

**6.2.9. PARKING LOT REQUIREMENTS CALCULATION**

TOTAL PROPOSED PARKING AREA P1	8,871 S.F.
TOTAL LANDSCAPED ISLANDS WITHIN PARKING AREA P1	800 S.F.
TOTAL LANDSCAPED ISLANDS COVERAGE WITHIN PARKING AREA P1	9.6%
TOTAL REQUIRED LANDSCAPED ISLANDS COVERAGE FOR PARKING	5.0%
TOTAL PROPOSED PARKING AREA P2	2,860 S.F.
TOTAL LANDSCAPED ISLANDS WITHIN PARKING AREA P2	158 S.F.
TOTAL LANDSCAPED ISLANDS COVERAGE WITHIN PARKING AREA P2	5.5%
TOTAL REQUIRED LANDSCAPED ISLANDS COVERAGE FOR PARKING	5.0%

**6.2.9.C2 CANOPY COVERAGE CALCULATION**

TOTAL PROPOSED PARKING AREA P1	8,871 S.F.
TOTAL PROPOSED CANOPY COVERAGE AREA WITHIN THE PARKING P1	2,295 S.F.
TOTAL PROPOSED CANOPY COVERAGE (%) P1	25.9%
TOTAL REQUIRED CANOPY COVERAGE (%) P1	25.0%
TOTAL PROPOSED PARKING AREA P2	2,860 S.F.
TOTAL PROPOSED CANOPY COVERAGE AREA WITHIN THE PARKING P2	1,591 S.F.
TOTAL PROPOSED CANOPY COVERAGE (%) P2	55.6%
TOTAL REQUIRED CANOPY COVERAGE (%) P2	25.0%

**6.4.3. GENERAL LANDSCAPING REQUIREMENTS**

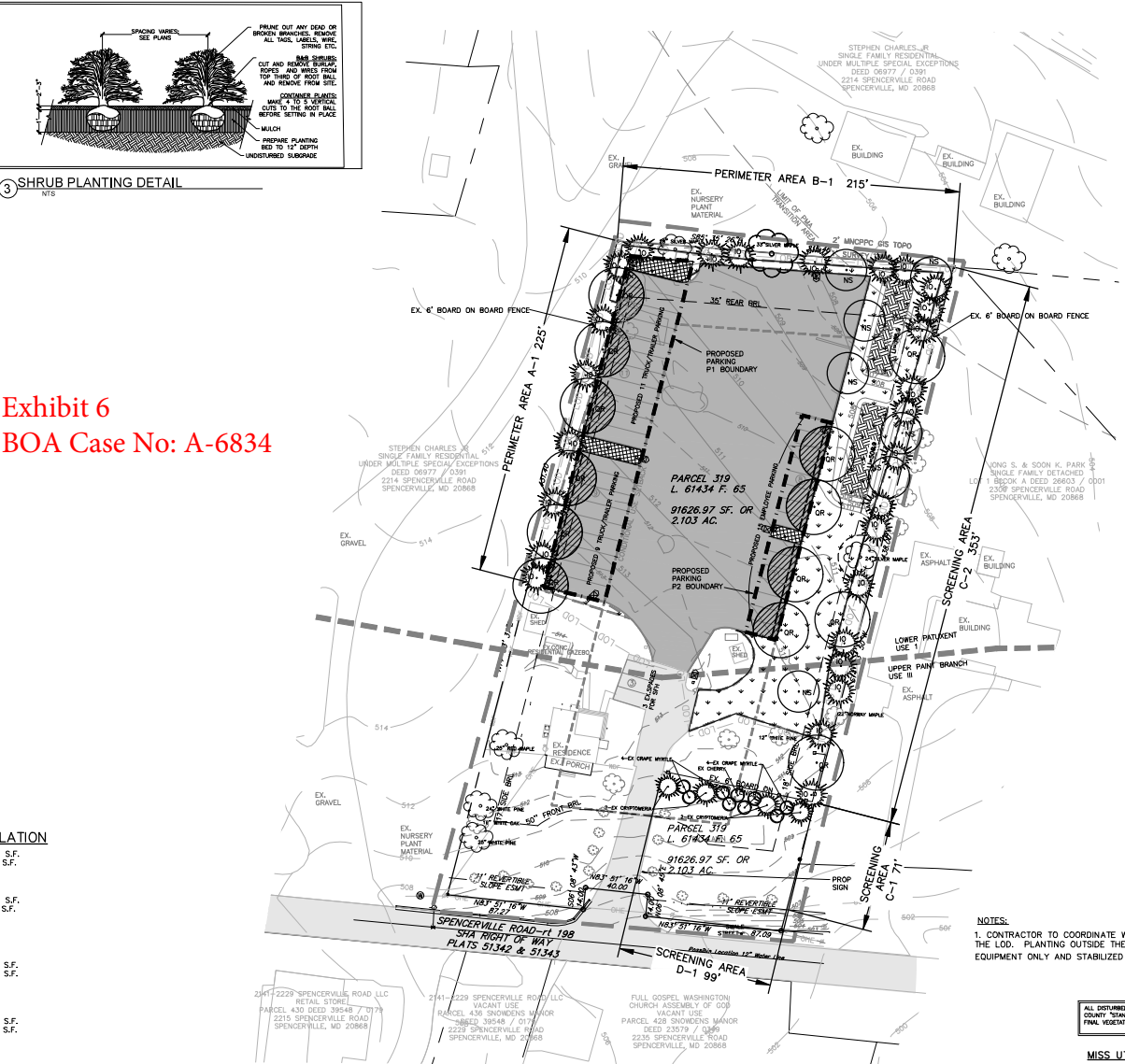
STANDARD	ZONING REQUIREMENT
CANOPY TREE SPREAD (MIN.)	30'
CANOPY TREE MATURE HEIGHT (MIN.)	40'-70'
CANOPY TREE SIZE AT TIME OF PLANTING (MIN.)	2" CAL. OR 14" HEIGHT

