

GENERAL NOTES

- SUBDIVISION NAME: ST. JAMES PROPERTY
- EXISTING ZONING: V-M (VILLAGE MEDIUM) DEVEL PER CB-11-2000 AS R-A
- PROPOSED DEVELOPMENT: 182 SINGLE FAMILY DETACHED, LOTS
- MASTER PLAN AREA: SUBREGION V STUDY AREA, PLANNING AREA 84
- POLICY ANALYSIS ZONE: RA 273E04; RE 273C04
- TAX MAP: PG Co. #142 GRID B,C4; Par 71,61; #152 GRID C,D 1,2,3
- ELECTION DISTRICT: 5TH ELECTION DISTRICT
- WSSC MAP: 202 SE 02, 202 SE 03, 218 SE 02, 219 SE 02, 202 SE 03
- ADD MAP: P.G. Co. #30H12, 31B13, 37K1, 38A2
- WATER CATEGORY: 4 (applied for 3)
- SEWER CATEGORY: 4 (applied for 3)
- GROSS TRACT AREA: +/- 400.07 ACRES
- WETLAND DELINEATION: +/- 12 ACRES
- 100-YEAR FLOODPLAIN: +/- 41.43 ACRES
- EXISTING 100-YEAR FLOODPLAIN STUDY: SUBMITTED FOR REVIEW
- 10' PUBLIC UTILITY EASEMENT RUNS ALONG ALL PUBLIC RIGHT OF WAY.
- BOUNDARY: COMPILED FROM DEEDS AND PLATS OF RECORD.
- TOPOGRAPHY: BY FSI DESIGN GROUP INC.
- RECREATION FACILITIES: LAND DEDICATION 20 ACRES
- ALL STRUCTURES SHALL BE FULLY SPRINKLERED IN ACCORDANCE WITH ARTICLE 13 OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND ALL OTHER APPLICABLE LAWS.
- COMPREHENSIVE DESIGN PLAN: CDP-9401, APPROVED 4/11/1996 (PGCPB Res. 96-121)
- TREE CONSERVATION PLAN: TYPE 1: 1/66/99A REVISED RESUBMITTED
- PRELIMINARY PLAT: PGCPB NO. 96-148, #4-95131, APPROVED 12/11/95, REVISED RESUBMITTED
- STORMWATER MANAGEMENT CONCEPT PLAN: SUBMITTED PER REVIEW
- THERE ARE NO CEMETERIES LOCATED WITHIN THE SUBJECT PROPERTY.
- THERE ARE NO HISTORIC STRUCTURES ON SITE. ST. JAMES HOUSE IS LOCATED OFFSITE NORTH +/- 610' LF AND EAST OF LIVINGSTON ROAD (84-1).
- THE PROPERTY IS WITHIN THE HISTORIC MT. VERNON MANSION, RIVER VIEW SHED, IN ACCORDANCE WITH THE ZONING CODE, NO BUILDING STRUCTURES OVER 36' IN HEIGHT WILL BE ALLOWED.
- LIVINGSTON ROAD IS IDENTIFIED AS A HISTORIC ROAD, A 120' ROW TO BE DEDICATED.
- THIS SITE IS IN THE PISCATAWAY CREEK DRAINAGE BASIN AND CONTAINS A SMALL PORTION OF CHESAPEAKE BAY CRITICAL AREA (CBCA) ALONG THE NORTHWEST PERIMETER. A WAIVER LETTER FROM DER IS REQUIRED PRIOR TO GRADING PERMIT ISSUANCE.
- ALL ROAD RIGHT-OF-WAYS TO BE PUBLIC DEDICATION TO THE COUNTY.
- TOPOGRAPHY AND BOUNDARY ARE SUBJECT TO FIELD VERIFICATION.
- ALL ROADS TO BE DEDICATED.
- PROPERTY ACRES AND OUTLINE ARE SUBJECT TO FINAL CALCULATIONS.
- EXISTING STRUCTURES ON SITE SHALL BE RAZED AND REMOVED IN ACCORDANCE WITH LOCAL STATE AND FEDERAL REGULATIONS, AS WELL AS EXISTING WELLS AND SEPTIC FIELDS IF FOUND ON SITE.
- DRIVEWAY LOCATIONS SHALL BE DEPENDENT UPON ARCHITECTURAL DESIGN.
- PROPOSED LIMIT OF DISTURBANCE IS PRELIMINARY IN NATURE AND MAYBE SUBJECT TO REVISIONS.
- ROAD ROW TO BE DEDICATION 40' ALONG LIVINGSTON ROAD BOTH SIDES, 10' ALONG BERRY ROAD, 30' ALONG FARMINGTON ROAD.
- VARYING LOT SIZE IS USED IN THE R-A:

TOTAL LOTS SHOWN IN R-A ZONE: 182 LOTS
GROSS TRACT 400 +/- ACRE IN R-A ZONE
200 LOTS MAXIMUM ALLOWED TOTAL THIS ZONE
182 LOTS SHOWN TOTAL THIS ZONE

60% OF THE LOTS MUST BE AT LEAST 87,120 SF (60X182=109.2 LOTS)
MINIMUM 109 LOTS AT LEAST 87,120 SF REQUIRED
113 LOTS AT LEAST 87,120 SF SHOWN

ONE, (1 ACRE), LOT PER 25 ACRES (400/25=16 LOTS)
MAXIMUM 16 LOTS AT LEAST 43,560 SF ALLOWED
14 LOTS AT LEAST 43,560 SF SHOWN

REMAINING LOTS MUST BE AT LEAST 50,000 SF IN SIZE
75 LOTS AT LEAST 50,000 SF ALLOWED
55 LOTS AT LEAST 50,000 SF SHOWN

THIS PRELIMINARY PLAN APPLICATION INTENDS TO UTILIZE THE COUNCIL BILL CB-11-2000, WHICH ALLOWS THE IMPLEMENTATION OF THE UNDER LYING ZONING (RA LYON) APPROVAL OF THIS PRELIMINARY PLAN, THE EXISTING APPROVED CDP9401 WILL BE NULL AND VOID. THIS PLAN WAS PREPARED FROM THE BEST INFORMATION AVAILABLE TO US, AND IT IS BASED UPON OUR BEST JUDGEMENT. THIS FIRM SHALL NOT BE LIABLE FOR ANY DAMAGES OR LOSS INCURRED THROUGH THE USE OF THIS PLAN IN EXCESS OF THE CHARGES MADE FOR THIS PLAN. CONFIGURATION OF LOTS SHOWN IS SUBJECT TO THE ABOVE AND INTERPRETATION OF REGULATIONS.

