

Woodland Conservation Worksheet for Prince George's County, Maryland. Table with 10 columns: Species, DBH, Condition, Stand, Future Condition, Comments. Includes a list of 10 species and their corresponding data.

Prepared by: [Signature] Date: 6/18/13
American Land Concepts
238 B Main Street
Reisterstown, Maryland 21138
(410) 526-2688
mwhigh@americanlandconcepts.com

SPECIMEN TREE LIST. Table with 10 columns: SYMBOL, SCIENTIFIC NAME, COMMON NAME, DBH, CONDITION, STAND, FUTURE CONDITION, COMMENTS. Includes a list of 10 specimen trees and their corresponding data.

SIGNATURE BLOCK:
Matthew T. Wright
Environmental Scientist
Qualified Professional Status as
per the Forest Conservation Act

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II/36/99
Approved by: [Signature] Date: 6/12/13
J.P. Markovitch 10/30/00
R. Porter Ingram 02/20/03
Lori Shirley 04/07/05
Lori Shirley 08/17/05
K.L. Finch 08/09/05
Lori Shirley 2/28/06
K. Shoulars 3/4/09
K. Shoulars 9/22/08
K. Shoulars 10/8/08
K. Shoulars 10/17/11
K. Shoulars 6/12/13

LEGEND
PROTECTION DEVICE FOR CONSERVATION AREAS
CHANGE LOCATION
PROTECTION DEVICE FOR REFORESTATION AREAS
LIMIT OF DISTURBANCE
PMA
WB
FP
SB
NB
BPS
FPB
WOODLAND PRESERVATION
AFFORESTATION AREA
PREVIOUSLY CLEARED AREAS
PROPOSED CLEARING
25% SLOPES
PREVIOUSLY CLEARED AREA TO BE REFORESTED
SPECIMEN TREE
EXISTING TREE LINE AS OF DEC. 2007

Note:
The -10 revision to this TCP II is associated with the approval of DSP-11018-01.

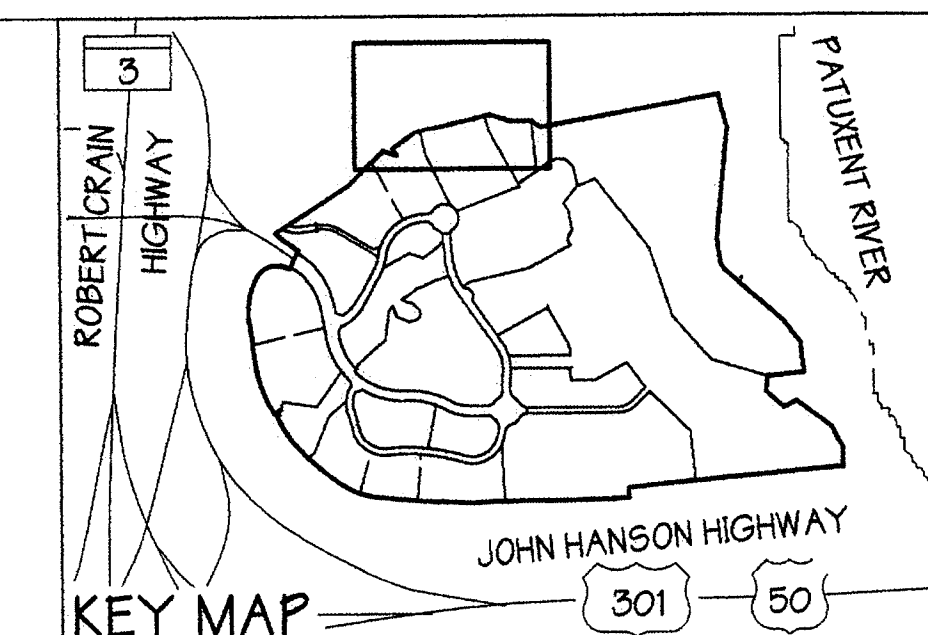
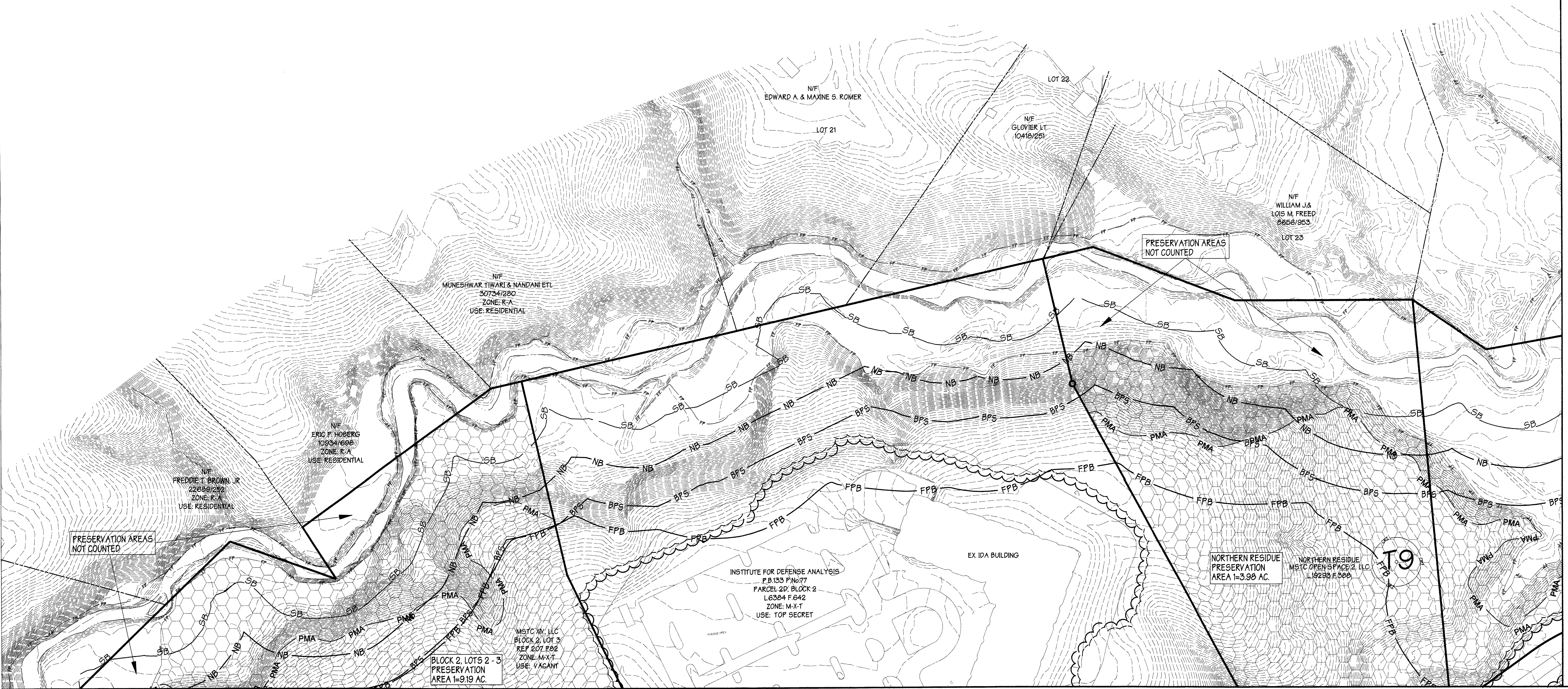
Table with 10 columns: Gross Tract Area, Existing Woodland, Woodland Cleared Phase I, Woodland Cleared Phase II, Woodland Cleared Phase III, Woodland Cleared Phase IV, Woodland Cleared Phase V, Woodland Cleared Phase VI, Woodland Cleared Phase VII, Woodland Cleared Phase VIII. Includes a list of 10 phases and their corresponding data.

*** Clearing on Block 2, Lot 5 (0.58 ac.) and Block 3 (3.33 ac.) and Pod 6 (28.81 ac.) occurred in Phase I.
*** Essential clearing.



KEY MAP
SCALE: 1"=200'
APPROVED PLAN
DSP-11018-1
THE MELFORD PROPERTY
TCP-II/36/99-10
PRINCE GEORGE'S COUNTY, MARYLAND

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP 11/36/99		
	Approved by	Date
	J.P. Markovich	10/30/00
01	R. Porter Inqum	02/23/03
02	Lori Shirley	04/07/06
03	Lori Shirley	08/17/05
04	K.I. Finch	08/09/05
05	Lori Shirley	2/28/06
06	K. Shoulers	3/4/09
07	K. Shoulers	9/22/08
08	K. Shoulers	10/08/09
09	K. Shoulers	10/17/11
10	<i>[Signature]</i>	<i>[Signature]</i>

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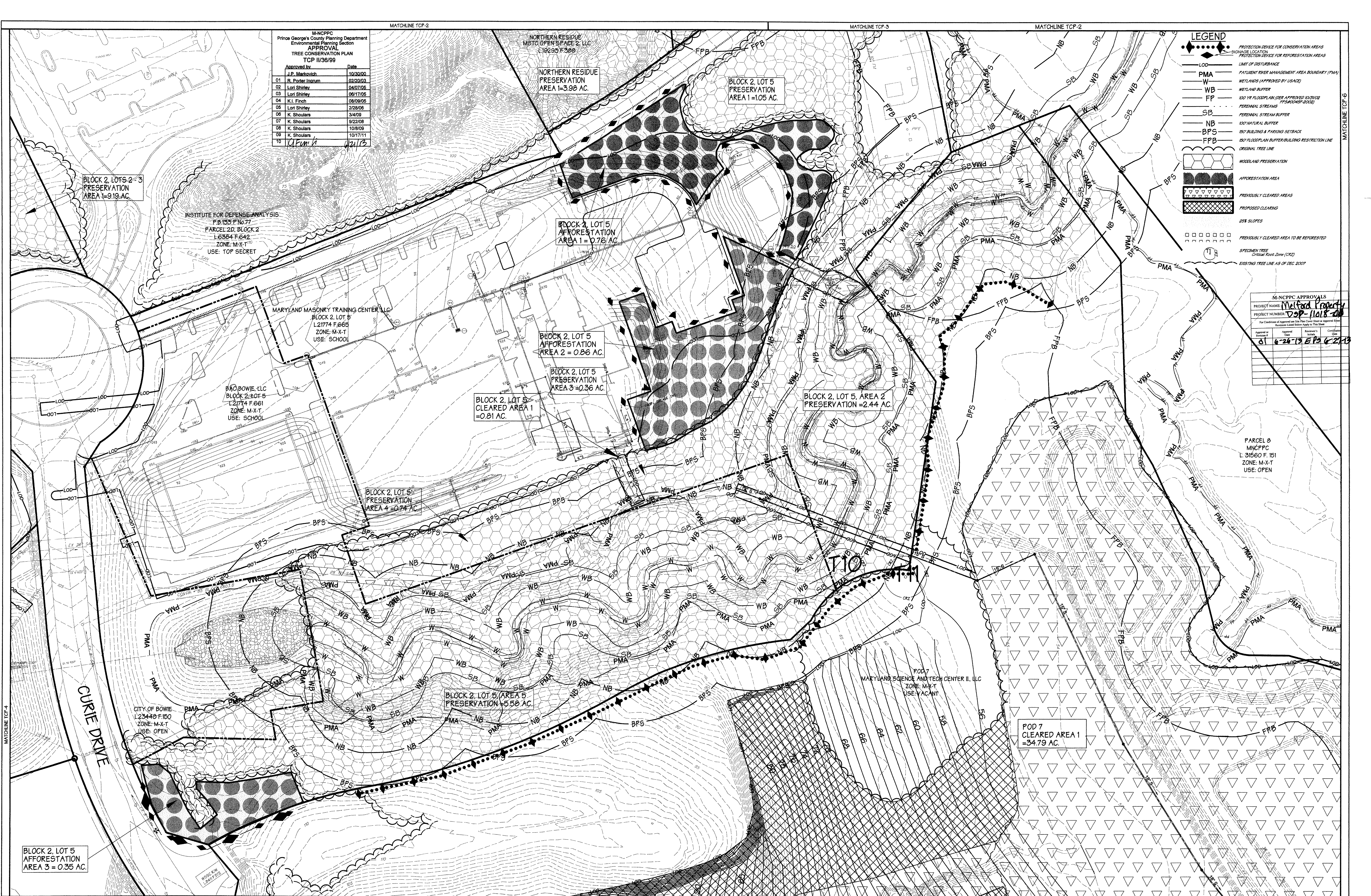
OWNER/DEVELOPER:

THE Melford Property
TCP-II/36/99-10

PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED PLAN
DSP-11018~1

DATE: JUNE 10, 2013
SCALE: 1" = 50'
SHEET: TCP-2 OF TCP-14



M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II/36/99

Approval by	Date
J.P. Markowski	10/30/00
R. Porter Ingram	02/20/03
Lori Shirley	04/07/05
Lori Shirley	06/17/05
K.I. Finch	08/09/05
Lori Shirley	2/28/06
K. Shoulars	3/4/09
K. Shoulars	9/22/08
K. Shoulars	10/8/09
K. Shoulars	10/17/11
UPM	2/1/13

LEGEND

- PROTECTION DEVICE FOR CONSERVATION AREAS
- SIGNAGE LOCATION
- PROTECTION DEVICE FOR REFORESTATION AREAS
- LOD - LIMIT OF DISTURBANCE
- PMA - PATUENT RIVER MANAGEMENT AREA BOUNDARY (PMA)
- WB - WETLANDS (APPROVED BY USACE)
- WB - WETLAND BUFFER
- FP - 100 YR FLOODPLAIN (SEE APPROVED DECREE FOR DECREE 2002)
- SB - PERENNIAL STREAM
- SB - PERENNIAL STREAM BUFFER
- NB - 100' NATURAL BUFFER
- BPS - 150' BUILDING & PARKING SETBACK
- FPB - 150' FLOODPLAIN BUFFER/BUILDING RESTRICTION LINE
- ORIGINAL TREE LINE
- WOODLAND PRESERVATION
- AFFORESTATION AREA
- PREVIOUSLY CLEARED AREAS
- PROPOSED CLEARING
- 25% SLOPES
- PREVIOUSLY CLEARED AREA TO BE REFORESTED
- SPECIMEN TREE Critical Root Zone (CRZ)
- EXISTING TREE LINE AS OF DEC 2007

M-NCPPC APPROVALS

PROJECT NAME	PROJECT NUMBER	APPROVAL DATE	APPROVAL BY
Melford Property	DSP-11018-10	6-24-13	EP

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REVISION

NO.	DATE	DESCRIPTION
1	10/30/00	1. Updated graphics/notes per DSP-11018-10 (Revised Notes). Added note that the 10' portion is associated with the approval of DSP-11018-10.
2	02/20/03	2. Updated graphics/notes per DSP-11018-10 (Revised Notes). Added note that the 10' portion is associated with the approval of DSP-11018-10.
3	04/07/05	3. Updated graphics/notes per DSP-11018-10 (Revised Notes). Added note that the 10' portion is associated with the approval of DSP-11018-10.
4	06/17/05	4. Updated graphics/notes per DSP-11018-10 (Revised Notes). Added note that the 10' portion is associated with the approval of DSP-11018-10.
5	08/09/05	5. Updated graphics/notes per DSP-11018-10 (Revised Notes). Added note that the 10' portion is associated with the approval of DSP-11018-10.
6	2/28/06	6. Updated graphics/notes per DSP-11018-10 (Revised Notes). Added note that the 10' portion is associated with the approval of DSP-11018-10.
7	3/4/09	7. Updated graphics/notes per DSP-11018-10 (Revised Notes). Added note that the 10' portion is associated with the approval of DSP-11018-10.
8	9/22/08	8. Updated graphics/notes per DSP-11018-10 (Revised Notes). Added note that the 10' portion is associated with the approval of DSP-11018-10.
9	10/8/09	9. Updated graphics/notes per DSP-11018-10 (Revised Notes). Added note that the 10' portion is associated with the approval of DSP-11018-10.
10	10/17/11	10. Updated graphics/notes per DSP-11018-10 (Revised Notes). Added note that the 10' portion is associated with the approval of DSP-11018-10.
11	2/1/13	11. Updated graphics/notes per DSP-11018-10 (Revised Notes). Added note that the 10' portion is associated with the approval of DSP-11018-10.

THE MELFORD PROPERTY
TCP-II/36/99-10
PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED PLAN
DSP-11018-10

DATE: JUNE 10, 2013
SCALE: 1" = 50'
SHEET: TCP-5 OF TCP-14

LEGEND

◆ ● ● ● ● ◆

— LOD

— PMA

— W

— WB

— FP

— SB

— NB

— BPS

— FPB













RYLAND SCIENCE AND
TECH CENTER II, LLC
ZONE: M-X-T
USE: VACANT

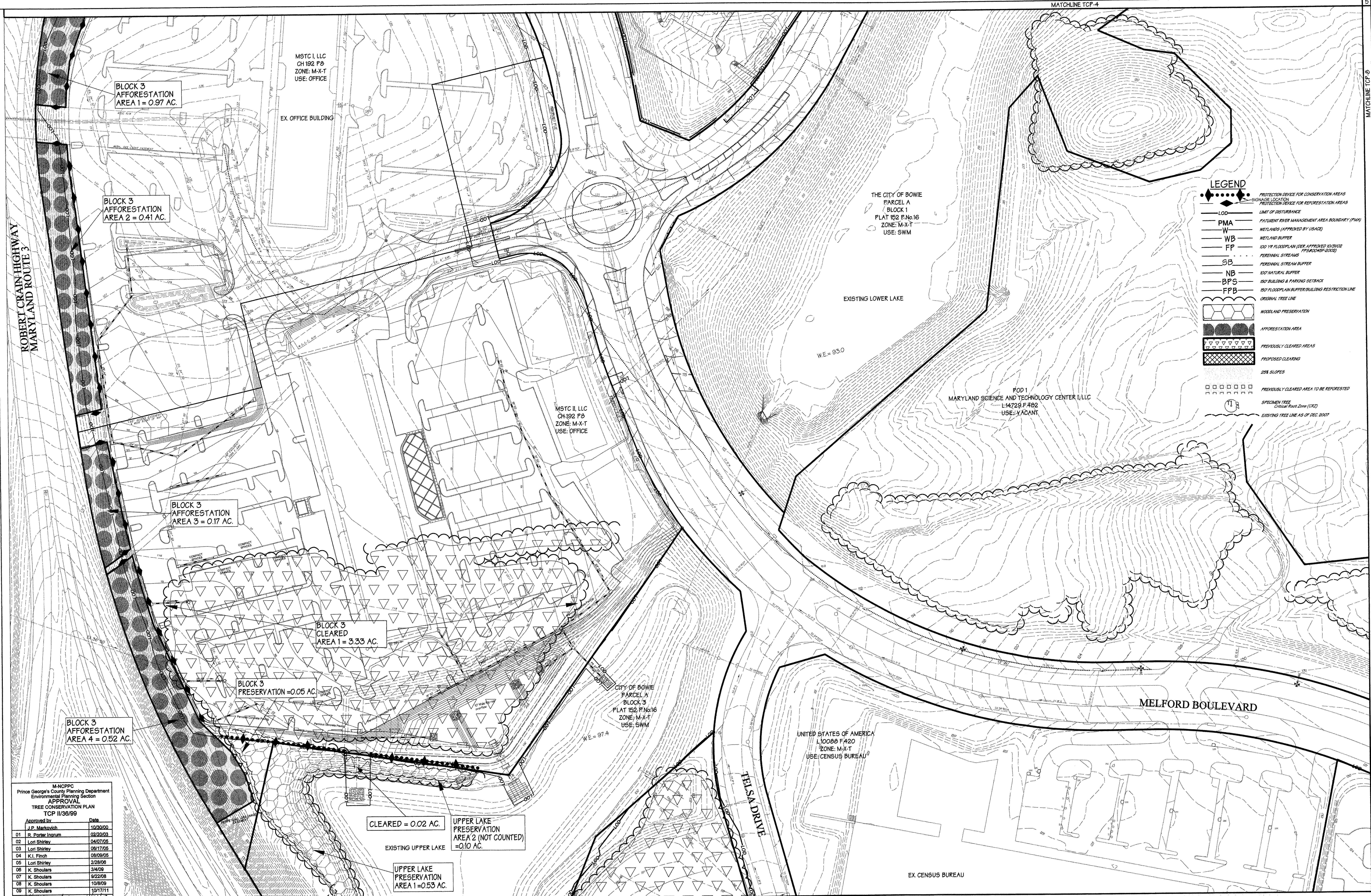
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STATE OF MARYLAND
L.3295 F.685

AMERICAN LAND CONCEPTS
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REISTERSTOWN, MARYLAND 21136
PHONE: (410)-526-2688
FAX: (410)-526-2970

DATE: JUNE 18, 2013

SCALE: 1" = 50'

SHEET: TCP-6 OF TCP-14



LEGEND

- PROTECTION DEVICE FOR CONSERVATION AREAS
- SIGNAGE LOCATION
- PROTECTION PERMITS FOR REFORESTATION AREAS
- LOD - LIMIT OF DISTURBANCE
- PMA - PATENTED RIVER MANAGEMENT AREA BOUNDARY (PMA)
- W - WETLANDS (APPROVED BY USACE)
- WB - WETLAND BUFFER
- FP - 100 YR FLOODPLAIN (PER APPROVED 10/31/02 FFS/00457-2002)
- SB - PERENNIAL STREAM BUFFER
- NB - 100' NATURAL BUFFER
- BPS - 150' BUILDING & PARKING SETBACK
- FPB - 150' FLOODPLAIN BUFFER/BUILDING RESTRICTION LINE
- ORIGINAL TREE LINE
- WOODLAND PRESERVATION
- AFFORESTATION AREA
- PREVIOUSLY CLEARED AREAS
- PROPOSED CLEARING
- 25% SLOPES
- PREVIOUSLY CLEARED AREA TO BE REFORESTED
- SPECIMEN TREE - Critical Root Zone (CRZ)
- EXISTING TREE LINE AS OF DEC. 2007

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II/36/99

Approved by	Date
J.P. Markovich	10/30/00
01 R. Porter Inoum	02/20/03
02 Lori Shirley	04/07/05
03 Lori Shirley	06/17/05
04 K.I. Finch	08/04/05
05 Lori Shirley	2/28/06
06 K. Shoulars	3/4/09
07 K. Shoulars	9/22/08
08 K. Shoulars	10/8/09
09 K. Shoulars	10/17/11
10 J.P. Markovich	6/21/13