KEY	BOTANICAL NAME	COMMON NAME	SIZE	FORM	20-YR CANOPY DIAMETER	SPACING	QUANTITY	COMMENTS
SHRUB TREES								
NS	Nyssa sylvatica	Black Gum	2" cal.	B&B	20'	AS SHOWN	7	
DB	Quercus rubra	Red Oak	2" cal.	B&B	20'	AS SHOWN	13	
EVERGREEN TREES								
IO	Ilex opaca	American Holly	6-7 ft.	B&B	18"	AS SHOWN	27	
GRASSES:								
SOD	Sod: Tall Fescue/Kentucky Bluegrass	Sod	Sod	Sod	Square Yard	STABILIZATION		

NOTE: SOD ALL DISTURBED AREAS NOT COVERED BY PLANTINGS.

1. PLANTINGS SHOWN ON APPROVED LANDSCAPE PLAN AS PART OF THE APPROVED SITE PLAN MAY BE CHANGED AT THE TIME OF DETAILED PLAN REVIEW OR THE SEGMENT CONTROL/STORMWATER MANAGEMENT PLANS BY MDCPS WATER RESOURCES SECTION.  
2. PLANT LOCATIONS CAN BE MODIFIED IN THE FIELD WITH THE APPROVAL OF MNCCP INSPECTOR.

**Exhibit 6  
BOA Case No: A-6834**



**6.2.9.C3 PERIMETER PLANTING**

PERIMETER PLANTING AS REQUIRED PER 6.2.9.C.3.B.

I. BE A MINIMUM OF 6" WIDE.

II. CONTAIN A HEDGE OR LOW WALL A MIN. OF 3' HIGH; AND

III. HAVE A CANOPY TREE PLANTED EVERY 30' ON CENTER; UNLESS

IV. THE PROPERTY ADJUTS ANOTHER PARKING LOT, IN WHICH CASE A PERIMETER PLANTING AREA IS NOT REQUIRED.

ALTERNATIVE COMPLIANCE IS REQUESTED FOR PERIMETER AREAS A-1 AND A-2. EVERGREEN TREES HAVE BEEN SUBSTITUTED FOR SOME CANOPY TREES.