DEVELOPMENT DATA:

ZONE: R-A GROSS TRACT AREA:	+/- 400 ACRES	LOT STANDARDS	R-A
100 YEAR FLOODPLAIN:	+/- 41.43 ACRES	MINIMUM LOT SIZE	87,120
CBCA PER CONSERVATION PLAN:	+/- 5.23 ACRES	MINIMUM FRONT YARD	50'
NET TRACT AREA:	+/- 353.25 ACRES	BRL	150'
		MINIMUM SIDE YARD	35/17'
		MINIMUM REAR YARD	35'
MAX. DWELLING UNIT PER NET ACRE	= 200 LOTS		
D/U PER NET ACRE SHOWN	= 182 LOTS		

DESIGN TEAM

TRAFFIC CONSULTANT:
THE TRAFFIC GROUP, INC.
40 W. CHESAPEAKE AVENUE, SUITE 600
TOWSON, MD 21204 410-585-8405

WETLAND FSD CONSULTANT:
MCARTHY AND ASSOCIATES
14485 OLD MILL RD., SUITE 201
UPPER MARLBORO, MD 20772 301-627-7205

NOISE CONSULTANT:
POLYSONICS
5115 MACARTHUR BLVD NW
WASHINGTON DC 20016 202-244-7171

NOTE: PHASE 2A = LOTS 1-6 'C' AND 55-66 'D' AND PARCEL 'F' ONLY
NOTE: PHASE 1 AND 2B ARE THE REMAINDER

Zone:	R-A	
Gross Tract:	394.68	
Floodplain:	41.43	
Previously Dedicated Land:	0.00	
Net Tract (NTA):	353.25	0.00
Property Description or Subdivision Name:	St James TCP2-32-03	
Is this site subject to the 1989 Ordinance?	N	
Break-even Point (preservation acres) =	190.10	
Acres of Net Tract clearing permitted w/o reforest.	53.89	

Woodland Conservation Requirement Calculations:	243.99	
Existing Woodland on Net Tract (acres)	41.29	
Existing Woodland in Floodplain (acres)	176.63	
Woodland Conservation Threshold (NTA) =	50.00%	
Smaller of a or c	67.37	
Woodland above WCT	67.37	

Plan Phase or Name:	Phase 2A	Phase 2B	Total
Total area in this application (acres)	39.55	355.13	394.68
Floodplain area in this application (acres)	6.29	35.14	41.43
Net Tract area in the application (acres)	33.26	319.99	353.25
Woodland on the Net Tract for this phase (acres)	25.34	218.65	243.99
Woodland in the Floodplain for this phase	6.29	35.14	41.43
Woodland Cleared on Net Tract for this phase	12.39	73.29	85.68
Woodland Cleared in Floodplain for this phase	0.86	0.61	1.47
Off-site Woodland Clearing (1:1)	0.00	0.00	0.00
Off-site Mitigation provided on this property	0.00	0.00	0.00
Cumulative acres of Net Tract Woodland cleared	12.39	73.29	85.68
Cumulative acres of Floodplain woodland cleared	0.86	0.61	1.47
Smaller of d or e	12.39	67.37	79.76
Woodland clearing below WCT	0.00	23.32	23.32
Replacement for clearing above the WCT (0.25:1)	3.10	15.84	18.94
Replacement for clearing below the WCT (2:1)	0.00	46.63	46.63
Afforestation Threshold (AFT)	0.00	0.00	0.00
Cumulative Woodland Conservation Required	180.68	215.25	395.93

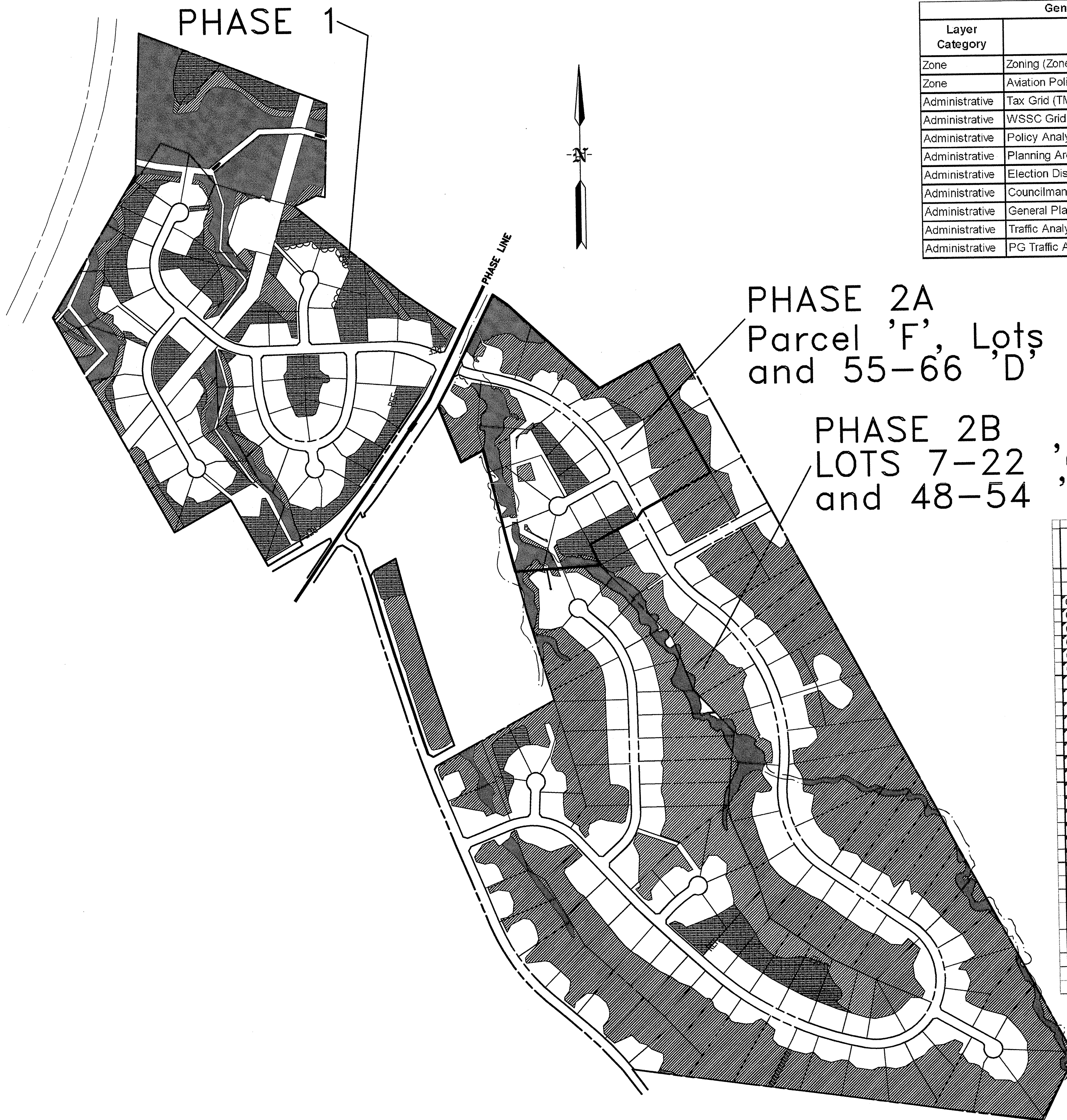
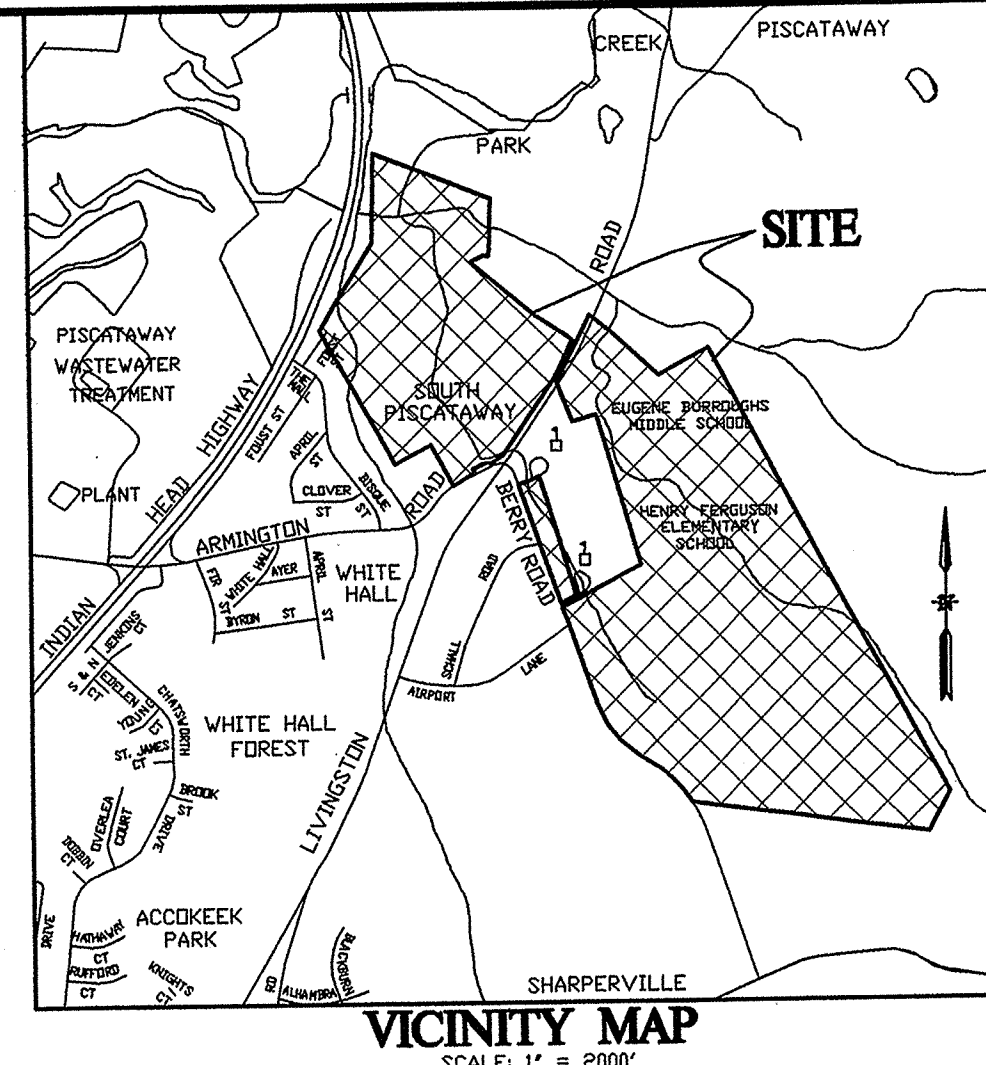
Woodland Conservation Provided:	12.86	138.13	150.99
Preservation	3.27	31.84	35.11
Reforestation	0.00	0.00	0.00
Natural Regeneration	0.65	3.25	3.90
Area approved for fee-in-lieu	0.00	25.37	25.37
Credit for Off-site Mitigation on another property	0.00	0.00	0.00
Off-site Mitigation provided on this property	0.00	0.00	0.00
Total Woodland Conservation Provided	16.77	219.36	236.13
Woodland saved on this phase but not counted	0.10	2.23	2.33
Existing Net Tract Woodland in later phases	218.95	0.00	218.95
Requirement Status per Phase			

