

NOTES:

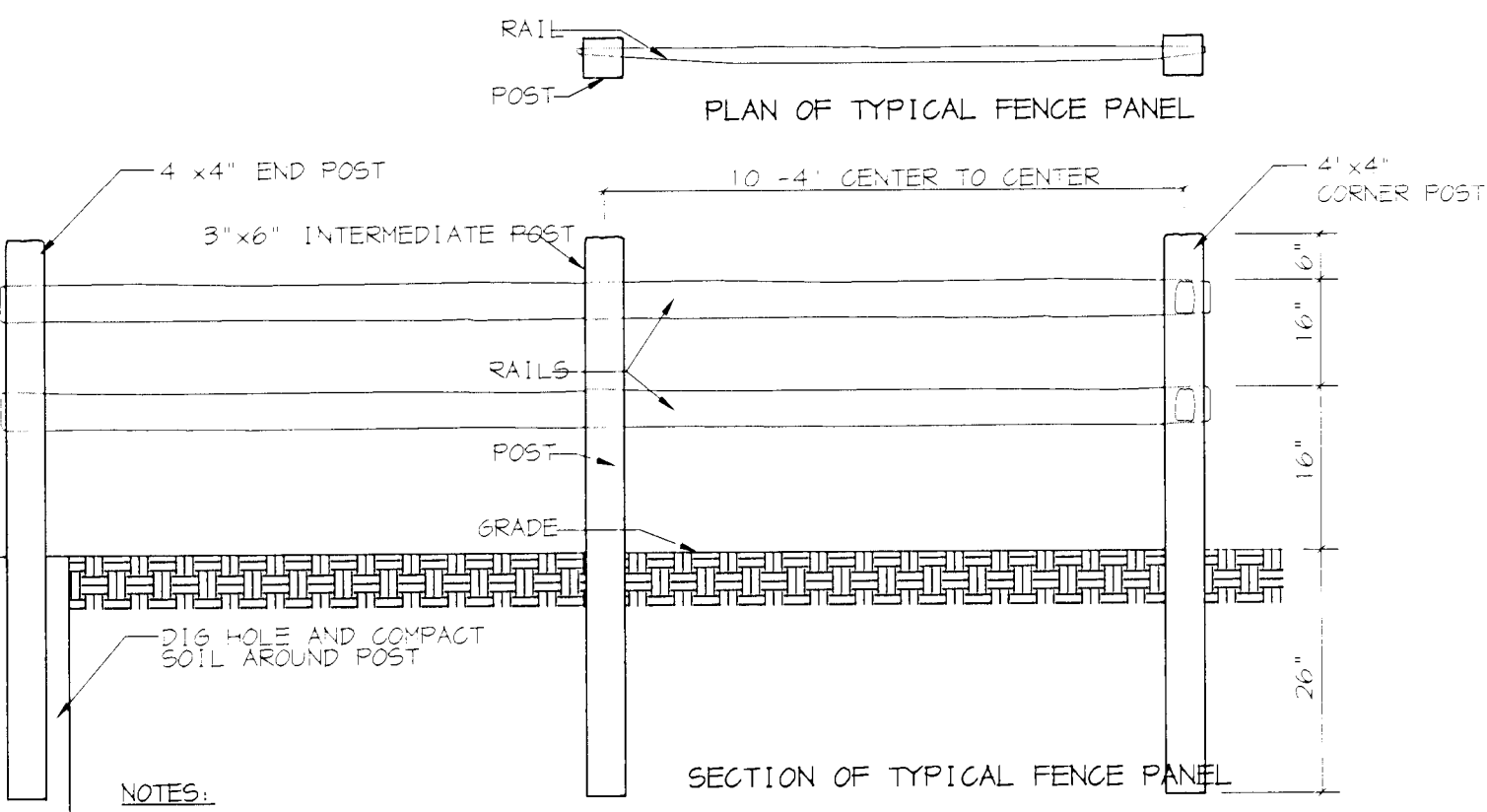
- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY GROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BRANCHES OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE REMOVED, HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKE TREES AS SHOWN ON THE STAKING DETAIL.
- DIG PLANTING PIT TWICE AS WIDE AS THE DIAMETER OF THE TOP OF THE ROOT BALL WITH A MINIMUM PLANTING PIT DIAMETER OF 3'.
- CONTRACTOR TO REMOVE AND GRADE OUT PLANTING SAKER AT END OF ONE YEAR MAINTENANCE PERIOD. AREA AROUND TREES SHALL BE GRADED SMOOTH TO ELIMINATE HOUSING. CONTRACTOR TO REGRASS AREA AROUND TREE WHEN GRADING IS COMPLETE.
- CONSTRUCT 3" SAKER ALL AROUND PLANTING HOLE. FLOOD WITH WATER TWICE WITHIN 24 HOURS.
- BACKFILL WITH PLANTING MIX (SEE PLANTING SPECIFICATIONS). TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT.
- EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK PLANE IS VISIBLE AT THE TOP OF THE ROOTBALL. TREES WHERE THE TRUNK PLANE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL. PLANT 1/3 OF ROOTBALL ABOVE FINAL GRADE.
- MULCH RING & FOOT DIAMETER MINIMUM 8 FOOT DIAMETER PREFERRED.
- 2 TO 3 INCHES OF MULCH. DO NOT PLAGE MULCH IN CONTACT WITH TREE TRUNK.
- FINAL GRADE.
- REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP OF ROOT BALL. DO NOT REMOVE WIRE BASKET. BEND TOP OF WIRE BASKET DOWN INTO PLANTING PIT.
- PLACE ROOT BALL ON UNEXCAVATED OR COMPACTED SOIL.

DECIDUOUS B&B TREE PLANTING DETAIL
NOT TO SCALE

NOTES:

- SELECT ONLY NURSERY STOCK WITH A SINGLE LEADER UNLESS OTHERWISE SPECIFIED ON PLAN. PLANTS WITH CO-DOMINANT, MISSING, OR DAMAGED LEADERS SHALL BE REJECTED.
- STAKE TREES AS SHOWN.
- DIG PLANTING PIT TWICE AS WIDE AS THE DIAMETER OF THE TOP OF THE ROOT BALL WITH A MINIMUM PLANTING PIT DIAMETER OF 3'.
- CONTRACTOR TO REMOVE AND GRADE OUT PLANTING SAKER AT END OF ONE YEAR MAINTENANCE PERIOD. AREA AROUND TREES SHALL BE GRADED SMOOTH TO ELIMINATE HOUSING. CONTRACTOR TO REGRASS AREA AROUND TREE WHEN GRADING IS COMPLETE.
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- REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP OF ROOT BALL. DO NOT REMOVE WIRE BASKET. BEND TOP OF WIRE BASKET DOWN INTO PLANTING PIT.
- PLACE ROOT BALL ON UNEXCAVATED OR COMPACTED SOIL.
- 21"x21" BY 30" LONG WOOD STAKE. ALL STAKES SHALL BE DRIVEN OUTSIDE THE EDGE OF THE ROOT BALL INTO INTERNALLY UNEXCAVATED SOIL. DRIVE INTO GROUND AND EXPOSE ONLY 6"-8" OF STAKE.

EVERGREEN B&B TREE PLANTING DETAIL
NOT TO SCALE



NOTES:

- CONTRACTOR SHALL SPECIFY POST SPACING IN THE FIELD ONE SPAN AT A TIME.
- RAILS SHALL BE MADE OF LOCUST, HEMLOCK, OR MIXED HARDWOODS. POSTS SHALL BE LOCUST OR APPROVED EQUAL.

