



Afforestation and Reforestation Notes

- a. All afforestation and reforestation bonds, based on square footage, shall be posted with the county prior to the issuance of any permits. These bonds will be retained as security until all required activities have been satisfied or the required timeframe for maintenance has passed, whichever is longer.
- b. The planting of afforestation or reforestation areas shall be completed prior to the issuance of the first building permit. (This standard note may be modified as necessary to address which building permits are adjacent to the proposed planting area.) Seedling planting is to occur from November through May only. No planting shall be done during freezing ground. Planting with larger caliper stock or containerized stock may be done at any time provided a detailed maintenance schedule is provided.
- c. If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the approved Type 2 Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the transfer of the property title to the homeowner, the developer or builder shall obtain a signed statement from the purchaser indicating that they understand that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the grading inspector and the county.

- d. Reforestation areas shall not be mowed. The management of competing vegetation around individual trees and the removal of noxious, invasive, and non-native vegetation within the reforestation areas is acceptable.
- e. All required temporary tree protection fencing shall be installed prior to the clearing and grading of the site and shall remain in place until the permanent tree protection fencing is installed with the required planting. The temporary fencing is not required to be installed if the permanent fencing is installed prior to clearing and grading of the site. Failure to install and maintain temporary or permanent tree protective fencing is a violation of this TCP2.

1. Afforestation/reforestation areas shall be posted with notification signage, as shown on the plans, at the same time as the permanent protection fencing installation. These signs shall remain in perpetuity.
- g. The county inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
- h. At the time of issuance of the first permit, the following information shall be submitted to the M-NCPPC Planning Department regarding the contractor responsible for implementation of this plan: contractor name, address, and phone number. Results of annual survival checks for each of the required four years after tree planting shall be reported to the M-NCPPC Planning Department.

- i. Failure to establish the afforestation or reforestation within the prescribed time frame will result in the forfeiture of the reforestation bond and/or a violation of this plan including the associated \$9.00 per square foot penalty unless the county inspector approves a written extension.

Planting Specification Notes

1. Quantity: (See Plant Schedule)
2. Type: (See Plant Schedule)
3. Plant Quality Standards: The plants selected shall be healthy and sturdy representatives of their species. Seedlings shall have a minimum top growth of 12". The diameter of the root collar (the part of the root just below ground) shall be at least 3/8". The roots shall be well developed and at least 8" long. No more than twenty-five percent (25%) of the root system (both primary and auxiliary/stolon roots) shall be present.

Plants that do not have an abundance of well developed terminal buds on the leaders and branches shall be rejected.

Plants shall be shipped by the nursery immediately after lifting from the field or removal from the green house, and planted immediately upon receipt by the landscape contractor.

If the plants cannot be planted immediately after delivery to the reforestation site, they shall be stored in the shade with their root masses protected from direct exposure to sun and wind by the use of straw, peat moss, compost, or other suitable material and shall be maintained through periodic watering, until the time of planting.

Plant Handling: the quantity of seedlings taken to the field shall not exceed the quantity that can be planted in a day. Seedlings, once removed from the nursery or temporary storage area shall be planted immediately.

Timing of Planting: The best time to plant seedlings is while they are dormant, prior to spring budding. The most suitable months for planting are March and April, when the soil is moist, but may be planted from March through November. No planting shall be done while ground is frozen. Planting shall occur within one growing season of the issuance of grading building permits and/or reaching the final grades and stabilization of planting areas.

Seedling Planting: Tree seedlings shall be hand planted using a dibble bar or sharp-shooter shovel. It is important that the seedling be placed in the hole so that the roots can spread out naturally; they should not be twisted, balled up or bent. Moist soil should then be packed firmly around the roots. Seedlings should be planted at a depth where their roots lie just below the ground surface. Air pockets should not be left after closing the hole which would allow the roots to dry out. See planting details for further explanation. If the contractor wishes to plant by another method, the contractor shall be required to submit a plan and give his approval before planting may begin.

Spacing: See Plant Schedule and/or Planting Plan for spacing requirements. Also refer to the Appendix I detail for a description of the general planting theory.

Soil: Upon the completion of all grading operations, a soil test shall be conducted to determine what soil preparation and soil amendments, if any, are necessary to create good tree growing conditions. Soil samples shall be taken at a rate that provides one soil sample for each area that appears to have a different soil type (if the entire area appears uniform, then only one sample is necessary) and submit complete testing to a private company. The company of choice shall make recommendations for improving the existing soil. The soil will be tested and recommended for corrections of soil texture, pH, magnesium, phosphorus, potassium, calcium and organic matter.

Soil Improvement Measures: the soil shall then be improved according to the recommendations made by the testing company.

Fencing and Signage: Final protective fencing shall be placed on the visible and/or development side of planting area. The final protective fence shall be installed upon completion of planting operations unless it was installed prior to the start of construction. Development. Signs shall be posted per the signage detail on this sheet.

Planting method: Consult the Planting Details) shown on this plan.

Mulching: Apply two-inch thick layer of woodchip or shredded hardwood mulch (as noted) on each planting site (see detail shown on this plan).

Groundcover Establishment: the remaining disturbed area between seedling planting sites shall be seeded and stabilized with white clover seed at the rate of 5 lbs/acre.

Mowing: No mowing shall be allowed in any planting area.

Survival Check for Bond Release: The seedling planting is to be checked at the end of each year for four years to assure that no less than 75% of the original planted quantity survives. If the minimum number has not been provided the area must be supplemented with additional seedlings to reach the required number at time of planting.

Source of Seedlings: state name, address, and phone number of nursery or supplier.