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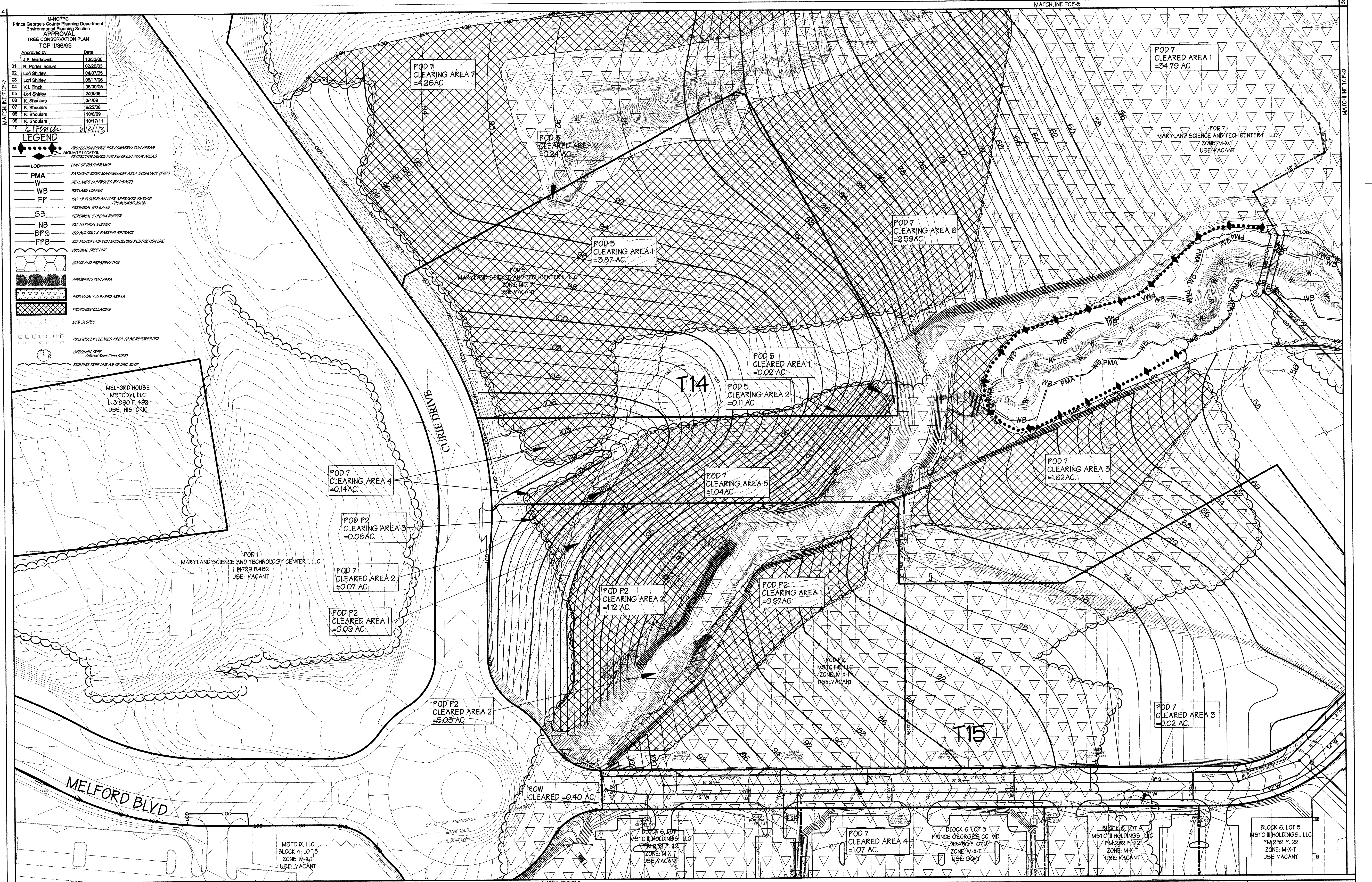
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FAX: (410)-526-2970

THE MELFORD PROPERTY
TCP-II/36/99-10
PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED

DATE: JUNE 18, 2013
SCALE: 1" = 50'
SHEET: TCP-7 OF TCP-14



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REVISIONS

NO.	DATE	DESCRIPTION
1	10/30/00	Initial design and plan view. Revised TCP notes.
2	02/20/03	Added notes to the plan view to reflect current tree line and previously approved.
3	04/07/05	Added notes to the plan view to reflect current tree line and previously approved.
4	08/17/05	Added notes to the plan view to reflect current tree line and previously approved.
5	08/09/05	Added notes to the plan view to reflect current tree line and previously approved.
6	2/28/06	Added notes to the plan view to reflect current tree line and previously approved.
7	3/4/09	Added notes to the plan view to reflect current tree line and previously approved.
8	9/22/08	Added notes to the plan view to reflect current tree line and previously approved.
9	10/8/09	Added notes to the plan view to reflect current tree line and previously approved.
10	10/17/11	Added notes to the plan view to reflect current tree line and previously approved.

THE MELFORD PROPERTY
TCP-II/36/99-10
PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED PLAN

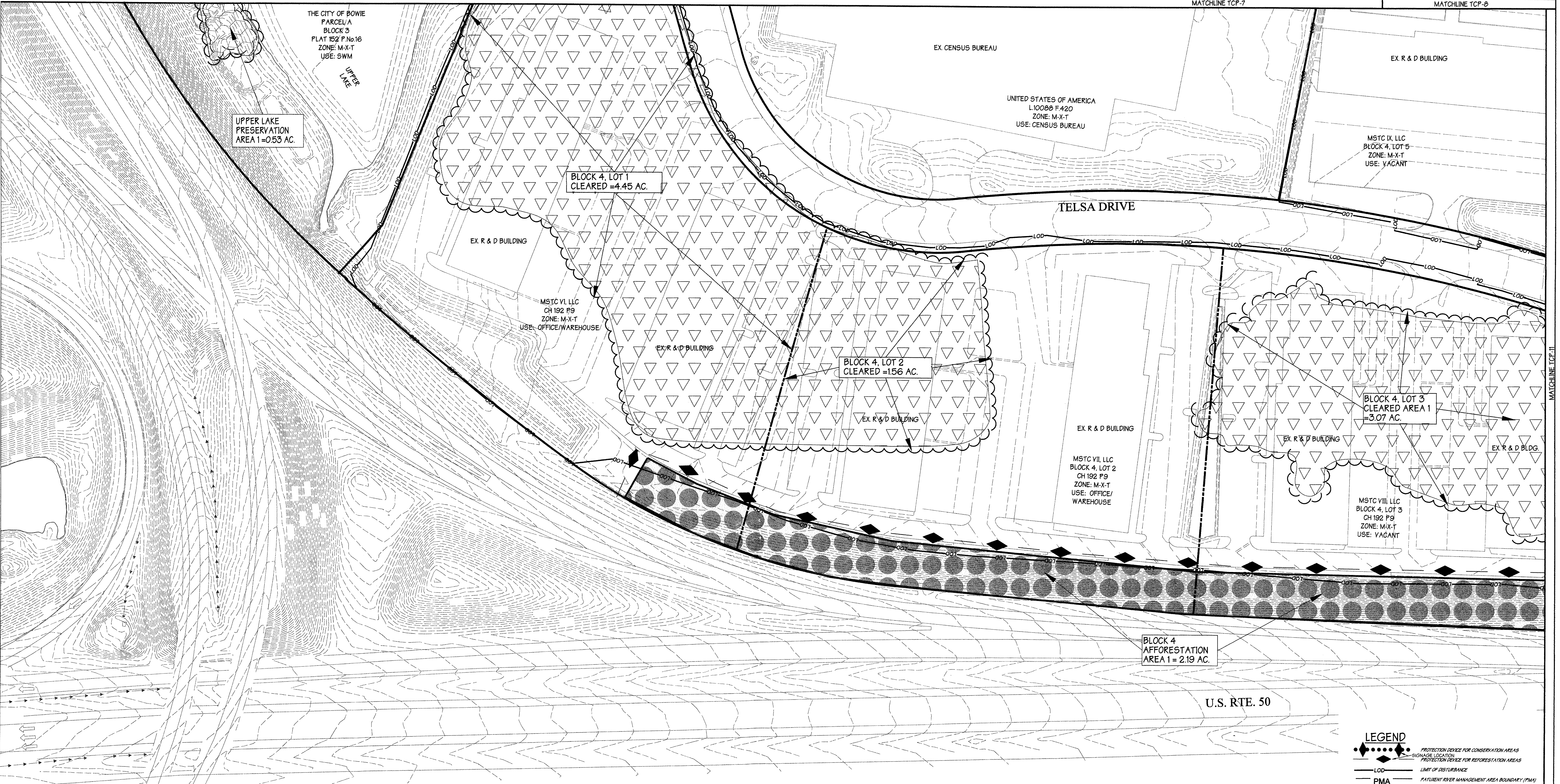
DATE: JUNE 10, 2013
SCALE: 1" = 50'
SHEET: TCP-8 OF TCP-14



Consulting Engineers

2500 Lech Building, Suite 1000

DATE	NO.	REVISION
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M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP II/36/99	
Approved by:	Date
1. P. MacKintosh	10/23/00
2. B. Porter Ingram	02/20/03
3. Lori Shirley	04/07/05
4. Lori Shirley	06/17/05
5. K.L. Finch	08/09/05
6. Lori Shirley	2/28/06
7. K. Shoulters	3/4/06
8. K. Shoulters	9/22/08
9. K. Shoulters	10/8/09
10. K. Shoulters	10/17/11

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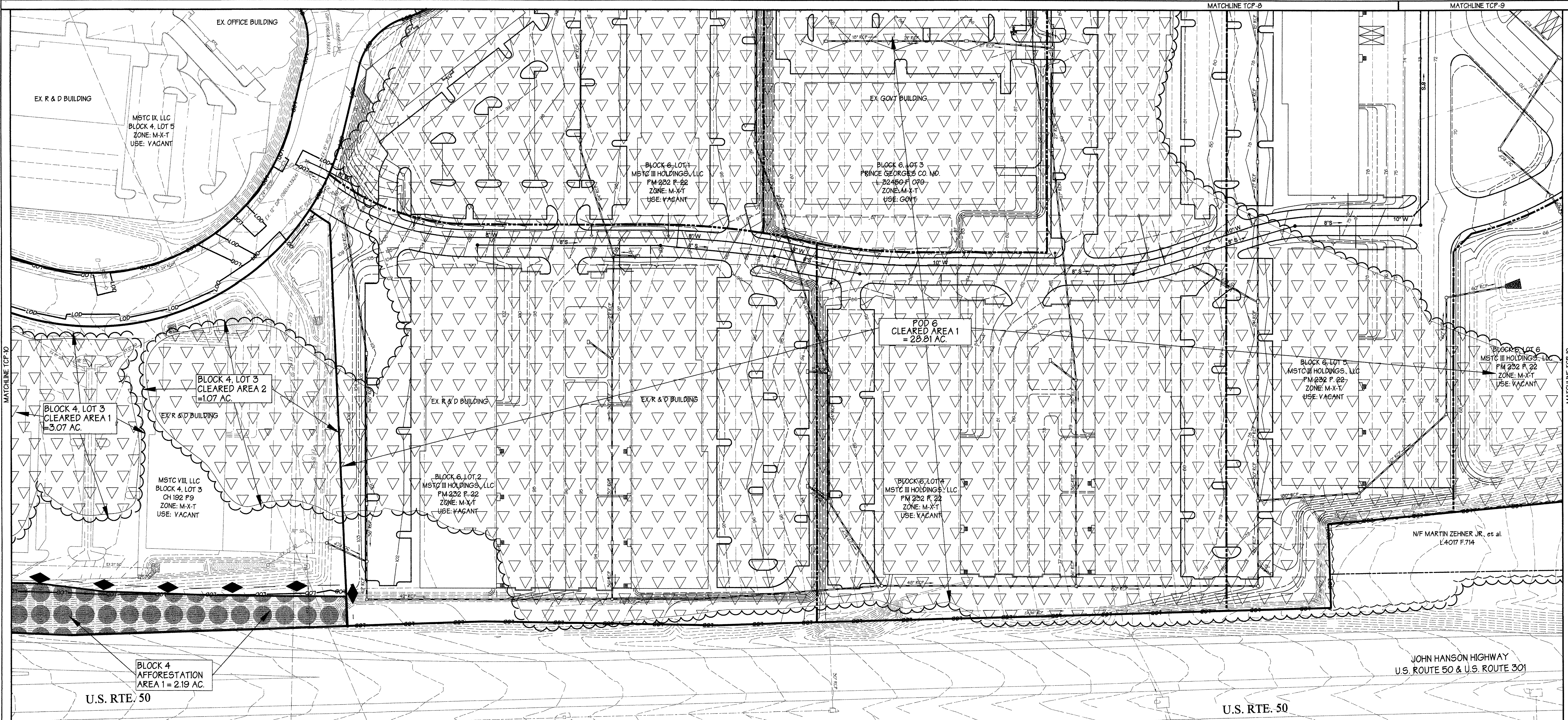
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NO.	REVISION
1	Updated plan sheets per TCP II/36/99. Updated notes. Added note that the 10' revision is associated with the approval of DSP-11018.
2	Updated plan sheets per TCP II/36/99. Updated notes. Added note that the 10' revision is associated with the approval of DSP-11018.
3	Updated plan sheets per TCP II/36/99. Updated notes. Added note that the 10' revision is associated with the approval of DSP-11018.
4	Updated plan sheets per TCP II/36/99. Updated notes. Added note that the 10' revision is associated with the approval of DSP-11018.
5	Updated plan sheets per TCP II/36/99. Updated notes. Added note that the 10' revision is associated with the approval of DSP-11018.
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8	Updated plan sheets per TCP II/36/99. Updated notes. Added note that the 10' revision is associated with the approval of DSP-11018.
9	Updated plan sheets per TCP II/36/99. Updated notes. Added note that the 10' revision is associated with the approval of DSP-11018.
10	Updated plan sheets per TCP II/36/99. Updated notes. Added note that the 10' revision is associated with the approval of DSP-11018.

