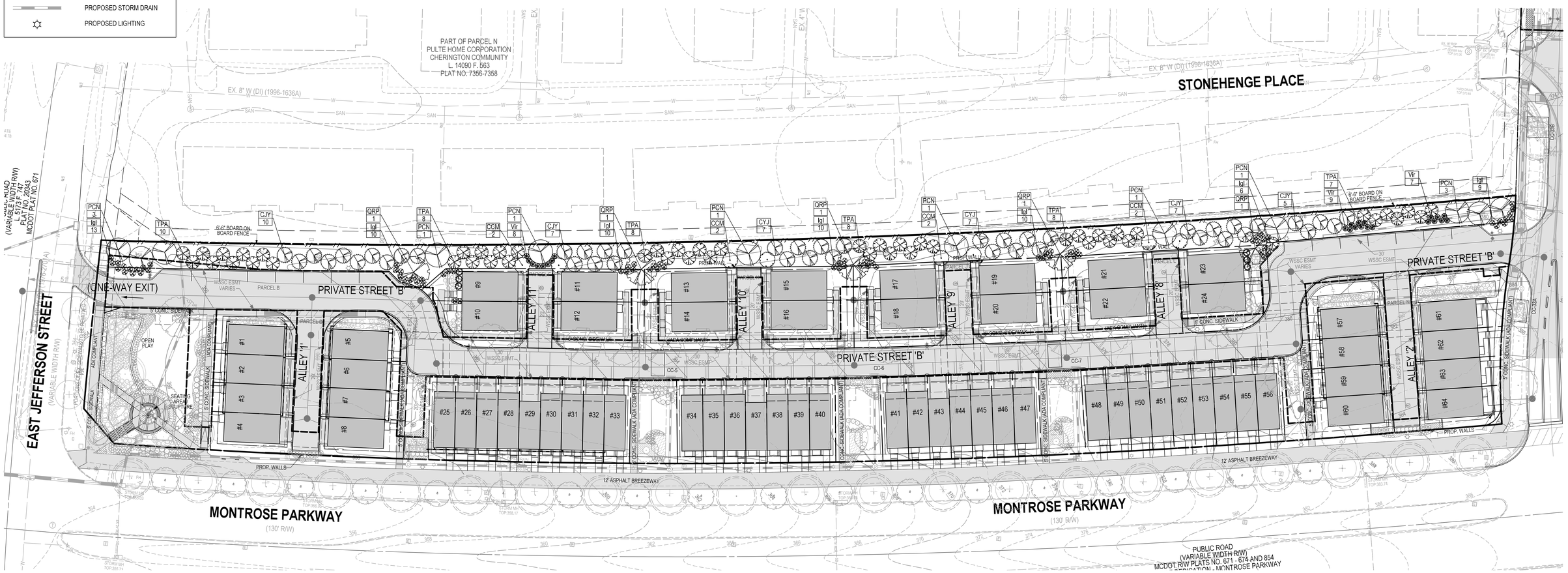
PLANNING DEPARTMENT USE ONLY (E-PLANS)

LEGEND:

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

SCALE: 1" = 30'



LANDSCAPE PLANT SCHEDULE - BUFFER

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

30 15 0 30 60

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 (Company) RICHARD COHEN (Contact Person)
Address: 7811 MONTROSE ROAD, SUITE 200, POTOMAC, MD 20854
Phone: (240) 399-1500
Signature:

BUFFER PLAN - 30 SCALE

LANDSCAPE AND LIGHTING PLAN 820210080

NORTHPARK AT MONTROSE (FORMERLY WILGUS TRACT)

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

1" = 30

SHEET L1.06

PROJECT NO. 1326-02-01

SOLTESZ, INC.

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Engineering
Surveying
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Environmental Sciences

Rockville
Lanham
Waldorf
Leonardtown
Frederick
Soltesz DC, LLC

NO.	REVISIONS	BY	DATE

DATE: DECEMBER 2020 | CAD STANDARDS VERSION: V8 - NCS
DESIGNED: SAC | TECHNICIAN: JCW | 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 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-1.00, H-200 CR-2.0, C-0.25, R-1.75, H-70 CRN-0.75, C-0.0, R-0.75, H-60
WSSC 200' SHEET 215 NW 06
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NAD83

STATE OF MARYLAND — JOHN CHRISTOPHER DOUGHERTY — No. 2225 — REGISTERED LANDSCAPE ARCHITECT

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