

LEGEND

- PROPOSED SHADE TREES
- PROPOSED FOREST CONSERVATION VARIANCE MITIGATION TREES
- PROPOSED ORNAMENTAL TREES
- PROPOSED EVERGREEN TREES
- PROPOSED DECIDUOUS & EVERGREEN SHRUBS
- TOTAL PARKING LOT AREA SUBJECT TO 25% SHADING REQUIREMENT
- PARKING LOT AREA TO BE SHADED BY 20-YEAR TREE CANOPY
- PARKING LOT AREA TO BE 5% LANDSCAPE AREA
- PROPOSED PARKING LOT LIGHT
- PROPOSED BOLLARD PATH LIGHT
- LIMIT OF DEVELOPMENT

KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL	HGT	ROOT	SPACING
MAJOR TREES							
ARU	7	Acer rubrum	Red Maple	2"	12'-14'	B&B	AS SHOWN
NSY	16	Nyssa sylvatica	Tupelo	2"	12'-14'	B&B	AS SHOWN
QRU	13	Quercus rubra	Red Oak	2"	12'-14'	B&B	AS SHOWN
MINOR TREES							
AGA	8	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	10'		B&B	AS SHOWN
CVI	7	Crataegus viridis	Green Hawthorn	10'		B&B	AS SHOWN
IKK	5	Ilex opaca 'Jersey Knight'	Jersey Knight American Holly (m)	10'		B&B	AS SHOWN
IOP	14	Ilex opaca 'Jersey Princess'	Jersey Princess American Holly (f)	10'		B&B	AS SHOWN
SHRUBS							
AAB	29	Aronia arbutifolia 'Brilliantissima'	Red Chokeberry	18" min.	#3 cont.		48" o.c.
AGR	27	Abelia x grandiflora 'Edward Goucher'	Edward Goucher Glossy Abelia	18" min.	#3 cont.		48" o.c.
CAE	19	Callicarpa americana	American Beautyberry	18" min.	#3 cont.		36" o.c.
CEO	13	Cephalanthus occidentalis	Butterbush	18" o.c.	#3 cont.		54" o.c.
CHA	32	Cephalotaxus harringtonia	Japanese Plum Yew	18" min.	#3 cont.		54" o.c.
CAH	25	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	18" min.	#3 cont.		48" o.c.
IVL	30	Itea virginica 'Little Henry'	Little Henry Sweetspire	18" min.	#3 cont.		30" o.c.
MCE	26	Morella cerifera	Wax Myrtle	24" min.	#7 cont.		54" o.c.
VAC	33	Viburnum acerifolium	Maple Leaf Viburnum	24" min.	#7 cont.		54" o.c.

Note: Plant counts are provided for the convenience of the contractor. The plan dominates on any discrepancies between the table and the plan. Contractor is responsible for verifying the counts and bringing any discrepancies to the attention of the landscape architect and client before proceeding. The planting plan must be carefully followed to ensure good plant survival and acceptance of landscaping upon completion of the project. Failure to install the specified plants in the specified locations will result in the rejection of the entire planting area, and the contractor will be required to reinstall the plantings as shown on the plans at their own expense. Substitutions are not allowed without prior approval of the landscape architect.

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE (CAL.)	ROOT	SPACING
AR	6	Acer rubrum	Red Maple	4"	B&B	AS SHOWN
FG	7	Fagus grandifolia	American Beech	4"	B&B	AS SHOWN
NS	2	Nyssa sylvatica	Black Gum	4"	B&B	AS SHOWN
QP	7	Quercus palustris	Pin Oak	4"	B&B	AS SHOWN
QS	7	Quercus shumardii	Shumard Oak	4"	B&B	AS SHOWN

Note: These trees are duplicated from Forest Conservation Tree Save Plan and are not included in above Landscape Plant List.

PARKING LOT REQUIREMENTS FOR 10 OR MORE SPACES
2014 MONTGOMERY COUNTY ZONING ORDINANCE

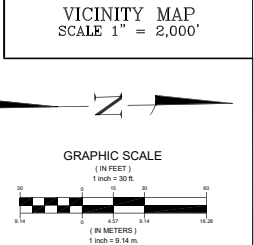
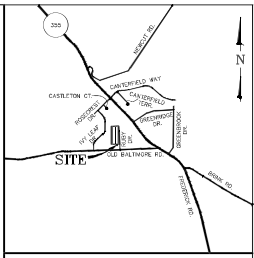
Section 6.2.9.C.1. Landscaped Area
 Parking Lot Pavement Area = 28,053 s.f.
 Landscape Area required (5% of Total Pavement Area) = 1,403 s.f.
 Total Landscape Area provided = 1,983 s.f.

PARKING LOT SHADE TREE LIST		
Section 6.2.9.C.2. Tree Canopy		
BOTANICAL NAME	COMMON NAME	20 YEAR CANOPY (DIA. IN FEET)*
Acer rubrum	Red Maple	48
Quercus rubra	Red Oak	35

*20-year canopy diameters are calculated as shown in the Montgomery County Trees Technical Manual (September 1992), Appendix C, Plant Species Information: Montgomery County Maryland Landscape Tree Evaluation Criteria.

