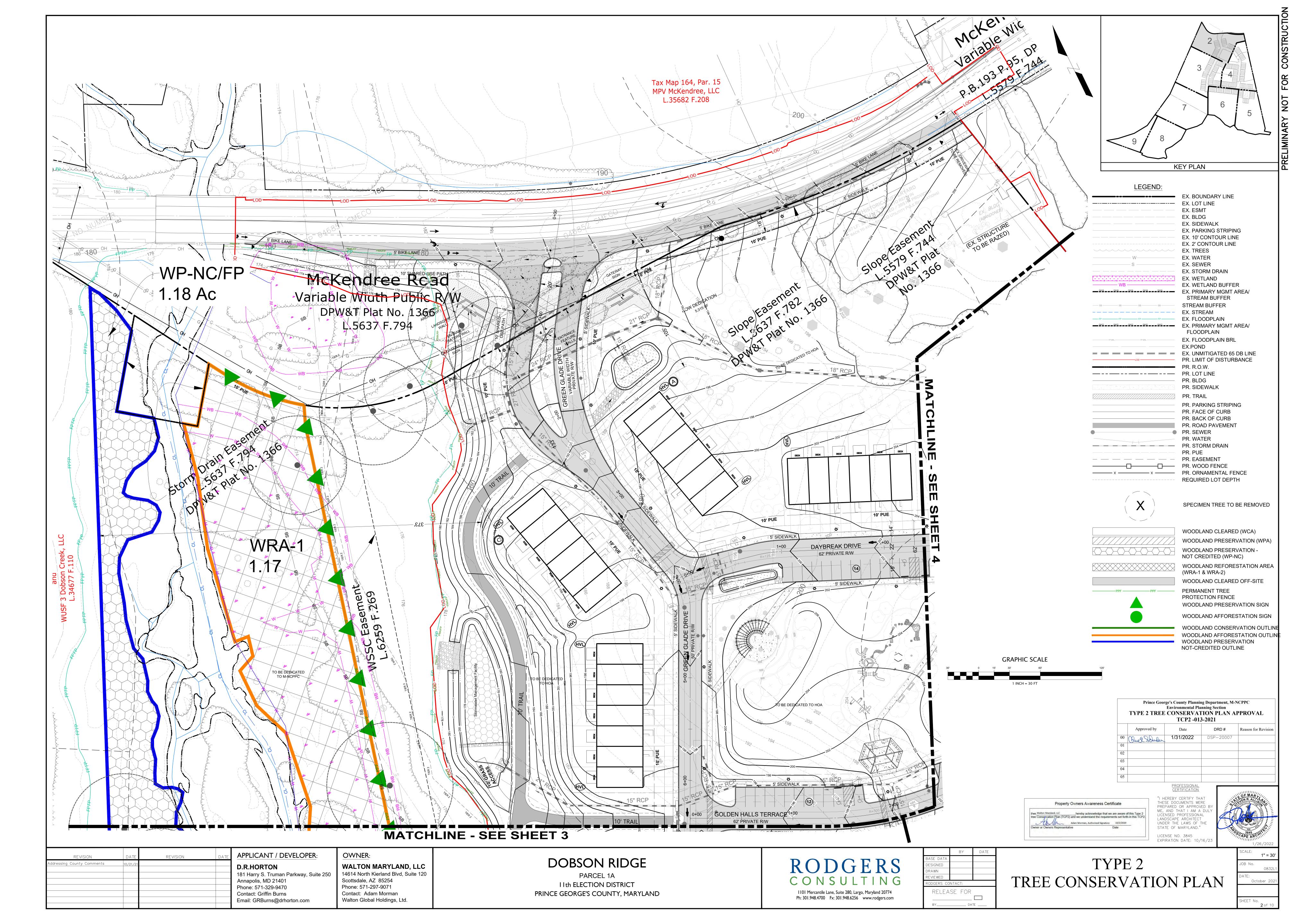
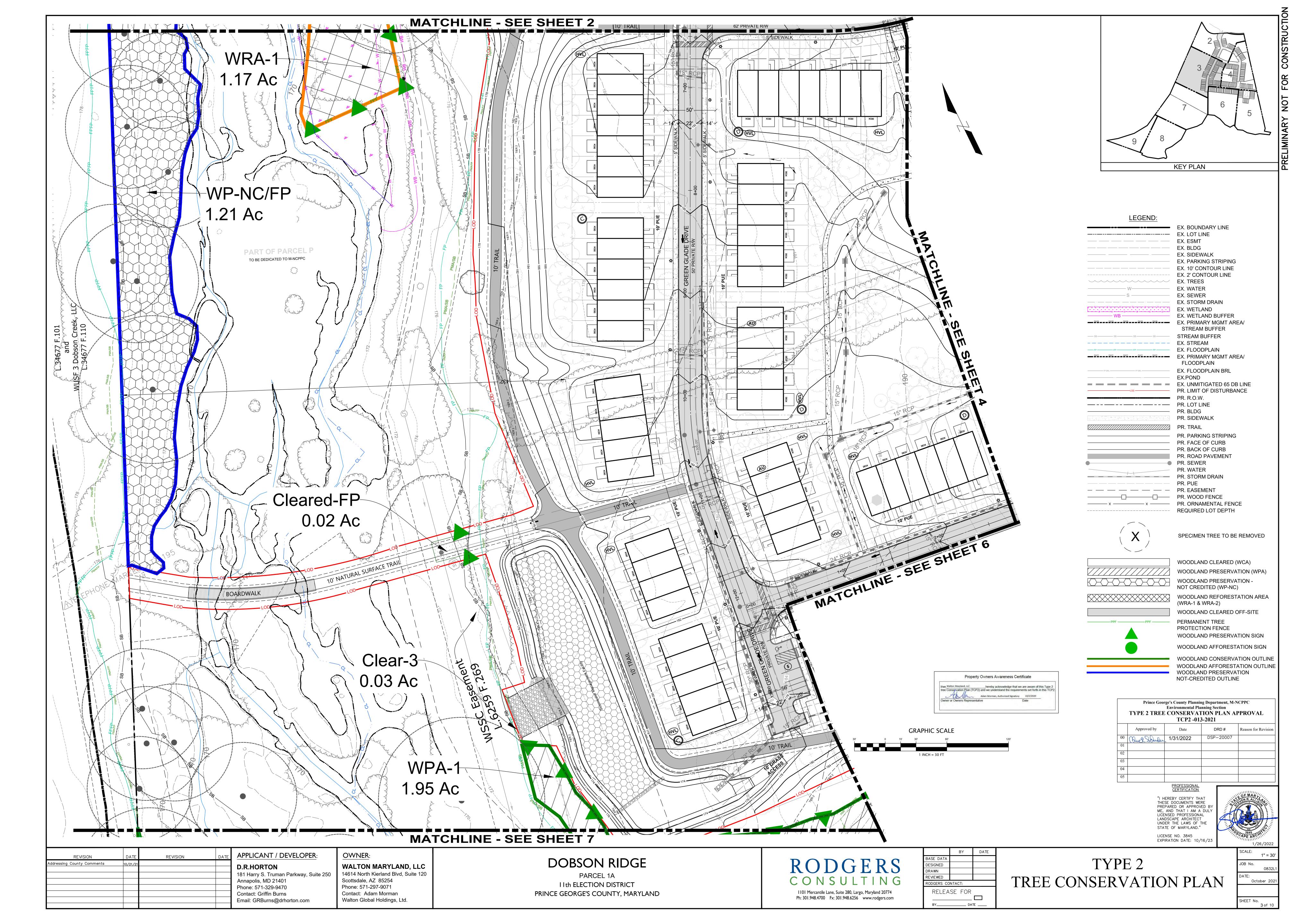
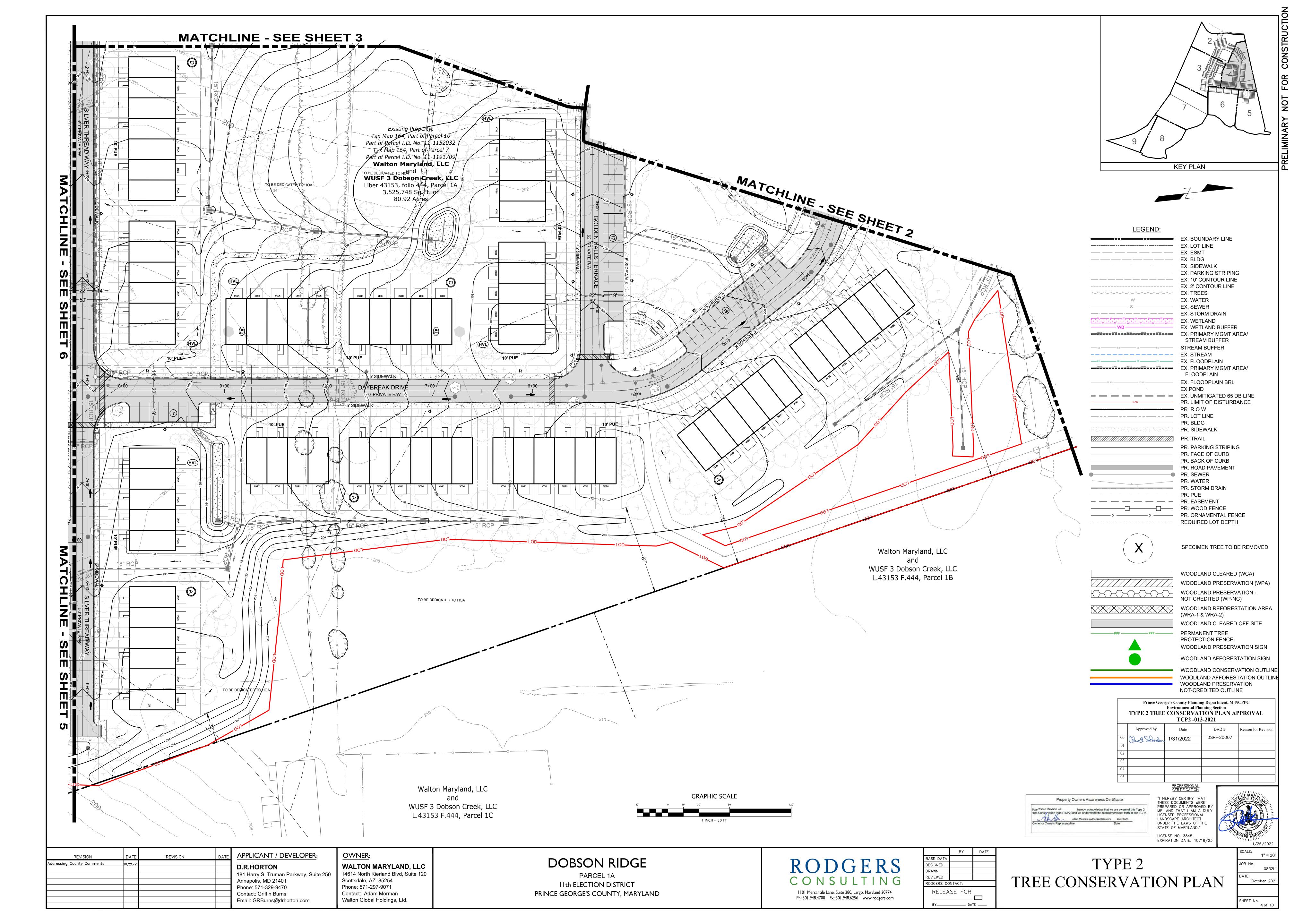
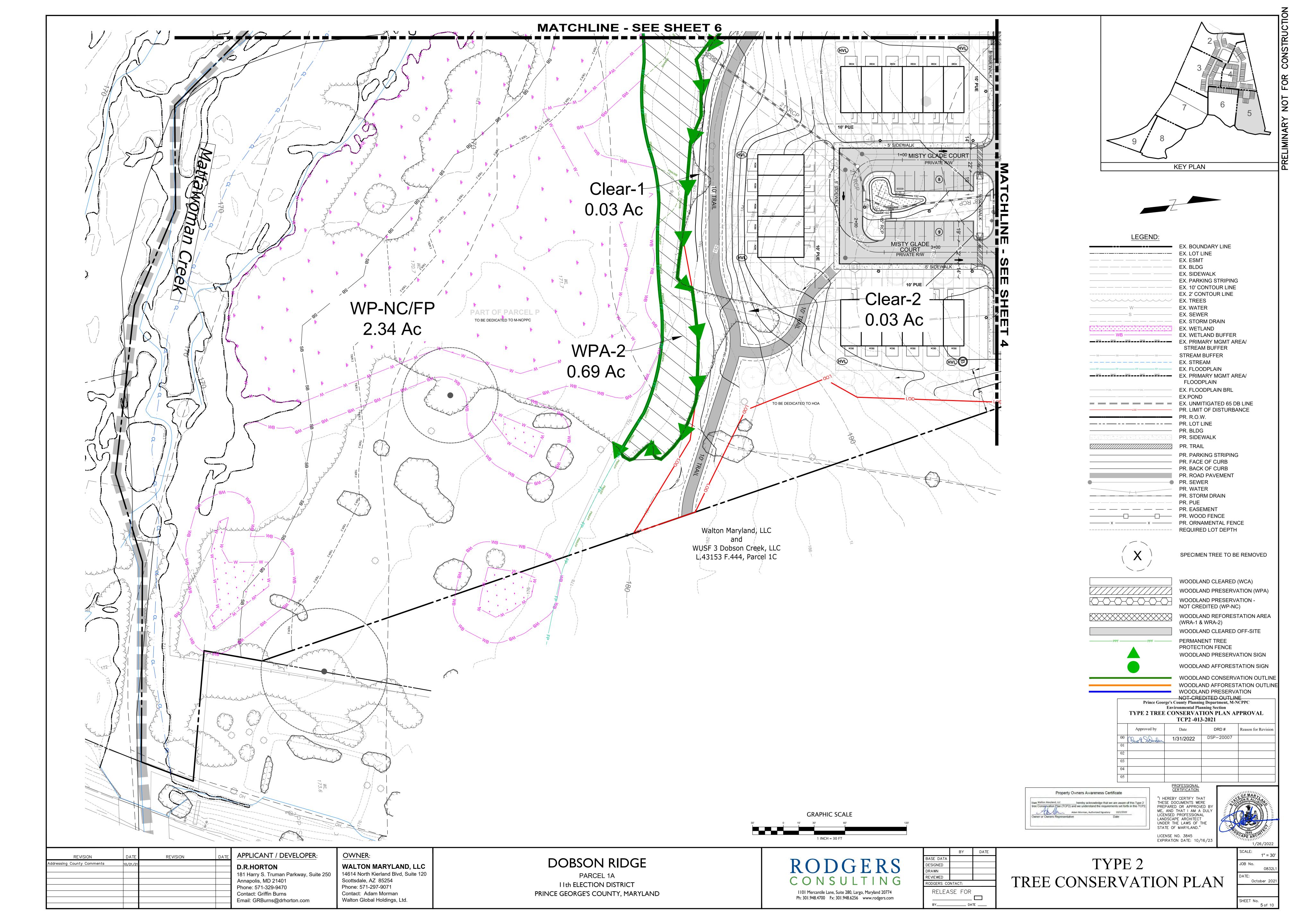
__ DATE __

