

GENERAL NOTES:

1. DESCRIPTION OF WORK:
  - 1.1. DEVELOP PARKING LOTS AT 1207 E 43RD ST, 1209 E 43RD ST, AND 1204 SPRINGFIELD AVE FOR USE BY THE LEAGUE FOR PEOPLE WITH DISABILITIES.
2. RELATED WORK:
  - 2.1. REMOVAL OF EXISTING PAVEMENT, SIDEWALK, CURB, OR COMBINATION CURB AND GUTTER PER SECTION 02.41.13.16
  - 2.2. SUBGRADE PREPARATION PER SECTION 31.23.13
  - 2.3. HOT MIX ASPHALT PATCHES PER SECTION 32.01.17.59
  - 2.4. CAST-IN-PLACE CONCRETE CURBS AND GUTTERS PER SECTION 32.16.13.13
  - 2.5. PERMANENT PAVEMENT MARKINGS PER SECTION 32.17.23
  - 2.6. TRAFFIC CONTROL PLAN UNDER SECTION 34.01.13.10
  - 2.7. STORMWATER MANAGEMENT FACILITIES
  - 2.8. LANDSCAPING
  - 2.9. ELECTRICAL (LIGHTING AND SECURITY)
3. UNLESS OTHERWISE NOTED, ALL SITE WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE PLANS, THE ACCOMPANYING SPECIFICATIONS, THE 2006 CITY OF BALTIMORE "DPW SPECIFICATIONS FOR MATERIALS, HIGHWAYS, BRIDGES, UTILITIES AND INCIDENTAL STRUCTURES."
4. SOIL EROSION AND SEDIMENT CONTROL PROCEDURES, AS DEFINED IN THE BALTIMORE CITY STORMWATER MANAGEMENT MANUAL (MAY 2010) AND THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" SHALL BE STRICTLY ADHERED TO. CONTRACTOR SHALL EXERCISE CAUTION TO AVOID DAMAGE TO ALL INLETS.
5. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO BIDDING AND START OF CONSTRUCTION. IF DISCREPANCIES ARE FOUND, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
6. FOR WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR MUST OBTAIN PERMITS FROM THE DEPARTMENT OF GENERAL SERVICES PERMITS DIVISION, ABEL WOLMAN MUNICIPAL BUILDING, 1ST FLOOR, 200 NORTH HOLLIDAY STREET, BALTIMORE, MARYLAND, 21202, PHONE (410)396-6865 OR (410)396-4508.
7. SAFE PEDESTRIAN AND VEHICLE ACCESS TO HOMES AND BUSINESSES SHALL BE MAINTAINED AT ALL TIMES.
8. STREET SIGNS ARE TO REMAIN OR BE RESTORED TO ORIGINAL CONDITION OR BETTER. STREET SIGNS SHALL BE REPLACED IMMEDIATELY AFTER AREA IS BACKFILLED AND NO LATER THAN CLOSE OF EACH WORKDAY, EVEN IF REPLACEMENT IS ONLY TEMPORARY.
9. CONTRACTOR SHALL PERMANENTLY STABILIZE ANY AREAS DISTURBED BY CONSTRUCTION, STORAGE, OR VEHICULAR MOVEMENT. THIS INCLUDES ANY INCIDENTAL ACTIVITIES NOT SHOWN ON THE DRAWINGS BUT ASSOCIATED WITH WORK. SOIL SHALL BE PREPARED AND SEEDED IN ACCORDANCE WITH THE PLAN SPECIFICATIONS.

# LEAGUE FOR PEOPLE SATELLITE PARKING LOT

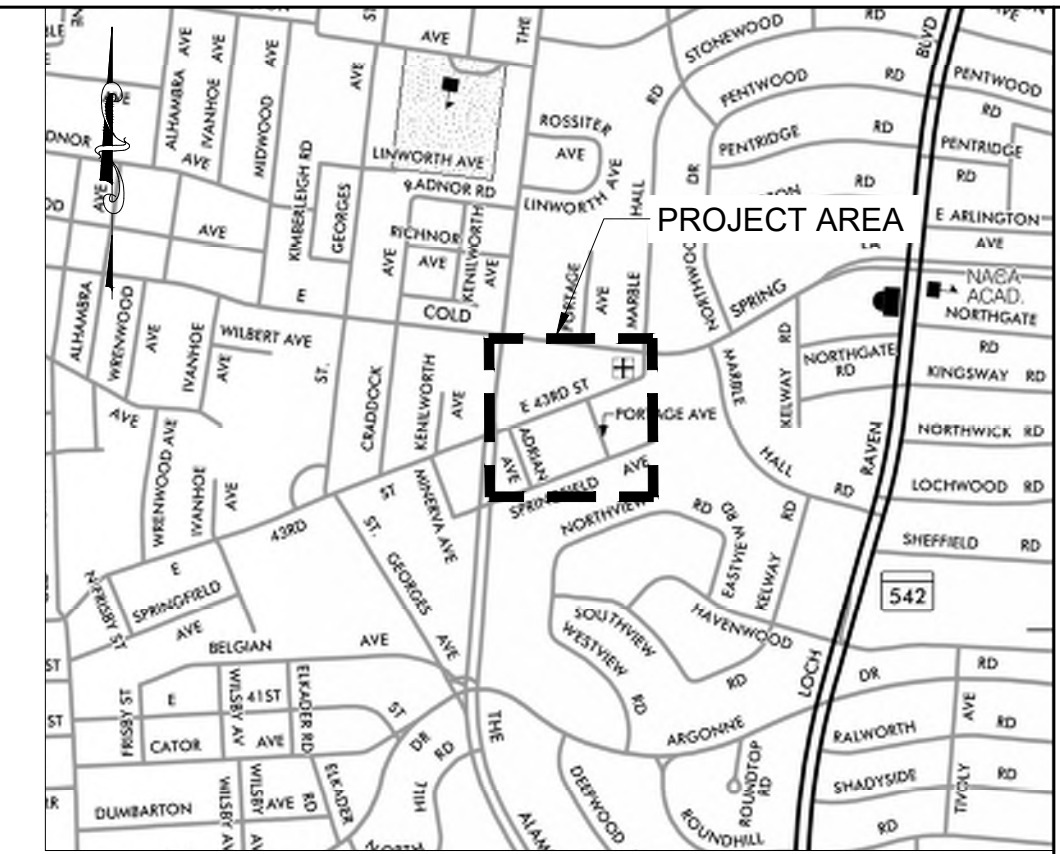
## SITE PLAN REVIEW COMMITTEE

**ESD # 8173**  
**BCNR-10035**



**03/15/2022**

**PROJECT INFORMATION:**  
**OWNER: LEAGUE FOR PEOPLE WITH DISABILITIES**  
**ADDRESS: 1207 & 1209 E 43RD ST AND 1204 SPRINGFIELD AVE**  
**WATERSHED: JONES FALLS**  
**WARD: 27**  
**SECTION: 39**  
**BLOCK: 5208**  
**LOTS: 4, 5, 12**  
**ZONING: R-5**



**ENGINEER:**  
 CITYSCAPE ENGINEERING, LLC  
 3000 CHESTNUT AVE  
 SUITE #112  
 BALTIMORE, MD 21211  
 PHONE: 410-601-3290

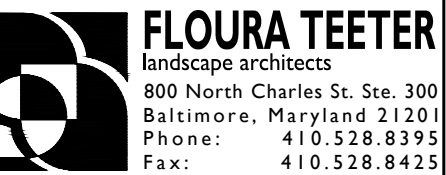


**DEVELOPER/APPLICANT:**  
 LEAGUE FOR PEOPLE WITH DISABILITIES  
 1111 E. COLD SPRING LANE  
 BALTIMORE, MD 21239  
 PHONE: 410-323-0500

**PROPERTY OWNER:**  
 LEAGUE FOR PEOPLE WITH DISABILITIES  
 1111 E. COLD SPRING LANE  
 BALTIMORE, MD 21239  
 PHONE: 410-323-0500

**ELECTRICAL ENGINEER:**  
 ALBAN ENGINEERING  
 303 INTERNATIONAL CIR  
 SUITE #450  
 HUNT VALLEY, MD 21030  
 PHONE: 410-842-6411

**LANDSCAPE ARCHITECTURE:**  
 FLOURA TEETER  
 800 N CHARLES ST  
 SUITE #300  
 BALTIMORE, MD 21201  
 PHONE: 410-528-8395



SHEET LIST TABLE	
Sheet Number	SHEET TITLE
C-000	COVER SHEET
C-100	OVERALL EXISTING CONDITIONS PLAN
C-101	EXISTING CONDITIONS PLAN
C-200	SITE PLAN
FSD-001	SIMPLE FOREST STAND DELINEATION
FSD-002	FOREST CONSERVATION PLAN
L-100	LANDSCAPE PLAN
L-200	PLANTING DETAILS
L-300	SPECIFICATIONS
L-301	SPECIFICATIONS
L-302	SPECIFICATIONS
SLP-1	SITE PLAN PHOTOMETRICS

GRADING SUMMARY	
TOTAL PROPERTY AREA	0.48 AC
TOTAL DISTURBED AREA	0.51 AC. (22,200 SF)
TOTAL CUT	165 CY
TOTAL FILL	102 CY
NET CUT MATERIAL	63 CY
CUT/FILL RATIO	1.62

DATA IS APPROXIMATE AND IS PROVIDED FOR BALTIMORE CITY REVIEW ONLY. CONTRACTOR TO VERIFY DATA AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

NO.	REVISION	BY	DATE
1			
2			
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4			
5			
6			
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8			

DRAWN: RLH CHECKED: KCL

DESIGNED: RLH

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.: 54422 EXP. DATE: 05/20/2023



**PROJECT INFORMATION:**  
 LEAGUE FOR PEOPLE  
 SATELLITE PARKING LOT

1207 & 1209 E 43RD STREET AND  
 1204 SPRINGFIELD AVENUE  
 BALTIMORE, MD 21239  
 WARD 27, SECTION 39,  
 BLOCK 5208, LOT 4, 5, 12

BCNR-10035 ESD NO.: 8173

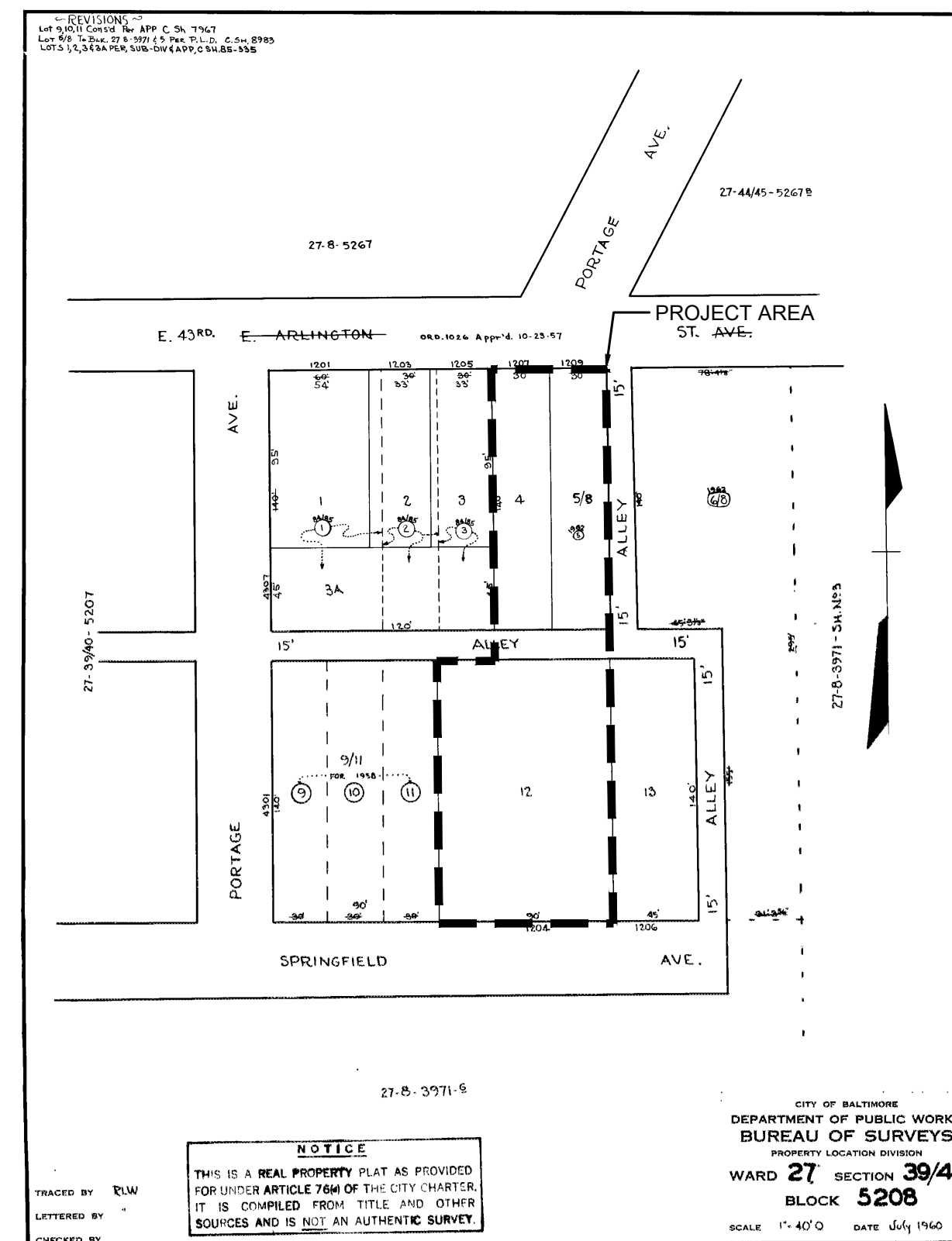
ePLAN NO.: TBD

DATE: 03/15/2022

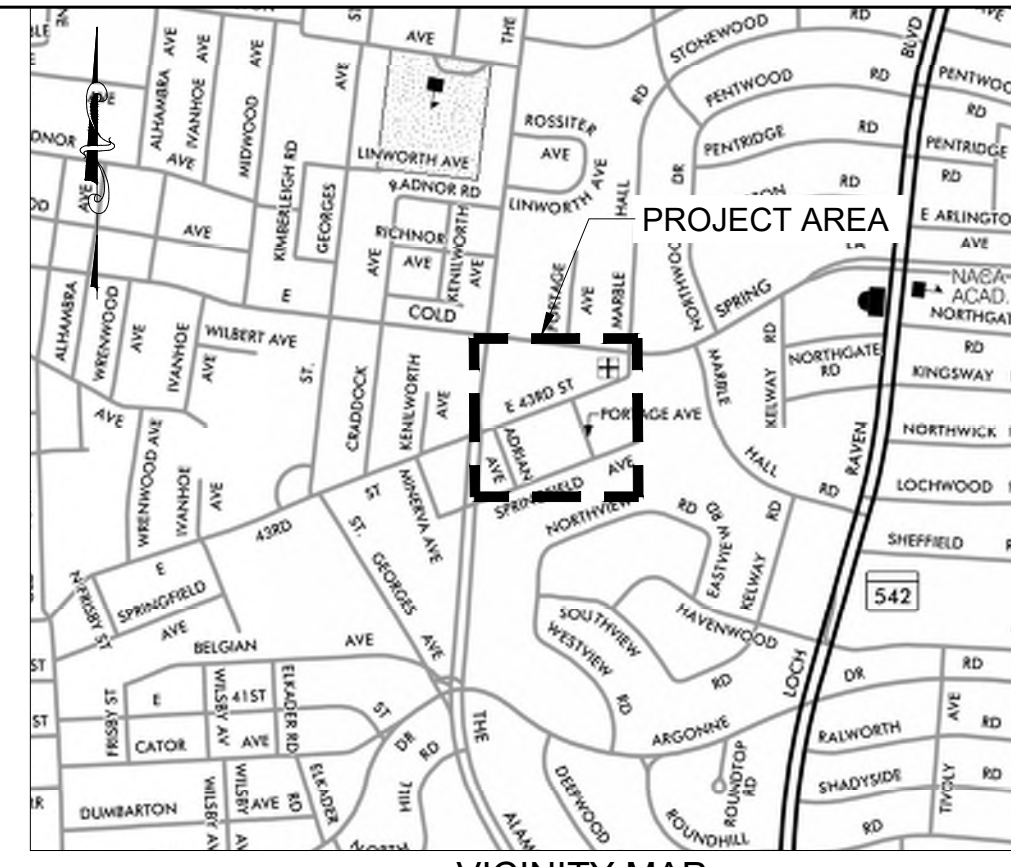
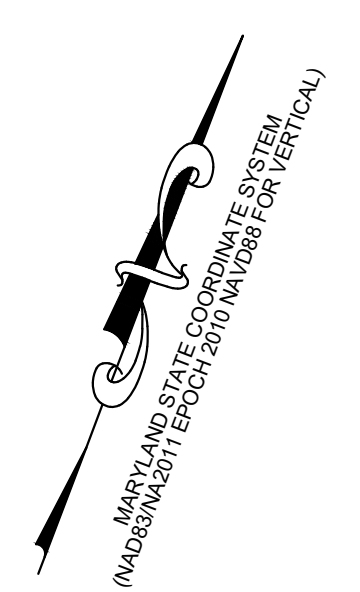
PROJECT NO.: 21-22

