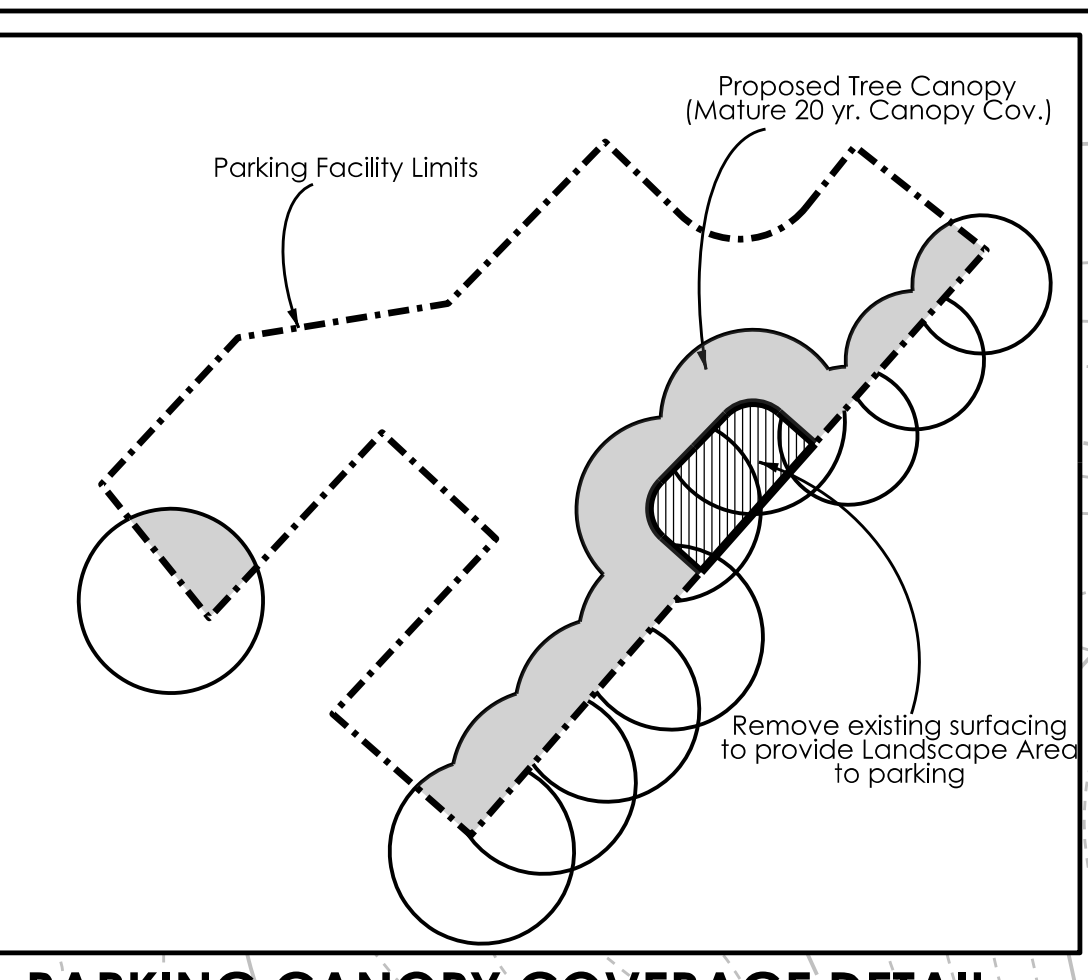


Parking Facility Tabulation

Parking Facility Limits: 17,213 s.f.
 Landscape Area (within Parking Facility): 978 s.f. / (17,213) = 6%
 Vehicular Surface (within Parking Facility): (17,213) - (978) = 16,235 s.f.

