

PLANNING DEPARTMENT USE ONLY (E-PLANS)

GENERAL CONDITIONS

- I. SCOPE**
- The landscape contractor shall provide all materials, labor and equipment to complete all landscape work as shown on the plans, plant list and specifications.
 - Total number of plants shall be as drawn on the landscape plan. If this total differs from the plant schedule, the landscape contractor is to notify the landscape architect before the bid date.
- II. STANDARDS**
- All plant material will conform to the current issue of the American Standard for Nursery Stock published by the American Nursery and Landscape Association (ANLA) and will conform in general to representative species.
 - The plant material must be selected from nurseries that have been inspected by state or federal agencies. Any certificates required must be provided to owner or representative upon delivery of materials.
- III. SUBSTITUTIONS**
- If a plant is found not to be suitable or available, the landscape contractor is to notify the landscape architect before bidding.
 - The owner or landscape architect is then required to select a reasonable alternate or to inform all landscape contractors of the availability of the original plant.
 - If a substitute is selected, it must be of the same size, value and quality as the original plant.
 - Substitutions to be made with written approval of M-NCPPC.
- IV. UTILITIES**
- The landscape contractor shall notify utility companies prior to construction and call "Miss Utility" at 1(800)257-7777, to locate main utility lines.
 - If there is a conflict with the utilities and the planting, the landscape contractor shall notify the landscape architect or owner immediately. Any cost of relocating caused by the contractors' failure to notify shall be borne by the contractor.
- V. DRAINAGE**
- Plants shall not be planted in situations that show obvious poor drainage. Such situations shall be brought to the attention of the landscape architect or owner, and if they deem necessary, the plants shall be relocated or the contract shall be adjusted to allow for drainage correction at a negotiated cost.
- VI. WORKMANSHIP**
- During planting, all areas shall be kept clean and neat, and all reasonable precautions shall be taken to avoid damage to existing plants, turf and structures.
 - Upon completion, all debris and waste material resulting from planting operations shall be removed from the project and the area cleaned up.
 - Any damaged areas shall be restored to their original condition at the cost of the contractor.

I. PLANT MATERIAL

- I. STANDARDS**
- Bare root**
 - Bare rooted shrubs shall be dug with adequate fibrous roots.
 - Roots shall be protected during handling and transit and planted to guard against drying out and damage. If not planted soon after arrival, material must be heeled in and maintained.
 - Balled and Burlapped (B&B)**
 - Balled and Burlapped plants shall be dug with firm natural balls of earth.
 - Ball sizes shall be in accordance with ANLA specifications.
 - Container grown stock shall have been grown in a container long enough for the root system to have developed sufficiently to hold soil in container together.
 - All plant material shall be nursery grown unless otherwise specified. Pruning shall be done before planting or during the planting operation.
 - All plant material to be transported in covered container. Locally available material may be covered with a burlap or similar cover to keep from drying out, provided the transporting vehicle maintains a maximum speed of 35 mph.
 - Anti-desiccants shall be applied on all materials dug while in foliage.
 - Container stock may replace B&B as long as all other criteria are met.
 - Same plant material for location near each other shall be similar in appearance. Hedge material will be similar enough in size and shape, etc. to create a uniform hedge.

