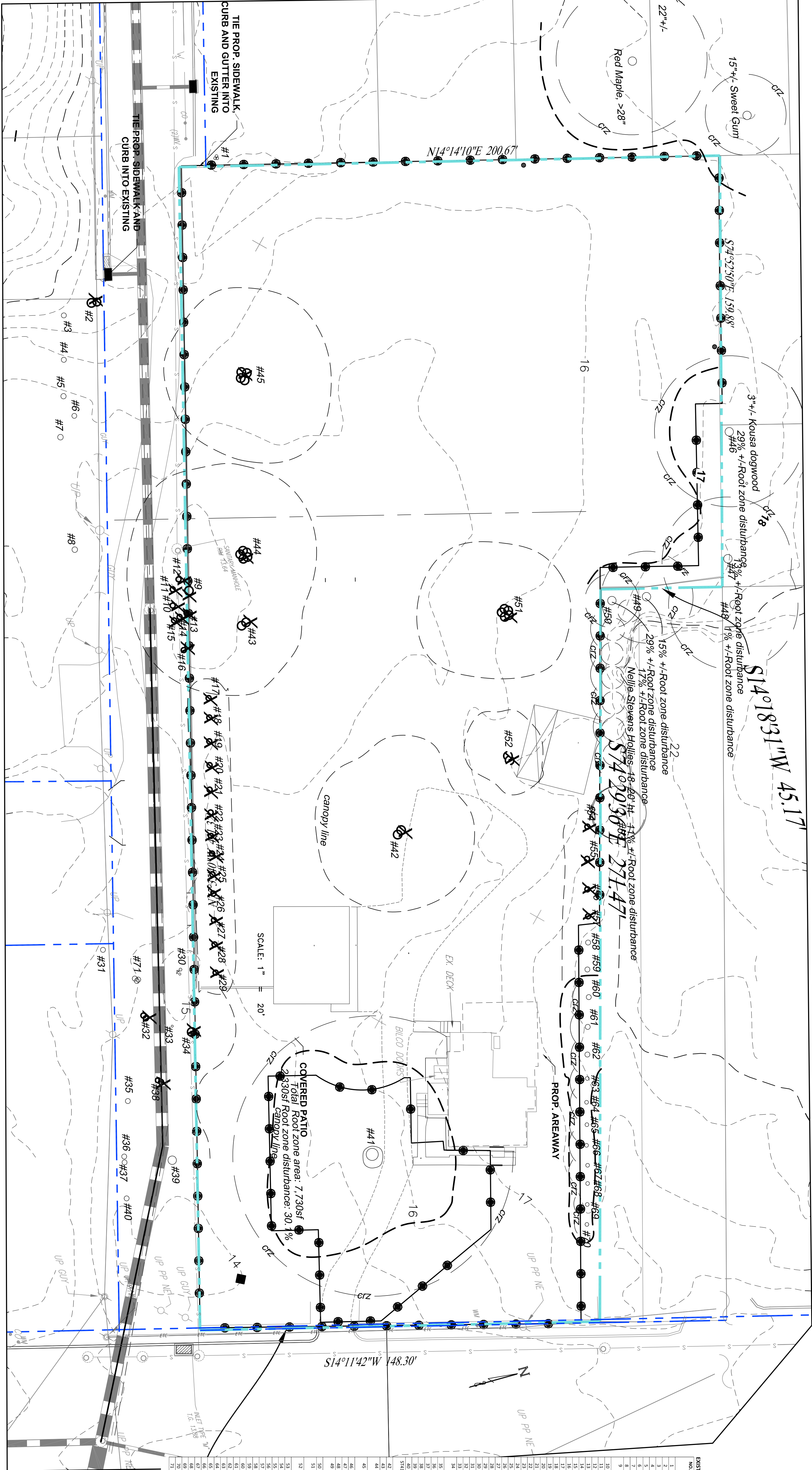


TREE REPLACEMENT REQUIREMENTS R.O.W. – NOT CRITICAL AREA			
TREE SIZE	QUANTITY TO BE REMOVED	REPLACEMENT RATE	REPLACEMENTS REQUIRED
Scrub /shrub/ Sapling <1"	60sf (1. Honey/sucke)	none	0
Trees 1 to <4" dbh	16	none	0
Trees 4 to <12" dbh	15	1 for 2	7.5
Trees 12 to <18" dbh	3	1 for 1	3
Trees 18 to <24" dbh	0	2 for 1	0
Trees >24" dbh	0	3 for 1	0
TOTAL			10.5 = 11

TREE REPLACEMENT REQUIREMENTS ON SITE – NOT CRITICAL AREA			
TREE SIZE	QUANTITY TO BE REMOVED	REPLACEMENT RATE	REPLACEMENTS REQUIRED
Scrub /shrub/ Sapling <1"	1	none	0
Trees 1 to <4" dbh	10	none	0
Trees 4 to <12" dbh	21	1 for 2	10.5
Trees 12 to <18" dbh	10	1 for 1	10
Trees 18 to <24" dbh	2	2 for 1	4
Trees >24" dbh	1	3 for 1	3
TOTAL			27.5 = 28

LEGEND			
	Existing Contour	REMAINING	EXISTING
	Existing Woods Line	EXISTING	EXISTING
	Existing Power Pole	EXISTING	EXISTING
	Existing Overhead Electric Line	EXISTING	EXISTING
	Existing Spot Elev.	EXISTING	EXISTING
	Existing Sewer Mainhole	EXISTING	EXISTING
	Limit of Disturbance	EXISTING	EXISTING
	Proposed Grade	EXISTING	EXISTING
	Proposed Sewer House Connection	EXISTING	EXISTING
	Tree Preservation Fence	EXISTING	EXISTING
	Line of Root prune	EXISTING	EXISTING

EXISTING TREE LIST			
NO.	SPEC (DBH)	TYPE	NOTES
1	4.5" - 5"	CHERRY	Good
2	12"	WALNUT	Good
3	12"	WALNUT	Good
4	12"	WALNUT	Good
5	12"	WALNUT	Good
6	12"	WALNUT	Good
7	12"	WALNUT	Good
8	12"	WALNUT	Good
9	12"	WALNUT	Good
10	12"	WALNUT	Good
11	12"	WALNUT	Good
12	12"	WALNUT	Good
13	12"	WALNUT	Good
14	12"	WALNUT	Good
15	12"	WALNUT	Good
16	12"	WALNUT	Good
17	12"	WALNUT	Good
18	12"	WALNUT	Good
19	12"	WALNUT	Good
20	12"	WALNUT	Good
21	12"	WALNUT	Good
22	12"	WALNUT	Good
23	12"	WALNUT	Good
24	12"	WALNUT	Good
25	12"	WALNUT	Good
26	12"	WALNUT	Good
27	12"	WALNUT	Good
28	12"	WALNUT	Good
29	12"	WALNUT	Good
30	12"	WALNUT	Good
31	12"	WALNUT	Good
32	12"	WALNUT	Good
33	12"	WALNUT	Good
34	12"	WALNUT	Good
35	12"	WALNUT	Good
36	12"	WALNUT	Good
37	12"	WALNUT	Good
38	12"	WALNUT	Good
39	12"	WALNUT	Good
40	12"	WALNUT	Good
41	12"	WALNUT	Good
42	12"	WALNUT	Good
43	12"	WALNUT	Good
44	12"	WALNUT	Good
45	12"	WALNUT	Good
46	12"	WALNUT	Good
47	12"	WALNUT	Good
48	12"	WALNUT	Good
49	12"	WALNUT	Good
50	12"	WALNUT	Good
51	12"	WALNUT	Good
52	12"	WALNUT	Good
53	12"	WALNUT	Good
54	12"	WALNUT	Good
55	12"	WALNUT	Good
56	12"	WALNUT	Good
57	12"	WALNUT	Good
58	12"	WALNUT	Good
59	12"	WALNUT	Good
60	12"	WALNUT	Good
61	12"	WALNUT	Good
62	12"	WALNUT	Good
63	12"	WALNUT	Good
64	12"	WALNUT	Good
65	12"	WALNUT	Good
66	12"	WALNUT	Good
67	12"	WALNUT	Good
68	12"	WALNUT	Good
69	12"	WALNUT	Good
70	12"	WALNUT	Good
71	12"	WALNUT	Good



TREE CANOPY CALCULATIONS	
TOTAL SITE AREA:	72,784sf / 1.67ac
TOTAL EXISTING CANOPY ON SITE 06/24:	22,375 SF +/-
TOTAL EXISTING CANOPY ON SITE 2/25:	19,965 SF +/-
(loss due to winter storm damage)	
PROPOSED CANOPY REMOVAL:	13,166SF +/-
PROPOSED CANOPY TO REMAIN:	6,800SF +/- (34%)

TREE PRESERVATION - EXISTING	
GRADING, EROSION AND SEDIMENT CONTROL PLAN	STOKES FARM IN THE CITY OF ANNAPOLIS 1316 BAY RIDGE AVENUE ANNAPOLIS, MD 21403

REVISION BLOCK		
NO.	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-

ENGINEERING • SURVEYING • ENVIRONMENTAL

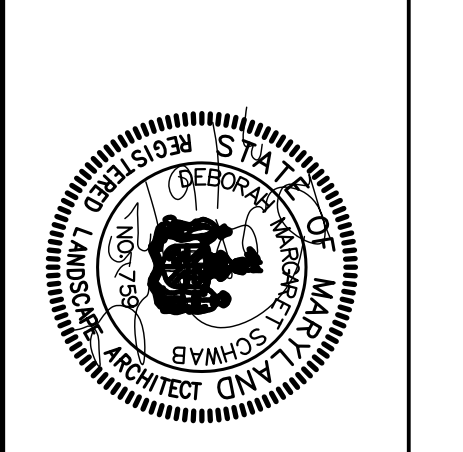
A HOWELL COMPANY

53 OLD SOLOMONS ISLAND ROAD
SUITE 1
ANNAPOLIS, MARYLAND 21401
TEL: 410-266-1160 FAX: (410) 266-6129

OWNER/DEVELOPER

DEVELOPER: EASTPORT FARM, LLC
1800 MONTANA AVE, STE. 203
WASHINGTON, DC 20002

© THESE DESIGNS AND DRAWINGS ARE
PROTECTED BY THE FEDERAL COPYRIGHT
LAWS AND MAY NOT BE COPIED, REPRODUCED,
OR TRANSMITTED IN ANY FORM OR BY ANY
OTHER MEANS WITHOUT THE SPECIFIC WRITTEN
CONSENT OF TERRAIN, INC.



