

## LANDSCAPE NOTES

- Plants shall conform to current "American Standards for Nursery Stock" by American Association of Nurserymen (AAN), particularly with regards to site, growth, and size of ball and density of branch structure. Contractor to insure conformance to national and local building codes and ordinances.
- All plants (B&B or container) shall be properly identified by weatherproof labels securely attached hereto before delivery to project site. Labels shall identify plants by name, species and size. Labels shall not be removed until the final inspection by the owners representative.
- Any material and/or work may be rejected by the owners representative if it does not meet the requirements of the specifications. The contractor shall remove all rejected materials from the site.
- The contractor shall furnish all plants in quantities and sizes to complete the work as specified in plant schedule. The landscape contractor shall be responsible to verify all plant quantities on the plans prior to commencement of work. Quantities in the plant schedule are for the contractors convenience only and do not constitute the final count.
- Substitutions in plant species shall be permitted with the written approval of the owners representative per the plant substitution list shown.
- Plants shall be located as shown on the drawings and by scaling or as designated in the field by the owners representative. All locations are to be approved by the owners representative before excavation.
- Contractor shall locate and mark all underground utility lines and irrigation systems prior to excavating plant beds or pits. All utility easement areas where no planting shall take place shall also be marked on the site, prior to locating and digging the tree pits. If utility lines are encountered in excavation of tree pits, other locations for the trees shall be selected by the owners representative. Such changes shall be made by the contractor without additional compensation. No changes of location shall be made without the approval of the owners representative.
- All equipment and tools shall be placed so as not to interfere or hinder the pedestrian and vehicular traffic flow.
- During planting operations, excess and waste materials shall be promptly and frequently removed from the site.
- All plant shrub beds are to be dug to a minimum of 24" deep and all existing soil, construction debris, roots and other foreign material are to be removed and discarded off site. All plant shrub beds are to be excavated to the width shown on the plans.
- All tree pits are to be excavated to a minimum depth to allow the tree root ball to be a minimum of 4" higher than finish grade. The tree root ball is to rest on undisturbed soil, or a compacted bed must be prepared for the tree root ball to rest on and which will not subside causing the tree to sink below finish grade. All tree pits are to be a minimum of 12" larger on every side of the trees root ball.
- The planter beds are to be entirely cleaned out to the undisturbed soil level. All existing soil, construction debris, roots and other foreign material are to be removed and discarded offsite.
- The topsoil to be used to fill the tree pits, shrub beds and planters is to be plant specific. The topsoil for the trees, shrubs and planter shall consist of a maximum 2/3 existing or imported topsoil from the site, which is cleaned and free of clay and a minimum of 1/3 peat moss, or other approved organic material. All of these materials are to be mixed prior to placing in the planter or backfilling when planting.
- The contractor is responsible to ensure that all tree pits, shrub beds and planter are well drained. The landscape contractor, without cost to the owner, will replace all plant material which is affected by poor drainage.
- All lawn areas are to be seeded with grass seed appropriate for each of the sunlight conditions, which exist on the site.
- All lawn areas are to be tilled to a depth of 6" and all foreign material removed which will inhibit the healthy growth of the lawn. All old grass and grass roots are to be removed from the site. New topsoil of a minimum 4" is to be placed over the areas to be sodded. The grass areas are to be fine graded to ensure that no undulations occur in the lawn. The lawns are to be graded in such a way as to appear perfectly well tailored and even. The lawn topsoil is to be rolled and lightly irrigated prior to placing of the seed. The seed is not to be laid on frozen or soaked soil.
- The existing trees are to be protected during the preparation of the lawn areas. The roots of the trees are to be undisturbed during the cleaning of the topsoil.
- The trees and shrubs are to be handled with the best care and attention to ensure that the plants are not bruised, broken, torn, damaged in any way which will affect the plants general appearance and well being.
- The trees and shrubs are to be planted with the accepted standards of the American Association of Nurserymen. The plants are to be properly watered and backfilled during the planting. All care must be taken to ensure that the plants are upright, a plant's best side is exposed to the point of the plants greatest visibility.
- The trees must be staked in accordance with acceptable nursery practice to ensure that they are secure in the ground and will grow straight and uniform. The trees are to be wrapped if the contractor deems it necessary to protect the trees from sun scald or insect attack.
- The Landscape Contractor is to provide a 1-year guarantee for all plant material and other work done on site.
- Large growing plants are not to be planted in front of windows, under building overhangs, or in drainage swales. Shrubs planted near H.V.A.C units to be located so that shrubs at maturity will maintain 1 foot airspace between unit and plant.
- Contractor to slightly adjust plant locations in the field as necessary to be clear of drainage swales and utilities. Finished planting beds shall be graded so as not to impede drainage away from buildings.
- Trees shall be located a minimum of 3 feet from walls and walks.
- Quantities as shown on the plan shall govern over plant list quantities. Contractor to verify plant list totals with quantities shown on plan.
- Groups of shrubs shall be placed in a continuous raised mulch bed with smooth continuous lines. All mulched bed edges shall be curvilinear in shape following the contour of the plant mass. Trees located within 4 feet of shrub beds shall share same mulch bed.
- Potomac Edison to provide energy & cabling for Montgomery County.
- Contractor shall provide luminaires, poles, footings, and conduit.
- Contractor to provide conduit as requested by Potomac Edison.
- All landscaping within SVM easements will be reviewed, approved and inspected by MCDPS Water Resources Section.

