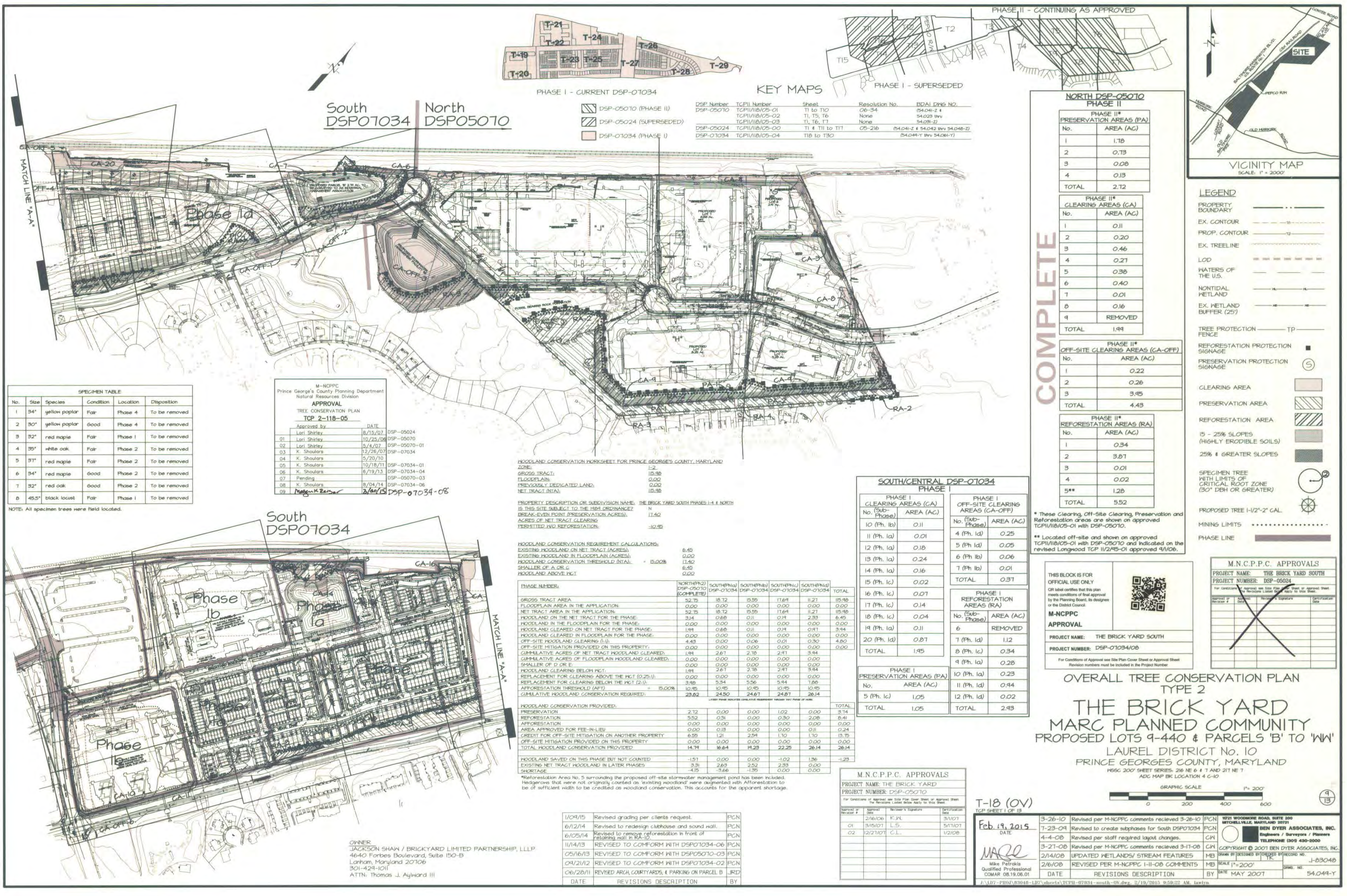




SPECIMEN TABLE					
No.	Size	Species	Condition	Location	Disposition
1	34"	yellow poplar	Fair	Phase 4	To be removed
2	30"	yellow poplar	Good	Phase 4	To be removed
3	32"	red maple	Fair	Phase 1	To be removed
4	35"	white oak	Fair	Phase 2	To be removed
5	37"	red maple	Fair	Phase 2	To be removed
6	34"	red maple	Good	Phase 2	To be removed
7	32"	red oak	Good	Phase 2	To be removed
8	45.5"	black locust	Fair	Phase 1	To be removed

M-NCPPC Prince George's County Planning Department Natural Resources Division APPROVAL TREE CONSERVATION PLAN TCP 2-118-05			
Approved by	DATE	DSP-05024	
01. Lori Shirley	8/13/07	DSP-05070	
02. Lori Shirley	10/25/08	DSP-05070-01	
03. K. Shoulters	5/4/07	DSP-07034	
04. K. Shoulters	12/26/07	DSP-07034	
05. K. Shoulters	5/20/10	DSP-07034-01	
06. K. Shoulters	10/18/11	DSP-07034-04	
07. Pending	6/19/13	DSP-05070-03	
08. K. Shoulters	8/04/14	DSP-07034-06	
09. <i>M. K. Reiser</i>	2/06/15	DSP-07034-08	

WOODLAND CONSERVATION WORKSHEET FOR PRINCE GEORGE'S COUNTY, MARYLAND	
ZONE:	1-2
GROSS TRACT:	15.38
FLOODPLAIN:	0.00
PREVIOUSLY DEDICATED LAND:	0.00
NET TRACT (NTAL):	15.38
PROPERTY DESCRIPTION OR SUBDIVISION NAME:	THE BRICK YARD SOUTH PHASES I-4 & NORTH
IS THIS SITE SUBJECT TO THE 1984 ORDINANCE?	N
BREAK-EVEN POINT (PRESERVATION ACRES):	17.40
ACRES OF NET TRACT CLEARING:	17.40
PERMITTED NET REFORESTATION:	-12.45

WOODLAND CONSERVATION REQUIREMENT CALCULATIONS:	
EXISTING WOODLAND ON NET TRACT (ACRES):	6.55
EXISTING WOODLAND IN FLOODPLAIN (ACRES):	0.00
WOODLAND CONSERVATION THRESHOLD (NTAL):	15.00%
SMALLER OF D OR E:	6.55
WOODLAND ABOVE MGT:	0.00
PHASE NUMBER:	
DSP-05070 (COMPLETE)	15.38
DSP-07034	15.38
DSP-07034	15.38
DSP-07034	15.38
DSP-07034	15.38
DSP-07034	15.38
TOTAL	15.38
GROSS TRACT AREA	
EXISTING WOODLAND IN THE APPLICATION:	6.55
NET TRACT AREA IN THE APPLICATION:	0.00
WOODLAND ON THE NET TRACT FOR THE PHASE:	0.00
WOODLAND IN THE FLOODPLAIN FOR THE PHASE:	0.00
WOODLAND CLEARED ON NET TRACT FOR THE PHASE:	0.00
WOODLAND CLEARED IN FLOODPLAIN FOR THE PHASE:	0.00
OFF-SITE WOODLAND CLEARING (L/U):	4.43
OFF-SITE MITIGATION PROVIDED ON THIS PROPERTY:	0.00
CUMULATIVE ACRES OF NET TRACT WOODLAND CLEARED:	1.41
CUMULATIVE ACRES OF FLOODPLAIN WOODLAND CLEARED:	0.00
SMALLER OF D OR E:	0.00
WOODLAND CLEARED BELOW MGT:	1.41
REPLACEMENT FOR CLEARING ABOVE THE MGT (0.25%):	0.00
REPLACEMENT FOR CLEARING BELOW THE MGT (2%):	2.86
REPLACEMENT THRESHOLD (AFT):	10.45
CUMULATIVE WOODLAND CONSERVATION REQUIRED:	22.62
WOODLAND CONSERVATION PROVIDED:	
PRESERVATION:	2.12
REFORESTATION:	5.52
APPROPRIATION:	0.00
AREA APPROVED FOR FEE-IN-LIEU:	0.00
CREDIT FOR OFF-SITE MITIGATION ON ANOTHER PROPERTY:	6.55
OFF-SITE MITIGATION PROVIDED ON THIS PROPERTY:	0.00
TOTAL WOODLAND CONSERVATION PROVIDED:	14.19
WOODLAND SAVED ON THIS PHASE BUT NOT COUNTED	
EXISTING NET TRACT WOODLAND IN LATER PHASES:	1.51
SHORTAGE:	-3.66
REFORESTATION AREA No. 5 surrounding the proposed off-site stormwater management pond has been included. Hedgerows that were not originally counted as 'existing woodland' were augmented with Reforestation to be of sufficient width to be credited as woodland conservation. This accounts for the apparent shortage.	

