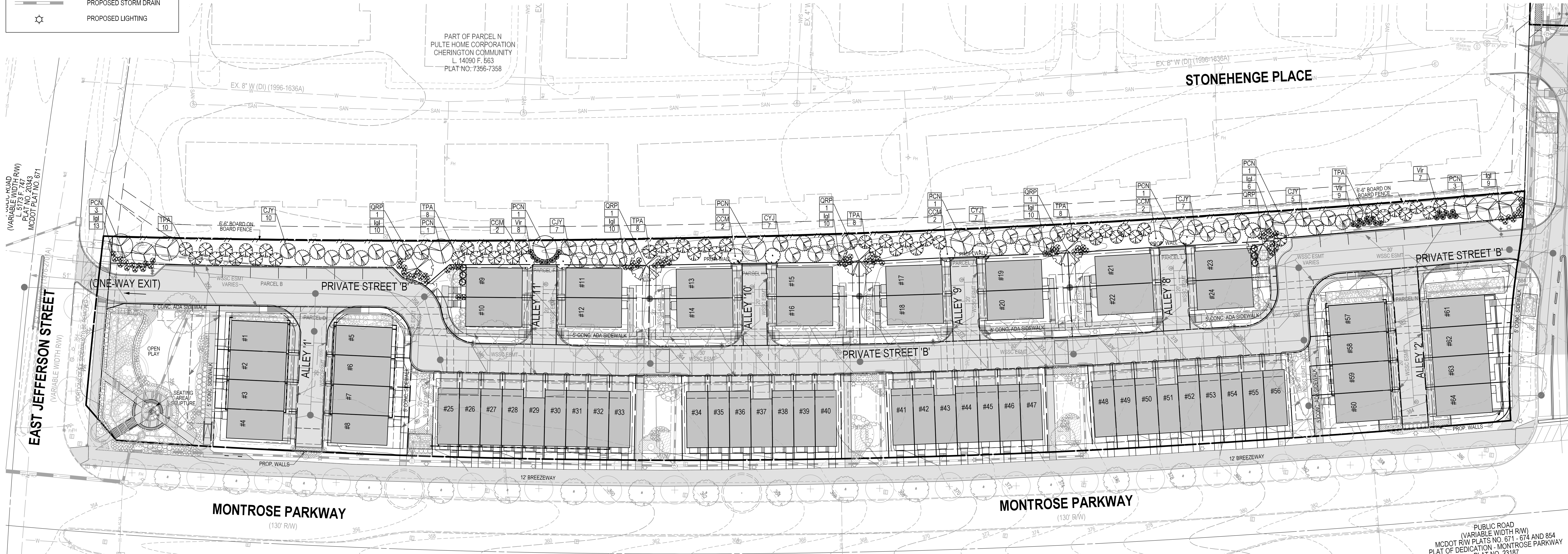


PLANNING DEPARTMENT USE ONLY (E-PLANS)

**LEGEND:**

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



LANDSCAPE PLANT SCHEDULE - BUFFER								
SYM	QTY	KEY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE (INITIAL)	TYPE	REMARKS
<b>DECIDUOUS TREES</b>								
	5	QRP	<i>Quercus x warei</i> 'Regal Prince'	Regal Prince Oak	As Shown	3" Cal., 12' Ht.	B&B	Single-Stem, Full
<b>ORNAMENTAL TREES</b>								
	8	CCM	<i>Cercis canadensis</i> 'Merlot'	Merlot Eastern Redbud	As Shown	2 1/2" Cal., 10' Ht.	B&B	Multi-Stem, Full
<b>EVERGREEN TREES</b>								
	43	CJY	<i>Cryptomeria japonica</i> 'Yoshino'	Japanese Cedar	As Shown	2 1/2" Cal., 12 Ht.	B&B	Branching, Full-to-Ground
	12	PCN	<i>Picea abies</i>	Norway Spruce	As Shown	2 1/2" Cal., 12 Ht.	B&B	Branching, Full-to-Ground
	41	TPA	<i>Thuja occidentalis</i> 'Green Giant'	Green Giant American Arborvitae	As Shown	2 1/2" Cal., 12 Ht.	B&B	Branching, Full-to-Ground
<b>SHRUBS</b>								
	68	lgl	<i>Ilex glabra</i>	Inkberry Holly	48" O.C.	36" Ht.	#6 Cont.	Dense, Full
	24	Vir	<i>Viburnum rhytidophyllum</i>	Leatherleaf Viburnum	48" O.C.	36" Ht.	#6 Cont.	Dense, Full



**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.

**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.

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

**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.  
 Developer's Name: WILGUS-MONTROSE ASSOCIATES LLC  
 Address: 7811 MONTROSE ROAD, SUITE 200, POTOMAC, MD 20854  
 Phone: (240) 399-1500  
 Signature: RICHARD COHEN, Contact Person



**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	
TECHNICIAN:	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 UTILITY CROSSINGS 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: (240) 399-1500  
 ROCKING@WILGUS.COM  
 RICHARD COHEN

MAP	ADC	GRID	5285
TAX MAP	G0562	ZONING CATEGORY:	CR-20, CA-10, SA-10, PD-20, OR-10, C-20, R-10, HO-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. 1325-02-01

SHEET **L1.06**

The original of this drawing document was prepared by Soltesz, Inc. (SOLTESZ). This document was not obtained directly from SOLTESZ, and/or it was transmitted electronically. SOLTESZ cannot guarantee that unauthorized changes and/or alterations were not made by others. If verification of the information contained herein is needed, contact should be made directly with SOLTESZ. SOLTESZ makes no warranties, express or implied, concerning the accuracy of any information that has been transmitted by electronic means.