

AREA	WOODLAND SAVED	WOODLAND CLEARED	REF/AFFORESTATION	WOODLAND PRESERVED COUNTED CLEAR
			ACRES	
1	4.74	1.39	2.32	0.04
2	3.16	8.39	0.44	
3	0.05	0.04	0.05	
4		0.14		
5				
6				
TOTAL	7.95	9.96	2.81	0.04

TYPE II TREE CONSERVATION PLAN 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) SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO ADDRESS IMPLEMENTATION OF TREE 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 DISTURBANCE 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 TCPII 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.
- 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 SEDIMENT AND EROSION CONTROL INSPECTOR INSPECTOR FROM DER. UPON APPROVAL OF THE FLAGGED 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 IN PERPETUITY.

AREA TOTALS

EXISTING WOODLAND - GROSS TRACT	24.86 AC
EXISTING WOODLAND IN FLOOD PLAIN	6.91 AC
WOODLAND SAVED	7.95 AC
WOODLAND CLEARED	9.96 AC
WOODLAND SAVED COUNTED CLEARED	.04 AC
TREE CLEARING IN FLOOD PLAIN	0.03 AC
AFFORESTATION/REFORESTATION	2.81 AC

Woodland Conservation Worksheet for Prince George's County

Zone: R-E
Gross Tract: 46.92
Floodplain: 6.91
Previously Dedicated Land: 40.01
Net Tract (NTA): 0.00

Property Description or Subdivision Name: Shipley Farm

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) n
Is this a Mitigation Bank? n
Break-even Point (preservation) = 11.592 acres
Clearing permitted w/o reforestation = 6.358 acres

Woodland Conservation Calculations:

	Net Tract (acres)	Floodplain Impacts (acres)	Off-site (acres)
Existing Woodland	17.99	6.91	
Woodland Conservation Threshold (NTA) =	25.00%	10.0025	
Smaller of a or b		10.0025	
Woodland above WCT		7.9475	
Woodland cleared		9.96	0.03
Smaller of d or e		7.95	
Clearing above WCT (0.25 : 1) replacement requirement		1.99	
Clearing below WCT (2:1 replacement requirement)		2.01	
Afforestation Threshold (AFT) =	20.00%	0.00	
Woodland Conservation Required		14.03	

Woodland Conservation Provided:

	(acres)	\$0.00
Woodland Preservation	7.95	
Reforestation / Replacement	2.81	
Afforestation	3.27	
Credits for Off-site Mitigation on another property		
Off-site Mitigation provided on this property		
Total Woodland Conservation Provided	14.03	

Area of woodland not cleared: 7.99 acres
Woodland retained not part of requirements: 0.04 acres

Prepared by: [Signature] 8/19/10
Signed: [Signature] 8/19/10

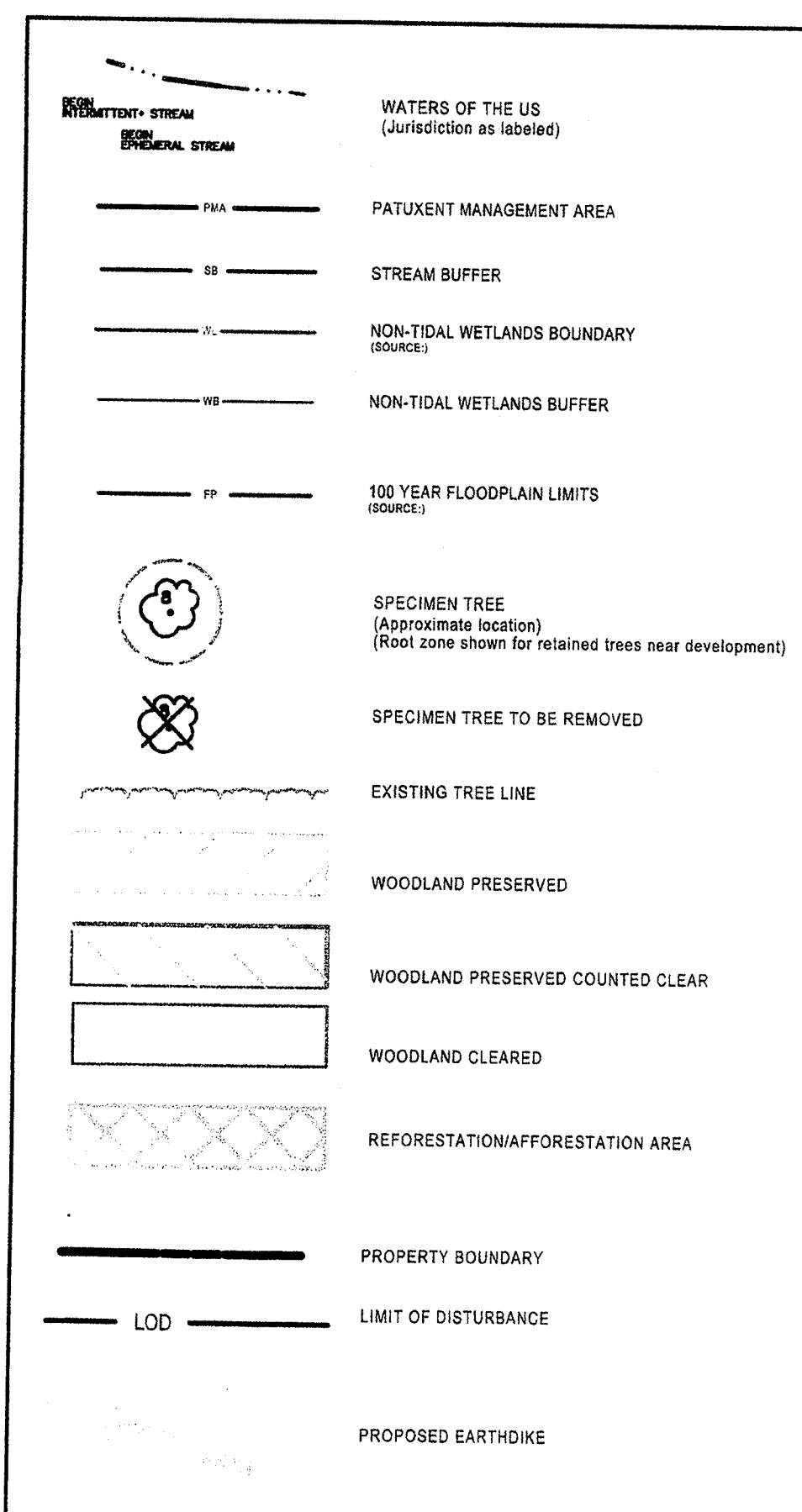
REFORESTATION REQUIREMENTS WILL BE FULFILLED ON AN OFF-SITE PROPERTY. THE OFF-SITE AREA HAS NOT YET BEEN IDENTIFIED. WILL BE BEFORE EXISTENCE OF ANY PERMITS FOR THE SHIPLEY PROPERTY.

FOREST STAND DELINEATION SIGNIFICANT TREE LIST

Note: Tree were tagged with a metal tag corresponding to the numbers below. Tags were placed approximately 5' from the ground with colored flagging attached. Tree locations are approximate.