DATE	REVISIONS DESCRIPTION	BY
1/09/15	Revised grading per clients request.	PCN
6/12/14	Revised to redesign clubhouse and sound wall.	PCN
6/05/14	Revised to remove reforestation in front of retaining wall in RA-10	PCN
11/14/13	REVISED TO CONFORM WITH DSP07034-06	PCN
05/16/13	REVISED TO CONFORM WITH DSP05070-03	PCN
04/21/12	REVISED TO CONFORM WITH DSP07034-02	PCN
06/28/11	REVISED ARCH, COURTYARDS, & PARKING ON PARCEL B	JRD

KEY MAPS			
DSP Number	TCPII Number	Sheet	Resolution No.
DSP-05070	TCPII/11/05-01	T1 to T10	05-34
DSP-05024	TCPII/11/05-02	T1, T5, T6	None
DSP-05024	TCPII/11/05-03	T1, T6, T7	None
DSP-05024	TCPII/11/05-00	T1 & T11 to T17	05-216
DSP-07034	TCPII/11/05-04	T18 to T30	05-216

NORTH DSP-05070 PHASE II	
PRESERVATION AREAS (PA)	
No.	AREA (AC)
1	1.78
2	0.73
3	0.08
4	0.13
TOTAL	2.72
PHASE II* CLEARING AREAS (CA)	
No.	AREA (AC)
1	0.11
2	0.20
3	0.46
4	0.21
5	0.38
6	0.40
7	0.01
8	0.16
9	REMOVED
TOTAL	1.91
PHASE II* OFF-SITE CLEARING AREAS (CA-OFF)	
No.	AREA (AC)
1	0.22
2	0.26
3	3.45
TOTAL	4.43
PHASE II* REFORESTATION AREAS (RA)	
No.	AREA (AC)
1	0.34
2	3.81
3	0.01
4	0.02
5**	1.28
TOTAL	5.52

SOUTH/CENTRAL DSP-07034 PHASE I	
CLEARING AREAS (CA)	
No. (Sub-Phase)	AREA (AC)
10 (Ph. 1b)	0.11
11 (Ph. 1a)	0.01
12 (Ph. 1a)	0.18
13 (Ph. 1a)	0.24
14 (Ph. 1a)	0.16
15 (Ph. 1c)	0.02
16 (Ph. 1c)	0.07
17 (Ph. 1c)	0.14
18 (Ph. 1c)	0.04
19 (Ph. 1a)	0.11
20 (Ph. 1d)	0.87
TOTAL	1.95
PHASE I OFF-SITE CLEARING AREAS (CA-OFF)	
No. (Sub-Phase)	AREA (AC)
4 (Ph. 1d)	0.25
5 (Ph. 1d)	0.05
6 (Ph. 1b)	0.06
7 (Ph. 1b)	0.01
TOTAL	0.37
PHASE I REFORESTATION AREAS (RA)	
No. (Sub-Phase)	AREA (AC)
6	REMOVED
7 (Ph. 1d)	1.12
8 (Ph. 1c)	0.34
9 (Ph. 1a)	0.28
10 (Ph. 1a)	0.23
11 (Ph. 1d)	0.94
12 (Ph. 1d)	0.02
TOTAL	2.93
PHASE I PRESERVATION AREAS (PA)	
No.	AREA (AC)
5 (Ph. 1c)	1.05
TOTAL	1.05

* These Clearing, Off-Site Clearing, Preservation and Reforestation areas are shown on approved TCP/11/05-01 with DSP-05070.

** Located off-site and shown on approved TCP/11/05-01 with DSP-05070 and indicated on the revised Longwood TCP 11/2/05-01 approved 9/1/06.

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M-NCPPC APPROVAL

PROJECT NAME: THE BRICK YARD SOUTH

PROJECT NUMBER: DSP-07034/08

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet

M.N.C.P.C. APPROVALS

PROJECT NAME: THE BRICK YARD SOUTH

PROJECT NUMBER: DSP-05024

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet

Approval of Decision #

Signature

Date

OVERALL TREE CONSERVATION PLAN
TYPE 2

THE BRICK YARD
MARC PLANNED COMMUNITY
PROPOSED LOTS 9-440 & PARCELS 'B' TO 'WW'

LAUREL DISTRICT No. 10
PRINCE GEORGES COUNTY, MARYLAND

HESG 200' SHEET SERIES: 216 NE 6 & 7 AND 217 NE 7
ADC MAP BK LOCATION 4 C-10

GRAPHIC SCALE 1" = 200'

9 13

T-18 (OV)
TCP SHEET 1 OF 13

Feb. 19, 2015
DATE

MAPE
Mike Petroski
Qualified Professional
COMAR 08.19.06.01

3-26-10 Revised per M-NCPPC comments received 3-26-10 PCN

7-23-09 Revised to create subphases for South DSP07034 PCN

4-4-08 Revised per staff required layout changes. CM

3-21-08 Revised per M-NCPPC comments received 3-17-08 CM

2/14/08 UPDATED WETLANDS/ STREAM FEATURES MB

2/6/08 REVISED PER M-NCPPC 1-1-08 COMMENTS MB

DATE REVISIONS DESCRIPTION BY

1071 WOODBINE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721

BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 450-5000

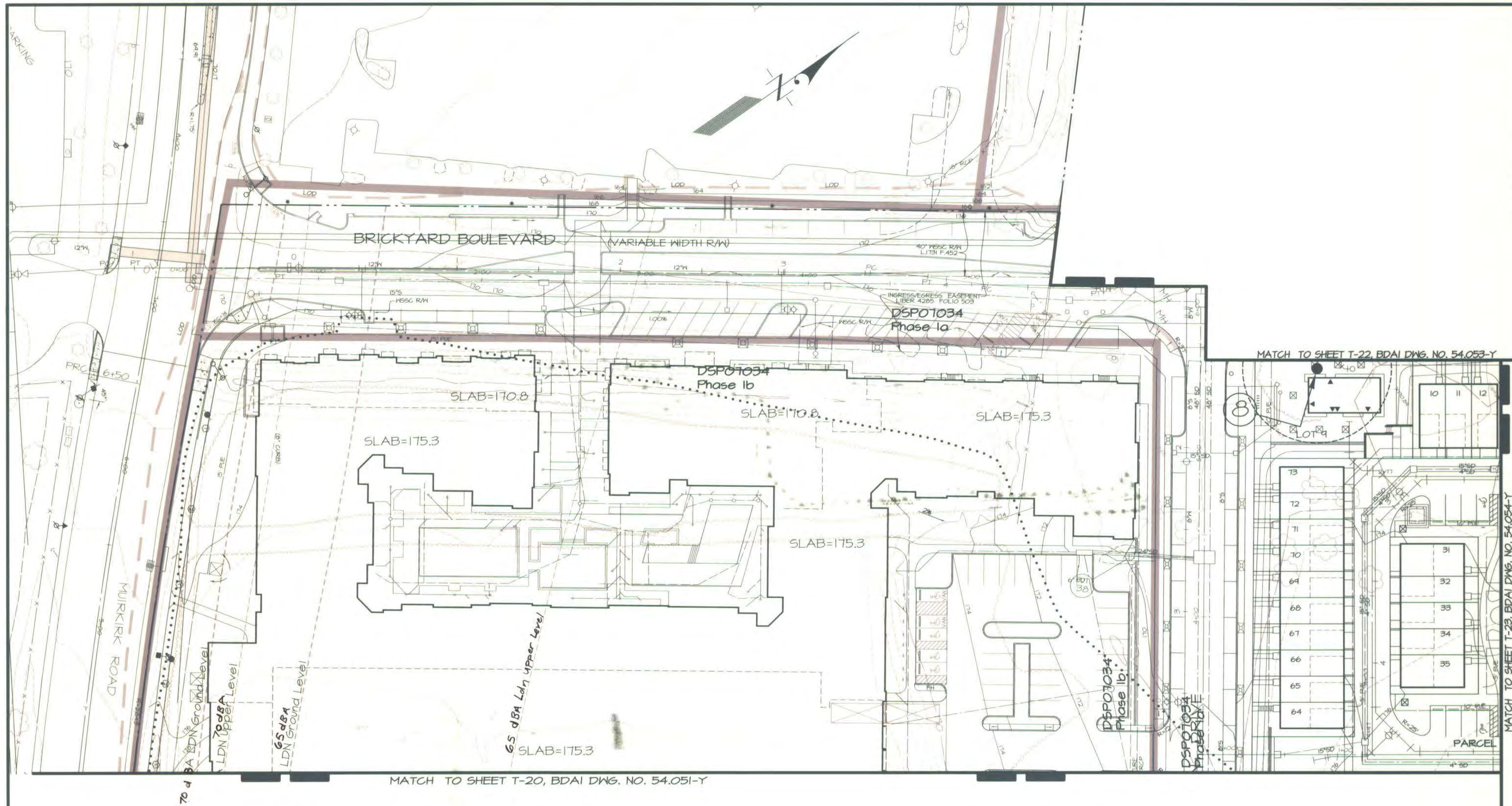
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SCALE 1"=200'

