

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

ENDESCO, INC.
C/O KEVIN HUANG

15245 SHADY GROVE ROAD
SUITE 335
ROCKVILLE, MD 20850

301.987.8776
Kevinhuang@endescoinc.com

REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP EV562 WSSC 230NW12

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'

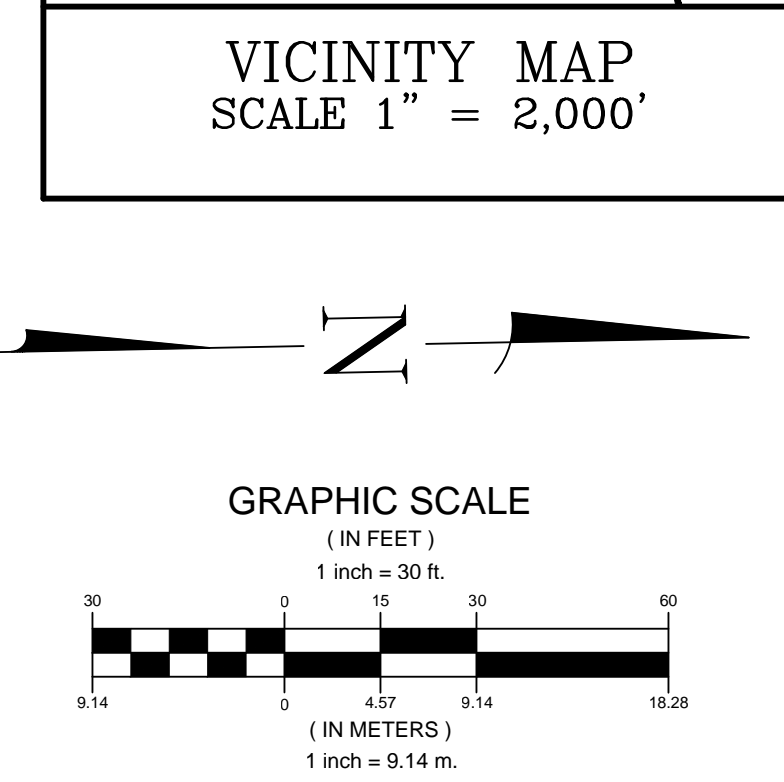
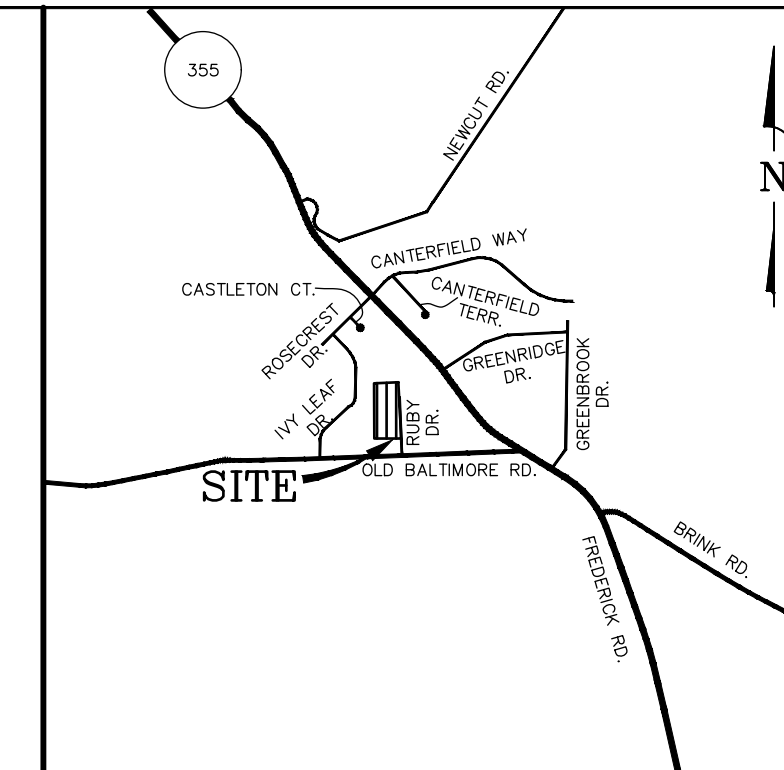
DATE 07.18.2024

**LANDSCAPE & LIGHTING
PLAN**

L2.01

PROJECT NO. 87.115.41

SHEET NO. 1 OF 6



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 public right-of-way		
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