SHEET TITLE:  
**COVER SHEET**

DWG. NO.:  
**C-000**



1 PROPERTY MAP



**EXISTING CONDITIONS LEGEND**

	PARCEL
	BUILDING
	CURB
	MAJOR (5-FT) CONTOUR
	MINOR (1-FT) CONTOUR
	CONCRETE
	SOIL BOUNDARIES
	STORM DRAIN PIPE FROM SURVEY
	STORM DRAIN PIPE FROM GIS
	WATER PIPE FROM SURVEY
	WATER PIPE FROM GIS
	SANITARY PIPE FROM SURVEY
	SANITARY PIPE FROM GIS
	OVERHEAD ELECTRIC FROM GIS
	UNDERGROUND ELECTRIC FROM GIS
	GAS FROM SURVEY
	GAS FROM GIS
	SANITARY MANHOLE
	SANITARY CLEANOUT
	STORM DRAIN MANHOLE
	STORM DRAIN INLET
	ELECTRICAL POLE
	ELECTRICAL HANDBOX
	ELECTRICAL LIGHT POLE
	WATER METER
	WATER VALVE
	WATER HYDRANT
	GAS VALVE
	ROADSIDE SIGN
	TREE
	BUSH
	CONTROL POINT
	IRON PIPE
	WOODEN FENCE
	CHAIN LINK FENCE
	ACCESSIBLE STRIPING
	ACCESSIBLE PARKING SPACE
	ZONING BOUNDARY

**ENGINEER:**  
CITYSCAPE ENGINEERING, LLC  
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**LANDSCAPE ARCHITECTURE:**  
FLORA TEETER  
800 N CHARLES ST  
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PHONE: 410-528-8395

**FLORA TEETER**  
landscape architects  
800 North Charles St., Ste. 300  
Baltimore, Maryland 21201  
Phone: 410.528.8395  
Fax: 410.528.8425

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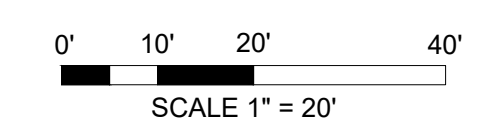
1207 & 1209 E 43RD STREET AND 1204 SPRINGFIELD AVENUE  
BALTIMORE, MD 21239  
WARD 27, SECTION 39, BLOCK 5208, LOT 4, 5, 12

BCNR-10035	ESD NO.: 8173
ePLAN NO.:	TBD
DATE:	03/15/2022
PROJECT NO.:	21-22

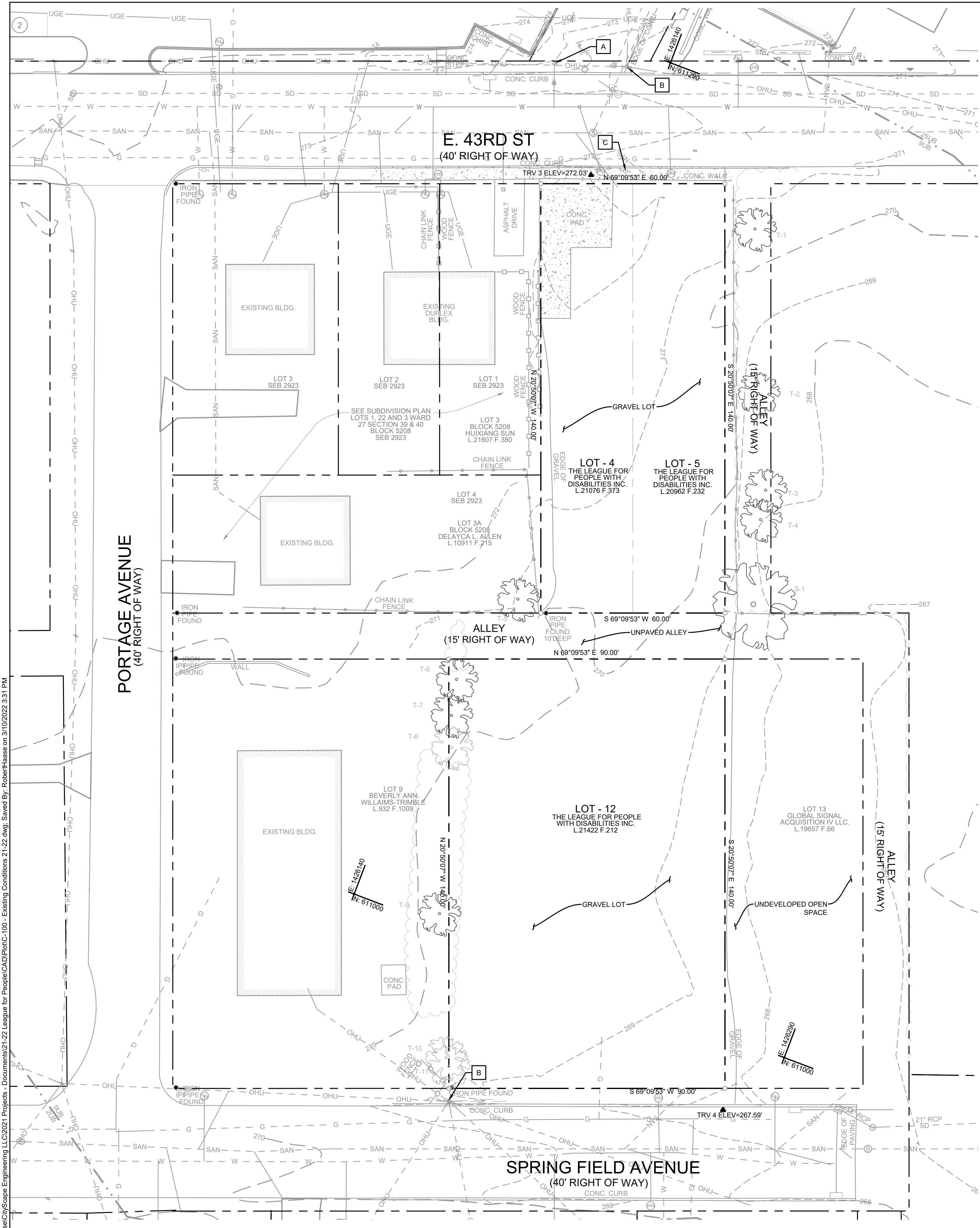
**SHEET TITLE:**  
OVERALL EXISTING CONDITIONS PLAN

DWG. NO.:  
C-100

**1 OVERALL EXISTING CONDITIONS PLAN**



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**SURVEY NOTES:**

- A TOPOGRAPHIC AND BOUNDARY SURVEY WAS PERFORMED ON OR AROUND DECEMBER 2021 BY PRECISION SURVEY AND MAPPING LLC.
- THE LOCATION OF IMPROVEMENTS SHOWN HEREON ARE DERIVED FROM MARYLAND COORDINATE SYSTEM (NAV83/NA2011 EPOCH 2010) & NAVD88 FOR VERTICAL:
- | PointNo. | Northing(Y) | Easting(X) | Elev(Z) | Description   |
|----------|-------------|------------|---------|---------------|
| 1        | 611143.89   | 1425732.73 | 277.82  | REBAR AND CAP |
| 2        | 611198.99   | 1425888.65 | 275.13  | MAG NAIL SET  |
| 3        | 611246.64   | 1426128.81 | 272.03  | MAG NAIL SET  |
| 4        | 610976.99   | 1426277.43 | 267.59  | MAG NAIL SET  |
- SITE DATA:**

WARD 27 - SECTION 39 - BLOCK 5208 - LOT 4, 5, 12

OWNERSHIP: THE LEAGUE FOR PEOPLE WITH DISABILITIES LLC.

DEEDS L 21076 F. 373, L.20962 F.232, L.21422 F.212

ADDRESSES: 1207 & 1209 E 43RD STREET, BALTIMORE, MARYLAND 21239  
1204 SPRINGFIELD AVENUE, BALTIMORE, MARYLAND 21239
- THE SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
- UTILITY INFORMATION SHOWN HEREON IS BASED ON ABOVE-GROUND LOCATIONS, PAINT MARKINGS AND PLANS FROM BALTIMORE CITY MARYLAND.
- THIS PLAN HAS BEEN SUPPLEMENTED WITH GIS DATA AVAILABLE FROM BALTIMORE CITY, MARYLAND.
- ADDITIONAL INFORMATION SHOWN HEREON IS BASED ON INFORMATION PREPARED BY CITYSCAPE ENGINEERING, LLC.

**UTILITY NOTES:**

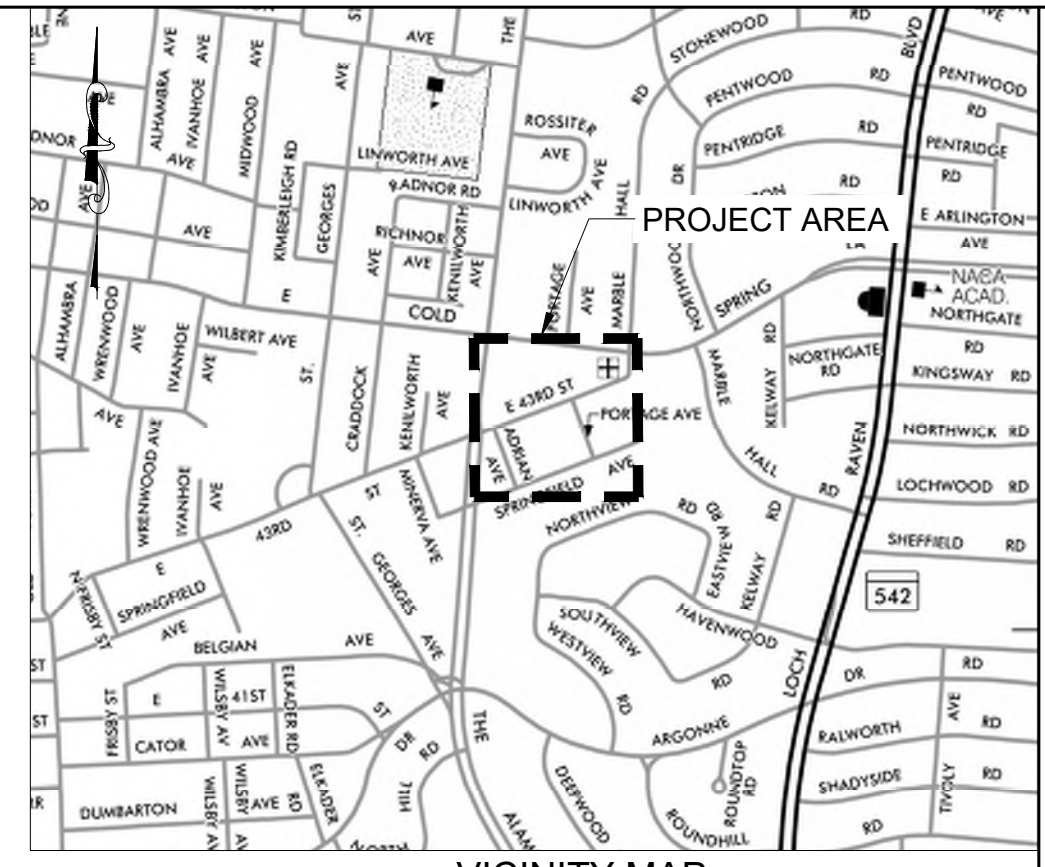
- SUBSURFACE UTILITY LOCATIONS SHOWN ON THIS PLAN WERE ESTIMATED BASED ON OBSERVED SURFACE MARKERS, RESULTS OF THE MISS UTILITY DESIGN TICKET, AND UTILITY PLANS PROVIDED BY UTILITY COMPANIES. THE CORRECTNESS AND COMPLETENESS OF THE UTILITY INFORMATION IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT MISS UTILITY AT 1-800-257-7777 AT LEAST THREE WORKING DAYS PRIOR TO STARTING WORK SO THEY CAN ARRANGE TO MARK THE HORIZONTAL LOCATION OF THEIR UNDERGROUND UTILITIES. ANY PERMITS OR COST ASSOCIATED WITH MISS UTILITY ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL WORK SHALL BE SUBJECT TO INSPECTION BY UTILITY DEPARTMENT OFFICIALS.
- CONTRACTOR SHALL CONDUCT TEST PITS TO VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON THE PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY, IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLAN, IF THERE APPEARS TO BE A CONFLICT, OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THE PLANS.
- CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT AND MAINTAIN UNINTERRUPTED UTILITY SERVICE. ANY DAMAGE TO EXISTING STRUCTURES SHALL BE REPAIRED IMMEDIATELY TO THE SATISFACTION OF THE CITY UTILITY INSPECTOR, AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DEVELOPER AND THE UTILITY OWNER OF ANY DAMAGE TO THE UTILITY.

**ENVIRONMENTAL NOTES AND FEATURES**

- WATERSHED: JONES FALLS
- ERODIBLE SOILS: N/A
- BEDROCK OUTCROPS: N/A
- STEEP SLOPES: N/A
- 100-YEAR FLOODPLAIN: NONE PER FEMA MAP 240087004F & 2400870011F
- CRITICAL AREA BOUNDARY: N/A
- STREAMS/WETLANDS: N/A
- FOREST CONSERVATION: YES
- STORMWATER MANAGEMENT REVIEW: YES

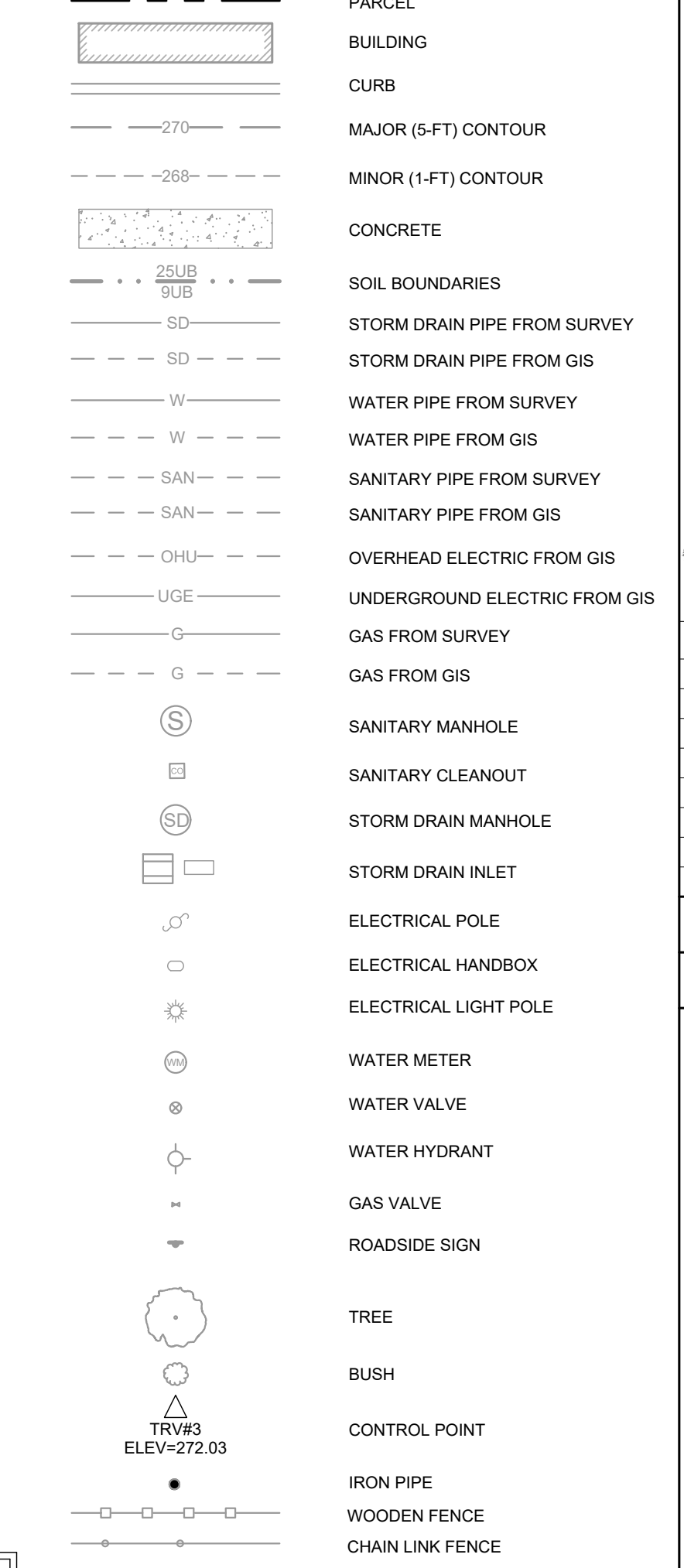
SOIL SYMBOL	SERIES DESCRIPTION	SLOPE	HYDRIC	HIGHLY ERODIBLE?	HYDROLOGIC SOIL GROUP
9UB	ELKTON-URBAN LAND COMPLEX	0 TO 5%	Y	N	C/D

FEDERAL			STATE			LOCAL		
Present (Y/N)	Feature	Legend Symbol	Present (Y/N)	Feature	Legend Symbol	Present (Y/N)	Feature	Legend Symbol
N	Wetlands	NONE	N	Tidal and Nontidal Wetlands	NONE	N	Steep Slopes	NONE
N	Major Waterways	NONE	N	Wetlands of Special State Concern	NONE	N	Highly Erodible Soils	NONE
N	Floodplains	NONE	N	Wetland Buffers	NONE	N	Enhanced Stream Buffers	NONE
			N	Stream Buffers	NONE	Y	Topography/slopes	SHOWN
			N	Perennial Streams	NONE	N	Springs	NONE
			N	Floodplains	NONE	N	Seeps	NONE
			N	Forests	NONE	N	Intermittent Streams	NONE
			N	Forest Buffers	NONE	Y	Vegetative Cover	SHOWN
			N	Critical Areas	NONE	Y	Soils	See Soils Table
						N	Bedrock/Geology	NONE
						Y	Existing Drainage Area	SEE SWM PLAN
						N	Existing SWM Facilities	NONE



