

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: MILL BRANCH CROSSING
APPLICATION NO.: DSP-20003
TCP NO.: TCP2-044-2021

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGCPB RESOLUTION NO. 2022-35 DATED APRIL 7, 2022.

SIGNATURE APPROVAL DATE:

Fothergill, Anne
Digitally signed by Fothergill, Anne
Date: 2022.10.31 14:24:19 -0400
AUTHORIZED SIGNATURE

TAX MAP 0055
TERRY N. THOMAS JR.
AMPLE GRANGE FARM LLC
PREMISES: 3111 MILL BRANCH RD.
BOWIE, MD 20716
ACCT NO. 0918000
LIBER: 30628, FOLIO: 274
USE: AGRICULTURAL
SIZE: 40.17 AC.
ZONED: R-A

AREA 3
WOODLAND / AFFORESTATION AREA
91,114 SF. OR 2.09 AC.

LEGEND

- BOUNDARY
- RIGHT-OF-WAY
- EX. 2' CONTOUR
- EX. 10' CONTOUR
- STREAMS
- SB STREAM BUFFER
- EX. FENCE
- PMA
- FP EX. 100 YEAR FLOOD PLAIN
- FPB FLOOD PLAIN BUFFER
- EX. PARCELS
- BRL
- SOILS BOUNDARY
- SPECIMEN TREE
- CRITICAL AREA ROOT ZONE (CARZ)
- WOODLAND RESTORATION / AFFORESTATION AREA
- NON-TIDAL WETLANDS
- TPF TREE PROTECTION FENCE (TEMPORARY)
- PPF TREE PROTECTION FENCE (TEMPORARY)
- LOD LIMIT OF DISTURBANCE
- PROPOSED BUILDING
- EX. STORM DRAIN
- EX. TREE LINE
- EX. STRUCTURES
- EX. OVERHEAD ELECTRIC LINE
- EX. ROAD
- CENTERLINE
- PROP. 2' CONTOUR
- PROP. 10' CONTOUR
- LIMITS OF ARCHEOLOGICAL
- W EX. NON-TIDAL WETLANDS
- WB EX. NON-TIDAL WETLANDS BUFFER
- EX. SHA DEDICATION
- LANDSCAPE BUFFER
- 65 dBA Ldn MITIGATED CONTOUR
- 65 dBA Ldn UNMITIGATED CONTOUR
- WOODLAND PRESERVATION
- STEEP SLOPES (15% OR GREATER)
- AF AFFORESTATION AREA SIGN
- WP WOODLAND PRESERVATION SIGN
- OFF-SITE WOODLAND CLEARED

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

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2 - 044 - 2021			
Approved by	Date	DRD #	Reason for Revision
Mary Pea	9/28/22	DSP-20003	N/A
00			
01			
02			
03			
04			
05			

REVISIONS			
DESIGNED	DATE	BY	DESCRIPTIONS
DCM	09/2022		
DRAWN	DATE	BY	REV. PER CONDITIONS OF THE DSP RESOLUTION
FA/RHIII	09/2022		
CHECKED	DATE	BY	
KLM	09/2022		
APPROVED	DATE	BY	
RHIII	09/2022		



201 Defense Highway
Suite 200
Annapolis, MD 21401
Ph: (443) 274-3232
Contact Person: Kim Morgan
Project Manager
kmorgan@techgroupinc.net

QUALIFIED PROFESSIONAL CERTIFICATION
This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: *Richard Howard III* Date: 9-7-22
Richard Howard III
LANDTECH CORPORATION
201 DEFENSE HIGHWAY SUITE 200
Ph: (443)274-3226
E-mail: rhoward@techgroupinc.net

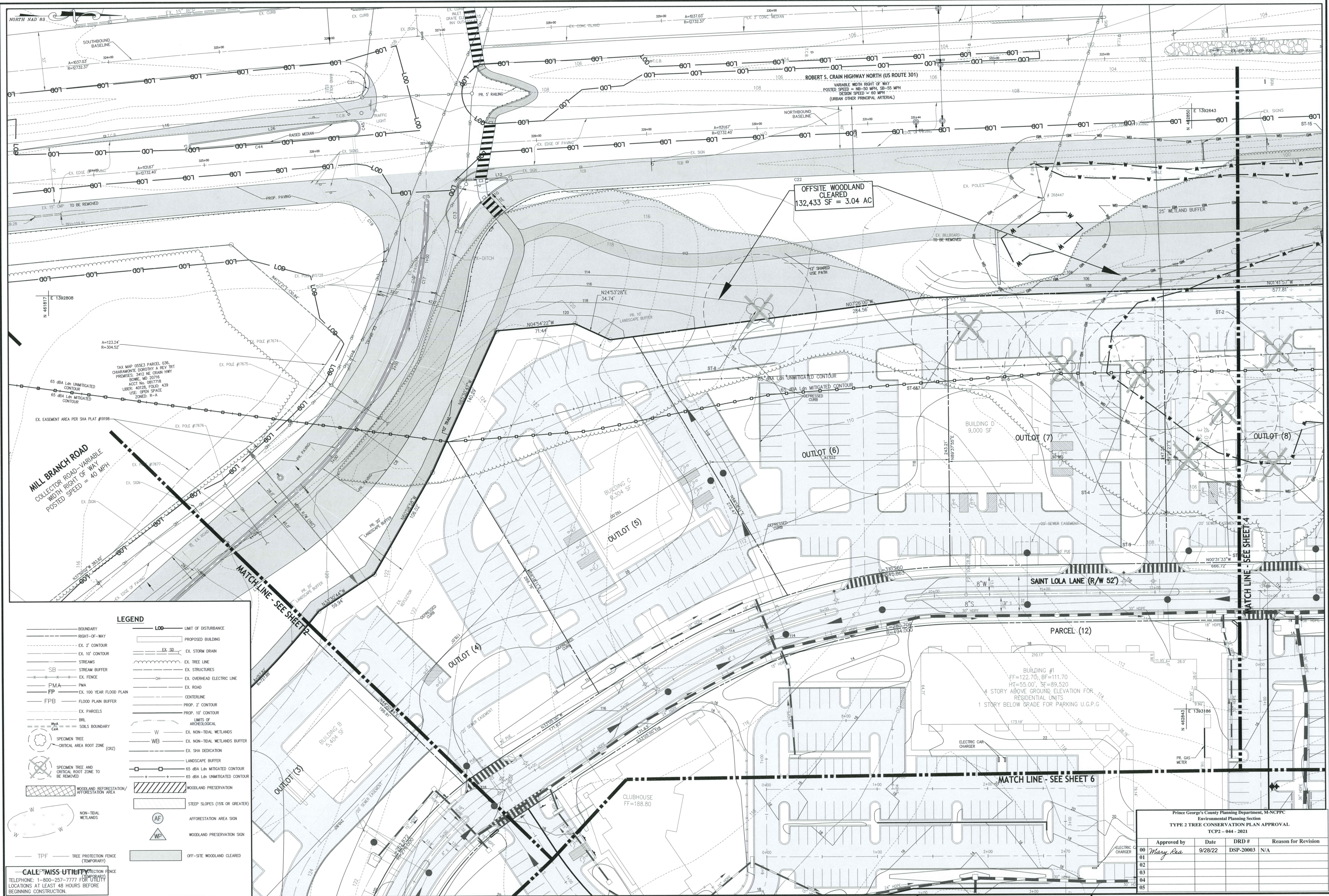
OWNER/DEVELOPER
GREEN BRANCH, LLC
2191 DEFENSE HIGHWAY, SUITE 400
CROFTON, MD. 21114
TEL: 301-261-6700
WILLIAM F. CHESLEY
CONTACT: russell@wchesley.com
TEL: 301-201-6700

TREE CONSERVATION PLAN TYPE -2
MILL BRANCH CROSSING

PARCEL A AND 32
PRINCE GEORGE'S COUNTY MARYLAND
7th ELECTION DISTRICT
TAX MAP 55, GRID E2/E4, PARCEL A & 32

SCALE: 1" = 30'
DATE: SEPTEMBER 2022
PROJECT No. 520003
SHEET 2 OF 14

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DESIGNED		DATE		BY		REVISIONS	
DCM		09/20/22		DATE		DESCRIPTIONS	
FA/RHIII		09/20/22		DATE		REV. PER CONDITIONS OF THE DSP RESOLUTION	
KLM		09/20/22		DATE			
RHIII		09/20/22		DATE			

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A FALCON COMPANY

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9-7-22

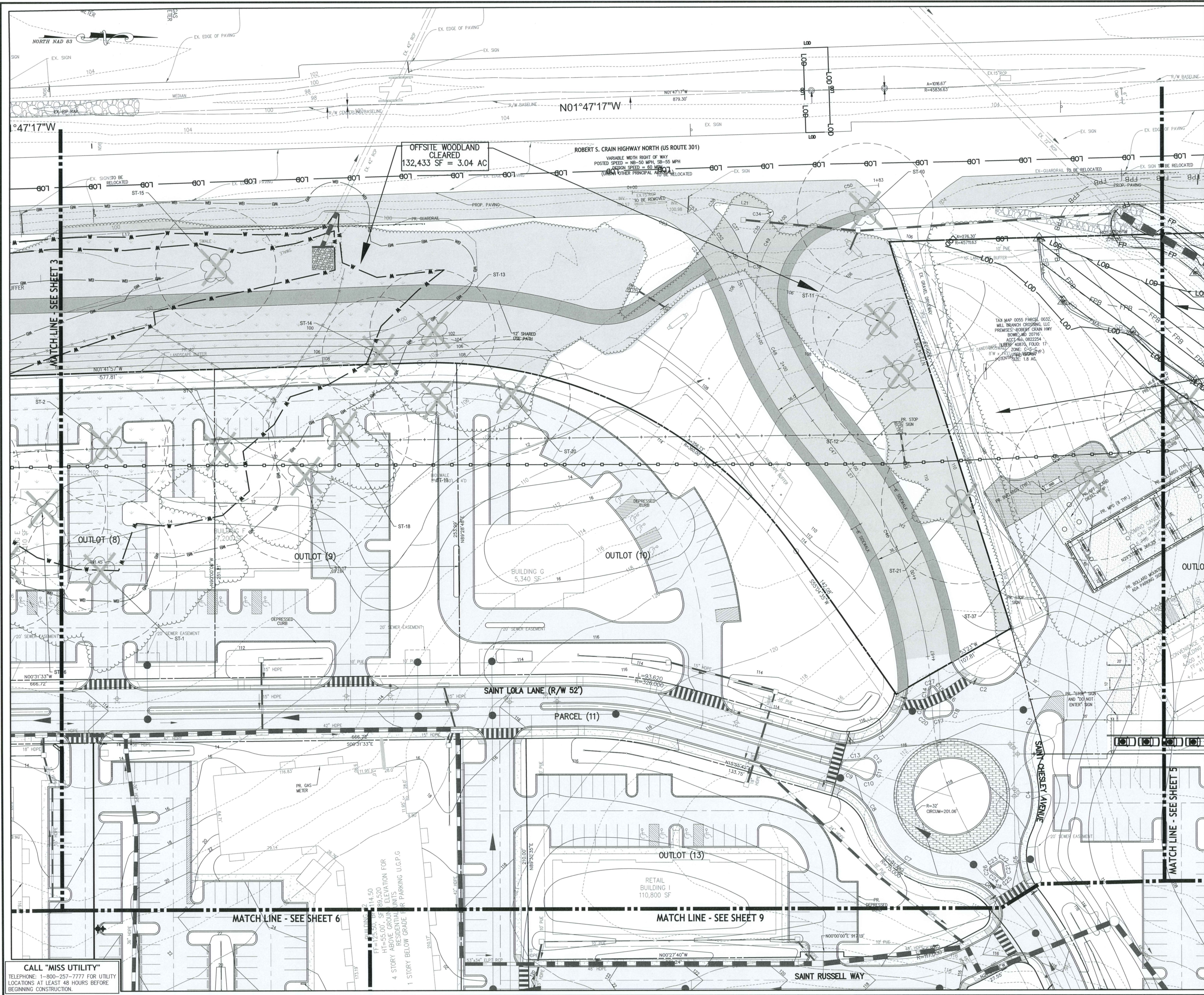
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MILL BRANCH CROSSING
PARCEL A AND 32
PRINCE GEORGE'S COUNTY MARYLAND
7th ELECTION DISTRICT
TAX MAP 55, GRID E3/E4, PARCEL A & 32

Approved by	Date	DRD #	Reason for Revision
Mary Lea	9/28/22	DSP-20003	N/A

SCALE: 1" = 30' DATE: SEPTEMBER 2022 LT PROJECT No. 520003 SHEET 3 OF 14

MapInfoMillBranchingSHEETS\TC2-NV\TC202\2 NEW LAYOUT 8-21-SHEET - 44 TCF-2 PLANNING 9/7/2022 10:24:08 AM DWG To PDF



LEGEND

BOUNDARY	LOD	LIMIT OF DISTURBANCE
RIGHT-OF-WAY	PROPOSED BUILDING	
EX. 2' CONTOUR	EX. SD	EX. STORM DRAIN
EX. 10' CONTOUR		EX. STRUCTURES
STREAMS		EX. OVERHEAD ELECTRIC LINE
STREAM BUFFER		EX. ROAD
EX. FENCE		CENTERLINE
PMA		PROP. 2' CONTOUR
FP		PROP. 10' CONTOUR
FLOOD PLAN BUFFER		LIMITS OF ARCHEOLOGICAL
EX. PARCELS		EX. NON-TIDAL WETLANDS
BRL		EX. NON-TIDAL WETLANDS BUFFER
SOILS BOUNDARY		EX. SHA DEDICATION
SPECIMEN TREE		LANDSCAPE BUFFER
CRITICAL AREA ROOT ZONE (CARZ)		65' ABLA L&H MITIGATED CONTOUR
SPECIMEN TREE AND CRITICAL ROOT ZONE TO BE REMOVED		65' ABLA L&H UNMITIGATED CONTOUR
WOODLAND REFORESTATION/AFFORESTATION AREA		WOODLAND PRESERVATION SIGN
NON-TIDAL WETLANDS		OFF-SITE WOODLAND CLEARED
TPF		
PPF		

AREA A
WOODLAND PRESERVATION
165,543 SF = 3.80 ACRES

ONSITE WOODLAND CLEARED
120,398 SF = 2.76 AC

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
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TCP NO.: TCP2-044-2021
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SIGNATURE APPROVAL DATE:
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Digitally signed by Fothergill, Anne
Date: 2022.10.21 14:34:19 -04'00'
AUTHORIZED SIGNATURE

Prince George's County Planning Department, MNCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2 - 044 - 2021				
Approved by	Date	DRD #	Reason for Revision	
00 Mary Rea	9/28/22	DSP-20003	N/A	
01				
02				
03				
04				
05				

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TELEPHONE: 1-800-257-7777 FOR UTILITY LOCATIONS AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.

