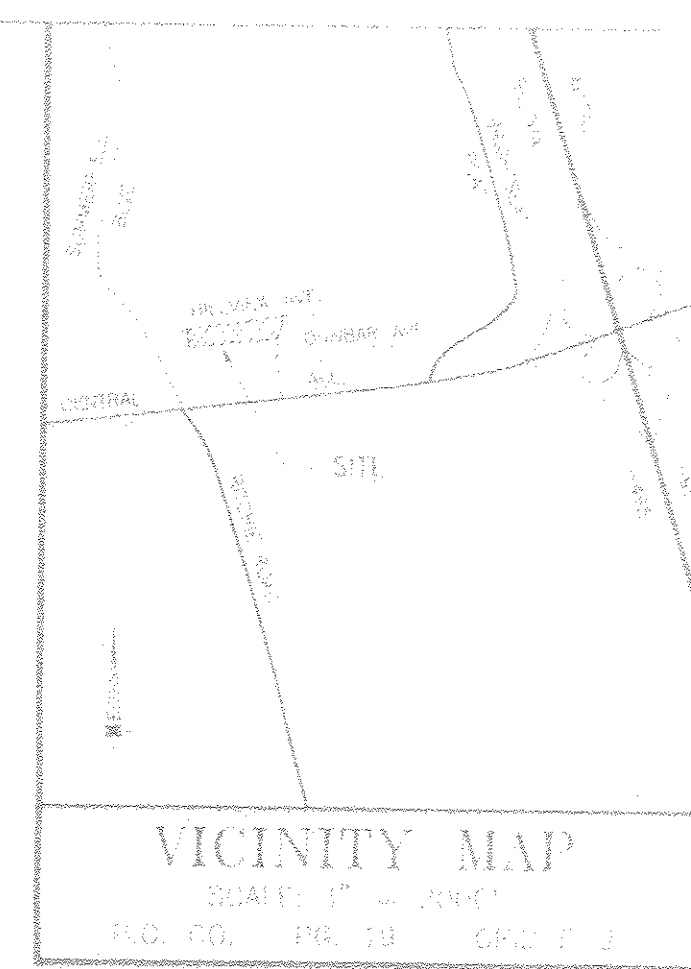
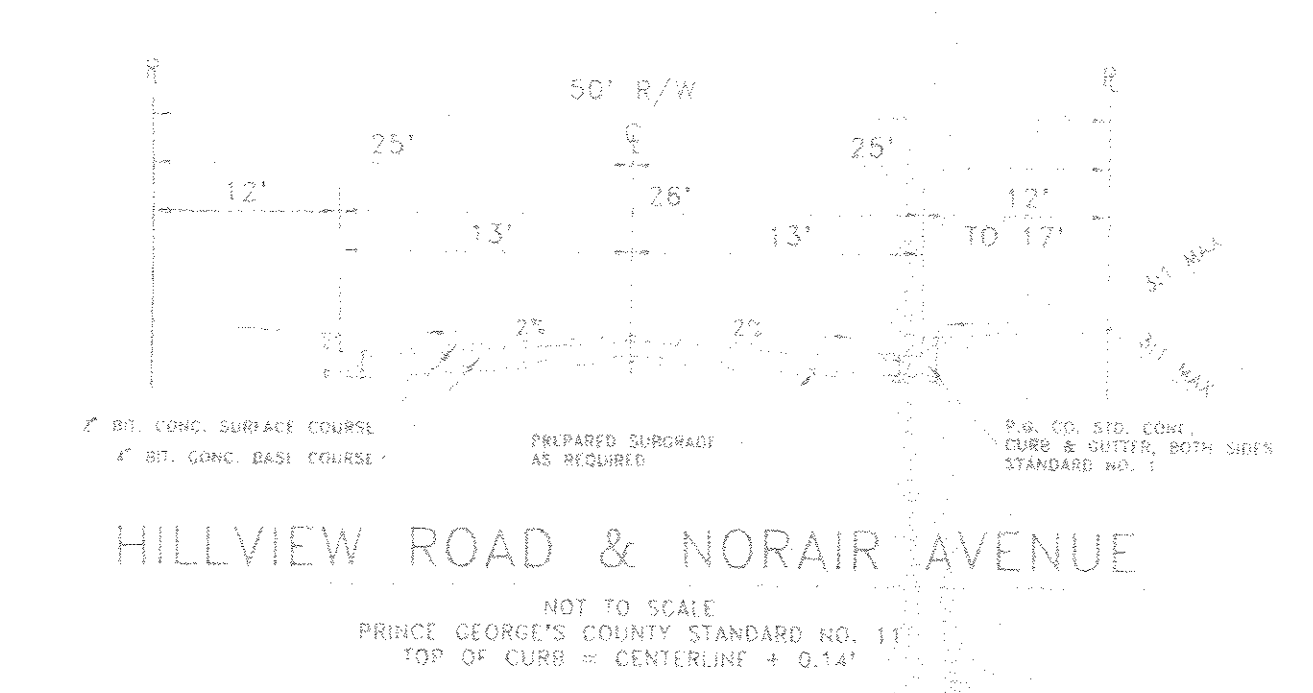
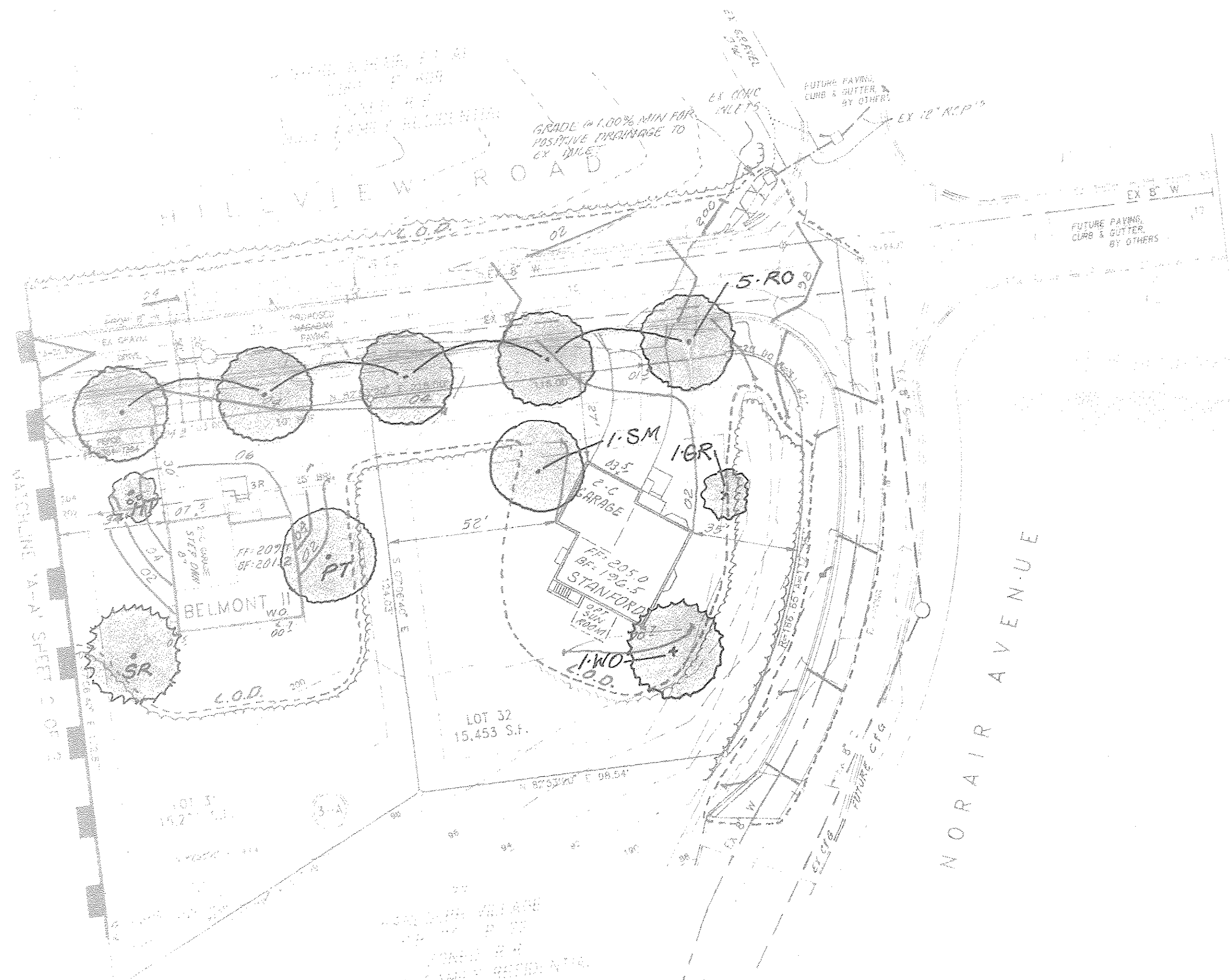