**VICINITY MAP**  
SOURCE: SHA GRID MAP D-12B  
SCALE 1"=1000'

**EXISTING CONDITIONS LEGEND**



TAG	DESCRIPTION	QUANTITY
A	EXISTING FIRE HYDRANT	1
B	EXISTING UTILITY POLE	2
C	UTILITY POLE TO BE REMOVED	1

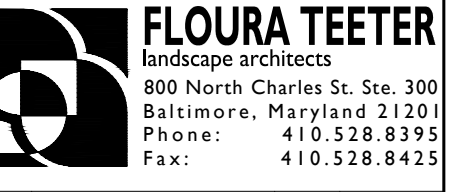
**ENGINEER:**  
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3000 CHESTNUT AVE  
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**LANDSCAPE ARCHITECTURE:**  
FLORA TEETER  
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LEAGUE FOR PEOPLE SATELLITE PARKING LOT

1207 & 1209 E 43RD STREET AND 1204 SPRINGFIELD AVENUE BALTIMORE, MD 21239 WARD 27, SECTION 39, BLOCK 5208, LOT 4, 5, 12

BCNR-10035 ESD NO.: 8173

ePLAN NO.: TBD

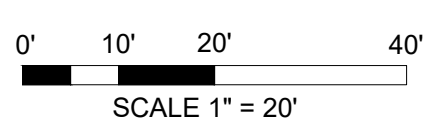
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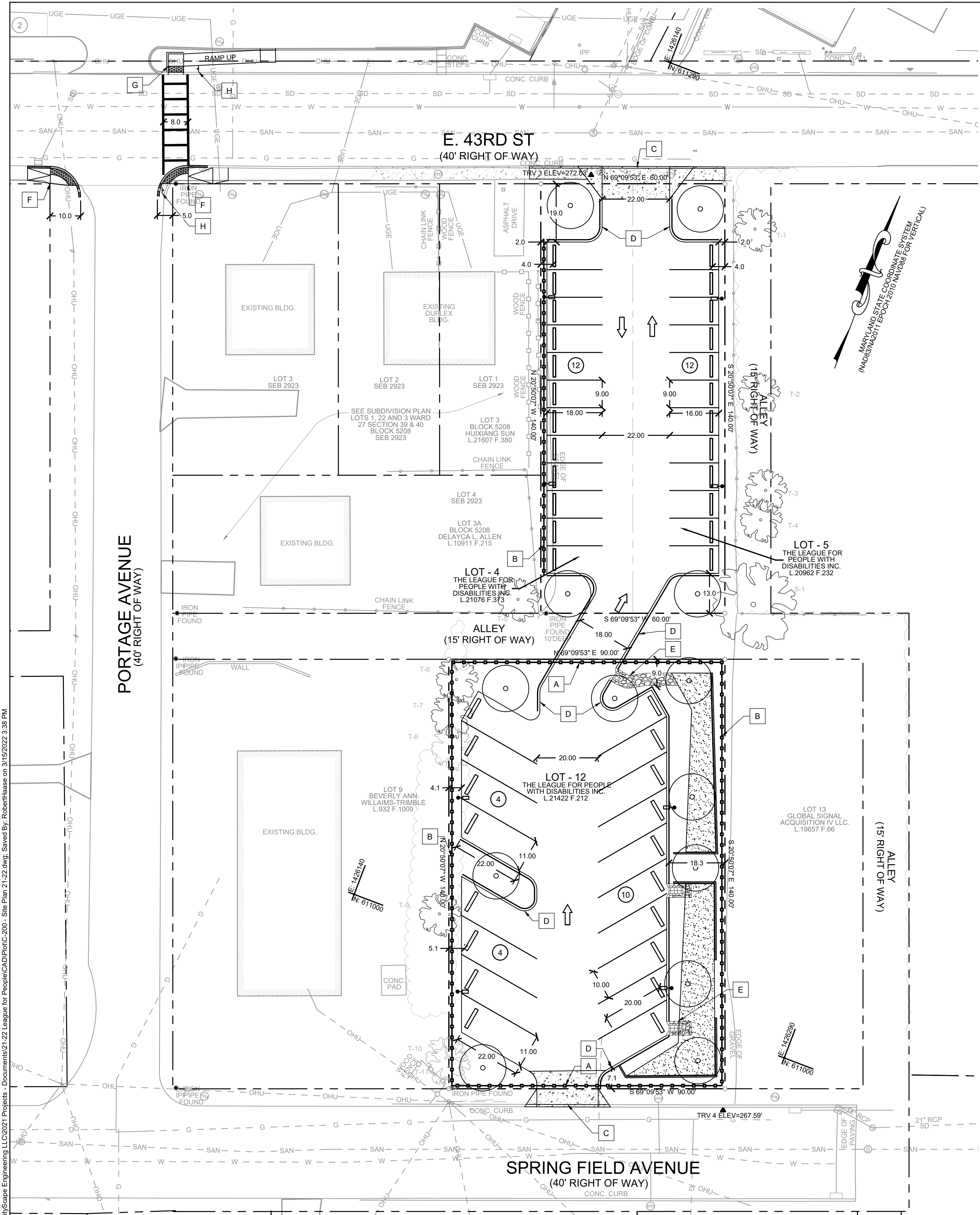
PROJECT NO.: 21-22

**SHEET TITLE:**  
EXISTING CONDITIONS PLAN

DWG. NO.: C-101

**1 EXISTING CONDITIONS PLAN**

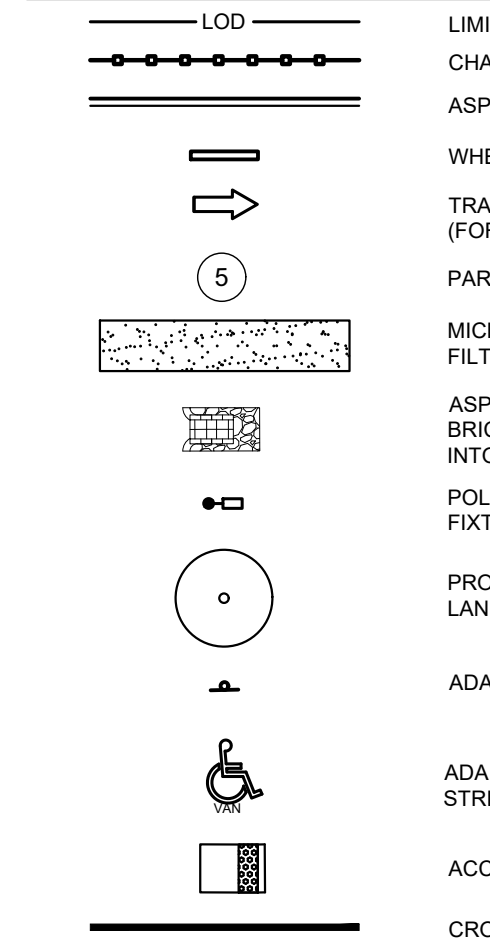




- GENERAL NOTES:**
- SEE ZONING TABLE BELOW FOR SUMMARY OF BULK REGULATIONS
  - NO SUBDIVISION OR LOT CONSOLIDATION IS PROPOSED
  - SITE AREA:**
    - LOT 04 & 05 0.193 AC, 8,400 SF
    - LOT 12 0.289 AC, 12,600 SF
  - THIS PROPOSED PROJECT IS ADDITIONAL PARKING FOR THE EMPLOYEES AND ACCESSIBILITY VANS AND BUSES OF THE LEAGUE FOR PEOPLE WITH DISABILITIES.
  - ACCESSIBILITY NOTES:**
    - ADDITIONAL ACCESSIBLE PARKING WILL BE PROVIDED AND CONSOLIDATED SOLELY ON LOT 40. SEE THE PARKING SUMMARY THIS SHEET.
    - IF THESE SATELLITE PARKING LOTS ARE EVER SOLD AND REDEVELOPED, THESE LOTS (4, 5, & 12) WILL NEED TO MEET ADA PARKING REQUIREMENTS ON SITE.
  - ENVIRONMENTAL NOTES AND FEATURES**
    - THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA NOR WITHIN A 100-YR FLOODPLAIN
    - LIMITS OF DISTURBANCE: 0.51 AC. (22,200 SF)
    - THIS PROJECT IS SUBJECT TO STORMWATER MANAGEMENT REVIEW AND FOREST CONSERVATION PLAN REVIEW WILL BE COMPLETED
    - UTILITY SERVICES
      - NO WATER OR SEWER SERVICES ARE REQUIRED FOR THIS PROJECT.
    - BUILDINGS
      - NO STRUCTURES ARE PROPOSED FOR THIS PROJECT.

- PARKING SUMMARY:**
- REQUIRED LEAGUE FOR PEOPLE PARKING**
- ADULT DAY-CARE FACILITY - 1 PER 4 EMPLOYEES ON PEAK SHIFT
  - OFFICE - 1 PER 800 SF OF GFA
  - RECREATION (INDOOR) - 1 PER 2,000 SF OF GFA
  - COMMUNITY CENTER - 1 PER 10 PERSONS OF FIRE RATED CAPACITY
- TOTAL REQUIRED PARKING SPACES = 66 PARKING SPACES**
- TOTAL PARKING PROVIDED FOR THE LEAGUE & OVERFLOW LOT = 102 PARKING SPACES + 18 VAN AND TRUCK SPACES.**
- ACCESSIBLE SPACES REQUIRED = 21 (BASED ON 20% OF VISITOR/EMPLOYEE PARKING)  
ACCESSIBLE SPACES PROVIDED = 23
- LOT 40 PARKING**
- EXISTING PARKING  
66 SPACES  
14 ACCESSIBLE SPACES  
80 TOTAL PARKING SPACES
- PROPOSED PARKING  
55 SPACES  
23 ACCESSIBLE SPACES (NET INCREASE OF 9)
- 78 TOTAL PARKING SPACES**
- LOT 4.5 & 12 PARKING**
- EMPLOYEE  
COMPACT SPACES (9'X16'): 12 PROV'D  
FULL SIZE SPACES (9'X18'): 12 PROV'D
- VAN AND TRUCK  
(10'X20'): 10 PROV'D  
(11'X22'): 8 PROV'D
- 42 TOTAL PARKING SPACES**

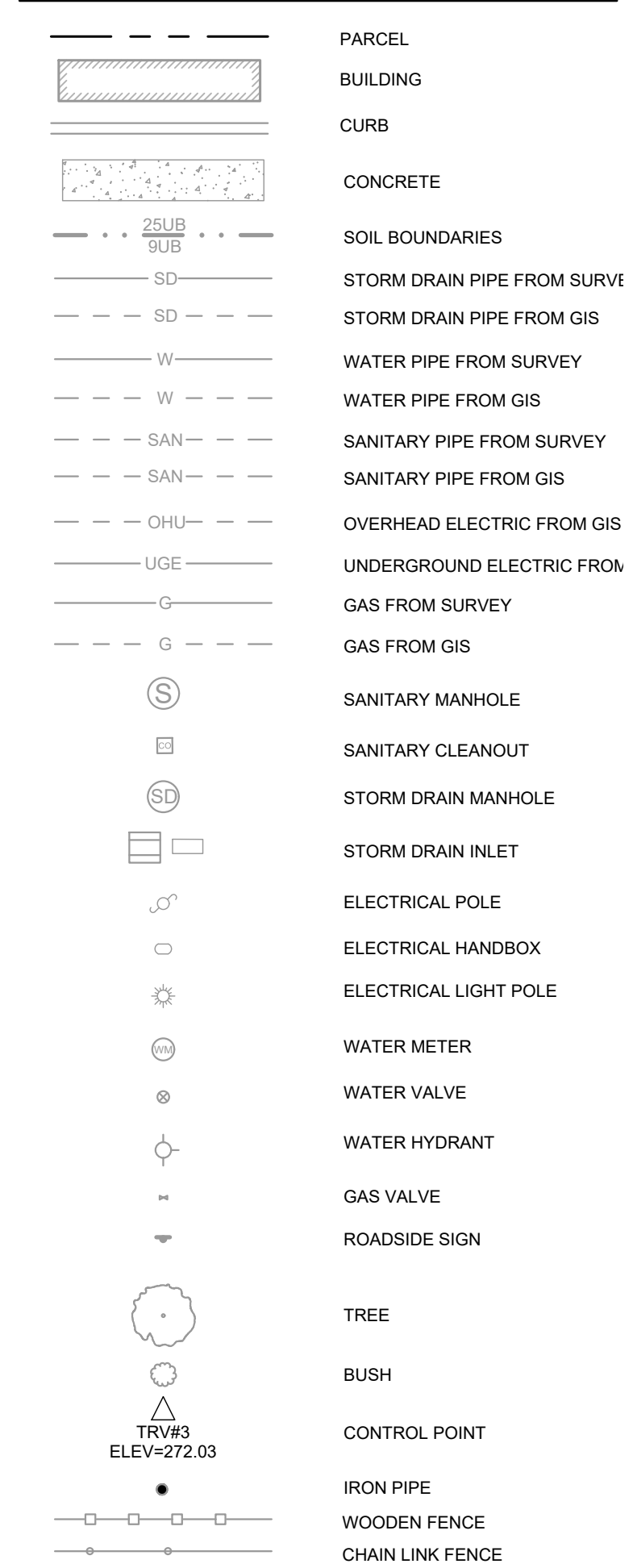
**PROPOSED CONDITIONS LEGEND**



**VICINITY MAP**

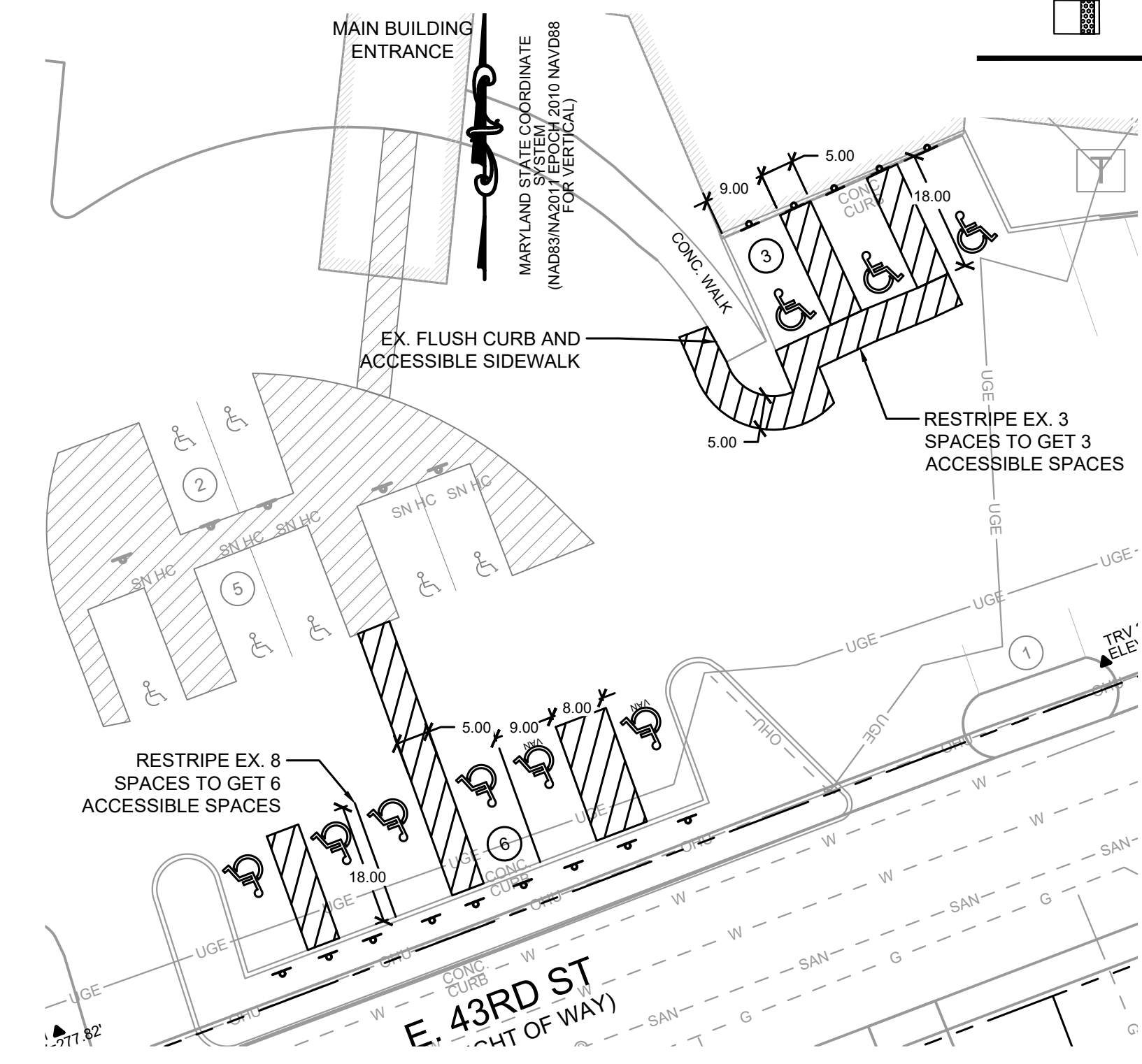
SOURCE: SHA GRID MAP D-12B  
SCALE 1"=1000'

**EXISTING CONDITIONS LEGEND**



- TRANSPORTATION AND CIRCULATION NOTES**
- PASSENGER VEHICLE TRAFFIC IS PROPOSED TO ENTER AND EXIT THE SITE FROM E 43RD STREET.
  - THE TWO EXISTING DRIVEWAYS ONTO E 43RD STREET ARE PROPOSED TO BE CONSOLIDATED INTO ONE DRIVEWAY.
  - ACCESSIBLE VANS AND BUSES ARE PROPOSED TO ENTER THE SITE FROM SPRINGFIELD AVENUE AND EXIT ONTO E 43RD STREET.
  - EMPLOYEES OF THE LEAGUE FOR PEOPLE WITH DISABILITIES WILL WALK FROM THE PARKING LOTS TO THE MAIN BUILDING.