REVISIONS				
DESIGNED	DATE	BY	REV.	DESCRIPTIONS
DCM	09/2022			
DRAWN	09/2022			
CHECKED	09/2022			
APPROVED	09/2022			

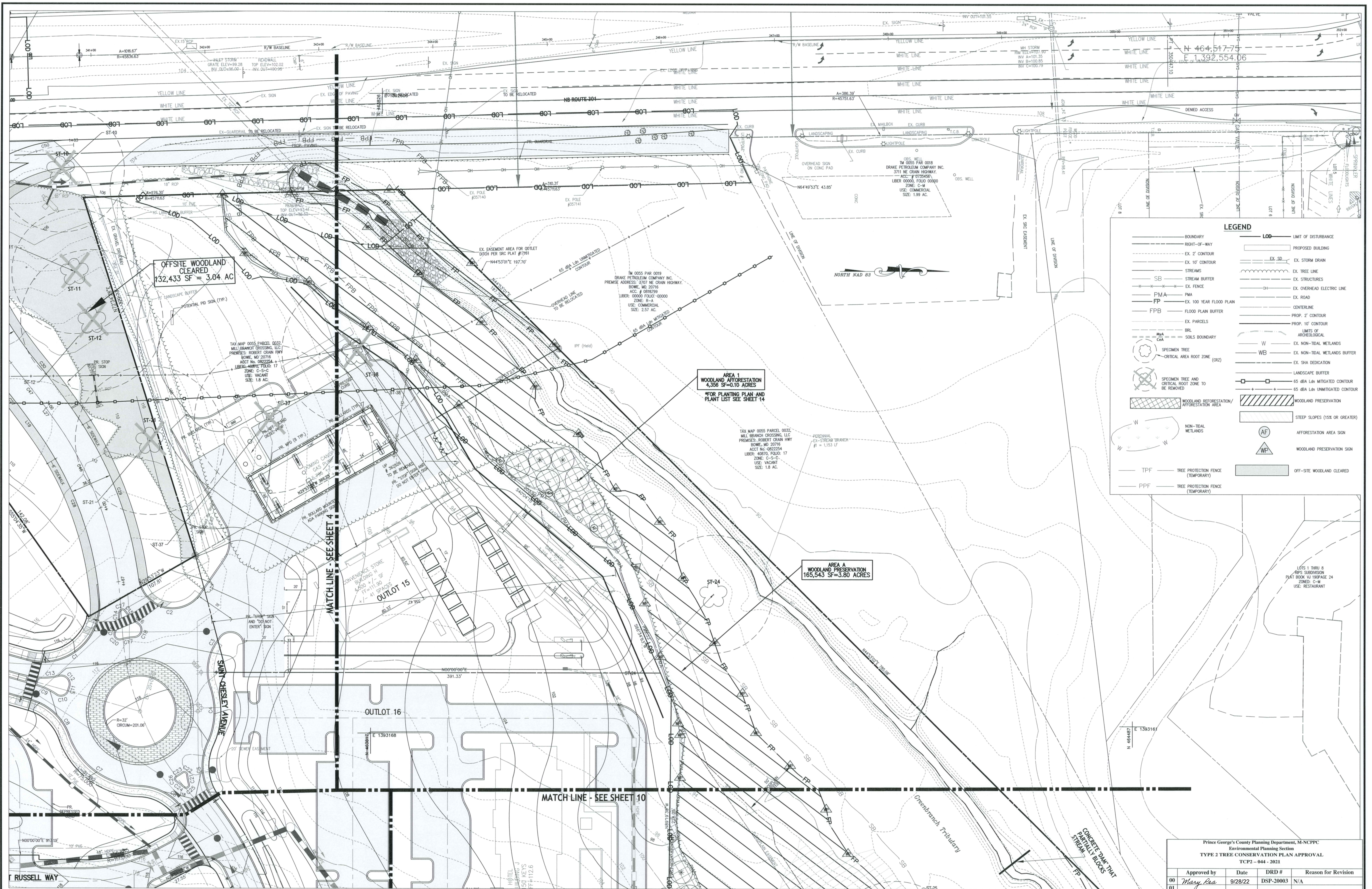


201 Defense Highway
Suite 200
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Ph. (443) 274-3232
Contact Person: Kim Morgan
Project Manager
kimmorgan@techgroupinc.net

QUALIFIED PROFESSIONAL CERTIFICATION
This plan complies with the current requirements of Subtitle 23 and the Woodland and Wildlife Conservation Technical Manual.
Signed: Richard Howard III
Richard Howard III
LANDTECH CORPORATION
201 DEFENSE HIGHWAY SUITE 200
Ph: (443) 274-3226
E-mail: rhoward@techgroupinc.net

OWNER/DEVELOPER
GREEN BRANCH, LLC
2191 DEFENSE HIGHWAY, SUITE 400
CROFTON, MD 21114
TEL: 301-261-6700
WILLIAM F. CHESLEY
CONTACT: russell@fchesley.com
TEL: 301-201-6700

TREE CONSERVATION PLAN TYPE - 2
MILL BRANCH CROSSING
PARCEL A AND 32
PRINCE GEORGE'S COUNTY MARYLAND
TAX MAP 55, GRID E3/E4, PARCEL A & 32
SCALE: 1" = 30'
DATE: SEPTEMBER 2022
PROJECT No.: 520003
SHEET 4 OF 14



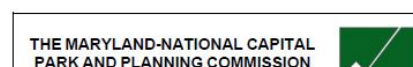
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BEGINNING CONSTRUCTION.

DESIGNED	DCM	09/2022	REVISIONS DATE BY DESCRIPTIONS		
DRAWN	FA/RHIII	09/2022	09/2022	RHIII	REV. PER CONDITIONS OF THE DSP RESOLUTION
CHECKED	KLM	09/2022			
APPROVED	RHIII	09/2022			



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kmorgan@techgroupinc.net



APPLICATION NAME: MILL BRANCH CROSSING

APPLICATION NO.: DGP-20003
TCP NO.: TCP2-04-2021

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGCPB RESOLUTION

SIGNATURE APPROVAL DATE:

Fothergill Digitally signed by
Fothergill, Anne
Date: 2023.10.23

QUALIFIED PROFESSIONAL CERTIFICATION
This plan complies with the current requirements of Subtitle 20 and the Wood-Bond and Wood-Bond Concentration

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: Richard Hand III Date: 9-7-22

Richard Howard III
LANDTECH CORPORATION

LANDTECH CORPORATION
201 DEFENSE HIGHWAY SUITE 200

OWNER/DEVELOPER

OWNER/DEVELOPER
GREEN BRANCH, LLC

2191 DEFENSE HIGHWAY, SUITE 400
CROFTON, MD. 21114

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TEL: 301-261-6700
WILLIAM F. CHESLEY

CONTACT: russell@wfcchesley.com
781-324-2241, 2322

TREE CONSERVATION PLAN TYPE - 2

MILL BRANCH CROSSING

PARCEL A AND 32
PRINCE GEORGE'S COUNTY MARYLAND

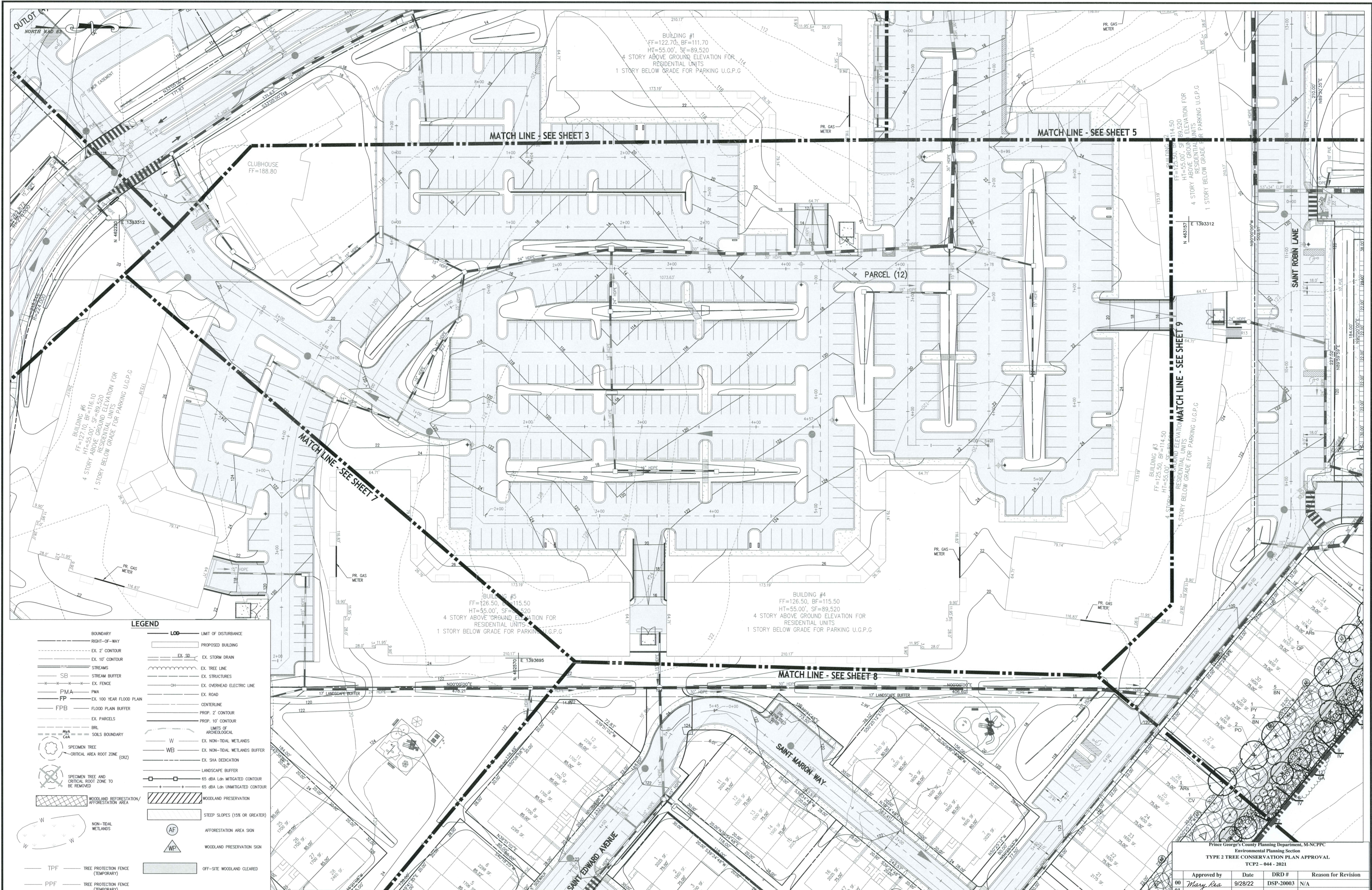
PRINCE GEORGE'S COUNTY MARYLAND
7th ELECTION DISTRICT

TAX MAP 55, GRID E3/E4, PARCEL A & 32

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL YCP2 – 044 - 2021				
	Approved by	Date	DRD #	Reason for Revision
00	<i>Mary Koa</i>	9/28/22	DSP-20003	N/A
01				
02				
03				
04				
05				

SCALE: <u>1" = 30'</u>	DATE: <u>SEPTEMBER 2022</u>	LT PROJECT No. <u>520003</u>	SHEET <u>5</u> OF <u>14</u>
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LEGEND

- BOUNDARY
- RIGHT-OF-WAY
- EX. 2' CONTOUR
- EX. 10' CONTOUR
- STREAMS
- SB
- STREAM BUFFER
- EX. FENCE
- PMA
- FP
- FLOOD PLAIN BUFFER
- EX. PARCELS
- BRL
- SOILS BOUNDARY
- SPECIMEN TREE
- CRITICAL AREA ROOT ZONE (CARZ)
- SPECIMEN TREE AND CRITICAL ROOT ZONE TO BE REMOVED
- WOODLAND REFORESTATION/AFFORESTATION AREA
- W
- NON-TIDAL WETLANDS
- TPF
- TREE PROTECTION FENCE (TEMPORARY)
- PPF
- TREE PROTECTION FENCE (TEMPORARY)
- LOD
- LIMIT OF DISTURBANCE
- PROPOSED BUILDING
- EX. STORM DRAIN
- EX. TREE LINE
- EX. STRUCTURES
- EX. OVERHEAD ELECTRIC LINE
- EX. ROAD
- CENTERLINE
- PROP. 2' CONTOUR
- PROP. 10' CONTOUR
- LIMITS OF ARCHAEOLOGICAL
- W
- EX. NON-TIDAL WETLANDS
- WB
- EX. NON-TIDAL WETLANDS BUFFER
- EX. SHA DEDICATION
- LANDSCAPE BUFFER
- 65' 48A Ldn MITIGATED CONTOUR
- 65' 48A Ldn UNMITIGATED CONTOUR
- WOODLAND PRESERVATION
- STEEP SLOPES (15% OR GREATER)
- AF
- AFFORESTATION AREA SIGN
- WP
- WOODLAND PRESERVATION SIGN
- OFF-SITE WOODLAND CLEARED

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DESIGNED	DCM	09/2022	DATE	BY	REVISIONS
DRAWN	FA/RHIII	09/2022	DATE	REV. PER CONDITIONS OF THE DSP RESOLUTION	
CHECKED	KLM	09/2022	DATE		
APPROVED	RHIII	09/2022	DATE		



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QUALIFIED PROFESSIONAL CERTIFICATION
This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.
Richard Howard III
LANDTECH CORPORATION
201 DEFENSE HIGHWAY SUITE 200
Ph: (443) 274-3226
E-mail: rhoward@techgroupinc.net

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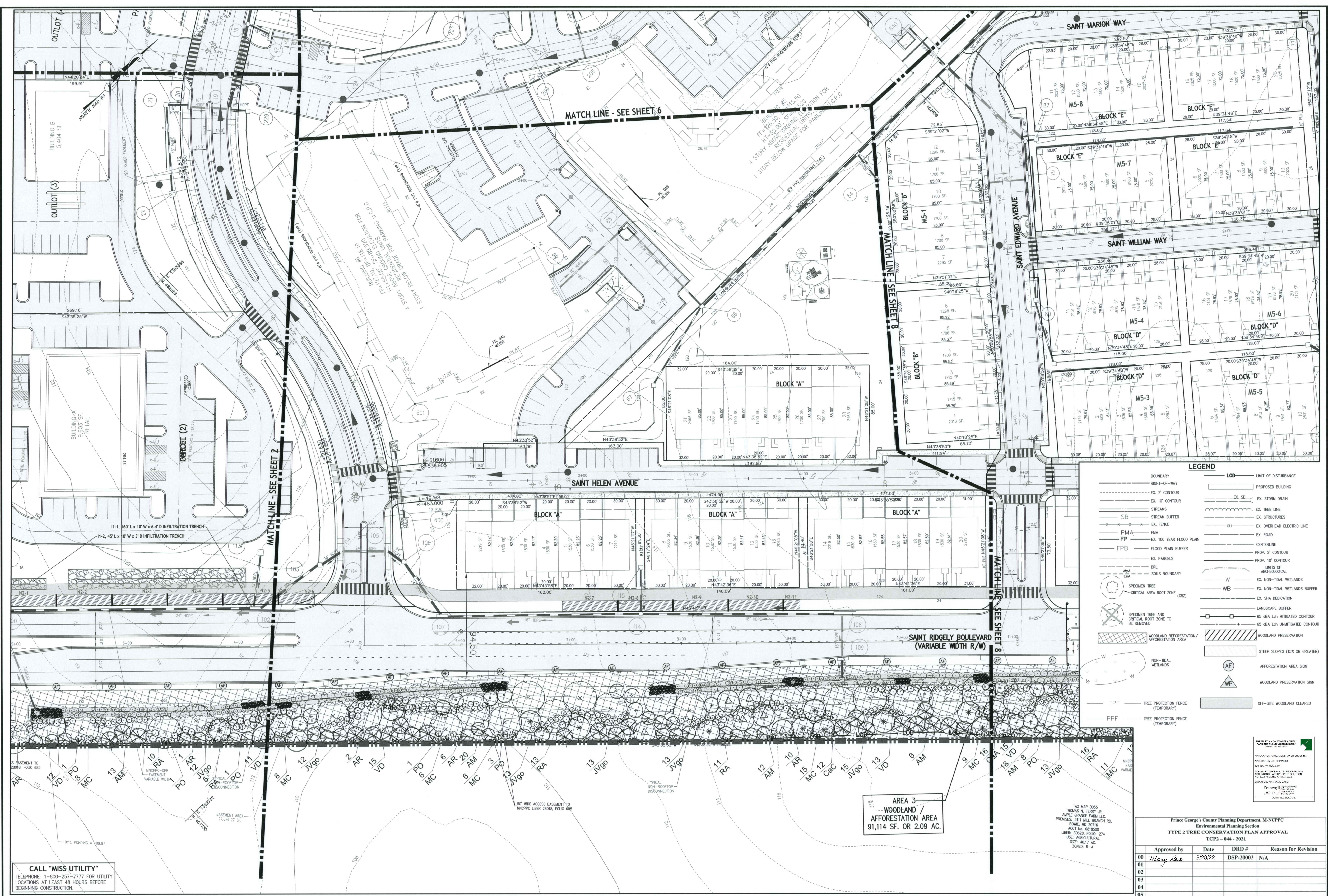
Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-044-2021