Revised 9/1/06

Revised 5/29/19 MAH LOT 4C, ADDED 0.39 AC. FEE-IN-LIEU
Revised 9/24/18 MAH LOT 15B, REVISION 22, -0.30 REFORESTATION
Revised 7/30/18 MAH LOT 5C, ADDED 0.26 AC. FEE-IN-LIEU
Revised 11/19/17 SMD
Revised 7/17/17 MAH REVISED LOD AT 17C, 18C AND 50-52D
Revised 4/18/17 MAH REVISED LOD AT LOTS 9C, 22C, 23C, 64C AND 50D
Revised 9/26/16 MAH REMOVED SAVED, NOT COUNTED LOT 59D
Revised 7/08/14 GPI ADDED NEW APPROVAL BLOCK
Revised 6/16/14 SMD PHASED WORKSHEET, REVISED PRESERVATION AREAS
Revised 5/02/14 GPI
Revised Afforestation per field info, 8/25/09
Revised LOD 7/25/08 LT
Revised 1/26/05 LSG

ST. JAMES PROPERTY

PRINCE GEORGE'S COUNTY, MARYLAND

TYPE II TREE CONSERVATION
AND LANDSCAPE PLAN

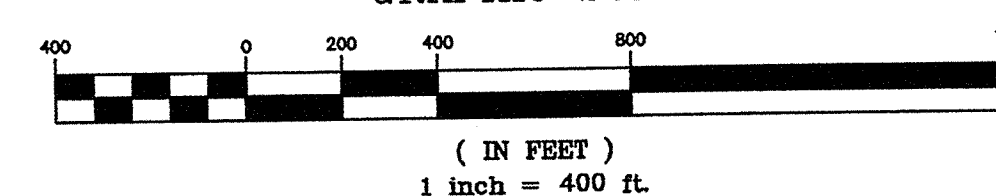
General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-A
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	142, D4
Administrative	WSSC Grid (Sheet 20)	219SE02
Administrative	Policy Analysis Zone (PAZ)	273E
Administrative	Planning Area (Plan Area)	84-5
Administrative	Election District (ED)	5
Administrative	Councilmanic District (CD)	9
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	N/A
Administrative	PG Traffic Analysis Zone (TAZ-PG)	2634

LEGEND

BRL	BUILDING RESTRICTION LINE
CONC	CONCRETE
CLF	CHAIN LINK FENCE
C&G	CURB & GUTTER
ELEC	ELECTRIC
⊙	ELECTRIC MANHOLE
FH	FIRE HYDRANT
GV	GAS VALVE
⊕	HANDICAP SPACE
L/F	LIBER/FOLIO
LP	LIGHT POLE
PB/PNo	PLAT BOOK/PLAT NUMBER
R/W	RIGHT OF WAY
⊙	SEWER MANHOLE
⊙	STORM DRAIN MANHOLE
W	WATER VALVE
PM	PARKING METER
SSF	SUPER SILT FENCE
---	PROPOSED CONTOUR
---	EXISTING CONTOUR
+ 45.5	PROPOSED 'SPOT' ELEVATION
---	STEEP SLOPES, 15-25%
---	STEEP SLOPES, >25%
---	EX. PROPERTY LINE
---	PROPOSED RIGHT-OF-WAY
---	PROPOSED PARCEL LINE
---	SOIL BOUNDARY
MnB2	SOIL CLASSIFICATIONS
---	EXISTING TREELINE
---	EXISTING SHRUBLINE
---	PROPOSED TREELINE
---	SPECIMEN TREE
W	NON-TIDAL WETLANDS
---	25' WETLAND BUFFER
---	WATERS OF THE U.S.
---	100-YEAR FLOODPLAIN
---	LIMITS OF DISTURBANCE
---	EXPANDED BUFFER
EX. 10" WATER	EXISTING WATER LINE
EX. 10" SEWER	EXISTING SEWER LINE
PARCEL	PROPOSED PARCEL
⊙	PROPOSED BLOCK
⊙	PROPOSED SHADE TREE
⊙	PROPOSED EVERGREEN TREE
⊙	PROPOSED ORNAMENTAL TREE
⊙	PROPOSED SHRUBS
⊙	PROPOSED STREET TREE
⊙	(EXACT SPECIES, NUMBER, AND LOCATION TO BE DETERMINED UNDER STREET TREE AND LIGHTING PLAN)
---	REFORESTATION/AFFORESTATION
---	PRESERVATION
---	FORESTED FLOODPLAIN (TO BE PRESERVED)
---	NOT INCLUDED IN CALCULATIONS
X	TREE PROTECTION DEVICE

