

**SITE**

CARTER AVE.  
SEABROOK RD.  
WASHINGTON BLVD.  
WOODLAND AVE.  
CHICK AVE.  
BEACHWOOD AVE.  
OAKWOOD AVE.  
OAKBROOK PL.  
UNWOOD AVE.  
UNWOOD CT.

US-301  
ANAPOLIS ROAD  
US-302

ENTERPRISE SHOPPING CENTER

LANHAM PROFESSIONAL PARK CONDOMINIUMS

ST. MATTHIAS CATHOLIC CHURCH

SCALE: 1" = 100'      DATE: MARCH 2009      TTG PROJECT No. 504001      SHEET 1 OF



| REVISIONS |     |  |
|-----------|-----|--|
| DATE      | BY  | DESCRIPTIONS   |
| 08/08     | TTG | REVISED THE PLANS PER ENVIRONMENTAL REFERRAL COMMENTS DATED 6/23/08                |
| 02/09     | TTG | REVISED THE PLANS PER CONDITIONS NOTED IN PLANNING BOARD RESOLUTION DATED 10/30/08 |
| 03/09     | TTG | UPDATED FOR REAPPROVAL   |
| 3/10      | TTG | UPDATED FOR CERTIFICATION  |
| 09/10     | TTG | UPDATED FOR CERTIFICATION  |

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



1120 Benfield Blvd  
Suite C  
Millersville, MD 21108  
Ph. (410) 987-3450  
Fax (410) 987-3451

*K. Oseroff*  
9/03/2011  
KENIA OSEROFF  
QUALIFIED PROFESSIONAL

**OWNER**  
**THE RYLAND GROUP**  
4100 MONUMENT CORNER DRIVE  
FAIRFAX, VA 22030-8609  
TEL. (703) 502-5277

**DEVELOPER**  
**ENTERPRISE OFFICE PARK, INC.**  
2200 DEFENSE HIGHWAY, SUITE 101  
CROFTON, MD. 21114  
TEL. (301) 261-6900

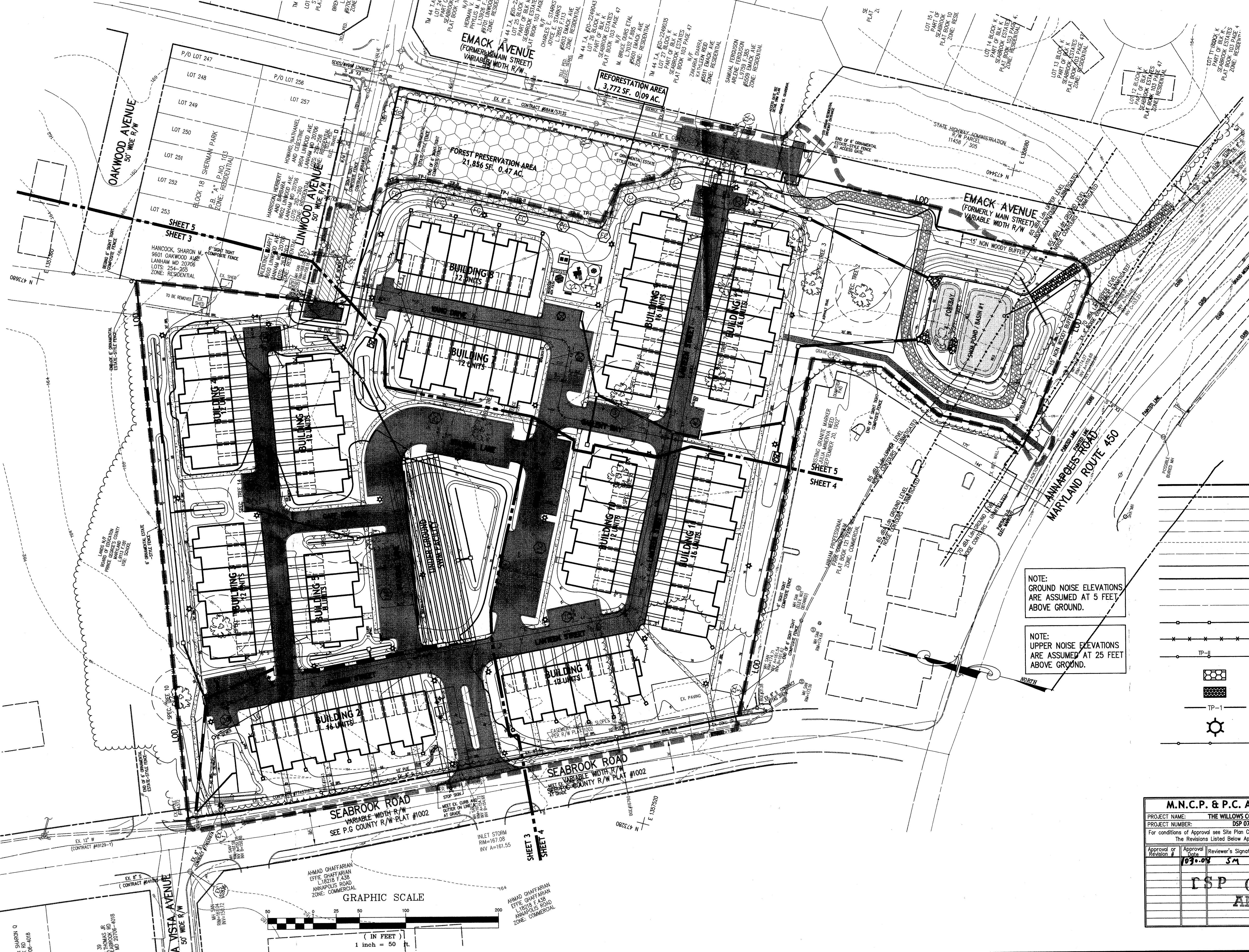
**TCP TYPE II COMPOSITE PLAN**

**THE WILLOWS CONDOMINIUMS**  
PRINCE GEORGE'S COUNTY MARYLAND

|                 |                  |                        |              |
|-----------------|------------------|------------------------|--------------|
| SCALE: 1" = 50' | DATE: MARCH 2009 | TTG PROJECT No. 504001 | SHEET 2 OF 6 |
|-----------------|------------------|------------------------|--------------|

| SPECIES    | NUMBER | SIZE (IN) | CONDITION | DISPOSITION |
|------------|--------|-----------|-----------|-------------|
| WHITE OAK  | 1      | 33        | GOOD      | REMOVE      |
| WHITE OAK  | 2      | 30        | GOOD      | REMOVE      |
| N. RED OAK | 3      | 32        | GOOD      | SAVE        |
| WHITE OAK  | 4      | 35        | GOOD      | REMOVE      |
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| WHITE OAK  | 13     | 32        | GOOD      | REMOVE      |
| WHITE OAK  | 14     | 29.5      | GOOD      | REMOVE      |
| WHITE OAK  | 15     | 37        | GOOD      | REMOVE      |

\* TREES WERE FIELD LOCATED USING GPS. LOCATION EQUIPMENT



| M.N.C.P. & P.C. APPROVALS  |               |                          |               |
|--|---------------|--------------------------|---------------|
| PROJECT NAME:  |               | THE WILLOWS CONDOMINIUMS |               |
| PROJECT NUMBER:  |               | DSP 07010                |               |
| For conditions of Approval see Site Plan Cover Sheet or Approval Sheet |               |                          |               |
| The Revisions Listed Below Apply to this Sheet                         |               |                          |               |
| Approval or Revision #   | Approval Date | Reviewer's Signature     | Certificate # |
|  | 03-04         | SM                       | 14710         |
| RSP 07010  |               |                          |               |
| APPROVED   |               |                          |               |

**M-NCPPC**  
 Prince George's County Planning Department  
 Environmental Planning Section

**APPROVAL**  
 TREE CONSERVATION PLAN

**TCP II / 045 / 08**

|    | APPROVED BY        | DATE    |
|----|--------------------|---------|
| 01 | <i>[Signature]</i> | 9/27/10 |
| 02 |                    |         |
| 03 |                    |         |
| 04 |                    |         |
| 05 |                    |         |



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| DESIGNED |       |      |  | REVISIONS |     |  |  |
|----------|-------|------|--|-----------|-----|--|--|
| DM       | 05/09 | DATE |  | DATE      | BY  | DESCRIPTIONS                                 |  |
| FA       | 05/09 | DATE |  | 08/08     | TTG | REVISED THE PLANS PER ENVIRONMENTAL REFERRAL |  |
| FA       | 05/09 | DATE |  | 02/09     | TTG | REVISED THE PLANS PER CONDITIONS NOTED IN    |  |
| KLM      | 05/09 | DATE |  | 03/09     | TTG | PLANNING BOARD RESOLUTION DATED 10/30/08     |  |
| DATE     |       |      |  | 3/10      | TTG | UPDATED FOR REAPPROVAL                       |  |
| RTM      | 05/09 | DATE |  | 09/10     | TTG | UPDATED FOR CERTIFICATION                    |  |
| DATE     |       |      |  |           |     |  |  |

**THE TECH GROUP, INC.**  
ENGINEERS - PLANNERS - SURVEYORS  
TELECOMMUNICATIONS - ENVIRONMENTAL  
WWW.TECHGROUPINC.NET

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*K. J. Oseroff*  
09/03/2010  
Kenna Oseroff  
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**TCP TYPE-II PLAN**

