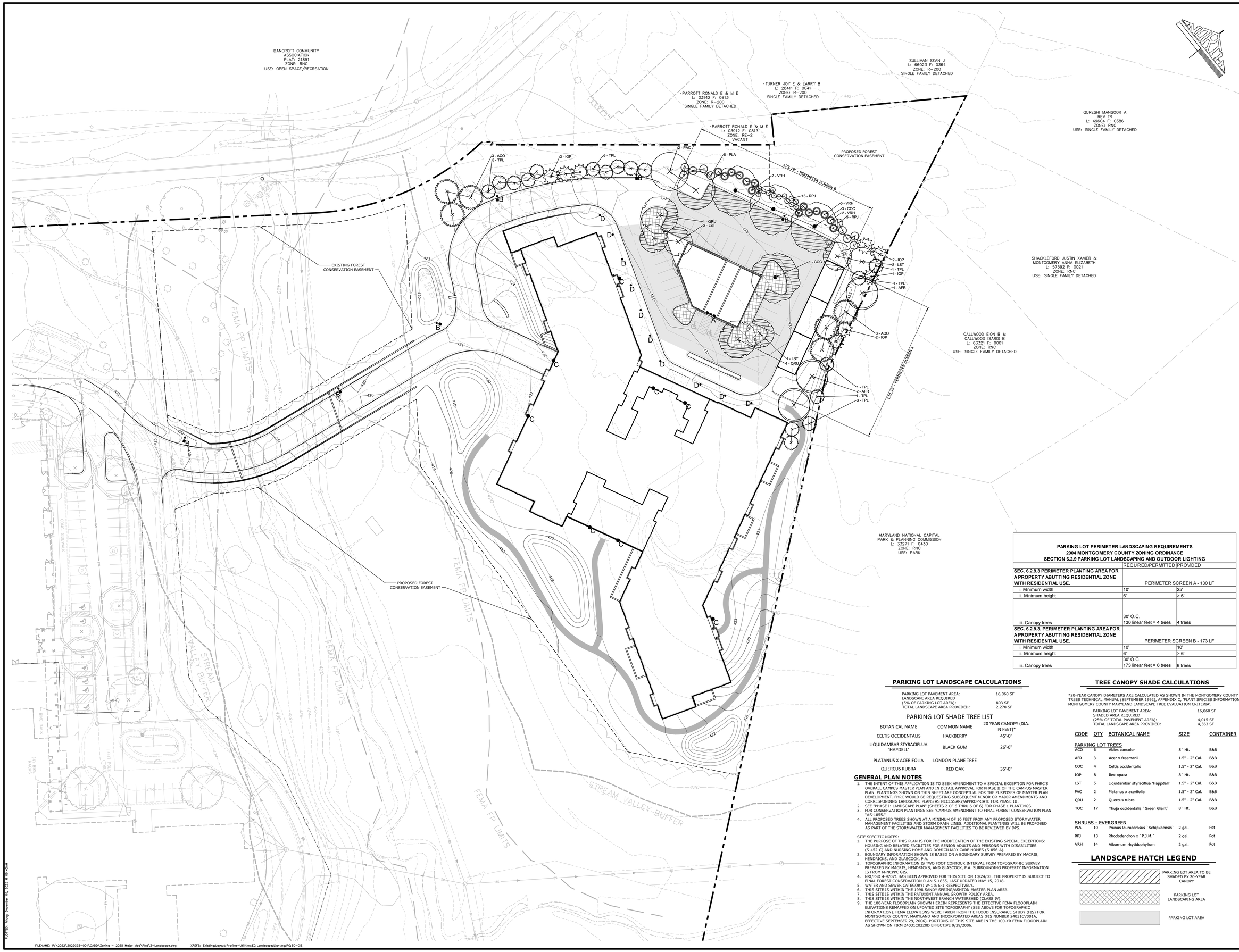

PARKING LOT PERIMETER LANDSCAPING REQUIREMENTS
2004 MONTGOMERY COUNTY ZONING ORDINANCE
SECTION 6.2.9 PARKING LOT LANDSCAPING AND OUTDOOR LIGHTING