Approved by	Date	DRD #	Reason for Revision
Mary Raa	9/28/22	DSP-20003	N/A

TREE CONSERVATION PLAN TYPE-2
MILL BRANCH CROSSING
PARCEL A AND 32
PRINCE GEORGE'S COUNTY MARYLAND
7th ELECTION DISTRICT
TAX MAP 95, GRID E3/E4, PARCEL A & 32

SCALE: 1" = 30'
DATE: SEPTEMBER 2022
LT PROJECT No.: S20003
SHEET 6 OF 14

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LEGEND

BOUNDARY	LOD	LIMIT OF DISTURBANCE	
RIGHT-OF-WAY	PROPOSED BUILDING	EX. 30'	
EX. 2' CONTOUR	EX. 10' CONTOUR	EX. STORM DRAIN	
SB	STREAMS	EX. TREE LINE	
FPB	STREAM BUFFER	EX. STRUCTURES	
FP	EX. FENCE	EX. OVERHEAD ELECTRIC LINE	
FPB	PMA	EX. ROAD	
FPB	EX. 100 YEAR FLOOD PLAIN	CENTERLINE	
EX. PARCELS	FPB	PROP. 2' CONTOUR	
BRL	FPB	PROP. 10' CONTOUR	
SOILS BOUNDARY	FPB	LIMITS OF ARCHEOLOGICAL	
SPECIMEN TREE	FPB	W	EX. NON-TIDAL WETLANDS
CRITICAL AREA ROOT ZONE (CARZ)	FPB	WB	EX. NON-TIDAL WETLANDS BUFFER
SPECIMEN TREE AND CRITICAL ROOT ZONE TO BE REMOVED	FPB	EX. SHA DEDICATION	LANDSCAPE BUFFER
WOODLAND REFORESTATION/AFFORESTATION AREA	FPB	65' AEA Lsh UNMITIGATED CONTOUR	65' AEA Lsh UNMITIGATED CONTOUR
WOODLAND PRESERVATION	FPB	WOODLAND PRESERVATION	WOODLAND PRESERVATION
NON-TIDAL WETLANDS	FPB	WOODLAND PRESERVATION	WOODLAND PRESERVATION
TPF	FPB	WOODLAND PRESERVATION	WOODLAND PRESERVATION
PPF	FPB	WOODLAND PRESERVATION	WOODLAND PRESERVATION

CALL "MISS UTILITY"
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REVISIONS			
DATE	BY	DESCRIPTION	REV. PER CONDITIONS OF THE DSP RESOLUTION
09/2022	DCM	DESIGNED	
09/2022	FA/RHII	DRAWN	
09/2022	KLM	CHECKED	
09/2022	RHII	APPROVED	

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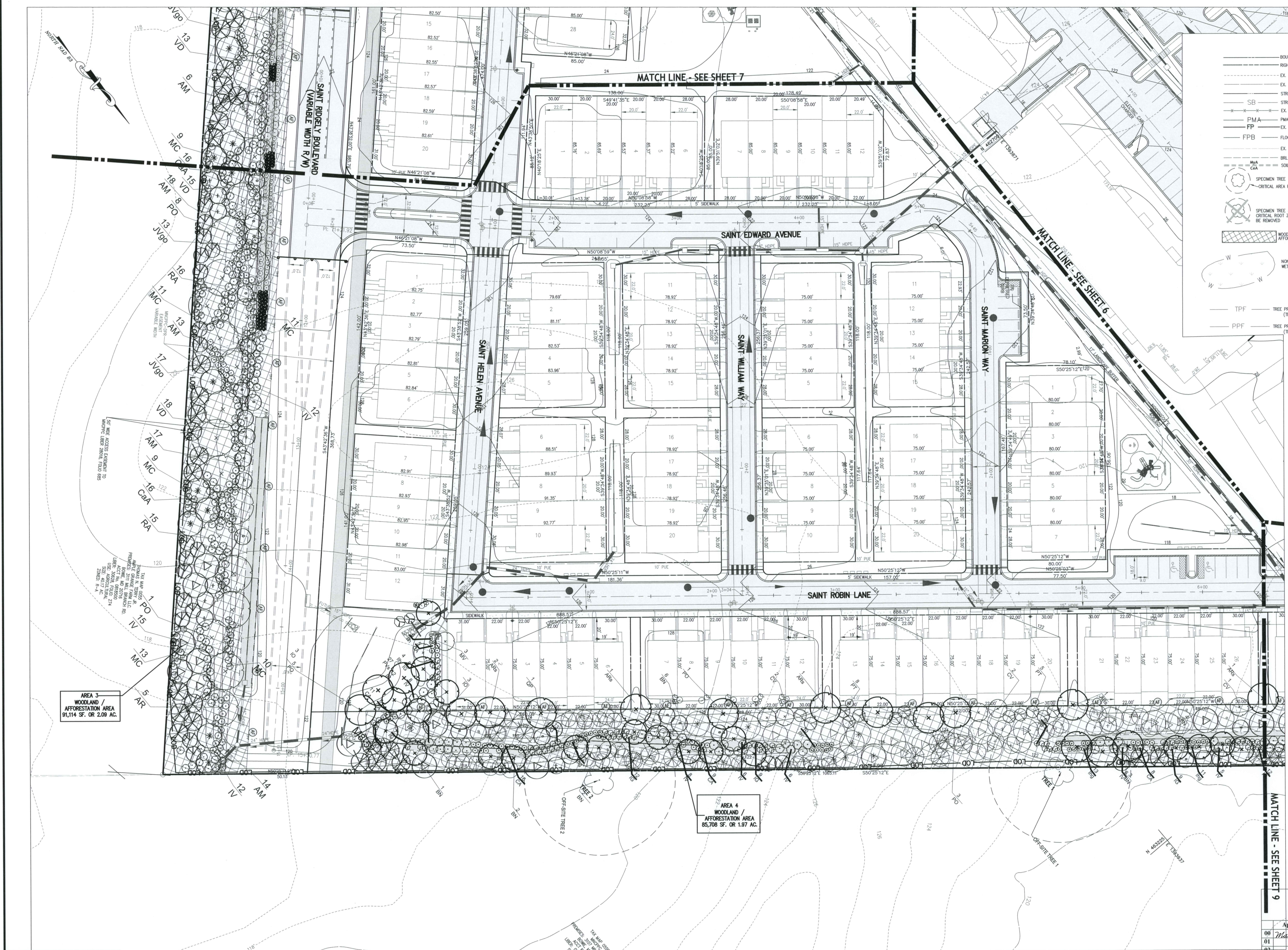
TREE CONSERVATION PLAN TYPE -2
MILL BRANCH CROSSING
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PRINCE GEORGE'S COUNTY MARYLAND
11th ELECTION DISTRICT
TAX MAP 55, GRID E3/E4, PARCEL A & 32

Prinace George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-044-2021

Approved by	Date	DRD #	Reason for Revision
Mary Lea	9/28/22	DSP-20003	N/A

SCALE: 1" = 30' DATE: SEPTEMBER 2022 LT PROJECT No. 520003 SHEET 7 OF 14

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- LEGEND**
- BOUNDARY
 - RIGHT-OF-WAY
 - EX. 2' CONTOUR
 - EX. 10' CONTOUR
 - STREAMS
 - STREAM BUFFER
 - EX. FENCE
 - PMA
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 - STEEP SLOPES (15% OR GREATER)
 - AF
 - AFFORESTATION AREA SIGN
 - WP
 - WOODLAND PRESERVATION SIGN
 - OFF-SITE WOODLAND CLEARED

AREA 3
WOODLAND /
AFFORESTATION AREA
91,114 SF. OR 2.09 AC.

AREA 4
WOODLAND /
AFFORESTATION AREA
85,708 SF. OR 1.97 AC.

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
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DRAWN			DATE		
FA/RHIII			09/2022		
CHECKED			DATE		
KLM			09/2022		
APPROVED			DATE		
RHIII			09/2022		

REVISIONS		
DATE	BY	DESCRIPTIONS
08/2022	RHIII	REV. PER CONDITIONS OF THE DSP RESOLUTION



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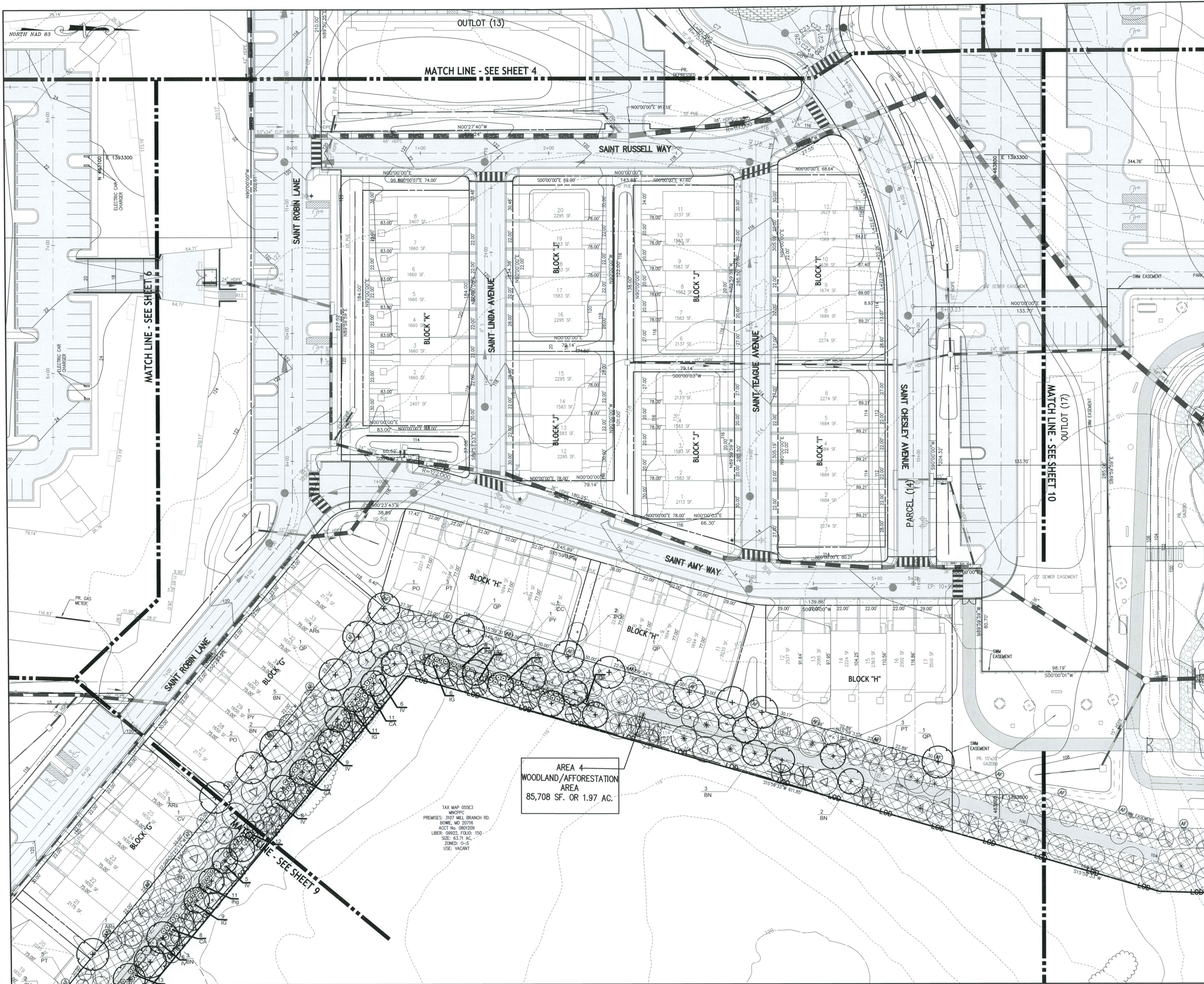
TREE CONSERVATION PLAN TYPE - 2

MILL BRANCH CROSSING

PARCEL A AND 32
PRINCE GEORGE'S COUNTY MARYLAND
7TH ELECTION DISTRICT
TAX MAP 55, GRID E3/E4, PARCEL A & 32

SCALE: 1" = 30'
DATE: SEPTEMBER 2022
PROJECT No. 520003
SHEET 8 OF 14

M:\projects\MillBranch\Drawings\TC2-NEW\TC202 NEW LAYOUT 2-21 SHEET - 09.TCP-2 PLAN.dwg, 9/7/2022 10:59:49 AM, DWG TO PDF



LEGEND

BOUNDARY	LOD	LIMIT OF DISTURBANCE
RIGHT-OF-WAY	PROPOSED BUILDING	
EX. 2' CONTOUR	EX. SD	EX. STORM DRAIN
EX. 10' CONTOUR	EX. TREE LINE	EX. STRUCTURES
STREAMS	EX. OVERHEAD ELECTRIC LINE	EX. ROAD
STREAM BUFFER	CENTERLINE	PROP. 2' CONTOUR
EX. FENCE	PROP. 10' CONTOUR	LIMITS OF ARCHAEOLOGICAL
PMA	EX. 100 YEAR FLOOD PLAN	EX. NON-TIDAL WETLANDS
FPB	FLOOD PLAIN BUFFER	EX. NON-TIDAL WETLANDS BUFFER
EX. PARCELS	LANDSCAPE BUFFER	EX. SHA DEDICATION
MVA	65 dBA Ldn MITIGATED CONTOUR	
CEA	65 dBA Ldn UNMITIGATED CONTOUR	
SPECIMEN TREE	WOODLAND REFORESTATION/AFFORESTATION AREA	WOODLAND PRESERVATION
CRITICAL AREA ROOT ZONE	STEEP SLOPES (15% OR GREATER)	
SPECIMEN TREE AND CRITICAL ROOT ZONE TO BE REMOVED		
WOODLAND REFORESTATION/AFFORESTATION AREA		
NON-TIDAL WETLANDS		
TPF	TREE PROTECTION FENCE (TEMPORARY)	
PPF	TREE PROTECTION FENCE (TEMPORARY)	

AREA 4
WOODLAND/AFFORESTATION
AREA
85,708 SF. OR 1.97 AC.

TAX MAP 05563
MUNICIPALITY: MILL BRANCH RD.
SOWE: MD 20716
AOC No. 0807209
LIBER: 09922, FOLIO: 150
SIZE: 63.71 AC.
ZONED: O-S
USE: VACANT

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: MILL BRANCH CROSSING
APPLICATION NO.: DSP-20003
TCP NO.: TCP2-044-2021

SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH PGCPB RESOLUTION
NO. 2022-35 DATED APRIL 7, 2022.