**THE WILLOWS CONDOMINIUMS**

PRINCE GEORGE'S COUNTY MARYLAND  
3rd ELECTION DISTRICT  
TAX MAP 44 GRID E2

SCALE: 1" = 30' DATE: MARCH 2009 TTG PROJECT No. 504001 SHEET 3 OF 6

**SPECIMEN TREE LIST**

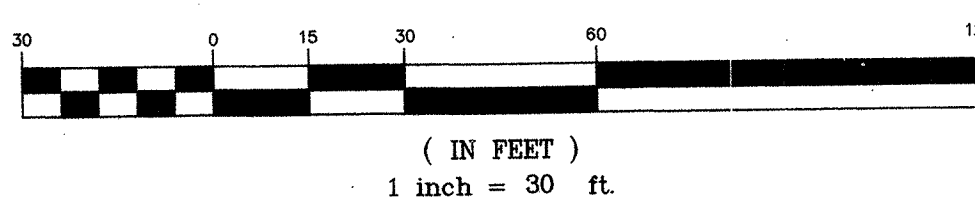
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\* TREES WERE FIELD LOCATED USING GPS. LOCATION EQUIPMENT

**LEGEND**

|                        |                             |                            |
|------------------------|-----------------------------|----------------------------|
| BOUNDARY               | EX. 8" W                    | EX. WATER                  |
| RIGHT-OF-WAY           | EX. 8" S                    | EX. WATER HOUSE CONNECTION |
| EX. LOTS               | EX. SEWER                   | EX. SEWER HOUSE CONNECTION |
| PUE                    | EX. SD                      | EX. STORM DRAIN            |
| EASEMENTS              | EX. TREE LINE               |                            |
| EX. 2' CONTOUR         | 65 dBA Ldn UNMITIGATED      |                            |
| EX. 10' CONTOUR        | NOISE CONTOUR UPPER LEVEL   |                            |
| PROP. 2' CONTOUR       | UNMITIGATED 65dBA Ldn       |                            |
| PROP. 10' CONTOUR      | NOISE CONTOUR GROUND LEVEL  |                            |
| EX. ROAD               | 70 dBA Ldn UPPER LEVEL      |                            |
| CENTERLINE             | NOISE CONTOUR - UNMITIGATED |                            |
| 6" SIGHT TIGHT         | 70 dBA Ldn GROUND LEVEL     |                            |
| COMPOSITE FENCE        | NOISE CONTOUR - UNMITIGATED |                            |
| 6" BLACK ORNAMENTAL    | EX. STRUCTURES              |                            |
| ESTATE STYLE FENCE     | LIMIT OF DISTURBANCE        |                            |
| TREE PROTECTION DEVICE | FC                          | FOREST CONSERVATION SIG    |
| FOREST PRESERVATION    | FC                          | SPECIMEN TREE              |
| REFORESTATION AREA     | FC                          | CRITICAL ROOT ZONE         |
| TREE PROTECTION FENCE  | CdD2                        | SOIL TYPE BOUNDARY         |
| STREET LIGHT           | CdC2                        | MILL OVERLAY               |
| PR. 15' FENCE          |                             | SLOPE EASEMENT AREA        |

**GRAPHIC SCALE**



**M.N.C.P. & P.C. APPROVALS**  
PROJECT NAME: THE WILLOWS CONDOMINIUMS  
PROJECT NUMBER: DSP 07010  
For conditions of Approval see Site Plan Cover Sheet or Approval Sheet  
The Revisions Listed Below Apply to this Sheet

|          |          |                      |               |
|----------|----------|----------------------|---------------|
| Approval | Revision | Reviewer's Signature | Certification |
|          | 10/30/09 | SM                   | 10/30/09      |

**DSP 07010**  
**APPROVED PLAN**

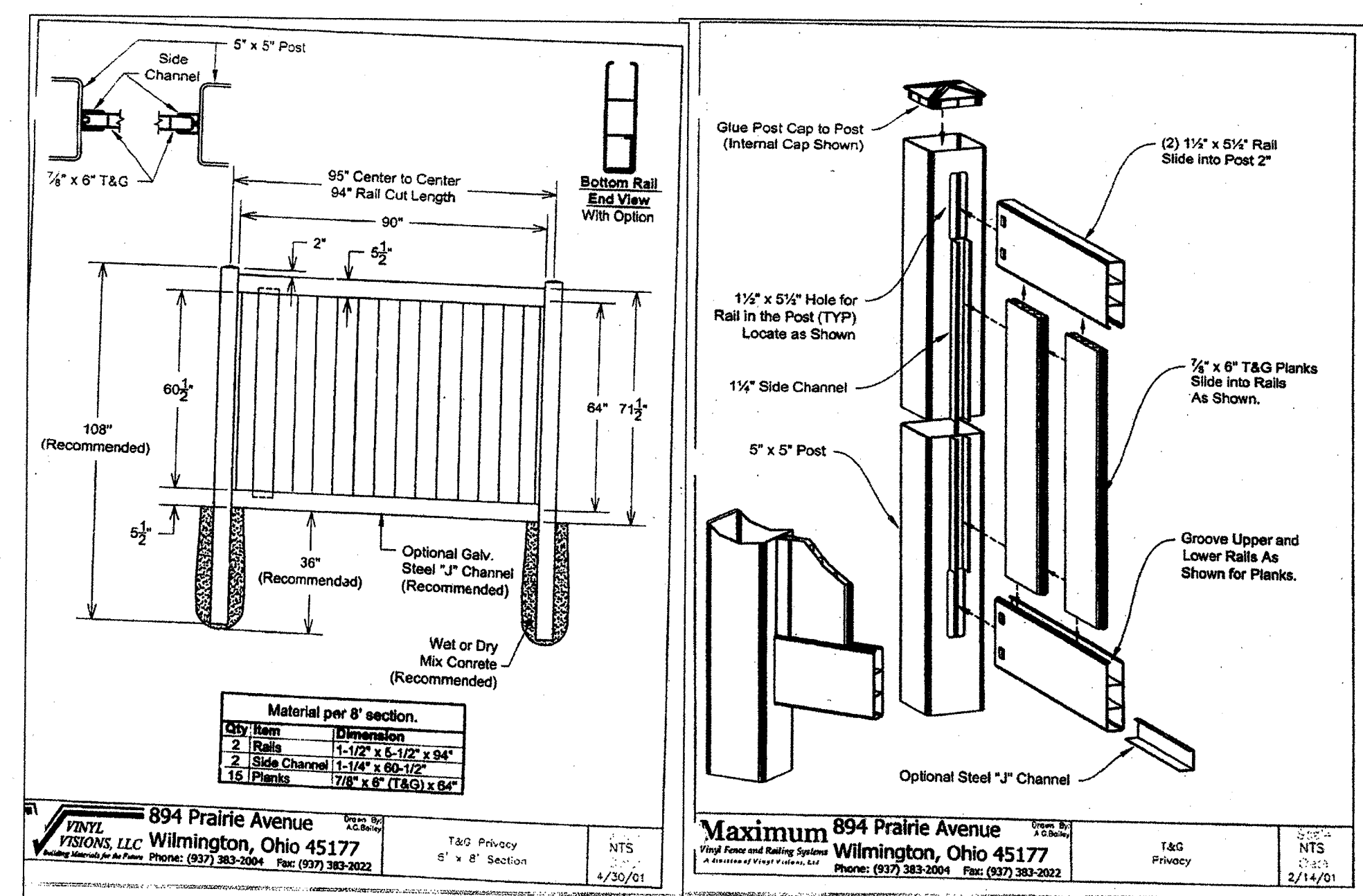
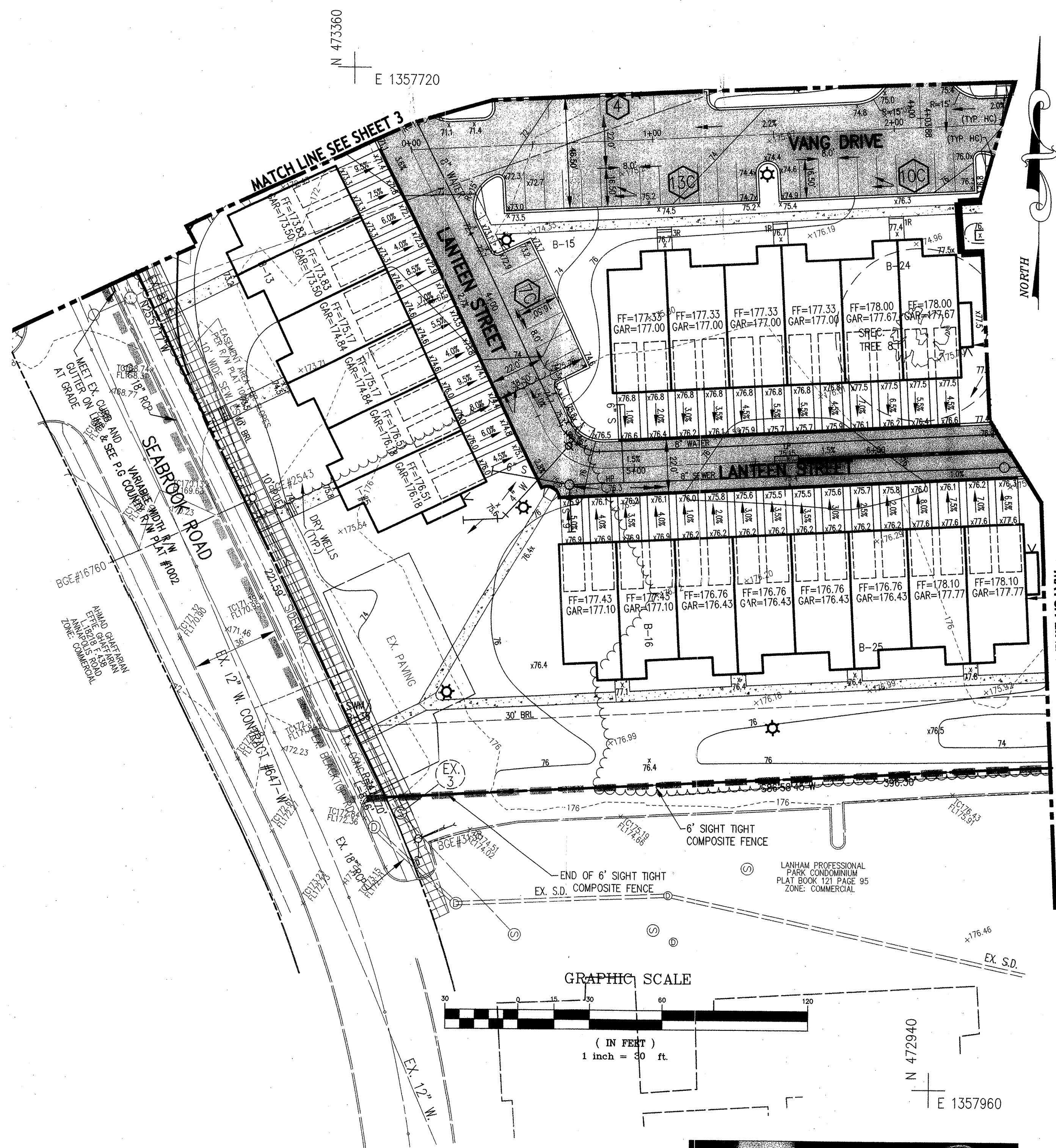
**M-NCPPC**  
Prince George's County Planning Department  
Environmental Planning Section  
**APPROVAL**  
**TREE CONSERVATION PLAN**  
**TCP II / 045 / 08**  
APPROVED BY: *[Signature]* DATE: 9/27/10

