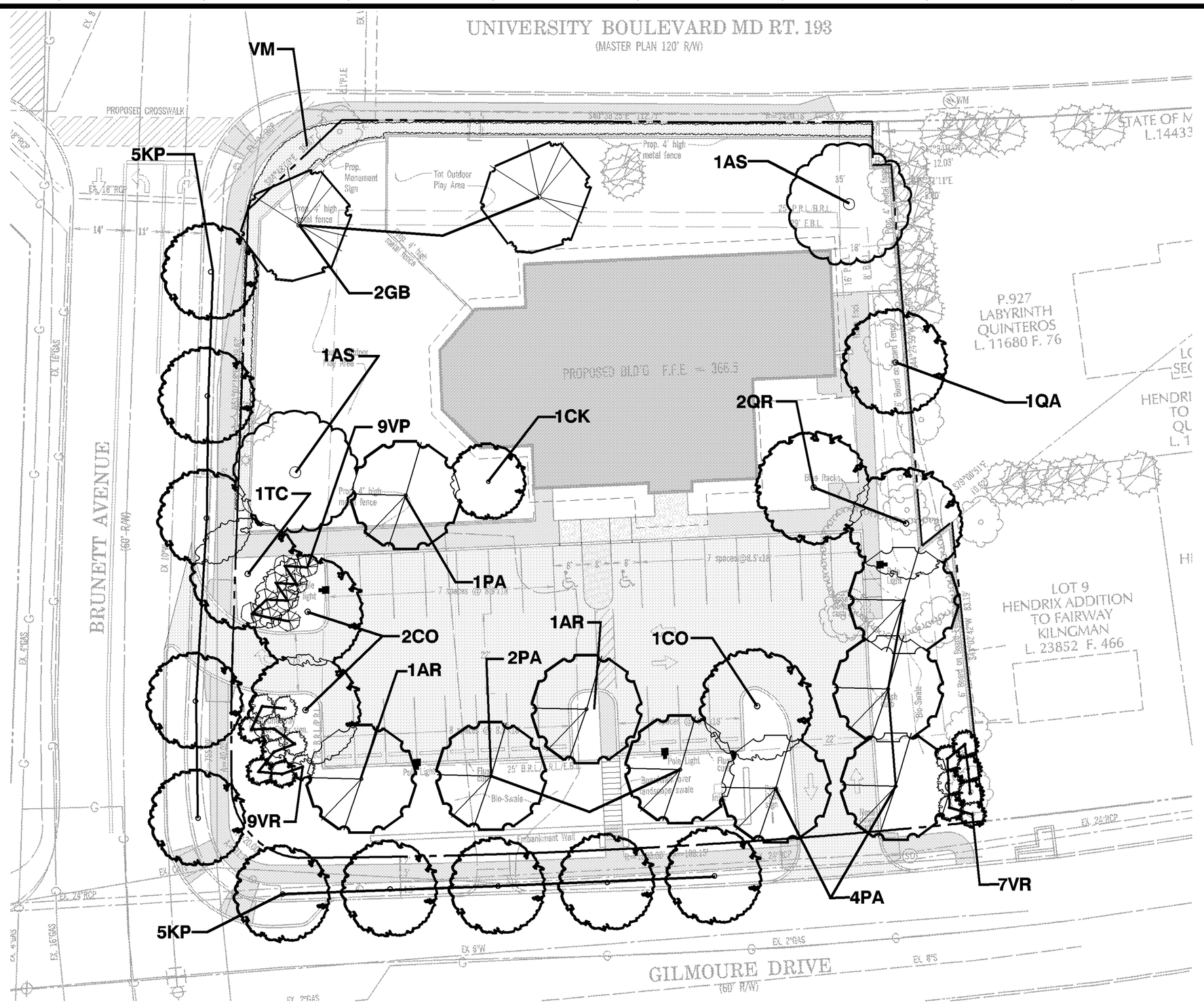
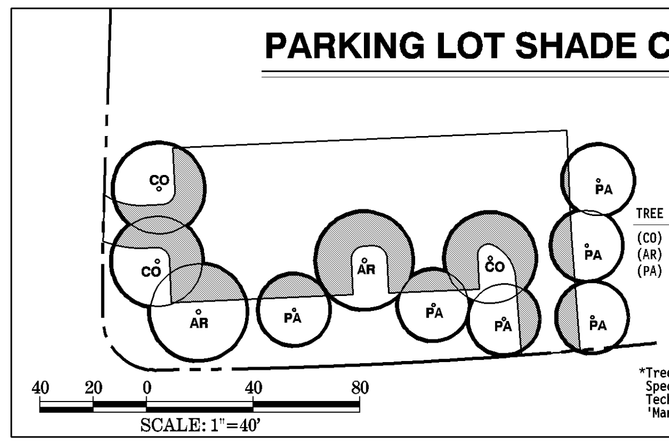


