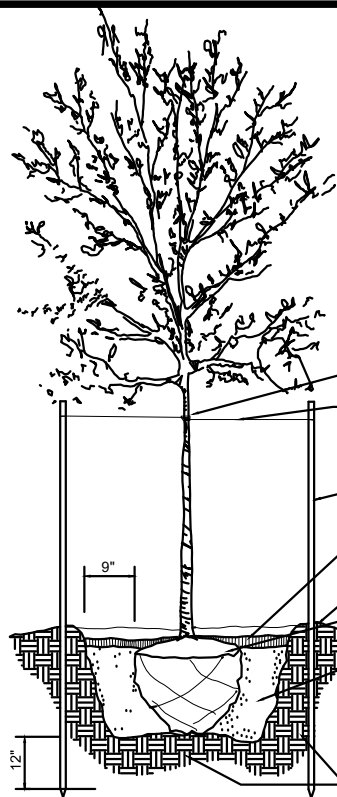


LANDSCAPE PLAN

610 HIGH STREET, PHASE 2



PRUNE DEAD AND DAMAGED BRANCHES PRIOR TO INSTALLATION OF PLANT MATERIAL ACCORDING TO PROPER HORTICULTURAL TECHNIQUES

1/2" DIAMETER BLACK RUBBER HOSE TO BE INTERTWINED AROUND TRUNK

DOUBLE STRANDED NO. 12 GAUGE GALVANIZED WIRE, TWISTED WIRE TO BE REMOVED AFTER ONE YEAR

2" x 2" x 8' WOOD STAKES, THREE PER TREE, NOTCHED, STAKES TO BE REMOVED AFTER ONE YEAR

3" SHREDDED HARDWOOD MULCH

3" MINIMUM SOIL RIM, 4" DIAMETER

REMOVE BURLAP FROM UPPER 1/3 OF ROOT BALL

SOIL MIX (1/3 ORGANIC MATTER, 2/3 TOPSOIL) PLANTING PIT DEPTH VARIES

EXISTING COMPACTED SUBGRADE, SET ROOTBALL 4" ABOVE FINISHED GRADE TO ALLOW FOR SETTLEMENT

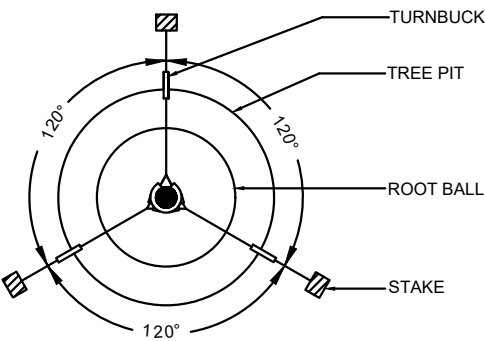


SHRUB PLANTING DETAIL

NOT TO SCALE

TREE PLANTING DETAIL

NOT TO SCALE



TREE GUYING PLAN

NOT TO SCALE

LEGEND

SITE BOUNDARY LINES	---
ADJACENT PROPERTY LINES	---
ZONING AREA LIMITS	MR GC
EXISTING CONTOURS	42.5 43
EXISTING TREELINE	---
EXISTING SOIL TYPE	GaA(A)
EXISTING CONCRETE SIDEWALK / APRON	---
EXISTING GRAVEL DRIVE	---
SWM DEVICE	---
PROPOSED CONTOUR	43

PROPOSED CONCRETE	---
PROPOSED GRAVEL ROAD	---
PROPOSED GRAVEL PARKING AREA	---
PR. UNDERSTORY TREE	---
PR. SHADE TREE	---
PR. SHRUB	---
PR. EVERGREEN/CONFERS	---

PLAN VIEW

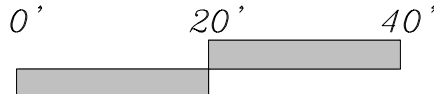
SCALE: 1"=20'

NOTE:

ONLY EXISTING PLANTS THAT WERE PREVIOUSLY PLANTED FROM THE ORIGINAL LANDSCAPE PLAN FOR HIGH STREET - PHASE 1 MAY REMAIN OR BE RELOCATED TO BE USED TO MEET THIS LANDSCAPE PLAN.

GRAPHIC SCALE

1"=20'



LANDSCAPE REQUIREMENTS

INTERIOR PARKING REQUIREMENTS

TOTAL SITE: 18,298 SF.

INTERIOR GREEN AREA REQUIRED: (15% OF TOTAL SITE): 2,745 SF.

INTERIOR GREEN AREA PROVIDED: 9,199 S.F.