Tag #	Common Name	Scientific Name	DBH (Inches)	Remarks / Condition	Proposed Disposition
1	Sycamore	<i>Platanus occidentalis</i>	34	Good	remain
2	Tulip Tree	<i>Liriodendron tulipifera</i>	48	Twin above DBH	remain
3	Tulip Tree	<i>Liriodendron tulipifera</i>	31	Good	remain
4	Tulip Tree	<i>Liriodendron tulipifera</i>	34	Good	remain
5	Tulip Tree	<i>Liriodendron tulipifera</i>	34	Twin with 27"	remain
6	Tulip Tree	<i>Liriodendron tulipifera</i>	39	Good / twin	remain
7	Tulip Tree	<i>Liriodendron tulipifera</i>	33	Good	remain
8	Tulip Tree	<i>Liriodendron tulipifera</i>	40	Good	remain
9	Tulip Tree	<i>Liriodendron tulipifera</i>	49	Twin	remain
10	Tulip Tree	<i>Liriodendron tulipifera</i>	30	Fair / stream bank	remain
11	Tulip Tree	<i>Liriodendron tulipifera</i>	35	Good / stream bank	remain
12	Tulip Tree	<i>Liriodendron tulipifera</i>	40	Poor	remain
13	Tulip Tree	<i>Liriodendron tulipifera</i>	35	Good	remain
14	Pignut Hickory	<i>Carya glabra</i>	30	Fair	remain
15	Tulip Tree	<i>Liriodendron tulipifera</i>	42	Fair / twin	remain
16	Tulip Tree	<i>Liriodendron tulipifera</i>	31	Very poor	remain
17	Tulip Tree	<i>Liriodendron tulipifera</i>	34	Good-stream bank	remain
18	Tulip Tree	<i>Liriodendron tulipifera</i>	32	Good-stream bank	remain
*		* tags 19-50 not used			
51	Hackberry	<i>Celtis occidentalis</i>	33	Poor / two stem	cleared
52	Red Oak	<i>Quercus rubra</i>	32	Fair	cleared
53	Tulip Tree	<i>Liriodendron tulipifera</i>	30	Fair	remain
54	Sweet Gum	<i>Liquidambar styraciflua</i>	32	Poor	cleared
55	Tulip Tree	<i>Liriodendron tulipifera</i>	30	Fair	cleared
56	Tulip Tree	<i>Liriodendron tulipifera</i>	36	Good	remain
57	Tulip Tree	<i>Liriodendron tulipifera</i>	31	Fair	remain
58	Sycamore	<i>Platanus occidentalis</i>	30	Poor	cleared

LEGEND



OWNER / DEVELOPER:

SHIPLEY FARM, LLC

10830 Guilford Road, Suite 301
Annapolis Junction, MD 20701
Attn: Bill Boettner, President
Tel.: (301) 362-3500

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

TREE CONSERVATION PLAN TYPE - II

PARCEL 33, PARCEL 06

SHIPLEY FARM
L. 9510 F. 650 & L. 6623 F. 304

14305 Town Farm Road
Upper Marlboro, MD 20774
MARLBORO (3rd) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND



1" = 100'

SHEET 1

OF 4

PROJECT NO.

1406-00-00

COVER SHEET

Rockville
Lanham
Frederick
Waldorf
Leonardtown
Fairfax

ROCKVILLE OFFICE
1390 Piccard Drive, Suite 100
Rockville, MD 20850
t. 301.948.2750 f. 301.948.9067

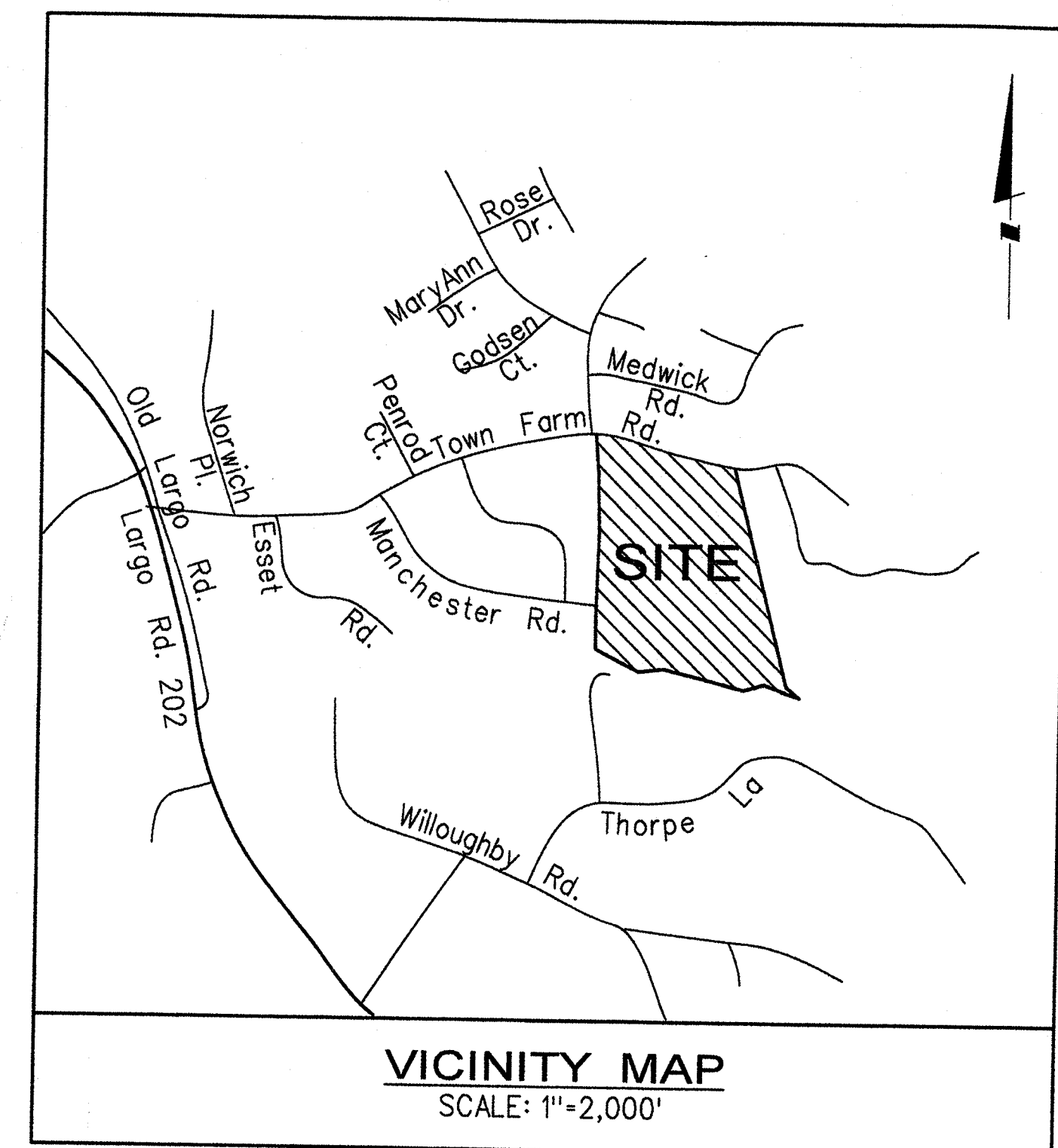
www.LSAssociates.net

NO.	REVISIONS	BY	DATE
1	DESIGNED	ECB	4/19/2006
2	CHECKED	ECB	4/19/2006

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SCALE: 1" = 50'

AREA	WOODLAND SAVED	WOODLAND CLEARED	REF/AFFORESTATION	WOODLAND PRESERVED COUNTED CLEAR
1	4.74	1.39	2.32	0.04
2	3.16	8.39	0.44	
3	0.05	0.04	0.05	
4		0.14		
5				
6				
TOTAL	7.95	9.96	2.81	0.04



VICINITY MAP
SCALE: 1" = 2,000'

LEGEND

	MARLBORO CLAY LIMITS
	SPECIMEN TREE (APPROXIMATE LOCATION) (ROOT ZONE SHOWN FOR RETAINED TREES NEAR DEVELOPMENT)
	SPECIMEN TREE REMOVED
	EXISTING TREE LINE
	WOODLAND PRESERVED
	WOODLAND PRESERVED COUNTED CLEAR
	WOODLAND CLEARED
	REFORESTATION/AFFORESTATION AREA
	WOODLAND PRESERVATION SIGN WITH PROTECTION FENCE
	WOOD FENCE ALONG AFFORESTATION AREAS
	TREE SAVE FENCE/SUPER SILT FENCE COMBINATION
	AFFORESTATION/REFORESTATION SIGN
	2" CALIPER TREE TO BE PLANTED
	ROOT PRUNE LINE
	PROPERTY BOUNDARY
	LOD
	PROPOSED EARTHDIKE

