

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information- (Enter acres for each zone)

Zone:	M-X-T		
Gross Tract:	428.15		
Floodplain:	85.73		
Previously Dedicated Land:	54.04		
Net Tract (NTA):	288.38	0.00	0.00

TCP Number: TCPII-036-99
Property Description or Subdivision Name: Overall Melford Town Center
Is this site subject to the 1989 or 1991 Ordinance? N
Is this site subject to the 1991 Ordinance? Y
Subject to 2010 Ordinance and in PFA (Priority Funding Area)? N
Is this one (1) single family lot? (Y or N) N
Are there prior TCP approvals which include a combination of the lot? (Y or N) N
Is any portion of the property in a WC Bank? (Y or N) N
Break-even Point (preservation) = 68.28 acres
Clearing permitted w/o reforestation = 100.07 acres

SECTION II-Determining Requirements (Enter acres for each corresponding column)

	Column A WCT/AET %	Column B Net Tract	Column C Floodplain (1.1)	Column D Off-Site Impacts (1.1)
Existing Woodland		108.35	85.73	
Woodland Conservation Threshold (WCT) =	15.00%	43.28		
Smaller of 17 or 18		43.28		
Woodland above WCT		125.09		
Woodland cleared		114.02	0.23	0.00
Woodland cleared above WCT (smaller of 16 or 17)		114.02		
Clearing above WCT (0.25 - 1) replacement requirement		28.51		
Woodland cleared below WCT		0.00		
Clearing below WCT (2.1 replacement requirement)		0.00		
Afforestation Required Threshold (AFT) =	15.00%	0.00		
Off-site WCA being provided on this property		0.00		
Woodland Conservation Required		71.99		

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)

Woodland Preservation (MNCPPC)	12.10		
Woodland Preservation (Non-MNCPPC)	38.89		
Afforestation / Reforestation	7.66	Bond amount:	\$ 100,100.88
Natural Regeneration	0.00		
Landscape Credits	0.00		
Specimen/Historic Tree Credit (CRZ area * 2.0)	4.34	8.68	
Forest Enhancement Credit (Area * 25)	0.00	0.00	
Street Tree Credit (Existing or 10-year canopy coverage)	0.00	0.00	
Area approved for fee-in-lieu	0.42	Fee amount:	\$5,488.56
Off-site Woodland Conservation Credits Required	4.24		
Off-site WCA (preservation) being provided on this property	0.00		
Off-site WCA (afforestation) being provided on this property	0.00		
Woodland Conservation Provided		71.99	

Area of woodland not cleared: 54.33 acres
Net tract woodland retained not part of requirements: 42.23 acres
100-floodplain woodland retained: 85.50 acres
On-site woodland conservation provided: 58.65 acres
On-site woodland conservation alternatives provided: 8.88 acres
On-site woodland retained not credited: 127.73 acres

1) 6.08 ACRES OF WOODLAND CONSERVATION IN PRESERVATION WAS PURCHASED VIA A WOODLAND CONSERVATION BANK - OFF-SITE WOODLAND CONSERVATION ACREAGE TRANSFER CERTIFICATE (TRANSFER CERTIFICATE NO. 29, GRIMES PROPERTY WOODLAND CONSERVATION BANK), LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 36285, FOLIO 426, RECORDED MARCH 23, 2022 APPROVED WITH -17 REVISION.

SITE STATISTICS

TOTAL ACREAGE OF SUBJECT NRI	111.52 AC
TOTAL ACREAGE OF 100-YEAR FLOODPLAIN	0.00 AC
NET NRI TRACT AREA	111.52 AC
TOTAL ACREAGE OF EXISTING EASEMENTS	6.27 AC
TOTAL ACREAGE OF WOODLAND	26.85 AC
TOTAL WOODLANDS WITHIN THE NET NRI TRACT AREA	26.85 AC
REGULATED STREAM	428 LF
EXISTING PMA	8.71 AC

NOTE: SITE STATISTICS TABLE PER NRI-054-06-03

PRIMARY MANAGEMENT AREA (PMA) NOTE:
THE PRIMARY MANAGEMENT AREA (PMA) SHOWN ON THIS PLAN IS DRAWN IN ITS CORRECT LOCATION WHERE THE PMA MATCHES THE LIMITS OF THE FLOODPLAIN, STREAM BUFFER, OR WETLAND BUFFER, THE FLOODPLAIN, STREAM BUFFER, OR WETLAND BUFFER LINES HAVE BEEN OFFSET FOR VISUAL CLARITY.



SHEET INDEX

1	COVER SHEET
1A	TREE INVENTORY
1B	OVERALL DSP LIMITS
2 - 16	TYPE 2 TREE CONSERVATION PLAN
17	HISTORIC AND ENVIRONMENTAL NOTES AND DETAILS
18 - 19	VEGETATION MANAGEMENT PLAN
20-23	VEGETATION MANAGEMENT PLAN

REVISED SHEETS FOR REVISION -22: 1, 1A, 1B, 10, 11, 17

22

FOR REVISIONS LIST BELOW ONLY

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED, APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

EXPIRATION DATE: 10/11/2028

NO. DATE BY DESCRIPTION

22	OCT 2024	FMS	TOWNHOUSE & MANSIONS
----	----------	-----	----------------------

NOTE
FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777
OR LOG ON TO www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

PROPERTY OWNERS AWARENESS CERTIFICATE
I, WE, ST. JOHN PROPERTIES, INC. HEREBY ACKNOWLEDGE THAT WE ARE AWARE OF THIS TYPE 2 TREE CONSERVATION PLAN (TCP2) AND THAT WE UNDERSTAND THE REQUIREMENTS FOR THE TCP2.

OWNER OR OWNERS REPRESENTATIVE

3/16/24



WOODLAND CONSERVATION SUMMARY TABLE

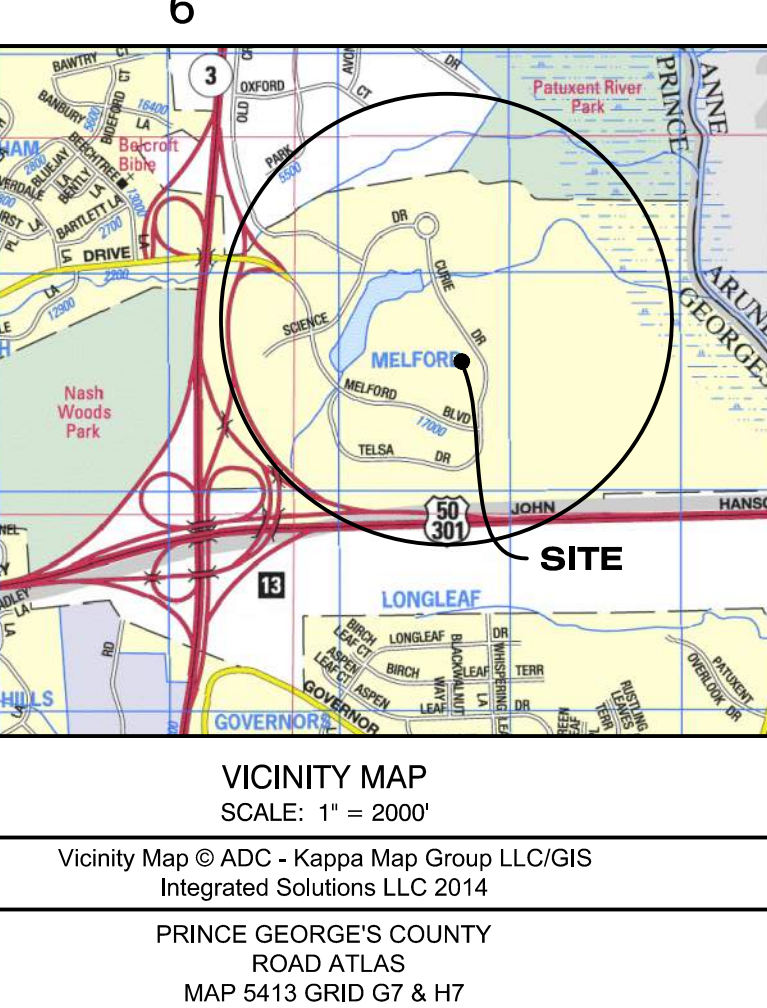
	Gross Tract	Total Existing Woodland	Woodland Clearing	Afforestation / Reforestation Area (WRA)	Specimen, Historic, or Champion Tree Credit Area	Preservation Area (MNCPPC)	Preservation Area (Non MNCPPC)	Total Preservation Area (WPA)	Retained Area Not Credited (WR-NC)	Donated Parkland Clearing	100 Year Floodplain Clearing
Sheet 2	10.59	5.89	0.77	0.00	0.00	0.00	5.12	5.12	0.00	0.00	0.00
Sheet 3	29.48	9.29	0.00	0.43	4.95	4.34	9.29	0.00	0.00	0.00	0.00
Sheet 4	21.18	0.37	0.37	0.00	0.00	0.00	0.00	0.00	0.00	0.37	0.00
Sheet 5	22.81	6.21	1.59	0.00	0.00	0.00	4.57	4.57	0.00	0.00	0.00
Sheet 6	54.68	14.80	6.94	0.56	1.04	0.00	6.35	6.35	0.07	0.00	0.00
Sheet 7	54.71	29.49	17.34	1.75	0.00	3.64	7.91	11.55	0.60	0.07	0.00
Sheet 8	6.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sheet 9	32.14	6.37	5.63	0.00	0.00	0.00	0.67	0.67	0.00	0.00	0.00
Sheet 10	54.69	8.76	8.10	0.21	3.53	0.00	0.00	0.00	0.23	0.00	0.00
Sheet 11	54.70	40.04	32.74	4.71	0.00	2.03	4.84	6.87	0.30	0.46	0.00
Sheet 12	27.38	10.32	7.71	0.00	1.35	1.21	2.56	0.05	1.39	0.00	0.00
Sheet 13	5.21	2.30	2.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05
Sheet 14	24.09	9.60	9.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sheet 15	20.65	18.08	15.16	0.00	0.00	0.00	2.92	2.92	0.00	0.00	0.18
Sheet 16	9.55	6.83	5.70	0.00	0.00	0.13	0.96	1.09	0.04	0.00	0.00
TOTALS	428.15	168.35	113.95	7.66	4.57	12.10	38.89	50.99	1.29	2.29	0.23

Previously Dedicated Land (not included in Gross Tract Area)

Institute for Defense Analysis	14.21								5.95		
Census Bureau	23.22										
On-Site Road ROW	23.22										
Holocaust Museum Annex	7.61								1.55		
TOTALS	54.04										

Prince George's County Planning Department, MNCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-036-99

	Approved by	Date	DRID#	Reason for Revision
00	J.P. MARKOVICH	10/30/00	4-98076	
01	R. PORTER INGRAM	02/20/03	SDP-0203	REVISED LAYOUT
02	LORI SHIRLEY	04/07/05	SDP-0203-01	REVISED LAYOUT
03	LORI SHIRLEY	06/17/05	SDP-0405	REVISED LAYOUT
04	K. I. FINCH	08/09/05	SDP-0405	PARCEL 2E
05	LORI SHIRLEY	02/28/06	SDP-0402	LOT 5 BLOCK 5
06	K. SHOULARS	03/04/09	SDP-0606	LOT 1 BLOCK 2
07	K. SHOULARS	09/22/08	SDP-0702	BLOCK 3 LOTS 1-2
08	K. SHOULARS	10/08/09	SDP-0701	MELFORD POD 6 LOTS 1-4
09	K. SHOULARS	10/17/11	SDP-1108	MELFORD PONDS 1-2
10	K. I. FINCH	06/21/13	SDP-1020	REVISED LAYOUT
11	K. I. FINCH	04/14/17	SDP-1709	INFRASTRUCTURE
12	K. I. FINCH	01/31/19	SDP-1807	ASPEN
13	K. I. FINCH	07/26/19	SDP-18026	RETAIL
14	K. I. FINCH	10/11/19	SDP-18034	TOWNHOUSES
15	K. I. FINCH	09/04/20	SDP-19052	MANSIONS VARIANCE TO REMOVE TREE X AT EXISTING LEVEL
16	K. I. FINCH	05/17/21	SDP-07031-04	LOT 5
17	K. I. FINCH	03/30/21	SDP-18034-01	TOWNHOUSES (REVISED LAYOUT)
18	K. I. FINCH	07/18/22	SDP-18034-02	TOWNHOUSES (ARCHITECTURE)
19	MARY REA	02/09/23	SDP-07031-05	POD 6 - LOTS 1 & 7
20	MARY REA	05/05/23	SDP-07031-07	BLOCK 3 - LOTS 1 & 2
21	KIM FINCH	06/03/24	SDP-18026-01	RETAIL VILLAGE EAST
22	Kim Finch	5/14/2025	SDP-20045-01	TOWNHOUSE & MANSIONS



STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS OF DSP-19052.
2. CUTTING OR CLEARING OF WOODLAND NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNER, SHALL BE SUBJECT TO A \$9.00 PER SQUARE FOOT MITIGATION FEE.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION FOR THE CITY OF BOWIE AND THE DEPARTMENT OF PERMITS, INSPECTIONS AND ENFORCEMENT FOR PRINCE GEORGE'S COUNTY, AS APPROPRIATE, SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO CONDUCT A PRE-CONSTRUCTION MEETING WHERE IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.
4. THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THIS PLAN AT THE TIME OF CONTRACT SIGNING. FUTURE PROPERTY OWNERS ARE ALSO SUBJECT TO THIS REQUIREMENT.
5. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
6. THE PROPERTY IS WITHIN ENVIRONMENTAL STRATEGY AREA 2 OF PLAN PRINCE GEORGE'S COUNTY, FORMERLY THE DEVELOPED TERI AND IS ZONED M-X-T.
7. THE SITE IS NOT ADJACENT TO ROADWAYS DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
8. THE SITE IS ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER.
9. THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 2-17(C).
10. ALL WOODLANDS DESIGNATED ON THIS PLAN FOR PRESERVATION ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE WOODLAND AREAS SHALL REMAIN IN A NATURAL STATE. THIS INCLUDES THE CANOPY TREES AND UNDERSTORY VEGETATION. A REVISED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING WOODLAND AREAS THAT ARE NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE APPROVED TCP2.
11. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
12. THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPF) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING. UPON APPROVAL OF THE LOCATIONS BY THE COUNTY INSPECTOR, INSTALLATION OF THE TPF MAY BEGIN.
13. ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE BOND IS RELEASED FOR THE PROJECT. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TCP2.
14. WOODLAND PRESERVATION AREAS SHALL BE PORTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY INSTALLATION. THEIR SIGNAGE SHALL REMAIN IN PERPETUITY. REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS.
15. 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 PART THEREOF DESIGNATED BY THE COUNTY AS HAZARDOUS OR HAZARDOUS MAY BE REMOVED.
16. A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH LEADS A CERTIFIED ARBORIST OR 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.
17. DURING THE INITIAL STAGES OF CLEARING AND GRADING, IF HAZARDOUS TREES ARE PRESENT, OR TREES ARE PRESENT THAT ARE NOT HAZARDOUS BUT ARE LEANING INTO THE DISTURBED AREA, THE PRIME TREE SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE MEASURES INCLUDING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE COUNTY INSPECTOR. ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE CUT BY CHAIN SAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP SHALL NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.
18. IF A TREE OR TREES BECOME HAZARDOUS PRIOR TO BOND RELEASE FOR THE PROJECT, DUE TO STORM EVENTS OR OTHER SITUATIONS NOT RESULTING FROM AN ACTION BY THE PRIME TREE PRIOR TO REMOVAL, A CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MUST VERIFY THAT THE TREE OR THE PORTION OF THE TREE IN QUESTION HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE. IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE, THE PRIME TREE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.
19. IF CORRECTIVE PRUNING MAY ALLEVIATE A HAZARDOUS CONDITION, THE CERTIFIED ARBORIST OR LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE APPROPRIATE ANSI A300 PRUNING STANDARDS. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.
20. 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 36 FEET FROM THE WOODLAND EDGE SHALL BE CUT UP TO ALLOW INTO BRUSH PILES THAT WILL BE REMOVED AS WILDFIRE HAZARD. DECOMPOSITION OF THE SMALLER MATERIALS SHALL BE PLACED INTO BRUSH PILES THAT WILL BE REMOVED AS WILDFIRE HAZARD.
21. TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNDER THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.
22. TREE PROTECTION FENCING (TPF) IS NOT REQUIRED FOR ALL OR PORTIONS OF THIS PLAN BECAUSE AN UNDISTURBED 100-FOOT BUFFER OF OPEN AND/OR A 50-FOOT FORESTED BUFFER IS BEING MAINTAINED BETWEEN THE LIMIT OF DISTURBANCE (LOD) AND THE WOODLAND PRESERVATION AREAS. IF THE LOD CHANGES AND THE CHANGE IMPACTS THESE BUFFERS, THE COUNTY INSPECTOR SHALL BE CONTACTED TO EVALUATE THE CHANGE TO DETERMINE IF A REVISION TO THE TREE CONSERVATION PLAN IS NECESSARY OR IF INSTALLATION TPF'S WILL BE REQUIRED.
23. IMPACTS TO THE "E" BUFFER AROUND THE CEMETERY SITE ARE BASED ON THE ALTERNATIVE COMPLIANCE (AC-1977) APPROVED BY ANDREW BISHOP ON DECEMBER 27, 2018.

Dewberry Engineers Inc.

4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20708
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

APPLICANT
ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244

CONTACT
MR. KENNETH FINDLEY
410-369-1298
KFindley@sjpi.com

MELFORD TOWN CENTER
TYPE 2 - TREE CONSERVATION PLAN
TCP2-036-99
PRINCE GEORGE'S COUNTY, MD
7TH ELECTION DISTRICT

MAP 0047 - F4
WSSC 200 FOOT MAP: 207NE15

SEAL

KEY PLAN

SCALE
0 90' 180'
SCALE: 1"=90'

22	10/20/24	PMS	Townhouses (DSP-18034-06)
21	03/20/23	PMS	Mansions (DSP-20045-02)
19	06/20/22	PMS	Cleaning on Parcel F (Melford Cemetery) - DSP-18026-01
18	04/20/22	PMS	Parcel 1, Lots 1-5 (DSP-07021-05)
17	06/20/21	PMS	Block 3, Lots 1-2 (DSP-07021-05)
16	06/20/21	PMS	Tricentennial & Amenity Areas (DSP-18034-05)
No.	DATE	BY	Description

REVISIONS

DRAWN BY PMS

APPROVED BY PMS

CHECKED BY RAL

DATE OCT 2024

TITLE
TYPE 2 - TREE CONSERVATION PLAN

DEWBERRY JOB NO. 50128009

1

TABLE 2: SPECIMEN TREE TABLE						
HISTORIC AREA - MANSION (SHEET 10 / 10A)						
NO	COMMON NAME	SCIENTIFIC NAME	DBH (IN)	CONDTIO N RATING	CONDITION COMMENTS	DISPOSITION
A	Willow Oak	Quercus phellos	31	Very Poor	Severe trunk rot, broken off main leader, declining	Approved - To be Removed (Note 2)
B	White Oak	Quercus alba	38	Very Poor	Severe crown dieback, broken limbs, trunk decay	Approved - Removed (Note 2)
C	Norway Maple	Acer platanoides	38	Very Poor	Trunk decay, broken limbs, declining health	Approved - To be Removed (Note 2)
D	Elm sp.	Ulmus sp.	40	Poor	Large cavity on one leader, possible declining health	Dead / Missing (Field Investigation 8/2023)
E	Yellow Poplar	Liriodendron tulipifera	57	Poor	Large area of decay in trunk	Dead / Missing (Field Investigation 8/2023)
F	Red Maple	Acer rubrum	39	Good	Large area of decay in trunk	Retained
G	Basswood	Tilia americana	39	Good		Retained
H	Elm sp.	Ulmus sp.	46	Very Poor	Almost dead	Approved - To be Removed (Note 2)
I	Red Maple	Acer rubrum	34	Very Poor	Declining health	Approved - To be Removed (Note 2)
J	Norway Maple	Acer platanoides	47	Poor	Trunk cavities	Approved - To be Removed (Note 2)
K	Black Locust	Robinia pseudo-acacia	30	Poor	Crown dieback, broken limbs	Retained
L	Eastern White Pine	Pinus strobus	30	Fair	Crown dieback, broken limbs	Retained
M	Eastern White Pine	Pinus strobus	36	Poor	Broken off limbs, twin leaders split at 20', large trunk cavity	Retained
N	Eastern Hemlock	Tsuga canadensis	31	Excellent		Retained
O	Yellow Poplar	Liriodendron tulipifera	32	Fair		Approved - Removed (Note 1)
P	Pitch Pine	Pinus rigida	43	Good		Approved - Removed (Note 1)
Q	Elm sp.	Ulmus sp.	37	Poor		Approved - Removed (Note 1)
R	Elm sp.	Ulmus sp.	44	Poor		Approved - Removed (Note 1)
S	Elm sp.	Ulmus sp.	33	Poor		Approved - Removed (Note 1)
T	Elm sp.	Ulmus sp.	35	Very Poor	Declining health	Approved - To be Removed (Note 1)
U	Elm sp.	Ulmus sp.	35	Poor		Approved - Removed (Note 1)
V	White Ash	Fraxinus americana	30	Poor		Approved - Removed (Note 1)
W	White Ash	Fraxinus americana	36	Good		Retained
X	Elm sp.	Ulmus sp.	34	Fair	Declining health, dead wood in canopy	Approved - Removed (Note 1)
Y	Elm sp.	Ulmus sp.	32	Poor		Approved - Removed (Note 1)
Z	Black Walnut	Juglans nigra	36	Fair		Approved - Removed (Note 1)
AA	Yellow Poplar	Liriodendron tulipifera	36	Good		Approved - Removed (Note 2)
BB	Sycamore	Platanus occidentalis	41	Good		Approved - Removed (Note 2)
CC	Yellow Poplar	Liriodendron tulipifera	31	Fair		Retained
DD	Sycamore	Platanus occidentalis	34	Good		Retained
EE	Yellow Poplar	Liriodendron tulipifera	30	Excellent		Retained
FF	Yellow Poplar	Liriodendron tulipifera	34	Excellent		Retained
GG	Yellow Poplar	Liriodendron tulipifera	39	Good		Retained
HH	Yellow Poplar	Liriodendron tulipifera	37	Excellent		Retained
II	Yellow Poplar	Liriodendron tulipifera	33	Good		Retained
JJ	Yellow Poplar	Liriodendron tulipifera	33	Good		Retained
KK	Yellow Poplar	Liriodendron tulipifera	33	Good		Retained
LL	Yellow Poplar	Liriodendron tulipifera	32,30	Poor	Multi-trunk, split at base, vine cover	Retained
MM	Yellow Poplar	Liriodendron tulipifera	35	Poor	Declining health	Retained
NN	Yellow Poplar	Liriodendron tulipifera	34	Fair		Retained
OO	White Oak	Quercus alba	33	Good		Retained
PP	Yellow Poplar	Liriodendron tulipifera	30	Poor		Retained
QQ	Yellow Poplar	Liriodendron tulipifera	32	Very Poor	Diseased, declining health, cavity	Retained
RR	Yellow Poplar	Liriodendron tulipifera	34	Poor		Retained
HISTORIC AREA - CEMETERY (SHEET 6 & SHEET 10)						
NO	COMMON NAME	SCIENTIFIC NAME	DBH (IN)	CONDTIO N RATING	CONDITION COMMENTS	DISPOSITION
* SS	Southern Red Oak	Quercus falcata	48	Very Poor	Diseased, declining health, cavity	To be Removed (Note 4)
TT	Yellow Poplar	Liriodendron tulipifera	36	Fair	Storm damage	Retained
UU	Southern Red Oak	Quercus falcata	34	Poor	Large Dead Wood	Retained
* VV	Yellow Poplar	Liriodendron tulipifera	40	Very Poor	Large Cavity	To be Removed (Note 4)
WW	Southern Red Oak	Quercus falcata	35	Good		Retained
XX	Southern Red Oak	Quercus falcata	38	Good		Retained
* YY	Southern Red Oak	Quercus falcata	34	Poor	Per Site Visit Dec. 2023	To be Removed (Note 4)
* ZZ	Southern Red Oak	Quercus falcata	32	Poor	Poor form, large dead wood, storm damage	To be Removed (Note 4)
AAA	White Oak	Quercus alba	31	Poor	Large dead wood, storm damage	Retained
BBB	Southern Red Oak	Quercus falcata	48	Good		Retained
CCC	Yellow Poplar	Liriodendron tulipifera	36	Good		Retained
* TREES PROPOSED FOR REMOVAL AS PART OF DSP-18026-01 & TCP-036-99-21						

NOTES:
1. THIS PLAN IS IN ACCORDANCE WITH A VARIANCE FROM THE STRICT REQUIREMENTS OF SUBTITLE 25 APPROVED BY THE PLANNING BOARD ON MARCH 9, 2017 FOR THE REMOVAL OF TWELVE SPECIMEN TREES (SECTION 25-122(b)(1)(c)):

- ST-O
- ST-P
- ST-Q

- ST-R
- ST-S
- ST-T

- ST-U
- ST-V
- ST-W

- ST-Z
- ST-AA
- ST-BB

2. THIS PLAN IS IN ACCORDANCE WITH A VARIANCE FROM THE STRICT REQUIREMENTS OF SUBTITLE 25 APPROVED BY THE PLANNING BOARD ON MARCH 18, 2020 FOR THE REMOVAL OF THIRTEEN HISTORIC & SPECIMEN TREES (SECTION 25-122(b)(1)(c)):

- 7
- 30
- 32

- 33
- 36

- ST-A
- ST-B
- ST-C

- ST-H
- ST-I
- ST-J

- ST-W
- ST-X

3. THIS PLAN IS IN ACCORDANCE WITH A VARIANCE FROM THE STRICT REQUIREMENTS OF SUBTITLE 25 APPROVED BY THE PLANNING BOARD ON JULY 6, 2020 FOR THE REMOVAL OF ONE SPECIMEN TREE (SECTION 25-122(b)(1)(c)):

- ST-X

4. THIS PLAN IS IN ACCORDANCE WITH A VARIANCE FROM THE STRICT REQUIREMENTS OF SUBTITLE 25 APPROVED BY THE PLANNING DIRECTOR ON XXXXXXXX FOR THE REMOVAL OF FOUR SPECIMEN TREES (SECTION 25-122(b)(1)(c)):