DEBORAH SCHWAB

LANDSCAPE ARCHITECTURE

409 Washington Street
PH: 410 268 5251 Email: dschwab@comcast.net

TAX MAP:	
526	GRID: 7
TAX DISTRICT: 6H	COUNTY: ANNE ARUNDEL, MD
DATE: MARCH, 2023	DRAWN BY: DMS
SCALE: 1" = SHOWN	CHECKED BY: DMS
SHEET: 1 OF 4	DMS JOB NO: 2024-021

TREE REMOVAL AND PRESERVATION NOTES

GENERAL NOTES:

1. Contact the City of Annapolis Department of Planning and Zoning prior to commencement of tree preservation for a pre-construction meeting at (410) 260 2200x7718.
2. All trees on site not designated to be removed (X) shall be protected prior to any site demolition, excavation and grading operations. Install designated type of tree protection fence. Fertilize oil protected trees with "IronRoots" fertilizer (0-2-4 with 4.0% chelated iron) manufactured by Lebonon Seaboard Corporation or equivalent, as per manufacturer's instructions. Tree Preservation Fence shall remain in place throughout project until date of completion and acceptance, except for final landscape operations.
3. Coordinate installation of erosion control measures with City of Annapolis as necessary to prevent the flow and deposition of silt over the tree protection area.
4. No grading, trenching, portable toilet or equipment storage shall take place within any tree preservation area.
5. Any branches that provide a hazardous condition shall be pruned by a Licensed Tree Care Expert.
6. Watering shall continue throughout construction operations during drought periods to provide the equivalent of 1" depth rainfall per week during the dormant season if soil is not frozen.
7. See this sheet for tree preservation details.
8. TREE PROTECTION AREA- Any area within the confines of the tree preservation fence. No equipment or construction materials may be stored or stockpiled within tree protection areas.
9. Provide temporary water source such as a tank truck, on site, as needed.

SEQUENCE OF TREE PRESERVATION AND PROTECTION:

- Vine Removal**
1. Prior to construction, any vines on trees, (mostly in rightof way) shall have a three foot wide section of vine remove from the circumference of the tree using hand methods, and taking care to not damage the tree bark. Vines shall be allowed to dedunder the course of construction. Vines may then be removed from the canopyunder the supervision of a certified arborist.
- Root Pruning**
1. No Root Pruning shall occur until All tree protection measures are in place.
 2. Root prune to depth of 24" following line of Root Pruning as indicated on plan. See detail this sheet.
 3. Cover any exposed root ends immediately with wet burlap and keep moist until grading operations have covered these root ends.
 4. See Root Pruning Detail
- Tree Removal**
- All temporary tree preservation measures shall be in place prior to tree removal activities.

- Tree Protection**
1. Install designated type of tree protection fence prior to installation of erosion control measures, per phase.
 2. Silt fence or straw bales shall be installed on-site if necessary to prevent the flow and deposition of silt over tree protection area.
 3. Watering shall continue throughout construction operations during drought periods to provide the equivalent of 1" depth rainfall per week during the active growing season and 1" depth per month during the dormant season if soil is not frozen.
 4. At the time of the completion of landscape operations, tree protection fence may be removed. Mulch may also be removed as needed for the installation of lawn surfaces and other plantings. This work shall be done by hand. No mechanical equipment may be used in tree protection areas.

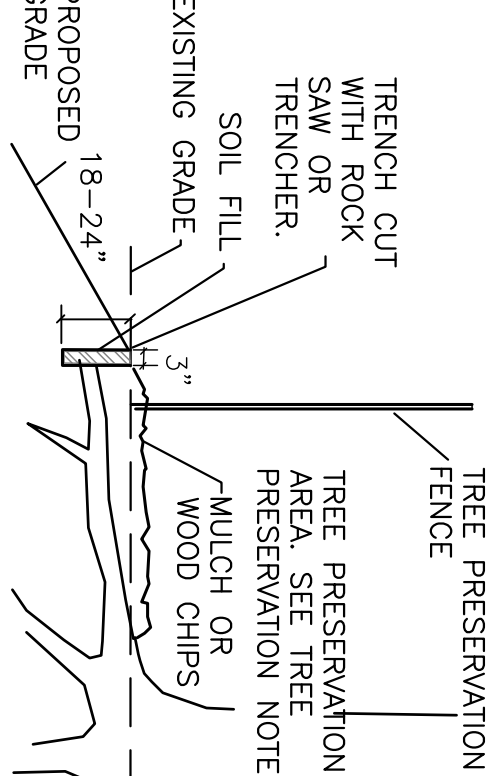
- Tree Root Protection Areas (All Phases)**
1. Areas of root protection areas within the limit of disturbance but in areas that will not be graded. The intent is to prevent root damage to abutting trees occurring from the use of equipment or the storage of materials in the area being protected.
 2. Prior to any ground disturbance and installation of root area protection, hand clear by cutting any bamboo, vines, Japanese Knotweed, Multiflora Rose, etc that may be in the area, (right of way.)
 3. Immediately after clearing install the woodchip layer
 4. Tree Root Protection shall remain in place until construction is complete and landscape operations are ready to commence.

- Post Construction Maintenance and Care**
1. Continue monitoring of preserved trees. Tree No. 41 to be under the of a tree care specialist for a minimum of 2 years.
 2. Fertilize and prune trees as recommended by tree care specialist through the two year monitoring period.

GENERAL NOTES:

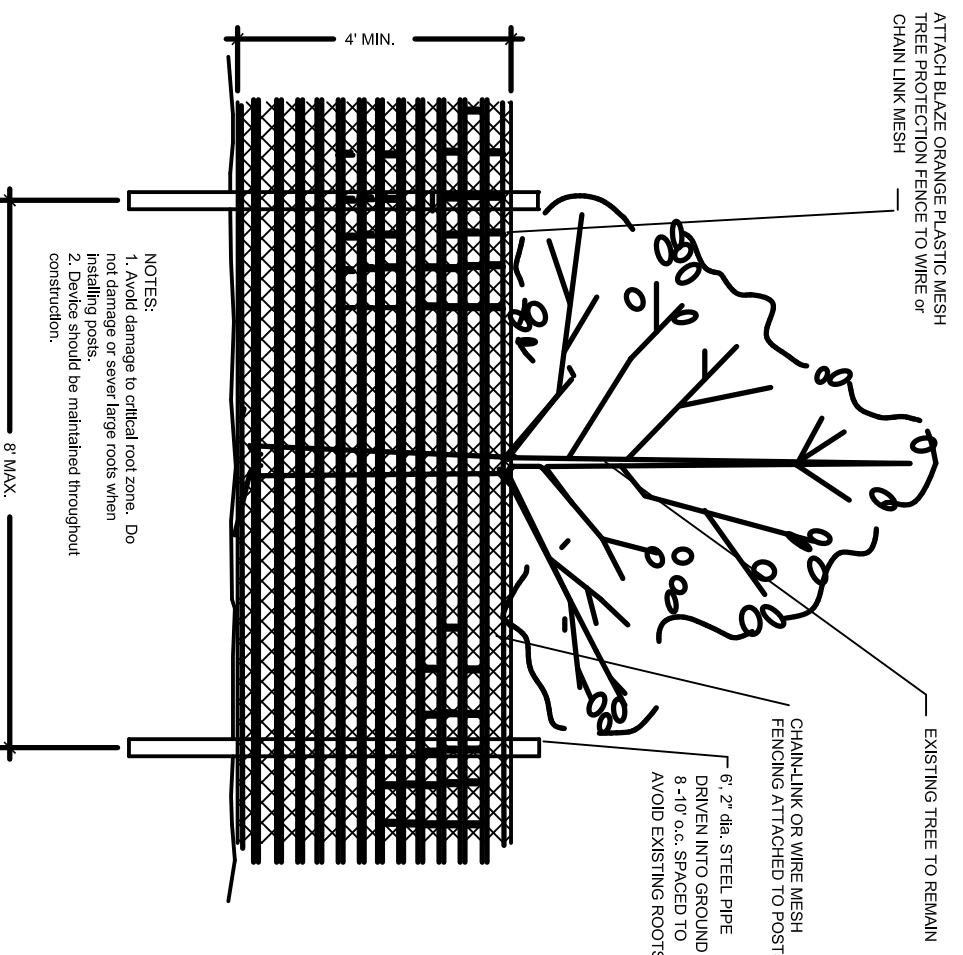
1. Check location of all underground utilities. Call "MISS UTILITY" at 1-800-252-2727 at least 48 hours prior to any excavation.
2. Contractor is required to carry any/all Workman's Compensation and other liability insurances as required by the General Contractor / Owner.
3. Contractor is required to comply with any/all codes, regulations and ordinances that apply to the work performed on this project.
4. Contractor shall co-ordinate the execution of all work performed with the General Contractor / Owner and shall complete all work in a timely fashion.
5. General Contractor / Owner is responsible for obtaining site permits and allowing applicable tree removal otherwise specified.
6. All existing trees shall be protected and maintained. Installation and maintenance of erosion control devices, sodding and seeding are appropriate operations and not included in this Landscape Plan. Except as specifically stated or in areas to be landscaped, all disturbed areas shall be sodded or seeded per Grading or Erosion Control Plan by others.
7. These plans are to be used for landscape purposes only.
8. If stockpile areas are required on-site, locations will be designated by the General Contractor / Owner.