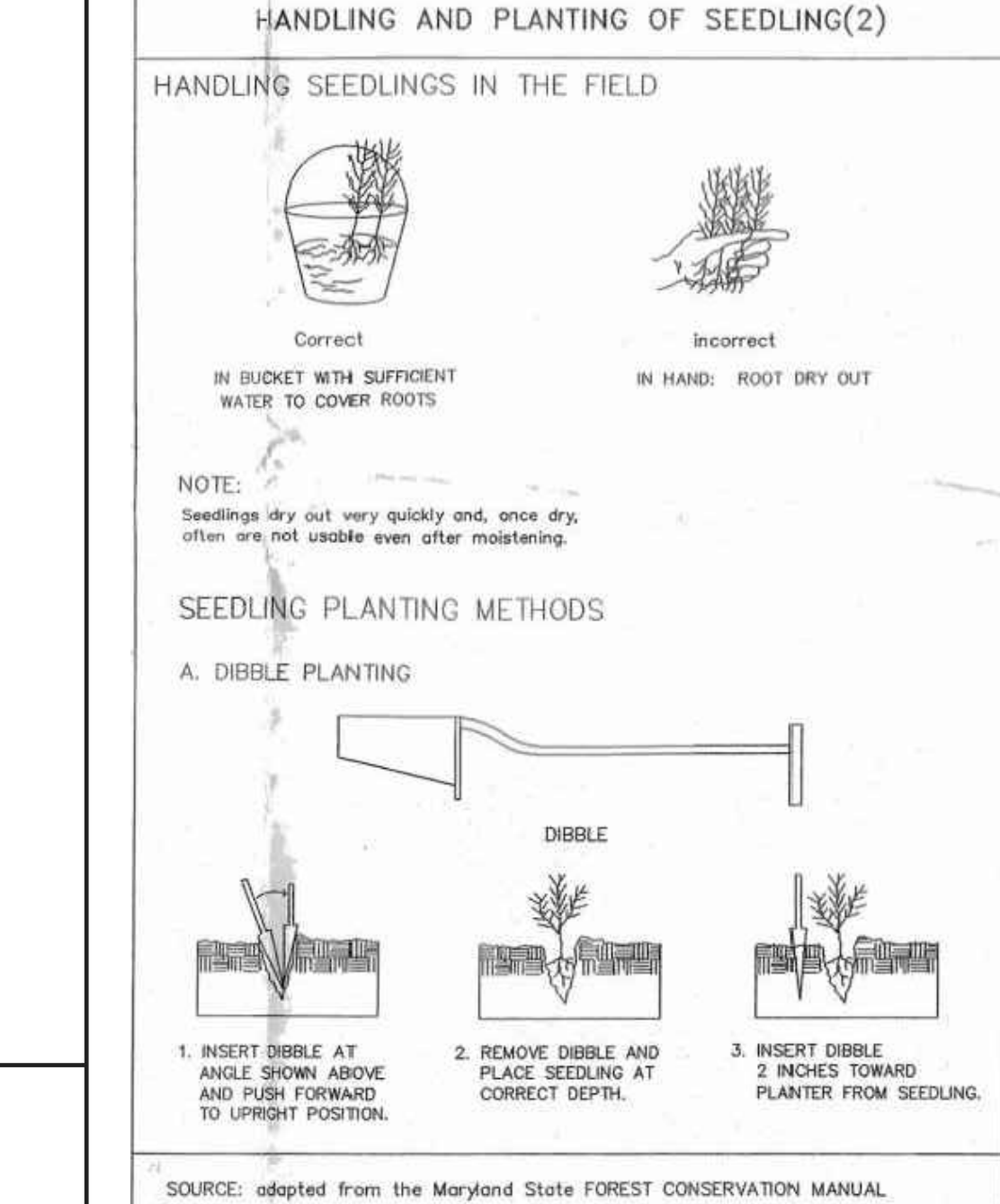
Four-Year Management Plan for Afforestation Areas

Field check the afforestation area according to the following schedule:

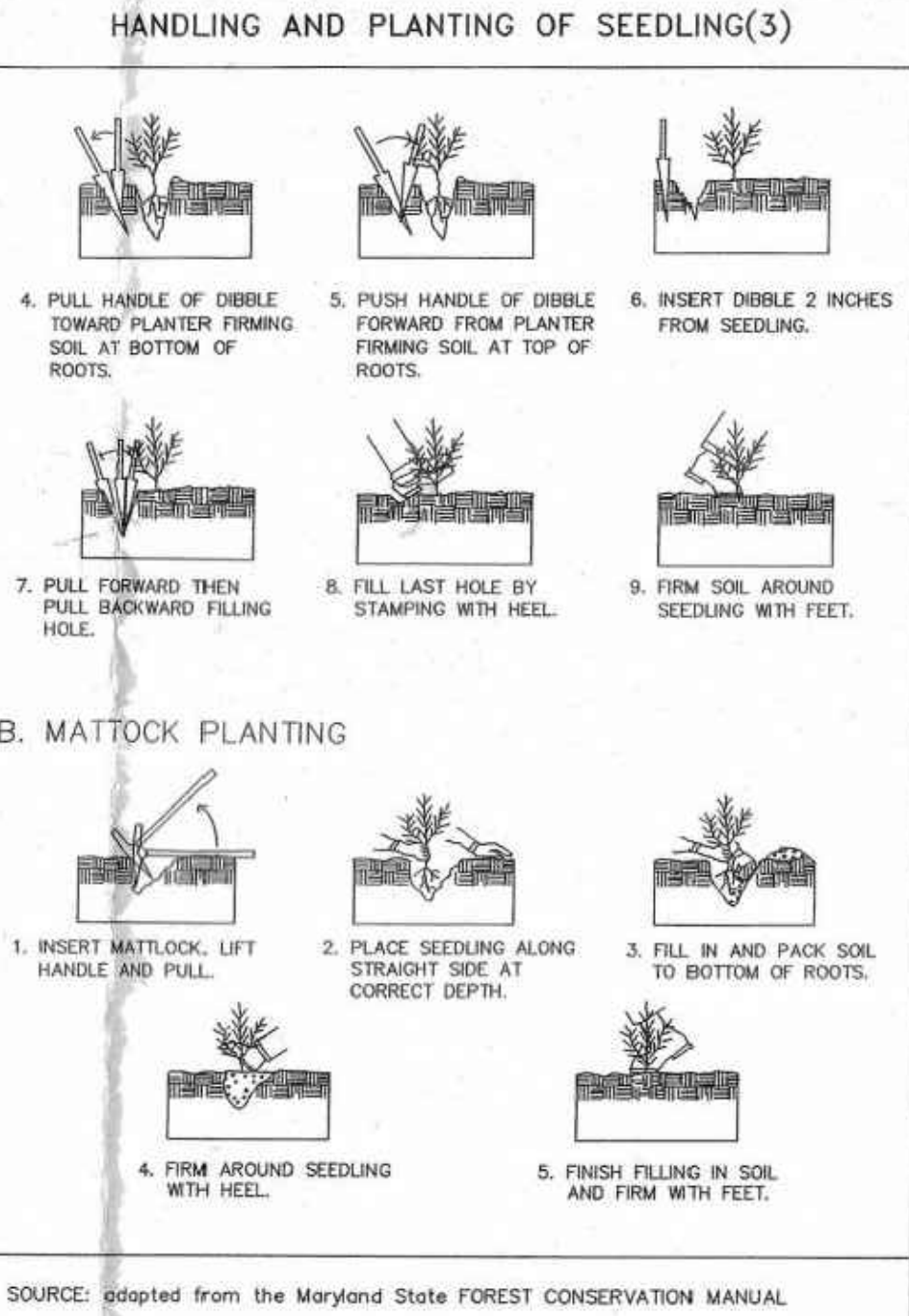
- Year 1: Site preparation and Tree Planting  
Survival check once annually (September-November) (see Note 1)  
Weeding is needed (2 months)  
Control of undesirable vegetation as needed (1 x in June and 1 x in September min.)
- Year 2-3: Reinforcement planting is needed (See Note 2)  
Survival check once annually (September-November)  
Control of undesirable vegetation if needed (1 x in May and 1 x in August min.)
- Year 4: Reinforcement planting if needed. (See Note 2)  
Survival check (September - November)

1. Survival Check: Check planted stock against plant list (or as-built) by walking the site and taking inventory. Plants must show vitality. Submit field data forms (Condition Check Sheets) to owner after each inspection. Remove all dead plants.
2. Reinforcement Planting: Replace dead or missing plants in sufficient quantity to bring the total number of live plants to at least 75% of the number originally planted. If a particular species suffers unusually high mortality, replace with an alternative plant type.
3. Miscellaneous: Fertilization or weeding during years 1 through 3 will be done on an as needed basis. Special return operations or recommendations will be conducted on an as needed basis.