PARKING LOT TREES REQUIRED: 1 CANOPY TREE, 2 UNDERSTORY TREES, 6 SHRUBS

PARKING LOT TREES PROVIDED: 1 CANOPY TREE, 2 UNDERSTORY TREES, 6 SHRUBS

BUFFER LANDSCAPING REQUIREMENTS:

WEST SIDE (P. 612)

TYPE: D LENGTH: 117.93 WIDTH: 30'

REQUIRED: 117.93' x 100 = 1.17 x 0.8 = 0.94 OR 1 UNIT = 2 CANOPY TREES, 5 UNDER STORY TREES, 10 EVERGREENS/CONFERS, 19 SHRUBS

PROVIDED: 2 CANOPY TREES, 5 UNDER STORY TREES, 10 EVERGREENS/CONFERS, 19 SHRUBS

NORTH SIDE (HIGH ST.)

TYPE: B LENGTH: 21' WIDTH: 10'

REQUIRED: 21' x 100 = 0.21 x 1.0 = 0.21 OR 1 UNITS = 2 CANOPY TREES, 4 UNDER STORY TREES, 10 SHRUBS

PROVIDED: 2 CANOPY TREES, 4 UNDERSTORY TREES, 10 SHRUBS

SOUTH SIDE (P. 608, P. 605, P. 604)

TYPE: C LENGTH TOTAL: 135' P. 608 : 20' P. 605 : 72' P. 604 : 86' / 2 = 43' WIDTH: 20'

REQUIRED: 135' x 100 = 1.35 x 0.90 = 1.2 OR 2 UNITS = 8 CANOPY TREE, 14 UNDER STORY TREES, 22 SHRUBS

PROVIDED: 8 CANOPY TREES, 14 UNDERSTORY TREES, 22 SHRUBS

EAST SIDE (P. 589) - NO BUFFER AND C REQUIRED.

TYPE: C TOTAL: 124' WIDTH: 10'

REQUIRED: 124' x 100 = 1.24 x 1.0 = 1.24 OR 2 UNITS = 8 CANOPY TREE, 16 UNDER STORY TREES, 24 SHRUBS

PROVIDED: 8 CANOPY TREES, 16 UNDERSTORY TREES, 24 SHRUBS

PARKING AREA PROVIDED 2,449 SF. / 0.05 AC.

SHADE IN PARKING AREA PROVIDED 862 SF. / 0.02 AC.

(35.20% OF PARKING AREA)

PLANT LIST - LANDSCAPE PLANTINGS

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.	ROOT
MAJOR DECIDUOUS / SHADE TREES			2" - 2 1/2" CAL.	AS SHOWN	21	B & B
MINOR DECIDUOUS / UNDERSTORY TREES			6'-8' HT.	AS SHOWN	41	B & B
EVERGREEN TREES / CONFERS			6'-8' HT.	AS SHOWN	10	B & B
SHRUBS			2-2 1/2" HT.	4'-6' O.C.	81	CONT.

PLANTING NOTES:

A. MATERIALS:

PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. THEY SHALL HAVE BEEN ROOT PRUNED, PREFERABLY WITHIN THE LAST YEAR.

THEY SHALL BE SOUND, HEALTHY, AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, PEST, EGGS OR LARVAE, AND SHALL HAVE A HEALTHY DEVELOPED ROOT SYSTEM.

PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH A DAMAGED OR CROOKED LEADER OR MULTIPLE LEADERS, ABRASIONS ON THE BARK, SUNSCALD, DISFIGURING KNOTS OR FRESH CUTS OVER 1 1/4 INCH WILL BE REJECTED.

NO CHANGE IN QUANTITY, SIZE, KIND, OR QUALITY OF PLANT SPECIFIED WILL BE PERMITTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.

TOPSOIL SHALL BE FERTILE, FRIABLE AND TYPICAL OF THE LOCALITY; IT SHALL BE FREE OF STONES, LUMPS, PLANTS, ROOTS, STICKS AND SHALL NOT BE DELIVERED IN A FROZEN OR MUDDY CONDITION.

PLANTING SOIL (BACKFILL MIX) SHALL BE FIVE PARTS TOPSOIL AND ONE PART WET LOOSE PEATMOSS.

STAKING MATERIALS: GUY WIRE SHALL BE PLIABLE 12 GAUGE GALVANIZED TWISTED TWO STRAND WIRE. HOSE SHALL BE A SUITABLE LENGTH OF TWO-PLY RUBBER HOSE 3/4 INCH IN DIAMETER STAKES SHALL CONFORM TO THE DETAIL ON THIS SHEET.

WRAPPING MATERIAL SHALL BE A STANDARD MANUFACTURED TREE WRAPPING PAPER WITH CRINKLED SURFACE AND FASTENED BY AN APPROVED METHOD.

B. APPLICABLE SPECIFICATIONS AND STANDARDS:

"STANDARD PLANT NAMES," LATEST EDITION AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.

"AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION, AMERICAN ASSOCIATION OF NURSEYMEN.

C. DIGGING AND HANDLING OF PLANT MATERIALS:

IMMEDIATELY BEFORE DIGGING, SPRAY ALL EVERGREEN OR DECIDUOUS PLANT MATERIAL IN FULL LEAF WITH ANTI-DESSICANT, APPLYING AN ADEQUATE FILM OVER TRUNKS, BRANCHES, TWIGGS, AND/OR FOLIAGE.

