

TYPE II TREE CONSERVATION AND LANDSCAPE PLAN

1. EXISTING ZONING: R-E
2. PROPOSED DEVELOPMENT: SINGLE FAMILY RESIDENTIAL
3. MASTER PLAN AREA: 7
4. TAX MAP: PG Co. #115 GRIDS A3 & A4,
5. WSSC MAP: 212 SE 3, 213 SE 3.
6. ADC MAP: P.G. CATEGORY # 24, B & C -13
7. WATER CATEGORY: 3
8. SEWER CATEGORY: 3
9. OWNER/DEVELOPER STEED ESATES LLC.

(307) 490-2772

11. GROSS TRACT AREA: 118.82 ACRES
GROSS TRACT AREA THIS SUBMITTAL: 118.82 ACRES

12. PUBLIC UTILITY EASEMENTS ALONG ALL PUBLIC RIGHT OF WAY.

13. BOUNDARY PROVIDED BY GREENMAN-PEDERSEN, INC.
TOPOGRAPHY INFORMATION, SURVEY DATA, AND LOTS MAPPING, INC.

14. CONCEPTUAL STORM DRAIN APPROVAL NUMBER: CSD #1332-2002-00.

15. ALL STRUCTURES SHALL BE FULLY SPRINKLERED IN ACCORDANCE WITH ARTICLE 13
OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND ALL OTHER APPLICABLE LAWS.

16. EXISTING 100 YEAR FLOODPLAIN STUDY: FPS

17. TREE CONSERVATION PLAN TYPE 1: APPROVED 1/7/03

18. PRELIMINARY PLAT #--10230, TOP 173/197 (M.N.C.P.#P.C.)
STORMWATER MANAGEMENT CONCEPT PLAN #1332-2002-00

19. THERE IS ONE (1) CEMETERY LOCATED WITHIN THE SUBJECT PROPERTY:
STANLEY FAMILY CEMETERY

20. THERE IS ONE (1) HISTORIC HOUSE LOCATED WITHIN THE SUBJECT PROPERTY:
311 ARLES

21. CLASS I FILL TO BE PLACED BELOW ALL BUILDINGS.

22. CLASS II FILL TO BE PLACED BELOW ALL PAVED AREAS, DRIVEWAYS AND SIDEWALKS
AND CLASS III FILL TO BE PLACED IN AREAS TO REMAIN GREEN.

23. FOOTINGS TO BE EXTENDED TO EXISTING GROUND WHERE NECESSARY.

24. ROOF AND FOOTING DRAINAGE TO BE DISCHARGED TO SPLASH BASINS.

25. MAX. SLOPE: 3:1 MIN. SLOPE: 2.5% GRADE, 1% PAVED.

26. CONCRETE CURB AND GUTTER SHALL BE IN ACCORDANCE WITH PRINCE GEORGE'S COUNTY
"STANDARD DETAIL #1".

27. SPILL CURBS ON ALL HIGH SIDE CURB AND GUTTER.

28. DETAIL AND SEWER SERVICE SHALL BE PROVIDED BY CONNECTING TO THE
EXISTING PUBLIC WATER AND SEWER SYSTEM.

29. HANDICAPPED PARKING SPALLS SHALL BE IN ACCORDANCE WITH PRINCE GEORGE'S COUNTY STANDARD
DETAIL # AND #10-4.

30. A 42" HIGH RAILING/FENCE IS REQUIRED ON ALL RETAINING WALLS OVER 18".

ZONE:	RE	OWNER:	STEED ESTATES LLC.
GROSS TRACT:	118.62		JOHN PETRELLA
FLOODPLAIN:	6.60		
PREVIOUSLY		ADDRESS:	4700 HOLLY RIDGE ROAD
DEDICATED LAND:	0		ROCKVILLE, MD 20853
NET TRACT:	112.02	PHONE:	301-924-6407
SUBDIVISION/BLOCK/LOT:	P:50	TAX MAP:	115, GRID A4, A3
	P:137	PERMIT #:	N/A
	P:138		
WOODLAND CONSERVATION CALCULATIONS:	NET TRACT	FLOODPLAIN	
	(acres)	(acres)	
EXISTING WOODLAND	a. 68.67		k. 5.91
WCT (25% x NET TRACT)	b. 28.00		
SMALLER OF a. OR	c. 28.00		
WOODLAND ABOVE WCT (a - b); 0 IF <0	d. 40.67		
WOODLAND CLEARED	e. 32.78		
SMALLER OF d. OR e.	f. 32.78		l. 0.5
CLEARING BELOW WCT (e - f); 0 IF <0	g. 0		
REPLACEMENT (f x 0.25)	h. 8.19		
(g x 2.0)	i. 0		
AFFORESTATION (if applicable)			
(net tract x .2 - a); 0 IF <0	j. 0		
(net tract x .15 - a); 0 IF <0			
WOODLAND CONSERVATION REQUIRED	m. 36.69		
(c + h + i + j + l - g)			
WOODLAND CONSERVATION PROVIDED:	(acres)		
WOODLAND PRESERVATION	35.69		
REFORESTATION / REPLACEMENT	0.0		
AFFORESTATION	0.80		
AREA APPROVED FOR FEE-IN-LIEU	0 (\$0.30 x 43560 = \$_____)		
OFF-SITE CREDITS	0		
OFF-SITE CREDITS	0		
WOODLAND CONSERVATION PROVIDED	36.69		
(must equal or exceed item "m" above)			

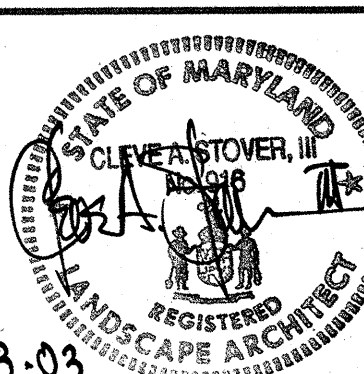
PLAN CERTIFIED BY: CLEVE A. STOVER, R.L.A., A.I.C.P.
GREENMAN-PEDERSEN, INC.
10620 GUILFORD ROAD, SUITE 100
LAUREL, MD 20794
MD #916 R.L.A.

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE *	COND.	REMARKS
TREES						
Ar	87	Acer rubrum	Red Maple	2.5-3'cal.	B&B	12-14'ht.
Fa	73	Fraxinus americana 'Autumn Purple'	Autumn Purple White Ash	2.5-3'cal.	B&B	12-14'ht.
Gb	68	Ginko biloba	Male Ginko	2.5-3'cal.	B&B	12-14'ht, grafted males on
Qp	87	Quercus phellos	Willow Oak	2.5-3'cal.	B&B	12-14'ht.
Ia	25	Ilex x ouquipernyi 'San Jose'	San Jose Holly	6-8'ht.	B&B	female
Ix	7	Ilex x ouquipernyi 'Male'	Pyrandial Male Holly	6-8'ht.	B&B	male
Po	38	Picea onorika	Serbian Spruce	6-8'ht.	B&B	
Ck	48	Cornus kousa	Kousa Dogwood	1.5-2'cal.	B&B	7-9'ht.
Cc	46	Carpinus caroliniana	Ironwood / Amer. Hornbeam	1.5-2'cal.	B&B	7-9'ht.
Mx	31	Malus x 'Centurion'	Centurion Flowering Crabapple	1.5-2'cal.	B&B	7-9'ht.
Py	35	Prunus yedoensis	Yoshino Cherry	1.5-2'cal.	B&B	7-9'ht.

NOTE: HOUSE TYPES SHOWN ARE NOT SPECIFIC.