- ST-SS
- ST-VV

- ST-YY
- ST-ZZ

5. THIS PLAN IS IN ACCORDANCE WITH A VARIANCE FROM THE STRICT REQUIREMENTS OF SUBTITLE 25 APPROVED BY THE PLANNING DIRECTOR ON XXXXXXXX FOR THE REMOVAL OF THIRTY-SEVEN HISTORIC TREES (SECTION 25-122(b)(1)(c)):

-(5) TREES - 41-45
-(3) TREES - 52, 54, 56
-(1) TREE - 60
-(4) TREES - 72-73, 76-77
-(3) TREES - 83, 85-86
-(4) TREES - 93-95, 97
-(2) TREES - 107, 109

-(4) TREES - 111, 117-119
-(4) TREES - 120-122, 127
-(1) TREE - 130
-(2) TREES - 148-149
-(2) TREES - 188-189
-(2) TREES - 208-209

TABLE 2: HISTORIC TREE TABLE						
HISTORIC AREA - MANSION (SHEET 10 / 10A)						
NO	COMMON NAME	SCIENTIFIC NAME	DBH (IN)	CONDTIO N RATING	CONDITION COMMENTS	DISPOSITION
1	Eastern Red Cedar	Juniperus virginiana	16	Poor	Crown dieback, broken limbs	Retained
2	Eastern Red Cedar	Juniperus virginiana	18	Poor	Split trunk, broken limbs	Retained
3	White Oak	Quercus alba	12	Good		Retained
4	Eastern Red Cedar	Juniperus virginiana	25	Fair	Crown dieback, broken limbs	Retained
5	Eastern Red Cedar	Juniperus virginiana	19, 13	Fair	Trunk damage, co-dominant leader cut at base, broken limbs	Retained
6	Norway Maple	Acer platanoides	27	Good		Retained
7	Mocknut Hickory	Carya tomentosa	12	Good	Growing into large Japanese Yew	Approved - To be Removed (Note 2)
8	Mocknut Hickory	Carya tomentosa	15	Good		Retained
9	Eastern Red Cedar	Juniperus virginiana	18	Poor	Broken off main leader	Retained
10	Norway Spruce	Picea abies	19, 16, 10	Fair	Leaning, including bark	Retained
11	Norway Spruce	Picea abies	14	Fair		Retained
12	Eastern Red Cedar	Juniperus virginiana	8	Fair		Retained
13	American Holly	Ilex opaca	13	Poor	Larger tree limb leaning on holly	Retained
14	Black Walnut	Juglans nigra	21, 20	Fair	Leaning	Retained
15	Sweet Cherry	Prunus avium	19	Fair	Broken limbs	Dead / Missing (Field Investigation 8/2023)
16	Black Walnut	Juglans nigra	9	Fair		Retained
17	Black Locust	Robinia pseudo-acacia	22	Poor	Crown dieback, broken limbs	Retained
18	American Holly	Ilex opaca	20	Good		Retained
19	Black Walnut	Juglans nigra	14	Good		Retained
20	Ginkgo	Ginkgo biloba	29	Good		Retained
21	Norway Spruce	Picea abies	28	Fair	Slight lean, unbalanced	Dead / Missing (Field Investigation 8/2023)
22	Magnolia	Magnolia grandifolia	27	Good		Retained
23	Norway Maple	Acer platanoides	9	Poor	Poor form, severe lean	Retained
24	Redbud	Cercis canadensis	6	Fair		Retained
25	Elm sp.	Ulmus sp.	20	Poor	Crown dieback, broken limbs vine covered	Retained
26	Mocknut Hickory	Carya tomentosa	28	Fair	Broken limbs, growing on a steep slope	Dead / Missing (Field Investigation 8/2023)
27	Norway Spruce	Picea abies	23	Fair	Leaning	Retained
28	Eastern Red Cedar	Juniperus virginiana	24	Fair	Broken limbs	Dead / Missing (Field Investigation 8/2023)
29	Apple	Malus sp.	19	Poor	Severe lean, large cavity	Dead / Missing (Field Investigation 8/2023)
30	Elm sp.	Ulmus sp.	10, 11, 5, 6, 7	Fair	Multi-stem trunk, poor form	Approved - To be Removed (Note 2)
31	Norway Spruce	Picea abies	26	Fair	Leaning, heavy vine cover	Retained
32	Mocknut Hickory	Carya tomentosa	18	Fair	Slight lean	Approved - Removed (Note 2)
33	Mocknut Hickory	Carya tomentosa	16	Fair	Broken limbs	Approved - To be Removed (Note 2)
34	American Holly	Ilex opaca	20	Good		Retained
35	Mocknut Hickory	Carya tomentosa	9	Poor	Unbalanced canopy, broken limbs	Retained
36	Norway Maple	Acer platanoides	9	Fair	Crown dieback, broken limbs	Approved - Removed (Note 2)
37	Norway Maple	Acer platanoides	24	Good		Retained
38	Norway Maple	Acer platanoides	13	Fair	Unbalanced canopy, leaning	Retained
39	Sassafras	Sassafras albidum	8	Good	Twin	Retained
40	Black Walnut	Juglans nigra	15	Good		Retained

HISTORIC AREA - CEMETERY (SHEET 6 & SHEET 10)						
NO	COMMON NAME	SCIENTIFIC NAME	DBH (IN)	CONDTIO N RATING	CONDITION COMMENTS	DISPOSITION
* 41	Black Cherry	Prunus serotina	6, 8	Poor	Twin, 6" leader diseased	To be Removed
* 42	Sassafras	Sassafras albidum	7	Poor	Large cavity at base	To be Removed
* 43	Black Cherry	Prunus serotina	18	Poor	Large dead wood, poor form, storm damage	To be Removed
* 44	Sweet Cherry	Prunus avium	12	Poor	Cavity, broken off main leader	To be Removed
* 45	Southern Red Oak	Quercus falcata	19	Poor	One-sided, slight lean. Per Site Visit Dec. 2023	To be Removed
46	Southern Red Oak	Quercus falcata	16	Fair		Retained
47	Sweet Gum	Liquidambar styraciflua	21	Good		Retained
48	Sweet Gum	Liquidambar styraciflua	16	Fair		Retained
49	Sweet Gum	Liquidambar styraciflua	17	Fair		Retained
50	Sweet Gum	Liquidambar styraciflua	15	Good		Retained
51	Black Cherry	Prunus serotina	4	Dead		Dead / Missing (Field Investigation 30/2023)
* 52	Black Cherry	Prunus serotina	3	Poor		To be Removed
53	Black Cherry	Prunus serotina	7	Fair		Retained
* 54	Black Cherry	Prunus serotina	4	Poor	Per Site Visit Dec. 2023	To be Removed
55	Sweet Cherry	Prunus avium	6	Dead		Dead / Missing (Field Investigation 30/2023)
56	Sweet Gum	Liquidambar styraciflua	26	Poor	Storm damage, broken limbs	To be Removed
57	Cherry sp.	Prunus sp.	8	Good		Retained
58	Black Cherry	Prunus serotina	6	Fair		Retained
59	Sweet Cherry	Prunus avium	4	Good		Retained
* 60	Black Cherry	Prunus serotina	3	Poor	Per Site Visit Dec. 2023	To be Removed
61	Black Cherry	Prunus serotina	3	Dead		Dead / Missing (Field Investigation 30/2023)
62	Black Cherry	Prunus serotina	3	Good		Retained
63	Black Cherry	Prunus serotina	3	Good		Retained
64	Black Cherry	Prunus serotina	3	Dead		Dead / Missing (Field Investigation 30/2023)
65	Ironwood	Carpinus caroliniana	3	Good		Retained
66	Sweet Gum	Liquidambar styraciflua	21	Poor	Storm damage, narrow crown, heavy vine cover	Retained
67	Black Gum	Nyssa sylvatica	8	Good		Retained
68	Sweet Gum	Liquidambar styraciflua	14	Fair	Broken limbs	Retained
69	American Beech	Fagus grandifolia	7	Good		Retained
70	Sweet Gum	Liquidambar styraciflua	15	Fair	Narrow crown	Retained
71	Sassafras	Sassafras albidum	3	Good		Retained
* 72	Red Mulberry	Morus rubra	9	Poor		To be Removed
* 73	Black Cherry	Prunus serotina	5	Poor		To be Removed
74	Black Cherry	Prunus serotina	12	Dead		Dead / Missing (Field Investigation 30/2023)
75	Black Cherry	Prunus serotina	6	Fair		Retained
* 76	Black Cherry	Prunus serotina	6	Poor		To be Removed
* 77	Black Cherry	Prunus serotina	6	Poor		To be Removed
78	Sweet Gum	Liquidambar styraciflua	23	Good		Retained
79	Southern Red Oak	Quercus falcata	5	Fair		Retained
80	Black Cherry	Prunus serotina	3	Good		Retained
81	Eastern Red Cedar	Juniperus virginiana	4	Fair		Retained
82	Black Cherry	Prunus serotina	5	Fair		Retained
* 83	Black Cherry	Prunus serotina	6, 4	Poor	Twin	To be Removed
84	Black Cherry	Prunus serotina	7	Fair		Retained
* 85	Black Cherry	Prunus serotina	4	Poor		To be Removed
* 86	Red Mulberry	Morus rubra	5	Poor		To be Removed
87	Black Cherry	Prunus serotina	12, 6	Fair	Twin	Retained
88	Sweet Cherry	Prunus avium	4	Fair		Retained
89	Sweet Cherry	Prunus avium	3	Good		Retained
90	Sweet Cherry	Prunus avium	4	Fair		Retained
91	Black Cherry	Prunus serotina	9	Fair		Retained
92	Elm sp.	Ulmus sp.	5	Fair		Retained
* 93	Black Cherry	Prunus serotina	6	Poor		To be Removed
* 94	Black Cherry	Prunus serotina	7	Poor		To be Removed
* 95	Black Cherry	Prunus serotina	7	Poor		To be Removed
96	Black Cherry	Prunus serotina	9	Dead		Dead / Missing (Field Investigation 30/2023)
97	Black Cherry	Prunus serotina	11	Poor	Per Site Visit Dec. 2023	To be Removed
98	Common Persimmon	Diospyros virginiana	9, 7	Good	Twin	Retained
99	Sweet Cherry	Prunus avium	3	Good		Retained
100	Sweet Gum	Liquidambar styraciflua	5	Good		Retained
101	Sweet Cherry	Prunus avium	4	Fair		Retained
102	Sweet Cherry	Prunus avium	4	Fair		Retained
103	Yellow Poplar	Liriodendron tulipifera	17, 8	Good	Twin	Retained
104	Yellow Poplar	Liriodendron tulipifera	26	Good		Retained
105	Southern Red Oak	Quercus falcata	28	Good		Retained
106	Southern Red Oak	Quercus falcata	3	Fair		Retained

NOTE:

AT THE TIME OF TOP2, APPLICATION MAY CREDIT HISTORIC TREES WITHIN THE ENVIRONMENTAL SETTING OF THE CEMETERY AS FOLLOWS:

A. PERMISSION OF THE OWNER OR OWNERSHIP OF THE PROPERTY SHALL BE DEMONSTRATED. - **COMPLETED**
B. A HISTORIC TREE INVENTORY OF THE ENVIRONMENTAL SETTING OF THE CEMETERY SHALL BE PREPARED AND INCLUDED ON THE TOP2. - **COMPLETED**

C. A HISTORIC SETTING VEGETATION MANAGEMENT PLAN FOR THE CEMETERY SHALL BE PREPARED FOR THE PURPOSE OF IDENTIFYING VEGETATION THAT SHOULD BE REMOVED TO PROTECT THE EXISTING GRAVES ON-SITE, TO IDENTIFY RECOMMENDED MAINTENANCE ACTIVITIES, AND TO PROPOSE ANY ADDITIONAL PLANTING APPROPRIATE FOR THE SITE. THE PLAN SHALL INCLUDE A MAINTENANCE PROGRAM FOR THE CEMETERY TO RETAIN AN OPEN CHARACTER OVER THE KNOWN GRAVE SITES, A COST ESTIMATE FOR THE IMPLEMENTATION OF THE PLAN AND FOR A MINIMUM OF FOUR YEARS OF MAINTENANCE, AND SHALL IDENTIFY THE PARTY OR PARTIES RESPONSIBLE FOR THE LONG-TERM MAINTENANCE OF THE ENVIRONMENTAL SETTING. - **COMPLETED (SEE SHEETS 20-23)**
D. THE QUANTITY OF HISTORIC TREE CREDITS IN THE ENVIRONMENTAL SETTING SHALL BE CALCULATED AND ADDED TO THE WOODLAND CONSERVATION WORKSHEET. - **COMPLETED**

E. PRIOR TO THE ISSUANCE OF GRADING PERMITS FOR Melford Village which credit Woodland Conservation with the Cemetery Environmental for historic tree credit, a historic area work permit (HAWP) for implementation of the historic setting vegetation management plan shall be approved, and a bond for implementation of the plan shall be submitted. Bonding shall be held until the requirements of the plan is fully implemented, and four years of maintenance has been monitored. - **INCOMPLETE, HAWP TO BE OBTAINED PRIOR TO ANY VEGETATION REMOVAL WITHIN THE CEMETERY HISTORIC SETTING.**

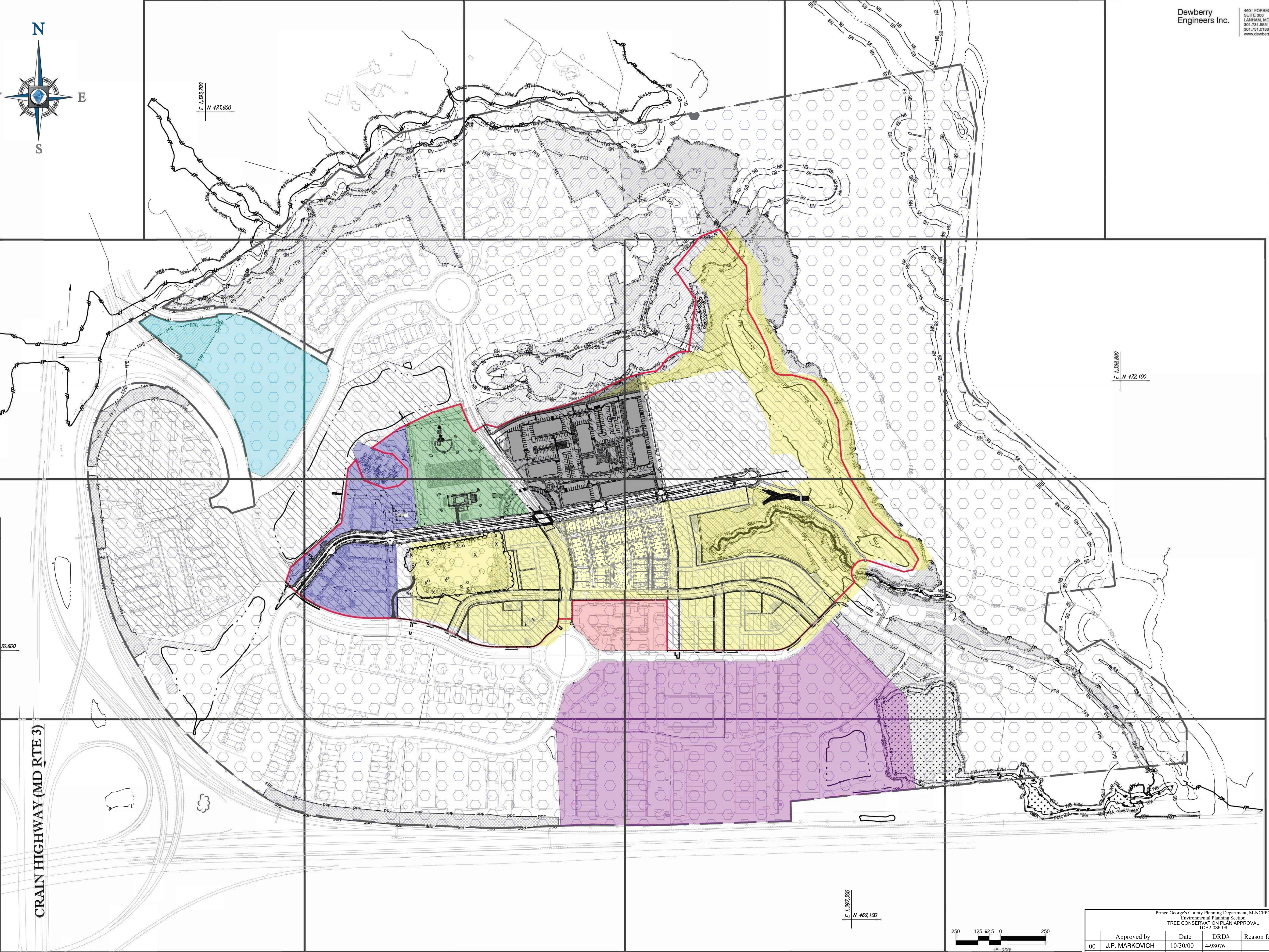
HISTORIC AREA - CEMETERY (SHEET 6 & SHEET 10)						
NO	COMMON NAME	SCIENTIFIC NAME	DBH (IN)	CONDTIO N RATING	CONDITION COMMENTS	DISPOSITION

LEGEND

PROPERTY BOUNDARY
EXISTING TREE LINE
LIMITS OF OVERALL MELFORD DEVELOPMENT
EXISTING CONTOUR
STREAM
FLOOD PLAIN
WETLAND
25' WETLAND BUFFER
75' STREAM BUFFER
PRIMARY MANAGEMENT AREA
FLOODPLAIN 150' BUFFER / BRL
100' NATURAL BUFFER
FOREST INTERIOR DWELLING SPECIES HABITAT BUFFER
EXTENTS OF ROOT PRUNING
SPECIMEN TREE
SPECIMEN TREE TO BE REMOVED
HISTORIC TREE
CRITICAL ROOT ZONE
WOODLAND RETAINED NOT CREDITED
WOODLAND PRESERVATION AREA ON NON-M/NCPG PROPERTY
WOODLAND PRESERVATION AREA ON M/NCPG PROPERTY
WOODLAND AFFORESTATION/ REFORESTATION AREA
LIMITS OF DSP-XXXXX
TEMPORARY TREE PROTECTION FENCE
PERMANENT TREE PROTECTION FENCE AND SIGNS



DSP HATCH LEGEND		
DSP-17020		INFRASTRUCTURE AND MASS GRADING TOTAL AREA: 58.91 ACRES
DSP-18007		PARCELS C, D TOTAL AREA: 815 ACRES
DSP-18026		PARCELS 5, 6, 8, 9, 12, CEMETERY TOTAL AREA: 825 ACRES
DSP-18034		PARCELS: A: 13-24, F B: J, N C: G, I, P, V D: 25-30, P-U, UU E: 31-56, AA, TT, SS, RR, QQ, Y, Z O G: W-X MELFORD HOUSE TOTAL AREA: 58.80 ACRES
DSP LIMITS (DSP-18032-01)		
DSP-11018		LOT: 1 TOTAL AREA: 3.14 ACRES
DSP-07031		LOTS: 1-6 TOTAL AREA: 4.19 ACRES
DSP-08026		LOT: 1 BLOCK 2 TOTAL AREA: 10.05 ACRES
DSP-07072		BLOCK 3 LOTS 1-2 TOTAL AREA: 23.50 ACRES
DSP-19052		PARCELS DD, EE, FF, GG, HH, JJ, KK, LL, V TOTAL AREA: 11.12 ACRES



NO.	DATE	BY	DESCRIPTION
19	7/2022	MLB	Revised Base Information & Lots 1 & 2 Updated Lot Layout - No WCO Changes

Dewberry

Dewberry
Engineers Inc.
4801 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.794.7555
301.794.7556 (FAX)
www.dewberry.com

SOLTESZ, LLC
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656
www.solteszco.com

Engineering
Surveying
Planning
Environmental Sciences

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES
WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR
MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL
EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST
PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION.
CONTACT MISS UTILITY AT 1-800-333-7771 48 HOURS PRIOR TO
THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN
SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS
LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY
BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS
THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER / DEVELOPER / APPLICANT
ENCOMPASS HEALTH
8001 LIBERTY PARKWAY
BIRMINGHAM, AL 35242
CONTACT: JOHN TSCHUDIN



TREE CONSERVATION PLAN - TYPE 2
MELFORD TOWN CENTER
TCP2-036-99

Prince George's County Planning Department, M/NCPG Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-036-99			
Approved by	Date	DRD#	Reason for Revision
00 J.P. MARKOVICH	10/30/00	4-98076	
01 R. PORTER INGRUM	02/20/03	SDP-0203	REVISED LAYOUT
02 LORI SHIRLEY	04/07/05	SDP-0203-01	REVISED LAYOUT
03 LORI SHIRLEY	06/17/05	SDP-0405	REVISED LAYOUT
04 K. I. FINCH	08/09/05	SDP-0405	PARCEL 2E
05 LORI SHIRLEY	02/28/06	SDP-0402	LOT 5 BLOCK 5
06 K. SHOULARS	03/04/09	DSP-06096	LOT 1 BLOCK 2
07 K. SHOULARS	09/23/08	DSP-07072	BLOCK 3 LOTS 1-2
08 K. SHOULARS	10/08/09	DSP-07031	MELFORD POD 6 LOTS 1-6
09 K. SHOULARS	10/17/11	DSP-11018	MELFORD PODS 1-2
10 K. I. FINCH	06/21/13	DSP-11018	REVISED LAYOUT
11 K. I. FINCH	04/14/17	DSP-17020	INFRASTRUCTURE
12 K. I. FINCH	01/31/19	DSP-18007	ASPEN
13 K. I. FINCH	07/26/19	DSP-18026	RETAIL
14 K. I. FINCH	10/11/19	DSP-18034	TOWNHOUSES
15 K. I. FINCH	09/04/20	DSP-19052	MANSIONS, VARIANCE TO REMOVE TREE X AT SUBMITTAL LOTS
16 K. I. FINCH	05/17/21	DSP-18034-01	LOT 5
17 K. I. FINCH	03/30/21	DSP-18034-01	TOWNHOUSES (REVISED LAYOUT)
18 K. I. FINCH	07/18/22	DSP-18034-02	TOWNHOUSE (ARCHITECTURE)
19 MARY REA	02/09/23	DSP-07031-05	POD 6 - LOTS 1 & 2
20 MARY REA	05/05/23	DSP-07031-07	ADDED BLDG. ADDITION(MEDICAL BLDG.)
21 KIM FINCH	06/03/24	DSP-18026-01	RETAIL VILLAGE EAST
22 Kim Finch	5/14/2025	DSP-18034-02 (TOWNHOUSE) DSP-22042-02 (MANSIONS)	TOWNHOUSE & MANSIONS

FOR REVISIONS LIST BELOW ONLY

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A
DAILY LICENSED PROFESSIONAL
LANDSCAPE ARCHITECT UNDER THE
LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 4170
EXPIRATION DATE: 10/11/2026

02/04/2025

NO.	DATE	BY	DESCRIPTION
22	OCT 2024	PMS	TOWNHOUSE & MANSIONS

NOTE: BASE INFORMATION WAS DONE BY OTHERS

TAX MAP 48.44	ZONING CATEGORY M-X-7
WSOC 200' SHEET 207NE15	
SITE DATUM HORIZONTAL: XXXXXXX VERTICAL: XXXXXXX	
DATE: JULY 2020 DESIGNED: YOR CHECKED: DUB DATE: V8 / NCS	
SHEET 1B OF 23	
PROJECT NO. 38420000	



LEGEND

PROPERTY BOUNDARY
EXISTING TREE LINE
LIMITS OF OVERALL MELFORD DEVELOPMENT
LIMITS OF DSP-19052
BUFFER YARD
EXISTING CONTOUR
FLOOD PLAIN
STREAM
WETLAND
25' WETLAND BUFFER
75' STREAM BUFFER
PRIMARY MANAGEMENT AREA
FLOODPLAIN 150' BUFFER / BRL
100' NATURAL BUFFER
FOREST INTERIOR DWELLING SPECIES 300' HABITAT BUFFER
EXTENTS OF ROOT PRUNING

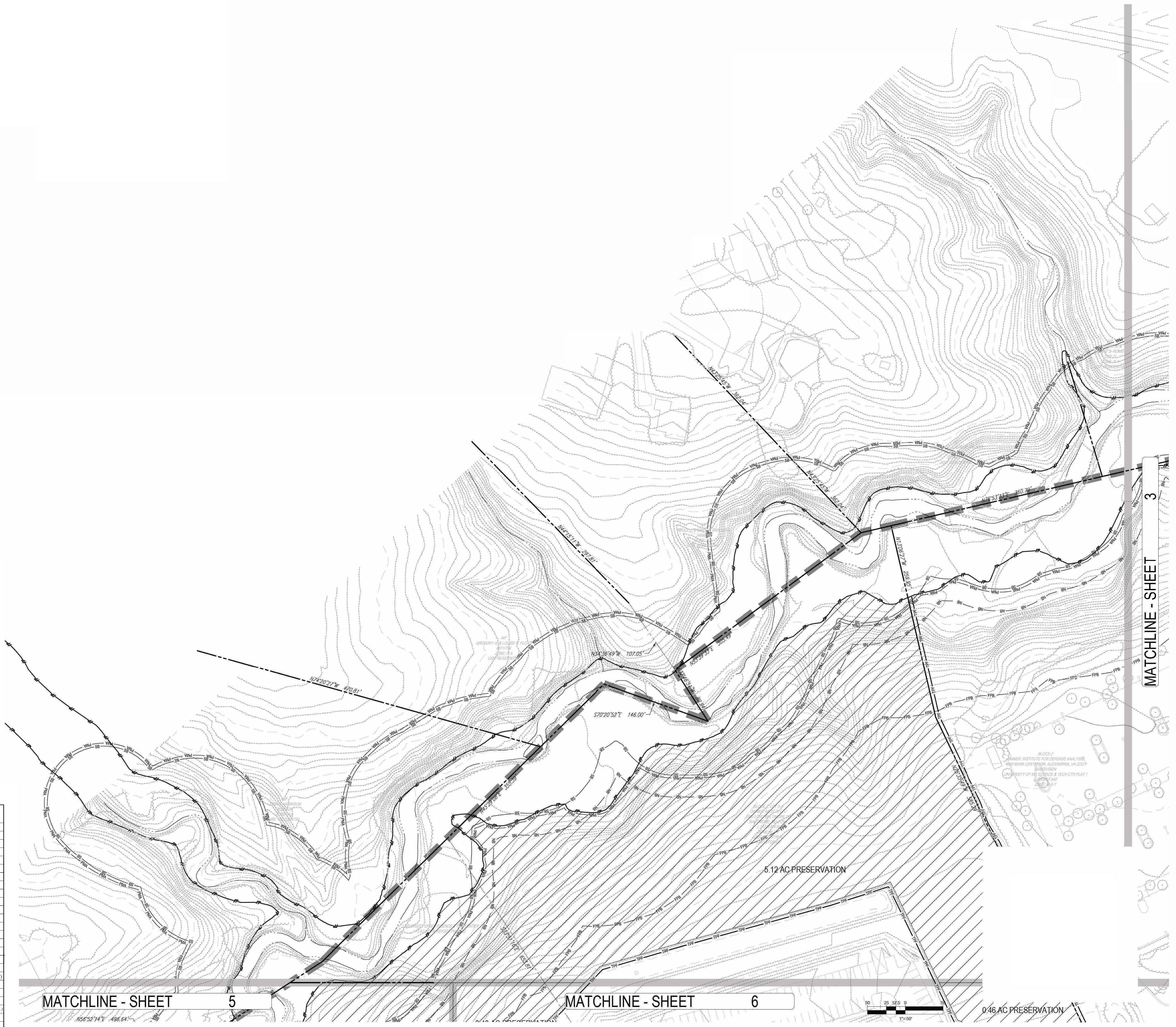
SPECIMEN TREE
SPECIMEN TREE TO BE REMOVED
HISTORIC TREE
CRITICAL ROOT ZONE
WOODLAND RETAINED NOT CREDITED
WOODLAND PRESERVATION AREA ON NON-M-NCPPC PROPERTY
WOODLAND PRESERVATION AREA ON M-NCPPC PROPERTY
WOODLAND AFFORESTATION/ REFORESTATION AREA
TEMPORARY TREE PROTECTION FENCE
PERMANENT TREE PROTECTION FENCE AND SIGNS