PERMANENT TREE PROTECTION DEVICE (WOODEN SPLIT RAIL FENCE)
NOT TO SCALE

AFFORESTATION PLANTING LISTS

SEEDLINGS REQUIRED (1000/AC.)

| QUANTITIES | | |
|---------------|--------|-------|
| AFFORESTATION | | |
| AREA A | AREA B | TOTAL |
| 140 | 260 | 400 |

TOTAL SEEDLING EQUIVALENT PROVIDED (1" TREES)

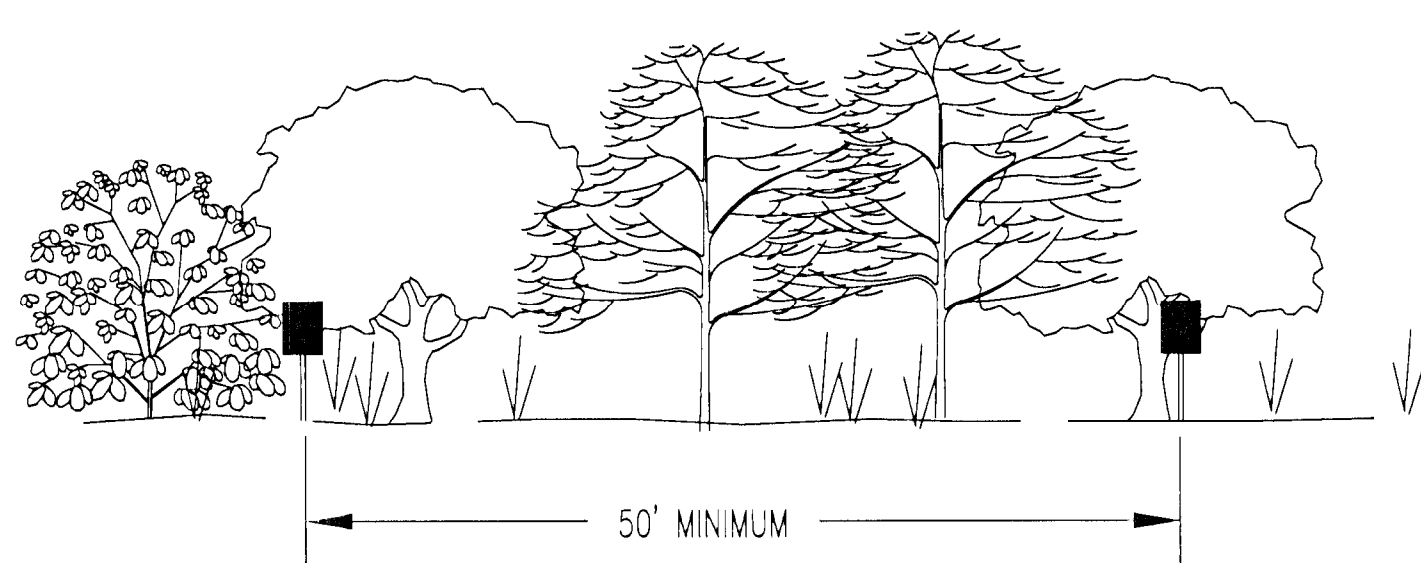
| QUANTITIES | | | SCIENTIFIC/COMMON NAME | SIZE | ROOT | REMARKS |
|------------|--------|-------|---|---------------------------|-------|------------------------|
| AREA A | AREA B | TOTAL | | | | |
| 12 | 20 | 32 | Liriodendron tulipifera Tulip Tree | 1" CAL. (2 SEEDLINGS EA.) | B & B | FULL CROWN 15' SPACING |
| 12 | 20 | 32 | Liquidambar styraciflua American Sweetgum | | | |
| 10 | 20 | 30 | Platanus occidentalis Sycamore | | | |
| 10 | 20 | 30 | Quercus palustris Pin Oak | | | |
| 11 | 17 | 28 | Amelanchier arborea Serviceberry | | | |
| 8 | 16 | 24 | Cercis canadensis Eastern Redbud | | | |
| 7 | 17 | 24 | Ilex opaca American Holly | | | |
| 70 | 130 | 200 | | | | |

NOTE: 1" TREES HAVE BEEN SPECIFIED FOR REFORESTATION. THEY ARE PROVIDED AT A RATIO OF ONE (1) 1" TREE FOR EVERY 2 SEEDLINGS REQUIRED.

NOTES:

- ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
- SIGNS SHOULD BE PROPERLY MAINTAINED.
- AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
- SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
- EACH SIGN SHALL BE ATTACHED WITH TWO BOLTS TO A HEAVY GAUGE METAL "U" POST (HEIGHT 1.12 LBS/FT.). THE TOP OF EACH SIGN/POST SHALL BE 5 FEET HIGH AND EACH POST SHALL BE INSTALLED TO A DEPTH OF 3 FEET BELOW GRADE.

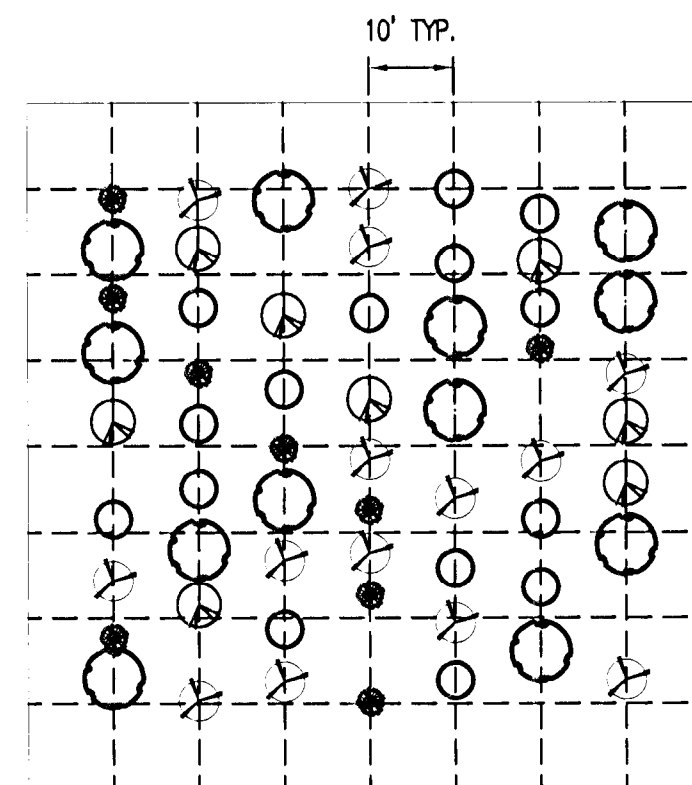
WOODLAND PRESERVATION AREA
SIGN DETAIL
NOT TO SCALE



NOTES:

- WOODLAND PRESERVATION AREA SIGNS AND WOODLAND REFORESTATION AREA SIGNS SHALL BE LOCATED AS SHOWN ON THE TYPE 11 TOP. ALL SIGNS SHALL BE MOUNTED ON METAL POSTS.