THE MELFORD PROPERTY
TCP-II/36/99-10
PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED PLAN
DSP-11018

DATE: JUNE 12, 2013
SCALE: 1" = 50'
SHEET: TCP-10 OF TCP-14



LEGEND

- PROTECTION DEVICE FOR CONSERVATION AREAS
- SIGNAGE LOCATION
- PROTECTION DEVICE FOR REFORESTATION AREAS
- LOD - LIMIT OF DISTURBANCE
- PMA - PATUENT RIVER MANAGEMENT AREA BOUNDARY (PMA)
- W - WETLANDS (APPROVED BY USACE)
- WB - WETLAND BUFFER
- FP - 100 YR FLOODPLAIN (SEE APPROVED 100YR FLOODPLAIN MAP)
- SB - PERENNIAL STREAM BUFFER
- NB - 100' NATURAL BUFFER
- BPS - 150' BUILDING & PARKING SETBACK
- FPB - 150' FLOODPLAIN BUFFER/BUILDING RESTRICTION LINE
- ORIGINAL TREE LINE
- WOODLAND PRESERVATION
- AFFORESTATION AREA
- PREVIOUSLY CLEARED AREAS
- PROPOSED CLEARING
- 25% SLOPES
- PREVIOUSLY CLEARED AREA TO BE REFORESTED
- SPECIMEN TREE (Critical Plant Zone) (CPZ)
- EXISTING TREE LINE AS OF DEC 2007

M-NCPPC APPROVAL

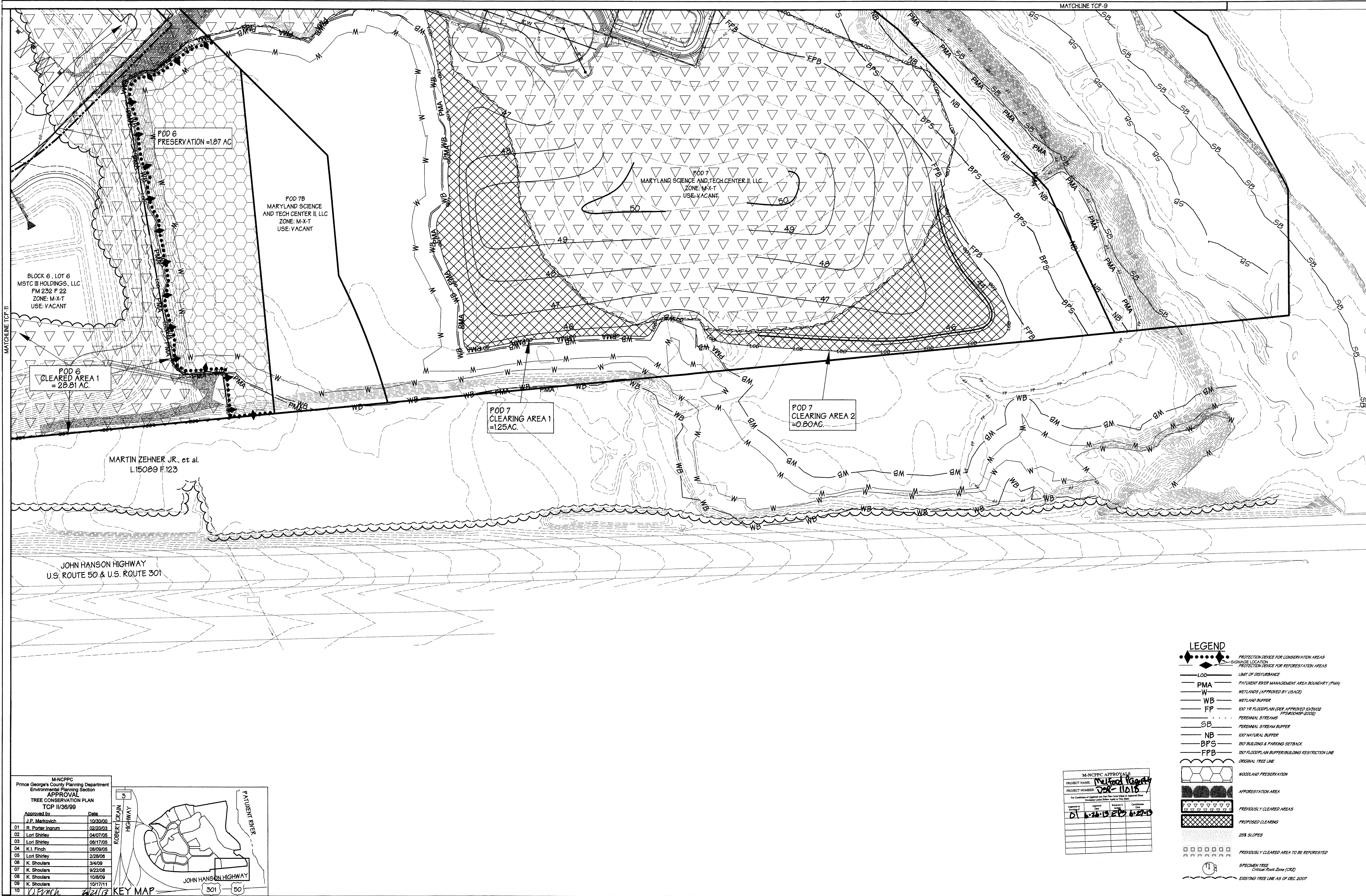
PROJECT NAME: **Melford Property**

PROJECT NUMBER: **DSP-11018**

APPROVED BY: **DI** DATE: **6/26/09** BY: **6/26/09**

KEY MAP

Shows location of the project area within Prince George's County, Maryland, near the Potomac River and John Hanson Highway.



M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP II/36/99		
Approved by	Date	
01 J.P. Mackovich	10/3/00	
02 R. Porter Ingram	02/20/03	
03 Lori Shirley	04/07/05	
04 Lori Shirley	08/17/05	
05 K.L. Finch	08/09/05	
06 Lori Shirley	2/28/06	
07 K. Shoulars	3/4/09	
08 K. Shoulars	9/22/08	
09 K. Shoulars	10/8/09	
10 K. Shoulars	10/17/11	
11 J.P. Finch	6/21/13	

KEY MAP

ROBERT CRAN HIGHWAY

PATUENT RIVER

JOHN HANSON HIGHWAY

301 50

- LEGEND**
- PROTECTION DEVICE FOR CONSERVATION AREAS
 - CHANGELINE LOCATION
 - PROTECTION DEVICE FOR REFORESTATION AREAS
 - LOD LIMIT OF DISTURBANCE
 - PMA PATUENT RIVER MANAGEMENT AREA BOUNDARY (PMA)
 - WB WETLANDS (APPROVED BY USACE)
 - WB WETLAND BUFFER
 - FP 100 YR FLOODPLAIN (PER APPROVED DOWNSIDE FLOODPLAIN 2002)
 - FP PERENNIAL STREAMS
 - SB PERENNIAL STREAM BUFFER
 - NB 100' NATURAL BUFFER
 - BPS 150' BUILDING & PARKING SETBACK
 - FPB 150' FLOODPLAIN BUFFER/BUILDING RESTRICTION LINE
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 - PREVIOUSLY CLEARED AREA TO BE REFORESTED
 - SPECIMEN TREE Critical River Zone (CRZ)
 - EXISTING TREE LINE AS OF DEC. 2007

M-NCPPC APPROVALS			
PROJECT NAME:	Melford Property		
PROJECT NUMBER:	DSE-11018		
For Conditions of Approval see the Plan Cover Sheet or Approval Sheet Resolutions Below Differ Apply to This State.			
Approved by or Signature of	Approved Date	Inspector's Initials	Calculation Date
DT	6-26-13	EP	6-27-13

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DATE	DESCRIPTION
6/21/13	14) Updated graphic/chart per DSP-11018 (Regional Pond). Added note that the 10 revision is associated with the approval of DSP-11018.
10/15/11	13) Updated graphic/chart per DSP-11018 (Regional Pond). Added note that the 28 revision is associated with the approval of DSP-11018.
9/22/08	12) Updated graphic/chart per DSP-11018 (Regional Pond). Added note that the 27 revision is associated with the approval of DSP-11018.
9/22/08	11) Updated graphic/chart per DSP-11018 (Regional Pond). Added note that the 26 revision is associated with the approval of DSP-11018.
9/22/08	10) Removed reference to 2-A rule; added current tree line as of Dec. 2007. Updated chart for Phase I clearing to reflect current tree line instead of previously approved (clearing that has not yet occurred). Added PMA and PMA lines per DSP-0009. Added sheets 13 and 14. Updated graphic/chart per DSP-07073 (Block 2).
10/09/05	9) Added sheet 1A for TCP notes and details. Added change location to the legend and plan view. Revised TCP notes.
12/28/04	8) Revised aerial map. From woodland preservation, riparian conservation area, added new 50' setback for PMA, 25' & PMA. Added riparian buffer, 50' and 150' setbacks.
9/22/04	7) Added sheet 2B & 2C. Added information area and increased conservation area on Block 2, Lots 2 & 3. Increased LOD and clearing area on Phase II.
9/22/04	6) Added aerial map. Added information area and increased conservation area on Block 2, Lots 2 & 3. Increased LOD and clearing area on Phase II.
9/22/04	5) Added aerial map. Added information area and increased conservation area on Block 2, Lots 2 & 3. Increased LOD and clearing area on Phase II.
9/22/04	4) Added aerial map. Added information area and increased conservation area on Block 2, Lots 2 & 3. Increased LOD and clearing area on Phase II.
9/22/04	3) Added aerial map. Added information area and increased conservation area on Block 2, Lots 2 & 3. Increased LOD and clearing area on Phase II.
9/22/04	2) Added aerial map. Added information area and increased conservation area on Block 2, Lots 2 & 3. Increased LOD and clearing area on Phase II.
9/22/04	1) The PMA buffer line was associated to include areas of wetlands adjacent to the Patuxent River, the 100-yr floodplain, and all areas of steep slopes. The legend was revised to include steep slopes. Reference to TCP-02049 was removed. The term selective was removed from the legend. Removed the term complete from areas marked as afforestation. Removed riparian conservation area. Removed open space designations and added reference note to sheet 2.

