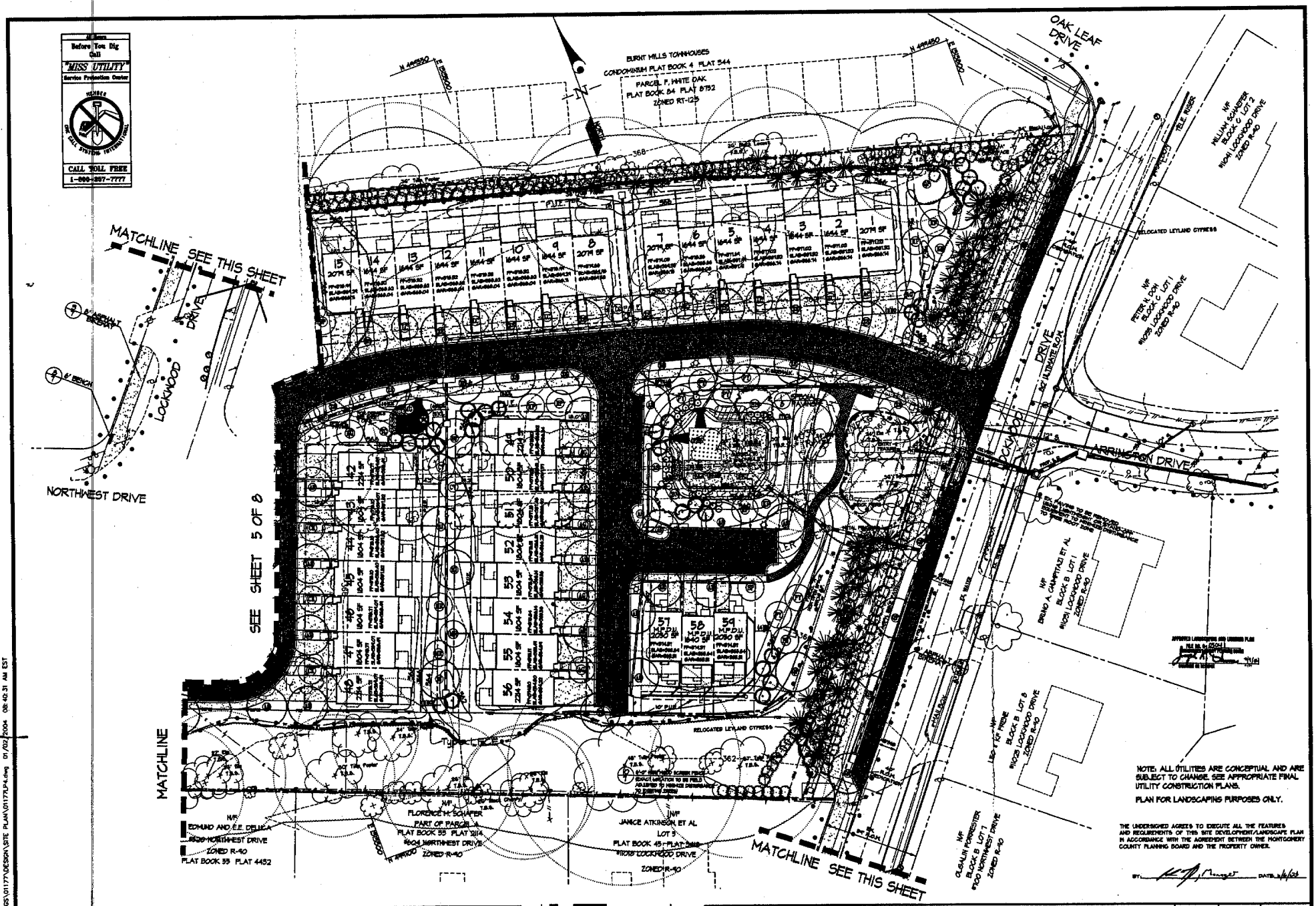

All Users Before You Dig Call "MISS UTILITY" Service Protection Center MEMBER CALL TOLL FREE 1-800-257-7777