WOODLAND CONSERVATION SHEET SUMMARY

M-NCPPC WOODLAND PRESERVATION	0.00 AC
NON M-NCPPC WOODLAND PRESERVATION	5.12 AC
AFFORESTATION/REFORESTATION	0.00 AC
SPECIMEN, HISTORIC OR CHAMPION TREE CREDIT	0.00 AC

Price George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-036-99

	Approved by	Date	DR#	Reason for Revision
00	J.P. MARKOVICH	10/30/00	4-98076	
01	R. PORTER INGRAM	02/20/03	SDP-4203	REVISED LAYOUT
02	LORI SHIRLEY	04/07/05	SDP-4203-01	REVISED LAYOUT
03	LORI SHIRLEY	06/17/05	SDP-4405	REVISED LAYOUT
04	K. I. FINCH	08/09/05	SDP-4405	PARCEL 2E
05	LORI SHIRLEY	02/28/06	SDP-4402	LOT 5 BLOCK 5
06	K. SHOULARS	03/04/09	DSP-06096	LOT 1 BLOCK 2
07	K. SHOULARS	09/22/08	DSP-07072	BLOCK 3 LOTS 1-2
08	K. SHOULARS	10/08/09	DSP-07031	MELFORD POD 6 LOTS 1-6
09	K. SHOULARS	10/17/11	DSP-11018	MELFORD PONDS 1-2
10	K. I. FINCH	06/21/13	DSP-11018	REVISED LAYOUT
11	K. I. FINCH	04/14/17	DSP-17020	INFRASTRUCTURE
12	K. I. FINCH	01/31/19	DSP-18007	ASPEN
13	K. I. FINCH	07/26/19	DSP-18026	RETAIL
14	K. I. FINCH	10/11/19	DSP-18034	TOWNHOUSES
15	K. I. FINCH	09/04/20	DSP-19052	MAINTAINING TOLERANCE TO REMOVE TREE X AT OBJECTOR LEVEL
16	K. I. FINCH	05/17/21	DSP-07031-04	LOT 5
17	K. I. FINCH	03/20/21	DSP-18034-01	TOWNHOUSES (REVISED LAYOUT)
18	K. I. FINCH	07/18/22	DSP-18034-02	TOWNHOUSE (ARCHITECTURE)
19	MARY REA	02/09/23	DSP-07031-05	POD 6 - LOTS 1 & 7
20	MARY REA	05/05/23	DSP-07072-02	BLOCK 3 - LOTS 1 & 2
21	KIM FINCH	06/03/24	DSP-18026-01	RETAIL VILLAGE EAST
22	Kim Finch	5/14/2025	DSP-18034-03 (TOWNH) DSP-22043-02 (MANSION)	TOWNHOUSE & MANSIONS



SOLTESZ, LLC
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656
www.solteszco.com

Engineering
Surveying
Planning
Environmental Sciences

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-283-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHOEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER / DEVELOPER / APPLICANT
ENCOMPASS HEALTH
9001 LIBERTY PARKWAY
BIRMINGHAM, AL 35242
CONTACT: JOHN TSCHUDIN



TREE CONSERVATION PLAN - TYPE 2
MELFORD TOWN CENTER
TCP2-036-99

TAX MAP 48-44	ZONING CATEGORY M-X-T
WSOC 200' SHEET 207N-15	
SITE DATUM HORIZONTAL: XXXXXX VERTICAL: XXXXXX	
DATE DESIGNED: JULY 2020 TECHNICAL: YOR CHECKED: DUB CAD SET'S: V8 / NCS	
SHEET 2 OF 23	
PROJECT NO. 38420000	

NOTE; BASE INFORMATION WAS DONE BY OTHERS



NOTE; BASE INFORMATION WAS DONE BY OTHERS

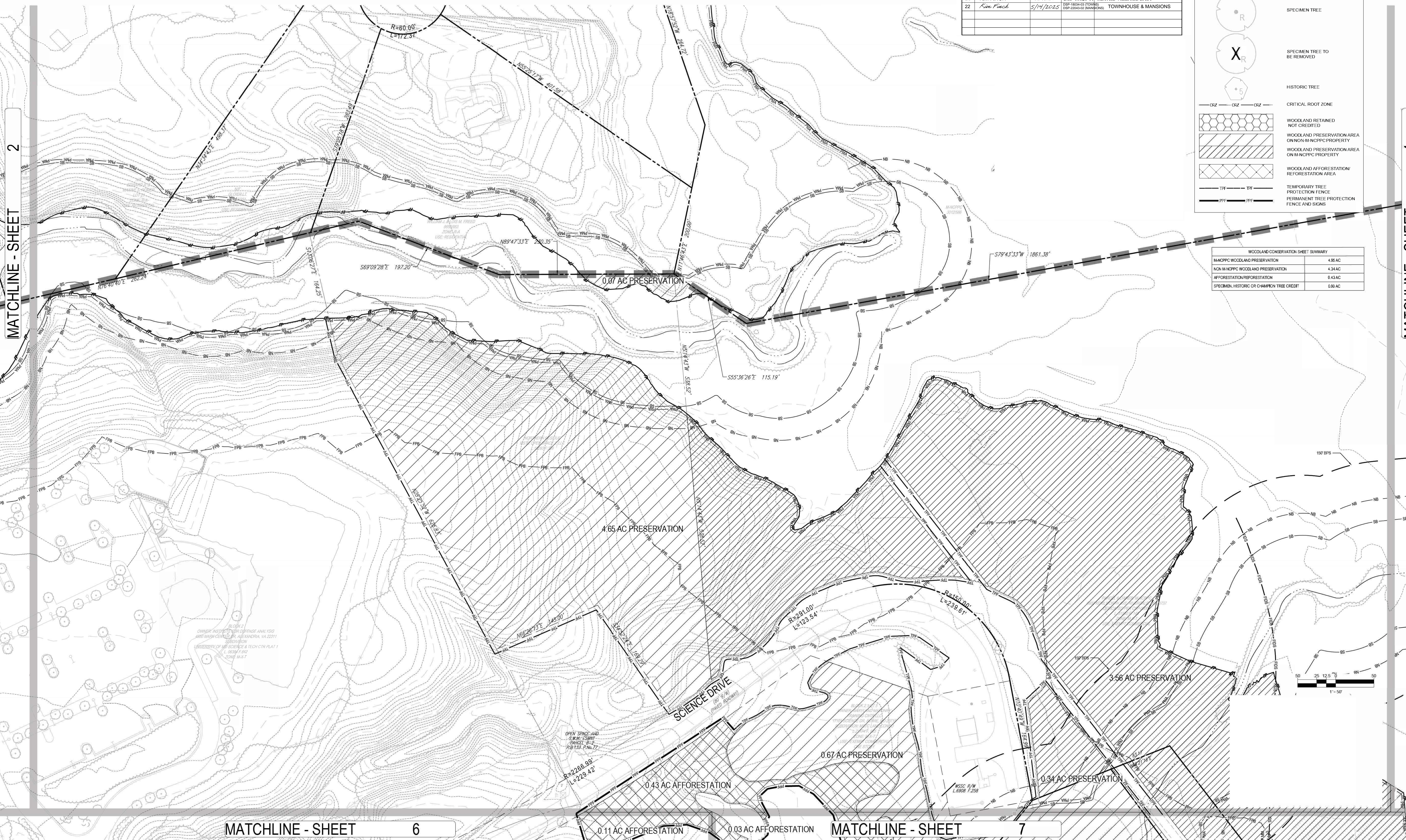
Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-036-99			
Approved by	Date	DRD#	Reason for Revision
00 J.P. MARKOVICH	10/30/00	4-98076	
01 R. PORTER INGRUM	02/20/03	SDP-0203	REVISED LAYOUT
02 LORI SHIRLEY	04/07/05	SDP-0203-01	REVISED LAYOUT
03 LORI SHIRLEY	06/17/05		REVISED LAYOUT
04 K. I. FINCH	08/09/05	SDP-0405	PARCEL 2E
05 LORI SHIRLEY	02/28/06	SDP-0402	LOT 5 BLOCK 5
06 K. SHOULARS	03/04/09	DSP-06096	LOT 1 BLOCK 2
07 K. SHOULARS	09/22/08	DSP-07072	BLOCK 3 LOTS 1-2
08 K. SHOULARS	10/08/09	DSP-07031	MELFORD POD 6 LOTS 1-6
09 K. SHOULARS	10/17/11	DSP-11018	MELFORD PONDS 1-2
10 K. I. FINCH	06/21/13	DSP-11018-01	REVISED LAYOUT
11 K. I. FINCH	04/14/17	DSP-17020	INFRASTRUCTURE
12 K. I. FINCH	01/31/19	DSP-18007	ASPEN
13 K. I. FINCH	07/26/19	DSP-18026	RETAIL
14 K. I. FINCH	10/11/19	DSP-18034	TOWNHOUSES
15 K. I. FINCH	09/04/20	DSP-19052	MANHOUSES, VARIANCE TO REMOVE TREE X AT PROJECT LEVEL
16 K. I. FINCH	05/17/21	DSP-07031-04	LOT 5
17 K. I. FINCH	03/30/21	DSP-18034-01	TOWNHOUSES (REVISED LAYOUT)
18 K. I. FINCH	07/18/22	DSP-18034-02	TOWNHOUSE (ARCHITECTURE)
19 MARY REA	02/09/23	DSP-07031-05	POD 6 - LOTS 1 & 2
20 MARY REA	05/05/23	DSP-07031-07	ADDED BLDG. ADDITION (MEDICAL BLDG.)
21 KIM FINCH	06/03/24	DSP-18026-01	RETAIL VILLAGE EAST
22 Kim Finch	5/14/2025	DSP-18034-03 (TOWNHOUSE)	TOWNHOUSE & MANHOUSES

LEGEND

PROPERTY BOUNDARY
EXISTING TREE LINE
LIMITS OF OVERALL MELFORD DEVELOPMENT
LIMITS OF DSP-10052
BUFFER YARD
EXISTING CONTOUR
STREAM
FLOOD PLAIN
WETLAND
25' WETLAND BUFFER
75' STREAM BUFFER
PRIMARY MANAGEMENT AREA
FLOODPLAIN 150' BUFFER / BRL
100' NATURAL BUFFER
FOREST INTERIOR DWELLING SPECIES 300' HABITAT BUFFER
EXTENTS OF ROOT PRUNING

SPECIMEN TREE
SPECIMEN TREE TO BE REMOVED
HISTORIC TREE
CRITICAL ROOT ZONE
WOODLAND AND RETAINED NOT CREDITED
WOODLAND PRESERVATION AREA ON NON-MNCPPC PROPERTY
WOODLAND PRESERVATION AREA ON MNCPPC PROPERTY
WOODLAND AFForestation/ REFORESTATION AREA
TEMPORARY TREE PROTECTION FENCE
PERMANENT TREE PROTECTION FENCE AND SKINS

WOODLAND CONSERVATION SHEET SUMMARY	
MNCPPC WOODLAND PRESERVATION	4.95 AC
NON-MNCPPC WOODLAND PRESERVATION	4.34 AC
AFForestation/REForestation	0.43 AC
SPECIMEN, HISTORIC OR CHAMPION TREE CREDIT	0.00 AC



4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656
www.solteszco.com

Engineering
Surveying
Planning
Environmental Sciences

NO.	REVISIONS	BY	DATE

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-281-7771 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR THE LIVE 120 INCHES, WHOEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISION TO THIS PLAN.

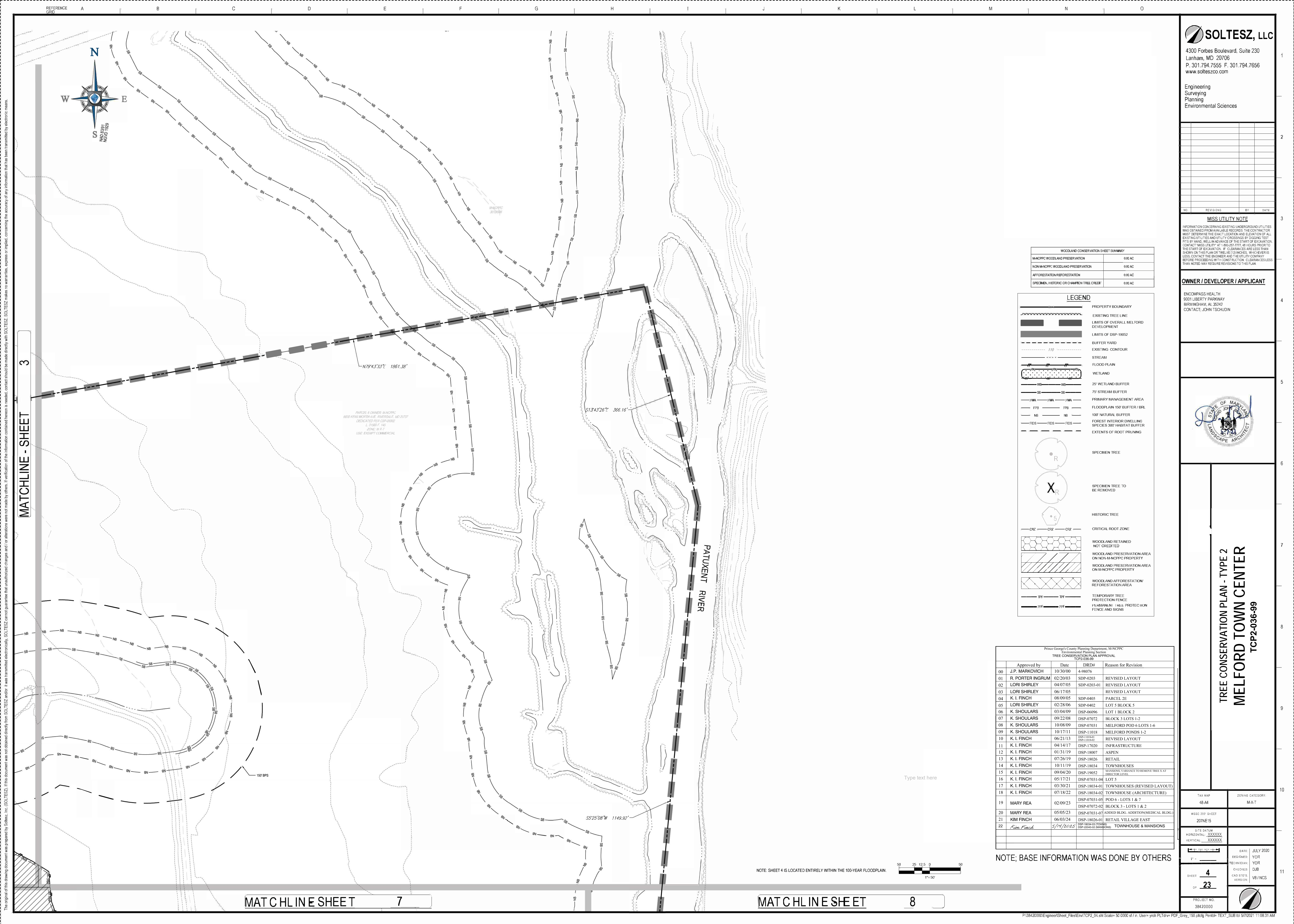
OWNER / DEVELOPER / APPLICANT

ENCOMPASS HEALTH
3001 LIBERTY PARKWAY
BIRMINGHAM, AL 35242
CONTACT: JOHN TSCHUDIN

TREE CONSERVATION PLAN - TYPE 2
MELFORD TOWN CENTER
TCP2-036-99

TAX MAP 48-AA	ZONING CATEGORY M-X-T
WSSC 200' SHEET 207NE15	
SITE DATUM HORIZONTAL: XXXXXX VERTICAL: XXXXXX	
1" = 50'	DATE: JULY 2020 DESIGNED: YOR TECHNICAL: DUB CHECKED: V8 / NCS
SHEET 3 OF 23	
PROJECT NO. 38420000	

The original of this drawing document was prepared by Soltesz, Inc. (SOLTESZ). This document was not obtained directly from SOLTESZ and/or its affiliates. SOLTESZ cannot guarantee that unauthorized changes and/or alterations were not made by others. Verification of the information contained herein is needed. Contact should be made directly with SOLTESZ. SOLTESZ makes no warranties, express or implied, concerning the accuracy of any information that has been transmitted by electronic means.



MATCHLINE - SHEET 3

MATCHLINE SHEET 7

MATCHLINE SHEET 8

SOLTESZ, LLC
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656
www.solteszco.com

Engineering
Surveying
Planning
Environmental Sciences

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-283-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHOEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISION TO THIS PLAN.

OWNER / DEVELOPER / APPLICANT

ENCOMPASS HEALTH
8001 LIBERTY PARKWAY
BIRMINGHAM, AL 35242
CONTACT: JOHN TSCHUDIN



TREE CONSERVATION PLAN - TYPE 2
MELFORD TOWN CENTER
TCP2-036-99

WOODLAND CONSERVATION SHEET SUMMARY	
MANCPPC WOODLAND PRESERVATION	0.00 AC
NON-MANCPPC WOODLAND PRESERVATION	0.00 AC
AFFORESTATION/REFORESTATION	0.00 AC
SPECIMEN, HISTORIC OR CHAMPION TREE CREDIT	0.00 AC

LEGEND

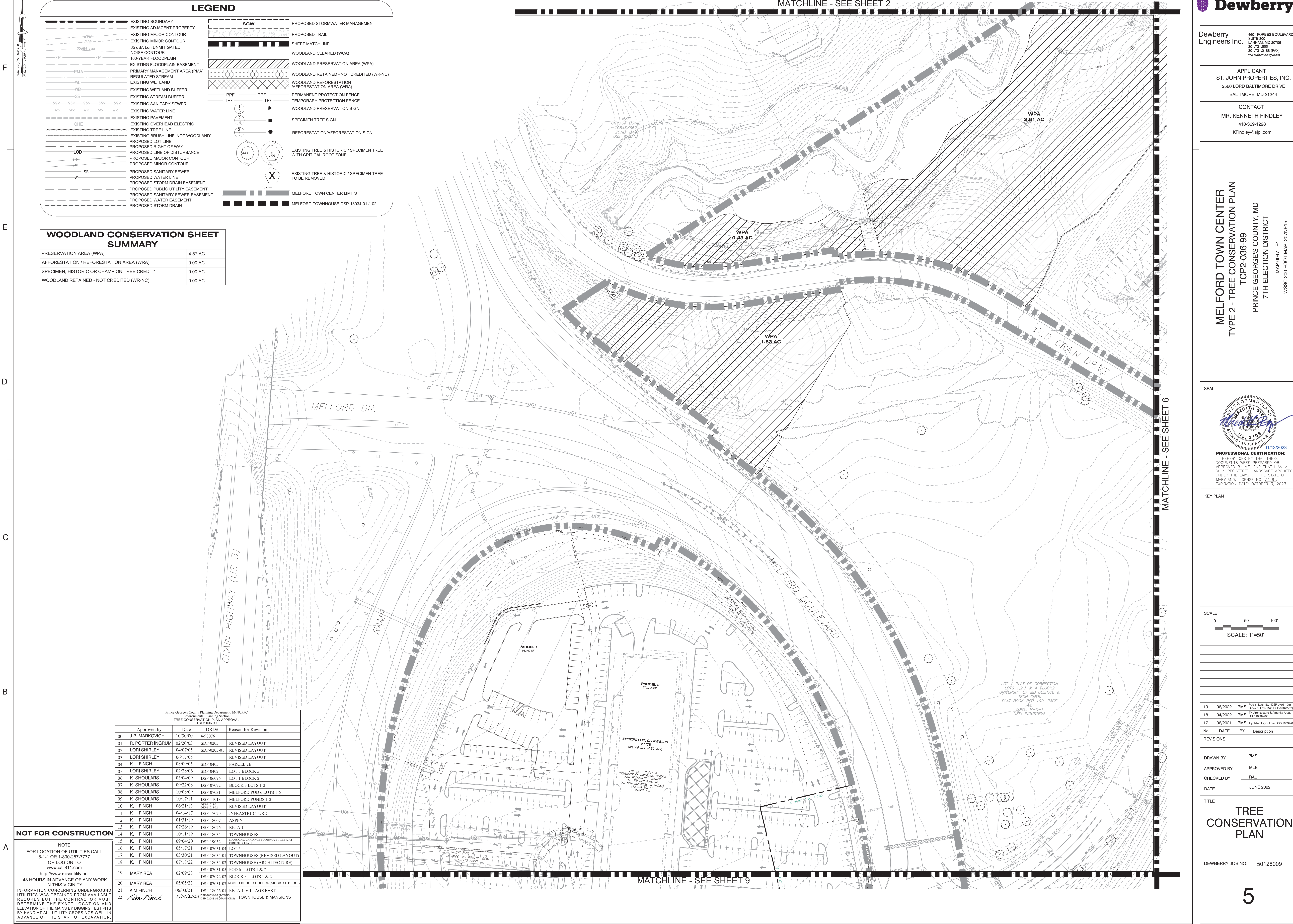
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- LIMITS OF OVERALL MELFORD DEVELOPMENT
- LIMITS OF DSP-10052
- BUFFER YARD
- EXISTING CONTOUR
- STREAM
- FLOOD PLAIN
- WETLAND
- 25' WETLAND BUFFER
- 75' STREAM BUFFER
- PRIMARY MANAGEMENT AREA
- FLOODPLAIN 150' BUFFER / BIRL
- 100' NATURAL BUFFER
- FOREST INTERIOR DWELLING SPECIES 300' HABITAT BUFFER
- EXTENTS OF ROOT PRUNING
- SPECIMEN TREE
- SPECIMEN TREE TO BE REMOVED
- HISTORIC TREE
- CRITICAL ROOT ZONE
- WOODLAND RETAINED NOT CREDITED
- WOODLAND PRESERVATION AREA ON NON-MANCPPC PROPERTY
- WOODLAND PRESERVATION AREA ON MANCPPC PROPERTY
- WOODLAND AFFORESTATION/ REFORESTATION AREA
- TEMPORARY TREE PROTECTION FENCE
- PERMANENT 1/2" PROTECTION FENCE AND SIGNS

Prince George's County Planning Department, MANCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-036-99			
Rev	Approved by	Date	Reason for Revision
00	J.P. MARKOVICH	10/30/00	4-98076
01	R. PORTER INGRAM	02/20/03	SDP-0203 REVISED LAYOUT
02	LORI SHIRLEY	04/07/05	SDP-0203-01 REVISED LAYOUT
03	LORI SHIRLEY	06/17/05	REVISED LAYOUT
04	K. I. FINCH	08/09/05	SDP-0405 PARCEL 2E
05	LORI SHIRLEY	02/28/06	SDP-0402 LOT 5 BLOCK 5
06	K. SHOULARS	03/04/09	DSP-06096 LOT 1 BLOCK 2
07	K. SHOULARS	09/22/08	DSP-07072 BLOCK 3 LOTS 1-2
08	K. SHOULARS	10/08/09	DSP-07031 MELFORD POD 6 LOTS 1-6
09	K. SHOULARS	10/17/11	DSP-11018 MELFORD PONDS 1-2
10	K. I. FINCH	06/21/13	DSP-11041 REVISED LAYOUT
11	K. I. FINCH	04/14/17	DSP-17020 INFRASTRUCTURE
12	K. I. FINCH	01/31/19	DSP-18007 ASPEN
13	K. I. FINCH	07/26/19	DSP-18026 RETAIL
14	K. I. FINCH	10/11/19	DSP-18034 TOWNHOUSES
15	K. I. FINCH	09/04/20	DSP-19052 TOWNHOUSES VARIANCE TO REMOVE TREE X AT DIRECTOR LEVEL
16	K. I. FINCH	05/17/21	DSP-07031-04 LOT 5
17	K. I. FINCH	03/30/21	DSP-18034-01 TOWNHOUSES (ARCHITECTURE)
18	K. I. FINCH	07/18/22	DSP-18034-02 TOWNHOUSE (REVISED LAYOUT)
19	MARY REA	02/09/23	DSP-07031-05 POD 6 - LOTS 1 & 7
20	MARY REA	03/05/23	DSP-07072-02 BLOCK 3 - LOTS 1 & 2
21	KIM FINCH	06/03/24	DSP-18026-01 RETAIL VILLAGE EAST
22	Kim Finch	5/14/2025	DSP-18034-03 TOWNHOUSE & MANSIONS

NOTE: BASE INFORMATION WAS DONE BY OTHERS

TAX MAP 48-44	ZONING CATEGORY M-X-T
WSBC 200' SHEET 207NE15	
SITE DATUM HORIZONTAL: XXXXXX VERTICAL: XXXXXX	DATE: JULY 2020 DESIGNED: YOR TECHNICAL: YOR CHECKED: DUB CAD STOPS: V8 / NCS
SHEET OF 23	PROJECT NO. 38420000

The original of this drawing document was prepared by Soltesz, Inc. (SOLTESZ). This document was not obtained directly from SOLTESZ and/or a licensee of SOLTESZ. SOLTESZ makes no warranty, express or implied, concerning the accuracy of any information that has been transmitted by electronic means.