II. MATERIALS

- ANTI-TRANSPIRANTS**
 - Anti-transpirants shall be an emulsifiable concentrate used to retard excess water loss without harming normal transpiration.
- BACK FILL MIXTURES**
 - Back fill mixture shall be 1/3 existing soil mixed with 1/3 organic material (or peat) and 1/3 topsoil.
 - If any other additives are found to be needed at the time of planting, it shall be added only with the approval of the landscape contractor, landscape architect and owner or owner's representative.
 - Fertilizer is to be added depending on the size of the plant and the manufacturer's recommendation.
 - Trees - Use tree fertilizer as required by particular species
 - Shrubs - Use tree fertilizer as required by particular species
 - Ground Cover, Vines & Herbaceous Plants - Use tree fertilizer as required by species.
- TOPSOIL**
 - If used, top soil shall be sandy loam and uniform in color and composition.
 - It shall be free of stones, roots, lumps, plants and other debris over 1" in size.
 - It shall not contain toxic substances harmful to plant growth.
 - Top soil shall have a pH range of 5.0 to 7.0 and the organic matter shall be a minimum content of 1.0%
- ORGANIC MATTER**
 - Organic Matter used in back fill shall be peat or other material approved by the landscape architect or owner.
- PEAT MOSS**
 - Type I - sphagnum peat moss finely divided with a pH of 4.0 to 5.0.
- LEAF MOLD**
 - This is a composted leaf material to be used with the approval of landscape architect.
- COMPOST**
 - To be organic matter composted and aged by accepted methods to be used only when specified or by approval of landscape architect.
- DOLLOMITE LIME**
 - This is agricultural grade limestone containing total carbonates of 85% with a minimum of 30% magnesium carbonates.
- FERTILIZER**
 - Fertilizer shall be granular, packet or pellet with 35% to 85% of the total nitrogen in a slowly available form. To be applied by manufacturers methods.
 - Fertilizer shall be a complete fertilizer with a minimum analysis as required by soil test and plant material.
- TRACE ELEMENTS**
 - These slow release materials containing zinc (Zn), molybdenum (Mo), iron (Fe), copper (Cu), boron (B), and magnesium (Mn). To be applied as per manufacturer's directions as deemed necessary by soil test.

III. BACKFILLING A TREE PIT

- Cut rope or wire on ball of tree and pull burlap back to the edge of the root ball remove all plastic wraps and twine. Roll burlap 1/3 of the way down the root ball.
- Backfill tree pit with a soil mixture stated in the specifications.
- Mix soil amendments in the mixture either prior to filling pit or as pit is being filled
- Make sure plants remain straight during backfilling procedure.
- Backfill sides of tree pit halfway with soil mixture and tamp as pit is being filled.
- Finish backfilling sides of tree pit and tamp firmly.
- NEVER COVER TOP OF TREE BALL WITH SOIL.** Top of root ball should be 1/4 the root ball height above the tree pit.
- Form a 4" saucer above existing grade and around the outer rim of the tree pit.
- Mulch top of root ball and saucer within 48 hours to a minimum depth of 2" and not exceed 3".
- Water thoroughly the interior of the tree saucer until it is filled. **EVEN IF IT IS RAINING.**
- Provide enough water to ensure saturation of the root ball.
- Prune out any dead, conflicting or broken branches.
- In extremely hot weather, reduce foliage surface by pruning or stripping of foliage.
- Remove all tags, labels, strings, etc. from the tree.

IV. TREES BRACED BY STAKING

- Choose the correct size and number of stakes and size of hose and wire according to the Tree Support Detail and plant requirements. Staking shall be completed within 48 hours of planting the tree.
- Spacing stakes evenly and vertically on the outside of the tree ball drive firmly into the ground (stakes can be slightly angled away from the tree). **NOTE:** Never drive a stake through the tree ball, as it will damage the tree's root system. Stakes to be 2/3 above ground, 1/3 below.
- Cut pieces of reinforced hose long enough to loop around the trunk of the tree.
- Place the hose around the trunk at the height required to provide optimum support. Then run the 12-gauge wire through the hose and pull both ends horizontally beyond the stake by 2'.
- Cut the wire to sufficient length and then twist the wire at the rubber hose to keep it in place.
- Run both ends of wire together around the stake twice and then twist wire back onto itself to secure it. Cut off excess wire and stake.
- The above procedures are to follow for each stake.
- STAKES**
 - Stakes shall be 2"x2" hardwood, reasonably free of knots to be long enough for 1/3rd to be driven into the soil, and 2/3rds above the soil surface.
- WIRE**
 - Wire shall be 12 or 14 gauge galvanized steel or acceptable equal, depending on the size of the tree.
- CABLE**
 - Cable shall be 1/4" or 3/16" galvanized steel, depending on size of tree.
- CLAMPS**
 - Clamps shall be galvanized or zinc and large enough to hold wires or wires used.
- HOSE**
 - Hose shall be corded rubber, uniform in color and either 3/4" to 1" in diameter, depending on the size of the tree.
- MULCH**
 - Material shall be double shredded composted hardwood bark, such as "silvabark" or approved equivalent.
 - Material shall be mulching grade, uniform in size and free of foreign or harmful matter.

