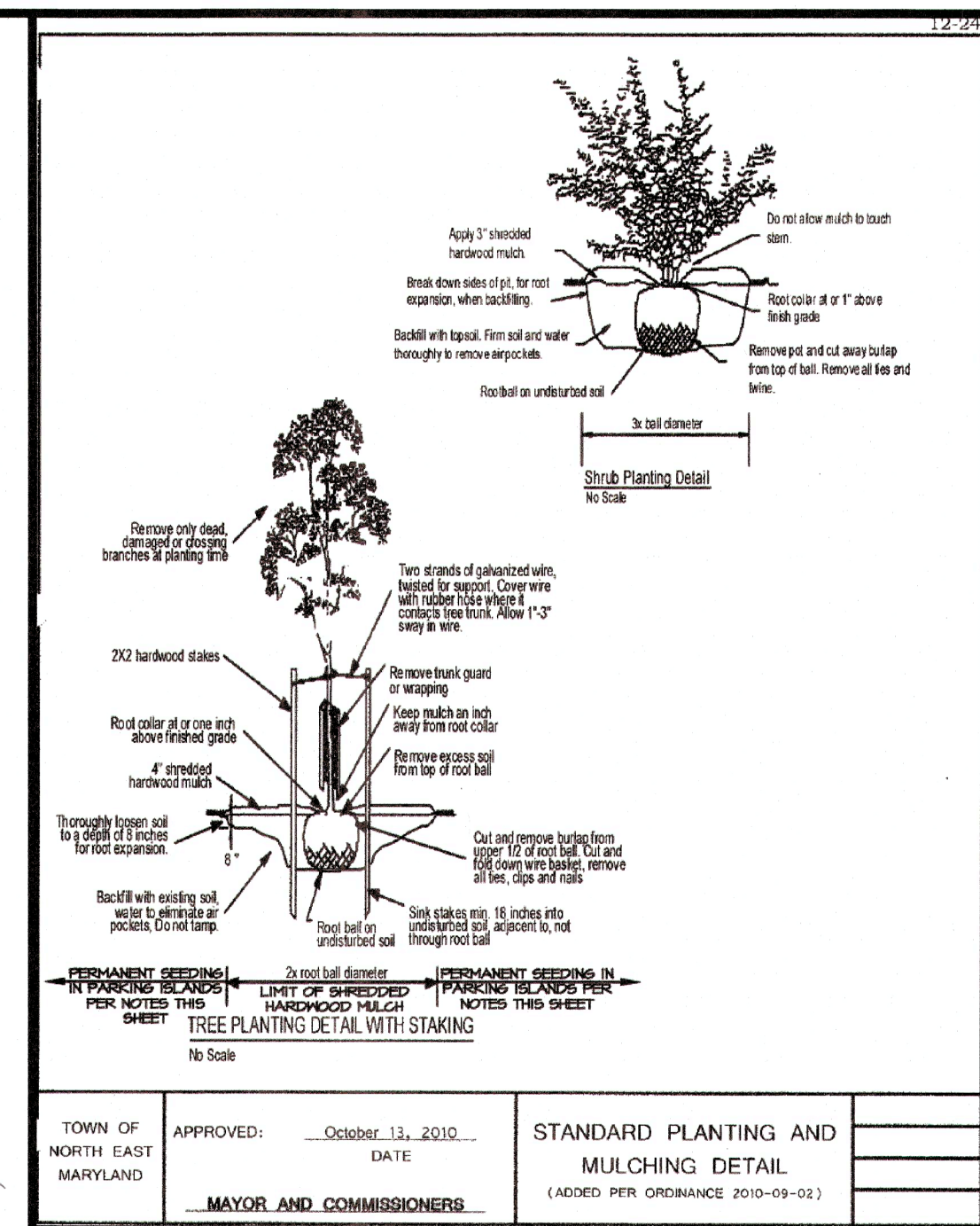




SOILS LEGEND				
SYMBOL	SOILS TYPE	HYDRIC	PRIME AGRICULTURAL	SLOPE
NoB2 (B)	NESHAMINY SILT LOAM	NO	YES	3-8%
ALL SOILS ON-SITE ARE NESHAMINY SILT LOAM (B) TYPE SOIL.				

NOTES:
SUBSTITUTES MAY BE MADE WITH THE PRIOR NOTIFICATION AND APPROVAL OF THE TOWN OF NORTH EAST DPW/OPZ.
PERMANENT GROUND COVER IN PARKING ISLANDS AROUND SHREDDED HARDWOOD MULCH IS TO BE SEEDED PER SEEDING NOTES, THIS SHEET.