	EXISTING CONTOUR
	EXISTING STRUCTURE
	PROPOSED CONTOUR
	EX. PROPERTY LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED PARCEL LINE
	EXISTING TREE LINE
	SPECIMEN TREE
	TREE PROTECTION DEVICE
	AFFORESTATION AREA FENCE SPLIT RAIL FENCING
	NON-TIDAL WETLANDS
	25' WETLAND BUFFER
	WATERS OF THE U.S.
	100-YEAR FLOODPLAIN
	PRIMARY MANAGEMENT AREA
	EXISTING WATER LINE
	EXISTING SEWER LINE
	PROPOSED PARCEL
	LIMITS OF DISTURBANCE
	TREE PRESERVATION AREAS SIGNS OR WOODLAND PRESERVATION AREA SIGNS
	TREE PRESERVATION AREAS OR WOODLAND PRESERVATION AREA
	REFORESTATION AREAS
	ADDITIONAL WOODLAND RETAIN NOT PART OF ANY REQUIREMENT
	PLANTING KEY LABEL PROPOSED SHADE TREE PROPOSED EVERGREEN TREE PROPOSED ORNAMENTAL TREE PROPOSED SHRUBS PROPOSED STREET TREE (LOCAL SPECIES, NUMBER AND LOCATION TO BE DETERMINED UNDER STREET TREE AND LANDING PLAN)

NOTE: THIS PLAN FOR LANDSCAPE AND TREE CONSERVATION ONLY.
SEE STORM DRAIN AND PAVING PLANS FOR STREET TREES AND LIGHTING.

[illegible]

GPI **GREENMAN-PEDERSEN, INC.**
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10620 GUILFORD ROAD, SUITE 100 JESSUP, MD 20794
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

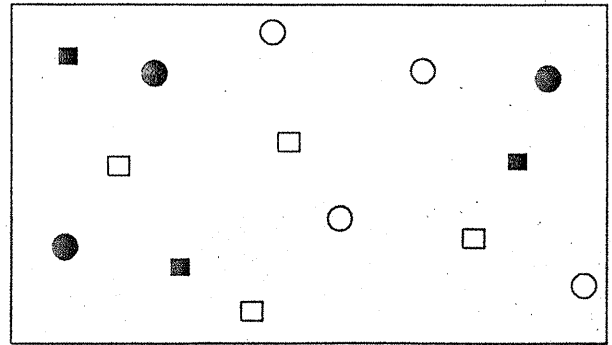
COVER SHEET

DATE	PROJECT No.
1/29/03	2001191
SCALE	SHEET
1"=40'	1
	OF
	9

Lot / Block	Lot Area	Existing Woodland	Woodland Cleared	Afforestation / Reforestation	Total Preservation on lots
1/A	33,338	23,310	13,957	0	9,353
2/A	36,551	12,230	10,146	0	2,084
3/A	54,448	8,756	0	0	8,756
4/A	33,192	20,620	12,406	0	8,214
5/A	34,985	28,877	14,727	0	14,060
6/A	30,625	9,813	7,181	0	2,632
7/A	32,022	32,022	28,267	0	3,755
1/B	34,902	0	0	1,885	1,885
2/B	40,545	0	0	7,267	7,267
3/B	41,447	0	0	8,091	8,091
4/B	79,062	17,430	3,777	5,764	19,417
5/B	41,998	6,312	6,312	3,929	3,929
6/B	45,096	9,398	9,398	3,756	3,756
7/B	49,607	2,400	2,400	4,318	4,318
8/B	56,925	1,530	1,530	5,930	5,930
9/B	77,043	17,493	8,262	1,820	1,820
10/B	74,564	1,269	0	0	1,269
11/B	60,040	13,066	3,445	0	8,621
12/B	32,562	7,002	556	0	6,446
13/B	35,387	5,772	0	0	5,772
14/B	33,425	6,056	0	0	6,056
15/B	35,656	9,470	0	0	9,470
16/B	37,939	12,988	2,781	0	10,207
17/B	42,102	5,381	1,992	0	3,389
18/B	30,216	2,538	2,538	0	0
19/B	30,121	4,683	3,069	0	1,614
20/B	31,106	0	0	0	0
21/B	31,184	2,906	2,906	0	0
22/B	34,128	4,221	4,221	0	0
23/B	31,398	6,949	3,870	0	3,079
24/B	32,627	4,938	1,691	0	3,247
25/B	32,897	5,569	1,736	0	3,833
26/B	33,789	14,884	11,274	0	3,610
27/B	32,326	19,675	15,917	0	3,758
28/B	31,795	25,234	14,554	0	10,680
29/B	32,056	26,985	14,927	0	12,058
30/B	33,033	27,611	14,190	0	13,421
31/B	33,033	27,282	15,222	0	12,060
32/B	36,566	35,421	17,343	0	18,078
33/B	48,358	48,358	22,415	0	25,943
34/B	59,869	59,869	38,165	0	53,704
35/B	77,641	77,641	25,574	0	52,067
36/B	48,014	48,014	19,465	0	28,549
37/B	48,051	48,051	22,316	0	23,735
38/B	48,950	48,950	21,193	0	25,757
39/B	56,615	56,615	17,486	0	38,129
40/B	55,047	55,047	16,851	0	38,196
41/B	69,581	69,581	17,772	0	51,809
42/B	72,426	68,015	18,384	0	49,631
43/B	72,791	62,715	8,856	0	53,859
44/B	38,420	29,334	5,577	0	23,757
45/B	44,556	21,823	0	0	21,823
46/B	40,490	6,727	0	0	6,727
47/B	31,916	0	0	0	0
48/B	33,392	455	0	0	455
49/B	38,150	3,056	728	0	2,328
50/B	42,547	33,442	24,416	0	9,026
51/B	32,307	12,401	8,261	0	4,140
52/B	51,282	51,282	27,996	0	23,286
53/B	62,097	62,097	20,751	0	41,346
54/B	59,876	59,876	25,277	0	34,599
1/C	40,400	40,400	19,631	0	20,769
2/C	42,138	42,138	18,433	0	23,705
3/C	40,032	40,032	21,676	0	18,356
4/C	40,027	40,027	20,016	0	20,011
5/C	43,335	43,335	18,053	0	25,282
6/C	42,289	42,289	16,391	0	25,896
7/C	41,854	34,225	9,062	0	25,163
8/C	50,052	9,386	0	0	9,386
9/C	41,139	0	0	0	0
10/C	55,049	31,935	13,917	0	18,018
11/C	50,052	45,824	16,706	0	29,118
12/C	39,786	39,289	12,466	0	26,823
13/C	48,386	48,386	18,335	0	30,051
14/C	40,740	40,740	19,261	0	21,479
15/C	37,309	37,309	16,461	0	20,848
16/C	46,746	46,746	16,479	0	30,267
17/C	46,841	46,841	13,843	0	30,998
18/C	88,041	83,068	24,027	0	59,041
19/C	51,655	51,655	27,530	0	24,125
20/C	47,203	42,352	26,109	0	16,243
21/C	37,788	37,788	19,260	0	18,528
22/C	55,641	50,974	15,250	0	35,724
23/C	48,741	45,049	14,720	0	30,329
24/C	54,794	49,805	15,884	0	33,921
25/C	33,358	31,343	12,135	0	19,208
26/C	36,498	36,385	16,301	0	20,084
27/C	31,730	18,281	7,824	0	10,457
28/C	40,212	6,705	0	0	6,705
29/C	36,919	19,221	0	0	19,221
30/C	40,248	18,992	0	0	18,992
Outlot 'A'	34,412	23,965	0	0	23,965
*Parcel 'A'	451,202	229,202	18,774	0	0
Parcel 'B'	177,304	89,840	52,586	0	0
Parcel 'C'	119,306	66,625	25,608	0	0
Roadways		311,019	311,019	0	0
TOTALS	4,847,319	3,248,521	1,427,835	38,380	1,563,516
	111.28	74.58	32.78	0.80	35.89