V. INSPECTION

- Plants may be subject to inspection and approval by the owner or owner's representative at the place of growth for conformity to specification requirements as to quality, size and variety. This will be at the owner's expense. Plants damaged in handling or transportation may be rejected by the owner or owner's representative

II. PLANTING PROCEDURES FOR TREES

I. PREPARING TREE PIT

- The tree pit must be a minimum of 2 times the size of the root ball at the top.
- The walls of tree pit shall be dug so that they are scarified.
- The tree pit shall be deep enough to allow 1/3 of the root ball to be above the existing grade. Any loose soil at the bottom of the pit shall be tamped by hand or with the bucket of the backhoe.
- Dig pit 6" deeper than depth required for root ball. Fill bottom of pit with 6" compacted soil mix adjusting depth to insure top of root ball is 1/4 above the surface of the soil.

II. PLACING TREE IN THE PIT

- Place the tree in the pit by lifting and carrying the tree by its ball (never lift by branches or trunk) and then lowering it into the pit. Contractor is responsible for providing any machinery necessary to lift and move plant material and to insure it is not dropped.
- Set the tree straight and in the center of the pit with the most desirable side of the tree facing toward the prominent view (sidewalk, building, street, etc.).
- Any dropped material may be rejected by owner or representative. Any dropped material should be flagged with red flagging on its trunk and noted on a plan. Should plant die, it will be replaced by the contractor at no cost to the owner.

III. PLANTING PROCEDURES FOR SHRUBS

I. PREPARING SHRUB PIT

- For a single shrub, the pit shall be dug large enough for the proper setting of the root ball (4" wider than root ball at base. 2 to 3 times the width of the root ball at the top).
- For a shrub mass planting, the entire bed area shall be rototilled 3 to 4" deep. Each shrub pit shall be excavated for the proper setting of the root ball.
- For a hedge, a trench shall be dug large enough for the proper setting of all of the plants root balls (the trench shall be 2 times wider than the root balls).
- Form a compacted base in the bottom of the hole to adjust plant height to proper location. Compact sufficiently to prevent settling.

II. PLANTING SINGLE SHRUBS AND BACKFILLING PIT

- Remove all plastic wraps, twine, containers, etc.
- Place the plant in the pit by lifting and carrying in by the root ball.
- Set the plant straight and in the center of the pit with the most desirable side facing toward the prominent view.
- Use a soil mixture as specified.
- Make sure the plant remains straight during backfilling procedure.
- Backfill side of the pit halfway with soil mixture and tamp as the pit is being filled.
- Pull the burlap back 1/3 the way down the root ball. Make sure burlap does not become exposed above soil surface.
- Finish backfilling the sides of the shrub pit and tamp firmly.
- Form a saucer above the existing grade and around the planting pit.
- Mulch top of root ball and saucer a minimum of 2" depth and not to exceed 3" in depth.
- Water thoroughly, the interior of the shrub saucer to insure root ball is saturated. **EVEN IF IT IS RAINING.**
- Prune out any dead, conflicting or broken branches.

- Remove all tags, labels, strings, etc. from the plant.

III. PLANTING A SHRUB MASS

- Follow the same procedure as for a single shrub. (Section II A-M)
- Edge and rake the entire planting bed to obtain uniform surface.
- Match the entire planting bed a minimum of 2" depth and not to exceed 3" depth.
- Water the entire planting bed thoroughly. **EVEN IF IT IS RAINING.** To saturate top 2" of soil.
- Prune out any dead, conflicting or broken branches.
- Remove all tags, labels, strings.

IV. PLANTING PROCEDURES FOR GROUND COVER

I. PREPARING GROUNDCOVER BED

- The ground cover bed shall be loosened prior to planting by one of the following methods: rototilling, back-hoeing and rototilling or by picking (generally done on small areas or on slopes). Soil shall be loosened to a depth of 4" to 6".
- Soil additives for the ground cover bed shall be peat and topsoil, (2" deep) after the soil has been loosened and additives then worked into the bed by one of the following methods: rototilling, back-hoeing and rototilling or by picking (in which soil additives are spread by hand into the individual plant pockets and worked into the soil by pick).
- Fertilize in planting hole or use water soluble fertilizer at base of plants after planting.
- Match the entire ground cover bed to minimum 1" depth and not to exceed 2" in depth.