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL			
TCP2-032-03			
Approved By:	Date:	DRD:	Reason for Revision
00 J. Staz	4/29/2003		
01 J. Staz	1/1/2006		
02 J. Staz	4/23/2008		
03 J. Staz	8/29/2009		
04 P.V.	7/9/2010	Lot 29B	
05 P.V.	7/9/2010	Lot 2A	
06 P.V.	8/27/2010	Lot 44B	
07 P.V.	7/23/2010	Lot 5A	
08 P.V.	8/19/2010	Lot 12B	
09 P.V.	8/29/2010	Lot 11B	
10 P.V.	8/9/2010	Lot 1A	
11 P.V.	8/17/2010	Lot 4A	
12 P.V.	8/27/2010	Lot 14B	
13 K. Finch	3/13/2013	Henery Ferguson School Entry	
14 K. Finch	3/13/2013	Lot 24B	
15 K. Finch	4/8/2013	Lot 7B	
16 K. Finch	12/8/2013	Lot 30B	
17 K. Finch	12/8/2013	Lot 6A	
18 K. Finch	4/18/2014	Lot 24B	
19 K. Finch	8/13/2014	Revised to add Phases 2A and 2B	
20 M. Juba	2/3/2017	Lot 59D	
21 C. Schneider	4/3/2018	Lots 9,17,18,22,23,64C & 50-52D	
22 C. Schneider	12/22/2017	Revised WVC on Lot 15B	
23 C. Schneider	11/28/2018	Revised WVC on Lot 5C & added 0.26 Ac. Fee-in Lieu	
24 C. Schneider	10/8/2019	Revised WVC on Lot 4C & added 0.39 Ac. Fee-in Lieu	
25			
26			

GRAPHIC SCALE

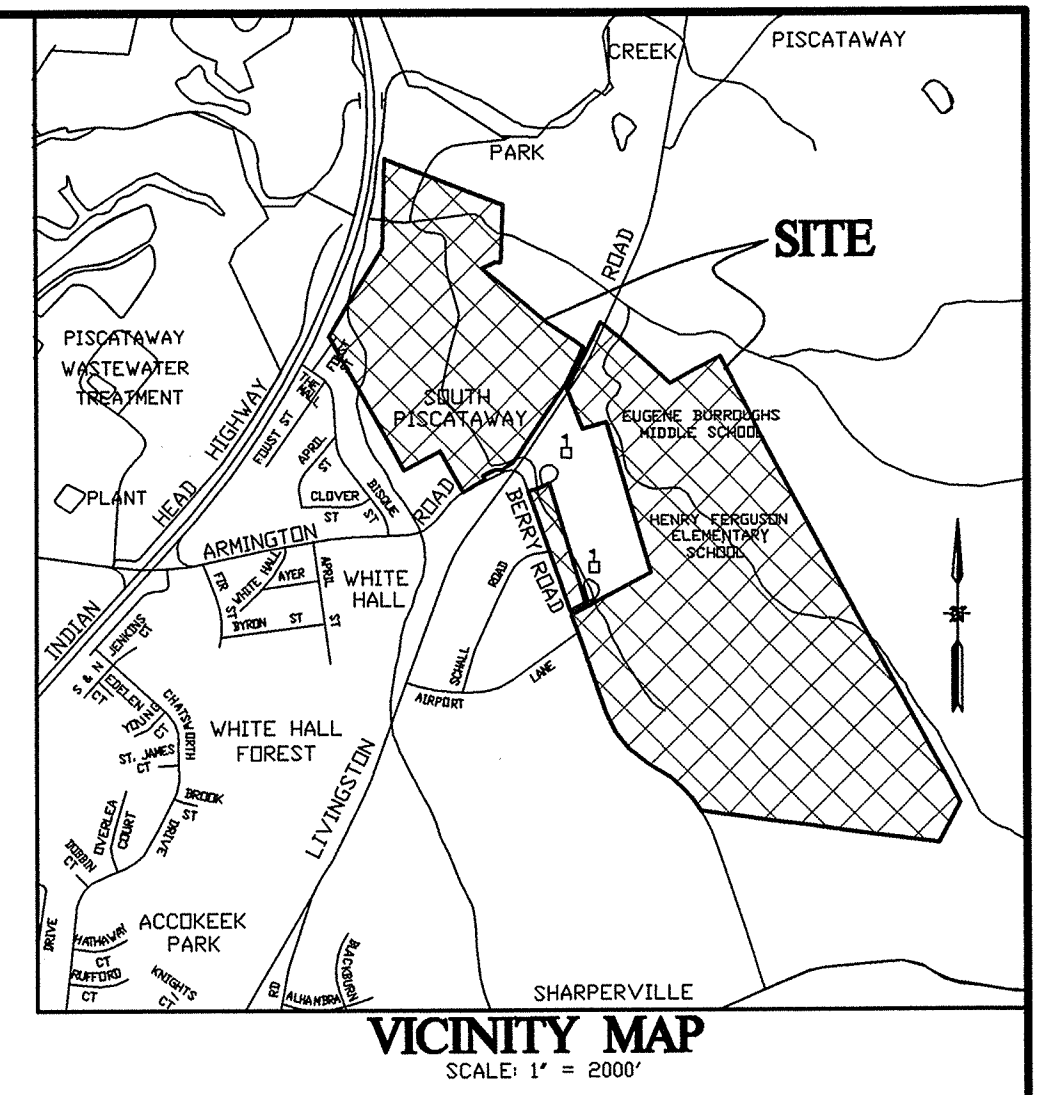
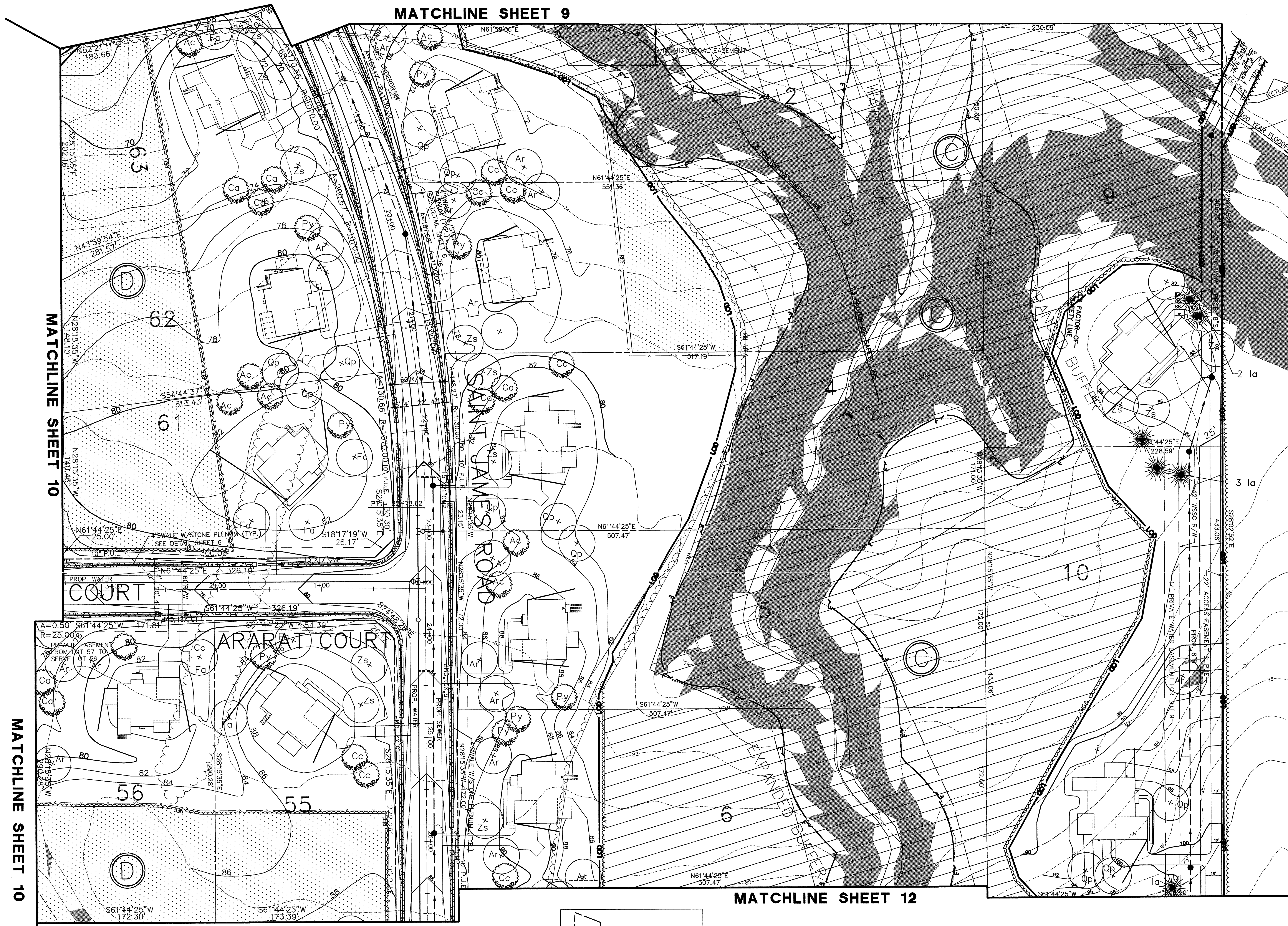