General 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 \$1.50 per square foot mitigation fee.
- The Department of Environmental Resources (DER) Inspector must be contacted prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this plan.
- All appropriate bonds will 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.
- The location of all Tree Protection Devices (TPDs) for areas of preservation shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting with the Inspector from DER. Upon approval of the flagged or staked TPD locations by the DER Inspector, installation of the TPDs may begin. TPD installation shall be completed prior to installation of initial Sediment Controls. No cutting or clearing of trees may begin before final approval of TPD installation.
- Since work on this project will be initiated in several phases all TPDs required for a given phase shall be installed prior to any disturbance within that phase of work.
- Woodland Conservation - Tree Savers shall be posted at the same time as Tree Protective Device installation. The signs shall remain in place in perpetuity.
- Roots of all trees within 20 feet of the limits of disturbance shall be cut along the limits of disturbance to a depth of at least 18 inches using a vibratory plow (cable laying machine) or toothed chain trencher, prior to installation of Tree Protective Devices or start of grading.
- Contractor is liable for any damages he causes during construction to any preservation areas, fences, roads, paved paths, utilities, or other improvements on private or public property.
- Approved Sediment and Erosion Control Measures may be substituted in lieu of Tree Protective Devices (TPDs) shown on this plan. In-field location and substitutions must be approved by the DER Inspector.
- Tree Protection Device shown below (Detail 1) is to be used for both preservation and reforestation areas.



REFORESTATION DETAIL

- LEGEND
- RED MAPLE
 - WHITE PINE
 - PIN OAK
 - SWEETGUM

REFORESTATION PLANT SCHEDULE

SPECIES	CONDITION	QUANTITY
ACER RUBRUM - RED MAPLE	WHIP	352 (20%)
QUERCUS PALUSTRIS - PIN OAK	WHIP	528 (30%)
LIQUIDAMBAR STYRACIFLUA - SWEETGUM	WHIP	528 (30%)
PINUS STROBUS - WHITE PINE	WHIP	352 (20%)

0.88 acres x 1,000 inch calipers/acre = 880 x 1/2 inch average caliper = 1,760

Note: At least 25% of whips for each species shall be 1" caliper material or larger and be at least 24 inches in height.

REFORESTATION PLANT SUBSTITUTION LIST

X	BOTANICAL NAME	COMMON NAME	SIZE
X	Acer rubrum	Red Maple	whips
X	Acer saccharinum	Silver Maple	whips
X	Celtis occidentalis	Hickberry	whips
X	Cercis canadensis	Red Bud	whips
X	Cornus amomum	Silky Dogwood	whips
X	Cornus florida	Flowering Dogwood	whips
X	Liquidambar styraciflua	Sweet Gum	whips
X	Liriodendron tulipifera	Yellow Poplar	whips
X	Platanus occidentalis	Sycamore	whips
X	Quercus palustris	Pin Oak	whips
X	Robinia pseudoacacia	Black Locust	whips

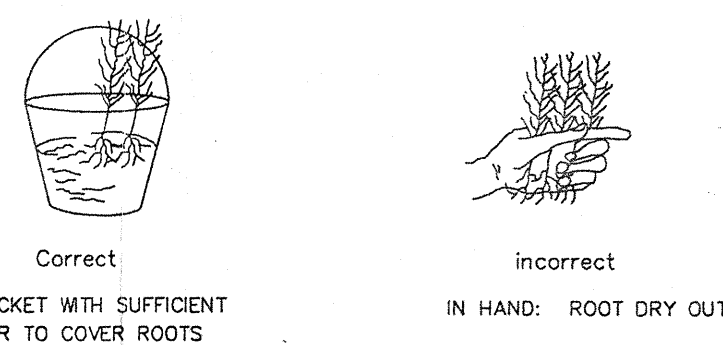
IF ONE OF THE SPECIES IS NOT AVAILABLE, THE OTHER SPECIES MAY BE INCREASED PROPORTIONALLY. IF MORE THAN ONE SPECIES FROM THE GROUP IS NOT AVAILABLE, THE LANDSCAPE ARCHITECT SHALL BE CONTACTED SO THAT ADDITIONAL SPECIES CAN BE ADDED TO THE LIST.

SUBSTITUTION RATE FOR MATURE PLANTS	
2-5" cal. trees	5 seedlings
6-8" cal. trees	4 seedlings
1.5" cal. evergreens	4 seedlings
1.5" cal. trees	3 seedlings
shrubs	1 seedling

*NOTE: 4'C - PLUS LANDSCAPING AROUND EXISTING CEMETERY

HANDLING AND PLANTING OF SEEDLING

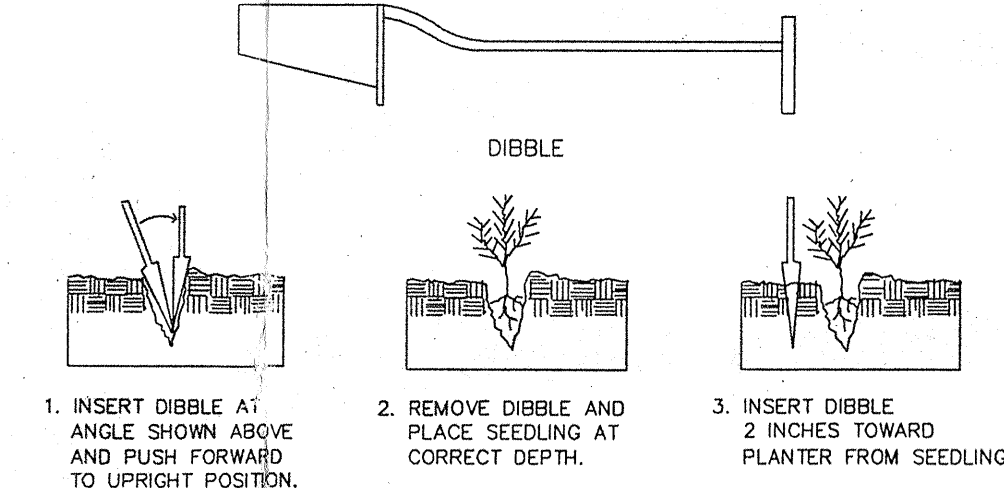
HANDLING SEEDLINGS IN THE FIELD



NOTE: Seedlings dry out very quickly and, once dry, often are not usable even after moistening.