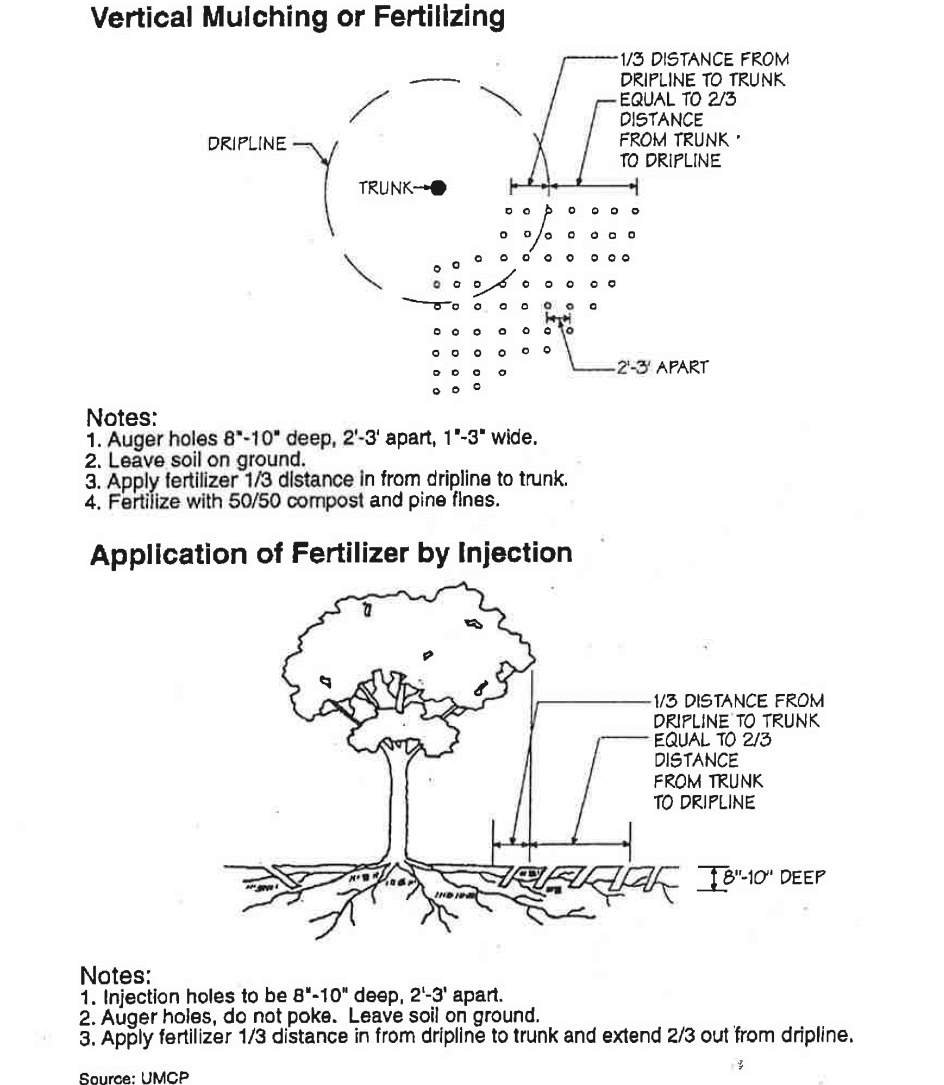
REFORESTATION PLANTING SCHEDULE				
	WA-1	WA-2	WA-3	
ACREAGE	0.14	0.21	0.30	
P.U. REQUIRED	63	95	135	
SPECIES				
SIZE	SPACING			TOTAL FCA UNITS
16	24	34	ACER RUBRUM - RED MAPLE	74
16	24	34	PLATANUS OCCIDENTALIS - AMERICAN Sycamore	74
16	24	34	QUERCUS PALUSTRIS - PIN OAK	74
15	23	33	AMELANCHIER CANADENSIS - SERVICEBERRY	71
P.U. PROVIDED	63	95	135	
TOTAL PLANTINGS				293



SOURCE: adapted from the Maryland State FOREST CONSERVATION MANUAL



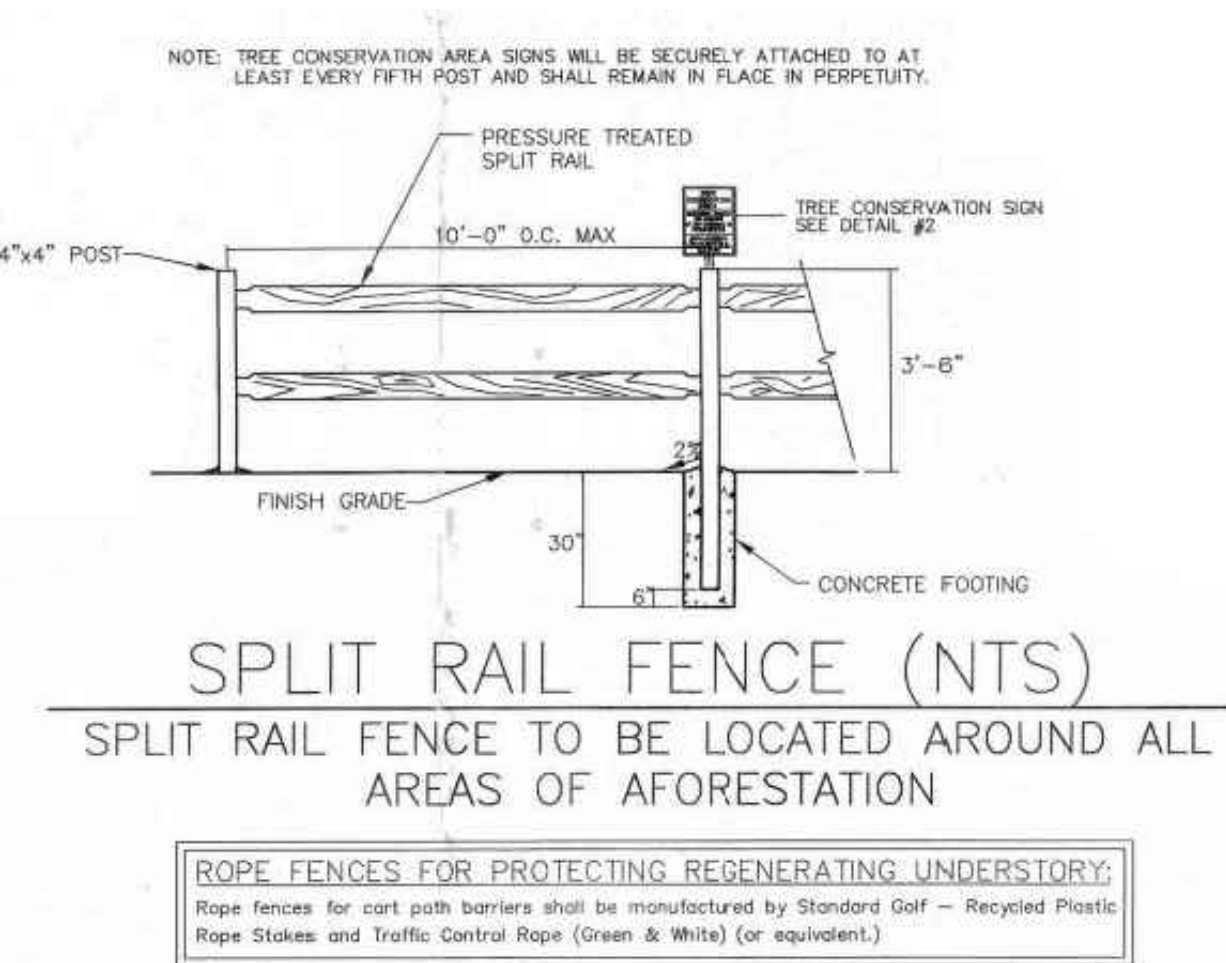
SOURCE: adapted from the Maryland State FOREST CONSERVATION MANUAL