|    |  |
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| 01 |  |
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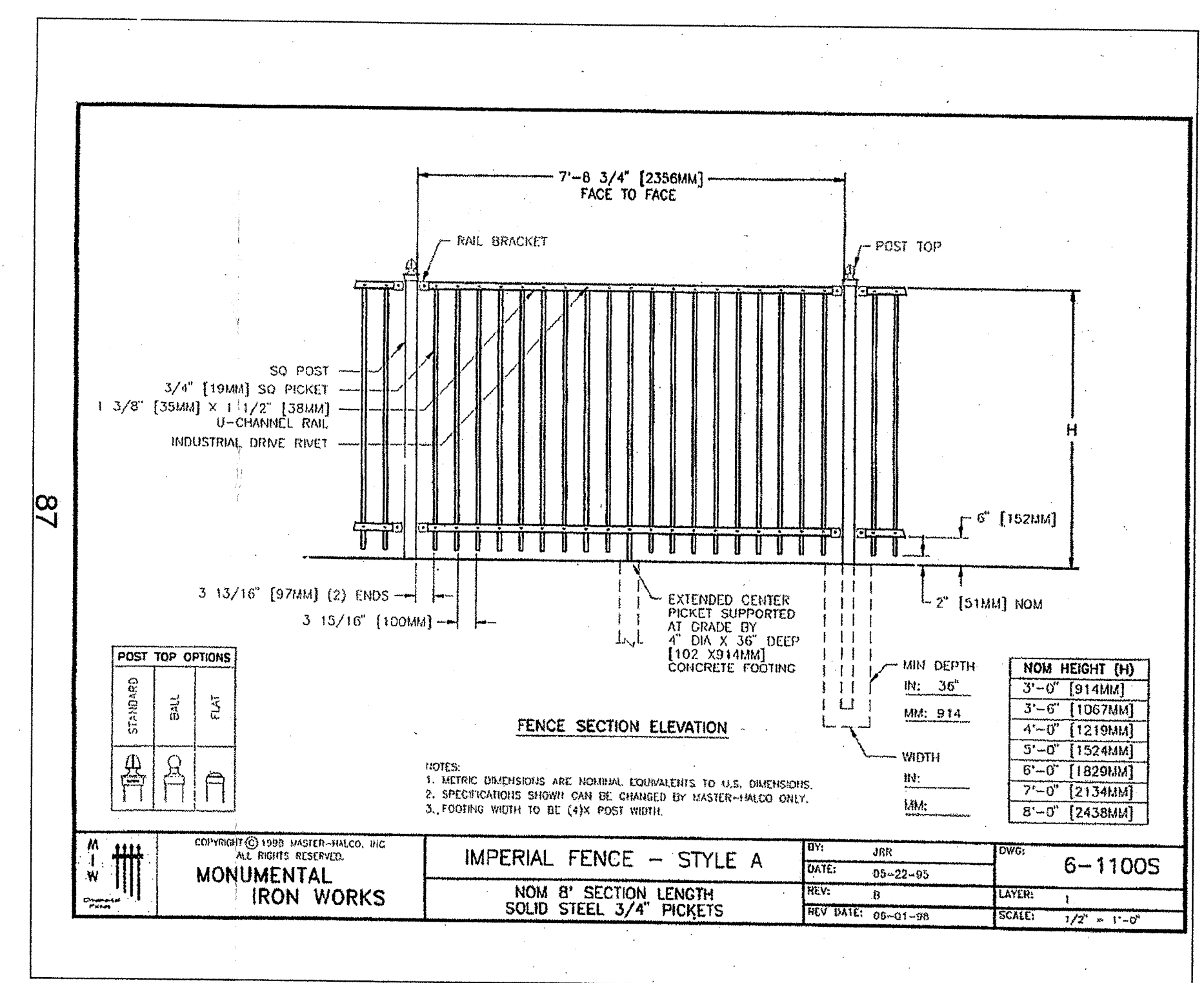


# LEGEND

|  |           |   |
|--|-----------|---|
| BOUNDARY                               | EX. 8" W  | EX. WATER   |
| RIGHT-OF-WAY                           | EX. 8" S  | EX. WATER HOUSE CONNECTION                          |
| EX. LOTS                               | EX. SEWER |   |
| PUE                                    | EX. SD    | EX. SEWER HOUSE CONNECTION                          |
| EASEMENTS                              |           | EX. STORM DRAIN                                     |
| EX. 2' CONTOUR                         |           | EX. TREE LINE                                       |
| EX. 10' CONTOUR                        |           |   |
| PROP. 2' CONTOUR                       |           | 65 dBA Ldn UNMITIGATED NOISE CONTOUR UPPER LEVEL    |
| PROP. 10' CONTOUR                      |           | UNMITIGATED 65dBA Ldn NOISE CONTOUR GROUND LEVEL    |
| EX. ROAD                               |           | 70 dBA Ldn UPPER LEVEL NOISE CONTOUR - UNMITIGATED  |
| CENTERLINE                             |           | 70 dBA Ldn GROUND LEVEL NOISE CONTOUR - UNMITIGATED |
| 6' SIGHT TIGHT COMPOSITE FENCE         |           | EX. STRUCTURES                                      |
| 6' BLACK ORNAMENTAL ESTATE STYLE FENCE |           | LIMIT OF DISTURBANCE                                |
| TP-1                                   |           | FC FOREST CONSERVATION SIGN                         |
|  |           | SPECIMEN TREE                                       |
|  |           | CRITICAL ROOT ZONE                                  |
|  |           | SOIL TYPE BOUNDARY                                  |
|  |           | MILL OVERLAY  |
|  |           | SLOPE EASEMENT AREA                                 |



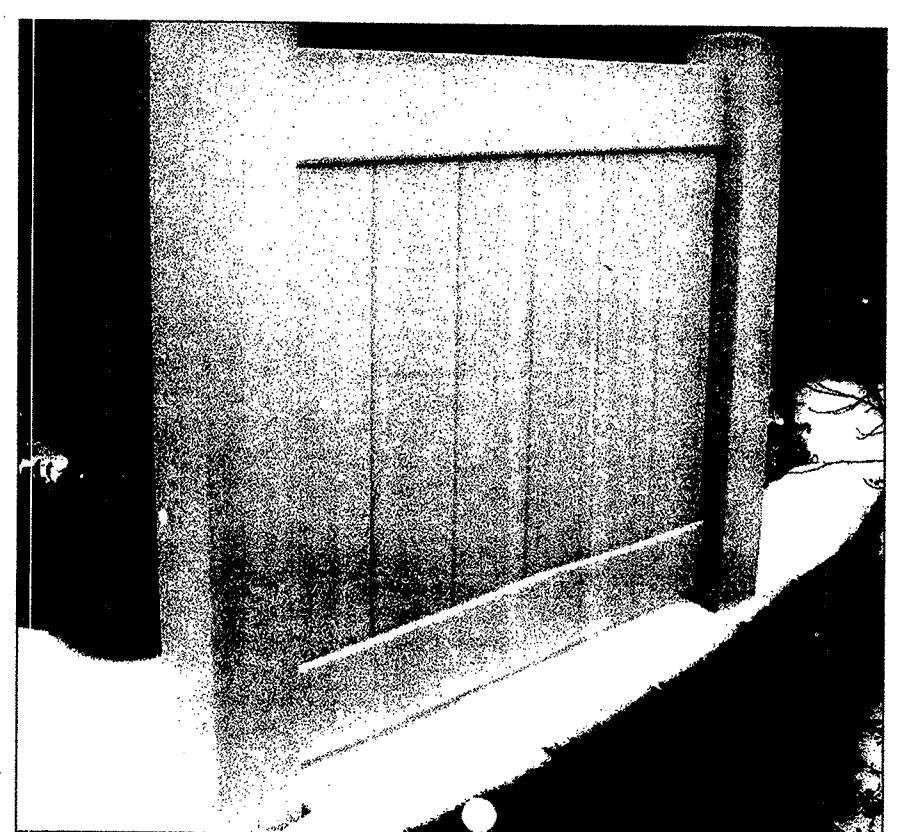
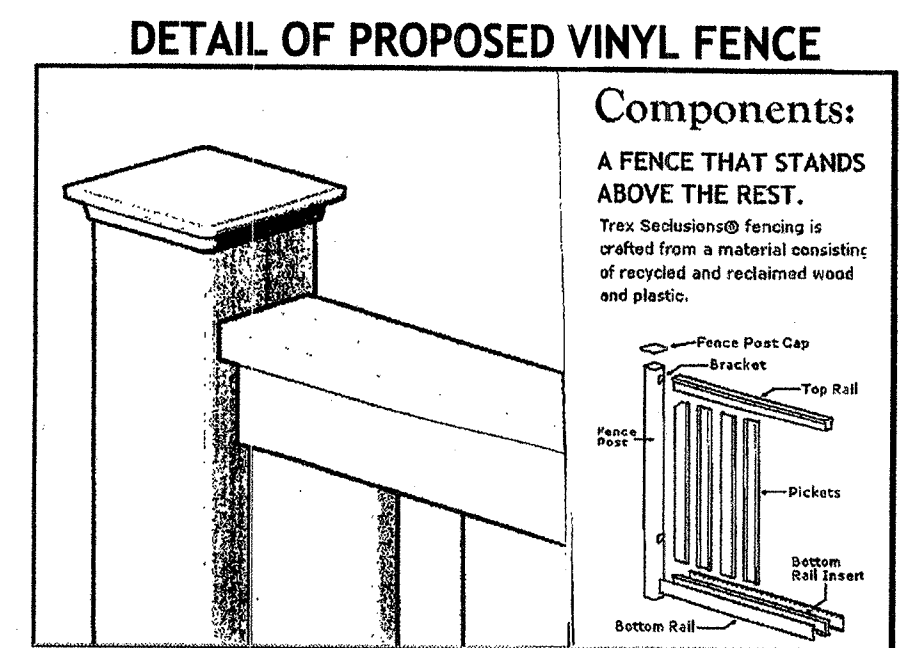
DETAILS OF PROPOSED VINYL FENCE



