

PLANTING NOTES

- ALL PLANT MATERIAL SHALL CONFORM TO THE SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK ANSI Z601," LATEST EDITION.
- ALL PLANTING SHALL BE IN ACCORDANCE WITH STANDARD AMERICAN ASSOCIATION OF NURSERYMEN PROCEDURES AND SPECIFICATIONS.
- CONTRACTOR AND OWNER'S REPRESENTATIVE SHALL VERIFY THE CORRECT LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO INSTALLATION OF ANY PLANT MATERIALS.
- PLANT MATERIAL LOCATION TO BE STAKED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- ALL AREAS DISTURBED BY PLANTING OPERATIONS SHALL BE FINE GRADED AND SEEDED PER SEDIMENT EROSION CONTROL PLANS.
- OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE BEFORE MAKING ANY SUBSTITUTIONS OR CHANGES.
- QUANTITIES SHOWN ON PLANT LIST ARE FOR THE CONTRACTORS CONVENIENCE ONLY AND ARE NOT GUARANTEED TO BE ACCURATE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLAN AND QUANTITIES SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL APPLY.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF TOWN OF BEL AIR, MD.
- GENERAL CONTRACTOR IS TO PROVIDE ALL MATERIALS AND LABOR INCLUDING PLANTS, PLANTER FILL MATERIALS, MULCHES, SOIL PREPARATION, DECORATIVE ITEMS, INSPECTION, AND TRANSPORTATION
- SOIL ADDITIVES TO BE GRANULAR FERTILIZER OF A 1:2:1 RATIO. SOIL OUTSIDE RANGE OF 5.0 - 7.0 pH SHALL BE TREATED APPROPRIATELY TO CORRECT FOR HIGH ALKALINITY OR ACIDITY.
- THE USE OF ON-SITE TOPSOIL MUST BE APPROVED IN ADVANCE BY LANDSCAPE ARCHITECT.
- PROVIDE A WARRANTY ON ALL WORK FOR A MINIMUM OF TWO YEARS INCLUDING TWO CONTINUOUS GROWING SEASON WITH 75% SURVIVABILITY. COMMENCE WARRANTY ON THE DATE IDENTIFIED IN THE CERTIFICATE OF SUBSTANTIAL COMPLETION. WARRANTY TO INCLUDE COVERAGE OF PLANTS FROM DEATH OR UNEALTHY CONDITIONS. REPLACEMENT PLANTS SHALL BE THE SAME SIZE AND SPECIES AS SPECIFIED, PLANTED IN THE NEXT GROWING SEASON WITH A NEW WARRANTY COMMENCING WITH THE DATE OF THE REPLACEMENT. PLANTS SHALL BE INSTALLED WITHIN ONE YEAR OF PLANNING COMMISSION APPROVAL. ALSO, WITHIN ONE YEAR OF PLANTING, ANY DEAD OR DYING TREES OR PLANTS SHALL BE REPLACED BY THE APPLICANT DURING THE NEXT PLANTING SEASON PRIOR TO RELEASE OF ANY REQUIRED SURETY.
- MAINTAIN PLANT LIFE IMMEDIATELY AFTER PLACEMENT AND CONTINUE MAINTENANCE UNTIL TERMINATION OF WARRANTY. MAINTENANCE TO INCLUDE WEEDING, APPLICATIONS OF PESTICIDES, WATERING, TRIMMING AND PRUNING, DISEASE CONTROL, AND MAINTENANCE OF PLANT BRACING EQUIPMENT.
- PLANTING SOIL MIX:
 - CONTRACTOR SHALL PROVIDE PLANTING MIX ACCORDING TO THE FOLLOWING MIX RATIOS:
 - 75% SANDY LOAM TOPSOIL, pH SHALL BE BETWEEN 5.5 -7.0, CONTAIN A MINIMUM 5% ORGANIC MATTER, SOLUBLE SALTS SHALL NOT EXCEED 3mmhos/cm, CALCIUM SHALL NOT EXCEED 2000 PARTS PER MILLION. TOPSOIL SHALL BE FREE OF NOXIOUS WEED SEEDS AND ROCKS OVER 1/2".
 - 25% LEAFGRO AS MANUFACTURED BY Maryland Environmental Service, 254 Najoles Road, Millersville, Maryland 21108, Attn: Procurement Division, Phone (410) 724-8510 Fax (410) 724-8280 OR AN APPROVED COMPOSTED LEAF MOLD.
 - THE PLANT MIXTURE SHALL BE MIXED MECHANICALLY IN BULK THEN BACKFILLED INTO THE PLANTERS TO THE DEPTHS DETAILED ON PLANS.
 - SOIL AMENDMENTS: PROVIDE OSMOCOTE FERTILIZER N14-P14-K14, 3-4 MONTH TIME RELEASE. APPLY TO PLANTER MIX AT A RATE OF 20LBS/1000 SQ FT OF PLANTING AREA. THOROUGHLY INCORPORATE INTO TOP 10 INCHES OF PLANTING SOIL DEPTH INCLUDING TREE PIT.