WOODLAND TO BE
CLEARED 1
1.39 AC

AFFORESTATION
AREA 1- 2.32 AC

WOODLAND TO BE
CLEARED 3
0.04 AC

WOODLAND
PRESERVED
COUNTED CLEARED 1
0.04 AC

WOODLAND TO BE
CLEARED 2
8.21 AC

WOODLAND
SAVED
AREA 2
3.16 AC

REFORESTATION
AREA 3- 0.05 AC

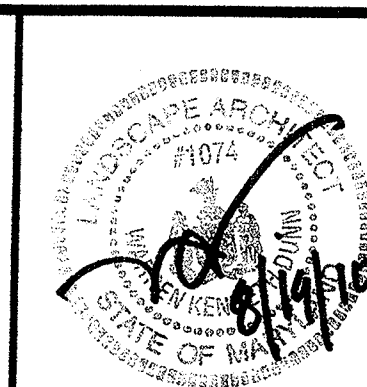
M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION	
APPROVAL	
TREE CONSERVATION PLAN	
TCPII / 103 / 91-01	
APPROVED BY	DATE
Diane Wood	7/6/91
01 K. Shoules	11/15/06
02 K. Shoules	9/1/10
03	
04	
05	

LS Loiederman
Seltzer Associates, Inc.
ROCKVILLE OFFICE
1390 Piccard Drive, Suite 100
Rockville, MD 20850
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NO.	REVISIONS	BY	DATE
1	DATE: MARCH 2006 Designed: ECB		
2	CAD Standards Version: Microstation V8 Std. 2000		
3	Checked:		

Copyright 2006 The Map People Permitted Use Number 20411157	Map Tax Map 84-E-2 M-NCPPC 200' Sheet	Zoning Category H&I-2 WSSC 200' Sheet 203 SE 12
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OWNER / DEVELOPER:
SHIPLEY FARM, LLC
1030 Liberty Road
Eldersberg, MD 21784
Attn: Bill Boettner, President
Tel.: (410) 781-7533



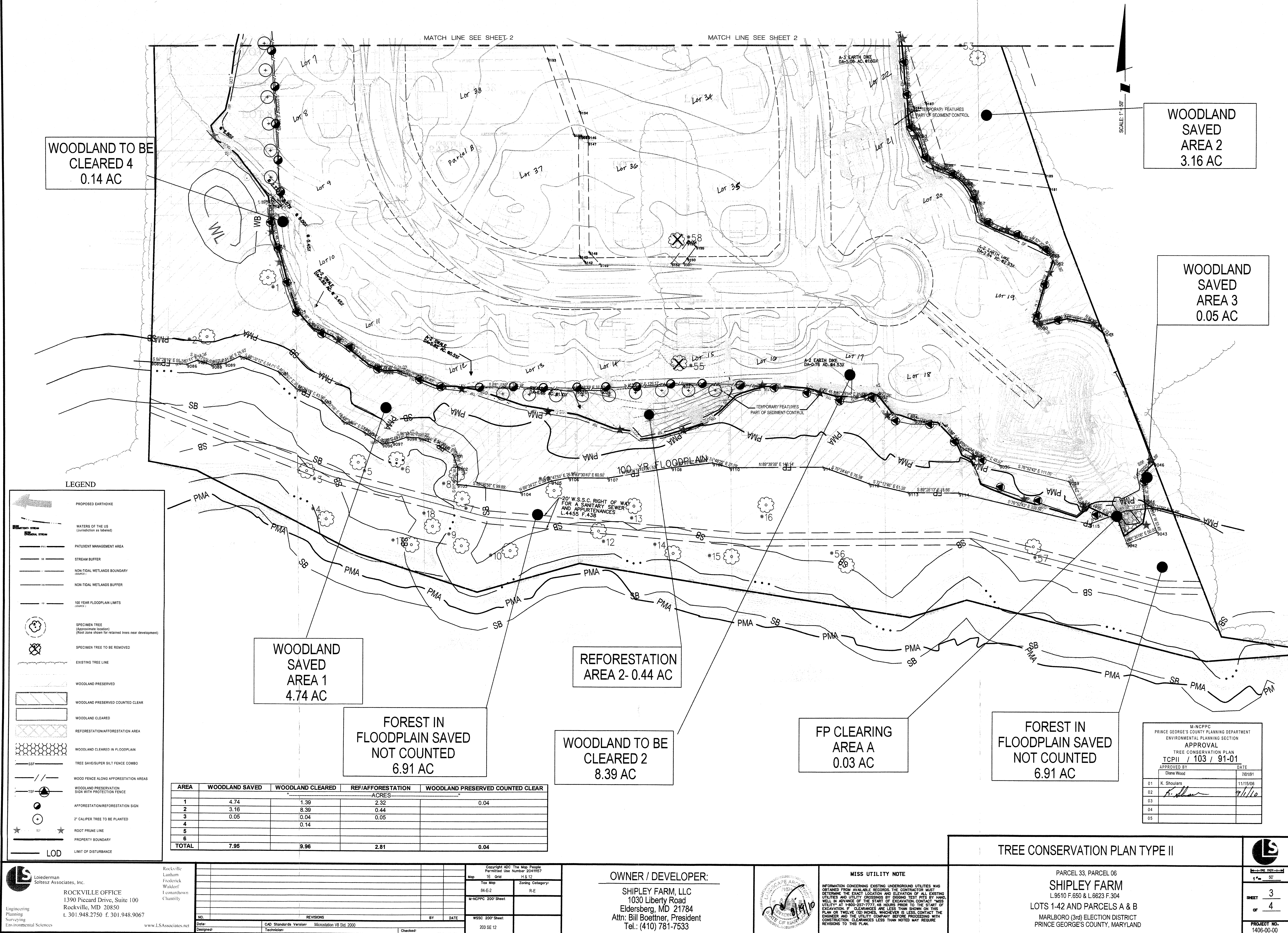
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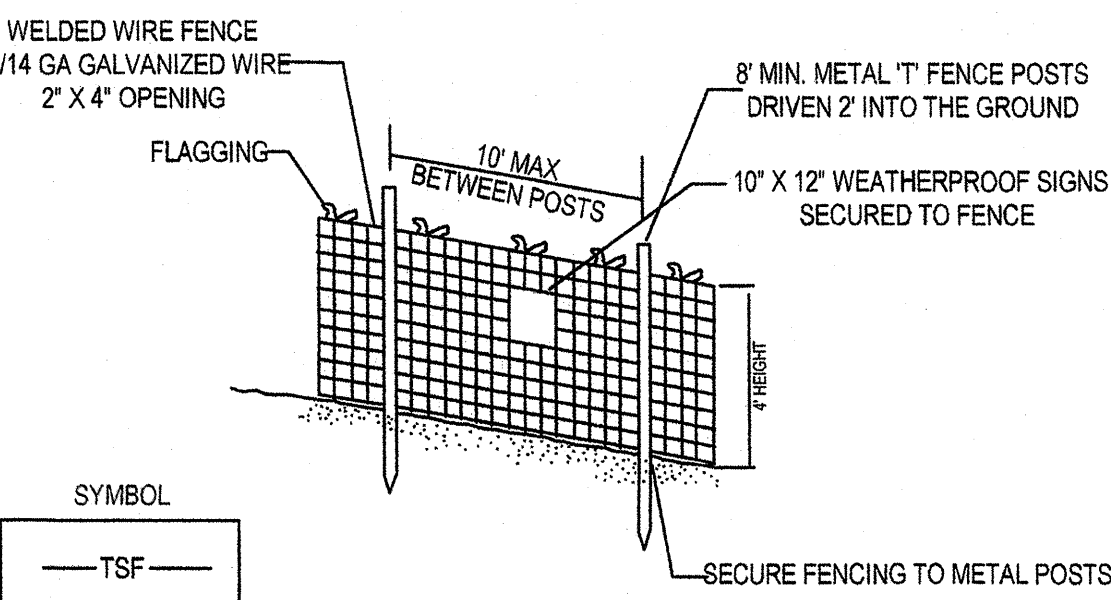
TREE CONSERVATION PLAN TYPE II