PRESERVATION AND REFORESTATION AREA
SIGN SPACING DETAIL
NOT TO SCALE



SEMI RANDOM PLANTING LAYOUT DETAIL
NOT TO SCALE

SOILS CHART

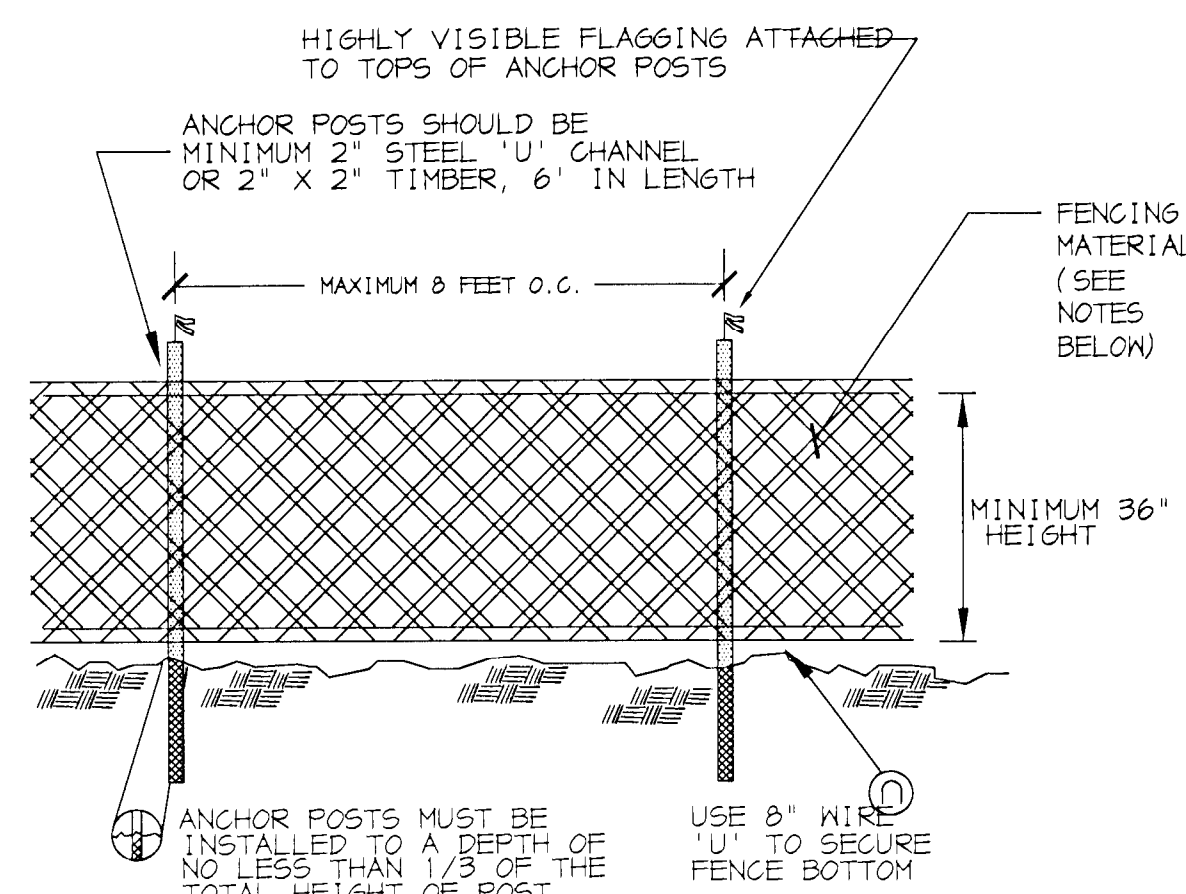
| MAP SYMBOL | NAME | HYDROLOGIC GROUP | STRUCTURAL LIMITATIONS | EROSION HAZARD | SLOPE (%) | K-FACTOR |
|------------|----------------------------|------------------|---|----------------|-----------|----------|
| BeB2 | Beltsville fine sandy loam | C | Moderate: perched water table; impeded drainage | Moderate | 2-5 | 0.43 |
| Ek | Elkton silt loam | D | Severe: high water table; poor drainage | Slight | N/A | 0.43 |
| LeA | Leonardtown silt loam | D | Severe: perched water table; poor drainage | Slight | 0-2 | 0.43 |

SOURCE: SOIL INFORMATION TAKEN FROM USDA SOIL SURVEY OF PRINCE GEORGE'S COUNTY, MARYLAND; 1967

NOTES:

- ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
- SIGNS SHOULD BE PROPERLY MAINTAINED.
- AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
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AFFORESTATION AREA
SIGN DETAIL
NOT TO SCALE



NOTES:

- BLAZE ORANGE MESH OR SUPER SILT FENCE FOR TREE PROTECTION DEVICE, ONLY.
- BOUNDARIES OF PROTECTION AREA WILL BE ESTABLISHED PRIOR TO GRADING AND SEDIMENT CONTROL.
- AVOID DAMAGE TO CRITICAL ROOT ZONE. DO NOT DAMAGE OR SEVER LARGE ROOTS WHEN INSTALLING POSTS.
- FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- SEE SUPER SILT FENCE DETAILS ON APPROVED SEDIMENT CONTROL PLANS.

TREE PROTECTION FENCING
NOT TO SCALE

BEFORE BEGINNING CONSTRUCTION CONTACT
"MISS UTILITY"
AT
1-800-257-7777
AT LEAST 48 HOURS PRIOR TO EXCAVATION

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP2-055-09

| Approved by | | Date |
|-------------|--|----------|
| K. FINCH | | 8/2/11 |
| 01 | | 12/11/11 |
| 02 | | |
| 03 | | |
| 04 | | |
| 05 | | |

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M-NCPPC
APPROVAL

PROJECT NAME: STEPHEN'S CROSSING

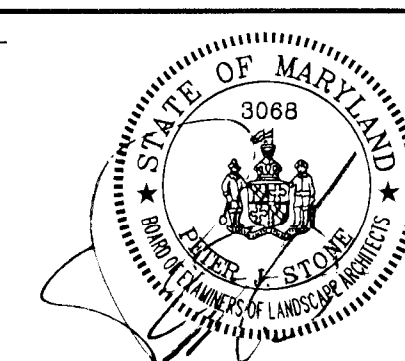
PROJECT NUMBER: DSP-09011/01

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

DETAILS

STEPHEN'S CROSSING
TAX MAP 145 LOT 22
MATTAWOMAN DRIVE & BRANDYWINE ROAD
BRANDYWINE, MD 20613
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SEAL



BY:

11.24.11

Pennoni

DESIGNED: PHRA
DRAWN: ALC
DATE: 11/24/14
SCALE: 1" = 200'

FILE NO: 13657-1-3
SHEET: 2 OF 7

OWNER:

BY:

DATE:

REVISION:

NO.

DATE:

REVISION:

NO.

DATE:

REVISION:

NO.

DATE:

REVISION:

NO.

DATE:

REVISION:

NO.

DATE:

REVISION:

NO.

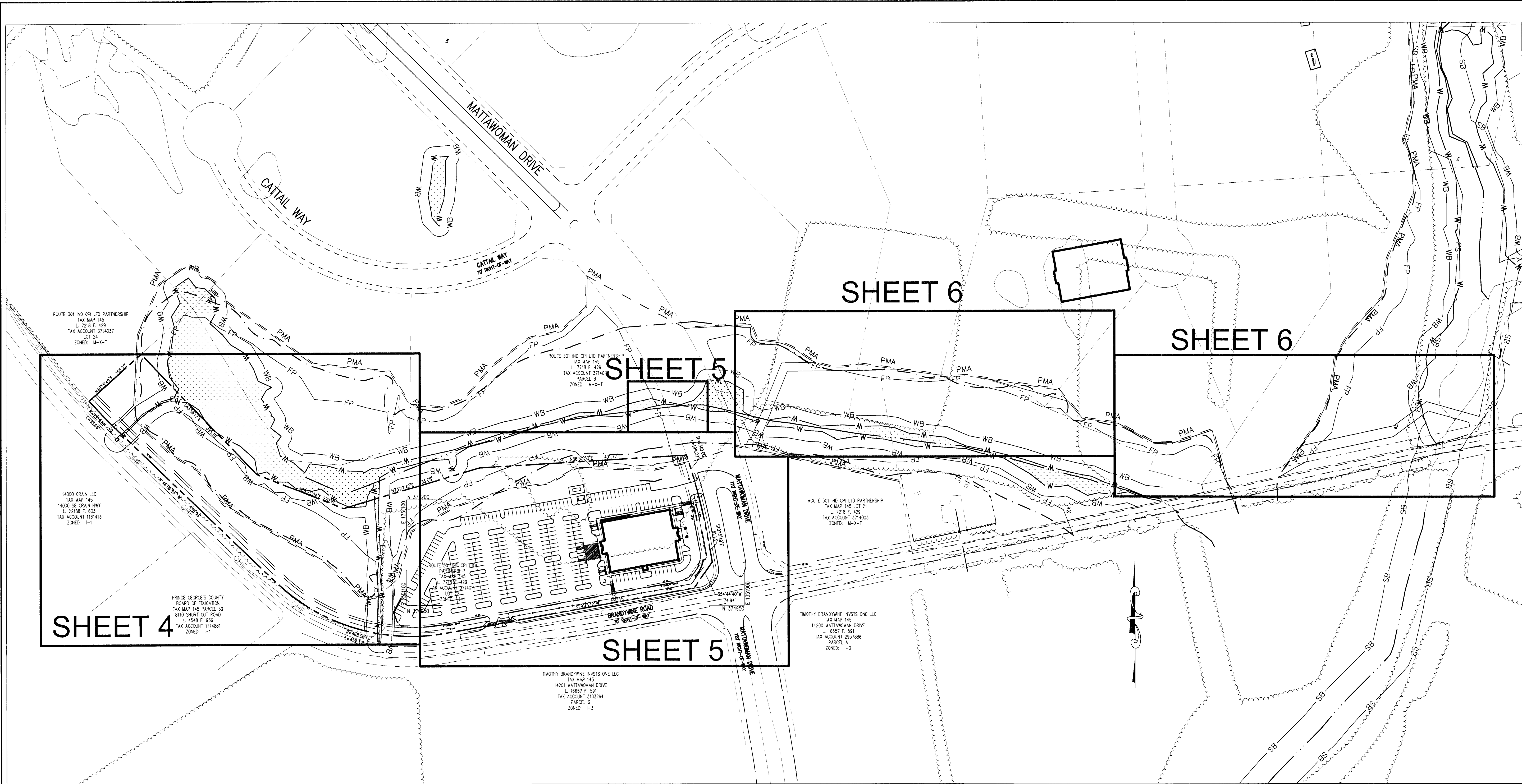
GMO MD REAL ESTATE, LLC
8826 WOODYARD ROAD, SUITE 701
CLINTON, MD 20735
GREATER METROPOLITAN ORTHOPEDIC
ATTN: TAYLOR WATKINS
8826 WOODYARD ROAD, SUITE 701
CLINTON, MD 20735