J-83048

DATE MAY 2007

54,044-Y



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M-NCPPC APPROVAL

PROJECT NAME: THE BRICK YARD SOUTH
PROJECT NUMBER: DSP-01034/08

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

M.N.C.P.C. APPROVALS

PROJECT NAME: THE BRICK YARD SOUTH
PROJECT NUMBER: DSP-05024

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

M-NCPPC
Prince George's County Planning Department
Natural Resources Division

APPROVAL
TREE CONSERVATION PLAN
TCP 2-118-05

APPROVED BY	DATE
Lori Shirley	8/15/07
Lori Shirley	10/25/08
Lori Shirley	5/4/07
K. Shoulars	12/26/07
K. Shoulars	5/20/10
K. Shoulars	10/16/11
K. Shoulars	6/19/13
Pending	
K. Shoulars	8/04/14
Megan K. Reiser	3/10/15

DSP-05024
DSP-05070-01
DSP-07034
DSP-07034-01
DSP-07034-04
DSP-05070-03
DSP-07034-06
DSP-07034-08

OWNER
JACKSON SHAW / BRICKYARD
LIMITED PARTNERSHIP, LLP
4640 Forbes Boulevard, Suite 150-B
Lanham, Maryland 20706
301-424-1011
ATTN: Thomas J. Ayward III

T-19
TCP SHEET 2 OF 3

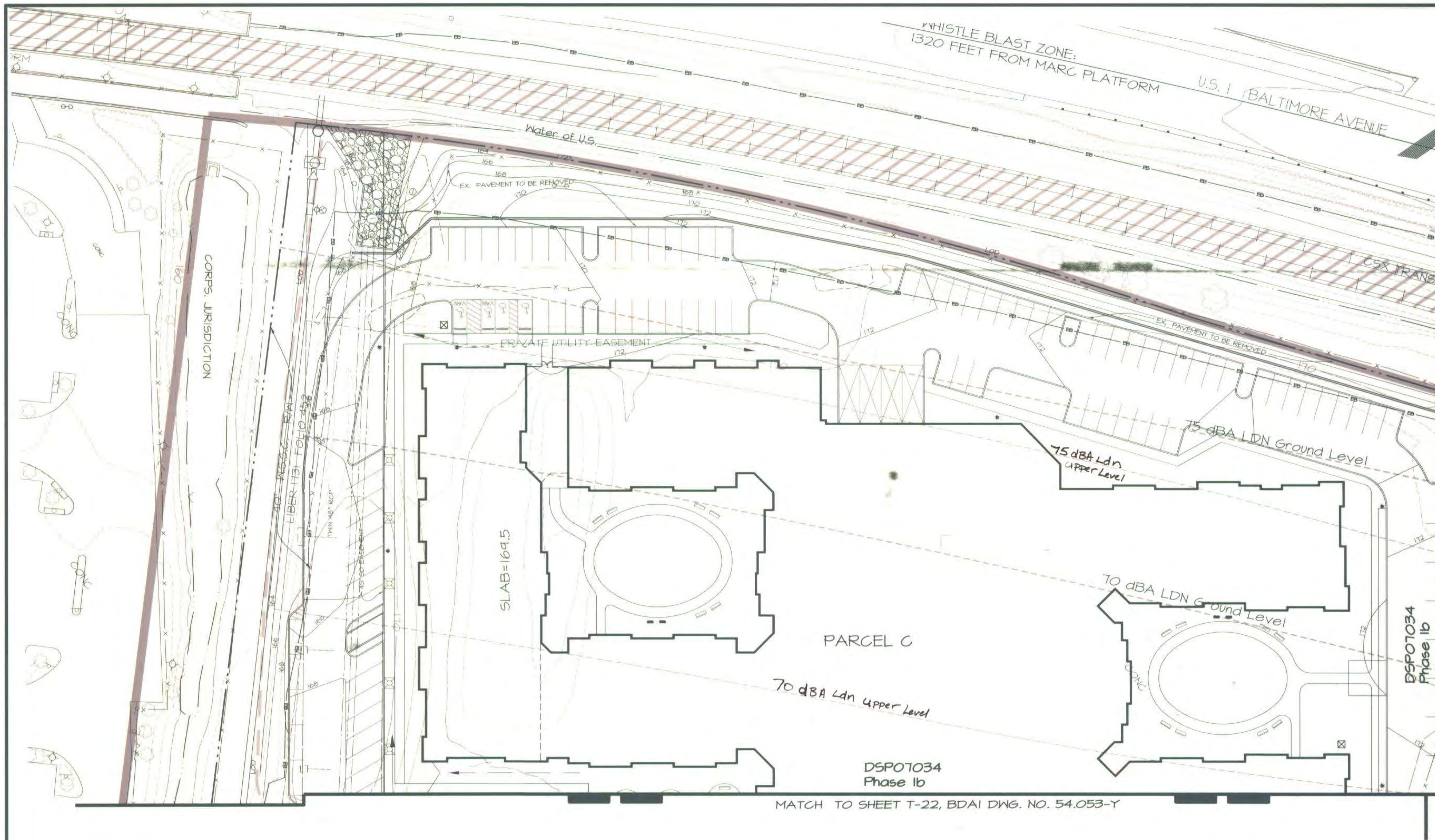
Feb. 19, 2015
DATE

MARL
Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

DATE	DESCRIPTION	BY
1-23-09	Revised to create subphases for South DSP01034	PCN
4-4-08	Revised per staff required layout changes	CW
3-27-08	Revised per M-NCPPC comments received 3-1-08	DM
2/14/08	UPDATED WETLANDS/ STREAM FEATURES	MB
2/6/08	REVISED PER M-NCPPC 1-II-08 COMMENTS	MB

1721 WOODBONE ROAD, SUITE 300
MITCHELLVILLE, MARYLAND 20731
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Engineers / Surveyors / Planners
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SCALE 1"=30'
DATE MAY 2007
DWG. NO. J-0304B
54.050-Y

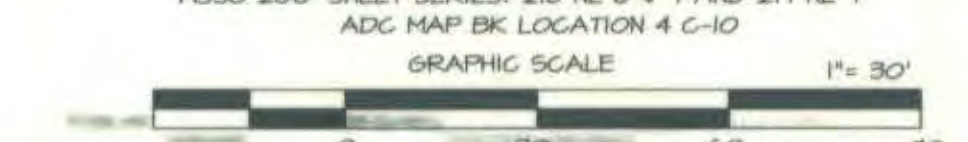
DATE	REVISIONS DESCRIPTION	BY
1/09/15	Revised grading per clients request.	PCN
6/12/14	Revised to redesign clubhouse and sound hall.	PCN
11/14/13	REVISED TO CONFORM WITH DSP01034-06	PCN
05/16/13	REVISED TO CONFORM WITH DSP05070-03	PCN
09/21/12	REVISED TO CONFORM WITH DSP01034-02	PCN
06/28/11	REVISED ARCH COURTYARDS, 4 PARKING ON PARCEL B	JRD



LEGEND	
EXISTING CONTOURS	102
PROPOSED CONTOURS	102
EXISTING SPOT ELEVATIONS	101.1, 101.2, 101.5
PROPOSED SPOT ELEVATIONS	101.2, 101.5
PROPOSED SEWER	101.2, 101.5
PROPOSED WATER	101.2, 101.5
PROPOSED STORM DRAIN	101.2, 101.5
EXISTING STREET LIGHT	101.2, 101.5
PROPOSED STREET LIGHT	101.2, 101.5
LIMIT OF DISTURBANCE	101.2, 101.5
PRE-DEVELOPMENT TREE LINE	101.2, 101.5
POST-DEVELOPMENT TREE LINE	101.2, 101.5
FLOODPLAIN, EXISTING/PROPOSED	101.2, 101.5
FLOODPLAIN BUFFER	101.2, 101.5
WATERS OF THE U.S.	101.2, 101.5
WETLAND LIMITS	101.2, 101.5
WETLAND BUFFER	101.2, 101.5
PRIMARY MANAGEMENT AREA	101.2, 101.5
STREAM BUFFER	101.2, 101.5
65 dBA LINE	101.2, 101.5
PROPOSED RETAINING WALL	101.2, 101.5
PROPOSED CHAIN LINK FENCE	101.2, 101.5
PROPOSED VINYL SCREEN FENCE	101.2, 101.5
PROPOSED CURB AND GUTTER	101.2, 101.5
PROPOSED CONCRETE PAVING	101.2, 101.5
PROPOSED HEAVY DUTY CONCRETE PAVING	101.2, 101.5
PROPOSED HEAVY DUTY ASPHALT PAVING	101.2, 101.5
STANDARD PARKING SPACES	101.2, 101.5
COMPACT PARKING SPACES	101.2, 101.5
HANDICAPPED PARKING SPACES	101.2, 101.5
TREE PROTECTION FENCE	101.2, 101.5
PRESERVATION PROTECTION SIGNAGE	101.2, 101.5
REFORESTATION PROTECTION SIGNAGE	101.2, 101.5
CLEARING AREA	101.2, 101.5
PRESERVATION AREA	101.2, 101.5
REFORESTATION AREA	101.2, 101.5
WHISTLE BLAST ZONE	101.2, 101.5
SPECIMEN TREE WITH LIMITS OF CRITICAL ROOT ZONE	101.2, 101.5
PROPOSED TREE 1-1/2" 2" CAL.	101.2, 101.5
MINING LIMITS	101.2, 101.5
PHASE LINE	101.2, 101.5