GLW GUTSCHICK LITTLE & WEBER, P.A.
ONE DESIGNERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE, SUITE 250 • BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-421-4186 FAX: 301-421-4187

PREPARED FOR:
MD-MAPLEWOOD, L.L.C.
3905 NATIONAL DRIVE, SUITE 105
BURTONSVILLE, MARYLAND 20866
ATTN.: RICHARD A. SHOMETZ
301-479-7715

LANDSCAPE PLAN
MAPLE RIDGE TOWNHOMES
LOTS 1-59, PARCEL A-D
ELECTION DISTRICT No. 5 — MONTGOMERY COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	RT-8	01177
DATE	TAX MAP - GRID	SHEET
JUNE, 2003	JQ-61	4 OF 8

SCALE 1" = 20'

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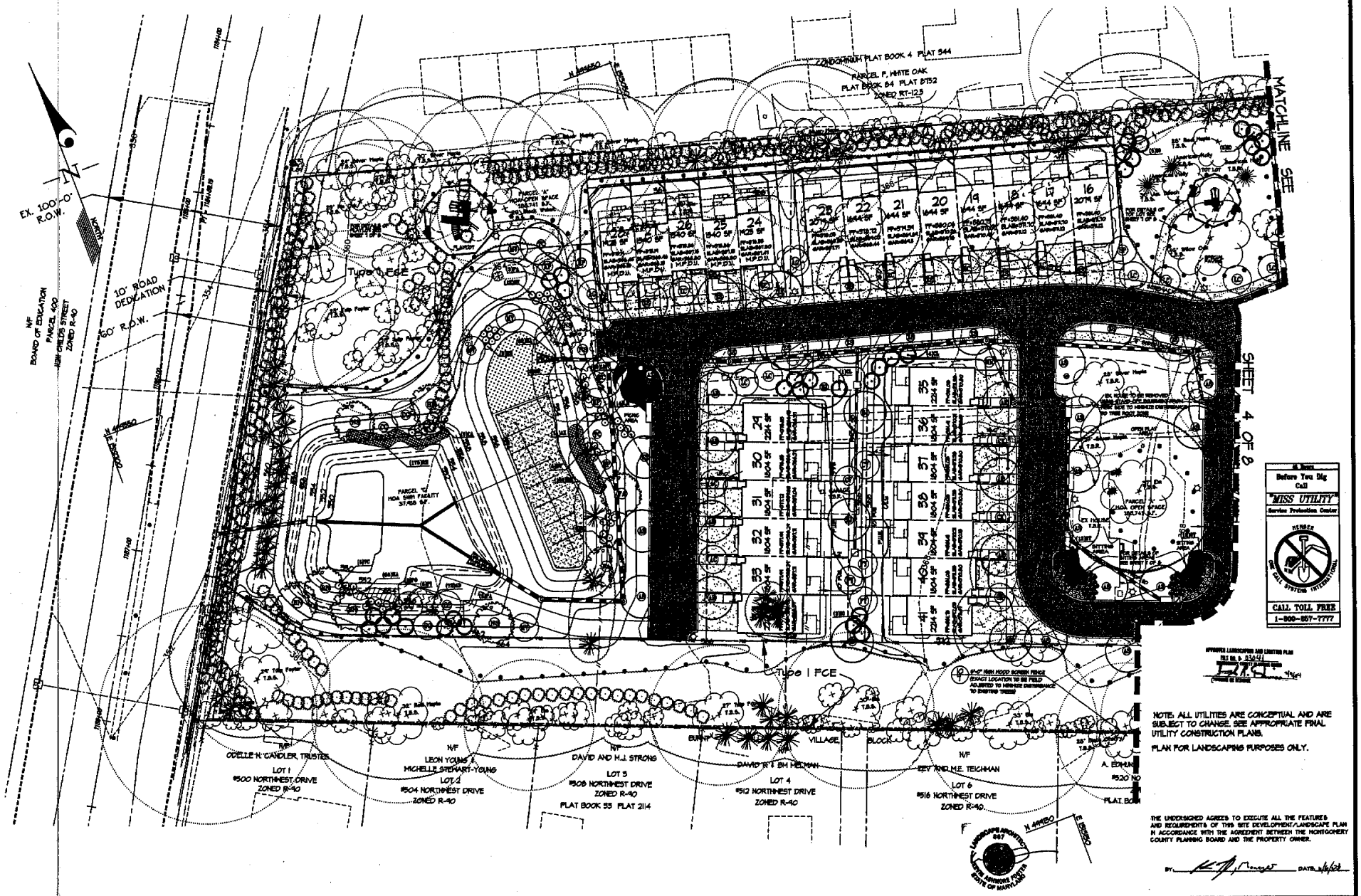

