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.

0 FEET

AVERAGE WIDTH OF STREAM BUFFER

LEGEND:



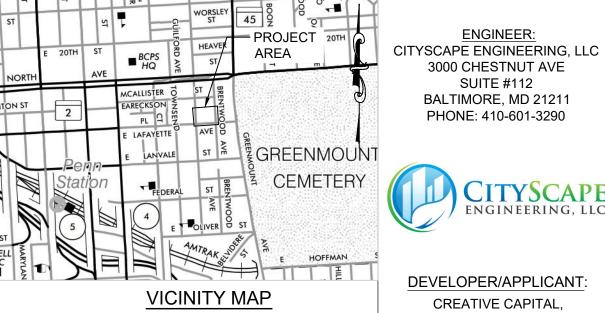
— LOD — LIMIT OF DISTURBANCE

NOTE: NO SOILS LINES SHOWN, THE ENTIRE SITE AND SURROUNDING AREA CONTAINS SOIL TYPE: 44UC -URBAN LAND, 0 TO 15 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 (FEET)	SPECIMEN TREE	CONDITION	COMMENTS	PROPSOED ACTION
T-1	Acer rubrum	Red Maple	2.5"	4		Fair		Retain
T-2	Acer rubrum	Red Maple	6.5"	10		Good		Remove
T-3	Zelkova sp.	Zelkova	22.5"	34	Х	Good		Remove
T-4	Zelkova sp.	Zelkova	22"	33	Х	Good		Remove
T-5	Ailanthus altissima	Tree of Heaven	12"	18		Poor	In Powerlines, Vines	Remove
T-6	Morus alba	Mulberry	10"	15		Poor	Leaning, Broken Branches	Remove
T-7	Paulownia sp.	Paulownia	45"	68	Х	Poor	Thick Vines, Dead Crown; Hazerdous Tree and Invasive	Remove
T-8	Morus alba	Mulberry	6 MS 12"	18		Poor	Poor Form, Vines	Remove
T-9	Morus alba	Mulberry	4 MS 25"	38	Х	Fair / Poor	Poor Form, Leaning; Hazardous, Invasive	Remove
T-10	Quercus rubra	Red Oak	2"	3		Good	New	Remove
T-11	Quercus rubra	Red Oak	2"	3		Poor / Dead	Broken Top	Remove
T-12	Acer rubrum	Red Maple	9"	14		Good		Retain
T-13	Acer rubrum	Red Maple	10"	15		Good		Retain
T-14	Quercus rubra	Red Oak	7"	11		Good	Trim lower branches	Remove
T-15	Acer rubrum	Red Maple	3"	5		Good	New	Remove
T-16	Acer rubrum	Red Maple	4"	6		Poor	Poor Form, Missing Leader	Remove
T-17	Zelkova sp.	Zelkova	21"	32	Х	Good	Roots exposed	Remove
T-18	Acer rubrum	Red Maple	12"	18		Poor	Roots exposed, Mildew on trunk	Remove
T-19	Acer rubrum	Red Maple	4"	6		Good		Retain
T-20	Quercus rubra	Red Oak	4"	6		Good		Remove
T-21	Acer rubrum	Red Maple	5"	8		Good	Roots exposed	Remove
T-22	Acer rubrum	Red Maple	7"	11		Good	Needs pruning	Retain
T-23	Acer rubrum	Red Maple	6"	9		Good	Bulge at base	Remove
T-24	Acer rubrum	Red Maple	6"	9		Good		Retain



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

ENGINEER:

3000 CHESTNUT AVE SUITE #112

BALTIMORE, MD 21211 PHONE: 410-601-3290

DEVELOPER/APPLICANT: CREATIVE CAPITAL, LAWRENCE CAGER BALTIMORE, MD

PHONE: 202-258-6089

PROPERTY OWNER: THRESHOLD, INC 1702 ST. PAUL ST

BALTIMORE, MD 21202 PHONE: 443-739-9968

<u>ARCHITECT</u> **ED NOTTINGHAM** VISION DDB 8635 WILLOW RUN ROAD WINDSOR MILL, MD 21244 PHONE: 443-677-0985

LANDSCAPE ARCHITECT FLOURA TEETER

LANDSCAPE ARCHITECTS 800 N. CHARLES ST SUITE 300 BALTIMORE, MD 21201 PHONE: 410-528-8395

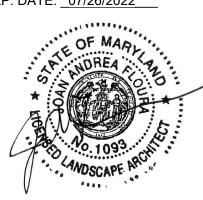


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DRAWN: JCI CHECKED: ZB

DESIGNED: JCI

PROFESSIONAL CERTIFICATION. HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO.: _1093_ EXP. DATE: _07/26/2022



PROJECT INFORMATION:

THE RESIDENCES AT LAFAYETTE

400-418 E LAFAYETTE AVE BALTIMORE, MD 21202 WARD 12, SECTION 11 BLOCK 1096, LOTS 11-20

ESD NO.:	805
ePLAN NO.:	ТВ
DATE:	NOVEMBER 202

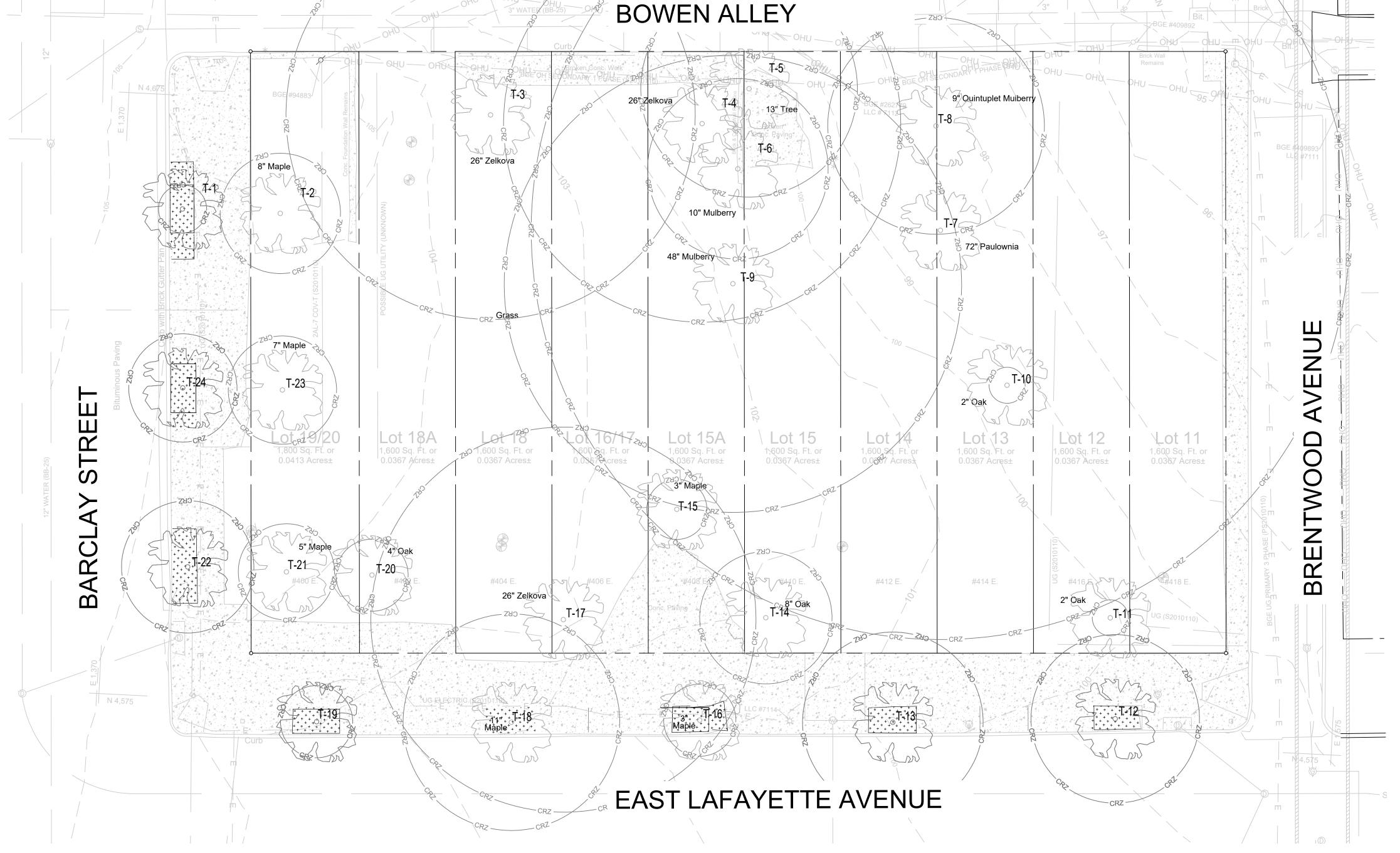
PROJECT NO.:

SHEET TITLE: SIMPLE FOREST STAND DELINEATION

> DWG. NO.: FSD -100

01 OF 05 SHEET NO.:

SCALE 1" = 10'



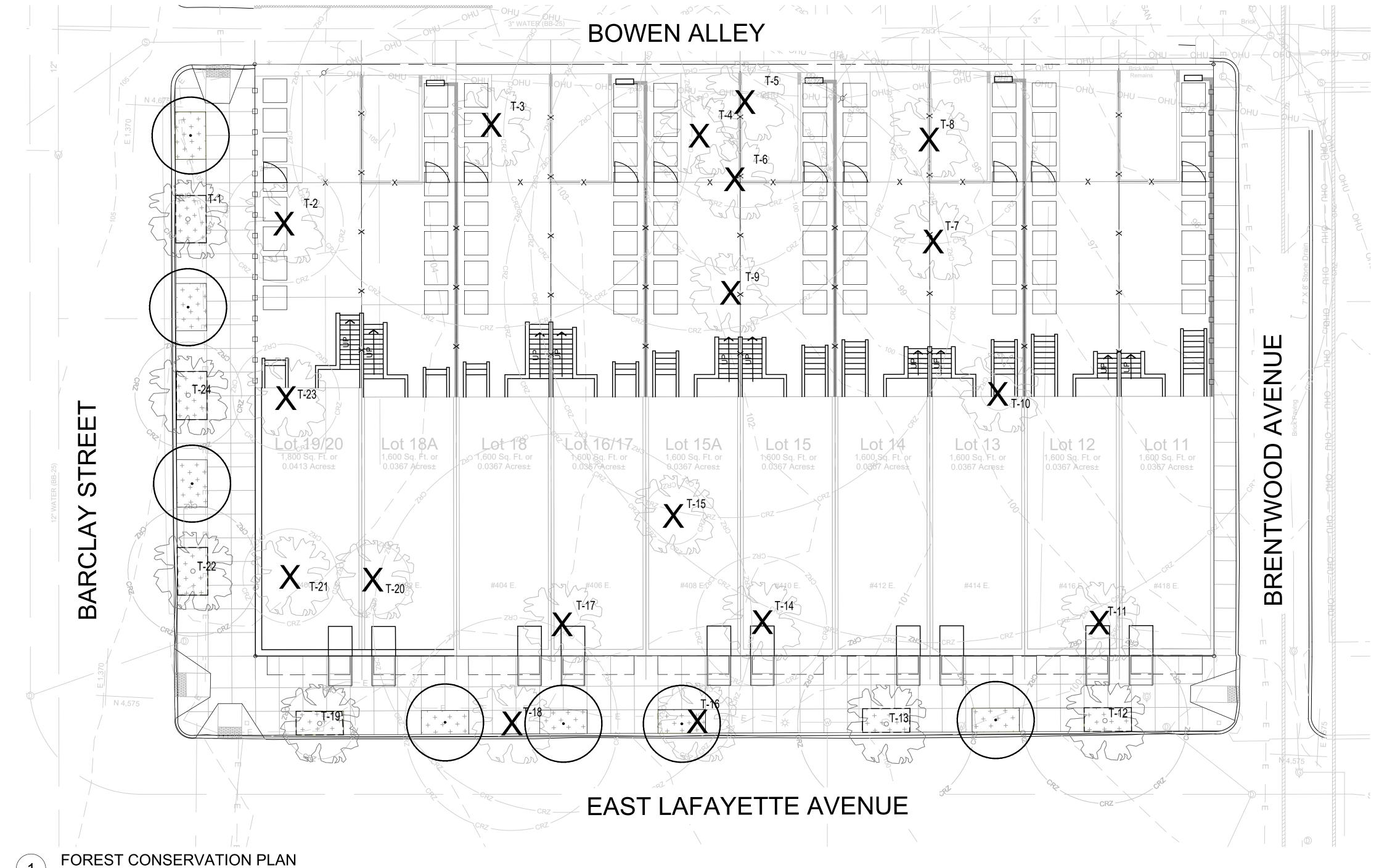
SUMMARY TABLE (FOR PROJECT LIMITS) EXISTING FOREST 0 ACRES WETLANDS 0 ACRES 0 ACRES FORESTED WETLAND STREAM BUFFER 0 ACRES FORESTED STREAM BUFFER 0 ACRES 0 ACRES 100 YEAR FLOODPLAIN 0 ACRES FORESTED 100 YEAR FLOODPLAIN LINEAR EXTENTS OF STREAMS 0 L.F. 0 FEET AVERAGE WIDTH OF STREAM BUFFER

NOTE: MITIGATION PLANTINGS WILL BE INSTALLED BOTH ON SITE AND OFFSITE IN THE SURROUNDING NEIGHBORHOOD 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. ALL OFF SITE TREES WILL BE WITHIN EXISTING TREE PITS THAT HAVE BEEN IDENTIFIED AS VACANT / DEAD TREE. ADDITIONAL FEE IN LIEU WILL COVER THE REMAINING REQUIREMENTS.