KEYNOTES TABLE		
TAG	DESCRIPTION	QUANTITY
A	ELECTRIC RETRACTING GATE	2
B	FENCE, REFER TO LANDSCAPE PLANS FOR DETAILS	AS SHOWN
C	TYPICAL DRIVEWAY, BC 500.01	2
D	ASPHALT CURB, BC 615.01	348 LF
E	CURB CUT AND FLOW DISSIPATER	2
F	SIDEWALK RAMP, BC 655.12	2
G	SIDEWALK RAMP, BC 655.13	1
H	STOP FOR PEDESTRIANS SIGN, MUTCD R1-5C	2



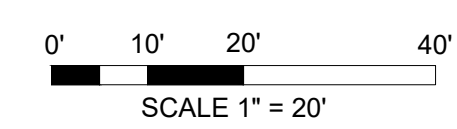
**2 LEAGUE RESTRIPING PLAN**  
SCALE 1" = 20'

Project Name	Developer & Applicant Information	Owners Information	Property Address	Lot	Existing Property Zone	Proposed Property Zone	Existing Use	Proposed Use	Use Permitted?	Maximum Impervious Surface (%)*	Proposed Impervious Surface (%)	Maximum Lot Coverage (%)	Proposed Lot Coverage (%)	Lot Coverage Met (%)
League for People with Disabilities-Satellite Parking Lot	The League for People with Disabilities, Inc	The League for People with Disabilities, Inc	1207 & 1209 E 43rd St	4 & 5	R-5	No Change	Vacant	Principle Use Parking Lot	No, conditional use approval is being sought	None	80.5%	40%	80.5%	No, relief to requirement will be sought
			1204 Springfield Avenue	12	R-5	No Change	Vacant	Principle Use Parking Lot		None	62.3%	40%	62.3%	

\*Maximum impervious surface only applies to structures, per zoning code Table 9-401.

Setback Summary											
Lot	Front Req'd	Front Prov'd	Side Req'd	Side Prov'd	Rear Req'd	Rear Prov'd	Wheel Stop from Property Line Req'd	Wheel Stop from Property Line Prov'd	Bike Parking Required	Bike Parking Provided	
4 & 5	25'	19'	15'	2'	25'	13'	4'	4'	N/A	N/A	
12	25'	7.1'	15'	4.1' & 18.3'	25'	9'	4'	Minimum of 5'	N/A	N/A	

**1 SITE PLAN**



**ENGINEER:**  
CITYSCAPE ENGINEERING, LLC  
3000 CHESTNUT AVE  
SUITE #112  
BALTIMORE, MD 21211  
PHONE: 410-601-3290

**DEVELOPER/APPLICANT:**  
LEAGUE FOR PEOPLE WITH DISABILITIES  
1111 E. COLD SPRING LANE  
BALTIMORE, MD 21239  
PHONE: 410-323-0500

**PROPERTY OWNER:**  
LEAGUE FOR PEOPLE WITH DISABILITIES  
1111 E. COLD SPRING LANE  
BALTIMORE, MD 21239  
PHONE: 410-323-0500

**ELECTRICAL ENGINEER:**  
ALBAN ENGINEERING  
303 INTERNATIONAL CIR  
SUITE #450  
HUNT VALLEY, MD 21103  
PHONE: 410-842-6411

**LANDSCAPE ARCHITECTURE:**  
FLORA TEETER  
800 N CHARLES ST  
SUITE #300  
BALTIMORE, MD 21201  
PHONE: 410-528-8395



NO.	REVISION	BY	DATE
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DRAWN: RLH CHECKED: KCL

DESIGNED: RLH

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.: 54422 EXP. DATE: 05/20/2023



**PROJECT INFORMATION:**  
LEAGUE FOR PEOPLE SATELLITE PARKING LOT

1207 & 1209 E 43RD STREET AND 1204 SPRINGFIELD AVENUE  
BALTIMORE, MD 21239  
WARD 27, SECTION 39, BLOCK 5208, LOT 4, 5, 12

BCNR-10035 ESD NO.: 8173

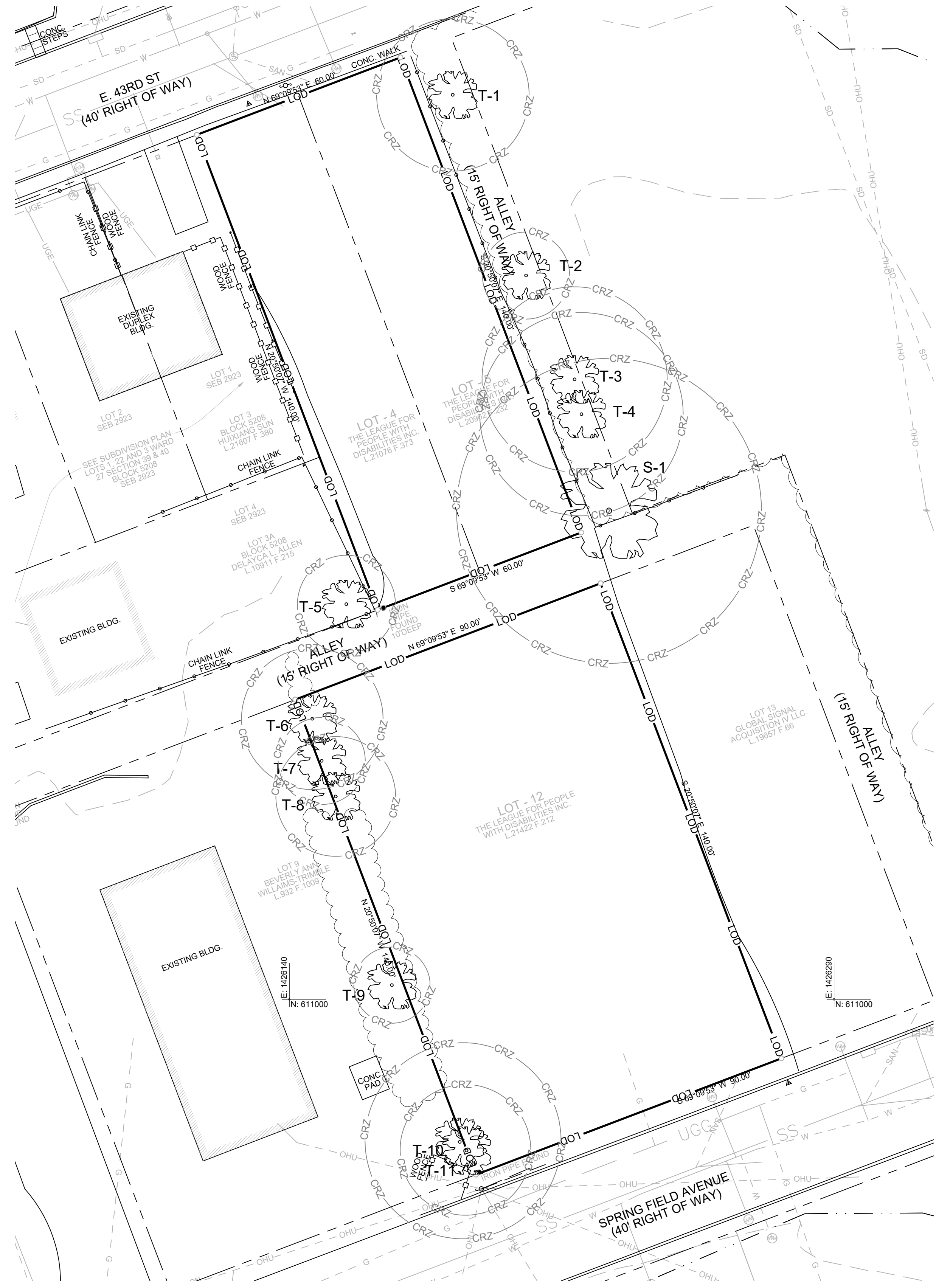
ePLAN NO.: TBD

DATE: 03/15/2022



PROJECT NO.: 21-22

**SHEET TITLE:**  
SITE PLAN

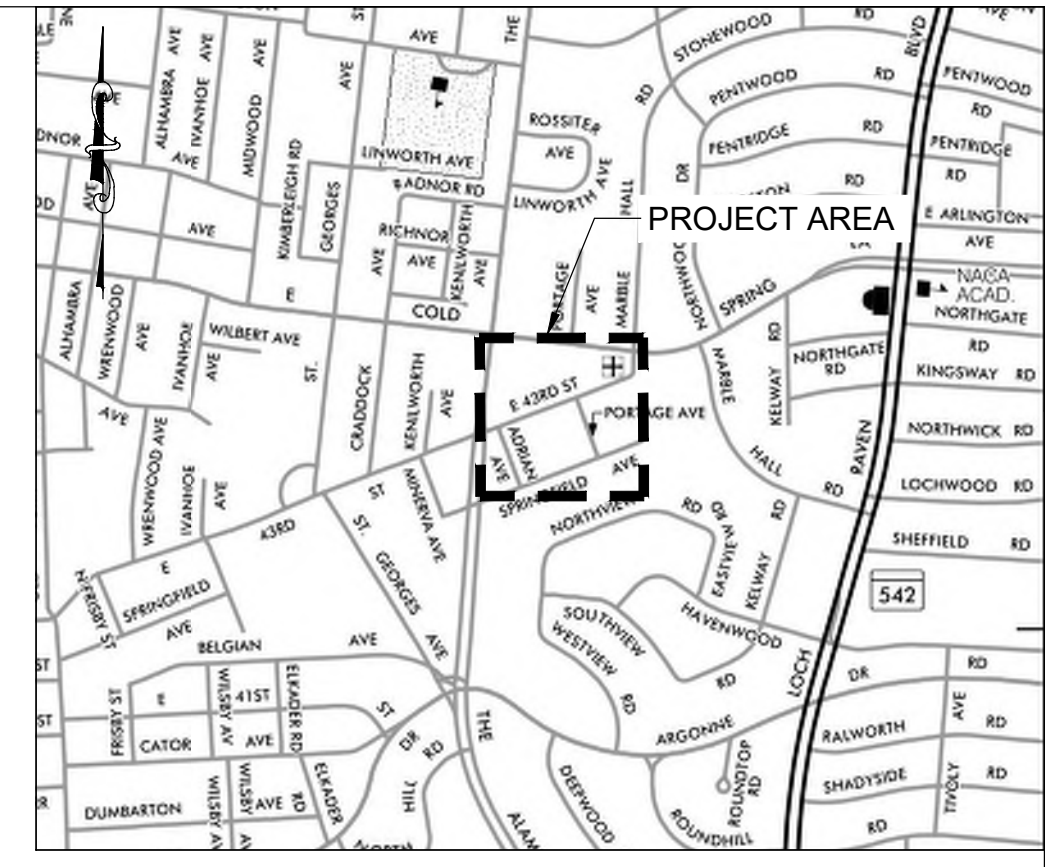
DWG. NO.:  
C-200



**LEGEND:**

-  T-1  
EXISTING TREE WITH CRITICAL ROOT ZONE
  -  LOD  
LIMIT OF DISTURBANCE
- NOTE: NO SOILS LINES SHOWN, THE ENTIRE SITE AND SURROUNDING AREA CONTAINS SOIL TYPE: 9UB - ELKTON URBAN LAND, 0 TO 5 PERCENT SLOPES, NOT HYDRIC, DRAINAGE CLASS: D
- NO STEEP SLOPES OR ROCK OUTCROPPINGS ARE PRESENT ON SITE.

SUMMARY TABLE (FOR PROJECT LIMITS)	
EXISTING FOREST	0 ACRES
WETLANDS	0 ACRES
FORESTED WETLAND	0 ACRES
STREAM BUFFER	0 ACRES
FORESTED STREAM BUFFER	0 ACRES
100 YEAR FLOODPLAIN	0 ACRES
FORESTED 100 YEAR FLOODPLAIN	0 ACRES
LINEAR EXTENTS OF STREAMS	0 L.F.
AVERAGE WIDTH OF STREAM BUFFER	0 FEET



**VICINITY MAP**  
SOURCE: SHA GRID MAP D-12B  
SCALE 1"=1000'

**EXISTING TREE TABLE:**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE (DBH)	CRZ (RADIUS)	SPECIMEN TREE	CONDITION	COMMENTS	PROPOSED ACTION
T-1	<i>Platanus Occidentalis</i>	Sycamore	14"	21'		Fair	Some vine coverage	
T-2	<i>Morus alba</i>	White Mulberry	8"	12'		Good		
T-3	<i>Quercus ssp.</i>	Oak Subspecies	17"	25.5'		Poor	Significant vine coverage and some dieback	
T-4	<i>Quercus ssp.</i>	Oak Subspecies	18.5"	28'		Poor	Double stem (13" + 13") Significant vine coverage trunk leaning	
T-5	<i>Gymnocladus dioica</i>	Kentucky Coffee Tree	9"	13.5'		Fair	Some vine coverage	
T-6	<i>Acer platanoides</i>	Norway Maple	13"	19.5'		Good	Double stem (9" + 9")	
T-7	<i>Acer platanoides</i>	Norway Maple	8"	12'		Good		
T-8	<i>Acer platanoides</i>	Norway Maple	11"	16.5'		Poor	Significant vine coverage and dieback	Remove
T-9	<i>Morus alba</i>	White Mulberry	7"	10.5'		Fair	Some vine coverage	
T-10	<i>Prunus serotina</i>	Black Cherry	18"	27'		Poor	Multi-stem Significant vine coverage, growing with White Mulberry	Remove
T-11	<i>Morus alba</i>	White Mulberry	12"	18'		Poor	Multi-stem Significant vine coverage, growing with Black Cherry	Remove
S-1	<i>Acer platanoides</i>	Norway Maple	28"	42'	X	Poor	Significant vine coverage	

ENGINEER:  
CITYSCAPE ENGINEERING, LLC  
3000 CHESTNUT AVE  
SUITE #112  
BALTIMORE, MD 21211  
PHONE: 410-601-3290

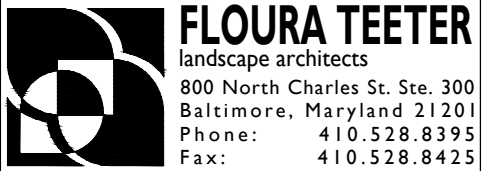


DEVELOPER/APPLICANT:  
LEAGUE FOR PEOPLE WITH DISABILITIES  
1111 E. COLD SPRING LANE  
BALTIMORE, MD 21239  
PHONE: 410-323-0500

PROPERTY OWNER:  
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ALBAN ENGINEERING  
303 INTERNATIONAL CIR  
SUITE #450  
HUNT VALLEY, MD 21030  
PHONE: 410-842-6411

LANDSCAPE ARCHITECTURE:  
FLOURA TEETER  
800 N CHARLES ST  
SUITE #300  
BALTIMORE, MD 21201  
PHONE: 410-528-8395

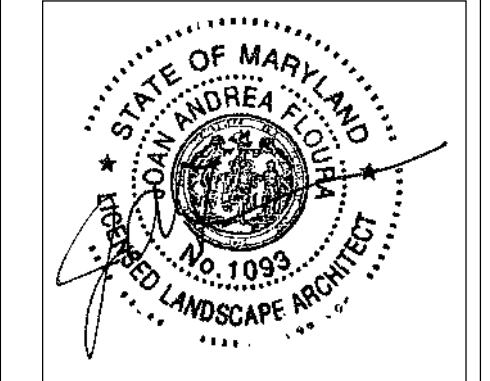


NO.	REVISION	BY	DATE
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DRAWN: RN      CHECKED: JG

DESIGNED: RN

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO.: 1093  
EXP. DATE: 07/26/2022



**PROJECT INFORMATION:**

1207 & 1209 E 43RD STREET AND 1204 SPRINGFIELD AVENUE  
BALTIMORE, MD 21239  
WARD 27, SECTION 39,  
BLOCK 5208, LOT 4, 5, 12

ESD NO.:

ePLAN NO.:

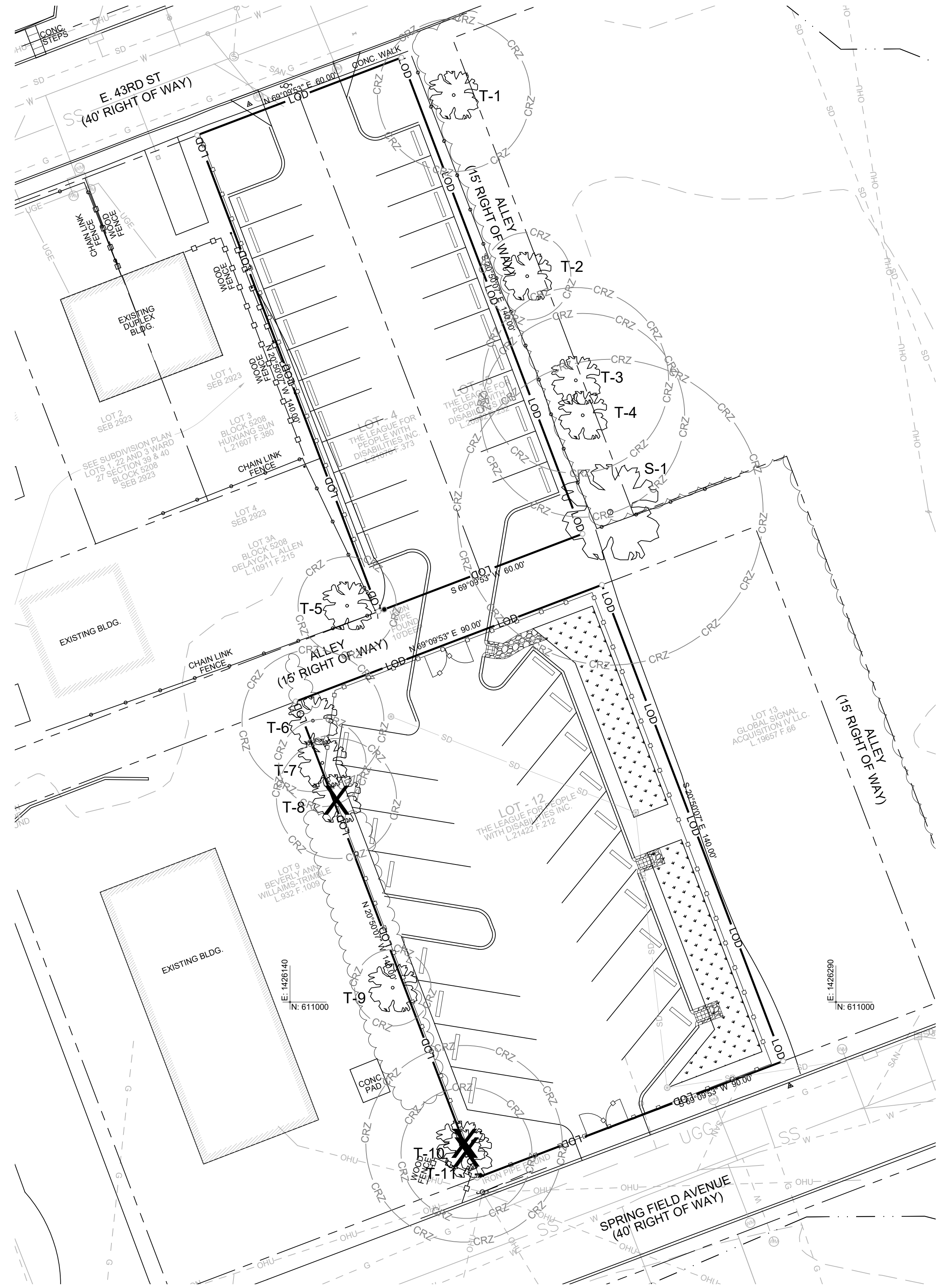
DATE:

PROJECT NO.:




SHEET TITLE:  
SIMPLE FOREST STAND DELINEATION

DWG. NO.:  
**FSD -001**

SHEET NO.:      00F 07



**LEGEND:**

-  T-1 EXISTING TREE WITH CRITICAL ROOT ZONE
-  T-1 EXISTING TREE TO BE REMOVED
-  STORMWATER PLANTING

NOTE: MITIGATION PLANTINGS WILL BE INSTALLED ON SITE IN A COMBINATION OF MAJOR TREES, MINOR TREES AND SHRUBS. SEE OVERALL PLANTING PLANS FOR PLANT SCHEDULE AND PLANTING UNIT CALCULATIONS. A TWO-YEAR GUARANTEE FOR EITHER SURVIVAL OR REPLACEMENT OF ALL PLANTINGS THAT ARE BEING USED TO MEET FOREST CONSERVATION REQUIREMENTS WILL BE ENFORCED.

NOTE: NO SOILS LINES SHOWN, THE ENTIRE SITE AND SURROUNDING AREA CONTAINS SOIL TYPE: 9UB - ELKTON URBAN LAND, 0 TO 5 PERCENT SLOPES, NOT HYDRIC, DRAINAGE CLASS: D

NO STEEP SLOPES OR ROCK OUTCROPPINGS ARE PRESENT ON SITE.

**EXISTING TREE TABLE:**

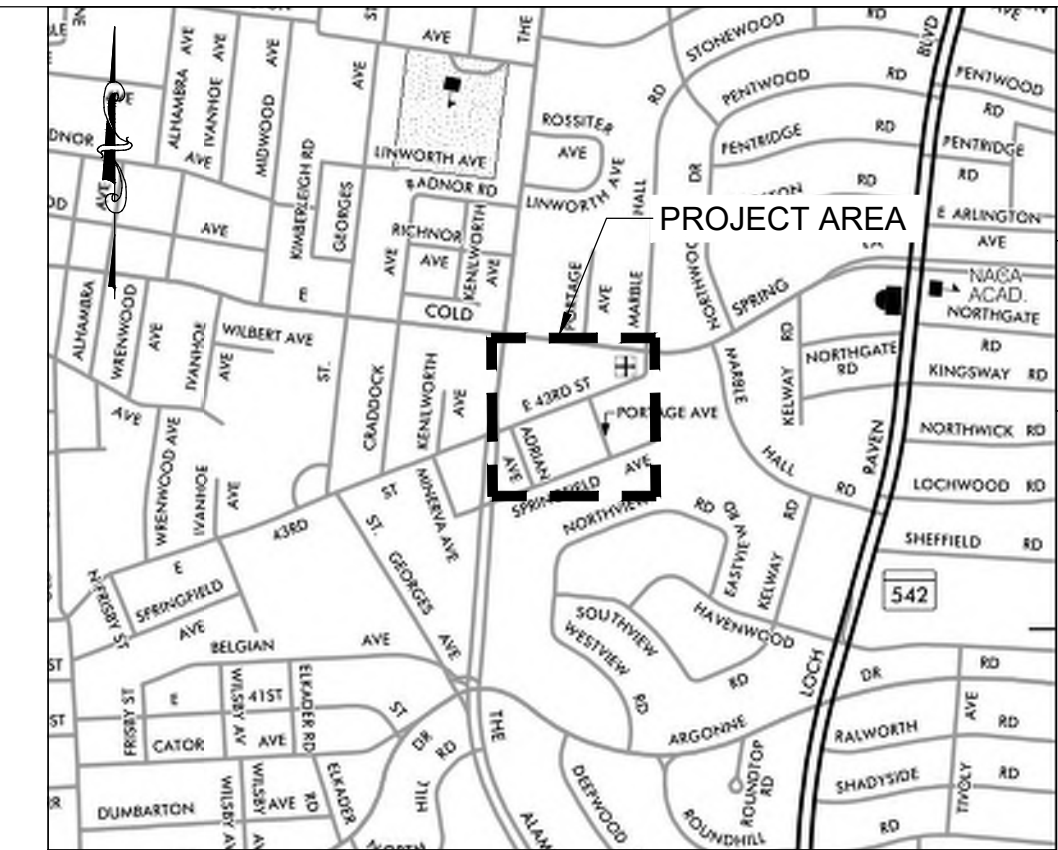
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE (DBH)	CRZ (RADIUS)	SPECIMEN TREE	CONDITION	COMMENTS	PROPOSED ACTION
T-1	<i>Platanus Occidentalis</i>	Sycamore	14"	21'		Fair	Some vine coverage	
T-2	<i>Morus alba</i>	White Mulberry	8"	12'		Good		
T-3	<i>Quercus ssp.</i>	Oak Subspecies	17"	25.5'		Poor	Significant vine coverage and some dieback	
T-4	<i>Quercus ssp.</i>	Oak Subspecies	18.5"	28'		Poor	Double stem (13" + 13") Significant vine coverage trunk leaning	
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T-11	<i>Prunus serotina</i>	Black Cherry				Poor	Multi-stem Significant vine coverage, growing with Black Cherry	Remove
T-11	<i>Morus alba</i>	White Mulberry	12"	18'		Poor	Multi-stem Significant vine coverage, growing with Black Cherry	Remove
S-1	<i>Acer platanoides</i>	Norway Maple	28"	42'	X	Poor	Significant vine coverage	

FOREST CONSERVATION WORKSHEET			
<b>Net Tract Area</b>			<b>Acres</b>
A. Total Tract Area			0.50
B. Deductions			0.00
C. Net Tract Area			0.50
<b>Land Use Category</b>			
D. Afforestation Threshold	15%		0.08
E. Conservation Threshold	20%		0.10
<b>Existing Forest Cover</b>			
F. Existing Forest Cover w/in Net Tract Area			0.00
G. Area of Forest Above Conservation Threshold			0.00
<b>Breakeven Point</b>			
H. Breakeven Point			0.00
I. Forest Clearing Permitted Without Mitigation			0.00
<b>Proposed Forest Clearing</b>			
J. Total Area of Forest to be Cleared			0.00
K. Total Area of Forest to be Retained			0.00
<b>Planting Requirements</b>			
L. Reforestation for Clearing Above the Conservation Threshold			0.00
M. Reforestation for Clearing Below the Conservation Threshold			0.00
N. Credit for Retention Above the Conservation Threshold			0.00
P. Total Reforestation Required			0.00
Q. Total Afforestation Required			0.08
R. Total Planting Required			0.08

Baltimore City Tree Mitigation	
ROW Tree Mitigation Required	0
Specimen Tree Mitigation Required	0
Total Mitigation Needed	0 Inches

NOTE: NO TREES WITHIN PUBLIC ROW WILL BE REMOVED, AND NO SIGNIFICANT OR SPECIMEN TREES BEING REMOVED ARE IN FAIR OR BETTER CONDITON

SUMMARY TABLE (FOR PROJECT LIMITS)	
EXISTING FOREST	0 ACRES
WETLANDS	0 ACRES
FORESTED WETLAND	0 ACRES
STREAM BUFFER	0 ACRES
FORESTED STREAM BUFFER	0 ACRES
100 YEAR FLOODPLAIN	0 ACRES
FORESTED 100 YEAR FLOODPLAIN	0 ACRES
LINEAR EXTENTS OF STREAMS	0 L.F.
AVERAGE WIDTH OF STREAM BUFFER	0 FEET



VICINITY MAP  
SOURCE: SHA GRID MAP D-12B  
SCALE 1"=100'

ENGINEER:  
CITYSCAPE ENGINEERING, LLC  
3000 CHESTNUT AVE  
SUITE #112  
BALTIMORE, MD 21211  
PHONE: 410-601-3290

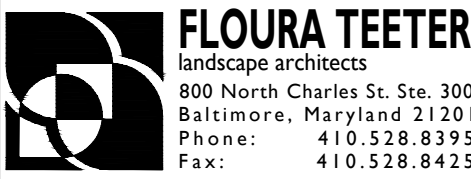


DEVELOPER/APPLICANT:  
LEAGUE FOR PEOPLE WITH DISABILITIES  
1111 E. COLD SPRING LANE  
BALTIMORE, MD 21239  
PHONE: 410-323-0500

PROPERTY OWNER:  
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ELECTRICAL ENGINEER:  
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303 INTERNATIONAL CIR  
SUITE #450  
HUNT VALLEY, MD 21030  
PHONE: 410-842-8411

LANDSCAPE ARCHITECTURE:  
FLOURA TEETER  
800 N CHARLES ST  
SUITE #300  
BALTIMORE, MD 21201  
PHONE: 410-528-8395



NO.	REVISION	BY	DATE
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DRAWN: RN CHECKED: JG

DESIGNED: RN

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO.: 1093 EXP. DATE: 07/26/2022



PROJECT INFORMATION:

1207 & 1209 E 43RD STREET AND 1204 SPRINGFIELD AVENUE  
BALTIMORE, MD 21239  
WARD 27, SECTION 39,  
BLOCK 5208, LOT 4, 5, 12

ESD NO.:

ePLAN NO.:

DATE:

PROJECT NO.:

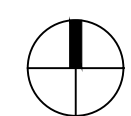
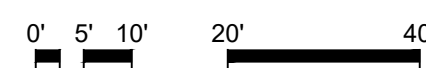
SHEET TITLE:  
FOREST CONSERVATION PLAN

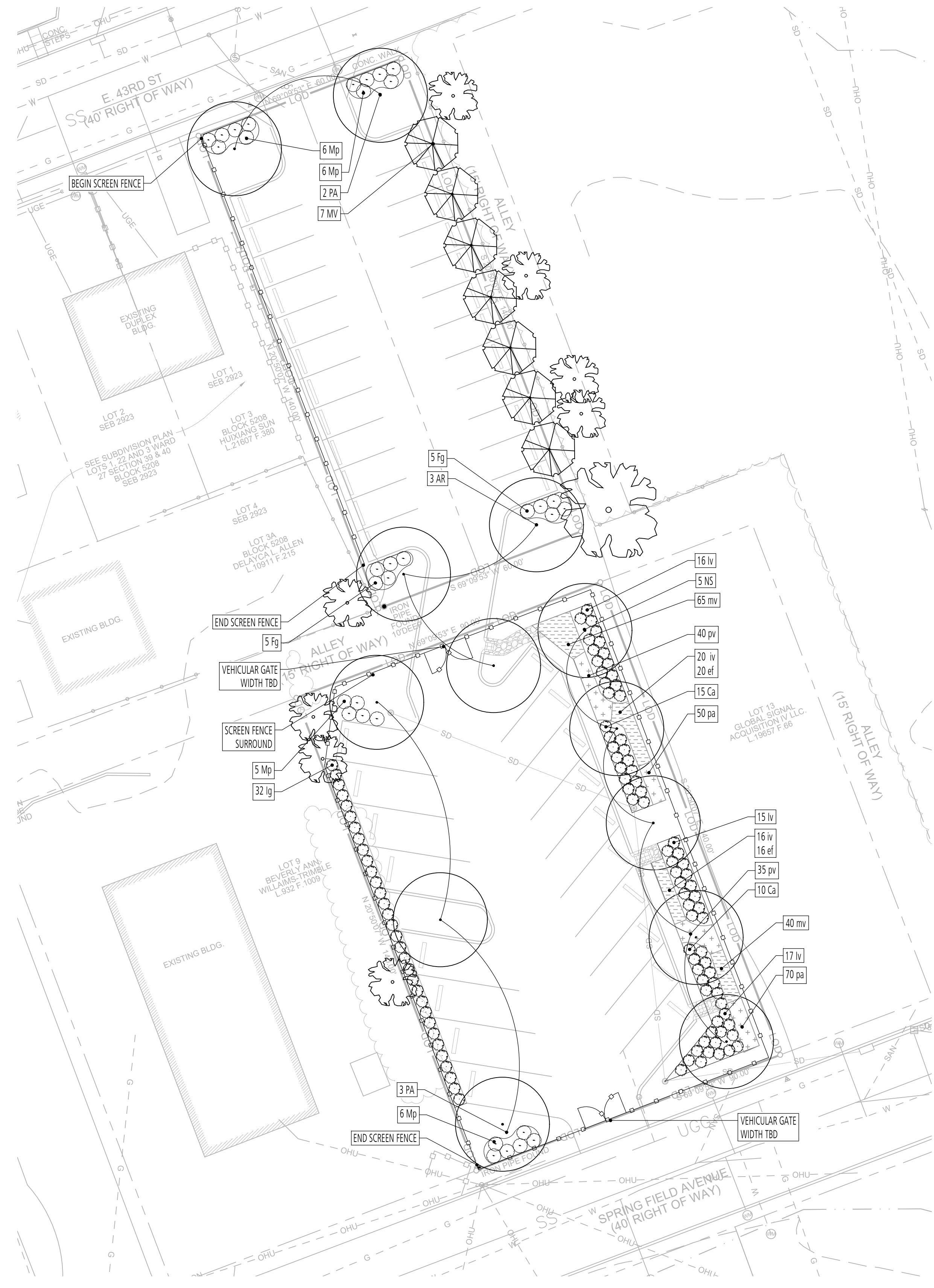
DWG. NO.:  
FSD -002

SHEET NO.: 02 OF 07

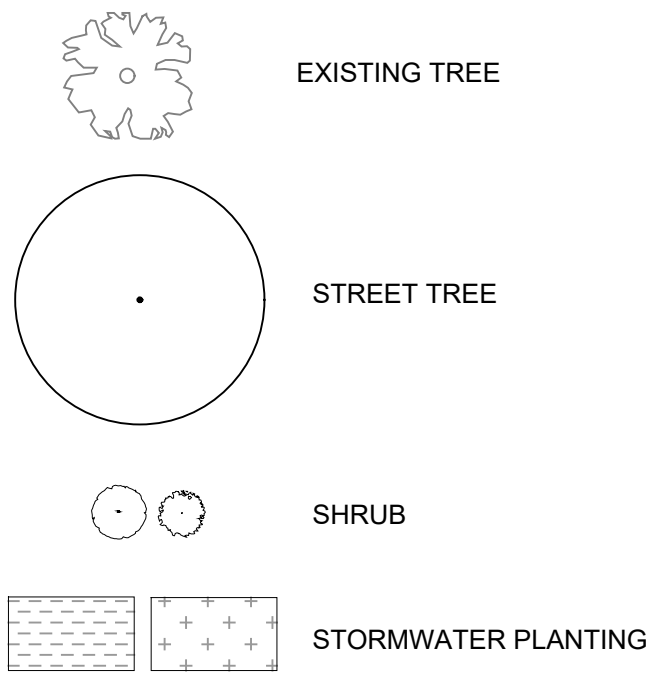
**1 FOREST CONSERVATION PLAN**  
PLAN

SCALE: 1" = 20'-0"