SOURCE: UMCP

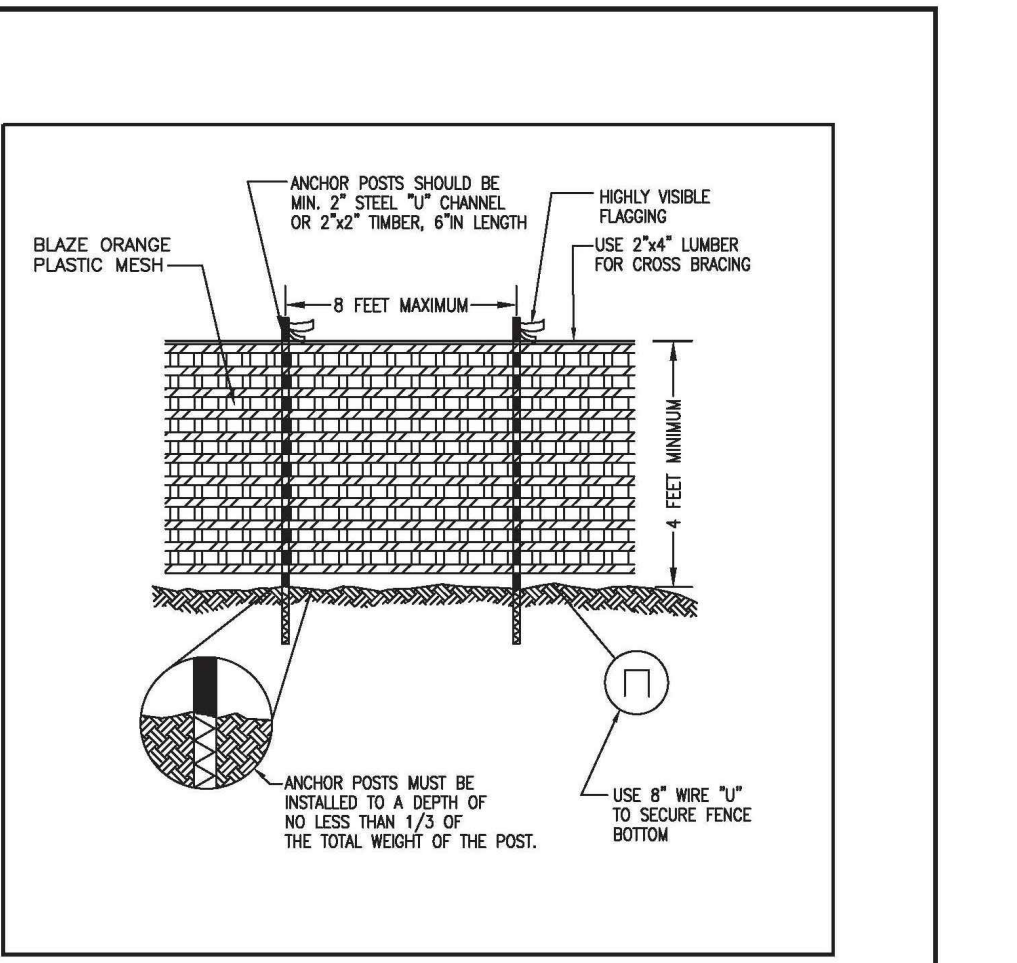
Application of Fertilizers / Root Pruning and Aeration

SITE STOCKING				
SIZE	REQUIRED PER ACRE	APPROXIMATE SPACING	SURVIVABILITY REQUIREMENT AT THE END OF THE GROWING SEASON	
BARE ROOT SEEDLINGS OR WHIPS	700	8 X 8	55%	385
CONTAINER GROWN SEEDLING TUBES (MINIMUM CAVITY WIDTH 1.5')	450	10 X 10	65%	290
CONTAINER GROWN 1.23 GALLON	350	12 X 12	75%	260
CONTAINER GROWN 5.7 GALLON OR 1" CAL. B & B	200	15 X 15	85%	170
CONTAINER GROWN 15.25 GALLON OR 1.5" - 2" CAL. B & B	100	20 X 20	100%	100
1. THESE SITE STOCKING AND SURVIVAL REQUIREMENTS ARE THE MINIMUM NUMBERS ESTIMATED TO MEET THE DEFINITION OF FOREST AND BARE LAND. 2. IN CERTAIN CIRCUMSTANCES ANY COMBINATION OF THE ABOVE MENTIONED STOCKING OPTIONS, DIRT SEEDLING, TREE SHELTERS, TRANSPLANTS, AND/OR NATURAL REGENERATION MAY BE APPROPRIATE STRATEGIES TO FULFILL THE REQUIREMENTS OF AN APPROVED PCD. THEY WILL BE EVALUATED ON A CASE BY CASE BASIS BY THE APPROVING AUTHORITY. 3. SPACING DOES NOT IMPLY THAT THE TREES OR SHRUBS MUST BE PLANTED IN A GRID PATTERN.				



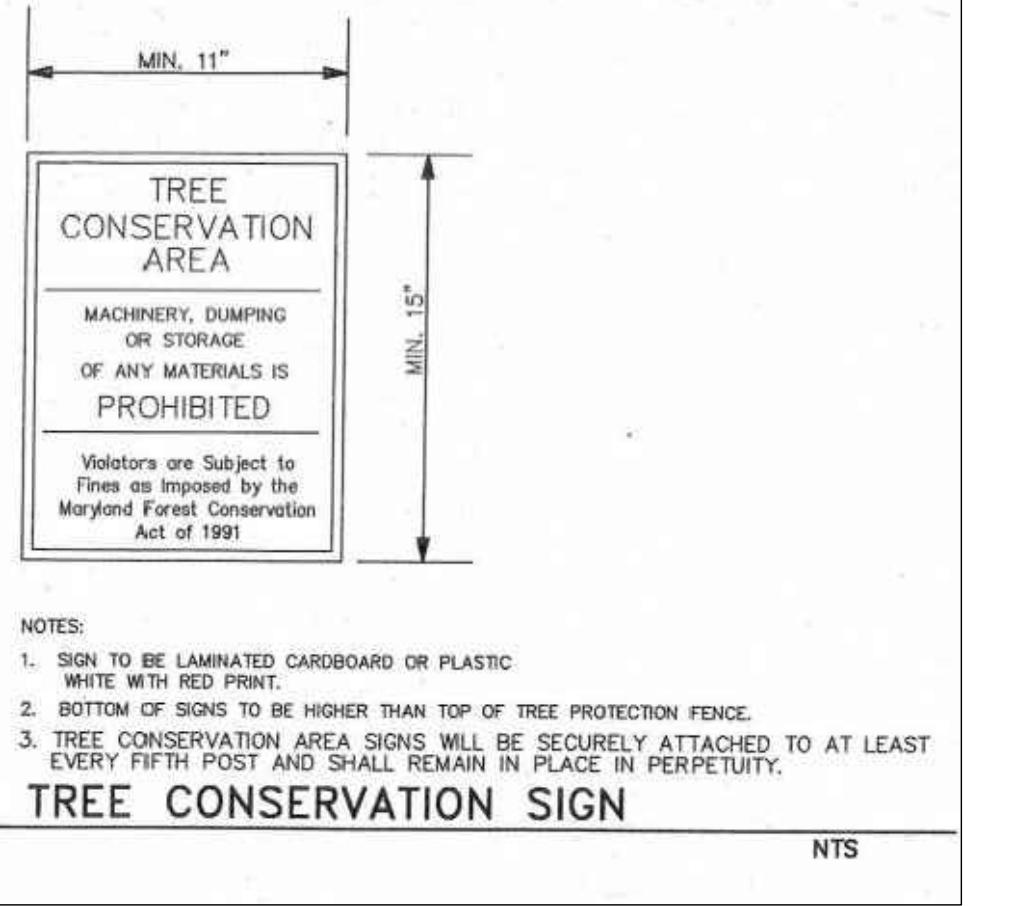
Habitat Management Plan Notes:

1. No disturbance of seedlings is permitted on the site until it is confirmed that it is consistent with the Habitat Management Plan for the Stripbook Darter approved by the Wildlife and Heritage Division of DNR.
2. Prior to the issuance of any grading permit for the site, the Type 1 TCP shall be revised to incorporate the recommendations of the approved Habitat Management Plan for the Stripbook Darter.
3. No grading, cutting, clearing of seedlings, or removal of trees is permitted on the site until the recommendations of the Habitat Management Plan have been incorporated into the TCP.