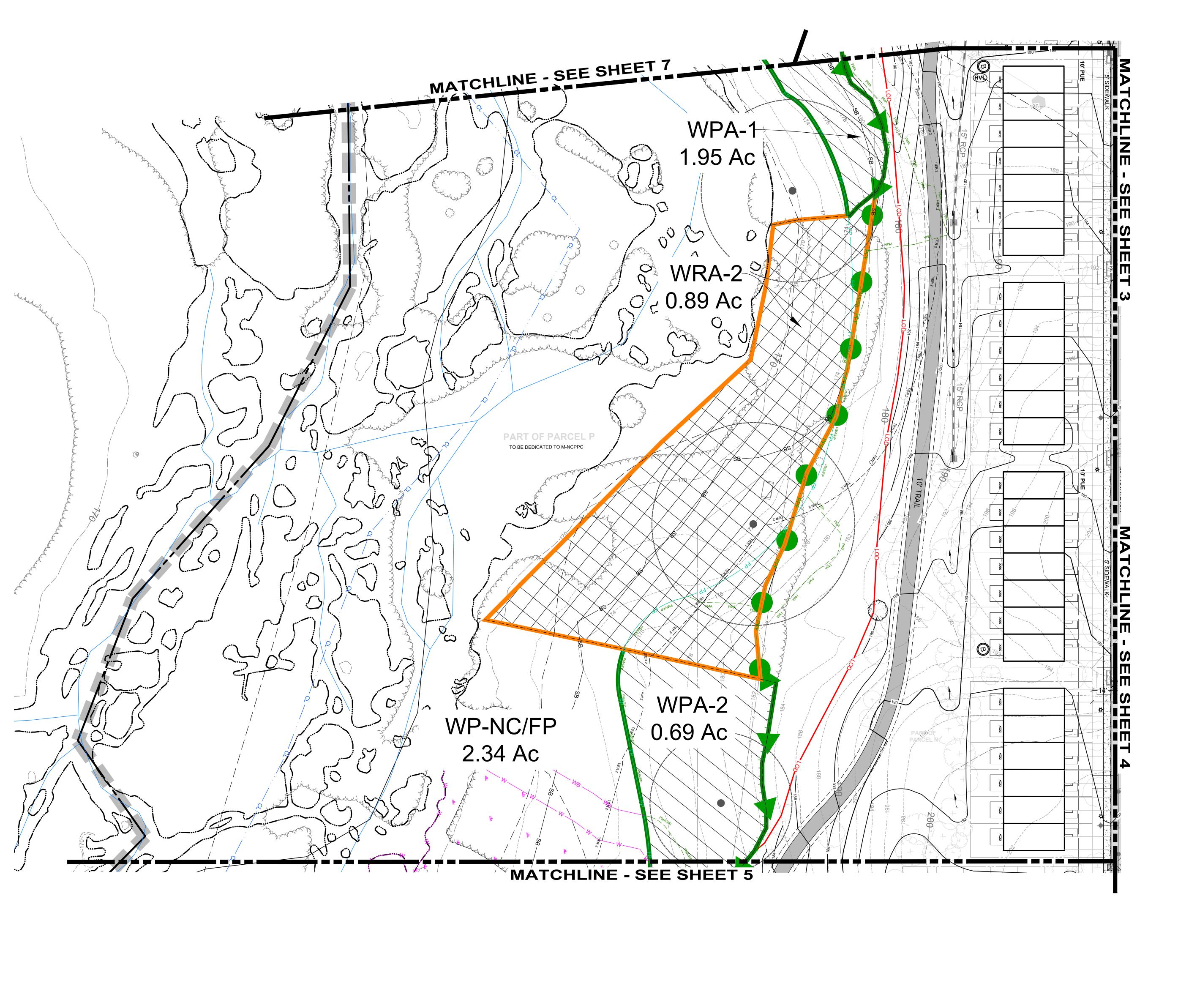
Walton Global Holdings, Ltd.