**LEGEND:**



NOTE: ALL DISTURBED AREAS NOT DESIGNATED AS EITHER PLANTING BED OR HARDSCAPE SHALL BE SEEDED WITH TURF SEED - SEE DETAIL 1/L-200

**PLANT SCHEDULE:**

Symbol	Quantity	Botanical Name	Common Name	Size	Notes
AR	3	<i>Acer rubrum</i>	Red Maple	2.5" cal.	B&B
PA	5	<i>Platanus x acerifolia</i>	London Plane Tree	2.5" cal.	B&B
NS	5	<i>Nyssa sylvatica</i>	Black Gum	2.5" cal.	B&B
MV	7	<i>Magnolia virginiana</i>	Sweetbay Magnolia	1.5" cal.	B&B
SHRUBS & ACCENT PLANTS					
Symbol	Quantity	Botanical Name	Common Name	Size	Notes
Ca	25	<i>Clethra alnifolia</i>	Sweet Pepperbush	24" Ht.	#3 CG
Fg	19	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	24" Ht.	#3 CG
Ig	32	<i>Ilex glabra</i>	Triberry	36" Ht.	#5 CG
Iv	48	<i>Ilex verticillata</i> 'Red Sprite'	Winterberry	24" Ht.	#3 CG 1 Male 'Jim Dandy' per each 10 shrubs
Mp	23	<i>Myrica pensylvanica</i> 'Morton'	Dwarf Bayberry	36" Ht.	#5 CG
PERENNIALS, GRASSES & GROUNDCOVERS					
Symbol	Quantity	Botanical Name	Common Name	Size	Notes
ef	36	<i>Eupatorium fistulosum</i>	Joe Pye Weed	#1	18" OC
iv	36	<i>Iris versicolor</i>	Blue Flag	#1	18" OC
mv	105	<i>Mertensia virginica</i>	Virginia bluebells	#1	15" O.C.
pa	120	<i>Packera aurea</i>	Golden ragwort	#1	12" O.C.
pv	75	<i>Panicum virgatum</i> 'Heavy Metal'	Switchgrass	#1	18" OC

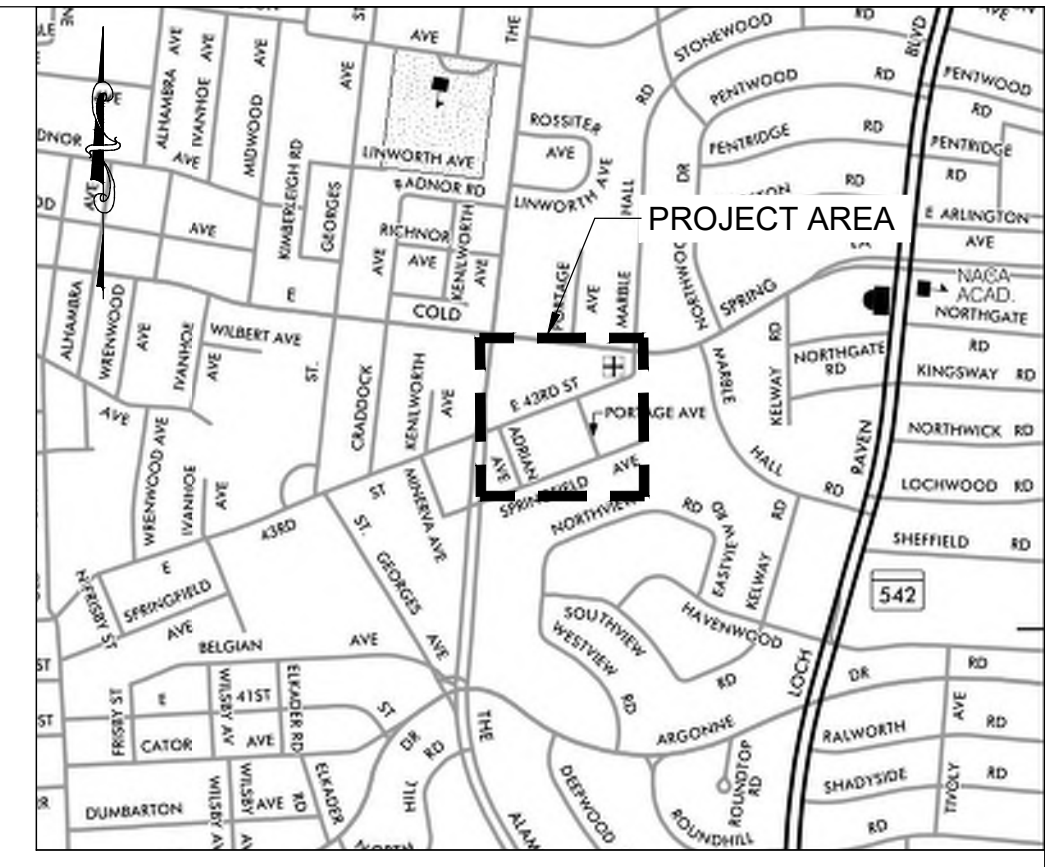
Baltimore Landscape Manual Planting Units Requirement			
Condition	Areas on site	PU REQ	Rate
G Parking (Perimeter Trees)	430' of perimeter*	13 PU Maj. Trees	1 PU per 35 LF
G Parking (Perimeter Shrubs)	430' of perimeter*	22 PU Shrubs	1 PU per 20 LF
G Parking (Interior)	1,375 SF Reserved Planting**	7 PU Varies	1 PU per 200 SF
<b>Overall Total PU requirements</b>			<b>42</b>
<b>Total PU Major Trees Provided</b>			<b>13</b>
<b>Total PU Minor Trees Provided</b>			<b>3</b>
<b>Total PU Shrubs Provided</b>			<b>24</b>
<b>Total PU Perennials Provided</b>			<b>18</b>
<b>Total PU Provided</b>			<b>58</b>

\*150 LF adjacent developed ROW + 280 LF adjacent Residential  
 \*\*Total Parking Area 13,750 sf

Afforestation Requirement	
Afforestation Required	0.08 Acres or 8 Trees
Total PU Major Trees Provided at 2.5" Cal.	8
Total PU Minor Trees Provided	0
Total PU Shrubs Provided	0
Total PU Perennials Provided	8

**PLANTING NOTES:**

- ALL PLANT MATERIAL SHALL CONFORM TO THE SIZES GIVEN IN THE PLANT SCHEDULE AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE 'AMERICAN STANDARDS FOR NURSERY STOCK, ANSIZ60.1-2004' LATEST EDITION PREPARED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, 230 SOUTHERN BUILDING, WASHINGTON, D.C. 20005.
- CONTRACTOR MUST VERIFY THE CORRECT LOCATION OF ANY EXISTING UTILITIES WHICH ARE UNDERGROUND, PRIOR TO PLANT INSTALLATION. THE CONTRACTOR SHALL CALL MISS UTILITY (1-800-257-7777) A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND REQUIREMENTS FOR CONSTRUCTION.
- ALL PLANT BEDS SHALL BE MULCHED WITH A 2" LAYER OF MULCH WITHIN TWO DAYS AFTER PLANTING. THIS SHALL BE SHREDDED HARDWOOD BARK, AND SHALL COVER ENTIRELY THE PLANTING BED.
- ALL PLANTS SHALL BE GUARANTEED TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF TWO FULL YEARS AFTER INITIAL ACCEPTANCE. ANY REPLACEMENT PLANTS, REQUIREMENTS, ETC. AND METHOD OF PLACING SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED HEREIN, WITHIN THE SPECIFICATIONS, AND ON THE DRAWINGS. TREES FOUND TO BE DEAD OR IN POOR HEALTH MUST BE REPLACED DURING THE CURRENT OR NEXT PLANTING SEASON.
- EXISTING SOIL IN PLANTING BED AREAS SHALL BE AMENDED TO A MINIMUM DEPTH OF 12" PER THE SOIL PLACEMENT SPECIFICATIONS.
- PLANT MATERIAL AVAILABILITY MAY VARY AT THE TIME OF CONSTRUCTION. ANY SUBSTITUTIONS ARE TO BE OF EQUIVALENT TYPE AND SIZE (OR LARGER), AND MUST BE APPROVED BY LANDSCAPE ARCHITECT BEFORE INSTALLATION.
- WHERE THE CONDITION EXISTS THAT THE BALLED AND BURLAPPED TREES ARE DELIVERED IN WIRE BASKETS, THE WIRE BASKETS SHALL BE REMOVED ENTIRELY. NO PORTION OF THE WIRE BASKET SHALL REMAIN INTACT AROUND THE SIDES OF THE ROOTBALL OR EXTEND ABOVE FINISHED GRADE.
- ANY DAMAGE TO THE EXISTING UTILITIES, BUILDINGS, PAVING, CURBS, WALLS, VEGETATION AND ANY OTHER EXISTING FEATURES NOT DESIGNATED FOR REMOVAL ON THESE PLANS, SHALL BE REPAIRED TO PREVIOUS CONDITION OR REPLACED BY THE CONTRACTOR AT THE HIS OR HER EXPENSE. ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE SODDER PER THE PLANS AND SPECIFICATION UNLESS OTHERWISE NOTED.



VICINITY MAP  
 SOURCE: SHA GRID MAP D-12B  
 SCALE 1"=1000'

ENGINEER:  
 CITYSCAPE ENGINEERING, LLC  
 3000 CHESTNUT AVE  
 SUITE #112  
 BALTIMORE, MD 21211  
 PHONE: 410-601-3290

DEVELOPER/APPLICANT:  
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 1111 E. COLD SPRING LANE  
 BALTIMORE, MD 21239  
 PHONE: 410-323-0500

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LANDSCAPE ARCHITECTURE:  
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NO.	REVISION	BY	DATE
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DRAWN: RN CHECKED: JG

DESIGNED: RN

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PROJECT INFORMATION:  
 1207 & 1209 E 43RD STREET AND 1204 SPRINGFIELD AVENUE  
 BALTIMORE, MD 21239  
 WARD 27, SECTION 39, BLOCK 5208, LOT 4, 5, 12

ESD NO.:

ePLAN NO.:

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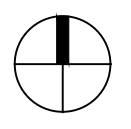
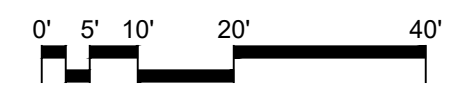
SHEET TITLE:  
 LANDSCAPE PLAN

DWG. NO.:  
 L-100

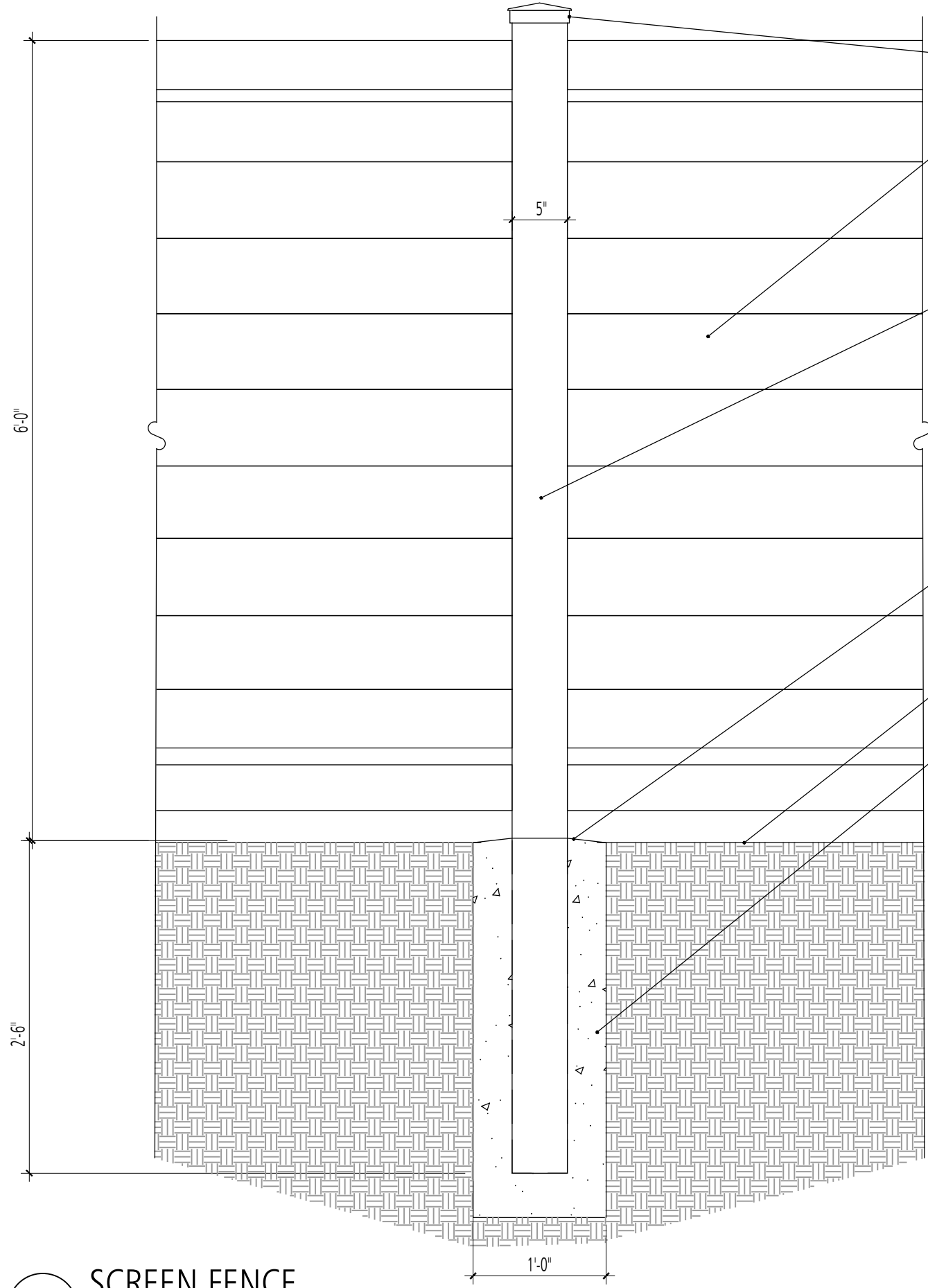
SHEET NO.: 03 OF 07

1 LANDSCAPE PLAN PLAN

SCALE: 1" = 20'-0"



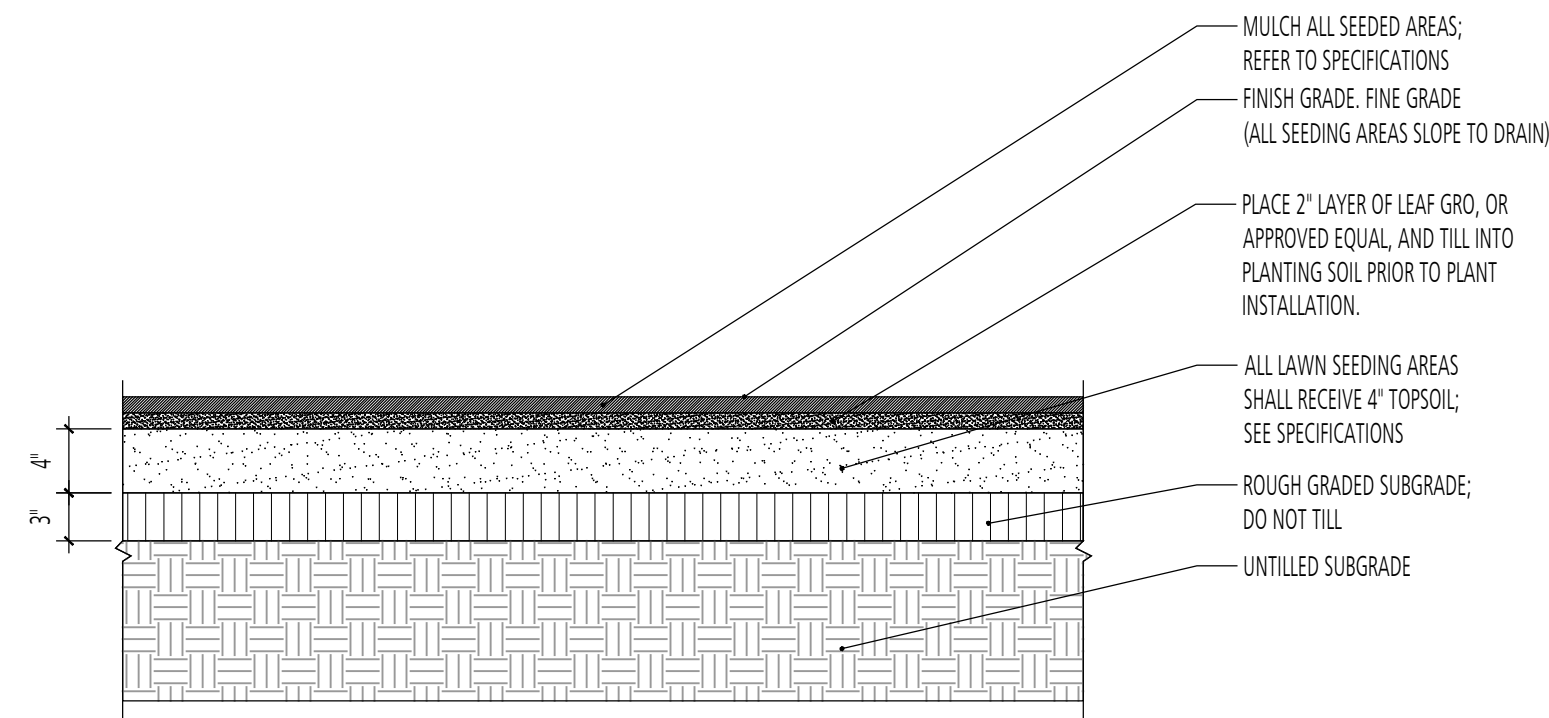
2 SCREEN FENCE SECTION



- STANDARD POST CAP PER MANUFACTURER
- BUFFTECH BROOKLINE VINYL PRIVACY FENCE 6' HEIGHT COLOR: WHITE
- O.C. POST SPACING AS PER MANUFACTURERS RECOMMENDATIONS
- SLOPE TOP OF FOOTING TO PROVIDE POSITIVE DRAINAGE. FILL WITH WATERPROOF, NONSHRINK GROUT.
- ADJACENT TURF
- POURED CONCRETE FOUNDATION FOLLOW MANUFACTURERS RECOMMENDATIONS