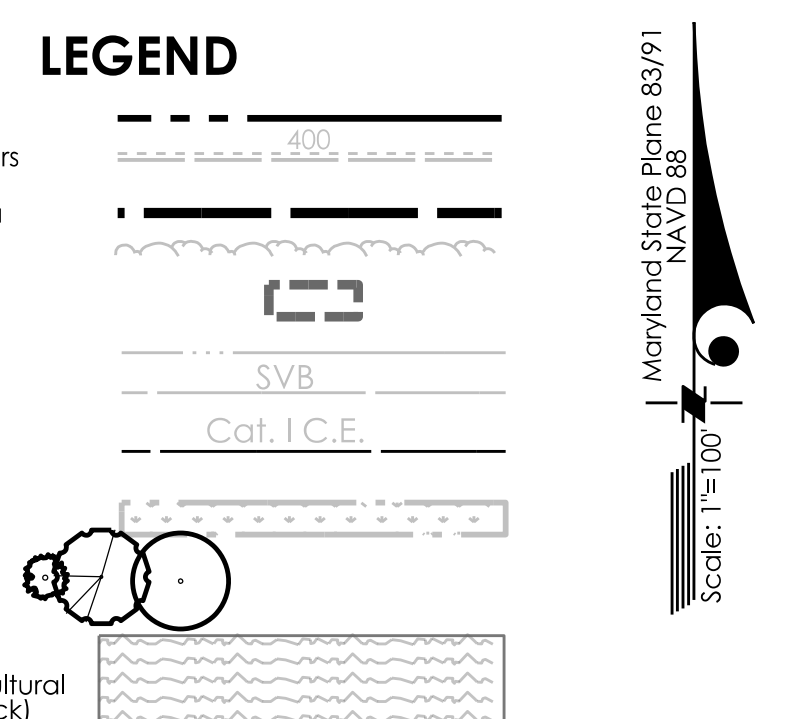
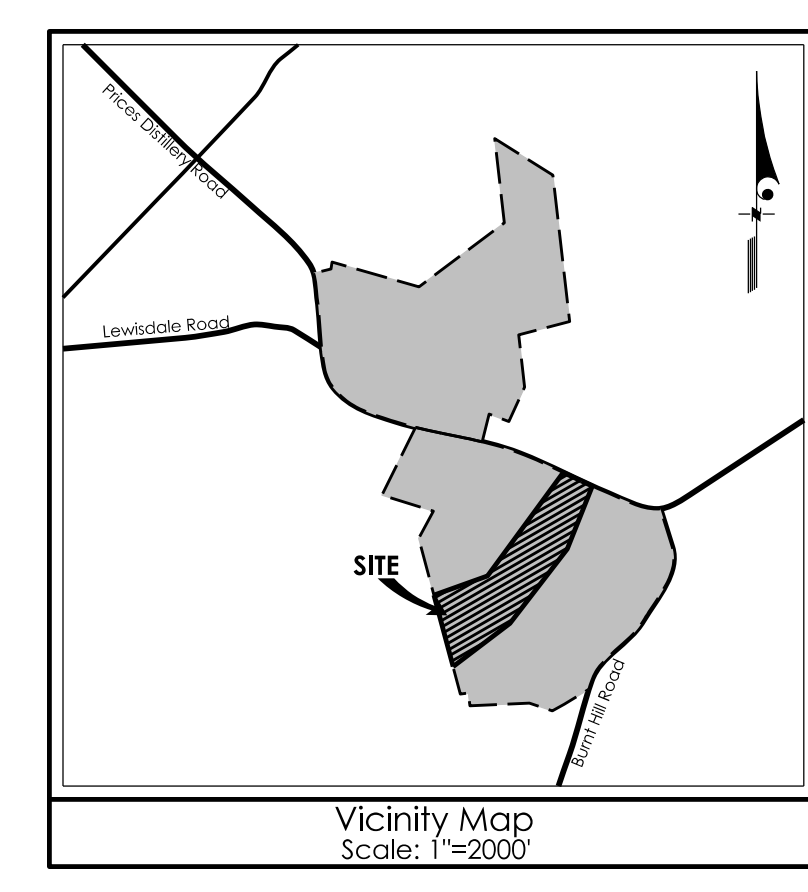
Canopy Coverage represent the mature spread of 20 years
 (per MNCPC Trees Technical Manual)
 AR-Acer rubrum= 48 dia.
 QR-Quercus rubra= 35 dia.