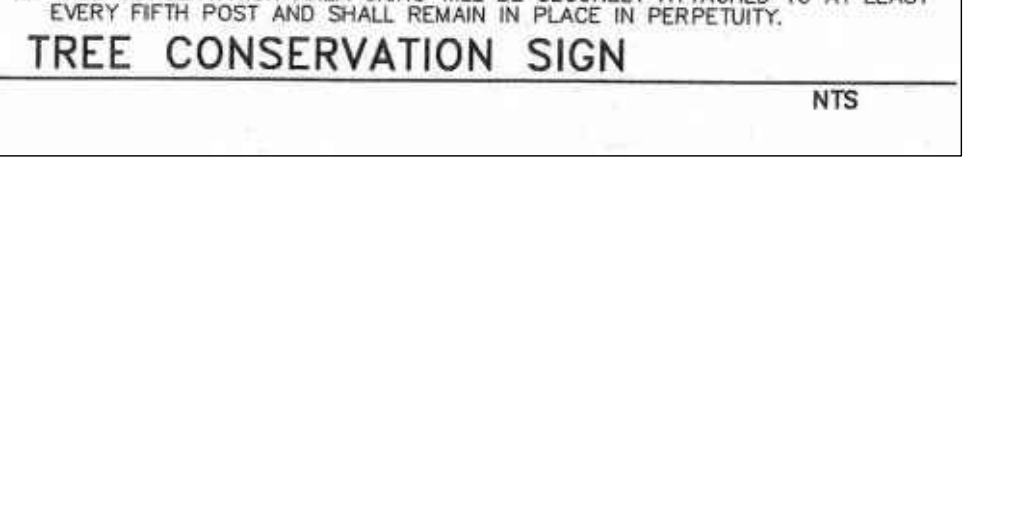


1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AND WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BRANCHES OF RETENTION AND SHOULD BE REMOVED PRIOR TO REMOVAL DEVICES.
4. AVOID ROOT DAMAGE WITH PLACING ANCHOR POSTS.
5. SIGNS SHOULD BE PROMINENTLY MAINTAINED DURING CONSTRUCTION.
6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

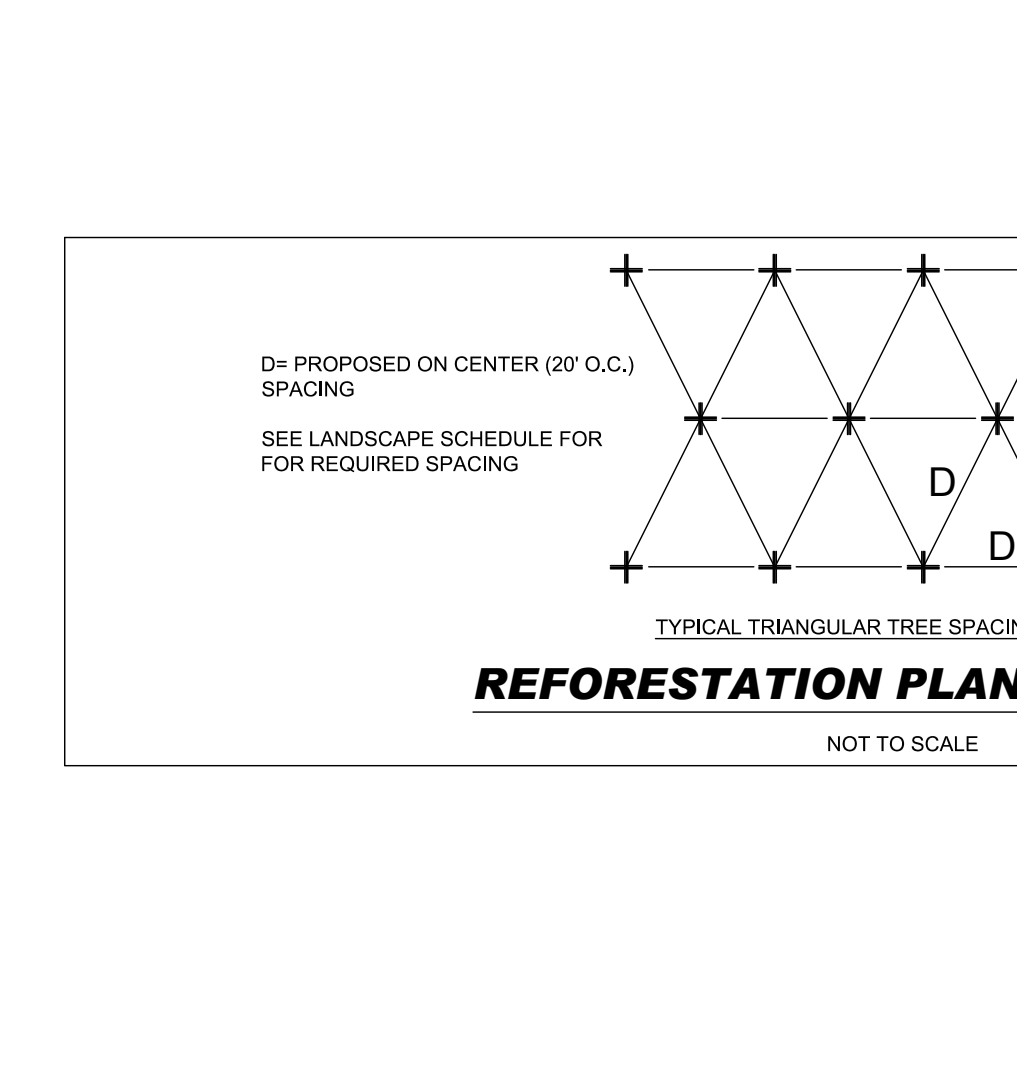
TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL FOR WOODLAND PRESERVATION AREAS



1. SIGN TO BE LAMINATED CARDBOARD OR PLASTIC WHITE WITH RED PRINT.
2. BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
3. TREE CONSERVATION AREA SIGNS WILL BE SECURELY ATTACHED TO AT LEAST ONE CORNER POST AND SHALL REMAIN IN PLACE IN PERPETUITY.