WOODLAND CONSERVATION SHEET SUMMARY	
PRESERVATION AREA (WPA)	4.57 AC
AFFORESTATION / REFORESTATION AREA (WRA)	0.00 AC
SPECIMEN, HISTORIC OR CHAMPION TREE CREDIT*	0.00 AC
WOODLAND RETAINED - NOT CREDITED (WR-NC)	0.00 AC

Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-036-99			
Approved by	Date	DRD#	Reason for Revision
00 J.P. MARKOVICH	10/30/00	4-98076	
01 R. PORTER INGRUM	02/20/03	SDP-0203	REVISED LAYOUT
02 LORI SHIRLEY	04/07/05	SDP-0203-01	REVISED LAYOUT
03 LORI SHIRLEY	06/17/05		REVISED LAYOUT
04 K. I. FINCH	08/09/05	SDP-0405	PARCEL 2E
05 LORI SHIRLEY	02/28/06	SDP-0402	LOT 5 BLOCK 2
06 K. SHOULARS	03/04/09	DSP-06096	LOT 1 BLOCK 2
07 K. SHOULARS	09/22/08	DSP-07072	BLOCK 3 LOTS 1-2
08 K. SHOULARS	10/08/09	DSP-07031	MELFORD POD 6 LOTS 1-6
09 K. SHOULARS	10/17/11	DSP-11018	MELFORD PONDS 1-2
10 K. I. FINCH	06/21/13	DSP-11034-01	REVISED LAYOUT
11 K. I. FINCH	04/14/17	DSP-17020	INFRASTRUCTURE
12 K. I. FINCH	01/31/19	DSP-18007	ASPEN
13 K. I. FINCH	07/26/19	DSP-18026	RETAIL
14 K. I. FINCH	10/11/19	DSP-18034	TOWNHOUSES
15 K. I. FINCH	09/04/20	DSP-19052	MANSIONS, VARIANCE TO REMOVE TREE X AT 100' CROWN LINE
16 K. I. FINCH	05/17/21	DSP-07031-04	LOT 5
17 K. I. FINCH	03/30/21	DSP-18034-01	TOWNHOUSES (REVISED LAYOUT)
18 K. I. FINCH	07/18/22	DSP-18034-02	TOWNHOUSE (ARCHITECTURE)
19 MARY REA	02/09/23	DSP-07031-05	POD 6 - LOTS 1 & 7
20 MARY REA	05/05/23	DSP-07072-02	BLOCK 3 - LOTS 1 & 2
21 KIM FINCH	06/03/24	DSP-07031-07	ADDED BLDG. ADDITION(MEDICAL BLDG.)
22 KIM FINCH	5/14/2025	DSP-18026-01	RETAIL VILLAGE EAST
		DSP-22043-02	TOWNHOUSE & MANSIONS

NOT FOR CONSTRUCTION

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net

48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY

INFORMATION CONCERNING UNDERGROUND
UTILITIES WAS OBTAINED FROM AVAILABLE
RECORDS BUT THE CONTRACTOR MUST
DETERMINE THE EXACT LOCATION AND
ELEVATION OF THE MAINS BY DIGGING TEST PITS
BY HAND AT ALL UTILITY CROSSINGS WELL IN
ADVANCE OF THE START OF EXCAVATION.

Dewberry
Engineers Inc.

4801 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5501
301.731.0188 (FAX)
www.dewberry.com

APPLICANT
ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244

CONTACT
MR. KENNETH FINDLEY
410-369-1298
KFindley@sjpi.com

MELFORD TOWN CENTER
TYPE 2 - TREE CONSERVATION PLAN
TCP2-036-99
PRINCE GEORGE'S COUNTY, MD
7TH ELECTION DISTRICT
MAP 0047-F-4
WSSC 200 FOOT MAP: 207ME15

SEAL

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A
DULY REGISTERED LANDSCAPE ARCHITECT
UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NO. 3108.
EXPIRATION DATE: OCTOBER 3, 2023.

KEY PLAN

SCALE
0 50' 100'
SCALE: 1"=50'

19	06/2022	PMS	Pod 6, Lots 1&7 (DSP-07031-05)
18	04/2022	PMS	Block 3, Lots 1&2 (DSP-07072-02)
17	06/2021	PMS	7th Architecture & Arterial Access (DSP-18034-02)
16	06/2021	PMS	Updated Layout per DSP-18034-01
No.	DATE	BY	Description

REVISIONS

DRAWN BY PMS
APPROVED BY MLB
CHECKED BY RAL
DATE JUNE 2022

TITLE
TREE CONSERVATION PLAN

DEWBERRY JOB NO. 50128009

5

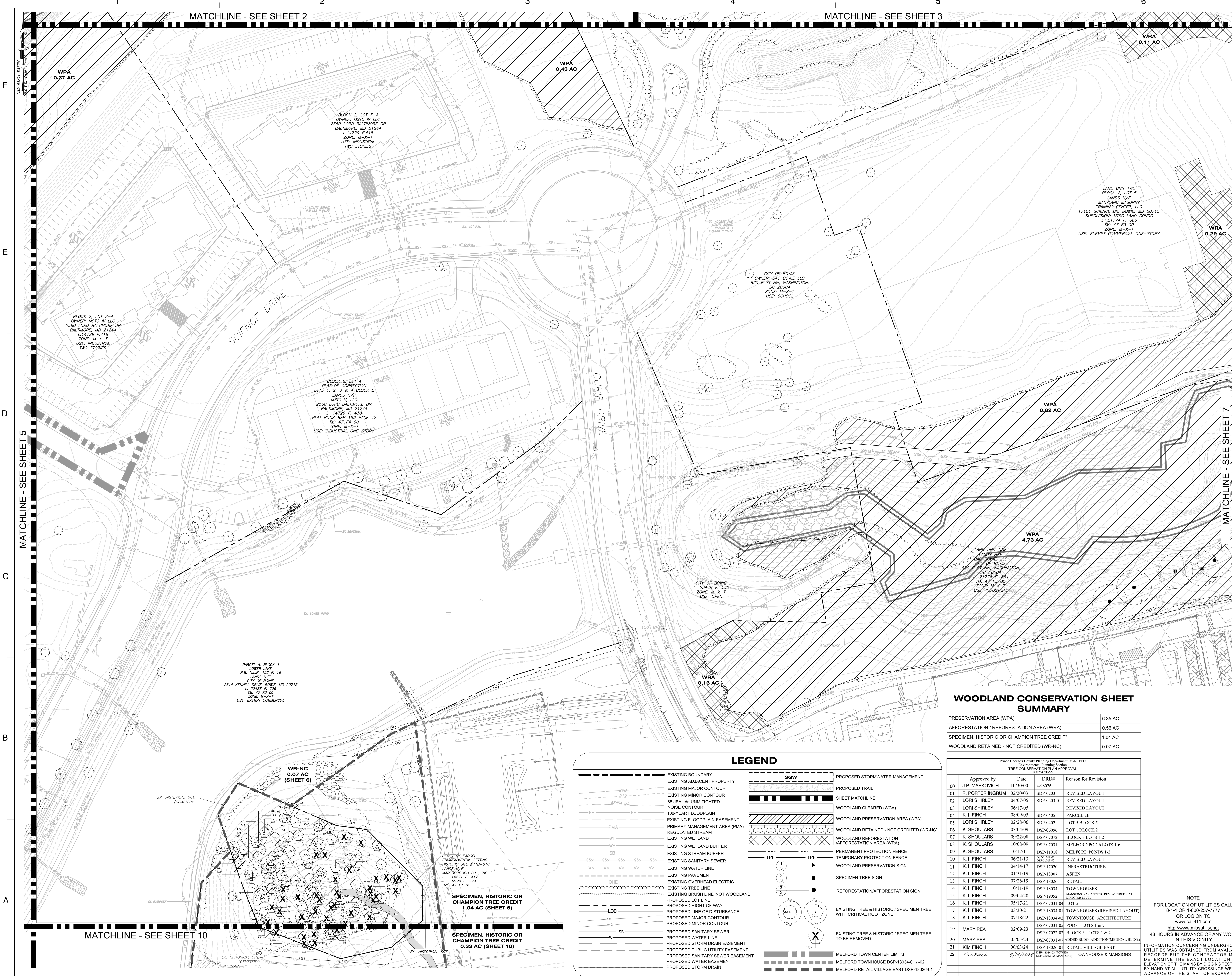
21	03/2023	PMS	Clearing on Parcel 2
19	06/2022	PMS	Melford Cemetery - DSP-18026-01
18	04/2022	PMS	Parcel 3, Lots 182 (DSP-07024-02)
17	06/2021	PMS	Updated Layout per DSP-18034-01
No.	DATE	BY	Description

REVISIONS

DRAWN BY	PMS
CHECKED BY	MLB
DATE	JUNE 2022

TITLE
TYPE 2 - TREE
CONSERVATION
PLAN

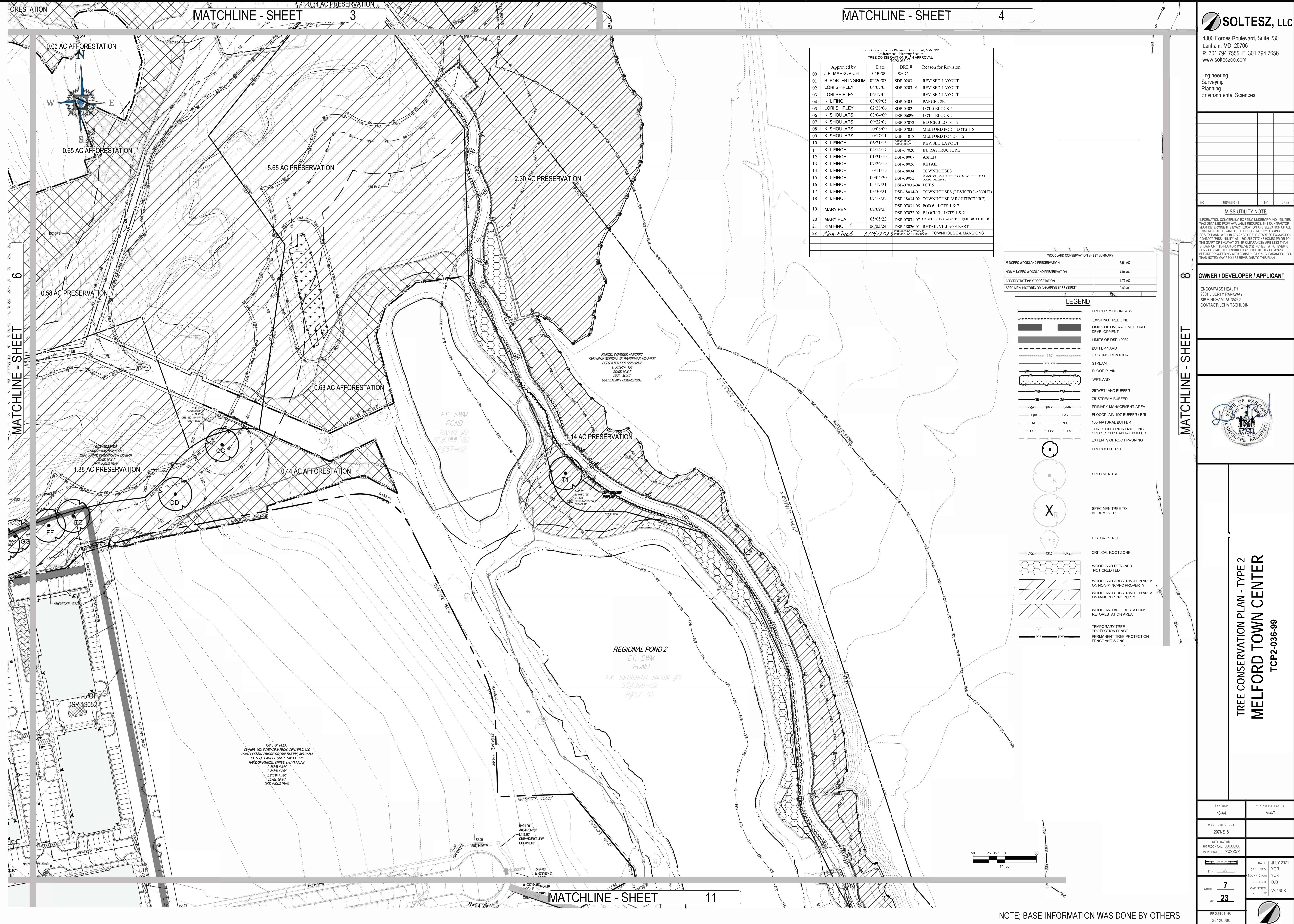
DEWBERRY JOB NO. 50128009



WOODLAND CONSERVATION SHEET SUMMARY	
PRESERVATION AREA (WPA)	6.35 AC
AFFORESTATION / REFORESTATION AREA (WRA)	0.56 AC
SPECIMEN, HISTORIC OR CHAMPION TREE CREDIT*	1.04 AC
WOODLAND RETAINED - NOT CREDITED (WR-NC)	0.07 AC

Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-036-99			
Approved by	Date	DRD#	Reason for Revision
00 J.P. MARKOVICH	10/30/00	4-98076	
01 R. PORTER INGRAM	02/20/03	SDP-0203	REVISED LAYOUT
02 LORI SHIRLEY	04/07/05	SDP-0203-01	REVISED LAYOUT
03 LORI SHIRLEY	06/17/05		REVISED LAYOUT
04 K. I. FINCH	08/09/05	SDP-0405	PARCEL 2E
05 LORI SHIRLEY	02/28/06	SDP-0402	LOT 5 BLOCK 5
06 K. SHOULARS	03/04/09	SDP-06096	LOT 1 BLOCK 2
07 K. SHOULARS	09/22/08	SDP-07072	BLOCK 3 LOTS 1-2
08 K. SHOULARS	10/08/09	SDP-07031	MELFORD POND 6 LOTS 1-6
09 K. SHOULARS	10/17/11	SDP-11018	MELFORD PONDS 1-2
10 K. I. FINCH	06/21/13	DSP-10040	REVISED LAYOUT
11 K. I. FINCH	04/14/17	DSP-11045	INFRASTRUCTURE
12 K. I. FINCH	01/31/19	DSP-18007	ASPEN
13 K. I. FINCH	07/26/19	DSP-18026	RETAIL
14 K. I. FINCH	10/11/19	DSP-18034	TOWNHOUSES
15 K. I. FINCH	09/04/20	DSP-19052	MANSIONS, VARIANCE TO REMOVE TREE X AT PREVIOUS LEVEL
16 K. I. FINCH	05/17/21	DSP-07031-04	LOT 5
17 K. I. FINCH	03/30/21	DSP-18034-01	TOWNHOUSES (REVISED LAYOUT)
18 K. I. FINCH	07/18/22	DSP-18034-02	TOWNHOUSE (ARCHITECTURE)
19 MARY REA	02/09/23	DSP-07031-05	POD 6 - LOTS 1 & 7
20 MARY REA	05/05/23	DSP-07072-02	BLOCK 3 - LOTS 1 & 2
21 KIM FINCH	06/03/24	DSP-07031-07	ADDED BLDG. ADDITION (MEDICAL BLDG.)
22 Kim Finch	5/14/2025	DSP-18034-03 (TOWNHOUSE)	RETAIL VILLAGE EAST
		DSP-20043-03 (MANSIONS)	TOWNHOUSE & MANSIONS

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.gis811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND
UTILITIES WAS OBTAINED FROM AVAILABLE
RECORDS BUT THE CONTRACTOR MUST
DETERMINE THE EXACT LOCATION AND
ELEVATION OF THE MANS BY DIGGING TEST PITS
BY HAND AT ALL UTILITY CROSSINGS WELL IN
ADVANCE OF THE START OF EXCAVATION.



Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-036-99			
Approved by	Date	DRD#	Reason for Revision
00 J.P. MARKOVICH	10/30/00	4-98076	
01 R. PORTER INGRAM	02/20/03	SDP-0203	REVISED LAYOUT
02 LORI SHIRLEY	04/07/05	SDP-0203-01	REVISED LAYOUT
03 LORI SHIRLEY	06/17/05		REVISED LAYOUT
04 K. I. FINCH	08/09/05	SDP-0405	PARCEL 2E
05 LORI SHIRLEY	02/28/06	SDP-0402	LOT 5 BLOCK 5
06 K. SHOULARS	03/04/09	DSP-06096	LOT 1 BLOCK 2
07 K. SHOULARS	09/22/08	DSP-07072	BLOCK 3 LOTS 1-2
08 K. SHOULARS	10/08/09	DSP-07031	MELFORD POD 6 LOTS 1-6
09 K. SHOULARS	10/17/11	DSP-11018	MELFORD PONDS 1-2
10 K. I. FINCH	06/21/13	DSP-11018-01 DSP-11018-02	REVISED LAYOUT
11 K. I. FINCH	04/14/17	DSP-17020	INFRASTRUCTURE
12 K. I. FINCH	01/31/19	DSP-18007	ASPEN
13 K. I. FINCH	07/26/19	DSP-18026	RETAIL
14 K. I. FINCH	10/11/19	DSP-18034	TOWNHOUSES
15 K. I. FINCH	09/04/20	DSP-19052	MANSON'S VARIANCE TO REMOVE TREE X AT DIRECTION LEVEL
16 K. I. FINCH	05/17/21	DSP-07031-04	LOT 5
17 K. I. FINCH	03/30/21	DSP-18034-01	TOWNHOUSES (REVISED LAYOUT)
18 K. I. FINCH	07/18/22	DSP-18034-02	TOWNHOUSE (ARCHITECTURE)
19 MARY REA	02/09/23	DSP-07031-05	POD 6 - LOTS 1 & 2
20 MARY REA	05/05/23	DSP-07031-07	ADDED BLDG. ADDITION(MEDICAL BLDG.)
21 KIM FINCH	06/03/24	DSP-18026-01	RETAIL VILLAGE EAST
22 Kim Finch	5/14/2025	DSP-22043-02 (MANSON'S)	TOWNHOUSE & MANSIONS

WOODLAND CONSERVATION SHEET SUMMARY	
MNCPPC WOODLAND PRESERVATION	3.81 AC
NON MNCPPC WOODLAND PRESERVATION	7.91 AC
AFFORESTATION/REFORESTATION	1.75 AC
SPECIMEN, HISTORIC OR CHAMPION TREE CREDIT	0.00 AC

LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- LIMITS OF OVERALL MELFORD DEVELOPMENT
- LIMITS OF DSP-19052
- BUFFER YARD
- EXISTING CONTOUR
- STREAM
- FLOOD PLAIN
- WETLAND
- 25' WETLAND BUFFER
- 75' STREAM BUFFER
- PRIMARY MANAGEMENT AREA
- FLOODPLAIN 150' BUFFER / BRL
- 100' NATURAL BUFFER
- FOREST INTERIOR DWELLING SPECIES 300' HABITAT BUFFER
- EXTENTS OF ROOT PRUNING
- PROPOSED TREE
- SPECIMEN TREE
- SPECIMEN TREE TO BE REMOVED
- HISTORIC TREE
- CRITICAL ROOT ZONE
- WOODLAND RETAINED NOT CREDITED
- WOODLAND PRESERVATION AREA ON NON-MNCPPC PROPERTY
- WOODLAND PRESERVATION AREA ON MNCPPC PROPERTY
- WOODLAND AFFORESTATION/ REFORESTATION AREA
- TEMPORARY TREE PROTECTION FENCE
- PERMANENT TREE PROTECTION FENCE AND SIGNS



4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656
www.solteszco.com

Engineering
Surveying
Planning
Environmental Sciences

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-327-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR TWELVE (12) INCHES, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER / DEVELOPER / APPLICANT

ENCOMPASS HEALTH
9001 LIBERTY PARKWAY
BIRMINGHAM, AL 35242
CONTACT: JOHN TSCHUDIN



TREE CONSERVATION PLAN - TYPE 2
MELFORD TOWN CENTER
TCP2-036-99

TAX MAP 48.A4	ZONING CATEGORY M-X-T
WSOC 200' SHEET 207NE15	
SITE DATUM HORIZONTAL: XXXXXX VERTICAL: XXXXXX	
DATE: JULY 2020 DESIGNED: YOR TECHNICAL: YOR CHECKED: DUB CAD STOPS: V8 / NCS	
SHEET 7 OF 23	PROJECT NO. 38420000

NOTE: BASE INFORMATION WAS DONE BY OTHERS

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-223-7771 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER / DEVELOPER / APPLICANT

ENCOMPASS HEALTH
8001 LIBERTY PARKWAY
BIRMINGHAM, AL 35242
CONTACT: JOHN TSCHUDIN

TREE CONSERVATION PLAN - TYPE 2
MELFORD TOWN CENTER
TCP2-036-99

TAX MAP 48-44

ZONING CATEGORY: M-X-T

WDC 200 SHEET 207NE15

SITE DATUM

HORIZONTAL: XXXXXX

VERTICAL: XXXXXX

DATE: JULY 2020

DESIGNED: YOR

TECHNICAL: DUB

CHECKED: V8 / NCS

SHEET 8

OF 23

PROJECT NO. 38420000



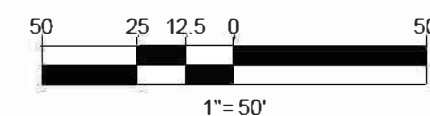
LEGEND

- PROPERTY BOUNDARY
EXISTING TREE LINE
LIMITS OF OVERALL MELFORD DEVELOPMENT
LIMITS OF DSP-1902
BUFFER YARD
EXISTING CONTOUR
STREAM
FLOOD PLAIN
WETLAND
25' WETLAND BUFFER
75' STREAM BUFFER
PRIMARY MANAGEMENT AREA
FLOODPLAIN 150' BUFFER / BRL
100' NATURAL BUFFER
FOREST INTERIOR DWELLING SPECIES 300' HABITAT BUFFER
EXTENTS OF ROOT PRUNING
PROPOSED TREE
SPECIMEN TREE
SPECIMEN TREE TO BE REMOVED
HISTORIC TREE
CRZ
CRZ
CRZ
WOODLAND RETAINED NOT CREDITED
WOODLAND PRESERVATION AREA ON NON-MANPCPC PROPERTY
WOODLAND PRESERVATION AREA ON MANPCPC PROPERTY
WOODLAND AFForestation/ REFORESTATION AREA
TEMPORARY TREE PROTECTION FENCE AND SIGNS

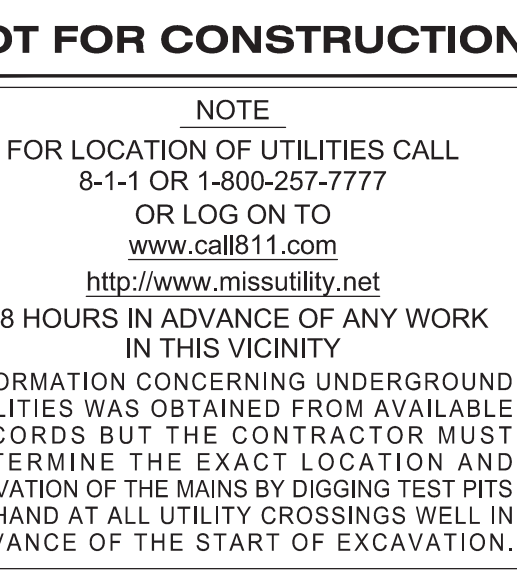
WOODLAND CONSERVATION SHEET SUMMARY		
MANPCPC WOODLAND PRESERVATION	0.00 AC	
NON-MANPCPC WOODLAND PRESERVATION	0.00 AC	
AFForestation/REFORESTATION	0.00 AC	
SPECIMEN, HISTORIC, OR CHAMPION TREE CREDIT	0.00 AC	

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-036-99			
Approved by	Date	DRD#	Reason for Revision
00 J.P. MARKOVICH	10/30/00	4-98076	
01 R. PORTER INGRUM	02/20/03	SDP-0203	REVISED LAYOUT
02 LORI SHIRLEY	04/07/05	SDP-0203-01	REVISED LAYOUT
03 LORI SHIRLEY	06/17/05		REVISED LAYOUT
04 K. I. FINCH	08/09/05	SDP-0405	PARCEL 2E
05 LORI SHIRLEY	02/28/06	SDP-0402	LOT 5 BLOCK 5
06 K. SHOULARS	03/04/09	DSP-06096	LOT 1 BLOCK 2
07 K. SHOULARS	09/22/08	DSP-07072	BLOCK 3 LOTS 1-2
08 K. SHOULARS	10/08/09	DSP-07031	MELFORD POD 6 LOTS 1-6
09 K. SHOULARS	10/17/11	DSP-11018	MELFORD PONDS 1-2
10 K. I. FINCH	06/21/13	DSP-11018 DSP-11018-01 DSP-11018-02	REVISED LAYOUT
11 K. I. FINCH	04/14/17	DSP-17020	INFRASTRUCTURE
12 K. I. FINCH	01/31/19	DSP-18007	ASPEN
13 K. I. FINCH	07/26/19	DSP-18026	RETAIL
14 K. I. FINCH	10/11/19	DSP-18034	TOWNHOUSES
15 K. I. FINCH	09/04/20	DSP-19052	MONITORING VARIANCE TO REMOVE TREE X AT DRICOR LEVEL
16 K. I. FINCH	05/17/21	DSP-47031-04	LOT 5
17 K. I. FINCH	03/30/21	DSP-18034-01	TOWNHOUSES (REVISED LAYOUT)
18 K. I. FINCH	07/18/22	DSP-18034-02	TOWNHOUSES (ARCHITECTURE)
19 MARY REA	02/09/23	DSP-07031-05	POD 6 - LOTS 1 & 2
20 MARY REA	05/05/23	DSP-07031-07	ADDED BLDG. ADDITION (MEDICAL BLDG.)
21 KIM FINCH	06/03/24	DSP-18026-01	RETAIL VILLAGE EAST
22 Kim Finch	3/14/2025	DSP-18034-03 (TOWNHOUSES) DSP-22043-02 (TOWNHOUSES)	TOWNHOUSE & MANSIONS

NOTE: SHEET 8 IS LOCATED ENTIRELY WITHIN THE 100-YEAR FLOODPLAIN.