NOTE: THIS PLAN FOR LANDSCAPE AND TREE CONSERVATION ONLY.
SEE STORM DRAIN AND PAVING PLANS FOR STREET TREES AND LIGHTING.

OWNER/DEVELOPER:
**ST. JAMES/HAVERTFORD
CONSTRUCTION PARTNERS**
6110 EXECUTIVE BLVD, SUITE 450
ROCKVILLE, MD 20852
301-884-8500

ENGINEER:
GREENMAN-PEDERSEN, INC.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD, ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
WWW.GPI-INC.COM
FAX: (301) 490-2640

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ATTACHED X-REF: BADSTJAM



- LEGEND**
- SSF SUPER SILT FENCE
 - PROPOSED CONTOUR
 - EXISTING CONTOUR
 - PROPOSED SPOT ELEVATION
 - STEEP SLOPES, 15-25%
 - STEEP SLOPES, >25%
 - EX. PROPERTY LINE
 - SOIL BOUNDARY
 - SOIL CLASSIFICATIONS
 - EXISTING TREELINE
 - EXISTING SHRUBLINE
 - PROPOSED TREELINE
 - SPECIMEN TREE
 - NON-TIDAL WETLANDS
 - 25' WETLAND BUFFER
 - WATERS OF THE U.S.
 - 100-YEAR FLOODPLAIN
 - LIMITS OF DISTURBANCE
 - EXPANDED BUFFER
 - PLANTING KEY LABEL
 - PROPOSED SHADE TREE
 - PROPOSED EVERGREEN TREE
 - PROPOSED ORNAMENTAL TREE
 - PROPOSED SHRUBS
 - PROPOSED STREET TREE (EXACT SPECIES, NUMBER, AND LOCATION TO BE DETERMINED UNDER STREET TREE AND LIGHTING PLAN)
 - TREE PROTECTION DEVICE
 - REFORESTATION
 - PRESERVATION
 - FORESTED FLOODPLAIN PRESERVED
 - NOT INCLUDED IN CALCULATIONS (EXISTING FORESTED UTILITY 300' WIDE AREA TOO NARROW, OR #1 TOO SMALL)

Prince George's County Planning Department, MNCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL			
TOP-032-03			
Approved By:	Date:	DRD:	Reason for Revision
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09 P.V.	8/28/2010		Lot 11B
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11 P.V.	8/17/2010		Lot 4A
12 P.V.	8/27/2010		Lot 14B
13 K. Finch	3/13/2013		Henery Ferguson School Entry
14 K. Finch	3/18/2013		Lot 24B
15 K. Finch	4/6/2013		Lot 7B
16 K. Finch	12/6/2013		Lot 30B
17 K. Finch	12/6/2013		Lot 6A
18 K. Finch	4/16/2014		Lot 24B
19 K. Finch	8/13/2014		Revised to add Phases 2A and 2B
20 M. Juba	2/3/2017		Lot 50D
21 C. Schneider	4/3/2018		Lots 9, 17, 18, 22, 23, 64C & 50-52D
22 C. Schneider	12/22/2017		Revised WC on Lot 15B
23 C. Schneider	11/28/2018		Revised WC on Lot 5C & added 0.26 Ac. Fee-in Lieu
24	10/8/2019		Revised WC on Lot 4C & added 0.39 Ac. Fee-in Lieu
25			
26			

CALL "MISS UTILITY" AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION AT 1-800-257-7777

OWNER/DEVELOPER:
ST. JAMES/HAVERFORD CONSTRUCTION PARTNERS
6110 EXECUTIVE BLVD, SUITE 430
ROCKVILLE, MD 20852
301-864-8500

PROJ. MGR.	DATE	REVISIONS	BY
CAS	5/29/19	Revised WC on Lot 4C & added 0.39 Ac. Fee-in Lieu	MAH
DESIGNED	7/30/18	Revised WC on Lot 5C & added 0.26 Ac. Fee-in Lieu	MAH
GPI	4/18/17	Revised LOD at Lot 9, Block C	MAH
	8/26/14	Updated Landscape Lots 55, 56, 61-63 'D' & 2-6 'C'	SMD
DRAWN	8/3/14	Rev: Tree Areas Lots 2-5 & 9 'C' and 56 'D'	SH/SMD
GPI	4/24/14	REVISED LOD: Lot 56 'D' and 2-5 and 9 'C'	RH
CHECKED	7/26/05	REVISED PER LOT CHANGES & ADJACENT PROP. SEWER EXT.	LSC
CAS	4/18/03	REVISED PER COUNTY COMMENTS (4/17/03)	A.N.C.
DATE	REVISIONS	BY	DATE

GREENMAN-PEDERSEN, INC.
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ST. JAMES PROPERTY
LIVINGSTON ROAD
PISCATAWAY, MARYLAND