PARKING LOT SHADE COVERAGE

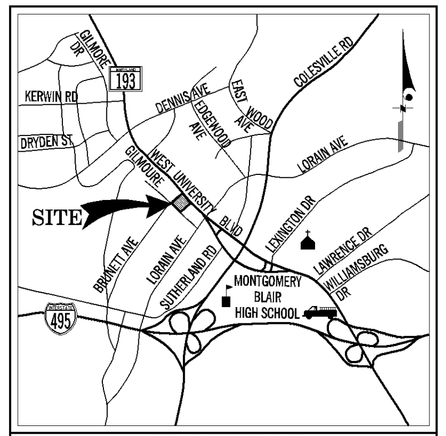


Parking Lot area= 9,228 sf.
30% Shade coverage = 2,768 sf. req'd (59-E-2.83(C))

Prop. Canopy Coverage= 3,019 sf.
+ 9,228 sf.
0.32 (32%)

TREE SPECIES	15 yr. growth extent (dia.)*
(CO) Celtis occidentalis/ Hackberry	33.75'
(AR) Acer Rubrum/ Red Maple	36.00'
(PA) Platanus x acerifolia/ London Plane Tree	26.25'

*Tree canopy coverage determined for expected 15 yr. growth. Species canopy extents determined from 'Maryland Trees Technical Manual' and supplemented with information from 'Manual of Woody Landscape Plants', Michael A Dirr.



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

- The landscaping aspect of this plan identifies those proposed plantings relevant to the Special Exception Amendment Application. Additional plantings of an ornamental nature may be provided at the discretion of the owner.
- This plan is not for construction. The locations of existing underground utilities are shown in their approximate locations as per available utility company records. The exact location of all underground utilities should be verified by "Miss Utility" (1-800-257-7777) prior to any excavation. Greenhorne & O'Mara, Inc. does not express or imply an guarantee or warranty as to the location or existence of any underground utility.
- Plantings in the Bio-Retention area to be in accordance with the requirements of the Storm Water Management Concept approved by DPS.

PLANTING NOTES

1. Plant Identification

   All plants shall be properly marked for identification. Tags to remain on plants until final expection by the Landscape Architect.

2. List of Plant Material

   The Contractor will verify the plant quantities prior to bidding and any discrepancies shall be brought to the attention of the Landscape Architect. The Contractor shall furnish and plant all plants required to complete the work shown on the drawings. Substitution shall not be made without the written approval of MNCPPC staff and the Landscape Architect. This Contract will be based on the bidder having verified prior to bidding, the availability of the required plant material as specified on the Plant Materials List.

3. Plant Quality

   All shrubs shall be dense, heavy to the ground, and well grown, showing evidence of having been sheared regularly, and shall be sound, free of plant disease or insect eggs and shall have a healthy normal root system. Plants shall be freshly dug and not heeled-in stock from cold storage. All plants shall be nursery grown (except as noted below). Plants shall not be pruned prior to delivery. The shape of the plant shall in general conform to its natural growth proportions unless otherwise specified. Trees shall conform to the branching, caliper, and height specification the American Association of Nurserymen, and shall have a well-shaped, heavy branch structure for the species. Evergreen trees are to have an internode no greater than 18" and shall be uniformly well shaped. All plant sizes shall average at least the middle of the range given in the plant list.