M-NCPPC Prince George's County Planning Department Natural Resources Division	
APPROVAL	
TREE CONSERVATION PLAN	
TCP 2-118-05	
APPROVED BY	DATE
Lori Shirley	8/13/07
Lori Shirley	10/25/08
Lori Shirley	5/4/07
K. Shoulars	12/26/07
K. Shoulars	5/20/10
K. Shoulars	10/18/11
K. Shoulars	6/19/13
Pending	
K. Shoulars	8/04/14
Mike R. Reiser	3/20/15

TREE CONSERVATION PLAN, TYPE II
THE BRICK YARD
MARC PLANNED COMMUNITY
PROPOSED LOTS 9-440 &
PARCELS 'B' TO 'Z' & 'AA' TO 'WW'
LAUREL DISTRICT No. 10
PRINCE GEORGES COUNTY, MARYLAND
MSSG 200' SHEET SERIES: 216 NE 6 & 7 AND 217 NE 1
ADC MAP BK LOCATION 4 C-10



CALL MISS UTILITY
1-800-257-7777
48 hrs. Before Excavation

DATE	REVISIONS DESCRIPTION	BY
1/09/15	Revised grading per clients request.	PCN
6/12/14	Revised to redesign clubhouse and sound wall.	PCN
11/14/13	REVISED TO CONFORM WITH DSP07034-06	PCN
05/16/13	REVISED TO CONFORM WITH DSP05010-03	PCN

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M-NCPPC APPROVAL

PROJECT NAME: THE BRICK YARD SOUTH
PROJECT NUMBER: DSP-07034-06

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

M.N.C.P.P.C. APPROVALS

PROJECT NAME: THE BRICK YARD SOUTH
PROJECT NUMBER: DSP-05024

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Revisions Listed Below Apply to This Sheet

Approval #	Approval Date	Approval Signature	Approval Title
01	8/13/07	Lori Shirley	Director
02	10/25/08	Lori Shirley	Director
03	5/4/07	Lori Shirley	Director
04	12/26/07	K. Shoulars	Director
05	5/20/10	K. Shoulars	Director
06	10/18/11	K. Shoulars	Director
07	6/19/13	K. Shoulars	Director
08		Pending	
09	8/04/14	K. Shoulars	Director
10	3/20/15	Mike R. Reiser	Director

OWNER
JACKSON SHAW / BRICKYARD
LIMITED PARTNERSHIP, L.L.P.
4640 Forbes Boulevard, Suite 150-B
Lanham, Maryland 20706
301-424-1011
ATTN: Thomas J. Aylward III

T-21
TCP SHEET 4 OF 13

Feb. 19, 2015
DATE

Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

DATE	REVISIONS DESCRIPTION	BY
04/21/12	REVISED TO CONFORM WITH DSP07034-02	PCN
7-23-09	Revised to create subphases for South DSP07034	PCN
4-4-08	Revised per staff required layout changes.	CH
3-27-08	Updated per M-NCPPC comments received 3-7-08	DM
2/14/08	UPDATED WETLANDS/ STREAM FEATURES	MB
2/6/08	REVISED PER M-NCPPC I-II-08 COMMENTS	MB

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J-83048
DATE MAY 2007
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LEGEND

EXISTING CONTOURS	10'
PROPOSED CONTOURS	10'
EXISTING SPOT ELEVATIONS	104.7 106.5
PROPOSED SPOT ELEVATIONS	104.2 105.1
PROPOSED SEWER	104.2 105.1
PROPOSED WATER	104.2 105.1
PROPOSED STORM DRAIN	104.2 105.1
EXISTING STREET LIGHT	104.2 105.1
PROPOSED STREET LIGHT	104.2 105.1
LIMIT OF DISTURBANCE	104.2 105.1
PRE-DEVELOPMENT TREE LINE	104.2 105.1
POST-DEVELOPMENT TREE LINE	104.2 105.1
FLOODPLAIN EXISTING/PROPOSED	104.2 105.1
FLOODPLAIN BUFFER	104.2 105.1
WATERS OF THE U.S.	104.2 105.1
WETLAND LIMITS	104.2 105.1
WETLAND BUFFER	104.2 105.1
PRIMARY MANAGEMENT AREA	104.2 105.1
STREAM BUFFER	104.2 105.1
65 GBA LINE	104.2 105.1
PROPOSED RETAINING WALL	104.2 105.1
PROPOSED CHAIN LINK FENCE	104.2 105.1
PROPOSED VINYL SCREEN FENCE	104.2 105.1
PROPOSED CURB AND GUTTER	104.2 105.1
PROPOSED CONCRETE PAVING	104.2 105.1
PROPOSED HEAVY DUTY CONCRETE PAVING	104.2 105.1
PROPOSED HEAVY DUTY ASPHALT PAVING	104.2 105.1
STANDARD PARKING SPACES	104.2 105.1
COMPACT PARKING SPACES	104.2 105.1
HANDICAPPED PARKING SPACES	104.2 105.1
TREE PROTECTION FENCE	104.2 105.1
PRESERVATION PROTECTION SIGNAGE	104.2 105.1
REFORESTATION PROTECTION SIGNAGE	104.2 105.1
CLEARING AREA	104.2 105.1
PRESERVATION AREA	104.2 105.1
REFORESTATION AREA	104.2 105.1
SPECIMEN TREE WITH LIMITS OF CRITICAL ROOT ZONE	104.2 105.1
PROPOSED TREE 1-1/2" 2' GAL.	104.2 105.1
MINING LIMITS	104.2 105.1
PHASE LINE	104.2 105.1

M-NCPPC
Prince George's County Planning Department
Natural Resources Division

APPROVAL
TREE CONSERVATION PLAN
TCP 2-118-05

APPROVED BY	DATE	DATE	DATE
Lori Shirley	8/15/07	DSP-05074	
Lori Shirley	10/25/08	DSP-05070	
Lori Shirley	5/14/07	DSP-05070-01	
K. Shoulters	12/26/07	DSP-07034	
K. Shoulters	5/20/10		
K. Shoulters	10/18/11	DSP-07034-01	
K. Shoulters	6/19/13	DSP-07034-04	
K. Shoulters	DSP-05070-03		
K. Shoulters	8/04/14	DSP-07034-06	
Megan K. Reiser	3/26/15	DSP-07034-08	

M.N.C.P.C. APPROVALS

PROJECT NAME: THE BRICK YARD SOUTH
PROJECT NUMBER: DSP-05024

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

APPROVAL	DATE	REVISION'S SIGNATURE	DATE

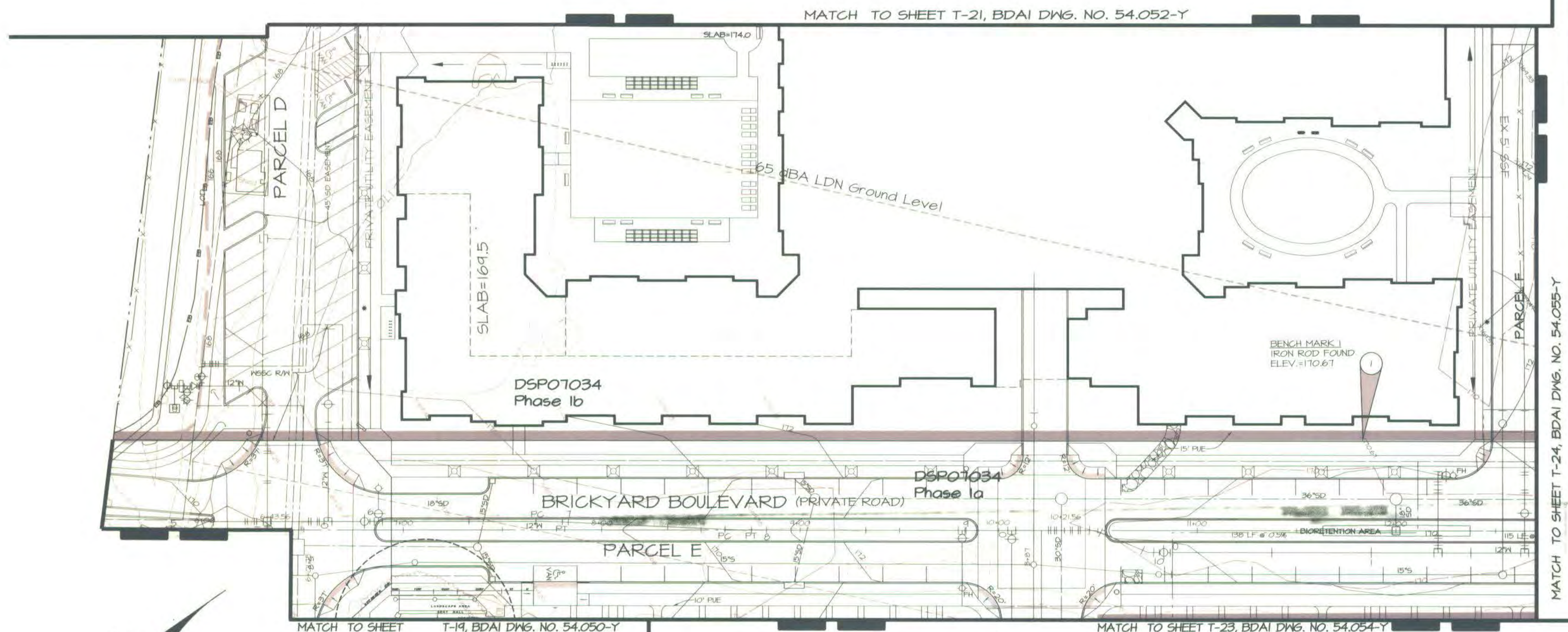
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M-NCPPC
APPROVAL