THE MELFORD PROPERTY
TCP-II/36/99-10

APPROVED PLAN
DSP-11018-1

PRINCE GEORGE'S COUNTY, MARYLAND

DATE: JUNE 18, 2013
SCALE: 1" = 50'
SHEET: TCP-12 OF TCP-14

TCP II NOTES:

1. 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 \$150 per square foot mitigation fee.
2. TPDs shall be installed whenever disturbance will occur within fifty feet of Tree Save Areas.
3. The County Department of Environmental Resources must be contacted at 301-863-5300 prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this plan.
4. Dead trees within Tree Save Areas shall be removed without damage to healthy trees in the vicinity of the work to be done, and with the approval of the County.
5. Property owners shall be notified by the Developer or Contractor of any Woodland Conservation Areas (Tree Save Areas, Reforestation 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. If any lot has already been sold, new property owners shall be notified immediately upon approval of this plan.
6. All appropriate bonds shall be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as security by the Building Official until all required activities have been satisfied.
7. All required off-site mitigation shall be identified on an approved TCP of the off-site location and shall be recorded as an off-site easement in the land records of Prince George's County prior to the issuance of any building permits for the subject property.
8. 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 flagged or staked TPD locations by the 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.
9. 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.
10. Woodland Conservation-Tree Save Areas and/or Reforestation Areas shall be posted as shown as the same time as a Tree Protective Device installation or the start of reforestation activities. These signs shall remain in place.
11. All tree planting for woodland replacement, reforestation, or afforestation will be completed prior to Use and Occupancy Permits. 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 \$150 per square foot penalty unless a written extension is approved by the DER Inspector.
12. The DER Inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
13. Results of survival checks for all tree plantings shall be reported to the DER Inspector for the site and M-NCPPC Environmental Planning Section.
14. Prior to the issuance of any permit the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.

Name: Ramon Benitez
Business Name: G. John Properties
Address: 2560 Lord Baltimore Drive
Baltimore, Maryland 21244
Phone Number: 410-788-0100

APPLICATION SPECIFIC NOTES

1. Specimen trees T8 and T14 will be removed as part of the development. Specimen trees T1-T7 and T9-T13 are outside the limits of disturbance and will be preserved.
2. Includes offsite retention of 220 acres previously filed as TCP-II/208/92.
3. Includes all previous and proposed clearing as shown on this plan sheet.
4. Save areas may be determined during further review of DSP submissions.
5. All woodlands not specifically identified for clearing are considered Tree Save Areas until such time as a DSP is prepared for each parcel or parcels and the Tree Save Areas are revised.
6. No woodland clearing may occur without a valid permit and a DSP approval.
7. Wetland Delineation verified by Corps of Engineers in letter from Mr. Walter Washington Jr., Chief, Maryland Section Southern USACE, dated December 7, 1999.
8. The Pasture Management Area includes all streams, wetlands and riparian areas within the 100-year floodplain for the portions of the Pasture River and adjacent tributaries located on-site. This assures that the Pasture Management Area is preserved in a natural state.
9. None of the soils on this site are listed as highly erodible (i.e. K-Factor > 0.35).
10. The B&B silt loam (Bo) is the only mapped soil type listed as hydric.

Melford Plant List
6.94 acres of reforestation/afforestation
10' Centers = 435 trees/shrubs per acre= 3019 trees

Trees:

225	Chestnut Oak	Quercus prinus
225	Red Maple	Acer rubrum
225	White Ash	Fraxinus americana
225	White Oak	Quercus alba
175	Black Cherry	Prunus serotina
175	Tulip Poplar	Liriodendron tulipifera
175	Pin Oak	Quercus palustris
155	Black Locust	Robinia pseudoacacia
155	Smooth Sumac	Rhus glabra

1735 Total Trees

Shrubs:

205	Winterberry Holly	Ilex verticillata
205	Aronwood	Viburnum dentatum
205	Eastern Redbud	Cercis canadensis
205	Elderberry	Sambucus Canadensis
155	Red Chokeberry	Aronia arbutifolia
155	Serviceberry	Amelanchier canadensis
155	Possumhaw	Viburnum nudum

1285 Total Shrubs



DEPARTMENT OF THE ARMY
BALTIMORE DISTRICT, U.S. ARMY CORPS OF ENGINEERS
P.O. BOX 7715
BALTIMORE, MD 21285-7715
December 7, 1999

Operations Division

Subject: CHENAB-OP-RMS (UNIVERSITY OF MD SCIENCE & TECH.
CENTERPHASE II/JD) 00-00444-11

University of Maryland
c/o Mr. Milton L. McCarthy
McCarthy & Associates, Inc.
14458 Old Mill Road #201
Upper Marlboro, Maryland 20772

Dear Mr. McCarthy:

I am replying to your letter, dated November 30, 1999, requesting a jurisdictional determination and verification of the delineation of Waters of the United States, including jurisdictional wetlands, on the subject property located at the intersection of MD Route 3 and US 50, Prince George's County, Maryland.

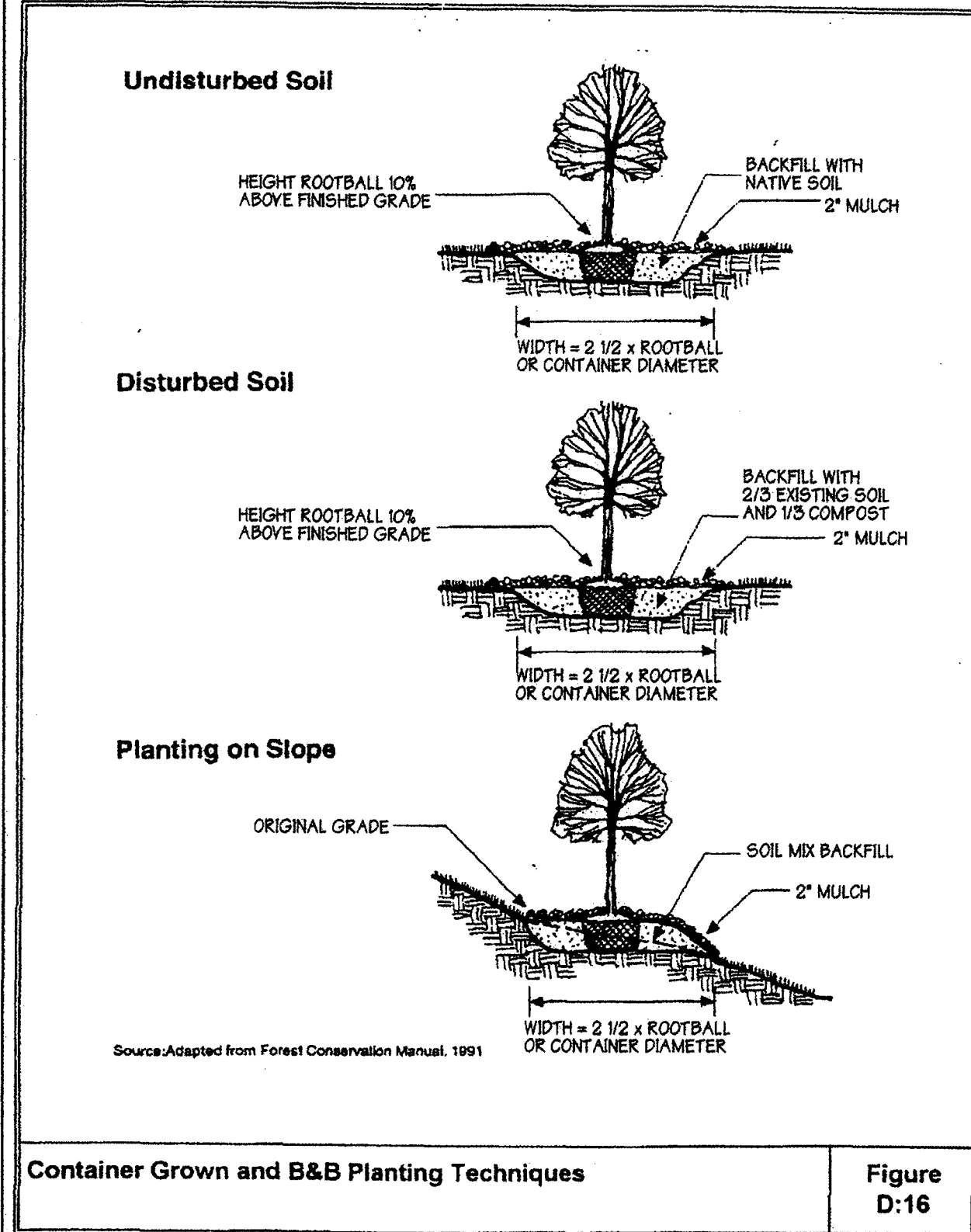
Field inspections were conducted with you on June 16 and 29, 1999. These inspections indicated that the delineation of Waters of the United States, including jurisdictional wetlands, on the enclosed map, is accurate. Those areas indicated as Waters of the United States, including non-tidal wetlands, are regulated by this office pursuant to Section 404 of the Clean Water Act. State and local authorizations may also be required. This verification is valid for five years from the date of this letter, unless new information warrants a revision before the expiration date.

You are reminded that any grading or filling of Waters of the United States, including jurisdictional wetlands, is subject to Department of the Army authorization. In addition, the Interstate Land Sales Full Disclosure Act may require that prospective buyers be made aware, by the seller, of the Federal authority over any Waters of the United States, including jurisdictional wetlands, being purchased.

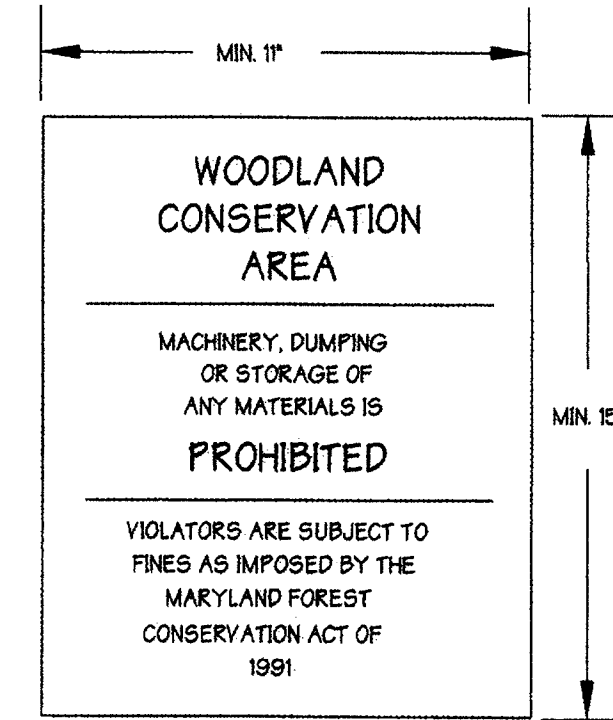
If you have any questions concerning this matter, please call George Harrison of this office at (410) 962-6002.