4. Soil Mixture

   Solid mix will be 2/3 existing soil, 1/3 leafmold or equal organic material, thoroughly mix and homogenized.

5. Excavation

   Holes for all plants shall be 18" larger in diameter than size of ball or container and shall have vertical sides. Hedges shall be planted in a trench 12" wider; beds for mass planting shall be entirely rototilled to a depth of 8" and shall be 18" beyond the average outside edge of plant balls.

6. Planting

   Backfilling shall be done with soil mix, reasonably free of stones, subsoil, clay lumps, stumps, roots, weeds, Bermuda grass, litter, toxic substances, or any other material which may be harmful to plant growth, or hinder grading, planting, or maintenance operations. Should any unforeseen or unsuitable planting conditions arise, such a faulty soil drainage or chemical residues, they should be called to the attention of the Landscape Architect and Owner for adjustment before planting. The plant shall be set plumb and straight, and shall be staked at the time of planting. Backfill shall be well worked about the roots and settled by watering. Plants will be planted higher than surrounding grade. Shrubs will be 1" higher and trees will be 3" higher.

7. Maintenance

   The Contractor shall be responsible during the contract and up to the time of acceptance, for keeping the planting and work incidental thereto in good conditions, by replanting, plant replacement, watering, weeding, cultivating, pruning and spraying, restocking and cleaning up and by performing all other necessary operations of care for promotion of good plant growth so that all work is in satisfactory condition at time of acceptance, at no additional cost to the Owner. The contracter will be responsible for the removal of tree guying prior to release from the guarantee period.

8. Fertilizer

   Fertilizer shall be a slow release type contained in polyethylene perforated bags with micropore holes for controlled feeding such as Easy Grow as manufactured by Specialty Fertilizer Inc., Box 355, Suffern, New York, 10901 or approved equal. The bags shall contain 1 ounce of soluble fertilizer analysis 16-18-18 per units to last for three years and shall be applied during planting as recommended by the manufacturer. If fertilizer packets are not used the Contractor shall apply granular fertilizer to the soil mix with 10-6-4 analysis at the following rates: Tree Pits, 2-3 lbs. per caliper inch; Shrub Beds, 3-5 lbs. per 100 square foot; Ground Cover, 2-3 lbs. Per 100 square foot.

9. Guarantee and Replacement

   All materials shall be unconditionally guaranteed for one year. The Contractor is not responsible for losses or damages caused by mechanical injury or vandalism.

   Guarantee shall cover both labor and materials. Earth saucers and stakes and guys shall be removed and trees and shrubs mulched to 3" maximum depth with shredded bark just prior to expiration of the one-year guarantee. The owner shall be notified in writing when this work is to occur.

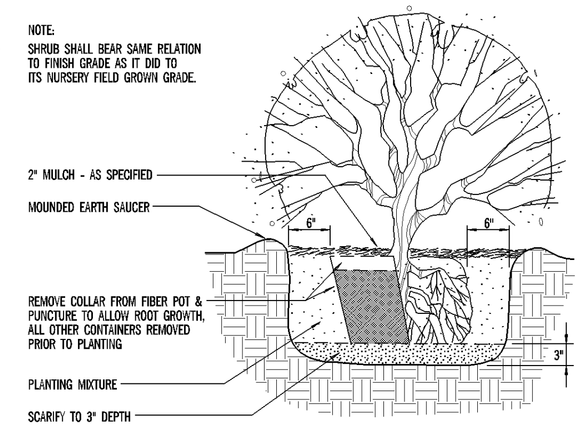
10. Plant Spacing

    Plant spacing is generally to scale on plan. No plants except viney ground covers or espaliered material shall be closer than 30" to building, walks or curbs.