## MASTER PLANT SCHEDULE

TYPE	SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SPACING	SF. PER TREE	TOTAL CANOPY
<b>CANOPY</b>	NS	37	Black Tupelo	Nyssa sylvatica	B & B	2.5"-3" Cal	530	19,610
	QA	33	White Oak	Quercus alba	B & B	2.5"-3" Cal	530	17,490
	JA	64	American Elm	Ulmus americana 'Princeton'	B & B	2.5"-3" Cal	530	33,920
	TA	20	American Linden	Tilia americana	B & B	2.5"-3" Cal	530	10,600
	IR	20	Red Maple	Acer rubrum	B & B	2.5"-3" Cal	1809	36,180
	ZS	50	Japanese Zelkova 'Green Vase'	Zelkova serrata	B & B	2.5"-3" Cal	530	26,500
	LS	80	Sweetgum (Fruitless)	Liquidambar styraciflua 'Rotundiloba'	B & B	2.5"-3" Cal	530	42,400
	PA	66	London Planetree	Platanus x acerifolia	B & B	2.5"-3" Cal	530	34,980
	<b>TOTAL</b>	<b>370</b>					<b>TOTAL</b>	<b>221,680</b>

UNDERSTORY	SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SPACING	SF. PER TREE	TOTAL CANOPY
LN	45	Natchez Grape Myrtle	Lagerstroemia x 'Natchez'	B & B	2" Cal	201	9,045	
CF	64	Flowering Dogwood	Cornus florida	B & B	2" Cal	201	12,864	
CC	96	Eastern Redbud	Cercis canadensis	B & B	2" Cal	314	30,144	
HV	6	American Witch Hazel	Hamamelis virginiana	B & B	2" Cal	201	1,206	
BN	26	River Birch	Betula nigra	B & B	2" Cal	201	5,226	
GB	21	Columnar Ginkgo	Ginkgo biloba 'Fastigiata'	B & B	2" Cal	113	2,373	
AA	116	Downy Service-berry	Amelanchier arborea	B & B	2" Cal	113	13,108	
<b>TOTAL</b>	<b>374</b>					<b>TOTAL</b>	<b>73,966</b>	