Sincerely,

Walter Washington Jr.
Walter Washington Jr.
Chief, Maryland Section Southern

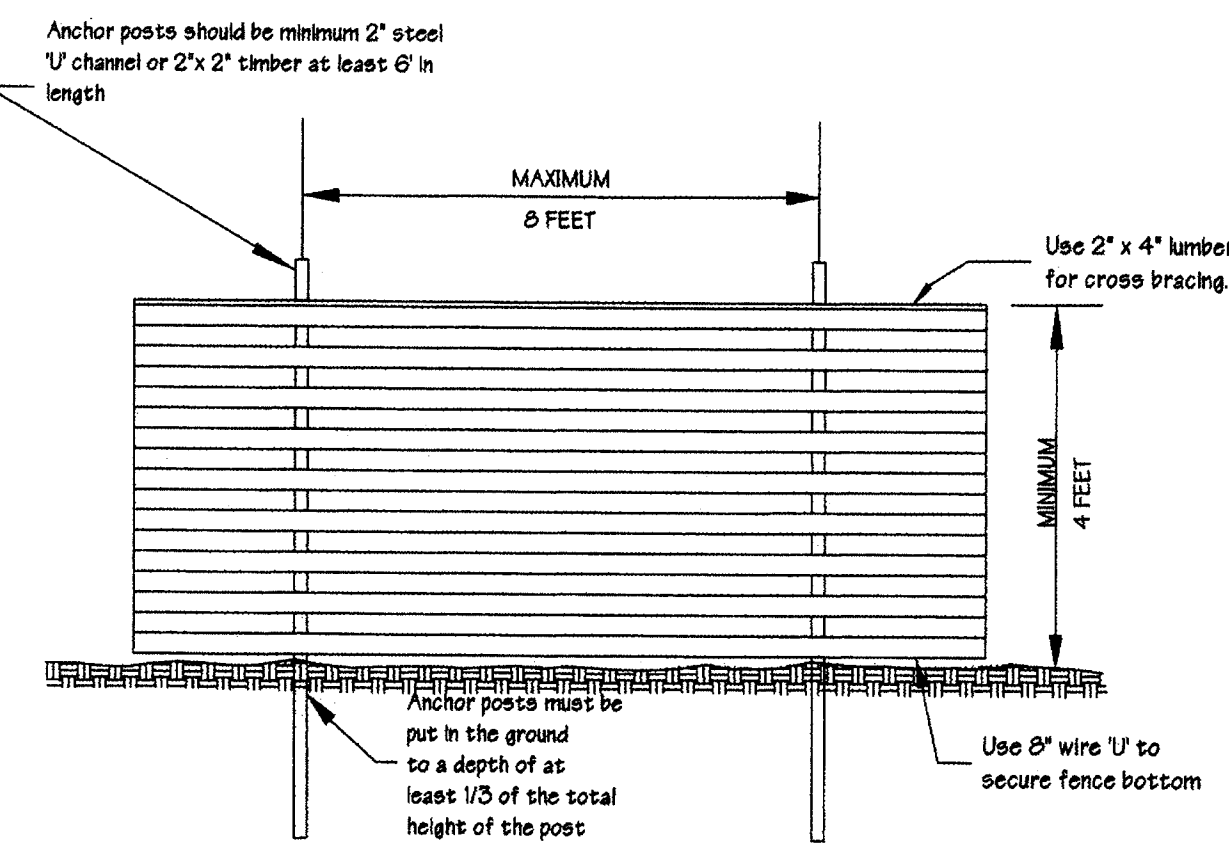


D - 17



NOTE: PLACE TREE PRESERVATION SIGNAGE AT 50' INTERVALS ALONG TREE PROTECTION FENCE. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART. THE BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION DEVICE. SIGNS ARE TO BE PLACED ON FREESTANDING WOODEN/METAL STAKES.

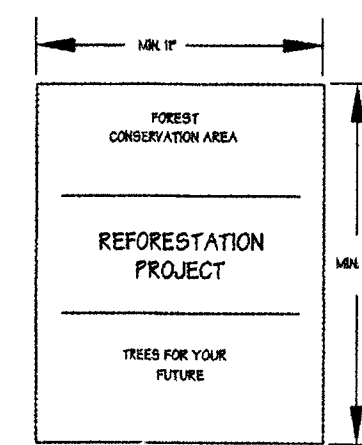
Conservation Tree Signage Not to Scale



1. FOREST PROTECTION DEVICE ONLY
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
4. ROOT DAMAGE SHOULD BE AVOIDED.
5. PROTECTIVE SIGNAGE MAY ALSO BE USED.
6. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

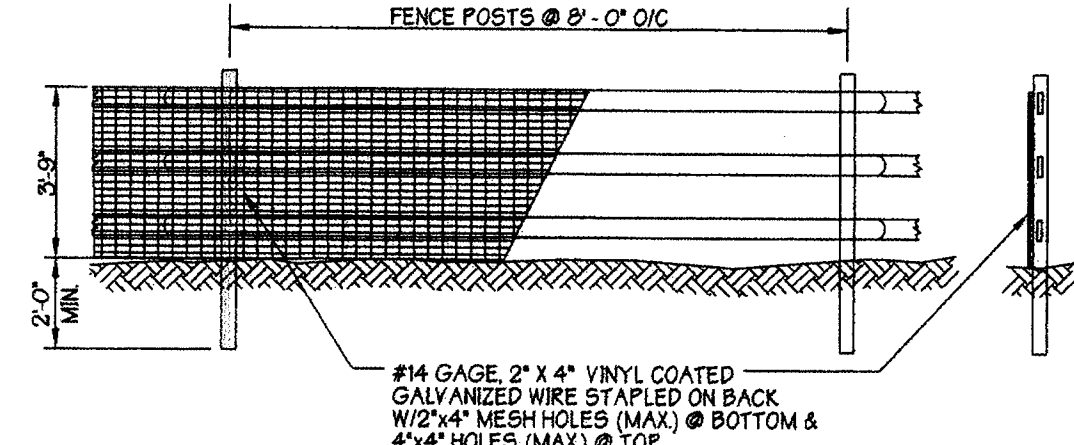
Source: Prince George's County, Maryland: Woodland Conservation Manual

Tree Protection Fence for Conservation Areas Blaze Orange Plastic Mesh



1. BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
2. SIGNS TO BE PLACED APPROXIMATELY 50' APART. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
3. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
4. SIGNS TO BE PLACED ON FREESTANDING WOODEN/METAL STAKES.

Reforestation Tree Signage Not to Scale



1. FOREST PROTECTION DEVICE ONLY
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
4. ROOT DAMAGE SHOULD BE AVOIDED WHEN INSTALLING DEVICE.
5. PROTECTIVE SIGNAGE IS REQUIRED 100' MAX SPACING ALONG ALL LOOPS AND OR STREAM BUFFERS.
6. DEVICE SHOULD BE INSTALLED PRIOR TO ISSUANCE OF BUILDING PERMITS UNLESS ADDITIONAL GRADING IN THE REFORESTATION AREA WILL BE REQUIRED IN CONJUNCTION WITH THE BUILDING PERMIT IN WHICH CASE THE REFORESTATION/AFFORESTATION PERMITS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION AND STABILIZATION OF THE GRADING.

Tree Protection Fence for Reforestation Areas Not to Scale

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL	
TREE CONSERVATION PLAN TCP II/36/99	
Approved by	Date
01 J.P. Markovich	10/30/00
02 R. Porter Ingram	02/20/03
03 Lori Shirley	04/07/05
04 Lori Shirley	06/17/05
05 K.L. Finch	08/09/05
06 Lori Shirley	2/28/06
07 K. Shoulars	3/4/09
08 K. Shoulars	9/22/08
09 K. Shoulars	10/8/09
10 K. Shoulars	10/17/11
11 K. Shoulars	6/21/13

MATIS WARFIELD
Consulting Engineers
10540 York Road, Suite M
Hunt Valley, Maryland 21030
PHONE 410.683.7004 FAX 410.683.1798
www.matiswarfield.com

ST. JOHN PROPERTIES
2560 Lord Baltimore Drive
Baltimore, Maryland 21244
(410) 788-0100

ALC
AMERICAN LAND CONCEPTS
238 B MAIN STREET
REISTERSTOWN, MARYLAND 21136
PHONE: (410)-526-2698
FAX: (410)-526-2970

DATE	NO.	DESCRIPTION
9/18/11	12	Updated annotations per 03-0111111 (Functional Permit). Added note that the 10' retention is associated with the approval of DSP-11018/1.
10/11/11	13	Updated annotations per 03-0111111 (Functional Permit). Added note that the 10' retention is associated with the approval of DSP-11018/1.
10/11/11	14	Updated annotations per 03-0111111 (Functional Permit). Added note that the 10' retention is associated with the approval of DSP-11018/1.
10/11/11	15	Updated annotations per 03-0111111 (Functional Permit). Added note that the 10' retention is associated with the approval of DSP-11018/1.
10/11/11	16	Updated annotations per 03-0111111 (Functional Permit). Added note that the 10' retention is associated with the approval of DSP-11018/1.
10/11/11	17	Updated annotations per 03-0111111 (Functional Permit). Added note that the 10' retention is associated with the approval of DSP-11018/1.
10/11/11	18	Updated annotations per 03-0111111 (Functional Permit). Added note that the 10' retention is associated with the approval of DSP-11018/1.
10/11/11	19	Updated annotations per 03-0111111 (Functional Permit). Added note that the 10' retention is associated with the approval of DSP-11018/1.
10/11/11	20	Updated annotations per 03-0111111 (Functional Permit). Added note that the 10' retention is associated with the approval of DSP-11018/1.
10/11/11	21	Updated annotations per 03-0111111 (Functional Permit). Added note that the 10' retention is associated with the approval of DSP-11018/1.
10/11/11	22	Updated annotations per 03-0111111 (Functional Permit). Added note that the 10' retention is associated with the approval of DSP-11018/1.
10/11/11	23	Updated annotations per 03-0111111 (Functional Permit). Added note that the 10' retention is associated with the approval of DSP-11018/1.
10/11/11	24	Updated annotations per 03-0111111 (Functional Permit). Added note that the 10' retention is associated with the approval of DSP-11018/1.
10/11/11	25	Updated annotations per 03-0111111 (Functional Permit). Added note that the 10' retention is associated with the approval of DSP-11018/1.
10/11/11	26	Updated annotations per 03-0111111 (Functional Permit). Added note that the 10' retention is associated with the approval of DSP-11018/1.
10/11/11	27	Updated annotations per 03-0111111 (Functional Permit). Added note that the 10' retention is associated with the approval of DSP-11018/1.
10/11/11	28	Updated annotations per 03-0111111 (Functional Permit). Added note that the 10' retention is associated with the approval of DSP-11018/1.
10/11/11	29	Updated annotations per 03-0111111 (Functional Permit). Added note that the 10' retention is associated with the approval of DSP-11018/1.
10/11/11	30	Updated annotations per 03-0111111 (Functional Permit). Added note that the 10' retention is associated with the approval of DSP-11018/1.

THE MELFORD PROPERTY TCP-II/36/99-10 PRINCE GEORGE'S COUNTY, MARYLAND

DATE: JUNE 18, 2013

SCALE: 1" = 50'

SHEET: TCP-13 OF TCP-14

STANDARDS AND SPECIFICATIONS FOR TOPSOILING

Section I - Site Preparation (where topsoil is to be added)

- A. When topsoiling, maintain needed erosion and sediment control practices such as diversions, grade stabilization structures, berms, dikes, waterways, and sediment basins.
- B. Grading: Grades on the areas to be topsoiled which have been previously established shall be maintained.
- C. Liming: Where the subsoil is either highly acid or composed of heavy clays, ground limestone shall be spread at a rate of 4-8 tons/acre (20-400 pounds per 1,000 square feet). Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.
- D. Tilling: After the areas to be topsoiled have been brought to grade, and immediately prior to dumping and spreading the topsoil, the subgrade shall be loosened by digging or by scarifying to a depth of at least 3 inches to permit bonding of the topsoil to the subsoil. First by passing a hydroloper up and down over the entire surface area of the slope to create horizontal erosion check slots to prevent topsoil from sliding down the slope.
- E. Ground cover in planting area as shall be controlled in order to ensure tree growth is not adversely impacted.
- F. Competing vegetation around trees in planting areas shall be controlled to ensure tree survival.

Section II
-Topsoil Material and Application

Note: Topsoil salvaged from the existing site may often be used but it should meet the same standards as set forth in these specifications. The depth of topsoil to be salvaged shall be no more than the depth described as a representative profile for that particular soil type as described in the soil survey published by USDA-SCS in cooperation with Maryland Agricultural Experimental Station.

A. Materials: Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand or other soil as approved by an agronomist or soil scientist. It shall have a mixture of contrasting textured silt and sand not more than 75% by volume. Medium texture, clay, coarse fragments, gravel, cinders, roots, trash or other extraneous materials larger than 1/8" (6.4 inches in diameter). Topsoil must be free of plants or plant parts of bromeliads, quackgrass, Johnsongrass, nutsedge, poison ivy, thistles, or others as specified. All topsoil shall be tested by a recognized laboratory for organic matter content, pH and soluble salts. A pH of 6.0 to 7.8 and an organic content of not less than 1.5% by weight are required. If pH value is less than 6.0, lime shall be applied and incorporated with the topsoil to adjust the pH to 6.5 or higher. Topsoil containing soluble salts greater than 500 parts per million shall not be used. Soil shall be free of contaminants (oil products, concentrated soluble salts, ferrous iron, soluble aluminum, soluble manganese, and herbicides).