SIGNATURE APPROVAL DATE:
Fothergill, Anne
143419-04007
AUTHORIZED SIGNATURE

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2 - 044 - 2021				
Approved by	Date	DRD #	Reason for Revision	
00 Mary Rea	9/28/22	DSP-20003	N/A	
01				
02				
03				
04				
05				

CALL "MISS UTILITY"				
TELEPHONE: 1-800-257-7777 FOR UTILITY LOCATIONS AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.				
DESIGNED	DATE	BY	REVISIONS	
DCM	09/2022		DESCRIPTIONS	
DRAWN	DATE	BY	REV. PER CONDITIONS OF THE DSP RESOLUTION	
FA/RHIII	09/2022			
CHECKED	DATE	BY		
KLM	09/2022			
APPROVED	DATE	BY		
RHIII	09/2022			

LANDTECH CORPORATION
A TALCON COMPANY

201 Defense Highway
Suite 200
Annapolis, MD 21401
Ph. (443) 274-3232
Contact Person: Kim Morgan
Project Manager
kmorgan@techgroupinc.net

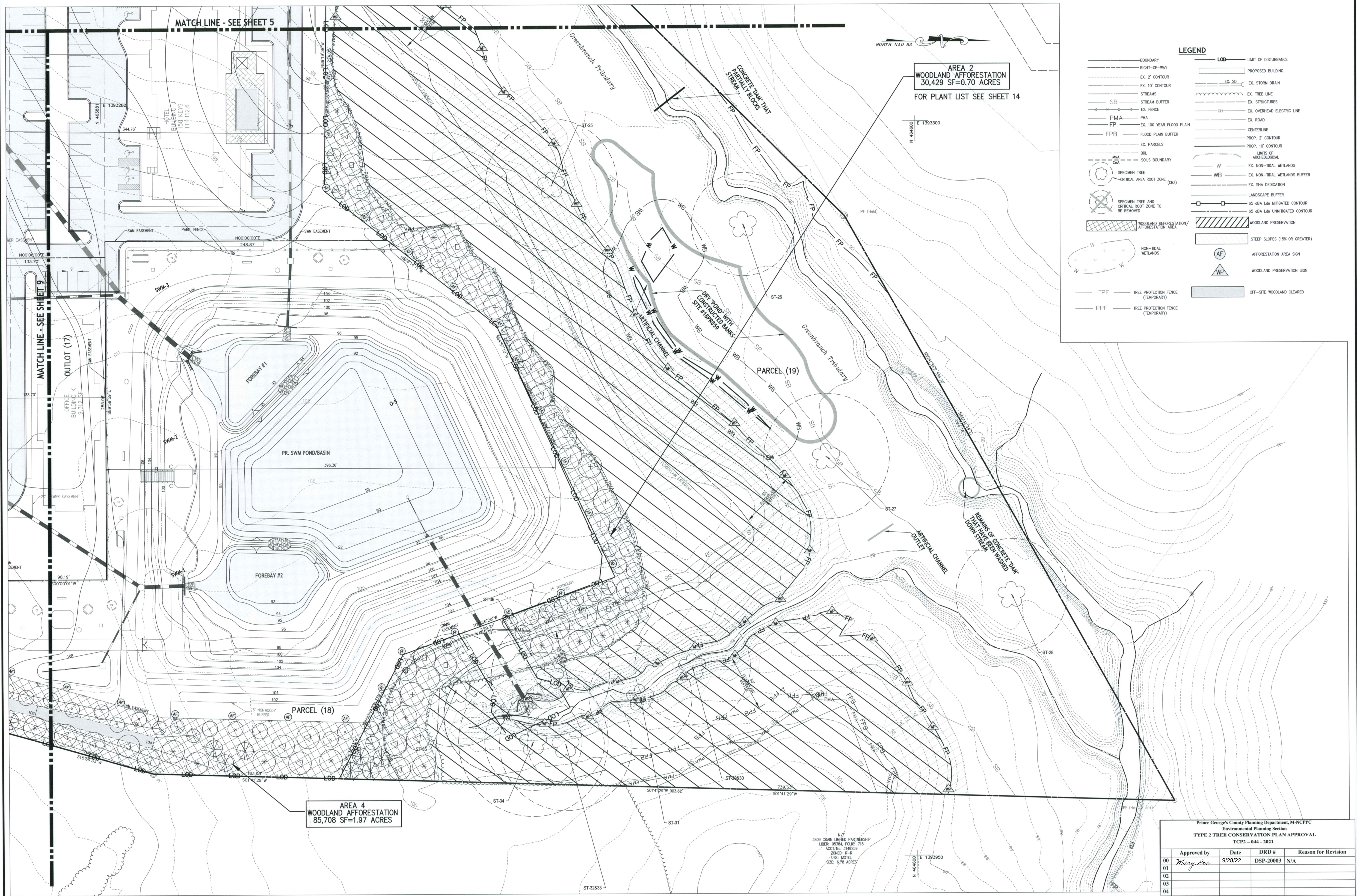
QUALIFIED PROFESSIONAL CERTIFICATION
This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Richard Howard III
Richard Howard III
LANDTECH CORPORATION
201 DEFENSE HIGHWAY SUITE 200
Ph: (443)274-3226
E-mail: rhoward@techgroupinc.net

OWNER/DEVELOPER
GREEN BRANCH, LLC
2191 DEFENSE HIGHWAY, SUITE 400
CROFTON, MD 21114
TEL: 301-261-6700
WILLIAM F. CHESLEY
CONTACT: russell@fchesley.com
TEL: 301-201-6700

TREE CONSERVATION PLAN TYPE - 2
MILL BRANCH CROSSING
PARCEL A AND 32
PRINCE GEORGE'S COUNTY MARYLAND
7th ELECTRON DISTRICT
TAX MAP 55, GRID E3/E4, PARCEL A & 32

SCALE: 1" = 30'
DATE: SEPTEMBER 2022
LT PROJECT No.: 520003
SHEET 9 OF 14



Approved by			
00	Mary Lee	9/28/22	DSP-20003
01			
02			
03			
04			
05			

DESIGNED		DATE	
DCM	09/2022	DATE	
DRAWN		DATE	
FA/RHIII	09/2022	DATE	
CHECKED		DATE	
KLM	09/2022	DATE	
APPROVED		DATE	
RHIII	09/2022	DATE	

REVISIONS

DATE	BY	DESCRIPTIONS
06/2022	RHIII	REV. PER CONDITIONS OF THE DSP RESOLUTION

LANDTECH

CORPORATION

A FALCON COMPANY

201 Defense Highway
Suite 200
Annapolis, MD 21401
Ph: (443) 274-3232
Contact Person: Kim Morgan
Project Manager
kmorgan@techgroupinc.net

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

FOR OFFICIAL USE ONLY

APPLICATION NAME: MILL BRANCH CROSSING

APPLICATION NO: DSP-20003

TOP MAP: TOP-2000-0001

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION ACT NO. 3146259 DATED APRIL 7, 2002

SIGNATURE APPROVAL DATE: 9/28/22

Fothergill, Anne

DATE: 9/28/22

TIME: 10:00 AM

APPROVED SIGNATURE

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Wetland and Wildlife Conservation Technical Manual.

Signed: *Richard Howard III* Date: 9-7-22

Richard Howard III

LANDTECH CORPORATION

201 DEFENSE HIGHWAY SUITE 200

Ph: (443)274-3226

E-mail: rhoward@techgroupinc.net

OWNER/DEVELOPER
GREEN BRANCH, LLC
2191 DEFENSE HIGHWAY, SUITE 400
CROFTON, MD, 21114
TEL: 301-261-6700
WILLIAM F. CHESLEY
CONTACT: russell@wchesley.com
TEL: 301-201-6700

TREE CONSERVATION PLAN TYPE - 2

MILL BRANCH CROSSING

PARCEL A AND 32

PRINCE GEORGE'S COUNTY MARYLAND

7th ELECTION DISTRICT

TAX MAP 55, GRID E3/E4, PARCEL A & 32

SCALE: 1" = 30'

DATE: SEPTEMBER 2022

LT PROJECT No. 520003

SHEET 10 OF 14

TCP GENERAL NOTES

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR GRADING PERMIT #2023-2015. IF GRADING PERMIT #2023-2015 EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.
2. CUTTING OR CLEARING OF WOODLAND NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNEE SHALL BE SUBJECT TO A \$50.00 PER SQUARE FOOT MITIGATION FEE.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PERMITS, INSTRUCTIONS AND ENFORCEMENT SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO CONDUCT A PRE-CONSTRUCTION MEETING 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 THE WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THIS PLAN AT 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 ESA 2 AND IS ZONE C-S-C.
7. THE PROPERTY IS ADJACENT TO MILLBRANCH ROAD WHICH IS A DESIGNATED HISTORIC ROADWAY.
8. THE PROPERTY IS ADJACENT TO MD 301 ROBERT GRAIN HIGHWAY WHICH IS CLASSIFIED AS A URBAN OTHER PRINCIPLE ARTERIAL ROADWAY.
9. PRIOR TO THE ISSUANCE OF THE FIRST PERMIT FOR THE DEVELOPMENT SHOWN ON THIS TCP2, ALL OFF SITE ROADWORK SHALL BE COMPLETED AND A CERTIFICATED EASEMENT IDENTIFIED ON AN APPROVED TCP2 PLAN AND RECORDED AS AN OFF-SITE EASEMENT IN THE LAND RECORDS OF PRINCE GEORGES COUNTY. PROOF OF REGENERATION OF THE OFF-SITE CONSERVATION SHALL BE PROVIDED TO THE M-NOPPC PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN.

REFORESTATION PLANTING SPECIFICATION NOTES

1. QUANTITY: (SEE PLANT SCHEDULE)
2. TYPE: (SEE PLANT SCHEDULE)
3. PLANT QUALITY STANDARDS: THE PLANTS SELECTED SHALL BE HEALTHY AND STURDY REPRESENTATIVES OF THEIR SPECIES. SEEDLINGS SHALL HAVE A MINIMUM TOP GROWTH OF 18". THE DIAMETER OF THE ROOT COLLAR (THE PART OF THE ROOT JUST BELOW GROUND LEVEL) SHALL BE AT LEAST 3/8". THE ROOTS SHALL BE WELL DEVELOPED AND AT LEAST 8" LONG.
4. PLANT HANDLING: PLANTS THAT DO NOT HAVE AN ABUNDANCE OF WELL DEVELOPED TERMINAL BUDS ON THE LEADERS AND BRANCHES SHALL BE REJECTED.
5. PLANTS SHALL BE SHIPPED BY THE NURSERY IMMEDIATELY AFTER LIFTING FROM THE FIELD OR REMOVAL FROM THE GREEN HOUSE, AND PLANTED IMMEDIATELY UPON RECEIPT BY THE LANDSCAPE CONTRACTOR.
6. IF THE PLANTS CANNOT BE PLANTED IMMEDIATELY AFTER DELIVERY TO THE REFORESTATION SITE, THEY SHALL BE STORED IN THE SHADE WITH THEIR ROOT MASSES PROTECTED FROM DRYING EXPOSURE TO SUN AND WIND BY THE USE OF STUMP PILES, MOSS, COMPOST, OR OTHER SUITABLE MATERIAL. THE PLANTS SHALL BE MAINTAINED THROUGH PERIODIC WATERING UNTIL THE TIME OF PLANTING.
7. PLANTING: THE QUANTITY OF SEEDLINGS TAKEN TO THE FIELD SHALL NOT EXCEED THE QUANTITY THAT CAN BE PLANTED IN A DAY. SEEDLINGS, ONCE REMOVED FROM THE NURSERY OR TEMPORARY STORAGE AREA SHALL BE PLANTED IMMEDIATELY.
8. TIMING OF PLANTING: THE BEST TIME TO PLANT SEEDLINGS IS WHILE THEY ARE DORMANT, PRIOR TO SPRING BUILDING. SEEDLINGS PLANTING IS TO OCCUR FROM NOVEMBER THROUGH MAY ONLY. NO PLANTING SHALL BE DONE WHILE GROUND IS FROZEN. PLANTING SHALL OCCUR WITHIN ONE GROWING SEASON OF THE ISSUANCE OF GRADING/BUILDING PERMITS AND/OR REPAIRING THE FINAL GRADES AND STABILIZATION OF PLANTING AREAS.
9. SEEDLING PLANTING: TREE SEEDLINGS SHALL BE HAND PLANTED USING A DIBBLE BAR OR A SHARP-SHOOTER SHOVEL. IT IS IMPORTANT THAT THE SEEDLING BE PLACED IN THE HOLE SO THAT THE ROOTS CAN SPREAD OUT NATURALLY. THEY SHOULD NOT BE TWISTED, BAILED UP OR BENT. MOST SOIL SHOULD THEN BE PACKED FIRMLY AROUND THE ROOTS. SEEDLINGS SHOULD BE PLANTED AT A DEPTH WHERE THE ROOTS LIE JUST BELOW THE GROUND SURFACE. AIR POCKETS SHOULD NOT BE LEFT AFTER CLOSING THE HOLE WHICH WOULD ALLOW THE ROOTS TO DRY OUT. SEE PLANTING DETAILS FOR FURTHER EXPLANATION. IF THE CONTRACTOR WISHES TO PLANT BY ANOTHER METHOD, THE PREPARER OF THIS TREE CONSERVATION PLAN MUST BE CONTACTED AND GIVE HIS APPROVAL BEFORE PLANTING MAY BEGIN.
10. SPACING: SEE PLANT SCHEDULE AND/OR PLANTING PLAN FOR SPACING REQUIREMENTS. ALSO REFER TO THE PLANTING LAYOUT DETAIL FOR A DESCRIPTION OF THE GENERAL PLANTING THEORY.
11. SOIL: UPON THE COMPLETION OF ALL GRADING OPERATIONS, A SOIL TEST SHALL BE CONDUCTED TO DETERMINE WHAT SOIL PREPARATION AND SOIL AMENDMENTS, IF ANY, ARE NECESSARY TO CREATE GOOD TREE GROWING CONDITIONS. SOIL SAMPLES SHALL BE TAKEN AT A RATE THAT PROVIDES ONE SOIL SAMPLE FOR EACH AREA THAT APPEARS TO HAVE A DIFFERENT SOIL TYPE (IF THE ENTIRE AREA APPEARS UNIFORM, THEN ONLY ONE SAMPLE IS NECESSARY), AND SUBMITTED FOR TESTING TO A PRIVATE COMPANY. THE COMPANY OF CHOICE SHALL MAKE RECOMMENDATIONS FOR IMPROVING THE EXISTING SOIL. THE SOIL WILL BE TESTED AND RECOMMENDED FOR CORRECTIONS OF SOIL TEXTURE, pH, MAGNESIUM, PHOSPHORUS, POTASSIUM, CALCIUM AND ORGANIC MATTER.
12. SOIL IMPROVEMENT MEASURES: THE SOIL SHALL THEN BE IMPROVED ACCORDING TO THE RECOMMENDATIONS MADE BY THE TESTING COMPANY.
13. FENCING AND SIGNAGE: FINAL PROTECTIVE FENCING SHALL BE PLACED ON THE VISIBLE AND/OR DEVELOPED SIDE OF PLANTING AREAS. THE FINAL PROTECTIVE FENCE SHALL BE INSTALLED PRIOR TO COMPLETION OF PLANTING OPERATIONS UNLESS IT WAS INSTALLED DURING THE INITIAL STAGES OF DEVELOPMENT. SIGNS SHALL BE POSTED PER THE SIGNAGE DETAIL ON THIS SHEET.
14. PLANTING METHOD: CONSULT THE PLANTING DETAIL(S) SHOWN ON THIS PLAN.
15. MULCHING: APPLY TWO-INCH THICK LAYER OF WOODCHIP OR SHREDED HARDWOOD MULCH (AS NOTED) TO EACH PLANTING SITE (SEE DETAIL SHOWN ON THIS PLAN).
16. GROUND COVER ESTABLISHMENT: THE REMAINING DISTURBED AREA BETWEEN SEEDLING PLANTING SITES SHALL BE SEEDDED AND STABILIZED WITH WHITE CLOVER SEED AT THE RATE OF 5 LBS/ACRE.
17. MOWING: NO MOWING SHALL BE ALLOWED IN ANY PLANTING AREA.
18. SURVIVAL CHECK FOR BOND RELEASE: THE SEEDLING PLANTING IS TO BE CHECKED AT THE END OF EACH YEAR FOR FOUR YEARS TO ASSURE THAT NO LESS THAN 75% OF THE ORIGINAL PLANTED QUANTITY SURVIVES. IF THE MINIMUM NUMBER HAS NOT BEEN PROVIDED THE AREA MUST BE SUPPLEMENTED WITH ADDITIONAL SEEDLING TO REACH THE REQUIRED NUMBER AT TIME OF PLANTING.
19. SOURCE OF SEEDLINGS TO BE SUPPLIED FROM A LOCAL NURSERY. SEEDLINGS SHALL BE NATIVE SPECIES FROM THE SAME USDA HARDINESS ZONE AS THE PROPOSED PLANTING AREA.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: MILL BRANCH CROSSING

APPLICATION NO.: DSP-20003

TCP NO.: TCP2-044-2021

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGCPB RESOLUTION NO. 2022-35 DATED APRIL 7, 2022.