- IMPORTANT! : THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY, AND OTHER LAYOUT, GRADING, & SITE INFO. IS FOR REFERENCE ONLY.**
- GENERAL NOTES - SEE SHEET L-3 FOR PLANTING NOTES.**
- BOUNDARY SHOWN TAKEN FROM RECORDED RECORD PLATS BY CHENING.
 - TOPOGRAPHY SHOWN IS FROM A TOPOGRAPHIC SURVEY PREPARED BY LOWERY ASSOCIATES, INC. IN DECEMBER, 1996.
 - PROPERTY IS LOCATED ON PRINCE GEORGE'S COUNTY TAX MAP 20A.001.3 (A.P.O. 1-1-96).
 - ALSO, 200 SHEET 16, 201 NE & 8, SERVICE AREA.
 - ST. TO BE SERVED BY PUBLIC WATER AND SEWER, CATEGORY "A-3, S-1."
 - HILLVIEW ROAD TO BE 50' SECONDARY RESIDENTIAL ROAD, NORAIR AVENUE TO BE 50' SECONDARY RESIDENTIAL ROAD.
 - THERE IS NO 100 YEAR FLOOD PLAIN ON THIS SITE.
 - THERE ARE NO WETLANDS ON THIS SITE.
 - THIS SITE REQUIRES A TYPE II TREE CONSERVATION PLAN.
 - STORMWATER MANAGEMENT FOR THIS SITE PROVIDED IN ACCORDANCE WITH THE CONCEPT PLAN FOR MANOR FARM, OSD 89450-23, AS APPROVED ON JANUARY 10, 1990.
 - PRELIMINARY PLAN #4-90110.
 - HILLVIEW ROAD GRADE ESTABLISHMENT APPROVED BY P.G. CO. DPW&ON, FILE #4689.
 - NORAIR AVENUE GRADE ESTABLISHMENT APPROVED BY P.G. CO. DPW&ON, FILE #4233.
 - TOTAL AREA DISTURBED AS SHOWN ON THIS PLAN IS:
 - CLASS I FILL SHOWN THUS:

NOTE: GRADING AND TREE SAVE AREAS MAY BE ADJUSTED TO COMPLY WITH SEDIMENT CONTROL REQUIREMENTS OR TO SAVE SPECIFIC TREES. ANY ADJUSTMENTS THAT ARE IN RESPONSE TO SPECIFIC SITE CONDITIONS SHALL ONLY BE MADE WITH THE APPROVAL OF THE FOREST RESOURCES UNIT OF THE DEPARTMENT OF ENVIRONMENTAL RESOURCES (DER).

Sample Schedule for Section 4.1.

Residential Requirements

1) Zone: R-R	2) Number of lots: 2	3) Number of trees required per lot: 2 shade trees, 1 ornamental tree or evergreen tree.
4) Total number of trees provided: 4		2 shade trees, 1 ornamental tree or evergreen tree.