ORNAMENTAL ESTATE STYLE 15' FENCE (OR EQUIVALENT)

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|------------|--------|-----------|-----------|-------------|
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| DESIGNED | DATE  | BY  | REVISIONS  |
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|------------------------|---------------|----------------------|--------------------|
| 1                      | 10/30/08      | SM                   | 10/9/10            |

**ISP 07010**  
**APPROVED PLAN**

**M-NCPPC**  
Prince George's County Planning Department  
Environmental Planning Section  
**APPROVAL**  
**TREE CONSERVATION PLAN**  
**TCP II / 045 / 08**  
APPROVED: *[Signature]* DATE: 9/27/10

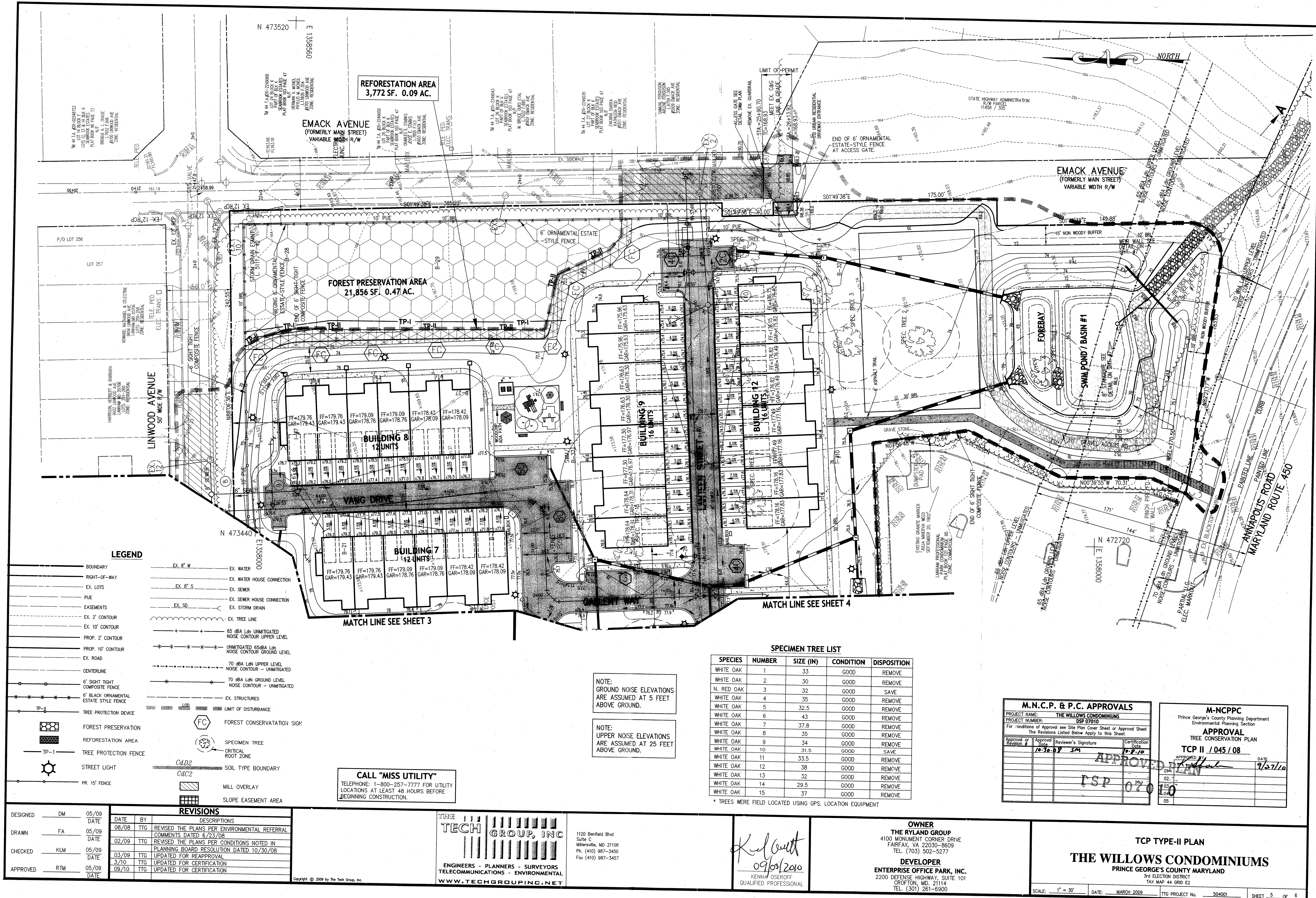
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**THE WILLOWS CONDOMINIUMS**  
PRINCE GEORGE'S COUNTY MARYLAND  
3rd ELECTION DISTRICT  
TAX MAP 44 GRID E2

SCALE: 1" = 30' DATE: MARCH 2009 TTG PROJECT No. 504001 SHEET 4 OF 6

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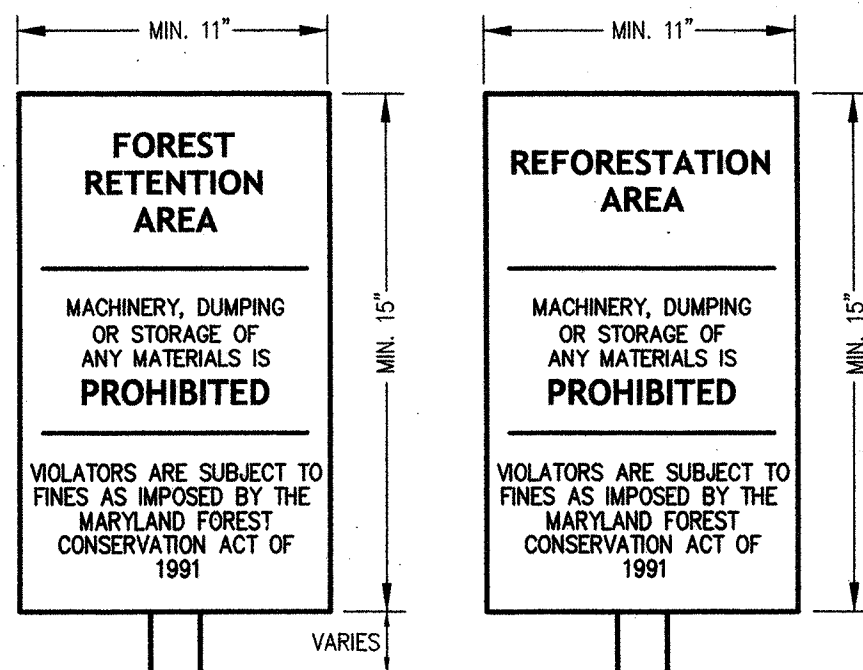