No soil or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed to permit degradation of toxic materials. Noes. Topsoil substitution or amendments as planned by a qualified agronomist or soil scientist may be used in lieu of natural topsoil.

B. Grading: The topsoil shall be uniformly distributed and compacted to a minimum of four (4) inches. Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets. Top soil shall not be placed while in a frozen or muddy condition, when the subgrade is excessively wet, or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

PLANTING SPECIFICATIONS

A. Materials:

1. Plants shall be nursery grown in accordance with good horticultural practice, and grown under similar conditions similar to those in the locality of the project. They shall be free of disease, pests, eggs or larvae, and shall have a healthy, developed root system.

They shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall be free of disease, pests, eggs or larvae, and shall have a healthy, developed root system.

Plants shall not be pruned before delivery. Trees with a damaged or crooked leader or root system, leaders, abrasions on the bark, sunscald, disfiguring knots or fresh cuts over 1/4" will be rejected.

No change in quantity, size, kind or quality of plant specified will be permitted without the approval of the landscape architect.

2. Topsoil shall be fertile, friable and typical of the locality. It shall be free of stones, lumps, plants, roots, sticks, and shall not be delivered in a frozen or muddy condition.

3. Planting soil (backfill mix) shall be five parts topsoil and one part loose peat moss.

4. Staking materials: Guy wire shall be plastic 12 gauge galvanized twisted two-strand wire. Hose shall be a suitable length of two-ply rubber hose 3/16" inch in diameter. Stakes shall conform to the detail on this sheet.

5. Wrapping material shall be a standard manufactured tree wrapping paper with crinkled surface and fastened by an approved method.

B. Applicable Specifications and Standards:

1. "Standard Plant Name" latest edition American Joint Committee on Horticultural Nomenclature.

2. "American Standard for Nursery Stock", latest edition, American Association of Nurserymen.

C. Digging and Handling of Plant Materials:

1. Immediately before digging, spray all evergreen or deciduous plant material in full leaf with anti-desiccant, applying an adequate film over trunks, branches, twigs, and/or foliage.

2. Dig ball and burlap (B&B) plants with firm material balls of earth, of diameter no less than that recommended by "American Standard for Nursery Stock", and of sufficient depth to include the fibrous and feeding roots. Plants moved with a ball will not be accepted if the ball is cracked or broken before or during planting operations.

D. Excavating of Planting Areas:

1. Stakeout on the ground locations for plants and outlines of areas to be planted, and obtain approval of the landscape architect before excavation has begun. Landscaped areas to be thoroughly weeded prior to planting operations.

E. Planting Operations:

1. Set plants at same relationship to finished grade as they bore to the ground from which they were dug. Use planting soil to backfill approximately 2/3 full, water thoroughly before installing remainder of the planting soil to top of pit, eliminating all air pockets.

2. Set planting slump and brace rigidly in position until the planting soil has been stamped solidly around the ball and roots. Cut ropes or strings from the top of ball after plant has been set. Leave burlap or cloth wrapping intact around ball. Turn under and bury portions of burlap at top of ball.

3. Protect plants at all times from sun or drying winds. Plants that cannot be planted immediately on delivery shall be kept in the shade, well protected with soil, peat moss, or other acceptable material and shall be kept well watered. Plants shall not remain unplanted for longer than three days after delivery.

4. Plants shall not be bound with wire or rope at any time so as to damage the bark or break branches. Plants shall be lifted and handled from the bottom of the ball only.

5. Mulch all pits and beds with a two inch layer of bark mulch immediately after planting and work into the top three inches of the planting soil. Form a 3" earth saucer around each plant. Water all plants immediately after planting. Add additional mulch to make a total 3" mulch depth.

F. Staking, Wrapping and Fencing:

1. Staking shall be completed immediately after planting. Plants shall stand plant after staking. Stakes and guy wires shall be removed at the end of the guarantee period and disposed of off-site by the contractor.

2. Wrap deciduous tree trunks starting at the base of the tree up to the second branch. Remove wrapping at the end of the guarantee period.

3. Frame plants at the time of planting as directed by the landscape architect to remove 1/3 or 1/3 of the foliage. Remove all dead wood, suckers or broken branches and preserve the natural character of the plant.

G. Guarantee:

1. All plant material shall be guaranteed by the contractor to be in a healthy and vigorous condition at the beginning of the second growing season, following acceptance by the landscape architect.

VEGETATIVE STABILIZATION

Permanent and Temporary Seeding, Sodding and Mulching

I. Site Preparation

Permanent or temporary stabilization shall be completed within (a) seven calendar days as to the surface of all sediment control practices such as diversions, grade stabilization structures, berms, dikes, waterways, and sediment basins, sediment basins, perimeter slopes, and all slopes greater than 3 horizontal to 1 vertical (3:1) and (b) fourteen days as to all other disturbed or graded areas on the project site.

II. Seeded Preparation and Seeding Application

The top layer of soil shall be loosened, limed and fertilized by raking, disking or harrowing or other acceptable means before seeding. Flat areas and slopes up to 3 to 1 grade shall be loose and friable to a depth of at least 3 inches. Slopes steeper than 3 to 1 shall have the top 1-3 inches of soil loose and friable before seeding. Flat areas and slopes up to 3 to 1 grade shall be loose and friable to a depth of at least 3 inches. Slopes steeper than 3 to 1 shall have the top 1-3 inches of soil loose and friable before seeding. Apply seed uniformly with a cyclone seeder, drill, catclips, seeder or hydroseeder on a firm moist seedbed.

III. Soil Amendments

Lime and fertilizer according to soil tests. In lieu of soil test apply the following:

Dolomite: 2 tons per acre or 92 lbs/1,000 sq. ft. (permanent and sodding)

Limestone: 1 ton per acre or 46 lbs/1,000 sq. ft. (temporary)

Fertilizer: 10-10-10 or equivalent at 1,000 lbs. per acre or 23 lbs. per 1,000 sq. ft. (permanent and sodding)

10-10-10 or equivalent at 600 lbs. per acre or 15 lbs/1,000 sq. ft. (temporary)

IV. Sediment Control Practices Seeding

Seed: Kentucky 31 Tall Fescue 60 lbs/acre or 136 lbs/1,000 sq. ft. and Italian (annual) ryegrass 40 lbs/acre or 92 lbs/1,000 sq. ft.

Dates: 2/1 - 10/31; 5/1-8/14 with irrigation

V. Temporary Seeding For growing season

Seed: Italian or perennial ryegrass 40 lbs/acre or 92 lbs/1,000 sq. ft.

Dates: 2/1-4/30 and 8/15-10/31

Seed: Millet 40 lbs/acre or 92 lbs/1,000 sq. ft.

Dates: 5/1-8/14

VI. Permanent Seeding

a. Residential and High Maintenance Areas

1. Kentucky Bluegrass, Plant, Brix, Parade, Vantage, Columbia, Merlot, Adelphi, South Dakota, Kentucky, Any three varieties at 30 lbs per acre or 9 lbs/1,000 sq. ft. and Red Fescue - Perennial or Lamesowor at 10 lbs/1,000 sq. ft.

Dates: 2/1-4/30 and 8/15-10/31

1. Kentucky 31 Tall Fescue 220-260 lbs/acre or 5-6 lbs/1,000 sq. ft.

Dates: 2/1 - 10/31; 5/1 - 8/14 Irrigation required.

b. Low Maintenance and Mining Areas

1. Kentucky 31 Tall Fescue 40 lbs/acre or 92 lbs/1,000 sq. ft. and Intermediate Series lespedeza (inoculated) 20 lbs/acre or 4-6 lbs/1,000 sq. ft.

Dates: 2/1 - 4/30 and 8/15 - 10/31

c. General and Large Areas

Kentucky 31 Tall Fescue 60 lbs/acre or 136 lbs/1,000 sq. ft.

VII. Mulching

All seedings require mulching. Use mulch only during non-seeding dates until seeding can be done. Mulch shall be untreated, chipped small grain straw applied at a rate of 1/2 ton/acre or 10-30 lbs/1,000 sq. ft. (2 bales). Mulch materials shall be relatively free of all kinds of needles and shall be free of prohibited noxious weeds. Spread mulch uniformly mechanically or by hand. Mulch anchors shall be accomplished immediately after mulch placement to minimize loss by wind or water. This may be done by mulch nettings, mulch anchoring tool, peg and twine or liquid mulch thump. Liquid mulch binder shall be applied outside asphalt applied at a rate of 200 gallons or 5 gal/1,000 sq. ft. Slopes 6 feet or more high use 345 gallons or 8 gal/1,000 sq. ft.

VIII. Sodding

Cases of turfgrass sod shall be Maryland or Virginia State certified, or Maryland or Virginia State approved sod. Sod shall be harvested, delivered and installed within a period of 36 hours. Sod is to be laid with the long edges parallel to the contour with staggered joints with all ends tight abutting and not overlapped. Sod shall be rolled and thoroughly watered within eight hours of installation. Daily watering to maintain 4 inch depth of moisture for the first week is required in the absence of rainfall. Sod is not to be applied on frozen ground.

IX. Maintenance

a. Irrigation - When soil moisture becomes deficient irrigate to prevent loss of stand of protective vegetation.

b. Fertilizer - If stand is inadequate for erosion control, overseed and fertilize using half of the rates originally applied. If stand is over 60% damaged, reestablish following original rates and procedures.

NOTE: Use of this information does not preclude meeting all of the requirements of the 1983 Maryland Standards and Specifications for Soil Erosion and Sediment Control Vegetative Practices.

EDGE MANAGEMENT NOTES

Protection of Reforestation and Afforestation Areas by Developers or Builders

1. 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, 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.

2. Reforestation areas shall not be mowed, however, the management of competing vegetation around individual trees is acceptable.

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.

1. 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.

2. 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 (Tree, Shrub, and Other Woody Plant Maintenance - Standard Practices).

3. 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.

4. 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.

Woodland Areas Not Counted as Part of the Woodland Conservation Requirements

1. 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 (TCF) 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 Odum Bowie Drive, Upper Marlboro, Maryland 20772, phone 201-952-2650. 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 TCF worksheet approved by the M-NCPPC Environmental Planning Section.

2. 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 obtained for the subject property. This area may not be filled 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.

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) Planting 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

Plant names used in the Plant Schedule shall be identified in accordance with Horvath Third, by L.H. Bailey, 1976.

2. Plant Standards

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 free of disease, insect pests and mechanical injuries.

a. All plants shall be nursery grown and shall have been grown under the same climatic conditions as the location of the project for at least two years before planting. Neither heated 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 baling.

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 heights for all shade trees shall be six feet (6').

c. Minimum size for planting shade trees shall be 2-1/2" - 3" caliper, 12'-14" in height.

d. Minimum size for planting minor shade trees shall be 2-1/2" - 3" caliper, 8'-10" in height.

e. Minimum size for planting ornamental trees shall be 1-1/2" - 1-5/4" 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'-9'
2-1/2" - 3"	12'-14'	6'-9'
3" - 3-1/2"	14'-16'	6'-9'
3-1/2" - 4"	14'-16'	8'-10'
4" - 4-1/2"	16'-18'	8'-10'
4-1/2" - 5"	18'-20'	12'-12'
5" - 5-1/2"	18'-20'	12'-12'
5-1/2" - 6"	18'-20'	12'-14'

All plant materials shall generally average the existing soil for the size ranges indicated above and as indicated in the "AAN Standards".

b. Minimum size for planting shrubs shall be, in general, 10'-24" in height or spread, as appropriate, except that a larger size may be required when deemed appropriate by the Planning Director or designer 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. Plant 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 situations 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" depth minimum. Organic material to be incorporated 12" into soil in areas where reforestation or afforestation is to take place.