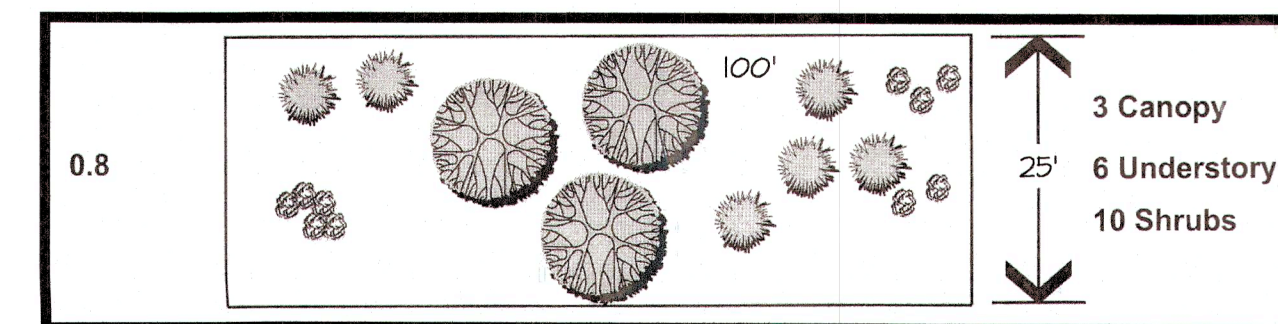
EMERGENCY SERVICES BUFFER MODIFICATION NOTE,
TO FACILITATE EMERGENCY ACCESS TO THE REAR OF BOTH PROPOSED BUILDINGS, EMERGENCY SERVICES WILL UTILIZE ACCESS ROUTES FROM THE ADJOINING NORTH PLOT PARCELS, TO ENSURE UNOBSTRUCTED ACCESS DURING EMERGENCY SITUATIONS, CANOPY TREES ARE NOT PROPOSED WITHIN THE TYPE 'C' BUFFER AREAS LOCATED DIRECTLY BEHIND BOTH BUILDINGS.