## AFFORESTATION / REFORESTATION PLANTING NOTES

- I. GENERAL NOTES:**
- A. SCOPE: THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES OF PLANT MATERIAL SHOWN ON THE PLAN LIST, AND SHALL PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT TO COMPLETE ALL LANDSCAPE WORK AS SHOWN ON THE PLANS AND SPECIFICATIONS.
- B. UTILITIES: THE LANDSCAPE CONTRACTOR SHALL NOTIFY MISS UTILITY (1-800-257-7777) TO VERIFY THE LOCATION OF ALL MAIN UTILITIES AND SHALL ASK THE GENERAL CONTRACTOR TO LOCATE LIGHTING AND OTHER ON-SITE UTILITIES IN THE FIELD BEFORE PROCEEDING WITH THE INSTALLATION OF ANY PLANTING. IF CONDITIONS ARISE IN THE FIELD WHICH NECESSITATES THE SHIFTING OF A PLANT LOCATION MORE THAN 15', THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED PRIOR TO INSTALLATION.
- C. SUBSTITUTIONS: ANY CHANGE IN THE TYPE, SIZE AND QUANTITY OF PLANT MATERIAL BY THE LANDSCAPE CONTRACTOR MUST BE APPROVED BY THE LANDSCAPE / AND THE MNC&PC URBAN DESIGN SECTION PRIOR TO INSTALLATION.
- D. STANDARDS: ALL PLANT MATERIAL MUST BE NURSERY GROWN AND MEET ALL OF THE QUALITATIVE CRITERIA ESTABLISHED BY THE CURRENT ISSUE OF THE AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN.
- E. DUG MATERIAL: ALL DUG PLANT MATERIAL SHALL HAVE BEEN DUG BEFORE DUG BREAK OR AFTER LEAF MATURATION. ANY PLANT MATERIAL EXHIBITING DROOPING NEW GROWTH WITHIN TWO (2) WEEKS OF BEING PLANTED WILL BE REJECTED AND MUST BE REMOVED FROM THE JOB.
- F. POOR DRAINAGE: NO PLANTS SHALL BE PLANTED IN SITUATIONS THAT SHOW OBVIOUS POOR DRAINAGE. SUCH SITUATIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER, AND IF THEY ARE NECESSARY, THE PLANTS SHALL BE RELOCATED OR THE CONTRACTOR SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE CORRECTION AT A NEGOTIATED COST. THIS NOTE DOES NOT APPLY TO THOSE PLANTS SPECIFIED AS WET CULTURE OR THOSE PLANTS INDICATED FOR WETLAND MITIGATION OR STORMWATER MANAGEMENT FACILITY PLANTINGS AND INDICATED AS SUCH ON THE LANDSCAPE PLAN.
- G. SITE PREPARATION: IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO PRESENT "CLEAN" SOIL CONDITIONS TO THE LANDSCAPE CONTRACTOR PRIOR TO ANY LANDSCAPE INSTALLATION. "CLEAN" SOIL MAY INCLUDE ON-SITE SOIL BUT MUST BE FREE OF PAVEMENT MATERIALS, MUCK, ROOT SYSTEMS, PETROLEUM OR OTHER CHEMICAL SUBSTANCES, BLUE STONE, CONSTRUCTION DEBRIS AND OTHER MATERIALS LARGER THAN 4" IN DIAMETER. THE "CLEAN" SOIL SHALL EXTEND TO THE FOLLOWING MINIMUM DEPTHS: 18" WHERE TREES ARE PROPOSED, 12" WHERE SHRUBS ARE PROPOSED AND 4" WHERE LAWN IS PROPOSED. IF THE LANDSCAPE CONTRACTOR ENCOUNTERS ANY AREAS TO BE DEFICIENT REGARDING THESE "CLEAN" SOIL SPECIFICATIONS, HE SHALL REPORT THIS CONDITION TO THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO PLANTING IN THOSE AREAS.
- H. WORKMANSHIP: DURING PLANTING, ALL TREES SHALL BE KEPT NEAT AND CLEAN, AND ALL REASONABLE PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING PLANTS, TURF AND STRUCTURES. UPON COMPLETION, ALL DEBRIS AND WASTE MATERIAL RESULTING FROM PLANTING OPERATIONS SHALL BE REMOVED FROM THE PROJECT AND THE AREA CLEANED UP. ANY DAMAGED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
- I. WATER: IF AVAILABLE ON-SITE, THE OWNER SHALL SUPPLY WATER AT NO COST. IT WILL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO SUPPLY WATER IF THERE IS NONE ON THE SITE. ALL WATERING SHALL BE ACCOMPLISHED USING AN OPEN END HOSE OR WATERING PROBE. WATER SHALL BE APPLIED AT LOW WATER PRESSURE DIRECTLY TO EACH PLANTING PIT ALLOWING WATER TO BE ABSORBED INTO THE PLANTING PIT SOIL UNTIL SATURATED, BUT WITHOUT RUNOFF.
- J. FERTILIZATION: WHEN REQUIRED, AND AS DIRECTED BY THE LANDSCAPE ARCHITECT, PLANTS SHALL BE FERTILIZED WITH A SOLUTION OF 12-4-4 OR OTHER APPROVED ANALYSIS WATER SOLUBLE FERTILIZER DESIGNED FOR THE LIQUID FERTILIZATION OF PLANT AS SPECIFIED IN THE MANUFACTURER'S RECOMMENDATION.

### II. TREE PLANTING:

1. PREPARING TREE PIT: THE WALLS OF THE TREE PIT SHALL BE DUG SO THAT THEY ARE VERTICAL AND SCARIFIED. THE DIAMETER OF THE PIT SHALL BE A TOTAL OF 24" WIDER THAN THE BALL DIAMETER. CARE SHOULD BE TAKEN TO EXCAVATE THE TREE PIT BELOW A DEPTH THAT ALLOWS 1/8 OF THE BALL TO BE ABOVE THE FINISHED GRADE. IF THE PIT IS DUG TOO DEEP, THEN THE BOTTOM OF THE PIT MUST BE BACKFILLED AND FIRMLY TAMPED TO PREVENT SETTLEMENT.
2. PLACING TREE IN PIT: PLACE THE TREE IN THE PIT EITHER BY LIFTING AND CARRYING THE TREE BY ITS BALL (NEVER LIFT BY BRANCHES OR TRUNK) AND THEN LOWERING IT INTO THE PIT. SET THE TREE STRAIGHT AND IN THE CENTER OF THE PIT WITH THE MOST DESIRABLE SIDE OF THE TREE FACING TOWARD THE PROMINENT VIEW (SIDEWALK, BUILDING, STREET, ETC.).
3. BACKFILLING TREE PIT: BACKFILL THE TREE PIT WITH A MIXTURE OF 2/3 ORIGINAL EXCAVATED MATERIAL AMENDED WITH 1/3 TOPSOIL (AS SPECIFIED IN II-A ABOVE). THIS STEP WILL HAVE BEEN PARTIALLY COMPLETED IF THE TREE IS PLANTED INTO A PREPARED BED AS DESCRIBED ABOVE. BACKFILL SIDES OF TREE PIT HALFWAY WITH SOIL MIXTURE AND TAMP BEFORE ADDING MORE. BACKFILL CUT ROPE OR WIRE ON BALL OF TREE AND PULL BURLAP BACK TO THE EDGE OF THE TREE BALL. REMOVE ALL PLASTIC WRAPS AND TWINNING.
- FINISH BACKFILLING SIDES OF TREE PIT AND TAMP FIRMLY. NEVER COVER TOP OF ROOT BALL WITH SOIL. FORM A SAUCER ABOVE EXISTING GRADE AND AROUND THE OUTER RIM OF THE TREE PIT. MULCH TOP OF ROOT BALL AND SAUCER WITHIN 48 HOURS TO A DEPTH OF 2" TO 3".
- WATER THOROUGHLY ON THE INTERIOR OF THE TREE SAUCER UNTIL IT IS FILLED EVEN IF IT IS RAINING. A SECOND WATERING MAY BE NECESSARY TO INSURE SATURATION OF ROOT BALL. PRUNE OUT ANY DEAD OR BROKEN BRANCHES.
4. TREE BRACING: UNLESS OTHERWISE NOTED ON THE PLAN, ALL TREES MORE THAN 12' IN HEIGHT (GREATER THAN 2 1/2" CAL.) ARE TO BE BRACED WITH THREE (3) GUY STAKES. GUY STAKES SHALL BE SPACED AS EVENLY APART (120 APART) IN A CIRCLE AS POSSIBLE. TREES LESS THAN 12' HIGH ARE TO BE STAKED WITH TWO UPRIGHT HARDWOOD STAKES. GUYING SHALL BE COMPLETED WITHIN 48 HOURS OF PLANTING THE TREE.
- C. SHRUB PLANTING:
1. PREPARING SHRUB PIT: THE WALLS OF THE SHRUB PIT SHALL BE DUG SO THAT THEY ARE VERTICAL AND SCARIFIED. THE DIAMETER OF THE PIT SHALL BE A TOTAL OF 12" WIDER THAN THE BALL DIAMETER. THE DEPTH OF THE PIT SHALL BE AT AN ELEVATION THAT ALLOWS 1/8 OF THE BALL TO BE ABOVE THE FINISHED GRADE, AFTER THE BOTTOM OF THE PIT HAS BEEN FIRMLY TAMPED (TO PREVENT SETTLEMENT).
2. PLACING SHRUB IN PIT: PLACE THE SHRUB IN THE PIT EITHER BY LIFTING OR CARRYING THE SHRUB BY ITS BALL (NEVER LIFT BY BRANCHES) AND THEN LOWERING IT INTO THE PIT.
3. BACKFILLING SHRUB PIT: BACKFILL THE SHRUB PIT HALFWAY WITH SOIL MIXTURE AND TAMP BEFORE ADDING MORE BACKFILL. CUT ROPE OR WIRE ON BALL OF SHRUB AND PULL BURLAP BACK TO EDGE OF THE ROOT BALL. REMOVE ALL PLASTIC WRAPS AND TWINNING.
- FINISH BACKFILLING SIDES OF PIT AND TAMP FIRMLY. NEVER COVER TOP OF ROOT BALL WITH SOIL. FORM A SAUCER ABOVE EXISTING GRADE AND AROUND THE OUTER RIM OF THE SHRUB PIT. MULCH TOP OF ROOT BALL AND SAUCER WITHIN 48 HOURS TO A DEPTH OF 2" TO 3".
- WATER THOROUGHLY ON THE INTERIOR OF THE SHRUB SAUCER UNTIL IT IS FILLED EVEN IF IT IS RAINING. A SECOND WATERING MAY BE NECESSARY TO INSURE SATURATION OF ROOT BALL. PRUNE OUT ANY DEAD BRANCHES.