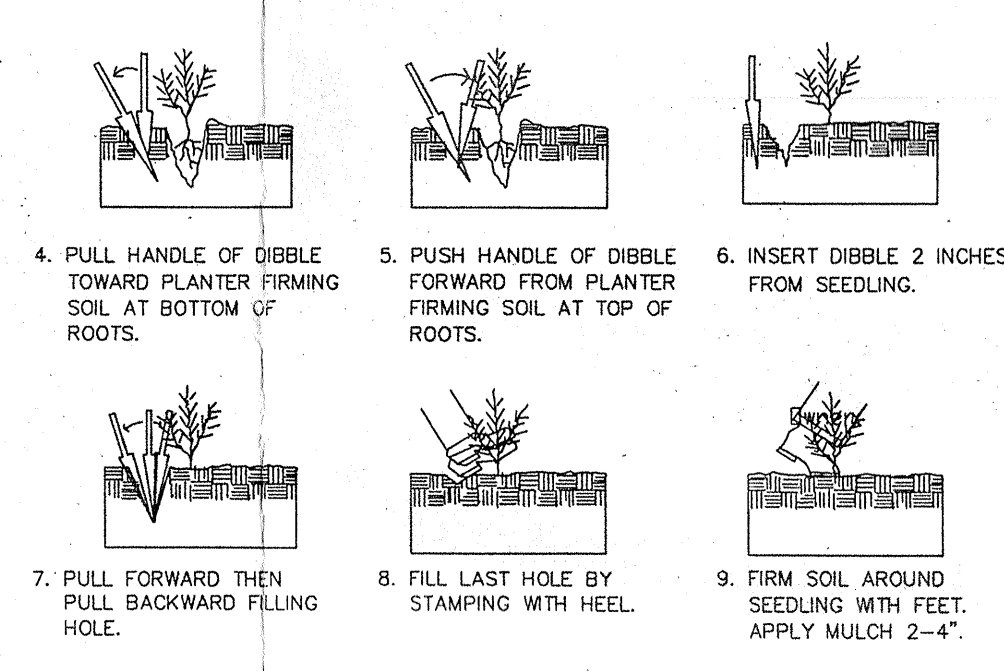
SEEDLING PLANTING METHODS

A. DIBBLE PLANTING

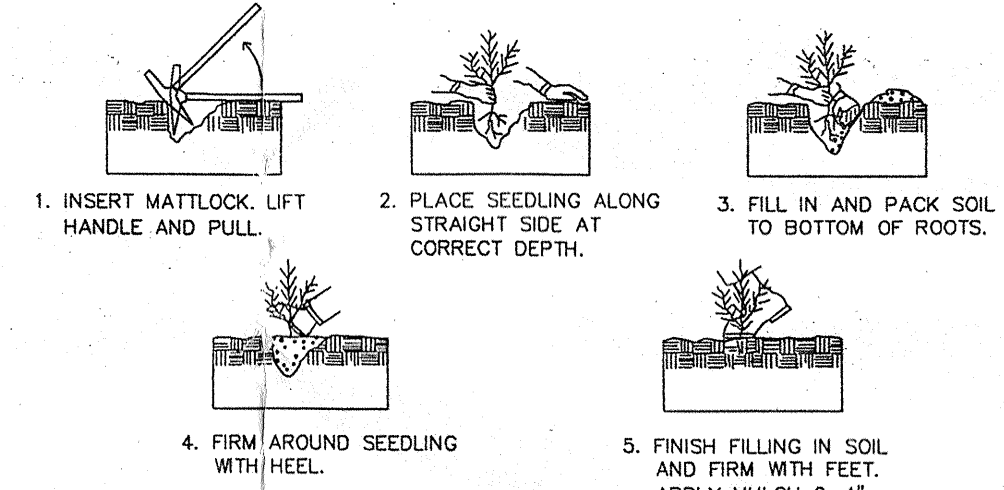


SOURCE: adapted from the Maryland State FOREST CONSERVATION MANUAL

HANDLING AND PLANTING OF SEEDLING (CONT.)



B. MATTOCK PLANTING



SOURCE: adapted from the Maryland State FOREST CONSERVATION MANUAL

SPECIFICATIONS FOR PLANTING

Plant Identification: All plants shall be properly marked for identification.

List of Plant Material

The Contractor will verify the plant quantities prior to bidding and any discrepancies shall be brought to the attention of the Landscape Architect. The Contractor shall furnish and plant all plants required to complete the work shown on the drawings. Substitution shall not be made without the written approval of the Landscape Architect. This Contract will be based on the bidder having verified prior to bidding, the availability of the required plant material as specified on the Plant Materials List.

Plant Quality

All shrubs shall be dense, heavy to the ground, and well grown, showing evidence of having been sheared regularly, and shall be sound, free of plant disease or insect eggs and shall have a healthy normal root system. Plants shall be freshly dug and not heeled-in stock, nor from cold storage. All plants shall be nursery grown (except as noted below). Plants shall not be pruned prior to delivery. The shape of the plant shall conform to its natural growth proportions unless otherwise specified. Trees shall conform to the branching, caliper, and height specifications of the American Association of Nurserymen, and shall have a well-shaped, heavy branch structure for the species. Evergreen trees are to have an internode no greater than 18" and shall be uniformly well shaped. All plant sizes shall average at least the middle of the range given in the plant list.

Soil Mix

Soil mix will be 2/3 existing soil, 1/3 leafmold or equal organic material, thoroughly mixed and homogenized.

Excavation

Holes for all plants shall be 18" larger in diameter than size of ball or container and shall have vertical sides. Hedges shall be planted in a trench 12" wider, beds for mass planting shall be entirely rototilled to a depth of 8" and shall be 18" beyond the average outside edge of plant balls.

Planting

Backfilling shall be done with soil mix, reasonably free of stones, subsoil, clay lumps, stumps, roots, weeds, bermuda grass, litter, toxic substances, or any other material which may be harmful to plant growth, or hinder grading, planting, or maintenance operations. Should any unforeseen or unsuitable planting conditions arise, such as faulty soil drainage or chemical residues, they should be called to the attention of the Landscape Architect and Owner for adjustment before planting. The plant shall be set plumb and straight, and shall be staked at the time of planting. Backfill shall be well worked about the roots and settled by watering. Plants will be planted higher than surrounding grade. Shrubs will be 1" higher and trees will be 3" higher.

Cultivation

All trenches and shrub beds shall be cultivated, edged and mulched to a depth of 3" with fine shredded hardwood bark. The area around isolated plants shall be mulched to at least a 6' greater diameter than that of the hole. Plant beds adjacent to buildings shall be mulched to the building wall.

Maintenance

The Contractor shall be responsible during the contract and up to the time of acceptance, for keeping the planting and work incidental thereto in good conditions, by replanting, plant replacement, watering, weeding, cultivating, pruning and spraying, restaking and cleaning up and by performing all other necessary operations of care for protection of good plant growth so that all work is in satisfactory condition at time of acceptance, at no additional cost to the Owner.

Fertilizer

Fertilizer shall be a slow release type contained in polyethylene perforated bags with microspore holes for controlled feeding such as Easy Grow as manufactured by Specialty Fertilizer, Inc., Box 355, Suffern, New York 10901 or approved equal. The bags shall contain 16-16-16 per unit to last for three years and shall be applied during planting as recommended by the manufacturer. If fertilizer packets are not used the Contractor shall apply granular fertilizer to the soil mix with 10-6-4 analysis at the following rates: Tree Pits, 2-3 lbs. per caliper inch; Shrub Beds, 3-5 lbs. per 100 square foot; Ground cover, 2-3 lbs. per 100 square foot.

Ground Cover

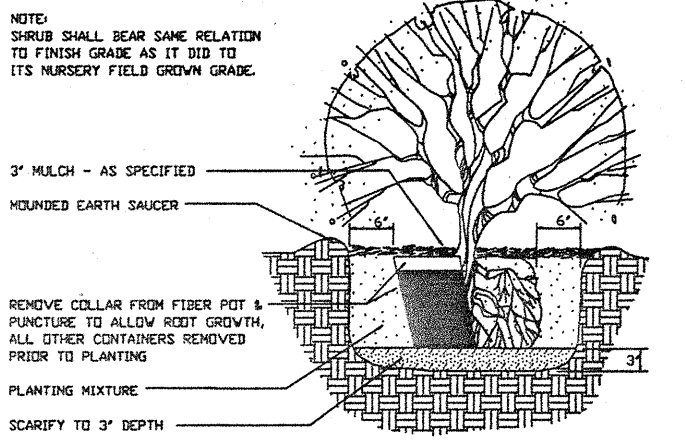
All areas of ground cover shall be rototilled to a depth of 6". Apply 2" of organic material and rototill until thoroughly mixed. Apply fertilizer as stated above.