PARCEL 33, PARCEL 06
SHIPLEY FARM
L.9510 F.650 & L.6623 F.304
LOTS 1-42 AND PARCELS A & B
MARLBORO (3rd) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

LS	
1" = 50'	
SHEET	2
OF	4
PROJECT NO. 1406-00-00	



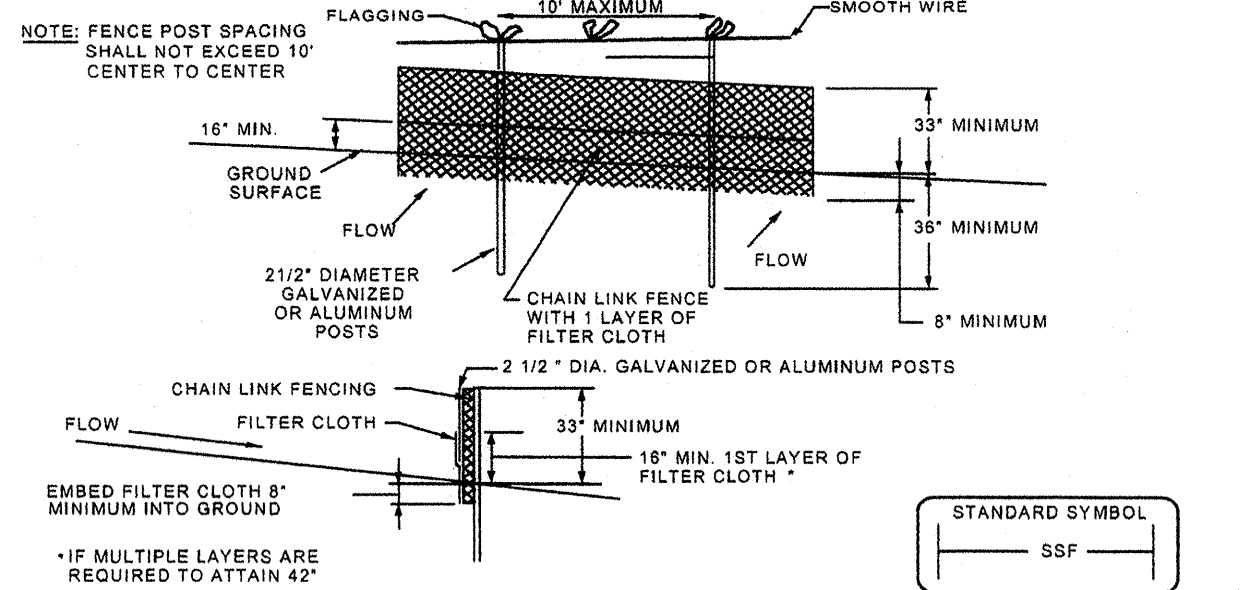
TREE SAVE FENCE DETAIL



NOTES

- FENCE WILL BE USED WHERE SUPER SILT FENCE IS NOT REQUIRED
- BOUNDARIES OF LIMITS OF DISTURBANCE SHALL BE STAKED PRIOR TO INSTALLING PROTECTIVE FENCE
- PROTECTIVE SIGN IS REQUIRED
- FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION

TREE SAVE/SUPER SILT FENCE



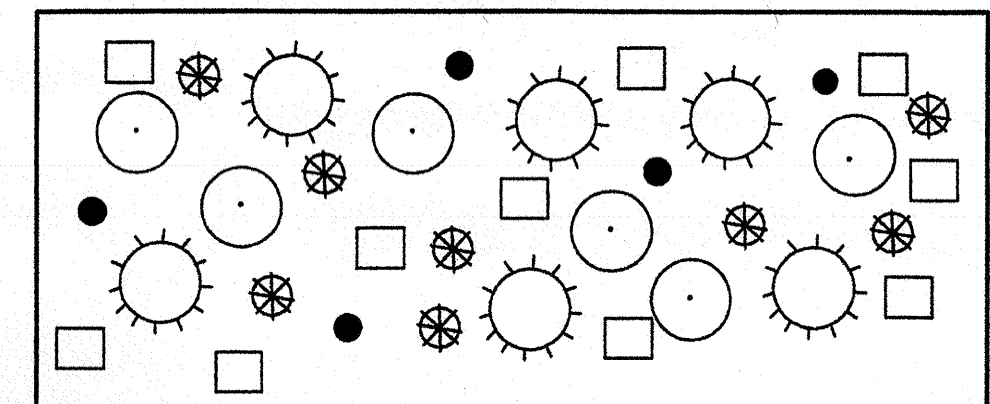
NOTES

- COMBINE SEDIMENT CONTROL AND TREE PROTECTIVE FENCE WHERE SUPER SILT FENCE IS SHOWN ON TOP II.
- RETENTION AREA SHALL BE SET AS PART OF THE REVIEW PROCESS.
- BOUNDARIES OF RETENTION AREA SHOULD BE STAKED PRIOR TO INSTALLING PROTECTIVE FENCE.
- ROOT DAMAGE SHOULD BE AVOIDED.
- MOUND SOIL ONLY WITHIN THE LIMITS OF DISTURBANCE.
- PROTECTIVE SIGNAGE IS REQUIRED.
- ALL STANDARD MAINTENANCE FOR SEDIMENT CONTROL DEVICES APPLY TO THESE DETAILS.

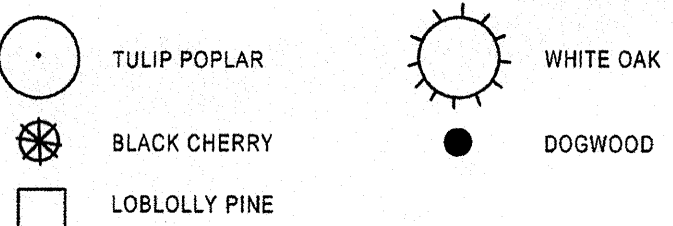
U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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AFFORESTATION / REFORESTATION TYPICAL DETAIL

NOT TO SCALE



TYPICAL PLANTING LEGEND



PLANT LIST/RATIO FOR SEEDLINGS

REFORESTATION AREA PROVIDED	TOTAL/ACRES	TOTAL THIS PLAN	TOTAL THIS PLAN
2.81 ACRES	2.81 ACRES	TOTAL 2' CALIPER	
BLACK CHERRY	171 SEEDLINGS	41 SEEDLINGS	8 TREES
TULIP POPULAR	278 SEEDLINGS	781 SEEDLINGS	8 TREES
WHITE OAK	175 SEEDLINGS	482 SEEDLINGS	15 TREES
DOGWOOD	75 SEEDLINGS	210 SEEDLINGS	8 TREES
LOBLOLLY PINE	270 SEEDLINGS	798 SEEDLINGS	
TOTAL PROVIDED	869 SEEDLINGS/AC	2722 SEEDLINGS	31 TREES