SIGNATURE APPROVAL DATE:

Fothergill, Anne
Digitally signed by Fothergill, Anne
Date: 2023.10.21
143419-0407

AUTHORIZED SIGNATURE

TREE PRESERVATION OR RETENTION

TREE PRESERVATION AND RETENTION NOTES

1. 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 ALL SUBORDINATE 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.
2. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
3. THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPFs) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING UPON APPROVAL OF THE LOCATION BY THE COUNTY INSPECTOR. INSTALLATION OF THE TPFs MAY BEGIN.
4. ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO 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.
5. WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TPF INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.
6. THE DEVELOPER AND/OR BUILDER IS RESPONSIBLE FOR THE COMPLETE PRESERVATION OF ALL FORESTED AREAS SHOWN ON THE APPROVED PLAN TO REMAIN UNDISTURBED. ONLY TREES OR PARTS THEREOF DESIGNATED BY THE COUNTY AS DEAD, DYING, OR HAZARDOUS MAY BE REMOVED.
7. 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.
8. 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 PERMITTEE SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE MEASURES REGARDING 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 CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP SHALL NOT BE REMOVED OR COVERED WITH SOIL, MULCH, OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.
9. 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 PERMITTEE, PRIOR TO REMOVAL, A CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MUST CERTIFY 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, THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITTEE 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.
10. IF CORRECTIVE PRUNING MAY ALLEViate A HAZARDOUS CONDITION, THE CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE APPROPRIATE ANSI A-300 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.
11. DEBRIS FROM THE TREE REMOVAL OR PRUNING THAT OCCURS WITHIN 35 FEET OF THE WOODLAND EDGE MAY BE REMOVED AND PROPERLY DISPOSED BY RELOCATING TO THE CHIPPING OR OTHER ACCEPTABLE METHODS. ALL DEBRIS THAT IS MORE THAN 35 FEET FROM THE WOODLAND EDGE SHALL BE CUT UP TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION. THE SMALL MATERIALS SHALL BE PLACED INTO BRUSH PILES THAT WILL SERVE AS WILDLIFE HABITAT.
12. TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS 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.
13. WORK ON THIS PROJECT WILL BE INITIATED IN SEVERAL PHASES. ALL TEMPORARY TPFs REQUIRED FOR A GIVEN PHASE SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE WITHIN THAT PHASE OF WORK.

TREE PRESERVATION OR RETENTION

TREE PRESERVATION AND RETENTION NOTES

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2. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
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4. ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO 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.
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8. 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 PERMITTEE SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE MEASURES REGARDING 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 CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP SHALL NOT BE REMOVED OR COVERED WITH SOIL, MULCH, OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.
9. 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 PERMITTEE, PRIOR TO REMOVAL, A CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MUST CERTIFY 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, THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITTEE 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.
10. IF CORRECTIVE PRUNING MAY ALLEViate A HAZARDOUS CONDITION, THE CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE APPROPRIATE ANSI A-300 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.
11. DEBRIS FROM THE TREE REMOVAL OR PRUNING THAT OCCURS WITHIN 35 FEET OF THE WOODLAND EDGE MAY BE REMOVED AND PROPERLY DISPOSED BY RELOCATING TO THE CHIPPING OR OTHER ACCEPTABLE METHODS. ALL DEBRIS THAT IS MORE THAN 35 FEET FROM THE WOODLAND EDGE SHALL BE CUT UP TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION. THE SMALL MATERIALS SHALL BE PLACED INTO BRUSH PILES THAT WILL SERVE AS WILDLIFE HABITAT.
12. TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS 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.
13. WORK ON THIS PROJECT WILL BE INITIATED IN SEVERAL PHASES. ALL TEMPORARY TPFs REQUIRED FOR A GIVEN PHASE SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE WITHIN THAT PHASE OF WORK.

POST DEVELOPMENT NOTES

WHEN WOODLANDS AND/OR SPECIMEN, HISTORIC OR CHAMPION TREES ARE TO REMAIN

1. IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER DESIRES TO REMOVE A HAZARDOUS TREE OR PORTION THEREOF, THE NEW OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM A CERTIFIED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE MEASURES PRIOR TO HAVING THE WORK CONDUCTED. AFTER PROPER DOCUMENTATION HAS BEEN COMPLETED PER THE HANDOUT GUIDANCE FOR PRINCE GEORGES' COUNTY PROPERTY OWNERS, PRESERVATION OF WOODLAND CONSERVATION AREAS, THE ARBORIST OR TREE EXPERT MAY THEN REMOVE THE TREE. THE STUMP SHALL BE CUT AS CLOSE TO THE GROUND AS POSSIBLE AND LEFT IN PLACE. THE REMOVAL OR GRINDING OF THE STUMPS IN THE WOODLAND CONSERVATION AREA IS NOT PERMITTED.

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, THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITTEE 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.

TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS 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.

2. THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM ANY WOODLAND PRESERVATION AREA SHALL BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY (PRUNERS OR A CHAIN SAW). THESE PLANTS MAY BE CUT NEAR THE GROUND AND MATERIAL LESS THAN TWO INCHES DIAMETER MAY BE REMOVED FROM THE AREA AND DISPOSED OF APPROPRIATELY. ALL MATERIAL FROM THESE NOXIOUS, INVASIVE, AND NON-NATIVE PLANTS GREATER THAN TWO (2) INCHES DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION.

THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES TO DISCOURAGE RE-SPROUTING OF INVASIVE, NOXIOUS, OR NON-NATIVE PLANTS IS PERMITTED IF DONE AS AN APPLICATION OF THE CHEMICAL DIRECTLY TO THE CUT STUMP IMMEDIATELY AFTER REMOVAL OF PLANT TOPS. THE USE OF ANY HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS.

4. THE USE OF CHAINSAWS IS EXTREMELY DANGEROUS AND SHOULD NOT BE CONDUCTED WITH POORLY MAINTAINED EQUIPMENT, WITHOUT SAFETY EQUIPMENT, OR BY INDIVIDUALS NOT TRAINED IN THE USE OF THIS EQUIPMENT FOR THE PRUNING AND/OR CUTTING OF TREES.

PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY INDIVIDUAL HOMEOWNERS

5. REFORESTATION FENCING AND SIGNAGE SHALL REMAIN IN PLACE IN ACCORDANCE WITH THE APPROVED TYPE 2 TREE CONSERVATION PLAN.
6. REFORESTATION AREAS SHALL NOT BE MOWED; HOWEVER, THE MANAGEMENT OF COMPETING VEGETATION AND REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE.

AFFORESTATION / REFORESTATION NOTES

AFFORESTATION AND REFORESTATION NOTES

1. ALL AFFORESTATION/REFORESTATION BONDS, BASED ON SQUARE FOOTAGE, SHALL BE POSTED WITH THE COUNTY PRIOR TO THE ISSUANCE OF ANY PERMITS. THESE BONDS WILL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO THE ISSUANCE OF ANY PERMITS. IF THE REQUIRED TIMEFRAME FOR MAINTENANCE HAS PASSED, WHOEVER IS LONGER IN POSSESSION OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE BONDS.
2. THE PLANTING OF AFFORESTATION OR REFORESTATION AREAS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT. THAT ABUTS THE CONSERVATION EASEMENT ALONG THE UNDISTURBED TO THE GREEN BRANCH TRIBUTARY. SEEDLING PLANTING IS TO OCCUR FROM NOVEMBER THROUGH MAY ONLY. NO PLANTING SHALL BE DONE WHILE GROUND IS FROZEN. PLANTING WITH LARGER TREES SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL, MULCH OR OTHER HIGH USE AREA. A COPY OF THAT DOCUMENT SHALL BE PRESENTED TO THE GRADING INSPECTOR AND THE COUNTY.
3. IF PLANTING CANNOT OCCUR DUE TO PLANTING CONDITIONS, THE DEVELOPER OR PROPERTY OWNER SHALL INSTALL THE FENCING AND SIGNAGE IN ACCORDANCE WITH THE APPROVED TYPE 2 TREE CONSERVATION PLAN. PLANTING SHALL THEN BE ACCOMPLISHED DURING THE NEXT PLANTING SEASON. IF PLANTING IS DELAYED BEYOND THE TRANSFER OF THE PROPERTY TITLE TO THE HOMEOWNER, THE DEVELOPER OR BUILDER SHALL OBTAIN A SIGNED STATEMENT FROM THE PURCHASER INDICATING THAT THEY UNDERSTAND THAT THE REFORESTATION AREA IS LOCATED ON THEIR PROPERTY AND THAT REFORESTATION WILL OCCUR DURING THE NEXT PLANTING SEASON. A COPY OF THAT DOCUMENT SHALL BE PRESENTED TO THE GRADING INSPECTOR AND THE COUNTY.
4. REFORESTATION AREAS SHALL NOT BE MOWED. MAINTENANCE MAY INCLUDE MEASURES SUCH AS WATERING AND MECHANICAL OR HAND REMOVAL OF COMPETING VEGETATION OR INVASIVE SPECIES CONTROLS.
5. ALL REQUIRED TEMPORARY TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT TREE PROTECTION FENCING IS INSTALLED WITH THE REQUIRED PLANTING. THE TEMPORARY FENCING IS TO BE MAINTAINED THROUGHOUT THE PROJECT. IF THE PERMANENT FENCING IS INSTALLED PRIOR TO CLEARING AND GRADING OF THE SITE, FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE FENCING IS A VIOLATION OF THIS TCP2.
6. AFFORESTATION/REFORESTATION AREAS SHALL BE POSTED WITH NOTIFICATION SIGNAGE, AS SHOWN ON THE PLANS, AT THE SAME TIME AS THE PERMANENT PROTECTION FENCING INSTALLATION. THESE SIGNS SHALL REMAIN IN PERPETUITY.
7. THE COUNTY INSPECTOR SHALL BE NOTIFIED PRIOR TO SOIL PREPARATION OR INSTALLATION OF ANY TREE PROTECTION FENCING.
8. AT TIME OF ISSUANCE OF THE FIRST PERMIT, THE FOLLOWING INFORMATION SHALL BE SUBMITTED TO THE M-NOPPC PLANNING DEPARTMENT REGARDING THE CONTRACTOR RESPONSIBLE FOR IMPLEMENTATION OF THIS PLAN: CONTRACTOR NAME; BUSINESS NAME; ADDRESS; AND PHONE NUMBER.
9. FAILURE TO ESTABLISH THE AFFORESTATION OR REFORESTATION WITHIN THE PRESCRIBED TIME FRAME WILL RESULT IN THE FORFEITURE OF THE REFORESTATION BOND AND/OR VIOLATION OF THIS PLAN INCLUDING THE ASSOCIATED \$80.00 PER SQUARE FOOT PENALTY UNLESS THE COUNTY INSPECTOR APPROVES A WRITTEN EXTENSION.

FOUR-YEAR MANAGEMENT PLAN FOR RE/AFFORESTATION AREAS

FIELD CHECK THE RE/AFFORESTATION AREA ACCORDING TO THE FOLLOWING SCHEDULE:

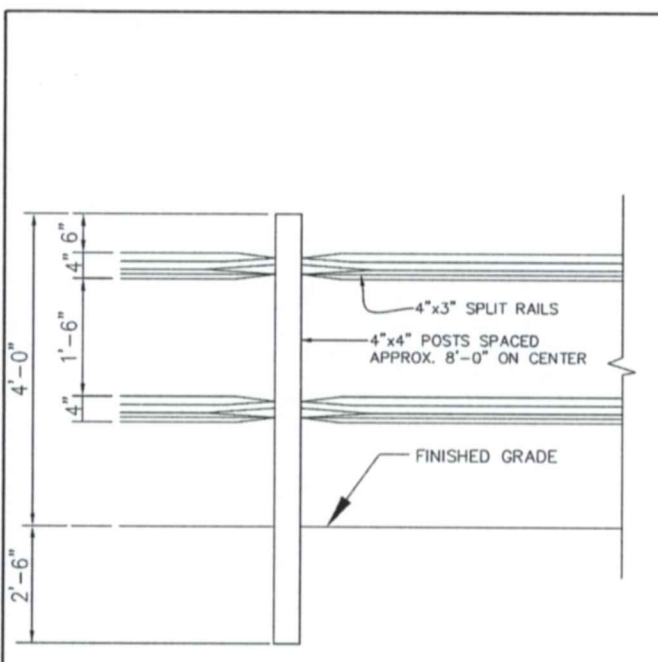
- YEAR 1: SITE PREPARATION AND TREE PLANTING SURVIVAL CHECK AFTER FIRST PLANTING SEASON (SEPT-NOV) (SEE NOTE 1) WATERING IS NEEDED (2 TIMES A MONTH) CONTROL OF UNDESIRABLE VEGETATION AS NEEDED (MINIMUM OF 1 TIME IN JUNE AND 1 TIME IN SEPTEMBER).
- YEAR 2-3: REINFORCEMENT PLANTING IS NEEDED (SEE NOTE 2) SURVIVAL CHECK ONCE ANNUALLY (SEPT-NOV)** CONTROL OF UNDESIRABLE VEGETATION IF NEEDED (MIN OF 1 TIME IN MAY AND 1 TIME IN AUGUST).
- YEAR 4: (FINAL) REINFORCEMENT PLANTING IF NEEDED (SEE NOTE 2) SURVIVAL CHECK (SEPTEMBER-NOVEMBER).

1. SURVIVAL CHECK: CHECK PLANTED STOCK AGAINST PLANT LIST (OR AS-BUILT) BY WALKING THE SITE AND TAKING INVENTORY. PLANTS MUST SHOW VITALITY. SUBMIT FIELD DATA FORMS(CONDITION CHECK SHEETS) TO OWNER AFTER EACH INSPECTION. REMOVE DEAD PLANTS AS NEEDED.
2. REINFORCEMENT PLANTING: REPLACE DEAD OR MISSING PLANTS IN SUFFICIENT QUANTITY TO BRING THE TOTAL NUMBER OF LIVE PLANTS TO AT LEAST 75% OF THE NUMBER ORIGINALLY PLANTED. IF A PARTICULAR SPECIES SUFFERS UNUSUALLY HIGH MORTALITY, REPLACE WITH AN ALTERNATIVE PLANT TYPE.
3. MISCELLANEOUS: FERTILIZATION OR WATERING DURING YEARS 1 THROUGH 3 WILL BE DONE ON AN AS NEEDED BASIS. SPECIAL RETURN OPERATIONS OR RECOMMENDATIONS WILL BE CONDUCTED ON AS NEEDED BASIS.

**IF AT LEAST 75% OF THE NUMBER ORIGINALLY PLANTED HAS SURVIVED THE FIRST GROWING SEASON THEN THE 2ND YEAR SURVIVAL CHECK MAY BE SKIPPED. IN THAT CASE A SURVIVAL CHECK WILL BE REQUIRED AFTER THE 3RD YEAR AND AGAIN FOR THE 4TH YEAR AND FINAL YEAR.