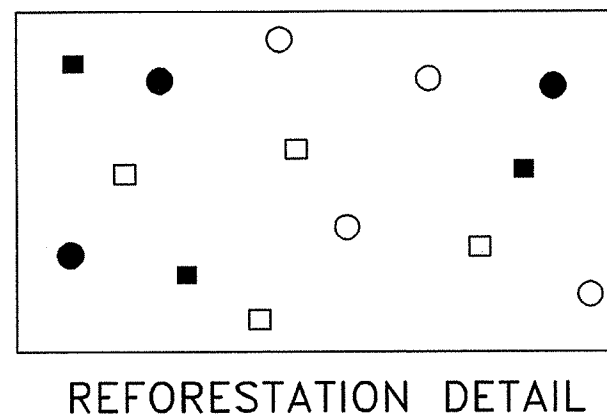
P.A. 84 PISCATAWAY PISCATAWAY ELECTION DISTRICT No.5

LANDSCAPE AND TYPE II TREE CONSERVATION PLAN
PHASE II

DATE: 4/24/2014
PROJECT No.: 2001173
SCALE: 1"=40'
SHEET 11 OF 27

General Tree Conservation 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) Inspector must be contacted prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this Plan.
- 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 Protection Devices (TPDs) for areas of preservation shown on this Plan shall be flagged or staked in the field prior to the pre-construction meeting with the Inspector from DER. Upon approval of the flagged or staked TPD locations by the DER Inspector, installation of the TPDs 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.
- Since work on this project will be initiated in several phases all TPDs required for a given phase shall be installed prior to any disturbance within that phase of work.
- Woodland Conservation – Tree Save Areas shall be posted as shown at the same time as Tree Protective Device installation. The signs shall remain in place in perpetuity.
- Roots of all trees within 20 feet of the limits of disturbance shall be cut along the limits of disturbance to a depth of at least 18 inches using a vibratory plow (cable laying machine) or toothed chain trencher, prior to installation of Tree Protective Devices or start of grading.
- Contractor is liable for any damages he causes during construction to any preservation areas, fences, roads, paved paths, utilities, or other improvements on private or public property.
- Approved Sediment and Erosion Control Measures may be substituted in lieu of Tree Protective Devices (TPDs) shown on this plan. In-field location and substitutions must be approved by the DER Inspector.
- Tree Protection Device shown below (Detail 1) is to be used for both preservation and reforestation areas.



REFORESTATION DETAIL

LEGEND

● RED MAPLE ■ SYCAMORE
○ PIN OAK □ SWEETGUM

REFORESTATION PLANT SCHEDULE

SPECIES	CONDITION	QUANTITY
ACER RUBRUM – RED MAPLE	WHIP	14,044 (20%)
QUERCUS PALUSTRIS – PIN OAK	WHIP	21,066 (30%)
LIQUIDAMBER STRYACIFLUA – SWEETGUM	WHIP	21,066 (30%)
PLATANUS OCCIDENTALIS – SYCAMORE	WHIP	14,044 (20%)

35.11 acres x 1,000 inch collars/acre = 35,110 x 1/2 inch average collar = 70,220

Note: At least 25% of whips for each species shall be 3/4" – 1" collar material or larger and be at least 24 inches in height.

Reforestation Notes:

- Seedlings/Whips will be hand planted using random distribution of species and locations, at an average of 1,000 inch collars per acre, utilizing the "Dibble Planting" or "Mattock Planting" methods.
- Seedlings/Whips will be graded for quality, especially root systems, before planting, and come from local sources.
- Contractor will provide for proper care of seedlings, including during transport, in storage, and handling in the field.
- Any tree shown by inspection within 30 days of planting to be improperly planted will be replaced and properly planted with new trees of the same type and specifications. If 20% or more of seedlings are improperly planted, the entire stand may be required to be replaced with new trees properly planted, or the total cost of the trees and replanting repaid to the owner, at the owner's option.
- The planting contractor shall guarantee a minimum of 75% survival of the plants for 5 years from date of planting. Plants will be field checked at least three times during the first year, with watering, if needed, and control of undesirable vegetation if needed. Plants will be field checked two times during the second and third years with reinforcement planting if needed and control of undesirable vegetation if needed. Field forms will be field checked one time during the fourth and fifth years with reinforcement planting if needed. Records of survival to be maintained during the field checks. Field forms will be sent to the client after each visit. Dead plants will be replaced to maintain at least 75% survival. Perimeter fencing and signage will be removed after year 5 based on the date planted.
- Contractor will locate all existing utilities prior to start of operations.
- Contractor to adjust plant locations to avoid existing utilities and maintain existing easements. New plant locations to be approved by the County and/or Urban Forester.
- Contractor is liable for damages caused to any utilities, including any repairs, at no additional cost to the owner.
- Contractor is liable for damages he causes during planting to any fences, roads, paved paths, other improvements on private or public property.
- The edges of reforestation areas shall be defined with larger plant materials.
- Results of survival checks for all tree planting shall be reported to the DER Inspector for that site.
- Prior to the issuance of any permits the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.

Anchor posts should be minimum 2" steel U-channel or 2"x2" timber at least 6' in length.

Highly visible flagging should be attached to the tops of the anchor posts.

Use 2"x4" lumber for cross bracing.

Use 8" wire "U" to secure the bottom.

Use 2"x4" lumber for cross bracing.

Use 8" wire "U" to secure the bottom.

Use 2"x4" lumber for cross bracing.

Use 8" wire "U" to secure the bottom.

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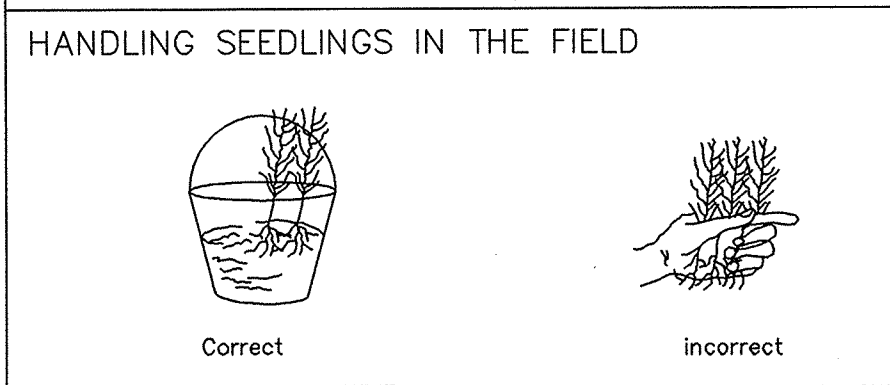
Use 8" wire "U" to secure the bottom.

Use 2"x4" lumber for cross bracing.

Use 8" wire "U" to secure the bottom.

HANDLING AND PLANTING OF SEEDLING

HANDLING SEEDLINGS IN THE FIELD



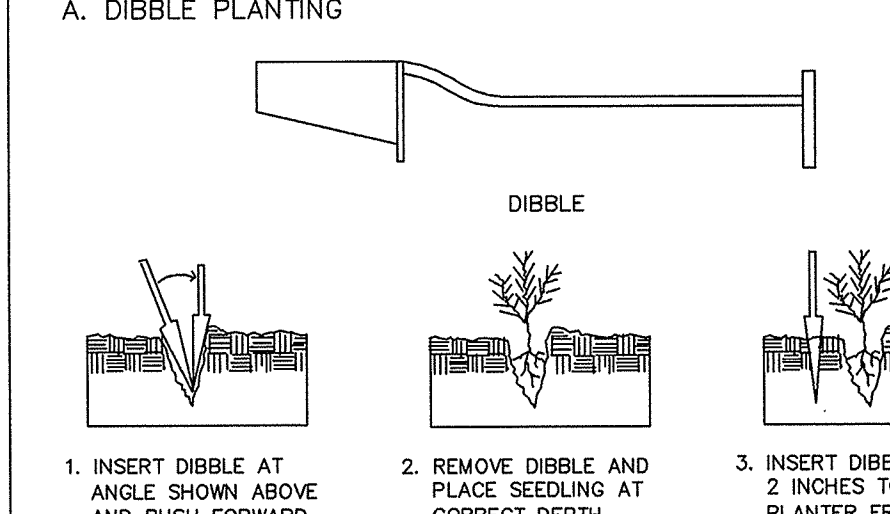
Correct: IN BUCKET WITH SUFFICIENT WATER TO COVER ROOTS

Incorrect: IN HAND: ROOT DRY OUT

NOTE: Seedlings dry out very quickly and, once dry, often are not usable even after moistening.