LEGEND:		<u>E</u> >
T-1	EXISTING TREE WITH CRITICAL ROOT ZONE	SY
T-1	EXISTING TREE TO BE REMOVED	
	STREET TREE	
+ + + + + + + + + + + + + + + + + + + +	GROUND COVER	
	TEMPORARY TREE PROTECTION FENCE	

XISTING TREE TABLE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE (DBH)	CRZ (FEET)	SPECIMEN TREE	CONDITION	COMMENTS	PROPSOED ACTION
T-1	Acer rubrum	Red Maple	2.5"	4		Fair		Retain
T-2	Acer rubrum	Red Maple	6.5"	10		Good		Remove
T-3	Zelkova sp.	Zelkova	22.5"	34	Х	Good		Remove
T-4	Zelkova sp.	Zelkova	22"	33	Х	Good		Remove
T-5	Ailanthus altissima	Tree of Heaven	12"	18		Poor	In Powerlines, Vines	Remove
T-6	Morus alba	Mulberry	10"	15		Poor	Leaning, Broken Branches	Remove
T-7	Paulownia sp.	Paulownia	45"	68	Х	Poor	Thick Vines, Dead Crown; Hazerdous Tree and Invasive	Remove
T-8	Morus alba	Mulberry	6 MS 12"	18		Poor	Poor Form, Vines	Remove
T-9	Morus alba	Mulberry	4 MS 25"	38	Х	Fair / Poor	Poor Form, Leaning; Hazardous, Invasive	Remove
T-10	Quercus rubra	Red Oak	2"	3		Good	New	Remove
T-11	Quercus rubra	Red Oak	2"	3		Poor / Dead	Broken Top	Remove
T-12	Acer rubrum	Red Maple	9"	14		Good		Retain
T-13	Acer rubrum	Red Maple	10"	15		Good		Retain
T-14	Quercus rubra	Red Oak	7"	11		Good	Trim lower branches	Remove
T-15	Acer rubrum	Red Maple	3"	5		Good	New	Remove
T-16	Acer rubrum	Red Maple	4"	6		Poor	Poor Form, Missing Leader	Remove
T-17	Zelkova sp.	Zelkova	21"	32	Х	Good	Roots exposed	Remove
T-18	Acer rubrum	Red Maple	12"	18		Poor	Roots exposed, Mildew on trunk	Remove
T-19	Acer rubrum	Red Maple	4"	6		Good		Retain
T-20	Quercus rubra	Red Oak	4"	6		Good		Remove
T-21	Acer rubrum	Red Maple	5"	8		Good	Roots exposed	Remove
T-22	Acer rubrum	Red Maple	7"	11		Good	Needs pruning	Retain
T-23	Acer rubrum	Red Maple	6"	9		Good	Bulge at base	Remove
T-24	Acer rubrum	Red Maple	6"	9		Good		Retain



NOTE: NO SOILS LINES SHOWN, THE ENTIRE SITE AND SURROUNDING AREA CONTAINS

SOIL TYPE: 44UC -URBAN LAND, 0 TO 15 PERCENT SLOPES, NOT HYDRIC, DRAINAGE CLASS: D

PROPERTY INFORMATION: PARCEL NUMBER: 0000

LIBER/FOLIO: /07763/ 00314, /07970/ 00459, /06776/ 00480, /07773/ 00124, /07698/ 00250, /13620/ 0203, /21877/ 0190 TAX MAP: 0012 PROJECT LIMITS: 0.37 ACRES



VICINITY MAP

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

	FOREST	CONSERVA	TION WOF	RKSHEET		
Net T	ract Area					Acres
	A. Total Tract Area					0.37
	B. Deductions					0.00
	C. Net Tract Area					0.37
Land	Use Category					
	D. Afforestation Thr	eshold			15%	0.06
	E. Conservation Thi	eshold			20%	0.07
Existi	ng Forest Cover					
	F. Existing Forest (Cover w/in Ne	t Tract Area	3		0.00
	G. Area of Forest A	bove Conser	vation Thres	hold		0.00
Break	reven Point					
	H. Breakeven Point					0.00
	I. Forest Clearing P	ermitted Witl	nout Mitigat	ion		0.00
ropo	sed Forest Clearing					
	J. Total Area of For	est to be Cle	ared			0.00
	K. Total Area of Fore	est to be Ret	ained			0.00
Planti	ing Requirements					
	L. Reforestation for	Clearing Ab	ove the Con	servation T	nreshold	0.00
	M. Reforestation for	Clearing Be	low the Con	servation T	nreshold	0.00
	N. Credit for Retent	ion Above the	e Conservat	ion Thresho	ld	0.00
	P. Total Reforestati	on Required				0.00
	Q. Total Afforestation	n Required				0.06
	Ignor, for	mulas-for M	0	for P	0.00	
R. To	tal Planting Required					0.06

	Baltimore City Tree Miti	gation		
ROW Tree Mitigation Red		16		
Specimen Tree Mitigation		62.75		
Total Mitigation Needed		78	3.75 Inches	
		•		
	Mitigation Provide ROW Street Tree Mitig			
# of On-Site Trees Provid		ation	6	
Tree Sizes (caliper inches)			3	
Onsite Trees Inches Mitig	ation Provided		18	
Total On-Site Mitigation	Provided		18 Inches	
	Speciemen Tree Mitig	ation		
# of On-Site Trees Provid	ed	1		
Tree Sizes (caliper inches		2.5		
Onsite Trees Inches Mitig	ation Provided	2.5		
Total On-Site Mitigation	Provided	2.5 Inches		
# of Off-Site Major Trees	Provided		11	
Major Tree Sizes (caliper		2.5		
Offsite Major Trees Inche	•	27.5 Inches		
	ga	_	<u> </u>	
Total Onsite and Offsite Mit		48 Inches		
Fee In Leiu	# of Inches / Trees Required	Rate	Total Fee	
Afforestation	6 Trees	\$600 / Tree	\$3,600	
Specimen Tree Mitigation	30.75 Inches	\$300 / Inch	\$9,225	
	тот	AL FEE IN LEIU	\$12,825	