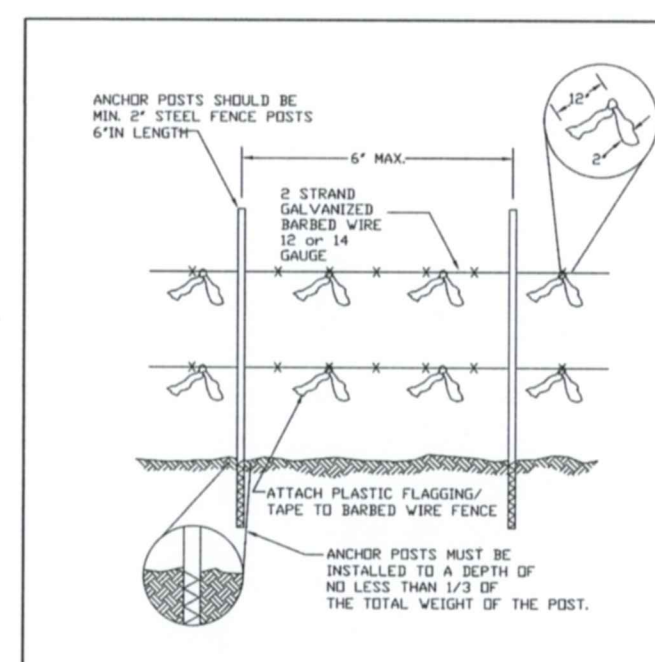
REDUCTION IN BOND: A REDUCTION IN THE BOND AMOUNT MAY BE APPLIED FOR UP TO 50% OF THE ORIGINAL POSTED BOND AMOUNT AFTER THE 2ND GROWING SEASON.

1. THE SURVIVAL CHECK FOR YEARS 1 AND 2 SHOW AT LEAST 75% OF THE NUMBER ORIGINALLY PLANTED WITH/WITHOUT REPLACEMENT PLANTING HAVE SURVIVED AND ARE IN GOOD CONDITION AND.
2. CERTIFICATION OF SURVIVABILITY HAS BEEN SUBMITTED TO THE ENVIRONMENTAL PLANNING SECTION FOR RECOMMENDATION TO OPENWAT A REDUCTION IN THE BOND AMOUNT MAY BE GRANTED.



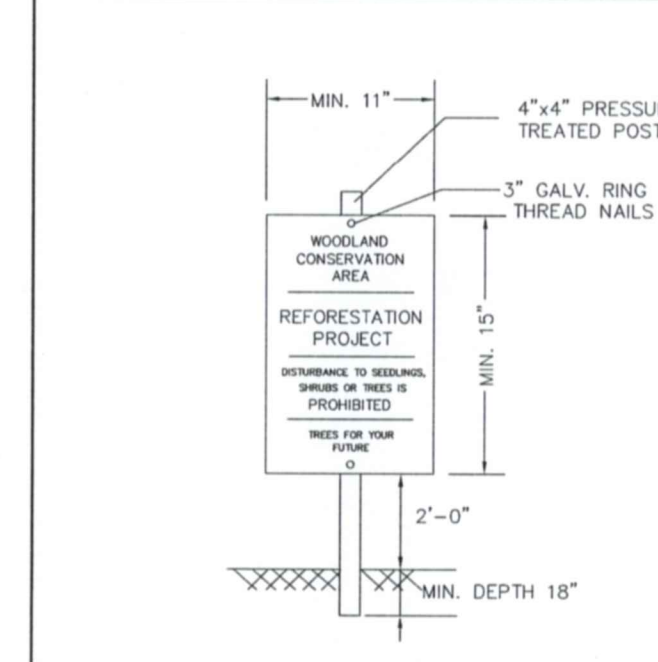
- NOTES:
1. POSTS SHALL STAND PLUMB.
 2. RAILS SHALL BE NINE WITH UNIFORM SPACING.
 3. REFORESTATION SIGNS TO BE ATTACHED TO WOOD POSTS EVERY 50 FEET.
 4. TOP OF SIGN TO BE FLUSH WITH TOP OF WOOD POST.
 5. SIGNS TO BE ATTACHED USING 2 GALVANIZED WOOD SCREWS EACH WITH A GALVANIZED WASHER.

PERMANENT (SPLIT RAIL) TREE PROTECTION FENCE FOR REFORESTATION AREAS



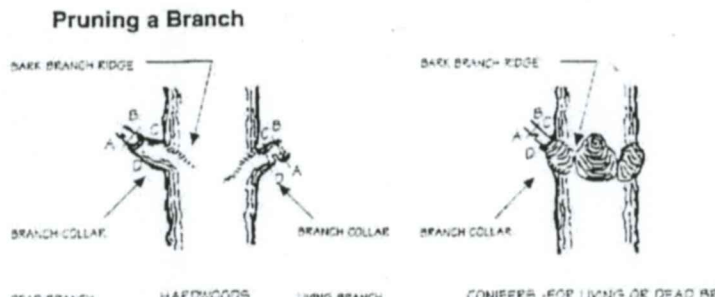
- NOTES: (NOTE: MUST BE INSTALLED WITH SIGN)
1. TREE PROTECTION FENCE MUST BE 11" HIGH AND 15" WIDE.
 2. RAILS SHALL BE NINE WITH UNIFORM SPACING.
 3. REFORESTATION SIGNS TO BE ATTACHED TO WOOD POSTS EVERY 50 FEET.
 4. TOP OF SIGN TO BE FLUSH WITH TOP OF WOOD POST.
 5. SIGNS TO BE ATTACHED USING 2 GALVANIZED WOOD SCREWS EACH WITH A GALVANIZED WASHER.

TYPE 2 (TEMPORARY) TREE PROTECTION FENCE FOR REFORESTATION AREAS



- NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 2. SIGNS SHOULD BE PROPERLY MAINTAINED.
 3. AVOID RUARY TO ROOTS WHEN PLACING SIGNS FOR THE SIGNS.
 4. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
 5. PERSONNEL FROM ALL DIRECTIONS.
 6. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
 7. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
 8. SIGNS SHOULD BE PLACED IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D. AND REMAIN IN PLACE IN PERPETUITY.

REFORESTATION AREA SIGN



- NOTES:
1. Remove branch weight by undercutting at A and remove limb by cutting through at B.
 2. Remove branch weight by undercutting at A and remove limb by cutting through at B.
 3. Only cut on one side of the branch.
 4. Remove branch weight by undercutting at A and remove limb by cutting through at B.
 5. Diameter of branch should not be more than 30% of the diameter of the leader.

Pruning a Leader to Reduce Size

Source: Prince Georges Forest Conservation Manual, 1981

Source: Prince Georges Forest Conservation Manual, 1981

Source: Prince Georges Forest Conservation Manual, 1981

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MILL BRANCH CROSSING

LANDSCAPE & LIGHTING

TOWNHOMES - LANDSCAPE & LIGHTING PLAN - 30 SCALE

SEE SHEETS L1-L5-APARTMENT LANDSCAPE

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: MILL BRANCH CROSSING
APPLICATION NO.: DSP-20003
TCP NO.: TCP2-044-2021

SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH PGCPB RESOLUTION
NO. 2022-35 DATED APRIL 7, 2022.

SIGNATURE APPROVAL DATE:

Fothergill, Anne
Digitally signed by
Fothergill, Anne
Date: 2022.10.21
14:24:19 -0400

AUTHORIZED SIGNATURE

LEGEND

- BOUNDARY
EX. ROW
BRL
PUE
EASEMENTS
EX. 2' CONTOUR
EX. 10' CONTOUR
PROP. 2' CONTOUR
PROP. 10' CONTOUR
PROP. LIMIT OF DISTURBANCE
PROP. STORM DRAIN
EX. TREE LINE
STANDARD P.G. COUNTY
CURE & CUTTER
SOLS
EX. WATER
EX. SEWER
EX. STORM DRAIN
EX. STRUCTURES
EX. GAS MAIN
- EX. OVERHEAD ELECTRIC LINE
EX. ROAD
CENTERLINE
EX. SIDEWALK
EX. WISC RIGHT-OF-
WAYS OR EASEMENT
STANDARD P.G. COUNTY
DEPRESSURE CURB & GUTTER
STANDARD P.G. COUNTY
DEPRESSURE CURB
65 DBA Lb. GROUND LEVEL
UNMITIGATED NOISE CONTOUR
PROP. CONCRETE SIDEWALK
ENVIRONMENTAL SITE
DESIGN DRAINAGE DIVIDE
PROP. PAVEMENT
>25% SLOPES
EX. TREE
MILL AND OVERLAY
PROPOSED STREET LIGHT

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPC/G	NATIVE
33	33	Amelanchier canadensis	Servicberry	1.5"-2" cal	B & B	15'	yes
24	24	Cercis canadensis	Redbud	1.5"-2" cal	B & B	15'	yes
21	21	Juniperus virginiana	Eastern Redcedar	1.5"-2" cal	B & B	10'	yes
28	28	Pinus taeda	Loblolly pine	1.5"-2" cal	B & B	15'	yes
14	14	Platanus occidentalis	Sycamore	1.5"-2" cal	B & B	20'	yes
38	38	Quercus falcata	Southern Red Oak	1.5"-2" cal	B & B	20'	yes
TOTAL	159						

REFORESTATION NOTE: 44 LANDSCAPE TREES AND 23 STORMWATER MANAGEMENT TREES, NATIVE SPECIES ARE IN CLUED IN REFORESTATION EASEMENT. TOTAL NUMBER OF TREES IS 211.

REFORESTATION:
CONSERVATION EASEMENT AREA 4: 1.97 ac
TREES REQUIRED (100 / ac) = 197

TOWNHOUSE UNIT TREES IN EASEMENT: 47
AFFORESTATION TREES IN EASEMENT: 150

TOTAL TREES PROVIDED: 197

CALL "MISS UTILITY"

TELEPHONE: 1-800-257-7777 FOR UTILITY
LOCATIONS AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION.

REVISIONS

DESIGNED	LM	8/2022	DATE
DRAWN	LM	8/2022	DATE
CHECKED	DS	8/2022	DATE
APPROVED	DS	8/2022	DATE

DATE	BY	DESCRIPTIONS

LANDTECH
CORPORATION
A FALCON COMPANY

201 Defense Highway
Suite 200
Annapolis, MD 21401
Ph. (443) 274-3233
Fax (443) 274-3233
Contact Person: Kim Morgan
Project Manager
kmorgan@techgroupinc.net



DEBORAH SCHWAB
LANDSCAPE ARCHITECTURE
409 Washington Street
Annapolis, MD 21403
Ph: 410 268 5291 Email: dschwab@comcast.net

Job Number
DMS #2019-018

OWNER/DEVELOPER

TENANTS IN COMMON

GBR MILL BRANCH, LLC
150 WHITE PLAINS ROAD, SUITE 400
TARRYTOWN, NY 10591-9535
TEL: 914-631-6200
RONALD FRIEDMAN
CONTACT: russell@wfishley.com
TEL: 301-201-6700

GREEN BRANCH, LLC
2191 DEFENSE HIGHWAY, SUITE 400
CROFTON, MD 21114
TEL: 301-261-6700
WILLIAM F. CHESLEY

TOWNHOMES LANDSCAPE & LIGHTING PLAN

MILL BRANCH CROSSING

PARCEL A AND 32
PRINCE GEORGE'S COUNTY MARYLAND

TAX MAP 55, GRID E3/E4, PARCEL A & 32

SCALE: 1" = 30' DATE: AUGUST, 2022 LT PROJECT No. 520003 SHEET 12 OF 14

AFFORESTATION LANDSCAPE & LIGHTING PLAN

GRAPHIC SCALE



SCALE: 1" = 30'

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP2-044-2021	
Approved by	Date
Mary Bea	9/28/22
01	
02	
03	
04	
05	

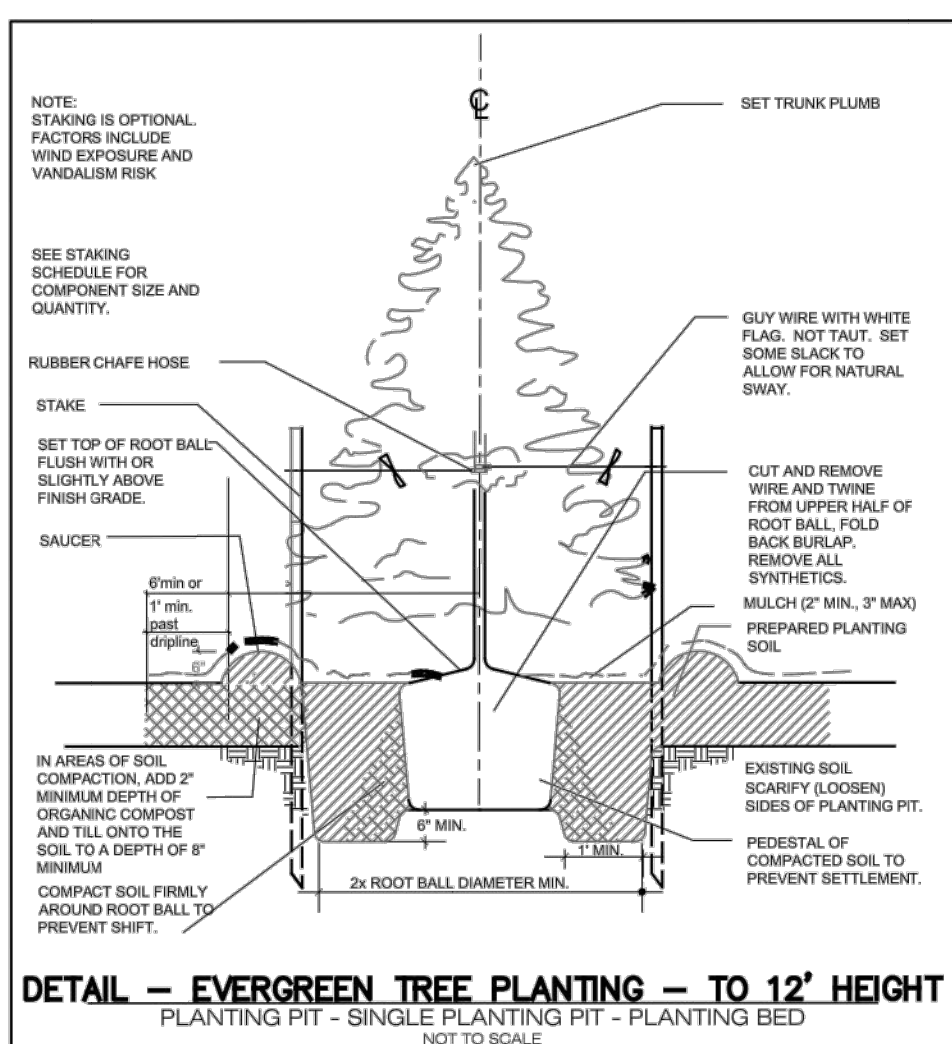
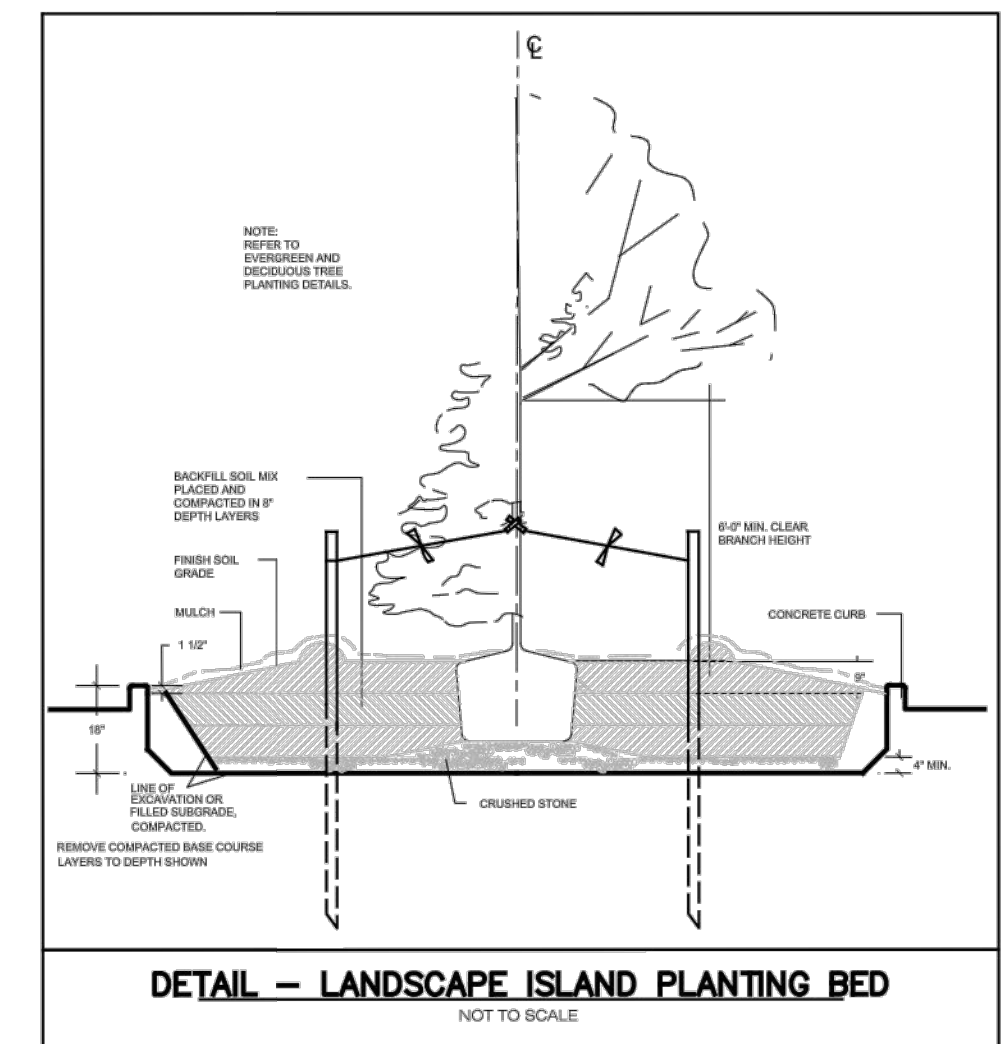
PLANTING NOTES:
GENERAL

