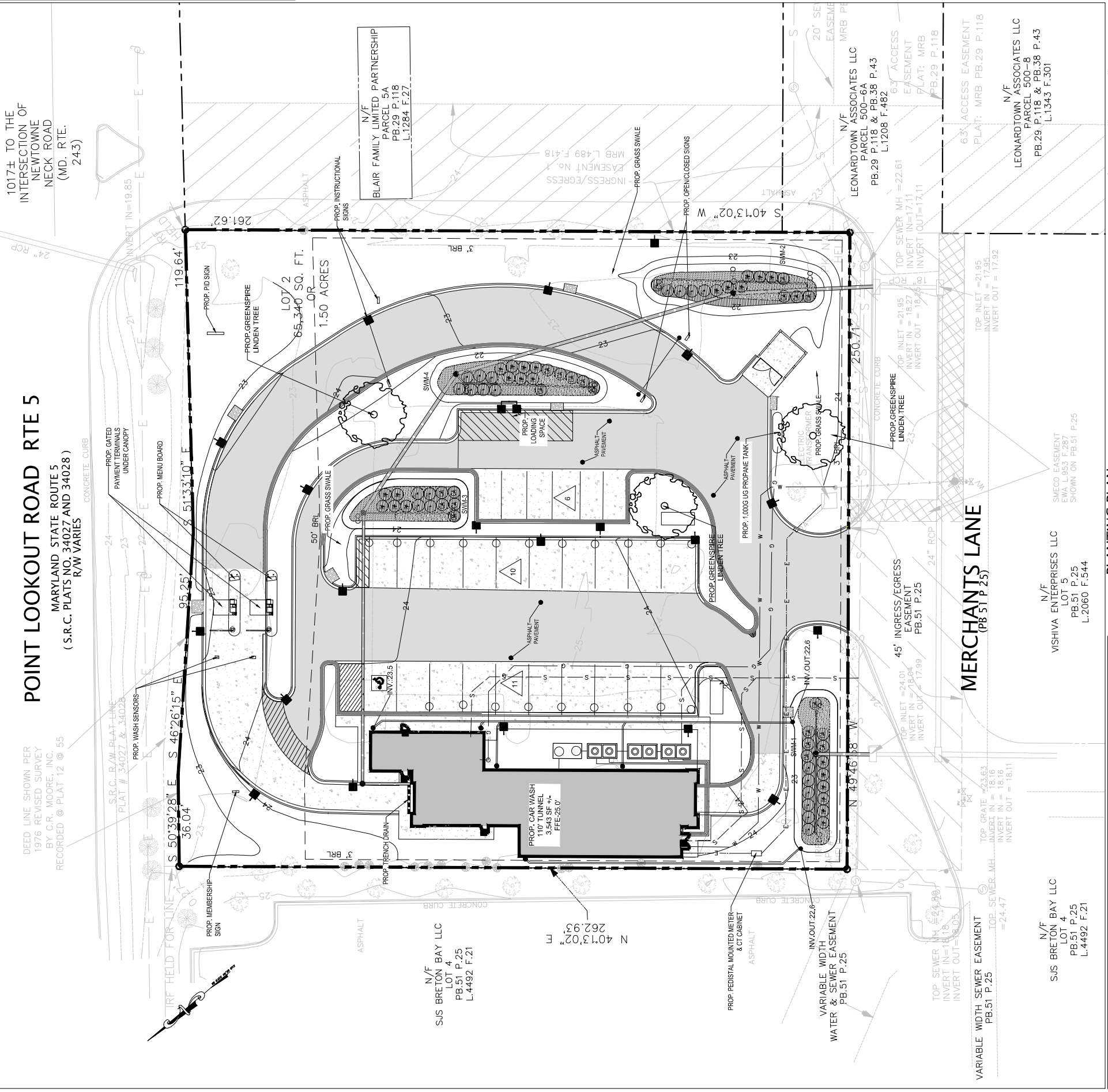


POINT LOOKOUT ROAD RTE 5

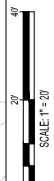
MARYLAND STATE ROUTE 5
(S.R.C. PLATS NO. 34027 AND 34028)
R/W VARIES

DEED LINE SHOWN PER
1976 REVISED SURVEY
BY C.R. MOORE, INC.
RECORDED @ PLAT 12 @ 55



KEY	QTY	SCIENTIFIC NAME/COMMON NAME	SIZE	FORM	REMARK	COMMENTS
TC	4	TILIA CORDATA / GREENSPHIRE LINDEN	2 1/2" CAL	CONT.	B-B	PROPOSED.

