

SITE DATA

SUBDIVISION NAME	SWANSON ESTATES
ZONE	O-S
METHOD OF SEWAGE DISPOSAL	SEPTIC
SYSTEM AREA DESIGNATION FOR SEWER	S-6 INDIVIDUAL SYSTEM
SYSTEM AREA DESIGNATION FOR WATER	W-6 INDIVIDUAL SYSTEM
PROPOSED USE OF PROPERTY	RESIDENTIAL
TITLE INFORMATION	L. 07229/ F. 424
TAX MAP NUMBER	85
TAX GRID NUMBER	E3-F3
HISTORIC RESOURCES	NONE
CEMETERIES	THERE ARE NO CEMETERIES KNOWN TO EXIST ON THIS SITE
200' MAP REFERENCE	204SE15, 204SE14
TOPOGRAPHY	AERIAL TOPOGRAPHY/2' CONTOURS/MID STATE PLANE-NAVD83

FOREST
CLEARED
AREA (AC)

AA 1.37
BB 0.15
TOTAL 1.52 AC

WOODLAND
PRESERVATION
AREA (AC)

A 0.21
B 2.37
C 6.55
D 4.12
TOTAL 13.25 AC

AFFORESTATION/
REFORESTATION/
NATURAL REGENERATION
AREA (AC)

1 0.23 NATURAL REGENERATION (PREV. AFFORESTATION)
TOTAL 0.23 AC

LEGEND

- EXISTING CONTOURS
- SITE BOUNDARY
- EXISTING RIGHT-OF-WAY
- LOT LINE
- PMA BOUNDARY
- STREAM
- STREAM BUFFER
- EXISTING TREE LINE
- 100 YEAR FLOOD PLAIN

TCP LEGEND

- ON-SITE FOREST CLEARED AREA
- WOODLAND PRESERVATION AREA
- AFFORESTATION/REFORESTATION AREA
- WOODLANDS RETAINED (NON FCA)
- FOREST STAND BOUNDARY
- TREE PROTECTION FENCE (SPILT RAIL)
- TREE PROTECTION FENCE (TEMPORARY)
- ROOT PRUNE LINE
- CRITICAL ROOT ZONE
- FOREST PRESERVATION SIGN
- AFFORESTATION/REFORESTATION SIGN
- SPECIMEN TREE SAVED
- SPECIMEN TREE REMOVED
- AREA IN APPLICATION

VICINITY MAP

SCALE: 1"= 2000'
ADC STREET MAP #21, GRID K7-K8 #37, GRID H9-10, J9-10

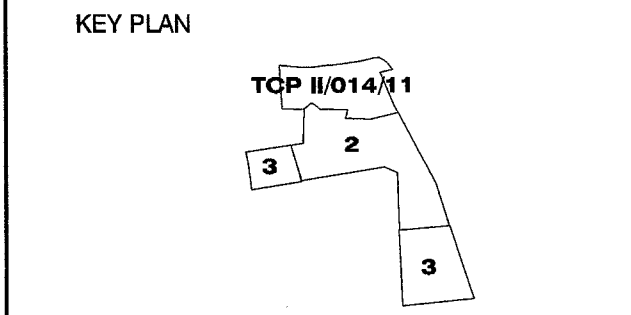
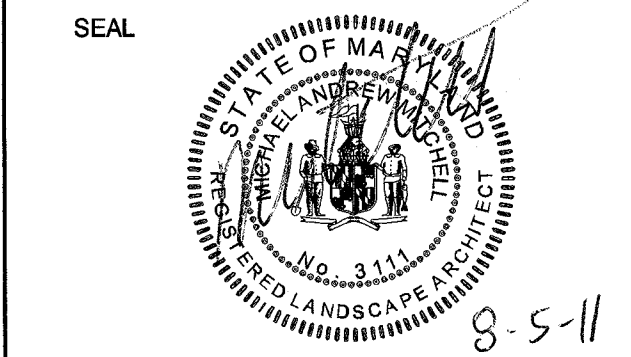


Dewberry & Davis LLC
10003 DEREKWOOD LANE
SUITE 204
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

OWNER
DR. ADEKUNLE (KEJI) M. OKE
10306 FOX DALE COURT
MITCHELLVILLE, MD 20721

CONTACT
DEVELOPER: GREG WILBY
CHESAPEAKE CUSTOM HOMES 301-218-2218
ENGINEER: GURMEET GAHUNIA
TEL (301) 731-5551 FAX (301) 731-0188

SWANSON ESTATES
PRINCE GEORGE'S COUNTY, MARYLAND
3rd ELECTION DISTRICT
TAX MAP 85, GRID E3, F3, F4
WSSC 200' SHEETS 204SE15, 204SE14

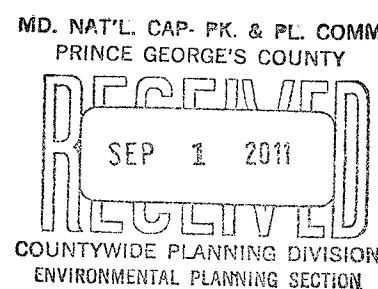


AS SHOWN

No.	DATE	BY	Description
REVISIONS			
DRAWN BY MAM			
APPROVED BY CS			
CHECKED BY CS			
DATE AUGUST 2011			

TITLE
TREE
CONSERVATION
PLAN TYPE II
LOT 5 ONLY

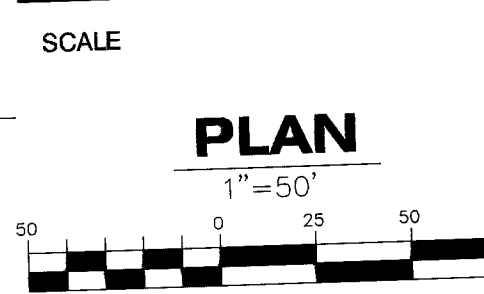
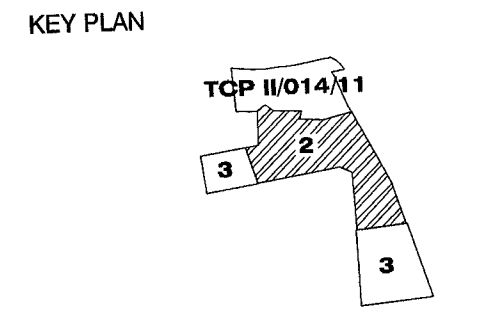
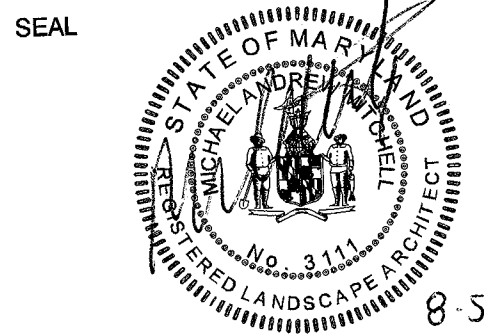
PROJECT NO. 83214



M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPH / 014 / 11	
Approved by	Date
01	09/07/11
02	
03	
04	
05	

CALL "MISS UTILITY"
1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

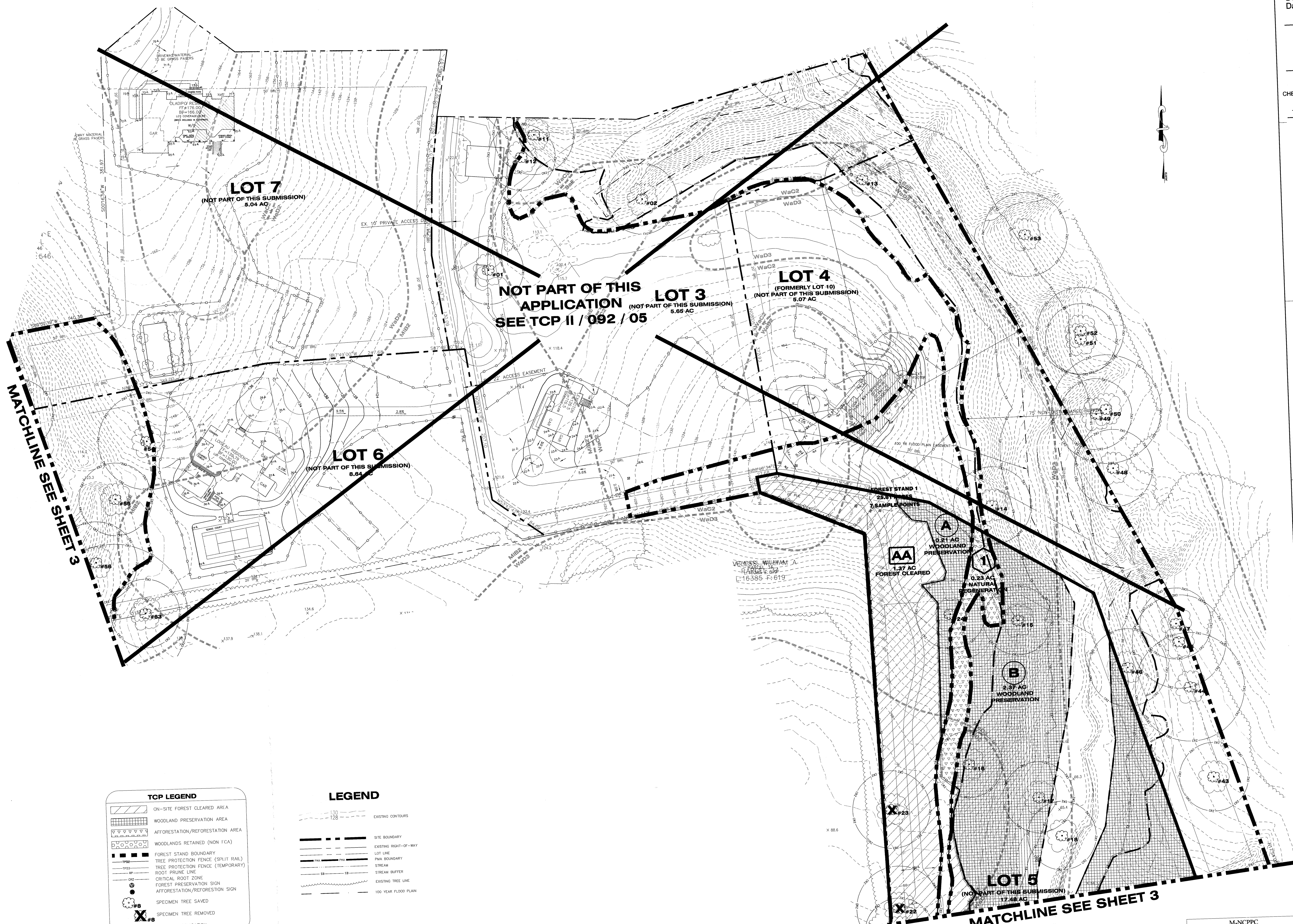
SWANSON ESTATES
PRINCE GEORGE'S COUNTY, MARYLAND
3rd ELECTION DISTRICT
TAX MAP 85, GRID E3, F4
WSSC 200' SHEETS 204SE15, 204SE14



No.	DATE	BY	Description

REVISIONS	
DRAWN BY	MAM
APPROVED BY	CS
CHECKED BY	CS
DATE	AUGUST 2011

TITLE
TREE CONSERVATION
PLAN TYPE II
LOT 5 ONLY



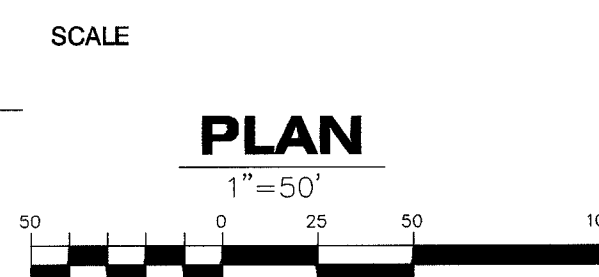
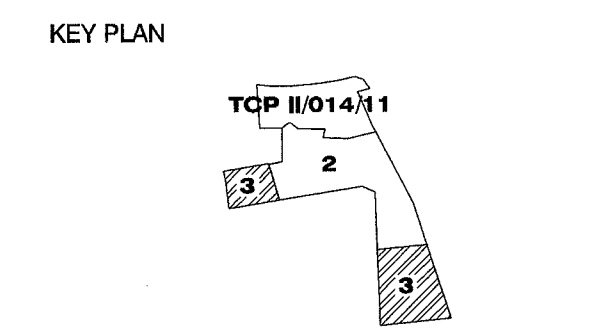
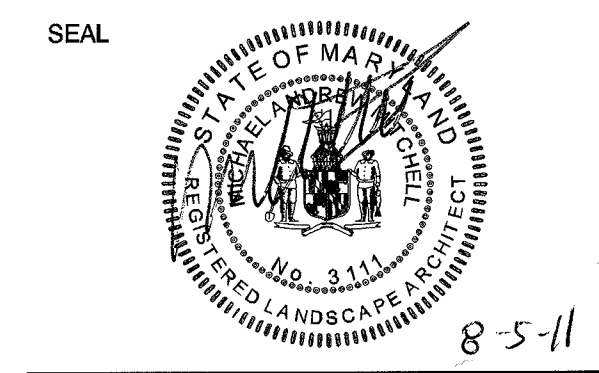
TCP LEGEND

	ON-SITE FOREST CLEARED AREA
	WOODLAND PRESERVATION AREA
	AFFORESTATION/REFORESTATION AREA
	WOODLANDS RETAINED (NON FCA)
	FOREST STAND BOUNDARY
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	SPECIMEN TREE REMOVED
	AREA IN APPLICATION

LEGEND

	EXISTING CONTOURS
	SITE BOUNDARY
	EXISTING RIGHT-OF-WAY
	LOT LINE
	PMA BOUNDARY
	STREAM
	STREAM BUFFER
	EXISTING TREE LINE
	100 YEAR FLOOD PLAIN

SWANSON ESTATES
PRINCE GEORGE'S COUNTY, MARYLAND
3rd ELECTION DISTRICT
TAX MAP 85, GRID E3, F3, F4
WSSC 2007 SHEETS 204SE15, 204SE14

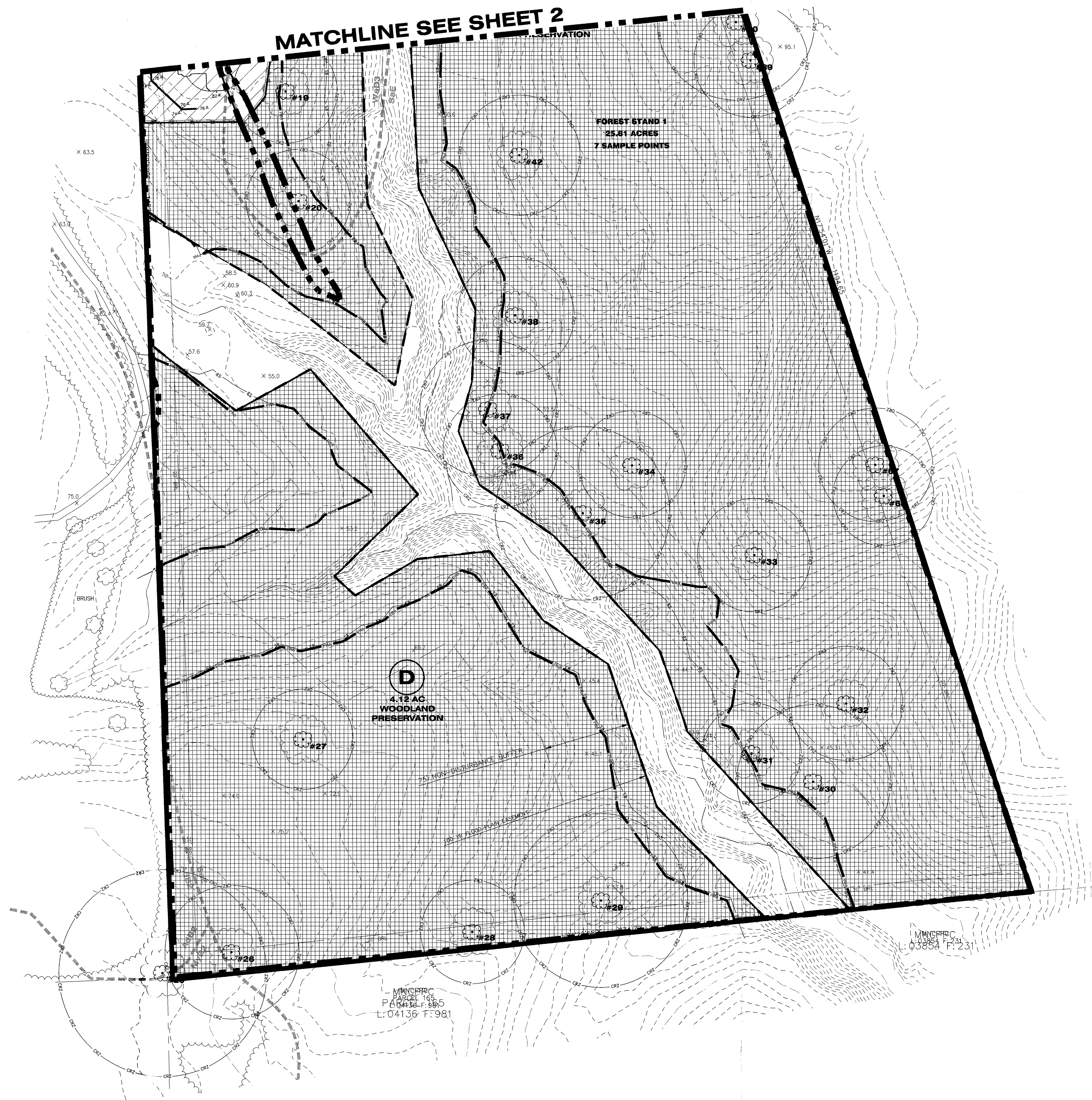
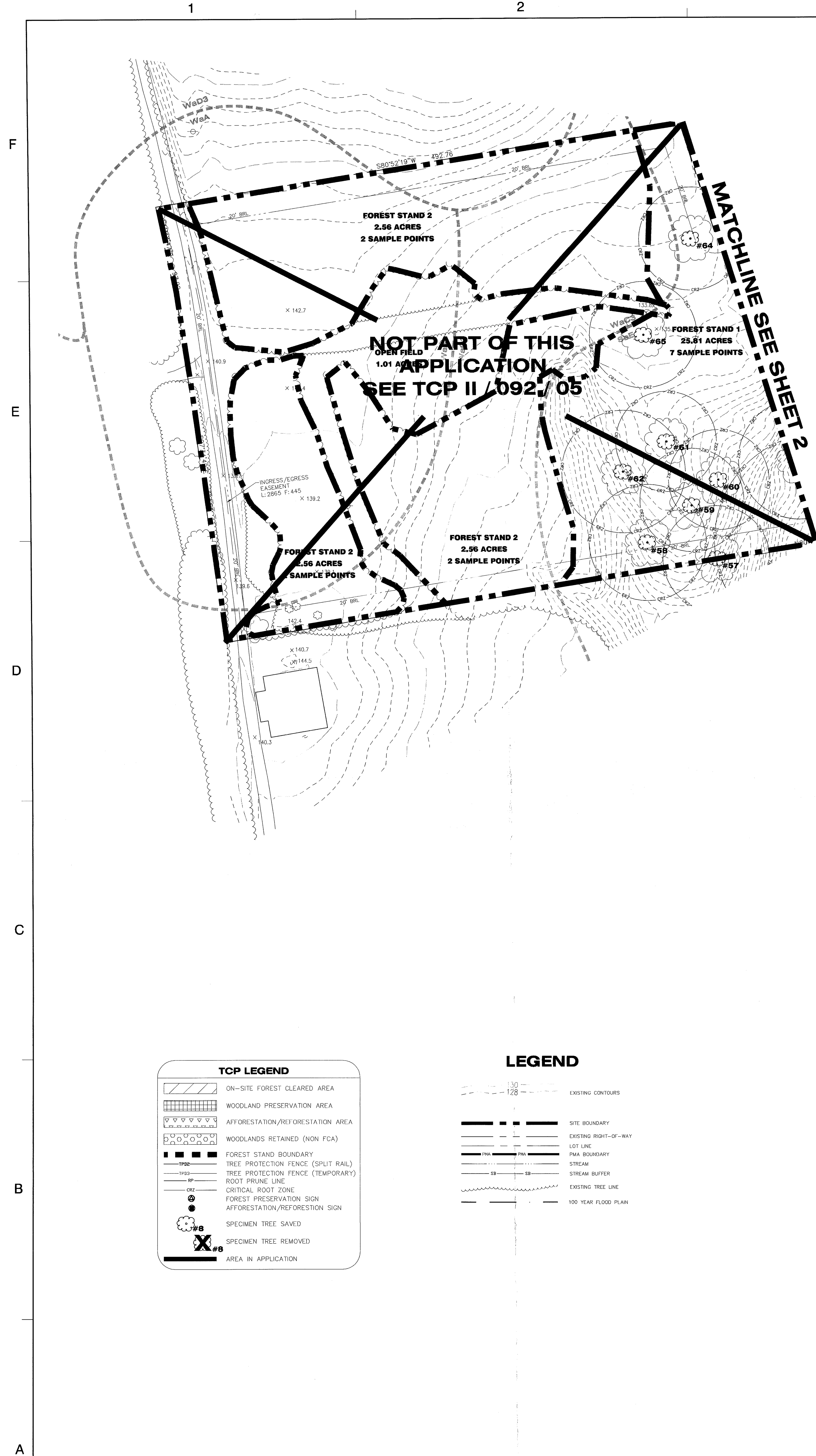


No.	DATE	BY	Description
REVISIONS			

DRAWN BY MAM
APPROVED BY CS
CHECKED BY CS
DATE AUGUST 2011

TITLE
TREE
CONSERVATION
PLAN TYPE II
LOT 5 ONLY

PROJECT NO. 83214



CALL "MISS UTILITY"
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FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP II / 014 / 11	
Approved by	Date
<i>[Signature]</i>	9/6/11
01	
02	
03	
04	
05	



KEY PLAN

SCALE

No.	DATE	BY	Description

REVISIONS

DRAWN BY	MAM
APPROVED BY	CS
CHECKED BY	CS
DATE	AUGUST 2011

TITLE

TREE CONSERVATION PLAN TYPE II LOT 5 ONLY

PROJECT NO. 83214

4

SHEET NO. OF 5

SPECIMEN TREE IDENTIFICATION LIST

BOTANICAL NAME/ COMMON NAME	TRUNK D.B.H.	TREE CONDITION	TREE NOTES	TREE PROTECTION MEASURES/NOTES
15 <i>Liriodendron tulipifera</i> TULIP POPLAR	31	GOOD		SAVE
16 <i>Liriodendron tulipifera</i> TULIP POPLAR	30	GOOD		SAVE
17 <i>Liriodendron tulipifera</i> TULIP POPLAR	32	GOOD		SAVE
18 <i>Liriodendron tulipifera</i> TULIP POPLAR	31	FAIR		SAVE
19 <i>Fagus grandifolia</i> AMERICAN BEECH	31	FAIR		SAVE
20 <i>Fagus grandifolia</i> AMERICAN BEECH	31	FAIR		SAVE
21 <i>Quercus alba</i> WHITE OAK	31	FAIR		REMOVE
22 <i>Liriodendron tulipifera</i> TULIP POPLAR	38	GOOD		REMOVE
23 <i>Liriodendron tulipifera</i> TULIP POPLAR	35	GOOD		REMOVE
24 <i>Liriodendron tulipifera</i> TULIP POPLAR	31	GOOD	NEAR TRAIL	SAVE
25 <i>Liriodendron tulipifera</i> TULIP POPLAR	62	POOR	CAMBIAL ROT	SAVE
26 <i>Fagus grandifolia</i> AMERICAN BEECH	40	GOOD		SAVE
27 <i>Acer rubrum</i> RED MAPLE	30	GOOD	TRIPLE LEADER	SAVE
28 <i>Quercus velutina</i> BLACK OAK	31	GOOD		SAVE
29 <i>Quercus velutina</i> BLACK OAK	52	GOOD		SAVE
30 <i>Liriodendron tulipifera</i> TULIP POPLAR	46	GOOD	MULTI-LEADER	SAVE
31 <i>Liriodendron tulipifera</i> TULIP POPLAR	30	FAIR		SAVE
32 <i>Liriodendron tulipifera</i> TULIP POPLAR	34	GOOD		SAVE
33 <i>Fagus grandifolia</i> AMERICAN BEECH	34	GOOD		SAVE
34 <i>Liriodendron tulipifera</i> TULIP POPLAR	32	GOOD		SAVE
35 <i>Liriodendron tulipifera</i> TULIP POPLAR	52	FAIR		SAVE
36 <i>Liriodendron tulipifera</i> TULIP POPLAR	34	GOOD	MULTI-LEADER	SAVE
37 <i>Platanus occidentalis</i> AMERICAN SYCAMORE	41	GOOD		SAVE
38 <i>Quercus velutina</i> BLACK OAK	35	GOOD		SAVE
39 <i>Fagus grandifolia</i> AMERICAN BEECH	34	GOOD		SAVE
40 <i>Liriodendron tulipifera</i> TULIP POPLAR	47	GOOD		SAVE
41 <i>Quercus falcata</i> SOUTHERN RED OAK	34	GOOD		SAVE
42 <i>Liriodendron tulipifera</i> TULIP POPLAR	36	GOOD		SAVE
43 <i>Liriodendron tulipifera</i> TULIP POPLAR	34	POOR	DAMAGED	SAVE
44 <i>Fagus grandifolia</i> AMERICAN BEECH	30	GOOD		SAVE

WOODLAND CONSERVATION AREA MANAGEMENT NOTES
Prepared by the Environmental Planning Section, Planning Department, M-NCPPC
Revised: 4/13/2003

Removal of Hazardous Trees or Hazardous Limbs by Developers or Builders

The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or parts thereof designated by the Department of Environmental Resources as dead, dying, or hazardous may be removed.

- A tree is considered hazardous if a condition is present which leads a Licensed Arborist or a Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property damage.
- If a hazardous condition may be alleviated by corrective pruning, the Licensed Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the ANSI A-300 Pruning Standards (A Tree, Shrub, and Other Woody Plant Maintenance - Standard Practices).
- Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the building or grading inspector if there is a valid grading or building permit for the subject lots or parcels on which the trees are located. Only after approval of the appropriate inspector may the tree be cut by chainsaw to near the existing ground level. The stump may not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
- Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed of by recycling, chipping or other acceptable methods. All debris that is more than 35 feet from the woodland edge shall be cut up to allow contact with the ground, thus encouraging decomposition. The smaller materials shall be placed into brush piles that will serve as wildlife habitat.

Removal of Hazardous Trees, Hazardous Limbs, Noxious Plants, Invasive Plants or Non-Native Plants in Woodland Conservation Areas Owned by Individual Homeowners

- If the developer or builder no longer has an interest in the property the home owner shall obtain a written statement from the Licensed Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. The tree may then be removed by the arborist or tree expert. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.
- The removal of noxious, invasive, and non-native plant species from the woodland conservation areas may be done with the use of hand-held equipment only such as pruners or a chain saw. These plants may be cut near the ground and the material less than two inches diameter may be removed from the area and disposed of appropriately. All material from these noxious, invasive, and non-native plants greater than two (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.
- The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.

Note: The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.

Protection of Reforestation and Afforestation Areas by Developers or Builders

- Reforestation and afforestation areas shall be planted prior to the occupancy of the nearest building or residence. 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 II 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 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 Environmental Planning Section.
- Reforestation areas shall not be moved, however, the management of competing vegetation around individual trees is acceptable.

Protection of Reforestation and Afforestation Areas by Individual Homeowners

- Reforestation fencing and signage shall remain in place in accordance with the approved Type II Tree Conservation Plan or until the trees have grown sufficiently to have crown closure.
- Reforestation areas shall not be moved, however, the management of competing vegetation around individual trees is acceptable.

Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

- A revised Tree Conservation Plan is required prior to clearing any woodland area which is not specifically identified to be cleared on the most recently approved Type II Tree Conservation (TCP) on file in the office of the M-NCPPC, Environmental Planning Section located on the 4th floor of the County Administration Building at 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772, phone 301-952-3650. Additional mitigation will be required for the clearing of all woodlands beyond that reflected on the approved plans. Although clearing may be allowed, it may be subject to additional replacement requirements, mitigation, and fees which must be reflected on TCP revisions approved by the M-NCPPC Environmental Planning Section.
- Homeowners or property owners may remove trees less than two (2) inches diameter, shrubs, and vines in woodland areas which are saved but not part of the Woodland Conservation requirements after all permits have been released for the subject property. This area may not be tilled or have other ground disturbances which would result in damage to the tree roots. Raking the leaves and overseeding with native grasses, native flowers or native ground covers is acceptable. Seeding with invasive grasses including any variety of Kentucky 31 fescue is not acceptable.

Woodland Conservation Worksheet
Prince George's County

Zone: O-S
Gross Tract: 17.48
Floodplain: 2.21
Previously Dedicated Land: 0.00
Net Tract (NTA): 15.27 0.00 0.00

Property Description or Subdivision Name: Swanson Estates - Lot 5 Only
Is this site subject to the 1990 Ordinance? N
Is this one (1) single family lot? (y/n) Y
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y/n) Y
Is this a Mitigation Bank? N
Break-even Point (preservation) = 9.06 acres
Clearing permitted w/o reforestation = 5.71 acres

Woodland Conservation Calculations:
Net Tract (NTA) (acres) 14.77
Floodplain Impacts (acres) 2.21
Existing Woodland (acres) 7.64
Woodland Conservation Threshold (NTA) = 50.00%
Smaller of a or b 7.64
Woodland above WCT 7.14
Woodland cleared 1.52 0.00 0.00
Smaller of d or e 1.52
Clearing above WCT (0.25 : 1) replacement requirement 0.38
Clearing below WCT (2:1 replacement requirement) 0.00
Afforestation Threshold (AFT) = 20.00%
Off-site Mitigation being provided on this property 0.00
Woodland Conservation Required 8.02

Woodland Conservation Provided: (acres)
Woodland Preservation 13.25
Afforestation / Reforestation 0.23
Area approved for fee-in-lieu 0.00 \$0.00
Credits for Off-site Mitigation on another property 0.00
Off-site Mitigation Afforestation provided on this property 0.00
Off-site Mitigation Preservation provided on this property 0.00
Total Woodland Conservation Provided 13.48

Area of woodland not cleared 13.25 acres
Woodland retained not part of requirements: 0.00 acres

Prepared by: *Greg Wilby* 8-5-11
Signed: *Greg Wilby* Date: 8-5-11
Revised 9/1/04

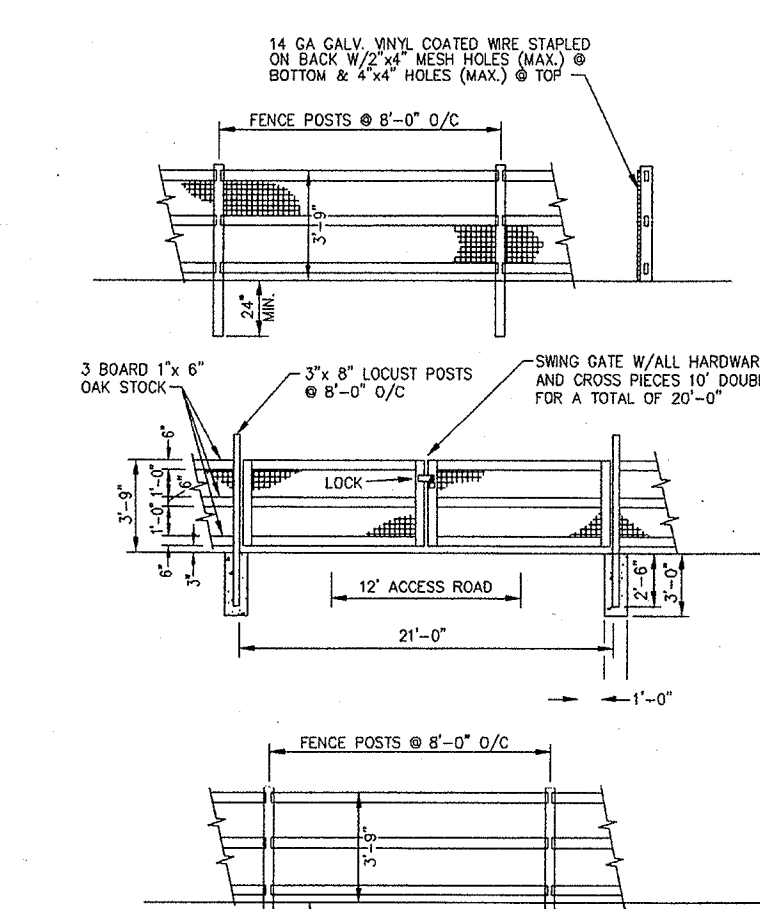
Standard Type II Tree Conservation Plan Notes

- 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 Department of Environmental Resources (DER) must be contacted 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 owners 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 (TPDs) shown on this Plan shall be flagged or staked in the field prior to the pre-construction meeting with the Sediment and Erosion Control Inspector from DER. Upon approval of the flagging or staked TPD locations by the Inspector, 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.
- Tree Protective Devices are not required for this Plan since an undisturbed 100 foot buffer of open land or a 50 foot forested buffer is being maintained between the Limit of Disturbance (LOD) and the Tree Save Area. If changes to the LOD impact the undisturbed buffers the DER Inspector shall be contacted to evaluate the change to determine if revision to the Tree Conservation Plan is necessary or if the installation of TPD's will be required.
- Since work on this project will be initiated in several phases all TPD's required for a given phase shall be installed prior to any disturbance within that phase of work.
- 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 issuance of the U & O for the 1st unit adjacent to the reforestation area.
- All tree planting for woodland replacement, reforestation or afforestation will be completed prior to issuance of building permits for Lots 1-9. Failure to establish the woodland replacement, reforestation or afforestation within the prescribed time frame will result in the forfeiture of the Reforestation Bond and/or a violation of this Plan including the associated \$1.50 per square foot penalty unless a written extension is approved by DER Inspector.
- The DER Inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
- Results of survival checks for all tree plantings shall be reported to the DER Inspector for that site.
- Prior to the issuance on any permits the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.

Greg Wilby
Chesapeake Custom Homes, LLC
6196 Oxon Hill Road, Suite 340
Oxon Hill, MD, 20745
(301) 567-1010

(TPD2)

PERMANENT FENCING FOR DESIGNATED INTERIOR PLANTING AREAS ONLY

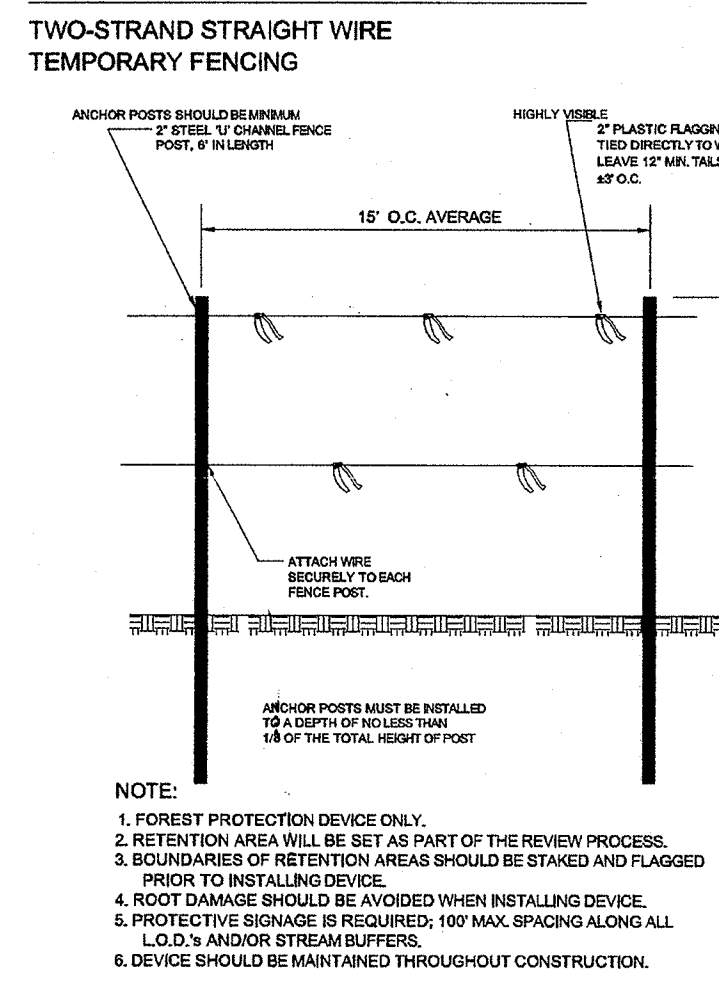


SPLIT RAIL FENCE DETAIL

- NOTE:
- FOREST PROTECTION DEVICE ONLY.
 - RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 - BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
 - ROOT DAMAGE SHOULD BE AVOIDED WHEN INSTALLING DEVICES.
 - PROTECTIVE SIGNAGE IS REQUIRED 100' MAX SPACING ALONG ALL LOD'S AND/OR STREAM BUFFERS.
 - DEVICES SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

(TPD3)

WIRE TREE PROTECTION FENCING



- NOTE:
- FOREST PROTECTION DEVICE ONLY.
 - RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 - BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
 - ROOT DAMAGE SHOULD BE AVOIDED WHEN INSTALLING DEVICES.
 - PROTECTIVE SIGNAGE IS REQUIRED 100' MAX SPACING ALONG ALL LOD'S AND/OR STREAM BUFFERS.
 - DEVICES SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

AFFORESTATION/REFORESTATION MANAGEMENT PLAN

- Year 1: Area is planted according to pre-approved plan. Survival check 3 times (March-April), (July-August), (October-November). Watering as needed. Control of undesirable vegetation as needed.
- Years 2-3: Reforestation planting if needed. Survival check twice annually (April-May), (September-October). Watering as needed. Control of undesirable vegetation as needed.
- Years 4-5: Reforestation 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. Condition Check Sheets should be to the client after each visit. We require a survival rate of 75 percent after 5 years. If adequate natural regeneration has occurred, it may be included in the final survival tally. Special return operations or recommendations will be conducted on an as needed basis. Perimeter fencing and signage will be removed after year 5 based on the date planned.

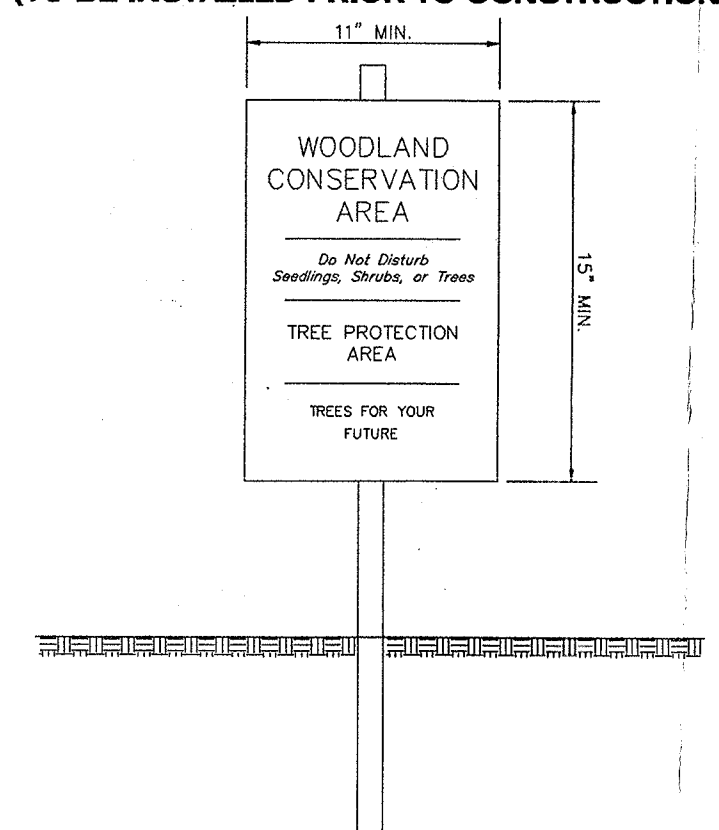
CONDITION CHECK SHEET

PROJECT NAME:		DATE:	
SPECIES	NUMBER FROM LAST CHECK	NUMBER FROM THIS CHECK	CONDITION

SPECIAL NOTES:

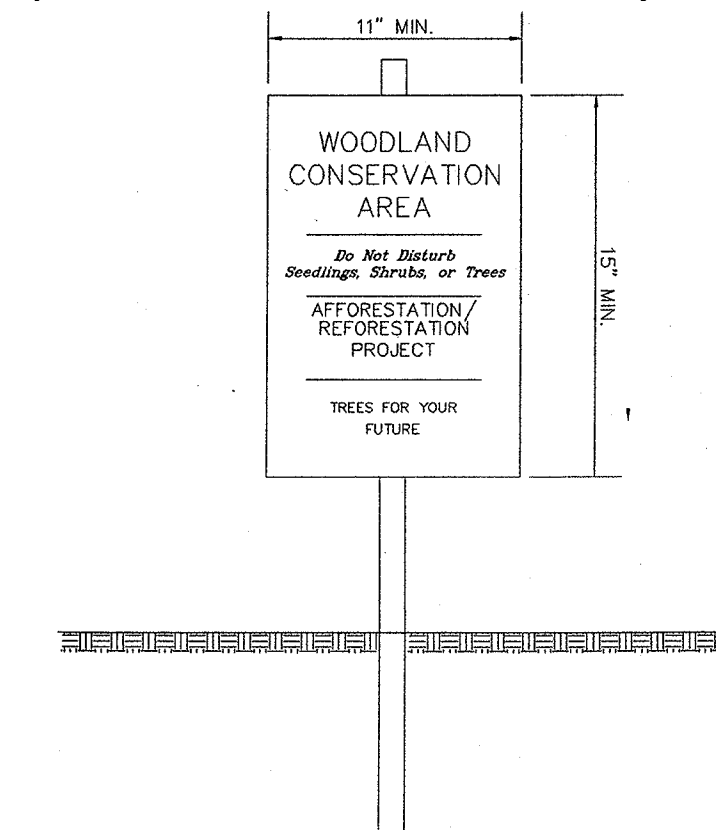
RECOMMENDATIONS:

SIGNAGE CONSERVATION AREAS (TO BE INSTALLED PRIOR TO CONSTRUCTION)



- ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
- SIGNS SHOULD BE PROPERLY MAINTAINED.
- AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR SIGNS.
- SIGNS SHOULD BE PLACED AT A MAX. INTERVAL OF 100' AND ONE PER LOT ALONG ALL LOD'S AND/OR STREAM BUFFERS IN AREAS OF FOREST CONSERVATION.

SIGNAGE FOREST PLANTING AREAS (TO BE INSTALLED PRIOR TO PLANTING)



- NOTE:
- ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 - SIGNS SHOULD BE PROPERLY MAINTAINED.
 - AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR SIGNS.
 - SIGNS SHOULD BE PLACED AT A MAX. INTERVAL OF 100' ALONG ALL LOD'S AND/OR STREAM BUFFERS IN AREAS OF REFORESTATION.

I hereby acknowledge that I have been advised of the restrictions established by this Tree Conservation Plan. I further acknowledge that cutting, clearing, or damaging trees or understory vegetation in the Woodland Conservation Area without a revision to this plan or written authorization from the M-NCPPC Environmental Planning Section or the Department of Environmental Resources will constitute a violation of the Woodland Conservation Ordinance. Hazardous trees may be pruned or removed after obtaining a written report from a Licensed Arborist or Licensed Tree Expert and providing a copy to the M-NCPPC Environmental Planning Section.

Greg Wilby *Greg Wilby* 8/26/11
Signed: Date:

CALL "MISS UTILITY"
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FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPH / 014 / 11

Approved by: *Greg Wilby* Date: 9/10/11

01	
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LANDSCAPE SPECIFICATIONS

- A. LANDSCAPE SPECIFICATIONS SHALL BE AS OUTLINED BELOW. ANY ITEM OR PROCEDURE NOT MENTIONED BELOW SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATION GUIDELINES PUBLISHED BY THE LANDSCAPE CONTRACTORS ASSOCIATION (LATEST EDITION).
- B. PLANT MATERIALS

THE LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL AND/OR DIG, BALL, BURLAP AND TRANSPLANT ALL OF THE PLANT MATERIALS CALLED FOR ON THE DRAWINGS AND/OR LISTED IN THE PLANT SCHEDULE.

1. PLANT NAMES
- ALL PLANT MATERIALS SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (HEREAFTER REFERRED TO AS AAN STANDARDS). ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, SHALL HAVE A NORMAL HABIT OF GROWTH, AND SHALL BE FIRST QUALITY, SOUND, VIGOROUS, WELL-BRANCHED AND WITH HEALTHY, WELL-FURNISHED ROOT SYSTEMS. THEY SHALL BE FREE OF DISEASE, INSECT PESTS AND MECHANICAL INJURIES.
- (A) ALL PLANTS SHALL BE NURSERY GROWN AND SHALL HAVE BEEN GROWN UNDER THE SAME CLIMATE CONDITIONS AS THE LOCATION OF THIS PROJECT FOR AT LEAST TWO YEARS BEFORE PLANTING. NEITHER HEELED-IN PLANTS NOR PLANTS FROM COLD STORAGE WILL BE ACCEPTED.
- (B) COLLECTED PLANTS OR TRANSPLANTED TREES MAY BE CALLED FOR BY THE LANDSCAPE ARCHITECT AND USED, PROVIDED, HOWEVER, THAT LOCATIONS AND SOIL CONDITIONS WILL PERMIT PROPER BALLING.
3. PLANT MEASUREMENTS
- ALL PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED IN THE PLANT SCHEDULE.
- (A) CALIPER MEASUREMENTS SHALL BE TAKEN SIX INCHES (6") ABOVE GRADE FOR TREES UNDER FOUR-INCH (4") CALIPER AND TWELVE INCHES (12") ABOVE GRADE FOR TREES FOUR INCHES (4") IN CALIPER AND OVER.
- (B) MINIMUM BRANCHING HEIGHT FOR ALL SHADE TREES SHALL BE SIX FEET (6').
- (C) MINIMUM SIZE FOR PLANTING SHADE TREES SHALL 2-1/2"- 3" CALIPER, 12'-14' IN HEIGHT.
- (D) MINIMUM SIZE FOR PLANTING MINOR SHADE TREES SHALL BE 2-1/2"-3" IN CALIPER, 8'-10' IN HEIGHT.
- (E) MINIMUM SIZE FOR PLANTING ORNAMENTAL TREES SHALL BE 1-1/2"-1-3/4" CALIPER, 7-9' HEIGHT.
- (F) MINIMUM SIZE FOR PLANTING EVERGREEN TREES SHALL BE 6-8" HEIGHT.
- (G) CALIPER, HEIGHT, SPREAD AND SIZE OF BALL SHALL BE GENERALLY AS FOLLOWS:

CALIPER	HEIGHT	SPREAD
2-2-1/2"	12'-14'	6'-8'
2-1/2"-3"	12'-14'	6'-8'
3"-3-1/2"	14'-16'	6'-8'
3-12"-4"	14'-16'	6'-10'
4"-4-1/2"	16'-18'	8'-10'
4-1/2"-5"	16'-18'	10'-12'
5"-5-1/2"	18'-20'	10'-12'
5-1/2"-6"	18'-20'	12'-14'

ALL PLANT MATERIAL SHALL GENERALLY AVERAGE THE MEDIAN FOR THE SIZE RANGES INDICATED ABOVE AND AS INDICATED IN THE "AAN STANDARDS."

- (H) MINIMUM SIZE FOR PLANTING SHRUBS SHALL BE, IN GENERAL, 18"-24" IN HEIGHT OR SPREAD, AS APPROPRIATE, EXCEPT THAT A LARGER SIZE MAY BE REQUIRED WHEN DEEMED APPROPRIATE BY THE PLANNING DIRECTOR OR DESIGNEE IN THE CASE OF PARTICULAR SPECIES OR PLANTING SITUATIONS.

- C. PLANTING METHODS
- ALL PROPOSED PLANT MATERIAL THAT MEETS THE SPECIFICATIONS IN SECTION B ABOVE ARE TO BE PLANTED IN ACCORDANCE WITH THE FOLLOWING PLANTING METHODS DURING THE PROPER SEASONS AS DESCRIBED BELOW.

1. PLANTING SEASONS
- A PROFESSIONAL HORTICULTURIST/NURSERYMAN SHALL BE CONSULTED TO DETERMINE THE PROPER TIME, BASED ON PLANT SPECIES AND WEATHER CONDITIONS, TO MOVE AND INSTALL PARTICULAR PLANT MATERIAL TO MINIMIZE STRESS TO THE PLANT. PLANTING OF DECIDUOUS MATERIAL MAY BE CONTINUED DURING THE WINTER MONTHS PROVIDED THERE IS NO FROST IN THE GROUND AND FROST-FREE TOP SOIL PLANTING MIXTURES ARE USED.
2. DIGGING
- ALL PLANT MATERIAL SHALL BE DUG, BALLED AND BURLAPPED (B+B) OR BARE ROOT IN ACCORDANCE WITH THE "AAN STANDARDS."
3. EXCAVATION OF PLANT PITS
- THE LANDSCAPE CONTRACTOR SHALL EXCAVATE ALL PLANT PITS, VINE PITS, HEDGE TRENCHES AND SHRUB BEDS AS FOLLOWS:
- (A) ALL PITS SHALL BE GENERALLY CIRCULAR IN OUTLINE, WITH VERTICAL SIDES. THE TREE PIT SHALL BE DEEP ENOUGH TO ALLOW 1/3 OF THE BALL TO BE ABOVE THE EXISTING GRADE. PLANTS SHALL REST ON UNDISTURBED EXISTING SOIL OR WELL COMPACTED BACKFILL. THE TREE PIT MUST BE A MINIMUM OF NINE (9) INCHES LARGER ON EVERY SIDE THAN THE BALL OF THE TREE.
- (B) IF AREAS ARE DESIGNATED AS SHRUB BEDS OR HEDGE TRENCHES, THEY SHALL BE CULTIVATED TO AT LEAST 18" DEPTH MINIMUM. AREAS DESIGNATED FOR GROUND COVERS AND VINES SHALL BE CULTIVATED TO AT LEAST 12" IN DEPTH MINIMUM.
4. STAKING, GUYING AND WRAPPING
- SEE THE LANDSCAPE SPECIFICATION GUIDELINES.
5. PLANT PRUNING, EDGING AND MULCHING
- (A) EACH TREE, SHRUB OR VINE SHALL BE PRUNED IN AN APPROPRIATE MANNER TO ITS PARTICULAR REQUIREMENTS, IN ACCORDANCE WITH ACCEPTED STANDARD PRACTICE. BROKEN OR BRUISED BRANCHES SHALL BE REMOVED WITH CLEAN CUTS MADE ON AN ANGLE FROM THE BARK RIDGE TO THE BRANCH COLLAR, NO FLUSH CUTS, TO MINIMIZE THE AREA CUT. ALL CUTS SHALL BE MADE WITH SHARP TOOLS. TRIM ALL EDGES SMOOTH. NO TREE WOUND DRESSINGS SHALL BE APPLIED.
- (B) ALL TRENCHES AND SHRUB BEDS SHALL BE EDGED AND CULTIVATED TO THE LINES SHOWN ON THE DRAWING. THE AREAS AROUND ISOLATED PLANTS SHALL BE EDGED AND CULTIVATED TO THE FULL DIAMETER OF THE PIT. SOD WHICH HAS BEEN REMOVED AND STACKED SHALL BE USED TO TRIM THE EDGES OF ALL EXCAVATED AREAS TO THE NEAT LINES OF THE PLANT PIT SAUCERS, THE EDGES OF SHRUB AREAS, HEDGE TRENCHES AND VINE POCKETS.
- (C) AFTER CULTIVATION, ALL PLANT MATERIALS SHALL BE MULCHED WITH A 2"-3" LAYER OF TAN BARK, PEAT MOSS, OR ANOTHER APPROVED MATERIAL OVER THE ENTIRE AREA OF THE BED OR SAUCER.

- D. SEEDING AND SODDING
- ALL SEEDING AND SODDING SHALL BE AS PER "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN URBANIZING AREAS" AS PUBLISHED BY THE MARYLAND DEPARTMENT OF NATURAL RESOURCES.

- E. BIORETENTION PLANTING AREAS
- ALL PLANTS AND LANDSCAPE WORK IN THE BIORETENTION AREAS, AS NOTED ON THE PLAN, SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE GUIDELINES SET FORTH IN THE PRINCE GEORGE'S COUNTY "DESIGN MANUAL FOR USE OF BIORETENTION IN STORMWATER MANAGEMENT."

- F. WARRANTY
1. WARRANTY TREES, SHRUBS, PLANTS, AND ALL LAWN AREAS FOR A PERIOD OF ONE YEAR AFTER DATE OF WRITTEN ACCEPTANCE BY THE OWNER, AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING IN NEGLIGENCE BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS BEYOND THE INSTALLER'S CONTROL.
2. REMOVE AND REPLACE TREES, SHRUBS, PLANTS, AND LAWN AREAS FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING WARRANTY PERIOD. MAKE REPLACEMENTS DURING GROWTH SEASON FOLLOWING THE END OF WARRANTY PERIOD. REPLACE ANY PLANTS WHICH ARE IN DOUBTFUL CONDITION AT THE END OF WARRANTY PERIOD; UNLESS IN OPINION OF OWNER, IT IS ADVISABLE TO EXTEND WARRANTY PERIOD LIKE A FULL GROWING SEASON.
3. WARRANTY BIORETENTION PLANTING AND LANDSCAPE WORK AS PER THE GUIDELINES SET FORTH IN THE PRINCE GEORGE'S COUNTY "DESIGN MANUAL FOR USE OF BIORETENTION IN STORMWATER MANAGEMENT."

AFFORESTATION REQUIREMENTS
1000 SEEDLINGS PER ACRE

1 SHRUB = 1 SEEDLING
1/2" CALIPER = 1 SEEDLING
1" CALIPER = 2 SEEDLINGS
2" CALIPER = 4 SEEDLINGS
2 1/2" CALIPER = 6 SEEDLINGS
3" CALIPER = 8 SEEDLINGS
4" CALIPER = 10 SEEDLINGS
5" CALIPER = 12 SEEDLINGS
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