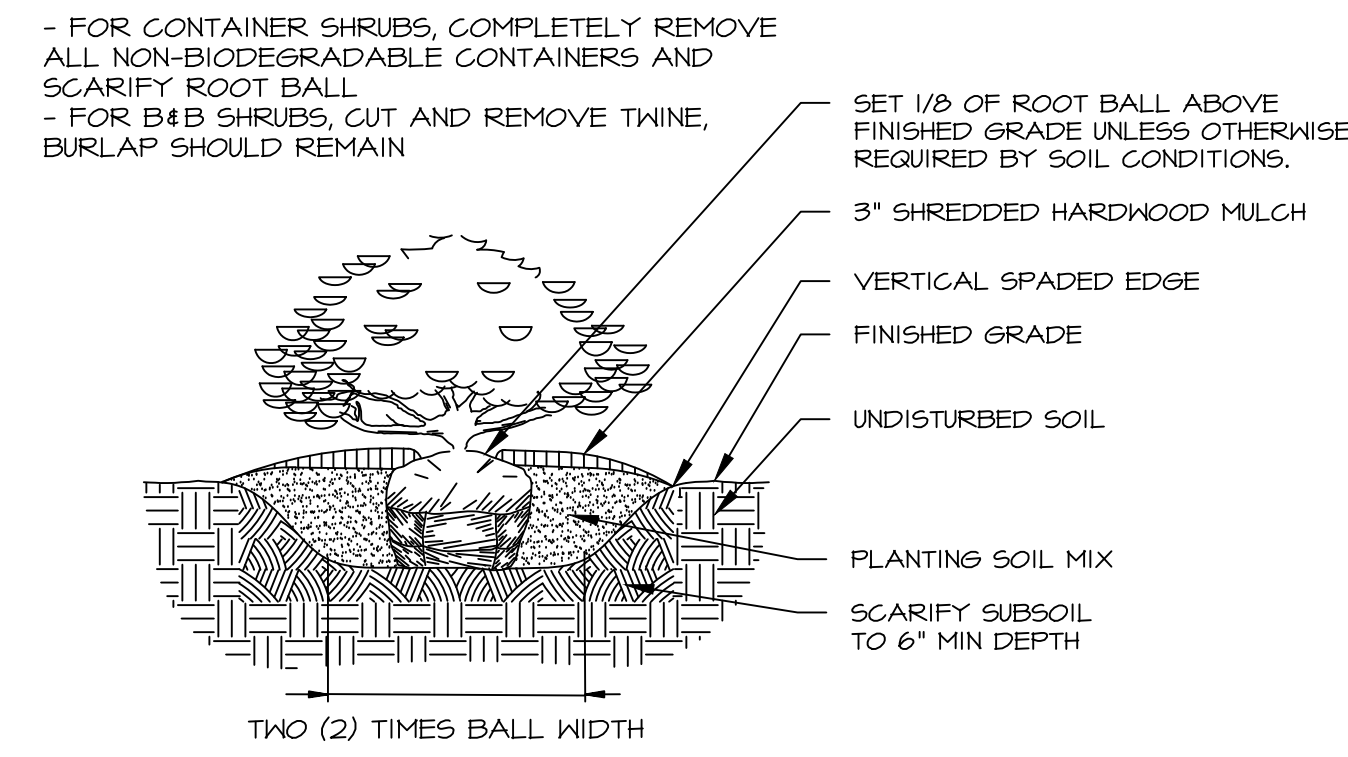
NOTES

- FLOODPLAIN: NONE, FEMA FIRM MAP 24025C0163E DATED 04/19/2016.
- THERE ARE NO ON-SITE WETLANDS.
- THE PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES AND PUMP STATIONS, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.
- THE INTENT OF THIS PLAN IS TO SHOW THE LANDSCAPING FOR A TENANT FIT OUT FOR A 13,674 SF INDOOR TRAMPOLINE PARK AS A SPECIAL DEVELOPMENT IN PART OF THE EXISTING 122,356 SF 403A BALTIMORE PIKE BUILDING, WITH THE REMAINDER OF THE BUILDING BEING USED FOR MOTOR VEHICLE SERVICES.