- NOTES:**
- BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
  - SIGNS TO BE PLACED APPROX. 50' APART. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
  - ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

### SIGNAGE DETAIL

NOT TO SCALE

### SHRUB PLANTING DETAIL

NOT TO SCALE

### TREE PLANTING DETAIL - LESS THAN 2 1/2" CAL.

NOT TO SCALE

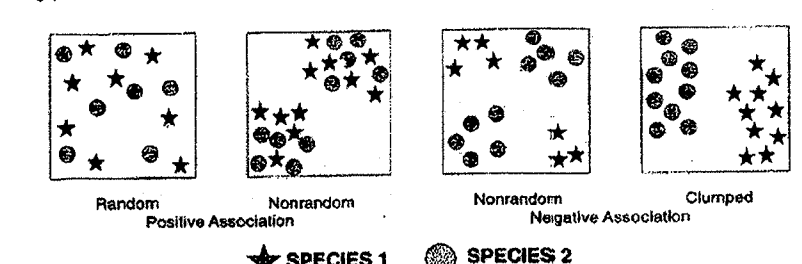
### EVERGREEN PLANTING DETAIL

NOT TO SCALE

### Container Grown and B&B Planting Techniques

Figure D:16

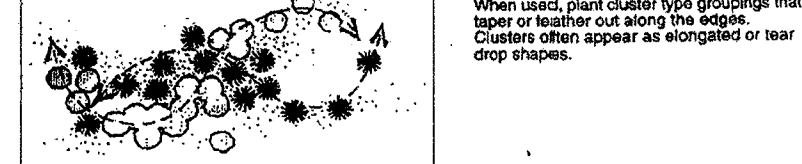
### Typical Forest Tree Distribution Patterns



**Note:** Naturally occurring populations of trees tend to be found in informal groupings. A cluster of trees is really a mosaic of different species groups. The objective of an afforestation/reforestation plan is to select the appropriate species and distribution pattern for a chosen site that mimic natural patterns.

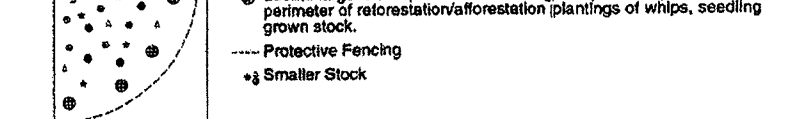
Source: Prince George's County Woodland Conservation Manual, 1991

### Aggregate Distribution Drift



Source: Prince George's County Woodland Conservation Manual, 1991

### Mixing Transplant Stock



Source: Prince George's County Woodland Conservation Manual, 1991

### Planting Distribution Patterns

Figure A:19

| REFORESTATION AREA - PLANT LIST                              |       |  |                             |          |               |                    |
|--|-------|--|-----------------------------|----------|---------------|--------------------|
| REFORESTATION AREA: 0.09 Acres                               |       |  |                             |          |               |                    |
| 0.09 ACRES X 1000 Seedlings per acre = 90 Seedlings Required |       |  |                             |          |               |                    |
| KEY  | QUAN. | BOTANICAL / COMMON NAME                  | SIZE                        | SPACING  | ROOT          | SEEDING EQUIVALENT |
| <b>DECIDUOUS TREES</b>                                       |       |  |                             |          |               |                    |
| AR   | 3     | Acer rubrum   Red Maple                  | 2-1/2" - 3" Cal. 12-14" Ht. | 20' o.c. | B&B           | 15                 |
| AR   | 7     | Acer rubrum   Red Maple                  | 1" Cal.                     | 15' o.c. | 7 gal. cont.  | 7                  |
| CF   | 10    | Cornus florida   White Flowering Dogwood | 1" Cal.                     | 15' o.c. | 7 gal. cont.  | 30                 |
| OR   | 1     | Quercus rubra   Red Oak                  | 2-1/2" - 3" Cal. 12-14" Ht. | 20' o.c. | B&B           | 5                  |
| OR   | 7     | Quercus rubra   Red Oak                  | 1" Cal.                     | 15' o.c. | 7 gal. cont.  | 7                  |
| QP   | 1     | Quercus phellos   Willow Oak             | 2-1/2" - 3" Cal. 12-14" Ht. | 20' o.c. | B&B           | 5                  |
| QP   | 7     | Quercus phellos   Willow Oak             | 1" Cal.                     | 15' o.c. | 7 gal. cont.  | 7                  |
| <b>EVERGREENS</b>  |       |  |                             |          |               |                    |
| IO   | 5     | Ilex opaca   American Holly              | 6-8" HT                     | As Shown | B&B           | 15                 |
| <b>SHRUBS (can not exceed 10% or-)</b>                       |       |  |                             |          |               |                    |
| <b>18 plant units of total</b>                               |       |  |                             |          |               |                    |
| HV   | 3     | Hemamelis virginiana   Witch hazel       | 24-30" HT                   | 8' o.c.  | #3 gal. cont. | 3                  |
| IV   | 3     | Ilex verticillata   Winterberry Holly    | 18-24" HT                   | 8' o.c.  | #3 gal. cont. | 3                  |
| LB   | 3     | Lindera benzoin   Spicebush              | 18-24" HT                   | 8' o.c.  | #3 gal. cont. | 3                  |
| VD   | 3     | Viburnum dentatum   Southern Arrowwood   | 18-24" HT                   | 8' o.c.  | #3 gal. cont. | 3                  |
| <b>TOTAL SHRUBS:</b>   |       |  |                             |          |               | <b>18</b>          |
| <b>Total plant Units Provided:</b>                           |       |  |                             |          |               | <b>109</b>         |

FOR REFERENCE PLANTING EQUIVALENCY - NO SEEDLINGS ARE TO BE PLANTED IN THE REFORESTATION AREA; ONLY 1" OR GREATER CALIPER TREES AS REQUESTED BY THE ENVIRONMENTAL PLANNING DEPARTMENT AT MNC&PC EXTRA PLANTINGS HAVE BEEN PROVIDED TO ENSURE A HIGHER SURVIVORSHIP.

|                 |   |
|-----------------|---|
| Shade Tree      | 1 Shade Tree (2 1/2" cal) = 5 seedlings               |
| Evergreen Tree  | 1/2 inch caliper = 1 seedling                         |
|                 | 1 Evergreen (6-8") = 3 seedlings, (5.7 gal container) |
|                 | 1 Evergreen (8-9") = 3 seedlings, (15 gal container)  |
| Ornamental Tree | 1 Ornamental Tree = 3 seedlings                       |
| Shrubs          | 1 Shrub = 1 seedling                                  |

| Tasks                           | Months |     |     |     |     |      |      |     |     |     |     |     |
|---------------------------------|--------|-----|-----|-----|-----|------|------|-----|-----|-----|-----|-----|
|                                 | Jan    | Feb | Mar | Apr | May | June | July | Aug | Sep | Oct | Nov | Dec |
| Transplant of 2" DBH or Greater |        |     |     |     |     |      |      |     |     |     |     |     |
| Planting Seedlings              |        |     |     |     |     |      |      |     |     |     |     |     |
| Minimum Monitoring              |        |     |     |     |     |      |      |     |     |     |     |     |
| Fertilizer (if necessary)       |        |     |     |     |     |      |      |     |     |     |     |     |
| Watering                        |        |     |     |     |     |      |      |     |     |     |     |     |
| Pruning                         |        |     |     |     |     |      |      |     |     |     |     |     |

**Notes:**

- Activities during November through February depend on ground conditions.
- No fall planting of oaks and pines.
- The planting and care of trees is most successful when coordinated with the local conditions.

This calendar summarizes some of the recommended time frames for basic reforestation and stress reduction activities.

### Tree Planting and Maintenance Calendar

Figure A:20

## WOODLAND CONSERVATION AREA MANAGEMENT NOTES

**REMOVAL OF HAZARDOUS TREES OR HAZARDOUS LIMBS BY DEVELOPERS OR BUILDERS**

THE DEVELOPER AND/OR BUILDER IS RESPONSIBLE FOR THE COMPLETE PRESERVATION OF ALL FORESTED AREAS SHOWN ON THE APPROVED PLAN TO REMAIN UNDISTURBED. ONLY TREES OR PARTS THEREOF DESIGNATED BY THE DEPARTMENT OF ENVIRONMENTAL RESOURCES AS DEAD, DYING, OR HAZARDOUS MAY BE REMOVED.

- A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH LEADS TO A LICENSED ARBORIST OR A LICENSED TREE EXPERT TO BELIEVE THAT THE TREE OR A PORTION OF THE TREE HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE.
- IF A HAZARDOUS CONDITION MAY BE ALLEVIATED BY CORRECTIVE PRUNING, THE LICENSED ARBORIST OR A LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI A-300 PRUNING STANDARDS ("TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE - STANDARD PRACTICES").
- CORRECTIVE MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE BUILDING OR GRADING INSPECTOR IF THERE IS A VALID GRADING OR BUILDING PERMIT FOR THE SUBJECT LOTS OR PARCELS ON WHICH THE TREES ARE LOCATED. ONLY AFTER APPROVAL OF THE APPROPRIATE INSPECTOR MAY THE TREE BE CUT BY A CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP MAY NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.
- DEBRIS FROM THE TREE REMOVAL OR PRUNING THAT OCCURS WITHIN 35 FEET OF THE WOODLAND EDGE MAY BE REMOVED AND PROPERLY DISPOSED OF BY RECYCLING, CHIPPING OR OTHER ACCEPTABLE METHODS. ALL DEBRIS THAT IS MORE THAN 35 FEET FROM THE WOODLAND EDGE SHALL BE CUT UP TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION. THE SMALLER MATERIALS SHALL BE PLACED INTO BRUSH PILES THAT WILL SERVE AS WILDLIFE HABITAT.

### PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY DEVELOPERS AND BUILDERS

- REFORESTATION AND AFFORESTATION AREAS SHALL BE PLANTED PRIOR TO THE OCCUPANCY OF THE NEAREST BUILDING OR RESIDENCE. IF PLANTING CANNOT OCCUR DUE TO PLANTING CONDITIONS, THE DEVELOPER OR PROPERTY OWNER SHALL INSTALL THE FENCING AND SIGNAGE IN ACCORDANCE WITH THE APPROVED TYPE II TREE CONSERVATION PLAN. PLANTING SHALL THEN BE ACCOMPLISHED DURING THE NEXT PLANTING SEASON. IF PLANTING IS DELAYED BEYOND THE TRANSFER OF THE PROPERTY TITLE, TO THE HOMEOWNER, THE DEVELOPER SHALL OBTAIN A SIGNED STATEMENT FROM THE PURCHASER INDICATING THAT THEY UNDERSTAND THAT THE REFORESTATION AREA IS LOCATED ON THEIR PROPERTY AND THAT REFORESTATION WILL OCCUR DURING THE NEXT PLANTING SEASON. A COPY OF THAT DOCUMENT SHALL BE PRESENTED TO THE COUNTY INSPECTOR AND THE ENVIRONMENTAL PLANNING SECTION.
- REFORESTATION AREAS SHALL NOT BE MOVED, HOWEVER, THE MANAGEMENT OF COMPETING VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE.

### PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY INDIVIDUAL HOMEOWNERS

- REFORESTATION FENCING AND SIGNAGE SHALL REMAIN IN PLACE IN ACCORDANCE WITH THE APPROVED TYPE II TREE CONSERVATION PLAN UNTIL THE TREES HAVE GROWN SUFFICIENTLY TO HAVE GROWN CLOSURE.
- REFORESTATION AREAS SHALL NOT BE MOVED, HOWEVER, THE MANAGEMENT OF COMPETING VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE.

### TYPE II TREE CONSERVATION NOTES

- CUTTING OR CLEARING OF WOODLAND NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNEE SHALL BE SUBJECT TO A \$150 PER SQUARE FOOT MITIGATION FEE.
- THE COUNTY INSPECTOR SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO ADDRESS IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN.
- PROPERTY OWNERS SHALL BE NOTIFIED BY THE DEVELOPER OR CONTRACTOR OF ANY WOODLAND CONSERVATION AREAS (TREE SAVE AREAS, REFORESTATION AREAS, AFFORESTATION AREAS, OR SELECTIVE CLEARING AREAS) LOCATED ON THEIR LOT OR PARCEL OF LAND AND THE ASSOCIATED FINES FOR UNAUTHORIZED DISTURBANCES TO THESE AREAS. UPON THE SALE OF THE PROPERTY THE OWNER/DEVELOPER OR OWNERS REPRESENTATIVE SHALL NOTIFY THE PURCHASER OF THE PROPERTY OF ANY WOODLAND CONSERVATION AREAS.
- ALL APPROPRIATE BONDS SHALL BE POSTED WITH THE BUILDING OFFICIAL PRIOR TO THE ISSUANCE OF ANY PERMITS. THESE BONDS WILL BE RETAINED AS SURETY BY THE BUILDING OFFICIAL UNTIL ALL REQUIRED ACTIVITIES HAVE BEEN SATISFIED.
- ALL REQUIRED OFF-SITE MITIGATION SHALL BE IDENTIFIED ON AN APPROVED TCP II FOR THE OFF-SITE LOCATION AND SHALL BE RECORDED AS AN OFF-SITE EASEMENT IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY PRIOR TO ISSUANCE OF ANY PERMITS FOR THE SUBJECT PROPERTY.