NOTE: ROOT PRUNING TO TAKE PLACE IN LOCATIONS WHERE EXISTING GRADE WILL BE CUT. SEE TREE PRESERVATION PLANS FOR LOCATIONS.



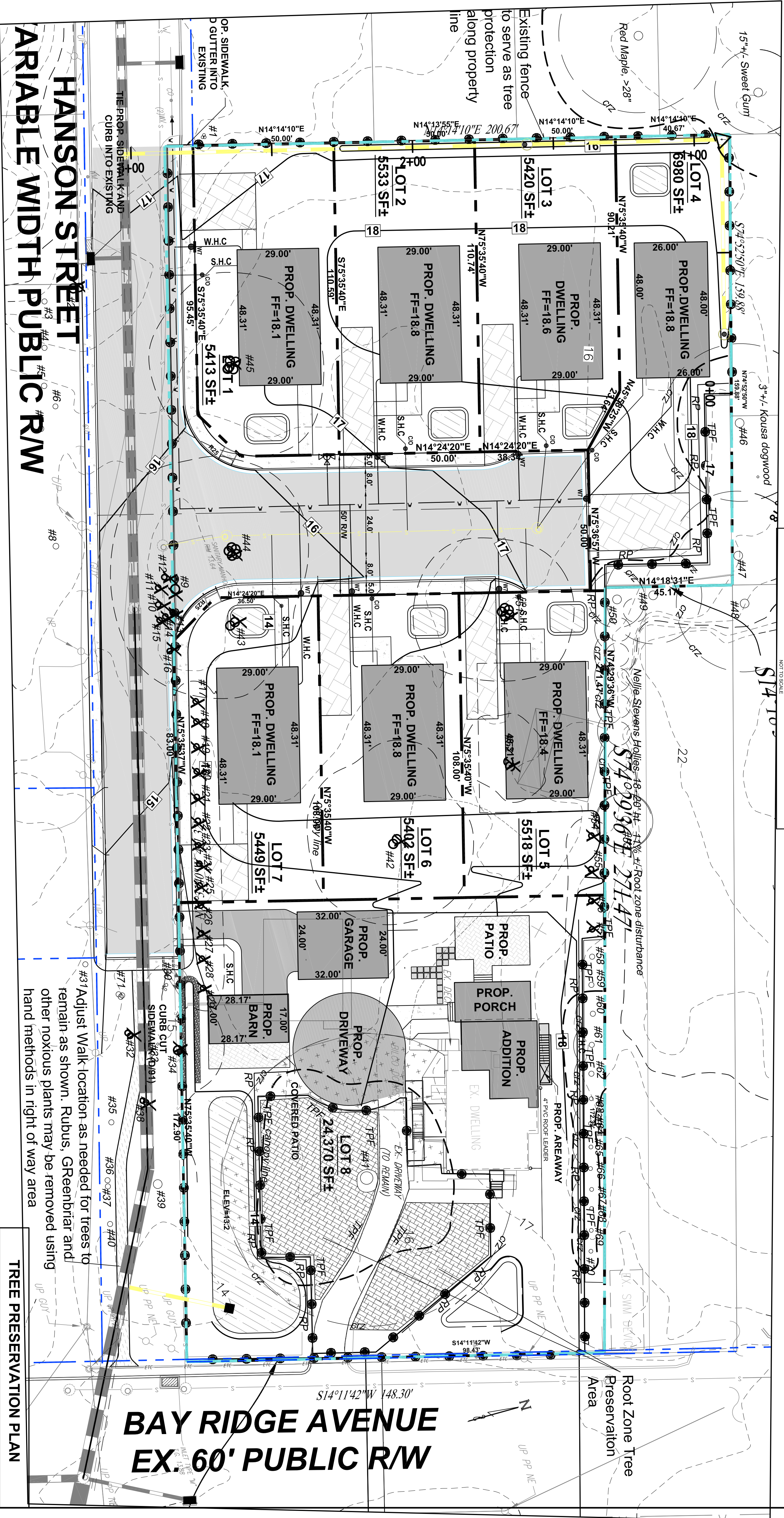
DETAIL - ROOT PRUNE

NOT TO SCALE



DETAIL - TREE PRESERVATION FENCE

NOT TO SCALE



HANSON STREET
VARIABLE WIDTH PUBLIC R/W

REVISION BLOCK

NO.	DATE	DESCRIPTION	BY
1	-	-	-
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-

