

U:\210202\mg\LS_2_01.dwg, L2.02.LMA.PHC, 5/14/2025 4:09:21 PM, cdownen, ARCH ET (10.00 x 42.00 inches), Copyright © 2025 Macris, Hendricks & Glascock, P.A.



FOR UTILITY LOCATIONS
CONTACT "ONE CALL" AT 811
AT LEAST 48 HOURS
PRIOR TO CONSTRUCTION

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.

| PHASE 2 LANDSCAPE PLANT LIST | | | | | | |
|------------------------------|-----|------------------------------------|--------------------------------|----------|----------|----------|
| KEY | QTY | BOTANICAL NAME | COMMON NAME | CAL | HGT | ROOT |
| TREES | | | | | | |
| CVW | 5 | Crataegus viridis 'Winter King' | Winter King Green Hawthorn | | 8-10' | B&B |
| GTR | 2 | Gleditsia triacanthos | Honey Locust | 2-2 1/2" | | B&B |
| QBI | 4 | Quercus bicolor | Swamp White Oak | 2-2 1/2" | | B&B |
| SJA | 4 | Styrax japonicus | Japanese Snowbell | 2-2 1/2" | | B&B |
| SHRUBS | | | | | | |
| CST | 11 | Cornus sericea | Redosier Dogwood | 24-30" | #5 Cont. | 48" o.c. |
| FGA | 10 | Fothergilla gardenii | Fothergilla | 24-30" | #5 Cont. | 36" o.c. |
| IVO | 3 | Ilex vomitoria 'Schilling's Dwarf' | Schilling's Dwarf Yaupon Holly | 24-30" | #5 Cont. | 60" o.c. |
| JCA | 6 | Juniperus chinensis 'Spartan' | Spartan Chinese Juniper | 24-30" | #5 Cont. | 60" o.c. |
| MCD | 6 | Myrica cerifera 'Don's Dwarf' | Don's Dwarf Bayberry | 24-30" | #5 Cont. | 60" o.c. |

PARKING LOT REQUIREMENTS FOR 10 OR MORE SPACES - PHASE 2
2014 MONTGOMERY COUNTY ZONING ORDINANCE

Chapter 59 Section 6.2.9.C.1. Landscaped Area

| | |
|--|---------------|
| Minimum Landscaped Island Area Required | = 100 s.f. |
| Minimum Landscaped Island Area Provided | = 102 s.f. |
| Parking Lot Pavement Area | = 25,372 s.f. |
| Landscaped Area required (5% of Total Pavement Area) | = 1,268 s.f. |
| Total Landscaped Area provided | = 1,885 s.f. |

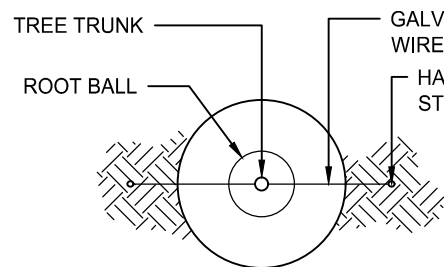
SHADING FOR PARKING LOT PAVEMENT - PHASE 2
Chapter 59 Section 6.2.9.C.2. Tree Canopy

*Shade is provided by canopy of buildings.

| | |
|---|---------------|
| Parking Lot Pavement Area | = 25,372 s.f. |
| Shaded Area required (25% of Total Pavement Area) | = 6,343 s.f. |
| Total Shaded Area provided | = 21,564 s.f. |