NOTE: BASE INFORMATION WAS DONE BY OTHERS

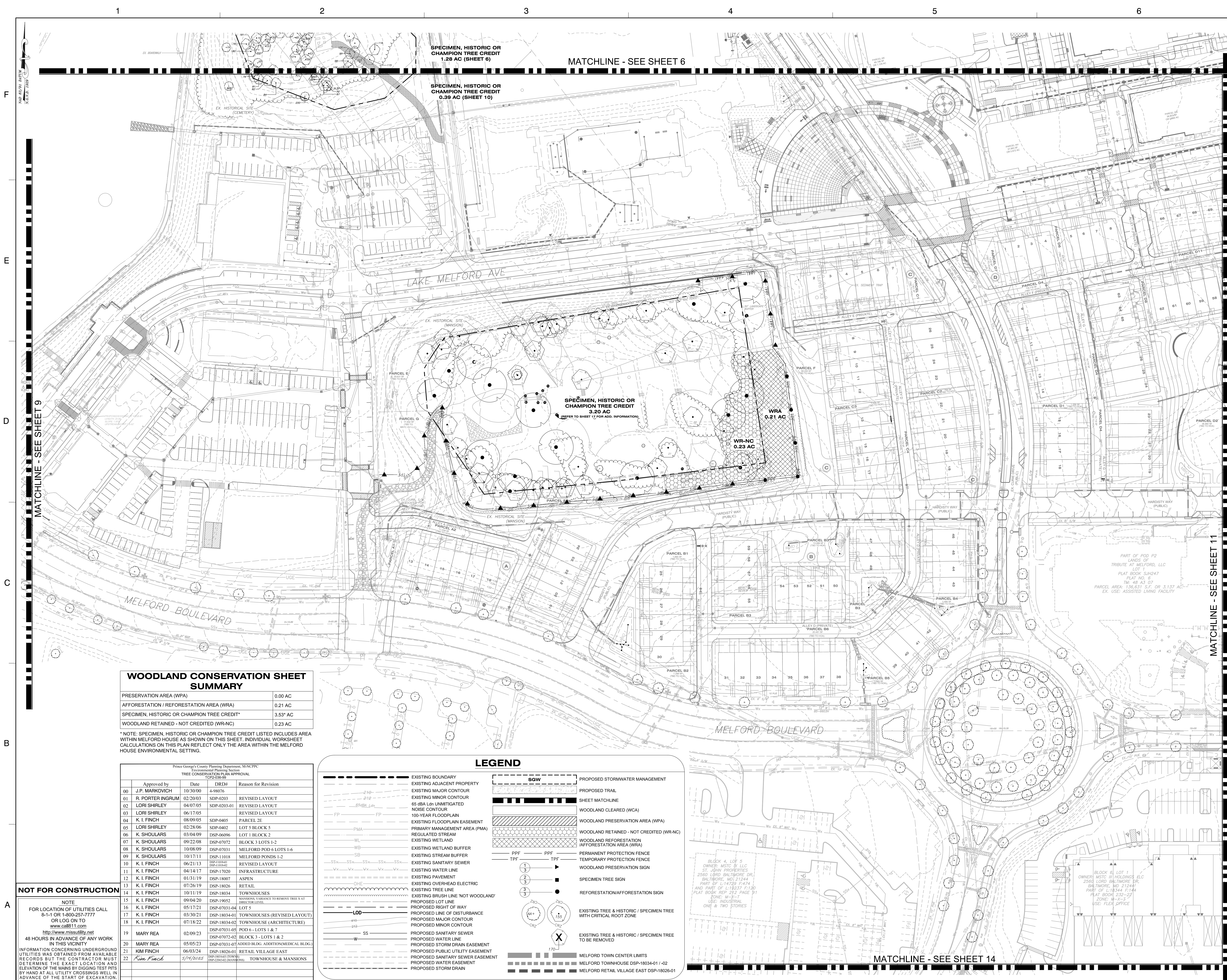


No.	DATE	BY	Description
22	10/20/24	PMS	Townhomes (DSP-18034-05)
21	03/20/23	PMS	Manors (DSP-20243-01)
19	06/20/22	PMS	Clearing on Parcel F (Melford Cemetery) - DSP-18036-01
18	04/20/22	PMS	Parcel F, Lots 187 (DSP-07023-05)
17	06/20/21	PMS	Block 3, Lots 182 (DSP-07023-05)
16	04/20/21	PMS	TR Architecture & Interiors Assoc. DSP-18034-02
15	04/20/21	PMS	Updated Layout per DSP-18034-01

No.	DATE	BY	Description
22	10/20/24	PMS	Townhomes (DSP-18034-05)
21	03/20/23	PMS	Manors (DSP-20243-01)
19	06/20/22	PMS	Clearing on Parcel F (Melford Cemetery) - DSP-18036-01
18	04/20/22	PMS	Parcel F, Lots 187 (DSP-07023-05)
17	06/20/21	PMS	Block 3, Lots 182 (DSP-07023-05)
16	04/20/21	PMS	TR Architecture & Interiors Assoc. DSP-18034-02
15	04/20/21	PMS	Updated Layout per DSP-18034-01

TITLE
TYPE 2 - TREE CONSERVATION PLAN

DEWBERRY JOB NO. 50128009



WOODLAND CONSERVATION SHEET SUMMARY

PRESERVATION AREA (WPA)	0.00 AC
AFFORESTATION / REFORESTATION AREA (WRA)	0.21 AC
SPECIMEN, HISTORIC OR CHAMPION TREE CREDIT*	3.53* AC
WOODLAND RETAINED - NOT CREDITED (WR-NC)	0.23 AC

* NOTE: SPECIMEN, HISTORIC OR CHAMPION TREE CREDIT LISTED INCLUDES AREA WITHIN MELFORD HOUSE AS SHOWN ON THIS SHEET. INDIVIDUAL WORKSHEET CALCULATIONS ON THIS PLAN REFLECT ONLY THE AREA WITHIN THE MELFORD HOUSE ENVIRONMENTAL SETTING.

Prince George's County Planning Department, M-NCPP
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-036-99

Approved by	Date	DRD#	Reason for Revision
00 J.P. MARKOVICH	10/30/00	4-98076	
01 R. PORTER INGRAM	02/20/03	SDP-0203	REVISED LAYOUT
02 LORI SHIRLEY	04/07/05	SDP-0203-01	REVISED LAYOUT
03 LORI SHIRLEY	06/17/05		REVISED LAYOUT
04 K.I. FINCH	08/09/05	SDP-0405	PARCEL 2E
05 LORI SHIRLEY	02/28/06	SDP-0402	LOT 5 BLOCK 5
06 K. SHOULARS	03/04/09	DSP-06096	LOT 1 BLOCK 2
07 K. SHOULARS	09/22/08	DSP-07072	BLOCK 3 LOTS 1-2
08 K. SHOULARS	10/08/09	DSP-07031	MELFORD POD 6 LOTS 1-6
09 K. SHOULARS	10/17/11	DSP-11018	MELFORD PODS 1-2
10 K.I. FINCH	06/21/13	DSP-11018	REVISED LAYOUT
11 K.I. FINCH	04/14/17	DSP-17020	INFRASTRUCTURE
12 K.I. FINCH	01/31/19	DSP-18007	ASPHEN
13 K.I. FINCH	07/26/19	DSP-18026	RETAIL
14 K.I. FINCH	10/11/19	DSP-18034	TOWNHOUSES
15 K.I. FINCH	09/04/20	DSP-19052	MANSIONS, VARIANCE TO REMOVE TREE X AT 200' FROM LEVEL
16 K.I. FINCH	05/17/21	DSP-07031-04	LOTS
17 K.I. FINCH	03/30/21	DSP-18034-01	TOWNHOUSES (REVISED LAYOUT)
18 K.I. FINCH	07/18/22	DSP-18034-02	TOWNHOUSE (ARCHITECTURE)
19 MARY REA	02/09/23	DSP-07031-05	POD 6 - LOTS 1 & 7
20 MARY REA	05/05/23	DSP-07031-07	ADDED BLDG. ADDITION (MEDICAL BLDG.)
21 KIM FINCH	06/03/24	DSP-18026-01	RETAIL VILLAGE EAST
22 Kim Finch	5/14/2025	DSP-18034-03	TOWNHOUSE & MANSIONS

LEGEND

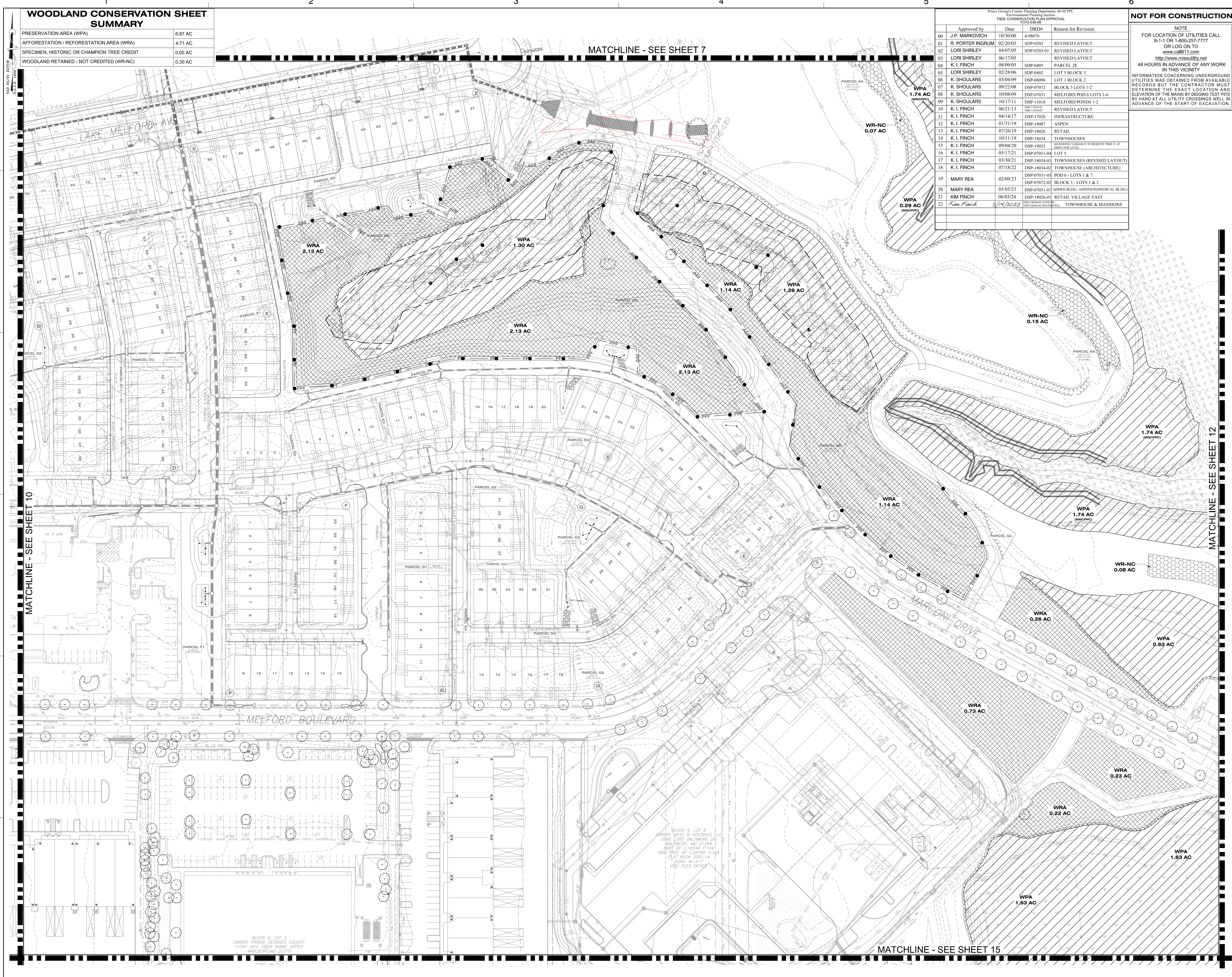
EXISTING BOUNDARY	PROPOSED STORMWATER MANAGEMENT
EXISTING ADJACENT PROPERTY	PROPOSED TRAIL
EXISTING MAJOR CONTOUR	SHEET MATCHLINE
EXISTING MINOR CONTOUR	WOODLAND CLEARED (WCA)
65 dBA Ldn UNMITIGATED NOISE CONTOUR	WOODLAND PRESERVATION AREA (WPA)
100-YEAR FLOODPLAIN	WOODLAND RETAINED - NOT CREDITED (WR-NC)
EXISTING FLOODPLAIN EASEMENT	WOODLAND REFORESTATION (AFFORESTATION AREA) (WRA)
PRIMARY MANAGEMENT AREA (PMA)	PERMANENT PROTECTION FENCE
REGULATED STREAM	TEMPORARY PROTECTION FENCE
EXISTING WETLAND BUFFER	WOODLAND PRESERVATION SIGN
EXISTING STREAM BUFFER	SPECIMEN TREE SIGN
EXISTING SANITARY SEWER	REFORESTATION/AFFORESTATION SIGN
EXISTING WATER LINE	
EXISTING PAVEMENT	
EXISTING OVERHEAD ELECTRIC	
EXISTING TREE LINE	
EXISTING BRUSH LINE 'NOT WOODLAND'	
PROPOSED RIGHT OF WAY	
PROPOSED LINE OF DISTURBANCE	
PROPOSED MAJOR CONTOUR	
PROPOSED MINOR CONTOUR	
PROPOSED SANITARY SEWER	
PROPOSED WATER LINE	
PROPOSED STORM DRAIN EASEMENT	
PROPOSED PUBLIC UTILITY EASEMENT	
PROPOSED SANITARY SEWER EASEMENT	
PROPOSED WATER EASEMENT	
PROPOSED STORM DRAIN	

SGW
PPF
TPF
LOD
SS
W

EXISTING TREE & HISTORIC / SPECIMEN TREE WITH CRITICAL ROOT ZONE
EXISTING TREE & HISTORIC / SPECIMEN TREE TO BE REMOVED
MELFORD TOWN CENTER LIMITS
MELFORD TOWNHOUSE DSP-18034-01 / -02
MELFORD RETAIL VILLAGE EAST DSP-18026-01

NOT FOR CONSTRUCTION

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missully.net
48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND
UTILITIES WAS OBTAINED FROM AVAILABLE
RECORDS BUT THE CONTRACTOR MUST
DETERMINE THE EXACT LOCATION AND
ELEVATION OF THE MAINS BY DIGGING TEST PITS
BY HAND AT ALL UTILITY CROSSINGS WELL IN
ADVANCE OF THE START OF EXCAVATION.



WOODLAND CONSERVATION SHEET SUMMARY

PRESERVATION AREA (WPA)	6.87 AC
AFFORESTATION / REFORESTATION AREA (WRA)	4.71 AC
SPECIMEN, HISTORIC OR CHAMPION TREE CREDIT	0.00 AC
WOODLAND RETAINED - NOT CREDITED (WR-NC)	0.30 AC

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 15

NOT FOR CONSTRUCTION

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.casb11.com
http://www.missulibz.net
48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND
UTILITIES WAS OBTAINED FROM AVAILABLE
RECORDS, BUT THE CONTRACTOR MUST
DETERMINE THE EXACT LOCATION AND
ELEVATION OF THE MAINS BY DIGGING TEST PITS
BY HAND AT ALL UTILITY CROSSINGS WELL IN
ADVANCE OF THE START OF EXCAVATION.

Approved by	Date	DRD#	Reason for Revision
J.P. MARKOVICH	10/30/00	4-68076	
R. PORTER INGRAM	02/20/03	SDP-0203	REVISED LAYOUT
LORI SHIRLEY	04/07/05	SDP-0203-01	REVISED LAYOUT
LORI SHIRLEY	06/17/05		REVISED LAYOUT
K. I. FINCH	08/09/05	SDP-0405	PARCEL 2E
LORI SHIRLEY	02/28/06	SDP-0402	LOT 5 BLOCK 5
K. SHOULARS	03/04/09	DSP-06096	LOT 1 BLOCK 2
K. SHOULARS	09/22/08	DSP-07072	BLOCK 3 LOTS 1-2
K. SHOULARS	10/08/09	DSP-07031	MELFORD POD 6 LOTS 1-6
K. SHOULARS	10/17/11	DSP-11018	MELFORD PONDS 1-2
K. I. FINCH	06/21/13	DSP-11014-01 DPP-11014-02	RETAIL VILLAGE EAST
K. I. FINCH	01/31/19	DSP-18007	ASPEN
K. I. FINCH	07/26/19	DSP-18026	RETAIL
K. I. FINCH	10/11/19	DSP-18034	TOWNHOUSES
K. I. FINCH	09/04/20	DSP-19052	MANSON'S VARIANCE TO REMOVE TREE X AT PROJECTOR LEVEL
K. I. FINCH	05/17/21	DSP-07031-04	LOT 5
K. I. FINCH	03/30/21	DSP-18034-01	TOWNHOUSES (REVISED LAYOUT)
K. I. FINCH	07/18/22	DSP-18034-02	TOWNHOUSE (ARCHITECTURE)
MARY REA	02/09/23	DSP-07031-05	POD 6 - LOTS 1 & 2
MARY REA	05/05/23	DSP-07031-07	ADDED BLDG. ADDITION (MEDICAL BLDG.)
KIM FINCH	06/03/24	DSP-18026-01	RETAIL VILLAGE EAST
Kim Finch	5/14/2025	DSP-18034-03 (MANSON'S)	TOWNHOUSE & MANSON'S

Dewberry
Engineers Inc.

4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
www.dewberry.com

APPLICANT
ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244

CONTACT
MR. KENNETH FINDLEY
410-369-1298
KFindley@sjpi.com

MELFORD TOWN CENTER
TYPE 2 - TREE CONSERVATION PLAN
TCP2-036-99
PRINCE GEORGES COUNTY, MD
7TH ELECTION DISTRICT
MAP 0047 - F4
WSSC 200 FOOT MAP: 207NE15

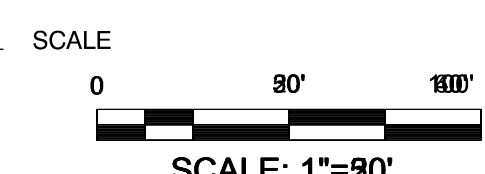
SEAL

02/04/2025

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL
LANDSCAPE ARCHITECT UNDER THE LAWS OF
THE STATE OF MARYLAND.

LICENSE NO. 4170
EXPIRATION DATE: 10/11/26

KEY PLAN



No.	DATE	BY	Description
22	10/2024	PMS	Townhomes (DSP-18034-03)
21	03/2023	PMS	Manions (DSP-2043-02)
19	06/2022	PMS	Cleaning on Parcel F (Melford Cemetery) - DSP-18026-01
18	04/2022	PMS	Parcel F, Lots 1&2 (DSP-07031-05)
17	06/2021	PMS	Block 3, Lots 1&2 (DSP-07024-02)
16	04/2022	PMS	TR Architecture & Interiors Assoc (DSP-18034-02)
15	06/2021	PMS	Updated Layout per DSP-18034-01

Drawn by	PMS
Approved by	PMS
Checked by	RAL
Date	OCT 2024

TITLE
TYPE 2 - TREE CONSERVATION PLAN

DEWBERRY JOB NO. 50128009





Prince George's County Planning Department, M.N.C.P.C. Environmental Planning Section TRAIL CONSERVATION PLAN ANNUAL UPDATE				
	Approved by	Date	ID#	Reason for Revision
	J.P. MARKOVICH	10/30/00	4-98076	
01	R. PORTER INGRAM	02/20/03	DSP-0203	REVISED LAYOUT
02	LORI SHIRLEY	04/07/05	DSP-0203-01	REVISED LAYOUT
03	LORI SHIRLEY	06/17/05		REVISED LAYOUT
04	K. I. FINCH	08/09/05	DSP-0405	PARCEL 2E
05	LORI SHIRLEY	02/28/06	DSP-0402	LOT 5 BLOCK 5
06	K. SHOULARS	03/04/09	DSP-06096	LOT 1 BLOCK 2
07	K. SHOULARS	09/22/08	DSP-07072	BLOCK 3 LOTS 1-2
08	K. SHOULARS	10/08/09	DSP-07031	MELFORD POOD LOTS 1-6
09	K. SHOULARS	10/17/11	DSP-11018 REVISED 10/18/11-0145	MELFORD PONDS 1-2
10	K.I. FINCH	06/21/13	DSP-17020	REVISED LAYOUT
11	K.I. FINCH	04/14/17	DSP-17020	INFRASTRUCTURE
12	K.I. FINCH	01/31/19	DSP-18007	ASPEN
13	K.I. FINCH	07/26/19	DSP-18026	RETAIL
14	K.I. FINCH	10/11/19	DSP-18034	TOWNHOUSES
15	K.I. FINCH	09/04/20	DSP-19052	MANUSION VARIANCE TO REMOVE TREE AT LOT 1-6 LOTS 1-6
16	K.I. FINCH	05/17/21	DSP-07031-04	LOT 5
17	K.I. FINCH	03/20/21	DSP-18034-01	TOWNHOUSES (REVISED LAYOUT)
18	K.I. FINCH	07/18/22	DSP-18034-02	TOWNHOUSE (ARCHITECTURE)
19	MARY REA	02/09/23	DSP-07031-08	POD 6 - LOTS 1 & 7
20	MARY REA	05/05/23	DSP-07072-02	BLOCK 3 - LOTS 1 & 2
21	MARY REA	06/03/24	DSP-07031-07	ADDED BLDG. ADDITIONAL MEDICAL BLDG.
22	KIM FINCH	06/03/24	DSP-18026-06	TRAIL VILLAGE EAST
23	<i>Kim Finch</i>	<i>8/14/2025</i>	DSP-22043-03	TOWNHOUSE & MANIONS

WOODLAND CONSERVATION SHEET SUMMARY	
MANOPPC WOODLAND PRESERVATION	1.35 AC
NON MANOPPC WOODLAND PRESERVATION	1.21 AC
AFFORESTATION/REFORESTATION	0.00 AC
SPECIMEN, HISTORIC OR CHAMPION TREE CREDIT	0.00 AC

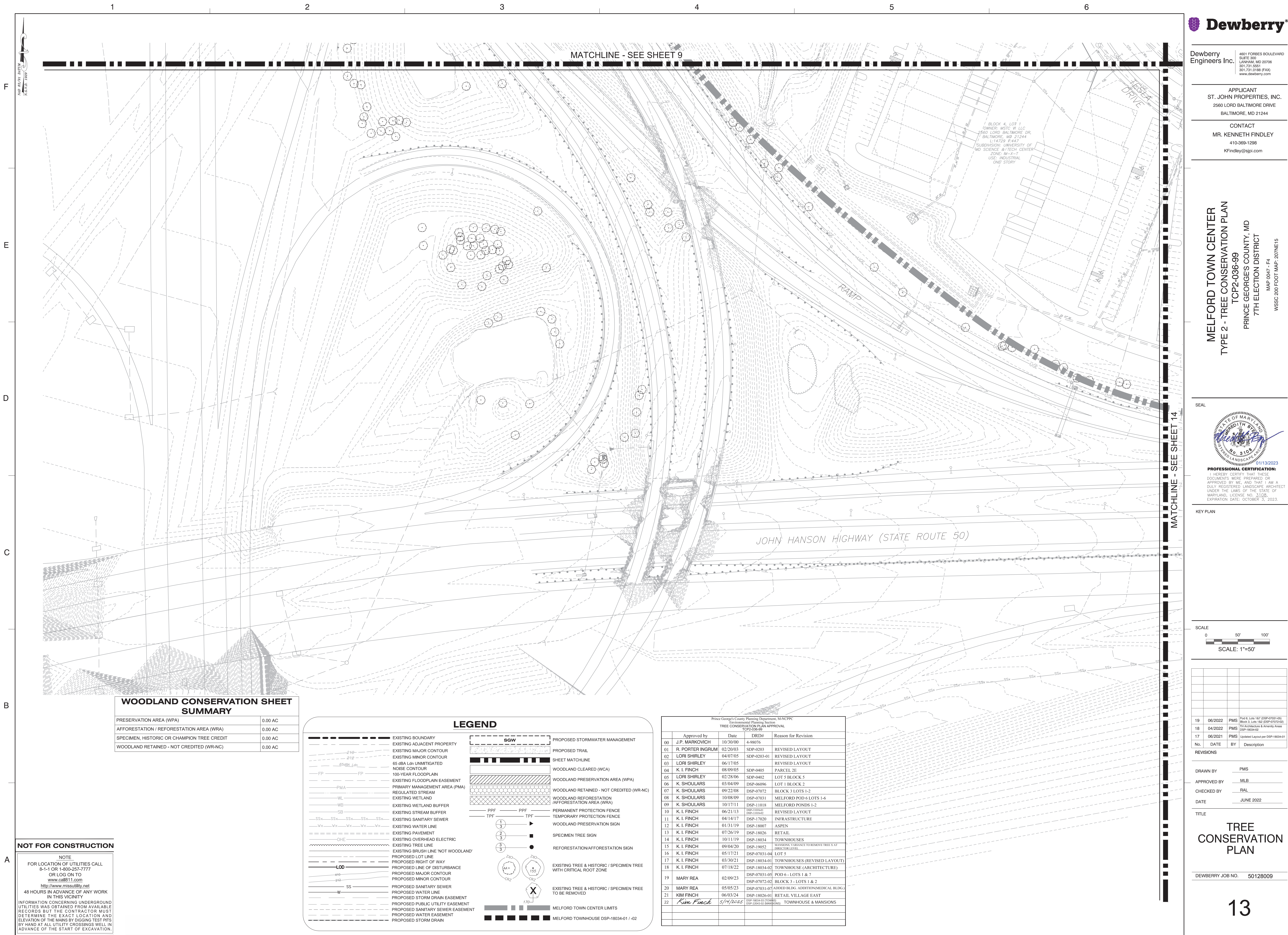
LEGEND

	PROPERTY BOUNDARY
	EXISTING TREE LINE
	LIMITS OF OVERALL MELLORED DEVELOPMENT
	LIMITS OF DSP-10052
	BUFFER YARD
	EXISTING CONTOUR
	STREAM
	FLOOD PLAIN
	WETLAND
	25' WETLAND BUFFER
	75' STREAM BUFFER
	PRIMARY MANAGEMENT AREA
	FLOODPLAIN 150' BUFFER/ BRL
	100' NATURAL BUFFER
	FOREST INTERIOR DWELLING SPECIES 300' HABITAT BUFFER
	EXTENTS OF ROOT PRUNING
	SPECIMEN TREE
	SPECIMEN TREE TO BE REMOVED
	HISTORIC TREE
	CRITICAL ROOT ZONE
	WOODLAND RETAINED NOT CREDITED
	WOODLAND PRESERVATION AREA ON NON-MNDPC PROPERTY
	WOODLAND PRESERVATION AREA ON MNDPC PROPERTY
	WOODLAND AFFORESTATION/ REFORESTATION AREA
	TEMPORARY TREE PROTECTION FENCE AND SIGNS
	PERMANENT TREE PROTECTION FENCE AND SIGNS