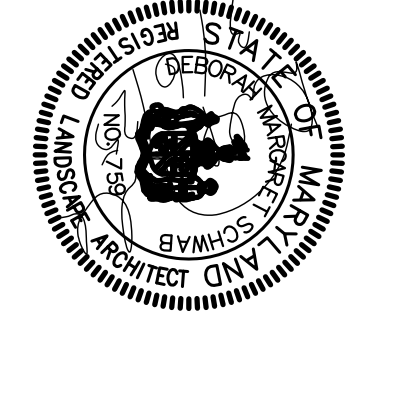


TERRAIN
ENGINEERING • SURVEYING • ENVIRONMENTAL
A HOWELL COMPANY

53 OLD SOLOMONS ISLAND ROAD
SUITE "B"
ANNAPOLIS, MARYLAND 21401
TEL: 410-266-1160 FAX: (410) 266-6129

OWNER/DEVELOPER

DEVELOPER EASTPORT FARM, LLC
1800 MONTANA AVE, STE. 203
WASHINGTON, DC 20002





DEBORAH SCHWAB
LANDSCAPE ARCHITECTURE

408 WASHINGTON STREET
ANNAPOLIS, MD 21403
PH: 410 268 8281 Email: dschwab@connect.net

TREE PRESERVATION PLAN

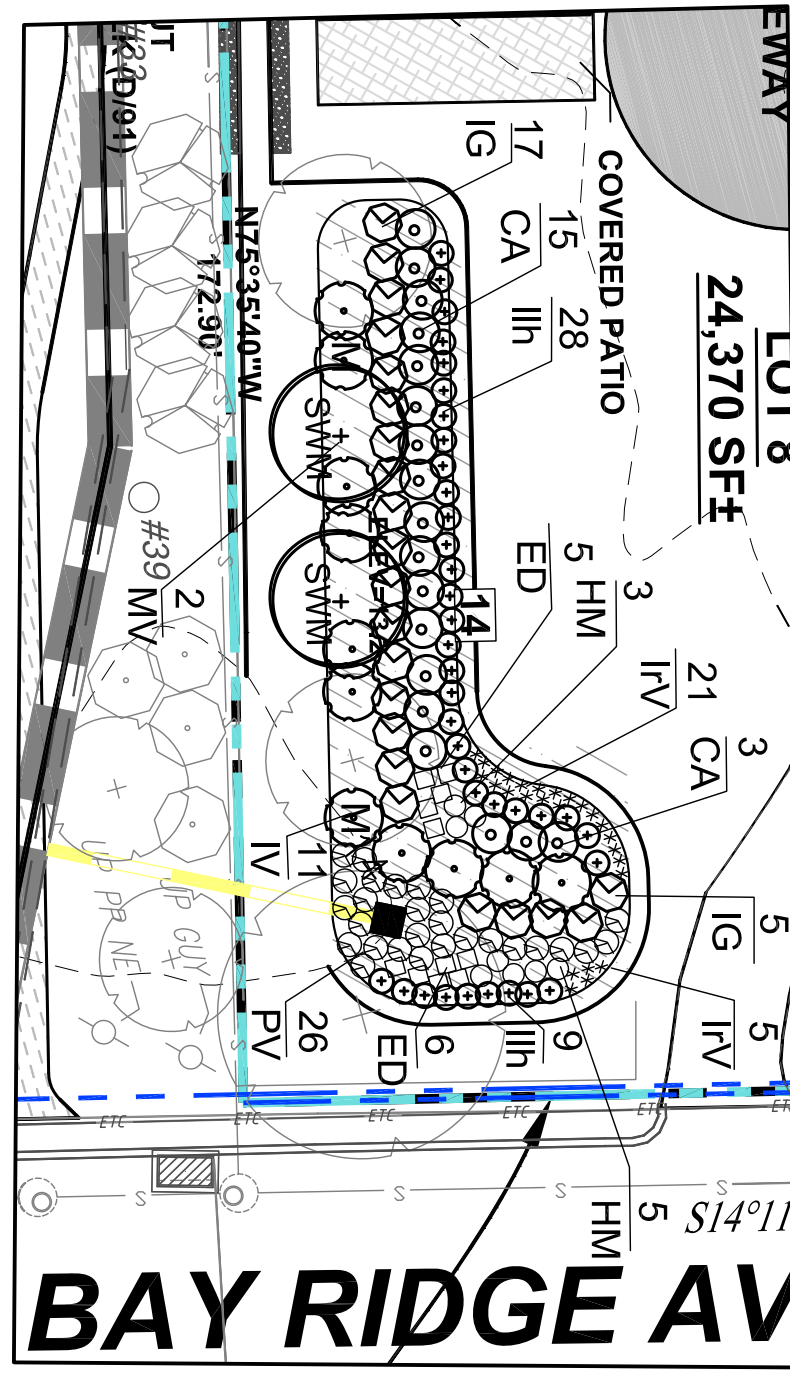
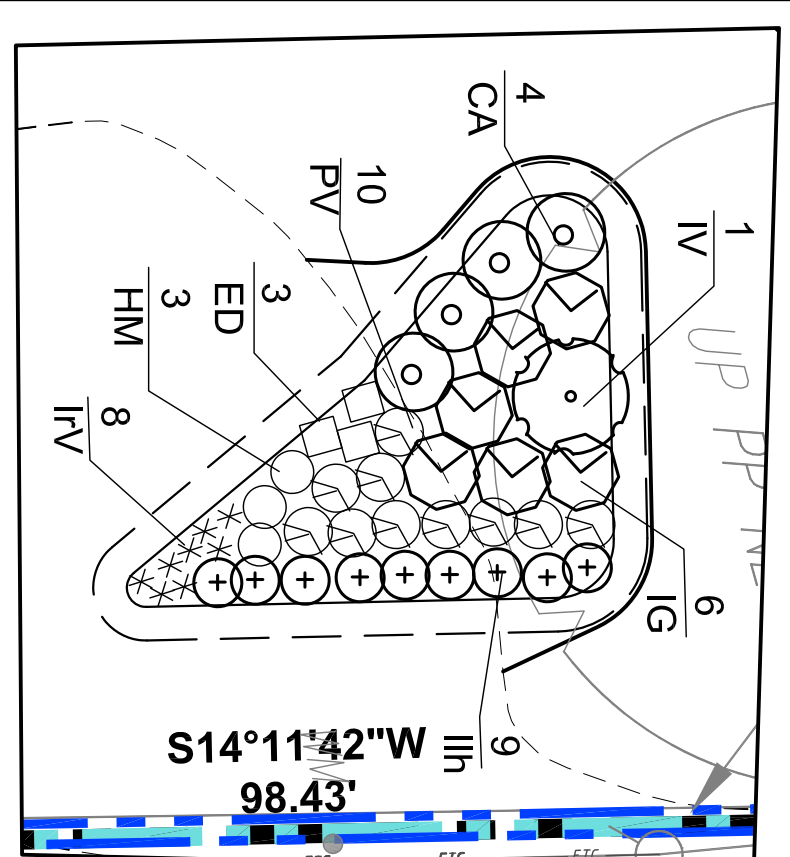
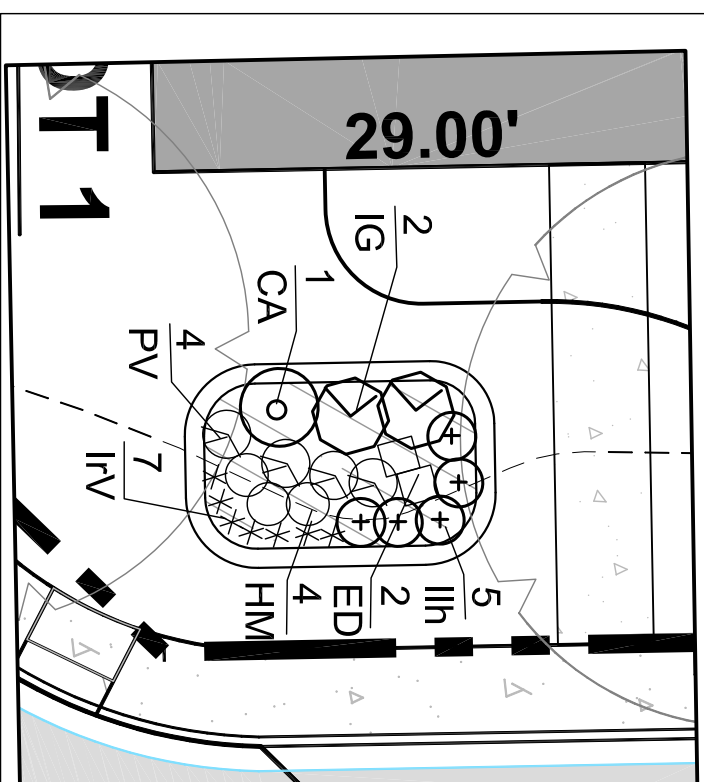
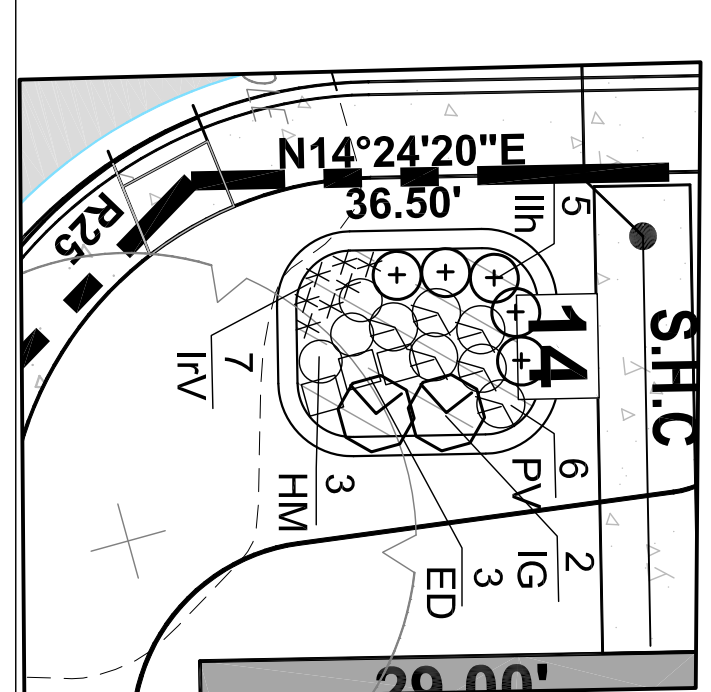
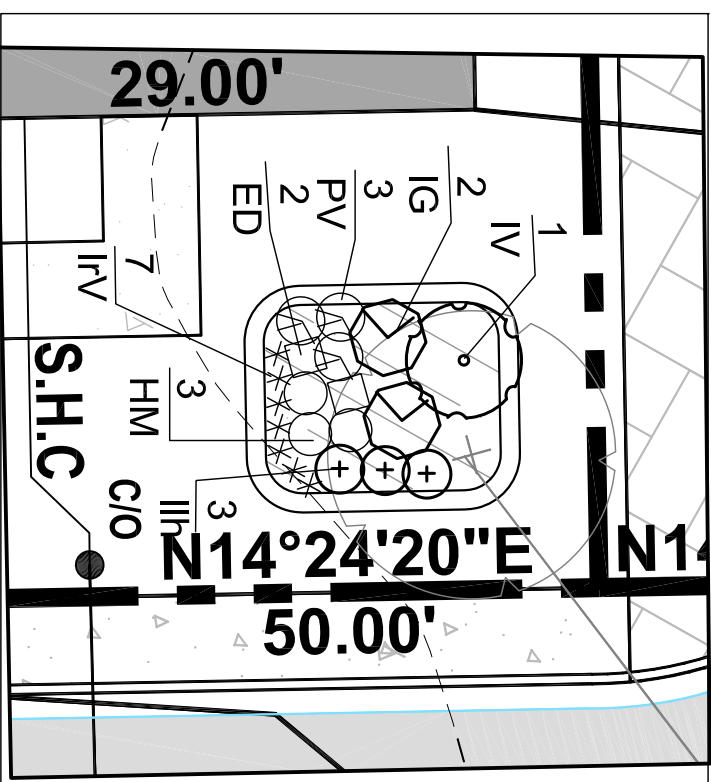
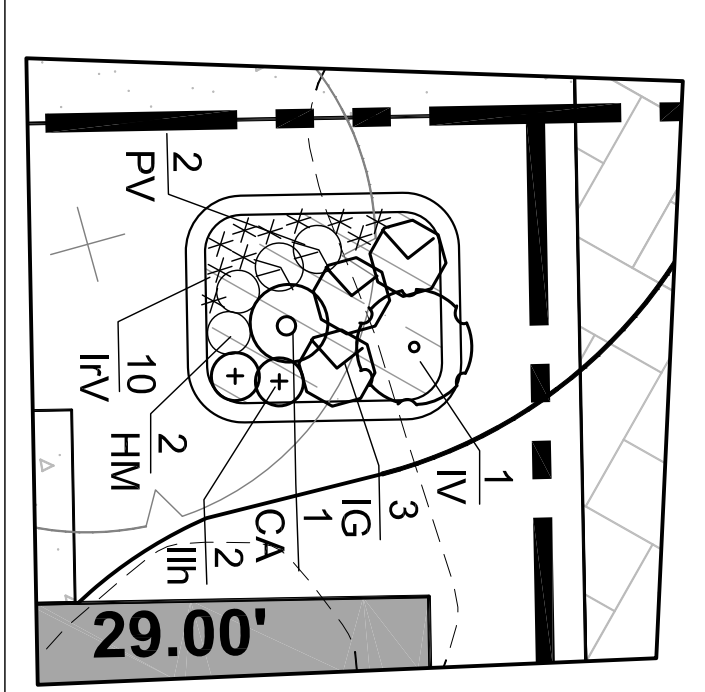
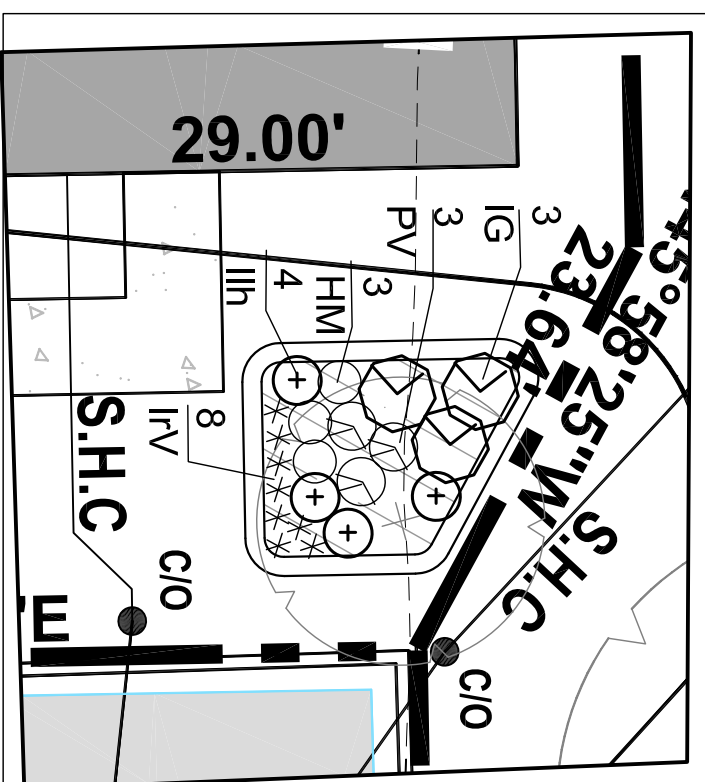
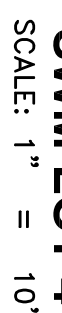
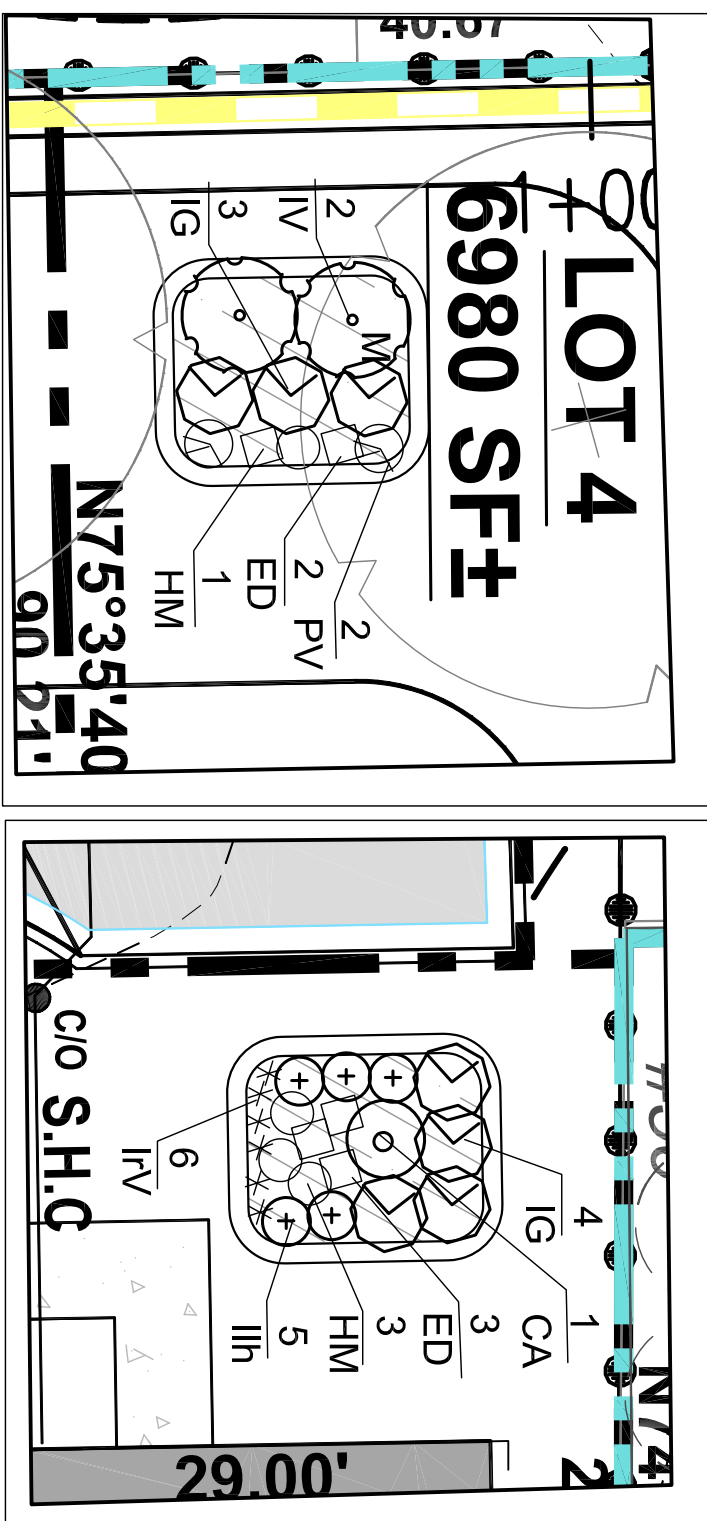
GRADING, EROSION AND SEDIMENT CONTROL PLAN