Application of Fertilizers / Root Pruning and Aeration



REFORESTATION PLANTING DETAIL

LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK: THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PLANTING, AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

2. MATERIALS
- A. GENERAL: ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.
- B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
- C. LAWN: ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM SIX INCH (6") THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SOODED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES.
1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
- 1.2. SOOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE-FREE WITH A UNIFORM THICKNESS.
- 1.3. SOOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOOD IN PLACE.
- D. MULCH - THE MULCH AROUND THE PERIMETER OF THE BUILDING SHALL BE A 3" LAYER OF DOUBLE SHREDDED BLACK CEDAR MULCH ONLY. ALL OTHER AREAS SHALL BE MULCHED WITH A 3" LAYER OF DOUBLE SHREDDED DARK BROWN HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
- E. FERTILIZER
- 1.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNIFORM STANDARD BASIS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
- 1.2. FOR THE PURPOSE OF RIDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.

- F. PLANT MATERIAL
- 1.1. ALL PLANTS SHALL, IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- 1.2. ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
- 1.3. ALL PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
- 1.4. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1/4" WHICH HAVE NOT BEEN COMPLETELY CALLED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
- 1.5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
- 1.6. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. FOR THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
- 1.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
- 1.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

3. GENERAL WORK PROCEDURES
- A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
- B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

4. SITE PREPARATIONS
- A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.

- B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.

- C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

5. TREE PROTECTION
- A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DROP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.

- B. A FORTY-FOUR INCH (48") HIGH WOODEN SOD FENCE OR ORANGE COLORED HIGH-DENSITY VISIBILITY FENCE, OR APPROVED EQUIV., MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8") ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.

- C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.

- D. NO TIME-SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

6. SOIL MODIFICATIONS
- A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.

- B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, SHALL BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.

- C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A SOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
- 1.1. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
- 1.2. TO INCREASE DRAINAGE, MOOIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED FINE BARK UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
- 1.3. MOOIFY EXTREMELY SANDY SOILS (MORE THAN 85% BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

7. FINISHED GRADING
- A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.

- B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (12").

- C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.

- D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

8. TOPSOILING
- A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.

- B. ON SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.

- C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.

- D. ALL PLANTING AND LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE FILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA:
- 1.1. 20 POUNDS GROW POWER OR APPROVED EQUIV.
- 1.2. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CNP

- E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

9. PLANTING
- A. INSURE THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, THE LANDSCAPE CONTRACTOR SHALL PROTECT UNPAID PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEADED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.
- B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
- C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN CUT ENDS PRIOR TO PLANTING. UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHES SHALL BE REMOVED.
- D. ALL PLANTING CONTAINERS AND NON-BIOGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.
- E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
- F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS: THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
- 1.1. PLANTS: MARCH 15 TO DECEMBER 15
- 1.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1

- G. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.

- H. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE, WITH TRANSPARENT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY. THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:
- ACER RUBRUM PLATANUS X ACERIFOLIA
- BETULA VARIETIES POPULUS VARIETIES
- CARPINUS VARIETIES PRUNUS VARIETIES
- KOELTZIA VARIETIES PYRUS VARIETIES
- QUERCUS VARIETIES QUERCUS VARIETIES
- LIQUIDAMBER STRYACIFLUA TILIA TOMENTOSA
- LIRIODENDRON TULIPFERA ZELKOVA VARIETIES

- I. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
- 1 PART PEAT MOSS
  - 1 PART COMPOSTED MANURE BY VOLUME
  - 3 PARTS TOPSOIL BY VOLUME
  - 21 GALLONS AGRIFORM PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
- A) 2 TABLETS PER 1 GALLON PLANT
- B) 3 TABLETS PER 5 GALLON PLANT
- C) 4 TABLETS PER 15 GALLON PLANT
- D) LARGER PLANTS: 2 TABLETS PER 1/2" CALIPER OF TRUNK

- J. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.
- K. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.

- L. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.

- M. GROUND COVER AREAS SHALL RECEIVE A 1/2" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PEE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.

- N. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.
- O. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE ROOT OR SHRUB.

- P. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

10. TRANSPLANTING (WHEN REQUIRED)
- A. ALL TRANSPLANTING SHALL BE DONE WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.

- B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE SEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.

- C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.
- D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.

- E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
- F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REPLACED WITH A DIFFERENT SPECIES TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

11. WATERING
- A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL, AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.

- B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATER BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.

- C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

12. GUARANTEE
- A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

- B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.

- C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.

- D. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

13. CLEANUP
- A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPT



N 428,600  
E 1,552,200

N65°44'24"E 230.37'

WESTPHALIA ROAD (HISTORIC)

N 428,600  
E 1,552,200

R=960.00'  
Δ=034°25'12"  
L=576.71'  
CHB=N82°57'00"E  
CHD=568.08'

R=980.00'  
Δ=009°14'15"  
L=158.00'  
CHB=S84°27'32"E  
CHD=157.83'

WAREHOUSE A  
324,480 SF  
MAIN OFFICE  
38,400 SF  
TOTAL  
362,880 SF  
280 SPACES

MATCHLINE - SHEET 4

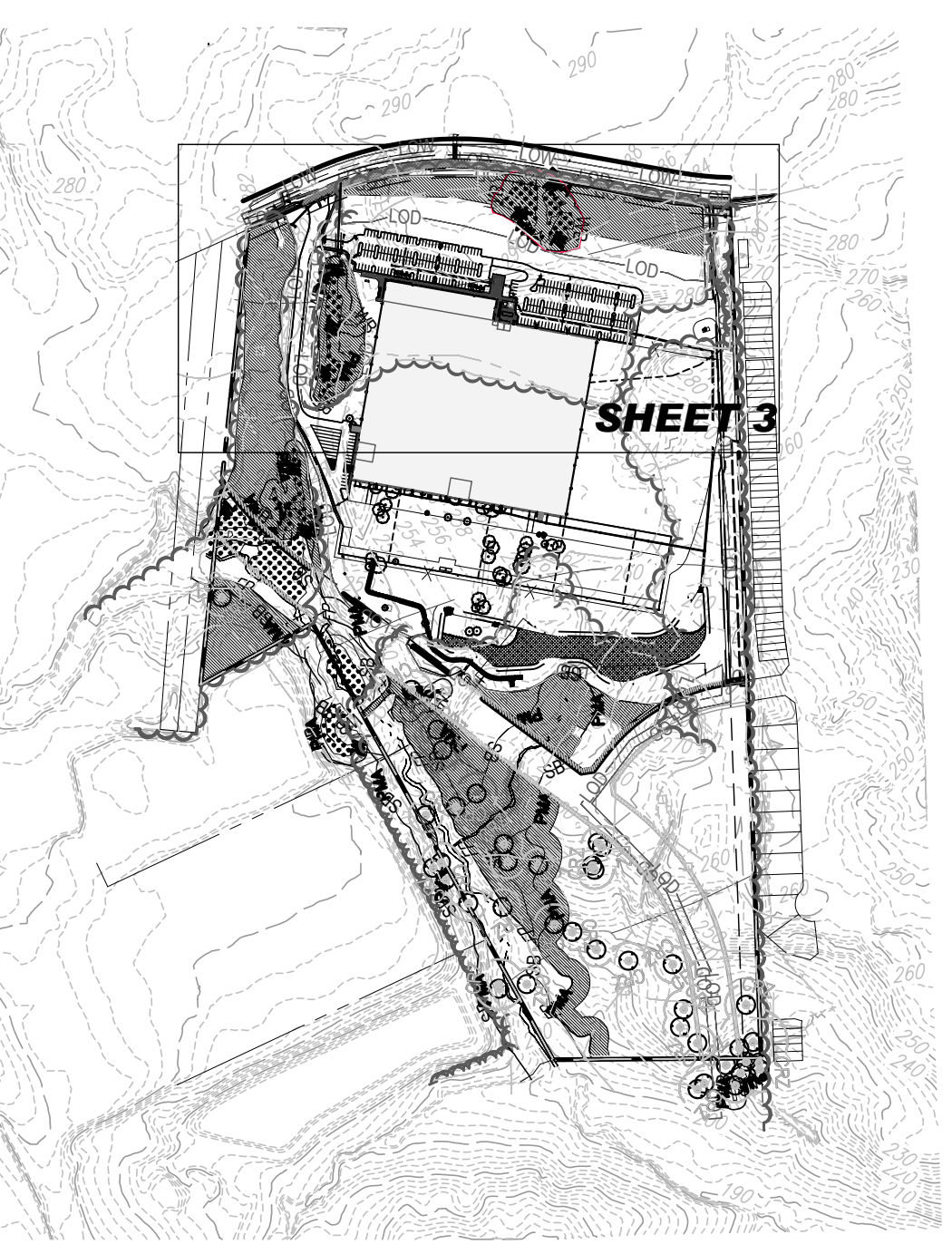
50 25 12.5 0 50  
1"=50'