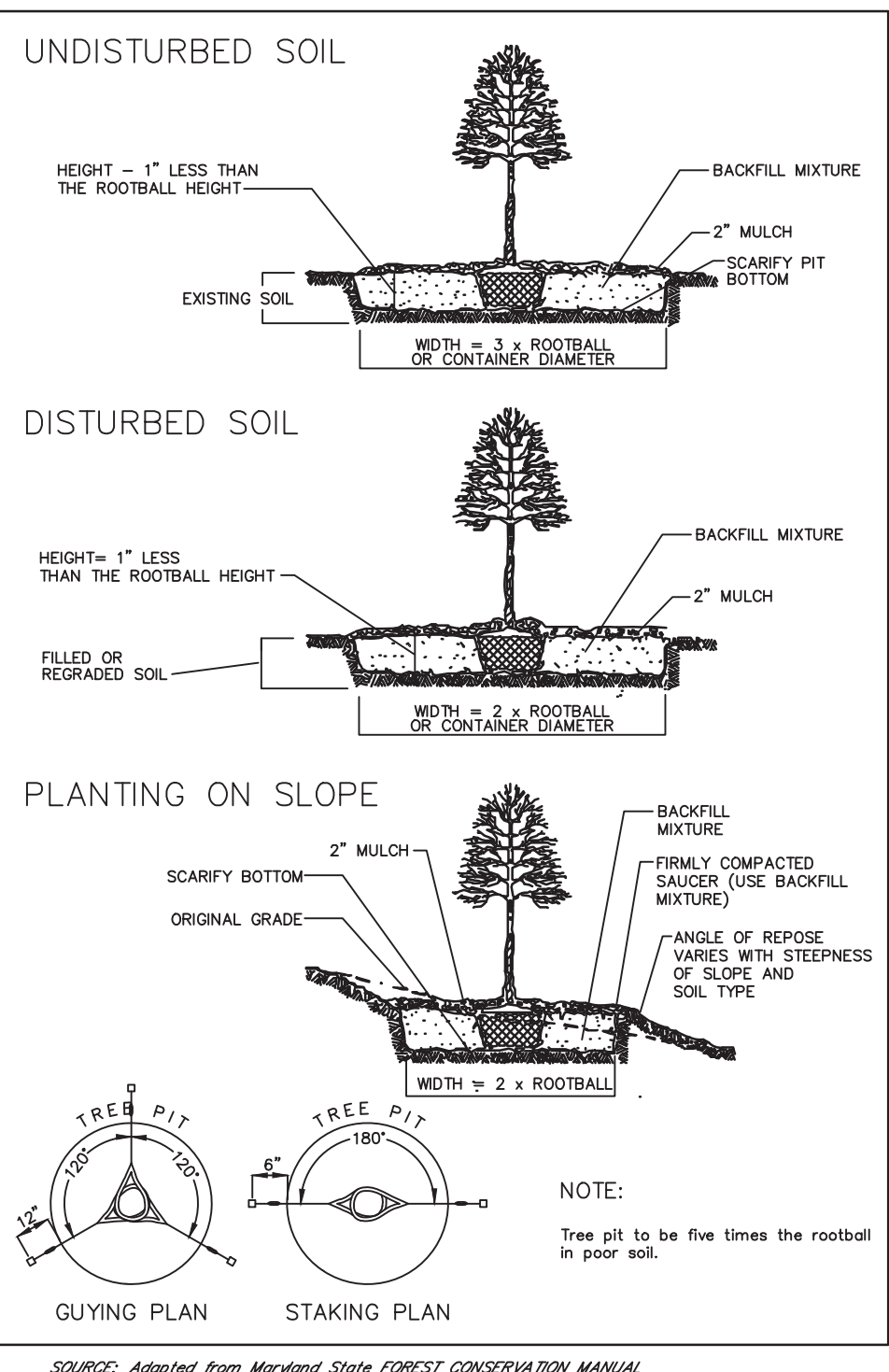
EVERGREEN	SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SPACING	SF. PER TREE	TOTAL CANOPY
PS	29	Eastern White Pine	Pinus strobus	B & B	2" Cal	201	11,649	
JD	19	Eastern Red Cedar	Juniperus virginiana	B & B	2" Cal	201	9,519	
IO	23	American Holly	Ilex opaca	B & B	2" Cal	201	11,649	
TO	55	Emerald Arborvitae	Thuja occidentalis	B & B	2" Cal	201	22,599	
<b>TOTAL</b>	<b>126</b>					<b>TOTAL</b>	<b>55,816</b>	