PROJECT NAME: THE BRICK YARD SOUTH
PROJECT NUMBER: DSP-01034/08

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



TREE CONSERVATION PLAN, TYPE II
THE BRICK YARD
MARC PLANNED COMMUNITY
PROPOSED LOTS 9-440 &
PARCELS 'B' TO 'Z' & 'AA' TO 'WW'
LAUREL DISTRICT No. 10
PRINCE GEORGES COUNTY, MARYLAND

HSSC 2001 SHEET SERIES: 246 NE 6 & 1 AND 217 NE 1
ADG MAP BK LOCATION 4 C-10

CALL MISS UTILITY
1-800-257-7777
48 hrs, Before Excavation

DATE	REVISIONS DESCRIPTION	BY
1/09/15	Revised grading per clients request.	PCN
6/12/14	Revised to redesign clubhouse and sound wall.	PCN
11/14/13	REVISED TO CONFORM WITH DSP01034-06	PCN
05/16/13	REVISED TO CONFORM WITH DSP05070-03	PCN

OWNER
JACKSON SHAW / BRICKYARD
LIMITED PARTNERSHIP, LLLP
4640 Forbes Boulevard, Suite 150-B
Lanham, Maryland 20706
301-424-1011
ATTN: Thomas J. Aylward III

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METROBLVD, MARYLAND 20721

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Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

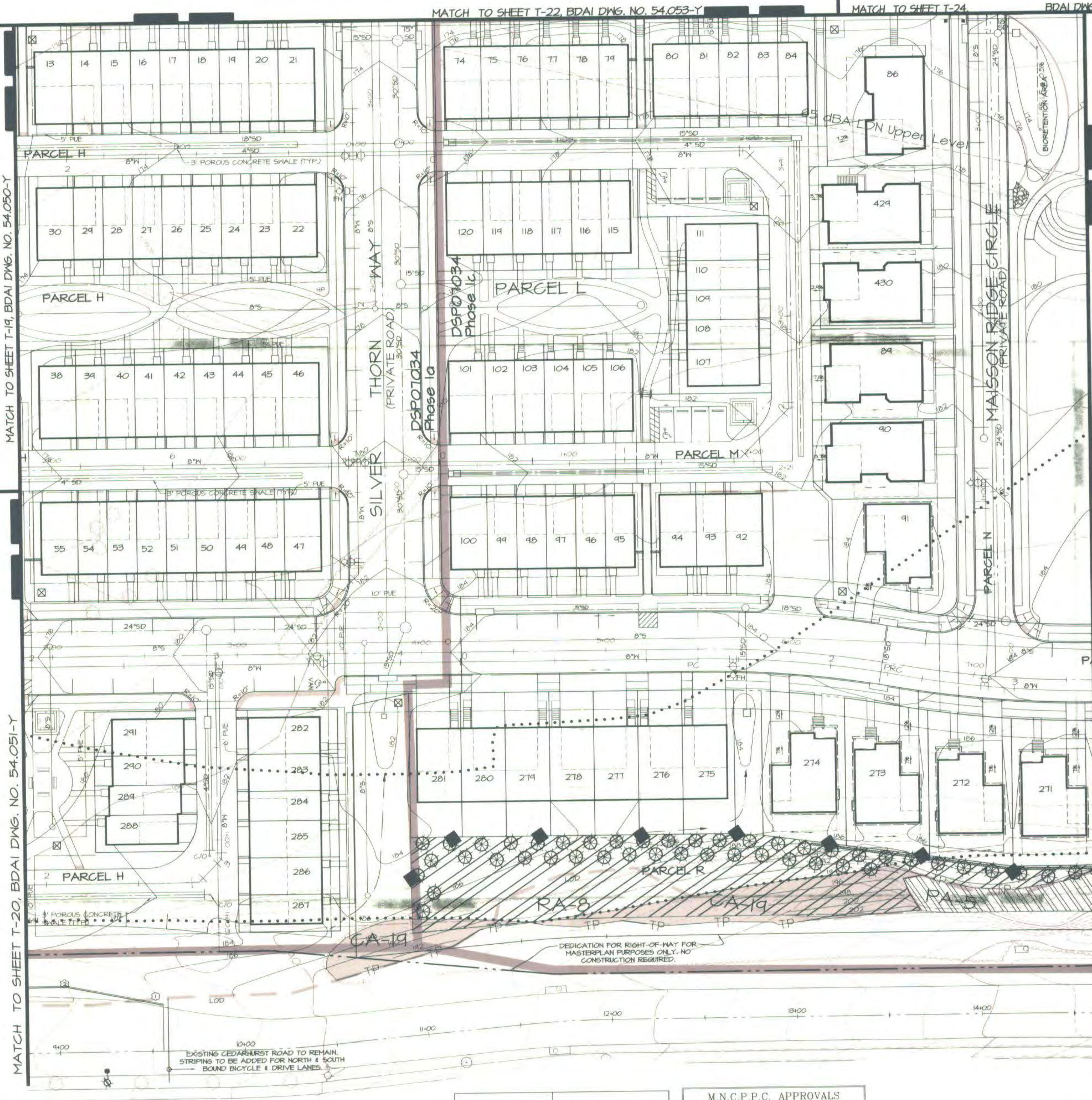
DATE REVISIONS DESCRIPTION

04/21/12 REVISED TO CONFORM WITH DSP01034-02 PCN
7-23-09 Revised to create subphases for South DSP01034 PCN
4-4-08 Revised per staff required layout changes. C/N
3-21-08 Revised per M-NCPPC comments received 3-7-08 C/N
2/14/08 UPDATED WETLANDS/ STREAM FEATURES MB
2/6/08 REVISED PER M-NCPPC 1-11-08 COMMENTS MB

CALL MISS UTILITY
1-800-257-7777
48 hrs, Before Excavation

MATCH TO SHEET T-19, BDAI DWG. NO. 54-050-Y

MATCH TO SHEET T-20, BDAI DWG. NO. 54-051-Y



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OFFICIAL USE ONLY
OR label certifies that this plan
meets conditions of final approval
by the Planning Board, its designee
or the District Council

M-NCPPC
APPROVAL

PROJECT NAME: THE BRICK YARD SOUTH
PROJECT NUMBER: DSP-01034/08

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



M.N.C.P.P.C. APPROVALS

PROJECT NAME: THE BRICK YARD SOUTH
PROJECT NUMBER: DSP-05024

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Revisions Listed Below Apply to this Sheet

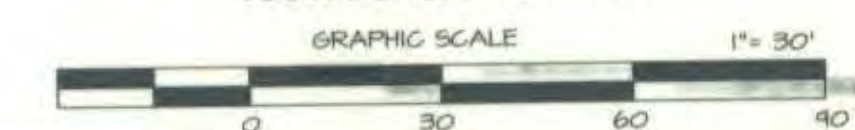
Approval / Revision #	Approval Date	Approval Signature	Approval Title

OWNER:
JACKSON SHAW / BRICKYARD
LIMITED PARTNERSHIP, L.L.P.
4640 Forbes Boulevard, Suite 150-B
Lanham, Maryland 20706
301-424-1011
ATTN: Thomas J. Aylward III