Parking Lot Pavement Area = 28,053 s.f.
 Shaded Area required (25% of Total Pavement Area) = 7,013 s.f.
 Total Shaded Area provided = 7,165 s.f.

PARKING LOT PERIMETER LANDSCAPING REQUIREMENTS		
SECTION 6.2.9.C.3.		
	REQUIRED/ PERMITTED	PROVIDED
3. Perimeter planting area for a property that abuts a public right-of-way		
Segment A - 102'		
i. Minimum width	6'	6'
ii. Minimum hedge height	3'	6'
iii. Canopy trees	1 tree per 30' = 4 trees	4
3. Perimeter planting area for a property that abuts a residential detached zoned property		
Segment B - 81'		
i. Minimum width	6'	6'
ii. Minimum hedge height	3'	6'
iii. Canopy trees	1 tree per 30' = 3 trees	3
3. Perimeter planting area for a property that abuts a residential detached zoned property		
Segment C - 93'		
i. Minimum width	10'	10'
ii. Minimum hedge height	6'	6'
iii. Canopy trees	1 tree per 30' = 3 trees	3



MHG
 Civil Engineers
 Land Planners
 Landscape Architects
 Land Surveyors

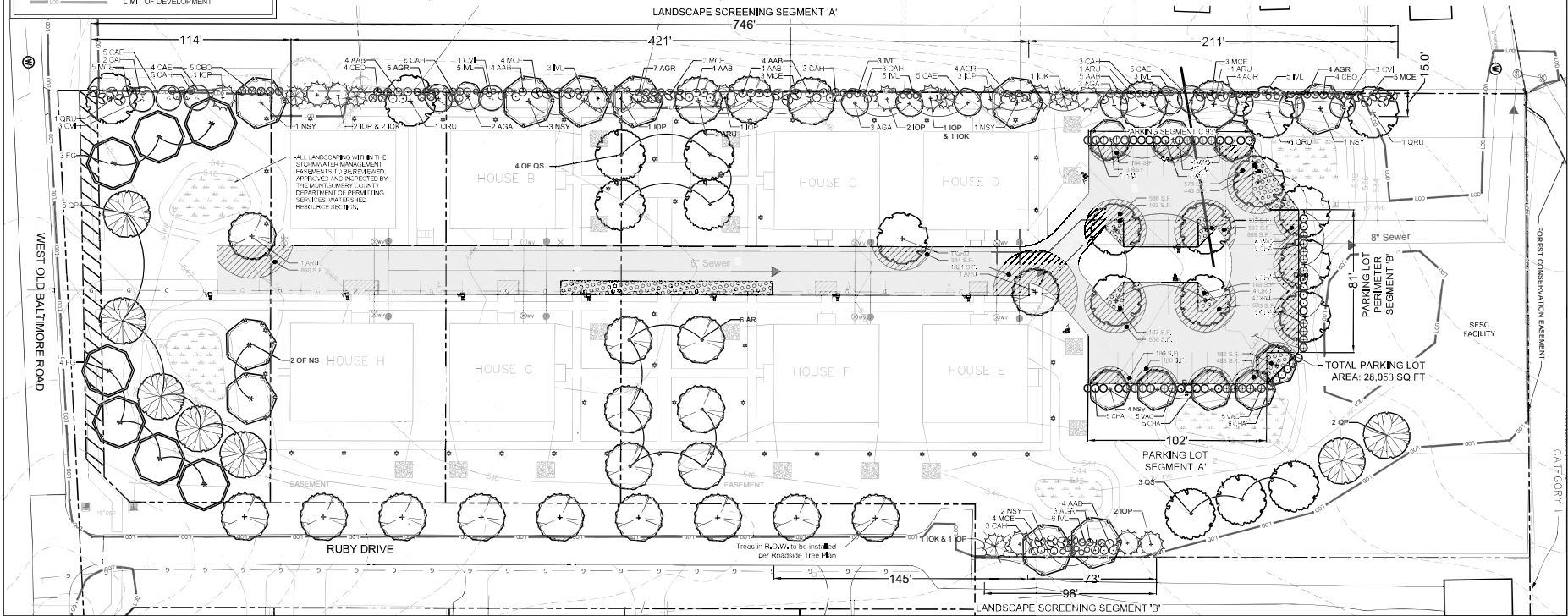
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Professional Certification
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Landscape Architect under the Laws of the State of Maryland, Lic. No. 615.
 Exp. Date: 09/15/2025

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REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP E292 WSSC 230912

2ND ELECTION DISTRICT
 MONTGOMERY COUNTY
 MARYLAND

**PART OF LOT 1, 2 & 3
 BLOCK A
 MUSGROVE'S ADDITION
 TO NEELSVILLE**

PROJ. MGR DBP
 DRAWN BY PHR
 SCALE 1" = 30'
 DATE 10.20.2023

**CONDITIONAL USE
 LANDSCAPE & LIGHTING
 PLAN**

L2.01
 PROJECT NO. 87.115.41
 SHEET NO. 1 OF 6

Exhibit 17 (a)
 OZAH Case No: CU 23-11