DEVELOPER:

Pennoni

Pennoni Associates Inc.
Consulting Engineers
8816 Centre Park Drive, Suite 200
Clarksburg, MD 21645
T 410-991-6560 F 410-991-6562

P:\Project\13657\1-3\Land_Dev\PLANS\13657-1-3\TCP2-055-09.DWG



LOCATION PLAN
1"=120'

LEGEND

| | | | |
|---|--|--------------------------|--|
| PROPERTY LINE | | EXISTING WETLANDS | |
| EXISTING TREELINE | | EXISTING WETLANDS BUFFER | |
| 100-YEAR FLOODPLAIN EASEMENT RECORDED ON PLAT | | EX. STREAM BUFFER | |
| 100-YEAR FLOODPLAIN (EXISTING) | | | |
| 100-YEAR FLOODPLAIN (DEVELOPED) | | | |
| PRIMARY MANAGEMENT AREA (PMA) | | | |
| EX. STREAM | | | |

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP2-055-09

| | |
|-------------|--------|
| Approved by | Date |
| K. FINCH | 8/2/11 |
| 01 | |
| 02 | |
| 03 | |
| 04 | |
| 05 | |

BEFORE BEGINNING CONSTRUCTION
CONTACT
'MISS UTILITY'
AT
1-800-257-7777
AT LEAST 48 HOURS
PRIOR TO EXCAVATION



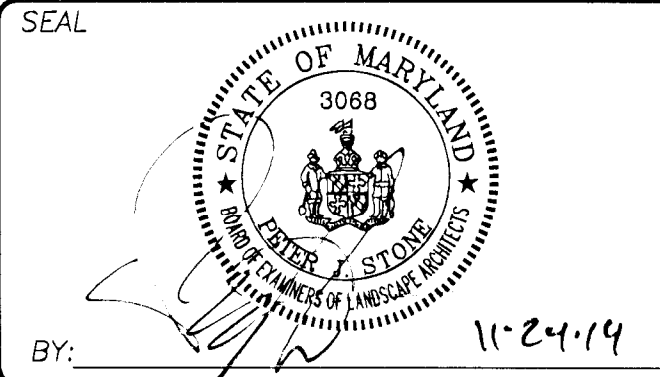
M-NCPPC
APPROVAL

PROJECT NAME: STEPHEN'S CROSSING
PROJECT NUMBER: DSP-09011/01

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

LOCATION PLAN

STEPHEN'S CROSSING
TAX MAP 145 LOT 22
MATTAWOMAN DRIVE & BRANDYWINE ROAD
BRANDYWINE, MD 20613
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND



Pennoni

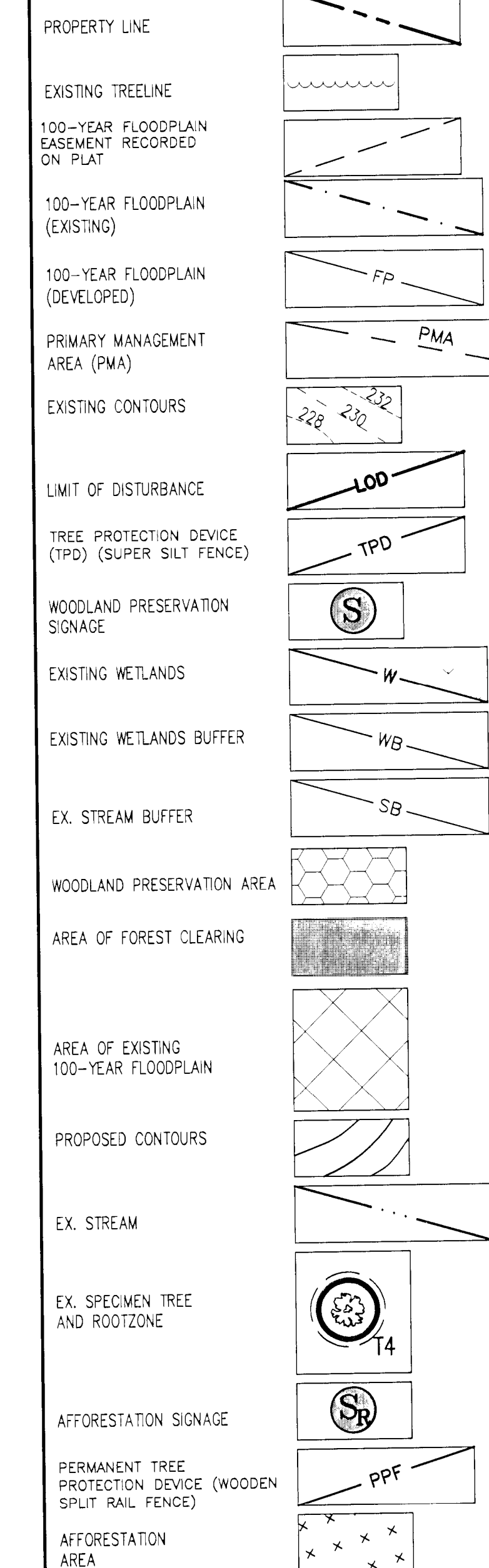
DESIGNED: PHRA
DRAWN: ALC
DATE: 11/24/14
SCALE: AS SHOWN

FILE NO: 13657-1-3
SHEET: 3 OF 7

OWNER: **GMO MD REAL ESTATE, LLC**
ATTN: TAYLOR ORWATOWSKI
8826 WOODYARD ROAD SUITE 701
CLINTON, MD 20735

DEVELOPER: **GREATER METROPOLITAN ORTHOPEDIC**
ATTN: TAYLOR ORWATOWSKI
8826 WOODYARD ROAD SUITE 701
CLINTON, MD 20735

Pennoni
Pennoni Associates Inc.
Consulting Engineers
8818 Cedar Park Drive, Suite 200 Columbia, MD 21045
T 410-597-8900 F 410-597-5282



BEFORE BEGINNING CONSTRUCTION
CONTACT
"MISS UTILITY"
AT
1-800-257-7777
AT LEAST 48 HOURS
PRIOR TO EXCAVATION

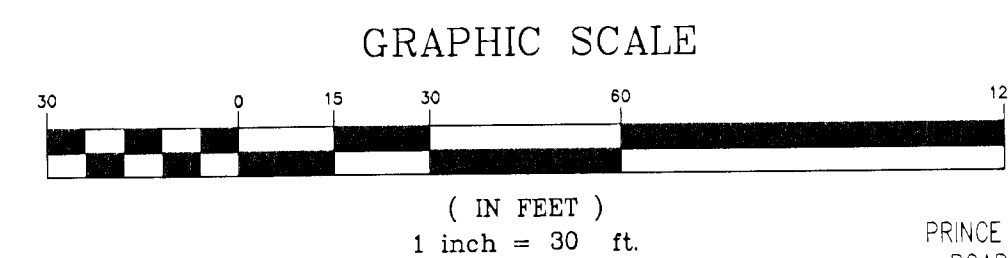
| | Approved by | Date |
|----|--------------------|----------|
| | K. FINCH | 8/2/11 |
| 01 | <i>[Signature]</i> | 12/11/11 |
| 02 | | |
| 03 | | |
| 04 | | |
| 05 | | |



| | |
|------------------------|--------------------|
| APPROVAL | |
| PROJECT NAME: | STEPHEN'S CROSSING |
| PROJECT NUMBER: | DSP-09011/01 |

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

WOODLAND PRESERVATION
AREA C
56,679 S.F. ±
(1.30 AC±)



PRINCE GEORGE'S COUNTY
BOARD OF EDUCATION
TAX MAP 145 PARCEL 50
8110 SHORT CUT ROAD
L. 4548 F. 936
TAX ACCOUNT 1174861
ZONED: I-1