STOKES FARM
IN THE CITY OF ANNAPOLIS
1316 BAY RIDGE AVENUE
ANNAPOLIS, MD 21403

TAX MAP: 526 GRD- 7 PARCEL: 730
TAX ACCT#: 06-000-90010567
TAX DISTRICT: 6th COUNTY: ANNE ARUNDEL, MD

DATE: MARCH, 2025
SCALE: 1" = SHOWN
SHEET: 2 OF 4

DRAWN BY: DMS
CHECKED BY: DS
DMS JOB NO: 2024-021



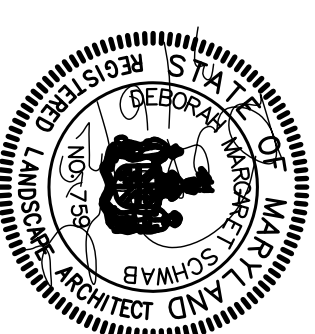
REVISION BLOCK		
NO.	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-



53 OLD SOLOMONS ISLAND ROAD
SUITE "I"
ANNAPOLIS, MARYLAND 21401
TEL: 410-266-1160 FAX: (410) 266-6129

OWNER/DEVELOPER

DEVELOPER EASTPORT FARM, LLC
1800 MONTANA AVE, STE. 203
WASHINGTON, DC 20002



Annapolis, MD 21403
PH: 410 268 5291 Email: dschwabla@comcast.net

LANDSCAPE PLAN	
GRADING, EROSION AND SEDIMENT CONTROL PLAN	
STOKES FARM	
IN THE CITY OF ANNAPOLIS	
1316 BAY RIDGE AVENUE	
ANNAPOLIS, MD 21403	
TAX MAP: 52G GRIP: 7	PARCEL: 730
TAX ACCT#: 06-000-90010957	
TAX DISTRICT: 6th	COUNTY: ANNE ARUNDEL, MD
DATE: MARCH, 2025	DRAWN BY: DMS
SCALE: 1" = SHOWN	
SHEET: 3 OF 4	
DMS JOB NO: 2024-021	
CHECKED BY: DS	