11. Schedule and Approvals

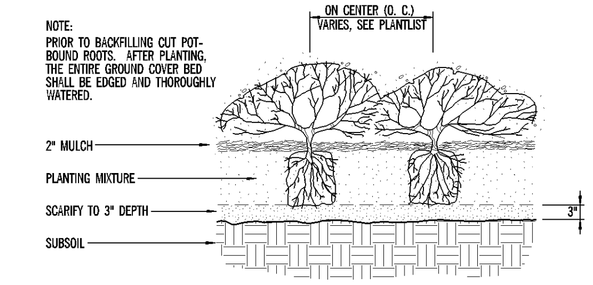
    The landscape contractor shall submit a written schedule of operations and written requests for approvals in accordance with specifications, the contract documents or which these are a part or as otherwise agreed upon with the owner.

NOTE:
SHRUB SHALL BEAR SAME RELATION TO FINISH GRADE AS IT DID TO ITS NURSERY FIELD GROWN GRADE.



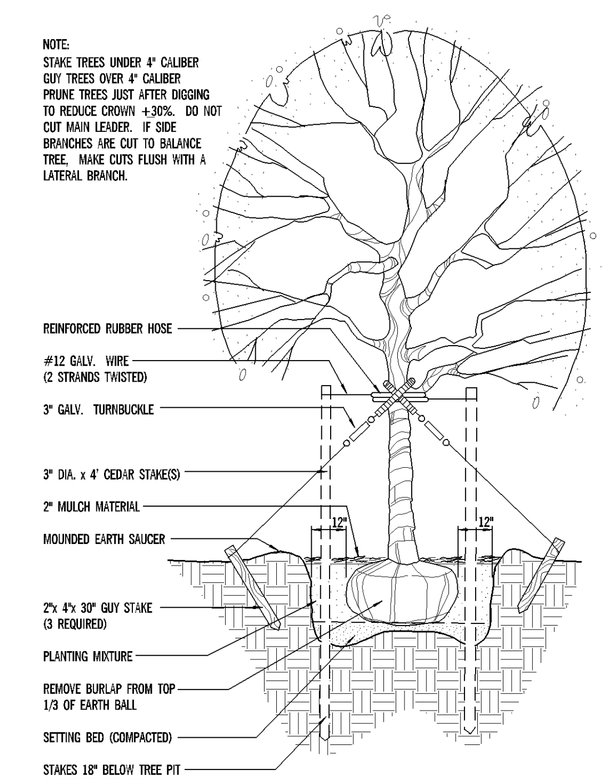
PLANTING DETAIL/SHRUBS
NOT TO SCALE

NOTE:
PRIOR TO BACKFILLING CUT POT-BOUND ROOTS. AFTER PLANTING, THE ENTIRE GROUND COVER BED SHALL BE EDGED AND THOROUGHLY WATERED.



PLANTING DETAIL/GROUNDCOVERS
NOT TO SCALE

NOTE:
STAKE TREES UNDER 4" CALIBER
GUY TREES OVER 4" CALIBER
PRUNE TREES JUST AFTER DIGGING TO REDUCE CROWN +30%. DO NOT CUT MAIN LEADER. IF SIDE BRANCHES ARE CUT TO BALANCE TREE, MAKE CUTS FLUSH WITH A LATERAL BRANCH.



PLANTING DETAIL/DECIDUOUS TREES
NOT TO SCALE

LEGEND

- EXISTING 2' TOPOGRAPHY
- EXISTING TREE LINES
- PROPOSED EVERGREEN TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUB
- PROPOSED BUILDING
- PROPOSED GROUNDCOVER
- PROPOSED LIGHT POLE

20 10 0 20 40
SCALE: 1"=20'

