

LEGEND

SITE BOUNDARY LINES	-----
ADJACENT PROPERTY LINES	-----
EXISTING CONTOURS	----- 42.5' -----
EXISTING TREELINE	~~~~~
PROPOSED CONCRETE	▒
PROPOSED GRAVEL PARKING AREA	▒
PROPOSED CONTOUR	----- 43' -----
SWM DEVICE	▒

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 NURSERYMEN.

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, TWIGS, 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 PITTS, 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 PITTS AND BEDS WITH A TWO INCH LAYER OF BARKMULCH 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.

ANGELYN B ESTWICK
722 GAY STREET
DENTON, MD 21629
TMAP. 103 BLK. 17 P. 548
TA #03-001842
DEED: 516 / 388
ZONING: MR

JASON PUMPHREY
KRISTINA EVANS
11 N EIGHTH STREET
DENTON, MD 21629
TMAP. 103 BLK. 17 P. 561
TA #03-010058
DEED: 811 / 264
ZONING: MR

FIRST WESLEYAN CHURCH
OF DENTON INC/
412 N EIGHTH STREET
DENTON, MD 21629
TMAP. 103 BLK. 23 P. 539
TA #03-025454
DEED: 227 / 66
ZONING: MR

PLAN VIEW

SCALE: 1"=20'

GAY STREET
(EX.VARIABLE WIDTH R/W
SHA PLAT #26204)

MI ZONING
MR ZONING



LANDSCAPE REQUIREMENTS

INTERIOR PARKING REQUIREMENTS

TOTAL SITE: 14,485 SF.

INTERIOR GREEN AREA REQUIRED: (15% OF TOTAL SITE) 2,173 SF.

INTERIOR GREEN AREA PROVIDED 6,661 SF.

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:

NORTH SIDE (GAY STREET) (SHA)

TYPE: B LENGTH: 96' WIDTH: 15'

REQUIRED: 96' ÷ 100 = 0.96 x 0.9 = 0.86 OR 1 UNIT = 2 CANOPY TREE, 3 UNDER STORY TREES, 8 SHRUBS

PROVIDED: 2 CANOPY TREE, 3 UNDER STORY TREES, 8 SHRUBS

EAST SIDE (P. 537)

TYPE: A LENGTH: 154' WIDTH: 10'

REQUIRED: 154' ÷ 100 = 1.54 x 1.0 = 1.54 OR 2 UNITS = 2 CANOPY TREE, 4 UNDER STORY TREES, 12 SHRUBS

PROVIDED: 2 CANOPY TREE, 4 UNDERSTORY TREES, 12 SHRUBS

WEST SIDE (8TH STREET) (LOCAL)

TYPE: A LENGTH: 149' WIDTH: 20'

REQUIRED: 149' ÷ 100 = 1.49 x 0.80 = 1.192 OR 2 UNITS = 2 CANOPY TREE, 2 UNDER STORY TREES, 8

PROVIDED: 2 CANOPY TREE, 2 UNDERSTORY TREES, 8 SHRUBS

SOUTH SIDE (P. 539)

TYPE: A LENGTH: 95' WIDTH: 15'

REQUIRED: 95' ÷ 100 = 0.95 x 1.0 = 0.95 OR 1 UNITS = 1 CANOPY TREE, 2 UNDER STORY TREES, 6 SHRUBS

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

PARKING AREA PROVIDED

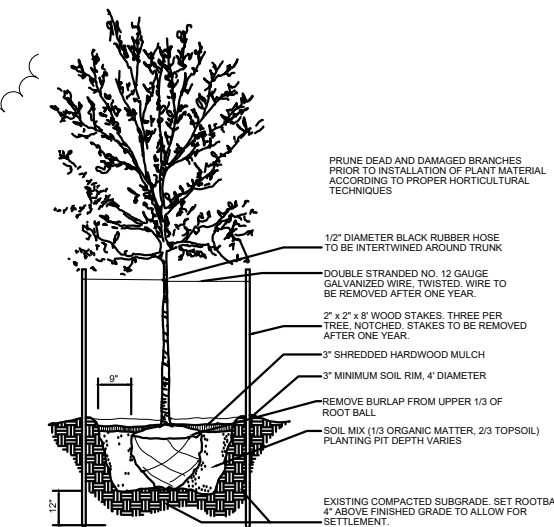
2,315 SF. / 0.05 AC.