NOTE: REFER TO L-101 FOR OFFSITE TREE MITIGATION LOCATIONS; PENDING APPROVAL OF CITY FORESTRY DEPARTMENT. FEE IN LIEU MAY CHANGE IF TREE LOCATIONS ARE NOT APPROVED

Baltimore Landscape Manual Planting Units Requirement					
Condition	Areas on site	PU REQ	Rate		
F (streetscape)	292' of street front	9.73	1 pu per 30' frontage		
Overall Total PU red	quirements	9.73			
Total PU Major Tree	es Provided	18			
Total PU Minor Tre	es Provided	0			
Total PU Shrubs Pro	ovided	0			
Total PU Perennials Provided		597			
Total PU Provided		615			

Afforestation Requirement		
Afforestation Required	0.06 Acres or 6 Trees	
Total PU Major Trees Provided at 2.5" Cal.	0	
Total PU Minor Trees Provided	0	
Total PU Shrubs Provided	0	
Total PU Provided	0	



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



DEVELOPER/APPLICANT: CREATIVE CAPITAL, LAWRENCE CAGER BALTIMORE, MD

PHONE: 202-258-6089

PROPERTY OWNER: THRESHOLD, INC

1702 ST. PAUL ST

BALTIMORE, MD 21202

PHONE: 443-739-9968

ARCHITECT **ED NOTTINGHAM** VISION DDB 8635 WILLOW RUN ROAD WINDSOR MILL, MD 21244

PHONE: 443-677-0985

LANDSCAPE ARCHITECT FLOURA TEETER

LANDSCAPE ARCHITECTS 800 N. CHARLES ST SUITE 300 BALTIMORE, MD 21201 PHONE: 410-528-8395



REVISION

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RAWN: JCI CHECKED: ZB ESIGNED: JCI					
ROFESSIONAL CERTIFICATION. I EREBY CERTIFY THAT THESE OCUMENTS WERE PREPARED OF PPROVED BY ME, AND THAT I AM					

A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO.: _1093_ EXP. DATE: _07/26/2022_



PROJECT INFORMATION:

THE RESIDENCES AT LAFAYETTE

400-418 E LAFAYETTE AVE BALTIMORE, MD 21202 WARD 12, SECTION 11 BLOCK 1096, LOTS 11-20

ESD NO.:	8053		
ePLAN NO.:	TBD		
DATE:	NOVEMBER 2021		
PROJECT NO.:	20-28		
SHEET TITLE: FOREST CONSERVATION			

PLAN DWG. NO.:

FCP -100

02 OF 05

SHEET NO.:

EXISTING TREE TO REMAIN

STREET TREE

+ + + +

METAL FENCE ADJACENT TO BARCLAY

EXISTING TREE TO REMAIN; -

(8) 48" SQUARE CONCRETE PAVERS

STREE

BARCL

ON GRAVEL PER UNIT (TYP.)

REFER TO 5/L200

47 dc

47 dc

GROUND COVER

ON-SITE PLANT SCHEDULE:

Brick & Parged

Lot 19/20

1,800 Sq. Ft. or

0.0413 Acres±

FF 106.33

LOT 19/20

Lot 18A

1,600 Sq. Ft. or

0.0367 Acres±

FF 106.33

LOT 18A

treet Trees						
Symbol	Quantity	Botanical Name	Common Name	Size	Note	Native or Adapted
QP3.0	3	Quercus phellos 'Hightower'	Hightower Willow Oak	3" Cal.	B&B	Native
QP2.5	1	Quercus phellos 'Hightower'	Hightower Willow Oak	2.5" Cal.	B&B	Native
PH	3	Platanus hybrida 'Morton Thornhill'	Exclamation London Planetree	3" Cal.	B&B	Adapted
erennials a	nd Groundco	over				
dc	282	Deschampsia cespitosa 'Pixie Fountain'	Dwarf Tufted Hair Grass	1 Gal.	12" O.C	Native
rh	105	Rudbeckia hirta 'Indian Summer'	Black-Eyed Susan	1 Gal.	18" O.C.	Native
sa	210	Sisyrinchium angustifolium 'Suwannee'	Blue-eyed Grass	1 Gal.	12" O.C	Native

600 **Native Plant Quantities Total** 603 **Total Quantities** 99.50% Percent Native

BOWEN ALLEY

Lot 15A

1,600 Sq. Ft. or

0.0367 Acres±

FF 104.68

LOT 15A

#408 E.

Lot 15

1,600 Sq. Ft. or

0.0367 Acres±

FF 104.68/

LOT 15

#410 E.

EAST LAFAYETTE AVENUE

Lot 14

1,600 Sq. Ft. or

0.0367 Acres±

FF 103.73

LOT 14

Lot 16/17

1,600 Sq. Ft. or

0.0367 Acres±

FF 105.33

LOT 16/17

#406 E.

Lot 18

1,600 Sq. Ft. or

0.0367 Acres±

FF 105.33

LOT 18

#404 E.

Baltin	Baltimore Landscape Manual Planting Units Requirement			
Condition	Areas on site	PU REQ	Rate	
F (streetscape)	292' of street front	9.73	1 pu per 30' frontage	
Overall Total PU red	quirements		9.73	
Total PU Major Trees Provided			18	
Total PU Minor Trees Provided			0	
Total PU Shrubs Pro	ovided		0	
Total PU Perennials Provided			597	
Total PU Provided			615	

Afforestation Requirement		
Afforestation Required	0.06 Acres or 6 Trees	
Total PU Major Trees Provided at 2.5" Cal.	0	
Total PU Minor Trees Provided	0	
Total PU Shrubs Provided	0	
Total PU Provided	0	

Lot 11

1,600 Sq. Ft. or

0.0367 Acres±

FF 102.58

LOT 11

#418 E.

BLACK VINYL CHAIN LINK FENCE WITH GATE;

EACH UNIT; REFER TO CIVIL

Lot 13

1,600 Sq. Ft. or

0.0367 Acres±

FF 103.73

LOT 13

Lot 12

1,600 Sq. Ft. or

0.0367 Acres±

FF 102.58

LOT 12

#416 E.