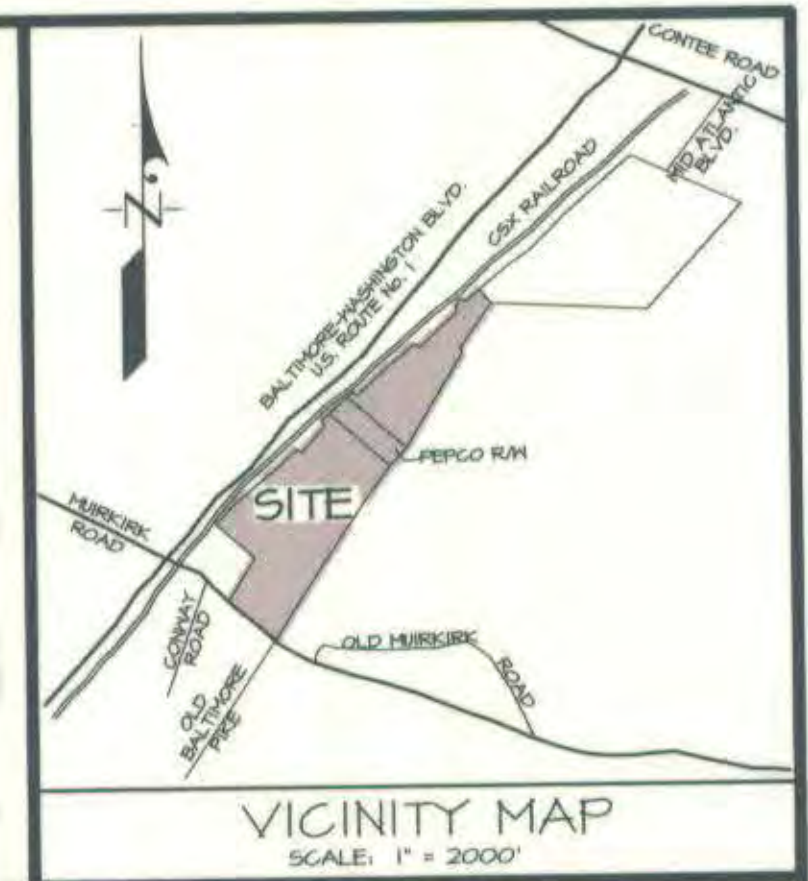
T-23
T-23 SHEET 6 OF 13
Feb. 19, 2015
DATE

Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

TREE CONSERVATION PLAN, TYPE II
THE BRICK YARD
MARC PLANNED COMMUNITY
PROPOSED LOTS 9-440 &
PARCELS 'B' TO 'Z' & 'AA' TO 'WW'
LAUREL DISTRICT No. 10
PRINCE GEORGES COUNTY, MARYLAND
HSG 200' SHEET SERIES: 216 NE 6 & 7 AND 217 NE 7
ADG MAP BK LOCATION 4 G-10



DATE	REVISIONS DESCRIPTION	BY
04/21/12	REVISED TO COMFORM WITH DSP01034-02	PCN
7-23-09	Revised to create subphases for South DSP01034	PCN
4-4-08	Revised per staff required layout changes.	CW
3-27-08	Revised per M-NCPPC comments received 3-1-08	DM
2/14/08	UPDATED WETLANDS/ STREAM FEATURES	MB
2/6/08	REVISED PER M-NCPPC 1-11-08 COMMENTS	MB
	DATE	REVISIONS DESCRIPTION



LEGEND	
EXISTING CONTOURS	102
PROPOSED CONTOURS	102.1 102.3
EXISTING SPOT ELEVATIONS	102.1 102.3
PROPOSED SPOT ELEVATIONS	102.1 102.3
PROPOSED SEWER	102.1 102.3
PROPOSED WATER	102.1 102.3
PROPOSED STORM DRAIN	102.1 102.3
EXISTING STREET LIGHT	102.1 102.3
PROPOSED STREET LIGHT	102.1 102.3
LIMIT OF DISTURBANCE	102.1 102.3
PRE-DEVELOPMENT TREE LINE	102.1 102.3
POST-DEVELOPMENT TREE LINE	102.1 102.3
FLOODPLAIN: EXISTING/PROPOSED	102.1 102.3
FLOODPLAIN BUFFER	102.1 102.3
WATERS OF THE U.S.	102.1 102.3
WETLAND LIMITS	102.1 102.3
WETLAND BUFFER	102.1 102.3
PRIMARY MANAGEMENT AREA	102.1 102.3
STREAM BUFFER	102.1 102.3
65 DBA LINE	102.1 102.3
PROPOSED RETAINING WALL	102.1 102.3
PROPOSED CHAIN LINK FENCE	102.1 102.3
PROPOSED VINYL SCREEN FENCE	102.1 102.3
PROPOSED CURB AND GUTTER	102.1 102.3
PROPOSED CONCRETE PAVING	102.1 102.3
PROPOSED HEAVY DUTY CONCRETE PAVING	102.1 102.3
PROPOSED HEAVY DUTY ASPHALT PAVING	102.1 102.3
STANDARD PARKING SPACES	102.1 102.3
COMPACT PARKING SPACES	102.1 102.3
HANDICAPPED PARKING SPACES	102.1 102.3
TREE PROTECTION FENCE	102.1 102.3
PRESERVATION PROTECTION SIGNAGE	102.1 102.3
REFORESTATION PROTECTION SIGNAGE	102.1 102.3
CLEARING AREA	102.1 102.3
PRESERVATION AREA	102.1 102.3
REFORESTATION AREA	102.1 102.3
SPECIMEN TREE WITH LIMITS OF CRITICAL ROOT ZONE	102.1 102.3
PROPOSED TREE 1-1/2" 2" CAL.	102.1 102.3
MINING LIMITS	102.1 102.3
PHASE LINE	102.1 102.3



		M-NOPPC		MINING LIMITS
		Prince George's County Planning Department Natural Resources Division		PHASE LINE
APPROVAL				
TREE CONSERVATION PLAN				
<u>TOP 2-118-05</u>				
		Approved by	DATE	
		Lori Shirley	8/15/07	DSP - 05024
01		Lori Shirley	10/25/06	DSP - 05070
		Lori Shirley	5/4/07	DSP - 05070-01
		K. Shoulars	12/26/07	DSP - 07034
		K. Shoulars	5/20/10	
		K. Shoulars	10/19/11	DSP - 07034-01
		K. Shoulars	6/19/13	DSP - 07034-04
		Pending		DSP - 07030-03
		K. Shoulars	8/04/14	DSP - 07034-06
09		mezz K Buse	5/20/15	DSP - 07034-CB

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THE BRICK YARD
MARC PLANNED COMMUNITY
PROPOSED LOTS 9-440 &
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LAUREL DISTRICT No. 10
PRINCE GEORGES COUNTY, MARYLAND
PSSC 200' SHEET SERIES: 216 NE 6 & 7 AND 217 NE 7
ADG MAP BK LOCATION 4 C-10



T-25
TCP SHEET 8 OF 13

Feb. 19, 2015	04/21/15	REVISED TO CONFORM WITH DSP01034-02	PCN	10721 WOODMOOR ROAD, SUITE 200 WETLANDS/WETLANDS AND STREAMS	BY	15405E-Y
DATE	7-23-01	REVISED TO create subphases for DSP01034-04	PCN	BEN DYER ASSOCIATES, INC. 10721 WOODMOOR ROAD, SUITE 200 WETLANDS/WETLANDS AND STREAMS	BY	15405E-Y
	4-4-08	Revised per staff required layout changes.	CW	TELEPHONE 330 430-3000	BY	15405E-Y
	3-27-08	Revised per M-NCPPC comments received 3-1-08	CW	COPYRIGHT © 2007 BEN DYER ASSOCIATES, INC. 10721 WOODMOOR ROAD, SUITE 200 WETLANDS/WETLANDS AND STREAMS	BY	15405E-Y
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	2/6/08	REVISED PER M-NCPPC I-II-08 COMMENTS	MEB	COPYRIGHT © 2007 BEN DYER ASSOCIATES, INC. 10721 WOODMOOR ROAD, SUITE 200 WETLANDS/WETLANDS AND STREAMS	BY	15405E-Y
Mike Petrakis Qualified Professional Engineer 08-19-08-01			MEB	TELEPHONE 330 430-3000	BY	15405E-Y
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			MEB	TELEPHONE 330 430-3000	BY	15405E-Y
			MEB	COPYRIGHT © 2007 BEN DYER ASSOCIATES, INC. 10721 WOODMOOR ROAD, SUITE 200 WETLANDS/WETLANDS AND STREAMS	BY	15405E-Y
			MEB	TELEPHONE 330 430-3000	BY	15405E-Y
			MEB	COPYRIGHT © 2007 BEN DYER ASSOCIATES, INC. 10721 WOODMOOR ROAD, SUITE 200		

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1-800-257-7777
48 hrs, Before Excavation

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by the Planning Board, its designee
or the District Council.



**M-NCPPC
APPROVAL**

PROJECT NAME:	THE BRICK YARD SOUTH
PROJECT NUMBER:	DSP-07034/08

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

M.N.C.P.P.C. APPROVALS

PROJECT NAME:	THE BRICK YARD SOUTH
PROJECT NUMBER:	DSP-05024

For Conditions of Approval see Site Plan Cover Sheet or Approval B
The Revisions Listed Below Apply to this Sheet.

