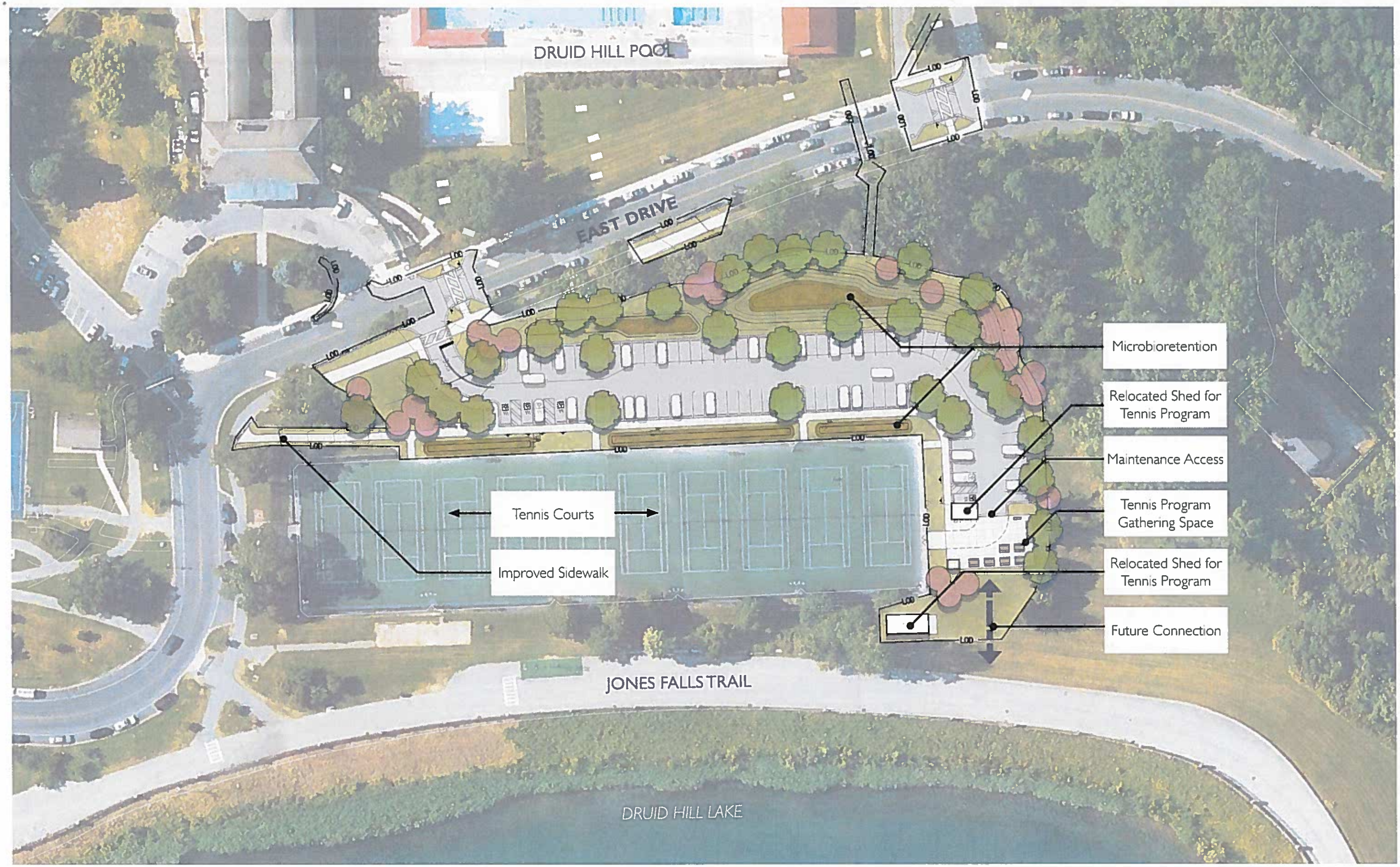


DRUID HILL PARK PARKING LOT

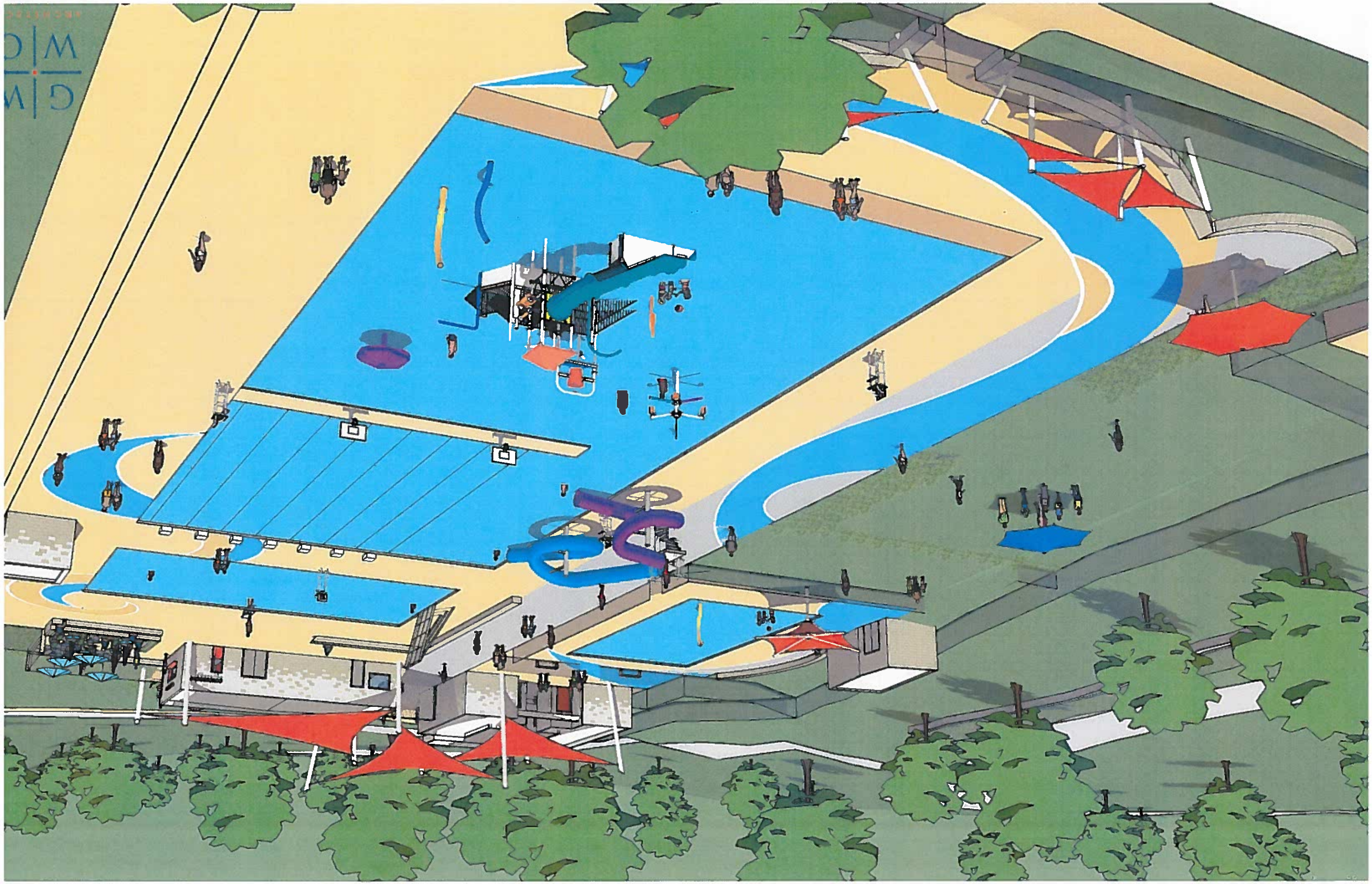
Baltimore City, MD

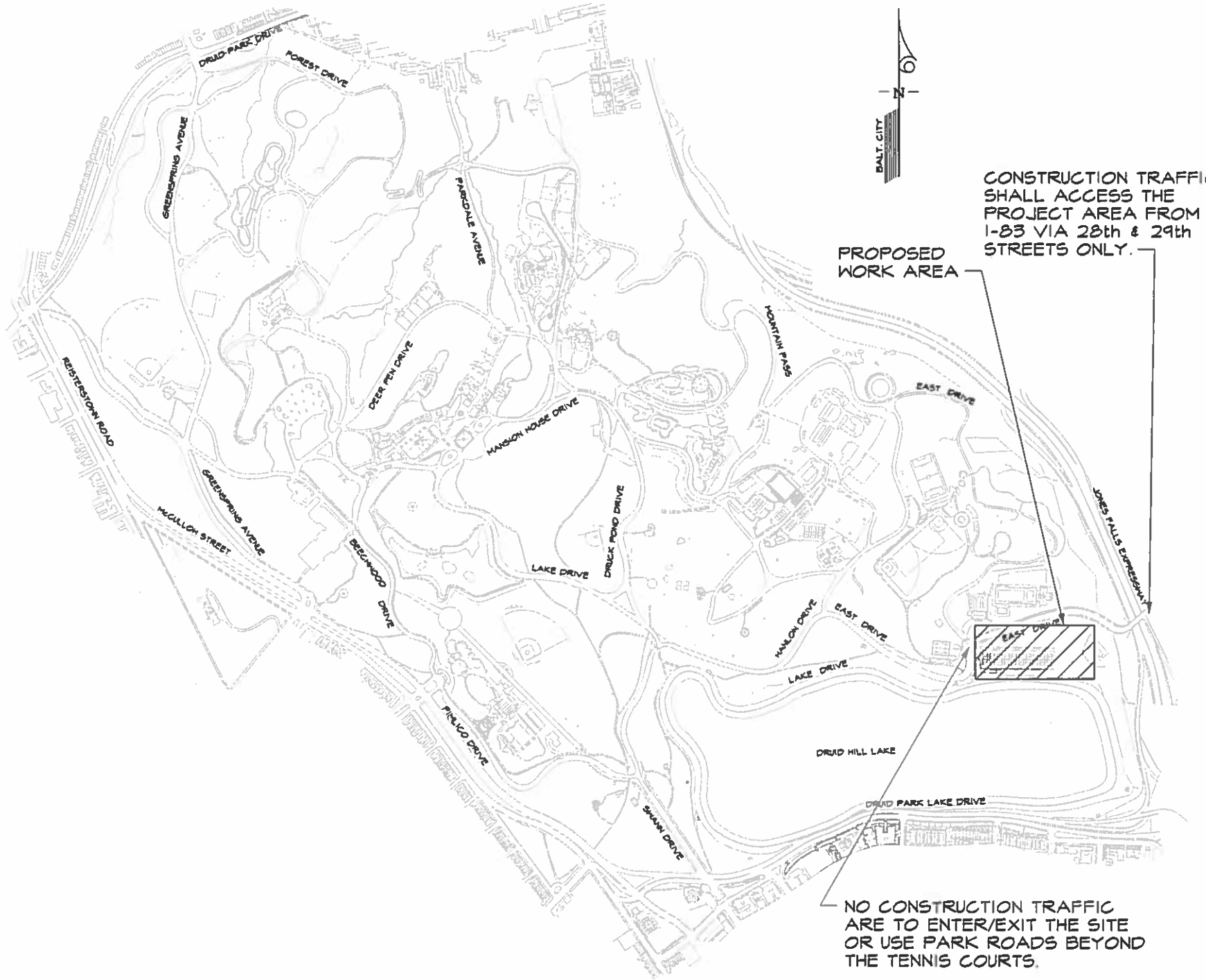
1" = 100'

0 50 100 200

FLOURA TEETER landscape architects

OCTOBER 11, 2018





PLOT PLAN

SCALE: 1"=400'

SITE DATA

1. SITE ADDRESS:	2700 MADISON AVENUE BALTIMORE, MD 21205
ADDRESS FOR DEMOLITION AND OCCUPANCY PERMITTING PURPOSES	5002 EAST DRIVE BALTIMORE, MD 21217
2. OWNER / PROPERTY REFERENCE:	MAYOR & CITY COUNCIL NORTH HOLLIDAY STREET BALTIMORE, MD 21202
3. DEVELOPER:	BALTIMORE CITY DEPARTMENT OF RECREATION & PARKS OFFICE OF CAPITAL PLANNING 2600 MADISON AVE. BALTIMORE , MD 21217 PHONE: 410-396-7448
4. PROPERTY REFERENCE:	WARD 13 SECTION 05 BLOCK 3499 LOT 01
5. ZONING	OS (OPEN SPACE)

INDEX OF DRAWINGS

C1.00	PLOT PLAN
C2.00	EXISTING CONDITION & DEMOLITION PLAN
C3.00	GRADING PLAN
C4.00	SITE PLAN
C5.00	SITE DETAILS
C5.01	SITE DETAILS
C6.00	PAVING, STRIPING, & SIGNAGE PLAN
C7.00	GEOMETRY PLAN
C8.00	UTILITY PLAN
C9.00	STORM DRAIN PROFILES
C10.00	SEDIMENT CONTROL PLAN