PLANTING NOTES

- THIS PLAN IS FOR PLANTING PURPOSES ONLY.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE, INCLUDING SHRUBS AND GROUNDCOVER, AND SHALL MAINTAIN AREA IN A WEED AND DEBRIS FREE CONDITION, THROUGHOUT THE ONE YEAR GUARANTEE PERIOD.
- CONTRACTOR SHALL LAY OUT AND CLEARLY STAKE ALL PROPOSED IMPROVEMENTS INCLUDED ON THIS PLAN.
- 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 FEET FROM SEWER/WATER CONNECTIONS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.
- QUANTITIES AS SHOWN ON THE PLAN SHALL GOVERN OVER PLANT LIST QUANTITIES. CONTRACTOR TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. LANDSCAPE ARCHITECT SHALL BE ALERTED BY CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION. UNIT PRICES FOR ALL MATERIAL SHALL BE SUPPLIED TO THE OWNER AT BIDDING TIME.
- ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. OWNER SHALL RECEIVE TAG FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL MEET THE NORMAL REQUIREMENTS FOR THE VARIETY PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY AMERICANHORT. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR IS RESPONSIBLE FOR SOIL TESTING AND PREPARATION AS OUTLINED IN THE CURRENT EDITION OF THE LANDSCAPE SPECIFICATION GUIDELINES OF THE LANDSCAPE CONTRACTORS ASSOCIATION OF MD-DC-VA (LCA). PREPARATION SHALL INCLUDE, BUT NOT NECESSARILY BE LIMITED TO, THE ADDITION OF SOIL AMENDMENTS, FERTILIZERS AND SUPPLEMENTAL TOPSOIL, AS INDICATED BY TESTING, AND SUBGRADE, FINAL GRADE AND FINISH GRADE SOIL PREPARATION.
- WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.
- SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
- ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
- GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS UNLESS OTHERWISE NOTED. TREES LOCATED WITHIN FOUR FEET OF SHRUB BEDS SHALL SHARE SAME MULCH BED.
- 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.
- TREES SHALL BE LOCATED A MINIMUM OF 3 FEET FROM WALLS AND WALKS WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER OR LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
- LARGE GROWING PLANTS ARE 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-FOOT AIRSPACE BETWEEN UNIT AND PLANT.
- CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS NOT TO IMPEDE DRAINAGE AWAY FROM BUILDINGS.
- TREE STAKING AND GUYING SHALL BE DONE PER DETAILS. CONTRACTOR SHALL ENSURE THAT TREES REMAIN VERTICAL AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD.
- ALL TREE PITS, SHRUB BEDS AND PREPARED PLANTING BEDS ARE TO BE COMPLETELY EXCAVATED IN ACCORDANCE WITH THE PLANTING DETAILS.
- MULCH IS TO BE DOUBLE SHREDDED HARDWOOD BARK FOR TREES AND SHRUBS.
- CROWN OF ROOT FLARE SHALL BE 1/2" - 3" HIGHER (AFTER SETTLING) THAN ADJACENT SOIL.
- TAGS AND TWINE ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-HALF ON ALL B&B PLANT MATERIAL.
- SHRUBS SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS WHERE MASSING IS INDICATED.
- SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT FLARE TO THE TOP OF MATURE GROWTH. 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 Y-CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.
- SHRUBS: 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.
- ALL SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER AND M-NCPPC. FAILURE TO OBTAIN SUBSTITUTION APPROVAL IN WRITING MAY RESULT IN LIABILITY TO THE CONTRACTOR.
- ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY (ESPECIALLY AT ALL CURB, GUTTERS AND SIDEWALKS) DAILY DURING INSTALLATION.
- DEAD PLANTS ARE TO BE REMOVED FROM THE JOB BY THE CONTRACTOR ON A MONTHLY BASIS. CONTRACTOR SHALL MAINTAIN AN UPDATED, COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED AND PRESENT A COPY OF THE LIST TO THE OWNER AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.
- CONTRACTOR SHALL BE RESPONSIBLE TO REGRADE, HYDRO-SEED, STRAW MULCH, AND TACK ALL LAWN AREAS DISTURBED AS THE RESULT OF HIS WORK.
- 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 FROM THE LANDSCAPE SPECIFICATION GUIDELINES BY THE LANDSCAPE CONTRACTORS ASSOCIATION MD-DC-VA (LCA), 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.
- FOR INFORMATION REGARDING APPROPRIATE PLANTING PERIODS FOR DIFFERENT SPECIES, SEE THE LATEST EDITION OF THE LANDSCAPE SPECIFICATION GUIDELINES FROM THE LANDSCAPE CONTRACTORS ASSOCIATION OF MD-DC-VA PART 1-EXTERIOR LANDSCAPE INSTALLATION, SECTION 1.12 (A-G) AT WWW.LCAMDMDCA.ORG.



PLAN VIEW
NOT TO SCALE

NOTE:
* PRUNE ONLY DEAD, BROKEN OR CROSSING BRANCHES (NO HEADING BACK)
* ALL STAKING AND GUYING TO BE REMOVED AFTER 6 MONTHS.
* WATER @ PLANTING WHEN SOIL PIT IS 1/2 BACK FILLED.

2 DOUBLE STRANDS OF 12 GAUGE GALVANIZED WIRE TWISTED FOR SUPPORT. ALLOW FOR PLAY OF TRUNK (DO NOT WRAP TRUNK WITH WIRE & HOSE)

EXPOSED ROOT FLARE LEVEL WITH FINISH GRADE

FINISHED GRADE

UNDISTURBED SOIL

1/8" HEIGHT OF ROOT BALL

7/8" HEIGHT OF ROOT BALL

2x WIDTH OF ROOT BALL (Up to 5x in compact soil)

DECIDUOUS TREE PLANTING - UNDER 3" CALIPER

NOT TO SCALE

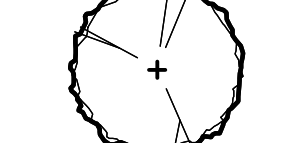
LEGEND



PROPOSED SHADE TREES



PROPOSED ORNAMENTAL TREES



PROPOSED STREET TREES



PROPOSED SHRUBS



EXISTING STORM DRAIN



PROPOSED STORM DRAIN



EXISTING OVERHEAD WIRES



EXISTING CABLE



EXISTING WATER



EXISTING TREES

VICINITY MAP
SCALE 1" = 2,000'



CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
LAND PLANNING

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www.mhga.com

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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: 09-10-2025

PARAMOUNT SELF STORAGE, LLC
C/O ARCLAND PROPERTY COMPANY, LLC
1055 THOMAS JEFFERSON ST NW
STE 250
WASHINGTON, D.C.

| REVISIONS | | |
|-----------|-------------|------|
| NO. | DESCRIPTION | DATE |
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TAX MAP G1522 W58C 221NW08

PARCEL N421
4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

DERWOOD SOMERVILLE
ADDITION

| | |
|-----------|------------|
| PROJ. MGR | DM |
| DRAWN BY | PHR |
| SCALE | 1"= 30' |
| DATE | 05.23.2024 |

PHASE 2 PLAN
LANDSCAPE PLAN

LOCAL MAP AMENDMENT
NO. H147

L2.02

| | |
|-------------|-----------|
| PROJECT NO. | 23.120.12 |
| SHEET NO. | 2 OF 2 |