LANDSCAPING NOTES	LANDSCAPING NOTES
GENERAL: - SCOPE: PERMANENT, LONG-LIVED VEGETATIVE COVER ON GRADED OR CLEARED AREAS AND PARKING ISLANDS OUTSIDE OF MULCH AREAS. - STANDARDS: PERMANENT SEEDING SHALL CONFORM TO ALL REQUIREMENTS OF 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL PUBLISHED JOINTLY BY WATER MANAGEMENT ADMINISTRATION, SOIL CONSERVATION SERVICE, AND STATE SOIL CONSERVATION COMMITTEE. - SEED MIX: 80% TALL FESCUE 10% POA TRIVIALIS, 10% POA TRIVIALIS, 10% BIRDFOOT TREFOIL. SPECIFICATIONS: - SITE PREPARATION *PRIOR TO SEEDING INSTALL ALL REQUIRED SEDIMENT AND EROSION CONTROL MEASURES. - FINAL GRADING REQUIRED FOR PERMANENT SEEDING. - SOIL AMENDMENTS *FERTILIZER SHALL BE APPLIED AT THE RATE OF 1000 LBS/ACRE USING 10-10-10 OR EQUIVALENT. *LIME SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE. - SEEDBED PREPARATION *SOIL SHALL BE LOOSENED TO A DEPTH OF 3 INCHES BY RAKING, DISCING, OR OTHER ACCEPTABLE MEANS PRIOR TO SEEDING. *APPLY SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULPICKACER SEEDER OR HYDROSEEDER (SLURRY INCLUDES SEED AND FERTILIZER ON A FIRM, MOIST SEEDBED). MAXIMUM SEEDING DEPTH SHOULD BE 1/4 INCH ON CLAYEY SOILS AND 1/2 INCH ON SANDY SOILS, WHEN USING OTHER THAN HYDROSEEDER METHOD OF APPLICATION. NOTE: IF HYDROSEEDING IS USED AND THE SEED AND FERTILIZER IS MIXED, THEY WILL BE MIXED ON SITE AND THE SEEDING SHALL BE IMMEDIATE WITHOUT INTERRUPTION.	- PLANT MATERIAL MUST BE SELECTED FROM NURSERIES THAT HAVE BEEN INSPECTED AND CERTIFIED BY STATE PLANT INSPECTORS. INSPECTION CERTIFICATES MUST BE PRESENTED UPON REQUEST OF THE LANDSCAPE ARCHITECT. - ALL PLANT MATERIAL MUST CONFORM TO THE CURRENT ISSUE OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION. TREES SHALL EXHIBIT NORMAL GROW HABIT AND PATTERN FOR THE SPECIES. TREES SHALL NOT HAVE BEEN SHEARED EXCEPT FOR LITTLE ENDURANCE LEGS LESS THAN 12 INCHES IN HEIGHT. - THE CONTRACTOR SHALL STATE THE LOCATIONS AND SPECIES OF TREES TO BE PLANTED AND NOTIFY THE LANDSCAPE ARCHITECT AND TOWN OF NORTH EAST. LANDSCAPE INSPECTOR, ADVISES GRADING OR TEXT OF 443-209-5410 TO ARRANGE PRE CONSTRUCTION MEETING, INSPECT PLANT MATERIAL AND LAYOUT A MINIMUM OF 2 DAYS PRIOR TO BEGINNING INSTALLATION. PERIODIC INSPECTIONS WILL BE MADE DURING THE INSTALLATION PERIOD. - TREE AND SHRUB PLANTING SHALL OCCUR ONLY DURING THESE DATES, SEPTEMBER 15 - NOVEMBER 15, MARCH 1 - MAY 15. - AT THE TIME OF INSTALLATION SHADE TREES SHALL BE MIN. 25" CALIPER AND WITH BRANCHING BEGINNING MIN. 6' ABOVE GRADE. - THE CONTRACTOR SHALL USE THE TOWN APPROVED PLANTING DETAIL, INCLUDES MULCHING. - MULCH PER THE TREE PLANTING SPECIFICATION (BINKES) SHALL BE MAINTAINED OVER TREES AND SHRUBS UNTIL FINAL SEEDING IS COMPLETED. - THE CONTRACTOR SHALL REMOVE TREES STAKES AND GUYS PRIOR TO FINAL INSPECTION. - TREES WHICH ARE DEAD OR NOT BE THRIVING AT THE TIME OF FINAL INSPECTION, MUST BE REPLACED DURING THE NEXT PLANTING SEASON. TREES WHICH ARE NOT THRIVING EXHIBIT ONE OR MORE OF THE FOLLOWING: - THE MAIN LEADER HAS BEEN DEAD BACK OR 25% OF THE CROWN IS DEAD. - SIGNIFICANT DISEASE OR PEST INFESTATION. - CRACKED, PEELING OR BULSTERED BARK. - SIGNS OF GIRDLING BY GUY WIRES, TWINE OR OTHER MECHANICAL COMPRESSION. - ALL DISTURBED AREAS NOT OTHERWISE NOTED SHALL BE SEEDDED FOR TURF GRASS, SEE SPECIFICATIONS, THIS SHEET. - SEEDING AND PLANTING FOR ESD PRACTICES ARE SPECIFIED ON THE APPROVED FINAL STORMWATER MANAGEMENT DRAINAGE. - NOT ALL TREES ARE SUITED TO ALL SITES. - WHERE A SPECIFIC CULTIVAR IS REQUIRED THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FROM THE NURSERY STATING THAT THE TREES SUPPLIED ARE AS SPECIFIED. - OTHER SPECIES MAY BE ALLOWED WITH WRITTEN PERMISSION OF THE TOWN OF NORTH EAST. - STREET TREES AND TREES ADJACENT TO PARKING AREAS SHALL HAVE BRANCHING BEGINNING A MIN. 6' ABOVE GRADE. - TREES SHALL BE INSTALLED MIN. (5) FEET FROM UTILITY LINES AND (8) FEET FROM CURBS AND SIDEWALKS, EXCEPT WHEN PLANTED IN PARKING ISLANDS.

PARKING LOT LANDSCAPE AREAS

PROPOSED TYPE 'C' BUFFER REQUIREMENTS

PROPOSED TYPE 'C' BUFFER DETAIL



BAY STATE LAND SERVICES

Civil & Structural Engineers
Land Planners & Land Surveyors
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LANDSCAPE PLAN
FOR
RIVERWOODS AT NORTH EAST
LOT 2 - PHASE 2
TOWN OF NORTH EAST, MD

FIFTH ELECTION DISTRICT			CECIL COUNTY, MARYLAND	
REVISIONS			DATE: SEPT. 2025	DRAWING NO. LS 01
NO.	DATE	DESCRIPTION	SCALE: 1" = 30'	
			DESIGNED BY: TRL	
			DRAWN BY: TRL	SHEET 1 OF 1
				BLS JOB NO.: 12105