Afforestation Requirement		
Afforestation Required 0.06 Acres or 6 Tree		
Total PU Major Trees Provided at 2.5" Cal.	0	
Total PU Minor Trees Provided	0	
Total PU Shrubs Provided	0	
Total PU Provided	0	

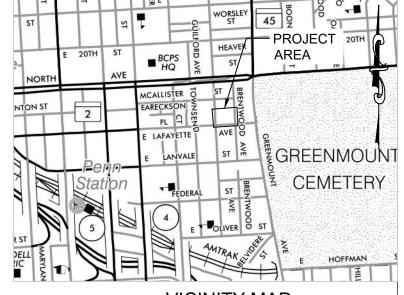
METAL FENCE ADJACENT TO BRENTWOOD;

REFER TO CIVIL

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BRENTWOOD



VICINITY MAP

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

PLANTING NOTES:

1. 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, ANSI260.1-2014" LATEST EDITION PREPARED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, 230 SOUTHERN BUILDING, WASHINGTON, D.C. 20005.

2. 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.

3. ALL PLANT BEDS SHALL BE MULCHED WITH 2" OF MULCH WITHIN TWO DAYS AFTER PLANTING. THIS SHALL BE SHREDDED HARDWOOD BARK, AND SHALL COVER ENTIRELY THE PLANTING BED. DO NOT MOUND OR PLACE MULCH AGAINST PLANT STEMS.

4. ALL PLANTS SHALL BE GUARANTEED TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF TWO FULL YEARS AFTER INITIAL ACCEPTANCE PER BALTIMORE CITY REQUIREMENTS. ANY REPLACEMENT PLANTS, REQUIREMENTS, ETC. AND METHOD OF PLACING SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED HEREIN, WITHIN THE DRAWINGS. TREES SHALL BE EVALUATED AFTER 6 MONTH AND 1 YEAR PERIOD AND REPLACED IN THE NEXT PLANTING SEASON.

5. EXISTING SOIL IN PLANTING BED AREAS SHALL BE AMENDED. REFER TO SOIL PREPARATION DETAIL 1/L200.

6. 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 SUBMITTED TO, AND APPROVED BY, LANDSCAPE ARCHITECT IN WRITING PRIOR TO DELIVERY TO

WHERE THE CONDITION EXISTS THAT THE BALLED AND BURLAPPED TREES ARE DELIVERED IN WIRE BASKETS, THE WIRE BASKETS SHALL BE CUT DOWN THE SIDE OF EACH MESH AND PEELED AWAY FROM THE ROOTBALL OR REMOVED ENTIRELY. NO PORTION OF THE WIRE BASKET OR BURLAP SHALL REMAIN INTACT AROUND THE SIDES OF THE ROOTBALL OR EXTEND ABOVE FINISHED GRADE.

8. 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 HIS OR HER EXPENSE. ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE SEEDED PER THE PLANS AND SPECIFICATION UNLESS OTHERWISE NOTED.

9. DO NOT PRUNE PLANT MATERIAL TO CONFORM TO SPECIFIED SIZES. HEIGHT AND/OR SPREAD INDICATED IN THE PLANT SCHEDULE SHALL BE THE MINIMUM ACCEPTABLE SIZE.

10. OFF-SITE PLANTING PROPOSED FOR EXISTING TREE PITS. NOTIFY LANDSCAPE ARCHITECT IF TREE PITS ARE NOT FOUND TO BE VACANT AT TIME OF PLANTING.

11. ALL OFF-SITE PLANTING SHALL BE COMPLETED AND MAINTAINED PER THE DRAWINGS. PENDING APPROVAL FROM BCRP FORESTRY DEPARTMENT. TREE PITS SHALL BE A MINIMUM OF 4'-0" X 8'-0". PAVEMENT REMOVAL MAY BE REQUIRED. NOTIFY LANDSCAPE ARCHITECT TO EVALUATE PRIOR TO REMOVAL.

Baltimore City Tree Mitigation

ROW Tree Mitigation Rec		16	
Specimen Tree Mitigation		62.75	
Total Mitigation Needed	7	78.75 Inches	
	Mitigation Provide	d	
	ROW Street Tree Mitig	ation	
# of On-Site Trees Provid	ed		6
Tree Sizes (caliper inches)		3
Onsite Trees Inches Mitig	ation Provided		18
Total On-Site Mitigation	Provided		18 Inches
	Speciemen Tree Mitig	ation	
# of On-Site Trees Provid	ed	1	
Tree Sizes (caliper inches)	2.5	
Onsite Trees Inches Mitig	ation Provided	2.5	
Total On-Site Mitigation	Provided		2.5 Inches
# of Off-Site Major Trees	Provided		11
Major Tree Sizes (caliper	inches)	2.5	
Offsite Major Trees Inche	es Mitigation Provided		27.5 Inches
Total Onsite and Offsite Mitiation Provided			48 Inches
Fee In Leiu	# of Inches / Trees Required	Rate	Total Fee
Afforestation	6 Trees	\$600 / Tree	\$3,600
Specimen Tree Mitigation	30.75 Inches	\$300 / Inch	\$9,225
	ТОТ	TAL FEE IN LEIU	\$12,825

DEVELOPER/APPLICANT: **CREATIVE CAPITAL** LAWRENCE CAGER

BALTIMORE, MD

ENGINEER: CITYSCAPE ENGINEERING, LLC

3000 CHESTNUT AVE

SUITE #112 BALTIMORE, MD 21211 PHONE: 410-601-3290

PHONE: 202-258-6089 PROPERTY OWNER:

ENGINEERING, LLC

THRESHOLD, INC 1702 ST. PAUL ST BALTIMORE, MD 21202 PHONE: 443-739-9968

<u>ARCHITECT</u> **ED NOTTINGHAM** VISION DDB 8635 WILLOW RUN ROAD WINDSOR MILL, MD 21244 PHONE: 443-677-0985

LANDSCAPE ARCHITECT FLOURA TEETER

LANDSCAPE ARCHITECTS 800 N. CHARLES ST SUITE 300 BALTIMORE, MD 21201 PHONE: 410-528-8395

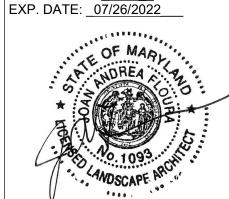
FLOURA TEETER

7	NO.	REVISION	BY	DATE
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	8			

DRAWN: JCI CHECKED: ZB

DESIGNED: JCI

PROFESSIONAL CERTIFICATION. HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO.: _1093_



PROJECT INFORMATION:

THE RESIDENCES AT LAFAYETTE

400-418 E LAFAYETTE AVE BALTIMORE, MD 21202 WARD 12, SECTION 11 BLOCK 1096, LOTS 11-20

ESD NO.	: 805
ePLAN N	O.: TB
DATE:	NOVEMBER 202
PROJEC [*]	T NO.: 20-2

SHEET TITLE:

PLANTING PLAN

DWG. NO.: L-100

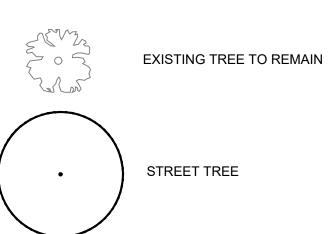
03 OF 05 SHEET NO.:

PLANTING PLAN

N 4,575







GROUND COVER



PLANTING NOTES:

- 1. 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, ANSI260.1-2014" LATEST EDITION PREPARED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, 230 SOUTHERN BUILDING, WASHINGTON, D.C. 20005.
- 2. 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
- 3. ALL PLANT BEDS SHALL BE MULCHED WITH 2" OF MULCH WITHIN TWO DAYS AFTER PLANTING. THIS SHALL BE SHREDDED HARDWOOD BARK, AND SHALL COVER ENTIRELY THE PLANTING BED. DO NOT MOUND OR PLACE MULCH AGAINST PLANT STEMS.
- 4. ALL PLANTS SHALL BE GUARANTEED TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF TWO FULL YEARS AFTER INITIAL ACCEPTANCE PER BALTIMORE CITY REQUIREMENTS. ANY REPLACEMENT PLANTS, REQUIREMENTS, ETC. AND METHOD OF PLACING SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED HEREIN, WITHIN THE DRAWINGS. TREES SHALL BE EVALUATED AFTER 6 MONTH AND 1 YEAR PERIOD AND REPLACED IN THE NEXT PLANTING SEASON.
- 5. EXISTING SOIL IN PLANTING BED AREAS SHALL BE AMENDED. REFER TO SOIL PREPARATION DETAIL 1/L200.
- EQUIVALENT TYPE AND SIZE (OR LARGER), AND MUST BE SUBMITTED TO, AND APPROVED BY, LANDSCAPE ARCHITECT IN
- 7. WHERE THE CONDITION EXISTS THAT THE BALLED AND BURLAPPED TREES ARE DELIVERED IN WIRE BASKETS, THE WIRE BASKETS SHALL BE CUT DOWN THE SIDE OF EACH MESH AND PEELED AWAY FROM THE ROOTBALL OR REMOVED ENTIRELY. NO PORTION OF THE WIRE BASKET OR BURLAP SHALL REMAIN INTACT AROUND THE SIDES OF THE ROOTBALL OR EXTEND ABOVE FINISHED GRADE.
- 8. 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 HIS OR HER EXPENSE. ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE SEEDED PER THE PLANS AND SPECIFICATION UNLESS OTHERWISE NOTED.
- 9. DO NOT PRUNE PLANT MATERIAL TO CONFORM TO SPECIFIED SIZES. HEIGHT AND/OR SPREAD INDICATED IN THE
- 11. ALL OFF-SITE PLANTING SHALL BE COMPLETED AND MAINTAINED PER THE DRAWINGS. PENDING APPROVAL FROM BCRP FORESTRY DEPARTMENT. TREE PITS SHALL BE A MINIMUM OF 4'-0" X 8'-0". PAVEMENT REMOVAL MAY BE

	Baltimore City Tree Miti	gation		LICENCE NO. 1002
ROW Tree Mitigation Re	ROW Tree Mitigation Required			LICENSE NO.: _1093_ EXP. DATE: 07/26/202
Specimen Tree Mitigatio		62.75		
Total Mitigation Needed	•	78.75 Inches	OF MAK	
	Mitigation Provide	d		AT WOREA
	ROW Street Tree Mitig			* 3
# of On-Site Trees Provid		ation	6	
Tree Sizes (caliper inches			3	
Onsite Trees Inches Mitig	•		18	AMPONES
Total On-Site Mitigation	Provided		18 Inches	WOSCAPE.
	Speciemen Tree Mitig	ation		V
# of On-Site Trees Provid		1	DDO IEOT INEODI	
Tree Sizes (caliper inches)		2.5	PROJECT INFORI
Onsite Trees Inches Mitig	ation Provided		2.5	THE RESIDEN
Total On-Site Mitigation	Provided		2.5 Inches	LAFAYET
# of Off-Site Major Trees	Provided		11	-
Major Tree Sizes (caliper			2.5	400-418 E LAFAY
Offsite Major Trees Inche	•		27.5 Inches	BALTIMORE, M WARD 12, SEC
Onsite Major Trees mene	.s willigation i Toviaca		Z7.5 menes	BLOCK 1096, LO
Total Onsite and Offsite Mi	tiation Provided		48 Inches	
				ESD NO.:
Fee In Leiu	# of Inches / Trees Required	Rate	Total Fee	
Afforestation	6 Trees	\$600 / Tree	\$3,600	ePLAN NO.:
Specimen Tree Mitigation	30.75 Inches	\$300 / Inch	\$9,225	DATE: NO
	ТОТ	AL FEE IN LEIU	\$12,825	DATE: NO

OFF SITE PLANTING PLAN

OFF SITE PLANT SCHEDULE:

Street Trees	Street Trees							
Symbol	Quantity	Botanical Name	Common Name	Size	Note	Native or Adapted		
NS	4	Nyssa sylvatica	Black Gum	2.5" Cal.	B&B	Native		
PO	5	Plantanus occidentalis	London Planetree	2.5" Cal.	B&B	Native		
QB	2	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B	Native		

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

- CONSTRUCTION.
- 6. PLANT MATERIAL AVAILABILITY MAY VARY AT THE TIME OF CONSTRUCTION. ANY SUBSTITUTIONS ARE TO BE OF WRITING PRIOR TO DELIVERY TO SITE.

- PLANT SCHEDULE SHALL BE THE MINIMUM ACCEPTABLE SIZE.
- 10. OFF-SITE PLANTING PROPOSED FOR EXISTING TREE PITS. NOTIFY LANDSCAPE ARCHITECT IF TREE PITS ARE NOT FOUND TO BE VACANT AT TIME OF PLANTING.
- REQUIRED. NOTIFY LANDSCAPE ARCHITECT TO EVALUATE PRIOR TO REMOVAL.