GLW Gutschick Little & Webber, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

NO.	DATE	REVISION	BY	APP'D
1	10/31/03	Standard 3rd Modified per DRC Comments	DW	

SCALE: 1" = 20'

PREPARED FOR:
MD-MAPLERIDGE, L.L.C.
3905 NATIONAL DRIVE, SUITE 105
BURTONSVILLE, MARYLAND 20866
ATTN.: RICHARD J. TROMETZ
301-476-7715

ELECTION DISTRICT No. 5

LANDSCAPE PLAN
MAPLE RIDGE TOWNHOMES
LOTS 1-59, PARCEL A-D
MONTGOMERY COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	RT-8	01177
DATE	TAX MAP - GRID	SHEET
JUNE, 2003	JQ-61	5 OF 8

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LANDSCAPE SPECIFICATIONS

1.0 GENERAL CONDITIONS

1.1 SCOPE OF WORK
A. The landscape contractor shall provide all materials, labor and equipment to complete all landscape work as shown on the plans and specifications.
B. Any number of plants shall be shown on the landscape plan. If there is a discrepancy between the drawing and the list on the plans, the contractor shall request clarification from the landscape architect.

1.2 STANDARDS
A. All plant material shall conform to the current lates of the American Standard for Nursery Stock published by the American Association of Nurserymen. All trees to branch symmetrically around central leader. No forked leader stock will be accepted.
B. Plant material must be collected from nurseries that have been inspected and certified by state plant inspectors.
C. Nomenclature will be in accordance with Hortus III by L.H. Bailey.

1.3 SUBMITTALS
When requested by the owner or owner's representative, samples of all material other than plants shall be submitted to the owner's designated representative for approval.

1.4 APPROVALS
All approvals will be in writing.

1.5 DEFINITIONS
It is the landscape contractor's responsibility, to make every reasonable effort to find the material specified by the landscape architect. The landscape contractor may offer substitutions for the landscape architect for his/her consideration. The landscape contractor will notify the landscape architect if there are known diseases or insect resistant species that can be introduced for a balanced postgrowth plan. All substitutions shall be approved in writing by the landscape architect.

1.6 UTILITIES AND UNDERGROUND FEATURES
The landscape contractor shall notify utility companies and/or the general contractor in advance of excavations to locate utilities.

1.7 DRAINAGE
If plants are to be installed in areas that show poorer drainage, and the plants are inappropriate for that condition, the landscape contractor shall notify the landscape architect and owner. If they deem necessary the plants shall be relocated, the contract shall be negotiated for after for drainage correction of a negotiated cost, or the plant selection modified by the landscape architect to accommodate the poor drainage condition.

1.8 WORKMANSHIP
A. During delivery and installation, the landscape contractor shall perform in a workmanlike manner, exercising highest caution so as not to interfere unduly with the work of other trades and leaving his/her work in orderly state and debris at the close of each working.
B. During planting, all areas shall be kept neat and orderly. precautions shall be taken to avoid damage to existing plants, large trees, turf and shrubbery. Where existing trees are to be preserved, additional precautions should be taken to avoid unnecessary compaction of excessive cultivation, soil additions or root damage.
C. Upon completion, all debris and waste material resulting from planting operations shall be removed from the project and the area cleaned up.
D. Any damage to the existing utilities, buildings, paving, curb and walls, and vegetation that is designated for removal on these plans shall be repaired to previous condition or replaced by the Contractor at his expense.