NOTES

APPROXIMATELY 960 SEEDLINGS REQUIRED PER ACRE OF REFORESTATION/AFFORESTATION

USE BARE ROOT OR TUBELING WHIPS TO FULFILL SEEDLING PLANTING REQUIREMENTS

31 TWO-INCH CALIPER BALLED AND BURLAPPED OR CONTAINER GROWN TREES

WILL BE PLANTED ALONG AFFORESTATION/REFORESTATION AREAS

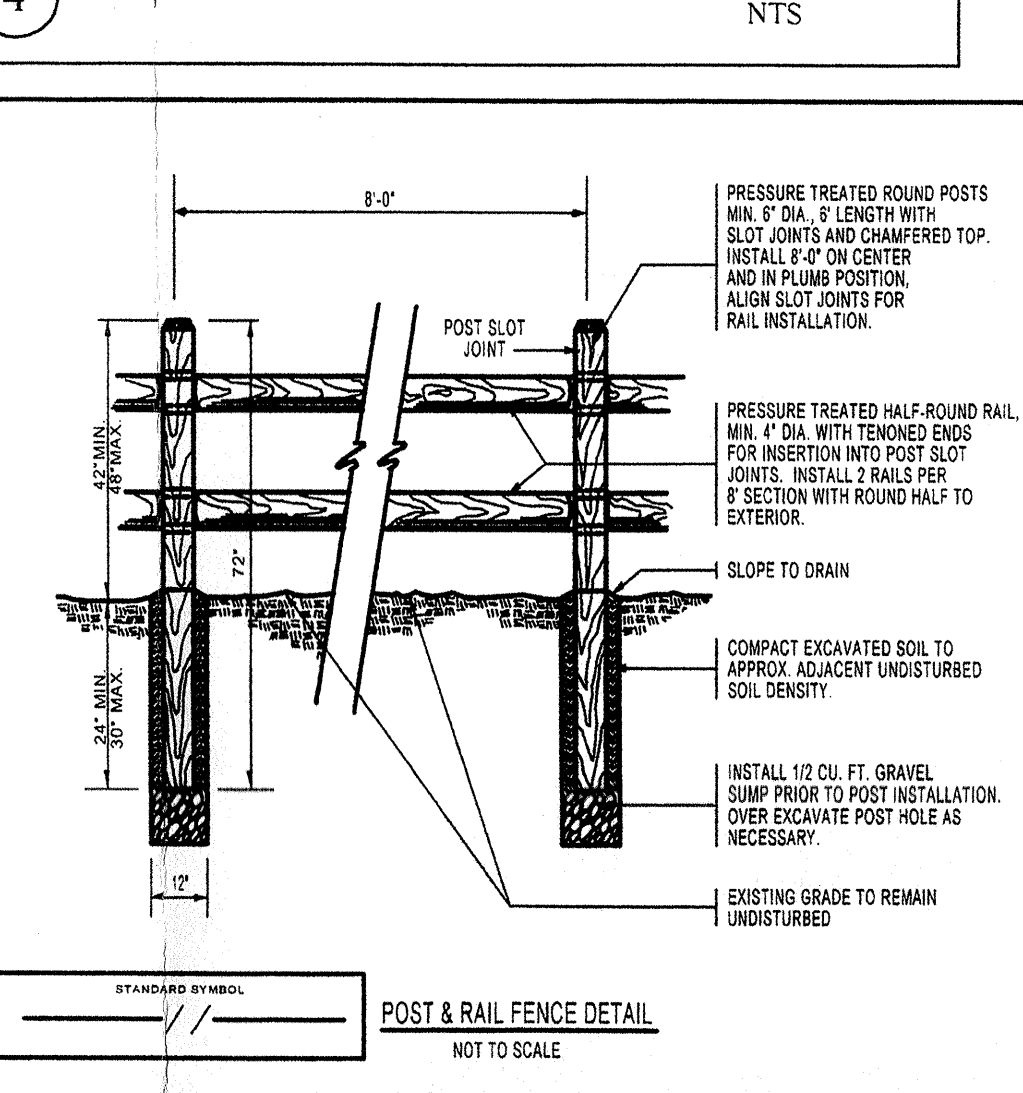
PROVIDE ADDED PROTECTION AND SCENIC QUALITY ALONG THE PERIMETER. 4 SEEDLINGS WERE

REPLACED FOR EVERY ONE 2' CALIPER TREE USED IN AFFORESTATION/REFORESTATION

AREAS

AFFORESTATION/REFORESTATION AREAS				
PLANTING AREAS	PLANTING AREA AC.	TOTAL SEEDLINGS	TOTAL NUMBER OF TREES	
			1 INCH	2 INCH
1	2.32	2246.00	0	22
2	0.44	427.00	0	9
3	0.05	49.00	0	0
TOTAL	2.81	2722.00	0	31

ROOT PRUNING DETAIL



NOTES

- RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS.
- BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED AND FLAGGED PRIOR TO TRENCHING.
- EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
- TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
- ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

POST & RAIL FENCE DETAIL

NOT TO SCALE

SOURCE: ADAPTED FROM FOREST CONSERVATION MANUAL, 1991

CONSTRUCTION SIGNS

FIGURE D-4

REFORESTATION AND AFFORESTATION AREA SIGNS

FIGURE C-21

NOTES:

- THE SIGNS NOTIFY CONSTRUCTION WORKERS AND FUTURE RESIDENTS OF THE NEWLY PLANTED MATERIAL, IMPROVING THE TREES SURVIVAL RATES.
- SIGNS MAY BE ADAPTED BY RESIDENTS FOR IDENTIFICATION OF FOREST RETENTION AREAS IN LONG TERM.
- ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

NOTES

- THE SIGNS NOTIFY CONSTRUCTION WORKERS AND FUTURE RESIDENTS OF THE NEWLY PLANTED MATERIAL, IMPROVING THE TREES SURVIVAL RATES.
- SIGNS MAY BE ADAPTED BY RESIDENTS FOR IDENTIFICATION OF FOREST RETENTION AREAS IN LONG TERM.
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SOURCE: ADAPTED FROM FOREST CONSERVATION MANUAL, 1991

REFORESTATION AND AFFORESTATION AREA SIGNS

FIGURE C-21

REFORESTATION AND AFFORESTATION AREA SIGNS

FIGURE C-21

NOTES:

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- SIGNS MAY BE ADAPTED BY RESIDENTS FOR IDENTIFICATION OF FOREST RETENTION AREAS IN LONG TERM.
- ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