FOREST COUNTED AS
CLEARING (NOT PROTECTED
OR CREDITED):
8,460 SF± (0.19 AC) OUTSIDE
OF FLOODPLAIN

OWNER: **GMO MD REAL ESTATE, LLC**
ATTN: TAYLOR WATKINS
8926 WOODYARD ROAD, SUITE 701
CLINTON, MD 20735

DEVELOPER: **GREATER METROPOLITAN ORTHOPEDIC**
ATTN: TAYLOR WATKINS
8928 WOODYARD ROAD, SUITE 701
CLINTON, MD 20735

Pennoni

Pennoni Associates Inc.
Consulting Engineers
118 Centre Park Drive, Suite 200 Columbia, MD 21045
T 410-957-8990 F 410-997-5282

[illegible]

**TREE CONSERVATION
PLAN II**

STEPHEN'S CROSSING
TAY MAR 445 LOT 33

TAX MAP 145 LOT 22
MATTAWOMAN DRIVE & BRANDYWINE ROAD
BRANDYWINE, MD 20613
11th ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

SEA



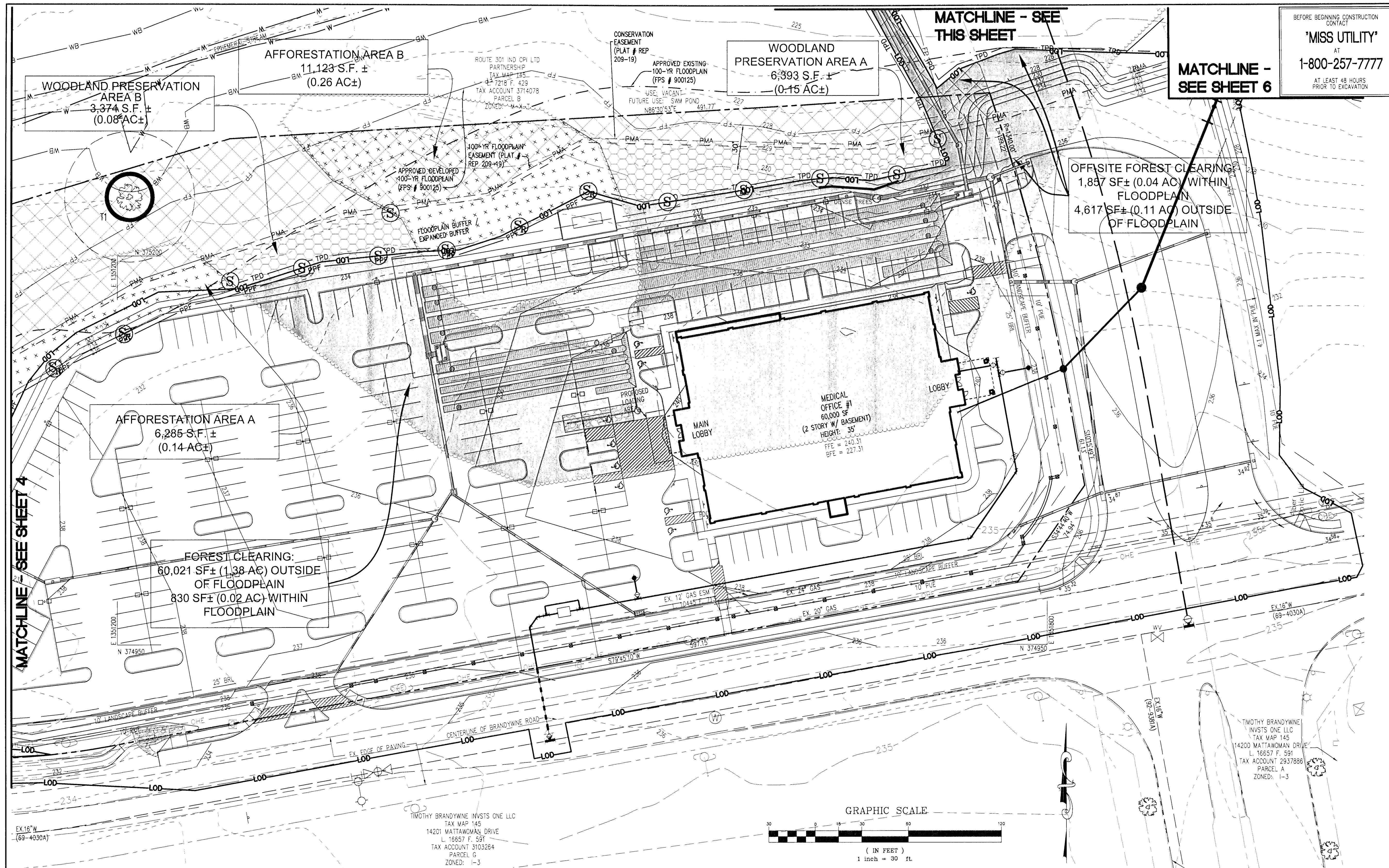
11-24.1

Pennoni

DESIGNED: PHRA
DRAWN: ALC
DATE: 11/24/1
SCALE: 1" = 30'

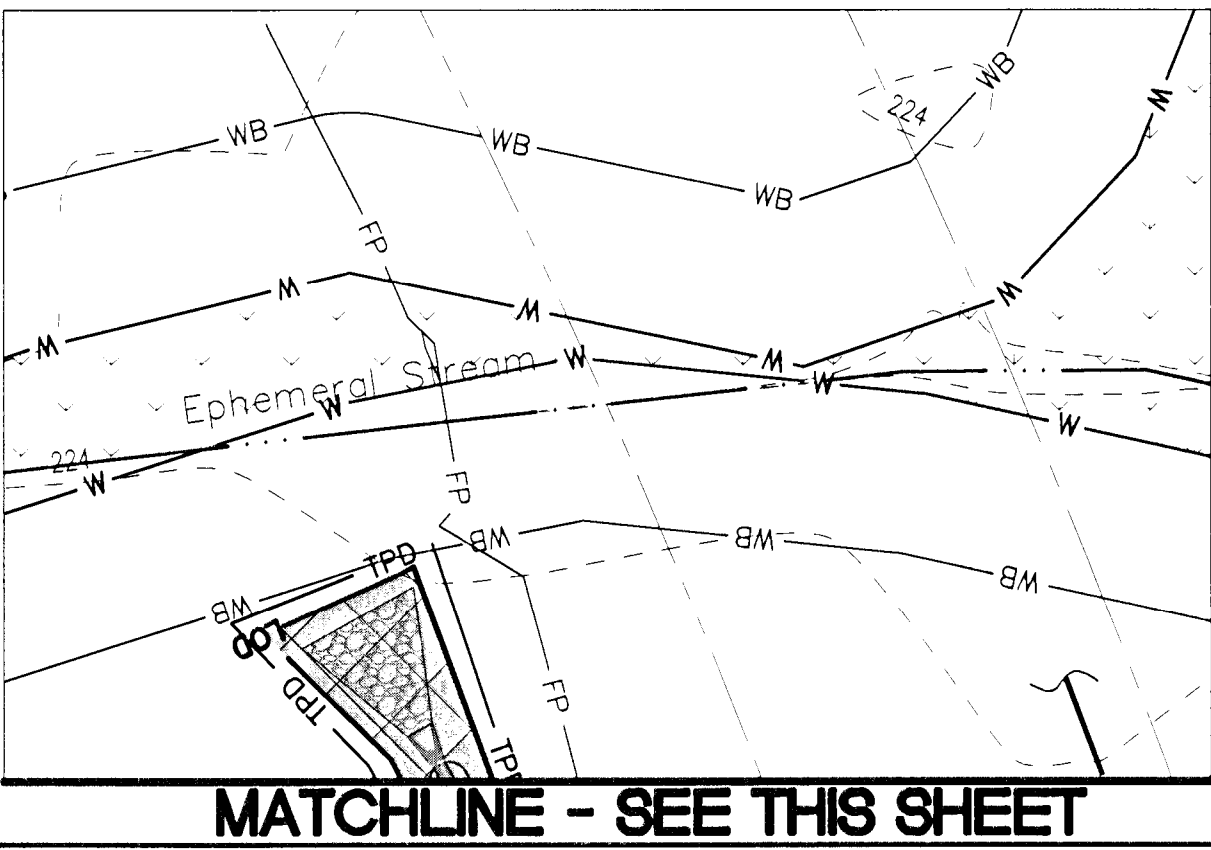
FILE NO: 13657-1-J
SHEET: 4 OF 7

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LEGEND

| | | | |
|---|---|--------------------------------------|--|
| PROPERTY LINE | LIMIT OF DISTURBANCE | WOODLAND PRESERVATION AREA | EX. SPECIMEN TREE AND ROOTZONE |
| EXISTING TREELINE | TREE PROTECTION DEVICE (TPD) (SUPER SILT FENCE) | AREA OF FOREST CLEARING | AFFORESTATION SIGNAGE |
| 100-YEAR FLOODPLAIN EASEMENT RECORDED ON PLAT | WOODLAND PRESERVATION SIGNAGE | AREA OF EXISTING 100-YEAR FLOODPLAIN | PERMANENT TREE PROTECTION DEVICE (WOODEN SPLIT RAIL FENCE) |
| 100-YEAR FLOODPLAIN (EXISTING) | EXISTING WETLANDS | PROPOSED CONTOURS | AFFORESTATION AREA |
| 100-YEAR FLOODPLAIN (DEVELOPED) | EXISTING WETLANDS BUFFER | | |
| PRIMARY MANAGEMENT AREA (PMA) | EX. STREAM BUFFER | EX. STREAM | |
| EXISTING CONTOURS | | | |