DIG BALL AND BURLAP (B & B) PLANTS WITH FIRM NATURAL BALLS OF EARTH, OF DIAMETER NOT LESS THAN THAT RECOMMENDED BY AMERICAN STANDARD FOR NURSERY STOCK, AND OF SUFFICIENT DEPTH TO INCLUDE THE FIBROUS AND FEEDING ROOTS. PLANTS MOVED WITH A BALL WILL NOT BE ACCEPTED IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATIONS.

D. EXCAVATION OF PLANTING AREAS:

STAKE OUT ON THE GROUND LOCATIONS FOR PLANTS AND OUT-LINES OF AREA TO BE PLANTED AND OBTAIN APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE EXCAVATION IS BEGUN. LANDSCAPED AREAS TO BE THOROUGHLY WEEDED PRIOR TO PLANTING OPERATION.

E. PLANTING OPERATIONS:

SET PLANTS AT SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO THE GROUND FROM WHICH THEY WERE DUG. USE PLANTING SOIL TO BACKFILL APPROXIMATELY 2/3 FULL. WATER THOROUGHLY BEFORE INSTALLING REMAINDER OF THE PLANTING SOIL TO TOP OF PITS, ELIMINATING ALL AIR POCKETS.

SET PLANTING PLUMB AND BRACE RIGIDLY IN POSITION UNTIL THE PLANTING SOIL HAS BEEN STAMPED SOLIDLY AROUND THE BALL AND ROOTS. CUT ROPES OR STRINGS FROM THE TOP OF BALL AFTER PLANT HAS BEEN SET. LEAVE BURLAP OR CLOTH WRAPPING INTACT AROUND BALLS. TURN UNDER AND BURY PORTIONS OF BURLAP AT TOP OF BALL.

PROTECT PLANTS AT ALL TIMES FROM SUN OR DRYING WINDS. PLANTS THAT CANNOT BE PLANTED IMMEDIATELY ON DELIVERY SHALL BE KEPT IN THE SHADE, WELL PROTECTED WITH SOIL, WET MOSS OR OTHER ACCEPTABLE MATERIAL AND SHALL BE KEPT WELL WATERED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN THREE DAYS AFTER DELIVERY.

PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL ONLY.

MULCH ALL PITS AND BEDS WITH A TWO INCH LAYER OF BARK/MULCH IMMEDIATELY AFTER PLANTING AND WORK INTO THE TOP THREE INCHES OF THE PLANTING SOIL. FORM A 3" EARTH SAUCER AROUND EACH PLANT. WATER ALL PLANTS IMMEDIATELY AFTER PLANTING. ADD ADDITIONAL MULCH TO MAKE A TOTAL 3" MULCH DEPTH.

F. STAKING, WRAPPING AND PRUNING:

STAKING SHALL BE COMPLETED IMMEDIATELY AFTER PLANTING. PLANTS SHALL STAND PLUMB AFTER STAKING. STAKES AND GUY WIRES SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD AND DISPOSED OF OFF SITE BY THE CONTRACTOR.

WRAP DECIDUOUS TREE TRUNKS STARTING AT THE BASE OF THE TREE UP TO THE SECOND BRANCH. REMOVE WRAPPING AT THE END OF THE GUARANTEE PERIOD.

PRUNE PLANTS AT THE TIME OF PLANTING AS DIRECTED BY THE LANDSCAPE ARCHITECT TO REMOVE A MAXIMUM OF 1/3 OF THE FOLIAGE. REMOVE ALL DEAD WOOD, SUCKERS OR BROKEN BRANCHES AND PRESERVE THE NATURAL CHARACTER OF THE PLANT.

G. GUARANTEE:

ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A HEALTHY AND VIGOROUS CONDITION AT THE BEGINNING OF THE SECOND GROWING SEASON FOLLOWING ACCEPTANCE BY THE LANDSCAPE ARCHITECT.

DEVELOPER / OWNER / APPLICANT:

608 HIGH STREET LLC
163 RYAN ROAD
PASADENA, MD 21122
443-618-0059

DESIGNED	CMB	09/26
		date
DRAWN	ZAW	09/26
		date
CHECKED	CMB	09/26
		date
APPROVED	STA	09/26
		date

REVISIONS

DATE	BY	DESCRIPTION



ENGINEERS-SURVEYORS-PLANNERS
CONSTRUCTION MANAGERS
1-97 BUSINESS PARK
1127 BENFIELD BLVD, SUITE K
MILLERSVILLE, MD 21108
WWW.DFIENGINEERING.COM
443-308-2100 FAX 443-308-2108



LANDSCAPE PLAN

610 HIGH STREET, PHASE 2

PARCEL 613

ZONING: MR / IRD OVERLAY ZONE

TAX MAP 103 BLOCK 17 PARCEL 613

SCALE: AS SHOWN DATE: SEPTEMBER, 2026

ZIP CODE: 21629

3RD ELECTION DISTRICT

CAROLINE COUNTY, MARYLAND

SHEET

10
OF
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