Approval or Revision #	Approval Date	Reviewer's Signature	Certif Date
------------------------	---------------	----------------------	-------------

10

 $x - y$ [illegible]

OWNER
JACKSON SHAW / BRICKYARD
LIMITED PARTNERSHIP, LLLP
4640 Forbes Boulevard, Suite 150-B
Lanham, Maryland 20706
301-429-1011
ATTN: Thomas J. Aylward III

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PROJECT NAME: THE BRICK YARD SOUTH PROJECT NUMBER: D5P-01034/06	
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number	

VICINITY MAP
SCALE: 1" = 2000'

TREE CONSERVATION PLAN, TYPE II
THE BRICK YARD
MARC PLANNED COMMUNITY
PROPOSED LOTS 9-440 &
PARCELS 'B' TO 'Z' & 'AA' TO 'WW'
LAUREL DISTRICT No. 10
PRINCE GEORGES COUNTY, MARYLAND
HESG 200' SHEET SERIES: 210 NE 6 & T AND 211 NE 7
ADD MAP BK LOCATION 4 C-10

Feb. 19, 2015	DATE	04/21/12	REVISED TO CONFORM WITH DSP070304-02	PCN	1973 WOODMOORE ROAD, SUITE 200 WYCHITKA, ILL. 60090-4000
	7-23-04		Revised to create subphases for DSP070304-02	PCN	DEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners Telephone 312-400-4000
	4-4-06		Revised per sub set required layout changes.	CWN	
	3-21-06		Revised per M-NCPPC comments received 3-1-06	DM	COPYRIGHT © 2011 DEN DYER ASSOCIATES, INC. DRAWN BY (DESIGNED BY) (CHECKED BY) (RECORDED BY)
	2/14/06		UPDATED MET/LANDS / STREAM FEATURES	MBS	SCALE = 1"=30'
	2/6/06		REVISED PER M-NCPPC I-11-06 COMMENTS	MBS	DATE MAY 2007
			REVIEWS DESCRIPTION	DATE	DWG. NO. 45.051-Y

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1-800-257-7777
48 hrs, Before Excavation

1/09/15	Revised grading per clients request.	PCN	<u>OWNER</u> JACKSON SHAW / BRICKYARD
6/12/14	Revised to redesign clubhouse and sound wall.	PCN	LIMITED PARTNERSHIP, LLLP
11/4/13	REVISED TO CONFORM WITH DSP07034-06	PCN	4640 Forbes Boulevard, Suite 150
05/16/13	REVISED TO CONFORM WITH DSP05070-03	PCN	Lanham, Maryland 20706
DATE	REVISIONS DESCRIPTION	BY	301-424-0113 ATTN: Thomas J. Ayikward III

MATCH TO SHEET T-24, BDAI DWG. NO. 54.055-Y

MATCH TO SHEET T-26, BDAI DWG. NO. 54.057-Y

CALL MISS UTILITY
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48 hrs, Before Excavation



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED STORM DRAIN
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- LIMIT OF DISTURBANCE
- PRE-DEVELOPMENT TREE LINE
- POST-DEVELOPMENT TREE LINE
- FLOODPLAIN EXISTING/PROPOSED
- FLOODPLAIN BUFFER
- WATERS OF THE U.S.
- WETLAND LIMITS
- WETLAND BUFFER
- PRIMARY MANAGEMENT AREA
- STREAM BUFFER
- 60' DBA LINE
- PROPOSED RETAINING WALL
- PROPOSED CHAIN LINK FENCE
- PROPOSED VINYL SCREEN FENCE
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE PAVING
- PROPOSED HEAVY DUTY CONCRETE PAVING
- STANDARD PARKING SPACES
- COMPACT PARKING SPACES
- HANDICAPPED PARKING SPACES
- TREE PROTECTION FENCE
- PRESERVATION PROTECTION SIGNAGE
- REFORESTATION PROTECTION SIGNAGE
- CLEARING AREA
- PRESERVATION AREA
- REFORESTATION AREA
- SPECIMEN TREE WITH LIMITS OF CRITICAL ROOT ZONE
- PROPOSED TREE 1/2"-2" CAL.
- MINING LIMITS
- PHASE LINE

M-NCPPC
Prince George's County Planning Department
Natural Resources Division

APPROVAL
TREE CONSERVATION PLAN
TOP 2-118-05

APPROVED BY	DATE	DSP-05024
01. Lori Shirley	8/15/07	DSP-05070
02. Lori Shirley	10/25/08	DSP-05070-01
03. K. Shoulters	5/4/07	DSP-07034
04. K. Shoulters	12/26/07	DSP-07034
05. K. Shoulters	5/26/10	DSP-07034-01
06. K. Shoulters	10/18/11	DSP-07034-04
07. Pending	6/19/13	DSP-05070-03
08. K. Shoulters	8/04/14	DSP-07034-06
09. Megan K. Butler	3/29/15	DSP-07034-08

TREE CONSERVATION PLAN, TYPE II
THE BRICK YARD
MARC PLANNED COMMUNITY
PROPOSED LOTS 9-440 &
PARCELS 'B' TO 'Z' & 'AA' TO 'WW'
LAUREL DISTRICT No. 10
PRINCE GEORGES COUNTY, MARYLAND
HSC 200' SHEET SERIES: 216 NE 6 & 7 AND 217 NE 7
ADC MAP BK LOCATION 4 C-10

GRAPHIC SCALE
0 30 60 90
1" = 30'

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M-NCPPC
APPROVAL

PROJECT NAME: THE BRICK YARD SOUTH
PROJECT NUMBER: DSP-01034/08

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

M.N.C.P.P.C. APPROVALS

PROJECT NAME: THE BRICK YARD SOUTH
PROJECT NUMBER: DSP-05024

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Revisions Listed Below Apply to This Sheet

Revision #	Approval Date	Revision's Signature	Certification Date

OWNER
JACKSON SHAW / BRICKYARD
LIMITED PARTNERSHIP, LLP
4640 Forbes Boulevard, Suite 150-B
Lanham, Maryland 20706
301-424-1011
ATTN: Thomas J. Aylward III

T-27
TOP SHEET 10 OF 13

Feb. 19, 2015
DATE

Marc
Mike Petroski
Qualified Professional
COMAR 08.19.06.01

DATE	REVISIONS DESCRIPTION	BY
01/21/12	REVISED TO CONFORM WITH DSP01034-02 PCN	PCN
7-23-09	Revised to create subphases for South DSP01034	PCN
4-4-08	Revised per staff required layout changes.	CH
3-21-08	Revised per M-NCPPC comments received 3-7-08	DM
2/14/08	UPDATED WETLANDS/ STREAM FEATURES	MB
2/6/08	REVISED PER M-NCPPC 1-II-08 COMMENTS	MB

10721 WOODMORE ROAD, SUITE 200
BETHESDA, MARYLAND 20814
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
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DRAWN BY DESIGNED BY CHECKED BY RECORD NO.
SCALE 1"=30'
DATE MAY 2007
DWS. NO. 54.058-Y

DATE	REVISIONS DESCRIPTION	BY
1/09/15	Revised grading per clients request.	PCN
6/12/14	Revised to redesign clubhouse and sound wall.	PCN
11/14/13	REVISED TO CONFORM WITH DSP01034-06 PCN	PCN
05/16/13	REVISED TO CONFORM WITH DSP05070-03 PCN	PCN

1/09/15	Revised grading per clients request.	PCB
6/12/14	Revised to redesign clubhouse and sound wall.	PCB
11/14/13	REVISED TO COMFORM WITH DSP07034-06	PCB
05/16/13	REVISED TO COMFORM WITH DSP05070-03	PCB
DATE	REVISIONS DESCRIPTION	BY

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M-NCPPC
APPROVAL

PROJECT NAME: THE BRICK YARD SOUTH

PROJECT NUMBER: DSP-07034/08

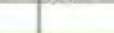
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

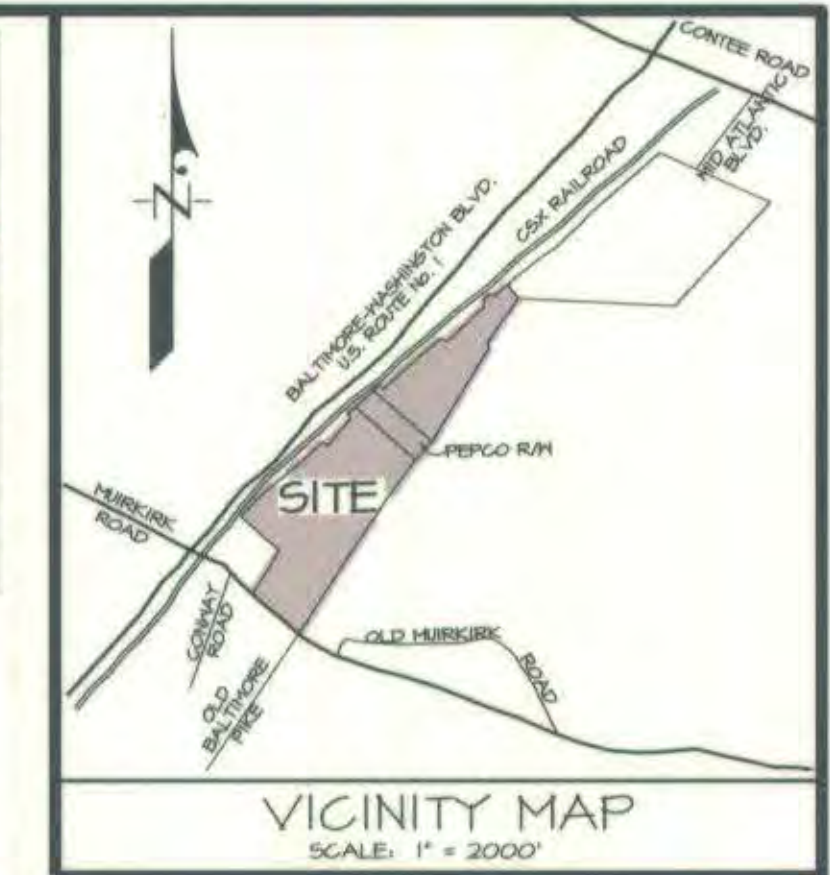
M.N.C.P.P.C. APPROVALS

PROJECT NAME:	THE BRICK YARD SOUTH
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PROJECT NUMBER: DSP-05024

For Conditions of Approval see Site Plan Cover Sheet or Approval
The Revisions Listed Below Apply to this Sheet.