PLANT LIST - STORMWATER MANAGEMENT

KEY	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	LOT 11	LOT 12	LOT 13	LOT 14	LOT 15	LOT 16	LOT 17	LOT 18	LOT 19	LOT 20	LOT 21	LOT 22	LOT 23	LOT 24	LOT 25	LOT 26	LOT 27	LOT 28	LOT 29	LOT 30	LOT 31	LOT 32	LOT 33	LOT 34	LOT 35	LOT 36	LOT 37	LOT 38	LOT 39	LOT 40	LOT 41	LOT 42	LOT 43	LOT 44	LOT 45	LOT 46	LOT 47	LOT 48	LOT 49	LOT 50	LOT 51	LOT 52	LOT 53	LOT 54	LOT 55	LOT 56	LOT 57	LOT 58	LOT 59	LOT 60	LOT 61	LOT 62	LOT 63	LOT 64	LOT 65	LOT 66	LOT 67	LOT 68	LOT 69	LOT 70	LOT 71	LOT 72	LOT 73	LOT 74	LOT 75	LOT 76	LOT 77	LOT 78	LOT 79	LOT 80	LOT 81	LOT 82	LOT 83	LOT 84	LOT 85	LOT 86	LOT 87	LOT 88	LOT 89	LOT 90	LOT 91	LOT 92	LOT 93	LOT 94	LOT 95	LOT 96	LOT 97	LOT 98	LOT 99	LOT 100	LOT 101	LOT 102	LOT 103	LOT 104	LOT 105	LOT 106	LOT 107	LOT 108	LOT 109	LOT 110	LOT 111	LOT 112	LOT 113	LOT 114	LOT 115	LOT 116	LOT 117	LOT 118	LOT 119	LOT 120	LOT 121	LOT 122	LOT 123	LOT 124	LOT 125	LOT 126	LOT 127	LOT 128	LOT 129	LOT 130	LOT 131	LOT 132	LOT 133	LOT 134	LOT 135	LOT 136	LOT 137	LOT 138	LOT 139	LOT 140	LOT 141	LOT 142	LOT 143	LOT 144	LOT 145	LOT 146	LOT 147	LOT 148	LOT 149	LOT 150	LOT 151	LOT 152	LOT 153	LOT 154	LOT 155	LOT 156	LOT 157	LOT 158	LOT 159	LOT 160	LOT 161	LOT 162	LOT 163	LOT 164	LOT 165	LOT 166	LOT 167	LOT 168	LOT 169	LOT 170	LOT 171	LOT 172	LOT 173	LOT 174	LOT 175	LOT 176	LOT 177	LOT 178	LOT 179	LOT 180	LOT 181	LOT 182	LOT 183	LOT 184	LOT 185	LOT 186	LOT 187	LOT 188	LOT 189	LOT 190	LOT 191	LOT 192	LOT 193	LOT 194	LOT 195	LOT 196	LOT 197	LOT 198	LOT 199	LOT 200	LOT 201	LOT 202	LOT 203	LOT 204	LOT 205	LOT 206	LOT 207	LOT 208	LOT 209	LOT 210	LOT 211	LOT 212	LOT 213	LOT 214	LOT 215	LOT 216	LOT 217	LOT 218	LOT 219	LOT 220	LOT 221	LOT 222	LOT 223	LOT 224	LOT 225	LOT 226	LOT 227	LOT 228	LOT 229	LOT 230	LOT 231	LOT 232	LOT 233	LOT 234	LOT 235	LOT 236	LOT 237	LOT 238	LOT 239	LOT 240	LOT 241	LOT 242	LOT 243	LOT 244	LOT 245	LOT 246	LOT 247	LOT 248	LOT 249	LOT 250	LOT 251	LOT 252	LOT 253	LOT 254	LOT 255	LOT 256	LOT 257	LOT 258	LOT 259	LOT 260	LOT 261	LOT 262	LOT 263	LOT 264	LOT 265	LOT 266	LOT 267	LOT 268	LOT 269	LOT 270	LOT 271	LOT 272	LOT 273	LOT 274	LOT 275	LOT 276	LOT 277	LOT 278	LOT 279	LOT 280	LOT 281	LOT 282	LOT 283	LOT 284	LOT 285	LOT 286	LOT 287	LOT 288	LOT 289	LOT 290	LOT 291	LOT 292	LOT 293	LOT 294	LOT 295	LOT 296	LOT 297	LOT 298	LOT 299	LOT 300	LOT 301	LOT 302	LOT 303	LOT 304	LOT 305	LOT 306	LOT 307	LOT 308	LOT 309	LOT 310	LOT 311	LOT 312	LOT 313	LOT 314	LOT 315	LOT 316	LOT 317	LOT 318	LOT 319	LOT 320	LOT 321	LOT 322	LOT 323	LOT 324	LOT 325	LOT 326	LOT 327	LOT 328	LOT 329	LOT 330	LOT 331	LOT 332	LOT 333	LOT 334	LOT 335	LOT 336	LOT 337	LOT 338	LOT 339	LOT 340	LOT 341	LOT 342	LOT 343	LOT 344	LOT 345	LOT 346	LOT 347	LOT 348	LOT 349	LOT 350	LOT 351	LOT 352	LOT 353	LOT 354	LOT 355	LOT 356	LOT 357	LOT 358	LOT 359	LOT 360	LOT 361	LOT 362	LOT 363	LOT 364	LOT 365	LOT 366	LOT 367	LOT 368	LOT 369	LOT 370	LOT 371	LOT 372	LOT 373	LOT 374	LOT 375	LOT 376	LOT 377	LOT 378	LOT 379	LOT 380	LOT 381	LOT 382	LOT 383	LOT 384	LOT 385	LOT 386	LOT 387	LOT 388	LOT 389	LOT 390	LOT 391	LOT 392	LOT 393	LOT 394	LOT 395	LOT 396	LOT 397	LOT 398	LOT 399	LOT 400	LOT 401	LOT 402	LOT 403	LOT 404	LOT 405	LOT 406	LOT 407	LOT 408	LOT 409	LOT 410	LOT 411	LOT 412	LOT 413	LOT 414	LOT 415	LOT 416	LOT 417	LOT 418	LOT 419	LOT 420	LOT 421	LOT 422	LOT 423	LOT 424	LOT 425	LOT 426	LOT 427	LOT 428	LOT 429	LOT 430	LOT 431	LOT 432	LOT 433	LOT 434	LOT 435	LOT 436	LOT 437	LOT 438	LOT 439	LOT 440	LOT 441	LOT 442	LOT 443	LOT 444	LOT 445	LOT 446	LOT 447	LOT 448	LOT 449	LOT 450	LOT 451	LOT 452	LOT 453	LOT 454	LOT 455	LOT 456	LOT 457	LOT 458	LOT 459	LOT 460	LOT 461	LOT 462	LOT 463	LOT 464	LOT 465	LOT 466	LOT 467	LOT 468	LOT 469	LOT 470	LOT 471	LOT 472	LOT 473	LOT 474	LOT 475	LOT 476	LOT 477	LOT 478	LOT 479	LOT 480	LOT 481	LOT 482	LOT 483	LOT 484	LOT 485	LOT 486	LOT 487	LOT 488	LOT 489	LOT 490	LOT 491	LOT 492	LOT 493	LOT 494	LOT 495	LOT 496	LOT 497	LOT 498	LOT 499	LOT 500	LOT 501	LOT 502	LOT 503	LOT 504	LOT 505	LOT 506	LOT 507	LOT 508	LOT 509	LOT 510	LOT 511	LOT 512	LOT 513	LOT 514	LOT 515	LOT 516	LOT 517	LOT 518	LOT 519	LOT 520	LOT 521	LOT 522	LOT 523	LOT 524	LOT 525	LOT 526	LOT 527	LOT 528	LOT 529	LOT 530	LOT 531	LOT 532	LOT 533	LOT 534	LOT 535	LOT 536	LOT 537	LOT 538	LOT 539	LOT 540	LOT 541	LOT 542	LOT 543	LOT 544	LOT 545	LOT 546	LOT 547	LOT 548	LOT 549	LOT 550	LOT 551	LOT 552	LOT 553	LOT 554	LOT 555	LOT 556	LOT 557	LOT 558	LOT 559	LOT 560	LOT 561	LOT 562	LOT 563	LOT 564	LOT 565	LOT 566	LOT 567	LOT 568	LOT 569	LOT 570	LOT 571	LOT 572	LOT 573	LOT 574	LOT 575	LOT 576	LOT 577	LOT 578	LOT 579	LOT 580	LOT 581	LOT 582	LOT 583	LOT 584	LOT 585	LOT 586	LOT 587	LOT 588	LOT 589	LOT 590	LOT 591	LOT 592	LOT 593	LOT 594	LOT 595	LOT 596	LOT 597	LOT 598	LOT 599	LOT 600	LOT 601	LOT 602	LOT 603	LOT 604	LOT 605	LOT 606	LOT 607	LOT 608	LOT 609	LOT 610	LOT 611	LOT 612	LOT 613	LOT 614	LOT 615	LOT 616	LOT 617	LOT 618	LOT 619	LOT 620	LOT 621	LOT 622	LOT 623	LOT 624	LOT 625	LOT 626	LOT 627	LOT 628	LOT 629	LOT 630	LOT 631	LOT 632	LOT 633	LOT 634	LOT 635	LOT 636	LOT 637	LOT 638	LOT 639	LOT 640	LOT 641	LOT 642	LOT 643	LOT 644	LOT 645	LOT 646	LOT 647	LOT 648	LOT 649	LOT 650	LOT 651	LOT 652	LOT 653	LOT 654	LOT 655	LOT 656	LOT 657	LOT 658	LOT 659	LOT 660	LOT 661	LOT 662	LOT 663	LOT 664	LOT 665	LOT 666	LOT 667	LOT 668	LOT 669	LOT 670	LOT 671	LOT 672	LOT 673	LOT 674	LOT 675	LOT 676	LOT 677	LOT 678	LOT 679	LOT 680	LOT 681	LOT 682	LOT 683	LOT 684	LOT 685	LOT 686	LOT 687	LOT 688	LOT 689	LOT 690	LOT 691	LOT 692	LOT 693	LOT 694	LOT 695	LOT 696	LOT 697	LOT 698	LOT 699	LOT 700	LOT 701	LOT 702	LOT 703	LOT 704	LOT 705	LOT 706	LOT 707	LOT 708	LOT 709	LOT 710	LOT 711	LOT 712	LOT 713	LOT 714	LOT 715	LOT 716	LOT 717	LOT 718	LOT 719	LOT 720	LOT 721	LOT 722	LOT 723	LOT 724	LOT 725	LOT 726	LOT 727	LOT 728	LOT 729	LOT 730	LOT 731	LOT 732	LOT 733	LOT 734	LOT 735	LOT 736	LOT 737	LOT 738	LOT 739	LOT 740	LOT 741	LOT 742	LOT 743	LOT 744	LOT 745	LOT 746	LOT 747	LOT 748	LOT 749	LOT 750	LOT 751	LOT 752	LOT 753	LOT 754	LOT 755	LOT 756	LOT 757	LOT 758	LOT 759	LOT 760	LOT 761	LOT 762	LOT 763	LOT 764	LOT 765	LOT 766	LOT 767	LOT 768	LOT 769	LOT 770	LOT 771	LOT 772	LOT 773	LOT 774	LOT 775	LOT 776	LOT 777	LOT 778	LOT 779	LOT 780	LOT 781	LOT 782	LOT 783	LOT 784	LOT 785	LOT 786	LOT 787	LOT 788	LOT 789	LOT 790	LOT 791	LOT 792	LOT 793	LOT 794	LOT 795	LOT 796	LOT 797	LOT 798	LOT 799	LOT 800	LOT 801	LOT 802	LOT 803	LOT 804	LOT 805	LOT 806	LOT 807	LOT 808	LOT 809	LOT 810	LOT 811	LOT 812	LOT 813	LOT 814	LOT 815	LOT 816	LOT 817	LOT 818	LOT 819	LOT 820	LOT 821	LOT 822	LOT 823	LOT 824	LOT 825	LOT 826	LOT 827	LOT 828	LOT 829	LOT 830	LOT 831	LOT 832	LOT 833	LOT 834	LOT 835	LOT 836	LOT 837	LOT 838	LOT 839	LOT 840	LOT 841	LOT 842	LOT 843	LOT 844	LOT 845	LOT 846	LOT 847	LOT 848	LOT 849	LOT 850	LOT 851	LOT 852	LOT 853	LOT 854	LOT 855	LOT 856	LOT 857	LOT 858	LOT 859	LOT 860	LOT 861	LOT 862	LOT 863	LOT 864	LOT 865	LOT 866	LOT 867	LOT 868	LOT 869	LOT 870	LOT 871	LOT 872	LOT 873	LOT 874	LOT 875	LOT 876	LOT 877	LOT 878	LOT 879	LOT 880	LOT 881	LOT 882	LOT 883	LOT 884	LOT 885	LOT 886	LOT 887	LOT 888	LOT 889	LOT 890	LOT 891	LOT 892	LOT 893	LOT 894	LOT 895	LOT 896	LOT 897	LOT 898	LOT 899	LOT 900	LOT 901	LOT 902	LOT 903	LOT 904	LOT 905	LOT 906	LOT 907	LOT 908	LOT 909	LOT 910	LOT 911	LOT 912	LOT 913	LOT 914	LOT 915	LOT 916	LOT 917	LOT 918	LOT 919	LOT 920	LOT 921	LOT 922	LOT 923	LOT 924	LOT 925	LOT 926	LOT 927	LOT 928	LOT 929	LOT 930	LOT 931	LOT 932	LOT 933	LOT 934	LOT 935	LOT 936	LOT 937	LOT 938	LOT 939	LOT 940	LOT 941	LOT 942	LOT 943	LOT 944	LOT 945	LOT 946	LOT 947	LOT 948	LOT 949	LOT 950	LOT 951	LOT 952	LOT 953	LOT 954	LOT 955	LOT 956	LOT 957	LOT 958	LOT 959	LOT 960	LOT 961	LOT 962	LOT 963	LOT 964	LOT 965	LOT 966	LOT 967	LOT 968	LOT 969	LOT 970	LOT 971	LOT 972	LOT 973	LOT 974	LOT 975	LOT 976	LOT 977	LOT 978	LOT 979	LOT 980	LOT 981	LOT 982	LOT 983	LOT 984	LOT 985	LOT 986	LOT 987	LOT 988	LOT 989	LOT 990	LOT 991	LOT 992	LOT 993	LOT 994	LOT 995	LOT 996	LOT 997	LOT 998	LOT 999	LOT 1000
EA	0	0	0	0	0	1	1	0	4	18	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334</																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							