Guarantee and Replacement

All materials shall be unconditionally guaranteed for one year. The Contractor is not responsible for losses or damages caused by mechanical injury or vandalism. Guarantee shall cover both labor and materials. Earth saucers and stakes and guys shall be removed and trees, shrubs, and whips mulched to 3" maximum depth with shredded bark just prior to expiration of the one-year guarantee. The owner shall be notified in writing when this work is to occur.

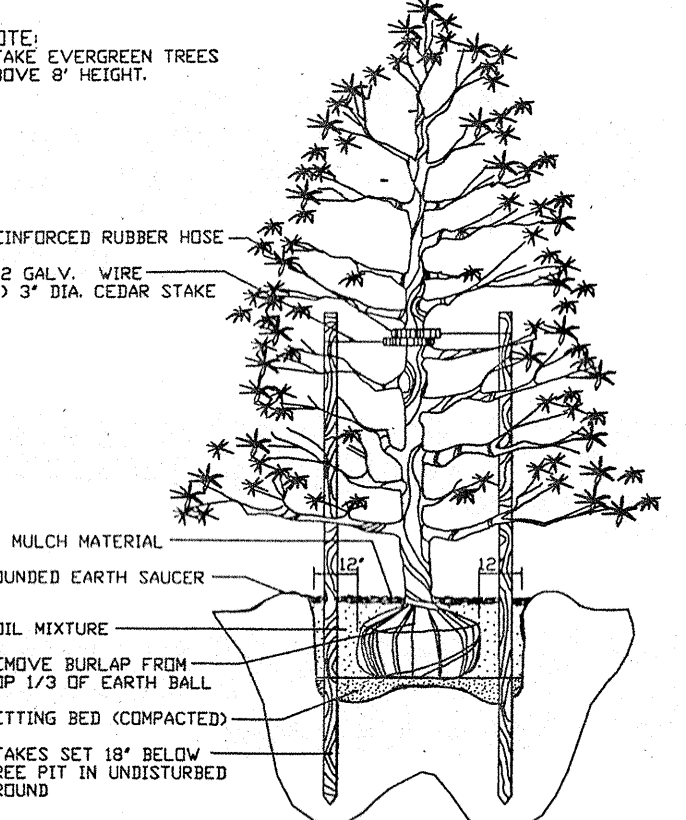
Plant Spacing

Plant spacing is generally to scale on plan. Shrub spacing is noted in the plant list. No plants except viney ground covers or espaliered material shall be closer than 30" to building, walks or curbs.



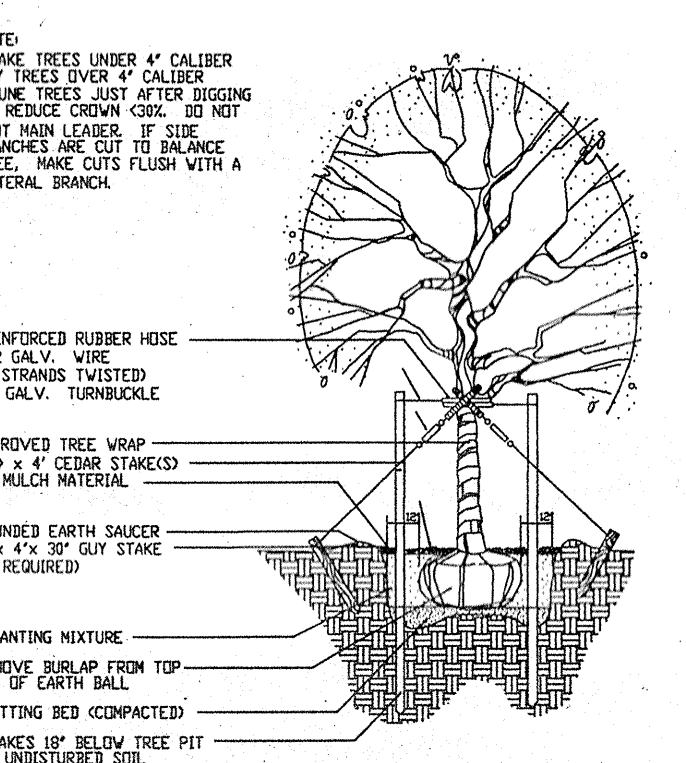
PLANTING DETAIL/SHRUBS

NTS



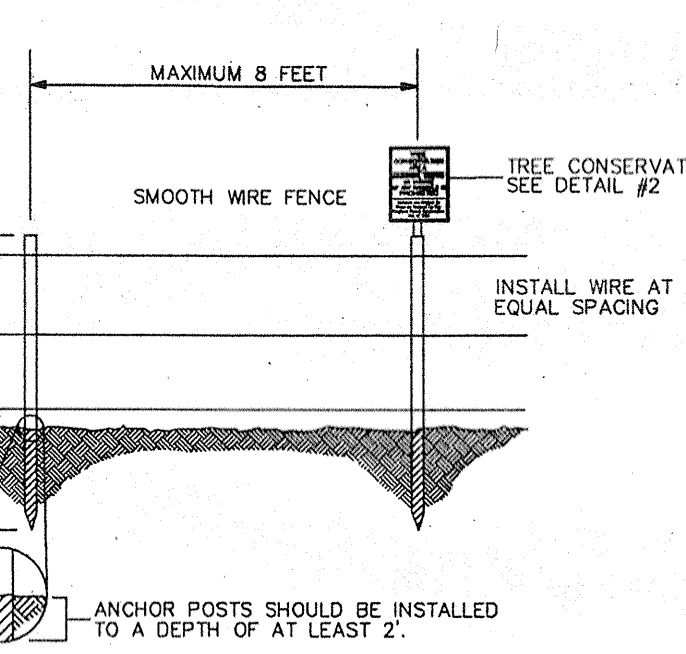
PLANTING DETAIL/EVERGREEN TREES

NTS



PLANTING DETAIL/DECIDUOUS TREES

NTS



- Tree protective device locations will correspond to the locations shown on this tree conservation plan.
- Fence posts will be a minimum of 1 3/4" x 1" steel U-channel or 2" x 2" lumber, spaced no more than 8 feet apart. Posts will be installed at least 2 feet deep.
- Smooth wire should be evenly spaced along the height of the posts, and fastened securely to the posts. Minimum acceptable wire is light gauge, class 1, galvanized.
- Tree conservation area sign will be securely attached to at least every fifth post and shall remain in place in perpetuity.
- Sediment and erosion control measures will comply with the sediment control plan as approved by the Prince George's County Soil Conservation District, and may include combinations of sediment control fencing with tree conservation area protective device fencing, if so noted on this plan.
- Tree protective devices will be erected immediately after tree and shrub planting is completed, and removed after the final 12 year survival check. The contractor will advise the owner in writing when this work is completed.