4. Staking, Guying and Wrapping

a. 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 injured 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 out. 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 line shown on the drawing. The areas around isolated plants shall be edged and cultivated to the full diameter of the pit. Soil 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

1. 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) Maintenance

Maintenance by the Contractor including grading, seed, mulch and fertilization to the satisfaction of the Owner

1. A 3-year Contractor's Maintenance and Monitoring Period shall begin at mobilization. Seventy-five percent survivorship must be guaranteed for this period. The site shall be inspected at the end of the three year period to ascertain survivorship and provide for replacements if necessary.

2. The Contractor's maintenance of the new planting shall consist of watering, cultivating, weeding, and mulching as necessary to insure survival.

3. Protect planting areas and plants at all times against damage of all kinds for duration maintenance period. Maintenance includes temporary protection barriers and signs as required for protection. If any plants become damaged or injured, because sufficient protection was not provided, Contractor is responsible to replace as directed by the Owner as to additional costs to the Owner.

F. Tree Care

The above mentioned maintenance and care activities will be performed by:

AMERICAN LAND CONCEPTS
238 B MAIN STREET
REISTERSTOWN, MARYLAND 21136
410.526.2650

GUARANTEE: A MINIMUM SURVIVAL RATE OF 75% IS TO BE GUARANTEED AT THE END OF THE THREE YEAR MAINTENANCE PERIOD.

REFORESTATION INSPECTION AND PLANTING NARRATIVE

1. REFORESTATION INSPECTION SCHEDULE

THERE SHALL BE FIVE INSPECTIONS FOR FOREST CONSERVATION.

A. THE FIRST INSPECTION SHALL OCCUR AFTER FLAGGING/STAKING OF THE LOD AND/OR STREAM BUFFERS, AND PRIOR TO ANY CLEARING, GRADING OR SEDIMENT CONTROL MEASURES. THIS INSPECTION IS TO ADDRESS THE ISSUES OF TREE PROTECTION AND SEDIMENT CONTROL. THE DEVELOPER AND REPRESENTATIVES FROM NCPP AND MCEP WILL MEET TO WALK THE PROPOSED LIMITS OF DISTURBANCE AND DETERMINE THE FINAL LOCATIONS OF SEDIMENT CONTROL DEVICES AND TREE PROTECTION DEVICES.

B. THE SECOND INSPECTION SHALL OCCUR AFTER PLACEMENT OF SEDIMENT CONTROL DEVICES AND TREE PROTECTION DEVICES, AND PRIOR TO CLEARING AND GRADING. THIS INSPECTION IS TO DETERMINE THE COMPLETION AND ADEQUACY OF PROTECTIVE MEASURES.

C. THE THIRD INSPECTION SHALL OCCUR PRIOR TO PLANTING IN REFORESTATION AREAS. THIS PRE-PLANTING INSPECTION IS TO MAKE FINAL DECISIONS REGARDING THE BEST IMPLEMENTATION OF THE PLANTING PLAN, INCLUDING, BUT NOT LIMITED TO, THE FINAL PLACEMENT AND SELECTION OF PLANT SPECIES, DETERMINATION OF THE REGENERATION POTENTIAL OF EXISTING PLANTS TO REMAIN, AND A DETERMINATION OF THE BEST EDGE PLANTING TREATMENT. THE PURCHASE AND DELIVERY OF PLANT MATERIALS SHOULD NOT BE MADE UNTIL AFTER THIS INSPECTION SINCE A DETERMINATION MAY BE MADE IN THE FIELD TO ALTER THE CHOICE OF PLANT MATERIAL.

D. THE FOURTH INSPECTION SHALL OCCUR IMMEDIATELY FOLLOWING THE COMPLETION OF THE REFORESTATION PLANTING. THIS INSPECTION IS TO DETERMINE THE COMPLETION AND ADEQUACY OF THE PLANTING.

E. THE FIFTH AND FINAL INSPECTION SHALL OCCUR AT THE COMPLETION OF THE TWO-YEAR MAINTENANCE PROGRAM. THE PURPOSE OF THIS INSPECTION IS TO DETERMINE THE SUCCESS AND ADEQUACY OF THE MAINTENANCE PROGRAM (AND DEER MANAGEMENT PROGRAM). A FINAL DETERMINATION WILL BE MADE AT THIS TIME AS TO WHETHER ADDITIONAL PLANTINGS AND A FURTHER MAINTENANCE PROGRAM ARE NECESSARY.

2. PRE-PLANTING CONSIDERATIONS

A. IN AREAS WITH SUBSTANTIAL GROWTH OF INVASIVE GROUND COVER SPECIES, MEASURES SHALL BE TAKEN TO REMOVE AND CONTROL INVASIVES. THE INFESTED AREAS SHOULD BE MOWN PRIOR TO COMMENCEMENT OF PLANTING. NECESSARY WEED CONTROL MEASURES SHOULD BE DETERMINED DURING THE PRE-PLANTING INSPECTION, INCLUDING, BUT NOT LIMITED TO, MACHINERY, PERIODIC MOWING AROUND THE REFORESTATION PLANTINGS, AND FENCING. COVERINGS, THE USE OF CHEMICAL WEED CONTROLS WILL BE LIMITED TO EXTREME CASES AND, ONLY WITH PRIOR WRITTEN APPROVAL BY MNCPPC STAFF. WHERE PERIODIC MOWING WILL OCCUR AS A WEED CONTROL MEASURE, THE TYPICAL TREE PLANTING DISTRIBUTION PATTERN SHOULD BE MODIFIED 50 AS TO ALLOW ACCESS BY MOWING EQUIPMENT WITHOUT DAMAGE TO PLANTINGS.

B. A SOIL ANALYSIS WILL BE CONDUCTED PRIOR TO COMMENCEMENT OF REFORESTATION, ON LAND WHERE EXTENSIVE AGRICULTURAL USE HAS OCCURRED IN THE PAST. TEST PITS WILL BE DUG IN AREAS OF UNDISTURBED SOIL TO DETERMINE IF A FRAGIPAN LAYER IS PRESENT. IF FRAGIPAN IS PRESENT, IT SHOULD BE PIERCED BY AUGURING AND PLANTING HOLES SHOULD BE DUG TO TWICE THE NORMAL DIAMETER FOR THE MATERIAL PLANTED.

C. SOILS SHOULD BE TREATED BY INCORPORATING NATURAL MULCH WITHIN THE TOP 12 INCHES, OR AMENDMENTS AS DETERMINED BY THE SOILS ANALYSIS. NATURAL AMENDMENTS, SUCH AS ORGANIC MULCH OR LEAF MOLD COMPOST ARE PREFERRED.

D. IF FILL MATERIAL IS USED AT THE PLANTING SITE, IT SHOULD BE CLEAN FILL WITH 12 INCHES OF NATIVE SOIL. STOCKPILING OF NATIVE TOP SOILS MUST BE DONE IN SUCH A WAY THAT THE HEIGHT OF THE PILE DOES NOT DAMAGE THE SEED BANK.

3. PLANT MATERIAL STORAGE

IT IS RECOMMENDED THAT PLANTING OCCUR WITHIN 24 HOURS OF DELIVERY TO THE SITE. PLANT MATERIALS WHICH ARE LEFT UNPLANTED FOR MORE THAN 24 HOURS SHOULD BE PROTECTED FROM DIRECT SUN AND WEATHER, AND KEPT MOIST. NURSERY STOCK SHOULD NOT BE LEFT UNPLANTED FOR MORE THAN TWO (2) WEEKS.

4. ON-SITE INSPECTION

PRIOR TO PLANTING, PLANTING STOCK SHOULD BE INSPECTED. PLANTS NOT CONFORMING TO STANDARD NURSERYMAN SPECIFICATIONS FOR SIZE, FORM, YIGOR, ROOTS, TRUNK WOUNDS, INSECTS, AND DISEASE SHOULD BE REPLACED.

5. PLANTING SPECIFICATIONS

A. CONTAINER GROWN STOCK: SUCCESSFUL PLANTING OF CONTAINER GROWN STOCK REQUIRES CAREFUL SITE PREPARATION AND INSPECTION OF THE PLANT MATERIAL ROOT SYSTEM. CAUTION IS RECOMMENDED WHEN SELECTING PLANTS GROWN IN A SOILS MEDIUM DIFFERING FROM THAT OF THE PLANTING SITE. THE PLANT SHOULD BE REMOVED FROM THE CONTAINER AND THE ROOTS GENTLY LOOSENED FROM THE SOILS. IF THE ROOTS ENIRCLE THE ROOT BALL, SUBSTITUTION IS STRONGLY RECOMMENDED. U-SHAPED OR KNEED ROOT SYSTEMS SHOULD ALSO BE NOTED AND SUBSTITUTION IS NECESSARY. ROOTS MAY NOT BE TRIMMED ON-SITE, DUE TO THE INCREASED CHANCES OF SOIL BORNE DISEASES. THE PLANTING FIELD SHOULD BE PREPARED AS SPECIFIED. NATIVE STOCKPILED SOILS SHOULD BE USED TO BACKFILL PLANTING FIELD. RAKE SOILS EVENLY OVER THE PLANTING FIELD AND COVER WITH 2 TO 4 INCHES OF MULCH.

B. BALLED AND BURLAPPED TREES: BALLED AND BURLAPPED TREES MUST BE HANDLED WITH CARE WHILE PLANTING. TREES SHOULD NOT BE PICKED UP BY THE TRUNK OR DROPPED, AS BOTH PRACTICES WILL TEND TO SEPARATE THE TRUNK FROM THE ROOT BALL. PRIOR TO PLANTING, ROOT BALLS SHOULD BE KEPT MOIST.

C. PLANTING FIELDS SHOULD BE CREATED EQUAL TO 2.5 TIMES THE DIAMETER OF THE ROOT BALL. USE WATERING TO SETTLE SOIL BACKFILLED AROUND THE TREES. STOCKPILED NATIVE TOP SOILS, IF AVAILABLE, SHOULD BE USED TO BACKFILL THE PLANTING FIELD. AMENDMENTS ARE NOT RECOMMENDED IN THE PLANTING FIELD, AS STUDIES HAVE SHOWN THAT ROOTS WILL BE ENCOURAGED TO STAY WITHIN THE AMENDED SOILS. SOILS SHOULD BE RAKED EVENLY OVER THE PLANTING FIELD AND COVERED WITH 2 TO 4 INCHES OF MULCH.

D. STAKING OF TREES IS NOT RECOMMENDED EXCEPT IN AREAS OF HIGH WINDS. MOVEMENT IS NECESSARY TO STRENGTHEN THE TRUNK OF THE PLANTED TREE. IF STAKES ARE USED, THEY SHOULD BE REMOVED AFTER THE FIRST GROWING SEASON. WRAPPING IS ALSO NOT RECOMMENDED DUE TO THE INCREASED OPPORTUNITIES FOR INSECT INFESTATION AND DISEASE.

6. POST-PLANTING CONSIDERATIONS

A. SOIL STABILIZATION FOR AREAS OF LARGE-SCALE DISTURBANCE: SOILS MUST BE STABILIZED USING A NON-TURF-BUILDING GROUND COVER OR ENGINEERING FABRIC.

B. PROTECTIVE DEVICES: TO PREVENT DAMAGE OF PLANTED AREAS, ALL REFORESTATION AND AFFORESTATION SITES MUST BE POSTED WITH APPROPRIATE SIGNS AND FENCED. CONSTRUCTION EQUIPMENT SHALL BE PROHIBITED IN THESE AREAS.

C. IN AREAS WHERE A SIGNIFICANT RISK OF DAMAGE BY DEER IS ANTICIPATED,