II. PLANTING GROUND COVER

- The ground cover planting holes shall be dug through the mulch with one of the following: hand trowel, shovel, bulb planter or hoe.
- Before planting, biodegradable pots shall be crushed and the top edges broken down below the surface. Non-biodegradable pots shall be removed. Unwrap any bare roots, do not break root ball.
- The ground cover (either potted or bare root) shall be planted:
 - So that the roots of the plant are surrounded by soil below the mulch: potted plants being set so that the top of the soil in the pot is even with the existing grade, and bare root plants being covered up to the crown of the plant and soil level.
 - At an equal distance apart (plans and specifications specify the "on center" (o.c.) distance for the ground cover). See spacing guide.
- The entire ground cover bed shall be edged and thoroughly watered.

V. SEEDING

I. TEMPORARY SEEDING

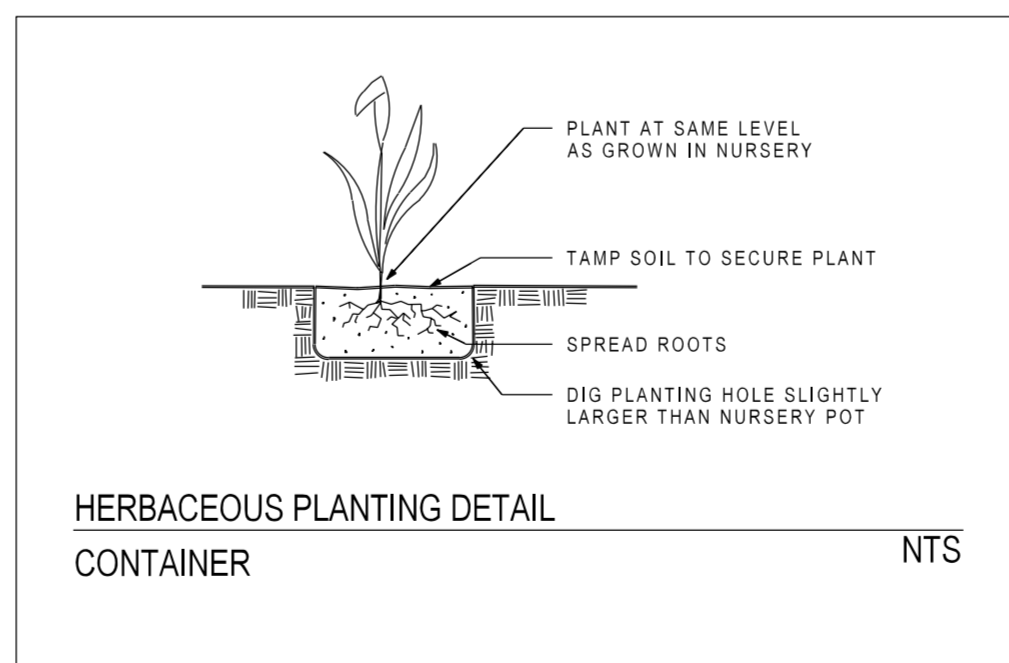
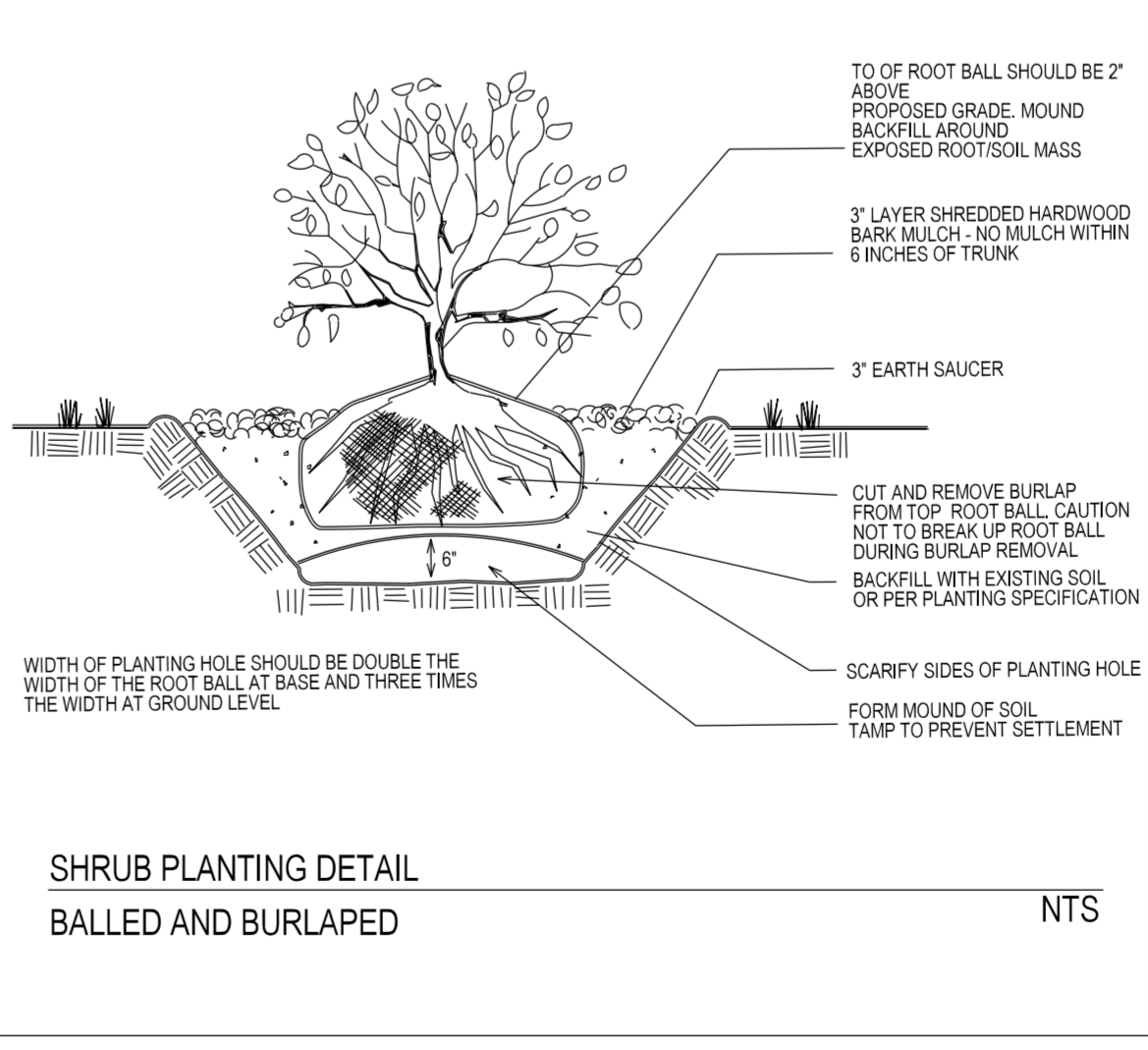
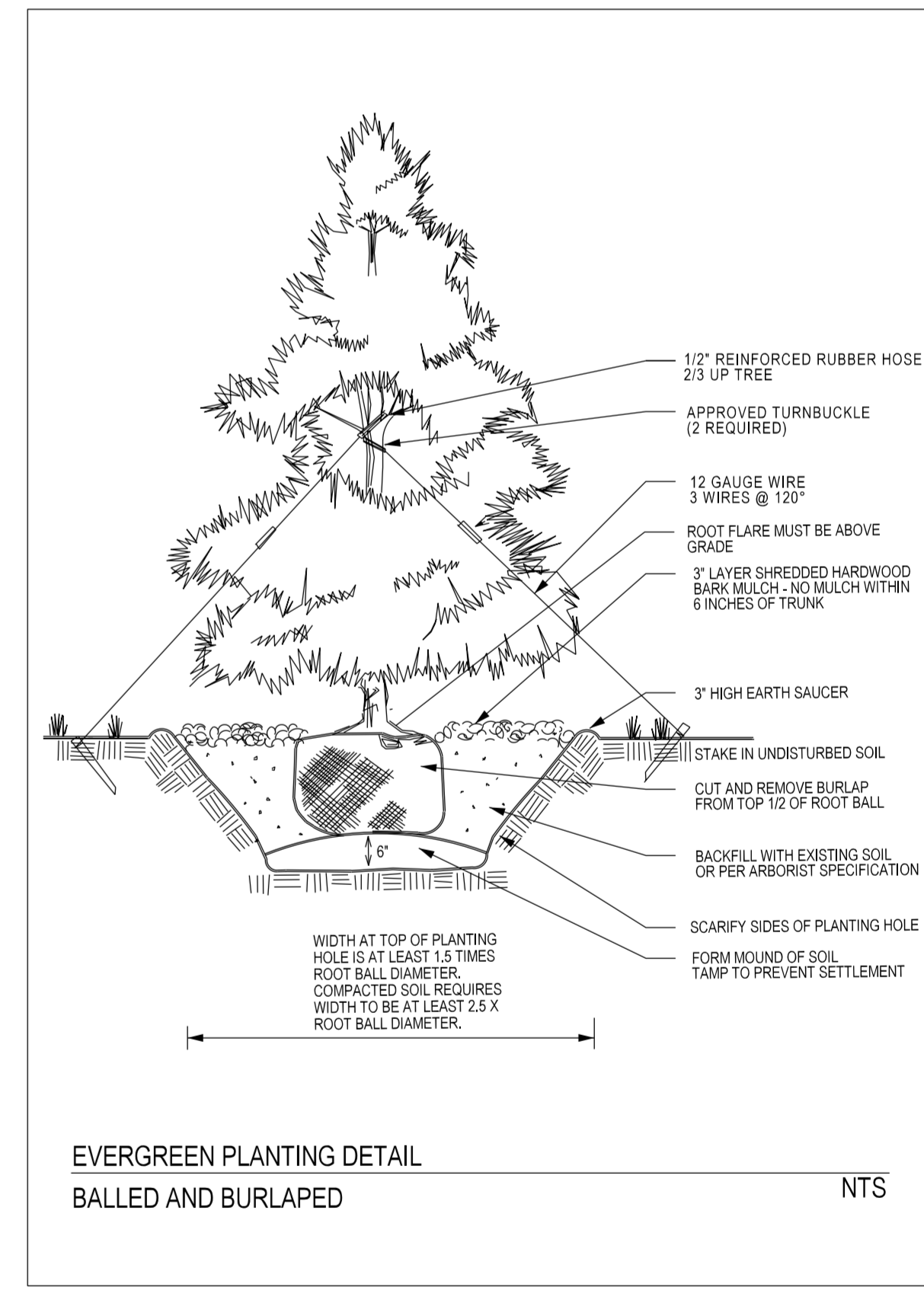
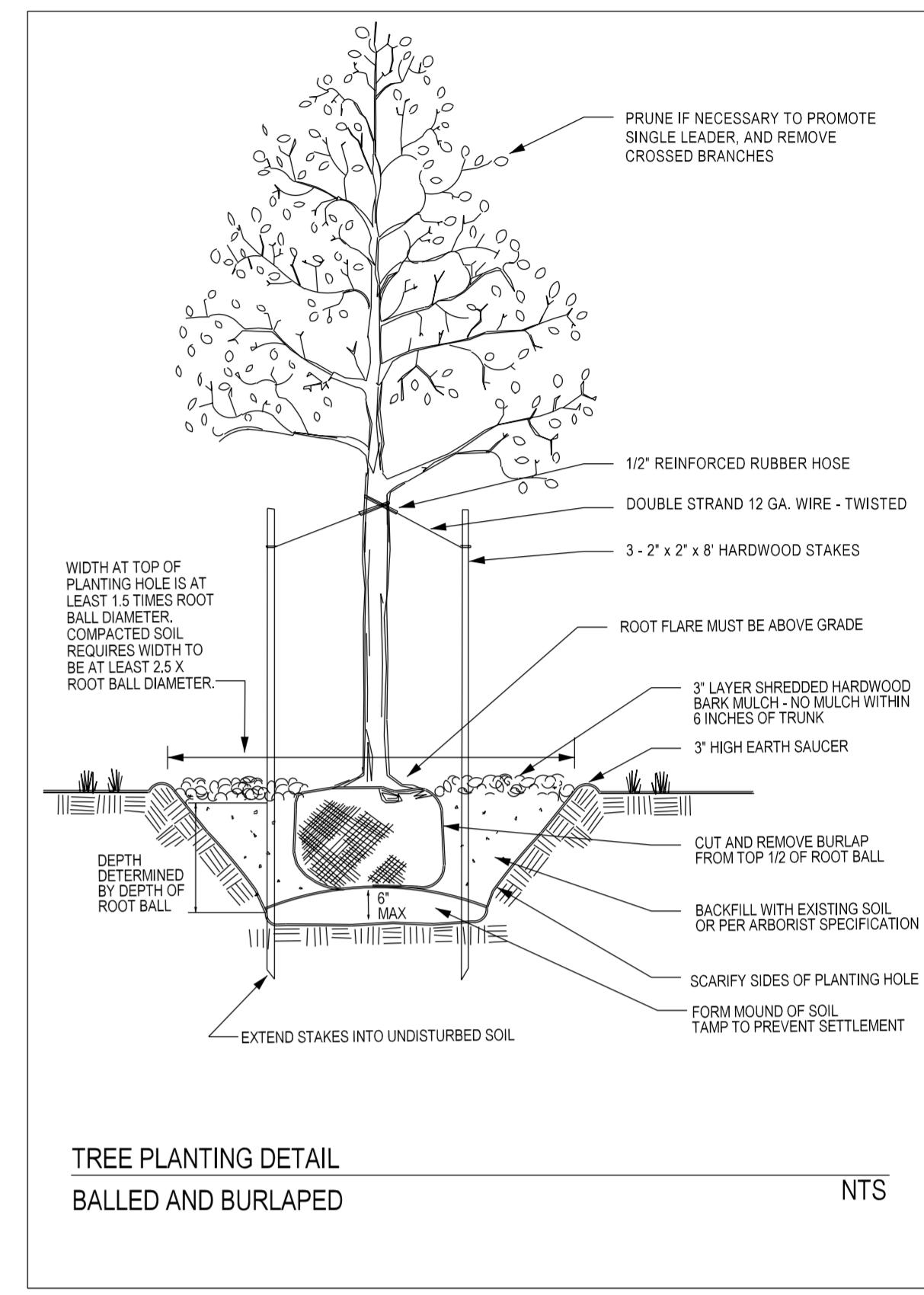
- Vegetation - Annual Rye grass or Japanese Millet shall be used to provide cover on disturbed areas for up to 12 months. For longer duration of vegetation cover, permanent seeding is required.
 - Seed Mixtures - Temporary Seeding
 - Preferred: Annual Rye - Winter: 200-300 lbs./acre. (1/2 that amount for over seeding) Japanese Millet - Summer: 25lbs/acre. (These are preferred because existing and proposed native grasses and wildflowers may not compete well with certain grass species)
 - If seed mixtures used are other than those preferred, they must be from table 26 of "Standards and Specifications for Soil Erosion and Sediment Control" by the Maryland Department of Environmental Protection. Temporary plant material must be removed prior to seeding of other material.
- For sites having soil tests performed, the seeding and amendment rates shown in table 26 of "Standards and Specifications for Soil Erosion and Sediment Control" shall be deleted and the rates recommended by the testing agency shall be written in. Soil tests are not required for temporary seeding.