1.9 WATER
A. The owner shall supply water on site at no cost. If the landscape contractor has to supply water to the plan, it shall be at an additional cost.

1.10 PLANTING SEASONS
A. Red Oak, Willow Oak, Pillow Oak, Scarlet oak, Dogwood, beech tree, conifers, and Broad Leaf Evergreens will not be planted between November 15 and March 1 unless the landscape contractor obtains written approval from landscape architect.

1.11 INSPECTION AND ACCEPTANCE
A. Initial Inspection: Prior to planting, all plant locations shall be staked in the field by the contractor. The landscape architect shall be contacted to inspect and approved all plant locations before planting.
B. Final acceptance Inspection: A verification of performance for work by contract documents, to be conducted by the landscape architect or owner's representative on-site and in the presence of the landscape contractor for the purpose of acceptance.
C. Final warranty Inspection: The landscape contractor shall conduct a final inspection with the owner or owner's representative at the end of the one year period.

1.12 WARRANTY
A. The standard warranty is for one (1) year period, excluding holes and shrubs, commencing on the date of initial acceptance. All plants shall be alive and in satisfactory growth at the end of the guarantee period.
B. Any material that is 25% dead or more shall be considered dead and must be replaced at no charge. A tree shall be considered dead when the main leader has died back, or 25% of the crown is dead.
C. Perennials shall be guaranteed for one year after initial acceptance.

2.0 PLANT MATERIALS

2.1 SCOPE OF WORK
The landscape contractor shall be responsible for furnishing and installing all plant material shown on the drawings and plant list.

2.2 INSPECTION
A. Plants shall be subject to inspection and approval by the owner or owner's representative at the place of growth (balance digging + burlap) and finished for conformity to specification requirements on the planting area, upon working.

3.0 PRODUCTS

3.1 QUALITY ASSURANCE
Manufacturer's certified analysis shall accompany packaged standard products.

3.2 GROWING MATERIAL
A. Peat Moss - Type I sphagnum peat moss finely shedded with a pH of 5.5 to 8.0.
B. Bonded Peat - Compressed peat containing an identifiable fibers.
C. Leaf Compost - that is approved and free to trash.
D. Composted Sewage Sludge - approved, composted, polgon-developed sewage sludge with a pH of 12 - 12g/kg

3.3 TOPSOIL
A. It shall be free of stones, lumps, plants, roots and other debris over 1/2". Topsoil must also be free of plants or plant parts of Bermudagrass, quackgrass, Johnsongrass, jimpsont, nutsedge, poison ivy, thistle, or other noxious weeds.
B. It shall contain loam agricultural turnsoil to plant growth, i.e. pesticide residues.

3.4 BACKFILL MIXTURE
A. Backfill mixture for trees and shrubs shall be 3/4 existing soil mixed with 1/4 organic material, plus granular fertilizer.

3.5 MULCH
A. Material shall be composted, shredded hardwood bark, with less than 10% sapwood, dark brown in color and aromatic odor.
B. Material shall be within 3 size and free of foreign matter.