SHRUBS	SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SPACING	SF. PER TREE	TOTAL CANOPY
FG	282	Dwarf fortergilla	Fothergilla gardenii	2 Gal	36" o.c.	2	1,116	
HP	124	Panicked Hydrangea	Hydrangea paniculata	2 Gal	48" o.c.	2	1,116	
VP	25	Black-Haw Viburnum	Viburnum prunifolium	2 Gal	48" o.c.	2	1,116	
CW	123	Common Winterberry	Ilex verticillata	2 Gal	36" o.c.	2	1,116	
RM	233	Great Laurel (Rhododendron)	Rhododendron maximum	2 Gal	36" o.c.	2	1,116	
CV	699	Heather	Calluna vulgaris	2 Gal	12" o.c.	2	1,116	
IG	359	Ink-Berry	Ilex glabra	2 Gal	36" o.c.	2	1,116	
GT	83	Bowman's Root	Gillenia trifoliata (Porteranthus trifoliatus)	2 Gal	24" o.c.	2	1,116	
CS	325	Redosier dogwood	Cornus sericea	2 Gal	48" o.c.	2	1,116	
CA	331	Sweet Pepperbush	Clethra alnifolia	2 Gal	36" o.c.	2	1,116	
IV	346	Little Henry	Itea virginica	2 Gal	24" o.c.	2	1,116	
<b>TOTAL</b>	<b>2930</b>					<b>TOTAL</b>	<b>13,956</b>	

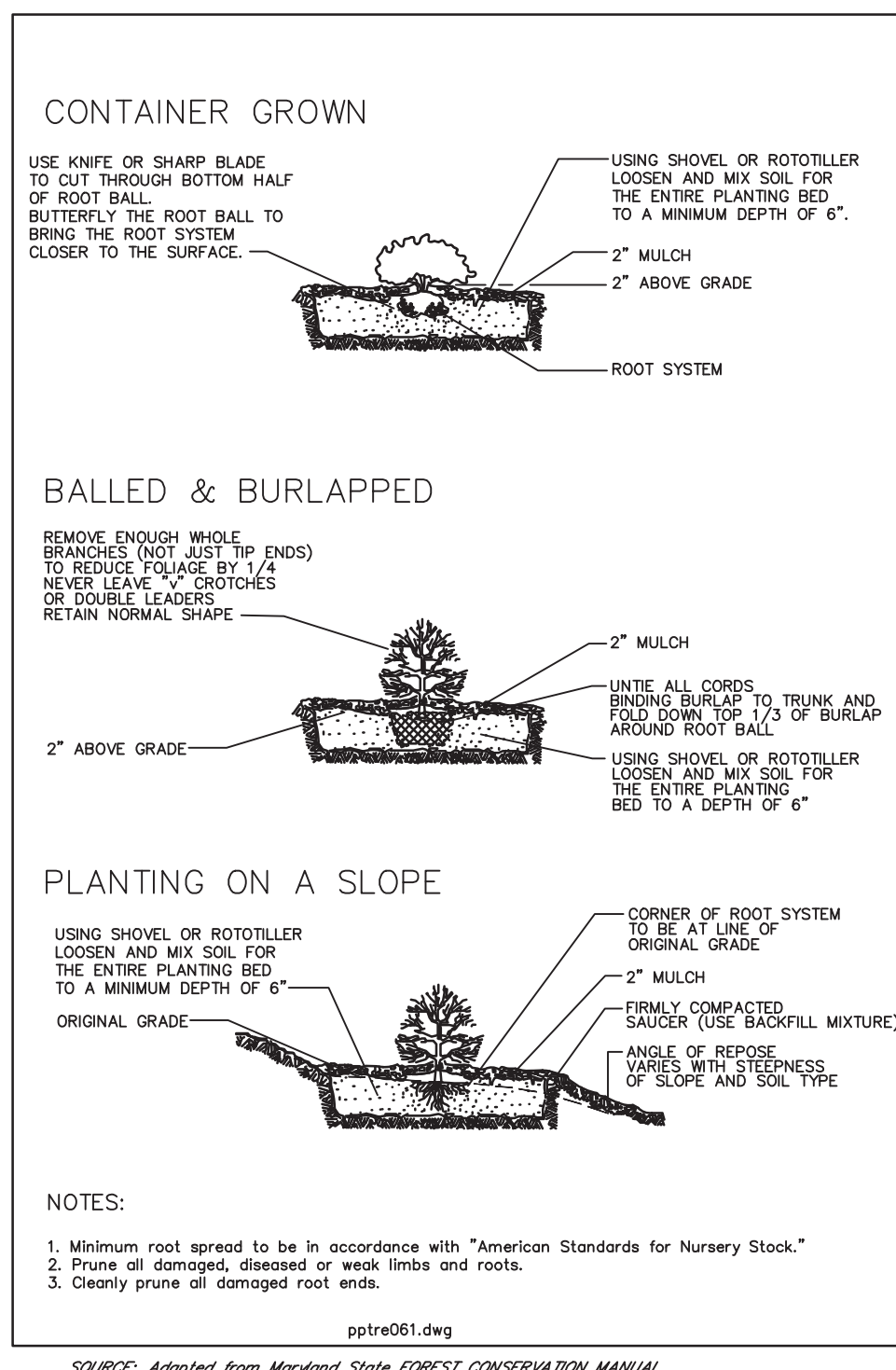
PERENNIAL	SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SPACING	SF. PER TREE	TOTAL CANOPY
PC	6193	Beardtongue	Penstemon digitalis	1 Gal	24" o.c.	1	24	
PS	2191	Creeping Phlox	Phlox subulata	1 Gal	24" o.c.	1	24	
IS	1472	Blue Flag Iris	Iris versicolor	1 Gal	12" o.c.	1	12	
AA	1100	Aster oblongifolium	Aromatic aster	1 Gal	48" o.c.	1	48	
LS	892	Lobelia	Lobelia siphilitica	1 Gal	24" o.c.	1	24	
AT	975	Swamp Milkweed	Asclepias incarnata	1 Gal	24" o.c.	1	24	
RH	615	Orange cone flower	Rudbeckia fulgida	1 Gal	24" o.c.	1	24	
<b>TOTAL</b>	<b>13438</b>					<b>TOTAL</b>	<b>13438</b>	