PLANT LIST – MITIGATION PLANTING FOR TREE REMOVAL – ON SITE

TREE QTY	SYM	BOTANICAL NAME	COMMON NAME	MIN. SIZE	ROOT SPACING	30Yr Canopy Dia - (ft)	Total 30yr Canopy-sq
5	AJ	Acer rubrum	Red Maple	2"	B x B	Shown	35' - (960)
2	BU	Betula nigra	River Birch	2", 7-12", 14 ft	B x B	20'	30' - (900)
5	IV	Ilex verticillata	Wintergreen	2"-8"	B x B	8'	41.2
5	JV	Juniperus virginiana	Eastern Redcedar	2'-6"-Ht.	B x B	8'	17' - (470)
2	MV	Malva sylvestris	Sweetbait Yarrow	2' - 8' (Ht.)	B x B	Shown	17' - (413)
4	PJ	Platanus occidentalis	American Sycamore	2"	B x B	Shown	216
2	GA	Quercus falcata	Southern Red Oak	2"	B x B	Shown	(1,250)
5	OP	Ostrya flexilis	Winged Elm	2"	B x B	Shown	1,500
2	TOTAL						36' - (1000)
NOTE: Canopy size at 30yrs from several sources. Sheet Tree Size Sheets*, Encyclopedia of Trees and Shrubs *Trees for Urban and Suburban Landscapes, "Woody plants of Maryland" and field / similar project experience							
PLANT LIST - MITIGATION PLANNING FOR TREE REMOVAL - OFF SITE							
TREES	SYM	BOTANICAL NAME	COMMON NAME	SIZE	ROOT SPACING		
5	CC	Cornus canadensis	Redodier	2"	B x B	8'	O.C.
QTY		like-size trees	American Holly	2", 5-6"H	B x B	8'	
4	JV	Juniperus virginiana	Eastern Redcedar	2" - 5.6"H	B x B	8'	
11	TOTAL						

PLANTING NOTES:

1. All planting shall conform to currently approved horticultural practice. See PLANTING DETAILS. Planting shall take place between March 15 – June 1 or September 15 – November 15.
2. All plants shall conform to current standards as defined by the American Nurseryman's Association and each shall be clearly tagged with its botanical name. No substitutions shall be permitted after bid is accepted. No plants shall be pruned other than to remove a damaged branch. No plant with a dead, damaged or pruned out central leader will be accepted.
3. All plants shall be certified by the Contractor to be free of pests, fungi and diseases and/or deformities or damage.
4. If any conflicts are found between the information on the Landscape Plan and that shown on the plant lists, notify the landscape architect prior tp submission of bid.
5. Landscape architect shall be notified in writing five work days in advance for inspection and approval of all plants prior to any installation PLANTING
6. Planting beds and pits shall be rendered free of all rocks over 2" and any debris found during the tilling and preparation process. All plants spaced at 6' on center (o.c.) or less shall be planted in hand-edged planting beds.
7. Planting beds shall be tilled to a minimum depth of 8". If any unsuitable conditions, such as extreme compaction or high water table are encountered, the Landscape Architect shall be notified immediately.
8. A minimum of 2" depth 'leaf-Gro' or equivalent compost and 2" clean loamy topsoil shall be spread evenly over all planting beds and incorporated by tilling. In clay or compacted conditions an additional 1" of compost shall be added.
9. A suitable slow-release fertilizer shall be used in accordance with the manufacturer's recommendations and based on soil samples taken on-site after grading has been completed. Submit fertilizer information to the Landscape Architect for approval prior to commencing planting operations. An organic fertilizer may be substituted for slow-released fertilizer, applied per recommended rates and tilled in with other soil amendments. A mycorrhizal such as 'Roots' shall be used for all tree plantings, per manufacturer's recommendations.
10. Soil mix for planting pits shall consist of 3 parts by volume of existing on-site soil, one part 'leaf Gro', or equivalent compost and slow-release fertilizer combined per manufacturer's recommendations. This mix shall be prepared prior to use as backfill Planting Mix.
11. If any underground obstructions or other site conditions are encountered that conflict with the planned plantings, notify the Landscape Architect immediately.
12. All planting beds shall be neatly hand edged unless otherwise specified.
13. All planting beds and pits shall be provided with a 2" minimum, 3" maximum depth of composted, oged, shredded bark mulch, spread evenly, unless otherwise specified. In addition, planting pits shall have a 6" high rim or 'saucer' provided. No mulch shall be placed on the crown of a plant or on the root flare or trunk of a tree or shrub.
14. Any plantings to occur in formerly paved or compacted areas shall be in conformance with planting detail entitled Landscape Island Planting Bed".

WATERING

15. A water source for planting and maintenance operations will be provided by the Owner / Client. If a source is not available on-site, Contractor will include a water supply cost in his / her bid. 'Gator-bags' or equivalent slow drip watering devices are recommended for trees in times of low rainfall. Also, install sodder hose with connections left uncovered for ease or watering plant beds. Loop hose around any trees that do not have watering bags installed. A minimum of 1" depth of water shall be applied any week where that amount of rainfall has not occurred after a 2 month period of installation. During the first two months all plants shall be watered daily for two weeks, 3 times a week for 4 weeks and 2 times a week for 2 weeks.
16. Any lawn, paving or other surfaces damaged by the Contractor's operations shall be repaired in kind before the project will be accepted for final approval and payment.
17. The Owner's property and any affected abutting property shall be left clean and free of any debris or excess materials resulting from any phase of the landscape operations.
18. The Contractor is responsible for repairing or replacing as necessary, any property of the Owner / Client or any affected abutting property that is damaged by the Contractor's operations, equipment or crew. Any such repair or replacement shall take place in a timely fashion and in a manner that meets with the approval of the Owner / Client.
19. Contractor shall notify the Landscape Architect or Owner / Client at the completion of landscape installation for a project acceptance inspection. All plants must be in accordance with specifications and be in healthy, vigorous conditions for acceptance.
20. All plant material shall be warranted for one year starting from the date of installation acceptance. This shall include one replacement to match the original. If the Contractor is of the opinion that a specified plant will not survive its planned location, the Landscape Architect shall be notified prior to bid. A tree shall be replaced if the main leader has died back or if the canopy is 25% or greater dead. A shrub shall be replaced if the crown is 25% or greater dead.
21. Contractor is responsible for all maintenance prior to acceptance and for a three month period following project acceptance. Maintenance shall include but not be limited to watering, herbicide, pesticides, fungicide or fertilizer applications, patching or reapplying mulch to maintain depth, pruning, adjusting stakes, weeding and repairing bed edges. This shall be included as a separate bid item. During the entire warranty period, the Contractor is responsible for checking the project and making maintenance suggestions to the Owner / Client.
22. IRRIGATION
Provision of an irrigation system is not included in this set of plans but may be requested by the Owner / Client as an option. Any irrigation system shall use moisture / rain sensors as part of the system. Temporary sodder hose and/or tree infiltration bags shall be installed for the initial 3 months of establishment