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

APPROVAL
TREE CONSERVATION PLAN
TCP2-055-09

| | |
|-------------|--------|
| Approved by | Date |
| K. FINCH | 8/2/11 |
| 01 | |
| 02 | |
| 03 | |
| 04 | |
| 05 | |

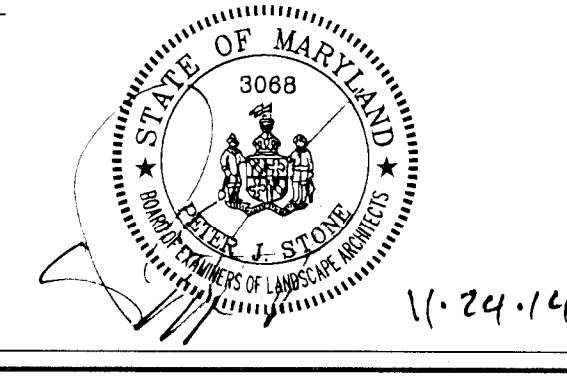
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M-NCPPC APPROVAL

PROJECT NAME: STEPHEN'S CROSSING
PROJECT NUMBER: DSP-09011/01

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

SEAL

BY:  11.24.14

Pennoni

DESIGNED: PHIRA
DRAWN: ALC
DATE: 11/24/14
SCALE: 1" = 30'

FILE NO: 13657-1-3
SHEET: 5 OF 7

| REVISION | DATE | BY |
|---|-----------|-----|
| No. | | |
| 1 | 5/20/2014 | PJS |
| ADJUST FOOTPRINT AND ADD FUTURE PARKING | | |

TREE CONSERVATION PLAN II

STEPHEN'S CROSSING
TAX MAP 145 LOT 22
MATTAWOMAN DRIVE & BRANDYWINE ROAD
BRANDYWINE, MD 20613
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

GMO MD REAL ESTATE, LLC
8826 WOODYARD ROAD, SUITE 701
CLINTON, MD 20735

GREAT METROPOLITAN ORTHOPEDIC
8826 WOODYARD ROAD, SUITE 701
CLINTON, MD 20735

Pennoni
Pennoni Associates, Inc.
Consulting Engineers
8818 Centre Park Drive, Suite 200 Columbia, MD 21045
T 410-597-8500 F 410-597-5252

BEFORE BEGINNING CONSTRUCTION CONTACT
'MISS UTILITY'
AT
1-800-257-7777
AT LEAST 48 HOURS PRIOR TO EXCAVATION

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE THIS SHEET

WOODLAND PRESERVATION AREA A
6,393 S.F. ±
(0.15 AC±)

AFFORESTATION AREA B
11,123 S.F. ±
(0.26 AC±)

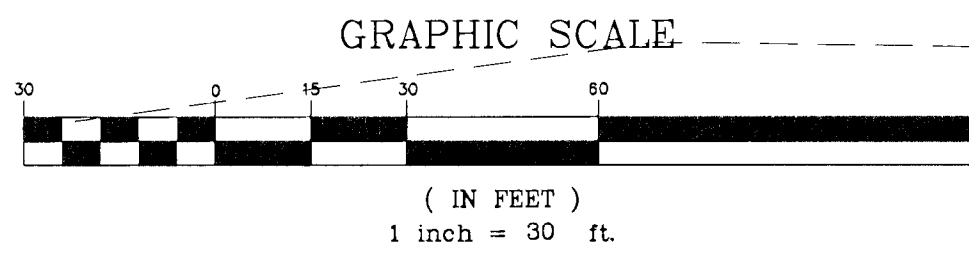
WOODLAND PRESERVATION AREA B
3,374 S.F. ±
(0.08 AC±)

AFFORESTATION AREA A
6,285 S.F. ±
(0.14 AC±)

FOREST CLEARING:
60,021 SF± (1.38 AC) OUTSIDE OF FLOODPLAIN
830 SF± (0.02 AC) WITHIN FLOODPLAIN

OFFSITE FOREST CLEARING
1,857 SF± (0.04 AC) WITHIN FLOODPLAIN
4,617 SF± (0.11 AC) OUTSIDE OF FLOODPLAIN

MEDICAL OFFICE #1
60,000 SF
(2 STORY W/ BASEMENT)
HEIGHT: 35'
FFE = 240.31
BFE = 227.31



MATCHLINE - SEE THIS SHEET

GENERAL NOTES:

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR DSP-09011. IF DSP-09011 EXPIRES, THEN THIS TOP2 ALSO EXPIRES AND IS NO LONGER VALID.
2. CUTTING OR CLEARING WOODLAND NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNEE SHALL BE SUBJECT TO A \$9.00 PER SQUARE FOOT MITIGATION FEE.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION OR THE DEPARTMENT OF ENVIRONMENTAL RESOURCES, AS APPROPRIATE, SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO CONDUCT A PRE-CONSTRUCTION MEETING WHERE IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.
4. THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THIS PLAN AT 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 THE DEVELOPING TIER AND IS ZONED I-1.
7. THE PROPERTY IS ADJACENT TO BRANDYWINE ROAD WHICH IS A DESIGNATED SCENIC ROADWAY.
8. THE SITE IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER.
9. THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25-117(g).

TREE PRESERVATION AND RETENTION NOTES:

10. ALL WOODLANDS DESIGNATED ON THIS PLAN FOR PRESERVATION ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE WOODLAND AREAS SHALL REMAIN IN A NATURAL STATE. THIS INCLUDES CANOPY TREES AND UNDERSTORY VEGETATION. A REVISED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING WOODLAND AREAS THAT ARE NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE APPROVED TOP2.
11. THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPDs) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING. UPON APPROVAL OF THE LOCATIONS BY THE COUNTY INSPECTOR, INSTALLATION OF THE TPDs MAY BEGIN.
12. 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 TOP2.
13. WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TPD INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.

REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS:

14. 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.
15. 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.
16. 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 PERMITEE SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE MEASURES REQUIRING 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.
17. 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 PERMITEE, 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 PERMITEE 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.

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.

DEBRIS FROM THE TREE REMOVAL OR PRUNING THAT OCCURS WITHIN 35 FEET OF THE WOODLAND EDGE MAY BE REMOVED AND PROPERLY DISPOSED 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.

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 TOP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.