### TYPE II TREE CONSERVATION PLAN OPTIONAL NOTES

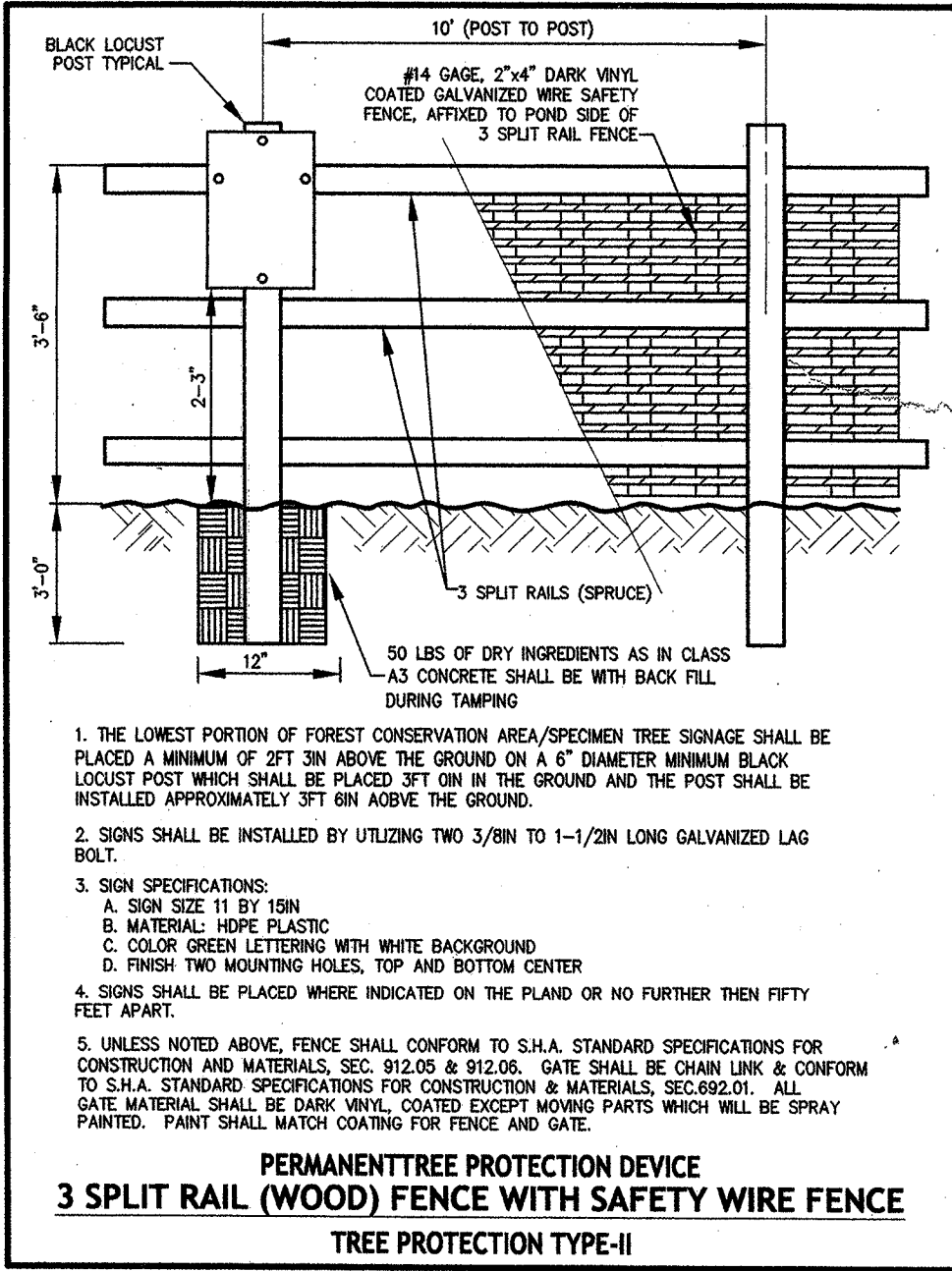
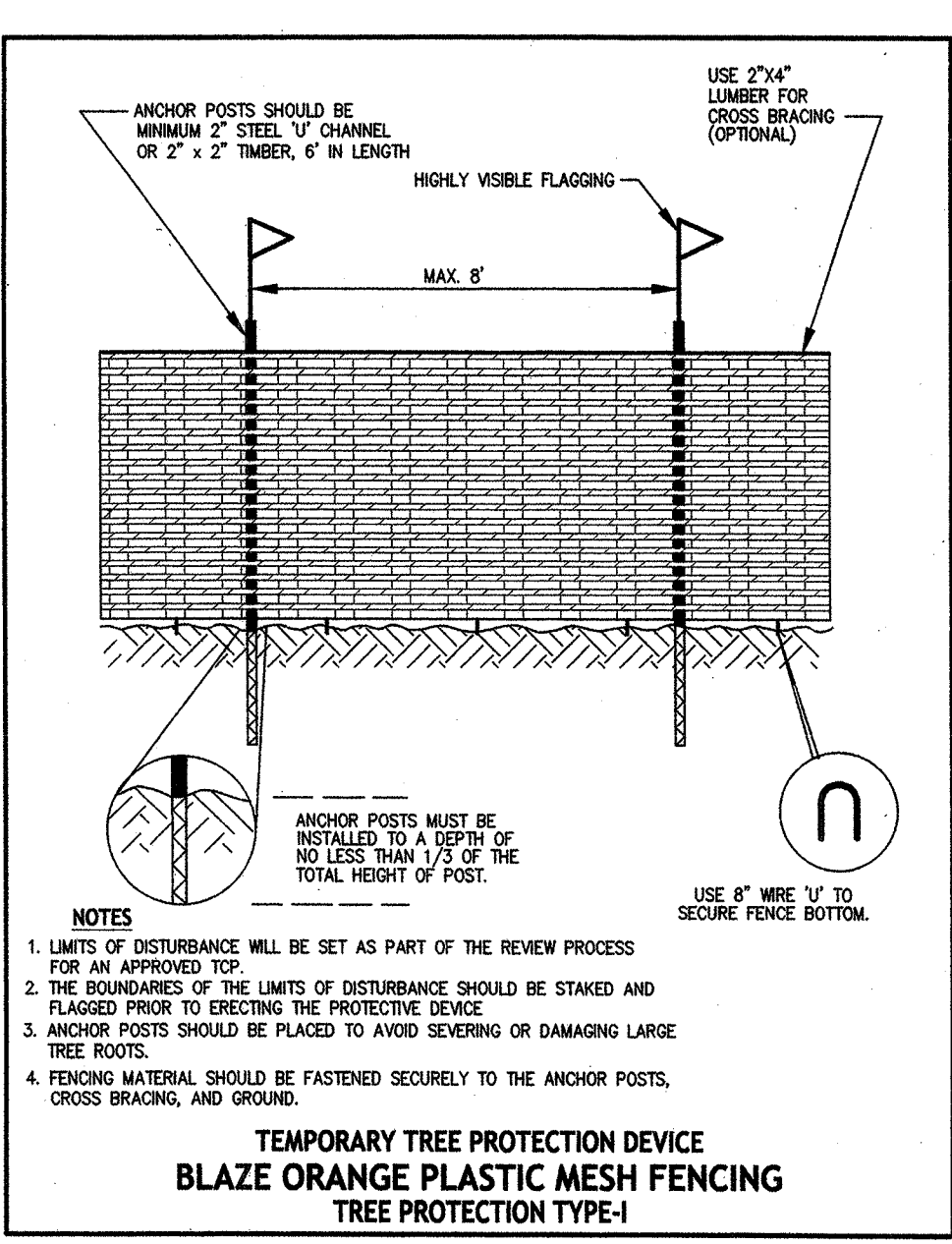
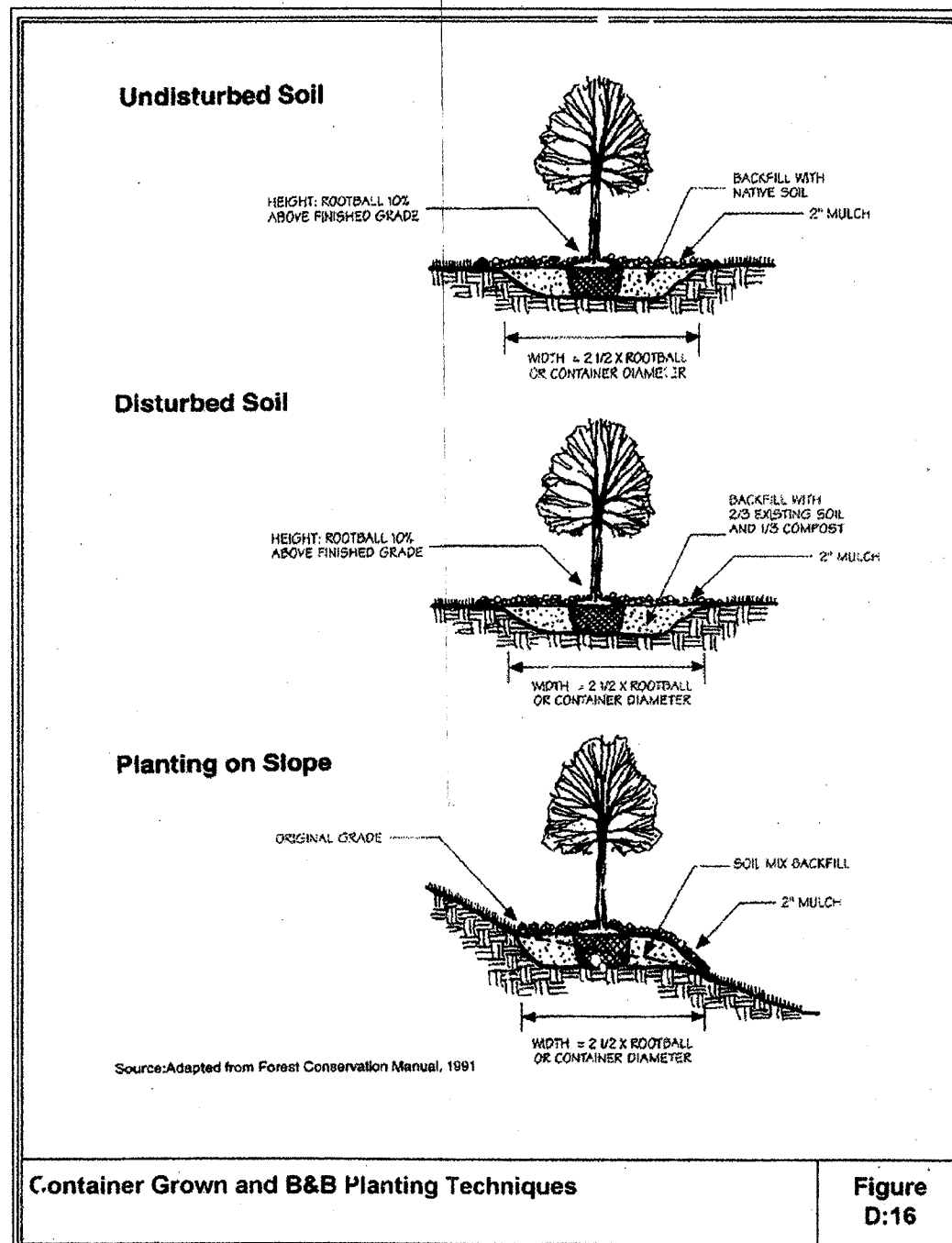
- THE LOCATION OF ALL TREE PROTECTIVE DEVICES (TPD'S) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING WITH THE COUNTY INSPECTOR. UPON APPROVAL, THE TPD'S OR STAKED TPD LOCATIONS BY THE INSPECTOR, INSTALLATION OF THE TPD'S MAY BEGIN. TPD INSTALLATION SHALL BE COMPLETED PRIOR TO INSTALLATION OF INITIAL SEDIMENT CONTROLS. NO CUTTING OR CLEARING OF TREES MAY BEGIN BEFORE FINAL APPROVAL OF TPD INSTALLATION.
- WOODLAND CONSERVATION - TREE SAVE AREAS AND/OR REFORESTATION AREAS SHALL BE POSTED AS SHOWN AT THE SAME TIME AS TREE PROTECTIVE DEVICE INSTALLATION AND/OR START OF REFORESTATION ACTIVITIES. THESE SIGNS SHALL REMAIN IN PLACE.
- ALL TREE PLANTING FOR WOODLAND REPLACEMENT, REFORESTATION OR AFFORESTATION WILL BE COMPLETED PRIOR TO USE AND OCCUPANCY PERMIT. FAILURE TO ESTABLISH THE WOODLAND REPLACEMENT, REFORESTATION OR AFFORESTATION WITHIN THE PRESCRIBED TIME FRAME WILL RESULT IN THE FORFEITURE OF THE BOND AND/OR A VIOLATION OF THIS PLAN INCLUDING THE ASSOCIATED \$150 PER SQUARE FOOT PENALTY UNLESS A WRITTEN EXTENSION IS APPROVED BY COUNTY INSPECTOR.
- THE COUNTY INSPECTOR SHALL BE NOTIFIED PRIOR TO SOIL PREPARATION OR INITIATION OF ANY TREE PLANTING ON THIS SITE.
- RESULTS OF SURVIVAL CHECKS FOR ALL TREE PLANTINGS SHALL BE REPORTED TO THE COUNTY INSPECTOR FOR THE SITE AND M-NCP&C, ENVIRONMENTAL PLANNING SECTION.
- PRIOR TO THE ISSUANCE ON ANY PERMITS THE CONTRACTOR RESPONSIBLE FOR SOIL PREPARATION, SITE PREPARATION, TREE PLANTING AND TREE MAINTENANCE MUST BE IDENTIFIED.

NAME:

BUSINESS NAME:

ADDRESS:

PHONE NUMBER:



### M.N.C.P. & P.C. APPROVALS

PROJECT NAME: THE WILLOWS CONDOMINIUMS  
PROJECT NUMBER: DSP 07010  
For conditions of Approval see Site Plan Cover Sheet or Approval Sheet  
The Revisions Listed Below Apply to this Sheet

| Approval of | Approval Date | Reviewer's Signature | Certification |
|-------------|---------------|----------------------|---------------|
|-------------|---------------|----------------------|---------------|

APPROVED PLAN  
DSP 07010

### M-NCP&C

Prince George's County Planning Department  
Environmental Planning Section

### APPROVAL

### TREE CONSERVATION PLAN

TCP II / 045 / 08

APPROVED BY: [Signature] DATE: 9/27/10

| 01 | 02 | 03 | 04 | 05 |
|----|----|----|----|----|
|----|----|----|----|----|

### TCP TYPE-II DETAILED AND NOTES PLAN

## THE WILLOWS CONDOMINIUMS

PRINCE GEORGE'S COUNTY MARYLAND

3rd ELECTION DISTRICT  
TAX MAP 44 GRID E2

SCALE: 1" = 30' DATE: MARCH 2009 TTS PROJECT No. 504001 SHEET 6 OF 6

| DESIGNED |     |              | REVISIONS |     |  |
|----------|-----|--------------|-----------|-----|--|
| DATE     | BY  | DESCRIPTIONS | DATE      | BY  | DESCRIPTIONS   |
| 05/09    | DM  |              | 08/08     | TTG | REVISED THE PLANS PER ENVIRONMENTAL REFERRAL COMMENTS DATED 6/23/08                |
| 05/09    | FA  |              | 02/09     | TTG | REVISED THE PLANS PER CONDITIONS NOTED IN PLANNING BOARD RESOLUTION DATED 10/30/08 |
| 05/09    | KLM |              | 03/09     | TTG | UPDATED FOR REAPPROVAL   |
| 05/09    | RTM |              | 3/10      | TTG | UPDATED FOR CERTIFICATION  |
| 05/09    | RTM |              | 09/10     | TTG | UPDATED FOR CERTIFICATION  |

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09/29/2010

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