1. All planting shall conform to currently approved horticultural practice. See PLANTING DETAILS. Planting shall take place between March 15 – June 1 or September 15 – November 15.
2. All plants shall conform to current standards as defined by the American Nurseryman's Association and each shall be clearly tagged with its botanical name. No substitutions shall be permitted after bid is accepted. No plants shall be pruned other than to remove a damaged branch. No plant with a dead, damaged or pruned out central leader will be accepted.
3. All plants shall be certified by the Contractor to be free of pests, fungi and diseases and/or deformities or damage.
4. If any conflicts are found between the information on the Landscape Plan and that shown on the plant lists, notify the landscape architect prior to submission of bid.
5. Landscape architect shall be notified in writing five work days in advance for inspection and approval of all plants prior to any installation.
6. Planting beds and pits shall be rendered free of all rocks over 2" and any debris found during the tilling and preparation process. All plants spaced at 6' on center (o.c.) or less shall be planted in hand-edged planting beds.
7. Planting beds shall be tilled to a minimum depth of 8". If any unsuitable conditions, such as extreme compaction or high water table are encountered, the Landscape Architect shall be notified immediately.
8. A minimum of 2" depth 'Leaf-Gro' or equivalent and 2" clean loamy topsoil shall be spread evenly over all planting beds and incorporated by tilling. In compacted or clay conditions, a minimum of 1" depth of sand shall also be incorporated.
9. A suitable slow-release fertilizer shall be used in accordance with the manufacturer's recommendations and based on soil samples taken on-site after grading has been completed. Submit fertilizer information to the Landscape Architect for approval prior to commencing planting operations. Composted cow manure may be substituted for slow-release fertilizer, applied at a minimum depth of 1/2" and tilled in with other soil amendments.
10. Soil mix for planting pits shall consist of 3 parts by volume of existing on-site soil, one part 'Leaf Gro', or equivalent and slow-release fertilizer combined per manufacturer's recommendations. This mix shall be prepared prior to use as backfill Planting Mix. Place 'Deep Roots' or equivalent mycorrhizal amendment in each tree pit per manufacturer's recommendations.
11. If any underground obstructions or other site conditions are encountered that conflict with the planned plantings, notify the Landscape Architect immediately.
12. All planting beds shall be neatly hand edged unless otherwise specified.
13. All planting beds and pits shall be provided with a 2" minimum, 3" maximum depth of composted, aged, shredded bark mulch, spread evenly, unless otherwise specified. In addition, planting pits shall have a 6" high rim or 'saucer' provided. No mulch shall be placed on the crown of a plant or on the root flare or trunk of a tree or shrub.
14. Any plantings to occur in formerly paved or compacted areas shall be in conformance with planting detail entitled Landscape Island Planting Bed".

WATERING

15. A water source for planting and maintenance operations will be provided by the Owner / Client. If a source is not available on-site, Contractor will include a water supply cost in his / her bid. 'Gator-bags' or equivalent slow drip watering devices are recommended for trees in times of low rainfall. Also, install soaker hose with connections left uncovered for ease or watering plant beds. Loop hose around any trees that do not have watering bags installed. A minimum of 1" depth of water shall be applied any week where that amount of rainfall has not occurred after a 2 month period of installation. During the first two months all plants shall be watered daily for two weeks, 3 times a week for 4 weeks and 2 times a week for 2 weeks.
- CONTRACTOR / WARRANTY REQUIREMENTS
16. Any lawn, paving or other surfaces damaged by the Contractor's operations shall be repaired in kind before the project will be accepted for final approval and payment.
17. The Owner's property and any affected abutting property shall be left clean and free of any debris or excess materials resulting from any phase of the landscape operations.
18. The Contractor is responsible for repairing or replacing as necessary, any property of the Owner / Client or any affected abutting property that is damaged by the Contractor's operations, equipment or crew. Any such repair or replacement shall take place in a timely fashion and in a manner that meets with the approval of the Owner / Client.
19. Contractor shall notify the Landscape Architect or Owner / Client at the completion of landscape installation for a project acceptance inspection. All plants must be in accordance with specifications and be in healthy, vigorous condition s for acceptance.
20. All plant material shall be warranted for one year starting from the date of installation acceptance. This shall include one replacement to match the original. If the Contractor is of the opinion that a specified plant will not survive its planned location, the Landscape Architect shall be notified prior to bid. A tree shall be replaced if the main leader has died back or if the canopy is 25% or greater dead. A shrub shall be replaced if the crown is 25% or greater dead.
21. Contractor is responsible for all maintenance for a three month period following project acceptance. Maintenance shall include but not be limited to watering, herbicide, pesticide, fungicide or fertilizer applications, patching or reapplying mulch to maintain depth, pruning, adjusting stakes, weeding and repairing bed edges. This shall be included as a separate bid item. During the entire warranty period, the Contractor is responsible for checking the project and making maintenance suggestions to the Owner / Client.
- STORMWATER MANAGEMENT PLANTING
22. Stormwater management plans shall be built in accordance with plans by others. A soil sample with lab results shall be submitted to the landscape architect prior to installation. No planting shall be done until the site has been stabilized. The landscape architect shall be notified one week prior to installation to inspect the plantings for approval. New plantings shall be protected from flooding conditions for two weeks minimum for establishment. Within two days after the first rain event, the plantings shall be inspected by the contractor. Any dislodged plants shall be replanted. Any silt, sediment or debris which may have entered the stormwater planting area shall be removed. Re-distribute mulch, if needed.

- MAINTENANCE AND WARRANTY: Any noxious weeds that occur shall be removed with approved methods prior to them becoming established. The first mowing shall occur after the sod is firmly rooted in and no more than 3 of the grass blade shall be removed, per mowing. Warranty period is through first three mowings. Any areas that are not thriving shall be lifted, soil conditions repaired as necessary and a sod patch, of matching type, no less than 2' x 2' be installed.



DESIGNED		LM	8/2021	REVISIONS		
DRAWN		LM	8/2021	DATE	BY	DESCRIPTIONS
CHECKED		DS	8/2021	DATE		
APPROVED		DS	8/2021	DATE		

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201 Defense Highway
Suite 200
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Ph. (443) 274-2322
Contact Person: Kim Morgan
Project Manager
kmorgan@techgroupinc.net



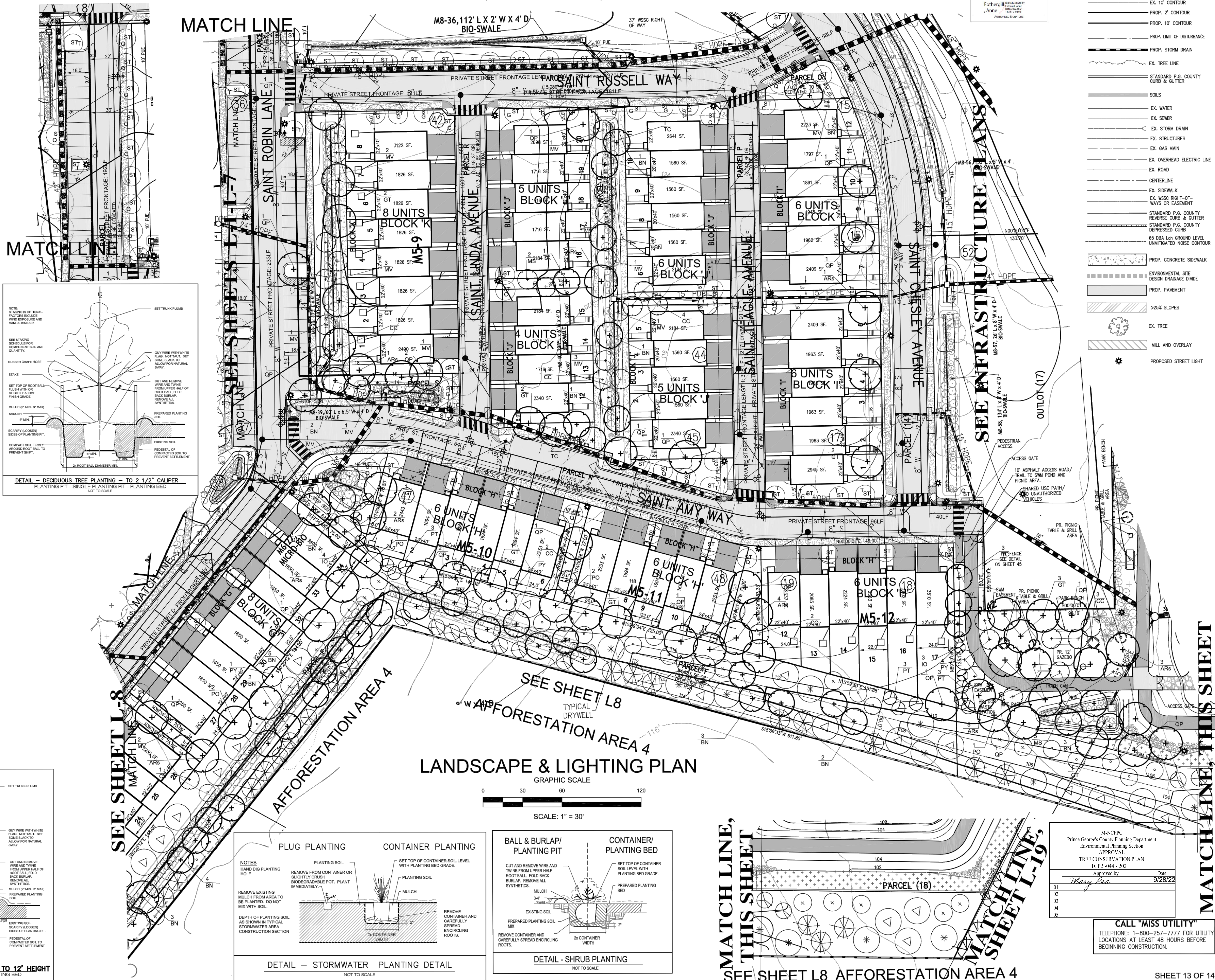
DEBORAH SCHWAB
LANDSCAPE ARCHITECTURE
409 Washington Street
Annapolis, MD 21403
Ph. 410 268 6291 Email: dschwab@deborahschwab.com

Job Number
CMS 82019-018

OWNER/DEVELOPER
TENANTS IN COMMON
GBR MILL BRANCH, LLC
150 WHITE PLAINS ROAD, SUITE 400
TARRYTOWN, NY 10591-5535
TEL: 914-631-6200
RONALD FRIEDMAN
CONTACT: russell@cheshley.com
TEL: 301-201-6700

TOWNHOMES - LANDSCAPE & LIGHTING
TOWNHOMES - LANDSCAPE DETAILS
MILL BRANCH CROSSING
PARCEL A AND 32
PRINCE GEORGE'S COUNTY MARYLAND
7th ELECTRON DISTRICT
TAX MAP 55, GRID E3/E4, PARCEL A & 32
SCALE: 1" = 30' DATE: AUGUST, 2022 LT PROJECT No. 520003 SHEET

MILL BRANCH CROSSING LANDSCAPE & LIGHTING TOWNHOMES - LANDSCAPE & LIGHTING, 30 SCALE, NOTES & DETAILS



M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP2-044-2021	
Approved by	Date
Mary Pao	9/28/22
01	
02	
03	
04	