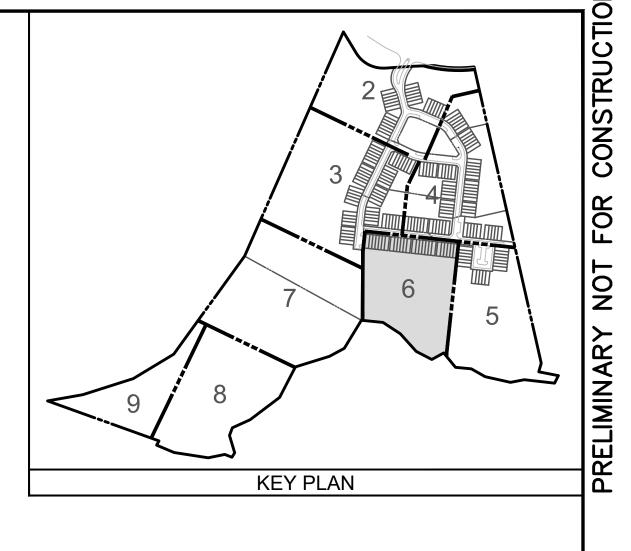














LEGEND:

EX. SIDEWALK EX. PARKING STRIPING EX. 2' CONTOUR LINE EX. TREES EX. WATER EX. SEWER EX. STORM DRAIN EX. WETLAND EX. WETLAND BUFFER PMASB --- PMASB STREAM BUFFER STREAM BUFFER EX. FLOODPLAIN EX. PRIMARY MGMT AREA FLOODPLAIN