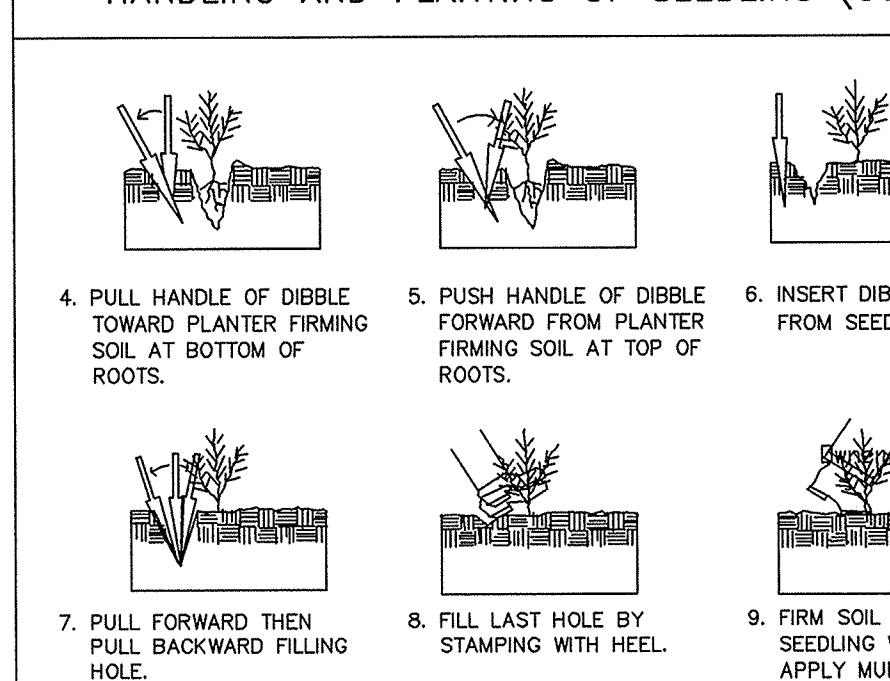
SEEDLING PLANTING METHODS

A. DIBBLE PLANTING



SOURCE: adapted from the Maryland State FOREST CONSERVATION MANUAL

HANDLING AND PLANTING OF SEEDLING (CONT.)



SOURCE: adapted from the Maryland State FOREST CONSERVATION MANUAL

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, nor 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 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.

Soil Mix

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

Excavation

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" deep; beds for mass planting shall be entirely retolled to a depth of 8" and shall be 18" beyond the average outside edge of plant balls.

Planting

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 shall 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.

Cultivation

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.

Maintenance

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, restocking 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 Owner.

Fertilizer

Fertilizer shall be a slow release type contained in polyethylene perforated bags with microspores 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 18-18-18 per unit 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 collar inch; Shrub Beds, 3-5 lbs. per 100 square foot; Ground cover, 2-3 lbs. per 100 square foot.

Ground Cover

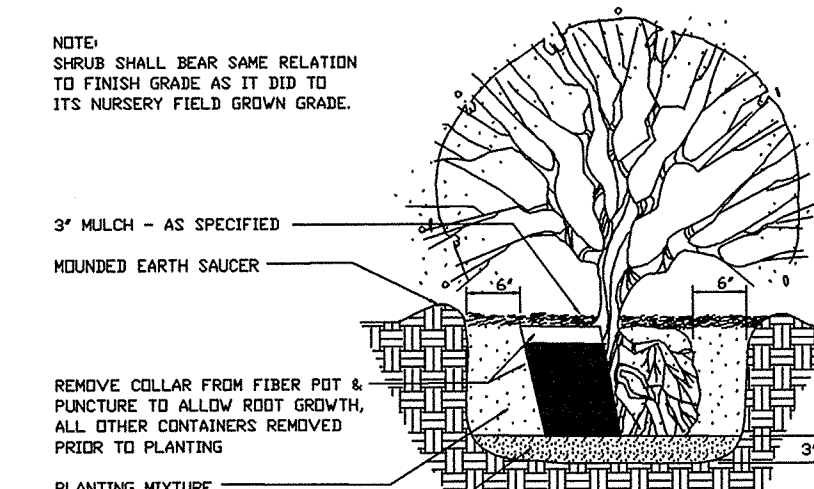
All areas of ground cover shall be retolled to a depth of 6". Apply 2" of organic material and rotill until thoroughly mixed. Apply fertilizer as stated above.

Guarantee and Replacement

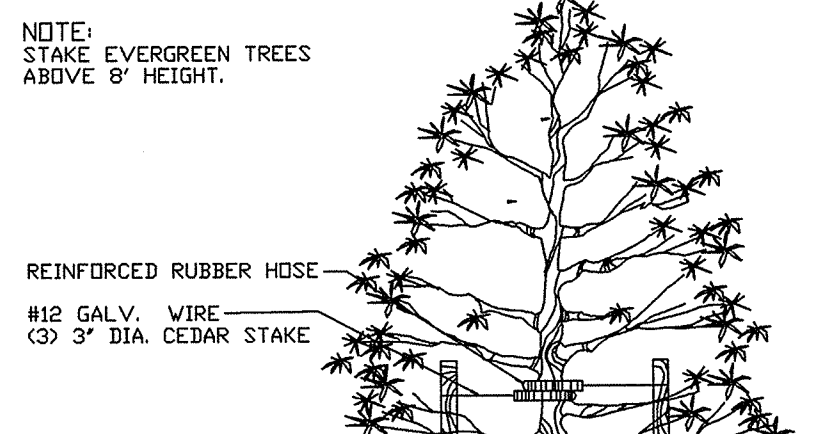
All materials shall be unconditionally guaranteed for one year. The Contractor is not responsible for losses or damages caused by work incidental thereto in good conditions, by replanting, plant replacement, watering, weeding, cultivating, pruning and spraying, restocking and cleaning up and by performing 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 Owner.

Plant Spacing

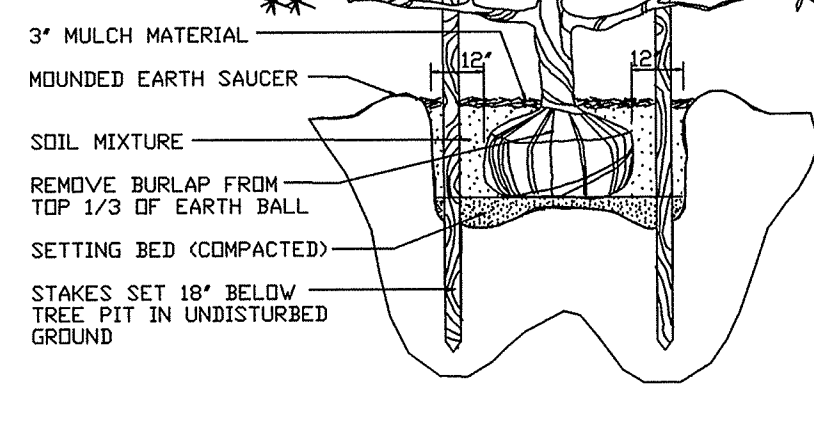
Plant spacing is generally to scale on plan. Shrub spacing is noted in the plant list. No plants except viney ground covers or espalliered material shall be closer than 30" to buildings, walks or curbs.