**6.2.9.C-3 PERIMETER PLANTING REQUIREMENTS**

DEPTH (MIN.)	ZONING REQUIREMENT	PERIMETER AREA A-1 (215 LF)	PERIMETER AREA B-1 (215 LF)
6"	>6"	>6"	>6"
CANOPY TREE (MIN. PER 100')	4	6 (9 REQ.)	4 (9 REQ.)
HEDGE OR LOW WALL MIN 3' HIGH	2	6' FENCE	6' FENCE
UNDERSTORY OR EVERGREEN (MIN. PER 100')	-	7	6

**6.5.3.A.B AND C SCREENING REQUIREMENTS**

PER 6.5.3.A. SCREENING IS REQUIRED ON THE EAST SIDE OF THE PROPERTY. ALTERNATIVE COMPLIANCE IS REQUESTED FOR AREAS C-1 AND C-2 - EXISTING 6" BOARD ON BOARD FENCE AT PROPERTY LINE PLUS CANOPY AND EVERGREEN TREES WILL MEET INTENT OF SCREENING.

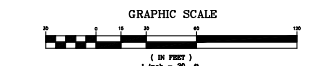
**6.5.3.C-7 SCREENING REQUIREMENTS**

DEPTH (MIN.)	ZONING REQUIREMENT OPTION A	ZONING REQUIREMENT OPTION B	AREA C-1 (71 LF) OPTION B	AREA C-2 (353 LF) OPTION A	AREA D-1 (99 LF)
CANOPY TREE (MIN. PER 100')	2	2	0 (2 REQ.)	8	>8'
UNDERSTORY OR EVERGREEN (MIN. PER 100')	2	4	0 (4 REQ.)	15 (8 REQ.)	+
LARGE SHRUBS (MIN. PER 100')	6	8	0 (7 REQ.)	0 (22 REQ.)	+
MEDIUM SHRUBS (MIN. PER 100')	8	12	0 (11REQ.)	0 (29 REQ.)	+
SMALL SHRUBS (MIN. PER 100')	8	-	-	0 (29 REQ.)	+
WALL, FENCE, OR BERM (MIN.)	4' FENCE	-	-	6' FENCE	6' FENCE

\* EXISTING ORNAMENTAL AND EVERGREEN PLANTINGS PLUS FENCE MEET INTENT OF SCREENING

**LEGEND**

- EXISTING TREE ≤24"
- EXISTING SIGNIFICANT TREE ≥24" AND <30 DBH
- EXISTING SPECIMEN TREE ≥30"DBH
- EXISTING PROPERTY BOUNDARY
- EXISTING ADJ PROPERTY BOUNDARY
- EX. CONTOUR
- PROPOSED CONTOUR
- SURVEY BOUNDARY
- EXISTING ASPHALT
- PROPOSED CANOPY TREE
- PROPOSED EVERGREEN TREE
- PROPOSED UNDERSTORY TREE
- PROPOSED CANOPY AREA
- PROPOSED ISLAND
- PROPOSED PARKING BOUNDARY
- PROPOSED LANDSCAPE INFILTRATION
- LIMIT OF DISTURBANCE
- PROPOSED LAWN
- BUILDING RESTRICTION LINE/ CONDITIONAL USE SETBACK
- PROPOSED GRAVEL PARKING (INCLUDES SOME OF THE EXISTING GRAVEL AREA)
- WATERSHED BOUNDARY
- LIMIT OF PMA TRANSITION AREA
- PROPOSED LIGHT
- PROPOSED SIGN



**LANDSCAPE & LIGHTING PLAN**

TREEMAN PROPERTY  
2230 SPENCERVILLE ROAD  
SPENCERVILLE, MD 20868  
PARCEL 319  
MONTGOMERY COUNTY, MD  
ELECTION DISTRICT 5

PREPARED FOR: JOSE & NELSY POLANCO  
16201 BATSON ROAD  
SPENCERVILLE, MD 20868  
240.353.0444 treemaninc@gmail.com

NORTON LAND DESIGN  
LANDSCAPE ARCHITECTURE & ENVIRONMENTAL PLANNING

**REVISIONS**

DATE: 09-07-2023

WATER CLASS: UNNAMED  
UPPER PAINT BRANCH

FILE LOCATION: 24031003600

TAX MAP: KS342  
SHEET: 22  
DATE: 22NOV03  
DATE: 22 NOV 2003

SCALE: AS SHOWN  
DATE: MAY 2023  
PROJ. NO.: 21-139  
SHEET NO.: L-31