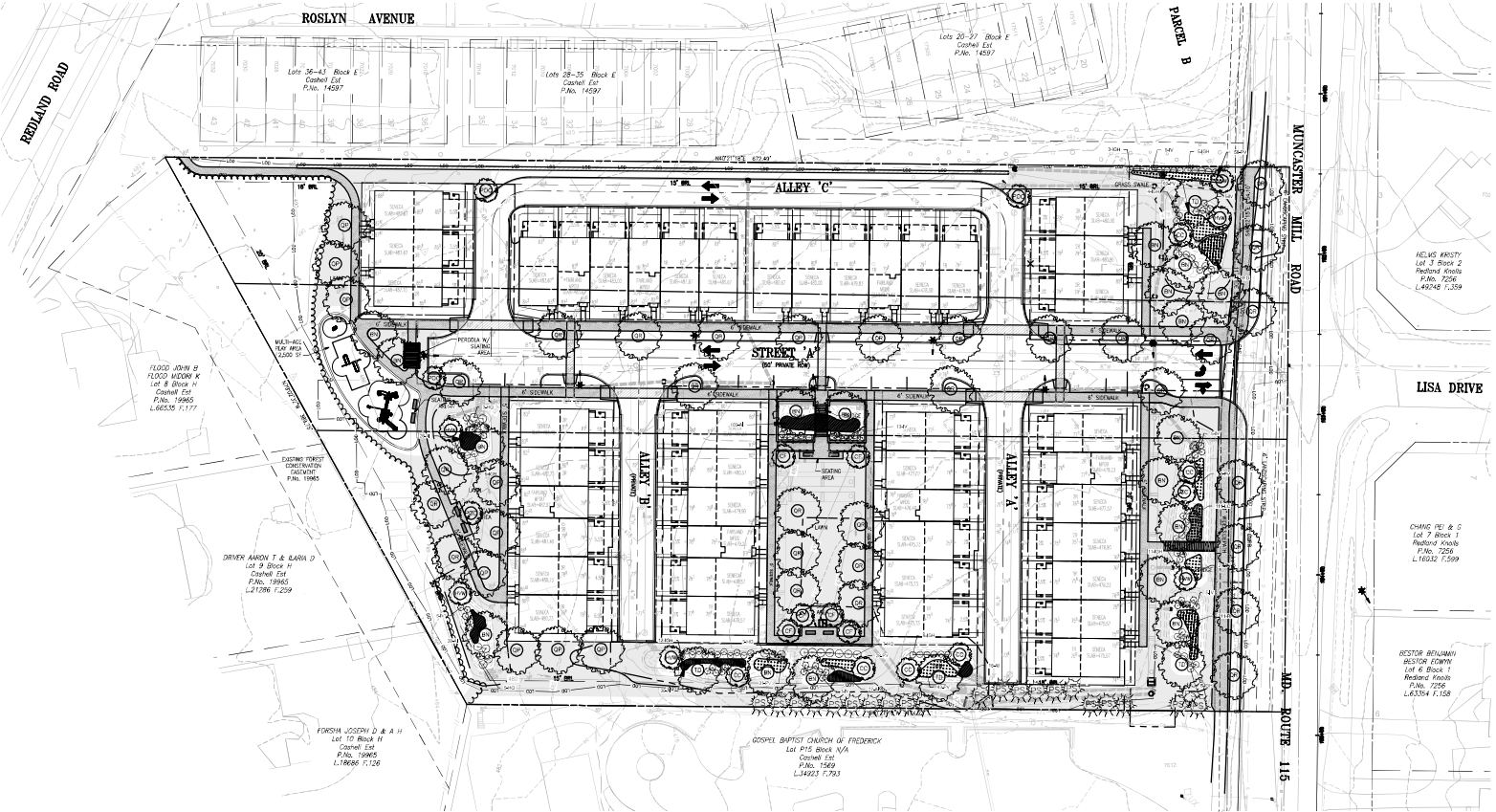


SCALE 1"=50'
 MOUNTAIN STATE FENCE COORDINATES W/0.5' R/W



LEGEND

- ⊙ EX SIGNAL POLE
- ⊙ EX MANHOLE
- ⊙ EX STORM DRAIN MANHOLE
- ⊙ EX UTILITY POLE
- ⊙ EX GUY WIRE
- ⊙ EX LIGHT
- ⊙ EX FIRE HYDRANT
- ⊙ EX PROPERTY LINE
- ⊙ EX EASEMENT LINE
- ⊙ EX METAL FENCE
- ⊙ EX WOOD FENCE
- ⊙ EX OVER HEAD WIRE
- ⊙ LIMIT OF DISTURBANCE
- ⊙ PROPOSED RETAINING WALL
- ⊙ PROPOSED BIO-RETENTION AREA
- ⊙ LAWN SPACE
- ⊙ PROPOSED TREE LINE
- ⊙ PROPOSED STREET LIGHT