REFORESTATION INSPECTION AND PLANTING NARRATIVE

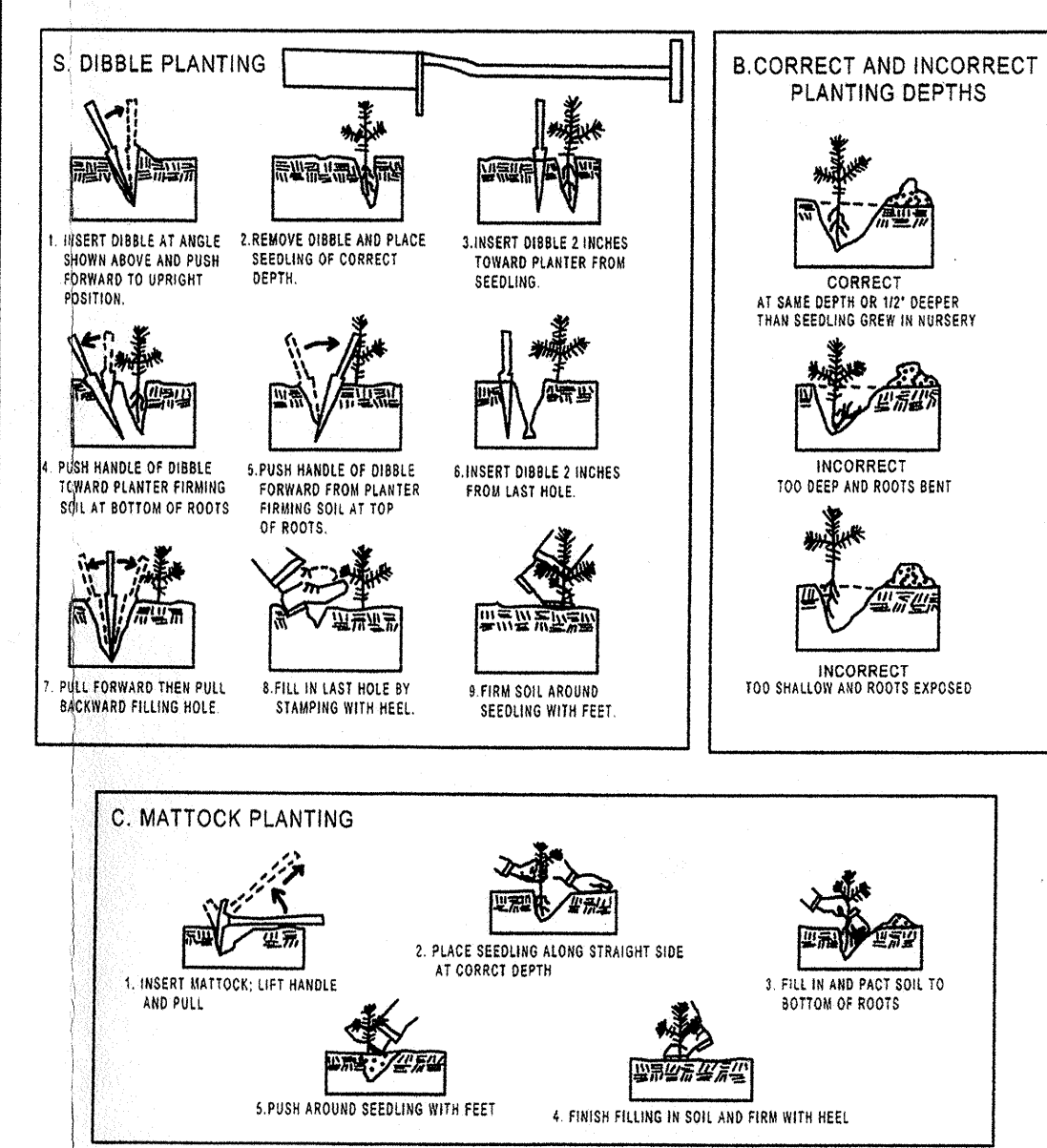
- REFORESTATION INSPECTION SCHEDULE THERE SHALL BE FIVE INSPECTIONS FOR FOREST CONSERVATION.
 - THE FIRST INSPECTION SHALL OCCUR AFTER FLAGGING/STAKING OF THE L.O.D. AND/OR STREAM BUFFERS, AND PRIOR TO ANY CLEARING, GRADING OR SEDIMENT CONTROL MEASURE. THIS INSPECTION IS TO ADDRESS THE ISSUES OF TREE PROTECTION, POSSED LIMITS OF DISTURBANCE AND DETERMINE THE FINAL LOCATIONS OF SEGMENT CONTROL DEVICES AND TREE PROTECTION DEVICES.
 - THE SECOND INSPECTION SHALL OCCUR AFTER PLACEMENT OF SEDIMENT CONTROL DEVICES AND TREE PROTECTION DEVICES AND PRIOR TO CLEARING AND GRADING. THIS INSPECTION IS TO DETERMINE THE COMPLETION AND ADEQUACY OF PROTECTIVE MEASURES.
 - THE THIRD INSPECTION SHALL OCCUR PRIOR TO PLANTING IN REFORESTATION AREAS. THIS PRE-PLANTING INSPECTION IS TO MAKE FINAL DECISIONS REGARDING THE BEST IMPLEMENTATION OF THE PLANTING PLAN, INCLUDING, BUT NOT LIMITED TO, THE FINAL PLACEMENT AND SELECTION OF PLANT SPECIES, DETERMINATION OF THE REGENERATION POTENTIAL OF EXISTING PLANTS TO REMAIN, AND A DETERMINATION OF THE BEST EDGE PLANTING TREATMENT. THE PURCHASE AND DELIVERY OF PLANT MATERIALS SHOULD NOT BE MADE UNTIL AFTER THE INSPECTION SINCE A DETERMINATION MAY BE MADE IN THE FIELD TO ALTER THE CHOICE OF PLANT MATERIAL.
 - THE FOURTH INSPECTION SHALL OCCUR IMMEDIATELY FOLLOWING THE COMPLETION OF THE REFORESTATION PLANTING. THIS INSPECTION IS TO DETERMINE THE COMPLETION AND ADEQUACY OF THE PLANTING.
 - THE FIFTH AND FINAL INSPECTION SHALL OCCUR AT THE COMPLETION OF THE TWO-YEAR MAINTENANCE PROGRAM. THE PURPOSE OF THIS INSPECTION IS TO DETERMINE THE SUCCESS AND ADEQUACY OF THE MAINTENANCE PROGRAM AND DEER MANAGEMENT PROGRAM. A FINAL DETERMINATION WILL BE MADE AT THIS TIME AS TO WHETHER ADDITIONAL PLANTINGS AND A FURTHER MAINTENANCE PROGRAM ARE NECESSARY.
- PRE-PLANTING CONSIDERATIONS
 - IN AREAS WITH SUBSTANTIAL GROWTH OF INVASIVE GROUND COVER SPECIES, MEASURES SHALL BE TAKEN TO REMOVE AND CONTROL INVASIVES. THE INFESTED AREAS SHOULD BE MOVED PRIOR TO COMMENCEMENT OF PLANTING. NECESSARY WEED CONTROL MEASURES SHOULD BE DETERMINED DURING THE PRE-PLANTING INSPECTION, INCLUDING BUT NOT LIMITED TO MOWING, PERIODIC MOWING AROUND THE REFORESTATION PLANTINGS, AND FABRIC COVERINGS. THE USE OF CHEMICAL WEED CONTROLS WILL BE LIMITED TO EXTREME CASES AND ONLY WITH PRIOR WRITTEN APPROVAL BY MNCPPC STAFF. WHERE PERIODIC MOWING WILL OCCUR AS A WEED CONTROL MEASURE, THE TYPICAL TREE PLANTING DISTRIBUTION PATTERN SHOULD BE MODIFIED 50 AS TO ALLOW ACCESS BY MOWING EQUIPMENT WITHOUT DAMAGE TO PLANTINGS.
 - A SOIL ANALYSIS WILL BE CONDUCTED PRIOR TO COMMENCEMENT OF REFORESTATION. ON LAND WHERE EXTENSIVE AGRICULTURAL USE HAS OCCURRED IN THE PAST, TEST PITS WILL BE DUG IN AREAS OF UNDISTURBED SOIL TO DETERMINE IF A FRAGILAN LAYER IS PRESENT. IF FRAGILAN IS PRESENT, IT SHOULD BE PIERCED BY AUGURING AND PLANTING HOLES SHOULD BE DUG TO TWICE THE NORMAL DIAMETER POST THE MATERIAL PLANTED.
 - SOILS SHOULD BE TREATED BY INCORPORATING NATURAL MULCH WITHIN THE TOP 12 INCHES, OR AMENDMENTS AS DETERMINED BY THE SOIL ANALYSIS. NATURAL AMENDMENTS, SUCH AS ORGANIC COMPOST OR LEAF MOLD COMPOST ARE PREFERRED.
 - IF FILL MATERIAL IS USED AT THE PLANTING SITE, IT SHOULD BE CLEAN FILL WITH 12 INCHES OF NATIVE SOIL. STOCKPILING OF NATIVE TOP SOILS MUST BE DONE IN SUCH A WAY THAT THE HEIGHT OF THE PILE DOES NOT DAMAGE THE SEED BANK.
- PLANT MATERIAL STORAGE

IT IS RECOMMENDED THAT PLANTING OCCUR WITHIN 24 HOURS OF DELIVERY TO THE SITE. PLANT MATERIALS WHICH ARE LEFT UNPLANTED FOR MORE THAN 24 HOURS SHOULD BE PROTECTED FROM DIRECT SUN AND WEATHER AND KEPT MOIST. NURSERY STOCK SHOULD NOT BE LEFT UNPLANTED FOR MORE THAN TWO (2) WEEKS.
- ON-SITE INSPECTION