C10.01	SEDIMENT CONTROL DETAILS
C10.02	SEDIMENT CONTROL NOTES
C10.03	STABILIZATION NOTES
C10.04	STABILIZATION NOTES
C11.00	STORMWATER MANAGEMENT COVER PLAN
C11.01	NATURAL RESOURCES PLAN
C11.02	EXISTING CONDITION ESD MAP
C11.03	PROPOSED CONDITION ESD MAP
C11.04	ENVIRONMENTAL SITE DESIGN PLAN
C11.05	EXISTING CONDITIONS QUANTITY MANAGEMENT PLAN
C11.06	PROPOSED CONDITIONS QUANTITY MANAGEMENT PLAN
C11.07	SWM FACILITY #1
C11.08	SWM FACILITY #2
C11.09	SWM FACILITY #3
C11.10	DETENTION FACILITY

LEGEND

PROPOSED WORK AREA

GRAPHIC SCALE

400 0 200 400 800

(IN FEET)

1 INCH = 400 FT.

KEY PLAN:

KEYNOTES LISTED ON THIS SHEET ARE FOR CONVENIENCE ONLY. REFER TO SHEET C5.2 FOR COMPLETE LIST

ISSUED FOR 100% CONSTRUCTION DOCUMENTS

mk Consulting Engineers, LLC
Whitehall Mill
3300 Clipper Mill Road
Suite 201
Baltimore, MD 21211
(667)-309-6193

Seal:

GWWO INC.
800 WYMAN PARK DRIVE, SUITE 300
BALTIMORE, MARYLAND 21211 | 410-213-1899

Seal:

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LICENSE NUMBER EXPIRATION DATE

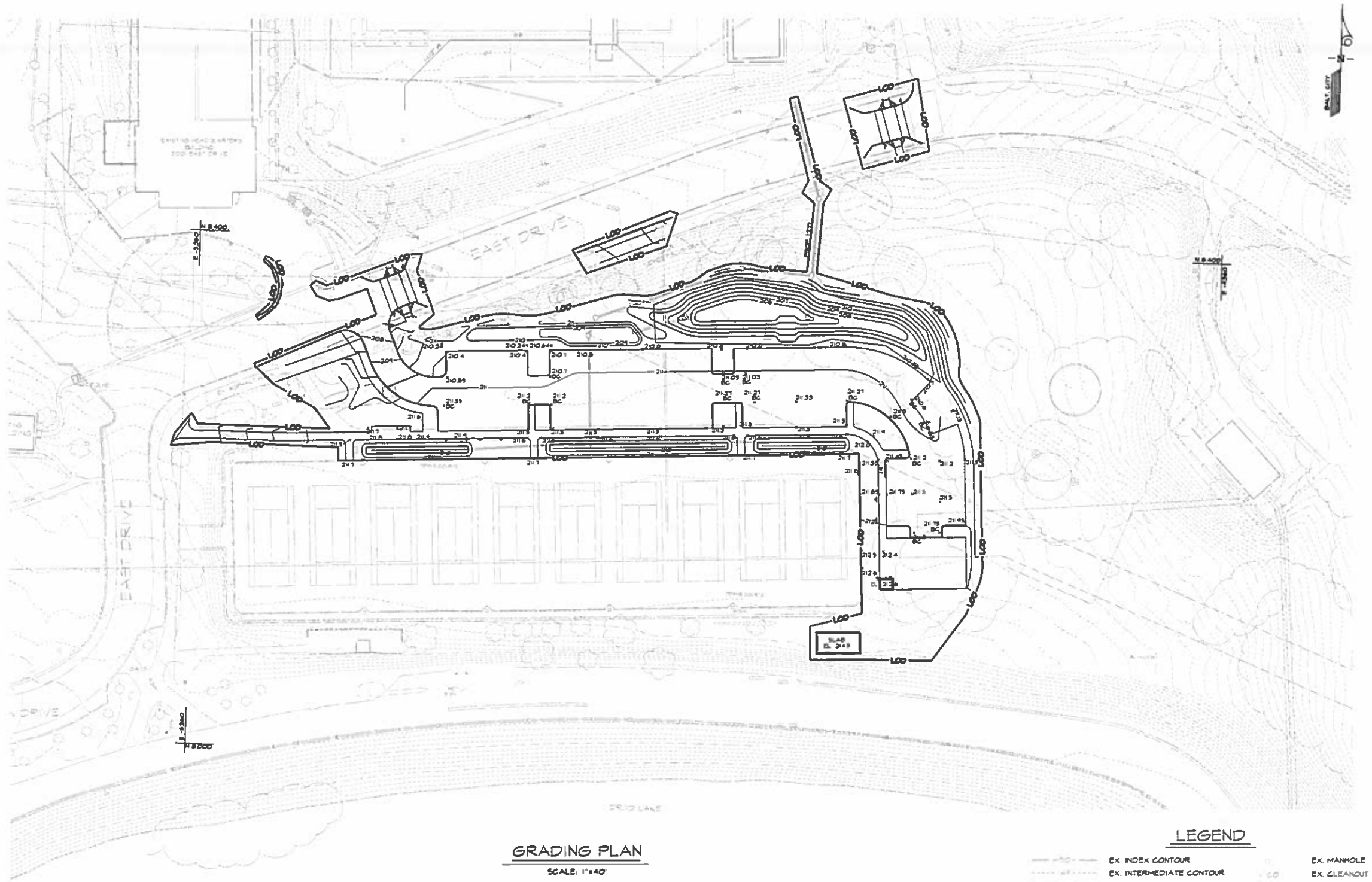
Revisions:

No.	Date	Description

DRUID HILL PARK PARKING LOT

BALTIMORE CITY DEPT. OF RECREATION & PARKS; RP 17807

Job No.	14026	RT/SG	Drawn
Scale	AS SHOWN	SM	Checked
Date	SEPTEMBER 14, 2018	PC	Approved
Drawing Title: PLOT PLAN		Drawing Number: C1.00	
RP 17807		Of 30	



GRADING PLAN

SCALE: 1"=40'

GENERAL GRADING NOTES

1. STAKEOUT THE LOCATION AND ELEVATION OF ALL PROPOSED SITE WORK FOR REVIEW BY THE ENGINEER PRIOR TO BEGINNING WORK. SEE SHEET C 7.00 FOR STAKE OUT PLAN AND TABLES
2. ALL AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE TOPSOIL (AT 4" DEPTH)
3. IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES BETWEEN THE PLAN AND EXISTING FIELD CONDITIONS PRIOR TO PROCEEDING
4. NEW PAVEMENT AND CURB FINISHED GRADE SURFACES TO MEET FLUSH WITH EXISTING PAVEMENT AND EXISTING CURB FINISHED GRADE SURFACES UNLESS OTHERWISE NOTED ON THE GRADING PLAN ON SHEET C 3.00
5. PRIOR TO SPREADING LAWN SEED, INSTALL STABILIZE MATTING ON SLOPES GREATER THAN 3:1, SEE DETAIL "TEMPORARY SOIL STABILIZATION MATTING SLOPE APPLICATION" AND FOR LAWN DRAINAGE SWALES; SEE DETAIL "TEMPORARY STABILIZATION MATTING CHANNEL APPLICATIONS" ON SHEET C 10.00
6. SEE PROJECT GENERAL NOTES ON SHEET C 4.00

LEGEND

- EX. INDEX CONTOUR
- EX. INTERMEDIATE CONTOUR
- EX. CURB AND GUTTER
- EX. GAS
- EX. ELECTRIC
- EX. STORM DRAIN
- EX. SANITARY SEWER
- EX. WATER
- EX. FENCE
- EX. WATER VALVE
- EX. FIRE HYDRANT
- EX. TREE LINE
- LOD — LIMIT OF DISTURBANCE
- EX. MANHOLE
- EX. CLEANOUT
- EX. SIGN
- EX. POWER POLE
- EX. LIGHT POLE
- EX. TREE
- PROP INDEX CONTOUR
- PROP INTERMEDIATE CONTOUR
- PROP CURB & GUTTER
- PROP CONC SIDEWALK

GRAPHIC SCALE

40 0 10 20 40

(IN FEET)
1 INCH = 40 FT

KEY PLAN:

KEYNOTES LISTED ON THIS SHEET ARE FOR CONVENIENCE ONLY. REFER TO SHEET CS.2 FOR COMPLETE LIST

ISSUED FOR 100% CONSTRUCTION DOCUMENTS

mk Consulting Engineers, LLC
Whitehall Mill
3300 Clipper Mill Road
Suite 201
Baltimore MD 21211
(667)-329-6193

Seal:

GWWO INC.
606 W/Mark Park Drive, Suite 300
BALTIMORE, MARYLAND 21211, 410-752-1009

Seal:

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LICENSE NUMBER EXPIRATION DATE

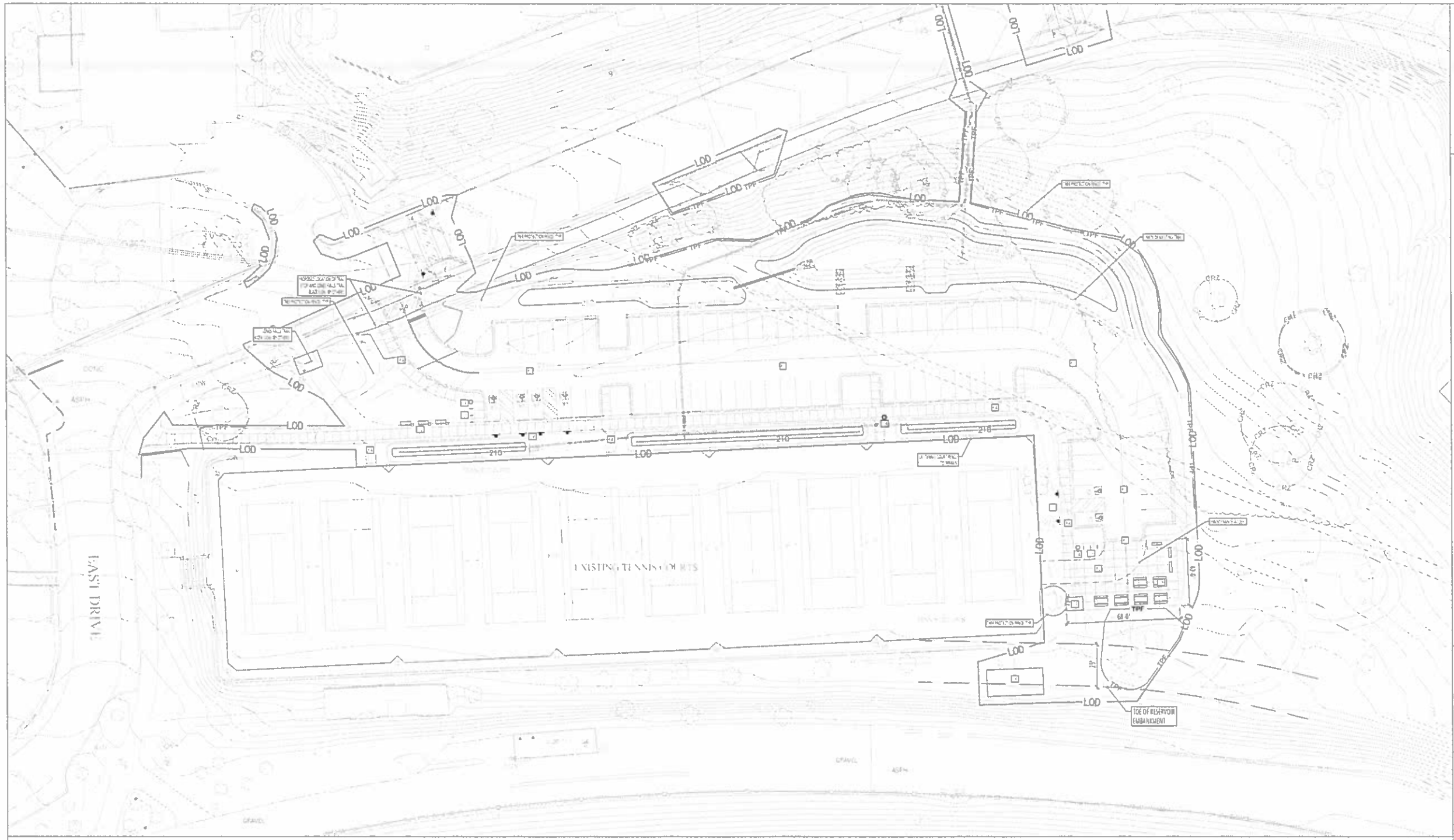
Revisions:

No.	Date	Description

DRUID HILL PARK PARKING LOT

BALTIMORE CITY DEPT. OF RECREATION & PARKS: RP 17807

Job No.	14026	RT/SG	Drawn
Scale	AS SHOWN	SM	Checked
Date	SEPTEMBER 14, 2018	PC	Approved
Drawing Title	GRADING PLAN	Drawing Number	C3.00
RP 17807		Of 30	

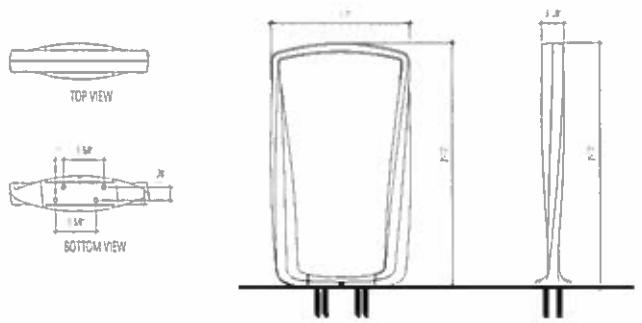


1 HARDSCAPE PLAN

PLAN

FTLA_L1.0_Hardscape Plan.dwg

SCALE: 1" = 20'-0"



2 BIKE RACK - FORMS + SURFACES

d-bike rack.dwg

SCALE: N/A

GENERAL NOTES:

1. IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY SITE CONDITIONS PRIOR TO THE START OF ANY WORK. ANY DISCREPANCY FOUND SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY
2. THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY UPON FINDING ANY UNFORESEEN CONDITIONS
3. MAINTAIN POSITIVE DRAINAGE FROM BUILDINGS THROUGHOUT CONSTRUCTION. REFER TO CIVIL DRAWINGS FOR PROPOSED GRADING AND SPOT ELEVATIONS
4. THE CONTRACTOR IS RESPONSIBLE FOR READY AL AND PROPER DISPOSAL OF ANY WASTE FROM THE SITE

CONSTRUCTION NOTES:

SYMBOL	ITEM TYPE	NOTES	REFERENCE
Construction Notes			
C-1	Bench	Refer to City Standard	
C-2	Existing Bench to be Relocated	Powdercoat and Re-mount per BCRP Direction	
C-3	Bike Rack		2/L1.0
C-4	Litter Receptacle	Refer to City Standard	
C-5	Picnic Table	Refer to City Standard	
C-6	Relocated Storage Container	Per Direction of BCRP	
C-7	Relocated Shed	Per Direction of BCRP	
C-8	Water Fountain and Filling Station	Refer to City Standard	
Paving Notes			
P-1	Asphalt Paving	Refer to Civil	
P-2	Exposed Aggregate Concrete Paving	Refer to Civil	
P-3	Mountable Curb	Refer to Civil	
P-4	Concrete Sidewalk	Refer to Civil	

0 5 10 20 40

KEY PLAN:

KEYNOTES LISTED ON THIS SHEET ARE FOR CONVENIENCE ONLY. REFER TO SHEET CS.2 FOR COMPLETE LIST

LEGEND:

CRZ — CRITICAL ROOT ZONE

TPF — TREE PROTECTION FENCE

ISSUED FOR 100% CONSTRUCTION DOCUMENTS

FLOURA TEETER

FLOURA TEETER LANDSCAPE ARCHITECTS
809 N. CHARLES STREET, SUITE 300
BALTIMORE, MARYLAND, 21201, 410-528-9295

Seal:

GWWO INC.
105 WYMAN PARK DRIVE, SUITE 300
BALTIMORE, MARYLAND 21211, 410-332-9800

Seal:

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Revisions:

No.	Date	Description

DRUID HILL PARK PARKING LOT

BALTIMORE CITY DEPT. OF RECREATION & PARKS: PROJECT NO: RP 17807

Job No.	14026	BM	Drawn
Scale	1" = 20'-0"	ZR	Checked
Date	SEPT 14, 2018	FTLA	Approved
Drawing Title: HARDSCAPE PLAN		Drawing Number: L1.0	
RP17807			Of

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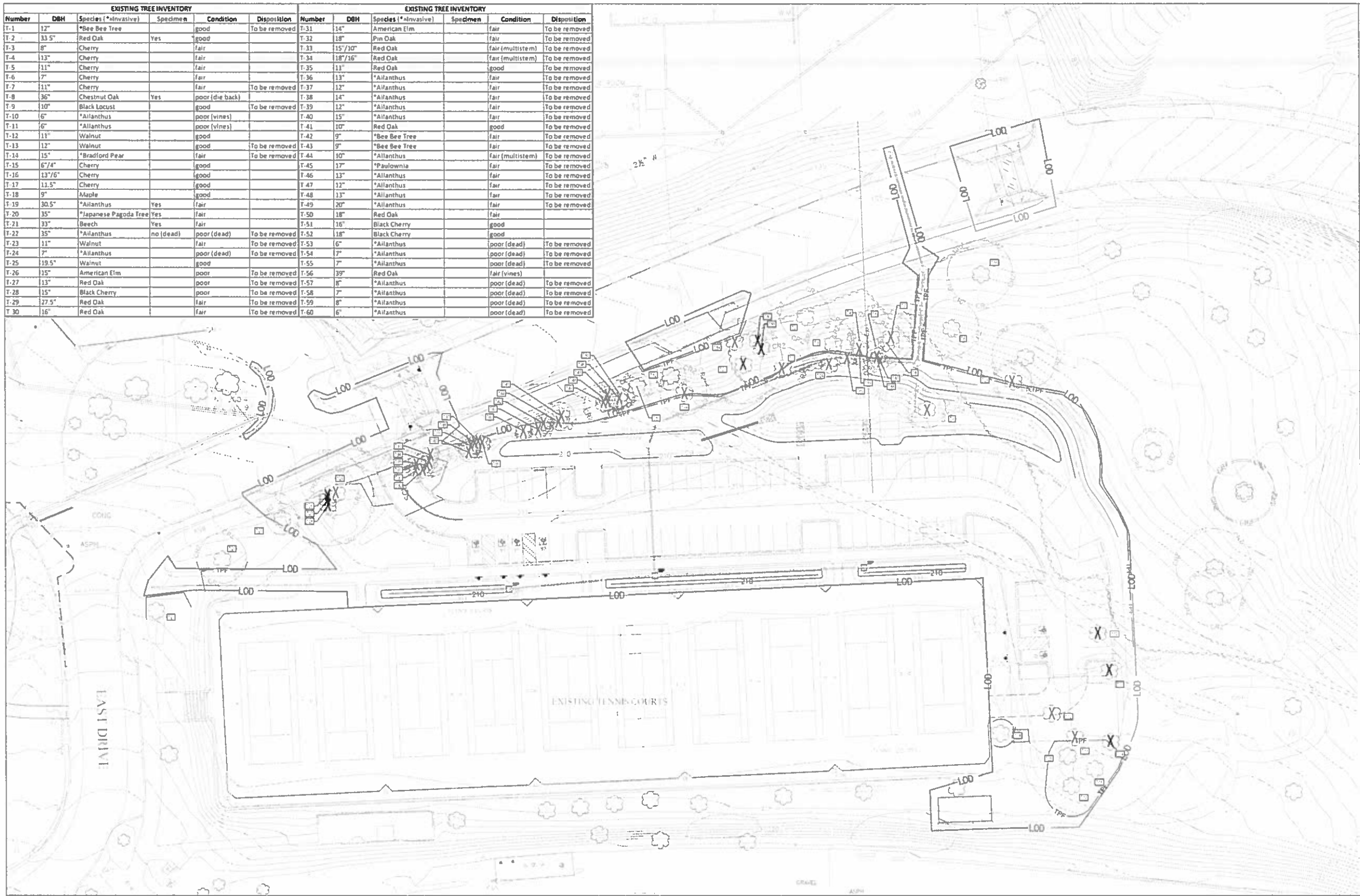
EXISTING TREE INVENTORY					
Number	DBH	Species (*=Invasive)	Specimen	Condition	Disposition
T-1	12"	*Bee Bee Tree		good	To be removed
T-2	33.5"	Red Oak	Yes	good	
T-3	8"	Cherry		fair	
T-4	13"	Cherry		fair	
T-5	11"	Cherry		fair	
T-6	7"	Cherry		fair	
T-7	11"	Cherry		fair	To be removed
T-8	36"	Chestnut Oak	Yes	poor (die back)	
T-9	10"	Black Locust		good	To be removed
T-10	6"	*Ailanthus		poor (vines)	
T-11	6"	*Ailanthus		poor (vines)	
T-12	11"	Walnut		good	
T-13	12"	Walnut		good	To be removed
T-14	15"	*Bradford Pear		fair	To be removed
T-15	6"/4"	Cherry		good	
T-16	13"/6"	Cherry		good	
T-17	11.5"	Cherry		good	
T-18	9"	Maple		good	
T-19	30.5"	*Ailanthus	Yes	fair	
T-20	35"	*Japanese Pagoda Tree	Yes	fair	
T-21	33"	Beech	Yes	fair	
T-22	35"	*Ailanthus	no (dead)	poor (dead)	To be removed
T-23	11"	Walnut		fair	To be removed
T-24	7"	*Ailanthus		poor (dead)	To be removed
T-25	19.5"	Walnut		good	
T-26	15"	American Elm		poor	To be removed
T-27	13"	Red Oak		poor	To be removed
T-28	15"	Black Cherry		poor	To be removed
T-29	27.5"	Red Oak		fair	To be removed
T 30	16"	Red Oak		fair	To be removed