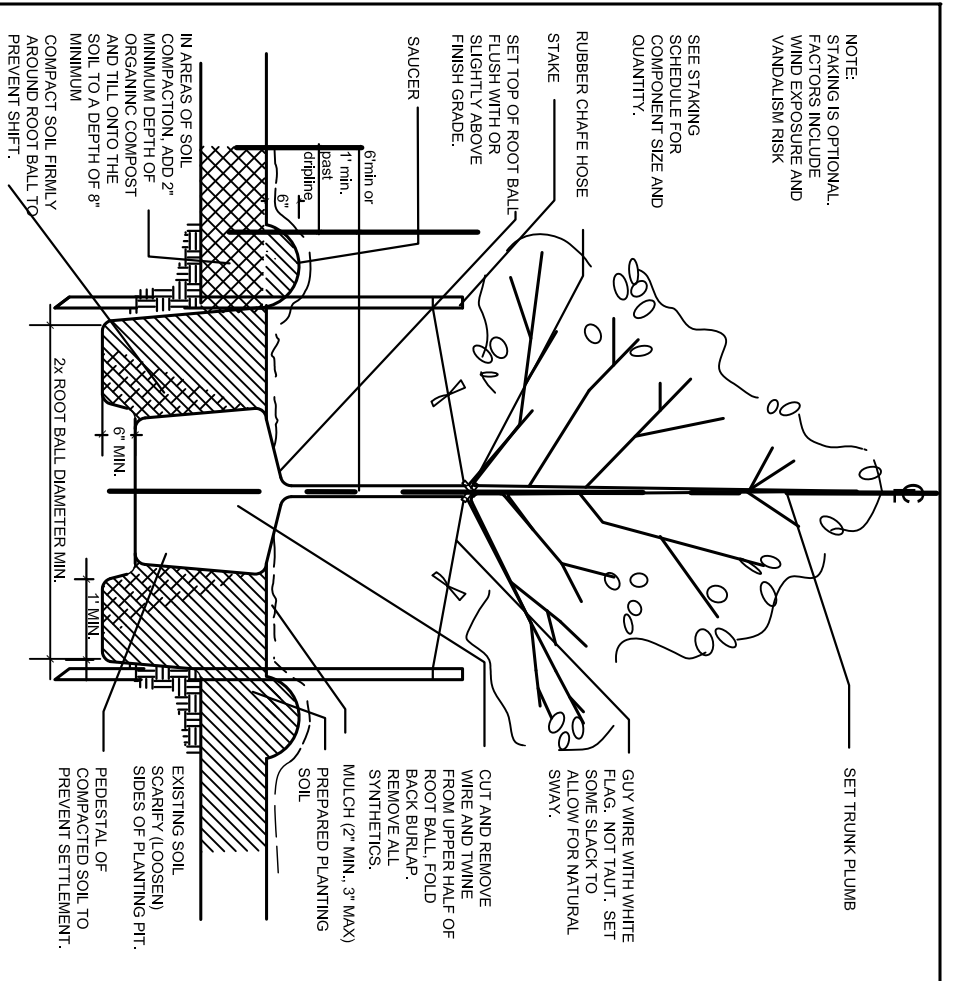
STORMWATER MANAGEMENT PLANTING

23. Stormwater management plans shall be built in accordance with plans by others. A soil sample with lab results shall be submitted to the landscape architect prior to installation. No planting shall be done until the site has been stabilized. The landscape architect shall be notified one week prior to installation to inspect the plantings for approval. New plantings shall be protected from flooding conditions for two weeks minimum for establishment. Within two days after the first rain event, the plantings shall be inspected by the contractor. Any dislodged plants shall be replanted. Any silt, sediment or debris which may have entered the stormwater planting area shall be removed. Redistribute mulch, if needed.

GENERAL NOTES:

1. Check location of all underground utilities. Call "MISS UTILITY" at 1-800-257-7777 at least 5 days prior to any excavation.
2. Contractor is required to carry any/all Workman's Compensation and other liability insurances as required by the General Contractor / Owner.
3. All work shall be supervised by a Licensed Professional Engineer or Professional Surveyor and all work shall be in accordance with the specifications and ordinances that apply to the work performed on this project.
4. Contractor shall co-ordinate the execution of all work performed with the General Contractor / Owner and shall complete all work in a timely fashion.
5. General Contractor / Owner is responsible for obtaining site permits and paying applicable fees unless otherwise specified.
6. All clearing, grubbing, rough and fine grading, installation and separate maintenance, erosion control, paving, sodding and seeding are separately noted on the plans and shall be in accordance with the specifications listed or in areas to be landscaped, all disturbed areas shall be sodded or seeded per Grading or Erosion Control Plan by others.
7. These plans are to be used for landscape purposes only.
8. If stockpile areas are required on-site, locations will be designated by the General Contractor / Owner.

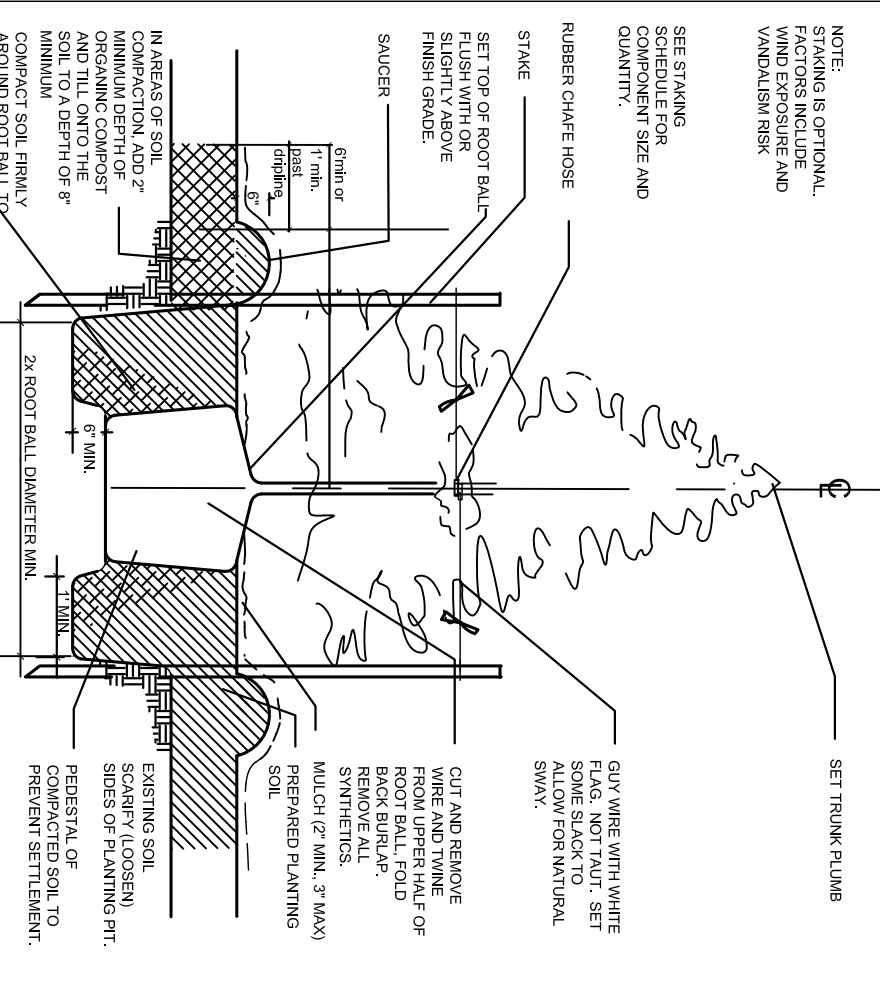
GENERAL NOTES:



DETAIL - DECIDUOUS TREE PLANTING - 10.3 1 1/2" CALIPER

PLANTING PIT - SINGLE PLANTING PIT - PLANTING BED

NOT TO SCALE



DETAIL - EVERGREEN TREE PLANTING - 10.3 1 1/2" HEIGHT

PLANTING PIT - SINGLE PLANTING PIT - PLANTING BED

NOT TO SCALE

Tree Size	Stake Qty	Stake Size	Wire Size
6'-10' or 1'-2" caliper	2	2" x 2" x 6' min.	14 gauge
10'-12' or 2-2 1/2" caliper	2	2" x 2" x 8' min.	14 gauge
12'-16' or 2 1/2"-4" caliper	3 deadmen	24" min.	12 gauge
16'-20' or 4"-6" caliper	3 deadmen	30" min.	14 gauge
over 20' or over 6" caliper	3 deadmen	36" with umbrellas	1/2" with umbrellas

TREE STAKING SCHEDULE

TREE STAKING NOTES:

1. Tree staking shall be installed in areas of high wind slopes and potential vandalism. Staking shall be monitored and reset and repaired to prevent damage to tree trunks and branches. All tree stakes shall be removed at end of warranty period.

LANDSCAPE NOTES & DETAILS

GRADING, EROSION AND SEDIMENT CONTROL PLAN

STOKES FARM IN THE CITY OF ANNAPOLIS 1316 BAY RIDGE AVENUE ANNAPOLIS, MD 21403			
TAX MAP: 52G GRD: 7	PARCEL: 730		
TAX ACCT#: 06-000-90010567	COUNTY: ANNE ARUNDEL, MD		
DATE: MARCH, 2025	DRAWN BY: DMS		
SCALE: 1" = SHOWN	CHECKED BY: DS		
SHEET: 4 OF 4	DMS JOB NO: 2024-021		

REVISION BLOCK		
NO.	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-

ENGINEERING • SURVEYING • ENVIRONMENTAL
A HOWELL COMPANY

DEVELOPER/DEVELOPER
EASTPORT FARM, LLC
1680 MONTANA AVE, STE 203
WASHINGTON, DC 20002

© THESE DESIGNS AND DRAWINGS ARE THE PROPERTY OF TERRAIN, INC. ANY REPRODUCTION OR USE IN ANY FORM WITHOUT THE WRITTEN CONSENT OF TERRAIN, INC. IS PROHIBITED.

STATE OF MARYLAND
DEPARTMENT OF THE GENERAL LANDS
OFFICE OF THE LAND SURVEYOR
1000 EIGHTH STREET, N.W.
WASHINGTON, D.C. 20004

DEBORAH SCHWAB
LANDSCAPE ARCHITECTURE
409 Washington Street
Annapolis, MD 21403
PH: 410 288 5291 Email: dschwab@cornsai.net

STOKES FARM
IN THE CITY OF ANNAPOLIS
1316 BAY RIDGE AVENUE
ANNAPOLIS, MD 21403

TAX MAP: 52G GRD: 7
TAX ACCT#: 06-000-90010567
DATE: MARCH, 2025
CHECKED BY: DS

PARCEL: 730
COUNTY: ANNE ARUNDEL, MD
DMS JOB NO: 2024-021