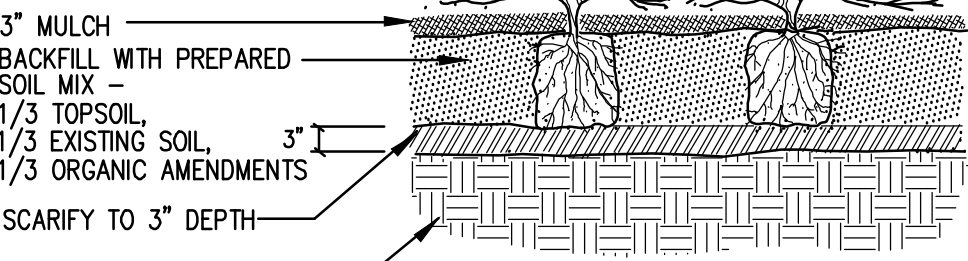


GENERAL NOTES:

- THIS PLAN IS FOR PLANTING ONLY.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE, INCLUDING THE ONE YEAR GUARANTEE PERIOD.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING MISS UTILITY PRIOR TO BEGINNING CONSTRUCTION FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF 5' FROM WATER MAIN, GAS BOX INLET OR MANHOLE, 10' FROM FIRE HYDRANT AND 10' FROM STREET LIGHTS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.
- ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNER.
- ALL PLANTS FURNISHED SHALL MEET THE NORMAL REQUIREMENTS FOR THE VARIETY PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN). PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER.
- WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.
- NO EXISTING TREES SHALL BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER EXCEPT WHERE NOTED ON PLANS. NO GRUBBING SHALL OCCUR WITHIN EXISTING TREE AREAS.
- NO TREE IS PERMITTED IF GREEN SPACE IS LESS THAN 5' WITH THE EXCEPTION OF THOSE TREE PANELS WHOSE EXISTING WIDTH WILL BE REDUCED BY THE INSTALLATION OF THE CLAY BRICK SOLDIER EDGING. TREE TO BE CENTERED IN GRASS STRIP.
- TREES SHALL BE LOCATED MINIMUM OF 3' FROM WALLS AND WALKS WITHIN THE PROJECT. FIELD CONDITIONS THAT INTERFERE WITH A TREE BEING PLACED IN THE APPROVED LOCATION MUST BE COORDINATED WITH THE OWNER.
- LARGE GROWING PLANTS NOT TO BE PLANTED IN FRONT OF WINDOWS, UNDER BUILDING OVERHANGS, OR IN DRAINAGE SWALES. SHRUBS PLANTED NEAR HVAC UNITS TO BE LOCATED SO THAT SHRUBS AT MATURITY WILL MAINTAIN 1' AIRSPACE BETWEEN UNIT AND PLANT.
- FINISHED PLANTING BEDS SHALL BE GRADED SO AS TO NOT IMPEDE DRAINAGE AWAY FROM BUILDINGS. FIELD CONDITIONS THAT VARY FROM THE APPROVED GRADING MUST BE COORDINATED WITH THE OWNER.
- MULCH IS TO BE SHREDDED HARDWOOD BARK FOR ALL LANDSCAPE INSTALLATIONS.
- CROWN OF ROOT BALL SHALL BE HIGHER (AFTER SETTLING) THAN ADJACENT SOIL.
- SHRUBS, BULBS AND GROUNDCOVERS SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS.
- SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.
- HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
- CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, FOR ONE FULL YEAR AS REQUIRED BY THE SPECIFICATIONS. CONTRACTOR MUST CONTACT THE OWNER AT LEAST 10 WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.
- THE SPECIFICATIONS FOR ALL WORK INCLUDED IN THIS CONTRACT SHALL BE LANDSCAPE SPECIFICATION GUIDELINES BY THE LANDSCAPE CONTRACTORS ASSOCIATION, DC, MD, VA, CURRENT EDITION, UNLESS OTHERWISE NOTED ON THESE PLANS.
- ANY PLANTING WHICH IS SHOWN ADJACENT TO CONDENSER UNITS SHALL BE PLANTED AS REQUIRED TO SCREEN THE UNITS. SHOULD THE CONDENSER UNITS BE INSTALLED IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE PLAN IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL THE MATERIALS AROUND THE CONDENSERS AND TO ADJUST OTHER ADJACENT PLANTING ACCORDINGLY.
- TREES ARE NOT TO BE LOCATED ON TOP OF STORM DRAIN STRUCTURES.

NOTE:
PRIOR TO PLANTING CUT POT-
BOUND ROOTS. AFTER PLANTING,
THE ENTIRE GROUND COVER BED
SHALL BE THOROUGHLY WATERED.



GROUND COVER PLANTING DETAIL

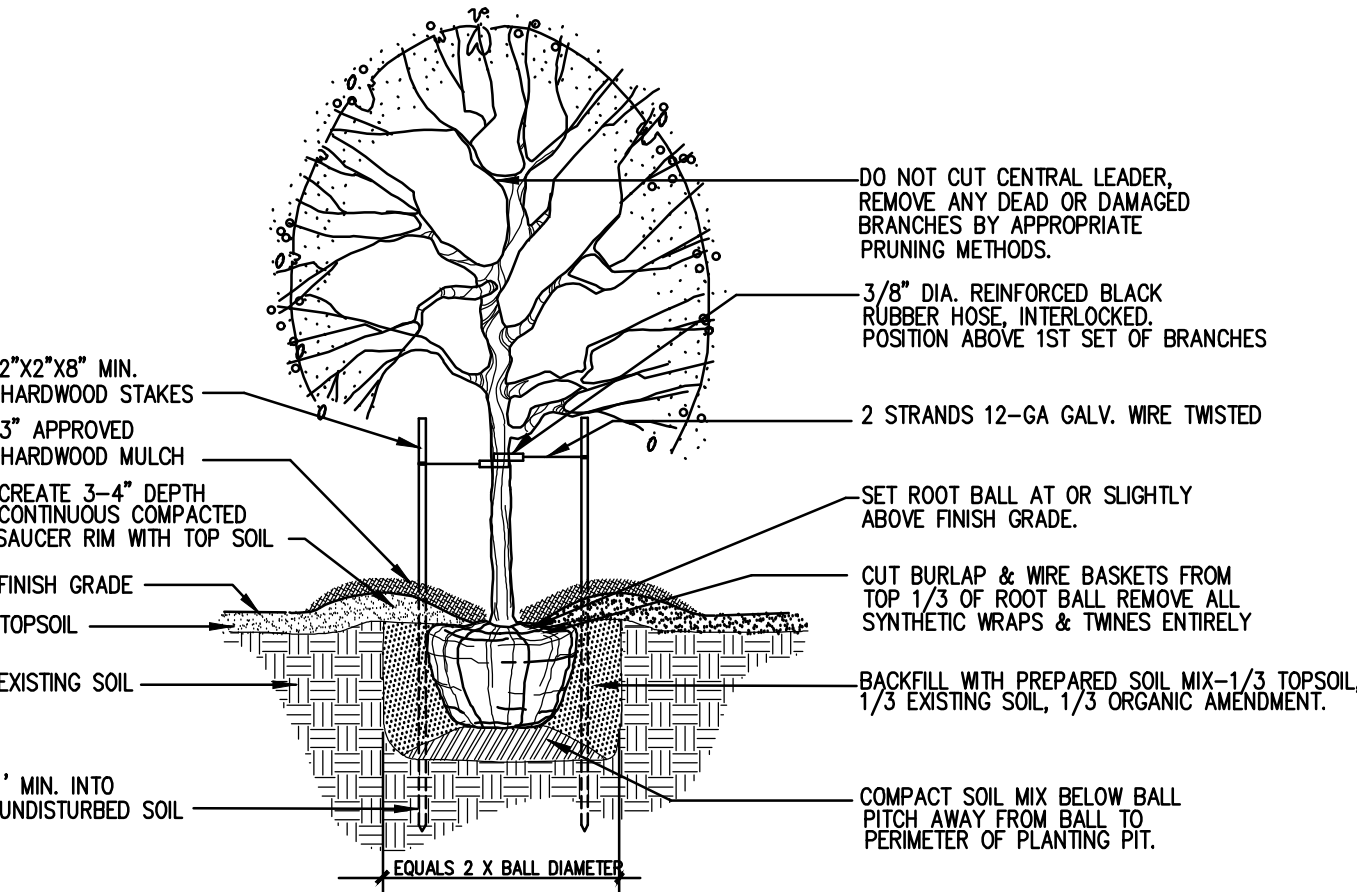
NTS

NOTE:
SET ROOT BALL AT OR SLIGHTLY
ABOVE FINISH GRADE.
CONTAINERS TO BE REMOVED PRIOR
TO PLANTING. SCARIFY ROOT
EDGES TO STIMULATE GROWTH.
3\"/>

EXISTING SOIL
BACKFILL WITH PREPARED SOIL MIX:
1/3 TOPSOIL, 1/3 EXISTING SOIL,
1/3 ORGANIC AMENDMENTS
COMPACT SOIL MIX BELOW ROOTBALL

SHRUB PLANTING DETAIL

NTS



DECIDUOUS TREE PLANTING DETAIL

FOR PLANTING MATERIAL UP TO 3 1/2\"/>

NTS

PLANT SCHEDULE

KEY QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT./ B&B	COMMENTS
SHADE TREES					
AR 3	Acer x. freemanii 'Armstrong'	Red Maple	3.5\"/>	6\"/>	6\"/>
SHRUBS					
HPL 10	Hydrangea paniculata 'Little Lime'	Panicle hydrangea	24\"/>	Cont.	36\"/>
RX 20	Rosa x. 'Meigalpa'	Red Drift Rose	18\"/>	Cont.	36\"/>
PERENNIALS, GRASSES & GROUNDCOVERS					
PK 100	Pennisetum orientale 'Karl's Rose'	Oriental Pink Fountain Grass	24\"/>	Cont.	24\"/>

EXISTING UTILITY NOTES

- For marking locations of existing utilities, notify "MISS UTILITY" at 1-800-257-7777, 48 hours prior to any excavation or construction.
- Information concerning underground utilities was obtained from available records. The contractor must determine the exact locations and elevations of the utilities by digging test pits by hand at all utility crossings well in advance of trenching. If clearances are less than specified on this plan or less than 12 inches when not specified, contact the Engineer, and the owner of the other involved utility before proceeding with construction.
- For field location of gas line services, notify Washington Gas Light Co., 703-750-1000, 48 hours prior to the start of any excavation or construction.
- Omissions and/or additions of utilities found during construction shall be the sole responsibility of any contractor engaged in excavation at this site. Gutschick, Little & Weber, P.A., shall be notified immediately of any and all utility information, omissions and additions found by any contractor.
- Due to the proximity of live underground and overhead utilities, we are not responsible for any damage or injury sustained during construction by any persons, trucks, trailers, or equipment used on or adjacent to the site.

48 Hours

Before You Dig
Call

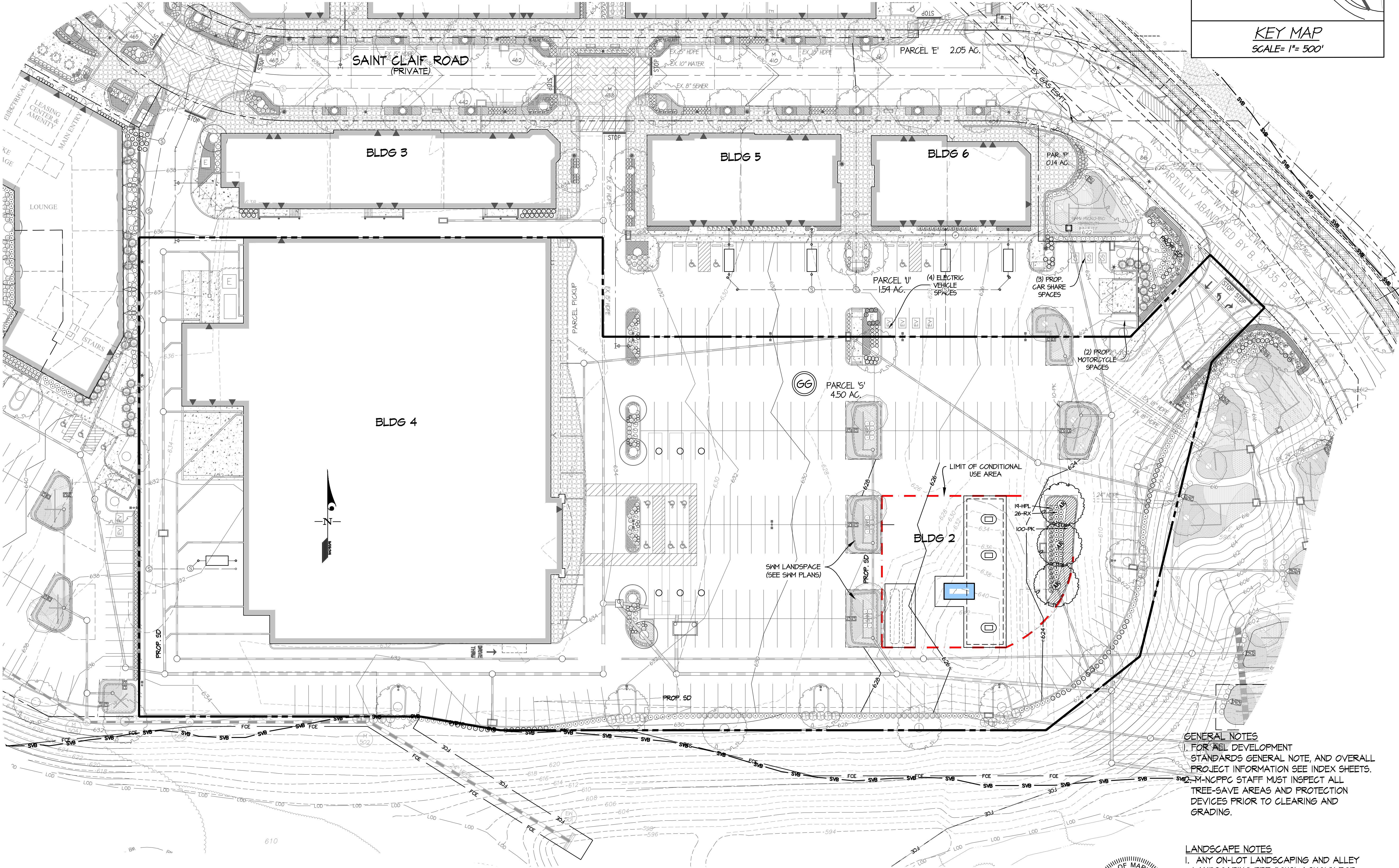
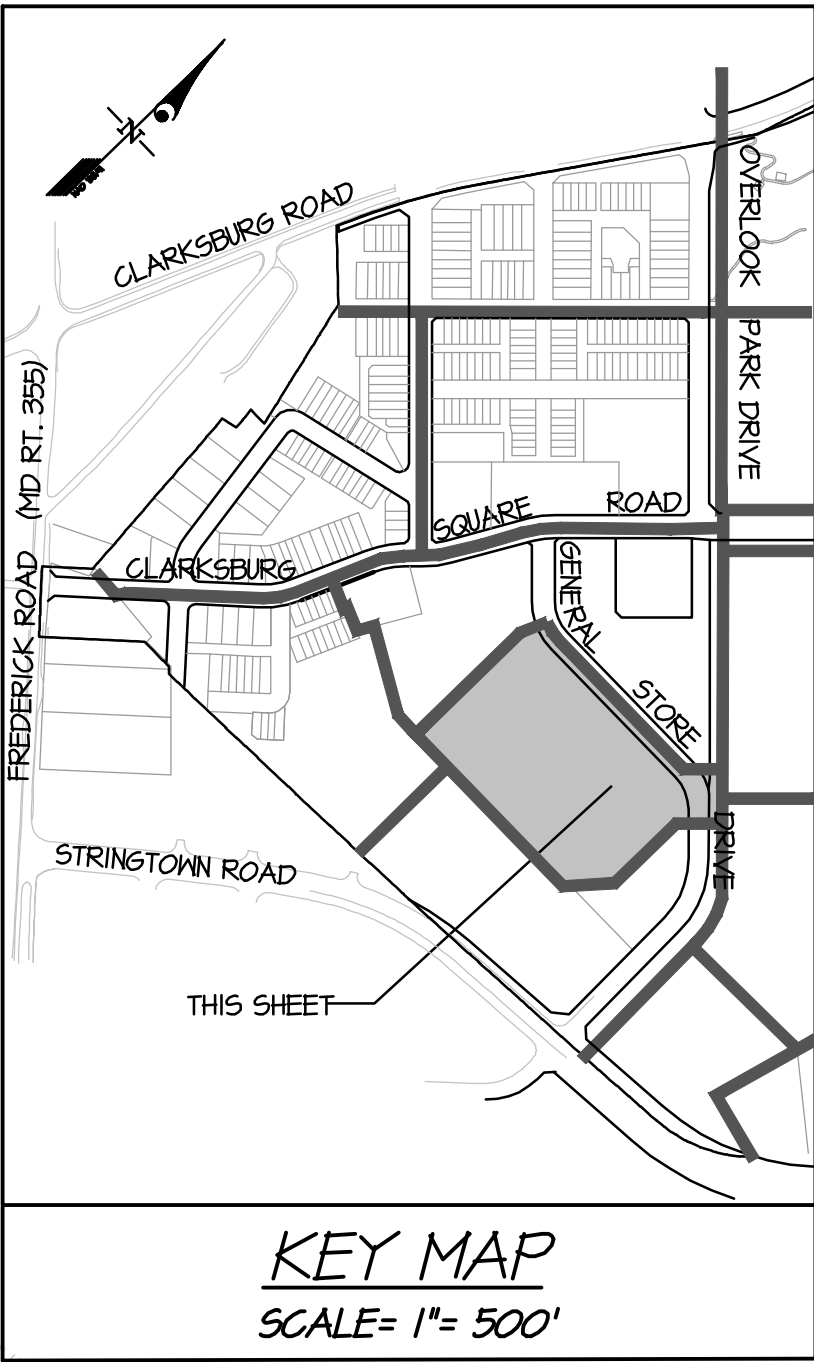
"MISS UTILITY"

Service Protection Center

MEMBER

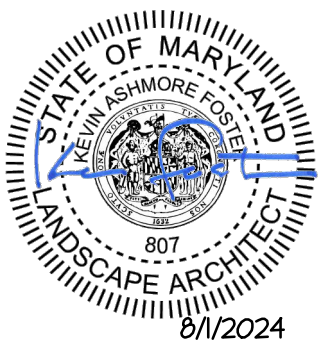
ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE
1-800-257-7777



GENERAL NOTES
1. FOR ALL DEVELOPMENT
STANDARDS GENERAL NOTE, AND OVERALL
PROJECT INFORMATION SEE INDEX SHEETS.
2. M-NPPFC STAFF MUST INSPECT ALL
TREE-SAVE AREAS AND PROTECTION
DEVICES PRIOR TO CLEARING AND
GRADING.

LANDSCAPE NOTES
1. ANY ON-LOT LANDSCAPING AND ALLEY
LANDSCAPING PREVIOUSLY SHOWN FOR
EXISTING HOUSES AND NOT INSTALLED, IS NOT
THE RESPONSIBILITY OF THE APPLICANT.
2. SEE APPROVED SWM PLANS FOR ALL
LANDSCAPING SHOWN IN SWM FACILITIES.

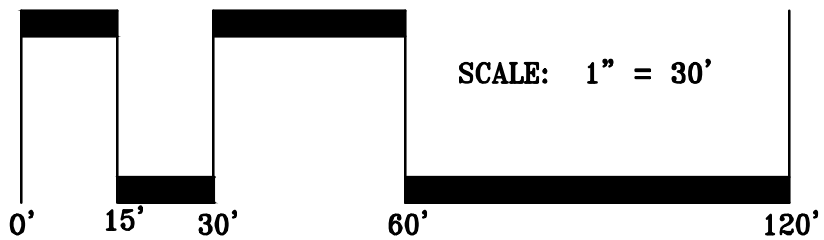


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PHONE: 301-421-4024 | FAX: 410-886-1800 | LGCA/VA: 301-989-2524 | FAX: 301-421-4188

DESIGNED BY	KAB			
DRAWN BY				
CHECKED BY	TML			
DATE		REVISION	BY	APP'R.



PREPARED FOR:
CTC RETAIL, L.C.
c/o ELM STREET DEVELOPMENT
1355 BEVERLY ROAD, SUITE 240
McLEAN, VIRGINIA 22101
ATTN: KATHRYN L. KUBIT
703-734-9730

SCALE	1"=100'
DATE	AUG. 2024

ZONING	CRT-0.75 C-0.25, R-0.5, H-65T
TAX MAP	- GRID
EW	- 42

LANDSCAPE PLAN

CLARKSBURG TOWN CENTER
WEIS GAS PUMPS
Parcel S
Ex. Parcel K - Plat No. 25584

COLESVILLE ELECTION DISTRICT No. 05

G. L. W. FILE No.

23136

SHEET

7 OF 5

Conditional Use Plan No. CU2024-