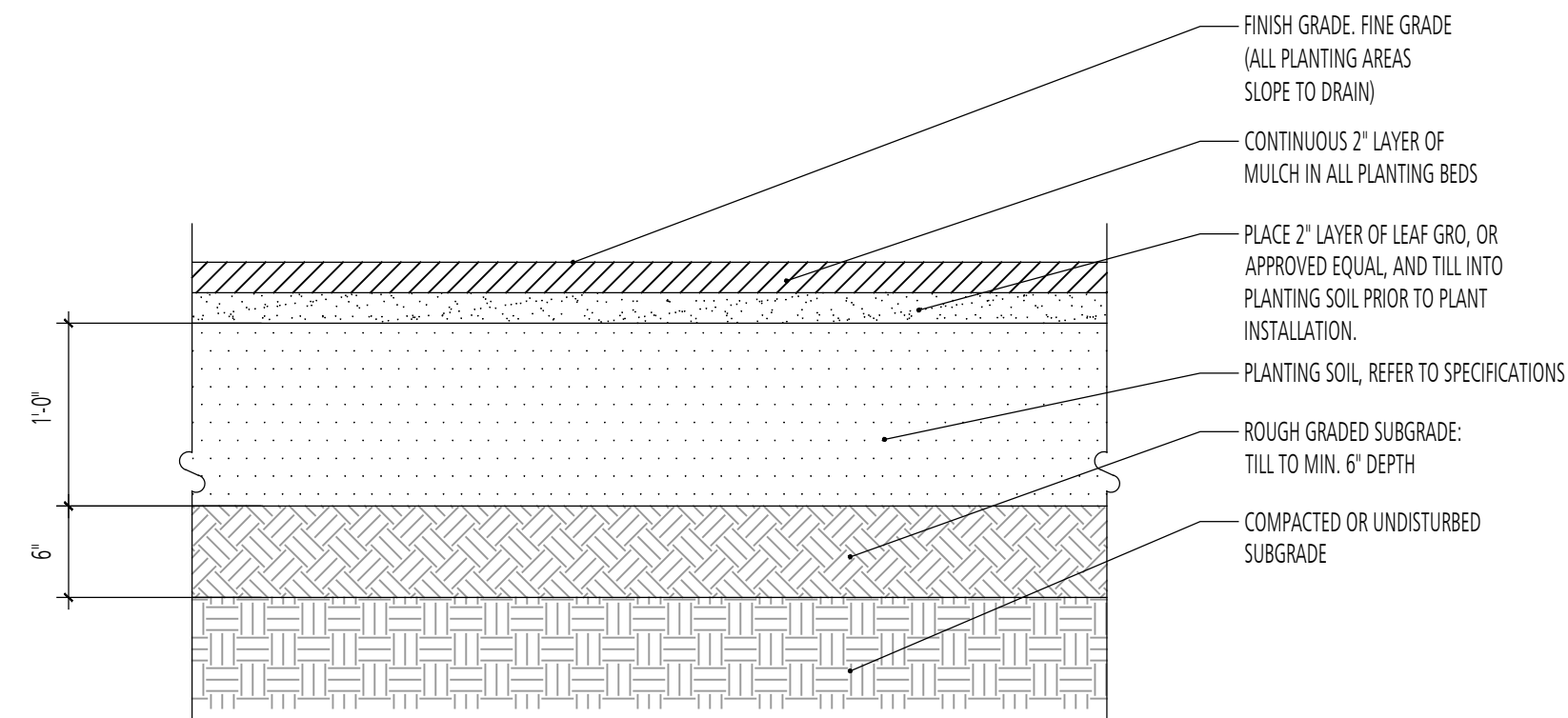
NOTE: PRIOR TO BEGINNING WORK OR ORDERING SUPPLIES, CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND CALCULATIONS SIGNED AND SEALED BY A STRUCTURAL ENGINEER FOR APPROVAL BY LANDSCAPE ARCHITECT. SHOP DRAWINGS SHALL INCLUDE DETAILED INFORMATION FOR ALL COMPONENTS, INCLUDING BUT NOT LIMITED TO, FOUNDATIONS, REINFORCING, FASTENERS, AND SEALANTS.

SCALE: 1"=1'-0"



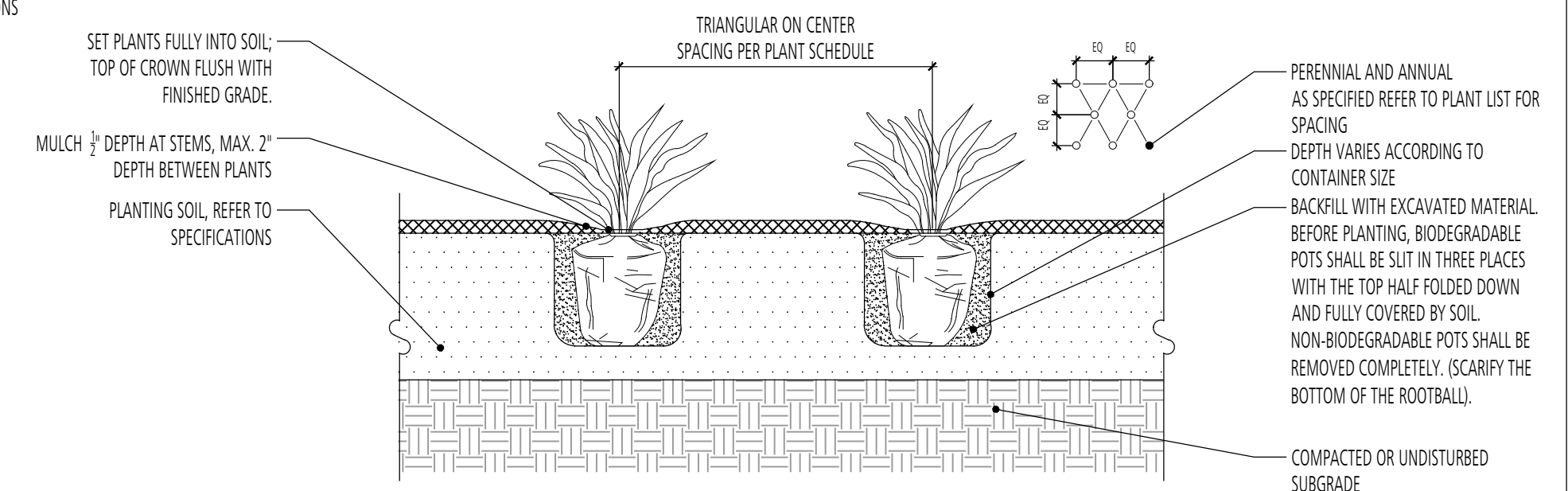
- LAWN SEEDING PREPARATION NOTES:
1. PLACE PLANTING SOIL ON TOP OF TILLED SUBGRADE IN 6 INCH LIFTS TO DEPTH REQUIRED.
  2. COMPACT EACH LIFT PER SPECIFICATIONS.
  3. FINE GRADE SEEDING AREA PRIOR TO SEEDING.
  4. SEED AS PER DETAIL AND SPECIFICATIONS.
  5. MULCH AS PER SPECIFICATIONS.
  6. FERTILIZE AS REQUIRED. SEE SPECIFICATIONS.
  7. PROTECT SEEDING AREAS FROM SUBSEQUENT CONSTRUCTION ACTIVITY.
  8. ALL DISTURBED AREAS THAT ARE NOT PLANT BEDS OR SODDED SHALL BE SEEDING.
  9. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

1 **LAWN SEEDING (TYP.)** SECTION  
 d-lawn detail seed.dwg  
 SCALE: 1"=1'-0"



- NOTES:
1. TILL SUBGRADE TO A DEPTH OF 6" PRIOR TO PLACEMENT OF TOPSOIL AND ORGANIC MATERIALS.
  2. PLACE PLANTING SOIL ON TOP OF TILLED SUBGRADE IN 4" LIFTS TO DEPTH REQUIRED.
  3. COMPACT EACH LIFT TO REDUCE SETTLING.
  4. FINE GRADE FINISHED PLANTING BED AREA PRIOR TO PLACING LEAF COMPOST AND INSTALLING PLANTING.
  5. PLANT AS PER DETAILS, NOTES, AND SPECIFICATIONS.
  6. PROTECT PREPARED PLANTING BEDS FROM SUBSEQUENT CONSTRUCTION ACTIVITY.
  7. REFER TO CIVIL DRAWINGS FOR SOIL PROFILE IN BIORETENTION FACILITIES.

2 **PLANTING BED PREPARATION - NEW PLANTING AREAS** SECTION  
 d-planting bed prep.dwg  
 SCALE: 1"=1'-0"



3 **PERENNIAL PLANTING** SECTION  
 d-grndcover\_planting.dwg  
 SCALE: 1/2" = 1'-0"

NO.	REVISION	BY	DATE
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DRAWN: RN CHECKED: JG

DESIGNED: RN

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO.: 1093 EXP. DATE: 07/26/2022



PROJECT INFORMATION:

1207 & 1209 E 43RD STREET AND 1204 SPRINGFIELD AVENUE  
 BALTIMORE, MD 21239  
 WARD 27, SECTION 39,  
 BLOCK 5208, LOT 4, 5, 12

ESD NO.:

ePLAN NO.:

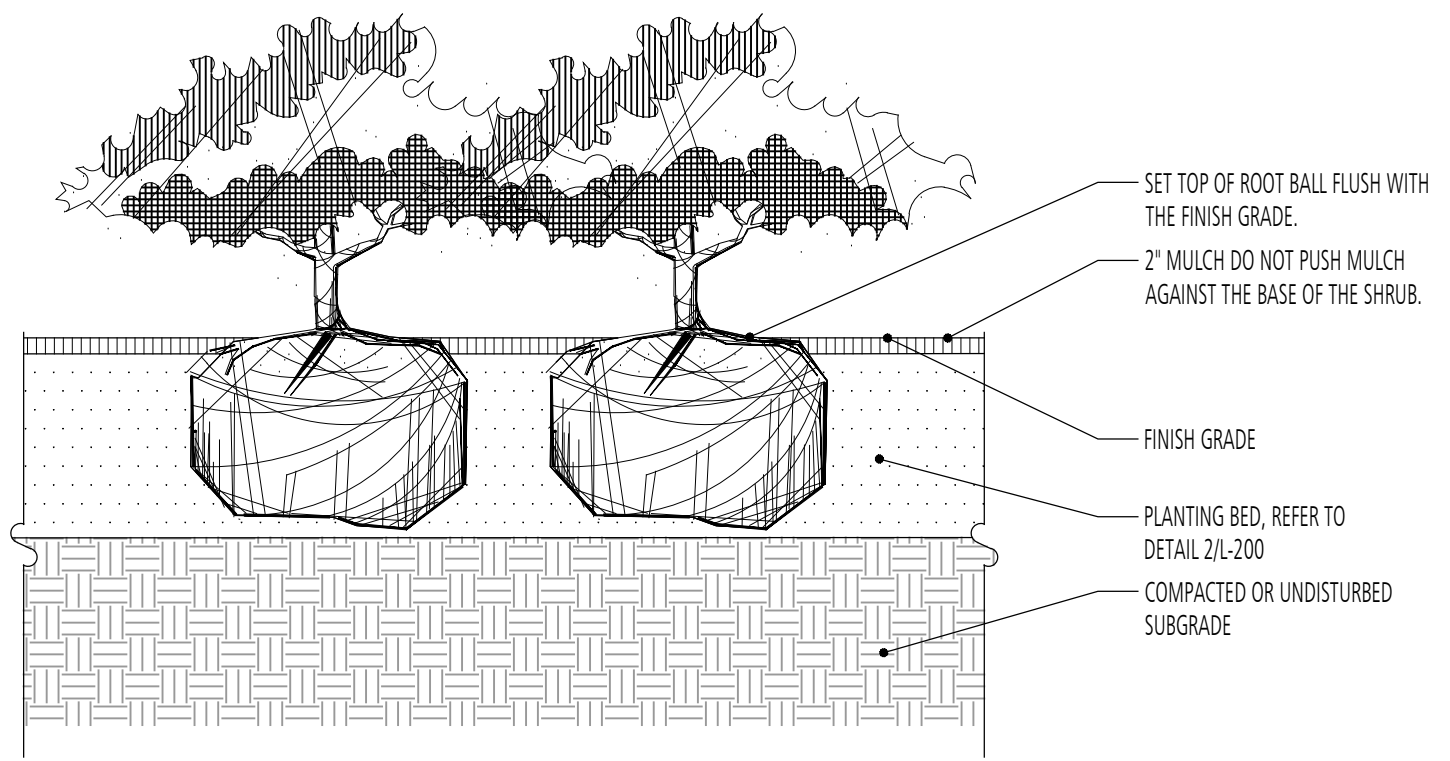
DATE:

PROJECT NO.:

SHEET TITLE:  
**PLANTING DETAILS**

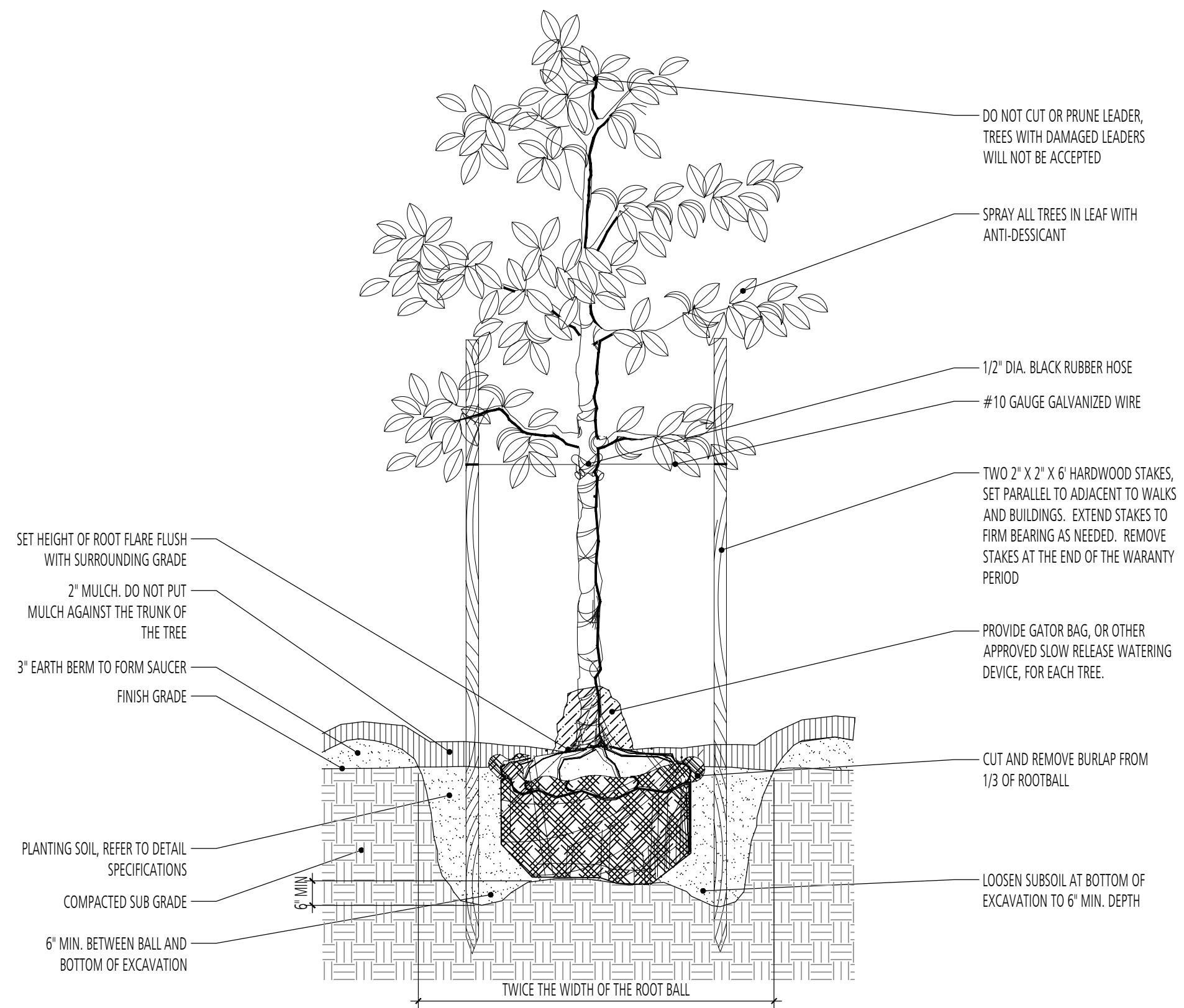
DWG. NO.:  
**L-200**

SHEET NO.: 04 OF 07



- NOTES:
1. COMPLETELY REMOVE ALL NON-BIODEGRADABLE CONTAINERS AND SCARIFY ROOTBALL.
  2. FOR B&B, CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL.
  3. PROVIDE CONTINUOUS PLANTING SOIL DEPTH FOR SHRUB BEDS.
  4. SHRUBS IN PLANTING BEDS SHALL BE CONTINUALLY MULCHED WITHIN A BED WITH CLEAN SPADED EDGE.