PLANTING DETAIL/SHRUBS



PLANTING DETAIL/EVERGREEN TREES



PLANTING DETAIL/DECIDUOUS TREES

PLANT SCHEDULE for ST.JAMES PHASE 1

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE *	COND.	REMARKS
TREES						
Ar	74	Acer rubrum	Red Maple	2.5-3'cal.	B&B	12-14'ht.
Fa	46	Fraxinus americana 'Autumn Purple'	Autumn Purple White Ash	2.5-3'cal.	B&B	12-14'ht.
Qp	58	Quercus phellos	Willow Oak	2.5-3'cal.	B&B	12-14'ht.
Zs	34	Zelkova serrata 'Village Green'	Village Green Zelkova	2.5-3'cal.	B&B	12-14'ht.
Ia	20	Ilex x aquipernyl 'San Jose'	San Jose Holly	6-8'ht.	B&B	female
Ix	2	Ilex x aquipernyl 'Male'	Pyramidal Male Holly	6-8'ht.	B&B	male
Po	9	Picea omorika	Serbian Spruce	6-8'ht.	B&B	
Ac	36	Amelanchier canadensis	Shadblow Serviceberry	1.5-2'cal.	B&B	7-9'ht.
Ca	29	Carpinus caroliniana	Ironwood / Amer. Hornbeam	1.5-2'cal.	B&B	7-9'ht.
Cc	28	Cercis canadensis	Eastern Redbud	1.5-2'cal.	B&B	7-9'ht.
Py	35	Prunus yedoensis	Yoshino Cherry	1.5-2'cal.	B&B	7-9'ht.

* ALL SIZES ARE MINIMUM ACCEPTABLE SIZE FOR SPECIES

PLANT SCHEDULE for ST. JAMES PHASE 2A

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE *	COND.	REMARKS	NATIVE
TREES							
Ar	21	Acer rubrum	Red Maple	2.5-3'cal.	B&B	12-14'ht.	NATIVE
Fa	18	Fraxinus americana 'Autumn Purple'	Autumn Purple White Ash	2.5-3'cal.	B&B	12-14'ht.	NATIVE
Qp	18	Quercus phellos	Willow Oak	2.5-3'cal.	B&B	12-14'ht.	NATIVE
Zs	15	Zelkova serrata 'Village Green'	Village Green Zelkova	2.5-3'cal.	B&B	12-14'ht.	
EVERGREEN TREES							
Ia	6	I. opaca	American Holly	6-8'ht.	B&B	7-9'ht.	NATIVE
Po	12	Picea omorika	Serbian Spruce	6-8'ht.	B&B		
ORNAMENTAL TREES							
Ac	9	Amelanchier canadensis	Shadblow Serviceberry	1.5-2'cal.	B&B	7-9'ht.	NATIVE
Ca	8	Carpinus caroliniana	Ironwood / Amer. Hornbeam	1.5-2'cal.	B&B	7-9'ht.	NATIVE
Cc	8	Cercis canadensis	Eastern Redbud	1.5-2'cal.	B&B	7-9'ht.	NATIVE
Py	10	Prunus yedoensis	Yoshino Cherry	1.5-2'cal.	B&B	7-9'ht.	
* ALL SIZES ARE MINIMUM ACCEPTABLE SIZE FOR SPECIES * LOTS 1-6 'C' AND 55-66 'D' ONLY							

PLANT SCHEDULE for ST. JAMES PHASE 2A

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE *	COND.	REMARKS	NATIVE
TREES							
Ar	31	Acer rubrum	Red Maple	2.5-3'cal.	B&B	12-14'ht.	NATIVE
Fa	19	Fraxinus americana 'Autumn Purple'	Autumn Purple White Ash	2.5-3'cal.	B&B	12-14'ht.	NATIVE
Qp	19	Quercus phellos	Willow Oak	2.5-3'cal.	B&B	12-14'ht.	NATIVE
Zs	23	Zelkova serrata 'Village Green'	Village Green Zelkova	2.5-3'cal.	B&B	12-14'ht.	
EVERGREEN TREES							
Ia	11	Ilex x aquipernyl 'San Jose'	San Jose Holly	6-8'ht.	B&B	female	NATIVE
Po	15	Picea omorika	Serbian Spruce	6-8'ht.	B&B		
ORNAMENTAL TREES							
Ac	18	Amelanchier canadensis	Shadblow Serviceberry	1.5-2'cal.	B&B	7-9'ht.	NATIVE
Ca	8	Carpinus caroliniana	Ironwood / Amer. Hornbeam	1.5-2'cal.	B&B	7-9'ht.	NATIVE
Cc	10	Cercis canadensis	Eastern Redbud	1.5-2'cal.	B&B	7-9'ht.	NATIVE
Py	7	Prunus yedoensis	Yoshino Cherry	1.5-2'cal.	B&B	7-9'ht.	
* ALL SIZES ARE MINIMUM ACCEPTABLE SIZE FOR SPECIES * LOTS 7-22 'C' AND 48-54 'D' ONLY							

Approved By:			
Date:	DRD:	Reason for Revision	
00 J. Slaz	4/29/2003		
01 J. Slaz	1/1/2006		
02 J. Slaz	4/23/2008		
03 J. Slaz	8/29/2009		
04 P.V.	7/19/2010	Lot 29B	
05 P.V.	6/27/2010	Lot 2A	
06 P.V.	7/23/2010	Lot 44B	
07 P.V.	7/23/2010	Lot 5A	
08 P.V.	8/19/2010	Lot 12B	
09 P.V.	8/29/2010	Lot 11B	
10 P.V.	8/9/2010	Lot 1A	
11 P.V.	8/17/2010	Lot 4A	
12 P.V.	8/27/2010	Lot 14B	
13 K. Finch	3/13/2013	Henry Ferguson School Entry	
14 K. Finch	3/18/2013	Lot 24B	
15 K. Finch	4/8/2013	Lot 7B	
16 K. Finch	12/6/2013	Lot 30B	
17 K. Finch	12/6/2013	Lot 6A	
18 K. Finch	4/16/2014	Lot 24B	
19 K. Finch	8/13/2014	Revised to add Phases 2A and 2B	
20 M. Juba	2/3/2017	Lot 59D	
21 C. Schneider	4/3/2018	Lots 9,17,18,22,38,64C & 50-52D	
22 C. Schneider	12/22/2017	Revised WVC on Lot 15B	
23 C. Schneider	11/28/2018	Revised WVC on Lot 5C & added 0.25 Ac. Fee-in-Lieu	
24	10/8/2019	Revised WVC on Lot 4C & added 0.39 Ac. Fee-in-Lieu	
25			
26			

CALL "MISS UTILITY" AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION AT 1-800-257-7777

OWNER/DEVELOPER:
ST. JAMES/HAVERFORD CONSTRUCTION PARTNERS
6110 EXECUTIVE BLVD., SUITE 310
ROCKVILLE, MD 20852
301-864-6500

PROJ. MGR.	CAS	5/29/19	Revised Reforestation Planting Schedule	MAH			
DESIGNED	GPI	12/10/18	Updated Haverford Suite Number 310	SMD			
		12/10/18	Updated 4.1(2B), 4.9 (Corrected Lot Numbers) Added #23 Approval Info.	SMD			
DRAWN	GPI	9/21/18	Revised Reforestation Planting Schedule	MAH			
		11/9/17	Updated Lots 7-22 'C' and 48-54 'D' per New Manual	SMD			
		8/26/14	Updated Lots 1-6 'C' and 55-66 'D' per New Manual	SMD			
CHECKED	CAS	4/9/12	Updated Lots 7,8,20,21,24,27, 30 & 47 'D' per New Manual	SMD			
DATE	REVISIONS	BY	DATE	REVISIONS	BY	DATE	REVISIONS

GREENMAN-PEDERSEN, INC.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GULFORD ROAD ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

ST. JAMES PROPERTY
LIVINGSTON ROAD
PISCATAWAY, MARYLAND

LANDSCAPE AND TYPE II TREE CONSERVATION DETAILS

DATE	PROJECT No.
1/24/2003	2001173
SCALE	SHEET
NONE	27
	OF
	27