	REQUIRED/PERMITTED	PROVIDED
SEC. 6.2.9.3 PERIMETER PLANTING AREA FOR A PROPERTY ABUTTING RESIDENTIAL ZONE WITH RESIDENTIAL USE.	PERIMETER SCREEN A - 130 LF	
i. Minimum width	10'	25'
ii. Minimum height	6'	> 6'
iii. Canopy trees	30' O.C. 130 linear feet = 4 trees	4 trees
SEC. 6.2.9.3. PERIMETER PLANTING AREA FOR A PROPERTY ABUTTING RESIDENTIAL ZONE WITH RESIDENTIAL USE.	PERIMETER SCREEN B - 173 LF	
i. Minimum width	10'	10'
ii. Minimum height	6'	> 6'
iii. Canopy trees	30' O.C. 173 linear feet = 6 trees	6 trees

PARKING LOT LANDSCAPE CALCULATIONS

PARKING LOT PAVEMENT AREA:	16,060 SF
LANDSCAPE AREA REQUIRED (5% OF PARKING LOT AREA):	803 SF
TOTAL LANDSCAPE AREA PROVIDED:	2,278 SF

PARKING LOT SHADE TREE LIST

BOTANICAL NAME	COMMON NAME	20 YEAR CANOPY (DIA. IN FEET)*
CELTIS OCCIDENTALIS	HACKBERRY	45'-0"
LIQUIDAMBAR STYRACIFLUA 'HAPDELL'	BLACK GUM	26'-0"
PLATANUS X ACERIFOLIA	LONDON PLANE TREE	
QUERCUS RUBRA	RED OAK	35'-0"

GENERAL PLAN NOTES

1. THE INTENT OF THIS APPLICATION IS TO SEEK AMENDMENT TO A SPECIAL EXCEPTION FOR FHRC'S OVERALL CAMPUS MASTER PLAN AND IN DETAIL APPROVAL FOR PHASE II OF THE CAMPUS MASTER PLAN. PLANTINGS SHOWN ON THIS SHEET ARE CONCEPTUAL FOR THE PURPOSES OF MASTER PLAN DEVELOPMENT. FHRC WOULD BE REQUESTING SUBSEQUENT MINOR OR MAJOR AMENDMENTS AND CORRESPONDING LANDSCAPE PLANS AS NECESSARY/APPROPRIATE FOR PHASE III.
2. SEE "PHASE I: LANDSCAPE PLAN" (SHEETS 2 OF 6 THRU 6 OF 6) FOR PHASE I PLANTINGS.
3. FOR CONSERVATION PLANTINGS SEE "CAMPUS AMENDMENT TO FINAL FOREST CONSERVATION PLAN #S-1855."
4. ALL PROPOSED TREES SHOWN AT A MINIMUM OF 10 FEET FROM ANY PROPOSED STORMWATER MANAGEMENT FACILITIES AND STORM DRAIN LINES. ADDITIONAL PLANTINGS WILL BE PROPOSED AS PART OF THE STORMWATER MANAGEMENT FACILITIES TO BE REVIEWED BY DPS.

SITE SPECIFIC NOTES:

1. THE PURPOSE OF THIS PLAN IS FOR THE MODIFICATION OF THE EXISTING SPECIAL EXCEPTIONS: HOUSING AND RELATED FACILITIES FOR SENIOR ADULTS AND PERSONS WITH DISABILITIES (S-452-C) AND NURSING HOME AND DOMICILIARY CARE HOMES (S-856-A).
2. BOUNDARY INFORMATION SHOWN IS BASED ON A BOUNDARY SURVEY PREPARED BY MACRIS, HENDRICKS, AND GLASCOCK, P.A.
3. TOPOGRAPHIC INFORMATION IS TWO FOOT CONTOUR INTERVAL FROM TOPOGRAPHIC SURVEY PREPARED BY MACRIS, HENDRICKS, AND GLASCOCK, P.A. SURROUNDING PROPERTY INFORMATION IS FROM M-NCPPC GIS.
4. NRI/FSD 4-97071 HAS BEEN APPROVED FOR THIS SITE ON 10/24/03. THE PROPERTY IS SUBJECT TO FINAL FOREST CONSERVATION PLAN S-1855, LAST UPDATED MAY 15, 2018.
5. WATER AND SEWER CATEGORY: W-1 & S-1 RESPECTIVELY.
6. THIS SITE IS WITHIN THE 1998 SANDY SPRING/ASHTON MASTER PLAN AREA.
7. THIS SITE IS WITHIN THE PATUXENT ANNUAL GROWTH POLICY AREA.
8. THIS SITE IS WITHIN THE NORTHWEST BRANCH WATERSHED (CLASS IV).
9. THE 100-YEAR FLOODPLAIN SHOWN HEREIN REPRESENTS THE EFFECTIVE FEMA FLOODPLAIN ELEVATIONS REMAPPED ON UPDATED SITE TOPOGRAPHY (SEE ABOVE FOR TOPOGRAPHIC INFORMATION). FEMA ELEVATIONS WERE TAKEN FROM THE FLOOD INSURANCE STUDY (FIS) FOR MONTGOMERY COUNTY, MARYLAND AND INCORPORATED AREAS (FIS NUMBER 24031CV001A, EFFECTIVE SEPTEMBER 29, 2006). PORTIONS OF THIS SITE ARE IN THE 100-YR FEMA FLOODPLAIN AS SHOWN ON FIRM 24031C0220D EFFECTIVE 9/29/2006.