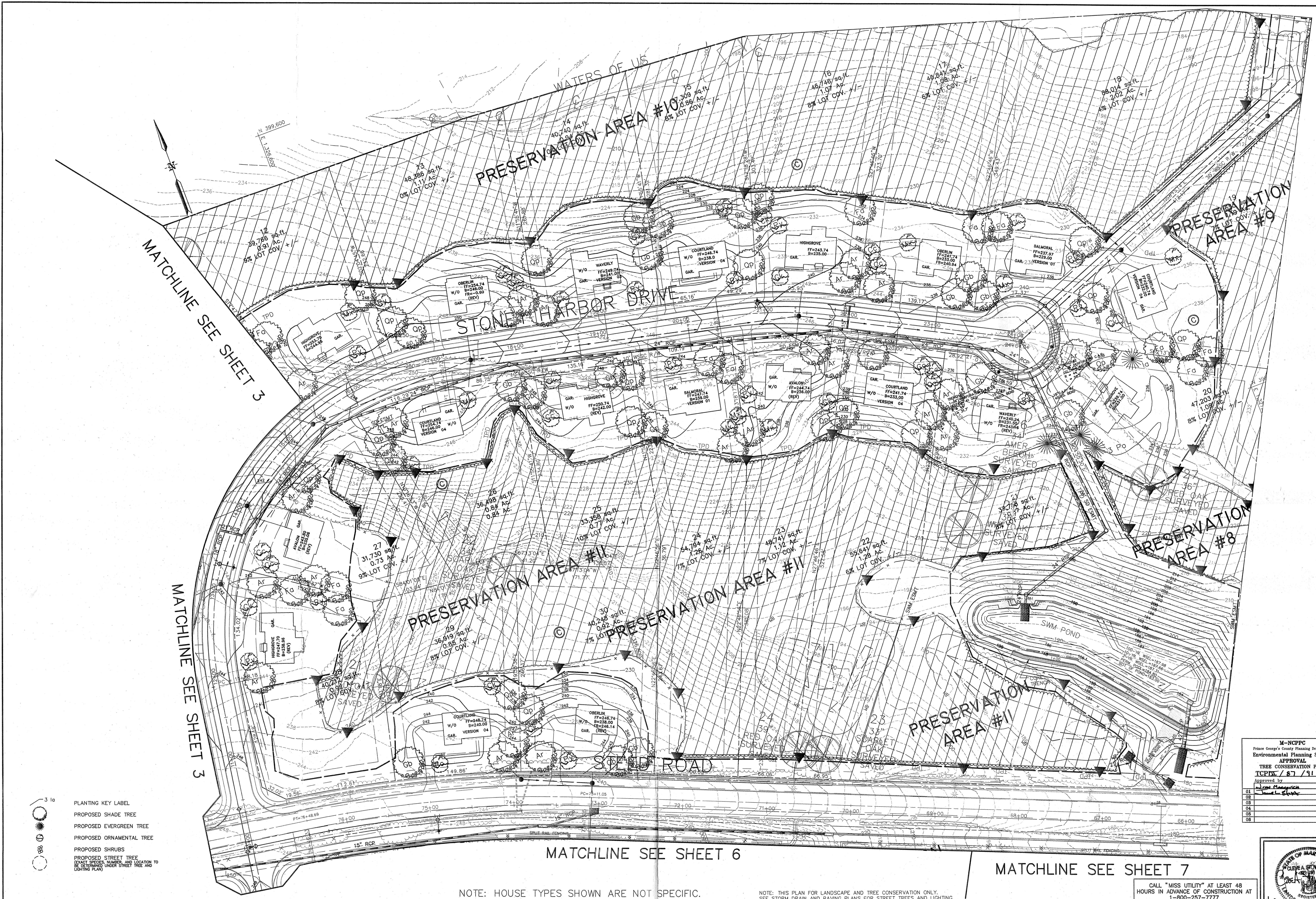
TREE PROTECTION DEVICE - TYPE 2

NTS



Reforestation Notes:

- Seedlings/Whips will be hand planted using random distribution of species and locations, at an average of 1,000 inch calipers per acre, utilizing the 'Dibble Planting' or 'Mattock Planting' methods.
- Seedlings/Whips will be graded for quality, especially root systems, before planting, and come from local sources.
- Contractor will provide for proper care of seedlings, including during transport, in storage, and handling in the field.
- Any tree shown by inspection within 30 days of planting to be improperly planted will be replaced and properly planted with new trees of the same type and specifications. If 20% or more of seedlings are improperly planted, the entire stand may be required to be replaced with new trees properly planted, or the total cost of the trees and replanting repaid to the owner, at the owner's option.
- The planting contractor shall guarantee a minimum of 75% survival of the plants for 5 years from date of planting. Plants will be field checked at least three times during the first year, with watering if needed and control of undesirable vegetation if needed. Plants will be field checked two times during the second and third years with reinforcement planting if needed and control of undesirable vegetation if needed. Plants will be field checked one time during the fourth and fifth years with reinforcement planting if needed. Records of survival to be maintained during the field checks. Field data forms will be sent to the client after each visit. Dead plants will be replaced to maintain at least 75% survival. Perimeter fencing and staking will be removed after year 5 based on the date planted.
- Contractor will locate all existing utilities prior to start of operations.
- Contractor to adjust plant locations to avoid existing utilities and maintain existing easements. New plant locations to be approved by the County and/or Urban Forester.</



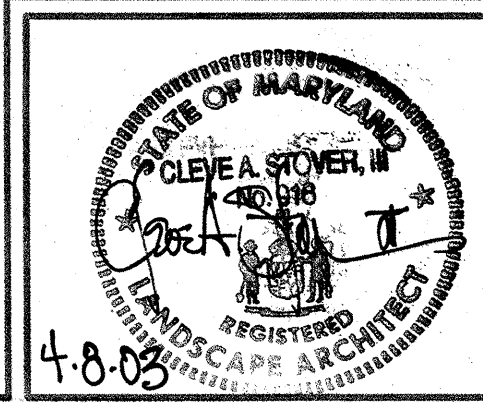
- PLANTING KEY LABEL
- PROPOSED SHADE TREE
 - PROPOSED EVERGREEN TREE
 - PROPOSED ORNAMENTAL TREE
 - PROPOSED SHRUBS
 - PROPOSED STREET TREE
- (EXACT SPECIES, NUMBER, AND LOCATION TO BE DETERMINED UNDER STREET TREE AND LIGHTING PLAN)

NOTE: HOUSE TYPES SHOWN ARE NOT SPECIFIC.

NOTE: THIS PLAN FOR LANDSCAPE AND TREE CONSERVATION ONLY. SEE STORM DRAIN AND PAVING PLANS FOR STREET TREES AND LIGHTING.

CALL "MISS UTILITY" AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION AT 1-800-257-7777

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP II / 87 / 91		
Approved by	Date	
James Mangione	5/19/01	
James L. Slane	22 April 01	
01		
02		
03		
04		
05		
06		