GRASSES/GROUND COVER	SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SPACING	SF. PER TREE	TOTAL CANOPY
SS	707	Dragon's Blood Sedum	Sedum spurium	1 Gal	24" o.c.	1	24	
CE	935	Tufted Sedge	Carex elata	1 Gal	18" o.c.	1	18	
CM	496	Palm Sedge	Carex muskingumensis	1 Gal	48" o.c.	1	48	
CF	1656	Blue Zinger	Carex flacca	1 Gal	24" o.c.	1	24	
EP	1886	Purple lovegrass	Eragrostis pectinacea	1 Gal	24" o.c.	1	24	
CA	568	Feather Reed Grass	Calamagrostis x acutiflora Karl Foerster	1 Gal	18" o.c.	1	18	
LM	1731	Lilyturf	Liriope muscari	1 Gal	24" o.c.	1	24	
CP	11173	Pennsylvania sedge	Carex pensylvanica	1 Gal	24" o.c.	1	24	
SC	1285	Little Bluestem	Schizachyrium scoparium 'Carousel'	1 Gal	24" o.c.	1	24	
PV	1599	Switch grass	Panicum virgatum	1 Gal	24" o.c.	1	24	
<b>TOTAL</b>	<b>22036</b>					<b>TOTAL</b>	<b>22036</b>	

