



LANDSCAPE COMPLIANCE CHART
PARKING LOT REQUIREMENTS FOR 10 OR MORE SPACES
(SECTION 6.2.9.C)

1. LANDSCAPE AREA
 A. A SURFACE PARKING LOT MUST HAVE LANDSCAPED ISLANDS THAT ARE A MINIMUM OF 100 CONTIGUOUS SQUARE FEET EACH COMPRISING A MINIMUM OF 5% OF THE TOTAL AREA OF THE SURFACE PARKING LOT.
REQUIRED:
 AREA OF PARKING LOT - 14,995 S.F. X (5%) = 750 S.F.
PROVIDED:
 1,200 S.F. (80%)

2. TREE CANOPY
 EACH PARKING LOT MUST MAINTAIN A MINIMUM TREE CANOPY OF 35% COVERAGE AT 20 YEARS GROWTH, AS DEFINED BY THE TREES TECHNICAL MANUAL.
REQUIRED:
 AREA OF PARKING LOT - 14,995 S.F. X (25%) = 3,749 S.F.
PROVIDED:
 1,500 S.F. (11) RED MAPLE TREES (8" MATURE DIAMETER) = 5,843 S.F. (38.1%)

PERIMETER PLANTING - (SECTION 6.1.9.C.3.B)
(NORTH, EAST, SOUTH)
 B. THE PERIMETER PLANTING AREA FOR A PROPERTY THAT ABUTS ANY OTHER ZONED PROPERTY, RIGHT OF WAY, OR AN AGRICULTURAL, RURAL RESIDENTIAL, OR RESIDENTIAL DETACHED ZONED PROPERTY THAT IS IMPROVED WITH A CIVIC AND INSTITUTIONAL, COMMERCIAL, INDUSTRIAL, OR MISCELLANEOUS USE MUST:
 I. BE A MINIMUM OF 6' WIDE,
 II. CONTAIN A HEDGE OR LOW WALL A MINIMUM OF 3' HIGH, AND
 III. HAVE A CANOPY TREE PLANTED EVERY 30 FEET ON CENTER, UNLESS IN THE PROPERTY ABUTS ANOTHER PARKING LOT, IN WHICH CASE A PERIMETER PLANTING AREA IS NOT REQUIRED.

PROVIDED (NORTH):
 1' WIDE LANDSCAPE STRIP (ADJACENT TO NORTHERN MOST WALL AND MEASURED TO THE PROPOSED STREET DEDICATION LINE)
 3' HIGH HEDGEROW
 2 - CANOPY TREES

PROVIDED (EAST):
 6' WIDE LANDSCAPE STRIP
 3' HIGH HEDGEROW
 8 - CANOPY TREES

PROVIDED (SOUTH):
 4' WIDE LANDSCAPE STRIP
 3' HIGH HEDGEROW
 3 - CANOPY TREES

LANDSCAPE PLANTING SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	CONTAINER	REMARKS
	AA	12	Acer rubrum 'Armstrong'	Armstrong Red Maple	10' - 12'	2-1/2" - 3"	B & B	NATIVE
	LR	2	Liquidambar styraciflua 'Rotundiloba' TM	Round-Lobed Sweet Gum	10' - 12'	2-1/2" - 3"	B & B	SEEDLESS / NATIVE
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	CONTAINER	REMARKS
	CP2	5	Cercis canadensis 'Forest Pansy' TM	Forest Pansy Redbud	6' - 8'		B & B	MULTI-STEM / NATIVE
	LW	14	Lagerstroemia x 'Natchez'	White Craps Myrtle Multi-Turk	6' - 8'		B & B	MULTI-STEM
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS	
	CDR	6	Cornus stolonifera 'Bailey'	Bailey's Red Twig Dogwood	18" - 24"	5 GAL.	NATIVE	
	ISB	37	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	18" - 24"	5 GAL.	NATIVE	
	IVR	24	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	18" - 24"	5 GAL.	Add 1 Male Pollinator for every 5 Female Shrubs	
	VA	69	Viburnum rhytidophyllum 'Albifragum'	Leatherleaf Viburnum	18" - 24"	5 GAL.	NATIVE	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
	HB	202	Hedera x 'Blackout'	Blackout Coral Bells	12" DIA.	1 GAL.	24" O.C.	
	JB	55	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Creeping Juniper	12" DIA.	2 GAL.	36" O.C.	
	LVR	35	Liriope muscari 'Variegata'	Variegated Lilyturf	12" DIA.	2 GAL.	24" O.C.	
	LB	183	Liriope muscari 'Big Blue'	Big Blue Lilyturf	12" DIA.	2 GAL.	24" O.C.	

DEVELOPER'S CERTIFICATE
 I, THE UNDERSIGNED AGREE TO EXECUTE ALL THE FEATURES OF THE SITE PLAN APPROVAL AND TO MAINTAIN THE SAME IN ACCORDANCE WITH THE CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN.
 DEVELOPER'S NAME: MOUNTAIN VIEW RESIDENTIAL, LLC
 ADDRESS: JESS 675 STREET NOV. DEC. 2009
 PHONE: 1800 774-6808
 SIGNATURE: _____

Colliers
 Engineering & Design
 www.colliersengineering.com
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 Jonathan M. Jolley
 MONTGOMERY LANDSCAPE ARCHITECT
 LICENSE NUMBER 24077
 COLLIER ENGINEERING & DESIGN, INC.

SITE PLAN
 #820220030

CROSSROADS OF KENSINGTON

10619 CONNECTICUT AVE
 ELECTION DISTRICT 13
 MONTGOMERY COUNTY
 MARYLAND

STERLING
 2272 BROADWAY DRIVE
 SUITE 110
 STERLING, VA 20166
 Phone: 703.401.4310
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 COLLIER ENGINEERING & DESIGN, INC.

DATE	DATE	DATE	DATE
DESIGNED BY	DESIGNED BY	DESIGNED BY	DESIGNED BY
CHECKED BY	CHECKED BY	CHECKED BY	CHECKED BY
DATE	DATE	DATE	DATE

LANDSCAPE PLAN
 L1.0

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.