Total Coverage over Parking Facility: 4,282 s.f. / (16,235) = 26%



PARKING CANOPY COVERAGE DETAIL
 SCALE: 1"=50'

CONDITIONAL USE AREA DETAIL
 SCALE: 1"=50'

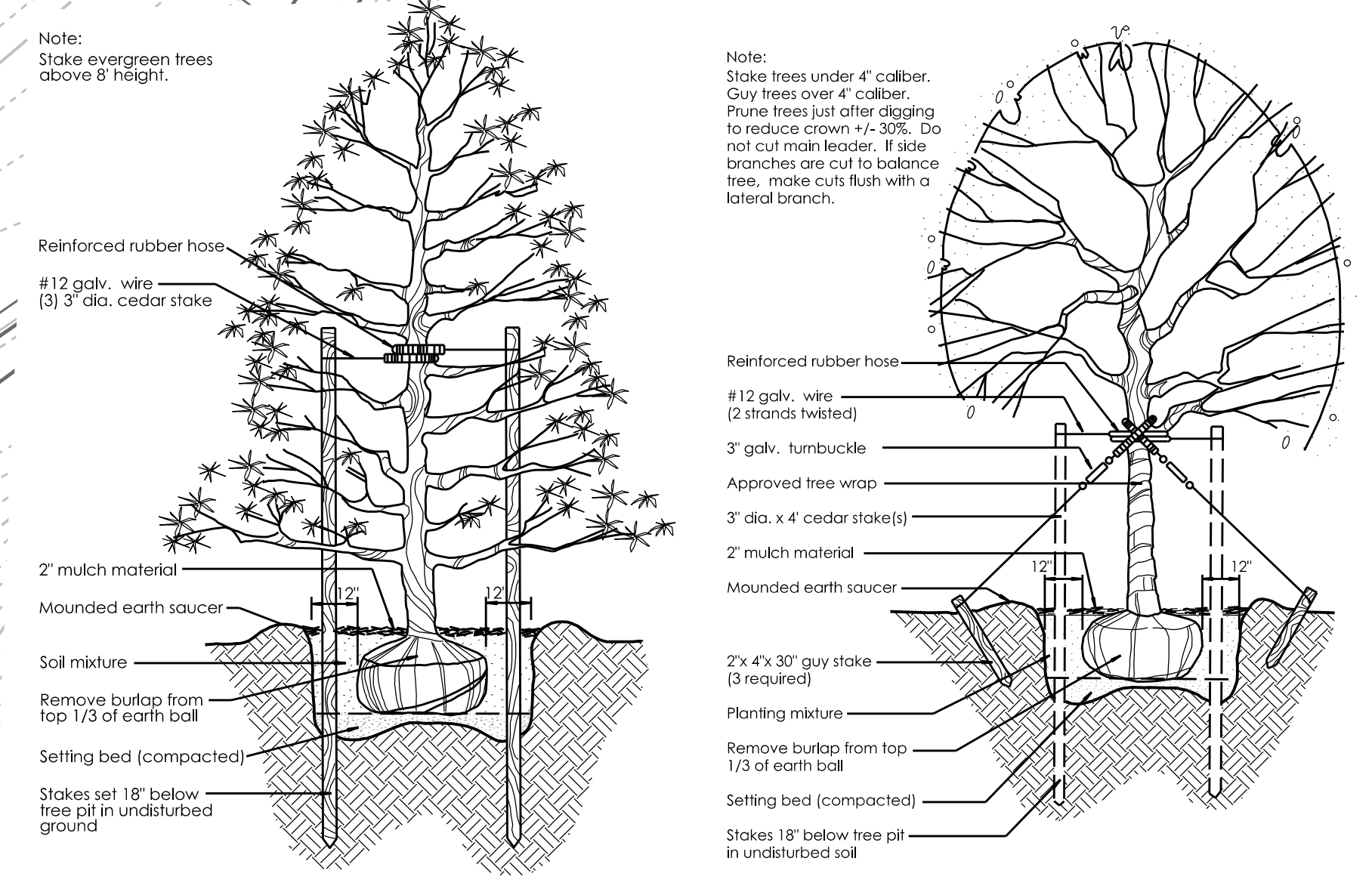


ZONING ORDINANCE COMPLIANCE NOTES

- 6.2.9.C.1 - The areas used for parking are fragmented into small clusters and also separated by the berm. An area of existing parking surface will be removed to provide 6% of the parking lot to be landscape area and to accommodate the planting of two shade trees.
- 6.2.9.C.2 - Is satisfied by proposed interior and perimeter trees to provide shade to the parking area. The detail and tabulation demonstrates 26% of the parking lot will be covered by shade tree canopy.
- 6.2.9.C.3 - The plan requests a partial waiver of Division 6.2.9.C.3 per section 6.2.10 demonstrating that the site parking remains adequate, safe and efficient. A six foot high board-on-board fence is proposed along the applicable portion of the northwest property line shared with the abutting agricultural use. An existing overhead utility line along this same property line precludes the planting of trees in that area. The other surrounding properties are separated by hundreds of feet from the parking areas and have intervening Category I Conservation Easements areas and croplands.
- The plan proposes to satisfy the intent of Section 6.5.3 with the Alternative Compliance provisions of 6.9.6.
- 6.5.3.C.7 - The only property abutting the Conditional Use area is to the northwest and is currently in agricultural use. No buffer of the rustic entrance drive is necessary or appropriate. A six foot board on board fence is proposed along the common property line in the area of the work yard as shown (trees at that location would be in conflict with the low, overhead power line that runs along the property).

GENERAL NOTES

- The property is currently owned by Chopping Investments, LLC and is designated on Tax Map EX62 as Parcel 595. The deed reference for the property is Liber 59114 of Folio 146. The deed area for the property is 32.697 acres.
- Horizontal Datum is MSP NAD 83-91 and the Vertical Datum is NAVD 88.
- Property lines shown are derived from the legal description for the property (Liber 59114 Folio 146) which was compiled by Terra Solutions Engineering, LLC and does not represent a field run boundary survey.