PLANTING PLAN



LANDSCAPE CALCULATIONS

INTERIOR LANDSCAPING FOR SURFACE PARKING FACILITIES:
(Zoning Ord. Article XI, Sec. 155-54)

PARKING FACILITY AREA = 16,540 SF
REQUIRED LANDSCAPE = 10%
AREA OF INTERIOR LANDSCAPE REQUIRED = 16,540 x 0.10 = 1,654 SF
LANDSCAPE PROVIDED = 3 TREES > 1,654 SF

NO. OF PARKING SPACES: 27
TREE REQUIRED = ONE (1) TREE FOR EACH FIVE (5) PARKING SPACES = 6 TREES
EXISTING TREES TO REMAIN = 3 TREES
NEW TREES PROPOSED = 3 GREENSPHIRE LINDEN
TREES PROVIDED = 6 TREES

SITE LANDSCAPING CALCULATION
AREA OF THE SITE = 65,340 SF
REQUIRED LANDSCAPE = 10%
AREA OF INTERIOR LANDSCAPE REQUIRED = 6,534.0 (0.10) = 6,534 SF
LANDSCAPE PROVIDED = 12,150 SF (28.47%) > 6,534 SF (10%)

KEY	QTY	SCIENTIFIC NAME/COMMON NAME	SIZE	FORM	SPACING	COMMENTS
EP	20	ECHINACEA PURPUREA/ PURPLE CONEFLOWER	1 GAL.	CONT.	24" O.C.	
IV	24	ILEX VERTICILLATA/ WINTERBERRY	5 GAL	CONT.	AS SHOWN	
ITV	22	ITEA VIRGINICA/ VIRGINIA SWEETSPIRE	5 GAL	CONT.	AS SHOWN	
CA	21	CLETHRA ALNIFOLIA/ SUMMER SWEET	5 GAL	CONT.	AS SHOWN	
PV	18	PANICUM VIRGATUM/ SHENANDOAH SWITCHGRASS	1 GAL.	CONT.	24" O.C.	
RF	15	RUDBECKIA FULGIDA/ BLACK EYED SUSAN	1 GAL.	CONT.	24" O.C.	

NOTES

- EXISTING TREES TO REMAIN EXCEPT NOTED AS TO BE REMOVED*
- IF AFTER THE SECOND GROWING SEASON THE SURVIVAL REQUIREMENTS HAVE BEEN MET, AND AGREEMENTS FOLLOWED IN GOOD FAITH BY THE LANDOWNER, BOND RELEASE CAN OCCUR UPON SUBMITTAL OF THE FINAL REPORT.

LEGEND	
	PROP. TREES GREENSPHIRE LINDEN
	EXISTING TREES TO REMAIN
	EXISTING TREES TO BE REMOVED
	PROPOSED SHRUB
	PROPOSED INTERIOR LANDSCAPE GRASSES & PERENNIALS

9506B LEE HWY,
FAIRFAX, VA 22031
Phone: (571) 249-3448
www.plan-source.com
bprakash@plan-source.com



No.	DATE	REVISIONS

PROJECT INFORMATION:
2139 SPLASH-IN CARWASH
40874 MERCHANTS LANE
LEONARDTOWN 20650

DEVELOPER INFORMATION:
DASH IN FOOD STORES
102 CENTENNIAL STREET
LA PLATA, MD 20646

OWNER'S NAME:
NIVEA-NAGGENA INC
22793 AVENAR DR
LEONARDTOWN, MD 20650

DRAWING TITLE:
LANDSCAPE PLAN

AREA: 65,340 SF

SCALE: AS SHOWN

PROJECT MANAGER:
KM

DRAWN BY:
BKI

CHECKED BY:
KES

DATE:
OCT 2023

ACCOUNT #:
03 - 055450

DRAWING NO.
27 OF 33

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