CALL "MISS UTILITY"
TELEPHONE: 1-800-257-7777 FOR UTILITY
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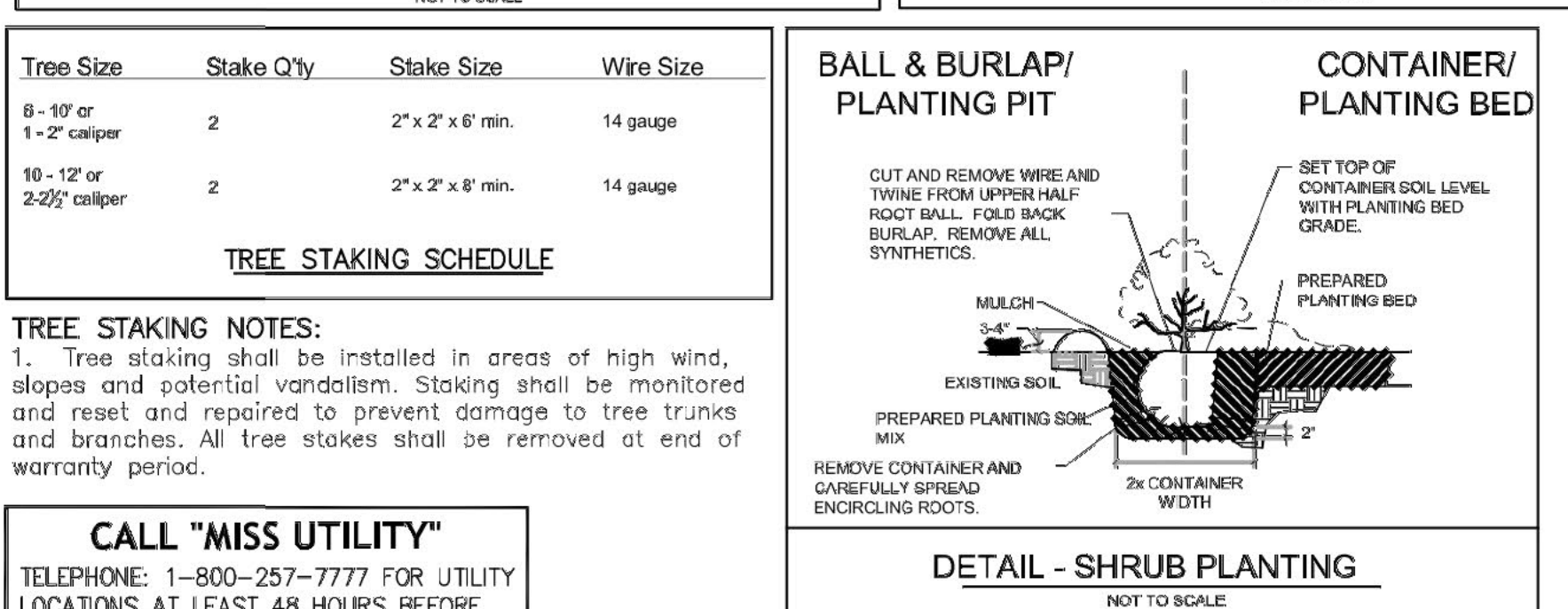
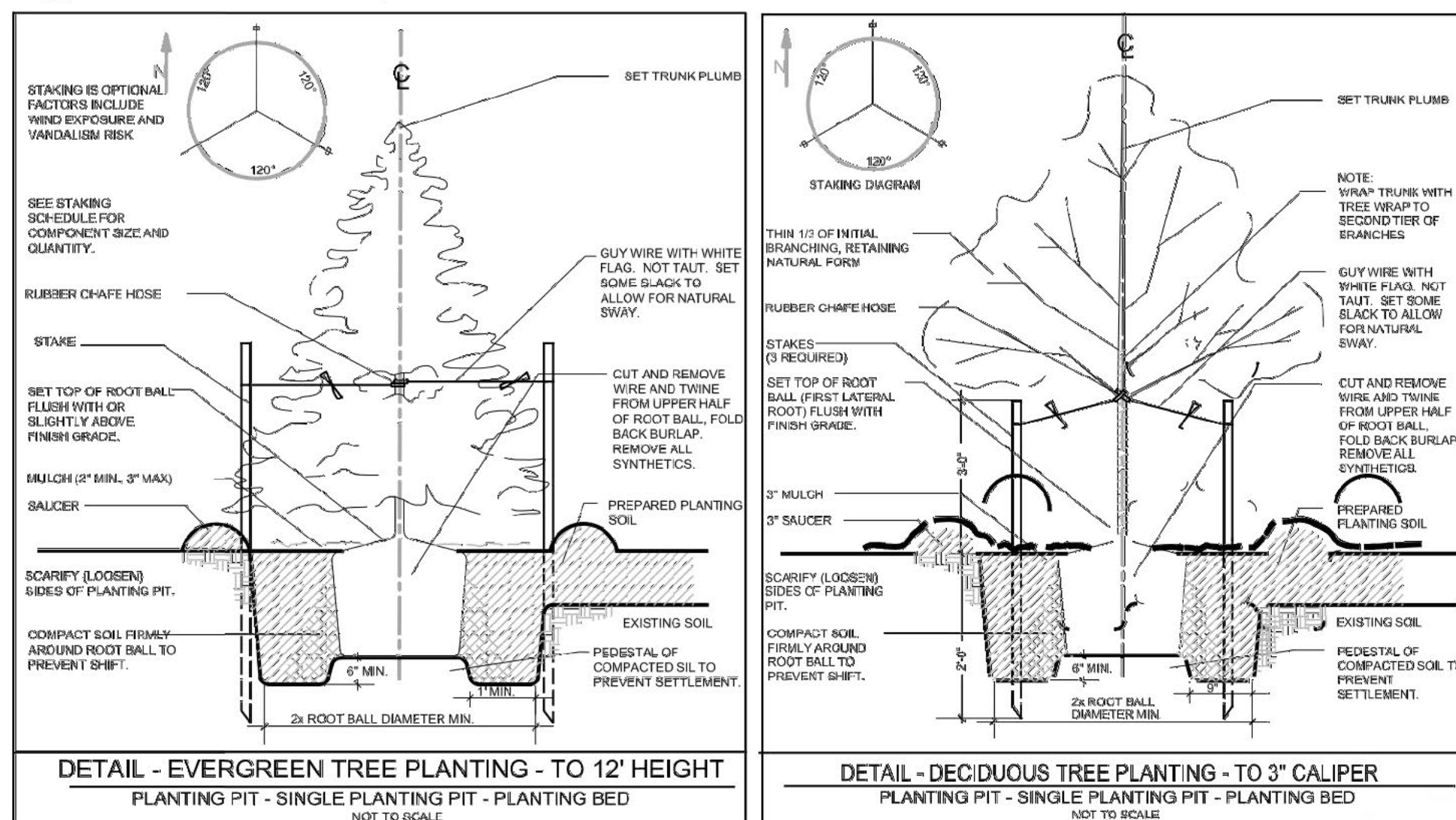
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- All plants shall be certified by the Contractor to be free of pests, fungi and diseases and/or deformities or damage.
- If any conflicts are found between the information on the Landscape Plan and that shown on the plant lists, notify the landscape architect prior to submission of bid.
- Landscape architect shall be notified in writing five work days in advance for inspection and approval of all plants prior to any installation PLANTING
- Planting beds and pits shall be rendered free of all rocks over 2" and any debris found during the tilling and preparation process. All plants spaced at 6" on center (o.c.) or less shall be planted in hand-edged planting beds.
- Planting beds shall be tilled to a minimum depth of 6". If any unsuitable conditions, such as extreme compaction or high water table are encountered, the Landscape Architect shall be notified immediately.
- A minimum of 2" depth 'Leaf-Gro' or equivalent and 2" clean loamy topsoil shall be spread evenly over all planting beds and incorporated by tilling. In compacted or clay conditions, a minimum of 1" depth of sand shall also be incorporated.
- A suitable slow-release fertilizer shall be used in accordance with the manufacturer's recommendations and based on soil samples taken on-site after grading has been completed. Submit fertilizer information to the Landscape Architect for approval prior to commencing planting operations. Composted cow manure may be substituted for slow-released fertilizer, applied at a minimum depth of 1/2" and tilled in with other soil amendments. A mycorrhizal such as 'Roots' shall be used for all tree plantings, per manufacturer's recommendations.
- Soil mix for planting pits shall consist of 3 parts by volume of existing on-site soil, one part 'Leaf Gro', or equivalent and slow-release fertilizer combined per manufacturer's recommendations. In compacted conditions or clay, also add 1 part clean sand. This mix shall be prepared prior to use as backfill planting mix.
- If any underground obstructions or other site conditions are encountered that conflict with the planned plantings, notify the Landscape Architect immediately.
- All planting beds shall be neatly hand edged unless otherwise specified.
- All planting beds and pits shall be provided with a 2" minimum, 3" maximum depth of composted, aged, shredded bark mulch, spread evenly, unless otherwise specified. In addition, planting pits shall have a 6" high rim or 'saucer' provided. No mulch shall be placed on the crown of a plant or on the root flare or trunk of a tree or shrub.
- Any plantings to occur in formerly paved or compacted areas shall be in conformance with planting detail entitled Landscape Island Planting Bed".

WATERING

- A water source for planting and maintenance operations will be provided by the Owner / Client. If a source is not available on-site, Contractor will include a water supply cost in his / her bid. 'Gator-bags' or equivalent slow drip watering devices are recommended for trees in times of low rainfall. Also, install soaker hose with connections left uncovered for ease or watering plant beds. Loop hose around any trees that do not have watering bags installed. A minimum of 1" depth of water shall be applied any week where that amount of rainfall has not occurred after a 2 month period of installation. During the first two months all plants shall be watered daily for two weeks, 3 times a week for 4 weeks and 2 times a week for 2 weeks.

CONTRACTOR / WARRANTY REQUIREMENTS

- Any lawn, paving or other surfaces damaged by the Contractor's operations shall be repaired in kind before the project will be accepted for final approval and payment.
- The Owner's property and any affected abutting property shall be left clean and free of any debris or excess material resulting from any phase of the landscape operations.
- The Contractor is responsible for repairing or replacing as necessary, any property of the Owner / Client or any affected abutting property that is damaged by the Contractor's operations, equipment or crew. Any such repair or replacement shall take place in a timely fashion and in a manner that meets with the approval of the Owner / Client.
- Contractor shall notify the Landscape Architect or Owner / Client at the completion of landscape installation for a project acceptance inspection. All plants must be in accordance with specifications and be in healthy, vigorous conditions for acceptance.
- All plant material shall be warranted for one year starting from the date of installation acceptance. This shall include one replacement to match the original. If the Contractor is of the opinion that a specified plant will not survive its planned location, the Landscape Architect shall be notified prior to bid. A tree shall be replaced if the main leader has died back or if the canopy is 25% or greater dead. A shrub shall be replaced if the crown is 25% or greater dead.
- Contractor is responsible for all maintenance for a three month period following project acceptance. Maintenance shall include but not be limited to watering, herbicide, pesticide, fungicide or fertilizer applications, patching or reapplying mulch to maintain depth, pruning, adjusting stakes, weeding and repairing bed edges. This shall be included as a separate bid item. During the entire warranty period, the Contractor is responsible for checking the project and making maintenance suggestions to the Owner / Client.



CALL "MISS UTILITY"

TELEPHONE: 1-800-257-7777 FOR UTILITY LOCATIONS AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.

DESIGNED	DS	8/2021	DATE
DRAWN	DS	8/2021	DATE
CHECKED	DS	8/2021	DATE
APPROVED	DS	8/2021	DATE

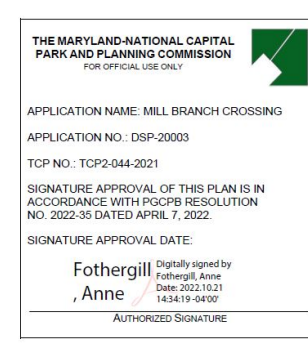


201 Defense Highway
Suite 200
Annapolis, MD 21401
Ph: (443) 274-3232
Fax: (443) 274-3233
Contact Person: Kim Morgan
Project Manager
kmorgan@techgroupinc.net



DEBORAH SCHWAB
LANDSCAPE ARCHITECTURE
400 Washington Street
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Ph: 410 288 5291 Email: dschwab@comcast.net

Job Number
DMS #2019-018



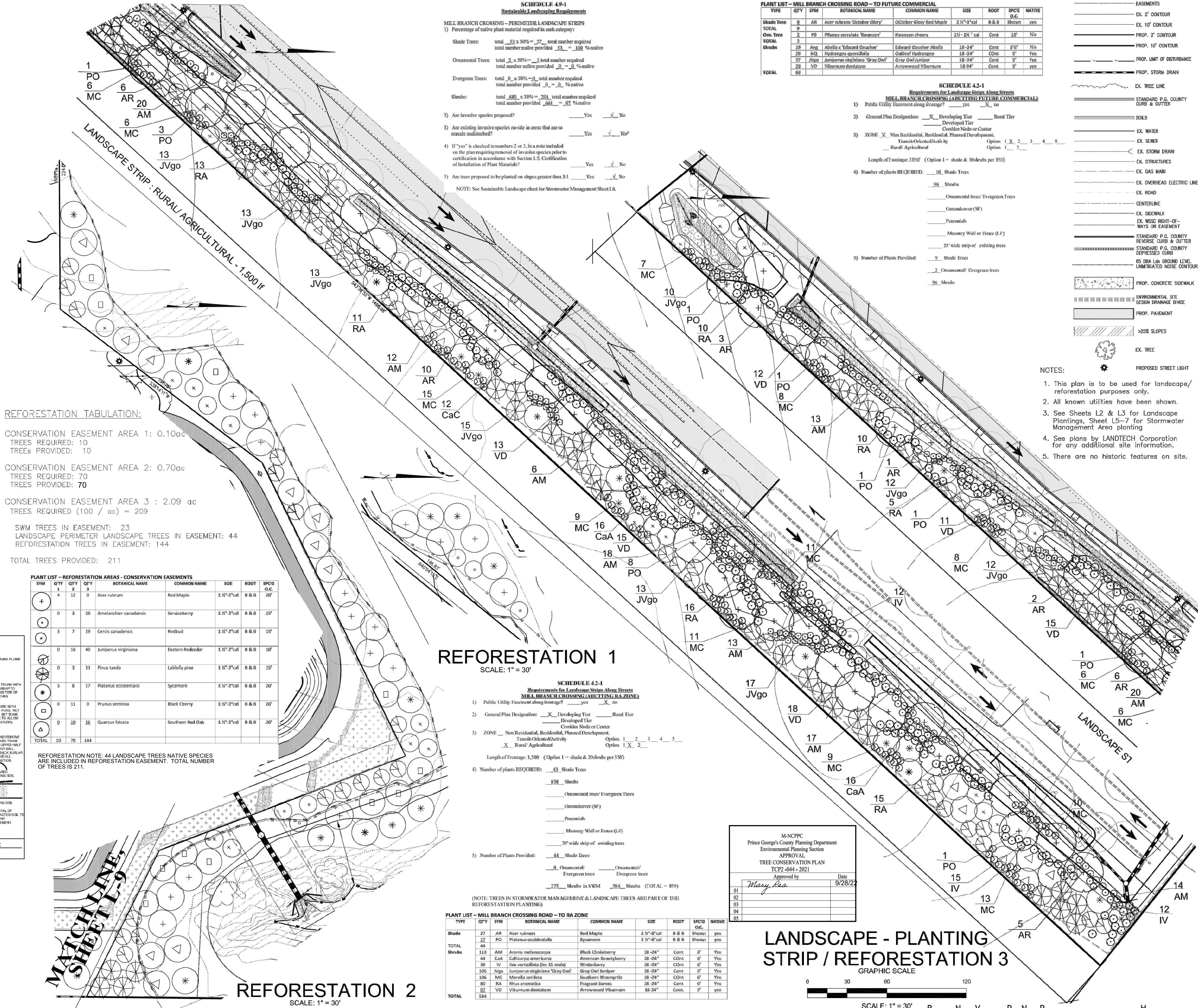
WN R D V P R
GREEN BRANCH, LLC
2191 DEFENSE HIGHWAY, SUITE 400
CROFTON, MD 21114
TEL: 301-261-6700
WILLIAM F. CHESLEY
CONTACT: russell@chesley.com
TEL: 301-201-6700

REFORESTATION PLAN MILL BRANCH CROSSING

PARCEL A AND 32
PRINCE GEORGE'S COUNTY MARYLAND
7th DISTRICT
TAX MAP 55, GRID E3/E4, PARCEL A & 32

SCALE: 1" = 30' DATE: JULY, 2022 LT PROJECT No. 520003 SHEET

MILL BRANCH CROSSING INFRASTRUCTURE - REFORESTATION / LANDSCAPE STRIP



LEGEND

- BOUNDARY
- EX. ROW
- BRL
- FUE
- EASEMENTS
- EX. 2' CONTOUR
- EX. 10' CONTOUR
- PROP. 2' CONTOUR
- PROP. 10' CONTOUR
- PROP. LIMIT OF DISTURBANCE
- PROP. STORM DRAIN
- EX. TREE LINE
- STANDARD P.G. COUNTY CURB & GUTTER
- SOILS
- EX. WATER
- EX. SEWER
- EX. STORM DRAIN
- EX. STRUCTURES
- EX. GAS MAIN
- EX. OVERHEAD ELECTRIC LINE
- EX. ROAD
- CENTERLINE
- EX. SIDEWALK
- EX. WISC RIGHT-OF-WAYS OR EASEMENT
- STANDARD P.G. COUNTY REVERSE CURB & GUTTER
- STANDARD P.G. COUNTY DEPRESSED CURB
- 65 Lb. GRIND LEVEL UNLIMITED NOISE CONTOUR
- PROP. CONCRETE SIDEWALK
- ENVIRONMENTAL SITE DESIGN DRAINAGE DIVIDE
- PROP. PAVEMENT
- >25% SLOPES
- EX. TREE
- PROPOSED STREET LIGHT

NOTES:

- This plan is to be used for landscape / reforestation purposes only.
- All known utilities have been shown.
- See Sheets L2 & L3 for Landscape Plantings, Sheet L5-7 for Stormwater Management Area planting
- See plans by LANDTECH Corporation for any additional site information.
- There are no historic features on site.