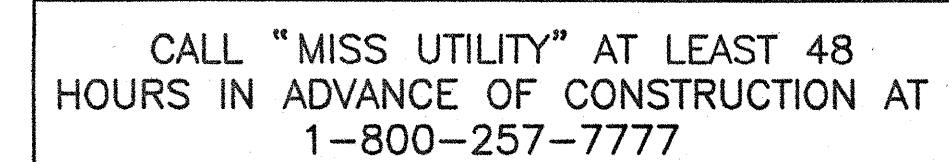
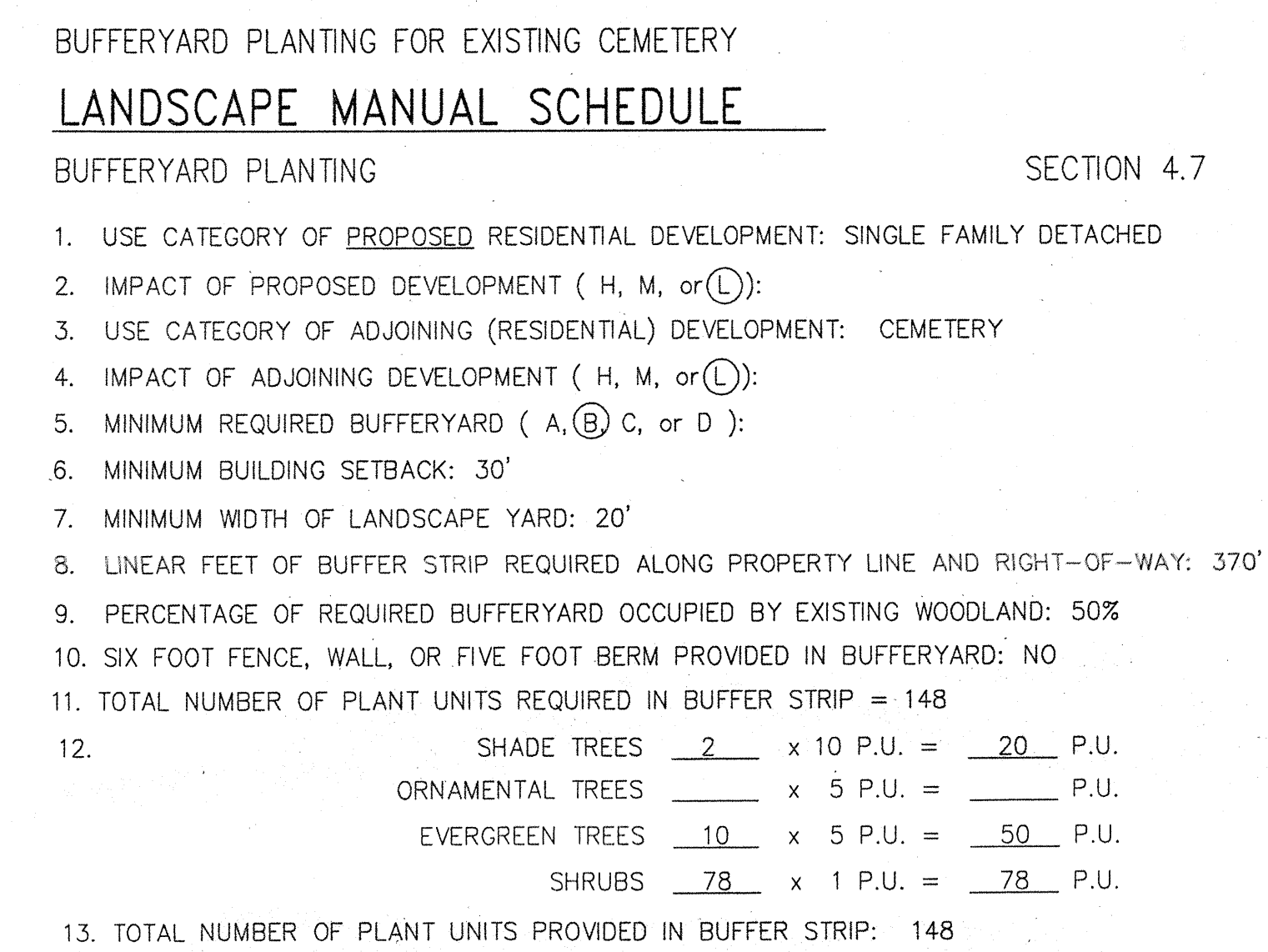
PROJ. MGR.	DATE	REVISIONS	BY	DATE	REVISIONS	BY
DJ						
DESIGNED						
SMD						
DRAWN						
SMD						
CHECKED						
DJ						

GREENMAN-PEDERSEN, INC.
GPI
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10620 GUILFORD ROAD, SUITE 100 JESSUP, MD 20794
WASH. (301) 470-2772 BALT. (410) 880-8055
FAX: (301) 490-2649 www.gpinet.com

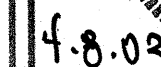
STEED ESTATES
PRINCE GEORGE'S COUNTY, MARYLAND (5th) ELECTION DISTRICT

LANDSCAPE AND TCP II PLAN

DATE	PROJECT No.
1/29/03	2001191
SCALE	SHEET
1"=40'	4
	9



NOTE: THIS PLAN FOR LANDSCAPE AND TREE CONSERVATION ONLY.
SEE STORM DRAIN AND PAVING PLANS FOR STREET TREES AND LIGHTING.



DATE	PROJECT No.
1/29/03	2001191
SCALE	SHEET
	6
1"=40'	OF
	9

A cross-sectional diagram of a split rail fence. The diagram shows three horizontal rails made of wood, labeled "PRESSURE TREATED SPLIT RAIL". The rails are supported by two vertical posts, labeled "4\"x4\" POST". The maximum spacing between the rails is indicated as "10'-0\" O.C. MAX". The total height of the fence is labeled as "3'-6\"". The fence is shown sitting on a "CONCRETE FOOTING". The ground level is marked as "FINISH GRADE". A "2% SLOPE" is indicated for the ground surface. A "30\" dimension is shown for the depth of the concrete footing below the finish grade. A "6\" dimension is shown for the width of the concrete footing.

3 la

PLANTING KEY LABEL

PROPOSED SHADE TREE

PROPOSED EVERGREEN TREE

PROPOSED ORNAMENTAL TREE

PROPOSED SHRUBS

PROPOSED STREET TREE
(EXACT SPECIES, NUMBER, AND LOCATION TO
BE DETERMINED UNDER STREET TREE AND
LIGHTING PLAN)

M-NCPPC
 Prince George's County Planning Department
 Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 87 / 91

	Approved by	Date
	<i>David Manna</i>	<i>5/19/91</i>
01	<i>James L. Smith</i>	<i>28 April 93</i>
02		
03		
04		
05		
06		

CALL "MISS UTILITY" AT LEAST 48
HOURS IN ADVANCE OF CONSTRUCTION AT
1-800-257-7777

NOTE: THIS PLAN FOR LANDSCAPE AND TREE CONSERVATION ONLY.
SEE STORM DRAIN AND PAVING PLANS FOR STREET TREES AND LIGHTING.

NOTE: HOUSE TYPES SHOWN ARE NOT SPECIFIC.

GPI **GREENMAN-PEDERSEN, INC.**
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10620 GUILFORD ROAD, SUITE 100 JESSUP, MD 20794
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

STEED ESTATES

PRINCE GEORGE'S COUNTY, MARYLAND (5th) ELECTION DISTRICT

LANDSCAPE AND TCP II PLAN

[illegible]

DATE	PROJECT No.
/29/03	2001191
SCALE	SHEET
	7
1"=40'	OF
	9

MATCHLINE SEE SHEET 6

PRESERVATION AREA #1

- Lot 40: 55,047 sq.ft., 1.26 Ac., 8% LOT COV. +/-
- Lot 41: 69,681 sq.ft., 1.60 Ac., 4% LOT COV. +/-
- Lot 42: 72,426 sq.ft., 1.66 Ac., 5% LOT COV. +/-
- Lot 43: 74,791 sq.ft., 1.67 Ac., 5% LOT COV. +/-
- Lot 39: 56,645 sq.ft., 1.30 Ac., 8% LOT COV. +/-
- Lot 38: 46,959 sq.ft., 1.06 Ac., 7% LOT COV. +/-
- Lot 37: 46,054 sq.ft., 1.06 Ac., 7% LOT COV. +/-

PRESERVATION AREA #4

- Lot 25: 32,897 sq.ft., 0.76 Ac., 11% LOT COV. +/-
- Lot 26: 33,789 sq.ft., 0.78 Ac., 9% LOT COV. +/-
- Lot 27: 32,326 sq.ft., 0.74 Ac., 10% LOT COV. +/-
- Lot 28: 31,795 sq.ft., 0.73 Ac., 11% LOT COV. +/-

Map Features:

- CREEK BUFFER**: Located along the western boundary.
- WATERSHED BUFFER**: Located along the southern boundary.
- RED OAK SURVEY**: A large area labeled "RED OAK SURVEY" in the center-right.
- Buildings and Structures**: Various structures are shown, including "AVALLON", "COURTLAND", and "W/O WYVERN".
- Topography**: Contour lines indicating elevation changes across the site.
- Matchlines**: Indicated by dashed lines and arrows pointing to other sheets: "MATCHLINE SEE SHEET 6", "MATCHLINE SEE SHEET 7", "MATCHLINE SEE SHEET 9", and "MATCHLINE SEE SHEET 9".
- Scale and Orientation**: A north arrow and scale bar (E 1,325,600; N 397,800) are provided for reference.