PRIOR TO PLANTING, PLANTING STOCK SHOULD BE INSPECTED. PLANTS NOT CONFORMING TO STANDARD NURSERYMAN SPECIFICATIONS FOR SIZE, FORM, VIGOR, ROOTS, TRUNK WOUNDS, INSECTS, AND DISEASE SHOULD BE REPLACE.
- PLANTING SPECIFICATIONS
 - CONTAINER GROWN STOCK: SUCCESSFUL PLANTING OF CONTAINER GROWN STOCK REQUIRES CAREFUL SITE PREPARATION AND INSPECTION OF THE PLANT MATERIAL ROOT SYSTEM. CAUTION IS RECOMMENDED WHEN SELECTING PLANTS GROWN IN A SOILS MEDIUM DIFFERING FROM THAT OF THE PLANTING SITE. THE PLANT SHOULD BE REMOVED FROM THE CONTAINER AND THE ROOTS GENTLY LOOSENED FROM THE SOILS. IF THE ROOTS ENIRCLE THE ROOT BALL, SUBSTITUTION IS STRONGLY RECOMMENDED. J-SHAPED OR KINKED ROOT SYSTEMS SHOULD ALSO BE NOTED, AND SUBSTITUTED IF NECESSARY. ROOTS MAY NOT BE TRIMMED ON SITE, DUE TO THE INCREASED CHANCES OF SOIL BORN DISEASES. THE PLANTING FIELD SHOULD BE PREPARED AS SPECIFIED. NATIVE STOCKPILED SOILS SHOULD BE USED TO BACKFILL PLANTING FIELD. RAKE SOILS EVENLY OVER THE PLANTING FIELD AND COVER WITH 2 TO 4 INCHES OF MULCH.
 - BALLED AND BURLAPPED TREES: BALLED AND BURLAPPED TREES MUST BE HANDLED WITH CARE WHILE PLANTING. TREES SHOULD NOT BE PICKED UP BY THE TRUNK OR DROPPED, AS BOTH PRACTICES WILL TEND TO SEPARATE THE TRUNK FROM THE ROOT BALL PRIOR TO PLANTING. ROOT BALLS SHOULD BE KEPT MOIST.
 - PLANTING FIELDS SHOULD BE CREATED EQUAL TO 1.5 TIMES THE DIAMETER OF THE ROOT BALL. USE WATERING TO SETTLE SOIL BACKFILLED AROUND TREES. STOCKPILED NATIVE TOP SOILS, IF AVAILABLE, SHOULD BE USED TO BACKFILL THE PLANTING FIELD. AMENDMENTS ARE NOT COMPLETED IN THE PLANTING FIELD AS STUDIES HAVE SHOWN THAT ROOTS WILL BE ENCOURAGED TO STAY WITHIN THE AMENDED SOILS. SOILS SHOULD BE RAKED EVENLY OVER THE PLANTING FIELD AND COVERED WITH 2 TO 4 INCHES OF MULCH.
 - STAKING OF TREES IS NOT RECOMMENDED EXCEPT IN AREAS OF HIGH WINDS. MOVEMENT IS NECESSARY TO STRENGTHEN THE TRUNK OF THE PLANTED TREE. IF STAKES ARE USED, THEY SHOULD BE REMOVED AFTER THE FIRST GROWING SEASON. WRAPPING IS ALSO NOT RECOMMENDED DUE TO THE INCREASED OPPORTUNITIES FOR INSECT INFESTATION AND DISEASE.
- POST-PLANTING CONSIDERATIONS
 - SOIL STABILIZATION FOR AREAS OF LARGE-SCALE DISTURBANCE. SOILS MUST BE STABILIZED USING AN ON-TURF-BUILDING GROUND COVER OR ENGINEERING FABRIC.
 - PROTECTIVE DEVICES: TO PREVENT DAMAGE OF PLANTING AREAS, ALL REFORESTATION AND AFFORESTATION SITES MUST BE POSTED WITH APPROPRIATE SIGNS AND FENCES. CONSTRUCTION EQUIPMENT SHOULD BE PROHIBITED IN THESE AREAS.
 - IN AREAS WHERE A SIGNIFICANT RISK OF DAMAGE BY DEER IS ANTICIPATED, A DEER MANAGEMENT PROGRAM MUST BE REVIEWED AND DEER MANAGEMENT PROGRAM MUST BE REPAIRED BEFORE REFORESTATION BONDS WILL BE RELEASED.
 - SURVIVAL RATE OF REFORESTATION MATERIAL TO BE 100% AT THE END OF THE SECOND GROWING SEASON.

FIGURE 3.6.5

SEEDLING PLANTING METHODS



SEEDLING AND WHIPS NEED SPECIAL CARE WHEN PLANTED. FIGURE 3.6.5 DETAILS THE RECOMMENDED MANUAL PLANTING PROCEDURES WHICH INCLUDE CORRECT PLANTING DEPTHS (B) AS WELL AS METHODS FOR TWO DIFFERENT PLANTING TOOLS: THE DIBBLE (A) AND THE MATTOCK (C).

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Map 16 Grid H&J

Top Map 84-E-2 Zoning Category: R-E

M-NCPPC 200' Sheet

WSSC 200' Sheet

204 SE 12

NO. REVISIONS BY DATE

Date: MARCH 2006

Designed: ECB

CAD Standards Version: Technician

Checked: KKB

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION	
APPROVAL TREES CONSERVATION PLAN TCPII / 103 / 91-01	
APPROVED BY Diane Wood	DATE 7/01/01
01 K. Shoultz	11/15/00
02	9/1/00
03	
04	

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

REFORESTATION MANAGEMENT NOTES

- HERBACEOUS VEGETATION WILL BE CONTROLLED BY THE APPLICATION OF A PRE-EMERGENT HERBICIDE BEFORE TREE PLANTING IN A MANNER CONSISTENT WITH THE LABEL INSTRUCTIONS. NEED FOR SUBSEQUENT VEGETATION CONTROL WILL BE EVALUATED DURING SURVIVAL CHECKS AND APPLIED ON AN AS-NEEDED BASIS. ALL CHEMICALS AND APPLICATION PROCEDURES TO MEET ALL APPLICABLE LAWS.
- SEEDLINGS WILL BE PLANTED IN OPEN AREAS AND AMONG EXISTING TREES IF EXISTING TREES ARE PRESENT. AVOIDING DAMAGE TO LARGE TREE ROOTS. NO SEEDLING SHALL BE PLANTED CLOSER THAN 10 FEET TO ANY EXISTING TREE 7 INCHES OR MORE IN DIAMETER BREAST HEIGHT.
- SEEDLINGS SHALL BE PLANTED USING A RANDOM DISTRIBUTION OF SPECIES AND LOCATIONS AT AN AVERAGE OF 1,000 SEEDLINGS PER ACRE (AVERAGE SPACING OF 6-FEET X 7-FEET OR 5-FEET X 6-FEET). SEE PLANTING DETAIL FOR PROPER TECHNIQUE AND PLANT LIST FOR SPECIES AND QUANTITY INFORMATION.
- SEEDLINGS SHALL BE GRADED FOR QUALITY, ESPECIALLY THE ROOT SYSTEM, BEFORE PLANTING AND SHALL COME FROM LOCAL SOURCES. SPECIFICATION TO BE PROVIDED TO THE PLANTING CONTRACTOR BY THE OWNER OR HIS AGENT.
- SEEDLINGS WILL BE STORED AND HANDLED TO PREVENT DRYING OF THE ROOT SYSTEM, FREEZING, OR DAMAGE BY EXCESSIVE HEAT. TREES HELD OVER ONE (1) WEEK BEFORE PLANTING SHALL BE HEEL-IN AND WELL WATERED.
- ALL TREE PLANTING SHALL BE ON A "WEATHER PERMITTING" BASIS. MEANING WEATHER CONDITIONS WILL NOT BE IN EXTREME EXCESS OF TREE TOLERANCES FOR SURVIVAL DURING HANDLING AND PLANTING, INCLUDING SITE DRAINAGE AND SOIL CONDITIONS.
- ANY TREE SHOWN BY INSPECTION WITHIN 30 DAYS OF PLANTING TO BE IMPROPERLY PLANTED SHALL BE REPLACED WITH NEW TREES OF THE SAME SIZE TYPE, AND OTHER SPECIFICATIONS PROPERLY PLANTED. IF 20% OR MORE OF THE 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 THE PLANTING RE-PAID TO THE OWNER, AT THE OWNERS OPTION.
- SURVIVAL OF AT LEAST 75% OF THE SEEDLINGS AT THE END OF THE SECOND GROWING SEASON MUST BE GUARANTEED BY THE TREE PLANTING CONTRACTOR. THE CONTRACTOR WILL NOT BE LIABLE FOR TREE LOSSES DUE TO CONDITIONS BEYOND HIS CONTROL OR TREE LOSSES BEYOND THE TWO YEARS AFTER PLANTING.
- PLANTS TO BE WATERED NCE PER WEEK DURING PERIODS OF LOW RAINFALL (LESS THAN 1" PER WEEK).