TAX MAP 48A4	ZONING CATEGORY: M-X-7	
WESC 207' SHEET 207NE15		
SITE DATUM HORIZONTAL: XXXXXXXX VERTICAL: XXXXXXXX		
 1" = 50'	DATE: JULY 2020	
SHEET 12 OF 23	DESIGNED: YOR	
	TECHNICAL: YOR	
	CHECKED: DJB	
	CAD STES: V8 / NCS	
PROJECT NO. 38420000		

NOTE; BASE INFORMATION WAS
DONE BY OTHERS

P:\38420000\Engineer\Sheet_Files\Env\TCP2_12.sht Scale= 50.0000 sf / in. User= yroh PLTdrv= PDF_Grey_150.pltctg Pentbl= TEXT_SUB.tbl 5/7/2021 11:28:36 AM



MATCHLINE - SEE SHEET 9

MATCHLINE - SEE SHEET 14

JOHN HANSON HIGHWAY (STATE ROUTE 50)

BLOCK 4, LOT 1
OWNER: MSTC VI LLC
2560 LORD BALTIMORE DR.
BALTIMORE, MD 21244
L174729 P1447
SUBDIVISION: UNIVERSITY OF
MD SCIENCE & TECH CENTER
ZONE: M-2-C-1
USE: INDUSTRIAL
ONE STORY



No.	DATE	BY	Description
19	06/2022	PMS	Pod 6, Lots 1&7 (DSP-07031-06)
18	04/2022	PMS	Block 3, Lots 1&2 (DSP-07029-06)
17	06/2021	PMS	TH Architecture & Interiors Assoc (DSP-18034-05)
No.	DATE	BY	Description

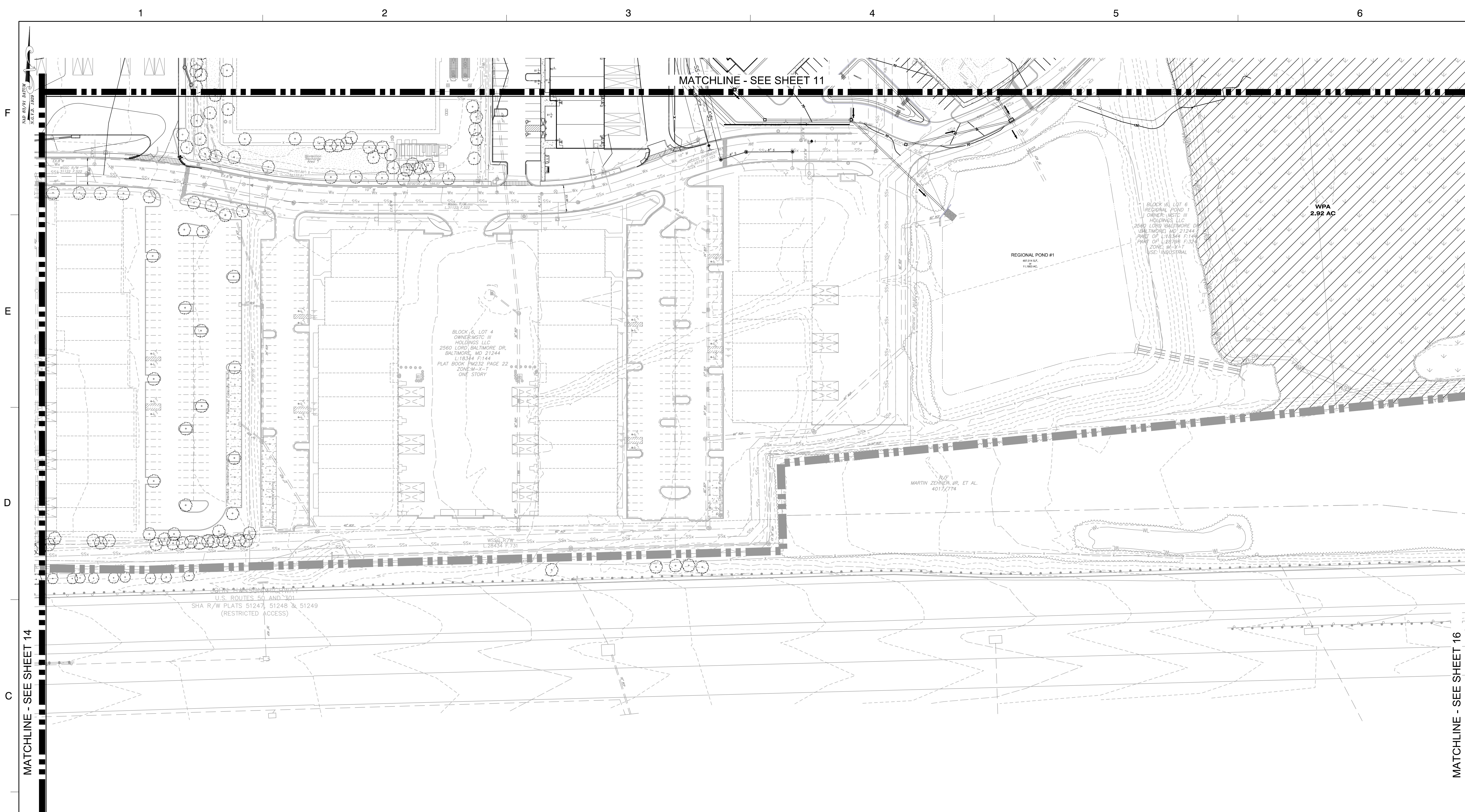
REVISIONS

DRAWN BY	PMS
APPROVED BY	MLB
CHECKED BY	RAL
DATE	JUNE 2022

TITLE

TREE
CONSERVATION
PLAN

DEWBERRY JOB NO. 50128009



WOODLAND CONSERVATION SHEET SUMMARY	
PRESERVATION AREA (WPA)	2.92 AC
AFFORESTATION / REFORESTATION AREA (WRA)	0.00 AC
SPECIMEN, HISTORIC OR CHAMPION TREE CREDIT	0.00 AC
WOODLAND RETAINED - NOT CREDITED (WR-NC)	0.00 AC

LEGEND	
EXISTING BOUNDARY	PROPOSED STORMWATER MANAGEMENT
EXISTING ADJACENT PROPERTY	PROPOSED TRAIL
EXISTING MAJOR CONTOUR	SHEET MATCHLINE
EXISTING MINOR CONTOUR	WOODLAND CLEARED (WCA)
65 dBA Ldn UNMITIGATED NOISE CONTOUR	WOODLAND PRESERVATION AREA (WPA)
100-YEAR FLOODPLAIN	WOODLAND RETAINED - NOT CREDITED (WR-NC)
EXISTING FLOODPLAIN EASEMENT	WOODLAND REFORESTATION (AFFORESTATION AREA (WRA))
PRIMARY MANAGEMENT AREA (PMA)	PERMANENT PROTECTION FENCE
REGULATED STREAM	TEMPORARY PROTECTION FENCE
EXISTING WETLAND	WOODLAND PRESERVATION SIGN
EXISTING WETLAND BUFFER	SPECIMEN TREE SIGN
EXISTING STREAM BUFFER	REFORESTATION/AFFORESTATION SIGN
EXISTING SANITARY SEWER	EXISTING TREE & HISTORIC / SPECIMEN TREE WITH CRITICAL ROOT ZONE
EXISTING WATER LINE	EXISTING TREE & HISTORIC / SPECIMEN TREE TO BE REMOVED
EXISTING PAVEMENT	MELFORD TOWN CENTER LIMITS
EXISTING OVERHEAD ELECTRIC	MELFORD TOWNHOUSE DSP-18034-01 / -02
EXISTING TREE LINE	
EXISTING BRUSH LINE 'NOT WOODLAND'	
PROPOSED LOT LINE	
PROPOSED RIGHT OF WAY	
PROPOSED LINE OF DISTURBANCE	
PROPOSED MAJOR CONTOUR	
PROPOSED MINOR CONTOUR	
PROPOSED SANITARY SEWER	
PROPOSED WATER LINE	
PROPOSED STORM DRAIN EASEMENT	
PROPOSED PUBLIC UTILITY EASEMENT	
PROPOSED SANITARY SEWER EASEMENT	
PROPOSED WATER EASEMENT	
PROPOSED STORM DRAIN	

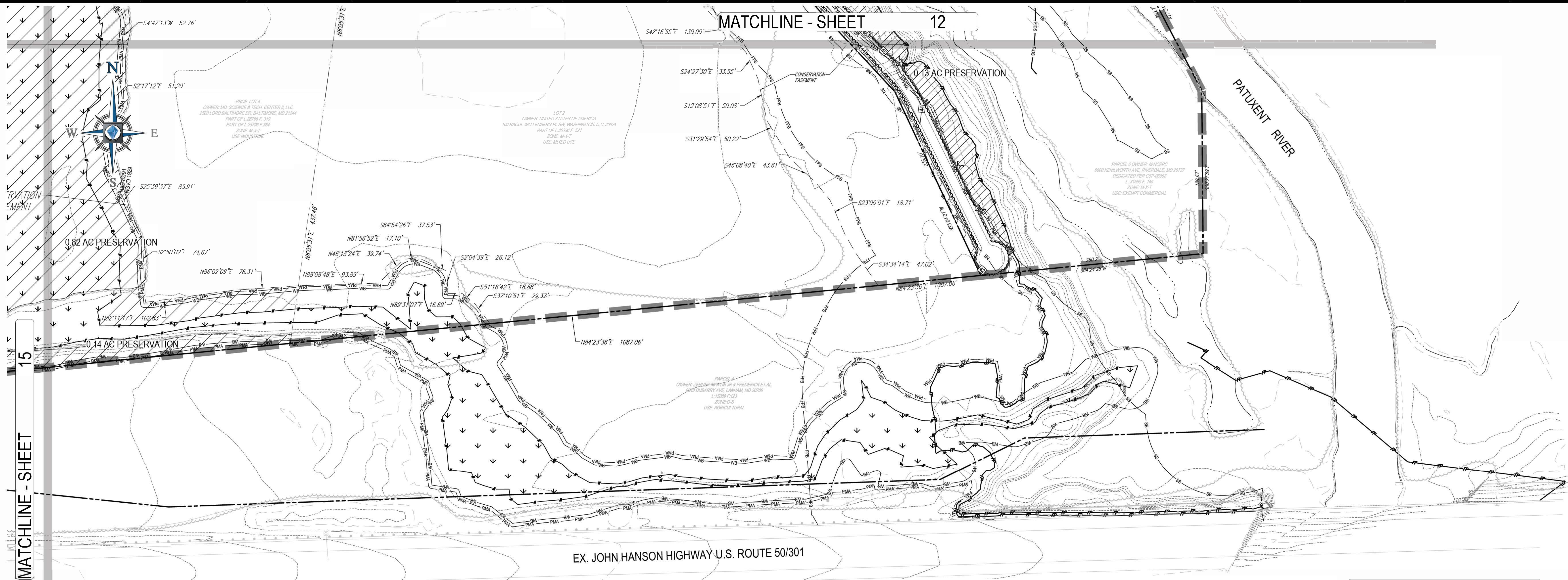
Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-036-99			
Approved by	Date	DRD#	Reason for Revision
00 J.P. MARKOVICH	10/30/00	4-98076	
01 R. PORTER INGRUM	02/20/03	SDP-0203	REVISED LAYOUT
02 LORI SHIRLEY	04/07/05	SDP-0203-01	REVISED LAYOUT
03 LORI SHIRLEY	06/17/05		REVISED LAYOUT
04 K. I. FINCH	08/09/05	SDP-0405	PARCEL 2E
05 LORI SHIRLEY	02/28/06	SDP-0402	LOT 5 BLOCK 5
06 K. SHOULARS	03/04/09	DSP-06096	LOT 1 BLOCK 2
07 K. SHOULARS	09/23/08	DSP-07072	BLOCK 3 LOTS 1-2
08 K. SHOULARS	10/08/09	DSP-07031	MELFORD POD 6 LOTS 1-6
09 K. SHOULARS	10/17/11	DSP-11018	MELFORD PONDS 1-2
10 K. I. FINCH	06/21/13	DSP-11018	REVISED LAYOUT
11 K. I. FINCH	04/14/17	DSP-17020	INFRASTRUCTURE
12 K. I. FINCH	01/31/19	DSP-18007	ASPEN
13 K. I. FINCH	07/26/19	DSP-18026	RETAIL
14 K. I. FINCH	10/11/19	DSP-18034	TOWNHOUSES
15 K. I. FINCH	09/04/20	DSP-19052	MANSIONS, VARIANCE TO REMOVE TREE X AT DIRECTOR LEVEL
16 K. I. FINCH	05/17/21	DSP-07031-04	LOT 5
17 K. I. FINCH	03/30/21	DSP-18034-01	TOWNHOUSES (REVISED LAYOUT)
18 K. I. FINCH	07/18/22	DSP-18034-02	TOWNHOUSE (ARCHITECTURE)
19 MARY REA	02/09/23	DSP-07031-05	POD 6 - LOTS 1 & 7
20 MARY REA	05/05/23	DSP-07072-02	BLOCK 3 - LOTS 1 & 2
21 KIM FINCH	06/03/24	DSP-18026-01	RETAIL VILLAGE EAST
22 Kim Finch	5/14/2025	DSP-18034-03 (TOWNHOUSE)	TOWNHOUSE & MANSIONS

NOT FOR CONSTRUCTION

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missully.net
48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY

INFORMATION CONCERNING UNDERGROUND
UTILITIES WAS OBTAINED FROM AVAILABLE
RECORDS BUT THE CONTRACTOR MUST
DETERMINE THE EXACT LOCATION AND
ELEVATION OF THE MAINS BY DIGGING TEST PITS
BY HAND AT ALL UTILITY CROSSINGS WELL IN
ADVANCE OF THE START OF EXCAVATION.

The original of this drawing document was prepared by Soltesz, Inc. (SOLTESZ). This document was not obtained directly from SOLTESZ and/or its affiliates were not made by them. It is a reproduction of the information contained herein in whole or in part, and the user assumes all responsibility for its use. SOLTESZ makes no warranty, express or implied, concerning the accuracy of any information that has been transmitted by electronic means.



MATCHLINE - SHEET 12

MATCHLINE - SHEET 15

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-036-99			
Approved by	Date	DRD#	Reason for Revision
00 J.P. MARKOVICH	10/30/00	4-98076	
01 R. PORTER INGRUM	02/20/03	SDP-4203	REVISED LAYOUT
02 LORI SHIRLEY	04/07/05	SDP-4203-01	REVISED LAYOUT
03 LORI SHIRLEY	06/17/05	SDP-4203-01	REVISED LAYOUT
04 K. I. FINCH	08/09/05	SDP-0405	PARCEL 2E
05 LORI SHIRLEY	02/28/06	SDP-0402	LOT 5 BLOCK 5
06 K. SHOULARS	03/04/09	DSP-06096	LOT 1 BLOCK 2
07 K. SHOULARS	09/22/08	DSP-07072	BLOCK 3 LOTS 1-2
08 K. SHOULARS	10/08/09	DSP-07031	MELFORD POD 6 LOTS 1-6
09 K. SHOULARS	10/17/11	DSP-11018	MELFORD PONDS 1-2
10 K. I. FINCH	06/21/13	DRP-11014-01 DRP-11014-02	REVISED LAYOUT
11 K. I. FINCH	04/14/17	DSP-17020	INFRASTRUCTURE
12 K. I. FINCH	01/31/19	DSP-18007	ASPEN
13 K. I. FINCH	07/26/19	DSP-18026	RETAIL
14 K. I. FINCH	10/11/19	DSP-18034	TOWNHOUSES
15 K. I. FINCH	09/04/20	DSP-19052	MANSIONS, VARIANCE TO REMOVE TREE X AT PROPOSED LEVEL
16 K. I. FINCH	05/17/21	DSP-07031-04	LOT 5
17 K. I. FINCH	03/30/21	DSP-18034-01	TOWNHOUSES (REVISED LAYOUT)
18 K. I. FINCH	07/18/22	DSP-18034-02	TOWNHOUSE (ARCHITECTURE)
19 MARY REA	02/09/23	DSP-07031-05 DSP-07072-02	POD 6 - LOTS 1 & 7 BLOCK 3 - LOTS 1 & 2
20 MARY REA	05/05/23	DSP-07031-07	ADDED BLDG. ADDITION(MEDICAL BLDG.)
21 KIM FINCH	06/03/24	DSP-18026-01	RETAIL VILLAGE EAST
22 Kim Finch	5/14/2025	DSP-18034-03 DSP-22043-02 (MANSIONS)	TOWNHOUSE & MANSIONS

WOODLAND AND CONSERVATION SHEET SUMMARY	
M-NCPPC WOODLAND PRESERVATION	0.13 AC
NON M-NCPPC WOODLAND PRESERVATION	0.96 AC
AFFORESTATION/REFORESTATION	0.00 AC
SPECIMEN, HISTORIC OR CHAMPION TREE CREDIT	0.00 AC

LEGEND

PROPERTY BOUNDARY

EXISTING TREE LINE

LIMITS OF OVERALL MELFORD DEVELOPMENT

LIMITS OF DSP-18052

BUFFER YARD

EXISTING CONTOUR

STREAM

FLOOD PLAIN

WETLAND

25' WETLAND BUFFER

75' STREAM BUFFER

PRIMARY MANAGEMENT AREA

FLOODPLAIN 150' BUFFER / BRL

100' NATURAL BUFFER

FOREST INTERIOR DWELLING SPECIES 300' HABITAT BUFFER

EXTENTS OF ROOT PRUNING

SPECIMEN TREE

SPECIMEN TREE TO BE REMOVED

HISTORIC TREE

CRITICAL ROOT ZONE

WOODLAND RETAINED NOT CREDITED

WOODLAND PRESERVATION AREA ON NON-M-NCPPC PROPERTY

WOODLAND PRESERVATION AREA ON M-NCPPC PROPERTY

WOODLAND AFFORESTATION/REFORESTATION AREA

TEMPORARY TREE PROTECTION FENCE

PERMANENT TREE PROTECTION FENCE AND SIGNS

NOTE: BASE INFORMATION WAS DONE BY OTHERS

SOLTESZ, LLC

4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656
www.solteszco.com

Engineering
Surveying
Planning
Environmental Sciences

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-293-7771 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWO FEET (2') MINIMUM, WHICH EVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER / DEVELOPER / APPLICANT
ENCOMPASS HEALTH
3001 LIBERTY PARKWAY
BIRMINGHAM, AL 35242
CONTACT: JOHN TSCHUDIN



TREE CONSERVATION PLAN - TYPE 2
MELFORD TOWN CENTER
TCP2-036-99

TAX MAP
48.44

ZONING CATEGORY
M-X-T

WSBC 200' SHEET
207NE15

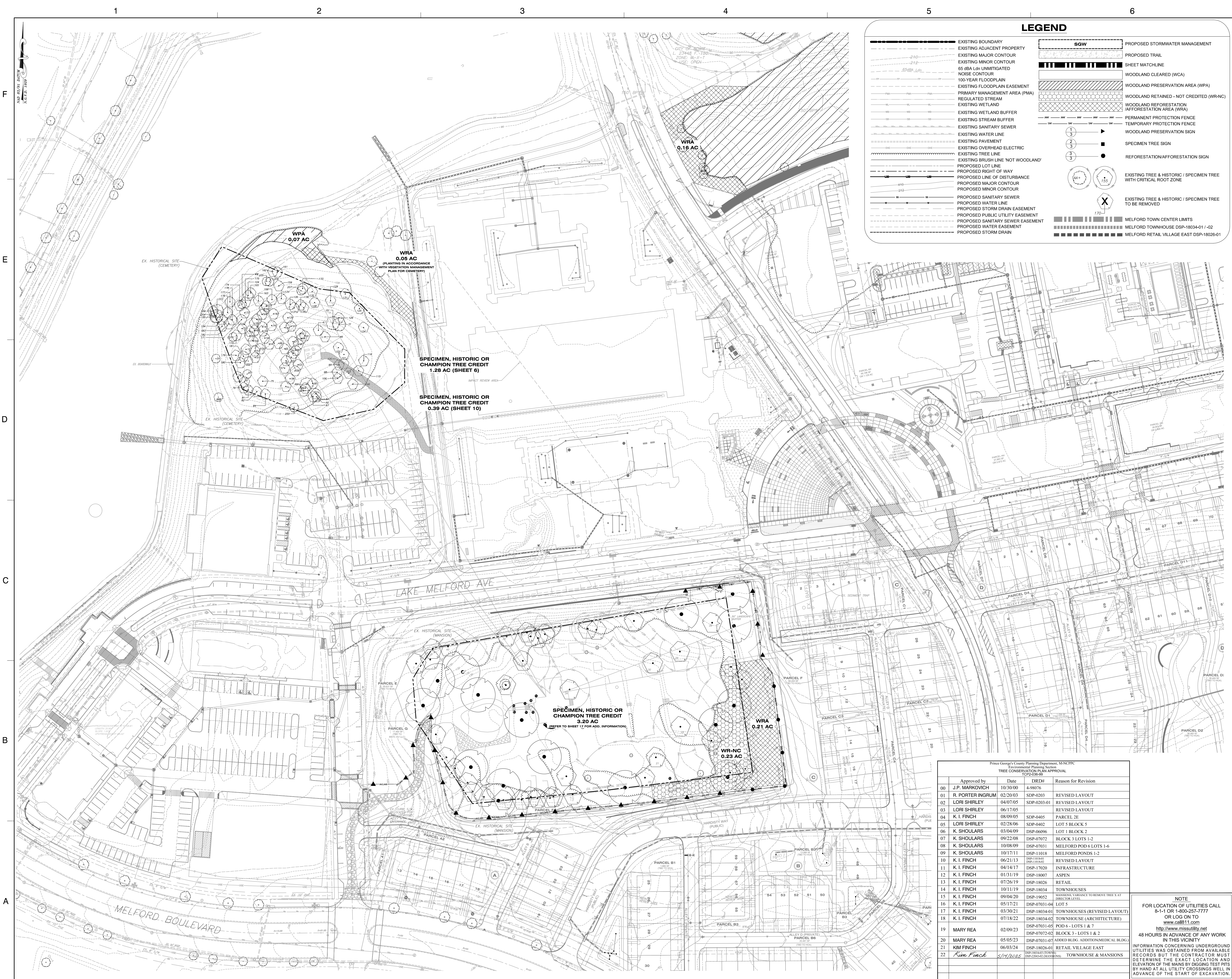
SITE DATUM
HORIZONTAL: XXXXXX
VERTICAL: XXXXXX

1" = 50'

DATE: JULY 2020
DESIGNED: YOR
TECHNICAL: YOR
CHECKED: DUB
CAD STOPS: V8 / NCS

SHEET
16
OF
23

PROJECT NO.
38420000



LEGEND

EXISTING BOUNDARY

EXISTING ADJACENT PROPERTY

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

NOISE CONTOUR

100-YEAR FLOODPLAIN

EXISTING FLOODPLAIN EASEMENT

PRIMARY MANAGEMENT AREA (PMA)

REGULATED STREAM

EXISTING WETLAND

EXISTING WETLAND BUFFER

EXISTING STREAM BUFFER

EXISTING SANITARY SEWER

EXISTING WATER LINE

EXISTING PAVEMENT

EXISTING OVERHEAD ELECTRIC

EXISTING TREE LINE

EXISTING BRUSH LINE 'NOT WOODLAND'

PROPOSED LOT LINE

PROPOSED RIGHT OF WAY

PROPOSED LINE OF DISTURBANCE

PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

PROPOSED SANITARY SEWER

PROPOSED WATER LINE

PROPOSED STORM DRAIN EASEMENT

PROPOSED PUBLIC UTILITY EASEMENT

PROPOSED SANITARY SEWER EASEMENT

PROPOSED WATER EASEMENT

PROPOSED STORM DRAIN

SGW

PROPOSED STORMWATER MANAGEMENT

PROPOSED TRAIL

SHEET MATCHLINE

WOODLAND CLEARED (WCA)

WOODLAND PRESERVATION AREA (WPA)

WOODLAND RETAINED - NOT CREDITED (WR-NC)

WOODLAND REFORESTATION / AFFORESTATION AREA (WRA)

PERMANENT PROTECTION FENCE

TEMPORARY PROTECTION FENCE

WOODLAND PRESERVATION SIGN

SPECIMEN TREE SIGN

REFORESTATION/AFFORESTATION SIGN

EXISTING TREE & HISTORIC / SPECIMEN TREE WITH CRITICAL ROOT ZONE

EXISTING TREE & HISTORIC / SPECIMEN TREE TO BE REMOVED

MELFORD TOWN CENTER LIMITS

MELFORD TOWNHOUSE DSP-18034-01 / -02

MELFORD RETAIL VILLAGE EAST DSP-18026-01

Dewberry

Dewberry Engineers Inc.

4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20708
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

APPLICANT

ST. JOHN PROPERTIES, INC.

2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244

CONTACT

MR. KENNETH FINDLEY

410-369-1298
KFindley@sjpi.com

MELFORD TOWN CENTER

TYPE 2 - TREE CONSERVATION PLAN

TCP2-036-99

PRINCE GEORGE'S COUNTY, MD

7TH ELECTION DISTRICT

MAP 0047 - F4

WSSC 200 FOOT MAP: 207NE15

SEAL

02/04/2025

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL
LANDSCAPE ARCHITECT UNDER THE LAWS OF
THE STATE OF MARYLAND.