## DECIDUOUS TREE PLANTING CONTAINER GROWN AND BALLED & BURLAPPED STOCK



## SHRUB PLANTING



## TREE PLANTING AND MAINTENANCE CALENDAR

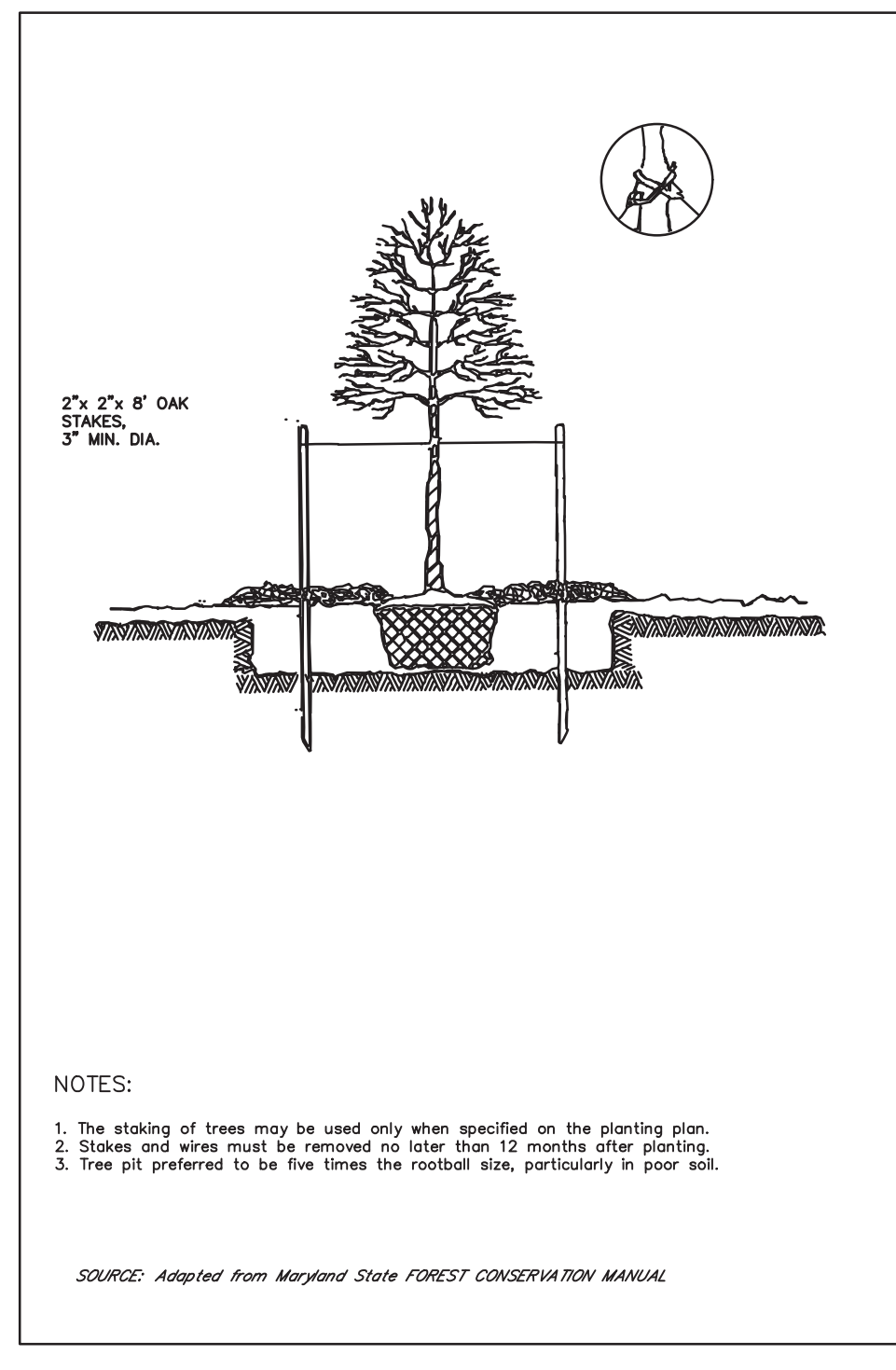
TASKS	MONTHS											
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
TRANSPLANT OF 2" OR GREATER												
PLANTING SEEDLING WHIPS												
MINIMUM MONITORING												
FERTILIZER* (IF NEEDED)												
WATER **												
PRUNING												

\* DEPENDENT UPON SITE CONDITIONS  
\*\* DEPENDENT UPON SITE CONDITIONS, WEEKLY WATERING IS GREATLY RECOMMENDED FROM MAY THROUGH OCTOBER UNLESS WEEKLY RAINFALL EQUALS 1"

■■■■■■ GREATLY RECOMMENDED  
■■■■ RECOMMENDED WITH ADDITIONAL CARE  
□ RECOMMENDED

NOTE:  
The planting and care of trees is most successful when coordinated with the local climatic conditions. This calendar summarizes some of the recommended time frames for basic reforestation and stress reduction activities.  
SOURCE: Adapted from Maryland State FOREST CONSERVATION MANUAL.