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NUMBER: 3823
EXPIRATION DATE: 08/16/2028

Not valid without signature

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL FEATURES OF THE CONDITIONAL USE PLAN APPROVAL NO. INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM AND CERTIFIED CONDITIONAL USE PLAN.

DEVELOPER'S NAME: OZAH PARTNER LLC
ADDRESS: 1300 BEVELY ROAD, SUITE 200, WASHINGTON, VA 22202
PHONE: (703) 791-9999

SIGNATURE: _____

REVISED/REVISED TO ADDRESS PRC COMMENTS: 888

NO.	DATE	DESCRIPTION

LANDSCAPE PLAN
 DESIGN FOR LIFE

MUNCASTER MILL PROPERTY
 4th ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

CPI Charles P. Johnson & Associates, Inc.
 Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors

1700 Elbow Rd., Ste. 100 Silver Spring, MD 20903 Tel: 301-434-7000 Fax: 301-434-4344
 4000 Lakeside Dr., Suite 100 Silver Spring, MD 20906 Tel: 301-434-7000 Fax: 301-434-4344
 10000 Greenway Dr., Suite 100 Greenway, MD 20886 Tel: 301-434-7000 Fax: 301-434-4344

DATE	BY	DESCRIPTION

DATE: JAN 2022
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

PLANT SCHEDULE LANDSCAPE

CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING
SHADE TREES					
BN	9	BETULA NIGRA / HERITAGE / HERITAGE RIVER BIRCH	B & B	2 1/2" - 3" CAL.	3'ICAL
QP	10	QUERCUS PHELLOS / WILLOW OAK	B & B	3"ICAL	3'ICAL
QR	25	QUERCUS RUBRA / NORTHERN RED OAK	B & B	3"ICAL	3'ICAL
ORNAMENTAL TREES					
CF	6	CORNUS FLORIDA / FLOWERING DOGWOOD	B & B	6-8 HT.	6-8 HT.
POC	4	PRUNUS X OKAME / OKAME FLOWERING CHERRY	B & B	6-8 HT.	6-8 HT.
EVERGREEN TREES					
PS	25	PINUS STROBUS / EASTERN WHITE PINE	B & B / CONT.	6-8 HT.	6-8 HT.

PLANT SCHEDULE SWM

SHADE TREES	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING
BN	9	BETULA NIGRA / HERITAGE / HERITAGE RIVER BIRCH	B & B	2 1/2" - 3" CAL.	3'ICAL
TD	4	TAXODIUM DISTICHUM / BALD CYPRESS	B & B / CONT.	6-8 HT.	6-8 HT.
ORNAMENTAL TREES					
CC	7	CERCIS CANADENSIS / EASTERN REDBUD	B & B	6-8 HT.	6-8 HT.
HW	6	HAMAMELIS VIRGINIANA / COMMON WITCH HAZEL	B & B	6-8 HT.	6-8 HT.
SHRUBS					
HQ	18	HYDRANGEA QUERCIFOLIA / OAKLEAF HYDRANGEA	9 GAL	24" o.c.	24" o.c.
IGH	62	ILEX CLASRA / WINTERBERRY	B & B	24-36 HT.	24-36 HT.
IV	57	ILEX VERTICILLATA / WINTERBERRY	B & B	24-36 HT.	24-36 HT.
GROUND COVERS					
AI	239	ASCLEPAS INCARNATA / SWAMP MILKWEED	24" o.c.	24" o.c.	24" o.c.
LC	111	LOBELIA CARDINALIS / CORONAL FLOWER	18" o.c.	18" o.c.	18" o.c.
PV	277	PANICUM VIRGATUM / SWITCH GRASS	24" o.c.	24" o.c.	24" o.c.
RFG	428	RUDEBECKIA FULGIDA / GOLDSURM BLACK-EYED SUSAN	12" o.c.	12" o.c.	12" o.c.

Exhibit 27 (a)
 OZAH Case No: CU 24-07