PLANT LIST

KEY	QTY	BOTANICAL NAME/COMMON NAME (Recommended)	SIZE	METHOD	SPACING	REPLACEMENT/ ALTERNATE SPECIES
Decidious Shade Trees						
PA	07	Platanus x acerifolia/ London Plane Tree	2 1/2"-3" Cal.	B&B	AS SHOWN	Platanus occidentalis/ Sycamore
TC	01	Tilia cordata/ Little Leaf Linden	2 1/2"-3" Cal.	B&B	AS SHOWN	Tilia americana/ Basswood
CO	03	Celtis occidentalis/ Hackberry	2 1/2"-3" Cal.	B&B	AS SHOWN	Fraxinus pennsylvanica/ Green Ash
AR	02	Acer Rubrum/ Red Maple	2 1/2"-3" Cal.	B&B	AS SHOWN	Acer saccharum/ Sugar Maple
GB	02	Ginkgo biloba/ Ginkgo Tree (male only)	2 1/2"-3" Cal.	B&B	AS SHOWN	Ulmus parvifolia/ Chinese Elm
AS	02	Acer saccharum/ Sugar Maple	2 1/2"-3" Cal.	B&B	AS SHOWN	Acer rubrum/ Red Maple
QR	02	Quercus rubra/ Northern Red Oak	2 1/2"-3" Cal.	B&B	AS SHOWN	Acer falcata/ Southern Red Oak
QA	01	Quercus acutissima/ Sawtooth Oak	2 1/2"-3" Cal.	B&B	AS SHOWN	Quercus palustris/ Pin Oak
Ornamental Trees						
CK	01	Cornus kousa/ Kousa Dogwood	2" Cal.	B&B	AS SHOWN	Cornus florida/ Flowering Dogwood
Street Trees- (DOT street tree variety list)						
KP	10	Koelreuteria paniculata/ Golden Rain Tree	2" Cal.	B&B	AS SHOWN	Fraxinus pennsylvanica/ Green Ash
Evergreen Shrubs						
VR	16	Viburnum rhytidophyllum/ Leatherleaf Viburnum	3 gal.	Cont.	6' O.C.	Euonymus kiautschovicus/ Spreading Eunymus
VP	09	Viburnum plicatum var. tomentosum 'Mariesii'/ Doublefile Viburnum	3 gal.	Cont.	6' O.C.	Viburnum carlesii/ Koreanspice Viburnum
Groundcovers						
VM	667	Vinca minor/ Periwinkle	Tray	Cont.	1' O.C.	Cotoneaster dammeri/ Bearberry Cotoneaster (3' O.C.)

NOTE - If one or more of the above proposed trees, shrubs and groundcover, as listed in the recommended list, are not available then they can be substitute by the corresponding plant from the replacement/ alternate species list.

In the event that any other species listed in the plantlist above are not available, select species from the plant list below. Contractor to ensure that the replacements are from the same categories and of comparable sizes.

PREPARED FOR:
GILMOURE BRUNETT, LLC
751 ROCKVILLE PIKE
ROCKVILLE, MD 20852
PHONE: (301) 309-9110
FAX: (301) 309-9008
CONTACT: MR. CRAIG KAY

PROJECT TEAM:
LAND USE ATTORNEY: Linowes and Blocher
ARCHITECT: Nelson Architects, PC
TRANSPORTATION PLANNER: Street Traffic Studies, Ltd.
CONSTRUCTION CONSULTANT: Eichberg Construction

No.	REVISION	DATE	BY
1.	Reduce enrollment, building footprint and remove underground garage.	03/16/11	DK

GREENHORNE & O'MARA
CONSULTING ENGINEERS
20410 CENTURY BOULEVARD,, SUITE 200, GERMANTOWN, MARYLAND 20874
PHONE: (301) 444-8282 FAX: (301) 444-8181
www.g-and-o.com
FLORIDA • GEORGIA • MARYLAND • NORTH CAROLINA • PENNSYLVANIA • VIRGINIA • WEST VIRGINIA

© LATEST DATE HEREON

LANDSCAPE PLAN FOR SPECIAL EXCEPTION

Gilmoure-Brunett LLC/Childway Child Day Care
220 West University Boulevard, Silver Spring MD
PLAT 14272 p/o LOT 13 BLOCK P
L. 32342 F. 64
13th ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

DK DESIGN	SCALE 1" = 20'		
DK DRAWN	1 OF 1		
CHECKED	SHEET		
AUG 2010 DATE	071383 PROJ No.	FILE No.	

DATE=3/14/2011 DGN=J:\071383\071383_LND_01.DGN PRF=J:\071383\PRF\071383_LND_01.prf TBL=P:\Plot\Pentables\Maryland\Montgomery\V8LND.tbl SCALE=20 ROT=90