FLOODPLAIN

EX. FLOODPLAIN BRL

EX.POND

EX. UNMITIGATED 65 DB LINE

PR. LIMIT OF DISTURBANCE

PR. LOT LINE
PR. BLDG
PR. SIDEWALK
PR. TRAIL
PR. PARKING STRIPING
PR. FACE OF CURB

PR. BACK OF CURB
PR. ROAD PAVEMENT
PR. SEWER
PR. WATER
PR. STORM DRAIN

X SPECIMEN TREE TO BE REMOVED

WOODLAND PRESERVATION (WPA)
WOODLAND PRESERVATION NOT CREDITED (WP-NC)

WOODLAND CLEARED (WCA)

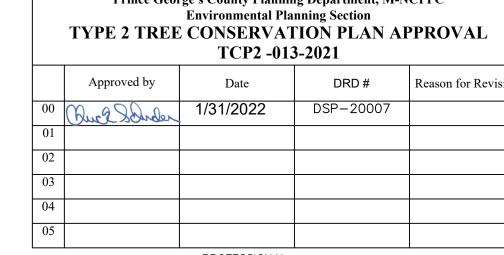
WOODLAND REFORESTATION AREA (WRA-1 & WRA-2) WOODLAND CLEARED OFF-SITE

PERMANENT TREE
PROTECTION FENCE
WOODLAND PRESERVATION SIGN

WOODLAND AFFORESTATION SIGN
WOODLAND CONSERVATION OUTLINE

WOODLAND AFFORESTATION OUTLINE
WOODLAND PRESERVATION
NOT-CREDITED OUTLINE

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



Property Owners Awareness Certificate

I/we Walton Maryland, LLC hereby acknowledge that we are aware of this Type 2 tree Conservation Plan (TCP2) and we understand the requirements set forth in this TCP2.

Adam Morman, Authorized Signatory 10/2/2020

Owner or Owners Representative Date

PROFESSIONAL
CERTIFICATION

"I HEREBY CERTIFY THAT
THESE DOCUMENTS WERE
PREPARED OR APPROVED BY
ME, AND THAT I AM A DULY
LICENSED PROFESSIONAL
LANDSCAPE ARCHITECT
UNDER THE LAWS OF THE
STATE OF MARYLAND."

LICENSE NO. 3845
EXPIRATION DATE: 10/16/23



REVISION	DATE	REVISION	DATE	APPLICANT / DEVELOPER:
ddressing County Comments	10/21/21			D.R.HORTON
				181 Harry S. Truman Parkway, Suite 250
				Annapolis, MD 21401
				Phone: 571-329-9470
				Contact: Griffin Burns
				Email: GRBurns@drhorton.com

OWNER:

WALTON MARYLAND, LLC

14614 North Kierland Blvd, Suite 120
Scottsdale, AZ 85254
Phone: 571-297-9071
Contact: Adam Morman
Walton Global Holdings, Ltd.

DOBSON RIDGE

PARCEL 1A
I Ith ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS
CONSULTING
I 101 Mercantile Lane, Suite 280, Largo, Maryland 20774 Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE					
ASE DATA							
ESIGNED							
RAWN							
EVIEWED							
ODGERS CONTACT:							
RELEASE FOR							

GRAPHIC SCALE

1 INCH = 30 FT

TYPE 2
TREE CONSERVATION PLAN

1/26/2022

SCALE:

1" = 30'

JOB No.