CALL "MISS UTILITY" AT
 HOURS IN ADVANCE OF CONSTRUCTION
 1-800-257-7777

MATCHLINE SEE SHEET 6

PRESERVATION AREA #1

PRESERVATION AREA #4

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 9

N

E 1,325,600

N 397,800

E 1,325,500

N 397,500

**CALL "MISS UTILITY" AT
HOURS IN ADVANCE OF CONSTRUCTION
1-800-257-7777**

MATCHLINE SEE SHEET 6

PRESERVATION AREA #1

PRESERVATION AREA #4

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 9

CALL "MISS UTILITY" AT
HOURS IN ADVANCE OF CONSTRUCTION
1-800-257-7777

[illegible][illegible]

MATCHLINE SEE SHEET 6

BUFFER

PRESERVATION AREA #1

PRESERVATION AREA #4

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 9

CALL "MISS UTILITY" AT
HOURS IN ADVANCE OF CONSTRUCTION
1-800-257-7777

[illegible]

MATCHLINE SEE SHEET 6

PRESERVATION AREA #4

MATCHLINE SEE SHEET 7

CREEK

PRESERVATION AREA #1

MATCHLINE SEE SHEET 9

N 397,800
E 1,325,600

CALL "MISS UTILITY" AT HOURS IN ADVANCE OF CONSTRUCTION.
1-800-257-7777

[illegible]

MATCHLINE SEE SHEET 6

PRESERVATION AREA #1

PRESERVATION AREA #4

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 9

N

E 1,325,600

N 397,800

E 1,325,500

N 397,500

**CALL "MISS UTILITY" AT
HOURS IN ADVANCE OF CONSTRUCTION
1-800-257-7777**

MATCHLINE SEE SHEET 6

PRESERVATION AREA #1

PRESERVATION AREA #4

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 9

CALL "MISS UTILITY" AT
HOURS IN ADVANCE OF CONSTRUCTION.
1-800-257-7777

MATCHLINE SEE SHEET 6

BUFFER

PRESERVATION AREA #1

PRESERVATION AREA #4

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 9

CALL "MISS UTILITY" AT
HOURS IN ADVANCE OF CONSTRUCTION
1-800-257-7777

MATCHLINE SEE SHEET 6

PRESERVATION AREA #1

PRESERVATION AREA #4

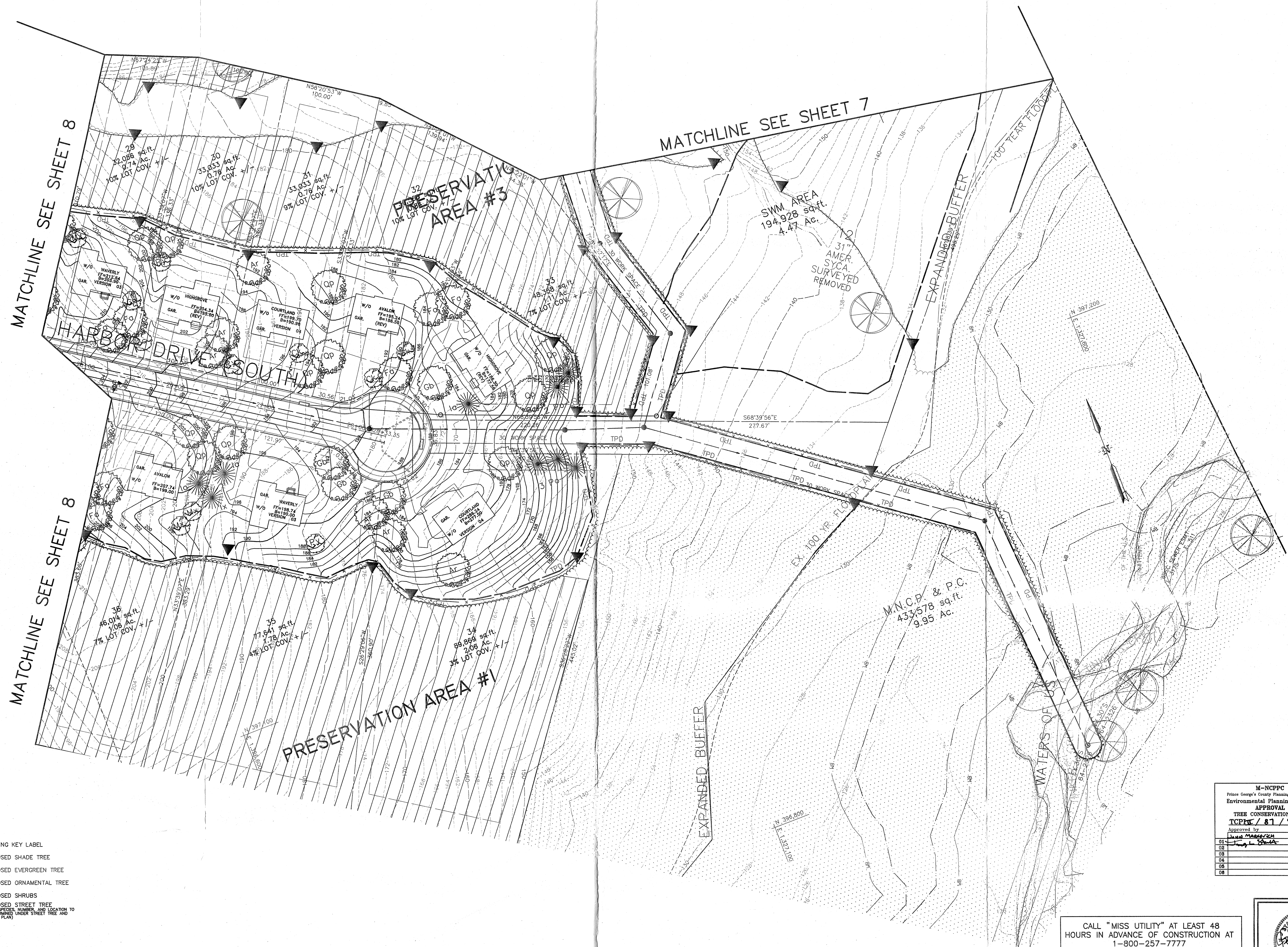
MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 9

CALL "MISS UTILITY" AT
HOURS IN ADVANCE OF CONSTRUCTION
1-800-257-7777

[illegible]

GPI **GREENMAN-PEDERSEN, INC.**
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10620 GUILFORD ROAD, SUITE 100 JESSUP, MD 20794
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

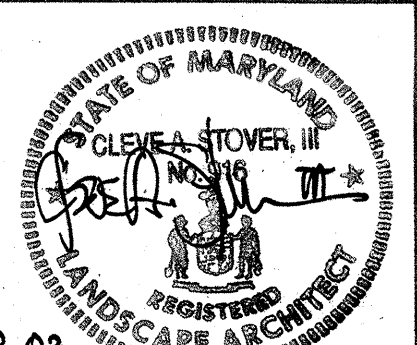
PRINCE GEORGE'S COUNTY, MARYLAND

STEED ESTATES

(5th) ELECTION DISTRICT

LANDSCAPE AND TCP II PLAN

DATE	PROJECT No.
1/29/03	2001191
SCALE	SHEET
	9
1"=40'	OF
	9



N:\2001\2001191\DWG\TCP\TC01STED.DWG
Attached Xrefs: BA00Sted, EC00sted, EF00STED, PC00Sted, TCPII00sted, LA00Sted.