WOODLAND CONSERVATION AREA MANAGEMENT NOTES
PREPARED BY THE ENVIRONMENTAL PLANNING SECTION, PLANNING DEPARTMENT, M-NCPPC
REVISED: 4/23/2003

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 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 A 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 OR MAY THE TREE BE CUT BY 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 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. THIS EN-COURAGES DECOMPOSITION. THE SMALLER MATERIALS SHALL BE PLACED INTO BRUSH PILES THAT WILL SERVE AS WILD-LIFE HABITAT.

REMOVAL OF HAZARDOUS TREES, HAZARDOUS LIMBS, NOXIOUS PLANTS, INVASIVE PLANTS OR NON-NATIVE PLANTS IN WOODLAND CONSERVATION AREAS OWNED BY INDIVIDUAL HOMEOWNERS

- IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY THE HOME OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM THE LICENSED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE MEASURES PRIOR TO HAVING THE WORK CONDUCTED. THE TREE MAY THEN BE REMOVED BY THE ARBORIST OR TREE EXPERT. 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.
- THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM THE WOODLAND CONSERVATION AREAS MAY BE DONE WITH THE USE OF HANDHELD EQUIPMENT ONLY SUCH AS PRUNERS OR A CHAIN SAW. THESE PLANTS MAY BE CUT NEAR THE GROUND AND THE MATERIAL LESS THAN TWO (2) INCHES DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND. THIS ENCOURAGES DECOMPOSITION.
- THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES TO DIS-COURAGE 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.

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

PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY DEVELOPERS OR BUILDERS

- REFORESTATION AND AFFORESTATION AREAS SHALL BE PLANTING OF THE NEAREST BUILD-ING 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 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 GRADING INSPECTOR AND THE ENVIRONMENTAL PLANNING SECTION.
- REFORESTATION AREAS SHALL NOT BE MOVED. HOWEVER, THE MANAGEMENT OF COMPETING VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE.

WOODLAND AREAS NOT COUNTED AS PART OF THE WOODLAND CONSERVATION REQUIREMENTS

- A REVISED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING ANY WOODLAND AREA WHICH IS NOT SPECI-FICALLY IDENTIFIED FROM THE ABOVE OR BY CUTTING OF GROUND LEVEL WITH A GRADING OR BUILDING PERMIT IN THE OFFICE OF THE MNCPPC, ENVIRONMENTAL PLANNING SECTION LOCATED ON THE 4TH FLOOR OF THE COUNTY AD-MINISTRATIVE BUILDING AT 4741 GOVERNOR OWEN BOULEVARD, UPPER MARLBORO, MARYLAND 2072. PHONE 301-982-3555. ADDITIONAL MITIGATION WILL BE REQUIRED FOR THE CLEARING OF ALL WOODLANDS BEYOND THAT SPECIF-ED ON THE APPROVED PLANS. ALTHOUGH CLEARING MAY BE ALLOWED, IT MAY BE SUBJECT TO ADDITIONAL REPLACEMENT REQUIREMENTS, MITIGATION, AND FEES WHICH MUST BE REFLECTED ON TOP REVISIONS APPROVED BY THE M-NCPPC ENVIRONMENTAL PLANNING SECTION.

- HOMEOWNERS OR PROPERTY OWNERS MAY REMOVE TREES LESS THAN TWO (2) INCHES DIAMETER. SHRUBS, AND TREES IN WOODLAND AREAS WHICH ARE SAVED BUT NOT PART OF THE WOODLAND CONSERVATION REQUIREMENTS AFTER ALL PERMITS HAVE BEEN RELEASED FOR THE SUBJECT PROPERTY. THIS AREA MAY NOT BE TILLED OR HAVE OTHER GROUND DISTURBANCES WHICH WOULD RESULT IN DAMAGE TO THE TREE ROOTS. RAKING THE LEAVES AND OVER SEEDING WITH NATIVE GRASSES INCLUDING ANY VARIETY OF KENTUCKY 31 FESCUE IS NOT ACCEPTABLE.

EDGE MANAGEMENT NOTES

- All non-native, noxious or invasive species may be selectively cleared from tree save areas by cutting at ground level with a saw or allippers and then immediately applying a herbicide to the cut surface in accordance with the method approved for that registered herbicide.

Below is a list of species fitting this classification:

Giant Mustard	Tall Fescue	Serotia Lepagea
Common Reed	Japanese Knotweed	Minute Minute Vine
Lesser Calandine	Parasitic Berry	Cinnamon Vine
Climbing Euonymus	Wintercreeper	Honeylocust Kudzu
English Ivy	Periwinkle	Wisteria
Japanese Barberry	Russian Olive	Autumn Olive
Winged Euonymus	Privet	Bush Honeyuckles
Banboo	Common Buckthorn	European Buckthorn
Multiflora rose	Winterberry	Japanese Spirea
Coralberry	Norway Spruce	Tree of Heaven
White Mulberry	Empress Tree	Sweet Cherry

In addition the following native species may be cleared within 75 feet of an edge due to the noxious nature of the plants when growing in the proximity of residences.

Poison Ivy	Greenbrier	Blackberry
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- All hazardous trees within 75 feet of an edge may be pruned by a professional arborist or a Licensed Tree Expert in order to correct the potential problem. In the event the problem cannot be corrected by pruning, the tree may be removed. A tree is considered hazardous if there is a potential for property damage or the possibility of personal injury. A 50 foot tall tree that is 16.75 feet from an edge and 120 feet from a target is not a hazardous tree must exhibit characteristics that would lead to the failure of one or more parts of the tree which would then impact the target area.
- If tree removals reduce the stocking levels below 65 square feet of basal area per acre the property owner shall replant trees in the disturbed area in order to return the stock levels to 65 square feet of basal area within five (5) years.
- Trees may be pruned in accordance with approved arboricultural standards. Pruning shall not be done in such a manner as to be injurious to the tree. The State of Maryland requires that pruning be done by the property owner, shall be done by a Professional Arborist or a Licensed Tree Expert.
- Tilling the soils in the Forest Conservation Areas in order to seed with grasses is not permitted. However, the property owner may sow with shade tolerant grasses within 30 feet of an edge. The use of Kentucky 31 fescue is not acceptable.

TREE CONSERVATION PLAN TYPE II

PARCEL 33, PARCEL 06

SHIPLEY FARM

L. 9510 F. 650 & L. 6623 F. 304

14305 Town Farm Road

Upper Marlboro, MD 20774

MARLBORO (3rd) ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND



NOTES

SHEET 4

OF 4

PROJECT NO.

1406-00-00

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