AFFORESTATION AND REFORESTATION NOTES:

18. ALL AFFORESTATION AND REFORESTATION BONDS, BASED ON SQUARE FOOTAGE, SHALL BE POSTED WITH THE COUNTY PRIOR TO THE ISSUANCE OF ANY PERMITS. THESE BONDS WILL BE RETAINED AS SURETY UNTIL ALL REQUIRED ACTIVITIES HAVE BEEN SATISFIED OR THE REQUIRED TIMEFRAME FOR MAINTENANCE HAS PASSED, WHICHEVER IS LONGER.
19. THE PLANTING OF AFFORESTATION OR REFORESTATION AREAS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT. SEEDLING PLANTING IS TO OCCUR FROM NOVEMBER THROUGH MAY ONLY. NO PLANTING SHALL BE DONE WHILE GROUND IS FROZEN. PLANTING WITH LARGER CALIPER STOCK OR CONTAINERIZED STOCK MAY BE DONE AT ANY TIME PROVIDED A DETAILED MAINTENANCE SCHEDULE IS PROVIDED.
20. 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.
21. REFORESTATION AREAS SHALL NOT BE MOWED. THE MANAGEMENT OF COMPETING VEGETATION AROUND INDIVIDUAL TREES AND THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE VEGETATION WITHIN THE REFORESTATION AREAS IS ACCEPTABLE.
22. 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 NOT REQUIRED TO BE INSTALLED 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 TOP2.
23. 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.
24. THE COUNTY INSPECTOR SHALL BE NOTIFIED PRIOR TO SOIL PREPARATION OR INITIATION OF ANY TREE PLANTING ON THIS SITE.
25. AT TIME OF ISSUANCE OF THE FIRST PERMIT, THE FOLLOWING INFORMATION SHALL BE SUBMITTED TO THE M-NCPPC PLANNING DEPARTMENT REGARDING THE CONTRACTOR RESPONSIBLE FOR IMPLEMENTATION OF THIS PLAN: CONTRACTOR NAME; BUSINESS NAME (IF DIFFERENT); ADDRESS; AND PHONE NUMBER.
- RESULTS OF ANNUAL SURVIVAL CHECKS FOR EACH OF THE REQUIRED FOUR YEARS AFTER TREE PLANTING SHALL BE REPORTED TO THE M-NCPPC PLANNING DEPARTMENT.
26. FAILURE TO ESTABLISH THE AFFORESTATION OR REFORESTATION WITHIN THE PRESCRIBED TIME FRAME WILL RESULT IN THE FORFEITURE OF THE REFORESTATION BOND AND/OR A VIOLATION OF THIS PLAN INCLUDING THE ASSOCIATED \$9.00 PER SQUARE FOOT PENALTY UNLESS THE COUNTY INSPECTOR APPROVES A WRITTEN EXTENSION.

PLANTING SPECIFICATION NOTES:

27. QUANTITY: SEE PLANT SCHEDULE
28. TYPE: SEE PLANT SCHEDULE
29. 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. NO MORE THAN TWENTY-FIVE PERCENT (25%) OF THE ROOT SYSTEM (BOTH PRIMARY AND AUXILIARY/FIBROUS ROOTS) SHALL BE PRESENT.
- PLANTS THAT DO NOT HAVE AN ABUNDANCE OF WELL DEVELOPED TERMINAL BUDS ON THE LEADERS AND BRANCHES SHALL BE REJECTED.
- 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.
- 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 DIRECT EXPOSURE TO SUN AND WIND BY THE USE OF STRAW, PEAT MOSS, COMPOST, OR OTHER SUITABLE MATERIAL AND SHALL BE MAINTAINED THROUGH PERIODIC WATERING, UNTIL THE TIME OF PLANTING.
30. PLANT HANDLING: 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.
31. TIMING OF PLANTING: THE BEST TIME TO PLANT SEEDLINGS IS WHILE THEY ARE DORMANT, PRIOR TO SPRING BUDDING. THE MOST SUITABLE MONTHS FOR PLANTING ARE MARCH AND APRIL, WHEN THE SOIL IS MOIST, BUT MAY BE PLANTED FROM MARCH THROUGH NOVEMBER. 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 REACHING THE FINAL GRADING AND STABILIZATION OF PLANTING AREAS.
32. SEEDLING PLANTING: TREE SEEDLINGS SHALL BE HAND PLANTED USING A DIBBLE BAR OR 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, BALLED UP OR BENT. MOST SOIL SHOULD THEN BE PACKED FIRMLY AROUND THE ROOTS. SEEDLINGS SHOULD BE PLANTED AT A DEPTH WHERE THEIR 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.
33. 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.

34. SOIL: UPON 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.
35. SOIL IMPROVEMENT MEASURES: THE SOIL SHALL THEN BE IMPROVED ACCORDING TO THE RECOMMENDATIONS MADE BY THE TESTING COMPANY.
36. FENCING AND SIGNAGE: FINAL PROTECTIVE FENCING SHALL BE PLACED ON THE VISIBLE AND/OR DEVELOPMENT SIDE OF PLANTING AREAS. THE FINAL PROTECTIVE FENCE SHALL BE INSTALLED UPON COMPLETION OF PLANTING OPERATIONS UNLESS IT WAS INSTALLED DURING THE INITIAL STAGES OF DEVELOPMENT. SIGNS SHALL BE POSTED PER THE SIGNAGE DETAIL IN THESE PLANS.
37. PLANTING METHOD: CONSULT THE PLANTING DETAILS SHOWN IN THESE PLANS.
38. MULCHING: APPLY TWO-INCH THICK LAYER OF WOODCHIP OR SHREDDED HARDWOOD MULCH (AS NOTED) TO EACH PLANTING SITE (SEE DETAIL SHOWN IN THESE PLANS).
39. GROUND COVER ESTABLISHMENT: THE REMAINING DISTURBED AREA BETWEEN SEEDLING PLANTING SITES SHALL BE SEEDED AND STABILIZED WITH WHITE CLOVER SEED AT THE RATE OF 5 LBS./ACRE.
40. MOWING: NO MOWING SHALL BE ALLOWED IN ANY PLANTING AREA.
41. 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 SEEDLINGS TO REACH THE REQUIRED NUMBER AT TIME OF PLANTING.
42. SOURCE OF SEEDLINGS: STATE NAME, ADDRESS, AND PHONE NUMBER OF NURSERY OR SUPPLIER.

PHRA GENERAL NOTES

43. THIS PLAN HAS BEEN PREPARED USING A BOUNDARY SURVEY PREPARED BY PHR+A IN MARCH 2007. THE TOPOGRAPHIC SURVEY IS A COMBINATION OF A FIELD SURVEY PREPARED BY PHR+A IN DECEMBER 2005 & JUNE 2009 AND AN AERIAL SURVEY DONE IN DECEMBER 2005 BY VIRGINIA RESOURCE MAPPING.
44. GROSS SITE AREA: 9.62 AC (419,243 SF)
NET LOT AREA: 6.59 ACRES (REMOVES 3.03 ACRES OF 100 YEAR FLOODPLAIN ON LOT 22)
THE SITE IS SUBJECT TO THE PREVIOUSLY APPROVED TYPE I TREE CONSERVATION PLAN, TCP1/084/90. ALSO SEE NRI 047/08.
45. THIS SITE DOES NOT CONTAIN ANY RARE, THREATENED, OR ENDANGERED SPECIES AS STATED IN A LETTER RECEIVED FROM THE HERITAGE AND WILDLIFE SERVICE, MARYLAND DEPARTMENT OF NATURAL RESOURCES DATED OCTOBER 6, 2008.
46. THERE ARE NO KNOWN CEMETERIES OR BURIAL PLOTS LOCATED ON THE SITE.
47. THERE ARE NO EXISTING BUILDINGS LOCATED ON THE SITE.
48. JUSTIFICATION FOR FOREST REMOVAL: IN ORDER TO DEVELOP THE PROPERTY AS SHOWN, THE FORESTED AREA NEEDS TO BE CLEARED. EFFORTS HAVE BEEN MADE TO LIMIT THE DEVELOPMENT AS MUCH AS POSSIBLE TO THE OPEN AREAS OF THE SITE.
49. THE TREE CONSERVATION OBLIGATION FOR THE PROPOSED SITE DEVELOPMENT WILL BE MET BY ON-SITE RETENTION AND AFFORESTATION.
50. THE WETLAND INFORMATION SHOWN ON THIS PLAN IS FROM A SIGNED JURISDICTIONAL DETERMINATION BY WALTER WASHINGTON, JR. CHIEF, MARYLAND SOUTHERN SECTION, BALTIMORE DISTRICT, U.S. ARMY CORPS OF ENGINEERS DATED JULY 3, 2005.
51. THE FLOODPLAIN INFORMATION ON THIS PLAN IS FROM PLAT REP 209-19 RECORDED ON NOVEMBER 7, 2005.
52. THE SITE IS LOCATED IN THE MATTAWOMAN CREEK WATERSHED (2140101).
53. THERE ARE 3 SPECIMEN TREES LOCATED ON LOT 22. SPECIMEN TREES ARE DEFINED AS ANY TREE MEASURING 30" IN DIAMETER AND/OR 75% OR MORE OF THE DIAMETER OF THE CURRENT STATE CHAMPION OF THAT SPECIES. THESE TREES WERE OBSERVED AND MEASURED IN THE FIELD BY AARON M. KEEL, SOUTHEAST REGIONAL MANAGER, ENVIRONMENTAL RESOURCES GROUP OF BL COMPANIES AND JAY M. LORTUS, PLANNER OF PATTON HARRIS RUST AND ASSOCIATES, UNDER THE SUPERVISION OF SCOTT R. WOLFORD, RLA OF PATTON HARRIS RUST AND ASSOCIATES, ON JULY 17TH, 18TH, AND 21ST, 2008.
54. THE WOODLANDS WITHIN THE MATTAWOMAN RIGHT-OF-WAY THAT ARE SHOWN TO BE CLEARED WILL BE CLEARED WITH THIS PLAN. THIS HAS BEEN INCLUDED IN THE OFF-SITE IMPACTS ON THE WOODLAND CONSERVATION WORKSHEET.