The first of the same of the s	1		
Specimen Tree Mitigation		62.75	
Total Mitigation Needed		7	8.75 Inches
	Mitigation Provide		
	ROW Street Tree Mitig	ation	
# of On-Site Trees Provide			6
Tree Sizes (caliper inches)			3
Onsite Trees Inches Mitig	ation Provided		18
Total On-Site Mitigation	Provided		18 Inches
	Speciemen Tree Mitig	ation	
# of On-Site Trees Provide	ed		1
Tree Sizes (caliper inches)		2.5	
Onsite Trees Inches Mitig	ation Provided	2.5	
Total On-Site Mitigation	Provided		2.5 Inches
		Γ	
# of Off-Site Major Trees	Provided		11
Major Tree Sizes (caliper	inches)	2.5	
Offsite Major Trees Inche	s Mitigation Provided		27.5 Inches
Total Onsite and Offsite Mit	iation Provided		48 Inches
Fee In Leiu	# of Inches / Trees Required	Rate	Total Fee
Afforestation	6 Trees	\$600 / Tree	\$3,600
Specimen Tree Mitigation	30.75 Inches	\$300 / Inch	\$9,225
	тот	AL FEE IN LEIU	\$12,825

25' 50' SCALE 1" = 50'

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



DEVELOPER/APPLICANT:

CREATIVE CAPITAL, LAWRENCE CAGER

BALTIMORE, MD PHONE: 202-258-6089

PROPERTY OWNER:

THRESHOLD, INC 1702 ST. PAUL ST BALTIMORE, MD 21202 PHONE: 443-739-9968

<u>ARCHITECT</u> **ED NOTTINGHAM** VISION DDB 8635 WILLOW RUN ROAD WINDSOR MILL, MD 21244 PHONE: 443-677-0985

LANDSCAPE ARCHITECT

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

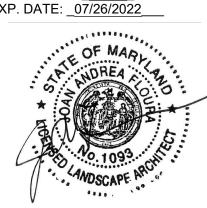


NO.	REVISION	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
			·

DRAWN: JCI CHECKED: ZB

DESIGNED: JCI

PROFESSIONAL CERTIFICATION. HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND,



PROJECT INFORMATION:

THE RESIDENCES AT LAFAYETTE

100-418 E LAFAYETTE AVE BALTIMORE, MD 21202 WARD 12, SECTION 11 BLOCK 1096, LOTS 11-20

8053
TBD
NOVEMBER 2021

SHEET TITLE:

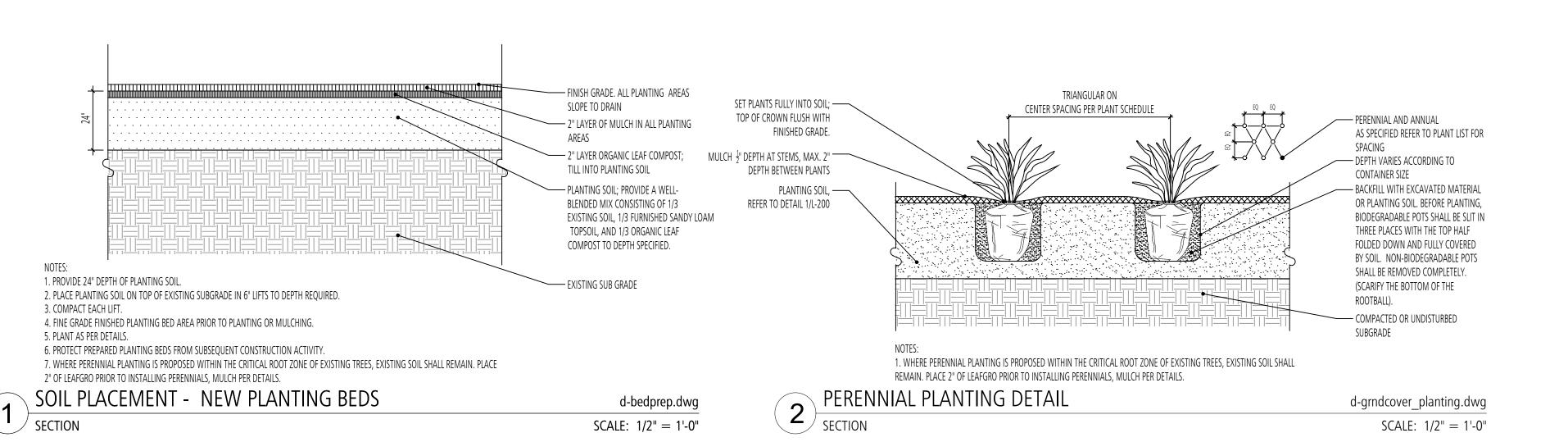
PROJECT NO.:

PLANTING PLAN

DWG. NO.: L-101

SHEET NO.:

04 OF 05



1' CLEARANCE AROUND DRIPLINE — OF DECIDUOUS TREES

6' STANDARD STEEL POST

FINISHED GRADE ——

DRIPLINE TREE PROTECTION

INITIAL PLANT ACCEPTANCE:

Name of Plan Preparer (print)

Signature of Plan Preparer

I certify that the installation of the approved Final Landscape Plan shown herein has been

requirements and standards of the Baltimore City Landscape Manual.

landscaping and the replacement of dead or damaged plants.

completed in a manner consistent with the goals and intent of and is in compliance with the

I also certify that the plants installed in accordance with the Final Landscape Plan shown herein

are subject to a one-year replacement warranty to ensure establishment and maintenance of the

Phone Number

Date

- SPRAY WITH ANTI-DESSICANT

— DO NOT PRUNE TREE UNLESS OTHERWISE SPECIFIED. DO NOT CUT

— INSTALL GATOR BAGS ON ALL TREES

ADJACENT HARDSCAPE, REFER TO

— 2" HARDWOOD BARK MULCH

SPECIFICATIONS. PLANTING SOIL IS

CONTINUOUS BETWEEN TREE PITS,

REFER TO SOIL PLACEMENT PLAN.