LICENSE NO. 4170

EXPIRATION DATE: 10/11/26

KEY PLAN

SCALE

0 90' 180'

SCALE: 1"=90'

No.	DATE	BY	Description
22	10/20/24	PMS	Townhouses (DSP-18034-05)
21	03/2023	PMS	Manors (DSP-2043-02)
19	06/2022	PMS	Cleaving on Parcel F (Melford Cemetery) - DSP-18026-01
18	04/2022	PMS	Parcel F, Lots 1&2 (DSP-07021-02)
17	06/2021	PMS	Block 3, Lots 1&2 (DSP-07022-02)
16	04/2022	PMS	TR Architecture & Interiors Assoc. (DSP-18034-02)
15	06/2021	PMS	Updated Layout per DSP-18034-01

REVISIONS

DRAWN BY

APPROVED BY

CHECKED BY

DATE

OCT 2024

TITLE

TYPE 2 - TREE CONSERVATION PLAN

HISTORIC & ENVIRONMENTAL SETTING IMPACT

DEWBERRY JOB NO. 50128009

NOTE

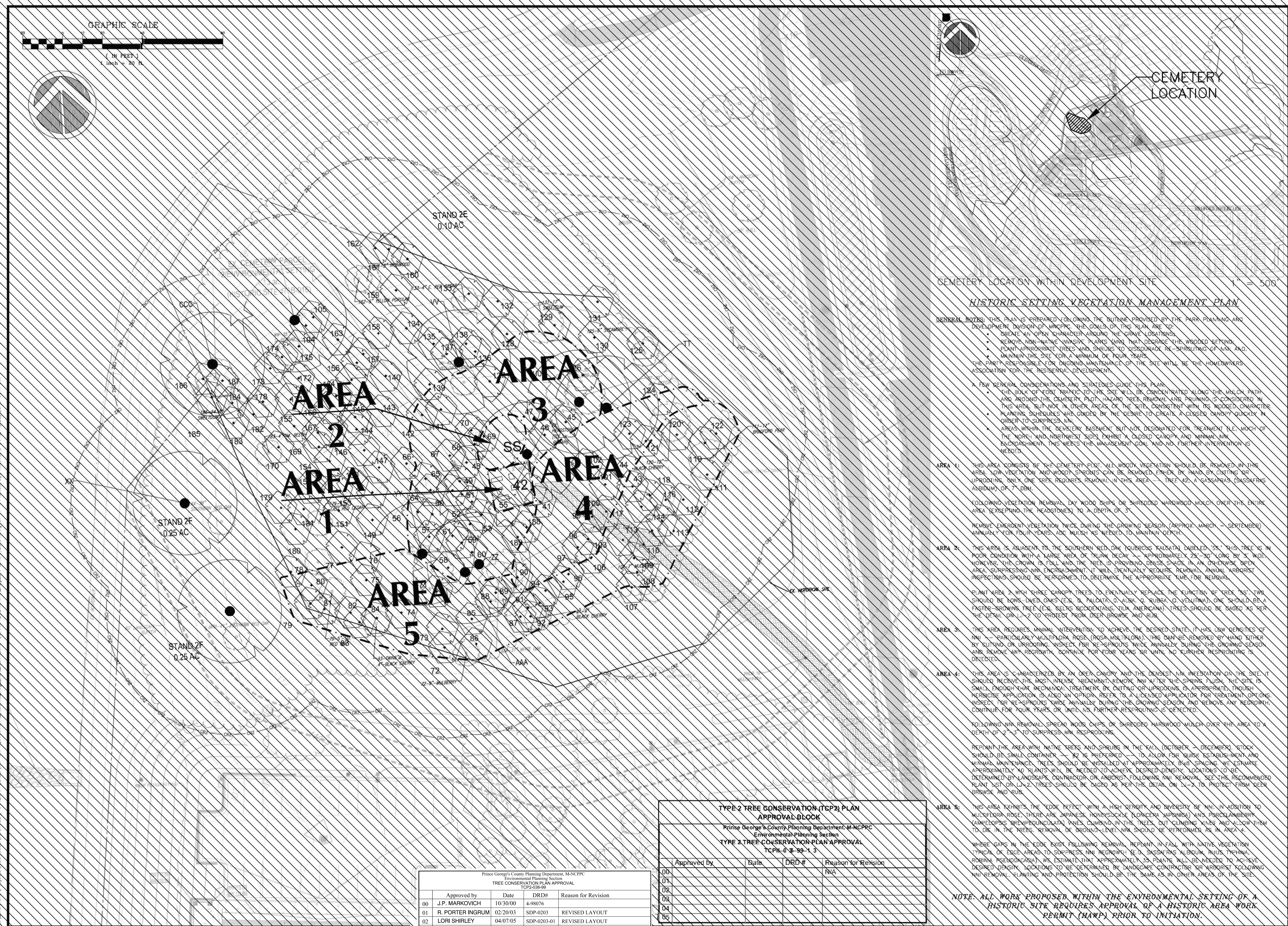
FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777 OR LOG ON TO www.gal811.com

48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

17

The original of this drawing document was prepared by Soltesz, Inc. (SOLTESZ). This document was not obtained directly from SOLTESZ and/or a user transmitted electronically. SOLTESZ cannot guarantee that unauthorized changes and/or alterations were not made by others. It is the responsibility of the user to verify the accuracy of the information contained herein. It is recommended that the user contact SOLTESZ for any information that has been transmitted by electronic means.



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-036-99			
Approved by	Date	DRD#	Reason for Revision
J.P. MARKOVICH	10/30/00	4-98076	
R. PORTER INGRAM	02/20/03	SDP-0203	REVISED LAYOUT
LORI SHIRLEY	04/07/05	SDP-0203-01	REVISED LAYOUT
LORI SHIRLEY	06/17/05	SDP-0405	REVISED LAYOUT
K. I. FINCH	08/09/05	SDP-0405	PARCEL 2E
LORI SHIRLEY	02/28/06	SDP-0402	LOT 5 BLOCK 5
K. SHOULARS	03/04/09	DSP-06096	LOT 1 BLOCK 2
K. SHOULARS	09/22/08	DSP-07072	BLOCK 3 LOTS 1-2
K. SHOULARS	10/08/09	DSP-07031	MELFORD POD 6 LOTS 1-6
K. SHOULARS	10/17/11	DSP-11018	MELFORD PONDS 1-2
K. I. FINCH	06/21/13	DSP-10142	REVISED LAYOUT
K. I. FINCH	04/14/17	DSP-17020	INFRASTRUCTURE
K. I. FINCH	01/31/19	DSP-18007	ASPEN
K. I. FINCH	07/26/19	DSP-18026	RETAIL
K. I. FINCH	10/11/19	DSP-18034	TOWNHOUSES
K. I. FINCH	09/04/20	DSP-19052	MAINTENANCE VIOLANCE TO REMOVE TREE X AT DIRECTOR LEVEL
K. I. FINCH	05/17/21	DSP-07031-04	LOT 5
K. I. FINCH	03/30/21	DSP-18034-02	TOWNHOUSES (REVISED LAYOUT)
K. I. FINCH	07/18/22	DSP-07031-05	POD 6 - LOTS 1 & 7
MARY REA	02/09/23	DSP-07072-02	BLOCK 3 - LOTS 1 & 2
MARY REA	05/05/23	DSP-07031-07	ADDED BLDG. ADDITIONAL MEDICAL BLDG.
KIM FINCH	06/03/24	DSP-18026-01	RETAIL VILLAGE EAST
KIM FINCH	5/14/2025	DSP-18034-03 (TOWNS)	TOWNHOUSE & MANSIONS
		DSP-20045-02 (MANSIONS)	

Dewberry

REVISION -21 ONLY

04/09/2024

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 4170
EXPIRATION DATE: 10/11/24

HISTORIC SETTING VEGETATION MANAGEMENT PLAN

DUCKETT FAMILY CEMETERY
Anne Arundel County, Maryland
1850s (see map for location)

DATE: January 09, 2019 SCALE: 1" = 50'

Horizontal Datum: Vertical Datum: Boundary and Topo Source: (OWN BY ENGINEERING)

No.	Date	Description	By	Appr.
01				
02				
03				
04				
05				

Sheet # LJ-1

Consulting Firm Name: (see map for location)

SOLTESZ, LLC
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656
www.solteszco.com

Engineering
Surveying
Planning
Environmental Sciences

NO. REVISIONS BY DATE

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-227-7771 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHOEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISION TO THIS PLAN.

OWNER / DEVELOPER / APPLICANT
ENCOMPASS HEALTH
8001 LIBERTY PARKWAY
BIRMINGHAM, AL 35242
CONTACT: JOHN TSCHUDIN

STATE OF MARYLAND
LANDSCAPE ARCHITECT

**TREE CONSERVATION PLAN - TYPE 2
MELFORD TOWN CENTER
TCP2-036-99**

TAX MAP	ZONING CATEGORY
48A4	M-X-T

WSBC 200 SHEET	DATE
207NE15	JULY 2020

SITE DATUM	DESIGNED
HORIZONTAL: XXXXXX	YOR
VERTICAL: XXXXXX	DJB

DATE	CHECKED
JULY 2020	YOR
08/18/20	DJB
08/18/20	V8/NCS

SHEET 20 OF 23

PROJECT NO. 38420000

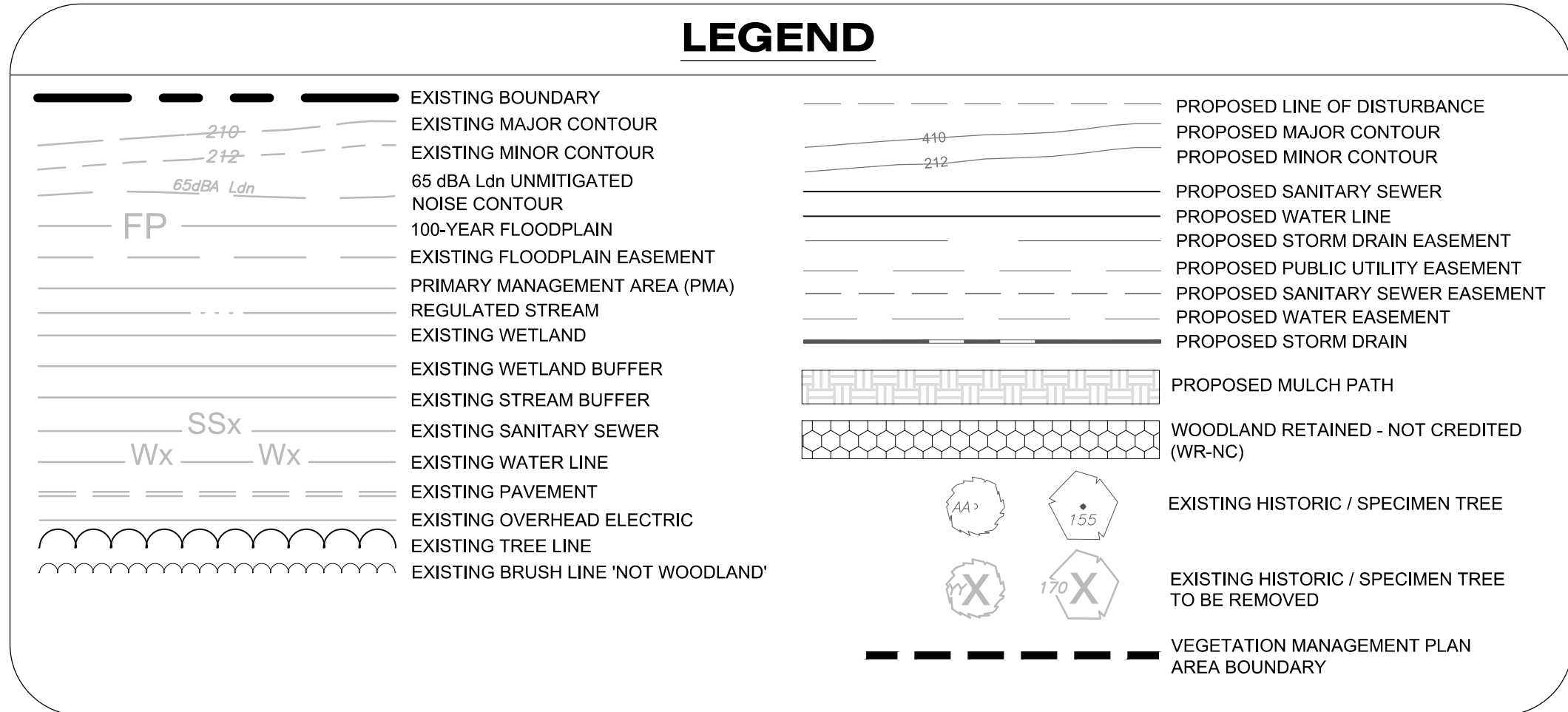
NOTE: BASE INFORMATION WAS DONE BY OTHERS

HISTORIC / SPECIMEN TREE - TREES TO REMAIN					
HISTORIC AREA - CEMETERY					
GENERAL INFORMATION					
NO	COMMON NAME	SCIENTIFIC NAME	CONDITION RATING	DBH (IN)	CRZ (FT)
TT	Yellow Poplar	Liriodendron tulipifera	Fair	36	54
UU	Southern Red Oak	Quercus falcata	Poor	34	51
WW	Southern Red Oak	Quercus falcata	Good	35	52.5
XX	Southern Red Oak	Quercus falcata	Good	38	57
AAA	White Oak	Quercus alba	Poor	31	46.5
88B	Southern Red Oak	Quercus falcata	Good	48	72
CCC	Yellow Poplar	Liriodendron tulipifera	Good	36	54
46	Southern Red Oak	Quercus falcata	Fair	16	24
47	Sweet Gum	Liquidambar styraciflua	Good	21	31.5
48	Sweet Gum	Liquidambar styraciflua	Fair	16	24
49	Sweet Gum	Liquidambar styraciflua	Fair	17	25.5
50	Sweet Gum	Liquidambar styraciflua	Good	15	22.5
53	Black Cherry	Prunus serotina	Fair	7	10.5
57	Cherry sp.	Prunus sp.	Good	8	12
58	Black Cherry	Prunus serotina	Fair	6	9
59	Sweet Cherry	Prunus avium	Good	4	6
62	Black Cherry	Prunus serotina	Good	3	4.5
63	Black Cherry	Prunus serotina	Good	3	4.5
65	Ironwood	Carpinus caroliniana	Good	3	4.5
66	Sweet Gum	Liquidambar styraciflua	Poor	21	31.5
67	Black Gum	Nyssa sylvatica	Good	8	12
68	Sweet Gum	Liquidambar styraciflua	Fair	14	21
69	American Beech	Fagus grandifolia	Good	7	10.5
70	Sweet Gum	Liquidambar styraciflua	Fair	15	22.5
71	Sassafras	Sassafras albidum	Good	3	4.5
75	Black Cherry	Prunus serotina	Fair	6	9
78	Sweet Gum	Liquidambar styraciflua	Good	23	34.5
79	Southern Red Oak	Quercus falcata	Fair	5	7.5
80	Black Cherry	Prunus serotina	Good	3	4.5
81	Eastern Red Cedar	Juniperus virginiana	Fair	4	6
82	Black Cherry	Prunus serotina	Fair	5	7.5
84	Black Cherry	Prunus serotina	Fair	7	10.5
87	Black Cherry	Prunus serotina	Fair	12	18
88	Sweet Cherry	Prunus avium	Fair	4	6
89	Sweet Cherry	Prunus avium	Good	3	4.5
90	Sweet Cherry	Prunus avium	Fair	4	6
91	Black Cherry	Prunus serotina	Fair	9	13.5
92	Elm sp.	Ulmus sp.	Fair	5	7.5
98	Common Persimmon	Diospyros virginiana	Good	9	13.5
99	Sweet Cherry	Prunus avium	Good	3	4.5
100	Sweet Gum	Liquidambar styraciflua	Good	5	7.5
101	Sweet Cherry	Prunus avium	Fair	4	6
102	Sweet Cherry	Prunus avium	Fair	4	6
103	Yellow Poplar	Liriodendron tulipifera	Good	17	25.5
104	Yellow Poplar	Liriodendron tulipifera	Good	26	39
105	Southern Red Oak	Quercus falcata	Good	28	42
106	Southern Red Oak	Quercus falcata	Fair	3	4.5
108	Sweet Gum	Liquidambar styraciflua	Fair	10	15
115	Black Cherry	Prunus serotina	Good	6	9
116	Black Cherry	Prunus serotina	Fair	6	9
124	Black Cherry	Prunus serotina	Fair	7	10.5
125	Sycamore	Platanus occidentalis	Good	10	15
126	Sweet Gum	Liquidambar styraciflua	Fair	12	18
128	Sweet Gum	Liquidambar styraciflua	Fair	13	19.5
129	Sweet Gum	Liquidambar styraciflua	Fair	22	33
131	Sweet Gum	Liquidambar styraciflua	Fair	17	25.5
132	Black Cherry	Prunus serotina	Fair	6	9
133	Eastern Red Cedar	Juniperus virginiana	Fair	4	6
134	Sweet Gum	Liquidambar styraciflua	Fair	20	30
135	Sweet Gum	Liquidambar styraciflua	Fair	17	25.5
136	Sweet Gum	Liquidambar styraciflua	Fair	7	10.5
137	Sweet Gum	Liquidambar styraciflua	Fair	10	15
138	Black Cherry	Prunus serotina	Fair	4	6
139	Sweet Gum	Liquidambar styraciflua	Good	15	22.5
140	Sweet Gum	Liquidambar styraciflua	Fair	17	25.5
141	Sweet Gum	Liquidambar styraciflua	Good	7	10.5
142	Sweet Gum	Liquidambar styraciflua	Good	16	24
143	Southern Red Oak	Quercus falcata	Good	4	6
144	Ironwood	Carpinus caroliniana	Good	3	4.5
145	Ironwood	Carpinus caroliniana	Fair	3	4.5
146	Black Cherry	Prunus serotina	Fair	5	7.5
147	Ironwood	Carpinus caroliniana	Good	3	4.5
150	Black Cherry	Prunus serotina	Good	6	9
151	American Beech	Fagus grandifolia	Good	5	7.5
152	Sweet Gum	Liquidambar styraciflua	Fair	20	30
153	Ironwood	Carpinus caroliniana	Good	3	4.5
154	Southern Red Oak	Quercus falcata	Good	3	4.5
155	American Beech	Fagus grandifolia	Good	8	12
156	Sweet Gum	Liquidambar styraciflua	Good	16	24
157	Ironwood	Carpinus caroliniana	Good	3	4.5
158	American Beech	Fagus grandifolia	Good	6	9
159	Sweet Gum	Liquidambar styraciflua	Fair	17	25.5

161	Ironwood	Carpinus caroliniana	Good	5	7.5
162	Yellow Poplar	Liriodendron tulipifera	Good	5	7.5
163	American Beech	Fagus grandifolia	Good	3	4.5
164	American Beech	Fagus grandifolia	Good	5	7.5
165	Ironwood	Carpinus caroliniana	Good	4	6
166	Southern Red Oak	Quercus falcata	Fair	3	4.5
167	American Beech	Fagus grandifolia	Good	4	6
168	Ironwood	Carpinus caroliniana	Good	3	4.5
169	Ironwood	Carpinus caroliniana	Good	4	6
170	Ironwood	Carpinus caroliniana	Fair	3	4.5
171	Southern Red Oak	Quercus falcata	Fair	4	6
172	Southern Red Oak	Juniperus virginiana	Good	4	6
174	Southern Red Oak	Quercus falcata	Fair	5	7.5
175	Ironwood	Carpinus caroliniana	Good	3	4.5
176	Southern Red Oak	Quercus falcata	Good	3	4.5
177	Southern Red Oak	Quercus falcata	Good	4	6
178	American Beech	Fagus grandifolia	Fair	6	9
179	Eastern Red Cedar	Juniperus virginiana	Fair	4	6
180	Eastern Red Cedar	Juniperus virginiana	Fair	4	6
181	Ironwood	Carpinus caroliniana	Good	3	4.5
182	Southern Red Oak	Quercus falcata	Fair	4	6
183	American Beech	Fagus grandifolia	Fair	4	6
184	Ironwood	Carpinus caroliniana	Good	3	4.5
185	Southern Red Oak	Quercus falcata	Fair	6	9
186	Sweet Gum	Liquidambar styraciflua	Fair	26	39
Tree numbers 190 - 199 were intentionally skipped					
200	Unknown	Unknown	Good	8	12
201	Ironwood	Carpinus caroliniana	Good	3	4.5
202	Southern Red Oak	Quercus falcata	Fair	3	4.5
203	Ironwood	Carpinus caroliniana	Good	3	4.5
204	Ironwood	Carpinus caroliniana	Good	3	4.5
205	Ironwood	Carpinus caroliniana	Fair	3	4.5
206	Ironwood	Carpinus caroliniana	Good	2	3
207	Southern Red Oak	Quercus falcata	Good	2	3

TOTAL CRZ SQUARE FOOTAGE = 59,677 S.F (1.37 AC)

METHODOLOGY: AREA OF TREES WAS CALCULATED BY HATCHING OF THE PERIMETER OF THE TREE CANOPY TO AVOID DOUBLE COUNTING OF INDIVIDUAL TREE CRZ AREAS.



MELFORD CEMETERY - HISTORIC SETTING VEGETATIVE MANAGEMENT PLAN

PLAN VIEW

TREE (E.G. CELTIS OCCIDENTALIS; TILIA AMERICANA); TREES SHOULD BE GAGES AS BE PER THE DETAIL ON L-2 TO PROTECT FROM DEER BROWSE AND RUB.

AREA 3

THIS AREA REQUIRES MINIMAL INTERVENTION TO ACHIEVE THE DESIRED STATE; THIS AREA IT HAS LOW DENSITIES OF NNI - PARTICULARLY MULTIFLORA ROSE (ROSA MULTIFLORA). THIS CAN BE REMOVED BY HAND EITHER BY CUTTING OR UPROOTING. INSPECT FOR RE-SPROUTS TWICE ANNUALLY DURING THE GROWING SEASON AND REMOVE ANY REGROWTH. CONTINUE FOR FOUR YEARS OR UNTIL NO FURTHER RESPROUTING IS DETECTED.

TEN (10) TREES (2 SPECIMEN AND 8 HISTORIC) IN POOR OR VERY POOR CONDITION REQUIRE REMOVAL (SPECIMEN - VV, ZZ; HISTORIC - 45, 52, 54, 56, 60, 127, 188, 189).

AREA 4

THIS AREA IS CHARACTERIZED BY AN OPEN CANOPY AND THE DENSEST NNI INFESTATION ON THE SITE. IT SHOULD RECEIVE THE MOST INTENSE TREATMENT. REMOVE NNI AFTER THE SPRING FLUSH. THE SITE IS SMALL ENOUGH THAT MECHANICAL TREATMENT BY CUTTING OR UPROOTING IS APPROPRIATE. THOUGH HERBICIDE APPLICATION IS ALSO AN OPTION REFER TO A LICENSED APPLICATOR FOR TREATMENT OPTIONS INSPECT FOR RE-SPROUTS TWICE ANNUALLY DURING THE GROWING SEASON AND REMOVE ANY REGROWTH. CONTINUE FOR FOUR YEARS OR UNTIL NO FURTHER RESPROUTING IS DETECTED.

FOLLOWING NNI REMOVAL, SPREAD WOOD CHIPS OR SHREDDED HARDWOOD MULCH OVER THE AREA TO A DEPTH OF 2" - 3" TO SUPPRESS NNI RESPROUTING.

FIVE (5) HISTORIC TREES IN POOR OR VERY POOR CONDITION REQUIRE REMOVAL (41, 42, 44, 97, 121).

REPLANT THE AREA WITH NATIVE TREES AND SHRUBS IN THE FALL (OCTOBER - DECEMBER); STOCK SHOULD BE SMALL CONTAINER - #2 IS PREFERRED - TO ALLOW FOR QUICK ESTABLISHMENT AND MINIMAL MAINTENANCE. TREES SHOULD BE INSTALLED AT APPROXIMATELY 8'x8' SPACING. WE ESTIMATE APPROXIMATELY 40 PLANTS WILL BE NEEDED TO ACHIEVE DESIRED DENSITY. LOCATIONS TO BE DETERMINED BY LANDSCAPE CONTRACTOR OR ARBORIST FOLLOWING NNI REMOVAL. SEE THE RECOMMENDED PLANT LIST ON L-2. TREES SHOULD BE GAGES AS BE PER THE DETAIL ON L-2 TO PROTECT FROM DEER BROWSE AND RUB.

AREA 5

THIS AREA EXHIBITS THE 'EDGE EFFECT' WITH A HIGH DENSITY AND DIVERSITY OF NNI. IN ADDITION TO MULTIFLORA ROSE, THERE ARE JAPANESE HONEYSUCKLE (LONICERA JAPONICA) AND PORCELAIN BERRY (AMPELOPIS BREVIDUNCULATA) VINES CLIMBING IN THE TREES. CUT CLIMBING VINES AND ALLOW THEM TO DIE IN THE TREES. REMOVAL OF GROUND-LEVEL NNI SHOULD BE PERFORMED AS IN AREA 4.

NINETEEN (19) TREES (1 SPECIMEN AND 18 HISTORIC) IN POOR OR VERY POOR CONDITION REQUIRE REMOVAL (SPECIMEN - YY; HISTORIC - 43, 72-73, 83, 85-86, 93-95, 107, 109, 111, 117-120, 122, 209).

WHERE GAPS IN THE EDGE EXIST FOLLOWING REMOVAL, REPLANT IN FALL WITH NATIVE VEGETATION TYPICAL OF EDGE AREAS TO SUPPRESS NNI GROWTH (E.G. SASSAFRAS ALBIDUM, RHUS TYPHINA, ROBINIA PSEUDOACACIA). WE ESTIMATE THAT APPROXIMATELY 35 PLANTS WILL BE NEEDED TO ACHIEVE DESIRED DENSITY. LOCATIONS TO BE DETERMINED BY LANDSCAPE CONTRACTOR OR ARBORIST FOLLOWING NNI REMOVAL. PLANTING AND PROTECTION SHOULD BE THE SAME AS IN OTHER AREAS OF THE SITE.