FOUR-YEAR MANAGEMENT PLAN FOR REFORESTATION/AFFORESTATION AREAS

FIELD CHECK THE REFORESTATION/AFFORESTATION AREAS ACCORDING TO THE FOLLOWING SCHEDULE:

- YEAR 1: SITE PREPARATION AND TREE PLANTING
SURVIVAL CHECK ONCE ANNUALLY (SEPTEMBER-NOVEMBER) (SEE NOTE 1)
WATERING IS NEEDED (2x MONTHLY)
CONTROL OF UNDESIRABLE VEGETATION AS NEEDED (1x IN JUNE AND 1x IN SEPTEMBER MINIMUM)
- YEAR 2-3: REINFORCEMENT PLANTING AS NEEDED (SEE NOTE 2)
SURVIVAL CHECK ONCE ANNUALLY (SEPTEMBER-NOVEMBER)
CONTROL OF UNDESIRABLE VEGETATION IF NEEDED (1x IN MAY AND 1x IN AUGUST MINIMUM)
- YEAR 4: REINFORCEMENT PLANTING IF NEEDED (SEE NOTE 2)
SURVIVAL CHECK (SEPTEMBER-NOVEMBER)

NOTES:

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 ALL DEAD PLANTS.
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 AN AS NEEDED BASIS.

POST DEVELOPMENT NOTES:

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 GEORGE'S 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 PERMITEE 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 TOP2. 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.
3. 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 FOLLOWING CUTTING 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.

SPECIMEN TREE CHART - LOT 22

| KEY | SPECIES | SIZE | CONDITION | REMOVE/REMAIN |
|-----|------------------------------|------|-----------|---------------|
| T1 | RED MAPLE (Acer rubrum) | 42" | GOOD | REMAIN |
| T3 | WHITE OAK (Quercus alba) | 46" | DEAD | REMAIN |
| T4 | WILLOW OAK (Quercus phellos) | 34" | VERY GOOD | REMAIN |

Woodland Conservation Worksheet
for
Prince George's County

| | | | |
|--|------|------|------|
| Zone: | I-1 | | |
| Gross Tract: | 9.62 | | |
| Floodplain (100 year floodplain easement): | 3.03 | | |
| Previously Dedicated Land: | 0.00 | | |
| Net Tract (NTA): | 6.59 | 0.00 | 0.00 |

*Include acreage in the corresponding columns for each zone.

Property Description or Subdivision Name: Brandywine Business Park, Lot 22

Reforestation Requirement Reduction Questions

| | |
|--|--------------|
| Is this one (1) single family lot? (y,n) | N |
| Are there prior TCP approvals which include a combination of this lot and/or other lots. (y,n) | Y |
| Is this a Mitigation Bank | N |
| Break-even Point (preservation) = | 1.4108 acres |
| Clearing permitted w/o reforestation = | 1.6862 acres |

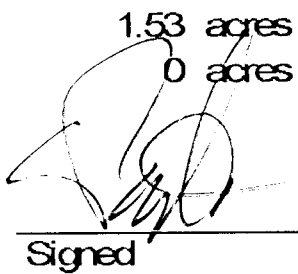
| Woodland Conservation Calculations: | Off-site | | |
|---|-------------------|----------------------------|------|
| | Net Tract (acres) | Floodplain Impacts (acres) | |
| Existing Woodland | 3.10 | 2.53 | 0.52 |
| Woodland Conservation Threshold (NTA) = | 15.00% | 0.9885 | |
| Smaller of a or b | | 0.9885 | |
| Woodland above WCT | 2.1115 | | |
| Woodland cleared | 1.57 | 0.02 | 0.52 |
| Smaller of d or e | 1.57 | | |
| Clearing above WCT (0.25 : 1) replacement requirement | | 0.39 | |
| Clearing below WCT (2 : 1 replacement requirement) | | 0.00 | |
| Afforestation Threshold (AFT) = | 15.00% | 0.00 | |
| Woodland Conservation Required | | 1.92 | |

| Woodland Conservation Provided (acres) | | |
|---|------|--------|
| Woodland Preservation | 1.53 | |
| Reforestation / Replacement | 0.00 | |
| Afforestation | 0.40 | |
| Area approved for fee-in-lieu | 0.00 | \$0.00 |
| Credits for Off-site Mitigation on another property | 0.00 | |
| Off-site Mitigation provided on this property | 0.00 | |
| Total Woodland Conservation Provided | 1.93 | |

Area of woodland not cleared
Woodland retained not part of requirements:

1.53 acres
0 acres

Prepared by:

 11-24-14
Signed Date

TREE CANOPY COVERAGE NOTE:

THE TREE COVERAGE REQUIREMENT ON THIS SITE HAS BEEN MET USING WOODLAND CONSERVATION ON-SITE AS FOLLOWS:

TREE CANOPY COVERAGE REQUIRED: 0.962 ACRES OR 41,904.7 SF (9.62 ACRES X 10%). THIS IS THE PERCENTAGE OF MINIMUM CANOPY COVERAGE REQUIRED AS SHOWN IN TABLE 1, TREE CANOPY REQUIREMENTS BY ZONE).

TREE CANOPY COVERAGE PROVIDED USING WOODLAND CONSERVATION: 1.93 ACRES

| AREA CHART | |
|---|--------------|
| AREA | LOT 22 (AC.) |
| TRACT AREA OF SUBJECT PROPERTY | 9.62 |
| EXISTING FOREST ON GROSS TRACT | 5.63 |
| LAND WITHIN EXPANDED STREAM VALLEY BUFFER | 3.37 |
| LAND WITHIN WETLANDS | 0.08 |
| LAND WITHIN FLOODPLAIN EASEMENT | 3.03 |
| FOREST WITHIN EXPANDED STREAM VALLEY BUFFER | 2.76 |
| FOREST WITHIN WETLANDS | 0.08 |
| FOREST WITHIN FLOODPLAIN EASEMENT | 2.53 |
| LENGTH OF STREAMS (LF) | 0 |

BEFORE BEGINNING CONSTRUCTION
CONTACT

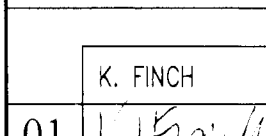
"MISS UTILITY"

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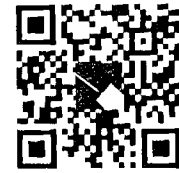
1-800-257-7777

AT LEAST 48 HOURS
PRIOR TO EXCAVATION

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP2-055-09

| Approved by | | Date |
|-------------|---|----------|
| K. FINCH | | 8/2/11 |
| 01 |  | 12/11/14 |
| 02 | | |
| 03 | | |
| 04 | | |
| 05 | | |

THIS BLOCK IS FOR
OFFICIAL USE ONLY
or select certifies that this plan
meets conditions of final approval
by the Planning Board, its designee
or the District Council.



M-NCPPC
APPROVAL

PROJECT NAME: STEPHEN'S CROSSING

PROJECT NUMBER: DSP-09011/01

For Conditions of Approval, see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

NOTES AND DETAILS

STEPHEN'S CROSSING
TAX MAP 145 LOT 22
MATTAWOMAN DRIVE & BRANDYWINE ROAD
BRANDYWINE, MD 20613
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SEAL



BY:

11-24-14

Pennoni

DESIGNED: PHRA
DRAWN: ALC
DATE: 11/24/14
SCALE: NO SCALE

FILE NO: 13657-1-3

SHEET: 7 OF 7