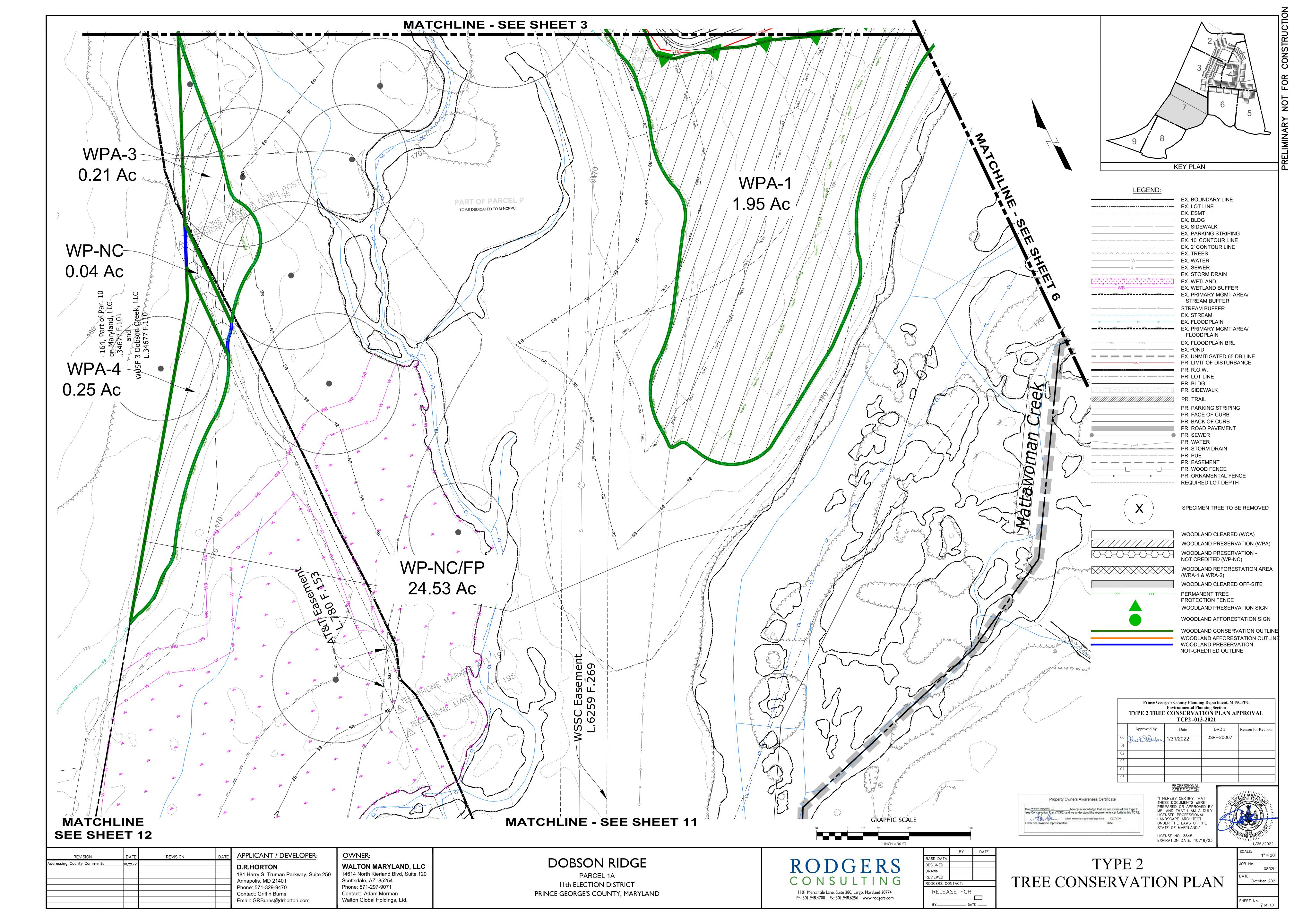
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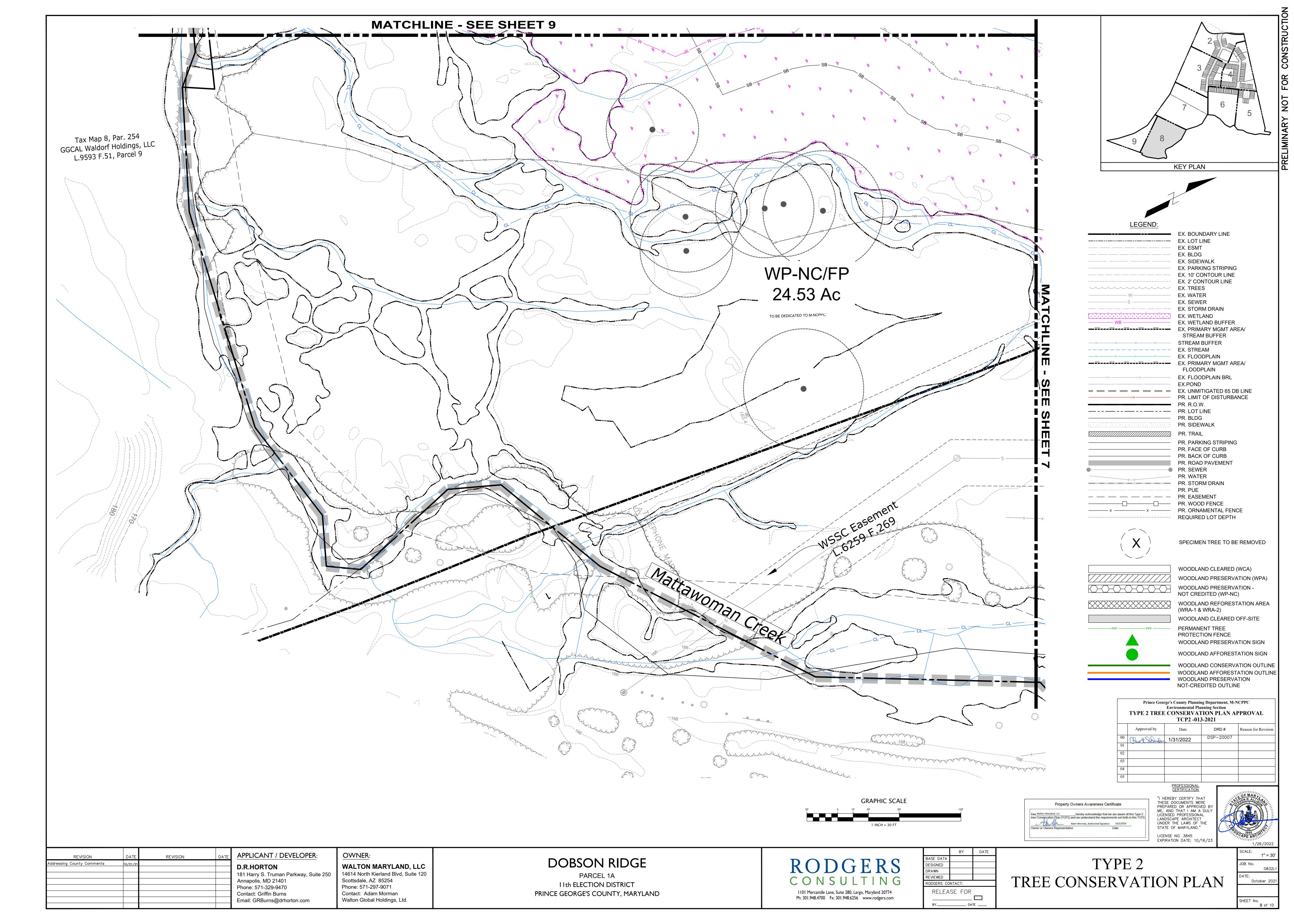
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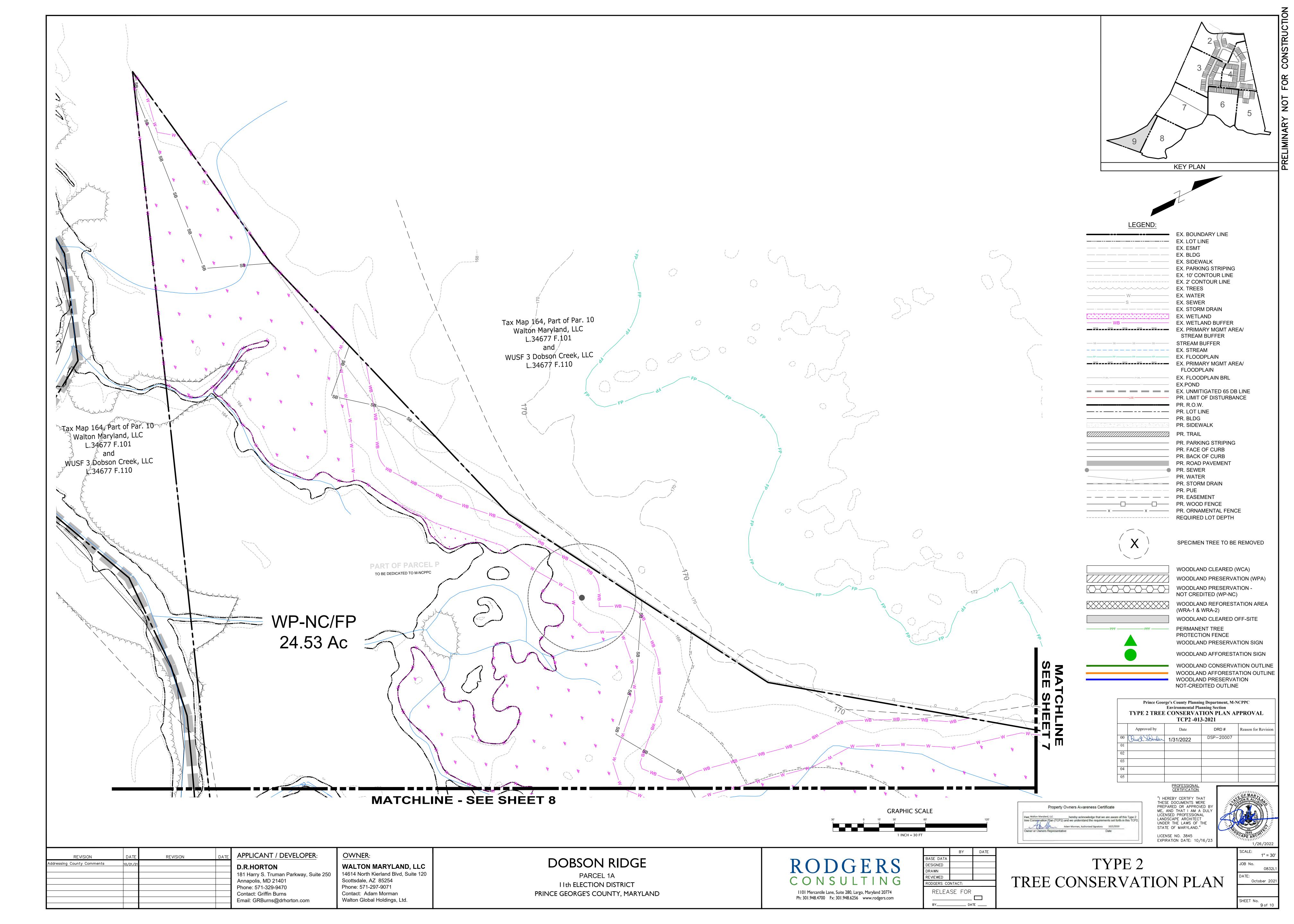
October 2021

SHEET No.