II. PERMANENT SEEDING

- Seeding grass and legumes to establish ground cover for a minimum period of one year on all disturbed areas generally receiving low maintenance. Seed mixtures:
 - Seed mixtures not from table 26 of "Standard and Specifications for Soil Erosion and Sediment Control" by the Maryland department of Environmental Protection, must be similar or approved by landscape architect. Additional planting specifications for exceptional sites such as shore lines, stream banks or dunes, or for special purposes such as wildlife or aesthetic treatment may be found in USDA-SCS Technical Field Office Guide, Section 342 - Critical Area Planting.
 - For sites having disturbed areas over 5 acres, the rates shown in table 26 of "Standards and Specification for Soil Erosion and Sediment Control" shall be deleted and the rates recommended by the soil testing agency shall be written in.
 - For areas receiving low maintenance, apply urea form fertilizer (46-0-0) at 3 1/2 lbs/1000 sq. ft. (150 lbs./acre). The above recommended soil amendments and hose stated in the soil test to be performed at the time of seeding, or as recommended by state agency and manufacturers products.
 - Do not fertilize area to be seeded around storm water management facilities.
 - Contractor to provide a final product of grass crop creating a lawn of uniform color and texture after three mowings.

VI. SOIL TESTING

- Contractor to perform soil test as per accepted methods by the local agricultural extension service.
- Samples to be tested by reputable lab.
- Contractor will be held responsible for notifying owner of any problems or deficits determined by the test results.
- Corrections will be discussed and cost negotiated with owner.
- Plant failure based on soil deficits or problems due to failure of contractor to take samples, will be replaced at the cost of the contractor after corrections have been made.



NOTE: LANDSCAPING IN AREAS LOCATED WITHIN THE STORMWATER MANAGEMENT EASEMENT WHICH ARE SHOWN ON THE APPROVED LANDSCAPE PLAN AS PART OF THE APPROVED SITE PLAN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY BE CHANGED AT THE TIME OF DETAILED PLAN REVIEW OF THE SEDIMENT CONTROL/ STORM WATER MANAGEMENT PLANS BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES, WATER RESOURCES SECTION.

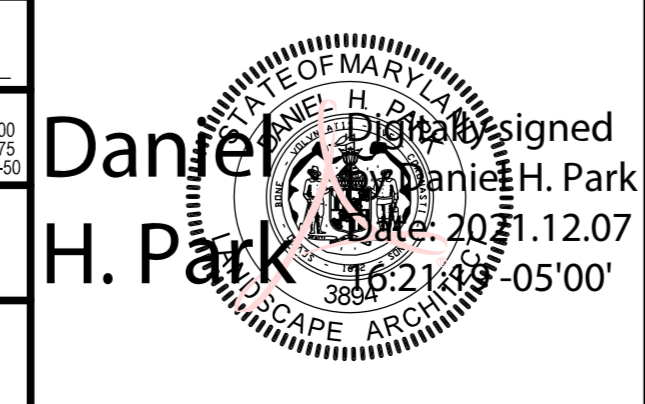

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NO.	DATE	CAO STANDARDS VERSION	REVISIONS	BY	DATE
DESIGNED: SAC	DECEMBER 2020	18 - NCS			
TECHNICIAN: JCW					
CHECKED: KDL					

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 UTILITIES OR SERVICES BY ENGINEER TEST FITS 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 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 THE PLAN.

OWNER/DEVELOPER/APPLICANT
 WILGUS/MONTROSE ASSOCIATES LLC
 7811 MONTROSE ROAD SUITE 200 POTOMAC, MD 20854
 PHONE: (240) 399-1500 ROCKENWILCO.COM RICHARD COHEN

MAP	ADC	GRID	5285
TAX MAP	G0562		
WBSG 200 SHEET	215 NW 06		
SITE DATUM	HORIZONTAL: NAD83		
	VERTICAL: NAD83		


 Daniel H. Park
 Registered Professional Engineer
 No. 12011207
 Exp. 05-00'

LANDSCAPE NOTES & DETAILS
CERTIFIED LANDSCAPE AND LIGHTING PLAN 820210080
NORTH PARK AT MONTROSE (FORMERLY WILGUS TRACT)
 ROCKVILLE (4TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND
 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
 Address: 7811 MONTROSE ROAD, SUITE 200, POTOMAC, MD 20854
 Phone: (240) 399-1500
 Signature: *[Signature]*
 SHEET **L1.16**
 PROJECT NO. 1325-02-01