- This site is not located within a 100-yr. floodplain. The site is in Flood Zone 'X' per FEMA Panels #24031-C00045-D (effective September 9, 2006).
- Current Zoning: Agriculture Reserve (AR).
- Topographic Information shown is from Montgomery County GIS compiled by Terra Solutions Engineering, LLC.
- Parking layout shown provided by Terra Solutions Engineering, LLC.
- Watershed: Little Bennett
- Use Class Stream: III-P. Per Document MD Stream Use Designation, Appendix D-9.
- The site does not lie within SPA or PMA.
- The wetlands shown on the Conditional Use Plan were taken as depicted on a Final Forest Conservation Plan (#SC-2009002) as prepared by Benning and Associates, Inc. and dated January 19, 2015.
- DNR RTE. The letter was issued on March 2, 2021 and has been included with the submission of this plan. If indicated that there are MD State or Federal records for endangered plant or animal species associated with this property.
- The property is not located on the Index of Historical Sites.
- If dimensions are noted, a Tree Diameter Tape was used for measurements.
- There were no State/County Champion Trees found on the property.
- The current water and sewer classifications for the property: W-6 & S-6.
- This plan was prepared without the benefit of a Title Report.



PLANT LIST

KEY	QTY	BOTANICAL NAME/Common Name	SIZE	COMMENTS
Shade Trees				
AR	9	Acer rubrum /Red Sunset/Red Sunset Maple	2-2 1/2 inch caliper	Ball and burlap
PO	12	Platanus occidentalis/Sycamore	2-2 1/2 inch caliper	Ball and burlap
QR	5	Quercus rubra/Northern Red Oak	2-2 1/2 inch caliper	Ball and burlap
Evergreen Trees				
IO	13	Ilex opaca/American Holly	8 foot height min.	Ball and burlap

Stantec
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 www.stantec.com

PROJECT TEAM

ARCHITECT/OWNER:
 Chopping Investments, LLC
 Contact: Mr. Jose Alvarez
 301-646-2517

LANDSCAPE ARCHITECT/OWNER:
 Terra Solutions Engineering, Inc.
 Contact: Mr. Jose Alvarez
 301-762-9312

PROJECT NO. 2026262113
 SCALE 1"=100'

DESIGN DK/JS
 DRAWN DK
 DATE Feb. 2022

DATE 4/6/22

BY _____
 DATE _____

NO. _____
 REVISION _____

Montgomery County, Maryland

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