4 **SHRUB PLANTING** SECTION  
 d-shrub\_planting.dwg  
 SCALE: 1/2" = 1'-0"



- NOTES:
1. REMOVE ANY BROKEN OR DAMAGED BRANCHES WITH CLEAN CUTS.
  2. ALL TREES GREATER THAN 3" CALIPER SHOULD BE GUYED, RATHER THAN STAKED.
  3. IF TREE COMES IN A BASKET, REMOVE ENTIRELY. CUT BURLAP AWAY FROM THE TRUNK AND DISPOSE OF OFFSITE AFTER LOCATION AND DEPTH HAVE BEEN APPROVED BY THE LANDSCAPE ARCHITECT.

5 **TREE PLANTING** SECTION  
 d-tree\_planting.dwg  
 SCALE: 1/2" = 1'-0"





SECTION 329200  
TURF AND GRASSES

PART 1 - GENERAL

- 1.1 RELATED DOCUMENTS
- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.
- 1.2 SUMMARY
- A. Section Includes:
- Seeding.
  - Hydroseeding.
  - Turf renovation.
  - Grass paving.
- B. Related Requirements:
- Section 329300 "Plants" for trees, shrubs, ground covers, and other plants as well as border edgings and mow strips.

- 1.3 DEFINITIONS
- C. Finish Grade: Elevation of finished surface of planting soil.
- D. Pesticide: A substance or mixture intended for preventing, destroying, repelling, or mitigating a pest. Pesticides include insecticides, miticides, herbicides, fungicides, rodenticides, and molluscicides. They also include substances or mixtures intended for use as a plant regulator, defoliant, or desiccant.
- E. Pests: Living organisms that occur where they are not desired or that cause damage to plants, animals, or people. Pests include insects, mites, grubs, mollusks (snails and slugs), rodents (gophers, moles, and mice), unwanted plants (weeds), fungi, bacteria, and viruses.
- F. Planting Soil: Existing, on-site soil; imported soil; or manufactured soil that has been modified with soil amendments and perhaps fertilizers to produce a soil mixture best for plant growth. See Section 329113 "Soil Preparation" and drawing designations for planting soils.
- G. Subgrade: The surface or elevation of subsoil remaining after excavation is complete, or the top surface of a fill or backfill before planting soil is placed.

- 1.4 PREINSTALLATION MEETINGS
- H. Preinstallation Conference: Conduct conference at Project site.

- 1.5 INFORMATIONAL SUBMITTALS
- I. Qualification Data: For landscape installer.
- J. Certification of Grass Seed: From seed vendor for each grass-seed monostand or mixture, stating the botanical and common name, percentage by weight of each species and variety, and percentage of purity, germination, and weed seed. Include the year of production and date of packaging.
- Certification of each seed mixture for turfgrass sod. Include identification of source and name and telephone number of supplier.
- C. Product Certificates: For fertilizers, from manufacturer.
- D. Pesticides and Herbicides: Product label and manufacturer's application instructions specific to Project.

- 1.6 CLOSEOUT SUBMITTALS
- E. Maintenance Data: Recommended procedures to be established by Owner for maintenance of turf during a calendar year. Submit before expiration of required maintenance periods.

- 1.7 QUALITY ASSURANCE
- A. Installer Qualifications: A qualified landscape installer whose work has resulted in successful turf establishment.
- Professional Membership: Installer shall be a member in good standing of either the Professional Landcare Network of the American Nursery and Landscape Association.
  - Experience: Five years' experience in turf installation in addition to requirements in Section 014000 "Quality Requirements."
  - Installer's Field Supervision: Require Installer to maintain an experienced full-time supervisor on Project site when work is in progress.
  - Personnel Certifications: Installer's field supervisor shall have certification in all of the following categories from the National Association of Landscape Professionals:
    - Landscape Industry Certified Technician - Exterior.
    - Landscape Industry Certified Lawn Care Manager.
    - Landscape Industry Certified Lawn Care Technician.
  - Pesticide Applicator: State licensed, commercial.

- 1.8 DELIVERY, STORAGE, AND HANDLING
- B. Seed and Other Packaged Materials: Deliver packaged materials in original, unopened containers showing weight, certified analysis, name and address of manufacturer, and indication of compliance with state and Federal laws, as applicable.
- C. Sod: Harvest, deliver, store, and handle sod according to requirements in "Specifications for Turfgrass Sod Materials" and "Specifications for Turfgrass Sod Transplanting and Installation" sections in TPI's "Guideline Specifications to Turfgrass Sodding." Deliver sod within 24 hours of harvesting and in time for planting promptly. Protect sod from breakage and drying.
- D. Bulk Materials:
- Do not dump or store bulk materials near structures, utilities, walkways and pavements, or on existing turf areas or plants.
  - Provide erosion-control measures to prevent erosion or displacement of bulk materials; discharge of soil-bearing water runoff; and airborne dust reaching adjacent properties, water conveyance systems, or walkways.
  - Accompany each delivery of bulk materials with appropriate certificates.

- 1.9 FIELD CONDITIONS
- E. Planting Restrictions: Plant during one of the following periods. Coordinate planting periods with initial maintenance periods to provide required maintenance from date of planting completion.
- Spring Planting: March 30 - June 1.
  - Fall Planting: September 1 - October 15.
- B. Weather Limitations: Proceed with planting only when existing and forecasted weather conditions permit planting to be performed when beneficial and optimum results may be obtained. Apply products during favorable weather conditions according to manufacturer's written instructions.

- PART 2 - PRODUCTS
- 2.1 SEED
- C. Grass Seed: Fresh, clean, dry, new-crop seed complying with AOSA's "Rules for Testing Seeds" for purity and germination tolerances.
- D. Seed Species:
- Quality: Seed of grass species as listed below for solar exposure, with not less than 85 percent germination, not less than 95 percent pure seed, and not more than 0.5 percent weed seed:
    - 50 percent Kentucky bluegrass (*Poa pratensis*).
    - 30 percent chewings red fescue (*Festuca rubra* variety).
    - 10 percent perennial ryegrass (*Lolium perenne*).
    - 10 percent redtop (*Agrostis alba*).
  - Shade: Proportioned by weight as follows:
    - 50 percent chewings red fescue (*Festuca rubra* variety).
    - 35 percent rough bluegrass (*Poa trivialis*).
    - 15 percent redtop (*Agrostis alba*).

- 2.3 FERTILIZERS
- G. Commercial Fertilizer: Commercial-grade complete fertilizer of neutral character, consisting of fast- and slow-release nitrogen, 50 percent derived from natural organic sources of urea formaldehyde, phosphorous, and potassium in the following composition:
- Based on the results of the soil tests and recommendations of the soil testing laboratory.
  - All fertilizers must comply with current Maryland Fertilizer Laws.
- B. Slow-Release Fertilizer: Granular or pelleted fertilizer consisting of 50 percent water-insoluble nitrogen, phosphorus, and potassium in the following composition:
- Composition: Nitrogen, phosphorous, and potassium in amounts recommended in soil reports from a qualified soil-testing laboratory.

- 2.4 MULCHES
- A. Fiber Mulch: Biodegradable, dyed-wood, cellulose-fiber mulch; nontoxic and free of plant-growth or germination inhibitors; with a maximum moisture content of 15 percent and a pH range of 4.5 to 6.5.
- B. Hydroseeding Mulch: Mulch shall be composed of cellulose or wood fiber products with no growth or germination inhibiting substances, and shall be manufactured in such a manner that when thoroughly mixed with seed, fertilizer, organic stabilizer, and water, in the manufacturer

specified proportions, will form homogeneous slurry which is capable of being sprayed to form a porous mat. The fibrous mulch in its air-dry state shall contain no more than 15% by weight of water. The fiber shall have a temporary green dye and shall be accompanied by a certificate of compliance stating that the fiber conforms to these specifications.

- 2.5 PESTICIDES
- A. General: Pesticide, registered and approved by the EPA, acceptable to authorities having jurisdiction, and of type recommended by manufacturer for each specific problem and as required for Project conditions and application. Do not use restricted pesticides unless authorized in writing by authorities having jurisdiction.
- B. Pre-Emergent Herbicide (Selective and Nonselective): Effective for controlling the germination or growth of weeds within planted areas at the soil level directly below the mulch layer.
- C. Post-Emergent Herbicide (Selective and Nonselective): Effective for controlling weed growth that has already germinated.

- 2.6 GRASS-PAVING MATERIALS
- A. Soil for Paving Fill: Refer to Section 32 9113 "Soil Preparation" for Fiber Soil.

PART 3 - EXECUTION

- 3.1 EXAMINATION
- A. Examine areas to be planted for compliance with requirements and other conditions affecting installation and performance of the Work.
- Verify that no foreign or deleterious material or liquid such as paint, paint washout, concrete slurry, concrete layers or chunks, cement, plaster, oils, gasoline, diesel fuel, paint thinner, turpentine, tar, roofing compound, or acid has been deposited in soil within a planting area.
  - Suspend planting operations during periods of excessive soil moisture until the moisture content reaches acceptable levels to attain the required results.
  - Uniformly moisten excessively dry soil that is not workable or which is dusty.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.
- C. If contamination by foreign or deleterious material or liquid is present in soil within a planting area, remove the soil and contamination as directed by Architect and replace with new planting soil.

- 3.2 PREPARATION
- A. Protect structures; utilities; sidewalks; pavements; and other facilities, trees, shrubs, and plantings from damage caused by planting operations.
- Protect adjacent and adjoining areas from hydroseeding and hydromulching overspray.
  - Protect grade stakes set by others until directed to remove them.
- B. Install erosion-control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.

- 3.3 TURF AREA PREPARATION
- A. General: Prepare planting area for soil placement and mix planting soil according to Section 329113 "Soil Preparation."
- B. Placing Planting Soil: Place pre-blended planting soil over exposed subgrade.
- Reduce elevation of planting soil to allow for soil thickness of sod.
- C. Moisten prepared area before planting if soil is dry. Water thoroughly and allow surface to dry before planting. Do not create muddy soil.
- D. Before planting, obtain Architect's acceptance of finish grading; restore planting areas if eroded or otherwise disturbed after finish grading.

- 3.4 SEEDING
- A. Sow seed with spreader or seeding machine. Do not broadcast or drop seed when wind velocity exceeds 5 mph (8 km/h).
- Evenly distribute seed by sowing equal quantities in two directions at right angles to each other.
  - Do not use wet seed or seed that is moldy or otherwise damaged.
  - Do not seed against existing trees. Limit extent of seed to outside edge of planting saucer.
- B. Sow seed at a total rate of 8 to 10 lbs/1000 sq. ft. (1.4 to 1.8 kg/92.9 sq. m) or as specified by supplier, whichever is greater.

- C. Rake seed lightly into top 1/8 inch (3 mm) of soil, roll lightly, and water with fine spray.

- D. Protect seeded areas with slopes exceeding 1:4 with erosion-control blankets and 1:6 with erosion-control fiber mesh installed and stapled according to manufacturer's written instructions.

- E. Protect seeded areas from hot, dry weather or drying winds by applying specified mulch within 24 hours after completing seeding operations.

- 3.5 HYDROSEEDING
- F. Hydroseeding: Mix and apply specified seed, fertilizer, and fiber mulch per manufacturer.

- 3.7 TURF RENOVATION
- G. Renovate existing turf where indicated.
- H. Renovate turf damaged by Contractor's operations, such as storage of materials or equipment and movement of vehicles.
- Reestablish turf where settlement or washouts occur or where minor regrading is required.
  - Install new planting soil as required.

- L. Remove sod and vegetation from diseased or unsatisfactory turf areas; do not bury in soil.
- M. Remove topsoil containing foreign materials, such as oil drippings, fuel spills, stones, gravel, and other construction materials resulting from Contractor's operations, and replace with new planting soil.
- N. Mow, dethatch, core aerate, and rake existing turf.

- O. Remove weeds before seeding. Where weeds are extensive, apply selective herbicides as required. Do not use pre-emergence herbicides.
- P. Remove waste and foreign materials, including weeds, soil cores, grass, vegetation, and turf, and legally dispose of them off Owner's property.
- Q. Till stripped, bare, and compacted areas thoroughly to a soil depth of 6 inches (150 mm).
- R. Apply soil amendments and initial fertilizer required for establishing new turf and mix thoroughly into top 4 inches (100 mm) of existing soil. Install new planting soil to fill low spots and meet finish grades.

3. Soil Amendment(s): according to requirements of Section 329113 "Soil Preparation."
4. Initial Fertilizer: Slow-release fertilizer applied according to manufacturer's recommendations.
- J. Apply seed and protect with straw mulch as required for new turf.
- K. Water newly planted areas and keep moist until new turf is established.

- 3.8 TURF MAINTENANCE
- A. General: Maintain and establish turf by watering, fertilizing, weeding, mowing, trimming, replanting, and performing other operations as required to establish healthy, viable turf. Roll, regrade, and replant bare or eroded areas and remulch to produce a uniformly smooth turf. Provide materials and installation the same as those used in the original installation.
- Fill in as necessary soil subsidence that may occur because of settling or other processes. Replace materials and turf damaged or lost in areas of subsidence.
  - In areas where mulch has been disturbed by wind or maintenance operations, add new mulch and anchor as required to prevent displacement.
  - Apply treatments as required to keep turf and soil free of pests and pathogens or disease. Use integrated pest management practices whenever possible to minimize the use of pesticides and reduce hazards.
- B. Watering: Install and maintain temporary piping, hoses, and turf-watering equipment to convey water from sources and to keep turf uniformly moist to a depth of 4 inches (100 mm).

- Schedule watering to prevent wilting, puddling, erosion, and displacement of seed or mulch. Lay out temporary watering system to avoid walking over muddy or newly planted areas.
  - Water turf with fine spray at a minimum rate of 1 inch (25 mm) per week unless rainfall precipitation is adequate.
- C. Mow turf as soon as top growth is tall enough to cut. Repeat mowing to maintain specified height without cutting more than one-third of grass height. Remove no more than one-third of grass-leaf growth in initial or subsequent mowings. Do not delay mowing until grass blades bend over and become matted. Do not mow when grass is wet. Schedule initial and subsequent mowings to maintain the following grass height:

- 3-4 inches for all turf, seeded or sodded.

- 3.9 SATISFACTORY TURF
- A. Turf installations shall meet the following criteria as determined by Architect:
- Satisfactory Seeded Turf: At end of maintenance period, a healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 90 percent over any 10 sq. ft. (0.92 sq. m) and bare spots not exceeding 5 by 5 inches (125 by 125 mm).
  - Satisfactory Sodded Turf: At end of maintenance period, a healthy, well-rooted, even-colored, viable turf has been established, free of weeds, open joints, bare areas, and surface irregularities.
- B. Use specified materials to reestablish turf that does not comply with requirements and continue maintenance until turf is satisfactory.

- 3.10 CLEANUP AND PROTECTION
- A. Promptly remove soil and debris created by turf work from paved areas. Clean wheels of vehicles before leaving site to avoid tracking soil onto roads, walks, or other paved areas.
- B. Remove surplus soil and waste material, including excess subsoil, unsuitable soil, trash, and debris, and legally dispose of them off Owner's property.
- C. Erect temporary fencing or barricades and warning signs as required to protect newly planted areas from traffic. Maintain fencing and barricades throughout initial maintenance period and remove after plantings are established.
- D. Remove nondegradable erosion-control measures after grass establishment period.

- 3.11 MAINTENANCE SERVICE
- E. Turf Maintenance Service: Provide full maintenance by skilled employees of landscape installer. Maintain as required in "Turf Maintenance" Article. Begin maintenance immediately after each area is planted and continue until acceptable turf is established, but for not less than the following periods:
- Seeded Turf: 60 days from date of planting completion plus a minimum of 3 mowings.
    - When initial maintenance period has not elapsed before end of planting season, or if turf is not fully established, continue maintenance during next planting season.
  - Sodded Turf: 30 days from date of planting completion plus a minimum of 3 mowings.

END OF SECTION 329200

ENGINEER:  
CITYSCAPE ENGINEERING, LLC  
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SUITE #112  
BALTIMORE, MD 21211  
PHONE: 410-601-3290

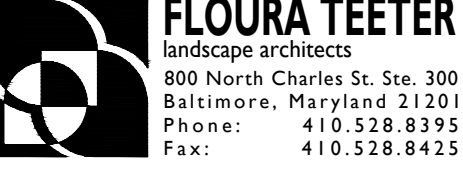


DEVELOPER/APPLICANT:  
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PROPERTY OWNER:  
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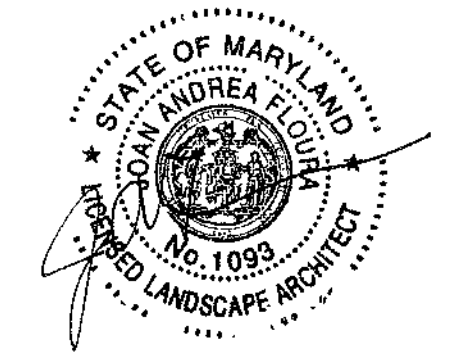
800 North Charles St. Ste. 300  
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DESIGNED: RN

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DWG. NO.:  
L-301

SHEET NO.: 06 OF 06