6 of 10







Type 2 TCP NOTES:

- 1. This plan is submitted to fulfill the woodland conservation requirements for DSP-20007. If DSP-20007
- expires, then this TCP2 also expires and is no longer valid. 2. Cutting or clearing of woodland not in conformance with this plan or without the expressed written
- consent of the Planning Director or designee shall be subject to a \$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 Environmental Strategy Area Two (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map, as designated by Plan Prince George's 2035 Approved General Plan and is zoned R-T.
- 7. The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- 8. The property is located in the vicinity of Crain Highway a master planned arterial or higher roadway that is regulated for noise.
- 9. This plan is not grandfathered under CB-27-2010, Section 25-117 (g). 10. Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George's County Land Records at Liber 46966 Folio 323. Revisions to this TCP2 may require a revision to the recorded easement

Tree Preservation and Retention Notes

- 6. All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland areas shall remain in a natural state. This includes the canopy trees and 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 TCP2.
- 7. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this
- 8. The location of all temporary tree protection fencing (TPFs) shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting. Upon approval of the locations by the county
- inspector, installation of the TPFs may begin. 9. All temporary tree protection fencing required by this plan shall be installed prior to commencement of clearing and grading of the site and shall remain in place until the bond is released for the project.
- Failure to install and maintain temporary or permanent tree protective devices is a violation of this TCP2. 10. Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TPF installation. These signs must remain in perpetuity.

Removal of Hazardous Trees or Limbs by Developers or Builders

- 11. 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.
- 12. 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.
- 13. 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
- 14. The stump shall not be removed or covered with soil, mulch or other materials that would inhibit
- 15. 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.
- 16. 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.
- 17. Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed of by recycling, chipping or other acceptable methods. All debris that is more than 35 feet from the woodland edge shall be cut up to allow contact with the ground, thus encouraging decomposition. The smaller materials shall be placed into brush piles that will serve as wildlife habitat.
- 18. Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.
- 19. Work on this project will be initiated in several phases. All temporary TPFs required for a given phase shall be installed prior to any disturbance within that phase of work.

Afforestation and Reforestation Notes

- 1. 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.
- 2. The planting of afforestation or reforestation areas shall be completed prior to the issuance of the first building permit. (This standard note may be modified as necessary to address which building permits are adjacent to the proposed planting area.) 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.
- 3. If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the approved Type 2 Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the transfer of the property title to the homeowner, the developer or builder shall obtain a signed statement from the purchaser indicating that they understand that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the Grading Inspector and the county.
- 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.
- 5. All required temporary tree protection fencing shall be installed prior to the clearing and grading of the site and shall remain in place until the permanent tree protection fencing is installed with the required planting. The temporary fencing is 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 TCP2.
- 6. Afforestation/reforestation areas shall be posted with notification signage, as shown on the plans, at the same time as the permanent protection fencing installation. These signs shall remain in perpetuity.
- 7. The county inspector shall be notified prior to soil preparation or initiation of any tree planting on this 8. 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
- 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

- 1. Quantity: See chart
- 2. Type: See chart
- 3. Plant Quality Standards: The plants selected shall be healthy and sturdy representatives of their species. Seedlings shall have a minimum top growth of 18". The diameter of the root collar (the part of the root just below ground level) shall be at least 3/8". The roots shall be well developed and at least 8" long, 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.
- 4. 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
- 5. 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 grades and stabilization of planting areas
- 6. Seedling Planting: Tree seedlings shall be hand planted using a dibble bar or sharp-shooter 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. Moist 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.
- 7. 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.
- 8. Soil: Upon the completion of all grading operations, a soil test shall be conducted to determine what soil preparation and soil amendments, if any, are necessary to create good tree growing conditions. Soil samples shall be taken at a rate that provides one soil sample for each area that appears to have a different soil type (if the entire area appears uniform, then only one sample is necessary), and submitted for testing to a private company. The company of choice shall make recommendations for improving the existing soil. The soil will be tested and recommended for corrections of soil texture, pH, magnesium, phosphorus, potassium, calcium and organic matter.
- 9. Soil Improvement Measures: the soil shall then be improved according to the recommendations made by the testing company
- 10. 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
- 11. Planting method: Consult the Planting Detail(s) shown on this plan.
- 12. Mulching: Apply two-inch thick layer of woodchip or shredded hardwood mulch (as noted) to each plating site (see detail shown on this plan).
- 13. Groundcover 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. 14. Mowing: No mowing shall be allowed in any planting area.
- 15. 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. Source of Seedlings: TBD.

Four-Year Management Plan for Re/Afforestion Areas

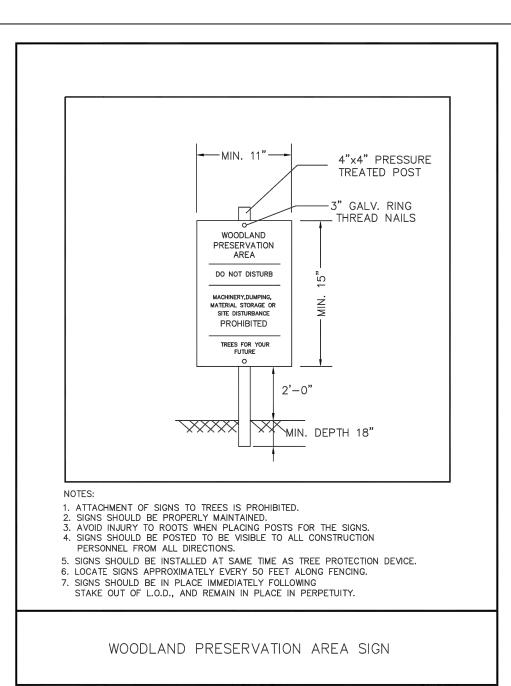
Field check the re-afforestation area according to the following schedule:

Year 1: Site preparation and Tree Planting

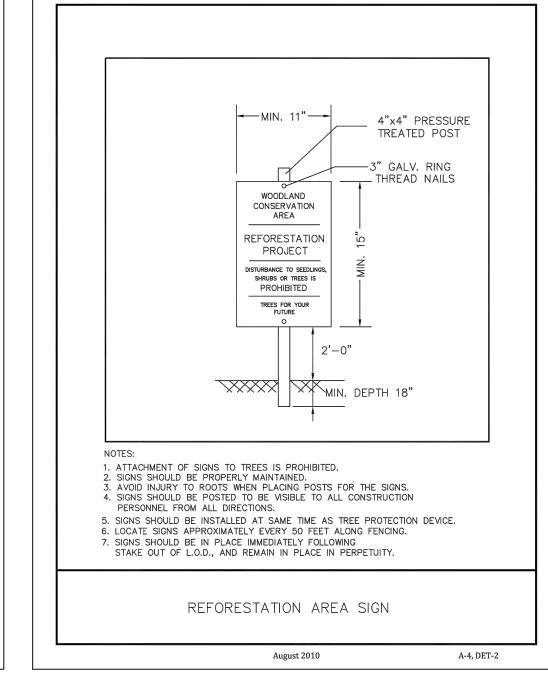
- Survival check once annually (September-November) see Note 1) Watering is needed (2 x month) Control of undesirable vegetation as needed (1 x in June and 1 x in September min.)
- Year 2-3: Reinforcement planting is needed (See Note 2)
- Survival check once annually (September-November)
- Control of undesirable vegetation if needed (1 x in May and 1 x in August min.) Reinforcement planting if needed. (See Note 2)
- Survival check (September –November)
- 1. Survival Check: Check planted stock against plant list (or as-built) by walking the site and taking inventory. Plants must show vitality. Submit field data forms (Condition Check Sheets) to owner after each inspection. Remove 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.

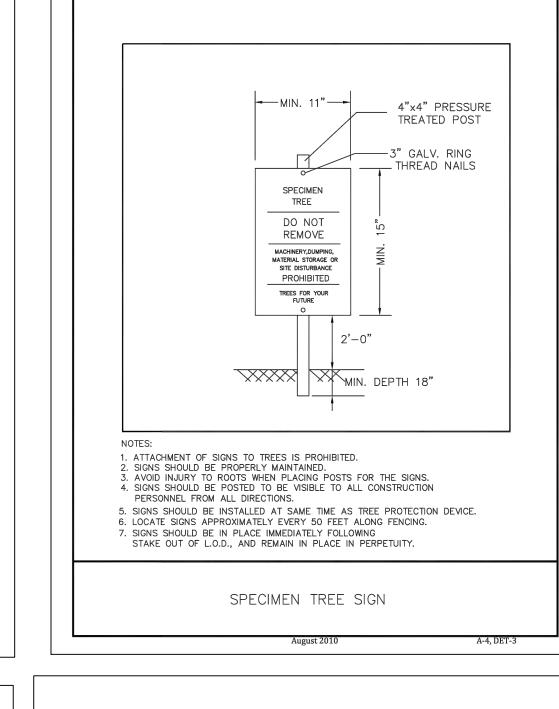
Post Development Notes

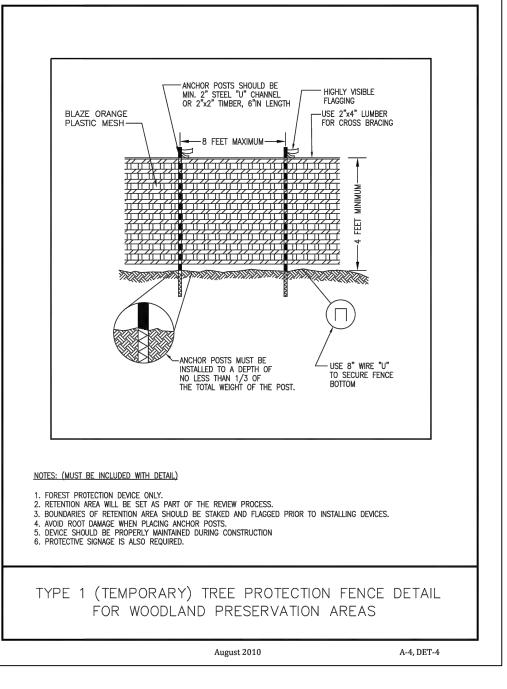
- . If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective 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.
- 2. Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.
- 3. 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.
- 4. 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
- The use of any herbicide shall be done in accordance with the label instructions 6. 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.