## STAKED TREE SPECIFICATION (2)



## PLANT SCHEDULE (PUBLIC STREET TREES)

STREET TREE SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL
UA	16	American Elm 'Princeton'	Ulmus americana 'Princeton'	B & B	2.5" - 3"
PA	38	Sweetgum (Fruitless)	Liquidambar styraciflua 'Rotundiloba'	B & B	2.5" - 3"
LS	26	London Planetree	Platanus x acerifolia	B & B	2.5" - 3"
ZS	35	Japanese Zelkova 'Green Vase'	Zelkova serrata	B & B	2.5" - 3"

## PLANT SCHEDULE (PRIVATE STREET TREES)

STREET TREE SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL
LN	2	Natchez Grape Myrtle	Lagerstroemia x 'Natchez'	B & B	2"
PS	3	Eastern White Pine	Pinus strobus	B & B	2"
IO	4	American Holly	Ilex opaca	B & B	2.5" - 3"
BN	10	River Birch	Betula nigra	B & B	2"
CF	19	Flowering Dogwood	Cornus florida	B & B	2"
TA	20	American Linden	Tilia americana	B & B	2.5" - 3"
NS	37	Black Tupelo	Nyssa sylvatica	B & B	2.5" - 3"
QA	33	White Oak	Quercus alba	B & B	2.5" - 3"
AA	102	Downy Service-berry	Amelanchier arborea	B & B	2"
CC	70	Eastern Redbud	Cercis canadensis	B & B	2"
UA	48	American Elm 'Princeton'	Ulmus americana	B & B	2.5" - 3"
CA	42	Sweetgum (Fruitless)	Liquidambar styraciflua 'Rotundiloba'	B & B	2.5" - 3"
LS	14	London Planetree	Platanus x acerifolia	B & B	2.5" - 3"
ZS	15	Japanese Zelkova 'Green Vase'	Zelkova serrata	B & B	2.5" - 3"

## SITE PLAN AMENDMENT #82017017B REVISIONS:

- BLOCK A LOT REVISIONS - MINOR MODIFICATIONS TO LAYOUT OF LOTS, SITE LANDSCAPING, OPEN SPACE AND STORMWATER MANAGEMENT FACILITIES.
- SITE MATERIAL REVISIONS - MINOR MODIFICATIONS TO LAYOUT AND MATERIALS OF STREETS AND SIDEWALKS.
- PHASE LIMIT REVISIONS - CREATION OF TWO NEW PHASES, 2A AND 2B (FORMERLY PHASE 2).
- ALLEY & LANE CROSS SLOPE REVISIONS - MINOR MODIFICATIONS TO STREET GRADE OF ALLEYS AND LANES.

## DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Site Plan Approval No. 82017017B, including Approval Conditions, Development Program, and Certified Site Plan.

Developer: TOLL MD VII LIMITED PARTNERSHIP  
Company: JOHN HARRIS  
Contact Person:

Address: 7164 COLUMBIA GATEWAY DRIVE, SUITE 230 COLUMBIA MD 21046

Phone: 410-872-9105

Signature: \_\_\_\_\_

08-BLL-82017017B-014  
SITE PLAN #82017017B

**ESE CONSULTANTS**  
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL  
ESE Consultants, Inc.  
7164 Columbia Gateway Drive • Suite 230 • Columbia, MD 21046  
T: 410-872-9105

REVISED: SITE PLAN #82017017B AMENDMENT	DATE: 10/20/2021	REVISED:	DATE:
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PROFESSIONAL CERTIFICATION	I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.	990	10/17/2025
LICENSE NO.	990		
EXPIRATION DATE	10/17/2025		



APPLICANT:  
TOLL MD VII LIMITED PARTNERSHIP  
c/o TOLL BROS., INC.  
7164 COLUMBIA GATEWAY DRIVE, SUITE 230  
COLUMBIA, MARYLAND 21046  
ATTN: MR. MATT CAPECE  
PHONE: 410-872-9105  
FAX: 410-872-9141

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.

LANDSCAPE NOTES AND DETAILS  
**AMALYN BETHESDA**  
PARCEL N 495, PLAT 16552 L.34166 F.342  
ELECTION DISTRICT NO. 7 BETHESDA, MONTGOMERY COUNTY, MARYLAND  
WSSC MAP 212 NW 07, GRID B4-6 & C4-6  
TAX MAP GP 342, GRID GP 42

DATE:	SEPTEMBER 2018
DESIGN:	BAG DRAWN: BAG
SCALE:	1" = 30'
JOB NO.:	3891
SHEET NO.:	35 OF 60