EXISTING TREE INVENTORY					
Number	DBH	Species (*=Invasive)	Specimen	Condition	Disposition
T-31	14"	American Elm		fair	To be removed
T-32	18"	Pin Oak		fair	To be removed
T-33	15"/10"	Red Oak		fair (multistem)	To be removed
T-34	18"/16"	Red Oak		fair (multistem)	To be removed
T-35	11"	Red Oak		good	To be removed
T-36	13"	*Ailanthus		fair	To be removed
T-37	12"	*Ailanthus		fair	To be removed
T-38	14"	*Ailanthus		fair	To be removed
T-39	12"	*Ailanthus		fair	To be removed
T-40	15"	*Ailanthus		fair	To be removed
T-41	10"	Red Oak		good	To be removed
T-42	9"	*Bee Bee Tree		fair	To be removed
T-43	9"	*Bee Bee Tree		fair	To be removed
T-44	10"	*Ailanthus		fair (multistem)	To be removed
T-45	17"	*Paulownia		fair	To be removed
T-46	13"	*Ailanthus		fair	To be removed
T-47	12"	*Ailanthus		fair	To be removed
T-48	13"	*Ailanthus		fair	To be removed
T-49	20"	*Ailanthus		fair	To be removed
T-50	18"	Red Oak		fair	
T-51	16"	Black Cherry		good	
T-52	18"	Black Cherry		good	
T-53	6"	*Ailanthus		poor (dead)	To be removed
T-54	7"	*Ailanthus		poor (dead)	To be removed
T-55	7"	*Ailanthus		poor (dead)	To be removed
T-56	39"	Red Oak		fair (vines)	
T-57	8"	*Ailanthus		poor (dead)	To be removed
T-58	7"	*Ailanthus		poor (dead)	To be removed
T-59	8"	*Ailanthus		poor (dead)	To be removed
T-60	6"	*Ailanthus		poor (dead)	To be removed



1 TREE REMOVAL PLAN
PLAN

FTLA_L2.0_TREE REMOVAL PLAN.dwg

SCALE: 1" = 30'-0"

GENERAL NOTES:

1 IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY SITE CONDITIONS PRIOR TO THE START OF ANY WORK. ANY DISCREPANCY FOUND SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY
2 THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY UPON FINDING ANY UNFORESEEN CONDITIONS
3 MAINTAIN POSITIVE DRAINAGE FROM BUILDINGS THROUGHOUT CONSTRUCTION. REFER TO CIVIL DRAWINGS FOR PROPOSED GRADING AND SPOT ELEVATIONS
4 THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ANY WASTE FROM THE SITE
5 THE CONTRACTOR SHALL GRIND THE STUMPS OF ALL REMOVED TREES DOWN TO GRADE

AILANTHUS TREE REMOVAL NOTES:

1 CUT TREE DOWN AS CLOSE TO THE GROUND AS REASONABLE THE CUT SURFACE SHOULD BE HORIZONTAL TO THE GROUND TO MINIMIZE HERBICIDE RUNOFF AND ANY RESIDUAL SAWDUST OVER THE CUT SURFACE SHOULD BE REMOVED PRIOR TO HERBICIDE APPLICATION
2 HERBICIDE IS THEN APPLIED TO THE CUT SURFACE WITHIN 5 MINUTES OF CUTTING WITH A PAINTBRUSH, HAND HELD SPRAY BOTTLE, OR BACKPACK SPRAYER
3 FOR CUT STUMPS LARGER THAN 4 INCHES IN DIAMETER, HERBICIDE SHOULD BE APPLIED TO THE CAMBIAL LAYER LYING JUST INSIDE THE BARK RING THE TOP SIDES, AND EXPOSED ROOTS OF SMALLER CUT STUMPS (INCLUDING THOSE OCCURING IN CLUMPS) SHOULD BE THOROUGHLY WETTED WITH HERBICIDE
4 FOR CUT STUMP TREATMENTS, A SOLUTION OF TRICLOPYR ESTER OR AMIZAPYR SHOULD BE USED IN A MIXTURE WITH BARK OIL OR CROP OIL THE HERBICIDE OIL MIXTURE RATIO CAN VARY FROM 33 67 TO 50 50 V/V DEPENDING ON THE NUMBER AND SIZE OF PLANTS TO BE TREATED AND THE APPLICATION TECHNIQUE USED
5 A BLUE INDICATOR DYE SHOULD BE ADDED TO THE SPRAY MIXTURE TO SHOW THAT A STUMP HAS BEEN TREATED
(SOURCE USDA, FIELD GUIDE FOR MANAGING TREE OF HEAVEN (AILANTHUS) IN THE SOUTHWEST)

0 7.5 15 30 60

KEY PLAN

KEYNOTES LISTED ON THIS SHEET ARE FOR CONVENIENCE ONLY. REFER TO SHEET CS.2 FOR COMPLETE LIST

LEGEND:

T-# EXISTING TREE

T-# EXISTING TREE TO BE REMOVED

CRZ CRITICAL ROOT ZONE

TPF TREE PROTECTION FENCE

ISSUED FOR 100% CONSTRUCTION DOCUMENTS

FLOURA TEETER landscape architects

FLOURA TEETER LANDSCAPE ARCHITECTS
900 N. CHARLES STREET, SUITE 300
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8600 WYMAN PARK DRIVE, SUITE 200
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Revisions:

No.	Date	Description

DRUID HILL PARK
PARKING LOT
BALTIMORE CITY DEPT. OF RECREATION & PARKS: PROJECT NO: RP 17807

Job No.	14026	BM	Drawn
Scale	1" = 30'-0"	ZR	Checked
Date	SEPT 14, 2018	FTLA	Approved
Drawing Title	TREE REMOVAL PLAN	Drawing Number	L2.0
RP17807			01

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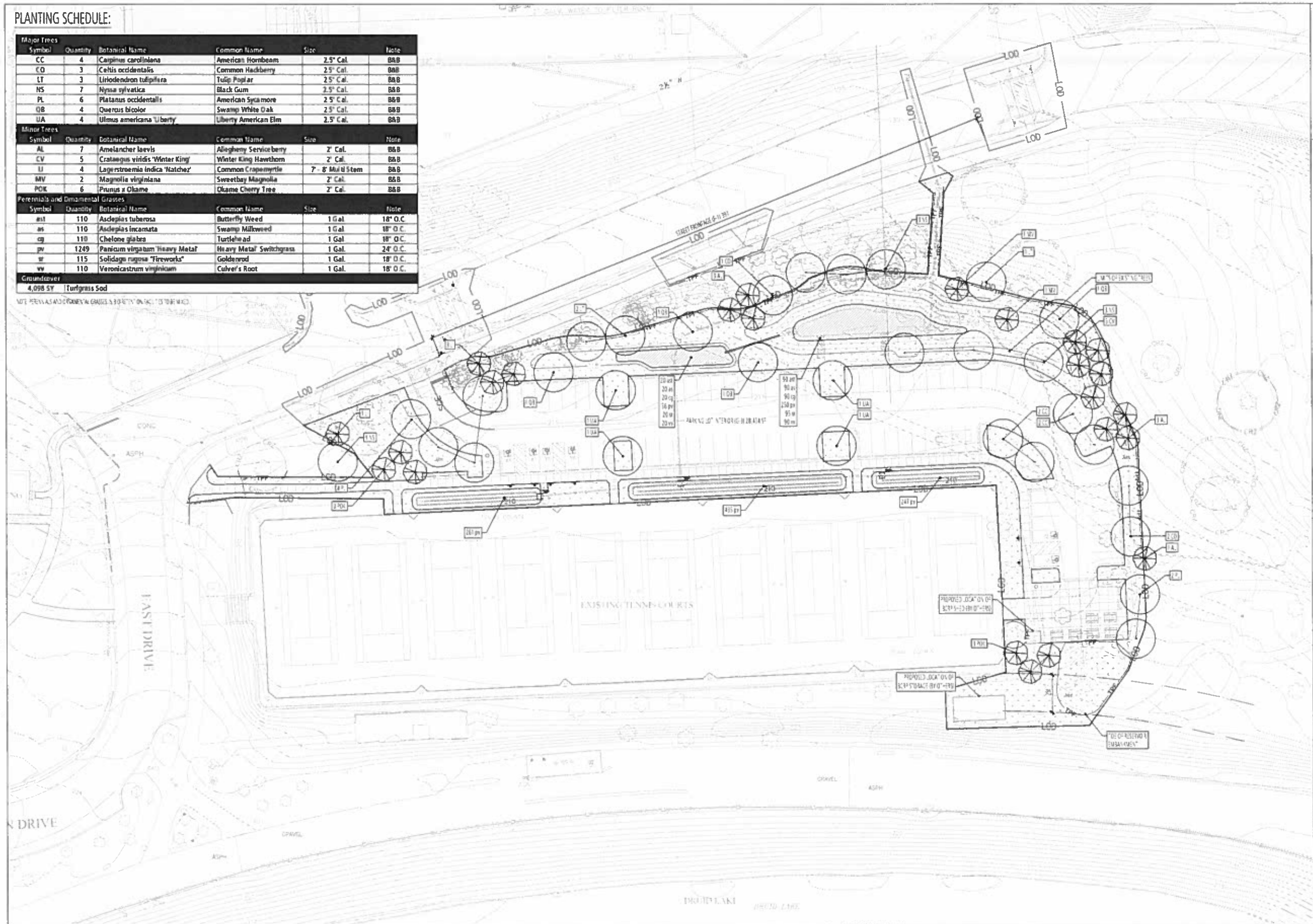
PLANTING SCHEDULE:

Major Trees					
Symbol	Quantity	Botanical Name	Common Name	Size	Note
CC	4	Carpinus caroliniana	American Hornbeam	2.5" Cal.	B&B
CO	3	Celtis occidentalis	Common Hackberry	2.5" Cal.	B&B
LT	3	Liriodendron tulipifera	Tulip Poplar	2.5" Cal.	B&B
NS	7	Nyssa sylvatica	Black Gum	2.5" Cal.	B&B
PL	6	Platanus occidentalis	American Sycamore	2.5" Cal.	B&B
QB	4	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B
UA	4	Ulmus americana 'Liberty'	Liberty American Elm	2.5" Cal.	B&B
Minor Trees					
Symbol	Quantity	Botanical Name	Common Name	Size	Note
AL	7	Amelanchier laevis	Allegheny Serviceberry	2" Cal.	B&B
CV	5	Crataegus viridis 'Winter King'	Winter King Hawthorn	2" Cal.	B&B
LI	4	Lagerstroemia indica 'Natchez'	Common Crapemyrtle	7' - 8' Multi Stem	B&B
MV	2	Magnolia virginiana	Sweetbay Magnolia	2" Cal.	B&B
POK	6	Prunus x Okame	Okame Cherry Tree	2" Cal.	B&B
Perennials and Ornamental Grasses					
Symbol	Quantity	Botanical Name	Common Name	Size	Note
ast	110	Asclepias tuberosa	Butterfly Weed	1 Gal.	18" O.C.
as	110	Asclepias incarnata	Swamp Milkweed	1 Gal.	18" O.C.
cg	110	Chelone glabra	Turtlehead	1 Gal.	18" O.C.
pv	1249	Panicum virgatum 'Heavy Metal'	Heavy Metal Switchgrass	1 Gal.	24" O.C.
sr	115	Solidago rugosa "Fireworks"	Goldenrod	1 Gal.	18" O.C.
vv	110	Veronicastrum virginicum	Culver's Root	1 Gal.	18" O.C.
Groundcover					
4,098 SY	Turfgrass Sod				

NOTE: PERENNIALS AND ORNAMENTAL GRASSES SHOWN ON PLAN ARE DIFFERENTIATED BY COLOR ONLY.



1 LANDSCAPE PLAN
PLAN

FTLA_L2.0_Landscape Plan.dwg
SCALE: 1" = 20'-0"

GENERAL NOTES:

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]

KEY PLAN

KEYNOTES LISTED ON THIS SHEET ARE FOR CONVENIENCE ONLY. REFER TO SHEET CS.2 FOR COMPLETE LIST

LEGEND:

WAND TREE
MAIN TREE
SHRUB
PERENNIALS AND ORNAMENTAL GRASSES
CRITICAL ROOT ZONE
TPF — TREE PROTECTION FENCE
TURFGRASS SOD
EXISTING TREE

ISSUED FOR 100% CONSTRUCTION DOCUMENTS

FLOURA TEETER landscape architects
FLOURA TEETER LANDSCAPE ARCHITECTS
[illegible] CHARLES STREET, SUITE [illegible]
BALTIMORE, MARYLAND 21201, 410-[illegible]

Seal

G|W W|O
GWWO INC
[illegible] WYMAN PARK DRIVE, SUITE 100
BALTIMORE, MARYLAND 21211, 410-752-[illegible]

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LICENSE NUMBER
EXPIRATION DATE

Revisions

No.	Date	Description

DRUID HILL PARK PARKING LOT
BALTIMORE CITY DEPT. OF RECREATION & PARKS. PROJECT NO. RP 17807

Job No	14026	BM	Drawn
Scale	1" = 30'-0"	ZR	Checked
Date	SEPT 14, 2018	FTLA	Approved
Drawing Title		Drawing Number	
LANDSCAPE PLAN		L2.1	
RP17807			01

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BALTIMORE CITY LANDSCAPE MANUAL PLANTING REQUIREMENTS:

KEY	ELEMENT	RATE	DISTANCE / AREA	PLANTING UNITS REQUIRED
PLANTING REQUIREMENTS				
CONDITION F: Street Frontage and Streetscape				
F-1	STREET FRONTAGE	1 PU/ 30LF	391	13
CONDITION G: Parking Lots				
G-1	PARKING PERIMETER - TREES	1 PU/ 35 LF	0	N/A
G-2	PARKING PERIMETER - SHRUBS	1 PU/ 20 LF	0	N/A
G-3	PARKING LOT INTERIOR - PLANTING AREA	10% TOTAL AREA	28,454 SF	2,845 SF
G-3	PARKING LOT INTERIOR - PLANTING AREA	PROVIDED:		3,194 SF
G-4	PARKING LOT INTERIOR - INTERIOR PLANTING	1 PU/ 200 SF	3,194 SF	16
TOTAL				
		TOTAL PLANTING REQUIREMENTS:		29

	LANDSCAPE ELEMENT	PLANTING UNIT	QUANTITY	PU PROVIDED
PLANTING PROVIDED				
	MAJOR DECIDUOUS TREE	1 PU EACH	31	31
	MINOR DECIDUOUS TREE	2 PER 1 PU	24	12
	EVERGREEN TREE	2 PER 1 PU	0	0
	SHRUBS	6 PER 1 PU	0	0
	GROUNDCOVER	500 SF PER 1 PU	0	0
	HERBACIOUS/PERENNIAL (1 GAL.)	10 PER 1 PU	0	0
		TOTAL PLANTING PROVIDED:		43

NOTE: QUANTITIES DO NOT INCLUDE BIORETENTION FACILITIES

FOREST CONSERVATION CALCULATIONS:

1. ALL AFFORESTATION FOR THIS SITE WILL BE LOCATED ONSITE. THE TOTAL NET TRACT AREA = 1.89 ACRES. THE REQUIRED REFORESTATION PER THE FOREST CONSERVATION WORKSHEET IS 0.28 ACRES.