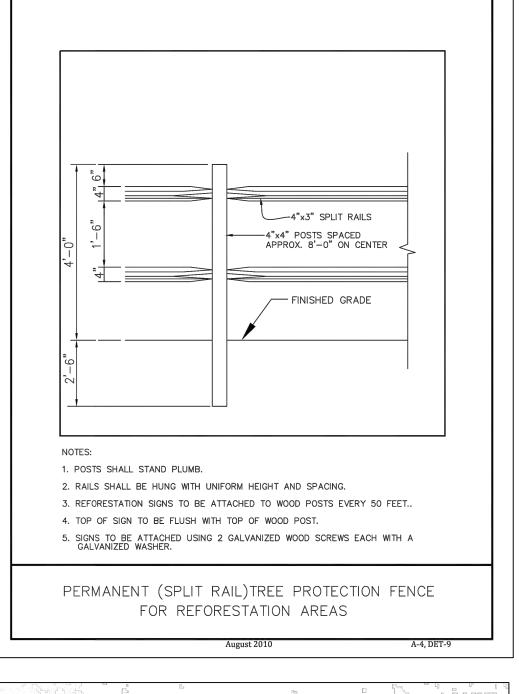
August 2010

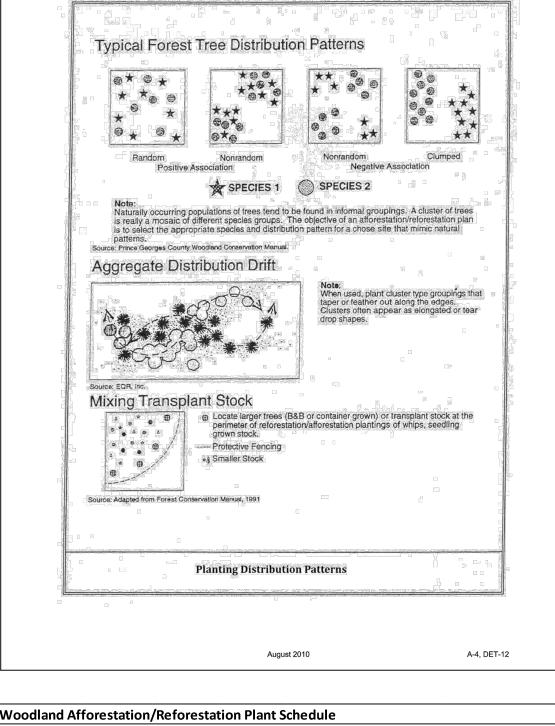


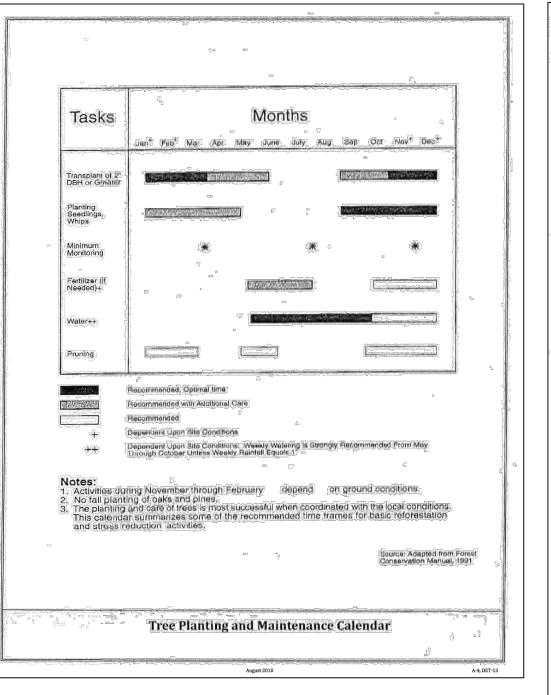




A-4, DET-1







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Source:Adapted from Forest Conservation Manual (1991)	All the All the second section of the second	
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Container Grown and B&	B Planting Techniques	Particular of the second of th
Augu	±2010	A-4, DET-14
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KEY	QTY SUM	WRA-1 (1.17ac)	WRA-2 (0.89ac)	BOTANICAL NAME	COMMON NAME	SIZE	R
Deciduous	and Confif	,	(0.000.0)		<u> </u>	l	
AR	64	33	31	Acer rubrum	red maple	1" Cal.	Е
РО	42	42	0	Platanus occidentalis	American sycamore	1" Cal.	E
Ю	25	0	25	Ilex opaca	American holly	8' Ht.	В
NS	95	55	40	Nyssa sylvatica	black gum	1" Cal.	В
BN	42	42	0	Betula nigra	river birch	1" Cal.	В
AS	50	50	0	Acer saccharinum	silver maple	1" Cal.	В
QP	68	35	33	Quercus palustris	pin oak	1" Cal.	В
QB	52	52	0	Quercus bicolor	swamp white oak	1" Cal.	В
QM	37	0	37	Quercus montana	chesnut oak	1" Cal.	В
Qm	42	42	0	Quercus michauxii	swamp chesnut oak	1" Cal.	В
LT	31	0	31	Liriodendron tulipifera	tulip poplar	1" Cal.	В
PT	32	0	32	Pinus taeda	Virginia pine	8' Ht.	В
QA	38	0	38	Quercus alba	white oak	1" Cal.	В
SEED MIXI	ES						
WRA-1	SHA WET	50,965	SHA WE	Γ Meadow Establishmen	nt (SY)		
WRA-2	SHA LO	38,768	Loland Me	eadow Establishment (S	Y)		

FORBS		ED*	GRASSES, SEDGES and RUSHES	PURE LIV	E SEED*	
Select 8	GRAM PER yd ²	LB PER ACRE	Include All	GRAM PER yd ²	LB PER ACRE	
Allegheny Monkeyflower	0.038	0.4	Common Rush	0.15	1.6	
Crimsoneyed Rosemallow	0.038	0.4	Fox Sedge	0.094	1	
Flat-top Goldenrod	0.038	0.4	Fowl Bluegrass	0.188	2	
King of the Meadow	0.038	0.4	Longhair Sedge	0.056	0.6	
New York Aster	0.038	0.4	Rattlesnake Mannagrass	0.094	1	
New York Ironweed	0.038	0.4	Shallow Sedge	0.056	0.6	
Seedbox	0.038	0.4	Woolgrass	0.056	0.6	
Swamp Milkweed	0.019	0.2				
Swamp Sunflower	0.56	0.6	Note: *The rate shown is Pure Live Seed. Use			
Swamp Verbena	0.131	1.4	germination and purity data from the seed tag to calculate the actual seeding rate needed to obtain the seeding rate in Pure Live Seed.			
Trumpetweed or Spotted Joe Pye Weed	0.038	0.4				

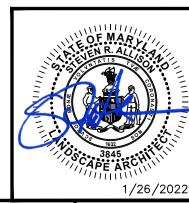
MEADOW ESTABLISHMENT

				STABLISHMENT MEADOW SEED				
FORBS		ELIVE ED*	GRASSES, SEDGES and RUSHES	PURE LIVE SEED*				
Select 8	GRAM PER yd ²	LB PER ACRE	Include All	GRAM PER yd²	LB PER ACRE			
Common Boneset	0.019	0.2	Big Bluestem	0.188	2			
Eastern Purple Coneflower	0.113	1.2	Eastern Gamagrass	0.188	2			
Common Evening Primrose	0.019	0.2	Hard Fescue	1.876	20			
Lanceleaf Tickseed	0.141	1.5	Indiangrass	0.188	2			
Maximilian Sunflower	0.047	0.5	Kentucky Bluegrass	0.469	5			
New England Aster	0.019	0.2	Switchgrass	0.094	1			
New York Ironweed	0.019	0.2	Virginia Wildrye	0.047	0.5			
Bearded Beggarticks	0.019	0.2						
Stiff Goldenrod	0.028	0.3	Note: *The rete ch	ata ATI a mata a la suma in Duna Liva Canad I la a manaisa tina anad munita data firana				
Swamp Verbena	0.066	0.7	Note: *The rate shown is Pure Live Seed. Use germination and purity data from seed tag to calculate the actual seeding rate needed to obtain the seeding rate in Live Seed.					
Trumpetweed or Spotted Trumpetweed	0.019	0.2						

	Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2 -013-2021					
	Approved by	Date	DRD#	Reason for Revis		
00	Ouch Scholer	1/31/2022	DSP-20007			
01	0.100	*				
02						
03						
04						
05						

Property Owners Awareness Certificate _hereby acknowledge that we are aware of this Type tree Conservation Plan (TCP2) and we understand the requirements set forth in this TCF Adam Morman, Authorized Signatory 10/2/2020

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED E ME, AND THAT I AM A DU LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND." LICENSE NO. 3845 EXPIRATION DATE: 10/16/23



1" Caliper / 300 Stems per acr

SPACING/COMMENT

Random Spacing

APPLICANT / DEVELOPER: REVISION Idressing County Comments **D.R.HORTON** 181 Harry S. Truman Parkway, Suite 250 Annapolis, MD 21401 Phone: 571-329-9470 Contact: Griffin Burns Email: GRBurns@drhorton.com

OWNER: WALTON MARYLAND, LLC 14614 North Kierland Blvd. Suite 120 Scottsdale, AZ 85254 Phone: 571-297-9071 Contact: Adam Morman

Walton Global Holdings, Ltd.

DOBSON RIDGE

PARCEL 1A 11th ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND RODGERS CONSULTING 1101 Mercantile Lane, Suite 280, Largo, Maryland 20774

Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

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TYPE 2 TREE CONSERVATION PLAN NOTES & DETAILS

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