NOTES:  
1. LANDSCAPE BUFFER FEATURES SUCH AS TREES AND FENCING (PER DSP-18020) SHALL BE INSTALLED ALONG EASTERN PROPERTY LINE BEFORE CONSTRUCTION OF SITE.  
2. TREE PROTECTION DEVICES AND SIGNS TO BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. SIGNS MAY BE REMOVED AFTER USE AND OCCUPANCY PERMIT HAS BEEN ISSUED.

**LEGEND**

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- TREE LINE TO BE REMOVED
- EXISTING FENCE
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- SOIL BOUNDARY AND TYPE
- TREE TO BE REMOVED
- EX. STEEP SLOPES (10% OR GREATER)
- STREAM BUFFER
- PRIMARY MANAGEMENT AREA (PMA)
- LIMIT OF DISTURBANCE
- STORMWATER MANAGEMENT FACILITY
- GRAVEL RIP RAP
- CONCRETE
- EX. 100-YEAR FLOODPLAIN
- WOODLAND PRESERVATION AREA
- WOODLAND RETAINED - NOT CREDITED
- WOODLAND AFFORESTATION / REFORESTATION AREA
- WOODLAND RETAINED - ASSUMED CLEARED
- ROAD IMPROVEMENTS
- REGULATED STREAM
- SPECIMEN TREE TO REMAIN WITH CRITICAL ROOT ZONE (1" DBH = 1.5' CRZ)
- TREE PROTECTION FENCE WITH SIGNAGE

ON SITE WOODLAND CONSERVATION SUMMARY TABLE										
PARCEL	GROSS TRACT AREA	100-YEAR FLOOD PLAN (FP)	NET TRACT AREA (NTA)	EX. WOODLAND (NTA)	EX. WOODLAND (FP)	WOODLAND CLEARED NET-TRACT (C-NTA)	WOODLAND CLEARED FLOOD PLAN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (WPA)	WOODLAND AFFORESTATION/ REFORESTATION AREA (WRA)
1	45.40	0.12	45.28	26.41	0.12	15.45	0.00	0.00	7.62	0.65
2	4.50	0.00	4.50	4.32	0.00	0.00	0.00	0.00	0.00	4.32
3	13.19	3.41	9.77	9.74	2.99	0.00	0.00	0.00	5.22	0.00
ROW	5.86	0.72	5.14	4.98	0.52	0.40	0.00	0.00	0.00	0.00
TOTAL	68.94	4.25	64.69	45.03	3.63	15.85	0.00	0.00	12.84	5.65



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2 002-2015			
Approved by	Date	DRD #	Reason for Revision
00 MEGAN REISER	1/6/2017	DSP-14021	
01 Kim C. Finch	12/11/2020	DSP-18020	NEW PRELIMINARY PLAN AND REVISED TCP1
02			
03			

**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	01/07/2020	MNCPCC COMMENTS	KJ / NBS
2	04/01/2020	MNCPCC COMMENTS	KJ / NBS
3	07/31/2020	MNCPCC COMMENTS	KJ / NBS
4	10/20/2020	MNCPCC COMMENTS	KJ / NBS
5	12/08/2020	MNCPCC COMMENTS	MIR1 / NBS

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PROJECT NO.: 16182137  
DRAWN BY: KJ  
CHECKED BY: NBS  
DATE: 10/31/19  
CAD I.D.: SS1

PROJECT:

**WESTPHALIA**

FOR

**TC MIDATLANTIC DEVELOPMENT II, INC.**

8711 WESTPHALIA ROAD  
PRINCE GEORGE'S COUNTY  
UPPER MARLBORO, MARYLAND

**BOHLER**  
16701 MELFORD BLVD., SUITE 310  
BOWIE, MARYLAND 20715  
Phone: (301) 809-4500  
Fax: (301) 809-4501  
MD@BohlerEng.com

**C.M. RIZZI**

PROFESSIONAL LANDSCAPE ARCHITECT  
PROFESSIONAL CERTIFICATION  
I, CHRISTOPHER M. RIZZI, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3086, EXPIRATION DATE: 11/01/2022.