2. THE AFFORESTATION TREE PLANTING REQUIREMENT IS 0.28 ACRES TIMES 100 TREES (SIZED 2-1/2" CAL. PER OR GREATER) PER ACRE WHICH EQUALS 28 TREES. THE TREE CONVERSION RATIOS ARE AS FOLLOWS:

SHADE TREES (2.5" CAL. MIN.) @ 1:1
EVERGREEN TREES (6' HT. MIN.) AND ORNAMENTAL TREES (1.5" CAL. MIN.) @ 2:1
SHRUBS (CAN NOT COUNT AS MORE THAN 20% OF REQUIREMENT) @ 10:1

3. PLANTING PROVIDED IN LANDSCAPE PLAN:
31 SHADE TREES @ 1:1 = 31
24 EVERGREEN/ORNAMENTAL TREES @ 2:1 = 12
0 SHRUBS @ 10:1 = 0

4. TOTAL PLANTING PROVIDED ONSITE EQUALS 43 TREES

FOREST CONSERVATION WORKSHEET

				Acres
Net Tract Area				
	A. Total Tract Area		A =	1.89
	B. Deductions		B =	0.00
	C. Net Tract Area		C =	1.89
Land Use Category				
	D. Afforestation Threshold	15%	D =	0.28
	E. Conservation Threshold	20%	E =	0.38
Existing Forest Cover				
	F. Existing Forest Cover w/in Net Tract Area		F =	0.00
	G. Area of Forest Above Conservation Threshold		G =	0.00
Breakeven Point				
	H. Breakeven Point		H =	0.00
	I. Forest Clearing Permitted Without Mitigation		I =	0.00
Proposed Forest Clearing				
	J. Total Area of Forest to be Cleared		J =	0.00
	K. Total Area of Forest to be Retained		K =	0.00
Planting Requirements				
	L. Reforestation for Clearing Above the Conservation Threshold		L =	0.00
	M. Reforestation for Clearing Below the Conservation Threshold		M =	0.00
	N. Credit for Retention Above the Conservation Threshold		N =	0.00
	P. Total Reforestation Required		P =	0.00
	Q. Total Afforestation Required		Q =	0.28
	Ignor, formulas--for M 0 --for P 0.00			
R. Total Planting Required			R =	0.28

NOTES:

PROJECT GENERAL NOTES:

1. THE SPECIFICATIONS FOR THIS PROJECT WILL BE THE CITY OF BALTIMORE DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR MATERIALS, HIGHWAYS, BRIDGES, UTILITIES, AND INCIDENTAL STRUCTURES, 2006 EDITION AND ALL AMENDMENTS THERETO, THE SPECIAL PROVISIONS, AND THE TECHNICAL PROVISIONS.
2. ALL ELEVATIONS ARE ESTABLISHED USING THE BALTIMORE CITY METROPOLITAN DATUM AND SUPPLEMENTED BY FIELD SURVEYS PERFORMED BY EBA ENGINEERING, INC.
3. UTILITIES SHOWN ON THESE DRAWINGS ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY, AND THE CITY DOES NOT WARRANT NOR GUARANTEE THE CORRECTNESS, OR THE COMPLETENESS OF THE INFORMATION GIVEN. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION BY CONTACTING THE INDIVIDUAL UTILITY COMPANY AND THE DEPARTMENT OF PUBLIC WORKS TO DETERMINE THE EXACT LOCATION OF ITS RESPECTIVE STRUCTURES.
4. BEFORE BEGINNING ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT "MISS UTILITY" AT 800-257-7777 AT LEAST 3 WORKING DAYS PRIOR TO STARTING WORK SO THEY CAN ARRANGE TO MARK THE HORIZONTAL LOCATION OF THEIR UNDERGROUND FACILITIES. ANY PERMITS OR COST ASSOCIATED WITH "MISS UTILITY" ARE THE RESPONSIBILITY OF THE CONTRACTOR. SITE UTILITY DRAWINGS OWNED BY THE DEPARTMENT OF RECREATION AND PARKS ARE AVAILABLE FOR REVIEW AT 2600 MADISON AVENUE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT HIS OWN EXPENSE, AND TO THE SATISFACTION OF THE UTILITY OWNER, DAMAGE TO ANY UTILITY CAUSED BY HIS WORK. HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND THE UTILITY OWNER OF ANY DAMAGE TO THE UTILITY BY REASON OF HIS OPERATION.
6. SOIL EROSION AND SEDIMENT CONTROL PROCEDURES, AS DEFINED IN BALTIMORE CITY CODE ARTICLE 7, DIVISION 3 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.
7. DO NOT SCALE DRAWINGS. 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.
8. FOR ALL PAVEMENT REMOVAL AREAS, NEATLY SAW CUT ALL EDGES.
9. PREPARE SOIL AND SEED ALL LAWN AREAS DISTURBED BY CONTRACTORS, VEHICULAR MOVEMENT OR STORAGE IN ACCORDANCE WITH SPECIFICATIONS DUE TO INCIDENTAL ACTIVITIES NOT SHOWN ON THE DRAWINGS BUT ASSOCIATED WITH WORK.
10. THERE SHALL BE NO CONSTRUCTION ACTIVITIES AND CONSTRUCTION VEHICLES ACCESS ALLOWED OUTSIDE THE LIMITS OF WORK (LOW). NO STORAGE OF MATERIALS ALLOWED OUTSIDE THE LIMITS OF WORK (LOW). THE LIMITS OF DISTURBANCE (LOD) ARE SHOWN ON THE SEDIMENT AND EROSION CONTROL PLANS (SEE SHEETS ES 1.0 THROUGH ES 3.1).
11. INSTALL TREE PROTECTION FENCE AS SHOWN ON DEMOLITION PLAN ON SHEET L1.0 AND GRADING PLAN ON SHEETS L2.0 TO L2.2. MINIMIZE EQUIPMENT ACTIVITY WITHIN THE DRIPLINE OF EXISTING TREES. THERE SHALL BE NO STORAGE OF MATERIALS OR EQUIPMENT PERMITTED WITHIN THE TREE PROTECTION FENCED IN AREAS AND WITHIN THE DRIP LINES OF ALL EXISTING TREES. MAINTAIN TREE PROTECTION FENCE UNTIL DIRECTED BY THE ENGINEER TO REMOVE. CONTRACTOR TO SCHEDULE A PRE-CONSTRUCTION WALK TO VERIFY TREE PROTECTION REQUIREMENTS WITH THE ENGINEER.
12. NEW WORK SHALL MEET AND MATCH EXISTING ALIGNMENT OF FEATURES AND FINISHED GRADES AT LIMITS OF WORK. ADJUST HEIGHTS OF EXISTING MANHOLES AND SURFACE UTILITY COVERS TO MEET FLUSH WITH PROPOSED WALKS. THE CONTRACTOR SHALL FIELD VERIFY EXISTING DIMENSIONS AND IMMEDIATELY REPORT DISCREPANCIES TO ENGINEER TO MAKE NECESSARY ADJUSTMENTS BEFORE COMMENCING WITH WORK.
13. CONTRACTOR IS RESPONSIBLE FOR INSTALLING PAVEMENT SURFACES WITH SLOPES AND CROSS SLOPES ACCORDING TO THE PLAN. IF PAVEMENT SURFACES ARE FOUND TO BE NOT IN COMPLIANCE AT ANYTIME IN THE FUTURE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REINSTALLING TO RECTIFY INCORRECT PAVEMENT SLOPE INSTALLATIONS.

PLANTING GENERAL NOTES:

1. PLANT LOCATIONS SHALL BE FIELD ADJUSTED TO AVOID UTILITIES. BEFORE BEGINNING ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT "MISS UILITY" AT 800-257-7777 AT LEAST 3 WORKING DAYS PRIOR TO STARTING WORK SO THEY CAN ARRANGE TO MARK HORIZONTAL LOCATION OF THEIR UNDERGROUND FACILITIES. ANY PERMIT OR COST ASSOCIATED WITH "MISS UTILITY" ARE THE RESPONSIBILITY OF THE CONTRACTOR.
2. ALL TREE SHALL BE MULCHED TO A MINIMUM OF 18" BEYOND THE EDGE OF THE ROOTBALL.
3. ALL PLASTIC AND TWINE SHALL BE REMOVED FROM THE TOP OF THE ROOTBALL. NO WIRE BASKETS ARE ACCEPTED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT HIS OWN EXPENSE, AND TO THE SATISFACTION OF THE UTILITY OWNER, DAMAGE TO ANY UTILITY CAUSED BY HIS WORK. HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND THE UTILITY OWNER OF ANY DAMAGE TO THE UTILITY BY REASON OF HIS OPERATION.
5. PREPARE SOIL AND SEED ALL LAWN AREAS DISTURBED BY CONTRACTORS, VEHICULAR MOVEMENTS OR STORAGE IN ACCORDANCE WITH SPECIFICATIONS DUE TO INCIDENTAL ACTIVITIES NOT SHOWN ON THE DRAWINGS BUT ASSOCIATED WITH WORK.
6. NO ITEMS ARE TO BE BURNED OR BURIED ON SITE.
7. CUT AND REMOVE EXISTING SOD FROM PROPOSED PLANTING AREAS.
8. NEW PLANTING BEDS TO RECEIVE 6" OF PLANTING MIX AND ROTOTILLED INTO THE EXISTING SOIL TO A DEPTH OF 12" DEPTH UNLESS OTHERWISE NOTED ON THE PLAN. PLANTING MIX SHALL BE ⅓ EXISTING SOIL, ⅓ TOPSOIL PER SPECIFICATIONS AND ⅓ COMPOSTED LEAVES. INSTALL 3" OF SHREDDED HARDWOOD MULCH TO ALL PLANTING BEDS.