TREE CANOPY SHADE CALCULATIONS

*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:	16,060 SF
SHADED AREA REQUIRED (25% OF TOTAL PAVEMENT AREA):	4,015 SF
TOTAL LANDSCAPE AREA PROVIDED:	4,363 SF

CODE	QTY	BOTANICAL NAME	SIZE	CONTAINER
PARKING LOT TREES				
ACO	6	Abies concolor	8` Ht.	B&B
AFR	3	Acer x freemanii	1.5" - 2" Cal.	B&B
COC	4	Celtis occidentalis	1.5" - 2" Cal.	B&B
IOP	8	Ilex opaca	8` Ht.	B&B
LST	5	Liquidambar styraciflua 'Happdell'	1.5" - 2" Cal.	B&B
PAC	2	Platanus x acerifolia	1.5" - 2" Cal.	B&B
QRU	2	Quercus rubra	1.5" - 2" Cal.	B&B
TOC	17	Thuja occidentalis `Green Giant`	8` Ht.	B&B
SHRUBS - EVERGREEN				
PLA	10	Prunus laurocerasus `Schipkaensis`	2 gal.	Pot
RPJ	13	Rhododendron x `P.J.M.`	2 gal.	Pot
VRH	14	Viburnum rhytidophyllum	2 gal.	Pot

LANDSCAPE HATCH LEGEND

- PARKING LOT AREA TO BE SHADED BY 20-YEAR CANOPY
- PARKING LOT LANDSCAPING AREA
- PARKING LOT AREA

NO	DATE	REVISION

PROFESSIONAL CERTIFICATION

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

LICENSE NO.: _____

EXPIRATION DATE: _____

SEAL

MANAGER: JAKE KRIEGER, RLA

DESIGN BY: JPK — CHECKED BY: JPK

DRAWN BY: KER — CHECKED BY: JPK

SCALE 1" = 30' (0, 30', 60', 90')

CLIENT
FRIENDS HOUSE RETIREMENT COMMUNITY
17340 QUAKER LANE
SANDY SPRING, MD 20860
410-924-4600

NORTH FOREST ADDITION
FRIENDS HOUSE RETIREMENT COMMUNITY
CBA-1855
ZONED: RE-2 – TAXMAP: 42 – GRID: J731 – PARCEL: 2225
8TH ELECTION DISTRICT — MONTGOMERY COUNTY, MD

SHEET TITLE
LANDSCAPE PLAN

Civil Engineering
53 West James Street
Suite 101 Lancaster, PA 17603
(717) 715-1398 FAX: (717) 435-8277
E-mail: info@rgsassociates.com
www.rgsassociates.com
RGS ENGINEERING

DATE: DECEMBER 5, 2025

PROJECT NO.: 2022G33-001

SHEET NO.: SE-6 OF 9

PLOTTED: Friday, December 05, 2025 @ 09:40AM
FILENAME: P:\2022\2022G33-001\CADD\Zoning – 2025 Major Mod\Plot\Z-Landscape.dwg XREFS: Existing;Layout;Profiles-Utilities;EG;Landscape;Lighting;PQ;EG-GIS