LOT AREA TABLE

LOT	AREA (S.F.)	UNDISTURBED AREA (S.F.)	CO. MAKE	TREE SAVE AREA (S.F.)
1	14,598 S.F.	9,320	5,278	3,600 S.F.
2	14,598 S.F.	9,320	5,278	3,600 S.F.
3	14,598 S.F.	9,320	5,278	3,600 S.F.
4	14,598 S.F.	9,320	5,278	3,600 S.F.
5	14,598 S.F.	9,320	5,278	3,600 S.F.
6	14,598 S.F.	9,320	5,278	3,600 S.F.
7	14,598 S.F.	9,320	5,278	3,600 S.F.
8	14,598 S.F.	9,320	5,278	3,600 S.F.
9	14,598 S.F.	9,320	5,278	3,600 S.F.
10	14,598 S.F.	9,320	5,278	3,600 S.F.
11	14,598 S.F.	9,320	5,278	3,600 S.F.
12	14,598 S.F.	9,320	5,278	3,600 S.F.
13	14,598 S.F.	9,320	5,278	3,600 S.F.
14	14,598 S.F.	9,320	5,278	3,600 S.F.
15	14,598 S.F.	9,320	5,278	3,600 S.F.
16	14,598 S.F.	9,320	5,278	3,600 S.F.
17	14,598 S.F.	9,320	5,278	3,600 S.F.
18	14,598 S.F.	9,320	5,278	3,600 S.F.
19	14,598 S.F.	9,320	5,278	3,600 S.F.
20	14,598 S.F.	9,320	5,278	3,600 S.F.
21	14,598 S.F.	9,320	5,278	3,600 S.F.
22	14,598 S.F.	9,320	5,278	3,600 S.F.
23	14,598 S.F.	9,320	5,278	3,600 S.F.
24	14,598 S.F.	9,320	5,278	3,600 S.F.
25	14,598 S.F.	9,320	5,278	3,600 S.F.
26	14,598 S.F.	9,320	5,278	3,600 S.F.
27	14,598 S.F.	9,320	5,278	3,600 S.F.
28	14,598 S.F.	9,320	5,278	3,600 S.F.
29	14,598 S.F.	9,320	5,278	3,600 S.F.
30	14,598 S.F.	9,320	5,278	3,600 S.F.
31	14,598 S.F.	9,320	5,278	3,600 S.F.
32	14,598 S.F.	9,320	5,278	3,600 S.F.
33	14,598 S.F.	9,320	5,278	3,600 S.F.
34	14,598 S.F.	9,320	5,278	3,600 S.F.
35	14,598 S.F.	9,320	5,278	3,600 S.F.
36	14,598 S.F.	9,320	5,278	3,600 S.F.
37	14,598 S.F.	9,320	5,278	3,600 S.F.
38	14,598 S.F.	9,320	5,278	3,600 S.F.
39	14,598 S.F.	9,320	5,278	3,600 S.F.
40	14,598 S.F.	9,320	5,278	3,600 S.F.
41	14,598 S.F.	9,320	5,278	3,600 S.F.
42	14,598 S.F.	9,320	5,278	3,600 S.F.
43	14,598 S.F.	9,320	5,278	3,600 S.F.
44	14,598 S.F.	9,320	5,278	3,600 S.F.
45	14,598 S.F.	9,320	5,278	3,600 S.F.
46	14,598 S.F.	9,320	5,278	3,600 S.F.
47	14,598 S.F.	9,320	5,278	3,600 S.F.
48	14,598 S.F.	9,320	5,278	3,600 S.F.
49	14,598 S.F.	9,320	5,278	3,600 S.F.
50	14,598 S.F.	9,320	5,278	3,600 S.F.
51	14,598 S.F.	9,320	5,278	3,600 S.F.
52	14,598 S.F.	9,320	5,278	3,600 S.F.
53	14,598 S.F.	9,320	5,278	3,600 S.F.
54	14,598 S.F.	9,320	5,278	3,600 S.F.
55	14,598 S.F.	9,320	5,278	3,600 S.F.
56	14,598 S.F.	9,320	5,278	3,600 S.F.
57	14,598 S.F.	9,320	5,278	3,600 S.F.
58	14,598 S.F.	9,320	5,278	3,600 S.F.
59	14,598 S.F.	9,320	5,278	3,600 S.F.
60	14,598 S.F.	9,320	5,278	3,600 S.F.
61	14,598 S.F.	9,320	5,278	3,600 S.F.
62	14,598 S.F.	9,320	5,278	3,600 S.F.
63	14,598 S.F.	9,320	5,278	3,600 S.F.
64	14,598 S.F.	9,320	5,278	3,600 S.F.
65	14,598 S.F.	9,320	5,278	3,600 S.F.
66	14,598 S.F.	9,320	5,278	3,600 S.F.
67	14,598 S.F.	9,320	5,278	3,600 S.F.
68	14,598 S.F.	9,320	5,278	3,600 S.F.
69	14,598 S.F.	9,320	5,278	3,600 S.F.
70	14,598 S.F.	9,320	5,278	3,600 S.F.
71	14,598 S.F.	9,320	5,278	3,600 S.F.
72	14,598 S.F.	9,320	5,278	3,600 S.F.
73	14,598 S.F.	9,320	5,278	3,600 S.F.
74	14,598 S.F.	9,320	5,278	3,600 S.F.
75	14,598 S.F.	9,320	5,278	3,600 S.F.
76	14,598 S.F.	9,320	5,278	3,600 S.F.
77	14,598 S.F.	9,320	5,278	3,600 S.F.
78	14,598 S.F.	9,320	5,278	3,600 S.F.
79	14,598 S.F.	9,320	5,278	3,600 S.F.
80	14,598 S.F.	9,320	5,278	3,600 S.F.
81	14,598 S.F.	9,320	5,278	3,600 S.F.
82	14,598 S.F.	9,320	5,278	3,600 S.F.
83	14,598 S.F.	9,320	5,278	3,600 S.F.
84	14,598 S.F.	9,320	5,278	3,600 S.F.
85	14,598 S.F.	9,320	5,278	3,600 S.F.
86	14,598 S.F.	9,320	5,278	3,600 S.F.
87	14,598 S.F.	9,320	5,278	3,600 S.F.
88	14,598 S.F.	9,320	5,278	3,600 S.F.
89	14,598 S.F.	9,320	5,278	3,600 S.F.
90	14,598 S.F.	9,320	5,278	3,600 S.F.
91	14,598 S.F.	9,320	5,278	3,600 S.F.
92	14,598 S.F.	9,320	5,278	3,600 S.F.
93	14,598 S.F.	9,320	5,278	3,600 S.F.
94	14,598 S.F.	9,320	5,278	3,600 S.F.
95	14,598 S.F.	9,320	5,278	3,600 S.F.
96	14,598 S.F.	9,320	5,278	3,600 S.F.
97	14,598 S.F.	9,320	5,278	3,600 S.F.
98	14,598 S.F.	9,320	5,278	3,600 S.F.
99	14,598 S.F.	9,320	5,278	3,600 S.F.
100	14,598 S.F.	9,320	5,278	3,600 S.F.