INVASIVE SPECIES MANAGEMENT PLAN

MELFORD CEMETERY

- INVASIVE PLANT REMOVAL SHALL BE COMPLETED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR THE RESTAURANT USE LOCATED ON PARCEL 5 AND CONFORM TO THE RECOMMENDATIONS OF THE INVASIVE PLANT REMOVAL PLAN SHOWN ON THE VEGETATIVE MANAGEMENT PLAN (THIS SHEET) ORIGINALLY PREPARED BY WETLAND STUDIES AND SOLUTIONS, INC. DATED JANUARY 2020.
- THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVES SHALL BE DONE WITH THE USE OF HANDHELD EQUIPMENT ONLY SUCH AS PRUNERS OR CHAIN SAW. THESE PLANTS MAY BE CUT NEAR THE GROUND AND THE MATERIAL LESS THAN TWO INCHES DIAMETER MAY BE REMOVED FROM THE AREA AND DISPOSED OF APPROPRIATELY. ALL MATERIAL FROM THESE NOXIOUS, INVASIVE, AND NON-NATIVE PLANTS GREATER THAN TWO (2) INCHES DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION.
- THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES IS TO DISCOURAGE RE-SPROUTING OF INVASIVE, NOXIOUS, OR NON-NATIVE PLANTS IS PERMITTED IF DONE AS AN APPLICATION OF THE CHEMICAL DIRECTLY TO THE CUT STUMP IMMEDIATELY FOLLOWING CUTTING OF PLANT TOPS. THE USE OF ANY HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS AND BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR.

Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-036-99			
Approved by	Date	DRD#	Reason for Revision
00 J.P. MARKOVICH	10/30/00	4-98076	
01 R. PORTER INGRAM	02/20/03	SDP-0203	REVISED LAYOUT
02 LORI SHIRLEY	04/07/05	SDP-0203-01	REVISED LAYOUT
03 LORI SHIRLEY	06/17/05	SDP-0405	REVISED LAYOUT
04 K. L. FINCH	08/09/05	SDP-0402	PARCEL 2E
05 LORI SHIRLEY	02/28/06	SDP-0606	LOT 5 BLOCK 5
06 K. SHOULARS	03/04/09	DSP-0702	LOT 1 BLOCK 2
07 K. SHOULARS	09/22/08	DSP-0702	BLOCK 3 LOTS 1-2
08 K. SHOULARS	10/08/09	DSP-0703	MELFORD ROD 6 LOTS 1-6
09 K. SHOULARS	10/17/11	DSP-1108	MELFORD PONDS 1-2
10 K. L. FINCH	06/21/13	DSP-1304	MANOR'S VARIANCE TO REMOVE TREE X AT INTERSECTION
11 K. L. FINCH	04/14/17	DSP-17020	INFRASTRUCTURE
12 K. L. FINCH	01/31/19	DSP-18007	ASPEN
13 K. L. FINCH	07/26/19	DSP-18026	RETAIL
14 K. L. FINCH	10/11/19	DSP-18034	TOWNHOUSES
15 K. L. FINCH	09/04/20	DSP-19052	MANOR'S VARIANCE TO REMOVE TREE X AT INTERSECTION
16 K. L. FINCH	05/17/21	DSP-07031-01	LOT 5
17 K. L. FINCH	03/30/21	DSP-18034-01	TOWNHOUSES (REVISED LAYOUT)
18 K. L. FINCH	07/18/22	DSP-18034-02	TOWNHOUSE (ARCHITECTURE)
19 MARY REA	02/09/23	DSP-07031-05	POD 6 - LOTS 1 & 7
20 MARY REA	05/05/23	DSP-07031-07	BLOCK 3 - LOTS 1 & 2
21 KIM FINCH	06/03/24	DSP-18026-01	ADDED BLDG. ADDITION(MEDICAL BLDG)
22 Kim Finch	5/14/2025	DSP-18026-02	RETAIL VILLAGE EAST

NOT FOR CONSTRUCTION

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missississauga.net
48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND
UTILITIES WAS OBTAINED FROM AVAILABLE
RECORDS BUT THE CONTRACTOR MUST
DETERMINE THE EXACT LOCATION AND
ELEVATION OF THE MAINS BY DIGGING TEST PITS
BY HAND AT ALL UTILITY CROSSINGS WELL IN
ADVANCE OF THE START OF EXCAVATION.



Dewberry
Engineers Inc.

4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

APPLICANT
ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244

CONTACT
MR. KENNETH FINDLEY
410-369-1298
KFindley@sjpi.com

MELFORD TOWN CENTER
TYPE 2 - TREE CONSERVATION PLAN
TCP2-036-99
PRINCE GEORGES COUNTY, MD
7TH ELECTION DISTRICT
MAP 0047 - F4
WSSC 200 FOOT MAP - 207NE15

SEAL



PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL
LANDSCAPE ARCHITECT UNDER THE LAWS OF
THE STATE OF MARYLAND.
LICENSE NO. 4170
EXPIRATION DATE: 10/11/2024

KEY PLAN

SCALE
0 30' 60'
SCALE: 1"=30'

No.	DATE	BY	Description
21	03/2023	PMS	Clearing on Parcel 2 (Melford Cemetery) - DSP-18034-01
19	06/2022	PMS	Pod 6, Lots 1&7 (DSP-07031-05)
18	04/2021	PMS	The Architecture & Interior Design (DSP-18034-02)
17	06/2021	PMS	Updated Layout per DSP-18034-01

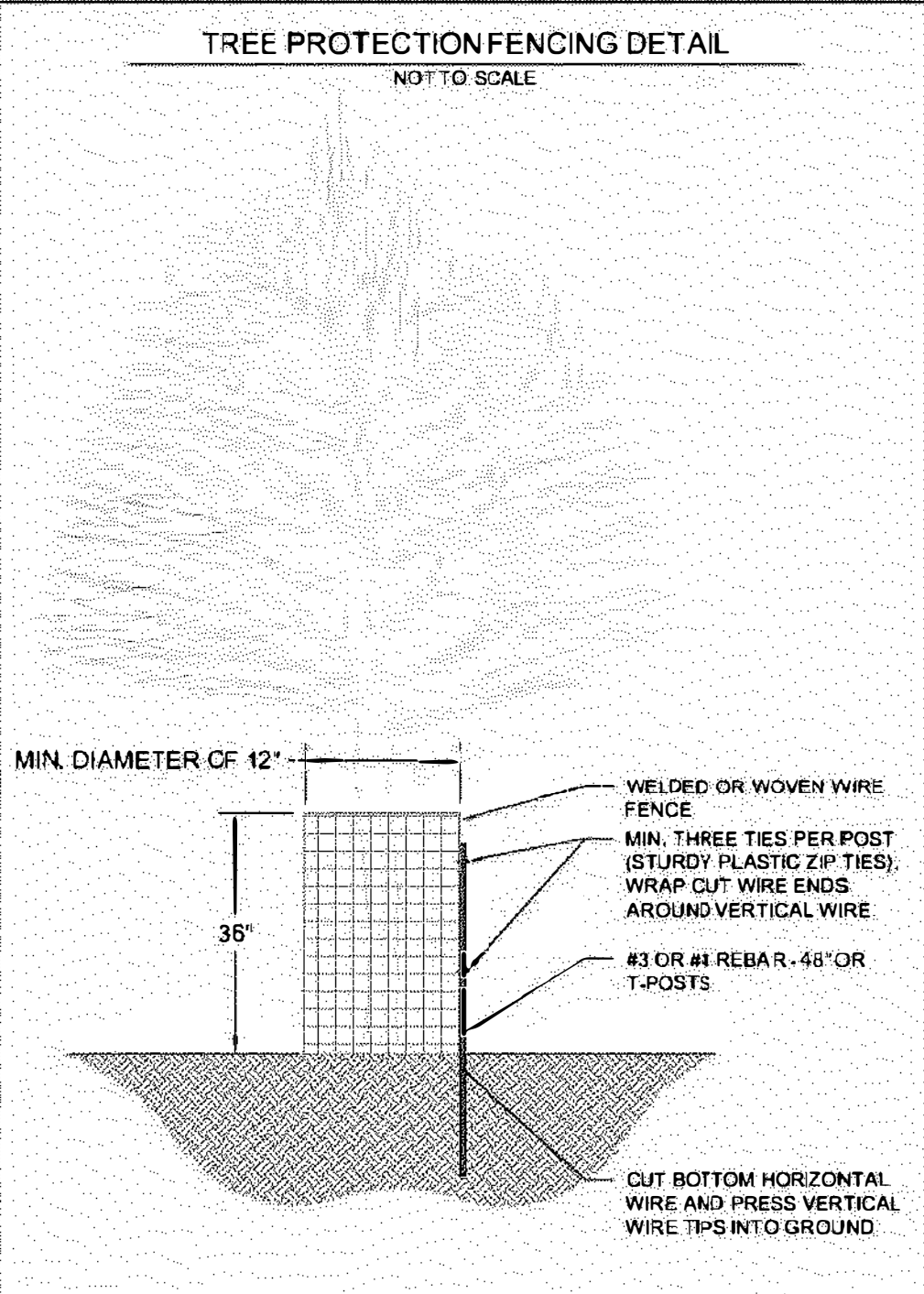
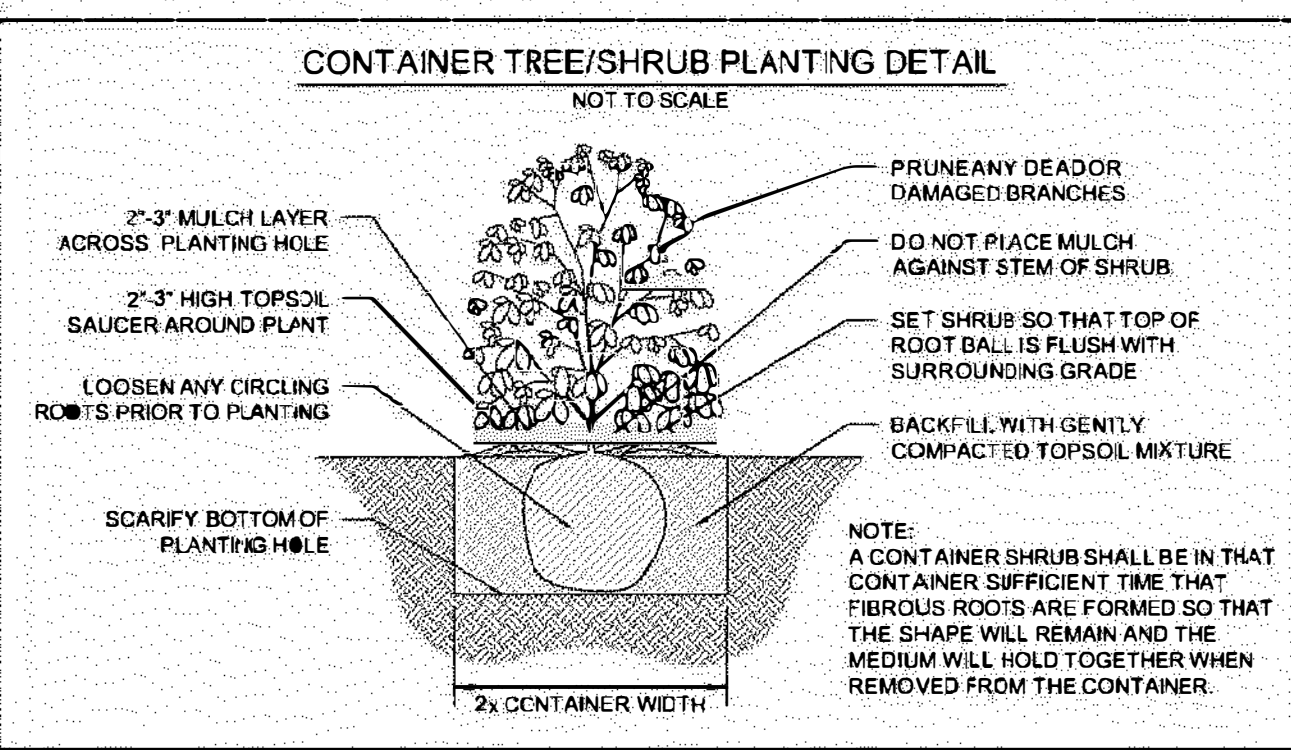
REVISIONS

DRAWN BY PMS
APPROVED BY MLB
CHECKED BY RAL
DATE JUNE 2022

TITLE
TYPE 2 - TREE
CONSERVATION
PLAN

DEWBERRY JOB NO. 50128009

20A



Tree and Shrub Planting Guidelines

Site Preparation
Dig shallow planting holes two to three times as wide as the root ball. Wide, shallow holes encourage horizontal root growth that trees and shrubs naturally produce. In well-drained soil, dig holes as deep as the root ball. In poorly-drained heavy clay soil, dig holes one to two inches shallower than the root ball. Cover the exposed root ball top with mulch. Don't dig holes deeper than root balls or put loose soil beneath roots because loose soil will compact over time, leaving trees and shrubs planted too deep. Widen holes near the soil surface where most root growth occurs. Score walls of machine-dug (auger, backhoe) holes to prevent girdling.

Backfill holes with existing unamended soil. Do not incorporate organic matter such as peatmoss into backfill for individual planting holes. Differences in soil types will be created causing problems with water movement and root growth between the root ball, planting hole, and surrounding soil.

Backfill half the soil, then water thoroughly to settle out air pockets. Finish backfilling, then water again. Cover any exposed root ball tops with mulch.

Tree and Shrub Preparation
Remove plastic containers from container-grown trees and shrubs. For plants in fiber pots, break away the top or remove the pot entirely. Many fiber pots are coated to extend their shelf life, but this slows degradation below ground and retards root extension.

Good follow-up watering helps promote root growth.

Mulch, if a fine material, more if coarse. Use either organic mulches (shredded or chunk pine bark, pine straw, compost) or inorganic mulches (volcanic and river rocks).

Keep mulch from touching tree trunks and shrub stems. This prevents disease and rodent problems if using organic mulches, and bark abrasion if using inorganic mulches.

Don't use black plastic beneath mulch around trees and shrubs because it blocks air and water exchange.

Only stake trees with large crowns, or those situated on windy sites or where people may push them over. Stake for a maximum of one year. Allow trees a slight amount of flex rather than holding them rigidly in place. Use guying or attaching material that won't damage the bark. To prevent trunk girdling, remove all guying material after one year.

Most trees should not have their trunks wrapped. Wrapping often increases insect, disease, and water damage to trunks. Thin-barked trees planted in spring or summer into hot or paved areas may benefit from wrapping if a white wrap is used. To avoid trunk girdling, do not attach wraps with wire, nylon rope, plastic ties, or electrical tape. If wraps must be used, remove within one year.

For protection against animal or equipment damage, install guards to protect the trunk. Be sure the guards are loose-fitting and permit air circulation.

Adapted from Virginia Cooperative Extension Publication 430-295: Bonnie Lee Appleton, Extension Specialist; Susan French, Extension Technician, AREC, Hampton Roads; Virginia Tech

IMPLEMENTATION COST ESTIMATE				
Description	Qty.	Size/Spec	Unit	Total
TREES				
American Beech	3	#2 Cont.	\$ 34.80	\$ 104.40
Tulip Poplar	3	#2 Cont.	\$ 34.80	\$ 104.40
Chestnut Oak	3	#2 Cont.	\$ 34.80	\$ 104.40
Northern Red Oak	3	#2 Cont.	\$ 34.80	\$ 104.40
Southern Red Oak	3	#2 Cont.	\$ 34.80	\$ 104.40
White Oak	3	#2 Cont.	\$ 34.80	\$ 104.40
Black Locust	4	#2 Cont.	\$ 34.80	\$ 139.20
Sweetgum	3	#2 Cont.	\$ 34.80	\$ 104.40
Black Oak	2	#2 Cont.	\$ 34.80	\$ 69.60
Hawthorn	2	#2 Cont.	\$ 34.80	\$ 69.60
Basswood	2	#2 Cont.	\$ 34.80	\$ 69.60
Hophornbeam	2	#2 Cont.	\$ 34.80	\$ 69.60
Blackhaw Viburnum	3	#2 Cont.	\$ 34.80	\$ 104.40
Flowering Dogwood	3	#2 Cont.	\$ 34.80	\$ 104.40
Sassafras	4	#2 Cont.	\$ 34.80	\$ 139.20
Pawpaw	4	#2 Cont.	\$ 34.80	\$ 139.20
Persimmon	3	#2 Cont.	\$ 34.80	\$ 104.40
Virginia Pine	6	#2 Cont.	\$ 26.10	\$ 156.60
Eastern Red Cedar	6	#2 Cont.	\$ 26.10	\$ 156.60
SUBTOTAL TREES:				\$ 2,053.20
SHRUBS				
Spicebush	5	#2 Cont.	\$ 26.10	\$ 130.50
Witch Hazel	4	#2 Cont.	\$ 26.10	\$ 104.40
Staghorn Sumac	4	#2 Cont.	\$ 26.10	\$ 104.40
Lowbush Blueberry	3	#2 Cont.	\$ 34.80	\$ 104.40
SUBTOTAL SHRUBS:				\$ 443.70
AREA 1				
NNI Removals	1	LS	\$ 578.52	\$ 578.52
Mulch: Shredded Hardwood 3" Depth (incl. pathway)	26	CY	\$ 43.20	\$ 1,123.20
SUBTOTAL AREA 1:				\$ 1,701.72
AREA 2				
NNI Removals	1	LS	\$ 578.52	\$ 578.52
Tree Cages	3	EA	\$ 27.00	\$ 81.00
SUBTOTAL AREA 2:				\$ 659.52
AREA 3				
NNI Removals	1	LS	\$ 578.52	\$ 578.52
SUBTOTAL AREA 3:				\$ 578.52
AREA 4				
NNI Removals	1	LS	\$ 578.52	\$ 578.52
Mulch: Shredded Hardwood 3" Depth	31	CY	\$ 43.20	\$ 1,339.20
SUBTOTAL AREA 4:				\$ 2,303.40
AREA 5				
NNI Removals	1	LS	\$ 578.52	\$ 578.52
SUBTOTAL AREA 5:				\$ 578.52
4 YEAR MAINTENANCE				
Maintenance of Planting Areas to include pruning of plant material as needed & removal of NNI	1	LS	\$ 919.34	\$ 919.34
SUBTOTAL MAINTENANCE:				\$ 919.34
TOTAL PROJECT AMOUNT:				\$ 18,209.28

NOTE: BONDING FOR THE IMPLEMENTATION OF THIS VEGETATION MANAGEMENT PLAN SHALL BE POSTED PRIOR TO INITIATION OF THE HISTORIC AREA WORK PERMIT. A SEPARATE BOND CAN BE POSTED, OR IT CAN BE COMBINED WITH WOODLAND CONSERVATION BONDING REQUIRED FOR TCP2-036-99-12 (DSP-18026) FOR REFORESTATION/REPLANTING.

PLAN IMPLEMENTATION SCHEDULE						
	AREA 1	AREA 2	AREA 3	AREA 4	AREA 5	PATH
DORMANT SEASON	REMOVE VEGETATION MULCH	PLANT TREES				MULCH
GROWING SEASON	REMOVE EMERGING VEGETATION MULCH IF NEEDED	ARBORIST INSPECTION	REMOVE NNI, INSPECT FOR RESPIRANTS AND REMOVE (2X)	REMOVE NNI, INSPECT FOR RESPIRANTS AND REMOVE (2X)	REMOVE NNI, INSPECT FOR RESPIRANTS AND REMOVE (2X)	MULCH IF NEEDED
DORMANT SEASON			PLANT TREES & SHRUBS		PLANT TREES & SHRUBS	
GROWING SEASON	INSPECT FOR RESPIRANTS AND REMOVE (2X)		INSPECT FOR RESPIRANTS AND REMOVE (2X)	INSPECT FOR RESPIRANTS AND REMOVE (2X)	INSPECT FOR RESPIRANTS AND REMOVE (2X)	MULCH IF NEEDED
DORMANT SEASON		ARBORIST INSPECTION				
GROWING SEASON	INSPECT FOR RESPIRANTS AND REMOVE (2X)	ARBORIST INSPECTION	INSPECT FOR RESPIRANTS AND REMOVE (2X)	INSPECT FOR RESPIRANTS AND REMOVE (2X)	INSPECT FOR RESPIRANTS AND REMOVE (2X)	MULCH IF NEEDED
DORMANT SEASON						
GROWING SEASON	INSPECT FOR RESPIRANTS AND REMOVE (2X)		INSPECT FOR RESPIRANTS AND REMOVE (2X)	INSPECT FOR RESPIRANTS AND REMOVE (2X)	INSPECT FOR RESPIRANTS AND REMOVE (2X)	MULCH IF NEEDED
DORMANT SEASON		ARBORIST INSPECTION				
GROWING SEASON	INSPECT FOR RESPIRANTS AND REMOVE (2X)	ARBORIST INSPECTION	INSPECT FOR RESPIRANTS AND REMOVE (2X)	INSPECT FOR RESPIRANTS AND REMOVE (2X)	INSPECT FOR RESPIRANTS AND REMOVE (2X)	MULCH IF NEEDED
DORMANT SEASON						

Wetland
1111 The Falls Parkway, Suite 100
Baltimore, Maryland 21088
Phone: 410-672-5991 • Fax: 410-672-5993
www.wetlands.com

HISTORIC SETTING VEGETATION MANAGEMENT PLAN

DUCKETT FAMILY CEMETERY
Anne Arundel County, Maryland
WSP Project Number: MD178-04

- AREA 3 SUGGESTED PLANT LIST**
- GENERAL NOTES: THE PLANTS SELECTED SHOULD CONSIST OF A MIX OF EVERGREENS TO PROVIDE YEAR-ROUND SHADING, FAST-GROWING CANOPY TREES, SHRUBS, AND LONG-LIVED, SLOW-GROWING CANOPY TREES. PLANTS SHOULD BE CONSISTENT WITH THOSE SELECTED FOR THE FORESTED BUFFER.
- SIZE FOR EACH PLANT SHOULD BE #2 CONTAINER.
- LARGE TREES:** AMERICAN BEECH (FAGUS GRANDIFOLIA) 3
TULIP POPLAR (LIRIODENDRON TULIPIFERA) 3
CHESTNUT OAK (QUERCUS MONTANA) 3
NORTHERN RED OAK (QUERCUS RUBRA) 3
SOUTHERN RED OAK (QUERCUS FALCATA) 3
WHITE OAK (QUERCUS ALBA) 3
BLACK LOCUST (ROBINIA PSEUDOACACIA) 4
SWEETGUM (LIQUIDAMBAR STYRACIFLUA) 3
BLACK OAK (QUERCUS VELUTINA) 2
HACKBERRY (CELTIS OCCIDENTALIS) 2
BASSWOOD (TILIA AMERICANA) 2
- SMALL TREES:** HOPHORNBEAM (OSTRYA VIRGINIANA) 2
BLACKHAW (VIBURNUM PRUNIFOLIUM) 3
FLOWERING DOGWOOD (CORNUS FLORIDA) 3
SASSAFRAS (SASSAFRAS ALBIDUM) 4
PAWPAW (ASIMINA TRILOBA) 4
PERSIMMON (DIOSPYROS VIRGINIANA) 3
- EVERGREENS:** VIRGINIA PINE (PINUS VIRGINIANA) 6
EASTERN REDCEDAR (JUNIPERUS VIRGINIANA) 6
- SHRUBS:** SPICEBUSH (LINDERA BENZOIN) 5
WITCH-HAZEL (HAMAMELIS VIRGINIANA) 4
RHUS TYPHINA (STAGHORN SUMAC) 4
LOWBUSH BLUEBERRY (VACCINIUM ANGUSTIFOLIUM) 3

No.	Common Name	Scientific Name	DBH (Inches)	Condition Rating	Condition Comments
1	Black Cherry	Prunus serotina	8.4	Good	Trunk & limbs clear
2	Black Cherry	Prunus serotina	7.8	Good	Trunk & limbs clear
3	Black Cherry	Prunus serotina	18	Good	Large trunk, clear limbs
4	Black Cherry	Prunus serotina	12	Good	Trunk & limbs clear
5	Black Cherry	Prunus serotina	10	Good	Trunk & limbs clear
6	Black Cherry	Prunus serotina	18	Good	Trunk & limbs clear
7	Black Cherry	Prunus serotina	12	Good	Trunk & limbs clear
8	Black Cherry	Prunus serotina	10	Good	Trunk & limbs clear
9	Black Cherry	Prunus serotina	12	Good	Trunk & limbs clear
10	Black Cherry	Prunus serotina	12	Good	Trunk & limbs clear
11	Black Cherry	Prunus serotina	8	Good	Trunk & limbs clear
12	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
13	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
14	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
15	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
16	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
17	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
18	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
19	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
20	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
21	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
22	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
23	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
24	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
25	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
26	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
27	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
28	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
29	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
30	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
31	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
32	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
33	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
34	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
35	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
36	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
37	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
38	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
39	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
40	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
41	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
42	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
43	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
44	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
45	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
46	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
47	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
48	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
49	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
50	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
51	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
52	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
53	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
54	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
55	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
56	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
57	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
58	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
59	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
60	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
61	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
62	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
63	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
64	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
65	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
66	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
67	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
68	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
69	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
70	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
71	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
72	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
73	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
74	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
75	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
76	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
77	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
78	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
79	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
80	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
81	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
82	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
83	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
84	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
85	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
86	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
87	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
88	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
89	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
90	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
91	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
92	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
93	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
94	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
95	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
96	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
97	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
98	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
99	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear
100	Black Cherry	Prunus serotina	7	Good	Trunk & limbs clear

No.	Common Name	Scientific Name	DBH (Inches)	Condition Rating	Condition Comments
1	Black Cherry	Prunus serotina	8.4	Good	Trunk & limbs clear
2	Black Cherry	Prunus serotina	7.8	Good	Trunk & limbs clear
3	Black Cherry	Prunus serotina	18	Good	Large trunk, clear limbs
4	Black Cherry	Prunus serotina	12	Good	Trunk & limbs clear
5	Black Cherry	Prunus serotina	10	Good	Trunk & limbs clear
6	Black Cherry	Prunus serotina	18	Good	Trunk & limbs clear
7	Black Cherry	Prunus serotina	12	Good	Trunk & limbs clear
8	Black Cherry	Prunus serotina	10	Good	Trunk & limbs clear
9	Black Cherry	Prunus serotina	12	Good	Trunk & limbs clear
10	Black Cherry	Prunus serotina	12	Good	Trunk & limbs clear
11	Black Cherry	Prunus serotina	8	Good	Trunk &