4.0 PLANTING PROCEDURE FOR TREES

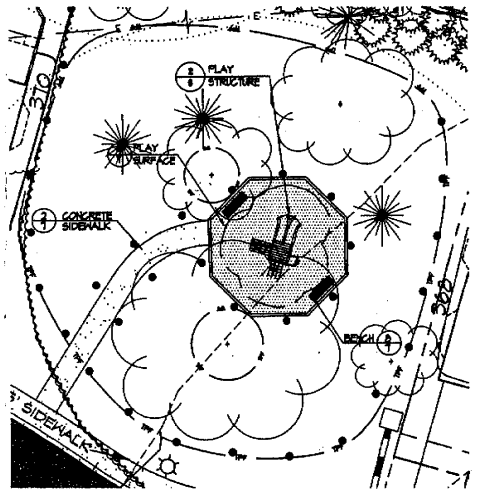
4.1 TREE PLANTING
A. Hall of tree pit shall be dug so that they are vertical or sloping outward in heavy soils, be and scarified.
B. The tree pit sent be a minimum of 6" larger on every side than the ball of the tree.
C. Place the tree in the pit carrying the ball and then lowering it into the pit. Never lift the tree by the trunk or branches.
D. Set the tree straight and in the center of the pit with the most desirable side facing toward the principal view.
E. Backfill tree pit with a soil mixture stated in the specifications.
F. Cut and remove rope or wire off the top 50% of rootball and pull burlap back to the edge of the ball. However on wire burlap, remove protective bars as possible. All plastic or synthetic the sent be removed from the rootball. Cut all twine away from tree.
G. Form a saucer above surrounding grade and compactly around the planting pit.
H. Mulch top of rootball and saucer to a minimum depth of 3", not to exceed 5". Do not place mulch against the trunk.
I. Water thoroughly as the interior of the tree saucer until it is filled, even if it is raining. A second watering may be necessary to insure saturation of the root ball and obliteration of air pockets.
J. Staking should be restricted to corrective pruning to improve form only.
K. Guys are not planted.

5.0 PLANTING PROCEDURE FOR SHRUBS

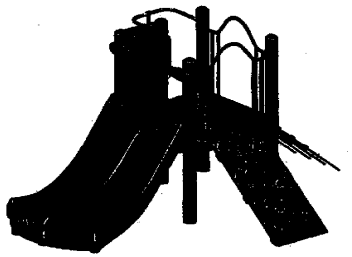
5.1 PLANTED BEDS
A. For a single shrub, the pit shall be dug 1' wider than the rootball and deep enough to allow 10% of the rootball to set above existing grade. Single shrub plantings only, if noted on plans)
B. For a shrub mass planting, the entire bed area shall be tilled 4-6" deep. Tilling should only be done in dry soil to avoid compaction. If the soil is heavy in clay and silt, organic material should be added. Each added pit shall be proportioned for the proper planting of the rootball.
C. Place the shrub in the pit by tilting and carrying it by the rootball. Container grown shrubs with all container-grown shrubs shall be ranges of the rootball from top to bottom, at least 1" deep.
D. Set the shrub and in the center of the pit with the most desirable side facing toward the principal view.
E. Cut and remove rope or wire off the top 50 % of rootball and pull burlap back to the edge of the ball. However on wire burlap, remove protective bars as possible. All plastic or synthetic the sent be removed from the rootball. Cut all twine away from tree.
F. Form a saucer above surrounding grade and compactly around the planting pit.
G. Mulch top of rootball and saucer to a minimum depth of 3".
H. Water shrub mass thoroughly even if it is raining. A second watering may be necessary to insure saturation of the root ball and obliteration of air pockets.

6.0 PLANTED GROUNDCOVER, PERENNIALS, AND ANNUAL BEDS

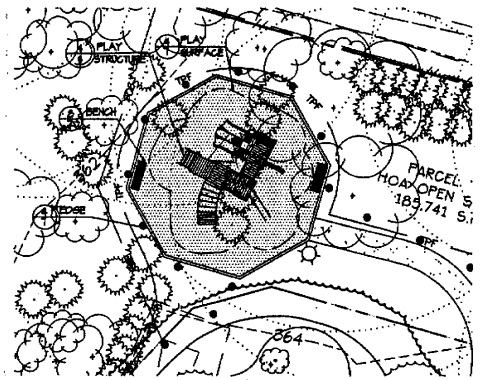
6.1 PLANTED GROUND COVER, PERENNIAL AND ANNUAL BEDS
A. The planting bed shall be loosened and tilled to a depth of 4" deep when the soil is dry prior to planting by tilling. Soil shall be loosened to a depth of 4" deep.
B. Organic matter shall be spread over the bed to a depth of 2" for small areas of 1" deep for organic, i.e. can be amended 4 cubic yards of compost/1000 square feet, after the soil has been loosened. The organic matter shall be worked into the bed by tilling.
C. Fertilizer shall be top-dressed over bed area.
D. The plant, either potted or bare root, shall be installed so that the roots are surrounded by soil (before the voids). Potted plants shall be set so that the top of the pot is even with the existing grade. The roots of bare root plants shall be covered by the soil.
E. Spacing of plants shall be installed as noted on the landscape plan.
F. The entire shall be mulched to a minimum depth of 1"-3" mulches, with approved mulch.
G. The entire planting bed shall be thoroughly watered.