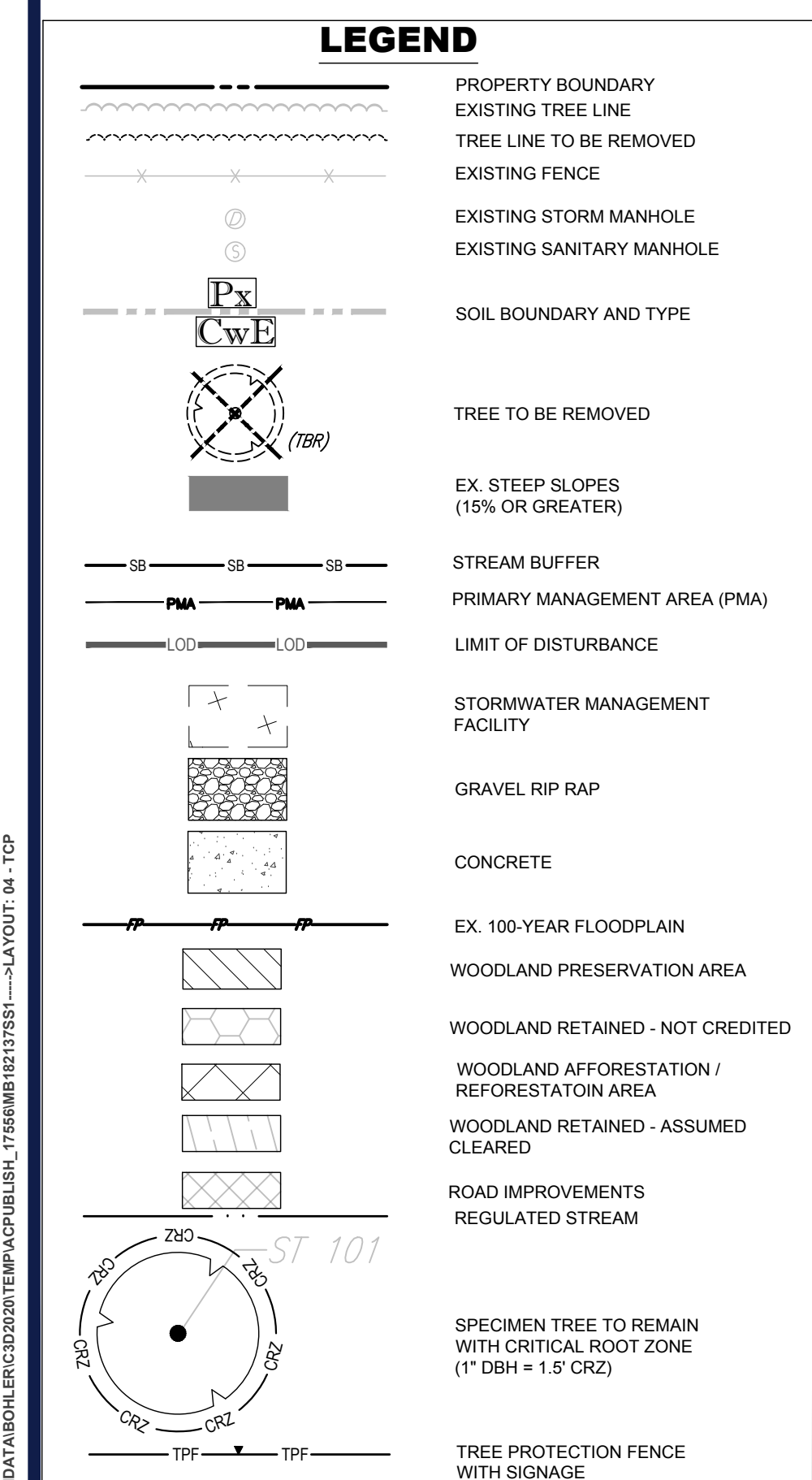
SHEET TITLE:  
**TREE CONSERVATION PLAN**

SHEET NUMBER:  
**3**

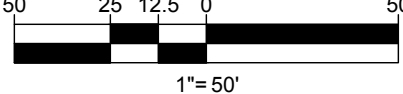
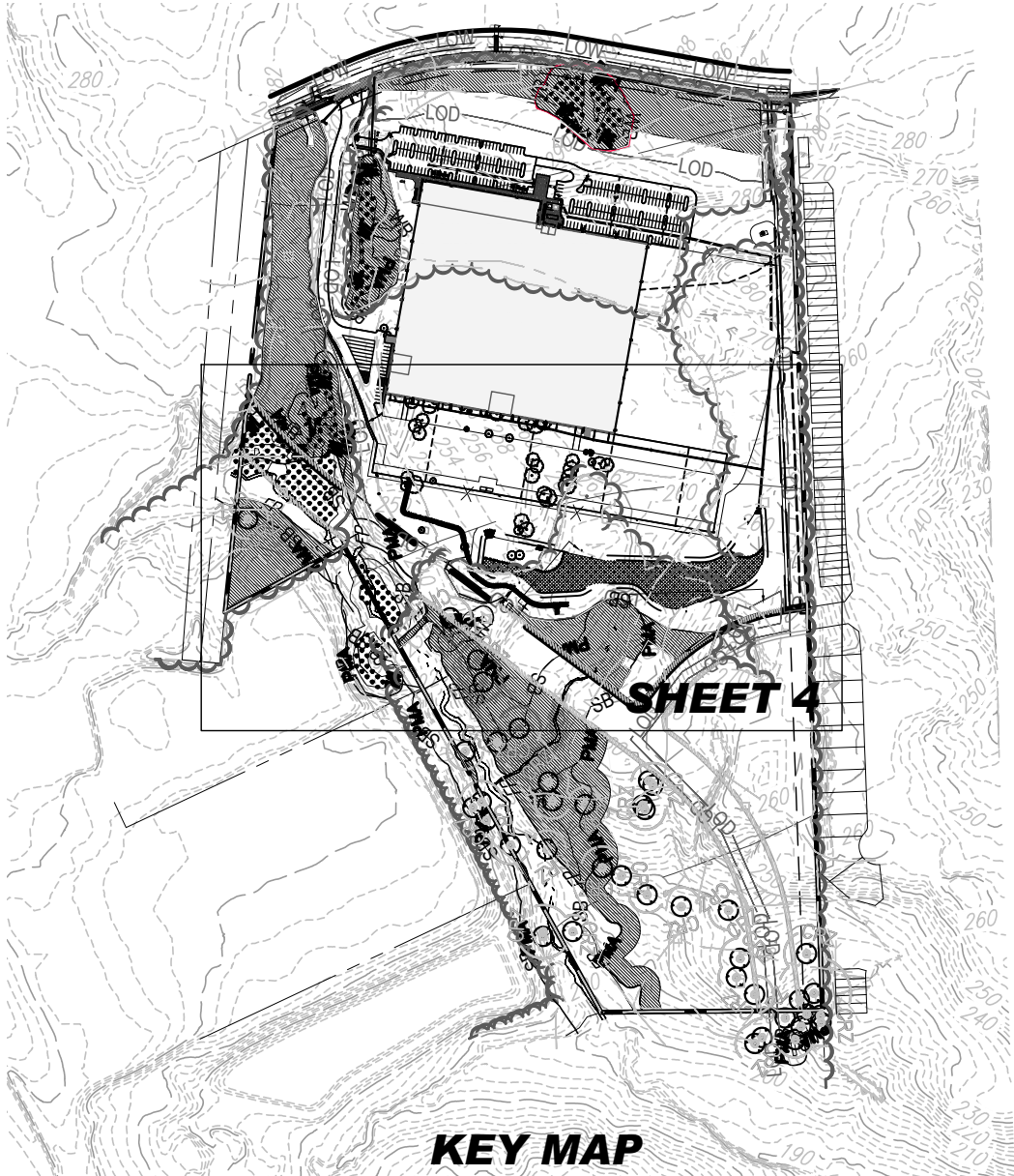
REVISION 5 - 12/08/2020

MATCHLINE - SHEET 3

MATCHLINE - SHEET 5



ON SITE WOODLAND CONSERVATION SUMMARY TABLE											
PARCEL	GROSS TRACT AREA	10 YEAR FLOOD PLAIN (FP)	NET TRACT AREA (NTA)	EX. WOODLAND (NTA)	EX. WOODLAND (FP)	WOODLAND CLEARED NET-TRACT (WNC)	WOODLAND CLEARED FLOOD PLAIN (WFC)	WOODLAND CLEARED OFF-SITE (WOC)	WOODLAND PRESERVATION AREA (WPA)	WOODLAND AFFORESTATION / REFORESTATION AREA (WRA)	WOODLAND RETAINED/NOT CREDITED (WRA-C)
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ROW	5.88	0.72	5.14	4.56	0.52	0.40	0.00	0.00	0.00	0	4.16
TOTAL	68.94	4.25	64.69	45.03	3.83	15.85	0.00	0.00	12.84	0.85	17.43



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THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
APPLICATION NAME: CAMBRIDGE AT WESTPHALIA  
APPLICATION NO.: DSP-18020  
TOPIC NO.: TOP2-002-2015-01  
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PUBLIC RESOLUTION NO. 2020-014 DATED MAY 28, 2020.  
SIGNATURE APPROVAL DATE: 12/12/2020  
Digitally signed by Jill Kosack  
Date: 2020.12.22 16:32:22 -0500  
Authorized Signature

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2 002-2015			
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BOHLER

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SHEET TITLE:

TREE CONSERVATION PLAN

SHEET NUMBER:

4

REVISION 5 - 12/08/2020