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
			



LEGEND

- EXISTING CONTOURS
PROPOSED CONTOURS
EXISTING SPOT ELEVATIONS
PROPOSED SPOT ELEVATIONS
PROPOSED SEWER
PROPOSED WATER
PROPOSED STORM DRAIN
EXISTING STREET LIGHT
PROPOSED STREET LIGHT
LIMIT OF DISTURBANCE
PRE-DEVELOPMENT TREE LINE
POST-DEVELOPMENT TREE LINE
FLOODPLAIN: EXISTING/PROPOSED
FLOODPLAIN BUFFER
WATERS OF THE U.S.
WETLAND LIMITS
WETLAND BUFFER
PRIMARY MANAGEMENT AREA
STREAM BUFFER
65 DBA LINE
PROPOSED RETAINING WALL
PROPOSED CHAIN LINK FENCE
PROPOSED VINYL SCREEN FENCE
PROPOSED CURB AND GUTTER
PROPOSED CONCRETE PAVING
PROPOSED HEAVY DUTY CONCRETE PAVING
PROPOSED HEAVY DUTY ASPHALT PAVING
STANDARD PARKING SPACES
CONTACT PARKING SPACES
HANDICAPPED PARKING SPACES
TREE PROTECTION FENCE
PRESERVATION PROTECTION SIGNAGE
REFORESTATION PROTECTION SIGNAGE
CLEARING AREA
PRESERVATION AREA
REFORESTATION AREA
SPECIMEN TREE WITH LIMITS OF CRITICAL ROOT ZONE
PROPOSED TREE 1-1/2"-2" CAL.
HIBING LIMITS
PHASE LINE

M-NCPPC
Prince George's County Planning Department
Natural Resources Division

APPROVAL

TREE CONSERVATION PLAN
 TCP 2-118-05

Approved by _____

01	Lori Shirley	8/15/07	DSP-05024
02	Lori Shirley	10/25/06	DSP-05070
03	Lori Shirley	5/4/07	DSP-05070-01
04	K. Shoulars	12/26/07	DSP-07034
04	K. Shoulars	5/20/10	
05	K. Shoulars	10/18/11	DSP-07034-01
06	K. Shoulars	6/19/13	DSP-07034-04
07	Pending		DSP-05070-03
08	K. Shoulars	8/04/14	DSP-07034-06
09	Meagan Krisher	3/10/15	DSP-07034-08

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 MARC PLANNED COMMUNITY
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 LAUREL DISTRICT No. 10
 PRINCE GEORGES COUNTY, MARYLAND

GRAPHIC SCALE 1" = 30'

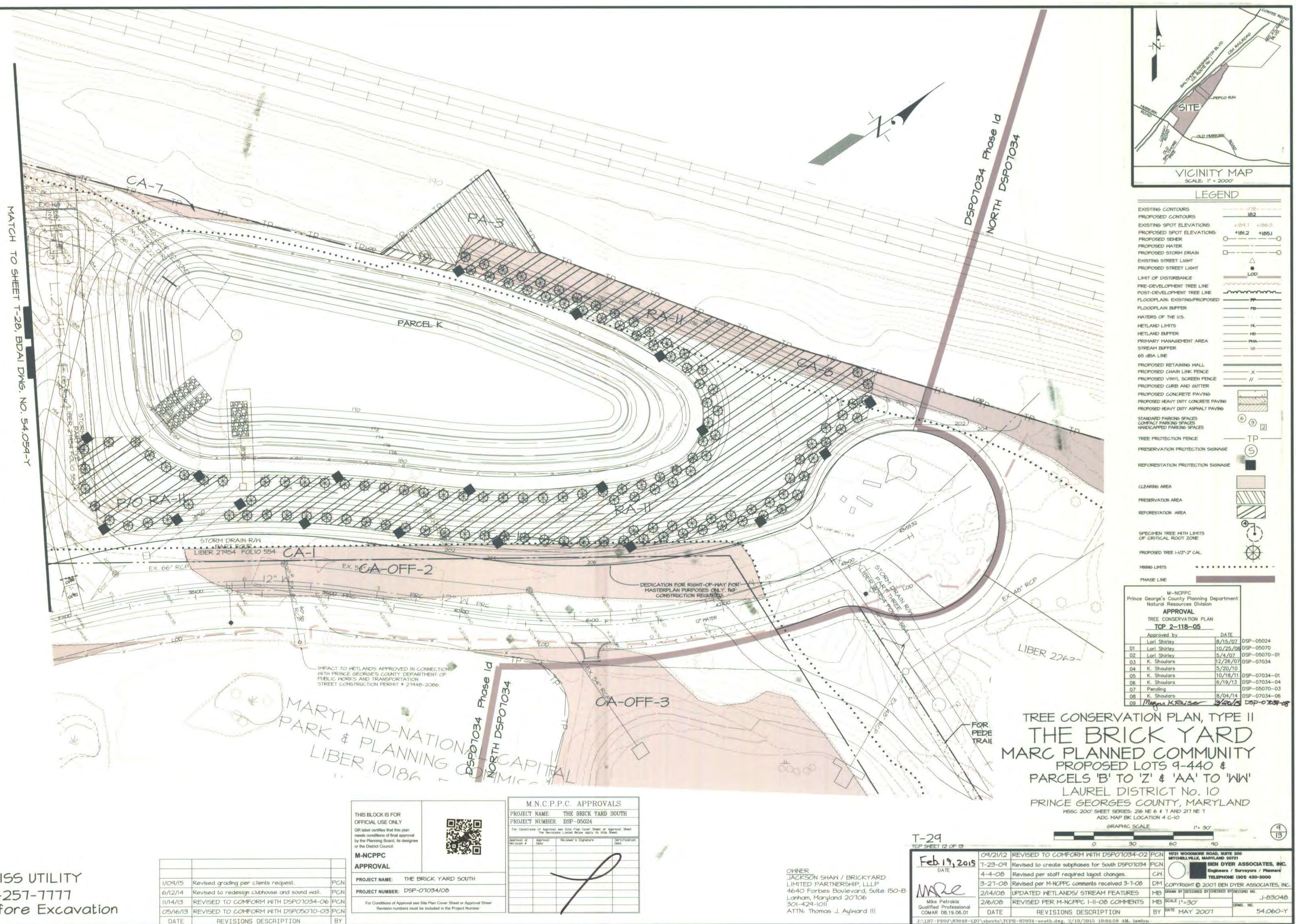
OWNER
JACKSON SHAW / BRICKYARD
LIMITED PARTNERSHIP, LLLP
4640 Forbes Boulevard, Suite 150-B
Lanham, Maryland 20706
301-424-1011
ATTN: Thomas J. Aylward III

Feb. 19, 2019

DATE
MAR 22

Mike Petrakis
Qualified Professional
CMAA 05 10 05 01

04/21/02	REVISED TO CONFORM WITH DSP07034-02	PCN	17231 WOODMOORE ROAD, SUITE 200 MIDTOWN VILL. HAVENLY, MD 20725
7-23-09	Revised to create subphases for South DSP07034	PCN	BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-0000
4-4-08	Revised per staff required layout changes.	CM	
3-27-06	Updated per M-NCPPC comments received 3-1-06	DM	COPYRIGHT © 2007 BEN DYER ASSOCIATES, INC. DRAWN BY [REDACTED] CHECKED BY [REDACTED]
2/14/04	Revised M-NCPPC COMMENTS / STREAM FEATURES	MB	J-83048
2/6/06	REVISED PER M-NCPPC 1-11-06 COMMENTS	MB	SCALE 1"=30' (DRG NO.)
DATE	REVISIONS DESCRIPTION	BY	DATE
		RV	MAY 2007 54.0549



913 INC. 51 INC. 048 61-Y