SHADE IN PARKING AREA PROVIDED

325 SF. / 0.007 AC.

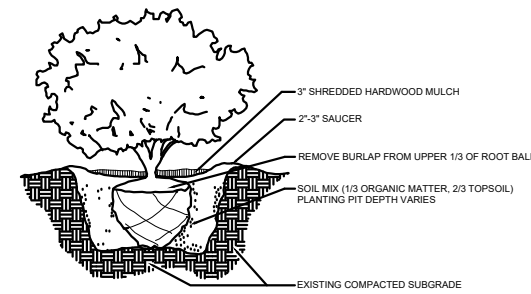
(14.04% OF PARKING AREA)

PLANT LIST - LANDSCAPE PLANTINGS						
KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.	ROOT
MAJOR DECIDUOUS / SHADE TREES						
AR	ACER RUBRUM	RED MAPLE	40'-100' Ht.	AS SHOWN	5	B & B
LS	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	60'-100' Ht.	AS SHOWN	4	B & B
MINOR DECIDUOUS / UNDERSTORY TREES						
MG	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	12'-30' Ht.	AS SHOWN	6	B & B
CFL	CORNUS FLORIDA	FLOWERING DOGWOOD	20'-50' Ht.	AS SHOWN	7	B & B
SHRUBS						
KL	KALMA LATIFOLIA	MOUNTAIN LAUREL	12'-20' Ht.	AS SHOWN	10	B & B
IV	ILEX VERTICILLATA	WINTERBERRY	6'-12' Ht.	AS SHOWN	10	B & B
RM	RHODODENDRON MAXIMUM	GREAT RHODODENDRON	15'-20' Ht.	AS SHOWN	10	B & B
VA	VACCINIUM ANGUSTIFOLIUM	LOWBUSH BLUEBERRY	1'-2' Ht.	AS SHOWN	10	B & B



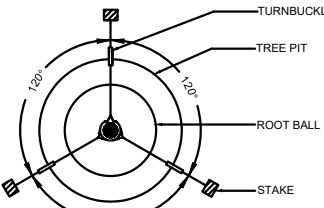
TREE PLANTING DETAIL

NOT TO SCALE



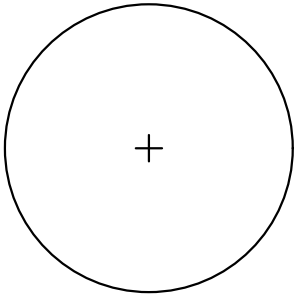
SHRUB PLANTING DETAIL

NOT TO SCALE

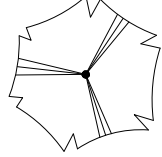


TREE GUYING PLAN

NOT TO SCALE



SHADE TREE



UNDERSTORY TREE



SHRUB

NOTE: THE SHRUB PLANTINGS ALONG THE SOUTH AND EAST PROPERTY LINES MUST REACH THE 4'-6" FOOT HEIGHT REQUIRED TO SCREEN THE PARKING FROM NEIGHBORING RESIDENTIAL PARKING

OWNER :

800 GAY STREET LLC.
163 RYAN ROAD
PASADENA , MD 21122
443-618-0059
ARBUILDERSINC79@GMAIL.COM

DEVELOPER:

AR BUILDERS, INC
163 RYAN ROAD
PASADENA, MD 21122
443-618-0059
ARBUILDERSINC79@GMAIL.COM

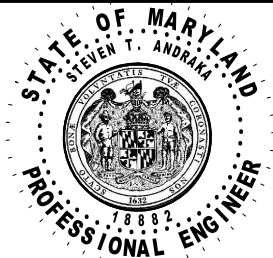
DESIGNED	CMB	09/26
		date
DRAWN	ZAW	09/26
		date
CHECKED	CMB	09/26
		date
APPROVED	STA	09/26
		date

REVISIONS

DATE	BY	DESCRIPTION



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



"PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 18882, EXPIRATION DATE: 10-19-2026."

LANDSCAPE PLAN

14 N. 8TH ST & 16 N. 8TH ST

ZONING: MR / IRD OVERLAY ZONE

TAX MAP 103 BLOCK 17 PARCEL 538

SCALE: AS SHOWN DATE: SEPTEMBER, 2026

ZIP CODE: 21629

3RD ELECTION DISTRICT

CAROLINE COUNTY, MARYLAND

SHEET

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OF

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