LANDSCAPE SPECIFICATIONS:

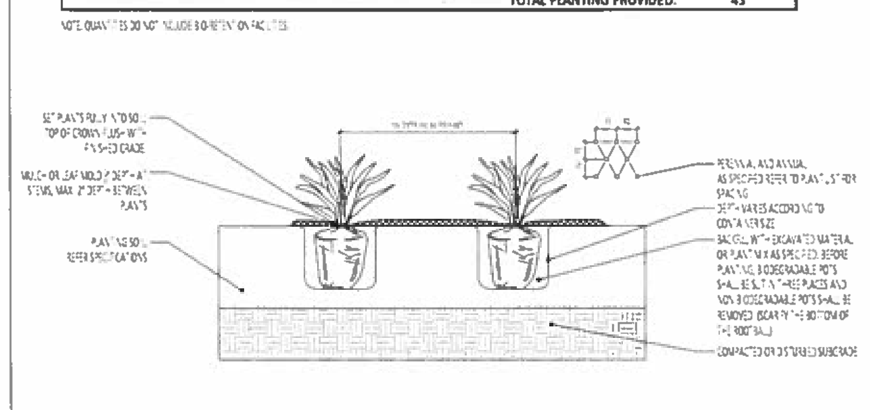
1. LANDSCAPE SPECIFICATIONS SHALL CONFORM TO THE LATEST EDITION OF THE "LCA LANDSCAPE SPECIFICATIONS GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREA".
2. A ONE-YEAR WARRANTY SHALL BE REQUIRED. MAINTENANCE REQUIRED TO HONE THE ONE YEAR WARRANTY SHALL BE PERFORMED AS PART OF THIS CONTRACT.
3. CONTRACTOR IS ENCOURAGED TO PERFORM SOIL TESTING. TEST RESULTS SHALL BE SUBMITTED BEFORE PLANTING. FAILURE TO PERFORM TESTING WILL NOT VOID GUARANTEE PROVISIONS.
4. CONTRACTOR SHALL REVIEW AND TEST SUBSOIL DRAINAGE CHARACTERISTICS PRIOR TO PLANTING AND NOTIFY OWNER OF UNACCEPTABLE CONDITIONS.
5. NO EXCEPTIONS TO THE GUARANTEE PROVISIONS ARE ALLOWED UNLESS AGREED TO IN WRITING PRIOR TO PLANTING.

ONE-YEAR ANNIVERSARY:

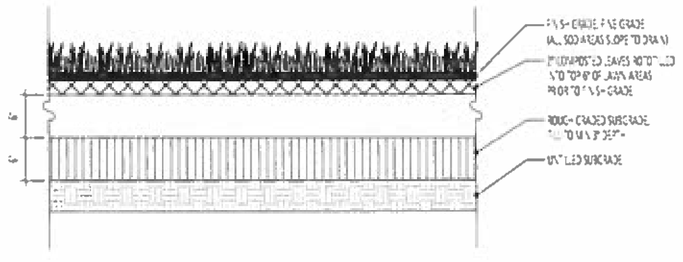
CONTRACTOR SHALL SCHEDULE SITE WALK THRU WITH OWNER'S REPRESENTATIVE PRIOR TO THE END OF THE WARRANTY PERIOD. AS PART OF THE WALK THRU REMOVE STAKES AND GUYS, PRUNE DEAD WOOD AND MAKE NECESSARY REPLACEMENTS.

PLANT STANDARDS:

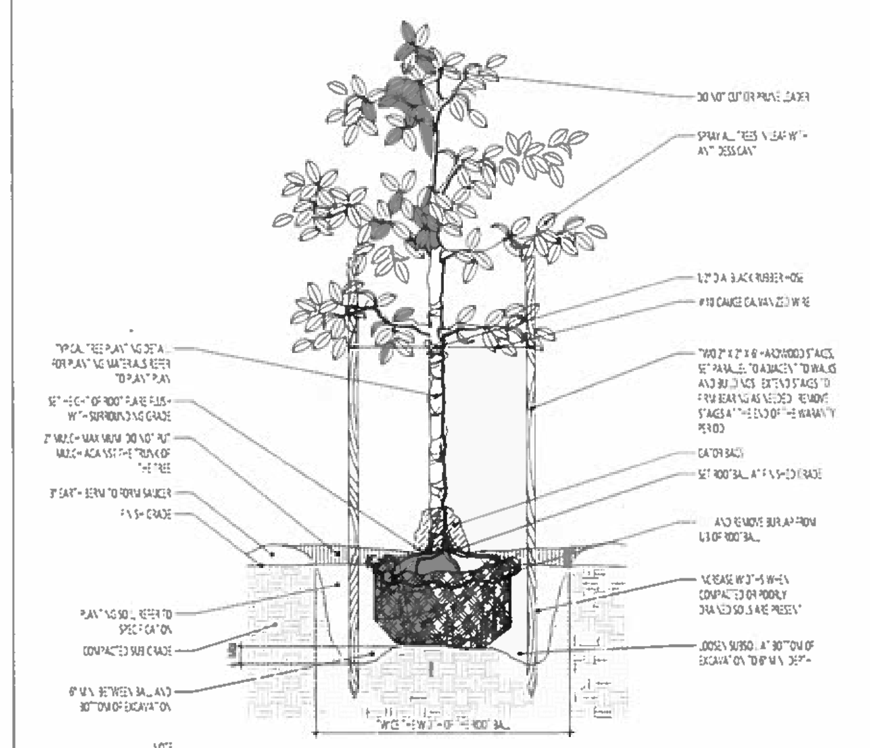
ALL NURSERY STOCK SHALL BE TOP QUALITY AND IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMAN, INC. "AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION. PLANTS OF EACH SPECIES SHALL BE PROVIDED AS MATCHED ITEMS. INFERIOR NURSERY STOCK WILL BE SUBJECT TO REJECTIONS BY THE ENGINEER. BARE-ROOT AND ROOTBALLS WRAPPED WITH WIRE WILL NOT BE ACCEPTED FOR ANY TREE.



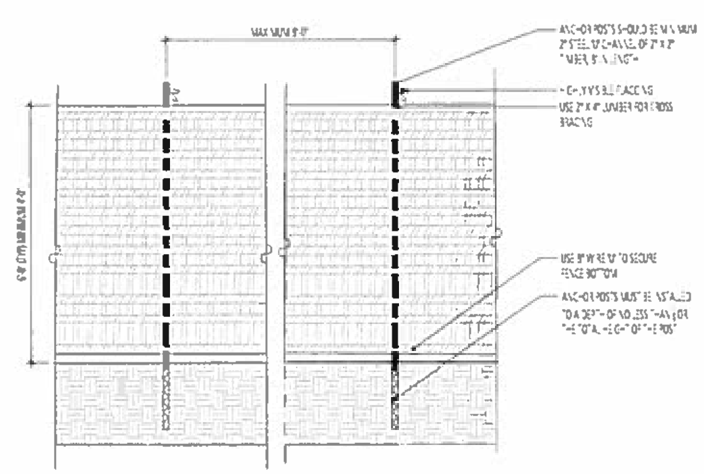
1 PERENNIAL PLANTING DETAIL
SECTION
d-grndcover_planting.dwg
SCALE: 1/2" = 1'-0"



2 LAWN DETAIL - SOD
SECTION
d-lawn detail sod.dwg
SCALE: 1" = 1'-0"



3 TREE PLANTING DETAIL
SECTION
d-tree_planting.dwg
SCALE: 1/2" = 1'-0"



4 TREE PROTECTION FENCE
d-tree fence.dwg
SCALE: 1/2" = 1'-0"

KEY PLAN

KEYNOTES LISTED ON THIS SHEET ARE FOR CONVENIENCE ONLY. REFER TO SHEET CS 2 FOR COMPLETE LIST

ISSUED FOR 100% CONSTRUCTION DOCUMENTS

Seal

FLOURA TEETER
Landscape Architects

Seal

G|W
W|O

GWWO INC

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Revisions
No. | Date | Description

DRUID HILL PARK
PARKING LOT
BALTIMORE CITY DEPT. OF RECREATION & PARKS PROJECT NO: RP 17807

Job No	14026	BM	Drawn
Scale	AS NOTED	ZR	Checked
Date	SEPT 14, 2018	FTLA	Approved

Drawing Title: PLANTING DETAILS
Drawing Number: L3.0

RP17807