REQUESTED FOR RELIEF FROM PLANNING COMMISSION

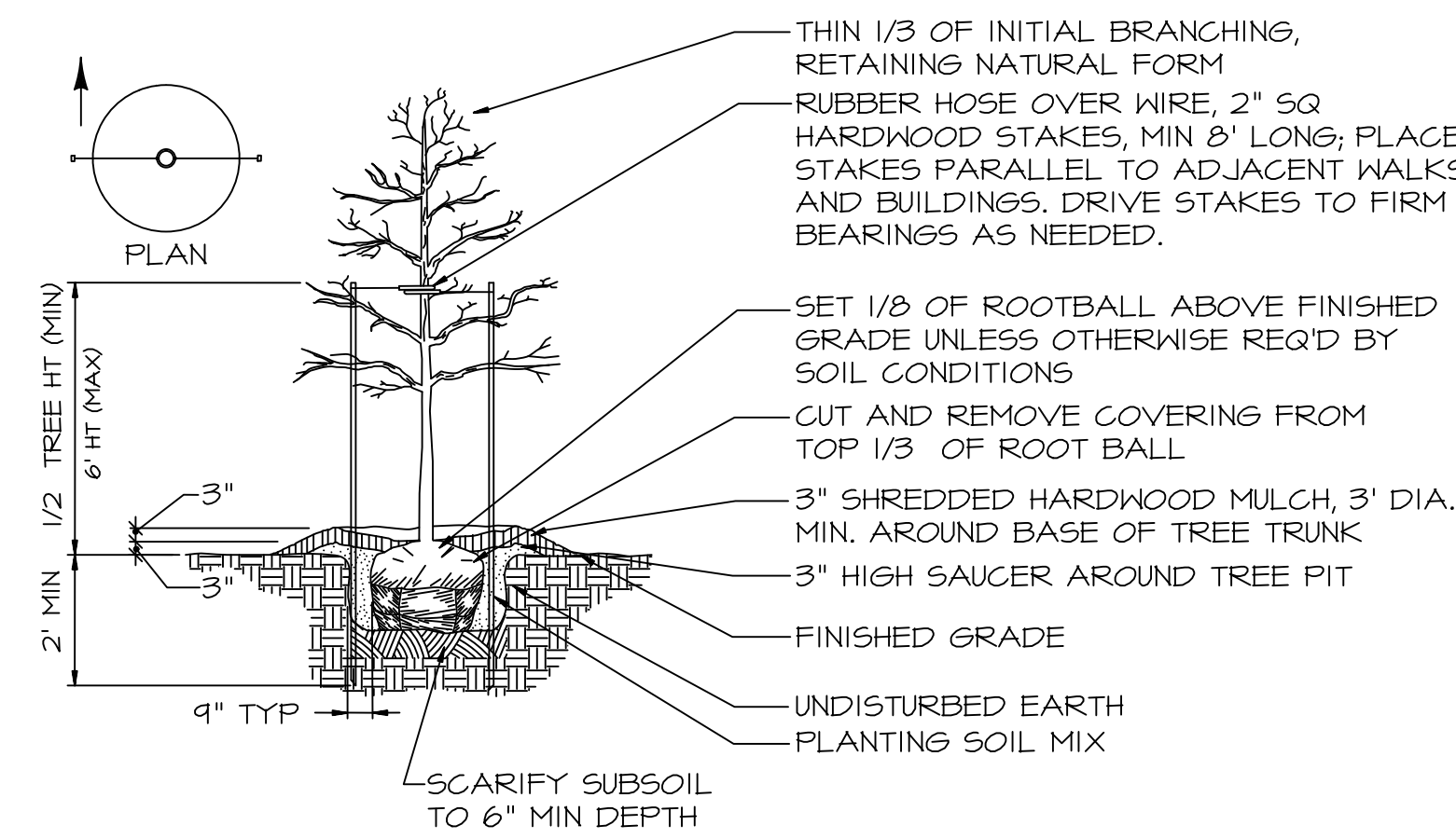
APPROVAL IS BEING REQUESTED IN THE FORM OF WAIVERS, VARIANCES, OR SPECIAL EXCEPTIONS FROM THE TOWN OF BEL AIR PLANNING COMMISSION FOR THE FOLLOWING REQUESTS:

- REQUEST FOR SHARED PARKING OF 6 PARKING SPACES PER THE TOWN OF BEL AIR ZONING CODE SECTION 165-51B(5) WITH DIFFERENT USES LOCATED ON PARCEL 1402 & 1404. SHARED PARKING FACILITIES MAY BE PERMITTED BY THE PLANNING COMMISSION FOR DIFFERENT USES WITHIN AN INDIVIDUAL BUILDING OR ADJACENT BUILDINGS OR PROPERTIES LOCATED WITHIN 500 FEET OF THE SUBJECT PROPERTY'S BOUNDARIES BASED ON A PARKING IMPACT STUDY PROVIDED BY TRAFFIC CONCEPTS INC. ESTABLISHING THAT THE ESTIMATED PEAK DEMAND FOR PARKING REQUIRED BY THE USERS WILL BE SATISFIED DUE TO DIFFERING HOURS OF PEAK DEMAND.



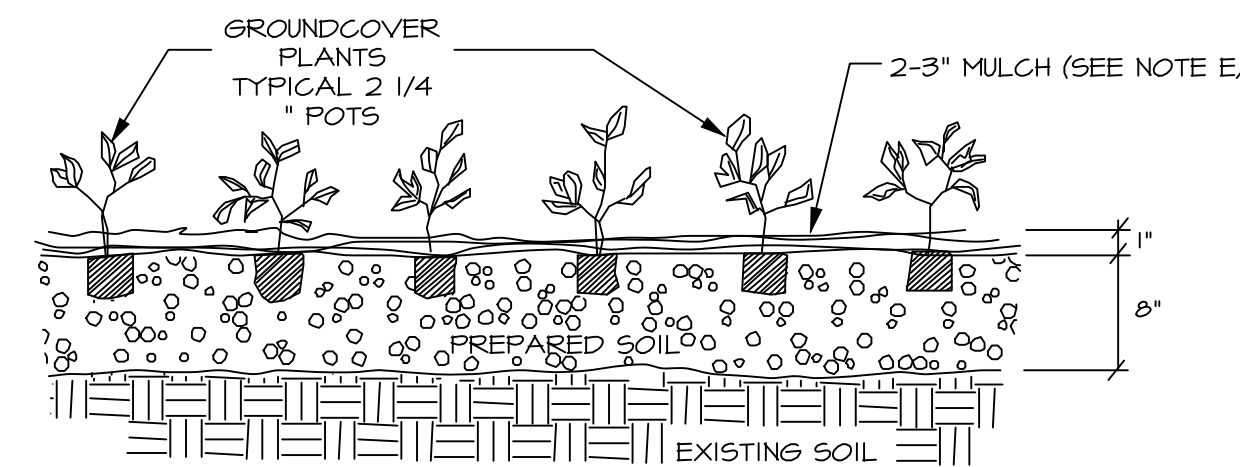
SHRUB PLANTING DETAIL

SCALE: NTS



DECIDUOUS TREE PLANTING DETAIL

SCALE: NTS



GROUNDCOVER PLANTING DETAIL

SCALE: NTS

REVISIONS	DESCRIPTION
DATE	
REVIEW	

**ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS**
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 frederickward.com
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OWNER/DEVELOPER
 ActivePLAY Adventures LLC
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 ATTN: JAY RILEY

LANDSCAPE NOTES & DETAILS
 ActivePLAY Adventures
 403 BALTIMORE PIKE
 BEL AIR, MD 21014

DATE: 03/06/2025	DRAWING NO.:
SCALE: NTS	LP02
DESIGNED BY: KFP	
DRAWN BY: KFP	SHEET 2 OF 2
CHECKED BY: TMM	FWA JOB NUMBER:

M:\FWA BUSINESS DEVELOPMENT\PROPOSALS\ARCHITECTURE\2025 RFP & PROPOSALS\ACTIVEPLAY ADVENTURES BEL AIR MD\CAD\PL_LANDSCAPE PLAN.DWG, L102, 3/6/2025 9:00 AM kfpinc

TOWN OF BEL AIR, MD
3RD ELECTION DISTRICT