COMPACT PLANTING SOIL UNDER

- UNDISTURBED OR COMPACTED

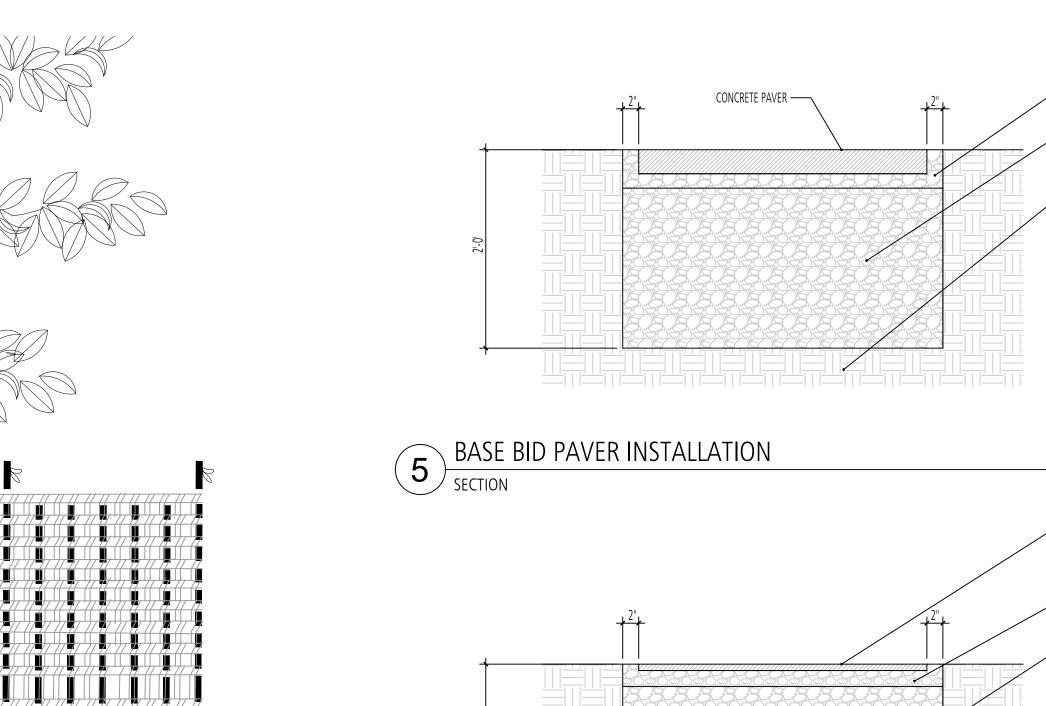
SUBGRADE

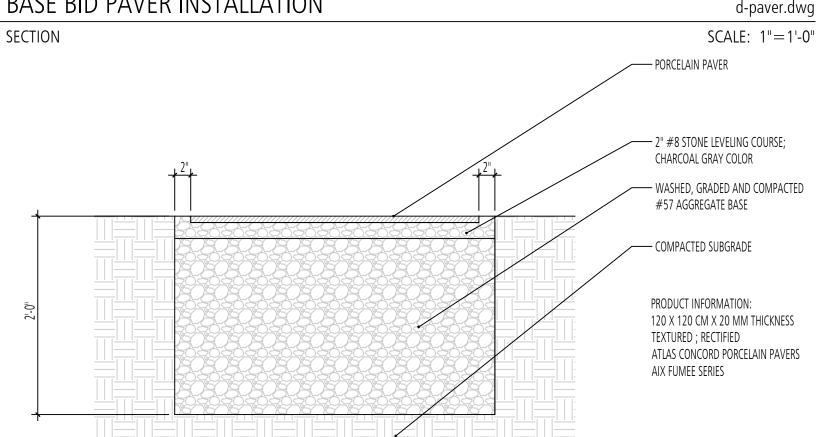
TREE ROOT BALL TO PREVENT SETTLING

d-tree_pit_planting.dwg

SCALE: 1/2" = 1'-0"

— PLANTING SOIL, REFER TO







FINAL PLANT ACCEPTANCE:

d-tree_planting.dwg

SCALE: 1/2" = 1'-0"

Email Address

MD License #

I certify that the installation of the approved Final Landscape Plan shown herein has been completed in a manner consistent with the goals and intent of and is in compliance with the requirements and standards of the Baltimore City Landscape Manual.

I also certify that the installed landscaping has been maintained in a manner consistent with the requirements and standards of the Baltimore City Landscape Manual, including the replacement of dead or damaged plants.

Name of Plan Preparer (print)	Phone Number	Email Address
Signature of Plan Preparer	Date	MD License #

VICINITY MAP

SOURCE: SHA GRID MAP D-12B

SCALE 1"=1000'

— 4" #8 STONE LEVELING COURSE; CHARCOAL GRAY COLOR

#57 AGGREGATE BASE

— COMPACTED SUBGRADE

48" X 48"X 3" THICKNESS HANOVER PAVERS CHARCOAL GRAY

- WASHED, GRADED AND COMPACTED

BASE BID PRODUCT INFORMATION:

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

DEVELOPER/APPLICANT:

CREATIVE CAPITAL LAWRENCE CAGER BALTIMORE, MD PHONE: 202-258-6089

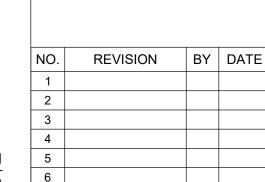
PROPERTY OWNER: THRESHOLD, INC

1702 ST. PAUL ST BALTIMORE, MD 21202 PHONE: 443-739-9968

ARCHITECT **ED NOTTINGHAM** VISION DDB 8635 WILLOW RUN ROAD WINDSOR MILL, MD 21244 PHONE: 443-677-0985

LANDSCAPE ARCHITECT

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

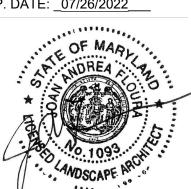


CHECKED: ZB DRAWN: JCI

DESIGNED: JCI

PROFESSIONAL CERTIFICATION. HEREBY CERTIFY THAT THESE

APPROVED BY ME. AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO.: 1093 EXP. DATE: _07/26/2022_



PROJECT INFORMATION:

THE RESIDENCES AT LAFAYETTE

400-418 E LAFAYETTE AVE BALTIMORE, MD 21202 WARD 12, SECTION 11 BLOCK 1096, LOTS 11-20

ESD NO.: TBD ePLAN NO.: NOVEMBER 2021 DATE: PROJECT NO .: SHEET TITLE:

LANDSCAPE DETAILS

DWG. NO.: L-200

05 OF 05

TWO YEAR MAINTENANCE AGREEMENT:

TREE PIT PLANTING

THE COMPANY RESPONSIBLE FOR TREE CARE:

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND TREE CARE FOR A PERIOD OF TWO YEARS. SERVICES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

3'-0"

WATERING SHALL BE PROVIDED DURING THE GROWING SEASON AS REQUIRED. FIRST GROWING SEASON: ONCE PER WEEK SECOND GROWING SEASON: AS NEEDED, BUT NOT LESS THAN ONCE PER MONTH DURING JULY AND AUGUST.

B. REINFORCEMENT PLANTING PROVISIONS

A MINIMUM OF 100% OF THE TOTAL NUMBER OF TREES PLANTED PER ACRE IS REQUIRED TO SURVIVE AT THE END OF THE TWO YEAR MAINTENANCE PERIOD.

REVIEW PLANTINGS AT THE 6-MONTH AND 1-YEAR PERIOD AND REPLACE ALL DEAD MATERIAL AT THE BEGINNING OF THE NEXT PLANTING SEASON.

C. PROTECTION FROM DISEASE AND INJURY

PERIODIC INSPECTION SHALL BE MADE FOR ANY EVIDENCE OF DISEASE OR DAMAGE.

Paper Size: ANSI full bleed D (34.00 x 22.00 Inches)

SHEET NO.: