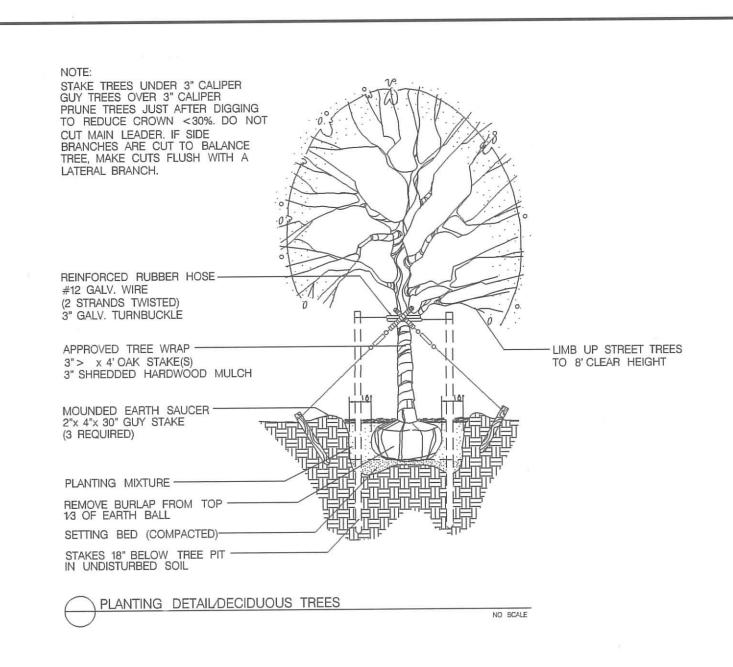
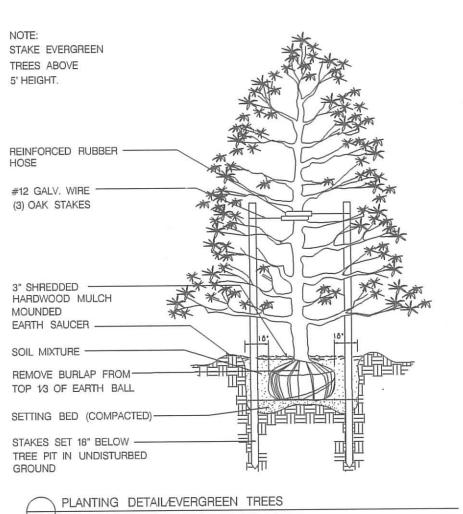
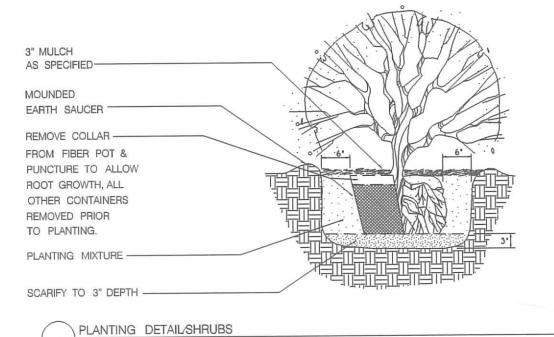


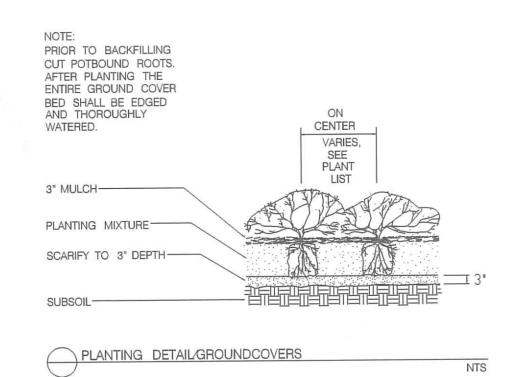
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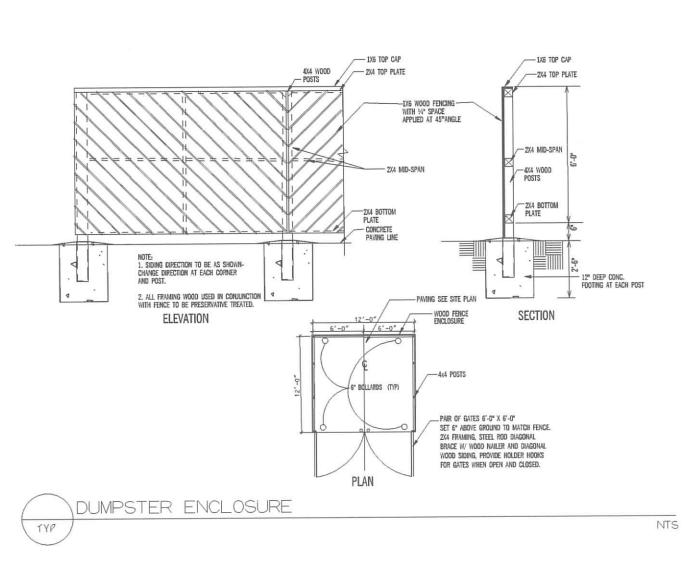


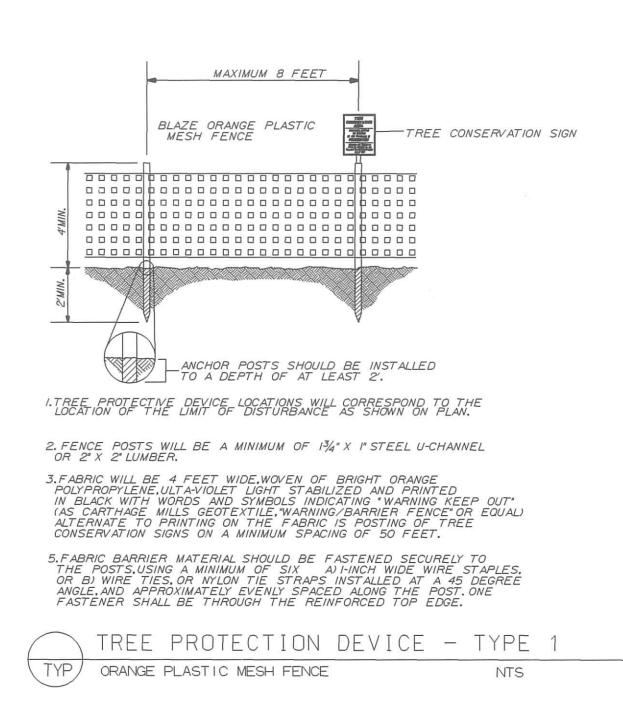


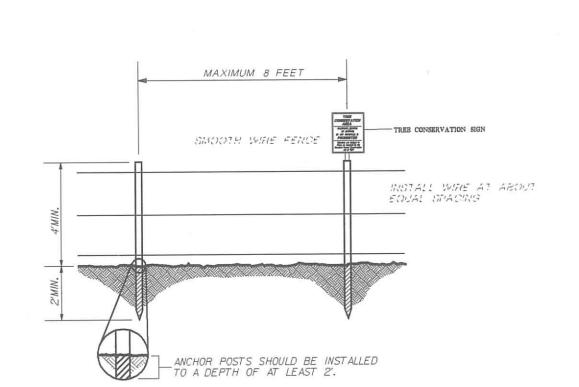
NOTE: SHRUB SHALL BEAR THE SAME RELATION TO FINISH GRADE AS IT DID TO ITS NURSERY FIELD GROWN GRADE.





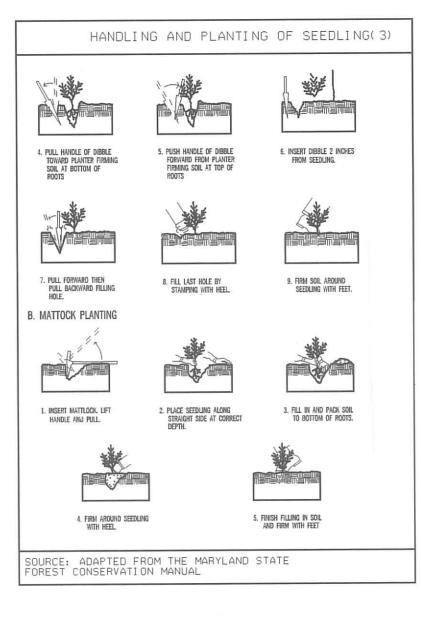


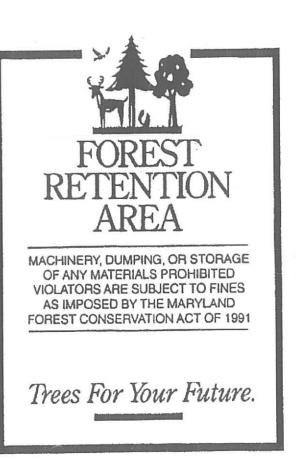




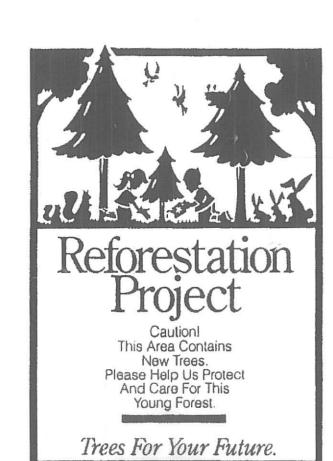
I.TREE PROTECTIVE DEVICE LOCATIONS WILL CORRESPOND TO THE LOCATIONS SHOWN ON THIS TREE CONSERVATION PLAN. 2. FENCE POSTS WIIL BE A MINIMUM OF 13/4" X 1" STEEL U-CHANNEL, SPACED NO MORE THAN 8 FEET APART. POSTS WILL BE INSTALLED AT LEAST 2 FEET DEEP. 3.SMOOTH WIRE SHOULD BE EVENLY SPACED ALONG THE HEIGHT OF THE POSTS.AND FASTENED SECURELY TO THE POSTS.MINIMUM ACCEPTABLE WIRE IS "LIGHT GUAGE, CLASS ", GALVANIZED. 4.TREE CONSERVATION AREA SIGNS WILL BE SECUREY ATTACHED TO AT LEAST EVERY FIFTH POST. 5.SEDIMENT AND EROSION CONTROL MEASURES WILL COMPLY WITH THE SEDIMENT CONTROL PLAN AS APPROVED BY THE PRINCE GEORGE'S COUNTY SOIL CONSERVATION DISTRICT, AND MAY INCLUDE COMBINATIONS OF SEDIMENT CONTROL FENCING WITH TREE CONSERVATION AREA PROTECTIVE DEVICE FENCING, IF SO 6.TREE PROTECTIVE DEVICES WILL BE ERECTED IMMEDIATELY AFTER TREE AND SHRUB PLANTING IS COMPLETED, AND REMOVED AFTER THE FINAL (5 YEAR) SURVIVAL CHECK, THE CONTRACTOR WILL ADVISE THE OWNER IN WRITING WHEN THIS WORK IS COMPLETED, SEDIMENT AND EROSION CONTROL MEASURES WILL COMPLY WITH THE SEDIMENT CONTROL PLAN AS APPROVED BY THE PRINCE GEORGE'S COUNTY SOIL CONSERVATION DISTRICT, AND MAY INCLUDE COMBINATIONS OF SEDIMENT CONTROL FENCING WITH TREE CONSERVATION AREA PROTECTIVE DEVICE FENCING,

PERMANENT TREE PROTECTION DEVICE - TYPE 2 TYP/ SMOOTH WIRE FENCE

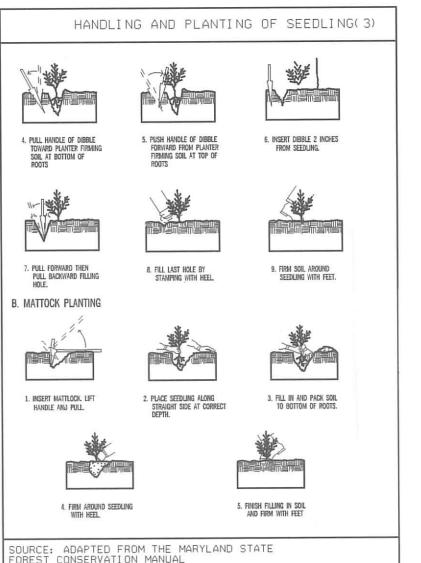


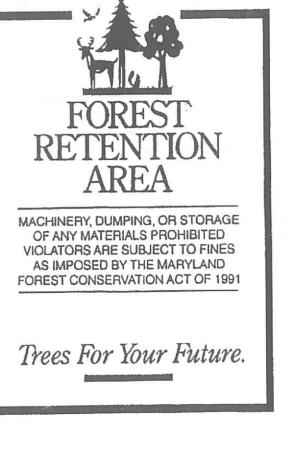


FOREST RETENTION AREA SIGN I. SIGNS TO BE PLASTIC. 2. SIGNS TO BE MOUNTED TO POSTS OR STAKES WHICH SUPPORT THE TREE PROTECTION DEVICE ORANGE PLASTIC MESH FENCE.



REFORESTATION PROJECT SIGN 2. SIGNS TO BE SPACED APPROXIMATELY EVERY 50 FEET AROUND PERIMETER OF WOODLAND CONSERVATION AREA 3. SIGNS TO BE WIRE MOUNTED TO FENCE POSTS FOR THE PERMANENT TREE PROTECTION DEVICE - TYPE 2





\_\_25\_\_ SHRUBS [1] LANDSCAPE MANUAL SCHEDULE SECTION 4.7 BUFFERYARD PLANTING 1. USE CATEGORY OF PROPOSED DEVELOPMENT: CONTRACTOR'S OFFICE (NO OUTSIDE STORAGE) 2. IMPACT OF PROPOSED DEVELOPMENT: LOW

3. USE CATEGORY OF ADJOINING DEVELOPMENT: COMMERCIAL & PROFESSIONAL OFFICE 4. IMPACT OF ADJOINING DEVELOPMENT: MEDIUM 5. MINIMUM REQUIRED BUFFERYARD: B MINIMUM BUILDING SETBACK: 30' 7. MINIMUM WIDTH OF LANDSCAPED YARD: 20' (10' provided on-site) \* 8. LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE: 104' 9. PERCENTAGE OF REQUIRED BUFFERYARD OCCUPIED BY EXISTING WOODLANDS: 0% FENCE OR BERM EMPLOYED IN BUFFERYARD: NO 11. TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP: 104/100X80=84 P.U. SHADE TREES PROVIDED: 4 (40 P.U.)

EXISTING SHADE TREES PROVIDED: 4 (40 P.U.) SHRUBS PROVIDED: 28 (28 P.U.) 13. TOTAL NUMBER OF PLANT UNITS PROVIDED IN BUFFER STRIP: 108 \* Half of required bufferyard provided on adjacent property.

LANDSCAPE MANUAL SCHEDULE BUFFERYARD PLANTING USE CATEGORY OF PROPOSED DEVELOPMENT: CONTRACTOR'S OFFICE (NO OUTSIDE STORAGE) 2. IMPACT OF PROPOSED DEVELOPMENT: LOW 3. USE CATEGORY OF ADJOINING DEVELOPMENT: POST OFFICE 4. IMPACT OF ADJOINING DEVELOPMENT: MEDIUM 5. MINIMUM REQUIRED BUFFERYARD: A 6. MINIMUM BUILDING SETBACK: 20' 7. MINIMUM WIDTH OF LANDSCAPED YARD: 10' 8. LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE: 60' 9. PERCENTAGE OF REQUIRED BUFFERYARD OCCUPIED BY EXISTING WOODLANDS: 0% 10. FENCE OR BERM EMPLOYED IN BUFFERYARD: NO 11. TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP: 60/100=0.6X=24 P.U. 12. SHADE TREES PROVIDED: ONSITE REFORESTATION PROVIDED PROPOSED TREES PROVIDED: 2 (10 P.U.) EXISTING TREES PROVEDED: 1 (10 P.U.)

13. TOTAL NUMBER OF PLANT UNITS PROVIDED IN BUFFER STRIP: 30 P.U.

F3 LANDSCAPE MANUAL SCHEDULE
BUFFERYARD PLANTING SECTION 4.7 1. USE CATEGORY OF PROPOSED DEVELOPMENT: CONTRACTOR'S OFFICE (NO OUTSIDE STORAGE) 2. IMPACT OF PROPOSED DEVELOPMENT: LOW 3. USE CATEGORY OF ADJOINING DEVELOPMENT: CONVENIENCE STORE 4. IMPACT OF ADJOINING DEVELOPMENT: HIGH 5. MINIMUM REQUIRED BUFFERYARD: C 6. MINIMUM BUILDING SETBACK: 40' 7. MINIMUM WIDTH OF LANDSCAPED YARD: 30' 9. PERCENTAGE OF REQUIRED BUFFERYARD OCCUPIED BY EXISTING WOODLANDS: 0% 10. FENCE OR BERM EMPLOYED IN BUFFERYARD: NO 11. TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP: 73.5/100X120=88.2 P.U. 12. SHADE TREES PROVIDED: ONSITE REFORESTATION PROVIDED SHRUBS PROVIDED: ONSITE REFORESTATION PROVIDED SHADE TREES PROVIDED: 9 (90 P.U.)

13. TOTAL NUMBER OF PLANT UNITS PROVIDED IN BUFFER STRIP: 90 P.U.

LANDSCAPE MANUAL SCHEDULE COMMERCIAL AND INDUSTRIAL LANDSCAPED STRIP LINEAR FEET OF STREET FRONTAGE, NOT INCLUDING PARKING LOTS AND DRIVEWAY ENTRANCES: 130' 2. OPTION SELECTED: 1 3. NUMBER OF PLANTS REQUIRED: 4 SHADE TREES \_40\_\_ SHRUBS 4. NUMBER OF PLANTS PROVIDED: 0 SHADE TREES O ORNAMENTAL TREES

16 EVERGREEN TREES (=4 SHADE & 40 SHRUBS)

LANDSCAPE MANUAL SCHEDULE PARKING LOT LANDSCAPE STRIP 1. LINEAR FEET OF STREET FRONTAGE OF PARKING LOT: 320' 2. OPTION SELECTED: 1 3. NUMBER OF PLANTS REQUIRED: 10 SHADE TREES 100 SHRUBS 4. NUMBER OF PLANTS PROVIDED: 0 SHADE TREES O ORNAMENTAL TREES 40 EVERGREEN TREES (=10 SHADE TREES \_0 SHRUBS &100 SHRUBS)

\_\_O\_\_ SHRUBS

LANDSCAPE MANUAL SCHEDULE COMMERCIAL AND INDUSTRIAL LANDSCAPED STRIP LINEAR FEET OF STREET FRONTAGE, NOT INCLUDING PARKING LOTS AND DRIVEWAY ENTRANCES: 14. 2. OPTION SELECTED: 1 3. NUMBER OF PLANTS REQUIRED: 5 SHADE TREES \_\_\_50\_ SHRUBS 4. NUMBER OF PLANTS PROVIDED: \_\_\_O\_\_ SHADE TREES O ORNAMENTAL TREES 20 EVERGREEN TREES (=5 SHADE TREES

LANDSCAPE MANUAL SCHEDULE 1. USE CATEGORY OF PROPOSED DEVELOPMENT: CONTRACTOR'S OFFICE (NO OUTSIDE STORAGE) 2. IMPACT OF PROPOSED DEVELOPMENT: LOW 3. USE CATEGORY OF ADJOINING DEVELOPMENT: RAILROAD 4. IMPACT OF ADJOINING DEVELOPMENT: HIGH 5. MINIMUM REQUIRED BUFFERYARD: C 6.MINIMUM BUILDING SETBACK: 40' 7. MINIMUM WIDTH OF LANDSCAPED YARD: 30' 8. LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE: 110' 9. PERCENTAGE OF REQUIRED BUFFERYARD OCCUPIED BY EXISTING WOODLANDS: 0

\_\_O\_ SHRUBS & 50 SHRUBS)

10. FENCE OR BERM EMPLOYED IN BUFFERYARD: NO 11. TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP: 110/100=1.1X120=132PU 12. SHADE TREES PROVIDED: 7 (70.P.U.) EVERGREEN TREES PROVIDED: 13 (65 P.U.) 13. TOTAL NUMBER OF PLANT UNITS PROVIDED IN BUFFER STRIP: 135

LANDSCAPE MANUAL SCHEDULE COMMERCIAL AND INDUSTRIAL LANDSCAPED STRIP SECTION 4.2 NOT INCLUDING PARKING LOTS AND DRIVEWAY ENTRANCES: 185' 2. OPTION SELECTED: 1 3. NUMBER OF PLANTS REQUIRED: 5 SHADE TREES \_\_50\_ SHRUBS 4. NUMBER OF PLANTS PROVIDED: 6 SHADE TREES

\_\_\_\_\_ ORNAMENTAL TREES LANDSCAPE MANUAL SCHEDULE 8 EVERGREEN TREES LANDSCAPE MANUAL IS NOT APPLICABLE BECAUSE BOTH LOTS HAVE THE

> LANDSCAPE MANUAL SCHEDULE -PARKING AREA INTERIOR PLANTING 1. AREA OF PARKING COMPOUND: 19,822 SF 2. INTERIOR PLANTING AREA REQUIRED: 5% (991 SF) 3. INTERIOR PLANTING AREA PROVIDED: 1303 SF 4. NUMBER OF SHADE TREES REQUIRED: 5 5. NUMBER OF SHADE TREES PROVIDED: 5 LANDSCAPE MANUAL SCHEDULE -PARKING AREA INTERIOR PLANTING

LANDSCAPE MANUAL SCHEDULE

2. IMPACT OF PROPOSED DEVELOPMENT: LOW

4. IMPACT OF ADJOINING DEVELOPMENT: HIGH

7. MINIMUM WIDTH OF LANDSCAPED YARD: 30'

10. FENCE OR BERM EMPLOYED IN BUFFERYARD: NO

48/100 X 120 = 58 P.U./50%=29 P.U.

12. SHADE TREES PROVIDED: 3 (30 P.U.)

LANDSCAPE MANUAL SCHEDULE

2. IMPACT OF PROPOSED DEVELOPMENT: LOW

4. IMPACT OF ADJOINING DEVELOPMENT: HIGH

7. MINIMUM WIDTH OF LANDSCAPED YARD: 30'

10. FENCE OF BERM EMPLOYED IN BUFFERYARD: NO

NUMBER OF SHADE TREES PROVIDED: 3 (30 P.U.)

5. MINIMUM REQUIRED BUFFERYARD: C

6. MINIMUM BUILDING SETBACK: 40'

LANDSCAPE MANUAL SCHEDULE

2. IMPACT OF PROPOSED DEVELOPMENT: LOW

4. IMPACT OF ADJOINING DEVELOPMENT: HIGH

10. FENCE OF BERM EMPLOYED IN BUFFERYARD: NO

12. NUMBER OF SHADE TREES PROVIDED: 13 (130 P.U.)

 $243.6 \text{ P.U. } \times 50\% = 121.8 \text{ P.U.}$ 

5. MINIMUM REQUIRED BUFFERYARD: C\*

BUFFERYARD PLANTING

(F5) LANDSCAPE MANUAL SCHE

5. MINIMUM REQUIRED BUFFERYARD: C

6. MINIMUM BUILDING SETBACK: 40'

1. USE CATEGORY OF PROPOSED DEVELOPMENT: CONTRACTOR'S OFFICE (NO OUTSIDE STORAGE)

3. USE CATEGORY OF ADJOINING DEVELOPMENT: GAS STATION/ CONVENIENCE STORE

8. LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE: 40'

11. TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP:

SHADE TREES PROVIDED: ONSITE REFORESTATION PROVIDED

13. TOTAL NUMBER OF PLANT UNITS PROVIDED IN BUFFER STRIP: 30 P.U.

1. USE CATEGORY OF PROPOSED DEVELOPMENT: CONTRACTOR'S OFFICE

8. LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE: 45'

9. PERCENTAGE OF REQUIRED BUFFERYARD OCCUPIED BY EXISTING WOODLAND: 0%

11. TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP: 45/100 X 120 = 54

12. NUMBER OF SHADE TREES PROVIDED: ONSITE REFORESTATION PROVIDED

13. TOTAL NUMBER OF PLANT UNITS PROVIDED IN BUFFER STRIP: 30 P.U.

USE CATEGORY OF PROPOSED DEVELOPMENT: CONTRACTOR'S OFFICE

6. MINIMUM BUILDING SETBACK: 40' \* (30' PROVIDED ON ADJ. PROPERTY)

8. LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE: 203'

13. TOTAL NUMBER OF PLANT UNITS PROVIDED IN BUFFER STRIP: 130 P.U.

\*A PORTION OF REQUIRED BUFFERYARD PROVIDED ON ADJ. PROPERTY

ALTERNATIVE COMPLIANCE AS BEEN REQUESTED FOR THIS BUFFER.

3. USE CATEGORY OF ADJOINING DEVELOPMENT: GAS STATION/CONVENIENCE STORE

7. MINIMUM WIDTH OF LANDSCAPED YARD: 30' \* (20' PROVIDED ON ADJ. PROPERTY)

9. PERCENTAGE OF REQUIRED BUFFERYARD OCCUPIED BY EXISTING WOODLAND: 0%

11. TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP: 203/100 X 120 = 243.6

3. USE CATEGORY OF ADJOINING DEVELOPMENT: GAS STATION/CONVENIENCE STORE

9. PERCENTAGE OF REQUIRED BUFFERYARD OCCUPIED BY EXISTING WOODLANDS: 50%

BUFFERYARD PLANTING

1. AREA OF PARKING COMPOUND: 25,191 SF 2. INTERIOR PLANTING AREA REQUIRED: 5% (1260 SF) 3. INTERIOR PLANTING AREA PROVIDED: 1383 SF 4. NUMBER OF SHADE TREES REQUIRED: 5 5. NUMBER OF SHADE TREES PROVIDED: 5

LANDSCAPE MANUAL SCHEDULE PERIMETER AREA 1. LINEAR FEET OF PARKING LOT PERIMETER ADJACENT TO PROPERTY LINE: 80 LF 2. NUMBER OF PLANTS REQUIRED BETWEEN PARKING LOT AND PROPERTY LINE 2 SHADE TREES 20 SHRUBS

3. NUMBER OF PLANTS PROVIDED BETWEEN PARKING LOT AND PROPERTY LINE: 4 SHADE TREES 3 EVERGREENS

SPECIFICATIONS FOR PLANTING

Plant Identification: All plants shall be properly marked for identification.

List of Plant Material The Contractor will verify the plant quantities prior to bidding and any discrepancies shall be brought to the attention of the Landscape Architect. The Contractor shall furnish and plant all plants required to complete the work shown

on the drawings. Substitution shall not be made without the written approval of the Landscape Architect. This Contract will be based on the bidder having verified prior to bidding, the availability of the required plant material as specified on the Plant Materials List.

Plant Quality

All shrubs shall be dense, heavy to the ground, and well grown, showing evidence of having been sheared regularly, and shall be sound, free of plant disease or insect eggs and shall have a healthy normal root system. Plants shall be freshly dug and not heeled—in stock from cold storage. All plants shall be nursery grown (except as noted below). Plants shall not be pruned prior to delivery. The shape of the plant shall in general conform to its natural growth proportions unless otherwise specified. Trees shall conform to the branching, caliber, and height specifications of the American Association of Nurserymen, and shall have a well-shaped, heavy branch structure for the species. Evergreen trees are to have an internode no greater than 18" and shall be uniformly well shaped. All plant sizes shall average at least the middle of the range given in the plant list.

Solid mix will be 2/3 existing soil, 1/3 leafmold or equal organic material. thoroughly mixed and homogenized.

Holes for all plants shall be 18" larger in diameter than size of ball or container and shall have vertical sides. Hedges shall be planted in a trench 12" wider; beds for mass planting shall be entirely rototilled to a depth of 8" and shall be 18" beyond the average outside edge of plant balls.

Backfilling shall be done with soil mix, reasonably free of stones, subsoil, clay lumps, stumps, roots, weeds, bermuda grass, litter, toxic substances, or any other material which may be harmful to plant growth, or hinder grading, planting, or maintenance operations. Should any unforeseen or unsuitable planting conditions arise, such as faulty soil drainage or chemical residues, they should be called to the attention of the Landscape Architect and Owner for adjustment before planting. The plant shall be set plumb and straight, and shall be staked at the time of planting. Backfill shall be well worked about the roots and settled by watering. Plants will be planted higher than surrounding grade. Shrubs will be 1" higher and trees will be 3" higher.

All trenches and shrub beds shall be cultivated, edged and mulched to a depth of 3" with fine shredded hardwood bark. The area around isolated plants shall be mulched to at least a 6" greater diameter than that of the hole. Plant beds adjacent to buildings shall be mulched to the building wall.

The Contractor shall be responsible during the contract and up to the time of acceptance, for keeping the planting and work incidental thereto in good conditions, by replanting, plant replacement, watering, weeding, cultivating, pruning and spraying, restaking and cleaning up and by performing all other necessary operations of care for promotion of good plant growth so that all work is in satisfactory condition at time of acceptance, at no additional cost to the

Fertilizer

Fertilizer shall be a slow release type contained in polyethylene perforated bags with micropore holes for controlled feeding such as Easy Grow as manufactured by Specialty Fertilizer. Inc., Box 355, Suffern, New York 10901 or approved equal. The bags shall contain 1 ounce of soluble fertilizer analysis 16-18-18 per units to last for three years and shall be applied during planting as recommended by the manufacturer. If fertilizer packets are not used the Contractor shall apply granular fertilizer to the soil mix with 10-6-4 analysis at the following rates: Tree Pits. 2-3 lbs. per caliper inch; Shrub Beds, 3-5 lbs. per 100 square foot; Ground cover, 2-3 lbs. per 100 square foot.

Ground Cover

All areas of ground cover shall be rototilled to a depth of 6". Apply 2" of organic material and rototill until thoroughly mixed. Apply fertilizer as stated

Guarantee and Replacement

All materials shall be unconditionally guaranteed for one year. The Contractor is not responsible for losses or damages caused by mechanical injury or vandalism. Guarantee shall cover both labor and materials. Earth saucers and stakes and guys shall be removed and trees and shrubs mulched to 3" maximum depth with shredded bark just prior to expiration of the one-year guarantee. The owner shall be notified in writing when this work is to occur.

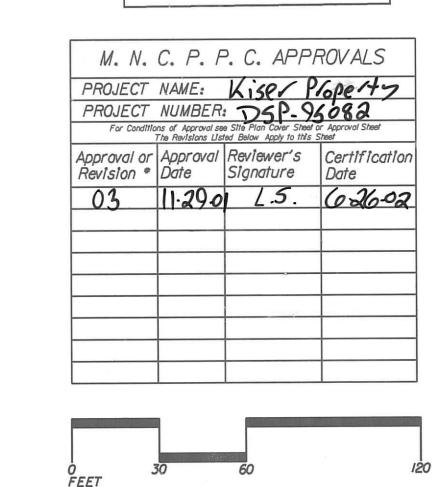
Plant Spacing

Plant spacing is generally to scale on plan. No plants except viney ground covers or espaliered material shall be closer than 30" to building, walks or curbs.

FOR EXISTING TREES TO BE SAVED SEE TREE PROTECTION FENCE DETAIL ON TREE CONSERVATION PLAN TYPE 2

> M-NCP-PC Prince George's County Planning Department Natural Resources Division **APPROVAL** TREE CONSERVATION PLAN

This TOPIL includes Parcels "A", "D" CALL "MISS UTILITY" ELEPHONE 1-800-257-7777 FOR UTILITY LOCATIONS AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION



SCALE: 1"=30"

LANDSCAPE, LIGHTING, & TCP II PLAN

KISER PROPERTY 14 th ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND

GH/MJW 1"= 30' DESIGN GH/MJW DRAWN **GJR** 

DATE BY REVISION 5-16-02 JRS Issued for certification. 5-29-02 Revised per AC comments and certification



ENGINEERING-PLANNING-EARTH SCIENCES-SURVEYING GREENHORNE & O'MARA, INC. 9001EDMONSTON ROAD, GREENBELT, MARYLAND 20770

(301) 982-2800 © Latest Date Hereon ANNAPOLIS, MD-ATLANTA, GA-TAMPA, FL-DENVER, CO-FAIRFAX, VA-WEST PALM BEACH, FL ROCKVILLE, MD-RALEIGH, NC-FREDERICKSBURG, VA-MECHANICSBURG, PA- ST. PETERSBURG, FL