OWNER / DEVELOPER
MICHAEL CHURCH
HILLVIEW ROAD LLC
2001 SANDY SPRING BLVD. #1510
LAUREL, MD 20707

Woodland Conservation Worksheet
for
Non-Governmental Projects

Zone: **R-R** Owner: **MICHAEL CHURCH**
Gross Tract: **3.72 AC** Address: **HILLVIEW ROAD LLC**
Floodplain: **NO** Address: **2001 SANDY SPRING BLVD #1510**
Previously: **NO** Phone: **LAUREL, MD 20707**
Dedicated Land: **NO** Tax Map: **20A.001.3**
Net Tract: **3.72 AC** Permit #: **NO**
Subdivision/Block/Lot: **LOTS 4-12 & 31-32, BLOCK 3A, RANDOLPH VILLAGE**

Woodland Conservation Calculations:

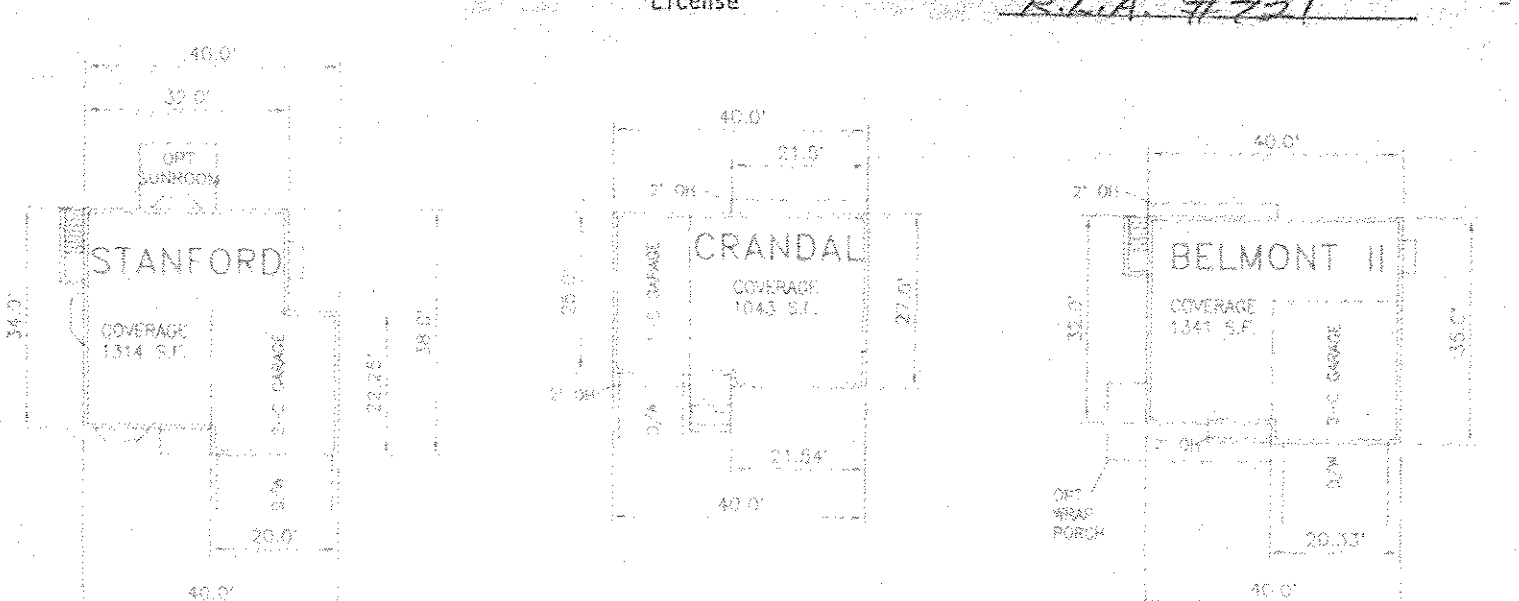
Existing Woodland (a)	Net Tract (b)	Floodplain (c)
1.0	3.72	0
Woodland above WCT (d)	Woodland Cleared (e)	Clearing below WCT (f)
0	2.72	0
Replacement (g x 2.0)	5.44	

Afforestation: (if applicable)
(net tract x .2 - a); 0 if < 0
Woodland Conservation Required: (c+h+i+j-k-l-m) = **0**

Woodland Conservation Provided:
Woodland Preservation: **0**
Reforestation / Replacement: **0**
Afforestation: **0**
Area approved for fee-in-lieu: **0**
Off-site Credits: **0**
Woodland Conservation Provided (must equal or exceed item "a" above): **0**

Additional woodland retained but not part of any requirements: **0.39** acres

Plan Certified by/Date: **GREGORY J. OSBAND**
Address: **255 N. WASHINGTON STREET, #300**
License: **ROCKVILLE, MD 20850**



SITE DATA

PROPERTY IS ZONED R-R.

TOTAL AREA OF SITE: 3.72144 ACRES

MAXIMUM DENSITY ALLOWED: 2.1" DU ACRES

NUMBER OF LOTS ALLOWED: 11 LOTS. (EXISTING RECORDED LOTS)

NUMBER OF LOTS PROPOSED: 11

MINIMUM LOT SIZE PERMITTED: 10,000 S.F. / PROPOSED: 14,598 S.F.

MINIMUM LOT REQUIREMENTS:

- FRONT YARD: 20' MIN.
- SIDE YARD: 12' TOTAL, 8' MIN.
- LOT WIDTH @ FRONT BUILDING LINE: 80' MIN.
- LOT FRONTAGE AT RIGHT-OF-WAY: 50' MIN.

HEIGHT LIMITS: 35' MAXIMUM. DWELLING PROPOSED ON THIS PLAN TO BE 35' MAXIMUM.

APPROVAL

M-NCPPC
Prince George's County Planning Department
Natural Resources Division

APPROVAL

TREE CONSERVATION PLAN

TC-11/10/97
Dina H. W. [Signature] 25/10/97
DATE: **TCP 2/10/97**

ENGINEER'S DRAINAGE CERTIFICATE

I CERTIFY THAT I HAVE INSPECTED THIS SITE AND THAT DRAINAGE ON THIS SITE FROM OTHER UPGRADING PROPERTIES AND FROM THIS SITE AND OTHER DRAINAGE PROPERTIES HAS BEEN ADDRESSED IN DRAINAGE ACCORDANCE WITH APPLICABLE CODES.

OSBAND & ASSOCIATES

LAND PLANNING ENVIRONMENTAL DESIGN
LANDSCAPE ARCHITECTURE

255 NORTH WASHINGTON STREET, #300
ROCKVILLE, MARYLAND 20850
PHONE (301) 340-1960 FAX (301) 762-3689

P.G. ASSOCIATES, INC.
CIVIL ENGINEERS & SURVEYORS & LAND PLANNERS

R.L.A. # 721

TREE CONSERVATION PLAN TYPE II

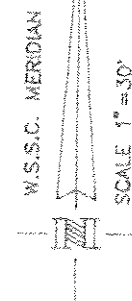
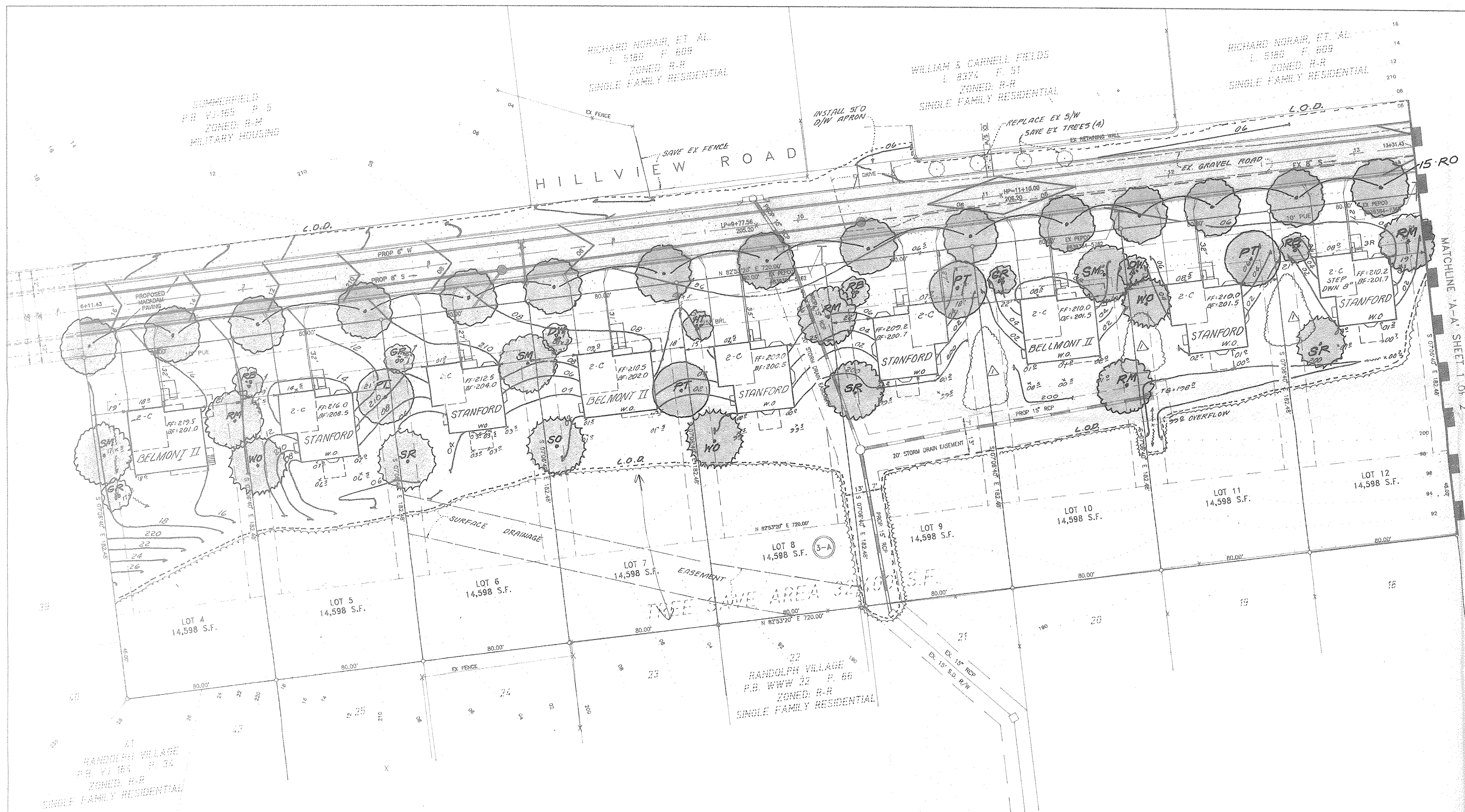
PLANTING PLAN

LOTS 4-12 & 31-32, BLOCK 3-A
RANDOLPH VILLAGE

PROJECT IN P.B. MAP 22 & P. 66 AND P.B. 14 & P. 72
AT CLEAR ELECTION DISTRICT NO. 8
PRINCE GEORGE'S COUNTY, MARYLAND

JANUARY 1997

L-1 SHEET 1 of 3
TCP 2/10/97



M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP- 11/10/97
BY *Diana F...* DATE 12/06/1997

Sample Schedule for Section 4.1.
Residential Requirements

1) Zone: R-R	
2) Number of lots: 9	
3) Number of trees required per lot: 2	2 shade trees ornamental trees or evergreen trees
4) Total number of trees provided: 18	18 shade trees 9 ornamental trees 9 evergreen trees

IMPORTANT! : THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY AND OTHER LAND, GRADING, & SITE INFO IS FOR REFERENCE ONLY. SEE SHEET L-3 FOR PLANTING NOTES.

OSBAND & ASSOCIATES
LAND PLANNING ENVIRONMENTAL DESIGN
LANDSCAPE ARCHITECTURE
255 NORTH WASHINGTON STREET, #300
ROCKVILLE, MARYLAND 20850
PHONE (301) 340-1960 FAX (301) 762-3689

P.G. ASSOCIATES, INC.
CIVIL ENGINEERS * SURVEYORS * LAND PLANNERS
255 NORTH WASHINGTON STREET, #300
ROCKVILLE, MARYLAND 20850
PHONE (301) 309-1361



PLANTING PLAN
LOTS 4 - 12 & 31 - 32 BLOCK 3-A
RANDOLPH VILLAGE
RECORDED IN P.B. WWW 22 @ P. 66 AND P.B. 71 @ P. 72
SEAT PLEASANT ELECTION DISTRICT No. 18
PRINCE GEORGE'S COUNTY, MARYLAND

SCALE 1" = 30'
DRAWN **670**
CHECKED **D. PACKARD** DATE **NOV 1996**
ACAD FILE NAME
JOB NO.
DRAWING NO.
L-2 SHEET 2 of 3

TCP 2/10/97

PLANT LIST					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS / REMARKS
RO	20	QUERCUS BOREALIS	NORTHERN RED OAK	2 1/2" - 3" CAL.	B&B - STREET TREE
RM	4	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2" - 3" CAL.	B&B
SM	4	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE		
NO	4	QUERCUS PHELLOD	WILLOW OAK		
SO	1	QUERCUS ACUTISSIMA	SAWTOOTH OAK		
SR	4	QUERCUS FALCATA	SOUTHERN RED OAK		
PT	5	PLATANUS ACERIFOLIA 'BLOODGOOD'	BLOODGOOD PLANE TREE		
ORNAMENTAL TREES:					
DN	2	CORNUS FLORIDA	FLOWERING DOGWOOD	6' - 8' HT.	B&B
HT	2	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN		
RB	3	CERCIS CANADENSIS	REDBUD		
GR	4	KALBREITERIA PANICULATA	GOLDSURIN TREE		
SHRUBS: (LANDSCAPE BUFFER)					
NI	13	VIBURNUM DENTATUM	ARBOVIVOOD	3' - 4' HT.	B&B or CONTAINER
FS	24	FORSTYTHIA INTERMEDIA	BARBER FORSTYTHIA		
RT	25	CANINUS STOLONIFERA	REDTONG DOGWOOD		
IB	20	ILEX GLABRA	INKBERRY	18" - 24" HT.	CONTAINER
REFORESTATION: (INC. LANDSCAPE BUFFER)					
GA	8	FRAXINUS PENNSYLVANICA	GREEN ASH	2 1/2" - 3" CAL.	B&B
PO	6	QUERCUS PALUSTRIS	PIN OAK		
SO	6	QUERCUS ACUTISSIMA	SAWTOOTH OAK		
SR	6	QUERCUS FALCATA	SOUTHERN RED OAK		
SY	6	PLATANUS OCCIDENTALIS	STEAMORE		
NO	7	QUERCUS PHELLOD	WILLOW OAK		
(EVERGREENS)					
BP	7	FINUS THUMBESIANA	BLACK PINE	6' - 8' HT.	B&B
LP	14	FINUS TAECA	LOBLOLLY PINE		
WP	24	FINUS STROBUS	WHITE PINE		
NS	6	PICEA ABIES	NORWAY SPRUCE		
WS	6	PICEA GLAUCA	WHITE SPRUCE		
(MIXED SEEDLINGS)					
40		FRAXINUS AMERICANA	WHITE ASH		
40		QUERCUS ACUTISSIMA	SAWTOOTH OAK		
40		QUERCUS PRINUS	CHESTNUT OAK		
40		FINUS TAECA	LOBLOLLY PINE		
40		CERCIS CANADENSIS	REDBUD		

FIVE YEAR FOREST CONSERVATION WARRANTY AND MAINTENANCE AGREEMENT - SEE BELOW RIGHT

The owner or owner's designated agent will field check all trees according to the following schedule:

Year 1: Tree planting (October-November), Survival check 3 times (March-April), (July-August), (October-November), Watering as needed, Control of undesirable vegetation if needed, Replacement of trees if needed (April-May), (September-October), Control of undesirable vegetation if needed.

Year 2: Fertilization or watering will be done on an as needed basis. Monitoring reports will be sent to the MNCPPC every year. A minimum 75% survival rate is required through the end of the warranty period. Special return operations will be conducted on an as needed basis or as recommended by MNCPPC. At the end of the two year warranty period (to begin upon the date planting is completed by the MNCPPC inspector) and after receiving permission from the MNCPPC inspector, perimeter fencing and signage may be removed.

FOREST PLANTING GENERAL NOTES

Nursery grown plant material of local genetic stock is the most appropriate to use for planting operations. The recommended level of spacing is either seedlings planted at a rate of 1000 per acre or 2 1/2" - 3" trees at a rate of 200 per acre, randomly spaced and with a random mix of species.

Where viable stumps, saplings, and seedlings have been preserved they can contribute to the reforestation process. An approach that combines protection, natural regeneration, and planting of seedlings and saplings along with some larger trees is recommended. Choking portions of the undergrowth that tend to suppress saplings should be removed manually or with careful application of herbicides in areas where existing trees, stumps and saplings remain of sufficient density, natural regeneration and release of saplings would be the primary and most appropriate means of reforestation. Other portions of the reforestation/afforestation area with lower densities, once cleared of any choking undergrowth, should be planted at the rates recommended above.

THE PLANTING AND CARE OF TREES IS MOST SUCCESSFUL WHEN COORDINATED WITH THE LOCAL CLIMATIC CONDITIONS. THIS CALENDAR SUMMARIZES SOME OF THE RECOMMENDED TIME FRAMES FOR BASIC REFORESTATION AND STRESS REDUCTION ACTIVITIES.

NOTE: THE PLANTING AND CARE OF TREES IS MOST SUCCESSFUL WHEN COORDINATED WITH THE LOCAL CLIMATIC CONDITIONS. THIS CALENDAR SUMMARIZES SOME OF THE RECOMMENDED TIME FRAMES FOR BASIC REFORESTATION AND STRESS REDUCTION ACTIVITIES.

SOURCE: ADOPTED FROM MARYLAND STATE "FOREST CONSERVATION MANUAL"

FOREST PLANTING AND MAINTENANCE CALENDER

TASKS	MONTHS
TRANSPLANT OF 2" DBH OR GREATER	JAN FEB MAR APR MAY JUNE JULY AUG SEPT OCT NOV DEC
PLANTING SEEDLINGS, WHIPS	
MINIMUM MONITORING	
FERTILIZER * (IF NEEDED)	
WATER **	
PRUNING	
KEY	
*	ACTIVITIES DURING THESE MONTHS ARE DEPENDANT UPON GROUND CONDITIONS
XXXXXX	GREATLY RECOMMENDED
XXXXXX	RECOMMENDED WITH ADDITIONAL CARE
XXXXXX	RECOMMENDED
*	DEPENDANT UPON SITE CONDITIONS
**	DEPENDANT UPON SITE CONDITIONS, WEEKLY WATERING IS GREATLY RECOMMENDED FROM MAY THROUGH OCTOBER UNLESS WEEKLY RAINFALL EQUALS 1".
NOTE:	
THE PLANTING AND CARE OF TREES IS MOST SUCCESSFUL WHEN COORDINATED WITH THE LOCAL CLIMATIC CONDITIONS. THIS CALENDAR SUMMARIZES SOME OF THE RECOMMENDED TIME FRAMES FOR BASIC REFORESTATION AND STRESS REDUCTION ACTIVITIES.	
SOURCE: ADOPTED FROM MARYLAND STATE "FOREST CONSERVATION MANUAL"	

DEPARTMENT OF ENVIRONMENTAL RESOURCES STANDARD NOTES:

- Cutting or clearing of woodland not in conformance with this Plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$1.50 per square foot mitigation fee.
- The Forest Resources Unit of the Department of Environmental Resources (DER) must be contacted at (301) 925-5820 prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this Plan.
- Property owners shall be notified by the Developer or Contractor of any Woodland Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas, or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances to these areas. Upon the sale of the property the owner/ developer or owner's representative shall notify the purchaser of the property of any Woodland Conservation Areas. All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities have been satisfied.
- The location of all Tree Protective Devices (TPD's) shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting with the Forest Resources Unit of DER and the Sediment and Erosion Control Inspector from DER. Upon approval of the flagged or staked TPD locations by the Forest Resources Unit, installation of the TPD's may begin. TPD installation shall be completed prior to installation of initial Sediment Controls. No cutting or clearing of trees may begin before final approval of TPD installation.
- Woodland Conservation - Tree Save Areas and/or Reforestation areas shall be posted as shown at the same time as Tree Protective Device installation and/or start of reforestation activities. These signs shall remain in place until the end of the 5 year Maintenance Period.
- Prior to the issuance of any permits the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified. The owner is currently the responsible party, but may identify an alternate contractor at a future date.

FIVE YEAR FOREST CONSERVATION WARRANTY AND MAINTENANCE AGREEMENT

The owner or owner's designated agent will field check the afforestation/reforestation area according to the following schedule:

- Year 1: Tree planting, Survival check 3 times (March-April), (July-August), (October-November), Watering if needed, Control of undesirable vegetation if needed, Reinforcement planting if needed, Survival check twice annually (April-May), (September-October), Control of undesirable vegetation if needed.
- Year 2-3: Reinforcement planting if needed, Survival check once annually (May-September).
- Year 4-5: Reinforcement planting if needed, Survival check once annually (May-September).

Fertilization or watering during years 1 through 3 will be done on an as needed basis. Field data forms will be sent to the Forest Resources Unit of DER after each check. A survival rate of about 75% through 5 years is anticipated. Special return operations will be conducted on an as needed basis or as recommended by DER. Perimeter fencing and signage will be removed after year 5 based on the date planted.

PLANTING GENERAL NOTES

- All plant materials and planting procedures, except as otherwise noted, shall conform to the 4th edition of "Landscape Specification Guidelines for the Baltimore-Washington Metropolitan Area" by LCA-MD&C&A.
- Call Miss Utility at 1-800-257-7777 to mark utilities at least 48 hours before digging.
- All planting beds and tree locations shall be staked out by Contractor and approved by Landscape Architect before digging. It is the Contractor's responsibility to locate and coordinate plantings with all existing utilities. If discrepancies occur because of utility locations or other existing conditions, the Contractor shall notify the Landscape Architect immediately to coordinate any necessary adjustments.
- All plant material shall be labeled by the nursery and delivered with labels in place for inspection. Substitutions in plant species or size shall not be permitted except with the approval of the Landscape Architect and DER. Pruning is not to occur until material has been planted, but shall take place as soon thereafter as is advisable under standard horticultural practices.
- Representative soil samples from both in-situ soils and soils brought in from off-site shall be submitted to a State licensed testing laboratory. Soil amendments shall be made based upon results of the soil tests and recommendations by the test lab.
- It is of utmost importance that all plant material be set at or slightly higher in relation to grade than it was grown in the nursery and with good earth to root contact. Any materials or work may be rejected by the Landscape Architect if it does not meet this or any other requirement of the specifications, and rejected materials shall be removed from the site by the Contractor at Contractor's expense.
- In case of discrepancies between quantities on the plant list and on the plan, the plan shall govern.
- This plan is for landscape purposes only, and other information shown is for reference only. See Site Plan for information about all layout, grading, and other site improvements.

FOREST PLANTING AND TREE PROTECTION NOTES

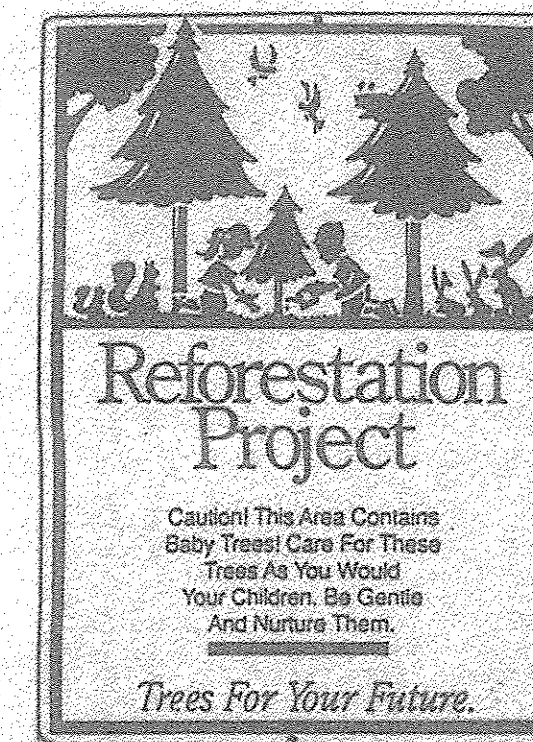
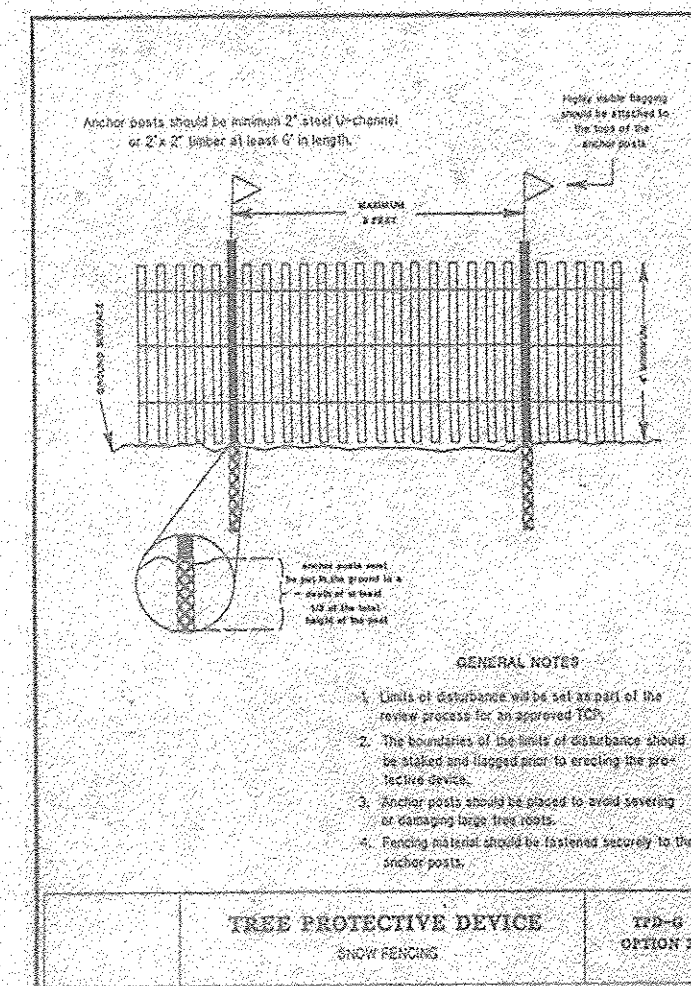
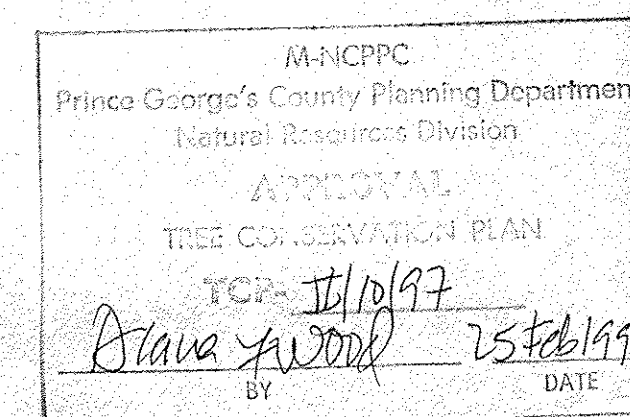
- Any undergrowth in forest conservation areas that may be designated for removal shall be cleared carefully to minimize damage or removal of desirable species. If herbicides are used they should be applied carefully with spot applications, taking care to avoid drift or contact with other plant materials. All manufacturer's specifications and applicable regulations are to be followed. It is recommended that clearing take place in the growing season prior to planting. Follow up control of undesirable species should be done on an as needed basis.
- Trees marked for selective clearing, including trees to be removed adjacent to the limit of clearing, shall be cut cleanly, leaving the stumps in place in order to avoid damaging roots of plants in the tree save areas. Stumps may be cut away to below grade and covered with soil or mulch if desired for aesthetic purposes.
- Tree protection fencing shall be installed around the entire tree save areas prior to any clearing or grading activities, and shall remain in place until the end of the five year maintenance period. Fencing may be only temporarily removed as necessary during planting, maintenance, or selective clearing and replaced immediately after completion of work. Fencing shall not be attached to trees. Signage clearly marking the woodland conservation area shall be placed at the locations shown on the plan.
- Care should be exercised during grading to avoid damaging roots and fibrous root mats in the tree protection areas. Cut free any tenacious roots, do not pull or rip them loose. Wherever roots of existing trees in the tree save areas have been disturbed by grading, root pruning shall be performed prior to final grading. Root pruning shall be done using proper pruning equipment to assure a clean cut, leaving healthy tissue for regeneration. Care should be exercised in final grading to avoid further crushing or damage to root ends.
- Plant material shall be handled and installed in a manner to prevent drought, heat, wind, or cold stress. It is particularly important to prevent damage or drying out of root balls or of bare root plants. Plants shall be installed carefully to avoid root damage, placed at proper depth and with good soil to root contact. An organic biostimulant (ROOTS or approved equal) shall be applied to all new plantings and critical root zones of any trees whose roots have been disturbed during construction. Apply according to manufacturer's specifications.
- Plants shall be installed in a random pattern and a random mix, avoiding straight lines or blocks of identical species.
- Plants shall be fertilized during the first dormant season after planting (or at time of planting, if during dormant season or early spring) with a low nitrogen, slow release or organic type fertilizer. Watering shall be done, depending on soil, exposure and weather conditions, as needed to prevent drought stress to the new plants during the first two years after installation.
- A three to five inch layer of coarse mulch shall be applied along all newly graded edges of tree save areas in a minimum twenty foot band extending a minimum of 10 feet into the tree save areas and 10 feet into the newly graded areas. Chipped and shredded material from sources on site are acceptable.
- No construction activities, storage, or disposal of materials shall be allowed in the tree save or reforestation/afforestation areas at any time. Only hand tools and light machinery shall be used during site preparation and planting, and all operations and activities shall be conducted in a manner to minimize soil compaction or damage to roots.
- At the end of the maintenance period, obtain written approval from the DER inspector prior to removal of the tree protection fencing and signage.

SEQUENCE OF CONSTRUCTION

- PHASE 1 - Pre-construction
- CONTACT DER, FOREST RESOURCES UNIT & SEDIMENT & EROSION CONTROL INSPECTOR FOR PRE-CONSTRUCTION MEETING. SEE DEPT. OF ENVIRONMENTAL RESOURCES NOTES THIS SHEET.
- After the limits have been staked and flagged but prior to pruning, clearing trees, installing sediment controls, or grading, a preconstruction meeting shall be conducted on-site with the Plans Enforcement Inspector of the MNCPPC Planning Department 465-4571 (two hours notice).
 - Mark trees for selective clearing as described in the Forest Planting and Tree Protection Notes.
 - Install tree protection signs and signage outside the limits of the tree save or reforestation/afforestation areas.
 - The permittee must obtain written approval from the MNCPPC inspector, certifying that the limits of disturbance and tree protection measures are correctly marked and installed prior to commencing any clearing.
- NOTE: Refer to the Tree Planting and Maintenance Calendar for recommended periods that reforestation/afforestation can be undertaken. Planting must commence no later than the first week after completion of construction.

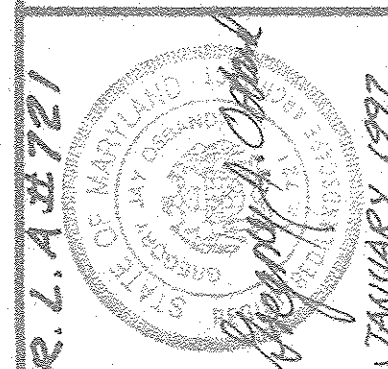
PHASE 2 - Planting

- Install plant material in the areas shown on the plan. (See Planting and Tree protection notes for guidelines.) Repair any damage to plants, earth or tree protection fencing and signage caused by planting or construction activities.
- Request DER inspection immediately after planting is complete. Provide inspector with a maintenance schedule and maintenance agreement tied to the actual planting.
- Fertilize and water according to the forest maintenance schedule and add annually as needed dependent upon site conditions.
- At the end of the maintenance period, obtain written approval from the DER inspector prior to removal of the tree protection fencing and signage.



TREE PROTECTION SIGN
SOURCE: THE TREE COMPANY
20 N. BEAUMONT AVENUE
CATONSVILLE, MD 21228
(800) 880-6295

OSBAND & ASSOCIATES
LAND PLANNING ENVIRONMENTAL DESIGN
LANDSCAPE ARCHITECTURE
255 NORTH WASHINGTON STREET #300
ROCKVILLE, MARYLAND 20850
PHONE (301) 340-1960 FAX (301) 762-3689



FOREST CONSERVATION & LANDSCAPE PLAN
TCP-II NOTES
RANDOLPH VILLAGE

SCALE: DRAWN: 670
CHECKED: DATE:
ACAD FILE NAME: SHEET A
JOB NO.:
DRAWING NO.: L-3 SHEET 3 of 3
TCP 2/10/97