LANDSCAPE PLANT LIST

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	2	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry		10'	B&B	AS SHOWN
CVI	6	Crataegus viridis	Green Hawthorn		10'	B&B	AS SHOWN
IOK	5	Ilex opaca 'Jersey Knight'	Jersey Knight American Holly (m)		10'	B&B	AS SHOWN
IOP	23	Ilex opaca 'Jersey Princess'	Jersey Princess American Holly (f)		10'	B&B	AS SHOWN
SHRUBS							
AAB	31	Aronia arbutifolia 'Brilliantissima'	Red Chokecherry		18" min.	#3 cont.	48" o.c.
AGR	29	Abelia x grandiflora 'Edward Goucher'	Edward Goucher Glossy Abelia		18" min.	#3 cont.	48" o.c.
CAE	15	Callicarpa americana	American Beautyberry		18" min.	#3 cont.	36" o.c.
CEO	18	Cephalanthus occidentalis	Buttonbush		18" o.c.	#3 cont.	54" o.c.
CHA	41	Cephalotaxus harringtonia	Japanese Plum Yew		18" min.	#3 cont.	54" o.c.
CAH	17	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet		18" min.	#3 cont.	48" o.c.
IVL	15	Itea virginica 'Little Henry'	Little Henry Sweetpire		18" min.	#3 cont.	30" o.c.
MCE	20	Morella cerifera	Wax Myrtle		24" min.	#7 cont.	54" o.c.
VAC	23	Viburnum acerifolium	Maple Leaf Viburnum		24" min.	#7 cont.	54" o.c.
VRA	3	Viburnum rhytidophyloides 'Allegheny'	Allegheny Viburnum		36" min.	B&B	5' 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.

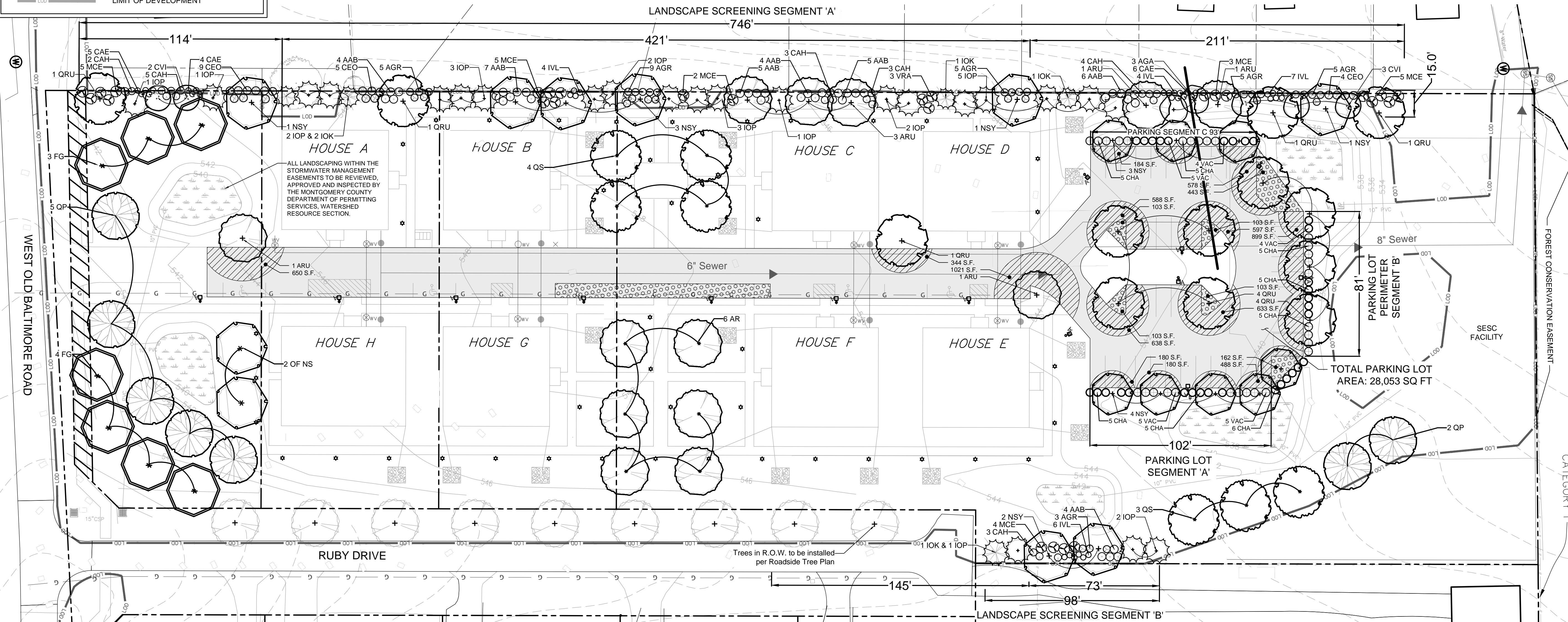
PROPOSED TREE LIST
VARIANCE MITIGATION

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE (CAL.)	ROOT	SPACING
AR	6	Acer rubrum	Red Maple	4"	B&B	AS SHOWN
FG	7	Fagus grandiflora	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.

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



WEST OLD BALTIMORE ROAD

RUBY DRIVE

Trees in R.O.W. to be installed per Roadside Tree Plan

FOREST CONSERVATION EASEMENT

CATEGORY I

SESC FACILITY

TOTAL PARKING LOT AREA: 28,053 SQ FT

8" Sewer

PARKING LOT PERIMETER, SEGMENT B

PARKING LOT PERIMETER, SEGMENT A

LANDSCAPE SCREENING SEGMENT 'A'

LANDSCAPE SCREENING SEGMENT 'B'