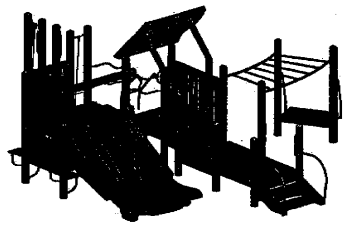
1/6 DETAIL - TOT LOT
1"=10'-0"



8/6 DETAIL - PLAY EQUIPMENT
PRODUCT: CABANA
MODEL: SC-960
COMPANY: KOMPAN INC.
701 1ST AVENUE SOUTH
OLYMPIA, WASHINGTON 98501
1.800.426.1700

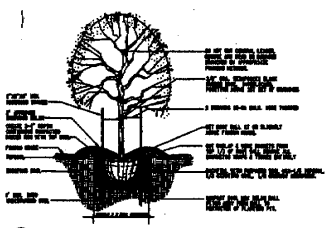


2/6 DETAIL - PLAY LOT
1"=10'-0"

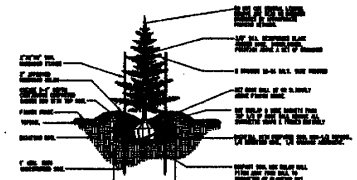


4/6 DETAIL - PLAY EQUIPMENT
PRODUCT: CHALLENGER
MODEL: SC-926-1
COMPANY: KOMPAN INC.
701 1ST AVENUE SOUTH
OLYMPIA, WASHINGTON 98501
1.800.426.1700

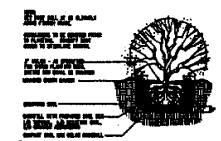
QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREES					
10	AR	Acer rubrum 'Armstrong'	Armstrong Red Maple	2-1/2" - 3" cal.	B&B, 6' branch ht. min.
23	AS	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2-1/2" - 3" cal.	B&B, 6' branch ht. min.
4	BN	Betula nigra	River Birch	10' - 12' Ht.	B&B, multi-stem
1	FA	Fraxinus americana	White Ash	2-1/2" - 3" cal.	B&B, 6' branch ht. min.
4	HB	Honey ericoides	Honey Bush	2-1/2" - 3" cal.	B&B, 6' branch ht. min.
13	QP	Quercus phellos	Willow Oak	2-1/2" - 3" cal.	B&B, 6' branch ht. min.
8	SJ	Sophora japonica 'Regent'	Regent Scholartree	2-1/2" - 3" cal.	B&B, 6' branch ht. min.
7	TC	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2-1/2" - 3" cal.	B&B, 6' branch ht. min.
33	ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2-1/2" - 3" cal.	B&B, 6' branch ht. min.
ORNAMENTAL TREES					
8	AC	Amelanchier canadensis	Shadblow Serviceberry	7' - 9' Ht.	B&B, multi-stem
3	AB	Acer ginnala	Amerbark Maple	1-1/2" - 1-3/4" cal.	B&B, 5'-10' min. ht.
6	CC	Cercis canadensis	Eastern Redbud	7' - 9' Ht.	B&B, multi-stem
4	CK	Cornus kousa	Kousa Dogwood	1-1/2" - 1-3/4" cal.	B&B, 5'-10' min. ht.
1	CV	Chionanthus virginicus	Fringetree	7' - 9' Ht.	B&B, multi-stem
11	RP	Koelreuteria paniculata	Golden Raintree	1-1/2" - 1-3/4" cal.	B&B, 5'-10' min. ht.
12	LC	Lagerstroemia 'Catawba'	Catawba Crape Myrtle	7' - 9' Ht.	B&B, multi-stem
11	LK	Lagerstroemia 'Komiko'	Komiko Crape Myrtle	1-1/2" - 1-3/4" cal.	B&B, 5'-10' min. ht.
4	MS	Malus x 'Sargenti'	Sargent Flowering Crabapple	1-1/2" - 1-3/4" cal.	B&B, 5'-8' min. ht.
4	MV	Magnolia virginiana	Sweetbay Magnolia	7' - 9' Ht.	B&B, multi-stem
10	PY	Prunus x yedoensis	Yoshino Cherry	1-1/2" - 1-3/4" cal.	B&B, 5'-10' min. ht.
3	SP	Stewartia pseudocamellia	Japanese Stewartia	1-1/2" - 1-3/4" cal.	B&B, 5'-8' min. ht.
EVERGREEN AND SEMI-EVERGREEN TREES					
18	CJ	x Cupressocyparis leylandii	Leyland Cypress	6' - 10' ht.	B&B
21	IO	Ilex opaca	American Holly	6' - 10' ht.	B&B
10	PA	Picea abies	Norway Spruce	6' - 10' ht.	B&B
13	PI	Picea omorika	Serbian Spruce	6' - 10' ht.	B&B
SHRUBS					
53	AX	Abelia x grandiflora	Glossy Abelia	18" - 24"	container
38	CH	Chaenomeles speciosa	Flowering Quince	18" - 24"	container
48	IB	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	18" - 24"	container
8	PO	Pittosporum undulatum	Common Pittosporum	18" - 24"	container
13	JC	Juniperus conferta 'Blue Pacific'	Blue Pacific Shore Juniper	18" - 24"	container
27	RV	Rhododendron viscosum	Swamp Azalea	18" - 24"	container
12	SV	Spiraea x vanhouttei 'Snow White'	Vanhoutte Spirea	18" - 24"	container
12	VO	Viburnum opulus	Viburnum Snowball	18" - 24"	container
13	WF	Weigela florida 'Java Red'	Old Fashioned Weigela	18" - 24"	container
PERENNIALS/GROUNDCOVER					
196	AR	Arctostaphylos uva-ursi	Kinnikinnick	1 gal.	container, 18" o.c.
317	HH	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.	container, 18" o.c.
407	PC	Pachysandra terminalis	Japanese Pachysandra	1 gal.	container, 12" o.c.



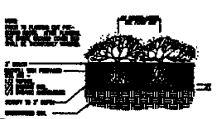
6/6 DECIDUOUS TREE PLANTING DETAIL
FOR PLANTING MATERIAL UP TO 6 1/2" CALIPER
NTS



6/6 EVERGREEN TREE PLANTING DETAIL
NTS



7/6 SHRUB PLANTING DETAIL
NTS



8/6 GROUNDCOVER PLANTING DETAIL
NTS

APPROVED LANDSCAPING AND LIGHTING PLAN
FILE NO. S-(2)-041
[illegible]

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE DEVELOPMENT/LANDSCAPE PLAN IN ACCORDANCE WITH THE AGREEMENT BETWEEN THE MONTGOMERY COUNTY PLANNING BOARD AND THE PROPERTY OWNER.

BY: [signature] DATE: 6/6/03

LANDSCAPE ARCHITECT 607 STEVEN SIMMONS PEITH STATE OF MARYLAND

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-421-4186

NO.	REVISION	BY	APP'D
1	Revised per DPZ Comments	KW	

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3905 NATIONAL DRIVE, SUITE 105
BURTONSVILLE, MARYLAND 20866
ATTN: RICHARD J. WOMETZ
301-476-7710

ELECTION DISTRICT No. 5

LANDSCAPE AND SITE DETAILS
MAPLE RIDGE TOWNHOMES
LOTS 1-39, PARCEL A-D
MONTGOMERY COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
NONE	RT-8	01177
DATE	TAX MAP - GRID	SHEET
JUNE, 2003	JQ-61	6 OF 6

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